Soderstrom Architects

Transmittal

DATE	March 1 , 201
TO	elly Reid Oregon City Community Development 6 arner Parrott Rd Oregon City, OR
FROM	**Michael Shea**
PROJECT / NO.	OSU E tension Service/1 006 Clackamas County Red Soils Campus
METHOD	☐ MAIL ☐ OVERNIGHT ☐ 0 MIN ☐ 3 HOUR ☐ FAX
TRANSMITTED	☐ DOCUMENTS ☐ SPECS ☒ SU MITTAL ☐ DRA INGS ☐ SAMPLES ☐ DIS S
ACTION	☒ APPROVAL ☐ FOR YOUR USE ☐ REVIE AND COMMENT
REMAR S	Type II Site Plan and Design Revie

NO. OF COPIES	DATE	NO.	DESCRIPTION
1/2	11 documents bound in loose lea binder		
1	/20/1		Signed Land Use Application Form
1	3/1 /1		Cover letter
1	2/1 /1		Revised renderings vie s rom eavercreek Rd and arner Milne Rd. and vie o outdoor ork shed.
1	2/1 /1		Photo and dra ings o greenhouse
1	3/1 /1		Revised Narrative
1	/22/1		pre Application meeting Notes Public orks
1	/16/1		etland Letter o Concurrence
1	/03/1		Hillendale Neighborhood Association Letter o Support
1	7/10/1		Hillendale To er Vista Neighborhood Association Meeting Notes
1	/2017		Red Soils Master plan Update /2017
1	/20/1		E terior Light Fi ture Cut Sheets
1	12/11/17		Geotech report
1	2/1 /1		Tra ic study
1	3/0 /1		Storm ater Management Plan
1	2/1 /1		ater uality Resource Area Mitigation Plan
1	/20/1		Color oard
1	3/1 /1		Thumb drive ith electronic copy o submittal
32	0 Dra ings		
1	2/1 /1		A100 ater uality Resource Area Mitigation Plan
1	3/1 /1		A100a Site Plan Alternate Study A
1	3/1 /1		A100b Site Plan Alternate Study
1	3/1 /1		A101 Site Plan
1	3/0 /1		C1.00 Erosion Control Plan
1	3/0 /1		C1.01 Erosion Control Details
1	3/0 /1		C2.00 Grading Plan
1	3/0 /1		C3.00 Storm ater Management Plan

Main 503.228.5617 Fax 503.273.8584
1200 NW Naito Parkway, Suite 410, Portland, Oregon 97209
www.sdra.com

1	3/0 /1	C3.10 Storm ater Details
1	3/1 /1	A201 Ground Floor Plan
1	3/1 /1	A202 Second loor Plan
1	3/1 /1	A301 uilding Elevations
1	3/1 /1	A311 uilding sections
1	3/1 /1	A 00 Outbuilding Plans Elevations
1	2/1 /1	L3.0 Landscaping Plan
1	2/1 /1	L3.1 Landscaping Plan
1	/20/1	E terior Lighting Plan

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Soderstrom Architects

March 17, 2019

Kelly Reid, Planner
Oregon City Community Development
698 Warner Parrott Rd
Oregon City, Oregon 97045

RE: Application for land use approval CP18-01, DP18-02 and NR 18-06 at 101 Beavercreek Road

Dear Kelly:

The following pages comprise a revision to our previous applications. The design and narrative response have been revised extensively. In response to your letter of Feb 22, 2019, listing issues that needed correction we have:

1. Provided a full fee including a Traffic Study Review Fee.
2. Completely revised our stormwater strategy, analysis and drawings.
3. Provided an argument for the legitimacy of the disturbance to the water quality resource area as a provisional use. This includes alternatives showing on one hand how the program suffers if the WQRA is avoided and on the other hand how the WQRA significantly benefits if some disturbance is allowed in exchange for extensive improvements to the remaining WQRA.
4. Redesigned the stormwater system to discharge to the wetland.
5. Provided statements for the record on the status of other parallel work being conducted by the county in relation to the Red Soils Master Plan.

Sincerely,

Michael Shea

Michael Shea
Principal

CITY OF OREGON CITY
LAND USE APPLICATION

City of Oregon City, Community Development Department 221 Molalla Avenue, Oregon City, OR 97045 (503)722-3789

Type I (OCMC 17.50.030.A)	Type II (OCMC 17.50.030.B)	Type III / IV (OCMC 17.50.030.C)
☐ Compatibility Review	☐ Extension	☐ Annexation
☐ Nonconforming Use review	☐ Detailed Development Review	☐ Code Interpretation / Similar Use
☐ Water Resources Exemption	☐ Geotechnical Hazards	☐ Concept Development Plan
	☐ Minor Partition	☐ Conditional Use
	☐ Minor Site Plan & Design Review	☐ Comprehensive Plan Amendment (Text/Map)
	☐ Nonconforming Use Review	~~☒ Detailed Development Plan~~
	☒ Site Plan and Design Review	☐ Historic Review
	☐ Subdivision	☐ Oregon City Municipal Code Amendment
	☐ Minor Variance	☐ Variance
	☐ Water Resource Review	☐ Zone Change

Application Number: _____

Proposed Land Use or Activity: Development of an office building for the OSU Extension Service with parking, a greenhouse, and an outdoor gardening work shed with restrooms.

Project Name: OSU Extension Service_____ Number of Lots Proposed (If Applicable): 1

Physical Address of Site: 101 Beavercreek Road, Oregon City (Submitted 07/26/18)

Clackamas County Map and Tax Lot Number(s): Map 3-2E-05c, Tax lot 812, Tract B

Applicant(s):

Applicant(s) Signature: _____

Applicant(s) Name Printed: Michael Shea, Soderstrom Architects_____ Date: 7/27/18

Mailing Address: 1200 NW Naito Parkway, Portland, OR 97209

Phone: 503 595-2519_____ Fax: 503 964-4329_____ Email: michaels@sdra.com

Property Owner(s):

Property Owner(s) Signature: _____

Property Owner(s) Name Printed: Christa Bosserman Wolfe_____ Date: July 26, 2018_____

Mailing Address: 2051 Kaen Road, Oregon City, OR 97045_____

Phone: 503.742.5407_____ Fax: 503.742.5440_____ Email: cwolfe@co.clackamas.or.us_____

Representative(s):

Representative(s) Signature: _____

Representative (s) Name Printed: Jeff Jorgensen_____ Date: July 26, 2018_____

Mailing Address: 1710 Red Soils Court, Oregon City, OR 97045_____

Phone: 503.557.6414_____ Fax: 503.655.8658_____ Email: jeffjor@co.clackamas.or.us_____

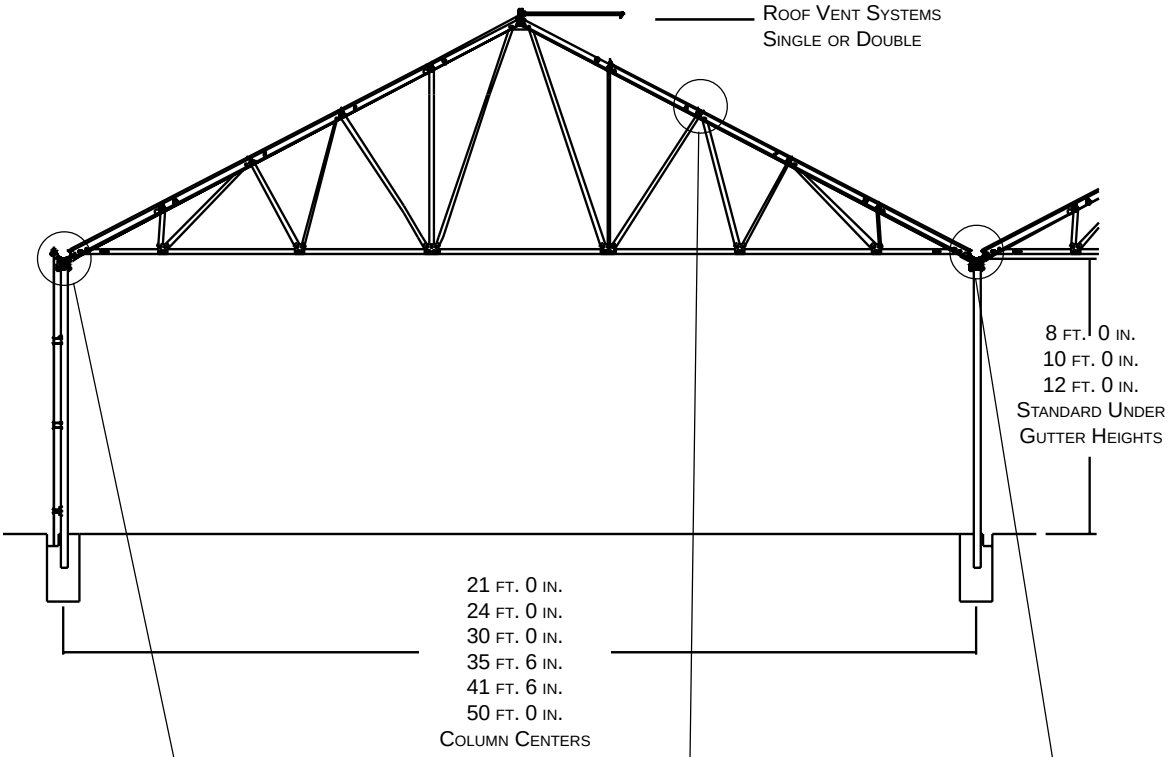
All signatures represented must have the full legal capacity and hereby authorize the filing of this application and certify that the information and exhibits herewith are correct and indicate the parties willingness to comply with all code requirements.

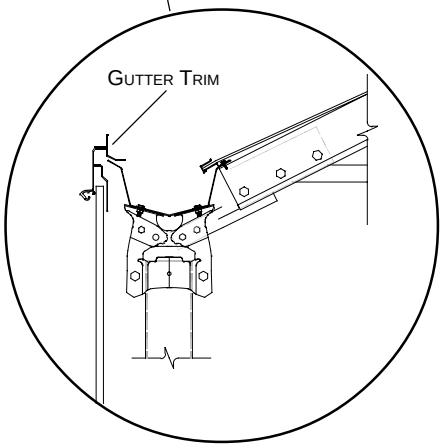
OUTDOOR
CLASSROOM/
WORK SHED

The Ambassador Crown™

provides features that other peak style houses do not achieve:

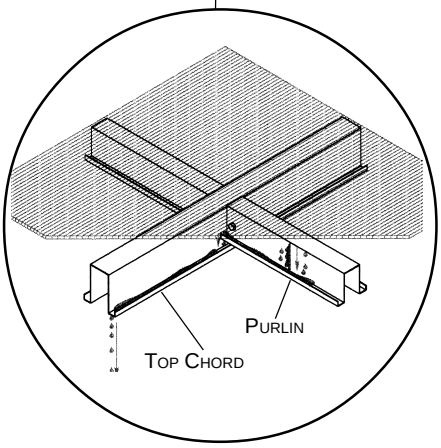
- Built-in condensation removal channels
- Roll formed structure for superior strength
- Easy expansion capabilities
- Aluminum vents for roof, sides and gables
- Aluminum finish trim on corners and gables
- Loading capabilities to meet your needs and codes
- Glazing in glass, corrugated polycarbonate, acrlyic or twin wall polycarbonate
- Large walk-in gutters





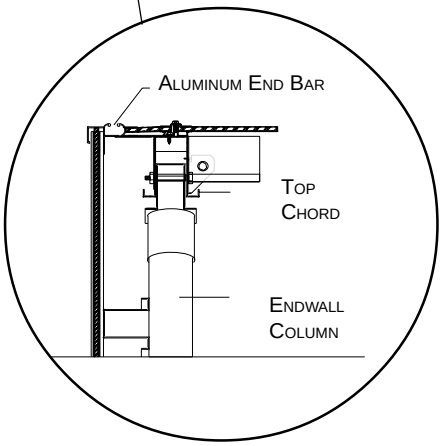
Gutter Trim

Gutter trim extrusion gives a finished look and receives the sidewall glazing panels.



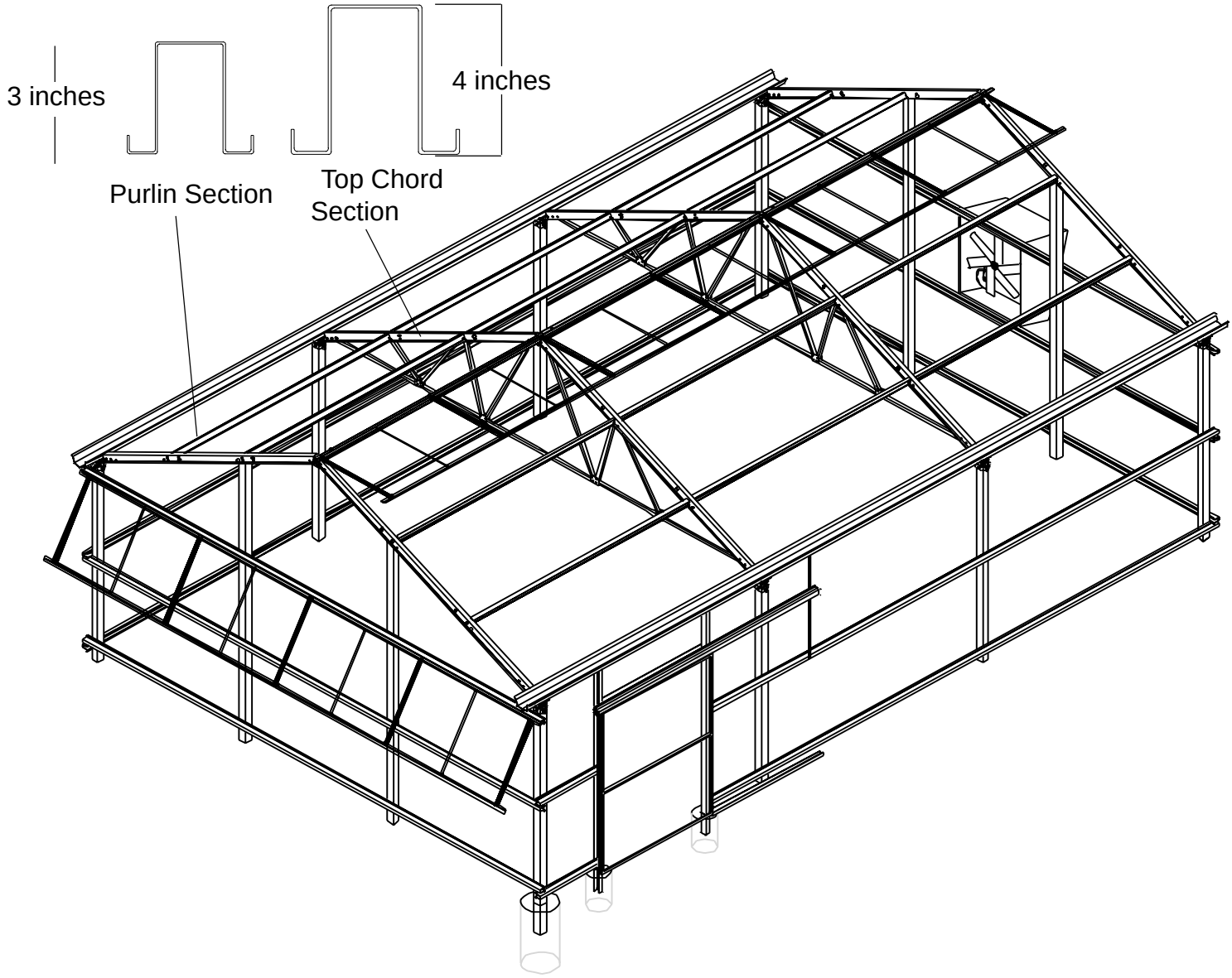
Condensation Removal

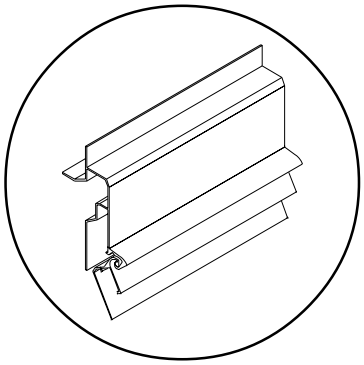
Purlins and top chords carry off condensation in built-in channels to the gutter line.



End Bar Trim

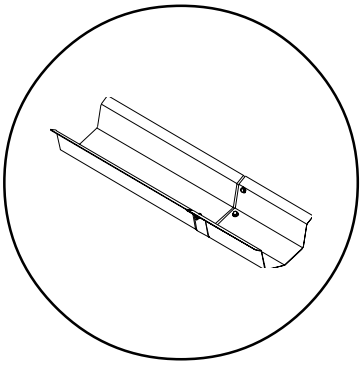
Trims the end of the roof glazing as well as the endwall.





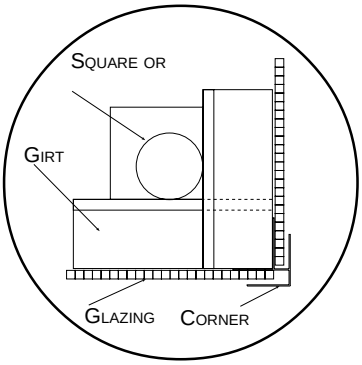
Sidewall & Endwall Vents

Continuous heavy duty extruded aluminum, designed for various glazing with a special lock-in hinge.



Galvanized Steel Gutters

Downsets provide easy installation and help prevent leakage.



Aluminum Corner Trim

Trims the corner for a finished look and receives the glazing.

United Greenhouse Systems, Inc.

offers a complete line of accessories including: Exhaust Fans, Cooling Systems, Heating Systems, Shade & Heat Retention Curtains, Benches, Doors and Control Systems.

Applicant's Submittal
March 18, 2019

APPLICANT:	**Soderstrom Architects** c/o Michael Shea 1200 NW Naito Pkwy, Portland, OR 97209
OWNER:	**Clackamas County** c/o Christa Bosserman Wolfe 2051 Kaen Rd, Oregon City, OR 97045
REQUEST:	**Site Design Review for OSU Extension Service Office Building**
LOCATION:	**101 Beavercreek Road, Oregon City, OR 97045** Map 3-2E-05c, Tax Lot 812, Tract B

I. THIS APPLICATION

This is a revision of our previous site design review applications which were deemed incomplete. This revised application is based on use of the 2005 code. According to 17.65.090, and as noted in the City's response to our first application, we are allowed to select the code in place at the time of the initial Master Plan submittal. The 2005 code is in some respects less restrictive and as a result, this application is still for a Type II review. The 2005 code does not require corner entries or 14 foot floor to floor heights, and relief from these requirements in the 2017 code would require a Type III review .

This application provides a more complete design for mitigation of disturbance to the required NROD buffer which under the 2005 code is called a Water Quality Resource Area.

Included with this application is a traffic study that is focused strictly on this project and this site east of Beavercreek Road. This is enclosed with the resubmittal.

The code sections to which we have responded are those given to us by the city at the Pre-Application Conference, and are in the order in which the city presented them.

Prior to addressing those, there are several issues related to previous conditions of approval of the Red Soils Master Plan raised by the city that require a response:

CP 05-01 COA #2
2. Although this conceptual development plan approval is for all three phases of the project, determining adequacy of the existing traffic infrastructure, the extent of the County's impacts, the nature and construction costs of those improvements in the form of mitigation measures that will be required, and the portion of cost of those measures which should be borne by the County established herein are estimates only and must be verified through submittal of a revised traffic study as part of the detailed development plan review for Phase II. If these impacts cannot be adequately mitigated based on the standards in effect at the time of filing the detailed development application, the detailed development plan shall be denied.

The applicant shall make all reasonable efforts to work with the City to secure federal or other financing to make Highway 213 improvements identified as necessary to support Phase II development. County shall agree to pay its share of costs based on the traffic increase percentages based on traffic study verified percentages

agreed upon by the City and County as soon as funding is secured and the City wishes to commence construction even if construction occurs before the detailed development plan application is submitted. Cost estimates for Highway 213 projects shall be based on estimates contained in the Regional Transportation Plan or Oregon City Transportation System Plan, whichever is most current, with cost estimates updated by supplying a published construction cost index. For projects already programmed for construction, the final project cost of most current cost estimates shall be utilized.

Applicant's response:
In scoping discussions for the traffic study between the City's Traffic Consultant and Kittelson & Associates from the design team it was decided that the relocation of OSU Extension program to a new location on campus would not trigger a larger than site specific traffic impact analysis (TIA). The larger TIA would be connected to a submission of a larger size project(s) previously referred to as Phase 2 work or 2020 whichever comes first per earlier conditions of approval.

CP 07-02 COA #1 (Date approved – August 17, 2007)
The applicant shall provide a temporary pedestrian connection to the campus to the west of the site. The location of the temporary path will be approved by the Community Development Director during the review of the construction plans. The applicant shall update the campus pedestrian and bicycle master plans to indicate that an ADA compliant pedestrian and bicycle connection will be provided as part of the phase two development of the site or within 10 years, whichever comes first, and to identify a connection from Red Soils Court to the main campus.

Applicant's Response:
Path location was discussed during a 10/19/2018 meeting with the City and the county has since hired an engineering firm to make construction documents for permitting and biding. The path is targeted to be constructed by December 2019.

CP 08-03 COAs #1-3
1. The applicant shall update the phasing/mitigation schedule to accurately reflect the changes in construction phasing and mitigation timing to accurately reflect the approved Red Soils Master Plan. The revised schedules shall be submitted and approved by the City prior to the issuance of a building permit for the Adult Detention Facility.

Applicant's Response:
Agreed, the County would also like to remove language that refers to a construction phasing plan and replace with language that aligns campus phasing scheme logically groups together projects to achieve the campus vision-buildings, amenities and parking. The county proposes to revise the language with the next Master Plan Update and will provide a draft at the pre-app for comment by Oregon City.

2. The paths to Hiefield Court and Warner-Milne shall be constructed as part of the phase 2 development. The applicant shall update the phasing/mitigation plan to reflect this change and the delaying of the pedestrian connection to Hillendale Park to phase 3.

Applicant's Response:
Agreed and aligns with response to item #1 above paths to be identified with building projects working to achieve the overall campus vision.

3. The applicant shall upgrade the on-site wetlands and stream directly south of the Adult Detention Facility from the Kaen Road stream crossing to the southeast property boundary as part of the phase 2 development of the site. The applicant shall update the phasing/mitigation plan to reflect this improvement and to identify the remainder of the wetland and stream enhancements will be upgraded during the phase 3 development.

Applicant's Response:
Agreed, areas of wetland improvement for Mud Creek will be identified in an updated phasing plan approach. A delineation of Mud Creek has recently been completed and will be forwarded shortly to the City when DSL assigns the WD permit number. The re-imagined phasing scheme will also identify when upgrades will occur to the Mud Creek wetland that were part of past COA CP 05-01/planning commission meeting notes from 2006.

II. PROJECT BACKGROUND:

1. **Existing Conditions**
   a. **The site is on the corner of Beavercreek Rd and Warner Milne Rd. It is undeveloped, treeless, and covered with grass. The site is a portion of a very large tax lot which is home to the Clackamas County Red Soils Campus, containing numerous county facilities. East of the site is the Clackamas County Women's Services Building, on a separate tax lot.**
   b. **The southeast portion of the site is the headwaters of Newell Creek, and is a delineated wetland in which there is occasionally standing water, but which is usually dry.**

2. **Project Description**
   a. **The project proposes a 21,631 SF, 2 story building to house offices for the OSU Extension Service. In addition to offices, the facility will have a training room accommodating 140 people and a teaching kitchen. The project will be a net zero facility, with photovoltaics providing annual energy production equal to the facility's annual energy use. The facility will be structurally designed as an essential services facility and the county may use it during a regional emergency as a command center. Outdoors there will be parking for 55 cars, an outdoor covered work and classroom area, an enclosure to screen trash bins and a an emergency generator, raised planting beds and a commercial greenhouse.**

   b. **The project proposes to use some rain harvesting, pervious paving and green roofs to reduce the amount of stormwater discharge off site.**

III. RESPONSES TO THE OREGON CITY MUNICIPAL CODE:

<u>Chapter 17.31 (2005) - "MUE"—MIXED-USE EMPLOYMENT DISTRICT</u>

17.31.10 - Designated.
The MUE zone is designed for employment-intensive uses such as large offices and research and development complexes or similar as defined by the community development director. Some commercial uses are allowed, within limits. The county offices and Willamette Falls Hospital are examples of such employment-intensive uses.
Applicant's Response:
The OSU Extension Service, while not a county agency, is funded by a countywide property levy approved by the voters. OSU Extension Service staff are employees of Oregon State University rather than Clackamas County. The extension Service has occupied county owned office space west of Beavercreek Road on the county's Red Soils campus for over 20 years. The extension service provides numerous educational and economic development programs to county residents through publications, classes and individual consultations. The Extension Service combines office, retail, and educational uses.

17.31.020 (2005)- Permitted uses.
Permitted uses in the MUE district are defined as:
A. Banquet, conference facilities and meeting rooms;
B. Child care centers, nursery schools;
C. Medical and dental clinics, outpatient; infirmary services;
D. Distributing, wholesaling and warehousing;
E. Health and fitness clubs;

F. Hospitals;
G. Emergency service facilities (police and fire), excluding correctional facilities;
H. Industrial uses limited to the design, light manufacturing, processing, assembly, packaging, fabrication and treatment of products made from previously prepared or semi-finished materials;
I. Offices;
J. Outdoor markets, such as produce stands, craft markets and farmers markets that are operated on the weekends and after six p.m. during the weekday;
K. Postal services;
L. Parks, play fields and community or neighborhood centers;
M. Research and development offices and laboratories, related to scientific, educational, electronics and communications endeavors;
N. Passenger terminals (water, auto, bus, train);
O. Utilities. Basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, water tanks, telephone exchange and cell towers;
P. Transportation facilities.
Q. Marijuana processors, processing sites, wholesaling and laboratories, pursuant to Section 17.54.110—Marijuana businesses.

Applicant's Response:
The proposed building uses are permitted within the MUE zone. It will provide more office space for the OSU Extension Service. The current building on the Red Soils campus has been outgrown. In addition, a large meeting facility will be provided that can seat up to 140 people for Extension Service training events, classes and conferences. Previously, large meetings and training sessions such as 'Tree School' for woodlot owners had to be held offsite in rented facilities. The conference facilities will also be used by county staff for larger meetings since they have no conference facilities of this size. The building will contain a commercial kitchen and teaching kitchen serving existing Extension Service educational and outreach programs, such as 4H Club and the Family and Community Health Program. However it may also be used in conjunction with the meeting room for catered events. The facility also sells publications on gardening, forestry and animal husbandry.

17.31.030 (2005)- Limited uses.
The following permitted uses, alone or in combination, shall not exceed twenty percent of the total gross floor area of all of the other permitted and conditional uses within the MUE development site or complex. The total gross floor area of two or more buildings may be used, even if the buildings are not all on the same parcel or owned by the same property owner, as long as they are part of the same development site, as determined by the community development director.
A. Retail services, including but not limited to personal, professional, educational and financial services, marijuana pursuant to Section 17.54.110, laundry and dry cleaning;
B. Restaurants, eating and drinking establishments;
C. Retail shops, provided the maximum footprint for a stand-alone building with a single store does not exceed sixty thousand square feet;
D. Public and/or private educational or training facilities;
E. Custom or specialized vehicle alterations or repair wholly within a building.

Applicant's Response:
The Red Soils Master Plan on page 13 identifies the site as being intended for 'retail and office' and on page 41 as a 'small privately developed retail facility'. Under 17.31.030 (2005) retail and educational uses are allowed if they comprise less than 20% of the space in the MUE development. This project, when completed will constitute 3.7% of the current space on the Red Soils Campus, with 565,486 SF existing. The OSU Extension Service is an office, educational and retail facility. On the retail side, the extension service sells books and pamphlets on many agricultural, gardening, forestry and health topics. On the educational side, the extension service provides classes and individual consulting to County residents on the same topics. The facility provides offices for the

Extension Service staff , including the County 4H Club and the Family and Community Health program (FCH), which teaches cooking skills, food preservation, and delivers food samples to county schools.

The project includes a greenhouse and an outdoor covered classroom and work space as well as raised bed planters. The greenhouse will be used to propagate native plants for sale by the Extension Service and for classes in plant propagation. The outdoor covered classroom and raised beds will be used for hands-on agricultural and forestry related classes as well as potentially classes in the care of small domestic animals.

The project includes a walled enclosure to screen trash bins and an emergency generator.

As with a more traditional type of retail facility, customers will visit for a short time to perhaps buy publications, take a class on cooking, attend a seminar on woodlot management or consult one-on-one with Master Gardeners on their home gardens. Like a retail facility , there could be multiple visitors looking for many different types of things within the building. We do not believe that an adjustment to the master plan should be needed to allow the Extension Service to occupy the site as a mixed use office-retail-educational facility.

17.31.040 (2005)- Conditional uses.
The following conditional uses are permitted when authorized and in accordance with the process and standards contained in Chapter 17.56.
A. Correctional, detention and work release facilities;
B. Drive-in or drive-through facilities;
C. Hotels, motels and commercial lodging;
D. Outdoor markets that do not meet the criteria of Section 17.31.020(L);
E. Public utilities and services such as pump stations and sub-stations;
F. Religious institutions;
G. Veterinary or pet hospital, dog day care.
Applicant's Response:
None of the listed conditional uses will be part of the proposed facility.

17.31.050 (2005)- Prohibited uses.
The following uses are prohibited in the MUE district:
A. Outdoor sales or storage;
B. Kennels;
C. Gas/Convenience stations;
D. Motor vehicle parts stores;
E. Motor vehicle sales and incidental service;
F. Heavy equipment service, repair, sales, storage or rental 2 (including but not limited to construction equipment and machinery and farming equipment);
G. Recreation vehicle, travel trailer, motorcycle, truck, manufactured home, leasing, rental or storage;
H. Self-storage facilities.
I. Marijuana production.
Applicant's Response:
No prohibited uses will be a part of this facility. While there are outdoor educational areas, indoor storage is provided for them.

17.31.060 (2005)- Dimensional standards.
A. Minimum lot areas: None.
B. Minimum Floor Area Ratio: 0.25.
C. Maximum building height: except as otherwise provided in subsection C.1. of this section building height shall not exceed sixty feet.
1. In that area bounded by Leland Road, Warner Milne Road and Molalla Avenue, and located in this zoning district, the maximum building height shall not exceed eighty-five feet in height.

D. Minimum required interior and rear yard setbacks if abutting a residential zone: twenty feet, plus one foot additional yard setback for every one foot of building height over thirty-five feet.
E. Maximum allowed setbacks: No maximum limit provided the Site Plan and Design Review requirements of Section 17.62.055 are met. Development of a campus with an approved Master Plan in the MUE zone is exempt from Section 17.62.055D.1 of Site Plan and Design Review. All other standards are applicable.
F. Maximum site coverage of the building and parking lot: Eighty percent.
G. Minimum landscape requirement (including the parking lot): Twenty Percent.
The design and development of the landscaping in this district shall:

1. *Enhance the appearance of the site internally and from a distance;*
2. *Include street trees and street side landscaping;*
3. *Provide an integrated open space and pedestrian way system within the development with appropriate connections to surrounding properties;*
4. *Include, as appropriate, a bikeway walkway or jogging trail;*
5. *Provide buffering or transitions between uses;*
6. *Encourage outdoor eating areas appropriate to serve all the uses within the development;*
7. *Encourage outdoor recreation areas appropriate to serve all the uses within the development.*

Applicant's Response:
The site is within the Clackamas County Red Soils Campus Master Plan and FAR is calculated on the basis of the overall master plan. The FAR of the campus when this project is completed will be .23. At full build out in 2020, the FAR is expected to be .42.

The building height is 36'-7". There are no adjacent residential zones. Site coverage is driven by the master plan for the whole site and is not significantly affected by this project. This project, at 21, 631 SF is 1.8% of the planned total area of 1,254,529 SF.

Landscaping will be provided along with street trees and pedestrian and bike connections from the entries to sidewalks on adjacent streets. Street trees , outdoor sitting and educational areas will be provided.

17.31.070 - Explanation of Certain Standards.
A. Floor Area Ratio (FAR).
1. Purpose.

a. Floor area ratios are a tool for regulating the intensity of development. Minimum FARs help to achieve more intensive forms of building development in areas appropriate for larger-scale buildings and higher residential densities.

2. Standards.

a. The minimum floor area ratios contained in Sections 17.29.050 and 17.29.060 apply to all non-residential and mixed-use building development, except stand-alone commercial buildings less than ten thousand square feet in floor area.
b. Required minimum FARs shall be calculated on a project-by-project basis and may include multiple contiguous blocks. In mixed-use developments, residential floor space will be included in the calculations of floor area ratio to determine conformance with minimum FARs.
c. An individual phase of a project shall be permitted to develop below the required minimum floor area ratio provided the applicant demonstrates, through covenants applied to the remainder of the site or project or through other binding legal mechanism, that the required density for the project will be achieved at project build-out.

B. Other Standards.

1. See OCMC Chapter 17.62 for additional details on building setbacks, building orientation and primary entrances and ground floor window requirements.

Applicant's Response:
The site is within the Clackamas County Red Soils Campus Master Plan and FAR is calculated on the basis of the overall master plan. The FAR of the campus when this project is completed will be .23. At full build out the campus FAR is expected to be .42.

CHAPTER 17.62 (2005) SITE PLAN AND DESIGN REVIEW

17.62.015 - Modifications that will better meet design review requirements.
The review body may consider modification of site-related development standards. These modifications are done as part of design review and are not required to go through the Variance process pursuant to section 17.60.020. Adjustments to use-related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the Variance process pursuant to section 17.60.020. Modifications that are denied through design review may be requested as Variance through the Variance process pursuant to section 17.60.020. The review body may approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:
A. The modification will result in a development that better meets design guidelines; and
B. The modification meets the intent of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.
Applicant's Response:
This section did not exist in the 2005 code and the content was largely covered under 17.60 (2005). Under the 2005 code no modifications should be required.

17.62.020 - Pre-application review.
Prior to filing for site plan and design review approval, the applicant shall confer with the community development director pursuant to Section 17.50.030. The community development director shall identify and explain the relevant review procedures and standards.
Applicant's Response:
A pre-application conference was held on May 22, 2018. Meeting notes are attached.

17.62.030 - When required.
Site plan and design review shall be required for all development of real property in all zones except the R-10, R-8, R-6, R-5 and R-3.5 zoning districts, unless otherwise provided for by this title or as a condition of approval of a permit. Site plan and design review shall also apply to all conditional uses, cottage housing development, multi-family and non-residential uses in all zones. No building permit or other permit authorization for development shall be issued prior to site plan and design review approval. Parking lots and parking areas accessory to uses regulated by this chapter also shall require site plan and design review approval. Site plan and design review shall not alter the type and category of uses permitted in zoning districts.
Applicant's Response:
This application is for site plan and design review.

17.62.035 - Minor site plan and design review.
Applicant's Response: See enclosed drawings.

17.62.040 - Plans required.
A complete application for site plan and design review shall be submitted. Except as otherwise in subsection I of this section, the application shall include the following plans and information:

A. A site plan or plans, to scale, containing the following:

1. Vicinity information showing streets and access points, pedestrian and bicycle pathways, transit stops and utility locations;

2. The site size, dimensions, and zoning, including dimensions and gross area of each lot or parcel and tax lot and assessor map designations for the proposed site and immediately adjoining properties;

3. Contour lines at two foot contour intervals for grades zero to ten percent, and five-foot intervals for grades over ten percent;

4. The location of natural hazard areas on and within one hundred feet of the boundaries of the site, including:

a. Areas indicated on floodplain maps as being within the one hundred-year floodplain,

b. Unstable slopes, as defined in Section 17.44.020,c. Areas identified on the seismic conditions map in the comprehensive plan as subject to earthquake and seismic conditions;

5. The location of natural resource areas on and within one hundred feet of the boundaries of the site, including fish and wildlife habitat, natural areas, wooded areas, areas of significant trees or vegetation, and areas designated as being within the water resources overlay district;

6. The location of inventoried historic or cultural resources on and within one hundred feet of the boundaries of the site;

7. The location, dimensions, and setback distances of all existing permanent structures, improvements and utilities on or within twenty-five feet of the site, and the current or proposed uses of the structures;

8. The location, dimensions, square footage, building orientation and setback distances of proposed structure, improvements and utilities, and the proposed uses of the structures by square footage;

9. The location, dimension and names, as appropriate, of all existing and platted streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit street and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;

10. The location, dimension and names, as appropriate, of all proposed streets, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle accessways and other pedestrian and bicycle ways, transit streets and facilities, neighborhood activity centers, and easements on and within two hundred fifty feet of the boundaries of the site;

11. All parking, circulation, loading and servicing areas, including the locations of all carpool, vanpool and bicycle parking spaces as required in Chapter 52 of this title;

12. Site access points for automobiles, pedestrians, bicycles and transit;

13. On-site pedestrian and bicycle circulation;

14. Outdoor common areas proposed as open space;

15. Total impervious surface created (including buildings and hard ground surfaces).

B. A landscaping plan, drawn to scale, showing the location and types of existing trees (six inches or greater in caliper measured four feet above ground level) and vegetation proposed to be removed and to be retained on the site, the location and design of landscaped areas, the varieties, sizes and spacings of trees and plant materials to be planted on the site, other pertinent landscape features, and irrigation systems required to maintain plant materials.

C. Architectural drawings or sketches, drawn to scale and showing floor plans, elevations accurately reflected to grade, and exterior materials of all proposed structures and other improvements as they will appear on completion of construction.

D. A materials board, no longer in size than eight and one-half inches by fourteen inches clearly depicting all building materials with specifications as to type, color and texture of exterior materials of proposed structures.

E. An erosion/sedimentation control plan, in accordance with the requirements of Chapter 17.47 and the Public Works Erosion and Sediment Control Standards, and a drainage plan developed in accordance with city drainage master plan requirements, Chapter 13.12 and the Public Works Stormwater and Grading Design Standards. The drainage plan shall identify the location of drainage patterns and drainage courses on and within one hundred feet of the boundaries of the site. Where development is proposed within an identified hazard area, these plans shall reflect concerns identified in the hydrological/geological/ geotechnical development impact statement.

F. The legal description of the site.

G. An exterior lighting plan, drawn to scale, showing type, height, and area of illumination.

H. Such special studies or reports as the principal planner may require to obtain information to ensure that the proposed development does not adversely affect the surrounding community or identified natural resource areas or create hazardous conditions for persons or improvements on the site. The principal planner shall require an applicant to submit one or more development impact statements, as described in

Section 16.12.050, upon determination that (1) there is a reasonable likelihood that traffic safety or capacity improvements may be required; (2) the proposal could have significant adverse impacts on identified natural resource areas, including areas designated as being within the water resources overlay district; or (3) the proposal would be located on or could have significant adverse impacts on natural hazard areas, including unstable slopes and areas within the flood plain overlay district. The principal planner shall determine which types of development impact statements are necessary and provide written reasons for requiring the statement(s). The development impact statements shall include the information described in Sections 16.12.070, 16.12.080, and 16.12.120.

I. The principal planner may waive the submission of information for specific requirements of this section or may require information in addition to that required by a specific provision of this section, as follows:

1. The principal planner may waive the submission of information for a specific requirement upon determination either that specific information is not necessary to evaluate the application properly, or that a specific approval standard is not applicable to the application. If submission of information is waived, the principal planner shall, in the decision, identify the waived requirements, explain the reasons for the waiver, and state that the waiver may be challenged on appeal and may be denied by a subsequent review authority. If the matter is forwarded to the planning commission for initial review, the information required by this paragraph shall be included in the staff report;

2. The principal planner may require information in addition to that required by a specific provision of this section upon determination that the information is needed to evaluate the application properly and that the need can be justified on the basis of a special or unforseen circumstance. If additional information is required, the principal planner shall, in the decision, explain the reasons for requiring the additional information.

J. If the applicant has not already done so as some other part of the land use review process, the applicant shall submit an erosion control plan that complies with the applicable requirements of Chapter 17.74 of this code.

Applicant's Response: The enclosed drawings provide the information requested.

17.62.050 (2005) - Standards.

A. All development shall comply with the following standards:

1. A minimum of fifteen percent of the lot area being developed shall be landscaped. Natural landscaping comprised of native species shall be retained where possible to meet the landscaping requirement. Landscape design and landscaping areas shall serve their intended functions and not adversely impact surrounding areas. The landscaping plan shall be prepared by a registered landscape architect and include a mix of vertical (trees and shrubs) and horizontal elements (grass, groundcover, etc.). No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees. The community development department shall maintain a list of trees, shrubs and vegetation acceptable for landscaping. for properties within the downtown design district, and for major remodeling in all zones subject to this chapter, landscaping shall be required to the extent practicable up to the fifteen percent requirement. Landscaping also shall be visible from public thoroughfares to the extent practicable.

Applicant's Response:

The total developed area bounded by the property lines along Beavercreek Road, Warner Milne Road, the wetland boundary and the Shaver building property to the east is 50,933 SF. The landscaped area at the exterior of the parking lot and the buildings is 12,189 SF, which is 24%. The enclosed landscaping plans for the area within these boundaries show a reliance on predominantly native plants. They show a mix of vertical and horizontal elements and no use of bark mulch.

2. The size, shape, height, and spatial and visual arrangement of uses, structures, fences and walls, including color and material selection, shall be compatible with existing surroundings and future allowed uses. Consideration may be given to common driveways, shared parking, increased setbacks, building heights, and the like.

Applicant's Response:

A driveway will be shared with the county owned Shaver building to the east. The landscaping and arrangement of outbuildings, while functional, also is compatible with the adjacent wetlands, especially as it and the Water Quality Resource Area (NROD) buffer is enhanced over time.

3. Grading shall be in accordance with the requirements of Chapter 15.48 and the public works stormwater and grading design standards.
Applicant's Response:
Grading is in compliance with public standards. See attached drawings.

4. Development subject to the requirements of the unstable slopes overlay district shall comply with the requirements of that district. The review authority may impose such conditions as are necessary to minimize the risk of erosion and slumping and assure that landslides and property damage will not occur.
Applicant's Response:
This site is not within a district with unstable slopes.

5. 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's Response:
Stormwater and grading systems are in compliance with public standards. See attached drawings.

6. Parking, including carpool, vanpool and bicycle parking, shall comply with city offstreet parking standards, Chapter 17.52. Off-street parking and loading/un-loading facilities shall be provided in a safe, well-designed and efficient manner. Off-street parking design shall consider the layout of parking, opportunities to reduce the amount of impervious surface, storage of all types of vehicles and trailers, shared parking lots and common driveways, garbage collection and storage points; and the surfacing, lighting, screening, landscaping, concealing and other treatment of the same. The review authority, at its discretion, may reduce the required number of offstreet parking spaces for the purpose of preserving an existing specimen tree.
Applicant's Response:
Parking is designed on a campus wide basis in terms of number of stalls. This site provides 55 stalls on site and can share more with the adjacent county owned building to the east and across Beavercreek Road to the west. Off street loading facilities are provided. The impervious area is greatly reduced by means of pervious paving .

7. Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and street design standards. Upon application, the planning commission 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's Response:
Sidewalks and curbs will be provided along Warner Milne Rd in accordance with the city's master plan and design standards. Sidewalks and curbs along Beavercreek Rd will be deferred until the development of the County's new courthouse project.

8. Circulation boundaries within the boundary of the site shall facilitate direct and convenient pedestrian and bicycle access. Consideration shall include the layout of the site with respect to the location, number, design and dimensions of all vehicular and pedestrian accesses, exits, drives, walkways, bikeways, pedestrian/bicycle access ways, buildings, emergency equipment ways, and other related facilities. Ingress and egress locations on public thoroughfares shall be located in the interest of public safety and determined by the review authority. Reasonable access for emergency services (fire and police) shall be provided.
Applicant's Response:
Vehicle ingress and egress will use the existing Shaver Building (Clackamas County Women's Services) driveway for public safety, so as not to add a new driveway close to the intersection of Beavercreek Rd and Warner Milne Road. Access will be open to the public, and emergency vehicles. The onsite circulation has been designed for emergency vehicle access throughout. Connections are shown on the drawings to public sidewalks.

9. 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's Response:
The county is a public agency and will own and maintain the site.

10. Outdoor lighting shall be provided in a manner that enhances security, is appropriate for the use, and avoids adverse impacts on surrounding properties. Glare shall not cause illumination on other properties in excess of a measurement of 0.5 foot -candles of light.
Applicant's Response:
See attached exterior lighting plan.

11. Site planning, including the siting of structures, roadways and utility easements, shall provide for the protection of tree resources. Trees of six-inch caliper or greater measured four feet from ground level shall, whenever practicable, be preserved. Where the community development director determines that it is impractical or unsafe to preserve such trees, the trees shall be replaced in accordance with an approved landscape plan that includes new plantings of at least two inches in caliper, and the plan must at a minimum meet the requirements of Table 16.12.310-1.e.
Applicant's Response:
There are no existing trees on the site.

12. Development shall be planned, designed, constructed and maintained to protect water resources in accordance with the requirements of the city's water resources overlay district, Chapter 17.49, as applicable.
Applicant's Response:
See discussion of response to Chapter 17.49 below.

13. Development shall comply with applicable city regulations protecting natural resources. For inventoried natural resources, the siting and design of buildings and other improvements shall be appropriate to protect these resources as provided by the comprehensive plan and this title. Elsewhere, development shall be planned, designed and constructed to avoid or minimize adverse impacts on natural resources to the extent practicable.
Applicant's Response:
See discussion of response to Chapter 17.49 below.

14. 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. Prior to issuance of a building permit, the principal planner or building official may require submission of evidence demonstrating compliance with such standards and receipt of necessary permits. The review authority may regulate the hours of construction or operation to minimize adverse impacts on adjoining residences, businesses or neighborhoods. The emission of odorous gases or other matter in such quantity as to be readily detectable at any point beyond the property line of the use creating the odors or matter is prohibited.
Applicant's Response:
The project will comply with applicable governmental standards.

15. 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's Response:

See notes attached from Pre-App Conference. No concerns were raised by the agencies in attendance.

16. Adequate right-of-way and improvements to streets, pedestrian ways, bike routes and bikeways, and transit facilities shall be provided, 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's Response:

This project includes road widening, sidewalks and street trees along Warner Milne Rd as required by the city. Similar work along Beavercreek Rd will be deferred until the commencement of the County Courthouse project. A traffic study has been completed that is specific to this project and another study related to the new courthouse is anticipated that will cover the entire campus. The courthouse study will drive the level of service required at the intersection of Beavercreek Rd and Warner Milne Rd so any work there will be deferred till that project proceeds.

17. Major industrial, institutional, retail and office developments shall provide direct, safe and convenient bicycle and pedestrian travel as appropriate both within the development and between the development and other residential or neighborhood activity centers such as shopping, schools, parks and transit centers. Where practicable, new office parks and commercial developments shall enhance internal pedestrian circulation through clustering of buildings, construction of pedestrian ways, or similar techniques. Bicycle parking facilities shall be required as part of new multifamily residential developments of four units or more, new retail, office and institutional developments, and all transit transfer stations and park-and-ride lots.

Applicant's Response:

The existing wetlands lie between the site and the rest of the campus to the south and no pedestrian or bicycle paths are allowed through the wetlands. The wetland buffer is defined as a Water Quality Resource Area under the 2005 code. The required 50 ft buffer runs from the wetlands to Beavercreek Road and isolates the building site from the remainder of the campus. However, under 17.49.050 (2005) section E.5 pedestrian and bicycle paths are allowed in the Water Quality Resource Area if they meet certain criteria. This project proposes a bark covered path through the area, which complies with these criteria.

In addition, the city will require a new sidewalk along the east side of Beavercreek Road as part of the road widening scheme, which will incorporate a bike lane and which is being deferred to the Courthouse project. This

sidewalk will run through a portion of the Water Quality Resource Area but will not be built as a part of this project.

18. 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, if the development is of a type which generates transit rider ship and the review authority determines that the recommended condition is reasonably related to the scale and intensity of the development. Where transit service is or reasonably can be made available to serve the site, the development shall include sidewalks or pedestrian easements as necessary to provide safe and direct access to transit stops.
Applicant's Response:
There is an existing bus shelter on Beavercreek Rd.

19. All utility lines shall be placed underground.
Applicant's Response:
All utility lines will be placed underground. See attached drawings.

20. 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's Response:
Access is provided in compliance with state and federal law. See attached drawings.

21. Pedestrian/bicycle access ways shall be provided as appropriate in accordance with the requirements and standards in Chapter 12.24 and such other design standards as the city may adopt.
Applicant's Response:
Access is provided via sidewalks along Beavercreek and Warner Milne Roads. See attached drawings.

22. In office parks and commercial centers, clustering of buildings shall be provided to the extent reasonably practicable to facilitate off-site pedestrian access. If located along transit streets, clustering of buildings near the transit street shall be provided to the extent reasonably practicable to facilitate access by transit.
Applicant's Response:
Off site pedestrian access is facilitated by locating the building very close to the property line and sidewalks along Beavercreek and Warner Milne Roads. See attached drawings.

23. 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 water resource and steep slopes, and required open space or park dedication.
Applicant's Response:
Not applicable to this project.

17.62.055 (2005) Institutional and commercial building standards.

A. Purpose. This section is intended to promote the design of an urban environment that is built to human scale and to encourage street fronts that create a pedestrian-conducive environment, while also accommodating vehicular movement. The primary objective of the regulations contained in this section is to provide a range of design choices that would promote creative, functional, and cohesive development compatible with the surrounding areas.
B. Applicability. In addition to Section 17.62.050 requirements, institutional and commercial buildings shall comply with design standards contained in 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.

Applicants Response:

This project responds to the uniqueness of the site and its adjacent wetlands. It is separated by the wetlands and the Water Quality Resource Area on the south and Beavercreek Road on the west from the rest of the Red Soils campus. The response is at 2 levels. First at the level of use of the site, the project locates the OSU Extension Service, a group of foresters, botanists, biologists, gardeners and agriculture specialists adjacent to the wetlands and the Water Quality Resource Area. Their interests, and the interests of the people they serve, relate more to this site than to any other site on the Red Soils campus.

Second, at a visual level, the Cascadian design style is much more appropriate to the farming, gardening and forestry nature of the project than either the suburban office building character of the existing county brick office buildings or the industrial character of the other existing county tilt-up concrete buildings. Both the main building and the outdoor work pavilion will be developed in the Cascadian design aesthetic. It is more appropriate to the hands on services provided by the OSU Extension Service and more appropriate to its location next to a wetland and Water Quality Resource Area, a location isolated from the rest of the campus by Beavercreek Road, which will soon be widened and isolated by position of the wetlands itself.

Near the maIn building an enclosure will be provided to screen the trash bins and emergency generator. It will be clad in the same black basalt used on the other buildings.

The greenhouse is completely functional, without a design style. This makes it more agricultural in a sense, which is appropriate to the use for which it is intended. It is located adjacent to the wetland buffer, so it will have a backdrop of trees and shrubs congruent with its use.

At the same time, this unique design responds to the desire in the master plan to create an iconic 'front room' statement that is a dramatic entry to the campus. The exposed timber, basalt base, wood siding and photovoltaic systems on the metal roof will make a strong visual statement at this corner.

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

Applicants Response:

This is not a standardized prototype design.

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

Applicants response:

The main building and outdoor work pavilion share the Cascadian design style, and work as an assembly on an important entry corner to the campus. The trash and generator enclosure will be clad in the same basalt. The greenhouse, which is translucent, recedes into the background as it will be set in front of newly planted groves of trees and shrubs. The designs relate to the activities carried out on the site which are farm and forest related activities rather than typical county office activities and relate to the wetlands and Water Quality Resource Area on site.

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's Response:

No conflicts seem apparent.

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 enhanced pedestrian spaces and amenities such as plazas, arcades, outdoor cafe, benches, street furniture, public art, kiosks, or additional landscaping.

Applicant's Response:

The entry of the main building is placed within 5 ft of the property line along Beavercreek Road with a gable overhang that extends just to the property line. The main mass of the building is within 10 ft of the property line. In the pre-application conference, Public Works expressed a preference that the mass of the building be 10 ft from the property line along Beavercreek Road. At Warner Milne Road the building is within 2 ft of the property line near the corner.

The greenhouse is aligned with the main building along Beavercreek Road, at 10 ft from the property line, just south of the main building.

The enclosure for the trash bins and generator is aligned with the main building along Warner Milne Rd and is on the property line.

The outdoor covered class/work pavilion is set well back from both roads and behind the parking to accentuate the fact that the main building is the important facility. This accessory building is set back adjacent to the wetland, and within areas that are landscaped, have seating areas, and outdoor work and learning activities. Distance from the roads is functionally important since outdoor classes will be held and traffic noise would be a detriment to the ability to hold a class.

2. At least one main entrance of any building 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's Response:

The main entry is oriented to Beavercreek Road and accessed by the sidewalk 5 ft from the building entry. A large gable and timber columns define the entry and the gable roof actually extends over the property line and sidewalk.

3. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.

Applicant's Response:

The parking area is behind (east of) the building, so as not to be visible from Beavercreek Road.

E. 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.

2. Horizontal masses shall not exceed a height: width ratio of 1:3 without substantial variation in massing that includes a change in height and projecting or recessed elements.

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. False fronts or parapets create an insubstantial appearance and are prohibited.

Applicant's Response:

See attached drawings. The building is a large mass but has accessory outbuildings in form of the greenhouse and the outdoor covered class/work pavilion. The site is constrained by the wetlands and the required Water Quality Resource Area so that little buildable area is available, meaning that development of the main building must be a single compact mass. In addition, section 17.62.055.D. (2005) <u>requires</u> buildings on corners to be within 5 ft of the property line on each street, again forcing development to be a single building mass. The Red Soils Master Plan identifies this site visually in maps and figures as having a single mass.

The Beavercreek Road elevation does exceed the 1:3 ratio of height to width. As required, there is substantial variation in the form of a large projecting gable that signifies the main entry, a change from a 2 story gabled structure to a single story shed roofed structure at Warner Milne Road, and built in awnings and dormers on every second floor window. These awnings are significant in scale and project 5-1/2 feet from the main mass of the building. The gable at the entry is visually prominent and projects over 6 feet, including 17" over the property line into the ROW.

The outdoor class/work pavilion does not exceed the 1:3 height/width ratio, nor does the greenhouse, nor the trash enclosure.

F. Façade Treatment.

1. Minimum Wall Articulation.

a. Façades 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,

iii. Windows, treillage with vines, or

iv. An equivalent element that subdivides the wall into human scale proportions.

Applicant's Response:

There is no part of the main building facing the streets in which there are blank walls exceeding 30 feet. Typically, on the ground floor there are windows spaced 6'-10" apart. The greenhouse is all window, and the outdoor class/work pavilion is open, with no walls.

b. Façades 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 façade and extending at least twenty percent of the length of the façade. No uninterrupted length of any façade shall exceed one hundred horizontal feet.

Applicant's Response:

The main building wall along Beavercreek Road is 185 ft long, making the required projection depth 185'x.03 or 5-1/2 feet. At a point 59 ft from the south corner a large 2-1/2 story entry gable projects to the property line and beyond, with a projection depth of 10 feet, which is greater than the 5-1/2 ft required.. This gable is 22' wide. A one story trellis which projects 10 feet from the building mass extends 95 feet along the length of Beavercreek Road, starting 45 feet from the south corner of the building. No uninterrupted length of the building exceeds 100 feet.

In addition the second floor has tall windows extending into dormers that break the roof line by running above the eave line. These are interspersed with built in window awnings that shade other windows and break the eave line in the opposite direction, extending downwards. This forms a complex syncopation of the eave line.

The other buildings on site are less than 100 ft in length and this criteria does not apply.

c. Ground floor façades 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's Response:

The length of the main building elevation along Beavercreek Road is 185 feet and the total lineal feet of ground floor window and glazed doors in that elevation is 111 feet, which meets the 60% criterion.

The length of the main building elevation directly along Warner Milne Road is 60' and the lineal feet of window area is 36'-4", which meets the 60% criterion.

The greenhouse is 100% glazed and meets the criterion. The length of the outdoor class/work pavilion is 80% open, without walls and meets the criterion.

d. Building façades must include a repeating pattern that includes any one or more of the following elements:

i. Color change;
ii. Texture change;
iii. Material module change.

Applicant's Response:
Texture, materials and color changes are shown in the drawings and the finish samples. For both the main building and the outdoor class/work pavilion The base is a dark basalt veneer, the ground floor is a stained resawn or rough cut horizontal cedar lap siding and the second floor has a vertical stained cedar board and batten siding. The gabled roof of the main building reveals a smooth colored standing seam metal roofing and the glazed PV system. The first and second floors have significantly different but related visual presentations and the visible roof adds to the variety.

The gabled roof of the outdoor class/work pavilion will have a planted or vegetated green roof. The green house because of its functional nature cannot meet the criterion.

e. Façades 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's Response:
The 15 ft bay spacing of the main building is strongly expressed by the centering of windows within each bay, establishing a regular rhythm of 8'-2" wide windows aligned on both floors. The rhythm is broken at the gabled entry where the structural bay is expanded to 20 feet. This is a subtle indicator of the importance of the gable as the entry point.

The 16' ft bay spacing of the outdoor class/work pavilion is demonstrated in that it has no walls for 80% of the elevation visible from Warner Milne Road. The pole barn structure is clear to view.

f. Façades shall have at least one of elements subsections (F)(1)(b), (c) or (d) of this section repeat horizontally. All elements shall repeat at intervals of no more than thirty feet, either horizontally or vertically.
Applicant's Response:
The main building dormers and awnings on the second floor repeat horizontally in a syncopated pattern and the greatest distance between dormer or awning eaves is 19 feet. At smaller scales, the boards and battens repeat 12 inches on center vertically and the standing seams of the roof repeat 32" vertically. The lap siding repeats 12 inches on center horizontally. The ground floor windows are the same size and the width is the same as the second floor windows.

At the outdoor class/work pavilion, the roof is broken into 2 sections at different pitches, with a ventilation gap between.

At the greenhouse there will be a glass supporting mullion structure visible along Beavercreek Road, with a bay spacing of 4 or 5 feet.

2. Façade Transparency. The main front elevation shall provide at least sixty percent windows or transparency at the pedestrian level. The side elevation 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 (60% of 100 feet) of transparency in length).

Applicant's Response:

The length of the elevation main building along Beavercreek Road is 185 feet and the total lineal feet of ground floor window and glazed doors in that elevation is 111 feet, which meets the 60% criterion.

The length of the elevation directly along Warner Milne Road is 60' and the lineal feet of window area is 36'-4", which meets the 60% criterion.

The length of the elevation of the outdoor class/work pavilion along Warner Milne Road is 53 feet to the eaves. The area without walls is 40 ft for a transparency of 75%, meeting the criterion.

The elevation of the greenhouse along Beavercreek Road is 100% transparent, meeting the criterion.

3. Side or rear walls that face walkways may only include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.

Applicant's Response:

There are no false windows or doors.

4. 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 façades shall be prohibited.

Applicant's Response:

All sides of the main building use the same materials. The covered work area/classroom pavilion and the trash enclosure also uses the same materials. The green house does not for functional reasons.

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, unless multiple storefronts exist. If multiple storefronts exists, trellises, canopies, and fabric awnings shall create uniform cover without breaks.

Applicant's Response:

There are no required setbacks because the requirement is that the building be within 5 feet of the property lines.

G. Roof Treatments.

1. All Façades 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.

2. Buildings below an overlook area shall be required to have roof treatments incorporating architectural enhancement such as matting, latticework, or roof gardens.

Applicant's Response:

All of the buildings in the complex have recognizable tops in the form of gabled roofs of contrasting color and materials.

H. Entryways. Institutional and commercial buildings shall have clearly defined, highly visible

customer entrances including at least three of the following elements, listed below.

1. Canopies or porticos;
2. Overhangs;
3. Recesses/projections;
4. Arcades;
5. Raised corniced parapets over the door;
6. Peaked roof forms;
7. Arches;
8. Outdoor patios;
9. Display windows;
10. Architectural details such as tile work and moldings which are integrated into the building structure and design;
11. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.

Applicant's Response:
Both the main entry on Beavercreek Road and the entry on the east side have large gabled roofs with flanking columns.

<u>Chapter 17.52 (2005) - Off-Street Parking & Loading</u>

17.52.010 Number of spaces required.
The construction of a new structure or at the time of enlargement or change in use of an existing structure within any district in the city, off-street parking spaces shall be provided in accordance with this section. Where calculation in accordance with the following list results in a fractional space, any fraction less than one-half shall be disregarded and any fraction of one-half or more shall require one space. The required number of parking stalls may be reduced if one or more of the following is met:

A. Transit Oriented Development. The community development director may reduce the required number of parking stalls up to ten percent when it is determined that a commercial business center or multi-family project is adjacent to or within one thousand feet of an existing or planned public transit. Also, if a commercial center is within one thousand feet of a multi-family project, with over eighty units and pedestrian access, the parking requirements may be reduced by ten percent.

B. Transportation Demand Management. The community development director may reduce the required number of parking stalls up to ten percent when a development can demonstrate, in a parking-traffic study prepared by a traffic engineer:

1. That use of alternative modes of transportation, including transit, bicycles, and walking, and/or special characteristics of the customer, client, employee or resident population will reduce expected vehicle use and parking space demand for this development, as compared to standard Institute of Transportation Engineers vehicle trip generation rates and minimum city parking requirements.

2. That a transportation demand management (TDM) program has been developed for approval by the city engineer. The plan will contain strategies for reducing vehicle use and parking demand generated by the development and will be measured annually. If, at the annual assessment, the city determines the plan is not successful, the plan may be revised. If the city determines that no good-faith effort has been made to implement the plan, the city may take enforcement actions.

C. Shared Parking. The community development director may reduce the required number of parking stalls up to fifty percent when:

1. Mixed Uses. If more than one type of land use occupies a single structure or parcel of land, the total requirements for off-street automobile parking shall be the sum of the requirements for all uses, unless it can be shown that the peak parking demands are actually less (i.e., the uses operate on different days or at different times of the day). In that case, the total requirements shall be reduced accordingly, up to a maximum reduction of fifty percent, as determined by the community development director.

2. Shared Parking. Required parking facilities for two or more uses, structures, or parcels of land may be satisfied by the same parking facilities used jointly, to the extent that the owners or operators show that the need for parking facilities does not materially overlay (e.g., uses primarily of a daytime versus nighttime nature), that the shared parking facility is within one thousand feet of the potential uses, and provided that the right of joint use is evidenced by a recorded deed, lease, contract, or similar written instrument establishing the joint use.

Applicant's Response:

See enclosed site plan. Car and bicycle parking facilities comply with 17.52 (2005) in relation to all standards except number of parking stalls. The number of stalls, including carpool stalls, is based on the overall building area and number of parking stalls in the Red Soils Master Plan, rather than the specific limits of work on this site. However, the number of accessible stalls is based on the requirements of Oregon Code applied to the number of stalls within the limits of work on this specific site.

17.52.020 Administrative provisions.

A. The provision and maintenance of off-street parking and loading spaces are continuing obligations of the property owner. No building or other permit shall be issued until plans are presented that show property that is and will remain available for exclusive use as off-street parking and loading space. The subsequent use of property for which the building permit is issued shall be conditional upon the unqualified continuance and availability of the amount of parking and loading space required by this title. Use of property in violation is a violation of this title. Should the owner or occupant of a lot or building change the use to which the lot or building is put, thereby increasing off-street parking or loading requirements, it is unlawful and a violation of this title to begin or maintain such altered use until the required increase of offstreet parking or loading is provided.

B. Requirements for types of buildings and uses not specifically listed herein shall be determined by the community development director, based upon the requirements of comparable uses listed.

C. In the event several uses occupy a single structure or parcel of land, the total requirements for off-street parking shall be the sum of the requirements of the several uses computed separately. Shopping centers shall be considered a retail use.

D. Owners of two or more uses, structures, or parcels of land, may agree to utilize jointly the same parking and loading spaces when the hours of operation do not overlap, provided that satisfactory documentation is presented to the planning department.

E. Off-street parking for dwellings shall be located on the same lot with the dwelling. Other required parking spaces shall be located not farther than five hundred feet from the building or use they are required to serve, measured in a straight line from the building.

F. Required parking spaces shall be available for the parking of operable passenger automobiles of residents, customers, patrons and employees only, and shall not be used for storage of vehicles or materials or for the parking of trucks used in conducting the business or use.

G. Completion Time for Parking Lots. Required parking spaces shall be improved and available for use before the final inspection is completed by the building inspector. An extension of time, not to exceed one year may be granted by the building inspector providing that a performance bond, or its equivalent, is posted equaling one hundred fifty percent of the cost of completion of the improvements as estimated by the building inspector, provided the

parking space is not required for immediate use. In the event the improvements are not completed within one year's time, the improvements shall be constructed under the direction of the city, utilizing the proceeds of the performance bond or its equivalent as necessary.

H. Lesser Requirements Allowed by Planning Commission. The planning commission may permit lesser requirements than those specified in the parking and loading requirements above where it can be shown that, owing to special and unusual circumstances related to a specific piece of property, the enforcement of the above off-street parking and loading restrictions would cause an undue or unnecessary hardship. Section 17.60.030 shall be the grounds for establishing lesser requirements.

Applicant's Response:

See enclosed site plan. Car and bicycle parking facilities comply with 17.52 (2005) in relation to all standards except number of parking stalls. The number of stalls, including carpool stalls, is based on the overall building area and number of parking stalls in the Red Soils Master Plan, rather than the specific limits of work on this site. However, the number of accessible stalls is based on the requirements of Oregon Code applied to the number of stalls within the limits of work on this specific site.

17.52.030 Design review.

A. Development of parking lots shall require site plan review.

B. 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.

C. 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 storm water runoff and improve water quality are encouraged.

D. Drainage. Drainage shall be designed in accordance with the requirements of Chapter 13.12 and the city public works stormwater and grading design standards.

E. Lighting. Artificial lighting which may be provided shall enhance security, be appropriate for the use, and avoid adverse impacts on surrounding properties and the night sky through appropriate shielding. The lighting shall not cause a measurement in excess of 0.5 footcandles of light on other properties.

F. Dimensional Requirements. Parking spaces shall be eight and one half feet by eighteen feet; parking at right angles to access aisles shall require twenty-four feet backing distance in aisle width. Requirements for parking developed at varying angles are according to the table included in this section. An overhang of one and one-half feet from face of curb may be included in the length of a parking space. A parking space shall not be less than seven feet in height when within a building or structure, and shall have access by an all-weather surface to a street or alley.

Applicant's Response:

See enclosed site plan. Access is via an existing driveway to be shared with the building to the east. Slopes are less than 15%. Surfacing is all pervious. Drainage is designed in accordance with 13.12 and city standards. Exterior lighting does not spill more than meets the .5 fc on other properties. Parking spaces meet the city's dimensional requirements.

17.52.040 Carpool and vanpool parking.

A. New retail, office commercial and industrial developments with twenty-five or more parking spaces, and new hospitals, government offices, nursing and retirement homes, schools and transit park-and-ride facilities with twenty-five or more parking spaces, shall identify the spaces available for employee, student and commuter parking and designate at least five percent, but not fewer than two, of those spaces for exclusive carpool and vanpool parking. Carpool and vanpool parking spaces shall be located closer to the main employee, student or commuter entrance than all other employee, student or commuter parking spaces with the exception of handicapped parking spaces. The carpool/vanpool spaces shall be clearly marked "Reserved - Carpool/Vanpool Only."

B. As used in this section, "carpool" means a group of two or more commuters, including the driver, who share the ride to and from work, school and other destination. "Vanpool" means a group of five or more commuters, including the driver, who share the ride to and from work, school or other destination on a regularly scheduled basis.

Applicant's Response:

Carpool and vanpool parking is covered by the Red Soils Master Plan on a campus wide basis. This project comprises less than 2% of the developed area of the campus so carpool spaces are located closer to the larger county office buildings, and not on this site.

17.52.050 Bicycle parking--Purpose--Applicability.

To encourage bicycle transportation to help reduce principal reliance on the automobile, and to ensure bicycle safety and security, bicycle parking shall be provided in conjunction with all of the following uses:

A. Multifamily housing of four or more units;
B. Retail and office development;
C. Industrial development;
D. Institutional development;
E. Transit transfer stations and park-and-ride lots;
F. Automobile parking lots and structures.

Applicant's response:
Bicycle parking is provided as shown on the attached drawings

17.52.060 Bicycle parking standards.

A. Unless exempted pursuant to subsection J of this section, bicycle parking spaces shall be provided for the uses described in Section 17.52.050, in the amounts specified in Table A, found at the end of this chapter; provided, however, that all nonexempt uses shall have a minimum of two parking spaces. These requirements shall apply to new development; to any change in use of existing development subject to this section; and to any expansion of any existing use subject to this section where the expansion equals or exceeds fifty percent of the existing gross floor area or three thousand square feet of gross floor area. Calculation of the number of bicycle parking spaces required shall be determined in the manner established in Section 17.52.010 for determining automobile parking space requirements.

1. Bicycle parking shall be located on-site, in one or more convenient, secure and accessible outdoor and indoor locations close to a main building entrance.
2. Bicycle parking areas shall be clearly marked. Outdoor bicycle parking areas shall be visible from on-site buildings or the street. Indoor bicycle parking areas shall not require stairs to access the space, except that bicycle parking may be allowed on upper stories within multi-story residential structures.
3. The locations of bicycle parking spaces shall be indicated in an off-street parking and loading plan which shall be submitted for review by the review authority during site plan and design review or as otherwise required by city regulations.
4. For any expansion of an existing use subject to this section, the number of required bicycle parking spaces shall be determined based on the entire use rather than the incremental increase in floor space. For any change in use, the number of required bicycle parking spaces shall be calculated based upon requirements for the new use as shown in Table A. For any change in use or expansion of an existing use subject to this section, the review authority may reduce or waive requirements of this section to the extent the review authority determines that compliance with those requirements is not practicable due to existing development patterns or that application of these standards is not reasonably related to the scale and intensity of the development.
5. For any use not specifically mentioned in Table A, the bicycle parking requirements shall be the same as the use which, as determined by the principal planner, is most similar to the use not specifically mentioned.

Applicant's Response:
See enclosed drawings. There are 8 bike parking spaces located at the east (parking lot) entry under the gabled entry roof. Per Table A for office and retail uses there should be 1 bike space per 20 car spaces. There are 55 car spaces so 3 bike spaces are required.

B. All bicycle parking areas shall be located to avoid conflicts with pedestrian and motor vehicle movement.

1. 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. Areas set aside for required bicycle parking shall be clearly marked and reserved for bicycle parking only. If a bicycle parking

area is not plainly visible from the street or main building entrance, then a sign must be posted indicating the location of the bicycle parking area.

2. Bicycle parking areas shall not obstruct pedestrian walkways; provided, however, that the review authority may allow bicycle parking in the public sidewalk where this does not conflict with pedestrian accessibility.

C. Outdoor bicycle areas shall be connected to main building entrances by pedestrian accessible walks. Outdoor bicycle parking areas also shall have direct access to public right-of- way and to existing and proposed pedestrian/bicycle accessways and pedestrian walkways.

D. 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.

E. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored 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 convenience.

F. Required bicycle parking shall have a minimum lighting level of three foot-candles so that the system can be securely used at night by employees, residents and customers.

G. Bicycle parking may be uncovered, although cover is encouraged. Cover can be accommodated through building or roof overhangs, awnings, bicycle lockers or bicycle storage within buildings.

H. Bicycle parking spaces required by this chapter may not be rented or leased except where required motor vehicle parking is rented or leased.

I. At park-and-ride lots, site drawings shall allocate adequate space for one hundred percent bicycle locker expansion. This expansion area may be part of the required landscaped area on the site.

J. The review authority shall allow exemptions from the bicycle parking requirements for the following uses:

1. Seasonal uses, such as fireworks stands and Christmas tree sales;

2. Drive-in theaters;

3. Storage facilities for household and consumer goods;

4. Home occupations.

Applicant's Response:

Bike parking is at a distance from car parking at the building's east entry along but not obstructing the pedestrian entry. Racks will be provided. The exterior lighting under the gable entry provides lighting for the racks.

17.52.070 Pedestrian access in off-street automobile parking areas.

A. The off-street parking and loading plan shall identify the location of safe, direct, well lighted and convenient pedestrian walkways connecting the parking area and the use being served.

B. All pedestrian walkways constructed within parking lots shall be raised to standard sidewalk height. All surface treatment of pedestrian walkways shall be firm, stable and slip resistant, and shall comply with Chapter 11 of the Uniform Building Code.

C. Where an accessible pedestrian walkway crosses or adjoins a vehicular way, the boundary between the areas shall be defined by a marked crossing having a continuous, detectable marking not less than thirty-six inches wide. Where pedestrian walkways cross driving aisles, they shall be clearly marked with contrasting slip resistant materials.

Applicant's Response:

All site walkways meet accessibility standards with detectable warnings where required.

17.52.090 Parking lot landscaping.

A. Purpose. The purpose of this code section includes the following:

1. To enhance and soften the appearance of parking lots;

2. To limit the visual impact of parking lots from sidewalks, streets and particularly from residential areas;
3. To shade and cool parking areas;
4. to reduce air and water pollution;
5. To reduce storm water impacts and improve water quality; and
6. To establish parking lots that are more inviting to pedestrians and bicyclists.

B. Definitions.
"Parking Lot" means public lots and other areas used for the parking, service, sale, or storage of vehicles.
"Interior parking lot landscaping" means landscaping located inside the surfaced area used for on-site parking and maneuvering.
"Perimeter parking lot landscaping" means a minimum five-foot wide landscaped planter strip located outside of, and adjacent to, the surfaced area used for on-site parking, maneuvering, and pedestrian access.
C. Development Standards. Parking lot landscaping is required for all uses, except for single - and two-family residential dwellings. A licensed landscape architect shall prepare the landscaping plan.

1. The landscaping shall be located in defined landscaped areas that are uniformly distributed throughout the parking or loading area. Interior parking lot landscaping shall not be counted toward the fifteen percent minimum total site landscaping required by Section 17.62.050(1). Parking lot trees shall be a mix of deciduous shade trees and coniferous trees. The trees shall be evenly distributed throughout the parking lot as both interior and perimeter landscaping to provide shade. Where parking areas abut a residential district, there shall be a wall, sight-obscuring fence, or sight obscuring landscaping not less than six feet in height. Slight modifications to landscaping location may be proposed for review that enhances the reduction of nonshaded impervious parking lot area.

Applicant's Response:
Parking lot landscaping is uniformly distributed and parking lot interior landscaping has not been included in the 24% site landscaping total. Landscape drawings show a mix of conifers and deciduous trees. There is no abutting residential area.

2. Perimeter Parking Lot Landscaping and Parking Lot Entryway/Right-of-way Screening. Parking lot entryways and perimeter parking lot landscaping areas not abutting the building or where access/parking is shared between adjoining land owners shall be bordered by a minimum five-foot wide landscaped planter strip with:

a. Trees spaced a maximum of thirty-five feet apart (minimum of one tree on either side of the entryway is required). When the parking lot is adjacent to a public right-of-way, the parking lot trees shall be offset from the street trees;
b. Ground cover, such as wild flowers, covering one hundred percent of the exposed ground. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees; and
c. An evergreen hedge screen of thirty to forty-two inches high or shrubs spaced no more than four feet apart on average. The hedge/shrubs shall be parallel to and not nearer than two feet from the right-of-way line. The required screening shall be designed to allow for free access to the site and sidewalk by pedestrians. Visual breaks, no more than five feet in width, shall be provided every thirty feet within evergreen hedges abutting public right-of-ways.

Applicant's response:
This occurs along Warner Milne Road and along the wetland boundary. A minimum of 5 ft of landscaping is provided in both locations.

3. Parking Area/Building Buffer. Parking areas shall be separated from the exterior wall of a structure, exclusive of pedestrian entranceways or loading areas, by one of the following:

a. Minimum five-foot wide landscaped planter strip (excluding areas for pedestrian connection) abutting either side of a parking lot sidewalk with:
b. Trees spaced a maximum of thirty-five feet apart;
c. Ground cover such as wild flowers, covering one hundred percent of the exposed ground. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees; and
d. An evergreen hedge of thirty to forty-two inches or shrubs placed no more than four feet apart on average; or
e. Seven-foot sidewalks with shade trees spaced a maximum of thirty-five feet apart in three-foot by five-foot tree wells.

Applicant's response:
A minimum 5 ft planter strip is placed between the parking lot and the buildings.

4. Interior Parking Lot Landscaping. In addition to perimeter parking lot landscaping, surface parking lots shall have a minimum ten percent of the interior of the gross area of the parking lot devoted to landscaping to improve the water quality, reduce storm water runoff, and provide pavement shade. Pedestrian walkways or any impervious surface in the landscaped areas are not to be counted in the percentage. In addition, the perimeter parking lot landscaping shall not be included in the ten percent requirement.

Applicant's response:
The parking lot area is 18,830 SF and the interior landscaping in islands is 1886 SF, or 10%.

a. A minimum of one tree per six parking spaces.
b. Ground cover, such as wild flowers, covering one hundred percent of the exposed ground. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees.
c. Shrubs shall be spaced no more than four feet apart on average.
d. No more than eight contiguous parking spaces shall be created without providing an interior landscape strip between them. Landscape strips provided between rows of parking shall be a minimum of six feet in width to accommodate:
i. Pedestrian walkways shall have shade trees spaced a maximum of every thirty-five feet in a minimum three-foot by five-foot tree wells; or
ii. Trees spaced every thirty-five feet, shrubs spaced no more than four feet apart on average, and ground cover covering one hundred percent of the exposed ground. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees.

Applicant's Response:
Landscape plans enclosed show that the planting types and spacing comply with the requirements. There are no more than 8 contiguous parking spaces.

5. Alternative Landscaping Plan. The city encourages alternative designs that utilize innovative "green" designs for water quality management of parking lot storm water.
An applicant may prepare an alternative landscaping plan and specifications that meet the intent of the requirements in subsections (C)(1) through (C)(5) above and the intent of the zoning district and shall be approved by the community development director.
6. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.
7. The landscaping in parking areas shall not obstruct lines of sight for safe traffic operation and shall comply with all requirements of Chapter 10.32, Traffic Sight

Obstructions.
8. Landscaped areas shall include irrigation systems.

Applicant's Response:
All areas not used for parking loading or maneuvering are landscaped. Site lines are not obstructed. Irrigation systems will be provided where the species planted is not drought tolerant and requires summer irrigation.

9. Off-street loading areas and garbage receptacles shall be located so as not to hinder travel lanes, walkways, public or private streets or adjacent properties.
10. Garbage receptacles and other permanent ancillary facilities shall be enclosed and screened.

Applicant's Response:
The loading and trash areas are located away from the parking entry and main entry on Beavercreek Road. Trash is screened by a concrete masonry unit enclosure with basalt veneer matching the main building.

11. All plant materials, including trees, shrubbery and ground cover should be selected for their appropriateness to the site, drought tolerance, year-round greenery and coverage and staggered flowering periods. Species found on the Oregon City Native Plant List are strongly encouraged and species found on the Oregon City Nuisance Plant List are prohibited.
12. Landscaping shall incorporate design standards in accordance with Chapter 13.12, Stormwater Management.
13. Required landscaping trees shall be of a minimum two-inch minimum caliper size, planted according to American Nurseryman Standards, and selected from the Oregon City Street Tree List;

Applicant's response:
The plant list on the landscaping plans shows native and other plants selected for compliance with the requirements, meeting stormwater design standards and of a 2" minimum size.

D. Installation.
1. All landscaping shall be installed according to accepted planting procedures, according to American Nurseryman Standards.
2. The site, soils and proposed irrigation systems shall be appropriate for the healthy and long-term maintenance of the proposed plant species.
3. Landscaping shall be installed with the provisions of this code.
4. Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the city, such as the posting of a surety.

Applicant's Response:
All of these requirements will be met and specified in the construction documents.

E. Maintenance.
1. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris.
2. All plant growth in interior landscaped areas shall be controlled by pruning, trimming, or otherwise so that:

a. It will not interfere with the maintenance or repair of any public utility;
b. It will not restrict pedestrian or vehicular access; and
c. It will not constitute a traffic hazard due to reduced visibility.

Applicant's Response:
Clackamas County and the OSU Extension Service will maintain all landscaping.

CHAPTER 13.12 - STORMWATER CONVEYANCE, QUANTITY AND QUALITY

13.12.050 Pursuant to each of the subsections below, proposed activities may be required to meet the performance standards for stormwater conveyance, stormwater quantity or stormwater quality.
13.12.050.A. Stormwater Conveyance. The stormwater conveyance requirements of this chapter shall apply to all stormwater systems constructed with any development activity, except as follows:

1. *The conveyance facilities are located entirely on one privately owned parcel;*
2. *The conveyance facilities are privately maintained; and*
3. *The conveyance facilities receive no stormwater runoff from outside the parcel's property limits.*

Those facilities exempted from the stormwater conveyance requirements by the above subsection will remain subject to the requirements of the Oregon Uniform Plumbing Code. Those exempted facilities shall be reviewed by the building official.
Applicant's Response:
The stormwater conveyance facilities are located entirely on one privately owned parcel. The facilities are privately maintained. The facilities receive no stormwater runoff from outside the parcel's limits.

13.12.050.B. Stormwater Quantity Control. The stormwater quantity control requirements of this chapter shall apply to the following proposed activities, uses or developments:

1. *Activities located wholly or partially within water quality resource areas pursuant to Chapter 17.49 that will result in the creation of more than five hundred square feet of impervious surface within the WQRA or will disturb more than one thousand square feet of existing impervious surface within the WQRA as part of a commercial or industrial redevelopment project. These square footage measurements will be considered cumulative for any given seven-year period;*
2. *Activities that create more than two thousand square feet of impervious surface, cumulated over any given seven year period; or*
3. *Redevelopment of a commercial or industrial land use that will disturb more than five thousand square feet of existing impervious surface. This five thousand square foot measurement cumulates over any given seven year period;*
4. *An exemption to the stormwater quantity control requirements of this chapter will be granted in the following circumstances:*
    a. *The development site discharges to a stormwater quantity control facility approved by the city engineer to receive the developed site runoff after verification that the facility is adequately sized to receive the additional stormwater, or,*
    b. *The development site discharges to one of the following receiving bodies of water: Willamette River, Clackamas River or Abernethy Creek; and either lies within the one hundred year floodplain or is up to ten feet above the design flood elevation as defined in Chapter 17.42*

Applicant's Response:
This project is partially within a water quality resource area.

13.12.050.C. Stormwater Quality Control. The stormwater quality control requirements of this chapter shall apply to the following proposed activities, uses or developments:

1. *Category A. Activities subject to general water quality requirements of this chapter:*
    a. The construction of four or more single-family residences;
    b. Activities located wholly or partially within water quality resource areas pursuant to Chapter 17.49 that will result in the creation of more than five hundred square feet of impervious surface within the WQRA or will disturb more than one thousand square feet of existing impervious surface within the

WQRA as part of a commercial or industrial redevelopment project. These square footage measurements will be considered cumulative for any given seven year period; or

c. Activities that create more than eight thousand square feet of new impervious surface for other than a single-family residential development. This eight thousand square foot measurement will be considered cumulative for any given seven year period;

d. An exemption to the stormwater quantity control requirements of this subsection will be granted if the development site discharges to a stormwater quality control facility approved by the city engineer to receive the developed site runoff after verification that the facility is adequately sized to receive the additional stormwater.

2. Category B. Uses Requiring Additional Management Practices. In addition to any other applicable requirements of this chapter, the following uses are subject to additional management practices as contained in the Public Works Stormwater and Grading Design Standards:

a. Fuel dispensing facilities;

b. Bulk petroleum storage in multiple stationary tanks;

c. Solid waste storage areas for commercial, industrial or multi-family uses;

d. Loading and unloading docks for commercial or industrial uses; or

e. Covered vehicle parking for commercial or industrial uses.

3. Category C. Clackamas River Watershed. In addition to any other applicable requirements of this chapter, any development that creates new waste discharges and whose stormwater runoff may directly or indirectly flow into the Clackamas River is subject to additional requirements associated with Oregon Administrative Rules (OAR) 340-41-470 (Thee Basin Rule).

Applicant's Response:

The wetland buffer is defined as a water quality resource area and the project creates more than 8000 SF of new impervious area so this project is subject to the requirements under category A.

13.12.090 Approval criteria for engineered drainage plans and drainage report.

An engineered drainage plan and/or drainage report shall be approved only upon making the following findings:

A. The plan and report demonstrate how the proposed development and stormwater management facilities will accomplish the purpose statements of this chapter;

B. The plan and report meet the requirements of the Public Works Stormwater and Grading Design Standards adopted by resolution under Section 13.12.020

C. Unless otherwise exempted by Section 13.12.050(B), the plan and report includes adequate stormwater quantity control facilities, so that when the proposed land development activity takes place, peak rates and volumes of runoff:

1. Do not exceed the capacity of receiving drainage conveyance facilities;

2. Do not increase the potential for streambank erosion; and

3. Do not add volume to an off-site closed depression without providing for mitigation.

D. Unless otherwise exempted by Section 13.12.050(C), the proposed development includes:

1. Adequate stormwater quality control facilities, so that when the proposed land development activity takes place, the temperature and overall pollution level of stormwater runoff is no greater than the water entering. When no water enters a project, then stormwater runoff shall be compared to rain samples; and

2. Stormwater quality control facilities which:

a. Are in compliance with applicable National Pollutant Discharge Elimination System (NPDES) requirements;

b. Minimize the deterioration of existing watercourses, culverts, bridges, dams and other structures; and

c. Minimize any increase in nonpoint source pollution.

E. The storm drainage design within the proposed development includes provisions to adequately control runoff from all public and private streets and roof, footing, and area drains and ensures future extension of the current drainage system.

F. Streambank erosion protection is provided where stormwater, directly or indirectly, discharges to open channels or streams. The postdevelopment peak stormwater discharge rate from a development site for the two year, twenty-four hour duration storm event shall not exceed fifty percent of the two year, twenty-four hour predevelopment peak runoff rate.

G. Specific operation and maintenance measures are proposed that ensure that the proposed stormwater quantity control facilities will be properly operated and maintained.

Applicant's Response:

See enclosed revised storm water management plan and civil engineering drawings.

<u>CHAPTER 12.04 - STREETS SIDEWALKS AND PUBLIC PLACES</u>

12.04.003 - Applicability.

A. Compliance with this chapter is required for all land divisions, site plan and design review, master plan, detailed development plan and conditional use applications and all public improvements.

B. Compliance with this chapter is also required for new construction or additions which exceed fifty percent of the existing square footage, of all single and two-family dwellings. All applicable single and two-family dwellings shall provide any necessary dedications, easements or agreements as identified in the transportation system plan and this chapter. In addition, the frontage of the site shall comply with the following prioritized standards identified in this chapter:

1. Improve street pavement, construct curbs, gutters, sidewalks and planter strips; and

2. Plant street trees.

The cost of compliance with the standards identified in 12.04.003.B.1 and 12.04.003.B.2 is limited to ten percent of the total construction costs. The value of the alterations and improvements as determined by the community development director is based on the entire project and not individual building permits. It is the responsibility of the applicant to submit to the community development director the value of the required improvements. Additional costs may be required to comply with other applicable requirements associated with the proposal such as access or landscaping requirements.

Applicant's Response:

The enclosed drawings show anticipated planting of street trees along Beavercreek and Warner Milne Roads, widening of Warner Milne Road and reconfiguration of the sidewalk as the city indicated would be required in the pre-application conference.

12.04.005 - Jurisdiction and management of the public rights-of-way.

A. The city has jurisdiction and exercises regulatory management over all public rights-of-way within the city under authority of the City Charter and state law by issuing separate public works right-of-way permits or permits as part of issued public infrastructure construction plans. No work in the public right-of-way shall be done without the proper permit. Some public rights-of-way within the city are regulated by the State of Oregon Department of Transportation (ODOT) or Clackamas County and as such, any work in these streets shall conform to their respective permitting requirements.

B. Public rights-of-way include, but are not limited to, streets, roads, highways, bridges, alleys, sidewalks, trails, paths, public easements and all other public ways or areas, including the subsurface under and air space over these areas.

C. The city has jurisdiction and exercises regulatory management over each public right-of-way whether the city has a fee, easement, or other legal interest in the right-of-way. The city has jurisdiction and regulatory management of each right-of-way whether the legal interest in the right-of-way was obtained by grant, dedication, prescription, reservation, condemnation, annexation, foreclosure or other means.

D. No person may occupy or encroach on a public right-of-way without the permission of the city. The city grants permission to use rights-of-way by franchises, licenses and permits.

E. The exercise of jurisdiction and regulatory management of a public right-of-way by the city is not official acceptance of the right-of-way, and does not obligate the city to maintain or repair any part of the right-of-way.

Applicant's Response:

Work done on public ROWs will be submitted for permit to the appropriate city agencies.

12.04.007 - Modifications.

The review body may consider modification of this standard resulting from constitutional limitations restricting the city's ability to require the dedication of property or for any other reason, based upon the criteria listed below and other criteria identified in the standard to be modified. All modifications shall be processed through a Type II Land

Use application and may require additional evidence from a transportation engineer or others to verify compliance. Compliance with the following criteria is required:
A. The modification meets the intent of the standard;
B. The modification provides safe and efficient movement of pedestrians, motor vehicles, bicyclists and freight;
C. The modification is consistent with an adopted plan; and
D. The modification is complementary with a surrounding street design; or, in the alternative;
E. If a modification is requested for constitutional reasons, the applicant shall demonstrate the constitutional provision or provisions to be avoided by the modification and propose a modification that complies with the state or federal constitution. The city shall be under no obligation to grant a modification in excess of that which is necessary to meet its constitutional obligations.
Applicant's Response:
No modifications are requested.

12.04.010 - Construction specifications—Improved streets.
All sidewalks hereafter constructed in the city on improved streets shall be constructed to city standards and widths required in the Oregon City Transportation System Plan. The curb shall be constructed at the same time as the construction of the sidewalk and shall be located as provided in the ordinance authorizing the improvement of said street next proceeding unless otherwise ordered by the city commission. Both sidewalks and curbs are to be constructed according to plans and specifications provided by the city engineer.
Applicant's Response:
Sidewalks and curbs will be constructed to meet city standards.

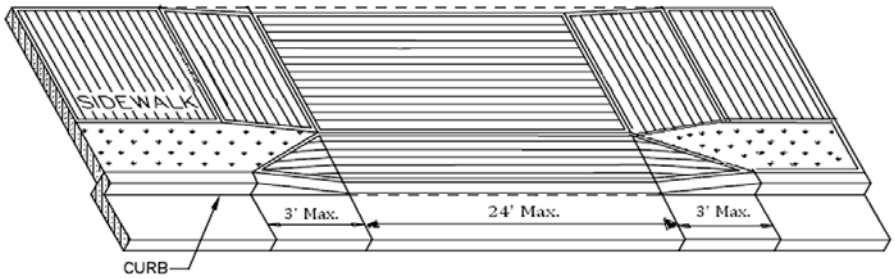
12.04.020 - Construction specifications—Unimproved streets.
Sidewalks constructed on unimproved streets shall be constructed of concrete according to lines and grades established by the city engineer and approved by the city commission. On unimproved streets curbs do not have to be constructed at the same time as the sidewalk.
Applicant's Response:
Not Applicable.

12.04.025 - Street design—Driveway curb cuts.
A. One driveway shall be allowed per frontage. In no case shall more than two driveways be allowed on any single or two-family residential property with multiple frontages.
B. With the exception of the limitations identified in 12.04.025.C, all driveway curb cuts shall be limited to the following dimensions.

Property Use	*Minimum Driveway Width at sidewalk or property line*	*Maximum Driveway Width at sidewalk or property line*
Single or two-family dwelling with one car garage/parking space	*10 feet*	*12 feet*
Single or two-family dwelling with two car garage/parking space	*12 feet*	*24 feet*
Single or two-family dwelling with three or more car garages/parking space	*18 feet*	*30 feet*
Nonresidential or multi-family residential driveway access	*15 feet*	*40 feet*

The driveway width abutting the street pavement may be extended three feet on either side of the driveway to accommodate turn movements. Driveways may be widened onsite in locations other than where the driveway meets sidewalk or property line (for example between the property line and the entrance to a garage).
Figure 12.04.025: Example Driveway Curb Cut

Single-Family Dwelling with a Two Car Garage



Applicant's Response:
The project will use the existing driveway at 256 Warner Milne Road, a county building housing Clackamas Women's Services.

C. The decision maker shall be authorized through a Type II process, unless another procedure applicable to the proposal applies, to minimize the number and size of curb cuts (including driveways) as far as practicable for any of the following purposes:
1. To provide adequate space for on-street parking;
2. To facilitate street tree planting requirements;
3. To assure pedestrian and vehicular safety by limiting vehicular access points; and
4. To assure that adequate sight distance requirements are met.
a. Where the decision maker determines any of these situations exist or may occur due to the approval of a proposed development for non-residential uses or attached or multi-family housing, a shared driveway shall be required and limited to twenty-four feet in width adjacent to the sidewalk or property line and may extend to a maximum of thirty feet abutting the street pavement to facilitate turning movements.
b. Where the decision maker determines any of these situations exist or may occur due to approval of a proposed development for detached housing within the "R-5" Single-Family Dwelling District or "R-3.5" Dwelling District, driveway curb cuts shall be limited to twelve feet in width adjacent to the sidewalk or property line and may extend to a maximum of eighteen feet abutting the street pavement to facilitate turning movements.
Applicant's Response:
Project will use an existing driveway.

D. For all driveways, the following standards apply.
1. Each new or redeveloped curb cut shall have an approved concrete approach or asphalted street connection where there is no concrete curb and a minimum hard surface for at least ten feet and preferably twenty feet back into the lot as measured from the current edge of street pavement to provide for controlling gravel tracking onto the public street. The hard surface may be concrete, asphalt, or other surface approved by the city engineer.
2. Driving vehicles, trailers, boats, or other wheeled objects across a sidewalk or roadside planter strip at a location other than an approved permanent or city-approved temporary driveway approach is prohibited. Damages caused by such action shall be corrected by the adjoining property owner.
3. Placing soil, gravel, wood, or other material in the gutter or space next to the curb of a public street with the intention of using it as a permanent or temporary driveway is prohibited. Damages caused by such action shall be corrected by the adjoining property owner.
4. Any driveway built within public street or alley right-of-way shall be built and permitted per city requirements as approved by the city engineer.
Applicant's Response:
The project will use the existing driveway at 256 Warner Milne Road, a county building housing Clackamas Women's Services.

E. Exceptions. The public works director reserves the right to waive this standard, if it is determined through a Type II decision including written findings that it is in the best interest of the public to do so.
Applicant's Response:

No exceptions are being sought.

12.04.030 - Maintenance and repair.
The owner of land abutting the street where a sidewalk has been constructed shall be responsible for maintaining said sidewalk and abutting curb, if any, in good repair.
Applicant's Response:
Facilities will be maintained by Clackamas County.

12.04.031 - Liability for sidewalk injuries.
A. The owner or occupant of real property responsible for maintaining the adjacent sidewalk shall be liable to any person injured because of negligence of such owner or occupant in failing to maintain the sidewalk in good condition.
B. If the city is required to pay damages for an injury to persons or property caused by the failure of a person to perform the duty that this ordinance imposes, the person shall compensate the city for the amount of the damages paid. The city may maintain an action in a court of competent jurisdiction to enforce this section.
Applicant's Response:
The county shall be responsible.

12.04.032 - Required sidewalk repair.
A. When the public works director determines that repair of a sidewalk is necessary he or she shall issue a notice to the owner of property adjacent to the sidewalk.
B. The notice shall require the owner of the property adjacent to the defective sidewalk to complete the repair of the sidewalk within ninety days after the service of notice. The notice shall also state that if the repair is not made by the owner, the city may do the work and the cost of the work shall be assessed against the property adjacent to the sidewalk.
C. The public works director shall cause a copy of the notice to be served personally upon the owner of the property adjacent to the defective sidewalk, or the notice may be served by registered or certified mail, return receipt requested. If after diligent search the owner is not discovered, the public works director shall cause a copy of the notice to be posted in a conspicuous place on the property, and such posting shall have the same effect as service of notice by mail or by personal service upon the owner of the property.
D. The person serving the notice shall file with the city recorder a statement stating the time, place and manner of service or notice.
Applicant's Response:
The county will maintain and repair sidewalks.

12.04.033 - City may do work.
If repair of the sidewalk is not completed within ninety days after the service of notice, the public works director shall carry out the needed work on the sidewalk. Upon completion of the work, the public works director shall submit an itemized statement of the cost of the work to the finance director. The city may, at its discretion, construct, repair or maintain sidewalks deemed to be in disrepair by the public works director for the health, safety and general welfare of the residents of the city.
Applicant's Response:
The county will maintain and repair sidewalks.

12.04.034 - Assessment of costs.
Upon receipt of the report, the finance director shall assess the cost of the sidewalk work against the property adjacent to the sidewalk. The assessment shall be a lien against the property and may be collected in the same manner as is provided for in the collection of street improvement assessment.
Applicant's Response:
The county will maintain and repair sidewalks.

12.04.040 - Streets—Enforcement.

Any person whose duty it is to maintain and repair any sidewalk, as provided by this chapter, and who fails to do so shall be subject to the enforcement procedures of Chapters 1.16, 1.20 and 1.24. Failure to comply with the provisions of this chapter shall be deemed a nuisance. Violation of any provision of this chapter is subject to the code enforcement procedures of Chapters 1.16, 1.20 and 1.24.

Applicant's Response:

The county will maintain and repair sidewalks.

12.04.045 - Reserved.

Editor's note— Ord. No. 13-1003, § 1, Exhibit 1, adopted July 17, 2013, repealed § 12.04.045 in its entirety. Former § 12.04.045 pertained to "Street Design—Constrained local streets and/or rights-of-way." See Prior Code Cross-Reference Table and Code Comparative Table and Disposition List for derivation.

12.04.050 - Retaining walls—Required.

Every owner of a lot within the city, abutting upon an improved street, where the surface of the lot or tract of land is above the surface of the improved street and where the soil or earth from the lot, or tract of land is liable to, or does slide or fall into the street or upon the sidewalk, or both, shall build a retaining wall, the outer side of which shall be on the line separating the lot, or tract of land from the improved street, and the wall shall be so constructed as to prevent the soil or earth from the lot or tract of land from falling or sliding into the street or upon the sidewalk, or both, and the owner of any such property shall keep the wall in good repair.

Applicant's Response:

No retaining walls will be required due to the existing and planned grading.

12.04.060 - Retaining walls—Maintenance.

When a retaining wall is necessary to keep the earth from falling or sliding onto the sidewalk or into a public street and the property owner or person in charge of that property fails or refuses to build such a wall, such shall be deemed a nuisance. The violation of any provision of this chapter is subject to the code enforcement procedures of Chapters 1.16, 1.20 and 1.24.

Applicant's Response:

Not applicable.

12.04.070 - Removal of sliding dirt.

It shall be the duty of the owner of any property as mentioned in Section 12.04.050, and in case the owner is a nonresident, then the agent or other person in charge of the same, to remove from the street or sidewalk or both as the case may be, any and all earth or dirt falling on or sliding into or upon the same from the property, and to build and maintain in order at all times, the retaining wall as herein required; and upon the failure, neglect or refusal of the land owner, the agent or person in charge of the same to clean away such earth or dirt, falling or sliding from the property into the street or upon the sidewalk, or both, or to build the retaining wall, shall be deemed guilty of a misdemeanor.

Applicant's Response:

The county will maintain site slopes.

12.04.080 - Excavations—Permit required.

It shall be unlawful for any person to dig up, break, excavate, disturb, dig under or undermine any public street or alley, or any part thereof or any macadam, gravel, or other street pavement or improvement without first applying for and obtaining from the engineer a written permit so to do.

Applicant's Response:

The county will extend its existing central chilled water and hot water distribution lines under Beavercreek Road to serve this site. This will be submitted for permit to the appropriate city agencies. It is unclear whether this will be excavated or bored at this time.

12.04.090 - Excavations—Permit restrictions.

The permit shall designate the portion of the street to be so taken up or disturbed, together with the purpose for making the excavation, the number of days in which the work shall be done, and the trench or excavation to be refilled and such other restrictions as may be deemed of public necessity or benefit.

Applicant's Response:

A permit will be obtained..

12.04.095 - Reserved.

Editor's note— Ord. No. 13-1003, § 1, Exhibit 1, adopted July 17, 2013, repealed § 12.04.095 in its entirety. Former § 12.04.095 pertained to "Street Design—Curb Cuts." See Prior Code Cross-Reference Table and Code Comparative Table and Disposition List for derivation.

12.04.100 - Excavations—Restoration of pavement.

Whenever any excavation shall have been made in any pavement or other street improvement on any street or alley in the city for any purpose whatsoever under the permit granted by the engineer, it shall be the duty of the person making the excavation to restore the pavement in accordance with the City of Oregon City Public Works Pavement Cut Standard in effect at the time a right-of-way permit application is filed. The city commission may adopt and modify the City of Oregon City Public Works Pavement Cut Standards by resolution as necessary to implement the requirements of this chapter.

Applicant's Response:

The county will restore pavement.

12.04.110 - Excavations—Nuisance—Penalty.

Any excavation in violation of this chapter shall be deemed a nuisance. Violation of any provision of this chapter is subject to the code enforcement procedures of Chapters 1.16, 1.20 and 1.24.

Applicant's Response:

Any excavation in violation of this chapter shall be deemed a nuisance.

12.04.120 - Obstructions—Permit required.

A. Permanent Obstructions. It is unlawful for any person to place, put or maintain any obstruction, other than a temporary obstruction, as defined in subsection B. of this section, in any public street or alley in the city, without obtaining approval for a right-of-way permit from the commission by passage of a resolution.

1. The city engineer shall provide applicants with an application form outlining the minimum submittal requirements.

2. The applicant shall submit at least the following information in the permitting process in order to allow the commission to adequately consider whether to allow the placement of an obstruction and whether any conditions may be attached:

a. Site plan showing right-of-way, utilities, driveways as directed by staff;

b. Sight distance per Chapter 10.32, Traffic Sight Obstructions;

c. Traffic control plan including parking per Manual on Uniform Traffic Control Devices (MUTCD);

d. Alternative routes if necessary;

e. Minimizing obstruction area; and

f. Hold harmless/maintenance agreement.

3. If the commission adopts a resolution allowing the placement of a permanent obstruction in the right-of-way, the city engineer shall issue a right-of-way permit with any conditions deemed necessary by the commission.

B. Temporary Obstructions.

1. A "temporary obstruction" is defined as an object placed in a public street, road or alley for a period of not more than sixty consecutive days. A "temporary obstruction" includes, but is not limited to, moving containers and debris dumpsters.

2. The city engineer, or designee, is authorized to grant a permit for a temporary obstruction.

3. The city engineer shall provide applicants with an application form outlining the minimum submittal requirements.

4. The applicant shall submit, and the city engineer, or designee, shall consider, at least the following items in the permitting process. Additional information may be required in the discretion of the city engineer:

a. Site plan showing right-of-way, utilities, driveways as directed by staff;
b. Sight distance per Chapter 10.32, Traffic Sight Obstructions;
c. Traffic control plan including parking per Manual on Uniform Traffic Control Devices (MUTCD);
d. Alternative routes if necessary;
e. Minimizing obstruction area; and
f. Hold harmless/maintenance agreement.
5. In determining whether to issue a right-of-way permit to allow a temporary obstruction, the city engineer may issue such a permit only after finding that the following criteria have been satisfied:
a. The obstruction will not unreasonably impair the safety of people using the right-of-way and nearby residents;
b. The obstruction will not unreasonably hinder the efficiency of traffic affected by the obstruction;
c. No alternative locations are available that would not require use of the public right-of-way; and
d. Any other factor that the city engineer deems relevant.
6. The permittee shall post a weatherproof copy of the temporary obstruction permit in plain view from the right-of-way.
C. Fees. The fee for obtaining a right-of-way permit for either a permanent obstruction or a temporary obstruction shall be set by resolution of the commission.
Applicant's Response:
The county will comply with city requirements.

12.04.130 - Obstructions—Sidewalk sales.
A. It is unlawful for any person to use the public sidewalks of the city for the purpose of packing, unpacking or storage of goods or merchandise or for the display of goods or merchandise for sale. It is permissible to use the public sidewalks for the process of expeditiously loading and unloading goods and merchandise.
B. The city commission may, in its discretion, designate certain areas of the city to permit the display and sale of goods or merchandise on the public sidewalks under such conditions as may be provided.
Applicant's Response:
Sidewalk sales will not be held.

12.04.140 - Obstructions—Nuisance—Penalty.
Any act or omission in violation of this chapter shall be deemed a nuisance. Violation of any provision of this chapter is subject to the code enforcement procedures of Chapters 1.16, 1.20 and 1.24.
Applicant's Response:
Any act or omission in violation of this chapter shall be deemed a nuisance.

12.04.150 - Street and alley vacations—Cost.
At the time of filing a petition for vacation of a street, alley or any part thereof, a fee as established by city commission resolution shall be paid to the city.
Applicant's Response:
Street vacations are not required.

12.04.160 - Street vacations—Restrictions.
The commission, upon hearing such petition, may grant the same in whole or in part, or may deny the same in whole or in part, or may grant the same with such reservations as would appear to be for the public interest, including reservations pertaining to the maintenance and use of underground public utilities in the portion vacated.
Applicant's Response:
Street vacations are not required.

12.04.170 - Street design—Purpose and general provisions.
All development shall be in conformance with the policies and design standards established by this chapter and with applicable standards in the city's public facility master plan and city design standards and specifications. In reviewing applications for development, the city engineer shall take into consideration any approved development and the remaining development potential of adjacent properties. All street, water, sanitary sewer, storm drainage and utility plans associated with any development must be reviewed and approved by the city engineer prior to

construction. All streets, driveways or storm drainage connections to another jurisdiction's facility or right-of-way must be reviewed by the appropriate jurisdiction as a condition of the preliminary plat and when required by law or intergovernmental agreement shall be approved by the appropriate jurisdiction.

Applicant's Response:

Development will be reviewed by the city engineer.

12.04.175 - Street design—Generally.

The location, width and grade of street shall be considered in relation to: existing and planned streets, topographical conditions, public convenience and safety for all modes of travel, existing and identified future transit routes and pedestrian/bicycle accessways, overlay districts, and the proposed use of land to be served by the streets. The street system shall assure an adequate traffic circulation system with intersection angles, grades, tangents and curves appropriate for the traffic to be carried considering the terrain. To the extent possible, proposed streets shall connect to all existing or approved stub streets that abut the development site. The arrangement of streets shall either:

A. Provide for the continuation or appropriate projection of existing principal streets in the surrounding area and on adjacent parcels or conform to a plan for the area approved or adopted by the city to meet a particular situation where topographical or other conditions make continuance or conformance to existing streets impractical;

B. Where necessary to give access to or permit a satisfactory future development of adjoining land, streets shall be extended to the boundary of the development and the resulting dead-end street (stub) may be approved with a temporary turnaround as approved by the city engineer. Notification that the street is planned for future extension shall be posted on the stub street until the street is extended and shall inform the public that the dead-end street may be extended in the future. Access control in accordance with [Chapter] 12.04 shall be required to preserve the objectives of street extensions.

Applicant's Response:

Not applicable.

12.04.180 - Street design.

All development regulated by this chapter shall provide street improvements in compliance with the standards in Figure 12.04.180 depending on the street classification set forth in the Transportation System Plan and the Comprehensive Plan designation of the adjacent property, unless an alternative plan has been adopted. The standards provided below are maximum design standards and may be reduced with an alternative street design which may be approved based on the modification criteria in [Section] 12.04.007. The steps for reducing the maximum design below are found in the Transportation System Plan.

Table 12.04.180 Street Design

To read the table below, select the road classification as identified in the Transportation System Plan and the Comprehensive Plan designation of the adjacent properties to find the maximum design standards for the road cross section. If the Comprehensive Plan designation on either side of the street differs, the wider right-of-way standard shall apply.

Road Classification	*Comprehensive Plan Designation*	*Right-of-Way Width*	*Pavement Width*	*Public Access*	*Sidewalk*	*Landscape Strip*	*Bike Lane*	*Street Parking*	*Travel Lanes*	*Median*
Minor Arterial	*Mixed Use, Commercial or Public/Quasi Public*	*116 ft.*	*94 ft.*	*0.5 ft.*	*10.5 ft. sidewalk including 5 ft. x 5 ft. tree wells*		*6 ft.*	*8 ft.*	*(5) 12 ft. Lanes*	*6 ft.*

	Industrial	*118 ft.*	*86 ft.*	*0.5 ft.*	*5 ft.*	*10.5 ft.*	*6 ft.*	*7 ft.*	*(5) 12 ft. Lanes*	*N/A*
	Residential	*100 ft.*	*68 ft.*	*0.5 ft.*	*5 ft.*	*10.5 ft.*	*6 ft.*	*7 ft.*	*(3) 12 ft. Lanes*	*6 ft.*

Road Classification	*Comprehensive Plan Designation*	*Right-of-Way Width*	*Pavement Width*	*Public Access*	*Sidewalk*	*Landscape Strip*	*Bike Lane*	*Street Parking*	*Travel Lanes*	*Median*
Local	*Mixed Use, Commercial or Public/Quasi Public*	*62 ft.*	*40 ft.*	*0.5 ft.*	*10.5 ft. sidewalk including 5 ft. x 5 ft. tree wells*		*N/A*	*8 ft.*	*(2) 12 ft. Lanes*	*N/A*
	Industrial	*60 ft.*	*38 ft.*	*0.5 ft.*	*5 ft.*	*5.5 ft.*	*(2) 19 ft. Shared Space*			*N/A*
	Residential	*54 ft.*	*32 ft.*	*0.5 ft.*	*5 ft.*	*5.5 ft.*	*(2) 16 ft. Shared Space*			*N/A*

1. Pavement width includes, bike lane, street parking, travel lanes and median.
2. Public access, sidewalks, landscape strips, bike lanes and on-street parking are required on both sides of the street in all designations. The right-of-way width and pavement widths identified above include the total street section.
3. A 0.5 foot curb is included in landscape strip or sidewalk width.
4. Travel lanes may be through lanes or turn lanes.
5. The 0.5 foot public access provides access to adjacent public improvements.
6. Alleys shall have a minimum right-of-way width of twenty feet and a minimum pavement width of sixteen feet. If alleys are provided, garage access shall be provided from the alley.
Applicant's Response:
Widening of Warner Milne Rd will comply with these requirements.

12.04.185 - Street design—Access control.
A. A street which is dedicated to end at the boundary of the development or in the case of half-streets dedicated along a boundary shall have an access control granted to the city as a city controlled plat restriction for the purposes of controlling ingress and egress to the property adjacent to the end of the dedicated street. The access control restriction shall exist until such time as a public street is created, by dedication and accepted, extending the street to the adjacent property.
B. The city may grant a permit for the adjoining owner to access through the access control.
C. The plat shall contain the following access control language or similar on the face of the map at the end of each street for which access control is required: "Access Control (See plat restrictions)."

D. Said plats shall also contain the following plat restriction note(s): "Access to (name of street or tract) from adjoining tracts (name of deed document number[s]) shall be controlled by the City of Oregon City by the recording of this plat, as shown. These access controls shall be automatically terminated upon the acceptance of a public road dedication or the recording of a plat extending the street to adjacent property that would access through those Access Controls."

Applicant's Response:

Not applicable.

12.04.190 - Street design—Alignment.

The centerline of streets shall be:

A. Aligned with existing streets by continuation of the centerlines; or

B. Offset from the centerline by no more than five (5) feet, provided appropriate mitigation, in the judgment of the city engineer, is provided to ensure that the offset intersection will not pose a safety hazard.

Applicant's Response:

Widening of Warner Milne Rd will comply with these requirements.

12.04.194 - Traffic sight obstructions.

All new streets shall comply with the Traffic Sight Obstructions in Chapter 10.32.

Applicant's Response:

Widening of Warner Milne Rd will comply with these requirements.

12.04.195 - Spacing standards.

A. All new streets shall be designed as local streets unless otherwise designated as arterials and collectors in Figure 8 in the transportation system plan. The maximum block spacing between streets is five hundred thirty feet and the minimum block spacing between streets is one hundred fifty feet as measured between the right-of-way centerlines. If the maximum block size is exceeded, pedestrian accessways must be provided every three hundred thirty feet. The spacing standards within this section do not apply to alleys.

B. All new development and redevelopment shall meet the minimum driveway spacing standards identified in Table 12.04.195.B.

Table 12.04.195.B Minimum Driveway Spacing Standards		
Street Functional Classification	*Minimum Driveway Spacing Standards*	*Distance*
Major Arterial Streets	*Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings*	*175 ft.*
Minor Arterial Streets	*Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings*	*175 ft.*
Collector Streets	*Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings*	*100 ft.*
Local Streets	*Minimum distance from a street corner to a driveway for all uses and Minimum distance between driveways for uses other than single and two-family dwellings*	*25 ft.*

The distance from a street corner to a driveway is measured along the right-of-way from the edge of the intersection right-of-way to the nearest portion of the driveway and the distance between driveways is measured at the nearest portions of the driveway at the right-of-way.
Applicant's Response:
An existing driveway will be used.

12.04.199 - Pedestrian and bicycle accessways.
Pedestrian/bicycle accessways are intended to provide direct, safe and convenient connections between residential areas, retail and office areas, institutional facilities, industrial parks, transit streets, neighborhood activity centers, rights-of-way, and pedestrian/bicycle accessways which minimize out-of-direction travel, and transit-orientated developments where public street connections for automobiles, bicycles and pedestrians are unavailable. Pedestrian/bicycle accessways are appropriate in areas where public street options are unavailable, impractical or inappropriate. Pedestrian and bicycle accessways are required through private property or as right-of-way connecting development to the right-of-way at intervals not exceeding three hundred thirty feet of frontage; or where the lack of street continuity creates inconvenient or out of direction travel patterns for local pedestrian or bicycle trips.
A. Entry points shall align with pedestrian crossing points along adjacent streets and with adjacent street intersections.
Applicant's Response:
Not applicable.

B. Accessways shall be free of horizontal obstructions and have a nine-foot, six-inch high vertical clearance to accommodate bicyclists. To safely accommodate both pedestrians and bicycles, accessway right-of-way widths shall be as follows:
1. Accessways shall have a fifteen-foot-wide right-of-way with a seven-foot wide paved surface between a five-foot planter strip and a three-foot planter strip.
2. If an accessway also provides secondary fire access, the right-of-way width shall be at least twenty-three feet wide with a fifteen-foot paved surface a five-foot planter strip and a three-foot planter strip.
Applicant's Response:
Not applicable.

C. Accessways shall be direct with at least one end point of the accessway always visible from any point along the accessway. On-street parking shall be prohibited within fifteen feet of the intersection of the accessway with public streets to preserve safe sight distance and promote safety.
Applicant's Response:
Not applicable.

D. To enhance pedestrian and bicycle safety, accessways shall be lighted with pedestrian-scale lighting. Accessway lighting shall be to a minimum level of one-half-foot-candles, a one and one-half foot-candle average, and a maximum to minimum ratio of seven-to-one and shall be oriented not to shine upon adjacent properties. Street lighting shall be provided at both entrances.
Applicant's Response:
Not applicable.

E. Accessways shall comply with Americans with Disabilities Act (ADA).
Applicant's Response:
Not applicable.

F. The planter strips on either side of the accessway shall be landscaped along adjacent property by installation of the following:
1. Within the three-foot planter strip, an evergreen hedge screen of thirty to forty-two inches high or shrubs spaced no more than four feet apart on average;

2. Ground cover covering one hundred percent of the exposed ground. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees;
3. Within the five-foot planter strip, two-inch minimum caliper trees with a maximum of thirty-five feet of separation between the trees to increase the tree canopy over the accessway;
4. In satisfying the requirements of this section, evergreen plant materials that grow over forty-two inches in height shall be avoided. All plant materials shall be selected from the Oregon City Native Plant List.
Applicant's Response:
Not applicable.

G. Accessways shall be designed to prohibit unauthorized motorized traffic. Curbs and removable, lockable bollards are suggested mechanisms to achieve this.
Applicant's Response:
Not applicable.

H. Accessway surfaces shall be paved with all-weather materials as approved by the city. Pervious materials are encouraged. Accessway surfaces shall be designed to drain stormwater runoff to the side or sides of the accessway. Minimum cross slope shall be two percent.
Applicant's Response:
Not applicable.

I. In parks, greenways or other natural resource areas, accessways may be approved with a five-foot wide gravel path with wooden, brick or concrete edgings.
Applicant's Response: Not applicable.

J. The community development director may approve an alternative accessway design due to existing site constraints through the modification process set forth in Section 12.04.007.
Applicant's Response:
Not applicable.

K. Ownership, liability and maintenance of accessways. To ensure that all pedestrian/bicycle accessways will be adequately maintained over time, the hearings body shall require one of the following:
1. Dedicate the accessways to the public as public right-of-way prior to the final approval of the development; or
2. The developer incorporates the accessway into a recorded easement or tract that specifically requires the property owner and future property owners to provide for the ownership, liability and maintenance of the accessway.
Applicant's Response:
Not applicable.

12.04.200 - Reserved.
Editor's note— Ord. No. 13-1003, § 1, Exhibit 1, adopted July 17, 2013, repealed § 12.04.200 in its entirety. Former § 12.04.200 pertained to "Street Design—Constrained local streets and/or rights-of-way." See Prior Code Cross-Reference Table and Code Comparative Table and Disposition List for derivation.

12.04.205 - Mobility standards.
Development shall demonstrate compliance with intersection mobility standards. When evaluating the performance of the transportation system, the City of Oregon City requires all intersections, except for the facilities identified in subsection D below, to be maintained at or below the following mobility standards during the two-hour peak operating conditions. The first hour has the highest weekday traffic volumes and the second hour is the next highest hour before or after the first hour. Except as provided otherwise below, this may require the installation of mobility improvements as set forth in the transportation system plan or as otherwise identified by the city transportation engineer.
A. For intersections within the regional center, the following mobility standards apply:

1. During the first hour, a maximum v/c ratio of 1.10 shall be maintained. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.
2. During the second hour, a maximum v/c ratio of 0.99 shall be maintained at signalized intersections. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.
3. Intersections located on the Regional Center boundary shall be considered within the Regional Center.
B. For intersections outside of the Regional Center but designated on the Arterial and Throughway Network, as defined in the Regional Transportation Plan, the following mobility standards apply:
1. During the first hour, a maximum v/c ratio of 0.99 shall be maintained. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.
2. During the second hour, a maximum v/c ratio of 0.99 shall be maintained at signalized intersections. For signalized intersections, this standard applies to the intersection as a whole. For unsignalized intersections, this standard applies to movements on the major street. There is no performance standard for the minor street approaches.
C. For intersections outside the boundaries of the Regional Center and not designated on the Arterial and Throughway Network, as defined in the Regional Transportation Plan, the following mobility standards apply:
1. For signalized intersections:
a. During the first hour, LOS "D" or better will be required 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 the critical movements.
b. During the second hour, LOS "D" or better will be required 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 the critical movements.
2. For unsignalized intersections outside of the boundaries of the Regional Center:
a. For unsignalized intersections, during the peak hour, all movements serving more than twenty vehicles shall be maintained at LOS "E" or better. LOS "F" will be tolerated at movements serving no more than twenty vehicles during the peak hour.
D. Until the city adopts new performance measures that identify alternative mobility targets, the city shall exempt proposed development that is permitted, either conditionally, outright, or through detailed development master plan approval, from compliance with the above-referenced mobility standards for the following state-owned facilities:
I-205/OR 99E Interchange
I-205/OR 213 Interchange
OR 213/Beavercreek Road
State intersections located within or on the Regional Center Boundaries
1. In the case of conceptual development approval for a master plan that impacts the above references intersections:
a. The form of mitigation will be determined at the time of the detailed development plan review for subsequent phases utilizing the Code in place at the time the detailed development plan is submitted; and
b. Only those trips approved by a detailed development plan review are vested.
2. Development which does not comply with the mobility standards for the intersections identified in [Section] 12.04.205.D shall provide for the improvements identified in the Transportation System Plan (TSP) in an effort to improve intersection mobility as necessary to offset the impact caused by development. Where required by other provisions of the Code, the applicant shall provide a traffic impact study that includes an assessment of the development's impact on the intersections identified in this exemption and shall construct the intersection improvements listed in the TSP or required by the Code.
Applicant's Response:
See enclosed Traffic Study.

12.04.210 - Street design—Intersection angles.
Except where topography requires a lesser angle, streets shall be laid out to intersect at angles as near as possible to right angles. In no case shall the acute angles be less than eighty degrees unless there is a special intersection

design. An arterial or collector street intersecting with another street shall have at least one hundred feet of tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least fifty feet of tangent adjacent to the intersection unless topography requires a lesser distance. All street intersections shall be provided with a minimum curb return radius of twenty-five feet for local streets. Larger radii shall be required for higher street classifications as determined by the city engineer. Additional right-of-way shall be required to accommodate curb returns and sidewalks at intersections. Ordinarily, intersections should not have more than two streets at any one point.

Applicant's Response:

Not applicable.

12.04.215 - Street design—Off-site street improvements.

During consideration of the preliminary plan for a development, the decision maker shall determine whether existing streets impacted by, adjacent to, or abutting the development meet the city's applicable planned minimum design or dimensional requirements. Where such streets fail to meet these requirements, the decision-maker shall require the applicant to make proportional improvements sufficient to achieve conformance with minimum applicable design standards required to serve the proposed development.

Applicant's Response:

Not applicable.

12.04.220 - Street design—Half street.

Half streets, while generally not acceptable, may be approved where essential to the development, when in conformance with all other applicable requirements, and where it will not create a safety hazard. When approving half streets, the decision maker must first determine that it will be practical to require the dedication of the other half of the street when the adjoining property is divided or developed. Where the decision maker approves a half street, the applicant must construct an additional ten feet of pavement width so as to make the half street safe and usable until such time as the other half is constructed. Whenever a half street is adjacent to property capable of being divided or developed, the other half of the street shall be provided and improved when that adjacent property divides or develops. Access control may be required to preserve the objectives of half streets.

When the remainder of an existing half-street improvement is made it shall include the following items: dedication of required right-of-way, construction of the remaining portion of the street including pavement, curb and gutter, landscape strip, sidewalk, street trees, lighting and other improvements as required for that particular street. It shall also include at a minimum the pavement replacement to the centerline of the street. Any damage to the existing street shall be repaired in accordance with the city's "Moratorium Pavement Cut Standard" or as approved by the city engineer.

Applicant's Response:

Not applicable.

12.04.225 - Street design—Cul-de-sacs and dead-end streets.

The city discourages the use of cul-de-sacs and permanent dead-end streets except where construction of a through street is found by the decision maker to be impracticable due to topography or some significant physical constraint such as geologic hazards, wetland, natural or historic resource areas, dedicated open space, existing development patterns, arterial access restrictions or similar situation as determined by the community development director. When permitted, access from new cul-de-sacs and permanent dead-end streets shall be limited to a maximum of twenty-five dwelling units and a maximum street length of two hundred feet, as measured from the right-of-way line of the nearest intersecting street to the back of the cul-de-sac curb face. In addition, cul-de-sacs and dead end roads shall include pedestrian/bicycle accessways as required in this chapter. This section is not intended to preclude the use of curvilinear eyebrow widening of a street where needed.

Where approved, cul-de-sacs shall have sufficient radius to provide adequate turn-around for emergency vehicles in accordance with fire district and city adopted street standards. Permanent dead-end streets other than cul-de-sacs shall provide public street right-of-way/easements sufficient to provide turn-around space with appropriate no-parking signs or markings for waste disposal, sweepers, and other long vehicles in the form of a hammerhead or other design to be approved by the decision maker. Driveways shall be encouraged off the turnaround to provide for additional on-street parking space.

Applicant's Response:
Not applicable.

12.04.230 - Street design—Street names.
Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street. Street names shall conform to the established standards in the city and shall be subject to the approval of the city.
Applicant's Response:
Not applicable.

12.04.235 - Street design—Grades and curves.
Grades and center line radii shall conform to the standards in the city's street design standards and specifications.
Applicant's Response:
Not applicable.

12.04.240 - Street design—Development abutting arterial or collector street.
Where development abuts or contains an existing or proposed arterial or collector street, the decision maker may require: access control; screen planting or wall contained in an easement or otherwise protected by a restrictive covenant in a form acceptable to the decision maker along the rear or side property line; or such other treatment it deems necessary to adequately protect residential properties or afford separation of through and local traffic. Reverse frontage lots with suitable depth may also be considered an option for residential property that has arterial frontage. Where access for development abuts and connects for vehicular access to another jurisdiction's facility then authorization by that jurisdiction may be required.
Applicant's Response:
Not applicable.

12.04.245 - Street design—Pedestrian and bicycle safety.
Where deemed necessary to ensure public safety, reduce traffic hazards and promote the welfare of pedestrians, bicyclists and residents of the subject area, the decision maker may require that local streets be so designed as to discourage their use by nonlocal automobile traffic.
All crosswalks shall include a large vegetative or sidewalk area which extends into the street pavement as far as practicable to provide safer pedestrian crossing opportunities. These curb extensions can increase the visibility of pedestrians and provide a shorter crosswalk distance as well as encourage motorists to drive slower. The decision maker may approve an alternative design that achieves the same standard for constrained sites or where deemed unnecessary by the city engineer.
Applicant's Response:
Not applicable.

12.04.255 - Street design—Alleys.
Public alleys shall be provided in the following districts R-5, R-3.5, R-2, MUC-1, MUC-2 and NC zones unless other permanent provisions for private access to off-street parking and loading facilities are approved by the decision maker. The corners of alley intersections shall have a radius of not less than ten feet.
Applicant's Response:
Not applicable.

12.04.260 - Street design—Transit.
Streets shall be designed and laid out in a manner that promotes pedestrian and bicycle circulation. The applicant shall coordinate with transit agencies where the application impacts transit streets as identified in [Section] 17.04.1310. Pedestrian/bicycle access ways shall be provided as necessary in Chapter 12.04 to minimize the travel distance to transit streets and stops and neighborhood activity centers. The decision maker may require provisions, including easements, for transit facilities along transit streets where a need for bus stops, bus pullouts or other transit facilities within or adjacent to the development has been identified.
Applicant's Response:

Not applicable.

12.04.265 - Street design—Planter strips.
All development shall include vegetative planter strips that are five feet in width or larger and located adjacent to the curb. This requirement may be waived or modified if the decision maker finds it is not practicable. The decision maker may permit constrained sites to place street trees on the abutting private property within ten feet of the public right-of-way if a covenant is recorded on the title of the property identifying the tree as a city street tree which is maintained by the property owner. Development proposed along a collector, minor arterial, or major arterial street may use tree wells with root barriers located near the curb within a wider sidewalk in lieu of a planter strip, in which case each tree shall have a protected area to ensure proper root growth and reduce potential damage to sidewalks, curbs and gutters.
To promote and maintain the community tree canopy adjacent to public streets, trees shall be selected and planted in planter strips in accordance with Chapter 12.08, Street Trees. Individual abutting lot owners shall be legally responsible for maintaining healthy and attractive trees and vegetation in the planter strip. If a homeowners' association is created as part of the development, the association may assume the maintenance obligation through a legally binding mechanism, e.g., deed restrictions, maintenance agreement, etc., which shall be reviewed and approved by the city attorney. Failure to properly maintain trees and vegetation in a planter strip shall be a violation of this code and enforceable as a civil infraction.
Applicant's Response:
See enclosed landscape plan.

12.04.270 - Standard construction specifications.
The workmanship and materials for any work performed under permits issued per this chapter shall be in accordance with the edition of the "Oregon Standard Specifications for Construction" as prepared by the Oregon Department of Transportation (ODOT) and the Oregon Chapter of American Public Works Association (APWA) and as modified and adopted by the city in accordance with this ordinance, in effect at the time of application. The exception to this requirement is where this chapter and the Public Works Street Design Drawings provide other design details, in which case the requirements of this chapter and the Public Works Street Design Drawings shall be complied with. In the case of work within ODOT or Clackamas County rights-of-way, work shall be in conformance with their respective construction standards.
Applicant's Response:
Work shall meet required standards.

12.04.280 - Violation—Penalty.
Any act or omission in violation of this chapter shall be deemed a nuisance. Violation of any provision of this chapter is subject to the code enforcement procedures of Chapters 1.16, 1.20 and 1.24.
Applicant's Response:
Any act or omission in violation of this chapter shall be deemed a nuisance.

Chapter 12.08 - PUBLIC AND STREET TREES[2]

12.08.010 - Purpose.
The purpose of this chapter is to:
A. Develop tree-lined streets to protect the living quality and beautify the city;
B. Establish physical separation between pedestrians and vehicular traffic;
C. Create opportunities for solar shading;
D. Improve air quality; and
E. Increase the community tree canopy and resource.

12.08.015 - Street tree planting and maintenance requirements.
All new construction or major redevelopment shall provide street trees adjacent to all street frontages. Species of trees shall be selected based upon vision clearance requirements, but shall in all cases be selected from the Oregon City Street Tree List or be approved by a certified arborist. If a setback sidewalk has already been constructed or the

Development Services determines that the forthcoming street design shall include a setback sidewalk, then all street trees shall be installed with a planting strip. If existing street design includes a curb-tight sidewalk, then all street trees shall be placed within the front yard setback, exclusive of any utility easement.
Applicant's Response:
See enclosed landscape plan.

A. One street tree shall be planted for every thirty-five feet of property frontage. The tree spacing shall be evenly distributed throughout the total development frontage. The community development director may approve an alternative street tree plan if site or other constraints prevent meeting the placement of one street tree per thirty-five feet of property frontage.
Applicant's Response:
See enclosed landscape plan.

B. The following clearance distances shall be maintained when planting trees:
1. Fifteen feet from streetlights;
2. Five feet from fire hydrants;
3. Twenty feet from intersections;
4. A minimum of five feet (at mature height) below power lines.
Applicant's Response:
See enclosed landscape plan.

C. All trees shall be a minimum of two inches in caliper at six inches above the root crown and installed to city specifications.
Applicant's Response:
See enclosed landscape plan.

D. All established trees shall be pruned tight to the trunk to a height that provides adequate clearance for street cleaning equipment and ensures ADA complaint clearance for pedestrians.
Applicant's Response:
Once established, trees will be maintained by the county.

12.08.020 - Street tree species selection.
The community development director may specify the species of street trees required to be planted if there is an established planting scheme adjacent to a lot frontage, if there are obstructions in the planting strip, or if overhead power lines are present.
Applicant's Response:
Trees are from the city's approved tree list.

12.08.025 - General tree maintenance.
Abutting property owners shall be responsible for the maintenance of street trees and planting strips. Topping of trees is permitted only under recommendation of a certified arborist, or other qualified professional, if required by city staff. Trees shall be trimmed appropriately. Maintenance shall include trimming to remove dead branches, dangerous limbs and to maintain a minimum seven-foot clearance above all sidewalks and ten-foot clearance above the street. Planter strips shall be kept clear of weeds, obstructing vegetation and trash.
Applicant's Response:
Maintenance will be carried out by Clackamas County.

12.08.030 - Public property tree maintenance.
The city shall have the right to plant, prune, maintain and remove trees, plants and shrubs in all public rights-of-way and public grounds, as may be necessary to ensure public safety or to preserve and enhance the symmetry or other desirable characteristics of such public areas. The natural resources committee may recommend to the community development director the removal of any tree or part thereof which is in an unsafe condition, or which by reason of its nature is injurious to above or below-ground public utilities or other public improvements.

Applicant's Response:
The city may maintain street trees.

12.08.035 - Public tree removal.
Existing street trees shall be retained and protected during construction unless removal is specified as part of a land use approval or in conjunction with a public facilities construction project, as approved by the community development director. A diseased or hazardous street tree, as determined by a registered arborist and verified by the City, may be removed if replaced. A non-diseased, non-hazardous street tree that is removed shall be replaced in accordance with the Table 12.08.035.
All new street trees will have a minimum two-inch caliper trunk measured six inches above the root crown. The community development director may approve off-site installation of replacement trees where necessary due to planting constraints. The community development director may additionally allow a fee in-lieu of planting the tree(s) to be placed into a city fund dedicated to planting trees in Oregon City in accordance with Oregon City Municipal Code 12.08.
Table 12.08.035

Replacement Schedule for Trees Determined to be Dead, Diseased or Hazardous by a Certified Arborist		*Replacement Schedule for Trees Not Determined to be Dead, Diseased or Hazardous by a Certified Arborist*	
Diameter of tree to be Removed (Inches of diameter at 4-ft height)	*Number of Replacement Trees to be Planted*	*Diameter of tree to be Removed (Inches of diameter at 4-ft height)*	*Number of Replacement Trees to be Planted*
Any Diameter	*1 Tree*	*Less than 6"*	*1 Tree*
		6" to 12"	*2 Trees*
		13" to 18"	*3 Trees*
		19" to 24"	*4 Trees*
		25" to 30"	*5 Trees*
		31" and over	*8 Trees*

Applicant's Response:
There are no existing trees. For new trees see landscape plans.

2.08.040 - Heritage Trees and Groves.
A. Purpose. Certain trees, because of their age, species, natural resource value, ecological or historical association, are of special importance to the city. These trees may live on private or public property.
1. The purpose of this chapter is to recognize, foster appreciation and provide for voluntary protection of Heritage Trees.
2. In particular, the following trees are shall be considered significant, and therefore eligible for heritage tree nomination in Oregon City, if they meet the minimum size requirements of the table below:
Tree Eligibility based on Size

Species	*Common Name*	*Size (d.b.h)*
Quercus garrayana	*Oregon white oak*	*8"*
Pseudotsuga menziesii	*Douglas-fir*	*18"*

Thuja plicata	*Western red cedar*	*12"*
Pinus ponderosa	*Ponderosa pine*	*12"*
Taxus brevifolia	*Western yew*	*6"*
Other deciduous and horticultural tree species		*20"*
Other evergreen and conifer trees		*18"*

Applicant's Response:
There are no trees on the site.

B. Recommendation.
1. Any citizen may recommend tree(s) to be designated as a Heritage Tree or Grove. If the proposed Heritage Tree or Grove is located on property other than city property or public right-of-way under city jurisdiction, the recommendation shall be submitted by the property owner or accompanied by the property owner's written consent. If the proposed Heritage Tree or Grove is located on city property or public right-of-way under city jurisdiction, the recommendation shall be submitted to the community development director; if the recommendation is consented to by the city, the community development director shall submit the recommendation to the city commission.
2. Recommendation shall be made on such form as required by the community development director. The recommendation form shall include a narrative explaining why the tree qualifies for Heritage Tree or Grove status pursuant to the definition in subsection 1. and the written consent of the property owner as described in subsection 1., of this section.
Applicant's Response:
Not applicable.

C. Review Process.
1. The city commission shall review all Heritage Trees and Grove recommendations at a public meeting. Notice of the meeting shall be provided to the recommending applicant, the property owner (unless the recommended tree or grove is located on public right-of-way under city jurisdiction, in which event notice shall be given to the community development director), the chair of any recognized neighborhood association in which the tree or grove is located, and the parks and recreation advisory committee (PRAC), if applicable.
2. Staff shall prepare a report for the city commission analyzing whether the tree or grove complies with the requirements for designation.
3. After considering the staff report and any testimony by interested persons, the city commission shall vote on the recommendation.
4. Following approval by the city commission:
a. If the tree or grove is located on private property, the designation shall be complete upon the property owner's execution of a covenant running with the land suitable for recordation by the city. The covenant shall describe the subject property, generally describe the location of the heritage tree or grove, and covenant that the tree or grove is protected as a "Heritage Tree" or "Heritage Grove" by the City of Oregon City and is therefore subject to special protection as provided in this Title.
b. If the tree or grove is located on public right-of-way, the designation shall be complete upon the Staff's listing of the tree or grove on the city Heritage Tree and Grove records.
c. If the tree or grove is located on the public right-of-way, the city shall condition any future property owner-requested vacation of the public right-of-way upon the execution of a covenant in accordance with subsection a., above, which shall be recorded by the city upon the vacation of the right-of-way.
Applicant's Response:
Not applicable.

D. Criteria.
1. The city commission may designate a tree or grove as a Heritage Tree or Heritage Grove if the commission determines that the following criteria are met:
a. The tree or grove is of landmark importance to the City of Oregon City due to age, size, species, horticultural quality or historic importance; or
Applicant's Response:
Not applicable.

b. It is listed as a State Heritage Tree, as designated by the state division of forest resources; or
Applicant's Response:
Not applicable.

c. It is a rare species, or provides a habitat for rare species of plants, animals or birds; and
Applicant's Response:
Not applicable.

d. The tree is not irreparably damaged, diseased, hazardous or unsafe, or the applicant is willing to have the tree treated by an arborist and the treatment will alleviate the damage, disease or hazard;
Applicant's Response:
Not applicable.

E. Protection of Heritage Trees and Groves.
1. No Heritage Tree or Grove may be removed, topped, or otherwise altered unless permitted by this section.
2. An application to remove a Heritage Tree or Grove shall demonstrate that the burden imposed on the property owner, or, if the tree is located within the public right-of-way under city jurisdiction, then the burden imposed on the city by the continued presence of the tree outweighs the public benefit provided by the tree. For the purposes of making this determination, the following tree impacts shall not be considered unreasonable burdens on the property owner, or if appropriate, the city:
a. View obstruction;
b. Routine pruning, leaf raking and other maintenance activities; and
c. Infrastructure impacts or tree hazards that can be controlled or avoided by appropriate pruning or maintenance.
3. Unless the tree is permitted to be removed due to poor health or hazard pursuant to Section 12.08.042, the applicant shall be required to mitigate for the loss of the tree pursuant to Table 12.08.042.
4. Any person who removes a Heritage Tree or Grove in violation of this chapter shall be subject to the penalties provided in this chapter.
Applicant's Response:
Not applicable.

F. Recognition of Heritage Trees and Groves.
1. A Heritage Tree plaque may be designed and furnished by the city to the property owner, or if the tree is in the public right-of-way, to the appropriate city official, of a designated Heritage Tree or Grove. The city may charge a fee to cover the costs of the providing the plaque. The plaque shall be posted at a location at or near the tree or grove and, if feasible, visible from a public right-of-way.
2. The community development director shall maintain a list and map of designated Heritage Trees and Groves.
G. Removal of Heritage Tree or Grove Designation.
1. A Heritage Tree or Grove may be removed from designation if it dies or is removed pursuant to this chapter. If removed from private property, the city shall record a document extinguishing the covenant.
Applicant's Response:
Not applicable.

12.08.045 - Gifts and funding.
The City of Oregon City may accept gifts, which are specifically designated for the purpose of planting or maintaining trees within the city. the community development director may allow a fee in-lieu of planting the

tree(s) to be placed into a city fund dedicated to planting trees in Oregon City. The community development director may determine the type, caliper and species of the trees purchased with the fund. The cost of each tree may be adjusted annually based upon current market prices for materials and labor as calculated by the community development director. A separate fund shall be established and maintained for revenues and expenditures created by activities specified in this chapter. The natural resources committee shall have authority on behalf of the city to seek grants and alternative funding for tree projects. Funds from such grant awards shall be administered by the city pursuant to this section.

Applicant's Response:

Not applicable.

12.08.050 - Violation—Penalty.

The violation of any provision of this chapter shall be constitute a civil infraction, subject to code enforcement procedures of Chapter 1.16 and/or Chapter 1.20.

Applicant's Response:

Understood.

CHAPTER 15.48 - GRADING, FILLING AND EXCAVATING

15.48.030 Applicability—Grading permit required.

A. A city-issued grading permit shall be required before the commencement of any of the following filling or grading activities:

1. Grading activities in excess of ten cubic yards of earth;

2. Grading activities which may result in the diversion of existing drainage courses, both natural and man-made, from their natural point of entry or exit from the grading site;

3. Grading and paving activities resulting in the creation of impervious surfaces greater than two thousand square feet or more in area;

4. Any excavation beyond the limits of a basement or footing excavation, having an unsupported soil height greater than five feet after the completion of such a structure; or

5. Grading activities involving the clearing or disturbance of one-half acres (twenty-one thousand seven hundred eighty square feet) or more of land.

Applicant's Response:

A grading permit will be required.

15.48.090 Submittal requirements.

An engineered grading plan or an abbreviated grading plan shall be prepared in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards whenever a city approved grading permit is required. In addition, a geotechnical engineering report and/or residential lot grading plan may be required pursuant to the criteria listed below.

A. Abbreviated Grading Plan. The city shall allow the applicant to submit an abbreviated grading plan in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards if the following criteria are met:

1. No portion of the proposed site is within the flood management area overlay district pursuant to Chapter 17.42, the unstable soils and hillside constraints overlay district pursuant to Chapter 17.44, or a water quality resource area pursuant to Chapter 17.49; and

2. The proposed filling or grading activity does not involve more than fifty cubic yards of earth.

B. Engineered Grading Plan. The city shall require an engineered grading plan in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer if the proposed activities do not qualify for abbreviated grading plan.

C. Geotechnical Engineering Report. The city shall require a geotechnical engineering report in compliance with the minimum report requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer who specializes in geotechnical work when any of the following site conditions may exist in the development area:

1. When any publicly maintained facility (structure, street, pond, utility, park, etc.) will be supported by any engineered fill;
2. When an embankment for a stormwater pond is created by the placement of fill;
3. When, by excavation, the soils remaining in place are greater than three feet high and less than twenty feet wide.
D .Residential Lot Grading Plan. The city shall require a residential lot grading plan in compliance with the minimum report requirements of the Public Works Stormwater and Grading Design Standards to be prepared by a professional engineer for all land divisions creating new residential building lots or where a public improvement project is required to provide access to an existing residential lot.
Applicant's Response:
See enclosed grading plan.

CHAPTER 17.47 - EROSION AND SEDIMENT CONTROL

17.47.070 Erosion and sediment control plans.
A. An application for an erosion and sediment control permit shall include an erosion and sediment control plan, which contains methods and interim measures to be used during and following construction to prevent or control erosion prepared in compliance with City of Oregon City public works standards for erosion and sediment control. These standards are incorporated herein and made a part of this title and are on file in the office of the city recorder.
Applicant's Response:
See enclosed erosion control plans.

CHAPTER 17.41 - TREE PROTECTION STANDARDS
Applicant's Response:
Not applicable. There are no existing trees.

CHAPTER 17.50 - ADMINISTRATION AND PROCEDURES

17.50.050 Preapplication Conference
A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.
B.A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the city will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.
Applicant's Response:
The pre-application conference was held on 5/22/18. Meeting notes are enclosed.

17.50.055 Neighborhood Association Meeting

The purpose of the meeting with the recognized neighborhood association is to inform the affected neighborhood association about the proposed development and to receive the preliminary responses and suggestions from the neighborhood association and the member residents.
1. Applicants applying for annexations, zone change, comprehensive plan amendments, conditional use, planning commission variances, subdivision, or site plan and design review (excluding minor site plan and design review), general development master plans or detailed development plans applications shall schedule and attend a meeting with the city-recognized neighborhood association in whose territory the application is proposed. Although not required for other projects than those identified above, a meeting with the neighborhood association is highly recommended.
2. The applicant shall send, by certified mail, return receipt requested letter to the chairperson of the neighborhood association and the citizen involvement committee describing the proposed project. Other communication methods may be used if approved by the neighborhood association.
3. A meeting shall be scheduled within thirty days of the notice. A meeting may be scheduled later than thirty days if by mutual agreement of the applicant and the neighborhood association. If the neighborhood association does not want to, or cannot meet within thirty days, the applicant shall hold their own meeting after six p.m. or on the weekend, with notice to the neighborhood association, citizen involvement committee, and all property owners within three hundred feet. If the applicant holds their own meeting, a copy of the certified letter requesting a neighborhood association meeting shall be required for a complete application. The meeting held by the applicant shall be held within the boundaries of the neighborhood association or in a city facility.
4. If the neighborhood association is not currently recognized by the city, is inactive, or does not exist, the applicant shall request a meeting with the citizen involvement committee.
5. To show compliance with this section, the applicant shall submit a sign-in sheet of meeting attendees, a summary of issues discussed, and letter from the neighborhood association or citizen involvement committee indicating that a neighborhood meeting was held. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, a sign in sheet of attendees and a summary of issues discussed.
Applicant's Response:
The neighborhood association meeting was held on 7/10/18. Meeting notes are enclosed.

<u>CHAPTER 17.54.100 – FENCES, HEDGES AND WALLS</u>
Applicant's Response:
There are no fences, hedges or walls.

<u>CHAPTER 17.49 (2005) WATER QUALITY RESOURCES OVERLAY DISTRICT</u>
17.49.040 -Administration.

A. This chapter establishes a water quality resource area overlay district which is delineated on the water quality and flood management areas map attached and incorporated by reference as a part of this chapter. The official map is on file in the office of the city recorder.

1. The Oregon City Local Wetland Inventory, as amended, shall be a reference for identifying areas subject to the water quality resource area overlay district.

2. Applicants are required to provide the city with a field-verified delineation of the water quality resource areas on the subject property as part of their application. An application shall not be complete until this delineation is submitted to the city. If the protected water feature is not located on the subject property and access to the water feature is denied, then existing data may be used to delineate the boundary of the water quality resource area. The water resource determination shall be processed as a Type II application.
Applicant's response:
A current wetland delineation report is attached.

3. The standards for development contained in this chapter are applicable to areas located within a water quality resource area. Applications for development on a site located in the water quality resource area overlay district may request a determination that the subject site is not in a water

quality resource area and this is not subject to the standards of Section 17.49.050. The water resource exemption determination shall be processed as a Type I application.

a. Applicants for a determination under this section shall submit a site plan meeting the following requirements:

i. The site plan must be drawn at a scale of no less than one inch equals twenty feet;

ii. The site plan must show the location of the proposed development and the lot lines of the property on which development is proposed; iii. The site plan must show the location of the protected water feature. If the protected water feature is a wetland, the delineation must be made by a qualified wetlands specialist pursuant to the 1987 Corps of Engineers Delineation Manual. For all other protected water features, the location must be established by a registered professional engineer or surveyor licensed by the state of Oregon.

iv. The site plan must show the location of the water quality resource area;

v. If the proposed development is closer than two hundred feet to the protected water feature, the site plan must include contour intervals of no greater than five feet; and

vi. If the vegetated corridor is fifteen feet, the site plan must show the protected water feature's drainage area, including all tributaries.

b. Alternatively, an applicant may have the city staff gather the information necessary to determine the location of the water quality resource area by making an application therefore and paying to the city a fee as set by resolution of the city commission.

c. Determinations under this section will be made by the community development director, or designee, as a Type II decision.
Applicant's response:
Attached site plans show the required information.

4. Compliance with Federal and State Requirements.
a. If the proposed development requires the approval of any other governmental agency, such as the division of state lands or the U.S. Army Corps of Engineers, the applicant shall make application for such approval prior to or simultaneously with the submittal of its development application to the city engineer. The planning division shall coordinate city approvals with those of other agencies to the extent necessary and feasible. Any permit issued by the city pursuant to this chapter shall not become valid until other agency approvals have been obtained or those agencies indicate that such approvals are not required.
Applicant's response:
The proposed development was discussed with Christine Stevenson, Jurisdictional Coordinator for the Oregon Division of State Lands, and Jessica Menichino, Clackamas County Regulatory Contact for the US Army Corps of Engineers. Both indicated that as long as no physical disturbance of the wetlands occurred their agencies had no jurisdiction or concerns.
b. The requirements of this chapter apply only to water quality resource areas within the water quality resource area overlay district. If, in the course of a development review,

evidence suggests that a property outside the district may contain a Title 3 wetland or other protected water resource, the provisions of this chapter shall not be applied to that development review. However, the omission shall not excuse the applicant from satisfying any state and federal wetland requirements which are otherwise applicable. Those requirements apply in addition to, and apart from the requirements of the city's comprehensive plan and this code. Additionally, the standards of Section 17.49.090 shall be applied to the resource and, if the standards of Section 17.49.090 are met, the district boundaries shall be amended.

B. The city shall review the water quality and flood management areas maps during periodic review as required by ORS 197.633 (1997).

17.49.050 Water quality resource area standards.
This section applies to water quality resource areas within the water quality resource area overlay district.

A. The purpose of this section is to protect and improve the beneficial water uses and functions and values of water quality resource areas.

B. The water quality resource area is the vegetated corridor and the protected water feature. The width of the vegetated corridor is specified in Table 17.49-1. At least three slope measurements along the water feature, at no more than fifty-foot increments, shall be made for each property for which development is proposed. Depending on the slope measurements, the width of the vegetated corridor may vary.

Table 17.49-1 - Width of Vegetated Corridor

Protected Water Feature Type (see definitions)	*Slope Adjacent to Protected Water Feature*	*Starting Point for Measurements from Water Feature*	*Width of Vegetated Corridor (see note 1)*
Anadromous Fish Bearing Streams	*Any slope*	*Edge of bank - full flow*	*200 ft*
Intermittent Streams with Slopes Less than 25% and which drain less than 100 acres	*25%*	*Edge of bank - full flow*	*15 ft*
All Other Protected Water Features			
	<25%	*Edge of bank - full flow or Delineated edge of title 3 wetland*	*50 ft*
	> 25% for 150 ft or more (see note 2)		*200 ft*
	> 25% for <150 ft (see note 3)		*Distance from starting point of measurement to top of ravine (break in >= 25 percent slope) (See Note 3) plus 50 feet*

Notes:
1. Required width (measured horizontally) of vegetated corridor unless reduced pursuant to the provisions of Section 17.49.050(I).
2. *Vegetated corridors in excess of fifty feet apply on steep slopes only in the uphill direction from the protected water feature.*
3. Where the protected water feature is confined by a ravine or gully, the top of the ravine is the break in the >= 25 percent slope.
Applicant's response:

The protected water feature is a delineated wetland. See attached wetland delineation report. The slope adjacent is less than 25 %. See attached drawings with contours. The width of the vegetated corridor must therefore be 50 feet.

C. Uses Permitted Outright.

1. Stream, wetland, riparian and upland enhancement or restoration projects; and farming practices as defined in ORS 30.930 and farm uses, excluding buildings and structures, as defined in ORS 215.203;

Applicant's response:
Some outdoor uses such as raised garden beds and in ground plantings within the water quality resource area are gardening, farming and forestry demonstration and education activities that should be uses permitted outright.

2. Placement of structures that do not require a grading or building permit;

3. Routine repair and maintenance of existing structures, roadways, driveways, utility facilities, accessory uses and other development.

D. Uses Under Prescribed Conditions.

1. Repair, replacement or improvement of utility facilities where the disturbed portion of the water quality resource area is restored and vegetation is replaced with vegetation from the Oregon City native plant list.

2. Additions, alterations, rehabilitation, or replacement of existing structures that do not increase existing structural footprint in and will have no greater material adverse impact on the water quality resource area where the disturbed portion of the water quality resource area is restored using native vegetative cover.

3. Public capital improvement projects that comply with the development standards of this chapter. The city engineer will determine compliance with water quality resource area standards.

Applicant's response:
A corner of the main building, a corner of the parking lot, the underground utilidor distribution to the main building, the outdoor covered work area/classroom and the greenhouse all intrude into the 50 ft water quality resource area. The entire site is owned by Clackamas County and the facilities are public capital improvement projects. However, the city has decided that section D.3 does not apply.

E. Provisional Uses. The following uses are allowed in the water quality resource area subject to compliance with the application requirements and development standards of subsections G and H of this section:

1. Any use allowed in the base zone, other than those listed in subsection C and D of this section;
Applicant's response:
The uses proposed to be developed within the Water Quality Resource Area are allowed under the base MUE zoning, except that farm and forestry activities that do not require any buildings are uses permitted outright under paragraph C.

2. Measures to remove or abate nuisances, or any other violation of state statute, administrative agency rule or city ordinance;
Applicant's response:
No such measures are required.

3. Roads to provide access to protected water features or necessary ingress and egress across water quality resource areas;
Applicant's response:
No roads are required.

4. New public or private utility facility construction;
Applicant's response:
Part of the development includes construction of an underground utility corridor containing campus hot & chilled water and telecom services.

5. Walkways and bike paths (see subsection (H)(5) of this section);
Applicant's response:
The development includes pervious walkways.

6. New stormwater pre-treatment facilities (see subsection (H)(6);
Applicant's response:
Part of the development includes stormwater pre-treatment facilities. See attached stormwater report and civil drawings.

7. Widening an existing road adjacent to or running parallel to a water quality resource area;
Applicant's response:
Part of the development includes a future widening of Beavercreek Road adjacent to the western tip of the Water Quality Resource Area.

8. Additions, alterations, rehabilitation or replacement of existing structures, roadways, accessory uses and development that increase the structural footprint within the water quality resource area consistent with subsection (H) (7) of this section.
Applicant's response:
There are no existing structures, roads or accessory uses.

F. Prohibited Uses.

1. Any new development, other than that listed in subsections C, D and E;
2. Uncontained areas of hazardous materials as defined by the Department of Environmental Quality.

Applicant's Response:
No prohibited uses are sought.

G. Application Requirements. Applications for provisional uses in the water quality resource area must provide the following information in a water resources report in addition to the information required for the base zone.

1. A topographic map of the site at contour intervals of five feet or less showing a delineation of the water quality resource area, which includes areas shown on the city water quality and flood management areas map.
Applicant's Response:
A site plan with contours is attached.

2. The location of all existing natural features including, but not limited to, all trees of a caliper greater than six inches diameter at a height of four feet, natural or historic drainages on the site, springs, seeps and outcroppings of rocks, or boulders within the water quality resource area;
Applicant's Response:
There are no trees within the water quality resource or buffer area, nor any distinguishing natural features.

3. Location of Title 3 wetlands. Where Title 3 wetlands are identified, the applicant shall follow the Division of State Lands recommended wetlands delineation process. The delineation shall be prepared by a professional wetlands specialist;
Applicant's Response:
A wetland delineation report has been included with the application.

4. An inventory and location of existing debris and nuisance plants;
Applicant's response:
There is no existing debris nor nuisance plants.

5. An assessment of the existing condition of the water quality resource area in accordance with Table 17.49-2;
Applicant's response:
There are two components to the water quality resource area on this land parcel owned by the county, which is defined as a 50 ft buffer around the delineated wetland. The first component is the northern area adjacent to the planned development. The second component is the area to the west and south of the wetland. Both components of the water quality resource area can be categorized as 'Degraded' in accordance with Table 17.49-2. Both are planted with non-native perennial grasses in the form of a hayfield which is mown several times a year.

It should be noted that the parcels to the east of the wetland have already been developed right up to the wetland boundary, with no buffer. This includes a building constructed by the federal government in 1964 and now owned by the county on a different parcel as well as private development on several separate parcels to the east of the wetland.

Between the areas that are currently mown grass and the areas that have been built up to the wetland boundary, there currently is no existing effective water quality resource area.

6. An inventory of vegetation, including percentage ground and canopy coverage;
Applicant's response:
Existing vegetation consists of 100% non-native perennial grasses in the form of a mown hayfield.

7. An analysis of the impacts the proposed development may have on the water quality resource area. This discussion shall take into account relevant natural features and characteristics of the water quality resource area, including hydrology, soils, bank stability, slopes of lands abutting the water resources, hazards of flooding, large trees and wooded features. The discussion shall identify fish and wildlife resources that utilize or inhabit the impact area in the course of a year and the impact of the proposed development on water resource values;

Applicant's response:

The area around the delineated wetland is currently a mown hayfield, used from 1939 to 1964 for agriculture as part of the OSU Red Soils Experiment Station. When it was acquired by OSU in 1939 it had already previously been farmed but had been left fallow for several years prior to the acquisition. This is reported in the document "The Red Soils Experiment Station - Its Development, Program and Accomplishments" published in 1965 by OSU. The report indicates it had been developed for farming and does not mention any effort at wetland mitigation, which was not a concern at the time. Soil borings done for the geotechnical report for this project indicate that 5 to 7 feet of fill was placed over the original contours of the site. The photo attached shows an aerial view of the site, outlined in black lines. It is so gently sloping as

to be nearly flat. This site currently does not have any features that one might expect to see in a water quality resource area.

There is no standing water so there are no fish or amphibians. There is no significant wildlife inhabiting the grass field.

8. An analysis of the impacts the proposed development will have on the water quality of affected water resources, taking into account relevant natural features and characteristics of the water quality resource area;
Applicant's response:

Impacts of the development vary depending on the nature of the specific type of development so these are considered on a case by case basis:

Case 1. Storm water from new roofs at the portion of the main building intruding into the buffer and from the greenhouse. These roofs will have gutters and downspouts that will combine the water from the portion in the buffer with water from the rest of the main building, which lies outside the buffer. The combined rain water will be piped to flow control and water quality control facilities as required by Oregon City Public Works and Engineering. These facilities will match the flow control and quality control provided by the existing grass surface of the buffer area. This is water that currently is absorbed by the grass and soil and presumably enters the water table adjacent to the wetland. This water will now be directed to the wetland via a controlled flow outflow, rather than through the subsurface water table. The water quality will be treated through plantings to match existing conditions. The wetland should see no impact as a result of this development.

Case 2. Storm water from the portion of the parking area within the buffer will infiltrate the soil through pervious paving just as it currently infiltrates the soil through the grass cover. Any hydrocarbons from leaking vehicles will be captured in the soil and retained as the water moves below ground. The wetland should see no impact as a result of this development.

Case 3. Storm water received by the vegetated green roof on the outdoor work shed will be retained by the soil in the roof. The impact on the wetland will be that slightly less rainwater will enter the water table adjacent to the wetland.

Case 4. Vegetated areas used for gardening demonstrations will receive rain water and absorb it in the same way that the grass cover currently does. The wetland should see no impact as a result of this development.

9. An analysis of measures which feasibly can be taken to reduce or mitigate the impact of the proposed development on the water quality resource area and their vegetated corridors, including proposed drainage and erosion control measures, and an analysis of the effectiveness of these measures;

Applicant's response:
The existing water quality resource or buffer area is severely degraded as defined by the criteria in Table 17.49-2 (2005). It is substantially populated with non-native perennial grasses which will self seed and persist without active and repeated measures to remove them. Development of this area as proposed will not further degrade the existing condition.

A mitigation effort is proposed that will provide significant amounts of native and naturalized plantings in the form of trees and shrubs in the remaining degraded buffer area to the west and north where development is not proposed. The mitigation effort will remove non-native grasses and replace them with native plants. The area of mitigation will be 49,879 SF. This is over four times the area of the development encroachment into the buffer area. The area will help form a clear shoreline for the wetland which does not now exist. It will provide a substantially better buffer between the wetland and Beavercreek Road than the current mown field does. It will provide an effective water quality resource area to the west and south - one that does not now exist. It will also provide a demonstration area for education on wetlands.

The mitigation effort includes not only planting, but an ongoing presence and monitoring by the trained forestry staff of the OSU Extension Service. The Extension service will maintain the mitigation area, replacing plants that do not survive and providing ongoing removal of the existing non-native grasses.

Development of the encroachment into the north portion of the buffer area triggers the requirement for mitigation and releases project funds for mitigation on these adjoining areas to the west and south. This will not occur without development of the northern portion of the buffer to trigger it. Without development of a portion of the water quality resource area for this project no mitigation will occur and no enhancement of the adjacent water quality resource area will occur. No ongoing maintenance will occur and the area will remain a field of non-native grasses periodically mown by the county. The encroachment into a portion of the water quality resource area has significant beneficial impacts on the remaining area and the wetlands.

10. The water resources report shall be prepared by one or more qualified professionals including a wetlands biologist or hydrologist whose credentials are presented in the report;

Applicant's response:
Qualified professionals that have contributed to this study include:

1. **Michael C. Bondi, Professor of Forestry at Oregon State University , Clackamas Extension Service Administrator and Director, OSU North Willamette Research & Extension Center, BS in Forest Management from Iowa State University, MS in Forest Science from the University of Canterbury.**

2. Glenn Ahrens, Assistant Professor of Forestry at OSU and Clackamas County Extension Forestry Agent, BS in Forestry from Humboldt State University, MS in Forest Science from OSU.

3. Janet Nagele, Associate Professor at OSU, Clackamas County Extension Agent for 4-H STEM and Natural Sciences education, B.S. degree in Natural Resources/Animal Science from Cornell University, MS in Extension Education/Natural Resource Development from Michigan State University.

4. Weston Miller, Urban Horticulturalist, BS in Biology from Lewis and Clark College, MS in Environmental Studies from San Jose State University.

11. Alternatives analysis demonstrating that:

a. No practicable alternatives to the requested development exist that will not disturb the water quality resource area,

Applicant's response:

1. The main building is very compact in plan. This is partially to avoid disturbing the buffer area and partially to reduce energy use. One of the initial designs is shown below. It was a sprawling design, set back from the streets, with much less parking, no loading or bus maneuvering area, and no outdoor covered work/class pavilion.

Other alternatives are attached in drawings A100a and A100b. These illustrate that the only way to avoid intrusion into the buffer area is the reduce the scope of the project.

2. The Red Soils master plan and the MUE zoning requirements combine to require that the building be placed as close as possible to the Beavercreek Road and Warner Milne Road Right of Ways. The required space needs for the extension service comprise 22,681 SF in the main building to allow for current programs and future growth. The needs of the program and concern for construction costs limit the building to 2 stories. The 2 story building is placed as far from the wetlands as possible, and as close to the streets as possible but still intrudes into the buffer area.

3. The MUE zoning and master plan require parking to be placed east of the building. MUE zoning requires parking at a minimum ratio for office use of 2.7/1000 SF or 66 stalls. There are only 55 stalls provided since under the master plan, parking stalls are calculated on a site-wide basis, and this is allowable. While it would be a convenience to provide 66 stalls this would intrude even further into the water quality resource area. The Extension Service believes that the 55 stall plan accommodates the expected maximum number of visitors, except for when the training room is in use. The parking layout also accommodates maneuvering space for school buses which serve children meeting at the facility to be taken on educational outings. The parking area also accommodates loading activities for the teaching kitchen, and for visitors to the master gardeners, who often bring plants for examination.

4. The Extension Service education programs use the greenhouse and an outdoor education pavilion for classes in horticulture and forestry. They are appropriate uses for an area near a wetland.

b. Development in the water quality resource area has been limited to the area necessary to allow for the proposed use,

Applicant's response:
The project minimizes the area of the main building that intrudes into the buffer. It places in the buffer only activities that are light occasional uses such as a weekend gardening class, and activities that have minimal impact on storm water flow.

c. The water quality resource area can be restored to an equal or better condition in accordance with Table 17.42-2,

Applicant's response:
The mitigation plan will make the west and south sides of the water quality resource area far superior to the existing mown grass field. At the west, the new buffer area will range from 80 to 100 ft in depth, rather than the 50 ft minimum required by Table 17.42-2. At the south the new buffer will range from 90 to 220 ft in depth. The new plantings are selected to replicate naturally developed clumps of vegetation commonly found in wetland habitat areas and their drier interface zones. See Mitigation Plan drawing A100.

d. It will be consistent with a water quality resource area mitigation plan,

Applicant's response:
Development within the buffer consists of lightly occupied occasionally used facilities like raised garden beds, a green house and a covered outdoor work and class pavilion.

e. An explanation of the rationale behind choosing the alternative selected, including how adverse impacts to resource areas will be avoided or minimized and mitigated,

Applicant's response:
Compared to the existing degraded condition, we believe there is no adverse impact. More significantly, allowing this project to develop a portion of the resource area will allow it to vastly improve the adjacent water quality resource area, upgrading over 4x the area developed. If this project does not occur, that resource area will remain in a degraded state in perpetuity.

f. For applications seeking an alteration, addition, rehabilitation or replacement of existing structures:

i. Demonstrate that no reasonably practicable alternative design or method of development exists that would have a lesser impact on the water quality resource area than the one proposed, and

ii. If no such reasonably practicable alternative design or method of development exists, the project should be conditioned to limit its disturbance and impact on the water quality resource area to the minimum extent necessary to achieve the proposed addition, alteration, restoration, replacement or rehabilitation, and

iii. Provide mitigation to ensure that impacts to the functions and values of the water quality resource area will be mitigated or restored to the extent practicable;

Applicant's response:
This is a new development - does not apply.

12. A water quality resource area mitigation plan shall be prepared by a registered professional engineer, landscape architect, biologist, or other person trained or certified to determine that the vegetated corridor meets the requirements of Table 17.49-2 and shall contain the following information:

a. A description of adverse impacts that will be caused as a result of development,

b. An explanation of how adverse impacts to resource areas will be avoided, minimized, and/or mitigated in accordance with, but not limited to, Table 17.49-2,

c. A list of all responsible parties including, but not limited to, the owner, applicant, contractor or other persons responsible for work on the development site,

d. A map showing where the specific mitigation activities will occur,

e. A maintenance program assuring plant survival for a minimum of three years,

f. An implementation schedule, including timeline for construction, mitigation, mitigation maintenance, monitoring, reporting and a contingency plan. All in-stream work in anadromous fish-bearing streams shall be done in accordance with the Oregon Department of Fish and Wildlife in-stream timing schedule.

Applicant's response:
See enclosed Water Resources Report and Water Quality Resource Area Mitigation Plan and drawing.

H. Development Standards. Applications for provisional uses in the water quality resource area shall satisfy the following standards:

1. The water quality resource area shall be restored and maintained accordance with the mitigation plan and the specifications in Table 17.49-2.
Applicant's response:
The enclosed Water Resources Report and Water Quality Resource Area Mitigation Plan shows the mitigation measures intended.

2. Existing vegetation shall be protected and left in place. Work areas shall be carefully located and marked to reduce potential damage to the water quality resource area. Trees in the water quality resource area shall not be used as anchors for stabilizing construction equipment.

Applicant's response:
Existing vegetation in the 50 ft Water Quality Resources Area is a mixture of non-native perennial grasses. The intent is to remove them and plant with native materials. There are no trees or other vegetation that needs protection.

3. Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated during the next planting season. Nuisance plants, as identified in the Oregon City nuisance plant list, may be removed at any time. Interim erosion control measures such as mulching shall be used to avoid erosion on bare areas. Removed nuisance plants shall be replaced with plants from Oregon City's native plant list by the next planting season.
Applicant's response:
See the enclosed Water Quality Resources Area Mitigation Plan and drawing.

4. Prior to construction, the water quality resource area shall be flagged, fenced or otherwise marked and shall remain undisturbed except as allowed in subsection E of this section. Such markings shall be maintained until construction is complete.
Applicant's response:
This will be done.

5. Walkways and bike paths:

a. A gravel, earthen, tree bark product, or equivalent walkway or bike path shall not be constructed closer than ten feet from the boundary of the protected water feature. Walkways and bike paths shall be constructed so as to minimize disturbance to existing vegetation. Where practicable, a maximum of fifty percent of the trail may be within thirty feet of the protected water feature.
Applicant's response:
It is important for the educational mission of the development that students be able to approach and view the wetlands at the shoreline. The Extension Service seeks an exception to this requirement, by allowing a bark chip path to be constructed that reaches the delineated shoreline of the wetlands at a single point and occasionally meanders within 30 ft of the wetland delineation as shown in the enclosed drawing.

b. A paved walkway or bike path shall not be constructed closer than ten feet from the boundary of the protected water feature. For any paved walkway or bike path, the width of the water quality resource area must be increased by a distance equal to the width of the paved path. Walkways and bike paths shall be constructed so as to minimize disturbance to existing vegetation. Where practicable, a maximum of twenty-five percent of the trail may be within thirty feet of the protected water feature; and
Applicant's response:
Non pervious paving is proposed to connect the main building to the greenhouse as a part of the public capital improvement project.

c. A walkway or bike path shall not exceed twelve feet in width.
Applicant's response:
The bark chip path is 5 ft wide.

6. Stormwater quantity control and quality control facilities.

a. Except for flood control facilities designated by adopted Oregon City stormwater master plans, the stormwater quantity control and quality control facility may encroach a maximum of twenty-five feet into the outside boundary of the water quality resource area of a protected water feature, (maximum allowable encroachment to be proportionally reduced for applicable intermittent stream vegetated corridor).

Applicant's response:
Stormwater facilities do encroach into the water quality resource area and will be configured so that the control facility encroaches no more than 25 ft, with the facility draining across the remaining 25 feet of the resource area.

b. The area of encroachment must be replaced by adding an equal area to the water quality resource area on the subject property.

Applicant's response:
The proposed mitigation area is 4x the area of disturbance.

c. All stormwater shall be collected on-site and passed through a treatment facility, such as a detention/composting facility or filter as approved by the city engineer in consultation with planning staff, prior to being discharged into the water quality resource area.
Applicant's response:
This is the intent. See attached drawings.

d. The water quality resource area shall not be subject to a significant negative impact as a result of changes to existing hydrologic connections.
Applicant's response:
Very little change in grading is proposed and there will be no significant impact.

7. Additions, Alterations, Rehabilitation and Replacement of lawful structures.

a. For existing structures, roadways, driveways, accessory uses and development which are nonconforming, this chapter shall apply in addition to the nonconforming use regulations of this title (Chapter 17.58).

b. Additions, alterations, rehabilitation or replacement of existing structures, roadways, driveways, accessory uses and development shall not encroach closer to and will have no greater material adverse impact on the protected water feature than the existing structures, roadways, driveways, accessory uses and development.
Applicant's response:
There are no existing structures or other facilities.

8. Off-Site Mitigation.
a. Where the alternatives analysis demonstrates that there are no practicable alternatives for mitigation on site, off-site mitigation shall be located as follows:

i. As close to the development as is practicable above the confluence of the next downstream tributary, or if this is not practicable;

ii. Within the watershed where the development will take place or as otherwise specified by the city in an approved wetland mitigation bank.
Applicant's response:

Mitigation will be developed immediately adjacent to the wetland on the west and south sides of the water Quality Resource Area, along with some smaller sections along the north side. See attached drawing A100.

b. In order to ensure that the mitigation area will be protected in perpetuity, proof that a deed restriction has been placed on the property where the mitigation is to occur is required.
Applicant's response:
Clackamas County will cause a deed restriction to be placed on this portion of the Red Soils campus.

Table 17.49-2 - Water Quality Resource Area Mitigation Requirements

Existing Condition Of Water Quality Resource Area	*Mitigation Requirements*
Good existing Corridor: *Combination of trees, shrubs and groundcover are eighty percent present, and there is more than fifty percent tree canopy coverage in the vegetated corridor.*	*1. Prior to construction, a biologist or landscape architect shall prepare and submit an inventory of vegetation in areas proposed to be disturbed and a plan for mitigating water quality impacts related to the development, including: sediments, temperature nutrients, sediment control, temperature control, or addressing any other condition that may have caused the protected water feature to be listed on DEQ's 303 (d) list.* *2. Inventory and remove debris and noxious materials.*
Marginal Existing Vegetated Corridor: *Combination of trees, shrubs and groundcover are eighty percent present, and twenty five to fifty percent canopy coverage in the vegetated corridor.*	*1. Restore and mitigate according to approved plan using non-nuisance plantings from native plants list.* *2. Inventory and remove debris and noxious materials.* *3. Vegetate disturbed and bare areas with non-nuisance plantings from the Oregon City native plant list.* *4. Revegetate with native species using a city-approved plan developed to represent the vegetative composition that would naturally occur on the site. Seeding may be required prior to establishing plants for site stabilization.* *5. Revegetation must occur during the next planting season following site disturbance. Annual replacement of plants that do not survive is required until vegetation representative of natural conditions is established on the site.*
Degraded Existing Vegetated Corridor: *Less vegetation and canopy coverage than marginal vegetated corridors, and/or greater than ten percent surface coverage of any non -native species.*	*1. Restore and mitigate according to approved plan using non-nuisance plantings from the Oregon City native plant list.* *2. Inventory and remove debris and noxious materials.* *3. Remove non-native species and revegetate with nonnuisance plantings from the Oregon City native plant list.* *4. Vegetate disturbed and bare areas with appropriate plants from the Oregon City native plant list.* *5. Plant and seed to provide one hundred percent surface coverage.*

Applicant's response:

See Water Quality Resource Area Mitigation Plan attached. The area can be categorized as 'Degraded Existing Vegetated Corridor' and restoration of 4x the area disturbed is anticipated in the plan.

I. Vegetated Corridor Width Reduction. A reduction in the width of the vegetated corridor required by Table 17.49-1 may be allowed as part of a Type III proceeding under the following conditions:

1. On slopes that are greater than or equal to twenty-five percent for less than one hundred fifty feet, a maximum reduction of twenty-five feet may be permitted in the width of vegetated corridor beyond the slope break if a geotechnical report demonstrates that the slope is stable.

2. On an anadromous fish-bearing stream, the two hundred foot vegetated corridor may be reduced if the following criteria are met:

a. The existing condition of the vegetated corridor is primarily developed with commercial, industrial or residential uses or is significantly degraded with less than twenty-five percent vegetative cover.

b. A decrease is necessary to accomplish the purposes of the proposal and no practicable alternative is available.

c. Decreasing the width of the vegetated corridor will not adversely affect the water resource functional values. The functional values of a water resource include, but are not limited to, the following: water quality protection and enhancement; fish and wildlife habitat; food chain support; flood storage, conveyance and attenuation; groundwater recharge and discharge; erosion control; historical and archaeological and aesthetic value; and recreation.

d. Improvements will be made to the remaining vegetated corridor pursuant to the mitigation requirements of the section on Degraded Existing Vegetation Corridor in Table 17.49-2 of this chapter. The applicant must demonstrate that the improvements will increase the functional values of the water resource.

e. A proposal to enhance a vegetated corridor shall not be used as justification to reduce an otherwise functional standard corridor width.

f. In no case may the reduced corridor be less than otherwise would be required by Table 17.49-1 for a non-anadromous fish-bearing stream

Applicant's response:
No reduction is sought in the width of the buffer.

GEOLOGIC HAZARDS – CHAPTER 17.44

17.44.035 *- Exemptions.*
The following activities, and persons engaging in same, are EXEMPT from the provisions of this chapter.
A. An excavation which is less than two feet in depth, or which involves less than twenty-five cubic yards of volume;
B. A fill which does not exceed two feet in depth or twenty-five cubic yards of volume;
C. Structural alteration of any structure of less than five hundred square feet that does not involve grading as defined in this chapter;
D. Installation, construction, reconstruction, or replacement of utility lines in city right-of-way, or public easement, not including electric substations;
E. The removal or control of noxious vegetation;

F. Emergency actions which must be undertaken immediately to prevent an imminent threat to public health or safety, or prevent imminent danger to public or private property. The person undertaking emergency action shall notify the building official on all regulated activities associated with any building permit or city engineer/public works director on all others within one working day following the commencement of the emergency activity. If the city engineer/public works director or building official determine that the action or part of the action taken is beyond the scope of allowed emergency action, enforcement action may be taken.

Applicant's Response:

The site is not within a geologic hazards zone.

17.44.050 *Development - Application Requirements and Review Procedures and Approvals.*

Except as provided by subsection B of this section, the following requirements apply to all development proposals subject to this chapter:

A. A geological assessment and geotechnical report that specifically includes, but is not limited to:

1) *Comprehensive information and data regarding the nature and distribution of underlying geology, the physical and chemical properties of existing soils and groundwater; an opinion of site geologic stability, and conclusions regarding the effect of geologic conditions on the proposed development. In addition to any field reconnaissance or subsurface investigation performed for the site, the following resources, as a minimum, shall be reviewed to obtain this information and data:*
   a) *The State of Oregon Department of Geology and Mineral Industries (DOGAMI) in Bulletin 99, Geology and Geological Hazards of North Clackamas County, Oregon (1979), or in any subsequent DOGAMI mapping for the Oregon City area;*
   b) *Portland State University study entitled "Environmental Assessment of Newell Creek Canyon, Oregon City, Oregon" (1992);*
   c) *Portland State University study, "Landslides in the Portland, Oregon, Metropolitan Area Resulting from the Storm of February 1996: Inventory Map, Database and Evaluation" (Burns and others, 1998);*
   d) *DOGAMI Open File Report O-06-27, "Map of Landslide Geomorphology of Oregon City, Oregon, and Vicinity Interpreted from LIDAR Imagery and Aerial Photographs" (Madin and Burns, 2006);*
   e) *"Preliminary Geologic Map of the Oregon City Quadrangle, Clackamas County, Oregon" (Madin, in press);*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

2) *Information and recommendations regarding existing local drainage, proposed permit activity impacts on local drainage, and mitigation to address adverse impacts;*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

3) *Comprehensive information about site topography;*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

4) *Opinion as to the adequacy of the proposed development from an engineering standpoint;*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

5) *Opinion as to the extent that instability on adjacent properties may adversely affect the project;*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

6) *Description of the field investigation and findings, including logs of subsurface conditions and laboratory testing results;*

Applicant's Response:
Not applicable. Not within a geologic hazards zone.

7) *Conclusions regarding the effect of geologic conditions on the proposed development, tree removal, or grading activity;*

Applicant's Response:
Not applicable. Not within a geologic hazards zone.

8) *Specific requirements and recommendations for plan modification, corrective grading, and special techniques and systems to facilitate a safe and stable site;*

Applicant's Response:
Not applicable. Not within a geologic hazards zone.

9) *Recommendations and types of considerations as appropriate for the type of proposed development:*
   a. *General earthwork considerations, including recommendations for temporary and permanent cut and fill slopes and placement of structural fill,*
   b. *Location of residence on lot,*
   c. *Building setbacks from slopes,*
   d. *Erosion control techniques applicable to the site,*
   e. *Surface drainage control to mitigate existing and potential geologic hazards,*
   f. *Subdrainage and/or management of groundwater seepage,*
   g. *Foundations,*
   h. *Embedded/retaining walls,*
   i. *Management of surface water and irrigation water, and*
   j. *Impact of the development on the slope stability of the lot and the adjacent properties.*

Applicant's Response:
Not applicable. Not within a geologic hazards zone.

10) *Scaled drawings that describe topography and proposed site work, including:*
   a. *Natural physical features, topography at two or ten-foot contour intervals locations of all test excavations or borings, watercourses both perennial and intermittent, ravines and all existing and manmade structures or features all fully dimensioned, trees six- inch caliper or greater measured four feet from ground level, rock outcroppings and drainage facilities;*
   b. *All of the features and detail required for the site plan above, but reflecting preliminary finished grades and indicating in cubic yards whether and to what extent there will be a net increase or loss of soil.*
   c. *A cross-section diagram, indicating depth, extent and approximate volume of all excavation and fills.*

Applicant's Response:
Not applicable. Not within a geologic hazards zone.

11) *For properties greater than 1 acre, a preliminary hydrology report, prepared by a suitably qualified and experienced hydrology expert, addressing the effect upon the watershed in which the proposed development is located; the effect upon the immediate area's stormwater drainage pattern of flow, the impact of the proposed development upon downstream areas and upon wetlands and water resources; and the effect upon the groundwater supply.*

Applicant's Response:
Not applicable. Not within a geologic hazards zone.

17.44.050.B. *Review Procedures and Approvals require the following:*

1) *Examination to ensure that:*
   a) *Required application requirements are completed;*

b) Geologic assessme nt and geotechnical report procedures and assumptions are generally accepted; and

c) All conclusions and recommendations are supported and reasonable.

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.050.B.2 *Conclusions and recommendations stated in an approved assessment or report shall then be directly incorporated as permit conditions or provide the basis for conditions of approval for the regulated activity.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.050.B.3 *All geologic assessments and geotechnical reports shall be reviewed by an engineer certified for expertise in geology or geologic engineering and geotechnical engineering, respectively, as determined by the City. The City will prepare a list of prequalified consultants for this purpose. The cost of review by independent review shall be paid by the applicant.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.050.C*. The city engineer may waive one or more requirements of subsections A and B of this section if the city engineer determines that site conditions, size or type or development of grading requirements do not warrant such detailed information. If one or more requirements are waived, the city engineer shall, in the staff report or decision, identify the waived provision(s), explain the reasons for the waiver, and state that the waiver may be challenged on appeal and may be denied by a subsequent review authority.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.060 *Development Standards.*

Notwithstanding any contrary dimensional or density requirements of the underlying zone, the following standards shall apply to the review of any development proposal subject to this chapter. Requirements of this chapter are in addition to other provision of the Oregon City Municipal Code. Where provision of this chapter conflict with other provision of the Oregon City Municipal Code, the provisions that are more restrictive of regulated development activity shall govern.

17.44.060.A *All developments shall be designed to avoid unnecessary disturbance of natural topography, vegetation and soils. To the maximum extent practicable as determined by the review authority, tree and ground cover removal and fill and grading for residential development on individual lots shall be confined to building footprints and driveways, to areas required for utility easements and for slope easements for road construction, and to areas of geotechnical remediation.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.060B *All grading, drainage improvements, or other land disturbances shall only occur from May 1 to October 31. Erosion control measures shall be installed and functional prior to any disturbances. The City Engineer may allow grading, drainage improvements or other land disturbances to begin before May 1 (but no earlier than March 16) and end after October 31 (but no later than November 30), based upon weather conditions and in consultation with the project geotechnical engineer. The modification of dates shall be the minimum necessary, based upon the evidence provided by the applicant, to accomplish the necessary project goals. Temporary protective fencing shall be established around all trees and vegetation designed for protection prior to the commencement of grading or other soil disturbance.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.060.C *Designs shall minimize the number and size of cuts and fills.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.060.D *Cut and fill slopes, such as those for a street, driveway accesses, or yard area, greater than seven feet in height (as measured vertically) shall be terraced. Faces on a terraced section shall not exceed five feet. Terrace widths shall be a minimum of three feet and shall be vegetated. Total cut and fill slopes shall not exceed a vertical height of fifteen feet. Except in connection with geotechnical remediation plans approved in accordance with the chapter, cuts shall not remove the toe of any slope that contains a known landslide or is greater than twenty-five percent slope. The top of cut or fill slopes not utilizing structural retaining walls shall be located a minimum of one-half the height of the cut slope from the nearest property line.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.060.E *Any structural fill shall be designed by a suitably qualified and experienced civil or geotechnical engineer licensed in Oregon in accordance with standard engineering practice. The applicant's engineer shall certify that the fill has been constructed as designed in accordance with the provisions of this chapter.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.060.F *Retaining walls shall be constructed in accordance with the Oregon Structural Specialty Code adopted by the State of Oregon.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.060.G *Roads shall be the minimum width necessary to provide safe vehicle and emergency access, minimize cut and fill and provide positive drainage control. The review authority may grant a variance from the City's required road standards upon findings that the variance would provide safe vehicle and emergency access and is necessary to comply with the purpose and policy of this chapter.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.060.H *Density shall be determined as follows*

1) *For those areas with slopes less than twenty-five percent between grade breaks, the allowed density shall be that permitted by the underlying zoning district;*
2) *For those areas with slopes of twenty-five to thirty-five percent between grade breaks, the density shall not exceed two dwelling units per acre except as otherwise provided in subsection I of this section;*
3) *For those areas with slopes over thirty-five percent between grade breaks, development shall be prohibited except as otherwise provided in subsection I 4 of this section.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.060.I *For properties with slopes of twenty-five to thirty-five percent between grade breaks:*

1) *For those portions of the property with slopes of twenty-five to thirty-five percent, the maximum residential density shall be limited to two dwelling units per acre; provided, however, that where the entire site is less than one-half acre in size, a single dwelling shall be allowed on a lot or parcel existing as of January 1, 1994 and meeting the minimum lot size requirements of the underlying zone;*
2) *An individual lot or parcel with slopes between twenty-five and thirty-five percent shall have no more than fifty percent or four thousand square feet of the surface area, whichever is smaller, graded or stripped of vegetation or covered with structures or impermeable surfaces.*

3) *No cut into a slope of twenty-five to thirty-five percent for the placement of a housing unit shall exceed a maximum vertical height of 15 feet for the individual lot or parcel.*
4) *For those portions of the property with slopes over thirty-five percent between grade breaks:*
a. *Notwithstanding any other City land use regulation, development other than roads, utilities, public facilities and geotechnical remediation shall be prohibited; provided, however, that the review authority may allow development upon such portions of land upon demonstration by an applicant that failure to permit development would deprive the property owner of all economically beneficial use of the property. This determination shall be made considering the entire parcel in question and contiguous parcels in common ownership on or after January 1, 1994, not just the portion where development is otherwise prohibited by this chapter. Where this showing can be made on residentially zoned land, development shall be allowed and limited to one single-family residence. Any development approved under this chapter shall be subject to compliance with all other applicable City requirements as well as any applicable State, Federal or other requirements;*
b. *To the maximum extent practicable as determined by the review authority, the applicant shall avoid locating roads, utilities, and public facilities on or across slopes exceeding thirty-five percent.*

Applicant's Response:
Not applicable. Not within a geologic hazards zone.

17.44.060.J *The geotechnical engineer of record shall review final grading, drainage, and foundation plans and specifications and confirm in writing that they are in conformance with the recommendations provided in their report.*

Applicant's Response:
Not applicable. Not within a geologic hazards zone.

17.44.060.K *At the City's discretion, peer review shall be required for the geotechnical evaluation/investigation report submitted for the development and/or lot plans. The peer reviewer shall be selected by the City. The applicant's geotechnical engineer shall respond to written comments provided by the City's peer reviewer prior to issuance of building permit.*

Applicant's Response:
Not applicable. Not within a geologic hazards zone.

17.44.060.L *The review authority shall determine whether the proposed methods of rendering a known or potential hazard site safe for construction, including proposed geotechnical remediation methods, are feasible and adequate to prevent landslides or damage to property and safety. The review authority shall consult with the City's geotechnical engineer in making this determination. Costs for such consultation shall be paid by the applicant. The review authority may allow development in a known or potential hazard area as provided in this chapter if specific findings are made that the specific provisions in the design of the proposed development will prevent landslides or damage. The review authority may impose any conditions, including limits on type or intensity of land use, which it determines are necessary to assure that landslides or property damage will not occur.*

Applicant's Response:
Not applicable. Not within a geologic hazards zone.

17.44.070 *Access to Property.*

A. *Shared private driveways may be required if the city engineer or principal planner determines that their use will result in safer location of the driveway and lesser amounts of land coverage than would result if separate private driveways are used.*
B. *Innovations in driveway design and road construction shall be permitted in order to keep grading and cuts or fills to a minimum and to achieve the purpose and policy of this chapter.*
C. *Points of access to arterials and collectors shall be minimized.*
D. *The city engineer or principal planner shall verify that adequate emergency services can be provided to the site.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.080 *Utilities.*
All new service utilities, both on-site and off-site, shall be placed underground and under roadbeds where practicable. Every effort shall be made to minimize the impact of utility construction. Underground utilities require the geologic hazards permitting and review prescribed herein.
Applicant's Response:
Not applicable. Not within a geologic hazards zone.

17.44.090 *Stormwater Drainage.*
The applicant shall submit a permanent and complete stormwater control plan. The program shall include, but not be limited to the following items as appropriate: curbs, gutters, inlets, catch basins, detention facilities and stabilized outfalls. Detention facilities shall be designed to City standards as set out in the City's drainage master plan and design standards. The review authority may impose conditions to ensure that waters are drained from the development so as to limit degradation of water quality consistent with Oregon City's Title III section of the Oregon City Municipal Code Chapter 17.49 and the Oregon City Public Works Stormwater Management Design Manual and Standards Plan or other adopted standards subsequently adopted by the City Commission. Drainage design shall be approved by the city engineer before construction, including grading or other soil disturbance, has begun.
Applicant's Response:
Not applicable. Not within a geologic hazards zone.

17.44.100. *Construction Standards.*
During construction on land subject to this chapter, the following standards shall be implemented by the developer:
17.44.100.A *All development activity shall minimize vegetation removal and soil disturbance and shall provide positive erosion prevention measures in conformance with OCMC Chapter 17.47 – Erosion and Sediment Control.*
Applicant's Response:
Not applicable. Not within a geologic hazards zone.

17.44.100.B *No grading, clearing or excavation of any land shall be initiated prior to approval of the grading plan, except that the city engineer shall authorize the site access, brush to be cleared and the location of the test pit digging prior to approval of such plan to the extent needed to complete preliminary and final engineering and surveying. The grading plan shall be approved by the city engineer as part of the city's review under this chapter. The developer shall be responsible for the proper execution of the approved grading plan.*
Applicant's Response:
Not applicable. Not within a geologic hazards zone.

17.44.100.C *Measures shall be taken to protect against landslides, mudflows, soil slump and erosion. Such measures shall include sediment fences, straw bales, erosion blankets, temporary sedimentation ponds, interceptor dikes and swales, undisturbed buffers, grooving and stair stepping, check dams, etc. The applicant shall comply with the measures described in the Oregon City Public Works Standards for Erosion and Sedimentation Control (Ordinance 99-1013).*
Applicant's Response:
Not applicable. Not within a geologic hazards zone.

17.44.100.D *All disturbed vegetation shall be replanted with suitable vegetation upon completion of the grading of the steep slope area.*
Applicant's Response:
Not applicable. Not within a geologic hazards zone.

17.44.100.E *Existing vegetative cover shall be maintained to the maximum extent practicable. No grading, compaction or change in ground elevation, soil hydrology and/or site drainage shall be permitted within the drip line of trees designated for protection, unless approved by the City.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.100.F *Existing perennial and intermittent watercourses shall not be disturbed unless specifically authorized by the review authority. This includes physical impacts to the stream course as well as siltation and erosion impacts.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.100.G *All soil erosion and sediment control measures shall be maintained during construction and for one year after development is completed, or until soils are stabilized by revegetation or other measures to the satisfaction of the city engineer. Such maintenance shall be the responsibility of the developer. If erosion or sediment control measures are not being properly maintained or are not functioning properly due to faulty installation or neglect, the City may order work to be stopped.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.100.H *All newly created lots, either by subdivision or partition, shall contain building envelopes with a slope of 35% or less.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.100.I *The applicant's geotechnical engineer shall provide special inspection during construction to confirm that the subsurface conditions and assumptions made as part of their geotechnical evaluation/investigation are appropriate. This will allow for timely design changes if site conditions are encountered that are different from those anticipated.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

17.44.100.J *Prior to issuing an occupancy permit, the geotechnical engineer shall prepare a summary letter stating that the soils- and foundation-related project elements were accomplished in substantial conformance with their recommendations.*

Applicant's Response:

Not applicable. Not within a geologic hazards zone.

<u>CHAPTER 17.65 MASTER PLANS</u>

Applicant's response:

For brevity, only those paragraphs of section 17.65 (2005) which require a response have been listed.

17.65.050.A.1. *Narrative statement. An applicant must submit a narrative statement that describes the following:*
a. Current uses of and development on the site, including programs or services.
b. History or background information about the mission and operational characteristics of the institution that may be helpful in the evaluation of the general development plan.

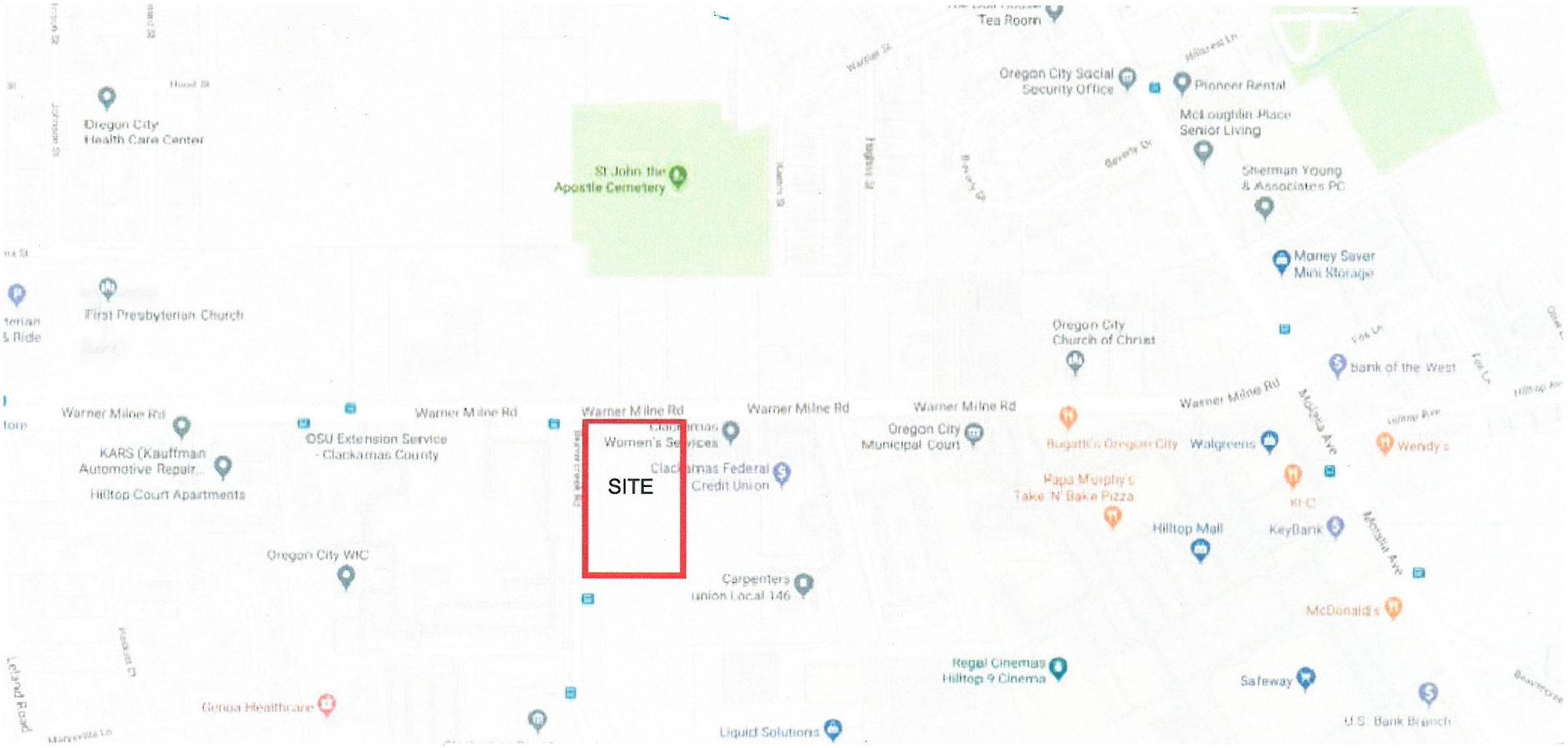
Applicant's Response:

The existing site is vacant, treeless, covered with non-native grasses and mowed several times a year. The OSU Extension Service is a non profit 501c3 organization partially funded by a Clackamas county property tax levy, by grants and by Oregon State University. Their mission is educational, oriented towards practical applications of science in agriculture and forestry, as well as youth education through the national 4H program. They conduct

indoor and outdoor hands-on classes in forestry, farming, cooking, preserving food and other activities that benefit the citizens of Clackamas County.

17.65.050.A.1.c. *A vicinity map showing the location of the General Development Plan boundary relative to the larger community, along with affected major transportation routes, transit, and parking facilities. At least one copy of the vicinity map must be eight and one-half inches × eleven inches in size, and black and white reproducible.*
d. Non-institutional uses that surround the development site. May also reference submitted maps, diagrams or photographs.
Applicant's Response:
See maps on following pages cut from the enclosed copy of the Red Soils Master Plan.

VICINITY MAP



17.65.050.A.1.e. *Previous land use approvals within the General Development Plan boundary and related conditions of approval.*

Applicant's Response:

There are a number of conditions of approval on previous overall approvals of the Red Soils Master Plan. These are:

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2. Although this conceptual development plan approval is for all three phases of the project, determining adequacy of the existing traffic infrastructure, the extent of the County's impacts, the nature and construction costs of those improvements in the form of mitigation measures that will be required, and the portion of cost of those measures which should be borne by the County established herein are estimates only and must be verified through submittal of a revised traffic study as part of the detailed development plan review for Phase II. If these impacts cannot be adequately mitigated based on the standards in effect at the time of filing the detailed development application, the detailed development plan shall be denied.

The applicant shall make all reasonable efforts to work with the City to secure federal or other financing to make Highway 213 improvements identified as necessary to support Phase II development. County shall agree to pay its share of costs based on the traffic increase percentages based on traffic study verified percentages agreed upon by the City and County as soon as funding is secured and the City wishes to commence construction even if construction occurs before the detailed development plan application is submitted. Cost estimates for Highway 213 projects shall be based on estimates contained in the Regional Transportation Plan or Oregon City Transportation System Plan, whichever is most current, with cost estimates updated by applying a published construction cost index. For projects already programmed for construction, the final project cost of most current cost estimates shall be utilized.

Applicant's response:

In scoping discussions for the traffic study between the City's Traffic Consultant and Kittelson & Associates from the design team it was decided that the relocation of OSU Extension program to a new location on campus would not trigger a larger than site specific traffic impact analysis (TIA). The larger TIA would be connected to a submission of a larger size project(s) previously referred to as Phase 2 work or 2020 whichever comes first per earlier conditions of approval.

CP 07-02 COA #1 (Date approved – August 17, 2007)

1. The applicant shall provide a temporary pedestrian connection to the campus to the west of the site. The location of the temporary path will be approved by the Community Development Director during the review of the construction plans. The applicant shall update the campus pedestrian and bicycle master plans to indicate that an ADA compliant pedestrian and bicycle connection will be provided as part of the phase two development of the site or within 10 years, whichever comes first, and to identify a connection from Red Soils Court to the main campus.

Applicant's Response:

Path location was discussed during a 10/19/2018 meeting with the City and the county has since hired an engineering firm to make construction documents for permitting and biding. The path is targeted to be constructed by December 2019.

CP 08-03 COAs #1-3

1. The applicant shall update the phasing/mitigation schedule to accurately reflect the changes in construction phasing and mitigation timing to accurately reflect the approved Red Soils Master Plan. The revised schedules shall be submitted and approved by the City prior to the issuance of a building permit for the Adult Detention Facility.

Applicant's Response:

Agreed, the County would also like to remove language that refers to a construction phasing plan and replace with language that aligns campus phasing scheme logically groups together projects to achieve the campus vision-buildings, amenities and parking. The county proposes to revise the language with the next Master Plan Update and will provide a draft at the pre-app for comment by Oregon City.

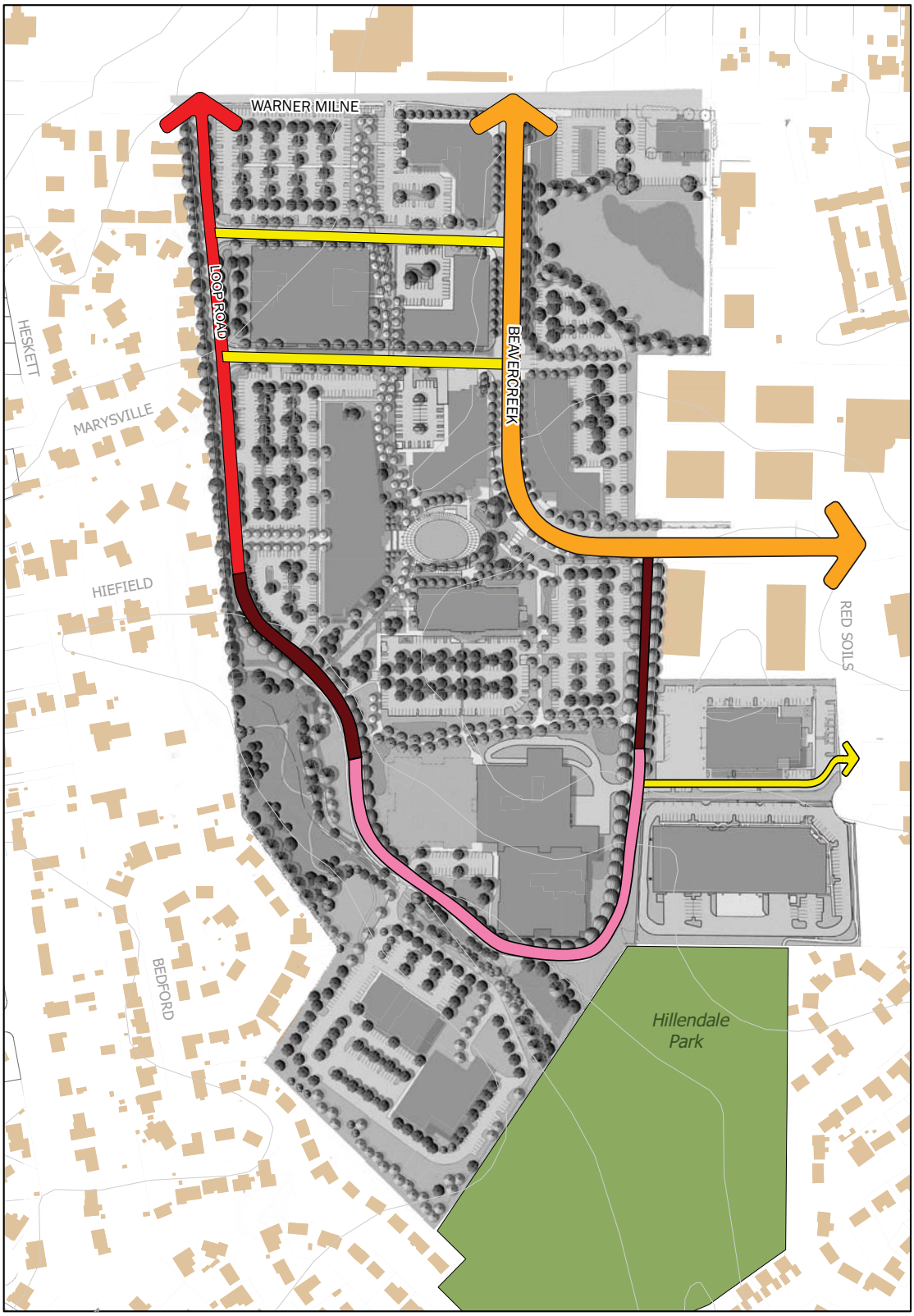
2. The paths to Hiefield Court and Warner-Milne shall be constructed as part of the phase 2 development. The applicant shall update the phasing/mitigation plan to reflect this change and the delaying of the pedestrian connection to Hillendale Park to phase 3.
Applicant's Response:
Agreed and aligns with response to item #1 above paths to be identified with building projects working to achieve the overall campus vision.

3. The applicant shall upgrade the on-site wetlands and stream directly south of the Adult Detention Facility from the Kaen Road stream crossing to the southeast property boundary as part of the phase 2 development of the site. The applicant shall update the phasing/mitigation plan to reflect this improvement and to identify the remainder of the wetland and stream enhancements will be upgraded during the phase 3 development.
Applicant's Response:
Agreed, areas of wetland improvement for Mud Creek will be identified in an updated phasing plan approach. A delineation of Mud Creek has recently been completed and will be forwarded shortly to the City when DSL assigns the WD permit number. The re-imagined phasing scheme will also identify when upgrades will occur to the Mud Creek wetland that were part of past COA CP 05-01/planning commission meeting notes from 2006.

17.65.050.A.1.f. *Existing utilization of the site. May also reference submitted maps, diagrams or photographs.*
Applicant's Response:
The portion of the site (Tax Lot 812) proposed for development as shown on the drawings is currently unused.

17.65.050.A.1.g. *Site description, including the following items. May also reference submitted maps, diagrams or photographs.*
1. Physical characteristics;
2. Ownership patterns;
3. Building inventory;
4. Vehicle/bicycle parking;
5. Landscaping/usable open space;
6. FAR/lot coverage;
7. Natural resources that appear on the city's adopted Goal 5 inventory;
8. Cultural/historic resources that appear on the city's adopted Goal 5 inventory; and
9. Location of existing trees six inches in diameter or greater when measured four feet above the ground. The location of single trees shall be shown. Trees within groves may be clustered together rather than shown individually.
Applicant's Response:
As stated elsewhere, and illustrated in photos elsewhere in this document, the portion of the site proposed for development as shown on the drawings is vacant, nearly flat and treeless, and covered in grass. It is owned by Clackamas County. There are no buildings., bicycle parking or landscaping. The FAR allowable is what is allowed by MUE zoning calculated on a campus wide basis. The site has no natural resources or cultural or historic resources that are listed on Goal 5 inventories.

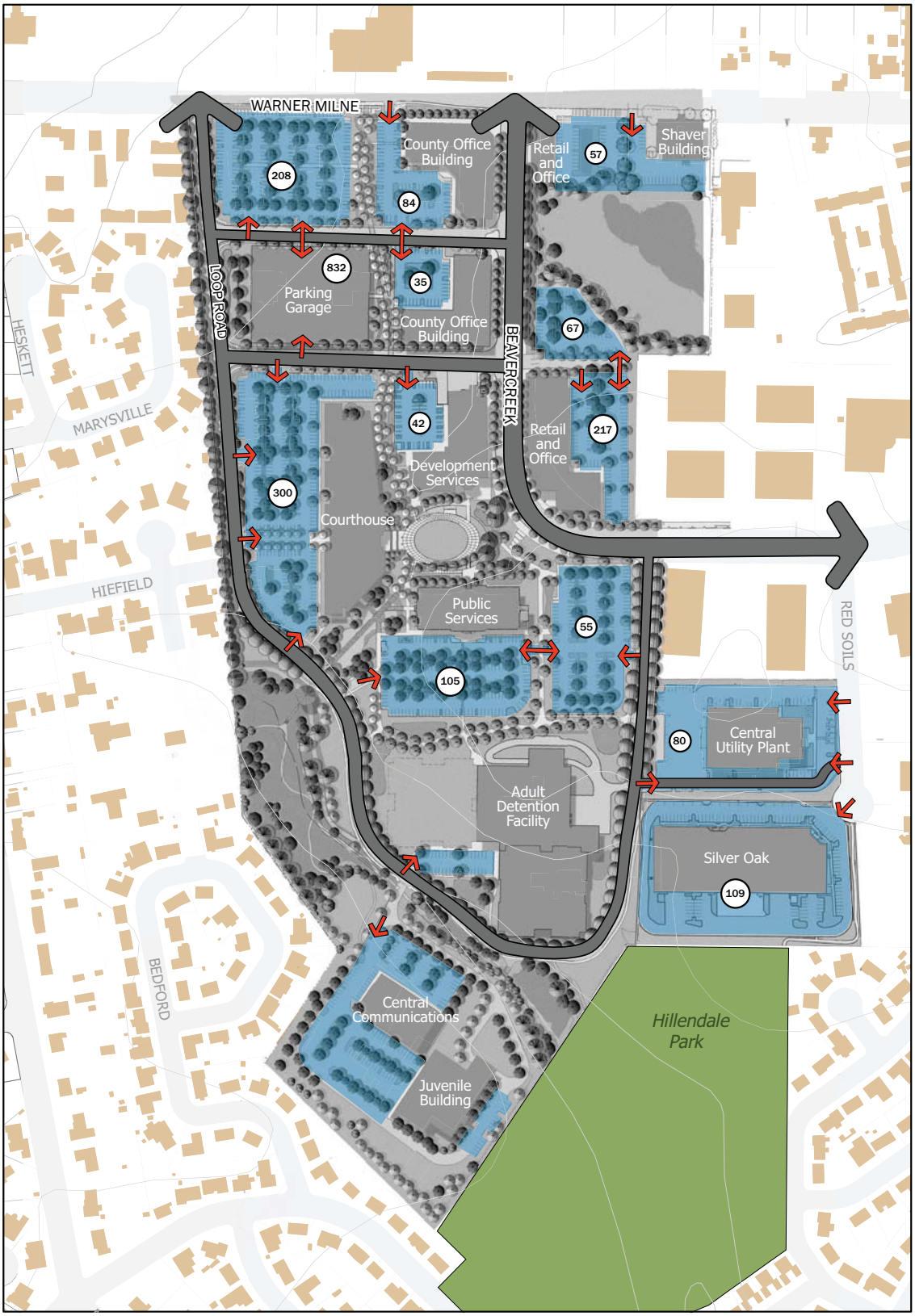
17.65.050.A.1.h. *Existing transportation analysis, including the following items. May also reference submitted maps, diagrams or photographs.*
1. Existing transportation facilities, including highways, local streets and street classifications, and pedestrian and bicycle access points and ways;
2. Transit routes, facilities and availability;
3. Alternative modes utilization, including shuttle buses and carpool programs; and
4. Baseline parking demand and supply study (may be appended to application or waived if not applicable).
Applicant's Response:
See following pages excerpted from the Red Soils Master Plan and the enclosed transportation study describing parking supply and demand.



Street Plan

- Street Type A
- Street Type B
- Street Type C
- Street Type D
- Street Type E

300 Feet



Parking

Parking Lot

Parking Entry

105 Parking Capacity

300 Feet

Bicycle Access

Multi-use Greenway
Striped Bike Lanes
Shared Bike Lanes
Bike Parking

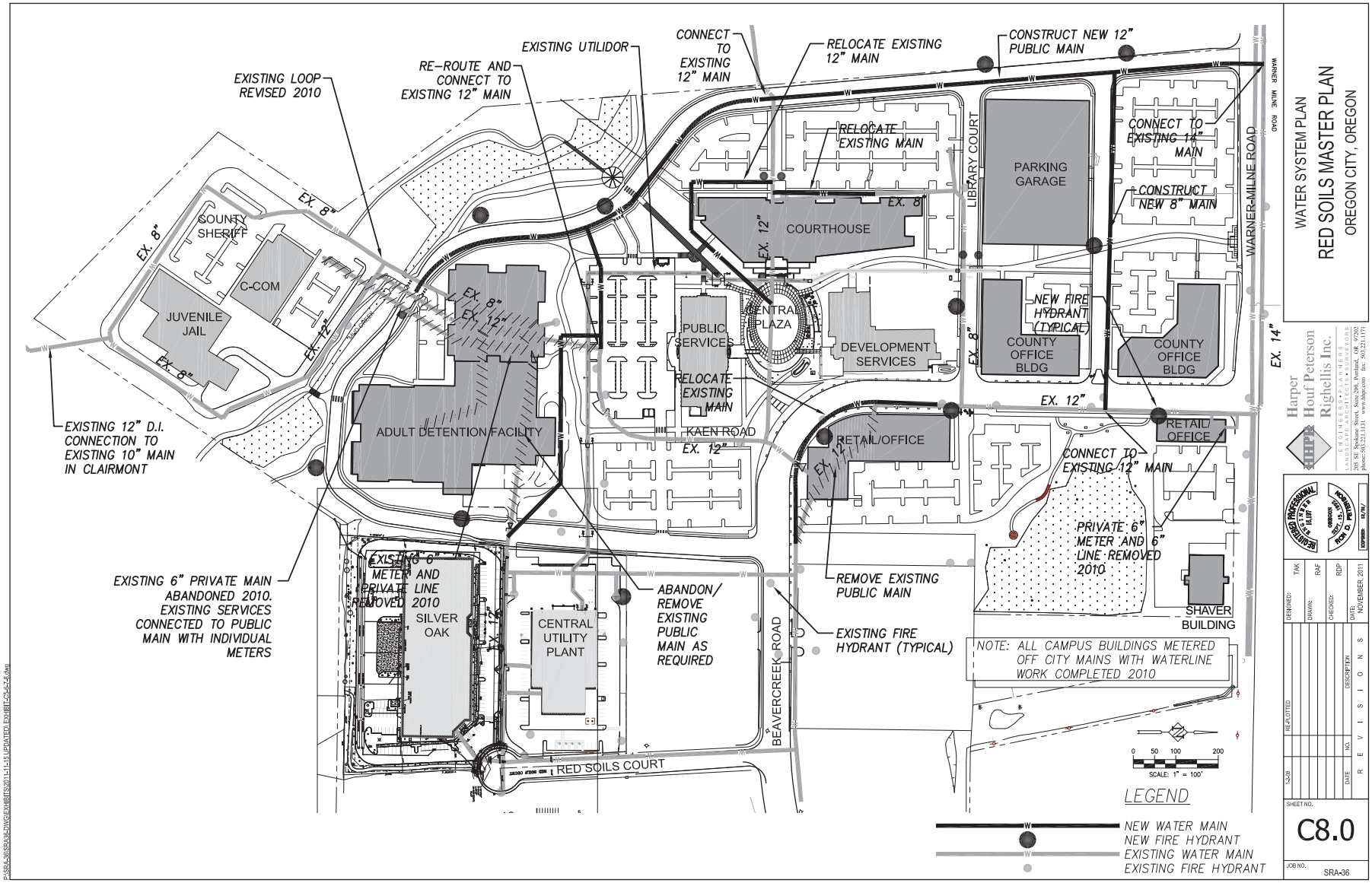
300 Feet

Pedestrian Circulation

Main Path
Secondary Path
Main Sidewalk
Secondary Sidewalk

300 Feet

17.65.050.A.1.i. *Infrastructure facilities and capacity, including the following items.*
1.Water;
2.Sanitary sewer;
3.Stormwater management; and
4.Easements.
Applicant's Response:
See the following pages excerpted from the Red Soils Master Plan describing existing infrastructure. No infrastructure capacity issues were identified by city staff in the pre-application conference.


EXISTING LOOP REVISED 2010
RE-ROUTE AND CONNECT TO EXISTING 12" MAIN
EXISTING UTILIDOR
CONNECT TO EXISTING 12" MAIN
RELOCATE EXISTING 12" MAIN
CONSTRUCT NEW 12" PUBLIC MAIN
RELOCATE EXISTING MAIN
CONNECT TO EXISTING 14" MAIN
CONSTRUCT NEW 8" MAIN
WARNER-MILNE ROAD
LIBRARY COURT
PARKING GARAGE
COURTHOUSE
CENTRAL PLAZA
PUBLIC SERVICES
DEVELOPMENT SERVICES
COUNTY OFFICE BLDG
NEW FIRE HYDRANT (TYPICAL)
COUNTY OFFICE BLDG
RETAIL/OFFICE
RETAIL OFFICE
CONNECT TO EXISTING 12" MAIN
PRIVATE 6" METER AND 6" LINE REMOVED 2010
SHAVER BUILDING
SOUNTY SHERIFF
C-COM
JUVENILE JAIL
ADULT DETENTION FACILITY
KAEN ROAD
EXISTING 12" D.I. CONNECTION TO EXISTING 10" MAIN IN CLAIRMONT
EXISTING 6" PRIVATE MAIN ABANDONED 2010. EXISTING SERVICES CONNECTED TO PUBLIC MAIN WITH INDIVIDUAL METERS
EXISTING 6" METER AND PRIVATE LINE REMOVED 2010
SILVER OAK
CENTRAL UTILITY PLANT
ABANDON/ REMOVE EXISTING PUBLIC MAIN AS REQUIRED
BEAVERCREEK ROAD
RED SOILS COURT
RELOCATE EXISTING MAIN
REMOVE EXISTING PUBLIC MAIN
EXISTING FIRE HYDRANT (TYPICAL)
NOTE: ALL CAMPUS BUILDINGS METERED OFF CITY MAINS WITH WATERLINE WORK COMPLETED 2010
EX. 8"
EX. 12"
EX. 14"
0 50 100 200
SCALE: 1" = 100'
LEGEND
NEW WATER MAIN
NEW FIRE HYDRANT
EXISTING WATER MAIN
EXISTING FIRE HYDRANT
WATER SYSTEM PLAN
RED SOILS MASTER PLAN
OREGON CITY, OREGON
Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503-221-1131 www.hhpr.com fax: 503-221-1171
DESIGNED: TAK
DRAWN: RAF
CHECKED: RDP
DATE: NOVEMBER, 2011
REGISTERED PROFESSIONAL ENGINEER
OREGON
NOV. 15, 2011
RICHARD D. PETERSON
EXPIRES: 12/31/11
RE-PLOTTED
1-3-08
REVISIONS
NO.
DESCRIPTION
SHEET NO.
C8.0
JOB NO.
SRA-36
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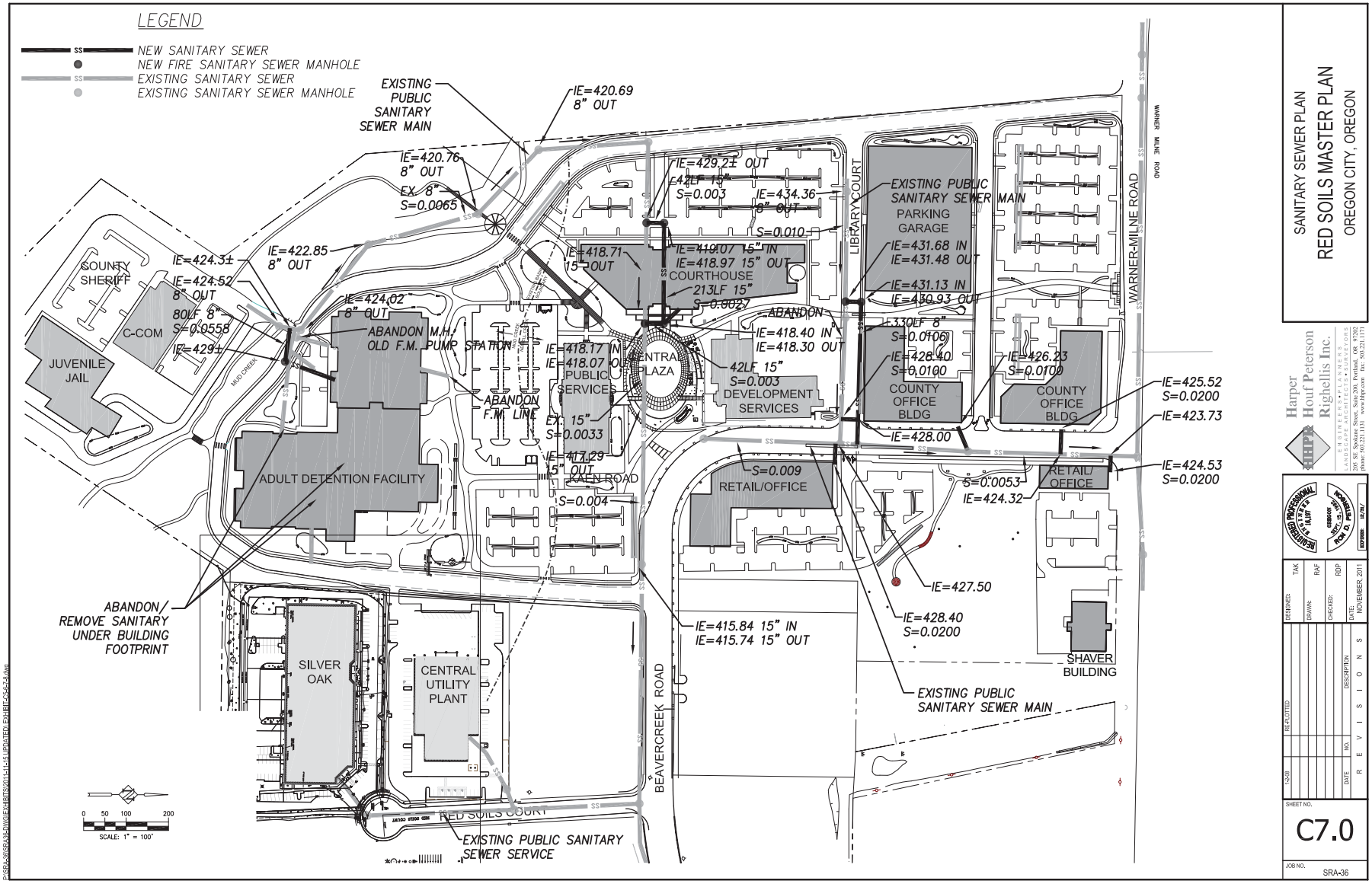
LEGEND
NEW SANITARY SEWER
NEW FIRE SANITARY SEWER MANHOLE
EXISTING SANITARY SEWER
EXISTING SANITARY SEWER MANHOLE
EXISTING PUBLIC SANITARY SEWER MAIN
IE=420.69 8" OUT
IE=420.76 8" OUT
EX. 8" S=0.0065
IE=422.85 8" OUT
IE=424.3±
IE=424.52 8" OUT
80LF 8" S=0.0558
IE=429±
IE=424.02 8" OUT
ABANDON M.H. OLD F.M. PUMP STATION
ABANDON F.M. LINE
SOUNTY SHERIFF
C-COM
JUVENILE JAIL
MILD CREEK
ADULT DETENTION FACILITY
IE=418.71 15" OUT
IE=418.17 IN
IE=418.07 OUT
PUBLIC SERVICES
EX. 15" S=0.0033
IE=417.29 15" OUT
KAEN ROAD
S=0.004
IE=429.21± OUT
42LF 15" S=0.003
IE=434.36 8" OUT
S=0.010
IE=419.07 15" IN
IE=418.97 15" OUT
COURTHOUSE
213LF 15" S=0.0027
CENTRAL PLAZA
ABANDON
IE=418.40 IN
IE=418.30 OUT
42LF 15" S=0.003
DEVELOPMENT SERVICES
S=0.009
RETAIL/OFFICE
LIBRARY COURT
EXISTING PUBLIC SANITARY SEWER MAIN
PARKING GARAGE
IE=431.68 IN
IE=431.48 OUT
IE=431.13 IN
IE=430.93 OUT
330LF 8" S=0.0106
IE=428.40 S=0.0100
COUNTY OFFICE BLDG
IE=428.00
IE=426.23 S=0.0100
COUNTY OFFICE BLDG
WARNER MILNE ROAD
IE=425.52 S=0.0200
IE=423.73
IE=424.53 S=0.0200
S=0.0053
IE=424.32
RETAIL/ OFFICE
IE=427.50
IE=428.40 S=0.0200
SHAVER BUILDING
EXISTING PUBLIC SANITARY SEWER MAIN
ABANDON/ REMOVE SANITARY UNDER BUILDING FOOTPRINT
SILVER OAK
CENTRAL UTILITY PLANT
IE=415.84 15" IN
IE=415.74 15" OUT
BEAVERCREEK ROAD
RED SOILS COURT
EXISTING PUBLIC SANITARY SEWER SERVICE
0 50 100 200
SCALE: 1" = 100'
SANITARY SEWER PLAN
RED SOILS MASTER PLAN
OREGON CITY, OREGON
Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
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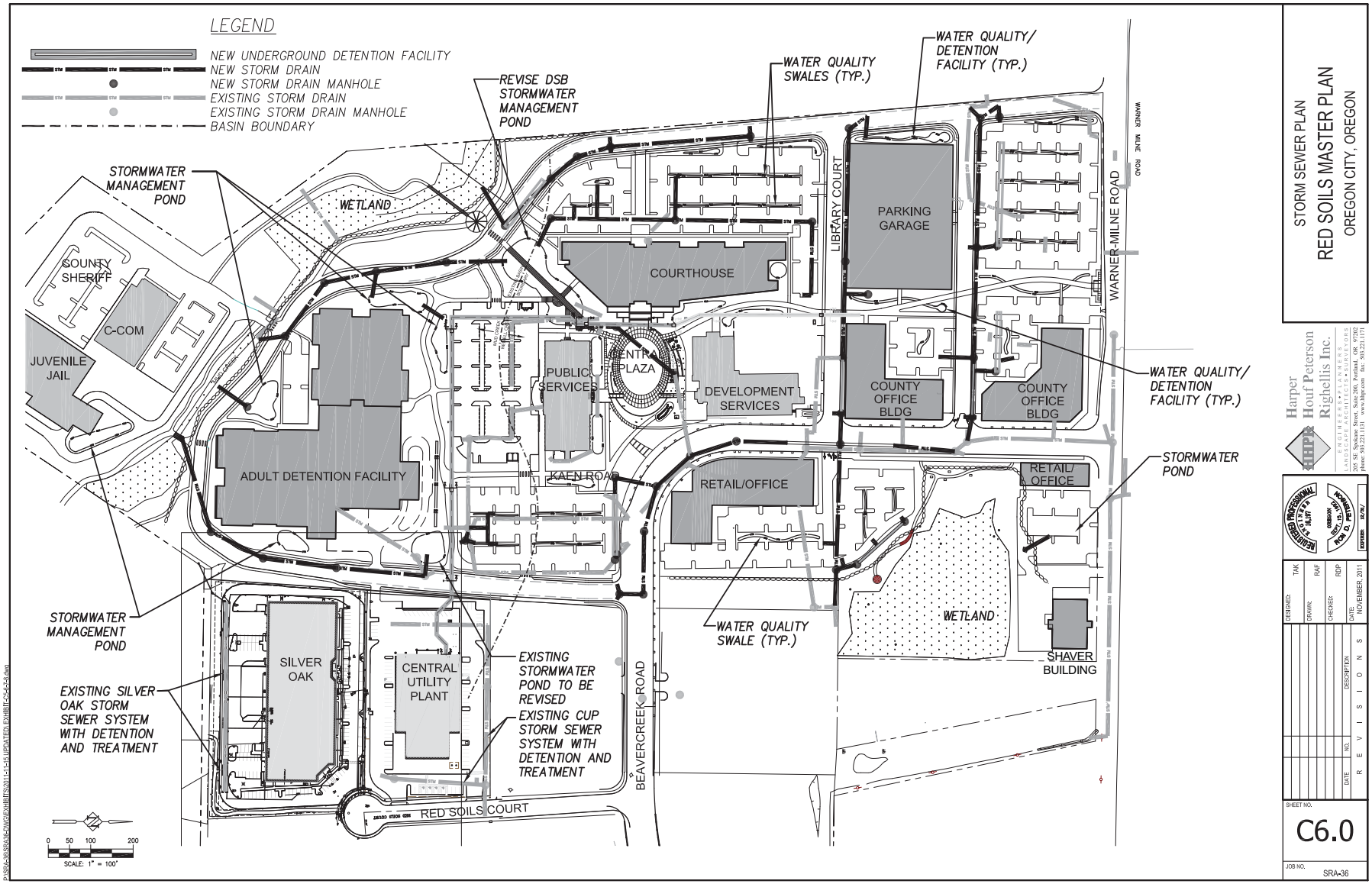
phone: 503-221-1131 www.hhpr.com fax: 503-221-1171
REGISTERED PROFESSIONAL ENGINEER
RICHARD A. LIFF
OREGON
NOV. 15, 2011
DESIGNED: TAK
DRAWN: RAF
CHECKED: RGP
DATE: NOVEMBER, 2011
REVISIONS
DATE
NO.
DESCRIPTION
RE-PLOTTED
1-5-08
SHEET NO.
C7.0
JOB NO.
SRA-36


LEGEND
NEW UNDERGROUND DETENTION FACILITY
NEW STORM DRAIN
NEW STORM DRAIN MANHOLE
EXISTING STORM DRAIN
EXISTING STORM DRAIN MANHOLE
BASIN BOUNDARY
REVISE DSB STORMWATER MANAGEMENT POND
WATER QUALITY SWALES (TYP.)
WATER QUALITY/ DETENTION FACILITY (TYP.)
STORMWATER MANAGEMENT POND
WETLAND
COUNTY SHERIFF
C-COM
JUVENILE JAIL
COURTHOUSE
LIBRARY COURT
PARKING GARAGE
WARNER-MILNE ROAD
PUBLIC SERVICES
CENTRAL PLAZA
DEVELOPMENT SERVICES
COUNTY OFFICE BLDG
COUNTY OFFICE BLDG
WATER QUALITY/ DETENTION FACILITY (TYP.)
ADULT DETENTION FACILITY
KAEN ROAD
RETAIL/OFFICE
RETAIL/ OFFICE
STORMWATER POND
STORMWATER MANAGEMENT POND
WATER QUALITY SWALE (TYP.)
WETLAND
SHAVER BUILDING
SILVER OAK
CENTRAL UTILITY PLANT
EXISTING SILVER OAK STORM SEWER SYSTEM WITH DETENTION AND TREATMENT
EXISTING STORMWATER POND TO BE REVISED
EXISTING CUP STORM SEWER SYSTEM WITH DETENTION AND TREATMENT
BEAVERCREEK ROAD
RED SOILS COURT
0 50 100 200
SCALE: 1" = 100'
STORM SEWER PLAN
RED SOILS MASTER PLAN
OREGON CITY, OREGON
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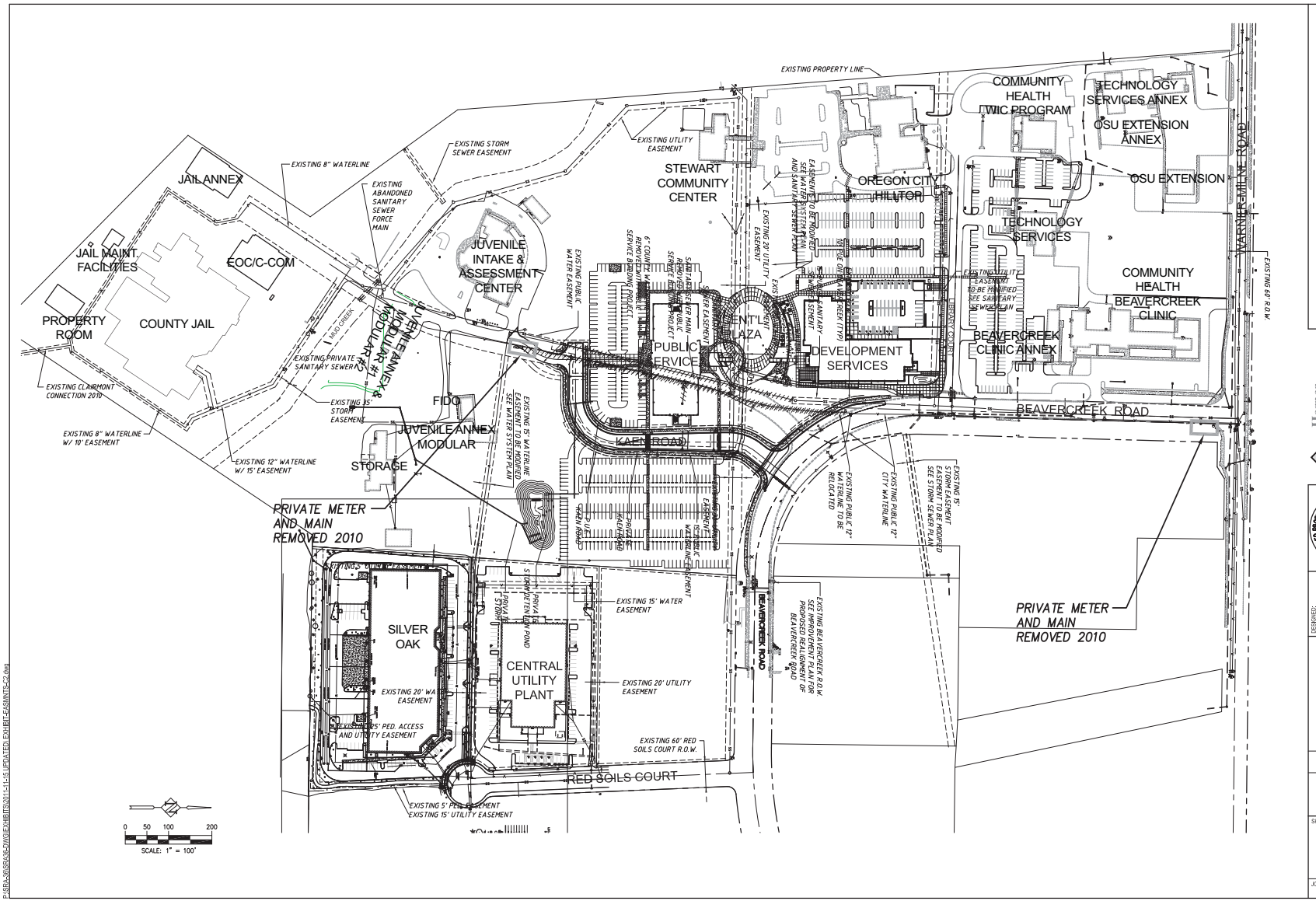
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503-221-1131 www.hhpr.com fax: 503-221-1171
REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 1997
RON D. PETERSON
EXPIRES: 12/31/12
DESIGNED: TJK
DRAWN: RAF
CHECKED: RDP
DATE: NOVEMBER, 2011
REVISIONS
DATE
NO.
DESCRIPTION
SHEET NO.
C6.0
JOB NO.
SRA-36


EASEMENTS / RIGHTS OF WAY
RED SOILS MASTER PLAN
OREGON CITY, OREGON
Harper Houf Peterson Righellis Inc.
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205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171
REGISTERED PROFESSIONAL ENGINEER
OREGON
NOVEMBER 15, 2011
RON D. PETERSON
EXPIRES: 12/31/12
DESIGNED: TAK
DRAWN: RAF
CHECKED: RDP
DATE: NOVEMBER, 2011
REVISIONS
NO. DESCRIPTION DATE
SHEET NO.
C2.0
JOB NO.
SRA-36
EXISTING PROPERTY LINE
COMMUNITY HEALTH WIC PROGRAM
TECHNOLOGY SERVICES ANNEX
OSU EXTENSION ANNEX
OSU EXTENSION
TECHNOLOGY SERVICES
COMMUNITY HEALTH BEAVERCREEK CLINIC
BEAVERCREEK CLINIC ANNEX
WARNER MILNE ROAD
EXISTING 60' R.O.W.
BEAVERCREEK ROAD
OREGON CITY HILLTOP
DEVELOPMENT SERVICES
PUBLIC SERVICE
STEWART COMMUNITY CENTER
JUVENILE INTAKE & ASSESSMENT CENTER
JAIL ANNEX
JAIL MAINT. FACILITIES
EOC/C-COM
PROPERTY ROOM
COUNTY JAIL
FIDO
JUVENILE ANNEX MODULAR
STORAGE
KAEN ROAD
SILVER OAK
CENTRAL UTILITY PLANT
RED SOILS COURT
PRIVATE METER AND MAIN REMOVED 2010
EXISTING 8" WATERLINE
EXISTING STORM SEWER EASEMENT
EXISTING UTILITY EASEMENT
EXISTING ABANDONED SANITARY SEWER FORCE MAIN
EXISTING PUBLIC WATER EASEMENT
EXISTING 20' UTILITY EASEMENT
EXISTING PRIVATE SANITARY SEWER
EXISTING CLAIRMONT CONNECTION 2010
EXISTING 8" WATERLINE W/ 10' EASEMENT
EXISTING 12" WATERLINE W/ 15' EASEMENT
EXISTING 15' STORM EASEMENT
EXISTING 15' WATERLINE EASEMENT TO BE MODIFIED SEE WATER SYSTEM PLAN
EXISTING 15' WATER EASEMENT
EXISTING 20' UTILITY EASEMENT
EXISTING 60' RED SOILS COURT R.O.W.
EXISTING 5' PED. EASEMENT
EXISTING 15' UTILITY EASEMENT
EXISTING 15' STORM EASEMENT TO BE MODIFIED SEE STORM SEWER PLAN
EXISTING PUBLIC 12" WATERLINE TO BE RELOCATED
EXISTING PUBLIC 12" CITY WATERLINE
EXISTING BEAVERCREEK R.O.W. SEE IMPROVEMENT PLAN FOR PROPOSED REALIGNMENT OF BEAVERCREEK ROAD
0 50 100 200
SCALE: 1" = 100'
P:\SRA-36\SRA36-DWG\EXHIBITS\2011-11-15 UPDATED EXHIBIT-EASMNTS-C2.dwg

17.65.050.B. Proposed Development Submittal Requirements.
1. Narrative statement. An applicant shall submit a narrative statement that describes the following:
a. The proposed duration of the general development plan.
Applicant's Response:
As stated in the enclosed Red Soils Master Plan the duration extends to 2030.

17.65.050.B.1.b. *The proposed development boundary. May also reference submitted maps or diagrams.*
Applicant's Response:
The development boundary is as shown on page 3 of the enclosed Red Soils Master Plan.

17.65.050.B.1.c. *A description, approximate location, and timing of each proposed phase of development, and a statement specifying the phase or phases for which approval is sought under the current application. May also reference submitted maps or diagrams.*
Applicant's Response:
The phasing is shown on page 11 of the enclosed copy of the Red Soils Master Plan. The requested development approval is for a relatively small project that does not fall in any particular phase. It neither starts nor concludes any phase. An application will be submitted in the near future for a major revision of the Master Plan, which may include a revision of specific phases.

17.65.050.B.1.d. *An explanation of how the proposed development is consistent with the purposes of Section 17.65, the institutional zone, and any applicable overlay district.*
Applicant's Response:
See response to Section 17.31 for consistency with the MUE zoning.

17.65.050.B.1.e. *A statement describing the impacts of the proposed development on inventoried Goal 5 natural, historic or cultural resources within the development boundary or within two hundred fifty feet of the proposed development boundary.*
Applicant's Response:
The site is vacant, treeless, planted in non-native grasses, and has no buildings. There are no Goal 5 resources within the site boundaries. There is a delineated wetland adjacent to the site. There are no other Goal 5 natural, historic or cultural resources within 250 ft of the site.

17.65.050.B.1.f. *An analysis of the impacts of the proposed development on the surrounding community and neighborhood, including:*
1. Transportation impacts as prescribed in subsection g. below;
Applicant's response:
See enclosed traffic study.

2. Internal parking and circulation impacts and connectivity to sites adjacent to the development boundary and public right-of-ways within two hundred fifty feet of the development boundary;
Applicant's response:
See enclosed traffic study

3. Public facilities impacts (sanitary sewer, water and stormwater management) both within the development boundary and on city-wide systems;
Applicant's response:
There are no public facilities existing within the site boundaries. At the pre-application conference, city representatives raised no concerns about existing system capacities. In subsequent discussions the city recommended that stormwater from the development be taken to the adjacent wetland. The impact should be negligible since no more water will flow there than flows currently. Flow control and quality control facilities will be provided. See attached civil drawings.

4. Neighborhood livability impacts;
Applicant's response:
The immediate neighbors include other county agencies, a PGE maintenance yard and other private industries. Presentations to the area neighborhood association resulted in the association board voting to support the project.

5. Natural, cultural and historical resource impacts within the development boundary and within two hundred fifty feet of the development boundary.
Applicant's Response:
The site is vacant, treeless, planted in non-native grasses, and has no buildings. There are no natural, cultural or historic resources within the site boundaries or within 250 ft of the site except that there is a delineated wetland adjacent to the site. The city recommended that stormwater from the development be taken to the adjacent wetland. The impact should be negligible since no more water will flow there than flows currently. Flow control and quality control facilities will be provided. See attached civil drawings.

17.65.050.B.1.g. *A summary statement describing the anticipated transportation impacts of the proposed development. This summary shall include a general description of the impact of the entire development on the local street and road network, and shall specify the maximum projected average daily trips, projected AM and PM peak hour traffic and the maximum parking demand associated with build-out each phase of the master plan.*
Applicant's response:
Based on the results of this transportation impact study, the proposed OSU Extension Service Building can be developed while maintaining acceptable levels of service at the study intersections. The primary findings and recommendations of this study are summarized below.

- **Both study intersections currently operate acceptably during the weekday AM and PM peak hours and are projected to continue to do so in the year 2020 before and after the proposed site development.**
- **A review of the latest five years of crash data reported by ODOT did not reveal any crash trends or deficiencies at the two study intersections.**
- **The proposed building is expected to generate approximately 220 weekday daily trips, of which 26 will occur during the AM peak hour and 26 will occur during the PM peak hour.**
- **Use of the existing site driveway under the proposed shared access arrangement complies with the City's access spacing and driveway sight distance minimum requirements. There are no negative impacts anticipated from this development.**

17.65.050.B.1.h. *In addition to the summary statement of anticipated transportation impacts, an applicant shall provide a traffic impact study as specified by city requirements. The transportation impact study shall either:*

1. Address the impacts of the development of the site consistent with all phases of the general development plan; or

2. Address the impacts of specific phases if the city engineer determines that the traffic impacts of the full development can be adequately evaluated without specifically addressing subsequent phases.

Applicant's response:
See attached traffic study.

17.65.050.B.1.i. *If an applicant chooses to pursue option h.1., the applicant may choose among three options for implementing required transportation capacity and safety improvements:*

1. The General Development Plan may include a phasing plan for the proposed interior circulation system and for all on-site and off-site transportation capacity and safety improvements required on the existing street system as a result of fully implementing the plan. If this option is selected, the transportation phasing plan shall be binding on the applicant.

2. The applicant may choose to immediately implement all required transportation safety and capacity improvements associated with the fully executed general development plan. If this option is selected, no further transportation improvements will be required from the applicant. However, if a general development plan is later amended in a manner so as to cause the projected average daily trips, the

projected AM or PM peak hour trips, or the peak parking demand of the development to increase over original projections, an additional transportation impact report shall be required to be submitted during the detailed development plan review process for all future phases of the development project and additional improvements may be required.

3. The applicant may defer implementation of any and all capacity and safety improvements required for any phase until that phase of the development reaches the detailed development plan stage. If this option is selected, the applicant shall submit a table linking required transportation improvements to vehicle trip thresholds for each development phase.

Applicant's Response:
See enclosed copy of the traffic study.

17.65.050.B.1.j. *The applicant or city staff may propose objective development standards to address identified impacts that will apply within the proposed development on land that is controlled by the institution. Upon approval of the general development plan, these standards will supersede corresponding development standards found in this code. Development standards shall address at least the following:*
1. Pedestrian, bicycle and vehicle circulation and connectivity;
2. Internal vehicle and bicycle parking;
3. Building setbacks, landscaping and buffering;
4. Building design, including pedestrian orientation, height, bulk, materials, ground floor windows and other standards of Chapter 17.62; and
5. Other standards that address identified development impacts.

Applicant's Response:
This project does not propose any new development standards.

17.65.050.B.2 *Maps and diagrams. The applicant must submit, in the form of scaled maps or diagrams, as appropriate, the following information:*
a. A preliminary site circulation plan showing the approximate location of proposed vehicular, bicycle, and pedestrian access points and circulation patterns, parking and loading areas or, in the alternative, proposed criteria for the location of such facilities to be determined during detailed development plan review.
b. The approximate location of all proposed streets, alleys, other public ways, sidewalks, bicycle and pedestrian access ways and other bicycle and pedestrian ways, transit streets and facilities, neighborhood activity centers and easements on and within two hundred fifty feet of the site. The map shall identify existing subdivisions and development and un-subdivided or unpartitioned land ownerships adjacent to the proposed development site and show how existing streets, alleys, sidewalks, bike routes, pedestrian/bicycle access ways and utilities within two hundred fifty feet may be extended to and/or through the proposed development.
c. The approximate location of all public facilities to serve the proposed development, including water, sanitary sewer, stormwater management facilities.
d. The approximate projected location, footprint and building square footage of each phase of proposed development.
e. The approximate locations of proposed parks, playgrounds or other outdoor play areas; outdoor common areas and usable open spaces; and natural, historic and cultural resource areas or features proposed for preservation. This information shall include identification of areas proposed to be dedicated or otherwise preserved for public use and those open areas to be maintained and controlled by the owners of the property and their successors in interest for private use.

Applicant's Response:
See enclosed pages cut from the Red Soils Master Plan.

17.65.60 Detailed Development Plan

A. Submittal Requirements.
1. A transportation impact study documenting the on- and off-site transportation impacts, as specified in 17.65.050.B.1.h(1). If such an analysis was submitted as part of the General Development Plan process, the scope of the report may be limited to any changes which have occurred during the interim and any

information listed below which was not a part of the initial study.
The on-site portion of the analysis shall include the location, dimensions and names of all proposed streets, alleys, other public ways, sidewalks, bike routes and bikeways, pedestrian/bicycle access ways and other pedestrian and bicycle ways, transit streets and facilities, neighborhood activity centers, and easements on and within 250 feet of the boundaries of the site. The map shall identify existing subdivisions and development and un-subdivided or unpartitioned land ownerships adjacent to the proposed development site and show how existing streets, alleys, sidewalks, bike routes, pedestrian/bicycle access ways and utilities within 250 feet may be extended to and/or through the proposed development.
Applicant's Response:
This is part of the overall Red Soils Master Plan and Traffic Study.

2. The location within the development and in the adjoining streets of existing and proposed sewers, water mains, culverts, drain pipes, underground electric, cable television and telephone distribution lines, gas lines, and the location of existing aerial electric, telephone and television cable lines, if any, to be relocated within the development.
Applicant's Response:
See enclosed drawings.

3. A site plan or plans, to scale, containing the required information identified in:
- *a. Chapter 17.62.040.A.(8), (10), (11), (12), (13), (14), and (15);*
- *b. Chapter 17.62.040.B;*
- *c. Chapter 17.62.040.C;*
- *d. Chapter 17.62.040.D;*
- *e. Chapter 17.62.040.E;*
- *f. Chapter 17.62.040.G;*
- *g. Chapter 17.62.040.H; and*
- *h. Chapter 17.62.040.J*

Applicant's Response:
See enclosed drawings.

17.65.070 Adjustments to Development Standards.

A. Purpose. In order to implement the purpose of the City's master plan process, which is to foster the growth of major institutions and other large-scale development, while identifying and mitigating their impacts on surrounding properties and public infrastructure, an applicant may request one or more adjustments to the applicable development regulations as part of the master planning process. These include, but are not limited to, items such as: dimensional standards of the of the underlying zone, Site Plan and Design Review criteria, residential design standards, and standards for land division approval.

B. Procedure. Requests for adjustments shall be processed concurrently with a General Development Plan. An adjustment request at the detailed development plan review shall cause the detailed development plan to be reviewed as a Type III application.

C. Regulations That May Not be Adjusted. Adjustments are prohibited for the following items:
1. To allow a primary or accessory use that is not allowed by the regulations;
2. To any regulation that contains the word "prohibited";
3. As an exception to a threshold review, such as a Type III review process; and
4. Any exception to allow a use not identified as a permitted or conditional use in the underlying zone.

D. Approval Criteria. A request for an adjustment to one or more applicable development regulations under this section shall be approved if the review body finds that the applicant has shown the following criteria to be met.
1. Granting the adjustment will equally or better meet the purpose of the regulation to be modified;
Applicant's Response:

2. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project that is still consistent with the overall purpose of the zone;
3. City-designated Goal 5 resources are protected to the extent otherwise required by Title 17;
4. Any impacts resulting from the adjustment are mitigated; and
5. If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable. (Ord. 03-1014, Att. B3 (part), 2003)
6. The proposed adjustment is consistent with the Oregon City Comprehensive Plan and ancillary documents.

Applicant's Response:
No adjustments are sought. Not applicable.

17.65.80 *Amendments to Approved Plans*
Applicant's Response:
Not applicable.

<u>17.56 Conditional Uses</u>

17.56.010.A.1*. The use is listed as a conditional use in the underlying district;*
Applicant's Response:
The MUE-1 zone allows office uses, conference facilities and meeting rooms outright.

17.56.010.A.2 *The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;*
Applicant's Response:
Not applicable.

17.56.010.A.3*. Development shall demonstrate compliance with Chapter 12.04, Streets, Sidewalks and Public Places;*
Applicant's Response:
Not applicable.

17.56.010.A.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's Response:
Not applicable.

17.56.010.A.5*. The proposal satisfies the goals and policies of the city comprehensive plan which apply to the proposed use.*
Applicant's Response:
Its not a conditional use, so not applicable.

17.56.010.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's Response:
Not applicable.

17.56.010.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's Response:
Not applicable.

17.56.010.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's Response:
Not applicable.

17.56.010.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's Response:
Not applicable.

17.56.040.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's Response:
Not applicable.

17.56.040.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's Response:
Not applicable.

17.56.040.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's Response:
Not applicable.

17.56.040.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's Response:
Not applicable.

17.56.040.E *Helipad Landing Facility. In evaluating a conditional use application for a helipad, the planning commission shall consider such matters as the following:*
Applicant's Response:
Not applicable.

17.56.040.F *Residential Care Facilities.*
1. In addition to the general provisions of Section 17.56.020, any application shall include a description of the proposed use, including the number of residents and the nature of the condition or circumstances for which care, or a planned treatment or training program will be provided, the number of staff and the estimated length of stay per resident and the name of the agency responsible for regulating or sponsoring the use.
2. Approval of a conditional use application for a residential care facility shall include the following minimum standards where applicable:

a. The proposed facility shall maintain all applicable licenses required by the appropriate agencies for the use described in the application.
b. All residential care facilities shall be subject to design review. Special considerations for this use are:
i. Compatibility in appearance with the surrounding area;
Applicant's Response:
Not applicable.

17.56.040.G *Bed and Breakfast Inns.*
Applicant's Response:
Not applicable.

17.56.060 *Revocation of conditional use permits.*
The Planning Commission or the City Commission may initiate administrative action under Chapter 17.50 to revoke any conditional use permit previously issued by the city or, with regard to lands annexed by the city, those such permits issued by the county. The Planning Commission or, on review, the City Commission, may revoke such permit upon determining:
A. One or more conditions attached to the grant of the conditional use permit have not been fulfilled; and
B. The unfulfilled condition is substantially related to the issuance of the conditional use permit.
Applicant's Response:
Not applicable.

Pre-Application Conference Notes

PA 18-22: OSU Extension Service Building and Parking Lot
Pre-Application Conference Date: May 22, 2018

Proposed Project:

- New 22,000 SF 2 story office building with teaching kitchen and 140 seat auditorium for the OSU Extension Service of Clackamas County. Also includes parking, a teaching greenhouse and outdoor horticultural work areas.

This pre-application was reviewed by Pete Walter, AICP, Planner. For additional questions or concerns contact Pete at (503) 496-1568, or via Email at pwalter@orcity.org. Public Works Development Services comments are provided separately.

General Information:

- Location: (Address to be assigned with building permit)
  - Clackamas County Map 3-2E-05C, Tax Lot 812 (Site abutting Warner Milne Rd on east side of Beavercreek Rd)
- Zoning: "MUE" Mixed Use Employment District
- Applicable overlay districts:
  - Natural Resource Overlay District
- Applications anticipated and 2018 Planning Fees:
  - Type II Master Plan Amendment $2,156 application
  - Transportation Analysis Letter: $464
  - Natural Resource Overlay District (if disturbance within overlay district, except for upgrades)
  - Detailed Development Plan (see fee sheet)
  - Note we may provide mailing labels for $16
- Applicable Code:
  You may choose between the code that was in place when the Master Plan was originally approved (2005) or the current code. You must utilize all sections and chapters of the code, with the exception of the storm water manual in which you must choose the current code. Note there are relatively minor differences between the two codes.

Previous Master (Concept) Plan Approvals.

A Concept (General/Master) Development Plan has been approved for the subject site which identifies the layout, maximum intensity, phasing and public improvements associated with the Clackamas County Red Soils Campus over a 20 year period. Approval of the General (Concept) Plan is followed by a series of Detailed Development Plan applications with refined building details including building design, landscaping, etc. which comply with the Oregon City Municipal Code and the approved Concept (General) Plan.

A Master Plan and series of subsequent amendments have been approved for the site. The most current Master Plan was submitted with CP 12-01. Previous approvals include the following file numbers:

- CP 12-01 / DP 12-01 (Silver Oaks Building)
- CP 05-01
- CP 07-02
- CP 08-03

o CP 09-03

The following site specific development plans have been approved (dates are earliest to latest):

SP 03-08

A Site Plan and Design Review application was approved by the Planning Division for the construction of a 109,000 square foot Public Services Building and parking lot, with pedestrian amenities and landscape improvements. The four-story office building houses offices for County health services, family services, community development and administration. In addition to office spaces, the structure includes a Council Chamber, a training room, lunchroom and lockers. Review of this application included an analysis of the stream onsite (Mud Creek) and associated wetlands and delineated the Water Quality Area Resource Overlay (Exhibit 3).

CP 05-01, WR 05-36 & CU 05-03

A General Master Plan (Planning file CP 05-01) and two Conditional Use permits were approved for the subject site to construct a Juvenile Facility, bring a pre-existing Detention Facility into compliance and expand the facility (Planning file CU 50-03). A Water Resource Exemption was approved for the development (Planning file WR 05-36).

The Master Plan included three phases of development. The first phase of construction to occur within 5 years of approval includes the construction of the Development Services Building (DSB), the Central Plaza in front of the DSB, the central utility plant and a new Facilities Building to replace the existing building. Phase two is between 5 and 10 years and includes the construction of the Courthouse, Human Services Building and three retail buildings. Phase three is between 10 and 20 years and will include the construction of the Sheriff Building, Juvenile Building, expansion of the existing detention facility and a possible expansion of the central utility plant to include a waste water treatment facility or similar component. An expansion of the central utility plant as a waste water treatment facility would require a separate conditional use permit at the time of development.

The approval identified four principles that serve as the foundation for the Master Plan:

1. Create an enduring image for the campus;
2. Create a great place for county employees to work;
3. Create a plan that makes both short term and long term fiscal sense; and
4. Create a place that employs environmentally sustainable practices.

From these four principles, the county has identified several design features that have been incorporated into the design of the campus, including a central plaza that will serve as a community gathering space, pedestrian connections through the site and to the surrounding community, clustering buildings and locating entrances in a manner that supports the pedestrian circulation system and requiring that all new buildings on the campus meet at a minimum USGBC LEED Silver Certification criteria (Exhibit 4).

DP 06-02

A Detailed Master Plan (Planning file DP 06-02) was approved to construct a Development Services Building and associated parking lot. The 4-story municipal building included offices for County Assessment and Taxation, Transportation and Development, County Surveyor and Water Environment Services Departments. The offices are located above a 53,000 square foot basement parking garage and storage area (Exhibit 5).

CP 07-02 and DP 07-01

A General Plan Amendment (Planning file CP 07-02) to add a Central Utility Plant and a Detailed Development Plan (Planning file DP 07-01) for the exterior improvements to the Central Utility Plant was approved by the Planning Division (Exhibit 6).

CP 08-03

A second General Plan Amendment was approved to construct an Adult Detention Facility and visitor parking lot, capable of accommodating up to 800 beds, in phase 2 of the development of the campus rather than in phase 3. The original phase 2 projects, including the County Office Buildings, parking garage, retail/office buildings and Court House, would subsequently be constructed in phase 3 developments. The amended Master Plan additionally relocated the interior loop road from north of the proposed Adult Detention Facility to south of the facility as part of the phase 3 construction and relocated the Juvenile Facility from the north side to the south side of Mud Creek (Exhibit 7).

CP 09-03, DP 09-02 and WR 09-07

The proposal amended the Master Plan to accommodate the expansion of the jail footprint with the addition of a sally port. The medical wing will be located within the existing facility. The expansion of the driveway / stormwater facility will be reviewed under the Natural Resource section of the Oregon City Municipal Code. The application included:

- The addition of a roof to the existing outdoor recreation area;
- A new free standing steel framed roof structure with standing seam metal roofing over existing entranceways on the east and south sides of the jail as well as over a new entranceway adjacent to the vehicle sallyport;
- The addition of a new 1,668 square foot sally port to the existing jail facility;
- The addition of a new 2,680 square foot medical wing to the existing jail facility;
- An exit from the south façade of the jail;
- Changes to the entranceway of the south building; and
- A Natural Resource Review updating the Red Soils Site / Mud Creek Wetland Delineation (Exhibit 8)

CP 12-01 and DP 12-01

The proposal included amended the Master Plan to include the Silver Oak Building, a 68,419 square foot facility as well as:

- Change in use of the Silver Oak Building from light industrial to storage and office to house the Sheriff's evidentiary material.
- Adjust the fence height and materials requirement of the Oregon City Municipal Code as shown on page 61 of the Master Plan to allow fences taller than the maximum fence height and chain link material.
- Minor alterations to the parking lot at the Silver Oak Building including installation of landscaping and a fence.

The proposed development is identified in the approved Master Plan as Retail and Office Building 11. Provided the applicant can demonstrate that the proposal does not increase the overall square footage, traffic impacts, parking stalls, etc. by more than 10% of the approved campus, the Master Plan amendment may be processed as a Type II application.

Master Plan/ Detailed Development Plan:

The applicant shall demonstrate how the proposal complies with the approved Master Plan (including use, square-footage, parking, bike parking, etc).

A request to reduce the minimum window transparency of 60% on the main façades facing Warner Milne Road and Beavercreek Road requires a Type III adjustment pursuant to OCMC 17.65 – Master Plans subsection 17.65.070 - Adjustments to development standards.

Parking - Vehicles

The overall campus parking includes a minimum of 2,053 stalls and a maximum of 2,996 stalls.

Range of On-Site Parking Based on City of Oregon City Zoning

Office Min = 2.7 per 1000 SF
Office Max = 3.33 per 1000 SF
Retail Min = 4.1 per 1000 SF
Retail Max = 5 per 1000 SF
Industrial Min = 1.3 per 1000 SF
Industrial Max = 1.6 per 1000 SF
Welfare/Corrections Min = 1 per 7 beds
Welfare/Corrections Max = 1 per 4 beds
Storage Warehouse Min = 0.3 per GSF
Storage Warehouse Max = 0.4 per GSF

	Proposed Building SF	Office		Retail		Industrial, Correctional, Storage	
		Allowed Cars Max	Allowed Cars Min	Allowed Cars Max	Allowed Cars Min	Allowed Cars Max	Allowed Cars Min
Phase 1							
Public Service Building	110,000	366	297	-	-	-	-
Development Service Building	178,000	593	481	-	-	-	-
Central Utility Plant	52,159	32	26	-	-	52	50
Shaver Building	9,415	31	25	-	-	-	-
Total Parking Allowed		1,022	829	-	-	52	50
10% Reduction		102	83	-	-	5	5
Total Parking Range Provided		**920**	**746**	-	-	**47**	**45**
2012 Update							
Public Service Building	110,000	366	297	-	-	-	-
Development Service Building	178,000	593	481	-	-	-	-
Central Utility Plant	52,159	32	26	-	-	52	50
Shaver Building	9,415	31	25	-	-	-	-
Silver Oak Building	85,697	91	74	-	-	23	17
Total Parking Allowed		1,113	903	-	-	75	67
10% Reduction		111	90	-	-	8	7
Total Parking Range Provided		**1,002**	**813**	-	-	**68**	**60**
Phase 3 Full Build Out (2030)							
Public Service Building	110,000	366	297	-	-	-	-
Development Service Building	178,000	593	481	-	-	-	-
Central Utility Plant	52,159	32	26	-	-	52	50
Shaver Building	9,415	31	25	-	-		
Silver Oak Building	136,838	131	107	-	-	33	24
Adult Detention Facility	200,542	-	-	-	-	160	-
Central Communications	24,000	80	65	-	-	-	-
Juvenile Facilities	72,500	241	196	-	-	-	-
Courthouse	215,756	718	583	-	-	-	-
County Office Building 1	100,711	335	272	-	-	-	-
County Office Building 2	75,608	252	204	-	-	-	-
Retail and Office SM (Beavercreek/Warner Milne)	9,000	30	24	45	36	-	-
Retail and Office (Beavercreek)	70,000	116	95	175	144	-	-
Total Parking Allowed		2,925	2,375	220	180	245	74
10% Reduction		293	238	22	18	25	7
Total Parking Range Provided		**2,633**	**2,138**	**198**	**162**	**221**	**67**

Notes:

1. A 10% reduction was assumed in required parking for the campus given that the proposed buildings are within 1000 feet of public transit.
2. The proposed Adult Detention Facility will consist of 800 beds with 1 space required per every 5 beds.
3. With the completion of the Phase 3 Full Build-Out the campus will include 100 on-street parking spaces.
4. For the purpose of this exercise it is assumed that Beavercreek consists of 35,000 SF of GF Retail and 35,000 SF of Office; Warner Beavercreek (SM) consists of 9,000 SF of GF retail.
5. In order to provide a total amount of parking within the range established thorugh zoning, the master plan includes a four-story parking garage with approximately 832 spaces.
6. For the 2012 Update the Silver Oak Building is proposed with 32% office and 68% storage; for the Full Build-Out, to maximize storage potential, the building is proposed with 18% office and 82% storage, with a full second level on the interior.

Parking - Bicycles

The development shall demonstrate compliance with the overall campus bicycle parking requirements.

Bicycle Parking Requirements Per City of Oregon City Standards
Update 2012

	Use	Auto Spaces	Required Bicycle Parking	Amount Required by Code	Existing Bicycle Parking	Proposed Bicycle Parking
Existing Facilities						-
Community Health	Commerical	56	1 per 20	3	5	-
Steward Community Center	Commerical	91	1 per 20	5	4	-
Oregon City Hilltop	Commerical	93	1 per 20	5	2	-
CCOM/County Jail	Institutional	163	1 per 30	5	5	-
OSU Extension	Commerical	30	1 per 20	2	2	-
Technology Services	Commerical	26	1 per 20	1	0	-
Technology Services Annex	Commerical	20	1 per 20	1	0	-
Juvenile Intake & Assessment	Institutional	74	1 per 30	2	0	-
Juvenile Annex 1 (former Dog Services Admin)	Institutional	9	1 per 30	0.5	0	-
Juvenile Annex 2	Institutional	40	1 per 30	1	0	-
Storage Building (former Dog Services Shelter)	Institutional	15	1 per 30	0.5	0	-
Phase 1						
Public Service Building	Commerical	366	1 per 20	18	19	19
Development Service Builidng	Commerical	416	1 per 20	21	47	47
Central Utility Plant	Institutional/Commercial	80	1 per 30+1 per 20	5	5	5
2012 Update						
Silver Oak Building	Institutional/Commercial	19/73=92	1 per 30+1 per 20	5	10	10
Subtotal for Existing Condition at 2012 Update				**75**	**89**	
Phase 2						
Adult Detention Facility	Institutional	160	1 per 30	5	-	5
Full Build Out (2030)						
Central Communications	Commerical	80	1 per 20	4	-	4
Juvenile Facilities	Institutional	241	1 per 30	8	-	8
Courthouse	Commerical	718	1 per 20	36	-	36
County Office Building 1	Commerical	335	1 per 20	17	-	17
County Office Building 2	Commerical	252	1 per 20	13	-	13
Retail and Office SM (Beavercreek/Warner Milne)	Commerical	30	1 per 20	1.5	-	1.5
Retail and Office (Beavercreek)	Commerical	116	1 per 20	6	-	6
Shaver Building	Commerical	31	1 per 20	2	-	2

Notes:
1. See Appendix F: Proposed On-Site Parking for parking totals and calculations, parking total here do not reflect the reduction allowed for buildings within 1000 feet of public transit. For the purposes of this calculation the maximum parking allowed by code was used for Full Build-Out Building bicycle parking calculation.
2. For the purposes of the 2012 Update it is assumed that the Silver Oak Building will consist of 32% Office area and 68% Storage area.
3. The Development Services Building bicycle parking count includes secure bicycle parking for campus wide staff use only in the basement.

The pre-application materials lack the specificity and the scale to determine compliance with a majority of the applicable standards of the Oregon City Municipal Code. Please include details for all structures, parking lots, pavement, development, etc.

The applicant is required to demonstrate compliance with all applicable criteria. The applicant may request adjustments to the criteria in OCMC 17.65.070, though adequate mitigation is required.

Responses to your Pre-Application Questions:

1. Building location conforms to master plan footprint requirements but is twice as large {2 story) and office/training use instead of retail. What review process is needed to obtain approval of these changes? Type III?

Response: Provided that the proposal does not increase the overall floor area for the entire campus site originally approved with master plan, the application can be processed as a Type II amendment.

2. Portions of building and the horticultural buildings intrude into wetland buffer area. At a previous pre-app for this project the notes recorded: "For NROD, the 2005 OCMC will have to be used since that was the code in place when the Master Plan was approved. Per 17.49.050.E.1, structures are allowed in the water quality resource area. (The water quality resource area is the vegetated corridor and the protected water feature.) Is this still valid?

Response: The applicant is entitled to rely on the old Water Quality Resource Overlay code of Chapter 17.49, however, the most recent wetland delineation would apply. The wetland buffer of 50' is the same in the updated NROD code, but the mitigation requirements have changed slightly.

3. When will the city widen Beavercreek Road to the edge of the city ROW?

Response: Please see Public Works Development Services notes.

4. Although the plan is to dispose of storm water on site, is there any option for use of the city storm sewer?

Response: Please see Public Works Development Services notes. Drainage must comply with OCMC 13.12 and any applicable water quality standards in OCMC 17.49.

The following OCMC standards are noted:

- 17.52.060.C Parking Area/Building Buffer.
- 17.62.055. - Institutional and commercial building standards.
- *Both Warner Milne Rd and Beavercreek Road are classified as Minor Arterial Roads in the TSP. The applicant should specify which arterial the building is oriented toward in order to determine compliance with the following standards.*

C.5. 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 17.62.055.D, if the setback area incorporates at least one element from the following list for every five feet of increased setback requested:

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. See code for element choices.

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.

Note: The west elevation facing Beavercreek would be considered the main front elevation, since it has the entry, and is the most architecturally significant façade, and also since it faces the transit street. Beavercreek Rd is considered the "Transit Street" due to Tri-Met Route 33. See OCMC 17.62.080 - Special development standards along transit streets. (Appears to be met).

E. Corner Lots.

For buildings located at the corner of intersections, the primary entrance of the building shall be located at the corner of the building or within twenty-five feet of the corner of the building. Additionally, one of the following treatments shall be required:
1. Incorporate prominent architectural elements, such as increased building height or massing, cupola, turrets, or pitched roof, at the corner of the building or within twenty-five feet of the corner of the building.
2. Chamfer the corner of the building (i.e. cut the corner at a forty-five-degree angle and a minimum of ten feet from the corner) and incorporate extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the chamfered area.

I. Facade Transparency (applies to the West Elevation)

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.

60% transparency is required on both the Warner Milne Road and Beavercreek Road Facades. Staff calculated 29% transparency for the West (Beavercreek Road) elevation and 54% for the North (Warner Milne Road) elevation. The reductions in transparency exceed staff's discretion to approve as a Type II modification and require a Type III adjustment pursuant to OCMC 17.655 – Master Plans subsection 17.65.070 - Adjustments to development standards.

- 17.62.050.A.9. – Pedestrian circulation system connecting all main entrances onsite (Appears to be met)

Additional items to provide:

- A landscape plan prepared by prepared by a registered landscape architect.
- A lighting (photometric) plan approved by a professional.
- Identify the location and screening of mechanical equipment in compliance with OCMC 17.62.050.A.20.
- Staff could not determine compliance with the following commercial and institutional design standards in OCMC 17.62.055:
  F. 14' minimum floor to floor height
  G. Variation in Massing
  I. Facade Transparency (60% for street facing facades, 30% for sides) – Note: A request to reduce the minimum window transparency of 60% on the main façades facing Warner Milne Road and Beavercreek Road requires a Type III adjustment pursuant to OCMC 17.65 – Master Plans subsection 17.65.070 - Adjustments to development standards.

Adjustment to Development Standards:
Proposals which do not comply with the standards in the Oregon City Municipal Code have a couple of options: (1) They may alter the proposal to comply with the standards in the Oregon City Municipal Code, and thereby allow it to be processed as a Type II decision without a Planning Commission hearing; or (2) apply for adjustments to the code through the Master Plan Type III process. If an adjustment is sought, the criteria are as follows:

1. Granting the adjustment will equally or better meet the purpose of the regulation to be modified;
2. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project that is still consistent with the overall purpose of the zone;
3. City-designated Goal 5 resources are protected to the extent otherwise required by Title 17;
4. Any impacts resulting from the adjustment are mitigated; and
5. If an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable. (Ord. 03-1014, Att. B3 (part), 2003)
6. The proposed adjustment is consistent with the Oregon City Comprehensive Plan and ancillary documents.

A request to reduce the minimum window transparency of 60% on the main façades facing Warner Milne Road and Beavercreek Road requires a Type III adjustment pursuant to OCMC 17.65 – Master Plans subsection 17.65.070 - Adjustments to development standards.

Timing and Process:
If the application complies with the approval criteria in the Oregon City Municipal Code, it will be processed as a Type II application. However, the adjustments to the development standards requires a Type III, Planning Commission review. The applicable application processes are described in OCMC 17.50.030.

Applicable Criteria:
Staff has prepared a report template to assist you with preparing a complete application. Please follow this template in order to assure that your application is not delayed due to inadequate code responses. The development proposal will be analyzed for compliance with the following Chapters of the Oregon City Municipal Code:

Streets, Sidewalks and Public Places in Chapter 12.04,
Public and Street Trees in Chapter 12.08,
Stormwater Management in Chapter 13.12,
Grading, Filling and excavating in Chapter 15.48,
"MUE" Mixed Use Employment District in Chapter 17.31,
Tree Protection Standards in Chapter 17.41,
Natural Resource Overlay District in Chapter 17.49,
Administration and Procedures are set forth in Chapter 17.50,
Off-Street Parking and Loading in Chapter 17.52,
Supplemental Zoning Regulations and Exceptions in Chapter 17.54,
Site Plan and Design Review in Chapter 17.62,
Master Plans in Chapter 17.65.

Transportation Impacts:
The applicant will need to have a traffic engineer conduct a transportation analysis letter, demonstrating compliance with City standards and prior Master Plan TIS. The applicant's traffic engineer is welcome to contact the city's traffic engineering consultant, John Replinger, at Replinger-Associates@comcast.net or at 503-719-3383.

Development Services Division (Utilities/Public Improvements/SDC's, etc):
Please see supplemental notes from Public Works Development Services Division.

Natural Resource Overlay District (NROD) / Water Quality Resources Overlay District (WR):
The proposed development is within the Natural Resource Overlay District (formally the Water Quality Resources Overlay District). The overlay protects natural resources through the use of a vegetated corridor. However, it appears as all of the disturbance is proposed on existing impervious surfaces, which are exempt. The applicant shall either demonstrate compliance with OCMC 17.49.

Tree Removal

- OCMC 17.41. A tree removal, protection and mitigation plan is required.

Fence, Hedges and Walls

- Show any walls, fences or retailing walls proposed to be in accordance with OCMC 17.54.100 and the approved 2012 Master Plan.

Building Division:
Your application was transmitted to Mike Roberts, Building Official for the City. You may contact Mr. Roberts at 503.496.1517 or by email at mroberts@orcity.org.

Clackamas Fire District:
Your application was transmitted to Mike Boumann, Lieutenant Deputy Fire Marshal of Clackamas Fire District #1. You may contact Mr. Boumann at (503)742-2660 or michaelbou@ccfd1.com.

Neighborhood Notification Meeting:

- A Neighborhood Association meeting is required prior to a complete application. The site is in the Hillendale Neighborhood Association. For details on this requirement see OCMC 17.50.055 - Neighborhood association meeting.

  Chair: Roy Harris, royandanna@centurylink.net
  Vice Chair: Vacant
  Land Use Chair: William Gifford, william@smallflags.com
  Secretary/Treasurer: Joyce Gifford, Joyce@smallflags.com
  CIC Primary Representative: Roy Harris, royandanna@centurylink.net
  CIC Alternate Representative: Ray Stobie, drakeel@gmail.com

  - Meeting Information:

  General Meetings: First Tuesday in January, April, July, and October (January 2, 2018, April 3, 2018, July 3, 2018, and October 2, 2018).
  Steering Committee Meetings: TBD
  Located: Living Hope Church - 19691 Meyers Road, Oregon City, 7:00PM Signs must comply with the sign code - OCMC 15.28.

  - The applicant should include Amy Willhite, Citizen Involvement Committee, in any Neighborhood Association requests/notifications.
  - CIC Chair: Amy Willhite from Gaffney Lane Neighborhood Association, awillhit@yahoo.com
  - OCMC 17.50.055(2).The applicant shall send, by certified mail, return receipt requested letter to the chairperson of the neighborhood association and the citizen involvement committee describing the proposed project. Other communication methods may be used if approved by the neighborhood association.

- System Development Charges (SDC) shall be due and payable upon building permit issuance.

Pre-application conferences are required by Section 17.50.050 of the City Code, as follows:
A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.
B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. This form will be kept by the Community Development Department. A copy will be given to the applicant. IF the applicant does not submit an application within six (6) months from the Pre-application Conference meeting date, a NEW Pre-Application Conference will be required.

Pre-Application Conference Notes

PA 18-22: OSU Extension Service Building and Parking Lot
Pre-Application Conference Date: May 22, 2018

Proposed Project:

- New 22,000 SF 2 story office building with teaching kitchen and 140 seat auditorium for the OSU Extension Service of Clackamas County. Also includes parking, a teaching greenhouse and outdoor horticultural work areas.

This pre-application was reviewed by Pete Walter, AICP, Planner. For additional questions or concerns contact Pete at (503) 496-1568, or via Email at pwalter@orcity.org. Public Works Development Services comments are provided separately.

General Information:

- Location: (Address to be assigned with building permit)
  - Clackamas County Map 3-2E-05C, Tax Lot 812 (Site abutting Warner Milne Rd on east side of Beavercreek Rd)
- Zoning: "MUE" Mixed Use Employment District
- Applicable overlay districts:
  - Natural Resource Overlay District
- Applications anticipated and 2018 Planning Fees:
  - Type II Master Plan Amendment $2,156 application
  - Transportation Analysis Letter: $464
  - Natural Resource Overlay District (if disturbance within overlay district, except for upgrades)
  - Detailed Development Plan (see fee sheet)
  - Note we may provide mailing labels for $16
- Applicable Code:
  You may choose between the code that was in place when the Master Plan was originally approved (2005) or the current code. You must utilize all sections and chapters of the code, with the exception of the storm water manual in which you must choose the current code. Note there are relatively minor differences between the two codes.

Previous Master (Concept) Plan Approvals.

A Concept (General/Master) Development Plan has been approved for the subject site which identifies the layout, maximum intensity, phasing and public improvements associated with the Clackamas County Red Soils Campus over a 20 year period. Approval of the General (Concept) Plan is followed by a series of Detailed Development Plan applications with refined building details including building design, landscaping, etc. which comply with the Oregon City Municipal Code and the approved Concept (General) Plan.

A Master Plan and series of subsequent amendments have been approved for the site. The most current Master Plan was submitted with CP 12-01. Previous approvals include the following file numbers:

- CP 12-01 / DP 12-01 (Silver Oaks Building)
- CP 05-01
- CP 07-02
- CP 08-03

o CP 09-03

The following site specific development plans have been approved (dates are earliest to latest):

SP 03-08

A Site Plan and Design Review application was approved by the Planning Division for the construction of a 109,000 square foot Public Services Building and parking lot, with pedestrian amenities and landscape improvements. The four-story office building houses offices for County health services, family services, community development and administration. In addition to office spaces, the structure includes a Council Chamber, a training room, lunchroom and lockers. Review of this application included an analysis of the stream onsite (Mud Creek) and associated wetlands and delineated the Water Quality Area Resource Overlay (Exhibit 3).

CP 05-01, WR 05-36 & CU 05-03

A General Master Plan (Planning file CP 05-01) and two Conditional Use permits were approved for the subject site to construct a Juvenile Facility, bring a pre-existing Detention Facility into compliance and expand the facility (Planning file CU 50-03). A Water Resource Exemption was approved for the development (Planning file WR 05-36).

The Master Plan included three phases of development. The first phase of construction to occur within 5 years of approval includes the construction of the Development Services Building (DSB), the Central Plaza in front of the DSB, the central utility plant and a new Facilities Building to replace the existing building. Phase two is between 5 and 10 years and includes the construction of the Courthouse, Human Services Building and three retail buildings. Phase three is between 10 and 20 years and will include the construction of the Sheriff Building, Juvenile Building, expansion of the existing detention facility and a possible expansion of the central utility plant to include a waste water treatment facility or similar component. An expansion of the central utility plant as a waste water treatment facility would require a separate conditional use permit at the time of development.

The approval identified four principles that serve as the foundation for the Master Plan:

1. Create an enduring image for the campus;
2. Create a great place for county employees to work;
3. Create a plan that makes both short term and long term fiscal sense; and
4. Create a place that employs environmentally sustainable practices.

From these four principles, the county has identified several design features that have been incorporated into the design of the campus, including a central plaza that will serve as a community gathering space, pedestrian connections through the site and to the surrounding community, clustering buildings and locating entrances in a manner that supports the pedestrian circulation system and requiring that all new buildings on the campus meet at a minimum USGBC LEED Silver Certification criteria (Exhibit 4).

DP 06-02

A Detailed Master Plan (Planning file DP 06-02) was approved to construct a Development Services Building and associated parking lot. The 4-story municipal building included offices for County Assessment and Taxation, Transportation and Development, County Surveyor and Water Environment Services Departments. The offices are located above a 53,000 square foot basement parking garage and storage area (Exhibit 5).

CP 07-02 and DP 07-01

A General Plan Amendment (Planning file CP 07-02) to add a Central Utility Plant and a Detailed Development Plan (Planning file DP 07-01) for the exterior improvements to the Central Utility Plant was approved by the Planning Division (Exhibit 6).

CP 08-03

A second General Plan Amendment was approved to construct an Adult Detention Facility and visitor parking lot, capable of accommodating up to 800 beds, in phase 2 of the development of the campus rather than in phase 3. The original phase 2 projects, including the County Office Buildings, parking garage, retail/office buildings and Court House, would subsequently be constructed in phase 3 developments. The amended Master Plan additionally relocated the interior loop road from north of the proposed Adult Detention Facility to south of the facility as part of the phase 3 construction and relocated the Juvenile Facility from the north side to the south side of Mud Creek (Exhibit 7).

CP 09-03, DP 09-02 and WR 09-07

The proposal amended the Master Plan to accommodate the expansion of the jail footprint with the addition of a sally port. The medical wing will be located within the existing facility. The expansion of the driveway / stormwater facility will be reviewed under the Natural Resource section of the Oregon City Municipal Code. The application included:

- The addition of a roof to the existing outdoor recreation area;
- A new free standing steel framed roof structure with standing seam metal roofing over existing entranceways on the east and south sides of the jail as well as over a new entranceway adjacent to the vehicle sallyport;
- The addition of a new 1,668 square foot sally port to the existing jail facility;
- The addition of a new 2,680 square foot medical wing to the existing jail facility;
- An exit from the south façade of the jail;
- Changes to the entranceway of the south building; and
- A Natural Resource Review updating the Red Soils Site / Mud Creek Wetland Delineation (Exhibit 8)

CP 12-01 and DP 12-01

The proposal included amended the Master Plan to include the Silver Oak Building, a 68,419 square foot facility as well as:

- Change in use of the Silver Oak Building from light industrial to storage and office to house the Sheriff's evidentiary material.
- Adjust the fence height and materials requirement of the Oregon City Municipal Code as shown on page 61 of the Master Plan to allow fences taller than the maximum fence height and chain link material.
- Minor alterations to the parking lot at the Silver Oak Building including installation of landscaping and a fence.

The proposed development is identified in the approved Master Plan as Retail and Office Building 11. Provided the applicant can demonstrate that the proposal does not increase the overall square footage, traffic impacts, parking stalls, etc. by more than 10% of the approved campus, the Master Plan amendment may be processed as a Type II application.

Master Plan/ Detailed Development Plan:

The applicant shall demonstrate how the proposal complies with the approved Master Plan (including use, square-footage, parking, bike parking, etc).

A request to reduce the minimum window transparency of 60% on the main façades facing Warner Milne Road and Beavercreek Road requires a Type III adjustment pursuant to OCMC 17.65 – Master Plans subsection 17.65.070 - Adjustments to development standards.

Parking - Vehicles

The overall campus parking includes a minimum of 2,053 stalls and a maximum of 2,996 stalls.

Range of On-Site Parking Based on City of Oregon City Zoning

Office Min = 2.7 per 1000 SF
Office Max = 3.33 per 1000 SF
Retail Min = 4.1 per 1000 SF
Retail Max = 5 per 1000 SF
Industrial Min = 1.3 per 1000 SF
Industrial Max = 1.6 per 1000 SF
Welfare/Corrections Min = 1 per 7 beds
Welfare/Corrections Max = 1 per 4 beds
Storage Warehouse Min = 0.3 per GSF
Storage Warehouse Max = 0.4 per GSF

	Proposed Building SF	Office		Retail		Industrial, Correctional, Storage	
		Allowed Cars Max	Allowed Cars Min	Allowed Cars Max	Allowed Cars Min	Allowed Cars Max	Allowed Cars Min
Phase 1							
Public Service Building	110,000	366	297	-	-	-	-
Development Service Building	178,000	593	481	-	-	-	-
Central Utility Plant	52,159	32	26	-	-	52	50
Shaver Building	9,415	31	25	-	-	-	-
Total Parking Allowed		1,022	829	-	-	52	50
10% Reduction		102	83	-	-	5	5
Total Parking Range Provided		**920**	**746**	-	-	**47**	**45**
2012 Update							
Public Service Building	110,000	366	297	-	-	-	-
Development Service Building	178,000	593	481	-	-	-	-
Central Utility Plant	52,159	32	26	-	-	52	50
Shaver Building	9,415	31	25	-	-	-	-
Silver Oak Building	85,697	91	74	-	-	23	17
Total Parking Allowed		1,113	903	-	-	75	67
10% Reduction		111	90	-	-	8	7
Total Parking Range Provided		**1,002**	**813**	-	-	**68**	**60**
Phase 3 Full Build Out (2030)							
Public Service Building	110,000	366	297	-	-	-	-
Development Service Building	178,000	593	481	-	-	-	-
Central Utility Plant	52,159	32	26	-	-	52	50
Shaver Building	9,415	31	25	-	-		
Silver Oak Building	136,838	131	107	-	-	33	24
Adult Detention Facility	200,542	-	-	-	-	160	-
Central Communications	24,000	80	65	-	-	-	-
Juvenile Facilities	72,500	241	196	-	-	-	-
Courthouse	215,756	718	583	-	-	-	-
County Office Building 1	100,711	335	272	-	-	-	-
County Office Building 2	75,608	252	204	-	-	-	-
Retail and Office SM (Beavercreek/Warner Milne)	9,000	30	24	45	36	-	-
Retail and Office (Beavercreek)	70,000	116	95	175	144	-	-
Total Parking Allowed		2,925	2,375	220	180	245	74
10% Reduction		293	238	22	18	25	7
Total Parking Range Provided		**2,633**	**2,138**	**198**	**162**	**221**	**67**

Notes:

1. A 10% reduction was assumed in required parking for the campus given that the proposed buildings are within 1000 feet of public transit.
2. The proposed Adult Detention Facility will consist of 800 beds with 1 space required per every 5 beds.
3. With the completion of the Phase 3 Full Build-Out the campus will include 100 on-street parking spaces.
4. For the purpose of this exercise it is assumed that Beavercreek consists of 35,000 SF of GF Retail and 35,000 SF of Office; Warner Beavercreek (SM) consists of 9,000 SF of GF retail.
5. In order to provide a total amount of parking within the range established thorugh zoning, the master plan includes a four-story parking garage with approximately 832 spaces.
6. For the 2012 Update the Silver Oak Building is proposed with 32% office and 68% storage; for the Full Build-Out, to maximize storage potential, the building is proposed with 18% office and 82% storage, with a full second level on the interior.

Parking - Bicycles

The development shall demonstrate compliance with the overall campus bicycle parking requirements.

Bicycle Parking Requirements Per City of Oregon City Standards
Update 2012

	Use	Auto Spaces	Required Bicycle Parking	Amount Required by Code	Existing Bicycle Parking	Proposed Bicycle Parking
Existing Facilities						-
Community Health	Commerical	56	1 per 20	3	5	-
Steward Community Center	Commerical	91	1 per 20	5	4	-
Oregon City Hilltop	Commerical	93	1 per 20	5	2	-
CCOM/County Jail	Institutional	163	1 per 30	5	5	-
OSU Extension	Commerical	30	1 per 20	2	2	-
Technology Services	Commerical	26	1 per 20	1	0	-
Technology Services Annex	Commerical	20	1 per 20	1	0	-
Juvenile Intake & Assessment	Institutional	74	1 per 30	2	0	-
Juvenile Annex 1 (former Dog Services Admin)	Institutional	9	1 per 30	0.5	0	-
Juvenile Annex 2	Institutional	40	1 per 30	1	0	-
Storage Building (former Dog Services Shelter)	Institutional	15	1 per 30	0.5	0	-
Phase 1						
Public Service Building	Commerical	366	1 per 20	18	19	19
Development Service Builidng	Commerical	416	1 per 20	21	47	47
Central Utility Plant	Institutional/Commercial	80	1 per 30+1 per 20	5	5	5
2012 Update						
Silver Oak Building	Institutional/Commercial	19/73=92	1 per 30+1 per 20	5	10	10
Subtotal for Existing Condition at 2012 Update				**75**	**89**	
Phase 2						
Adult Detention Facility	Institutional	160	1 per 30	5	-	5
Full Build Out (2030)						
Central Communications	Commerical	80	1 per 20	4	-	4
Juvenile Facilities	Institutional	241	1 per 30	8	-	8
Courthouse	Commerical	718	1 per 20	36	-	36
County Office Building 1	Commerical	335	1 per 20	17	-	17
County Office Building 2	Commerical	252	1 per 20	13	-	13
Retail and Office SM (Beavercreek/Warner Milne)	Commerical	30	1 per 20	1.5	-	1.5
Retail and Office (Beavercreek)	Commerical	116	1 per 20	6	-	6
Shaver Building	Commerical	31	1 per 20	2	-	2

Notes:
1. See Appendix F: Proposed On-Site Parking for parking totals and calculations, parking total here do not reflect the reduction allowed for buildings within 1000 feet of public transit. For the purposes of this calculation the maximum parking allowed by code was used for Full Build-Out Building bicycle parking calculation.
2. For the purposes of the 2012 Update it is assumed that the Silver Oak Building will consist of 32% Office area and 68% Storage area.
3. The Development Services Building bicycle parking count includes secure bicycle parking for campus wide staff use only in the basement.

The pre-application materials lack the specificity and the scale to determine compliance with a majority of the applicable standards of the Oregon City Municipal Code. Please include details for all structures, parking lots, pavement, development, etc.

The applicant is required to demonstrate compliance with all applicable criteria. The applicant may request adjustments to the criteria in OCMC 17.65.070, though adequate mitigation is required.

Responses to your Pre-Application Questions:

1. Building location conforms to master plan footprint requirements but is twice as large {2 story) and office/training use instead of retail. What review process is needed to obtain approval of these changes? Type III?

Response: Provided that the proposal does not increase the overall floor area for the entire campus site originally approved with master plan, the application can be processed as a Type II amendment.

2. Portions of building and the horticultural buildings intrude into wetland buffer area. At a previous pre-app for this project the notes recorded: "For NROD, the 2005 OCMC will have to be used since that was the code in place when the Master Plan was approved. Per 17.49.050.E.1, structures are allowed in the water quality resource area. (The water quality resource area is the vegetated corridor and the protected water feature.) Is this still valid?

Response: The applicant is entitled to rely on the old Water Quality Resource Overlay code of Chapter 17.49, however, the most recent wetland delineation would apply. The wetland buffer of 50' is the same in the updated NROD code, but the mitigation requirements have changed slightly.

3. When will the city widen Beavercreek Road to the edge of the city ROW?

Response: Please see Public Works Development Services notes.

4. Although the plan is to dispose of storm water on site, is there any option for use of the city storm sewer?

Response: Please see Public Works Development Services notes. Drainage must comply with OCMC 13.12 and any applicable water quality standards in OCMC 17.49.

The following OCMC standards are noted:

- 17.52.060.C Parking Area/Building Buffer.
- 17.62.055. - Institutional and commercial building standards.
- *Both Warner Milne Rd and Beavercreek Road are classified as Minor Arterial Roads in the TSP. The applicant should specify which arterial the building is oriented toward in order to determine compliance with the following standards.*

C.5. 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 17.62.055.D, if the setback area incorporates at least one element from the following list for every five feet of increased setback requested:

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. See code for element choices.

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.

Note: The west elevation facing Beavercreek would be considered the main front elevation, since it has the entry, and is the most architecturally significant façade, and also since it faces the transit street. Beavercreek Rd is considered the "Transit Street" due to Tri-Met Route 33. See OCMC 17.62.080 - Special development standards along transit streets. (Appears to be met).

E. Corner Lots.

For buildings located at the corner of intersections, the primary entrance of the building shall be located at the corner of the building or within twenty-five feet of the corner of the building. Additionally, one of the following treatments shall be required:
1. Incorporate prominent architectural elements, such as increased building height or massing, cupola, turrets, or pitched roof, at the corner of the building or within twenty-five feet of the corner of the building.
2. Chamfer the corner of the building (i.e. cut the corner at a forty-five-degree angle and a minimum of ten feet from the corner) and incorporate extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the chamfered area.

I. Facade Transparency (applies to the West Elevation)

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.

60% transparency is required on both the Warner Milne Road and Beavercreek Road Facades. Staff calculated 29% transparency for the West (Beavercreek Road) elevation and 54% for the North (Warner Milne Road) elevation. The reductions in transparency exceed staff's discretion to approve as a Type II modification and require a Type III adjustment pursuant to OCMC 17.655 – Master Plans subsection 17.65.070 - Adjustments to development standards.

- 17.62.050.A.9. – Pedestrian circulation system connecting all main entrances onsite (Appears to be met)

Additional items to provide:

- A landscape plan prepared by prepared by a registered landscape architect.
- A lighting (photometric) plan approved by a professional.
- Identify the location and screening of mechanical equipment in compliance with OCMC 17.62.050.A.20.
- Staff could not determine compliance with the following commercial and institutional design standards in OCMC 17.62.055:
  F. 14' minimum floor to floor height
  G. Variation in Massing
  I. Facade Transparency (60% for street facing facades, 30% for sides) – Note: A request to reduce the minimum window transparency of 60% on the main façades facing Warner Milne Road and Beavercreek Road requires a Type III adjustment pursuant to OCMC 17.65 – Master Plans subsection 17.65.070 - Adjustments to development standards.

Adjustment to Development Standards:
Proposals which do not comply with the standards in the Oregon City Municipal Code have a couple of options: (1) They may alter the proposal to comply with the standards in the Oregon City Municipal Code, and thereby allow it to be processed as a Type II decision without a Planning Commission hearing; or (2) apply for adjustments to the code through the Master Plan Type III process. If an adjustment is sought, the criteria are as follows:

1. Granting the adjustment will equally or better meet the purpose of the regulation to be modified;
2. If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project that is still consistent with the overall purpose of the zone;
3. City-designated Goal 5 resources are protected to the extent otherwise required by Title 17;
4. Any impacts resulting from the adjustment are mitigated; and
5. If an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable. (Ord. 03-1014, Att. B3 (part), 2003)
6. The proposed adjustment is consistent with the Oregon City Comprehensive Plan and ancillary documents.

A request to reduce the minimum window transparency of 60% on the main façades facing Warner Milne Road and Beavercreek Road requires a Type III adjustment pursuant to OCMC 17.65 – Master Plans subsection 17.65.070 - Adjustments to development standards.

Timing and Process:
If the application complies with the approval criteria in the Oregon City Municipal Code, it will be processed as a Type II application. However, the adjustments to the development standards requires a Type III, Planning Commission review. The applicable application processes are described in OCMC 17.50.030.

Applicable Criteria:
Staff has prepared a report template to assist you with preparing a complete application. Please follow this template in order to assure that your application is not delayed due to inadequate code responses. The development proposal will be analyzed for compliance with the following Chapters of the Oregon City Municipal Code:

Streets, Sidewalks and Public Places in Chapter 12.04,
Public and Street Trees in Chapter 12.08,
Stormwater Management in Chapter 13.12,
Grading, Filling and excavating in Chapter 15.48,
"MUE" Mixed Use Employment District in Chapter 17.31,
Tree Protection Standards in Chapter 17.41,
Natural Resource Overlay District in Chapter 17.49,
Administration and Procedures are set forth in Chapter 17.50,
Off-Street Parking and Loading in Chapter 17.52,
Supplemental Zoning Regulations and Exceptions in Chapter 17.54,
Site Plan and Design Review in Chapter 17.62,
Master Plans in Chapter 17.65.

Transportation Impacts:
The applicant will need to have a traffic engineer conduct a transportation analysis letter, demonstrating compliance with City standards and prior Master Plan TIS. The applicant's traffic engineer is welcome to contact the city's traffic engineering consultant, John Replinger, at Replinger-Associates@comcast.net or at 503-719-3383.

Development Services Division (Utilities/Public Improvements/SDC's, etc):
Please see supplemental notes from Public Works Development Services Division.

Natural Resource Overlay District (NROD) / Water Quality Resources Overlay District (WR):
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- System Development Charges (SDC) shall be due and payable upon building permit issuance.

Pre-application conferences are required by Section 17.50.050 of the City Code, as follows:
A. Preapplication Conference. Prior to submitting an application for any form of permit, the applicant shall schedule and attend a preapplication conference with City staff to discuss the proposal. To schedule a preapplication conference, the applicant shall contact the Planning Division, submit the required materials, and pay the appropriate conference fee. At a minimum, an applicant should submit a short narrative describing the proposal and a proposed site plan, drawn to a scale acceptable to the City, which identifies the proposed land uses, traffic circulation, and public rights-of-way and all other required plans. The purpose of the preapplication conference is to provide an opportunity for staff to provide the applicant with information on the likely impacts, limitations, requirements, approval standards, fees and other information that may affect the proposal. The Planning Division shall provide the applicant(s) with the identity and contact persons for all affected neighborhood associations as well as a written summary of the preapplication conference. Notwithstanding any representations by City staff at a preapplication conference, staff is not authorized to waive any requirements of this code, and any omission or failure by staff to recite to an applicant all relevant applicable land use requirements shall not constitute a waiver by the City of any standard or requirement.
B. A preapplication conference shall be valid for a period of six months from the date it is held. If no application is filed within six months of the conference or meeting, the applicant must schedule and attend another conference before the City will accept a permit application. The community development director may waive the preapplication requirement if, in the Director's opinion, the development does not warrant this step. In no case shall a preapplication conference be valid for more than one year.

NOTICE TO APPLICANT: A property owner may apply for any permit they wish for their property. HOWEVER, THERE ARE NO GUARANTEES THAT ANY APPLICATION WILL BE APPROVED. No decisions are made until all reports and testimony have been submitted. This form will be kept by the Community Development Department. A copy will be given to the applicant. IF the applicant does not submit an application within six (6) months from the Pre-application Conference meeting date, a NEW Pre-Application Conference will be required.

Oregon
Kate Brown, Governor

Department of State Lands
775 Summer Street NE, Suite 100
Salem, OR 97301-1279
(503) 986-5200
FAX (503) 378-4844
www.oregon.gov/dsl

State Land Board

Kate Brown
Governor

Dennis Richardson
Secretary of State

Tobias Read
State Treasurer

April 16, 2018

Clackamas County
Attn: Jeff Jorgensen, Facilities Manager
2051 Kaen Road
Oregon City, OR 97045

Re: WD #2017-0340 Wetland Delineation Report for a Potential Building Site, Clackamas County;
T 3S R 2E S 5C TL 812;
City of Oregon City Local Wetlands Inventory, Wetland NE2

Dear Mr. Jorgensen:

The Department of State Lands has reviewed the wetland delineation report prepared by Harper Houf Peterson Righellis Inc. for the site referenced above. Based upon the information presented in the report, a site visit on March 21, 2018, and additional information submitted upon request, we concur with the wetland boundary as mapped in Figure 6 of the report. Within the study area, one wetland was identified, totaling approximately 2.07 acres. The wetland is subject to the permit requirements of the state Removal-Fill Law. Under current regulations, a state permit is required for cumulative fill or annual excavation of 50 cubic yards or more in the wetland.

This concurrence is for purposes of the state Removal-Fill Law only. Federal or local permit requirements may apply as well. The Army Corps of Engineers will review the report and decide jurisdiction for purpose s of the Clean Water Act at the time that a report is submitted. We recommend that you attach a copy of this concurrence letter to both copies of any subsequent joint permit application to speed application review.

Please be advised that state law establishes a preference for avoidance of wetland impacts. Because measures to avoid and minimize wetland impacts may include reconfiguring parcel layout and size or development design, we recommend that you work with Department staff on appropriate site design before completing the city or county land use approval process.

This concurrence is based on information provided to the agency. The jurisdictional determination is valid for five years from the date of this letter unless new information necessitates a revision. Circumstances under which the Department may change a determination are found in OAR 141-090-0045 (available on our web site or upon request). In addition, laws enacted by the legislature and/or rules adopted by the Department may result in a change in jurisdiction; individuals and applicants are subject

to the regulations that are in effect at the time of the removal-fill activity or complete permit application. The applicant, landowner, or agent may submit a request for reconsideration of this determination in writing within six months of the date of this letter.

Thank you for having the site evaluated. Please phone me at 503-986-5232 if you have any questions.

Sincerely,

Peter Ryan, PWS
Jurisdiction Coordinator

Approved by

Kathy Verble, CPSS
Aquatic Resource Specialist

Enclosures

ec: Ivy Watson, Harper Houf Peterson and Righellis, Inc.
City of Oregon City, Planning Department (Map enclosed for updating LWI)
Dominic Yballe, Corps of Engineers
Anita Huffman, DSL

Appendix A. Maps

OAR141-090-0035 (3) (c), (4),(6), (8-13), (16, and (20).

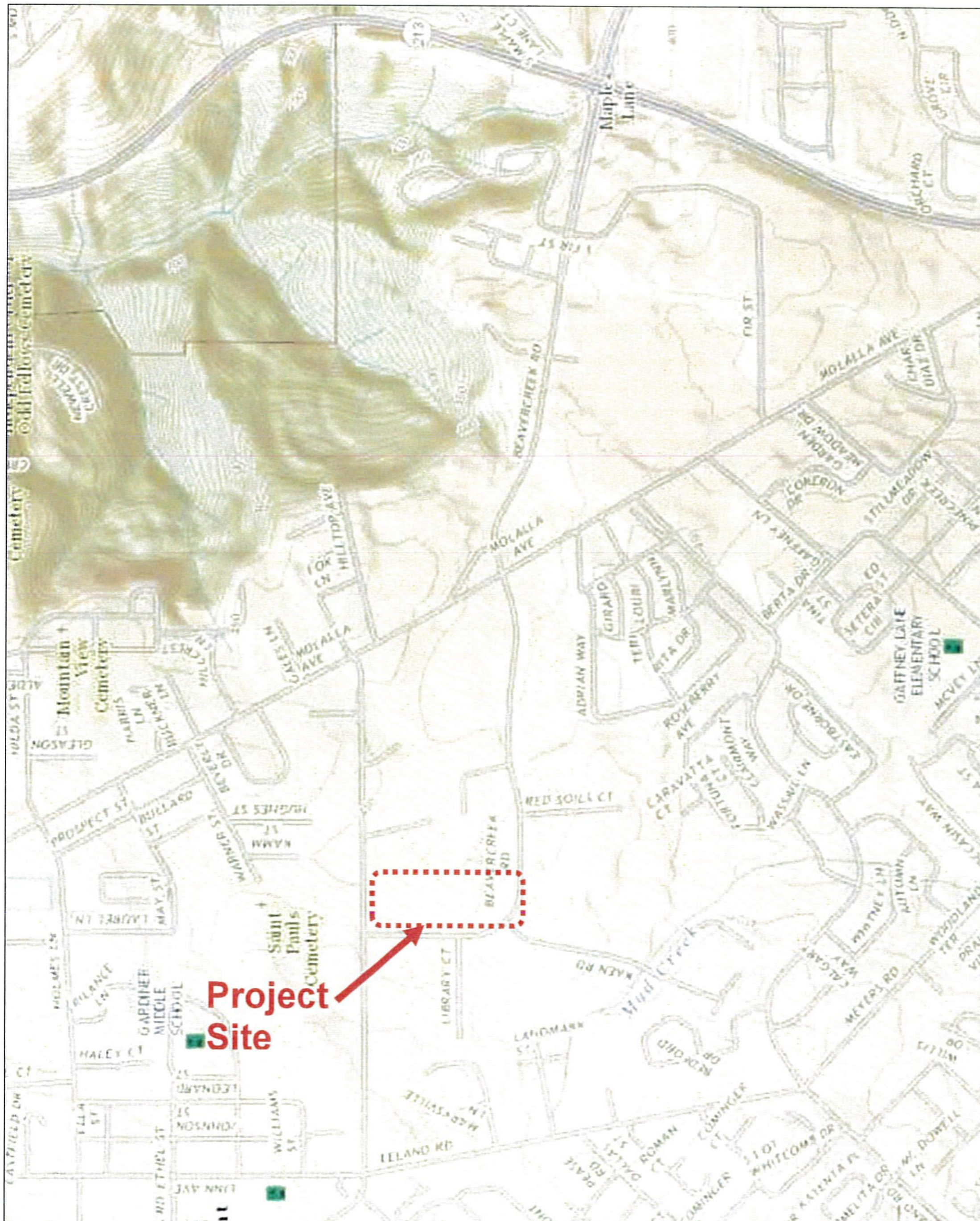


Figure 1 – Location Map

WD2017-0340

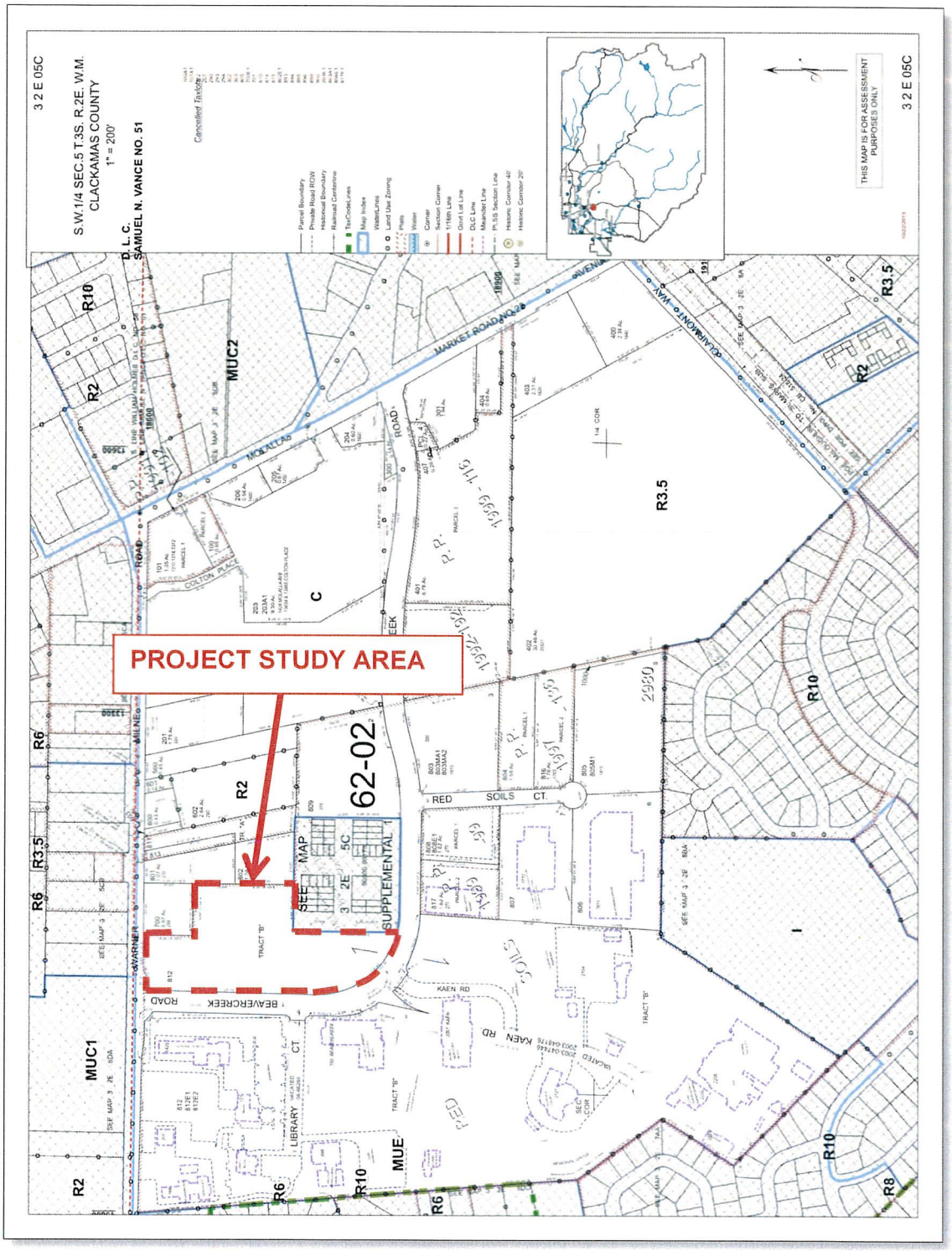
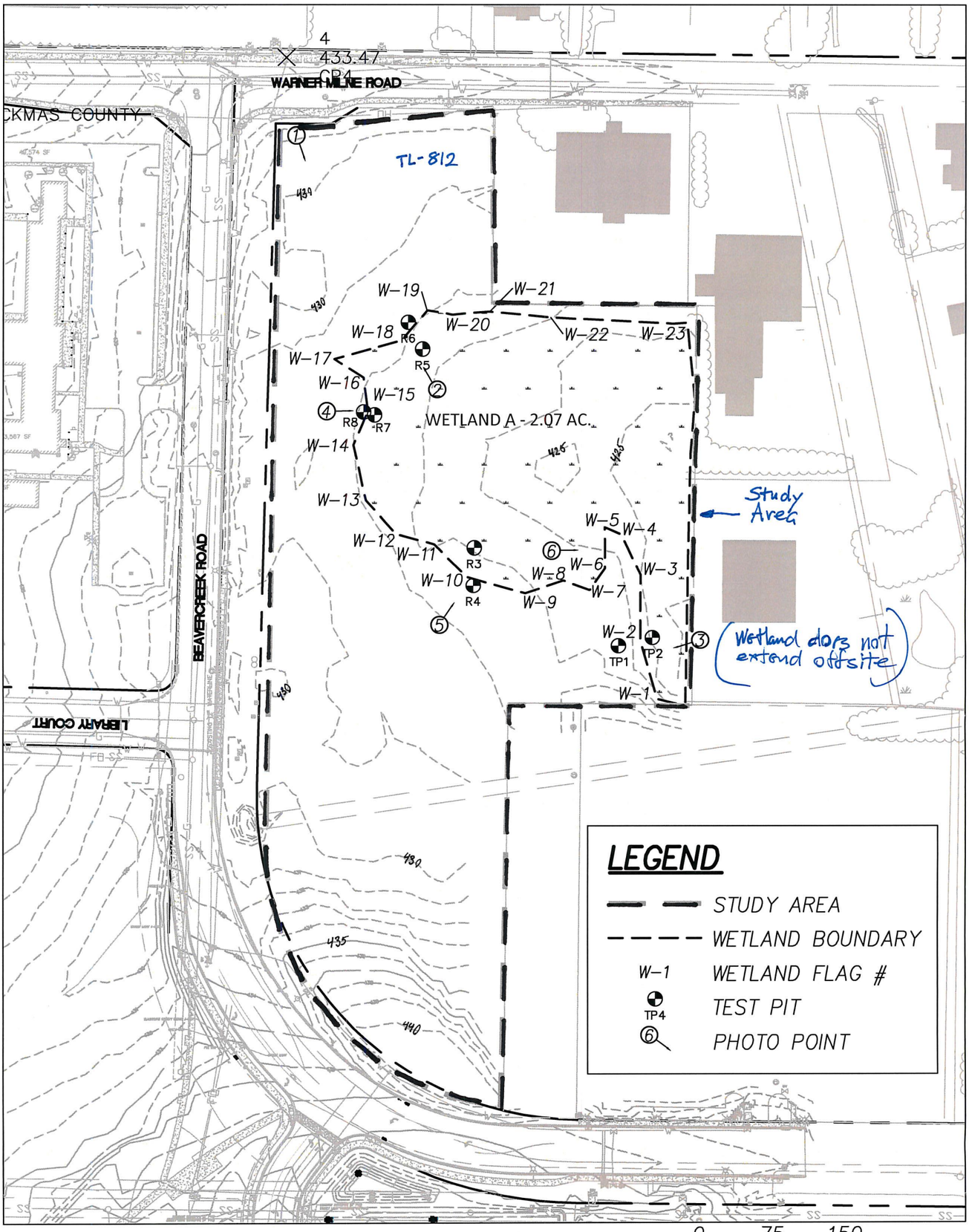


Figure 2 – Tax Map

WD2017-0340



SURVEY PROVIDED BY HHPR (PLS)
SURVEY ACCURACY IS SUB-METER

0 75 150 300

SCALE: 1" = 150'

SHEET NO.				
Fig. 6				DESIGNED: SWB
				DRAWN: SWB
				CHECKED: RDP
JOB NO. CLA-71	DATE	NO.	DESCRIPTION	DATE:
	R E V I S I O N S			

Harper Houf Peterson Righellis Inc.
ENGINEERS • PLANNERS
LANDSCAPE ARCHITECTS • SURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

WETLAND DETERMINATION MAP
RED SOILS CAMPUS
OREGON CITY, OREGON

C:\Users\roberti\Desktop\ WETLAND EXHIBIT.dwg

DSL WD # 2017-0340
Approval Issued 4/16/2018
Approval Expires 4/16/2023

HILLENDALE NEIGHBORHOOD ASSOCIATION

August 3, 2018

To Whom It May Concern:

At July's general joint meeting between the Hillendale Neighborhood Association (HNA) and the Tower Vista Neighborhood Association (TVNA), it was unanimously agreed to support the proposed design of the new Clackamas County Extension Service building at the intersection of Beavercreek and Warner-Milne Roads. To that end, as Land Use Chair for the HNA, I was directed to submit this letter of support.

The joint attendance at that meeting was 34 individuals who signed our registration log. They included a good demographic representation of both associations. This was a duly notified public meeting.

Both associations appreciated the thoughtful design of this proposed facility and its positive impact on both our community and the services provided by the Extension Service. Especially appreciated were the environmental design aspects of the design, the widening of Warner-Milne Rd, the demonstration gardens, the proposed community meeting space, and the energy conscious features of the building, among other features.

Please consider this letter as the HNA and TVNA's support for the development of this facility.

Respectfully submitted,

William Gifford
Land Use Chair, Hillendale Neighborhood Association

William@smALLFLAGs.com
503.329.2774 cell

Hillendale/Tower Vista Neighborhood Associations

General membership meeting – July 10, 2018 7:00 PM Hillendale Park

34 members and guests signed in. (HNA 10, TVNA 13, Guests 13) Attendees brought picnic suppers and shared watermelon and cookies.

Called to order @6:40 by Roy Harris

- Land Use presentation by Mike Shea, Soderstrom Architects.

Oregon Extension Office for Clackamas County plans to build a new facility on the corner of Warner-Milne Rd and Beavercreek Rd. It will utilize the same driveway as the Family Justice Center building on Warner-Milne Rd. The plans are for a 22,000 sq ft Cascade style building with timber construction, basalt base, wood siding and solar roof. Target is to be a "net-zero" building with Platinum Leed Certification. It plans to include a 150-seat auditorium, commercial kitchen (useable for demonstrations), office space, and additional flex space for future growth. Planned use of the wetlands bordering the site is as demonstration gardens. Widening of Warner-Milne Rd, from the driveway to the corner with Beavercreek Rd, is included in the plan.

Timeline – begin construction Spring 2019. 70% of costs are covered by a 2008 voter approved county bond ($.05 per $100 assessed value). Private fundraising for the remaining 30% is in progress.

Deb DeRusha (HNA) made a motion that the land-use chair write a letter of support from both neighborhood associations. Monica Mumper (TVNA) seconded. Motion passed unanimously.

- (7:07PM) Report from OC Public Works.

Martin Montalvo announced the hiring of a Right-of-Way Construction Manager and several seasonal employees. He highlighted the paving and construction projects happening throughout the city including new signal at 12th and Washington St and the removal of the signal at fire station #16 on Molalla Ave. OC received an "Outstanding Performance" report by the Oregon Health Authority

DRAFT

Drinking Water Program and our street supervision manager was named 2017-18 Pavement Manager of the Year. OC is exploring plans to move the Public Works Operations Center from Center St to Fir St. (See attached detail of OCPW Report)

ODOT will be working on the rock wall south of the tunnel on Hwy 99E. Lane restrictions will be in place several weeks. Check ODOT website for specifics.

Next meetings:

- August 7th – National Night Out
- September 4th Board Meeting – Mazatlán Restaurant 7PM
- October 2nd General Meeting – Living Hope Church

Door prizes distributed included treats for all children. Thank you to all who donated to this event.

Respectfully Submitted,

Joyce Gifford

HNA Secretary

Comment [WG1]:

DRAFT

PHILIPS

GARDCO

Site & Area

PureForm

21" housing

Project:

Location:

Cat.No:

Type:

Qty:

Notes:

Philips Gardco PureForm luminaires combine LED performance excellence and advanced LED thermal management technology with a distinct purity of style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. PureForm is defined by its high performance, sleek low profile design and rugged construction.

Ordering guide

SA2 SA1

example: P21-APD-A1-1-5M-130LA-NW-120-NP-PCB

Prefix	Controls	Arm	Mounting	Optical System[8]	Wattage	Color Temp	Voltage	Finish	Options
P21 –	–	–	–	–	–	–	–	–	
P21- PureForm 21" fixture	**—** Standard luminaire **DIM** 0-10V Dimming **APD**[1] Automatic Profile Dimming **APD-MRO**[2] APD with Motion Response Override pole mounted sensor **APD-MRI**[3] APD with Motion Response Override luminaire mounted sensor **MRI**[3] Motion Response at 50% low, luminaire mount sensor **MR50**[2] Motion Response at 50% low, pole mounted sensor **Wireless system** (Remote wireless controller available. See p.2 for details) **LLC2**[1,4,5] #2 lens for 8' mounting heights **LLC3**[1,4,5] #3 lens for 9-20' mounting heights **LLC4**[1,4,5] #4 lens for 21-40' mounting heights	**A1**[6] Standard 9" Arm **A2**[6] Short 5" Arm **A3**[6] Decorative Arm **MA** Mast Arm Fitter (requires 2 3/8" O.D. Mast Arm)	**1** Standard **2** 2@180 **2@90** 2@90 **3** 3@90 **3@120** 3@120 **4** 4@90 **W** Wall Mount **WS**[7] Wall mount including surface conduit rear entry permitted	**Standard Optic Position** **2** Type 2 **3** Type 3 **4** Type 4 **5M** Type 5 Medium **5W** Type 5 Wide **BLC** Backlight Ctrl **2BL** Type 2 with backlight (less shield) **LCL**[9] LEED Corner Cutoff Optics **LCR**[9] LEED Corner Cutoff Optics **Optics Rotated Left (90°)**[10] **2-90** Type 2 **3-90** Type 3 **4-90** Type 4 **BLC-90** Backlight Ctrl **2BL-90** Type 2 with backlight (less shield) **Optic Rotated Right (270°)**[10] **2-270** Type 2 **3-270** Type 3 **4-270** Type 4 **BLC-270** Backlight Ctrl **2BL-270** Type 2 with backlight (less shield)	**350mA** **55LA** **70LA** **90LA** **530mA** **80LA** **105LA** **130LA** **640mA** **165LA**[11] **700mA** **110LA** **140LA** **180LA** **800mA** **200LA**[11]	**CW** Cool White 5,700K 70CRI (nominal) **NW** Neutral White 4,000K 70CRI (nominal) **WW** Warm White 3,000K 80CRI (nominal)	**120** 120V **208** 208V **240** 240V **277** 277V **347** 347V **480** 480V **UNV** 120-277V 50hz/60hz **HVU** 347-480V 50hz/60hz	**BRP** Bronze Paint **BLP** Black Paint **WP** White Paint **NP** Natural Paint **OC** Optional Color Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **SC** Special color Specify, must supply color chip. Requires factory quote.	**TL** Tool-Less entry and driver removal hardware **TB** Terminal Block **F**[12] Fusing **LF** In-Line/In-Pole Fusing **PC**[4,5,13] Receptacle with Photocell (Includes PCR5) **PCB**[4,5,13] Photocell Button **PCR5**[4,5,14,15] Photocell Receptacle only with 2 dimming connections **PCR7**[4,5,15,16] Photocell Receptacle only with 2 dimming and 2 auxiliary connections **EHHS** External Houseside Shield **SPA1-2** Square Pole Adapter for use with A1 or A2 Arms **SPA3**[6] Square Pole Adapter for use with A3 Arms **DL**[17] Diffusing Lens **CLR**[17] Clear Glass Lens **BD** Bird Deterrant Spike Kit – consist of 25 injection molded plastic bird deterrent spikes (field installed only).

1. Available 120–277V only (UNV, 120, 208, 240 & 277).
2. Available 120V or 277V only. MR50 and APD-MRO require one motion sensor per pole, ordered separately. See page 2 for Accessories.
3. Available 120V to 277V only. Wattages 180LA and 200LA require outboarded sensor enclosure mounted to the arm of the luminaire (A1 arm only).
4. Not available with A3 Arm Style.
5. LLC2/LLC3/LLC4 wireless system not configurable with PC/PCB/PCR5/PCR7 Options. See pages 6-7 for more info.
6. Arm Styles mount to a round pole with no adapter. If mounting to a square pole, specify Square Pole Adapter option: SPA1-2 for A1/A2 arms, or SPA3 for A3 arms.
7. Available with A1 or A2 Arms only. Not available in P21-MR50, or P21-APD-MRO.
8. Luminaire door frame and optic assembly provided standard without glass lens. Specify CLR option for clear glass lens.
9. Available with 130LA or 200LA only.
10. See page 8–9 for information on optical rotation prior to ordering.
11. 200LA and 165LA not available in 347V or 480V.
12. Available with A1 arm or with MA mounting only. Provide specific input voltage.
13. Not configurable with 480V. Voltage must be specified.
14. Works with 3-pin or 5-pin NEMA photocell/dimming device.
15. If ordered with DIM, APD, MRI, MR50, APD-MRI, APD-MRO, dimming will not be connected to NEMA receptacle.
16. Works with 3-pin or 5-pin NEMA photocell/dimming device and auxiliary connections are not connected (for future use only).
17. Option reduces performance.

P21 PureForm LED area luminaire

21″ housing

PureForm accessories (order separately)

PTF2-(F)
Pole top fitter fits 2 3/8-2 1/2″ OD x 4″ depth tenon with 1, 2, 3 or 4 luminaires at 90°

PTF3-(F)
Pole top fitter fits 3-3 1/2″ OD x 6″ depth tenon with 1, 2, 3 or 4 luminaires at 90°

PTF4-(F)
Pole top fitter fits 3 1/2-4″ OD x 6″ depth tenon with 1, 2, 3 or 4 luminaires at 90°

MS-A-120V – 120V Input Area Motion Sensor
For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

MS-A-277V – 277V Input Area Motion Sensor
For MR50 (Motion Response) or APD-MRO (Automatic Profile Dimming with Motion Response Override)

Note: Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for MR50 or APD-MRO luminaires. See Luminaire Configuration Information on page 5 for more details. Area motion sensor color is Arctic White. MRI and APD-MRI luminaires include an integral motion sensor.

PureForm Wireless system accessories (for wall or pole mount)[1,2,3,4]

LLCR2-(F)
Standalone wall or pole wireless controller with #2 Lens.

LLCR3-(F)
Standalone wall or pole wireless controller with #3 Lens.

LLCR4-(F)
Standalone wall or pole wireless controller with #4 Lens.

1. When using the wireless remote accessory option (LLCR-F) in a pole mount application, specify pole option (CL=Coupling Internal Thread, 3/4″ size)
2. 120-277V only.
3. Must specify finish (F=Specify matching finish)
4. Luminaire configuration must include 0-10V Dimming 'P21-DIM' option when Wireless system accessories are specified

LED Wattage and Lumen values

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts[5]	Type 2			Type 2BL			Type 3		
					Lumen Output[5,6]	Efficacy (LPW)	BUG Rating	Lumen Output[5,6]	Efficacy (LPW)	BUG Rating	Lumen Output[5,6]	Efficacy (LPW)	BUG Rating
55LA	48	350	4000K	54	6,603	122	B1-U0-G1	7,414	137	B3-U0-G3	6,607	122	B1-U0-G2
70LA	64	350	4000K	69	9,111	132	B1-U0-G2	10,229	148	B3-U0-G3	9,116	132	B1-U0-G2
90LA	80	350	4000K	88	11,615	132	B1-U0-G2	13,042	148	B3-U0-G3	11,621	132	B1-U0-G2
80LA	48	530	4000K	78	9,490	122	B1-U0-G2	10,656	137	B3-U0-G3	9,495	122	B1-U0-G2
105LA	64	530	4000K	103	13,042	127	B1-U0-G2	14,645	142	B4-U0-G4	13,049	127	B1-U0-G2
130LA	80	530	4000K	127	16,722	132	B2-U0-G2	18,776	148	B4-U0-G4	16,732	132	B2-U0-G3
165LA	80	640	4000K	162	19,401	120	B2-U0-G2	21,600	133	B4-U0-G4	19,451	120	B2-U0-G3
110LA	48	700	4000K	108	12,068	112	B1-U0-G2	13,550	125	B3-U0-G3	12,074	112	B1-U0-G2
140LA	64	700	4000K	137	16,471	120	B2-U0-G2	18,493	135	B4-U0-G4	16,479	120	B2-U0-G3
180LA	80	700	4000K	176	20,730	118	B2-U0-G2	23,276	132	B4-U0-G4	20,741	118	B2-U0-G3
200LA	80	800	4000K	205	22,950	112	B2-U0-G3	25,769	126	B4-U0-G4	22,963	112	B2-U0-G3

Ordering Code	Total LEDs	LED Current (mA)	Color Temp.	Average System Watts[5]	Type 4			Type 5M			Type 5W		
					Lumen Output[5,6]	Efficacy (LPW)	BUG Rating	Lumen Output[5,6]	Efficacy (LPW)	BUG Rating	Lumen Output[5,6]	Efficacy (LPW)	BUG Rating
55LA	48	350	4000K	54	6,544	121	B1-U0-G2	7,058	131	B2-U0-G0	7,313	135	B3-U0-G2
70LA	64	350	4000K	69	9,029	131	B1-U0-G2	9,738	141	B3-U0-G1	10,078	146	B4-U0-G2
90LA	80	350	4000K	88	11,511	131	B1-U0-G2	12,414	141	B3-U0-G1	12,855	146	B4-U0-G2
80LA	48	530	4000K	78	9,406	121	B1-U0-G2	10,144	130	B3-U0-G1	10,499	135	B4-U0-G2
105LA	64	530	4000K	103	12,927	126	B1-U0-G2	13,940	135	B3-U0-G1	14,431	140	B4-U0-G2
130LA	80	530	4000K	127	16,574	131	B2-U0-G2	17,874	141	B4-U0-G1	18,512	146	B4-U0-G2
165LA	80	640	4000K	162	19,076	118	B2-U0-G3	20,575	127	B4-U0-G2	21,715	134	B4-U0-G3
110LA	48	700	4000K	108	11,960	111	B1-U0-G2	12,899	119	B3-U0-G1	13,617	126	B4-U0-G2
140LA	64	700	4000K	137	16,323	119	B2-U0-G2	17,604	128	B4-U0-G1	18,290	134	B4-U0-G2
180LA	80	700	4000K	176	20,545	117	B2-U0-G3	22,157	126	B4-U0-G2	22,931	130	B5-U0-G3
200LA	80	800	4000K	205	22,746	111	B2-U0-G3	24,530	120	B4-U0-G2	24,817	121	B5-U0-G3

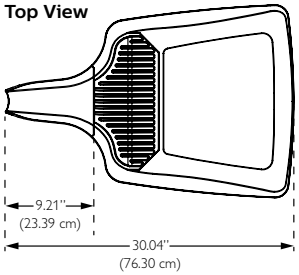
5. Wattage and lumen output may vary by due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Measured wattage may vary due to variation in input voltage.
6. Lumen values based on photometric tests performed in compliance with IESNA LM-79.

P21 PureForm LED area luminaire

21″ housing

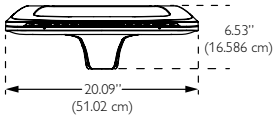
Dimensions – Standard Arm (A1)

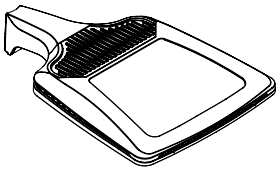
Top View



Side View

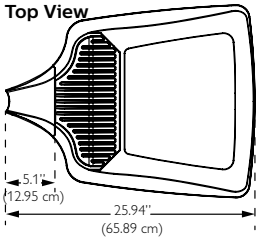
End View





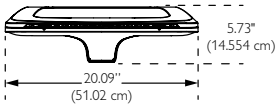
Dimensions – Short Arm (A2)

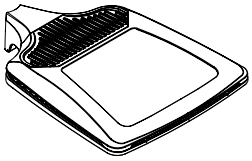
Top View



Side View

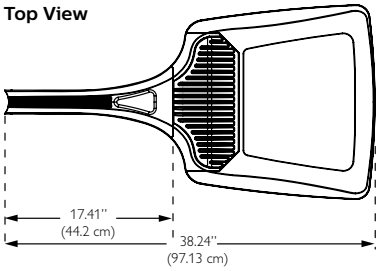
End View





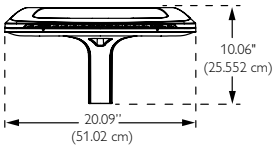
Dimensions – Decorative Arm (A3)

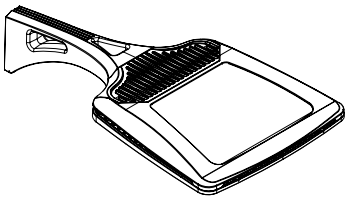
Top View



Side View

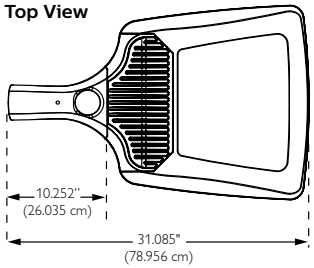
End View



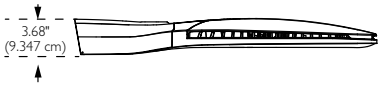


Dimensions – Mast Arm (MA)

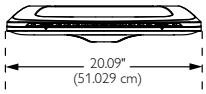
Top View

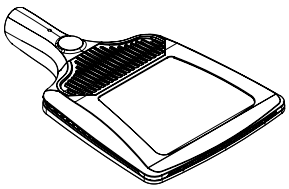


Side View



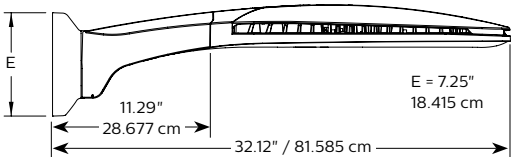
End View



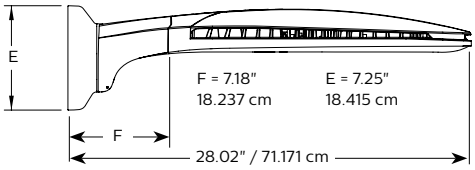


Dimensions – Wall Mount

With A1 Standard Arm



With A2 Short Arm



Single Luminaire Weight

Mounting	Approx.Weight
A1	38 lbs / 17.237 kg
A2	37 lbs / 16.783 kg
A3	41.5 lbs / 18.824 kg
MA	38 lbs / 17.237 kg
W or WS	39 lbs / 17.69 kg

Effective Projected Area (ft²/m²)

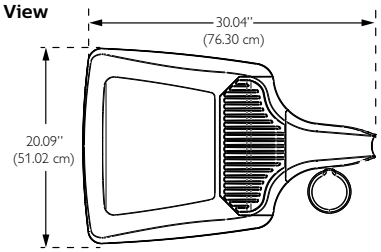
Mounting	Single	Twin @ 180	3/4
A1	0.35 / 0.033	0.70 / 0.066	1.25 / 0.117
A2	0.30 / 0.028	0.60 / 0.056	1.10 / 0.103
A3	0.50 / 0.047	1.0 / 0.093	1.70 / 0.158
MA	0.35 / 0.033	N/A	N/A

P21 PureForm LED area luminaire

21″ housing

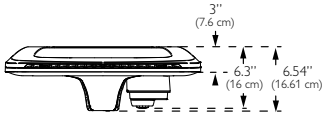
Dimensions – PureForm with wireless system (luminaire mounted controller)

Top View



Side View

End View



Luminaire configuration information

P21

Philips Gardco PureForm LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

P21-DIM

Philips Gardco PureForm LED luminaire provided with 0 -10V dimming for connection to a control system provided by Philips or by others.

P21-APD

Philips Gardco PureForm LED luminaire with Automatic Profile Dimming. Luminaire is provided with a programmable LED Driver, programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the programmable LED Driver based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

P21-APD is available in 120V – 277V input only.

P21-APD Dimming Profile:

100%	2 hours	6 hours	100%
	50%	50%	

Power On **Mid Point** **Power Off**

The P21-APD offers many of the advantages of a sophisticated control system, including an average energy savings of at least 33% versus constant wattage, constant light output systems, without the need for a control system.

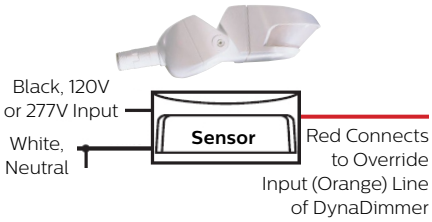
P21-MR50

Philips Gardco PureForm LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

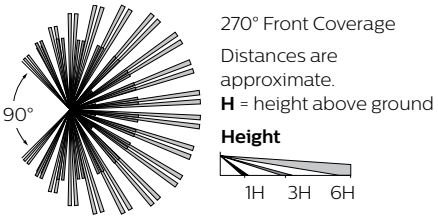
P21-MR50 is available in 120V–277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MSA-120V) or the WattStopper EW-200-277-W (277V Input - MSA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



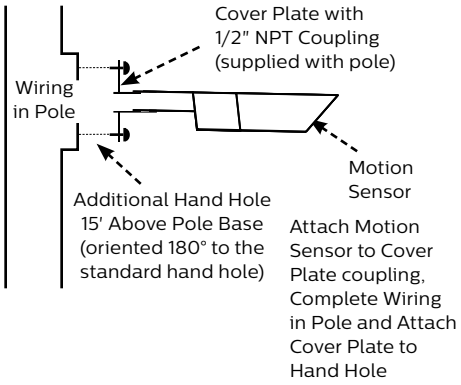
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2″ NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.

Mounting to a Philips Gardco Pole:



P21 PureForm LED area luminaire

21″ housing

Luminaire configuration information (Continued)

P21-APD-MRO

Philips Gardco PureForm LED luminaire with Automatic Profile Dimming, with Motion Response Override. The P21-APD-MRO combines the benefits of both automatic profile dimming and motion response, using the Philips DynaDimmer module. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the P21-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

Notes:

P21-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The P21-APD-MRO has the same pole requirements and utilizes the same motion sensors as the P21-MR50. The motion sensor mounts and wires identically as well. The P21APD-MRO utilizes the identical dimming profile as shown for the P21-APD.

By combining the benefits of automatic profile dimming and motion response, the P21-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

All motion sensors utilized consume 0.0 watts in the off state.

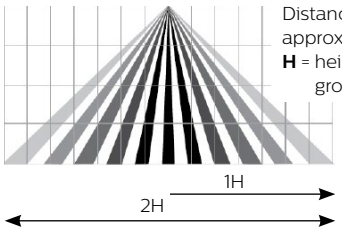
P21-MRI

Luminaires with Motion Response and an integral motion sensor include a programmable LED driver and an integral programmable motion sensor. The motion sensor is set to a constant 50%. When motion is detected, the luminaire goes to 100%. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 5 minutes. Available from 120V to 277V (UNIV) only.

Luminaires include a passive infrared (PIR) motion sensor, WattStopper FSP-211 equipped with an FSP-L3 lens, capable of detecting motion within 20 feet of the sensor, 180° around the luminaire, when placed at a 20 foot mounting height, or mounted on a wall. Available in 120V to 277V input only. Motion sensor off state power is 0.0 watts.

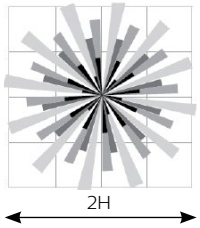
The approximate motion sensor coverage pattern is as shown below.

Side Coverage Pattern

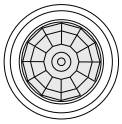


Distances are approximate.
H = height above ground

Top Coverage Pattern



FSP-211 Sensor - Bottom View

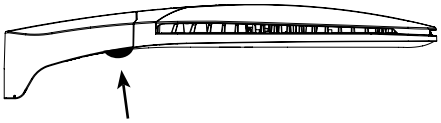


P21-APD- MRI

Luminaires with Integral Motion Sensor - P21-APD- MRI: Luminaires with Automatic Profile Dimming and Motion Response Override combine the benefits of both automatic profile dimming and motion response. APD-MRI luminaires utilize a programmable LED driver. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for APD luminaires (see page 4). If motion is detected during the time that the luminaire is operating at 50%, the luminaire goes to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes.

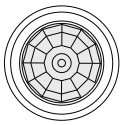
APD-MRI luminaires are available from 120V to 277V (UNIV) input voltages only.

APD-MRI luminaires use the identical motion sensor as MRI luminaires. See motion sensor details for P21-MRI.

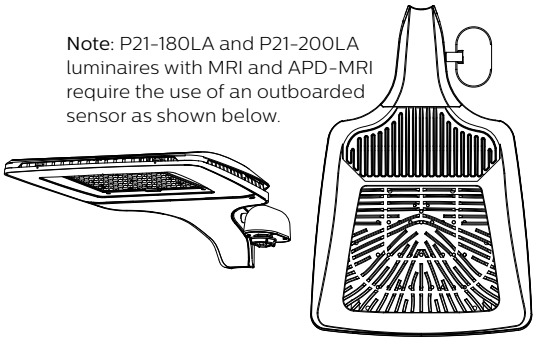


Approximate Sensor Placement on P21-MRI and P21-APD-MRI luminaires.

Sensor - Bottom View



Note: P21-180LA and P21-200LA luminaires with MRI and APD-MRI require the use of an outboarded sensor as shown below.



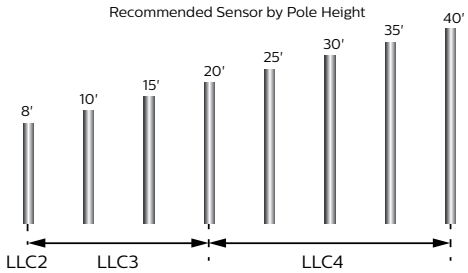
P21 PureForm LED area luminaire

21″ housing

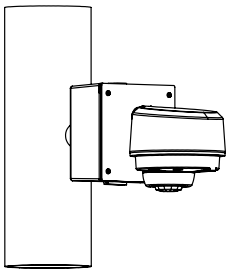
Luminaire configuration information – PureForm with wireless system

P21-LLC2/3/4 Luminaire Mounted Controller

Controller attached to luminaire and Includes radio, photocell and motion sensor with #2, 3, or 4 lens for 8-40′ mounting heights.



LLCR2/3/4 Pole Mounted Controller

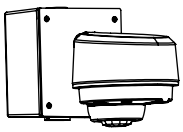


In this configuration, the wireless controller will be mounted to the pole at a fifteen foot mounting height. The number of luminaires on each pole, as well as the specific wattage chosen, will determine how many controllers will be required.

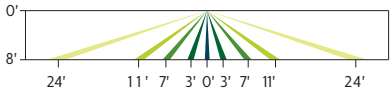
When using the wireless remote accessory option (LLCR-F) in a pole mount application, specify pole option (CL=Coupling Internal Thread, 3/4″ size). Confirm required orientation of luminaire and wireless controller. Indicate height above pole base and orientation to handhold. Recommended min pole height is 18ft, with option (CL) 15ft above pole base. Other heights are possible when choosing the appropriate sensor lens type. See pole specification sheets for more information.

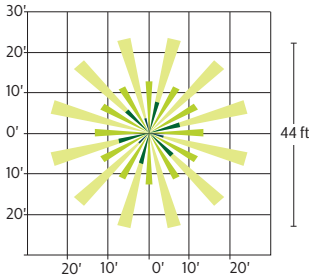
Remote Mount Wireless Controller

Used to extend the communication on site, to extend motion response and add other luminaires that are not pole mounted. Consult factory for more information.

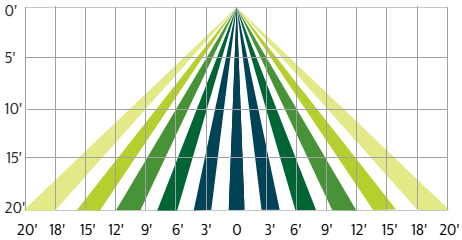


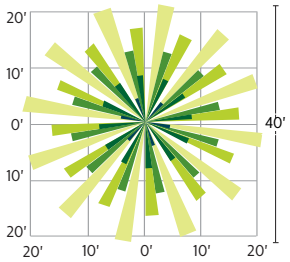
LLC2/LLCR2 (for pole or remote mount only)



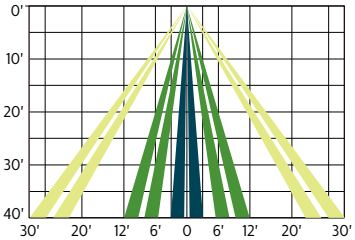


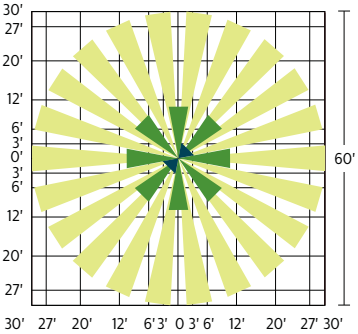
LLC3/LLCR3 (for luminaire, pole, or remote mount)



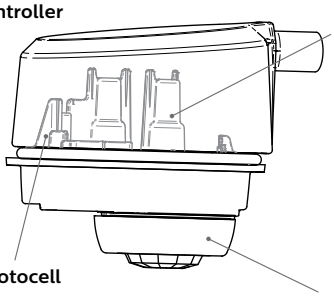


LLC4/LLCR4 (for luminaire, pole, or remote mount)





Controller



Photocell

- Ambient light photocell on every wireless radio that averages the light levels of up to 5 controllers for an accurate reading and optimal light harvesting activity.
- Reports ambient light readings to 1500 Fc.

Wireless Radio

- 1.8 Watts max (no load draw)
- Operating voltage 120-277 VAC RMS
- Communicates using the ZigBee protocol
- Carries out dimming commands from Gateway
- Reports ambient light readings to 1500 Ft-Cd
- Transmission Systems Operating within the band 2400-2483.5Mhz
- ROHS Compliant

Motion Response

- Detects motion through passive infrared sensing technology with three different lens configurations
- Motion sensor coverage can be adjusted from a narrow to a wide detection range, which helps reduce false triggers to further increase energy savings.
- Sensing profiles can be updated to adapt to activity levels in the environment, such as occupancy level, wind, and mounting height

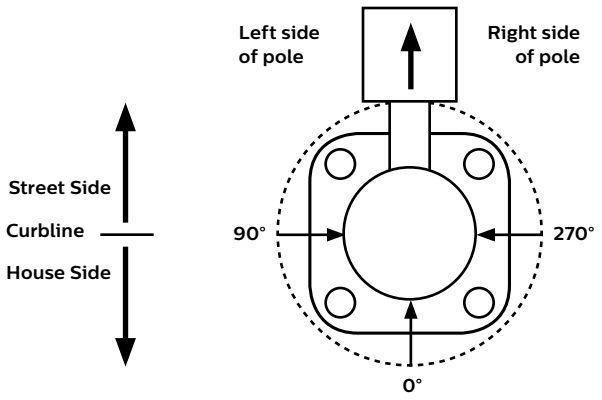
P21 PureForm LED area luminaire

21″ housing

Asymmetric optical orientation information

Standard Optic Position

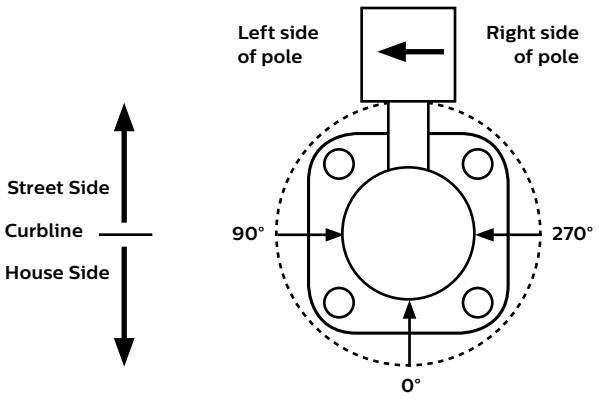
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Optic Rotated Left (90°) Optic Position

Luminaires ordered with asymmetric optical systems in the Optic Rotated Left (90°) optic position will have the optical system oriented as shown below:

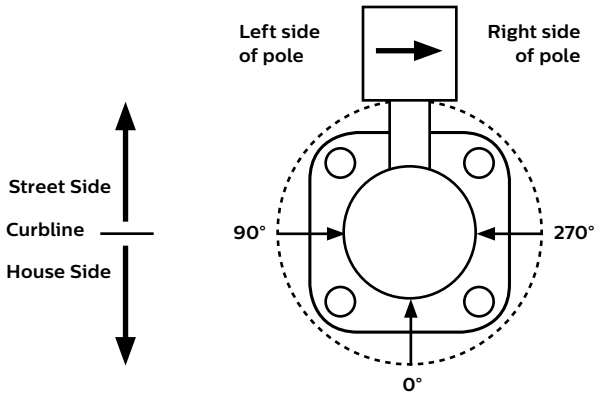


Note: The hand hole will normally be located on the pole at the 0° point.

Asymmetric optical orientation information

Optic Rotated Right (270°) Optic Position:

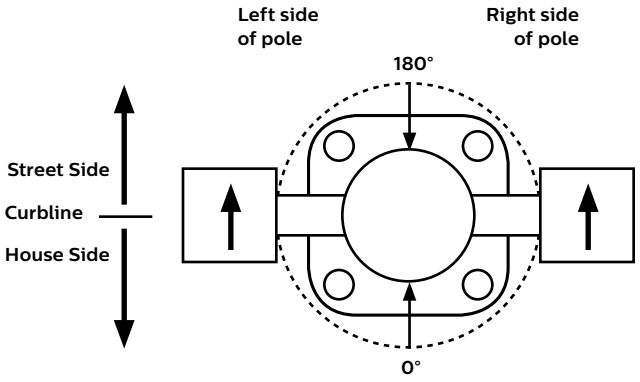
Luminaires ordered with asymmetric optical systems in the Optic Rotated Right (270°) optic position will have the optical system oriented as shown below:



Note: The hand hole will normally be located on the pole at the 0° point.

Twin Luminaire Assemblies With Rotated Optical Systems

Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



Luminaires with Optic Rotated Right (270°) are installed on the LEFT Side of Pole

Luminaires with Optic Rotated Left (90°) are installed on the RIGHT Side of Pole

Note: The hand hole location will depend on the drilling configuration ordered for the pole.

P21 PureForm LED area luminaire

21″ housing

Specifications

Housing

The PureForm features a die cast aluminum housing, and mounts directly to a pole or wall. The low profile rounded form reduces the effective projected area of the luminaire significantly. PureForm luminaires supplied with A1, A2 and A3 arms are provided with arms firmly attached to the main luminaire housing body. As a result, the luminaires provide the functionality, strength and installation ease of an integral arm luminaire. Mast arm mount luminaires are provided with the mast arm mounting assembly firmly attached to the main luminaire housing body.

IP Rating

PureForm luminaires have a rating of IP66.

Vibration resistance

PureForm carries a 3G vibration rating that conforms to standards set forth by ANSI C136.31. Testing includes vibration to 3G acceleration in three axes, all performed on the same luminaire.

Electrical

Luminaires are equipped with an LED driver that accepts 120V through 277V, or 347V through 480V, 50hz to 60hz, input. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaire consumes 0.0 watts in the off state. All motion sensors utilized consume 0.0 watts in the off state. Surge protector standard. 10KA per AN SI/IEEE C62.41.2.

LED Performance

Predicted Lumen Depreciation Data[1]

Ambient Temperature °C	Driver (mA)	Calculated L_{70} Hours[1,2]	L_{70} Per TM-21[2,3]	Lumen Maintenance % @ 60,000 hours
Up to 40 °C	Up to 800mA	> 154,000 Hours	> 51,400 Hours	91%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

LED Thermal management

The Philips Gardco PureForm LED provides die cast aluminum integral thermal radiation fins to provide the excellent thermal management so critical to long LED system life.

Wireless system

PureForm luminaires are available with optional wireless controllers ready to be connected to a Limelight system (sold by other). The system allows you to wirelessly manage the entire site, independent lighting groups or individual luminaires while on-site or remotely.
Based on a high density mesh network with an easy to use web-based portal, you can conveniently access, monitor and manage your lighting network remotely. Wireless controls can be combined with site and area, pedestrian, and parking garage luminaires as well, for a completely connected outdoor solution.

Optical systems

The advanced LED optical systems provide IES Types 2, 3, 4 and 5 distributions, as well as a Backlight Control optic. Special LEED corner cutoff optics are also available, both as LCR (right) and LCL (left.) All optical systems feature unitized lens optic construction.

Types 2, 3, 4, BLC and LCR/LCL optical systems utilize an innovative redirecting reflector to complement the performance of the LED optic. The redirecting reflector system utilizes 95% specular reflective material to maximize reflected light forward. Reflector facets minimize aperture brightness when viewed from the rear of the luminaire.

PureForm luminaires are provided standard without a glass lens, for maximized performance. A glass lens is available as an option, resulting in reduced performance. All PureForm luminaires provide full cutoff performance.

Listings

All luminaires bear UL or CUL (where applicable) Wet Location labels. Most PureForm configurations are DesignLights Consortium® qualified. Consult DLC Qualified Products list for more details.

Finish

Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

Warranty

Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays. LED Drivers also carry a 5 year limited warranty. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer. See Warranty information on **philips.com/warranties** for complete details and exclusions.

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philips.com/luminaires

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281 Hillmount Rd, Markham, ON, Canada L6C 2S3
Tel. 800-668-9008

PHILIPS

GARDCO

Bollards

Dome/bevel top louver

BRM830/831/833
BRM834/835/837

Project:

Location:

Cat.No:

Type:

Qty:

Notes:

Philips Gardco dome and bevel top louver LED bollards provide uniform illumination, superior spacing and solid vandal resistance. Rugged extruded and cast construction with silicone seals and gasketing assure years of durability. Our advanced stack-louver LED technology and motion response provide maximized light output energy savings.

Ordering guide

Example: BRM830-42-CWL-NW-360-UNIV-BRP

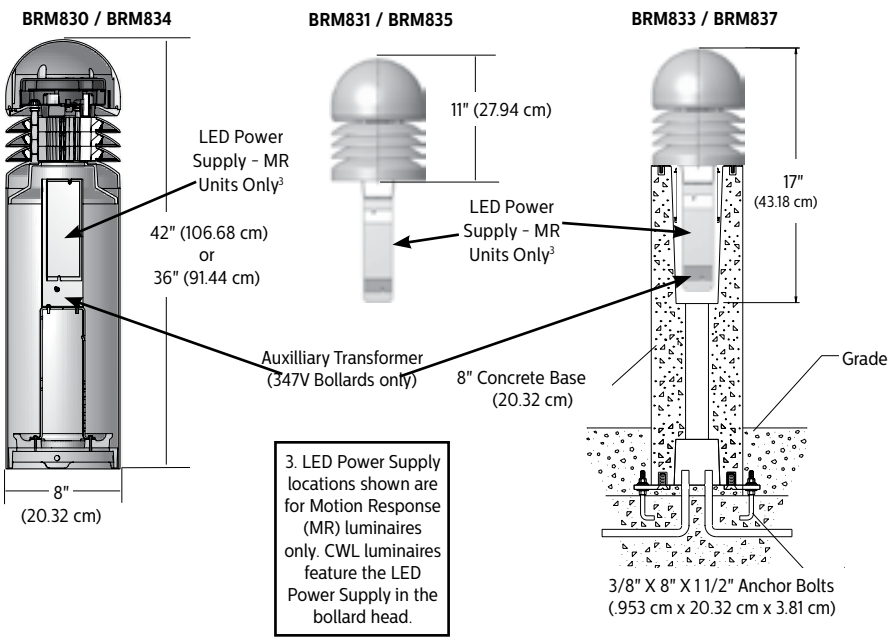
Prefix	Height	LED Control[4]	LED Selection	Lighted Coverage	Voltage	Finish
BRM830 Dome top with cast aluminum base **BRM31**[1] Dome top head only **BRM833** Dome top with natrual concrete base **BRM833B** Dome top with beige concrete base **BRM33G** Dome top with grey concrete base **BRM834** Bevel top with cast aluminum base **BRM835**[1] Bevel top head only **BRM837** Bevel top with natural concrete base **BRM837B** Bevel top with beige concrete base **BRM837G** Bevel top with grey concrete base	**42** 42" **36**[2] 36" **11**[3] 11"	**MR** Motion Response - LEDs stay on low level (8W) when no motion is present and increase to full light output (41W) when motion detected. **CWL** Constant Wattage Full Light Output - full light output only (41W). No motion sensor included. **Network System (SiteWise)** **SW** Integral module[7,8]	**CW** 6500K, 75 CRI **NW** 4500K, 75 CRI **WW** 3000K, 75 CRI **Solid Colors** **LA**[5] Amber	**360** 360° lighted louvers **180** 180° lighted louvers (provides reduced backside light)	**347**[6] **UNIV** (120-277V)	**BLP** Black Paint **WP** White Paint **BRP** Bronze Paint **NP** Natural Aluminum Paint **OC** Optional Color Specify optional color or RAL. ex: OC-LGP or OC-RAL7024. **SC** Special Color Specify. Must supply color chip. Requires factory quote.

1. Not available in 347V.
2. BRM830 and BRM834 only.
3. 11" height option to be selected only for "head only" units - BRM831 and BRM835.
4. A variation of LED wattage (+/- 8%) may occur due to LED manufacturer's forward volt specification and ambient temperature.)
5. Consult factory for lead times.
6. 347V bollards require and include a step-down transformer in bollard. Not available in BRM831 or BRM835.
7. SW option is not available with any other control options
8. Available in 120V or 277V only.

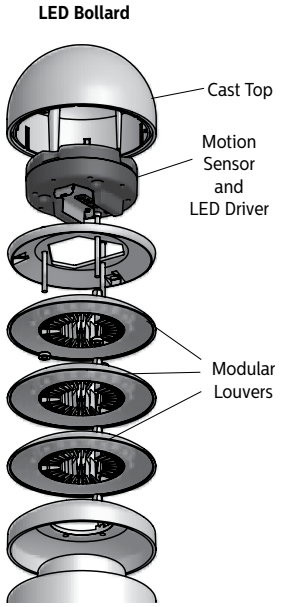
BRM830/831/833/834/835/837 LED bollard

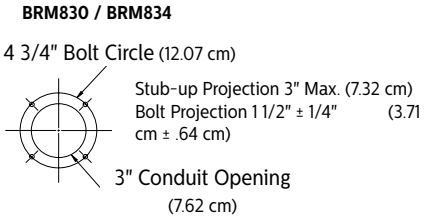
Dome or bevel top louver

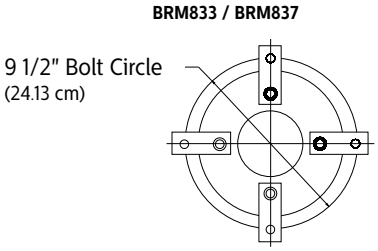
Dimensions



3. LED Power Supply locations shown are for Motion Response (MR) luminaires only. CWL luminaires feature the LED Power Supply in the bollard head.







NOTE: Factory supplied template must be used when setting anchor bolts. Philips Gardco will not honor any claim for incorrect anchorage placement from failure to use factory supplied templates.

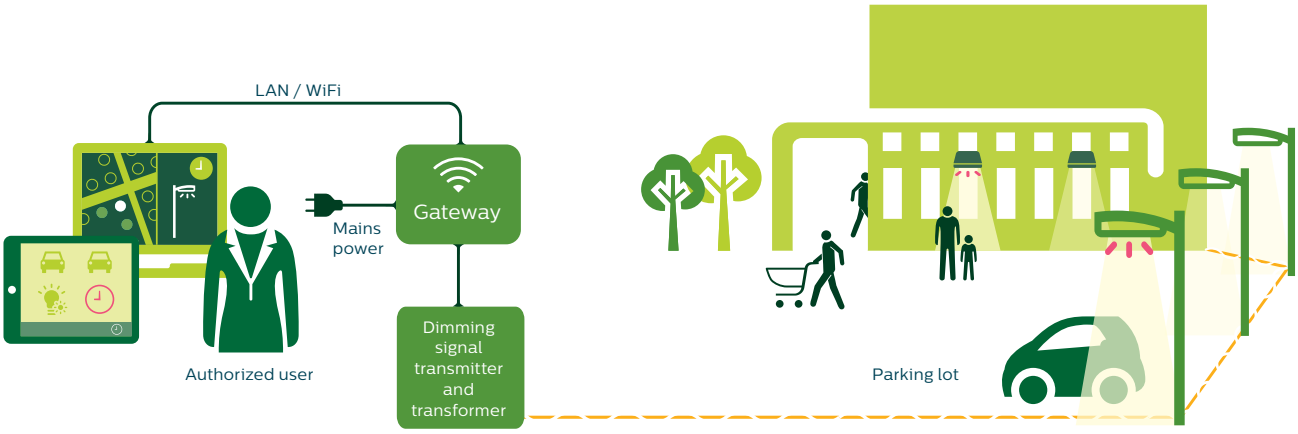
BRM830/831/833/834/835/837 LED bollard

Dome or bevel top louver

SiteWise system

SiteWise is a complete area lighting management system including a luminaire integrated controller, dimming signal transmitter cabinet, and locally accessible user interface. Installation and commissioning are simple. The cabinet communicates with the Philips luminaires using a patented central dimming technology. The control signal is embedded on the existing electrical line – no new cabling is required. An intuitive, locally accessible interface makes it easy for authorized users to set schedules in order to meet site specific lighting needs, local regulations, and energy codes.

SiteWise system diagram



SiteWise system interface

SiteWise has an intuitive user interface that makes it easy to plan, edit, and implement lighting schedules for your site. Authorized users can access the interface via a local app.

To ensure that only authorized users can access your lighting, SiteWise offers two user types, each with different permissions. An advanced user, or administrator, can set and edit schedules using the ten pre-set scenes, assign those schedules to calendar days, and check system status.

For everyday use, a basic user can manually override a schedule that is currently running but cannot create or edit schedules.

SiteWise system specifications

The SiteWise system includes both luminaires and controls. The controls used for SiteWise are circuit load dependent. Required for a complete installation are the following Philips SiteWise components: user interface, control kit, dimming signal transmitter cabinet, and dimming signal receiver located in the Philips luminaire (**SW** option). Optional luminaire-integrated or external motion sensors may also be specified as required. Within the electrical closet, the control kit and dimming signal transmitter cabinet are installed into the electrical system between the existing breaker panel and the site luminaires. New LED luminaires containing the dimming signal receiver are installed on the site. Once completed, use of the interface allows for scheduling and override capabilities. Wireless access point and tablet should be supplied by others. Complete information on the control system can be found on the SiteWise website at **philips.com/sitewise**

BRM830/831/833/834/835/837 LED bollard

Dome or bevel top louver

Specifications

Upper Housing

Diecast aluminum dome top secures to one-piece louvered casting with three (3) concealed tamper resistant screws.

Lower Housing

BRM830 / BRM834: Luminaire features a cylindrical .125" (.318 cm) wall 6063-T5 extruded aluminum base housing. Bottom section has a welded-in cast ring for attachment to base assembly with four (4) hex head set screws.

BRM831 / BRM835: Louver head assembly is affixed to ballast mounting bracket which is suitable for insertion into architectural elements (by others).

BRM 833 / BRM837: Luminaire includes a pre-cast concrete base constructed with steel molds and wire reinforcing. Base is acid-etched to provide a smooth textured aggregate finish.

LED Performance

PREDICTED LUMEN DEPRECIATION DATA[4]		
Ambient Temperature °C	Driver mA	L_{70} Hours[5]
15 °C	350	112,000
25 °C	350	90,000
40 °C	350	65,000

4. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
5. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.

Optical System

Philips Gardco LED Bollards feature the advanced Gardco stacked louver LED technology, assuring maxmimized light output. Each individual louver is replaceable if needed or desired.

Anchorage

BRM830 / BRM834: Base assembly consists of a cast aluminum platform and ballast mounting bracket. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" x 1 1/2" (.953 cm x 20.32 cm x 3.81 cm) anchor bolts on a 4 3/4" (12.07 cm) bolt circle.

BRM 831 / BRM835: Mounting plate is cast aluminum with slots to accept anchor bolts (by others) at 90° on a 6 1/4" (15.88 cm) diameter bolt circle. A 4 1/2" (11.43 cm) diameter opening is required to house LED Power Supply for Motion Response (MR) units.

BRM833 / BRM837: Base assembly consists of four (4) galvanized steel base tabs fastened to pre-cast concrete base. Assembly is secured and leveled to the mounting foundation with four (4) 3/8" X 8" X 1 1/2" (.953 cm x 20.32 cm x 3.81 cm) anchor bolts on a 9 1/2" (24.13 cm) bolt circle. Base is designed for 5" (12.7 cm) direct burial.

Labels

All luminaires bear UL or CUL (where applicable) Wet Location labels.

SiteWise Network System

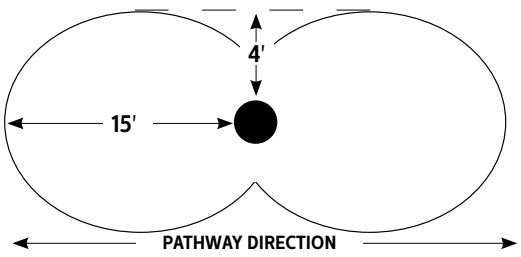
SiteWise system includes a controller fully integrated in the luminaire that enables the luminaires to communicate with a dimming signal transmitter cabinet located on site using Philips patented central dimming technology. A locally accessible mobile app allows users to access the system and set functionalities such as ON/OFF, dimming levels and scheduling. SiteWise is available with motion response options in order to bring the light back to 100% when motion is detected. Additional functionalities are available such as communication with indoor lighting and connection to BMS systems.

Electrical

For CWL bollards, the LED power supply is located within the bollard head. For Motion Response (MR) bollards the LED power supply is located within the bollard shaft. Bollards accept from 120 Volts through 277 Volts, 50hz to 60 hz, input. Bollards with 347V input require and include a step-down transformer (placed within the bollard shaft) to provide proper input voltage to the LED power supply. The LED driver is located in the upper dome. LED power supplies and LED drivers are replaceable. LEDs provided as specified.

Luminaires ordered with Motion Response include a microwave motion sensor. The motion sensor is completely and safely concealed within the LED Bollard head to avoid potential vandalism to the sensor. LEDs operate on Low Level (8 watts) when no motion is present. LEDs increase to full light output (41 watts) when motion is detected. Motion Response system permits adjustments for time on high level and motion sensitivity.

Approximate Motion Sensor Detection Pattern:



Bollard orientation is adjustable in 120° increments. Consult LED Bollard Motion Response installation instruction sheets for more detailed information concering bollard placement and sensor performance.

All product now include Surge Protection for 120V through 277V Input meeting ANSI C62.41.2 as a standard

Luminaire Finish

Each luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured textured powdercoat finish

Warranty

5 year limited warranty. See philips.com/luminaires for complete details and exclusions.

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philips.com/luminaires

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PHILIPS

GARDCO

Wall Mount

LED mini sconce 111L

Project:

Location:

Cat.No:

Type:

Qty:

Notes:

Philips Gardco 111 LED mini sconce luminaires are compact in size, perfect for low mounting height wall mount applications. 111 LED luminaires are designed to integrate naturally to wall surfaces. 111 LED luminaires are available with three (3) different distribution patterns, providing full cutoff performance (in the normal downlight position) and featuring LED arrays. Luminaires provide performance excellence and advanced Philips Gardco LED thermal management technology. High performance Class 1 LED systems offer potential energy savings of 50 % or more compared to HID systems. 111 LED luminaires are also available with 0-10V Dimming.

Ordering guide

example: 111L-16L-350-CW-G2-2-UNV-DD-BK

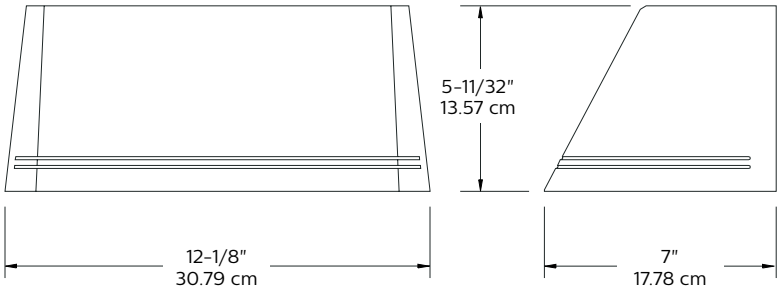
Prefix	No. of LEDs	Drive Current	Color/Generation	Distribution	Voltage	Controls	Electrical/Luminaire	Finish
111L	16							
111L Trapezoidal Wedge LED	**16L** 16 LED module	**350** 350mA **550** 550mA **750** 750mA	**CW-G2** Cool White 5700K, 70 CRI generation 2 **NW-G2** Neutral White 4000K, 70 CRI generation 2 **WW-G2** Warm White 3000K, 70 CRI generation 2	**2** Type II Wide Throw Optic, with maximized lateral throw **3** Type III Preferred Wide Throw Optic, with improved forward throw **4** Type IV Maximized forward throw optic	**UNV** 120-277V 50hz/60hz **120** 120V **208** 208V **240** 240V **277** 277V	**PCB** Photocontrol Button[2] **DD** 0-10V Dimming	**F1** Single fusing (120, 277VAC)[1] **F2** Double fusing (208, 240VAC)[1] **F3** Canadian double pull fusing (208, 240VAC)[1] **DL** Diffusing Lens **WS** Wall Mounted Box for Surface Conduit	**Textured** **BK** Black **WH** White **BZ** Bronze **DGY** Dark Grey **MGY** Medium Grey **Customer specified** **RAL** Specify optional color or RAL (ex: OC-LGP or OC-RAL7024) **CC** Custom color (must supply color chip for required factory quote)

SC1

SC2

1. Provide specific input voltage.

Dimensions



Note: Mounting plate center is located in the center of the luminaire width and 2.38" (6.03cm) above the luminaire bottom (lens down position). Splices must be made in the J-box (by others). Mounting plate must be secured by max. 1/4" (.64cm) diameter bolts (by others) structurally to the wall.

111 Mini Sconce LED

110 Line LED, Wall Mount

LED Wattage and Lumen Values

Ordering Code	Total LEDs	LED Current (mA)	Avg System Wattage[1] (W)	Type 2			Type 3			Type 4		
				Lumen Output[2]	Bug Rating	Efficacy (LPW)	Lumen Output[2]	Bug Rating	Efficacy (LPW)	Lumen Output[2]	Bug Rating	Efficacy (LPW)
111L-16L-350-NW-G2	16	350	18	1908	B1-U0-G0	106	1799	B0-U0-G0	100	1768	B0-U0-G0	98
111L-16L-550-NW-G2	16	550	29	2900	B1-U0-G0	101	2735	B1-U0-G1	95	2688	B1-U0-G1	93
111L-16L-750-NW-G2	16	750	40	3807	B1-U0-G1	95	3591	B1-U0-G1	90	3529	B1-U0-G1	88

1. Wattage and lumen output may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
2. Tests available for luminaires with the DL option and other color temperatures. Contact outdoorlighting.applications@philips.com if any approximate estimates are required for design purposes.
3. Absolute lumens for Cool White (CW) matches the Neutral White (NW) lumen outputs. Warm White (WW) performance is reduced by 12% compared to Neutral White (NW) values shown.

Specifications

Housing

Housings are die cast aluminum. A memory retentive gasket seals the housing to the door frame to exclude moisture, dust, insects and pollutants from the optical system. A black, die cast ribbed backplate dissipates heat for longer system life. Main body cast housing and back plate made of a low copper die cast. Hinged door allows access to driver and LED compartment.

Mounting

Mounting is completed through integral back plate that features a separate recessed feature for hook and lock quick mount plate that secures with two set screws from bottom of luminaire. Luminaire ships fully assembled, ready to install.

Light Engine

Composed of 4 main components: Heat Sink/ LED Module/Optical System/Driver. Electrical components are RoHS compliant. Metal core board ensures greater heat transfer and longer lifespan.

IP Rating

Luminaires are rated IP66.

Predicted Lumen Depreciation Data

Ambient Temperature °C	System Current	LED Current	Calculated L_{70}hrs[1,2]	L_{70} per TM21[2,3]	Lumen Maintenance @ 60,000hrs
25 °C	750 mA	750 mA	>100,000	>60,000	97%

1. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions.
2. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output.
3. Calculated per IESNA TM 21-11. Published L70 hours limited to 6 times actual LED test hours.

Optical systems

The advanced LED optical systems provide IES Types 2, 3, 4. Composed of high performance UV stabilized optical grade polymer refractor lenses to achieve desired distribution optimized to get maximum spacing, target lumens and a superior lighting uniformity. Performance shall be tested per LM-63, LM-79 and TM-15 (IESNA) certifying its photometric performance. Dark sky compliant with 0% uplight and U0 per IESNA TM-15.

Door Frame

A single-piece die cast aluminum door frame integrates to the housing form. The door frame is hinged closed and secured to the housing with captive stainless steel fasteners. The heat and impact resistant 1/8" (.32cm) tempered glass lens and one-piece gasket are mechanically secured to the door frame with galvanized steel retainers. A clear tempered glass lens is included. A diffuse lens is available as an option.

Thermal Management

Philips Gardco 111 LED luminaires utilize extruded aluminum integral thermal radiation fins to provide excellent thermal management critical to long LED system life.

Finish

Five standard colors offered in textured black, white, bronze, dark gray and medium gray. Color in accordance with the AAMA 2604 standard. Application of polyester powder coat paint 2.5 mils minimum. The thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. RAL and custom color matching available.

LED Useful Life

Luminaire Useful Life accounts for LED lumen maintenance. Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, LED LM-80/ TM-21, expected to reach 100,000+ hours with >L70 lumen maintenance @ 25°C.

Certifications and Compliance

cULus Listed for Canada and USA suitable for wet locations when mounted downward facing. cULus Listed for Canada and USA suitable for damp locations when inverted upward facing when mounted in covered ceiling application. DesignLights Consortium qualified on models as listed on DLC QPL. Luminaire is rated for operation in ambient temperature of -40°C (-40°F) up to +40°C (+104°F)4.

Limited Warranty

5-year limited warranty. See philips.com/ warranties for details and restrictions. Visit our eCatalog or contact your local sales representative for more information.

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philips.com/luminaires

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December 11, 2017 2637

Steven Bloemer
Construction Coordinator
Clackamas County Facilities
1710 Red Soils Ct, #200
Oregon City, OR 97045

Geotechnical Investigation
OSU Extension Service Office
Oregon City, Oregon

Dear Mr. Bloemer:

This letter summarizes our geotechnical evaluation of the proposed OSU Extension Service office building.

Background

The proposed OSU Extension Service office building will be a two-story, 21,000 square-feet structure located on the southeast corner of the intersection of Beavercreek and Warner Milne Roads. The project will include construction of an office building, surface parking, gardens, and a greenhouse. The project is being designed in anticipation of OSU programs related to an adjacent wetland, but no wetland related improvements are in the scope of this project. A site plan showing the project location and proposed structures is included as Figure 1.

Subsurface Explorations

A site visit was made prior to conducting the subsurface explorations to observe general site conditions, geologic hazards, and locate the subsurface explorations in targeted locations relative to the proposed structures and existing ground surface. The boring and test pit locations were also marked for utility locates. A site plan showing the approximate locations of the subsurface explorations is included as Figure 2.

Two borings were completed on October 26 and 27, 2017. Landslide Technology observed drilling activities and logged the subsurface materials while drilling progressed. The borings were advanced with a track-mounted CME 55 drill using mud-rotary drilling techniques. Standard Penetration Test (SPT) samples were taken at 2.5-feet intervals to a depth of 25 feet and then at 5-feet intervals to the bottom of the boring. One boring was advanced to a depth of 50 feet and the other to a depth of 100 feet. Details of the drilling, sampling, and materials encountered are

included on the Summary Boring Logs as Figures 3 and 4. At the conclusion of drilling, both borings were backfilled in accordance with Oregon Water Resources Department regulations (OAR 690-240).

Four test pits were completed at the site on October 25, 2017 by subcontractor Western States Soil Conservation, Inc. of Hubbard, Oregon. Two test pits were located in the building footprint and two were located in the parking areas. The test pits were excavated with a PC-40 excavator to depths of approximately seven feet below the ground surface. Bulk samples were collected for laboratory testing and soil classification purposes. The test pits were backfilled with the native material and compacted with the excavator bucket. Details of the excavation, sampling, and materials encountered are included on the Summary Test Pit Logs as Figures 5 to 8.

Laboratory Testing

Laboratory testing was performed on select samples from the subsurface explorations to determine soil properties and verify field classifications. Laboratory testing included water content, Atterberg limits, particle-size distribution (gradation), and one-dimensional consolidation.

Water Content. Natural water contents were determined in general accordance with ASTM D2216 on soil samples retrieved during drilling. The results of water content testing are presented on the Summary Boring Logs (Figures 3 and 4).

Atterberg Limits. An Atterberg limits test was completed in general accordance with ASTM D4318 on a sample from boring LT-2 at a depth of 15 feet below the ground surface. The liquid limit, plastic limit, and plasticity index of the sample are 55, 26, and 29, respectively. A plasticity chart showing the results of the Atterberg limits test is included as Figure 9.

Gradation. A particle-size distribution test was performed in general accordance with ASTM D6913 on a sample from TP-3 at a depth of six feet. A gradation graph showing the results of the particle size distribution test is included as Figure 10.

Consolidation. A one-dimensional consolidation test was performed in general accordance with ASTM 2435 on an undisturbed sample from boring LT-1 at a depth of five feet below the ground surface. The coefficient of consolidation of the sample is 0.11 square feet per day. A graph showing the results of the one-dimensional consolidation test is included as Figure 11.

Subsurface Conditions

Geologic maps from the Oregon Department of Geology and Mineral Industries indicate Basalt of Canemah and Troutdale Formation as the predominant geologic units in the project area. Both of these geologic units were encountered in the subsurface explorations. The subsurface conditions at the project site consist of approximately five to seven feet of fill, overlying approximately 16 to 18 feet of decomposed Basalt of Canemah, overlying Troutdale Formation.

Fill. The fill encountered at the project site consists primarily of brown and gray, sandy, clayey silt to very silty clay with occasional angular gravel- to cobble-sized rock fragments. Occasional rounded and angular boulders up to three feet in diameter were also encountered within the fill.

Basalt of Canemah. The Basalt of Canemah encountered at the project site consists primarily of brown to gray, highly weathered to decomposed basalt fragments in a matrix of brown, silty clay.

Troutdale Formation. The Troutdale Formation encountered at the project site consists primarily of brown and gray interbedded layers of mudstone, claystone, and sandstone.

Groundwater. Mud-rotary drilling techniques do not allow for groundwater measurement. The Oregon Water Science Center estimates local groundwater conditions to be approximately 26 feet below the ground surface. However, the test pits encountered groundwater seepage at three to four feet below the ground surface, which may be a localized perched groundwater condition.

Geologic Hazards. Based on subsurface explorations, Oregon Department of Geology and Mineral Industries (DOGAMI) hazard maps (HazVu), and liquefaction triggering analyses using Youd et. al (2001), seismically induced liquefaction at the project site is not anticipated.

Geotechnical Design Recommendations

Specific geotechnical design recommendations for the proposed building are presented in the following paragraphs.

Foundation Design. In our opinion, the proposed structures could be founded on shallow foundations bearing on crushed rock overlying undisturbed native soil below the existing fill. For footings bearing on at least 6 inches of compacted crushed rock over undisturbed native soil, we recommend using an allowable bearing pressure of 2,000 pounds per square foot for structural design. This allowable bearing capacity includes a factor of safety of 2. The static allowable bearing pressure may be increased by a third for temporary transient live loads induced by wind or seismic events.

Footings should be a minimum of 24 inches wide and be embedded at least 18 inches below the lowest adjacent grade. Footing excavations should be cleared of any loose material prior to the placement of concrete. With a bearing pressure of 2,000 pounds per square foot we estimate total settlements will be less than 1 inch, and differential settlements will be less than 0.75 inch.

Uplift loads on footings would be resisted by the weight of the structure and the soil directly above the footing. Water around the footings would introduce hydrostatic pressures, consider foundation drains to mitigate hydrostatic pressures developing on the footings. To calculate uplift resistance, a soil unit weight of 120 pounds per cubic foot may be used.

Frost Depth. The frost depth at the building site is approximately 12 inches (Oregon Structural Specialty Code 1809.5).

Lateral Resistance. Lateral resistance would be developed by friction along the base of the footings. Friction between cast-in-place concrete and a crushed rock structural fill can be modeled

using an allowable friction coefficient of 0.4. This allowable value includes a factor of safety equal to 1.5.

Seismic Design. Soils encountered at the site are best characterized as Site Class "D" (stiff soil) according to the 2012 International Building Code (IBC). The mapped spectral accelerations for Site Class D conditions at the site, S_S and S_1, are 0.92g and 0.40g, respectively. The corresponding site coefficients, F_a and F_v, are 1.13 and 1.61, respectively. The design spectral response accelerations, S_{DS} and S_{D1}, based on short-period spectral accelerations (0.2 second) are 0.69g and 0.42g, respectively.

Slabs-On-Grade. Slabs subjected to loads of limited lateral extent could be designed using slab-on-grade methodology. The subgrade for slabs should meet the requirements and be prepared as described for suitable bearing materials for foundations. The underslab material should be compacted to at least 97 percent of the maximum dry density as determined by the Standard Proctor (ASTM D698) test method. For slabs on 6 inches of crushed rock structural fill over properly prepared subgrade, we recommend using a subgrade modulus of 150 pounds per cubic inch.

Construction Considerations

All footing subgrades should be inspected by a qualified geotechnical engineer to confirm that the material is consistent with the suitable subgrade prior to footing construction. The near-surface onsite soil is not recommended for use as structural fill. Crushed rock structural fill will be required beneath footings and slabs. Detailed recommendations for construction are summarized in the following paragraphs.

Site Grading. Grading operations should be performed in dry weather if possible. If grading cannot be scheduled during dry weather, the contractor should perform excavation in small sections and protect the subgrade immediately after it is exposed. We recommend that excavation be performed using a smooth-lip bucket to minimize loosening and softening of the soil. Once the subgrade is exposed and approved as suitable bearing material, it should be immediately covered by 6 to 12 inches of crushed rock. The use of rubber-tired equipment on the crushed rock should be avoided to prevent disturbance of the subgrade. The use of tracked equipment on the crushed rock should be carefully monitored to determine if it is disturbing the subgrade.

Structural Fill. Structural fill will be required to backfill excavations around the footings. In our opinion, the existing fill should not be placed as structural fill due to the high percentage of fines present. We recommend that structural fill be compacted to 95 percent of the maximum dry density as determined by ASTM D698 (Standard Proctor) at a moisture content within 2 percent of optimum. We recommend that crushed rock meeting the requirements of ODOT 02630.1, Base Aggregate, be used. If crushed rock structural fill is to be placed during wet weather or under wet conditions, it should contain no more than 5 percent fines based on a wet-sieve analysis. Work during wet weather or wet conditions would likely require a thicker crushed rock working pad to protect silty and clayey subgrades.

We trust that this letter is sufficient for your current needs. If you have questions regarding the information presented above, please call Zach Ruby at 503-452-1100.

Very truly yours,

CORNFORTH CONSULTANTS, INC.

Anna Casady, E.I.
Engineer

Zach Ruby, P.E.
Project Engineer

EXPIRES: 12/31/2018

Enclosures: Figures 1 through 10

*Image provided by Clackamas County

LANDSLIDE
TECHNOLOGY
A DIVISION OF CORNFORTH CONSULTANTS
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Main 503-452-1200 Fax 503-452-1528

SITE PLAN
PROPOSED STRUCTURE

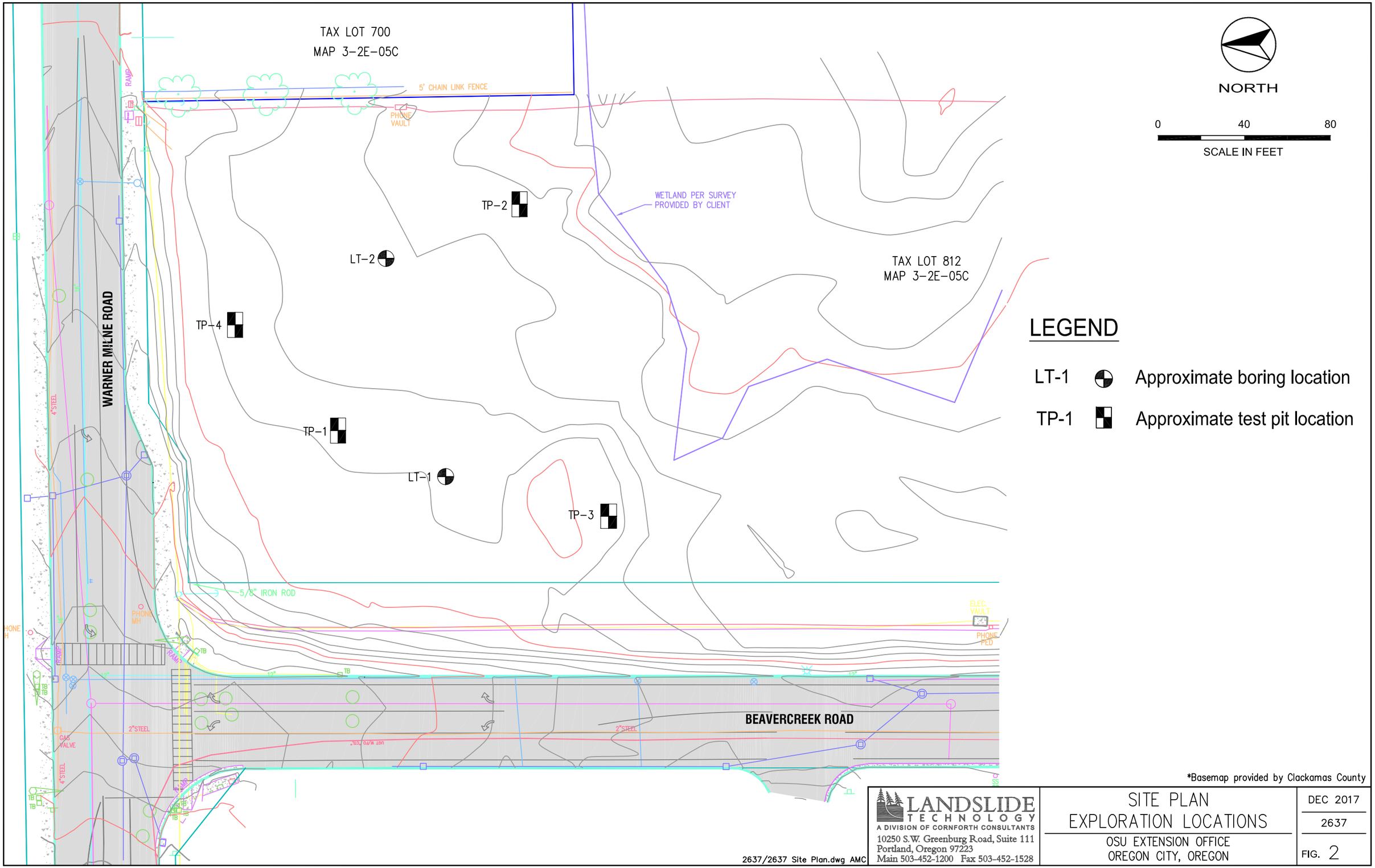
OSU EXTENSION OFFICE
OREGON CITY, OR

DEC 2017

PROJ. 2637

FIG. 1

Proj. 2637/ArchRendering.dpp CNM



*Basemap provided by Clackamas County

2637/2637 Site Plan.dwg AMC

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SITE PLAN
EXPLORATION LOCATIONS

OSU EXTENSION OFFICE
OREGON CITY, OREGON

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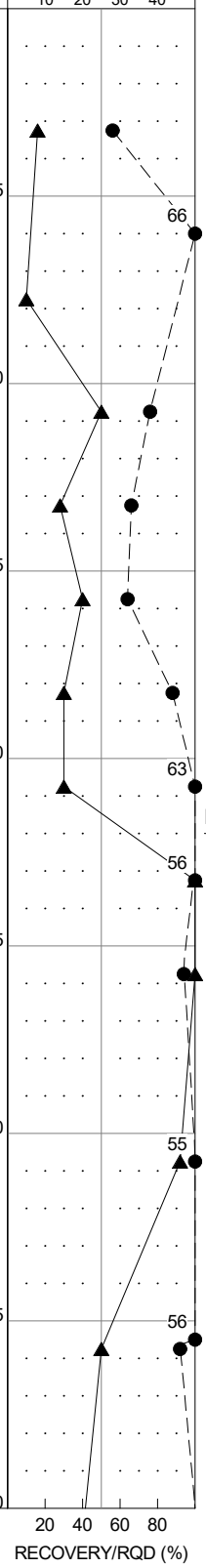
FIG. 2

DEPTH IN FEET	MATERIAL DESCRIPTION	SAMPLE NO.	PEN. DATA
	MEDIUM STIFF to VERY STIFF, red brown to gray brown, sandy, very silty CLAY; occasional gravel, moist to wet (FILL)	S-1	2 4 4
		S-2	
7	EXTREMELY SOFT to VERY SOFT (R0-R1), gray to brown with red orange staining, highly weathered to decomposed BASALT FRAGMENTS in a matrix of SOFT, brown, silty CLAY; moist (BASALT OF CANEMAH)	S-3	2 2 3
		S-4	3 10 15
		S-5	5 5 9
		S-6	6 10 10
		S-7	4 6 9
		S-8	5 5 10
22.5	STIFF to HARD, red brown to gray, slightly clayey, very silty, fine SAND to very sandy SILT; friable blocky structure, dry to moist (TROUTDALE FORMATION)	S-9	13 19 31
		S-10	18 25 30
		S-11	24 22 24
36	STIFF to HARD, red brown to gray, slightly clayey SILT to very silty CLAY; dry to moist (TROUTDALE FORMATION)	S-12	11 11 14
40			

GROUND WATER/ INSTRUMENT INSTALLATION



LEGEND

- 2-INCH O.D. SPLIT SPOON
- 3-INCH O.D. SPLIT SPOON
- 3-INCH O.D. THIN WALL SAMPLER
- 3-INCH O.D. PITCHER TUBE SAMPLER
- * NO SAMPLE RECOVERY
- MM/DD/YY GROUND WATER LEVEL AND DATE OBSERVED
- LIQUID LIMIT
- WATER CONTENT
- PLASTIC LIMIT
- STANDARD PENETRATION TEST (BLOWS/FT.)
- WATER CONTENT IN PERCENT
- CORE RECOVERY IN PERCENT
- RQD IN PERCENT
- PT-1 PACKER TEST INTERVAL

NOTES

1. MATERIAL DESCRIPTIONS AND INTERFACES ARE INTERPRETIVE AND ACTUAL CHANGES MAY BE GRADUAL.
2. BORING ABANDONED AND BACKFILLED WITH CEMENT-BENTONITE GROUT FROM THE BOTTOM OF HOLE TO THE SURFACE.

HAMMER ASSEMBLY: AUTO TRIP
DRILL ROD USED: NWJ
SPT SAMPLER: NO LINER - RECESSED ID
BOREHOLE DIAM.: 4 7/8"

DRILLER: WESTERN STATES
DATE START: 10/27/2017 FINISH: 10/27/2017
DRILLING TECHNIQUE: MUD ROTARY

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SUMMARY BORING LOG
LT-1 (1 of 2)

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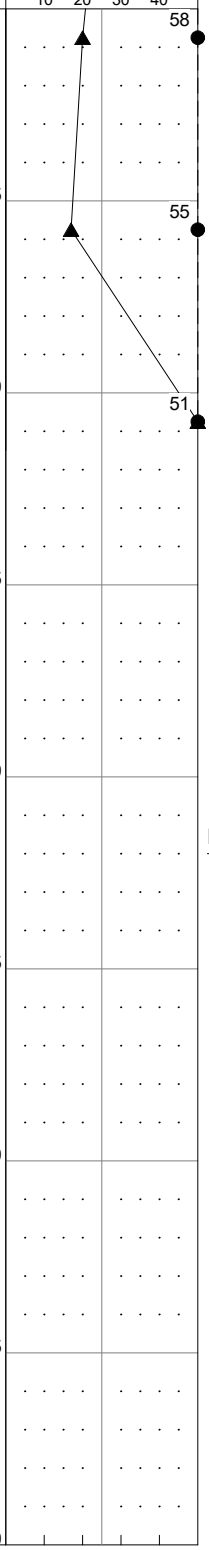
FIG. 3

DEPTH IN FEET	MATERIAL DESCRIPTION	SAMPLE NO.	PEN. DATA
	(continued from previous page)	S-13	6 8 12
		S-14	4 7 10
		S-15	14 14 52
51.5	Bottom of Boring: 51.5 FT		

GROUND WATER/ INSTRUMENT INSTALLATION

PENETRATION TEST (BLOWS PER FOOT)

WATER CONTENT (%)



LEGEND

- 2-INCH O.D. SPLIT SPOON
- 3-INCH O.D. SPLIT SPOON
- 3-INCH O.D. THIN WALL SAMPLER
- 3-INCH O.D. PITCHER TUBE SAMPLER
- * NO SAMPLE RECOVERY
- MM/DD/YY GROUND WATER LEVEL AND DATE OBSERVED
- LIQUID LIMIT
- WATER CONTENT
- PLASTIC LIMIT
- STANDARD PENETRATION TEST (BLOWS/FT.)
- WATER CONTENT IN PERCENT
- CORE RECOVERY IN PERCENT
- RQD IN PERCENT
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SUMMARY BORING LOG
LT-1 (2 of 2)

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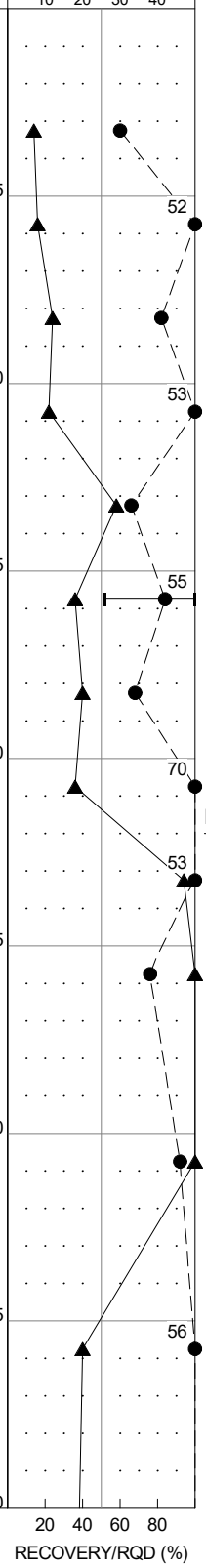
FIG. 3

DEPTH IN FEET	MATERIAL DESCRIPTION	SAMPLE NO.	PEN. DATA
	MEDIUM STIFF to VERY STIFF, red brown to gray brown, sandy, clayey SILT; red staining, occasional gravel, dry to moist (FILL)	S-1	2 3 4
5	EXTREMELY SOFT to VERY SOFT (R0-R1) gray to brown with red orange staining, decomposed, BASALT FRAGMENTS in a matrix of SOFT, brown, silty CLAY; moist (BASALT OF CANEMAH)	S-2	3 4 4
		S-3	6 7 5
		S-4	6 5 6
		S-5	9 13 16
		S-6	5 9 9
		S-7	7 10 10
		S-8	6 6 12
22.5	VERY DENSE, dark brown, silty fine SAND; moist (TROUTDALE FORMATION)	S-9	15 21 26
		S-10	18 30 27
27	VERY STIFF to HARD, gray to light brown, very silty CLAY interbedded with layers of DENSE, dark brown, very silty SAND; dry to moist (TROUTDALE FORMATION)	S-11	18 31 21
		S-12	5 7 13
40			

GROUND WATER/ INSTRUMENT INSTALLATION



LEGEND

- 2-INCH O.D. SPLIT SPOON
- 3-INCH O.D. SPLIT SPOON
- 3-INCH O.D. THIN WALL SAMPLER
- 3-INCH O.D. PITCHER TUBE SAMPLER
- * NO SAMPLE RECOVERY
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- LIQUID LIMIT
- WATER CONTENT
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DRILL ROD USED: NWJ
SPT SAMPLER: NO LINER - RECESSED ID
BOREHOLE DIAM.: 4 7/8"

DRILLER: WESTERN STATES
DATE START: 10/26/2017 FINISH:
DRILLING TECHNIQUE: MUD ROTARY

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SUMMARY BORING LOG
LT-2 (1 of 3)

OSU EXTENSION OFFICE
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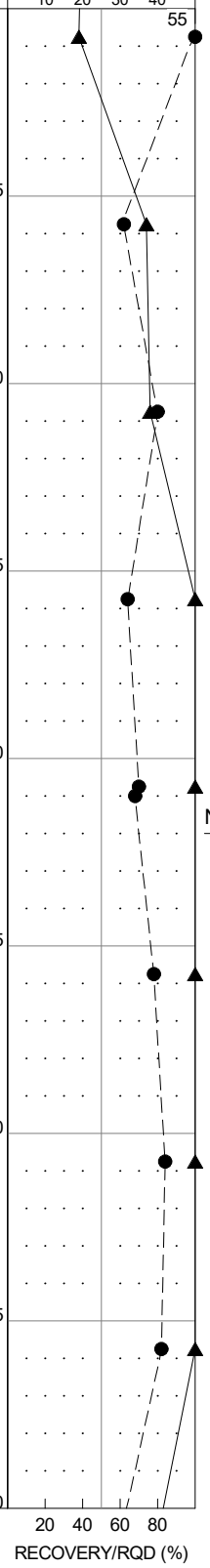
FIG. 4

DEPTH IN FEET	MATERIAL DESCRIPTION	SAMPLE NO.	PEN. DATA
	(continued from previous page)	S-13	6 8 11
		S-14	17 17 20
50	HARD, dark brown, slightly clayey, sandy SILT; micaceous, moist (TROUTDALE FORMATION)	S-15	12 14 24
		S-16	28 30 38
60	HARD, gray, very silty CLAY; slickensided, dry to moist (TROUTDALE FORMATION)	S-17	23 28 34
		S-18	20 23 38
		S-19	15 23 32
75	DENSE, blue gray to dark gray, silty SAND; moist to wet (TROUTDALE FORMATION)	S-20	13 19 31
80			

GROUND WATER/ INSTRUMENT INSTALLATION



LEGEND

- 2-INCH O.D. SPLIT SPOON
- 3-INCH O.D. SPLIT SPOON
- 3-INCH O.D. THIN WALL SAMPLER
- 3-INCH O.D. PITCHER TUBE SAMPLER
- * NO SAMPLE RECOVERY
- MM/DD/YY GROUND WATER LEVEL AND DATE OBSERVED
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SPT SAMPLER: NO LINER - RECESSED ID
BOREHOLE DIAM.: 4 7/8"

DRILLER: WESTERN STATES
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SUMMARY BORING LOG
LT-2 (2 of 3)

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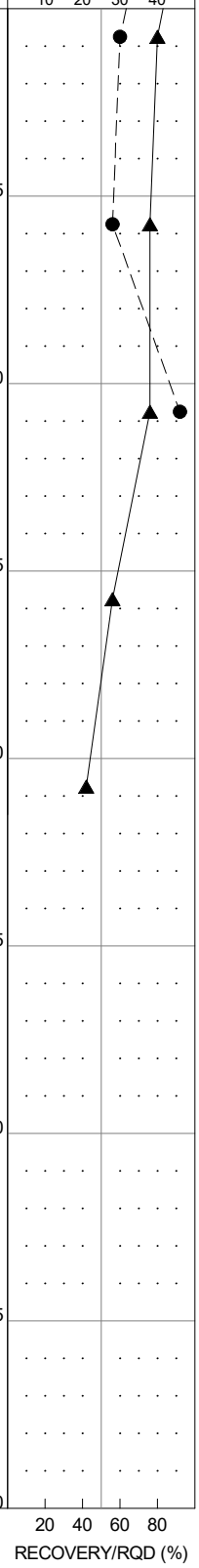
FIG. 4

DEPTH IN FEET	MATERIAL DESCRIPTION	SAMPLE NO.	PEN. DATA
	(continued from previous page)	S-21	13 19 21
		S-22 *	19 18 20
90	VERY STIFF, gray, silty CLAY; plastic, dry to moist (TROUTDALE FORMATION)	S-23	16 20 18
		S-24	7 10 18
101.5		S-25	6 7 14
	Bottom of Boring: 101.5 FT		

GROUND WATER/ INSTRUMENT INSTALLATION



LEGEND

- 2-INCH O.D. SPLIT SPOON
- 3-INCH O.D. SPLIT SPOON
- 3-INCH O.D. THIN WALL SAMPLER
- 3-INCH O.D. PITCHER TUBE SAMPLER
- * NO SAMPLE RECOVERY
- MM/DD/YY GROUND WATER LEVEL AND DATE OBSERVED
- LIQUID LIMIT
- WATER CONTENT
- PLASTIC LIMIT
- STANDARD PENETRATION TEST (BLOWS/FT.)
- WATER CONTENT IN PERCENT
- CORE RECOVERY IN PERCENT
- RQD IN PERCENT
- PT-1 PACKER TEST INTERVAL

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DRILL ROD USED: NWJ
SPT SAMPLER: NO LINER - RECESSED ID
BOREHOLE DIAM.: 4 7/8"

DRILLER: WESTERN STATES
DATE START: 10/26/2017 FINISH:
DRILLING TECHNIQUE: MUD ROTARY

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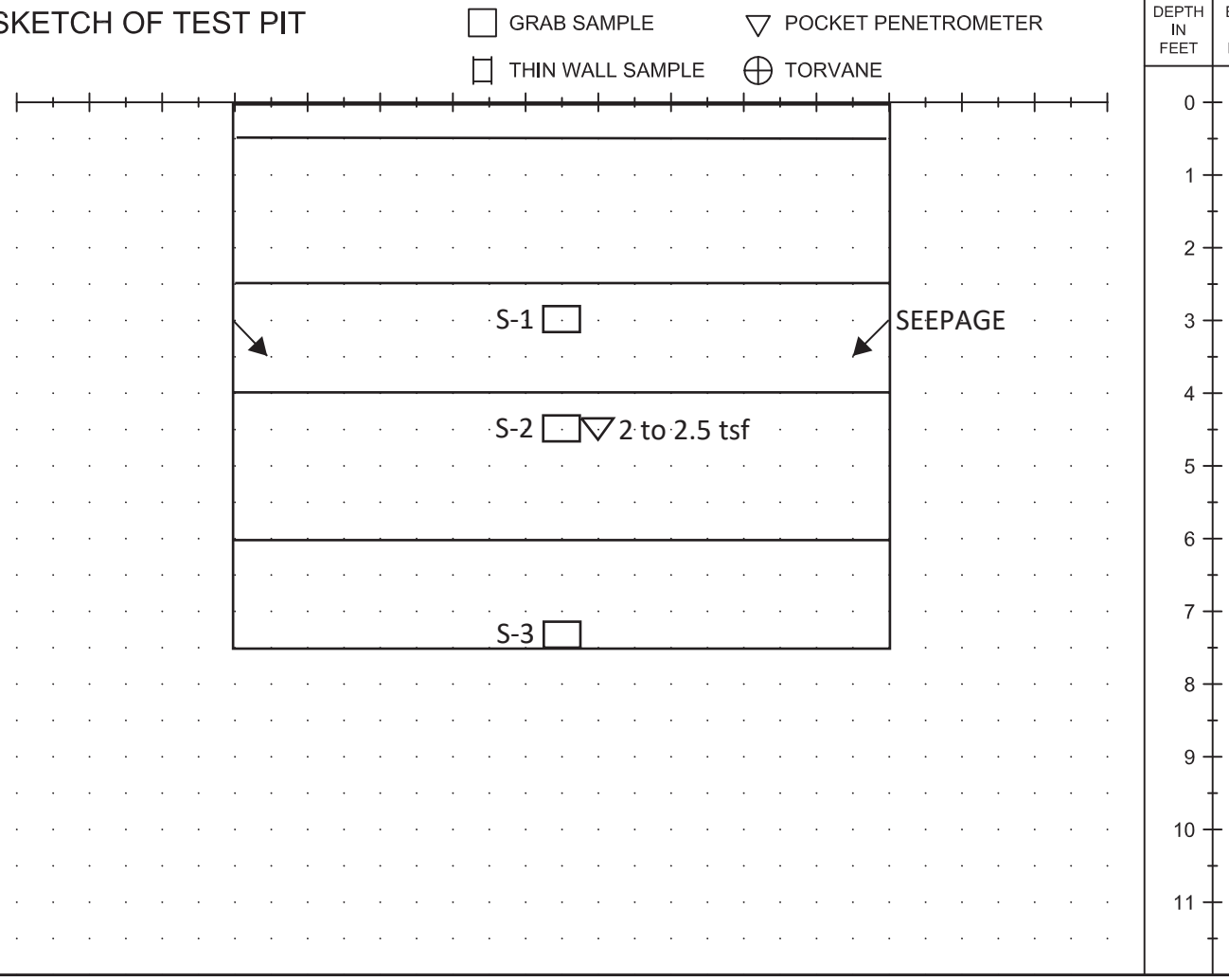
SUMMARY BORING LOG
LT-2 (3 of 3)

OSU EXTENSION OFFICE
OREGON CITY

DEC 2017
PROJ 2637
FIG. 4

LANDSLIDE TECHNOLOGY 10250 S.W. Greenburg Road, Suite 111 Portland, Oregon 97223 Phone 503-452-1200 Fax 503-452-1528	PROJECT LOCATION: Oregon City, OR	BY: AMC	DATE: 11/9/17	TEST PIT NO.: TP-1	
	JOB NUMBER: 2637	CK:	DATE:	START TIME: 9:40	FINISH TIME: 10:05
	CLIENT: Clackamas County	WEATHER: Sunny		DATE: 10/25	DATE: 10/25
EQUIPMENT & CONTRACTOR: Western States	TEST PIT LOCATION: West side of project site	SAMPLING METHODS: Grab Sample		ELEVATION & DATUM:	

SKETCH OF TEST PIT



SOIL DESCRIPTIONS:

0-6" Grass and roots (TOPSOIL)

6"-2.5' VERY SOFT, dark brown, clayey SILT; numerous roots, moist

2.5'-4' STIFF, light brown, silty CLAY; occasional decomposed angular gravel- to cobble-sized rock fragments, moist to wet

4'-6' MEDIUM STIFF, gray, silty CLAY; moist to wet

6'-7.5' EXTREMELY SOFT to VERY SOFT, gray to red, decomposed BASALT FRAGMENTS in a matrix of SOFT, brown, silty CLAY; blocky, friable, moist

12" cobble at approximately 6'

Medium seepage at approximately 3'

7.5' bottom of test pit

Pocket Penetrometer at 4.5': 2 to 2.5 tsf

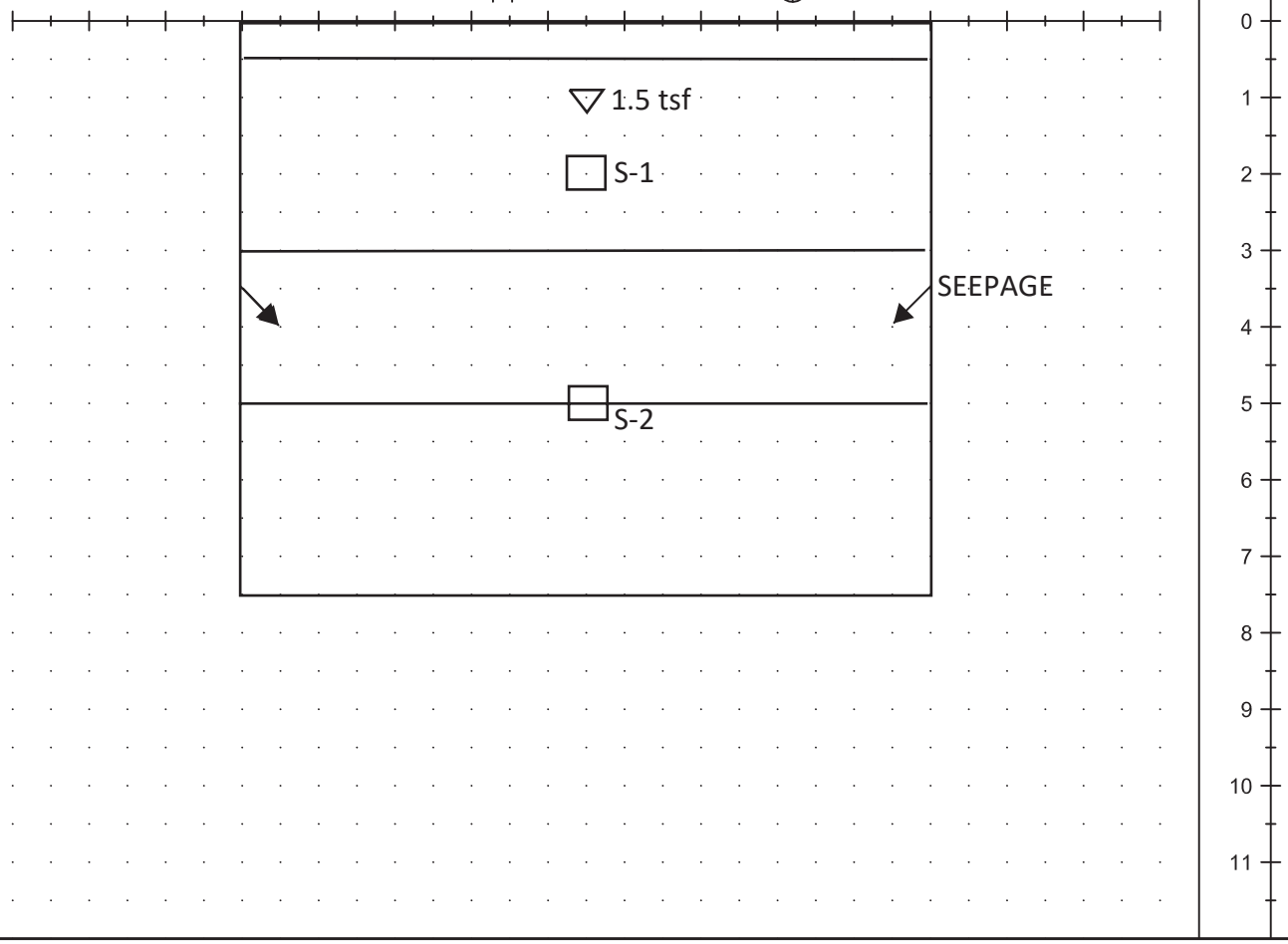
Grab samples taken at 3', 4.5', and 7.5'

FIGURE NUMBER: 5

LANDSLIDE TECHNOLOGY 10250 S.W. Greenburg Road, Suite 111 Portland, Oregon 97223 Phone 503-452-1200 Fax 503-452-1528	PROJECT LOCATION: Oregon City, OR	BY: AMC	DATE: 11/9/17	TEST PIT NO.: TP-2	
	JOB NUMBER: 2637	CK:	DATE:	START TIME: 9:05	FINISH TIME: 9:35
	CLIENT: Clackamas County	WEATHER: Sunny		DATE: 10/25	DATE: 10/25
EQUIPMENT & CONTRACTOR: Western States	TEST PIT LOCATION: SE corner of project site	SAMPLING METHODS: Grab Sample		ELEVATION & DATUM:	

SKETCH OF TEST PIT

GRAB SAMPLE · POCKET PENETROMETER · THIN WALL SAMPLE · TORVANE



SOIL DESCRIPTIONS:

0-6" Grass and roots (TOPSOIL)
6"-3' VERY SOFT to MEDIUM STIFF, dark brown silty CLAY; numerous roots, moist
3'-5' SOFT, light brown, silty CLAY; wet
5'-7.5' EXTREMELY SOFT to VERY SOFT (R0-R1), gray, decomposed BASALT FRAGMENTS in a matrix of SOFT, brown,silty CLAY; red-orange staining, friable, moist to wet
7.5' bottom of test pit

Medium seepage at approximately 3'

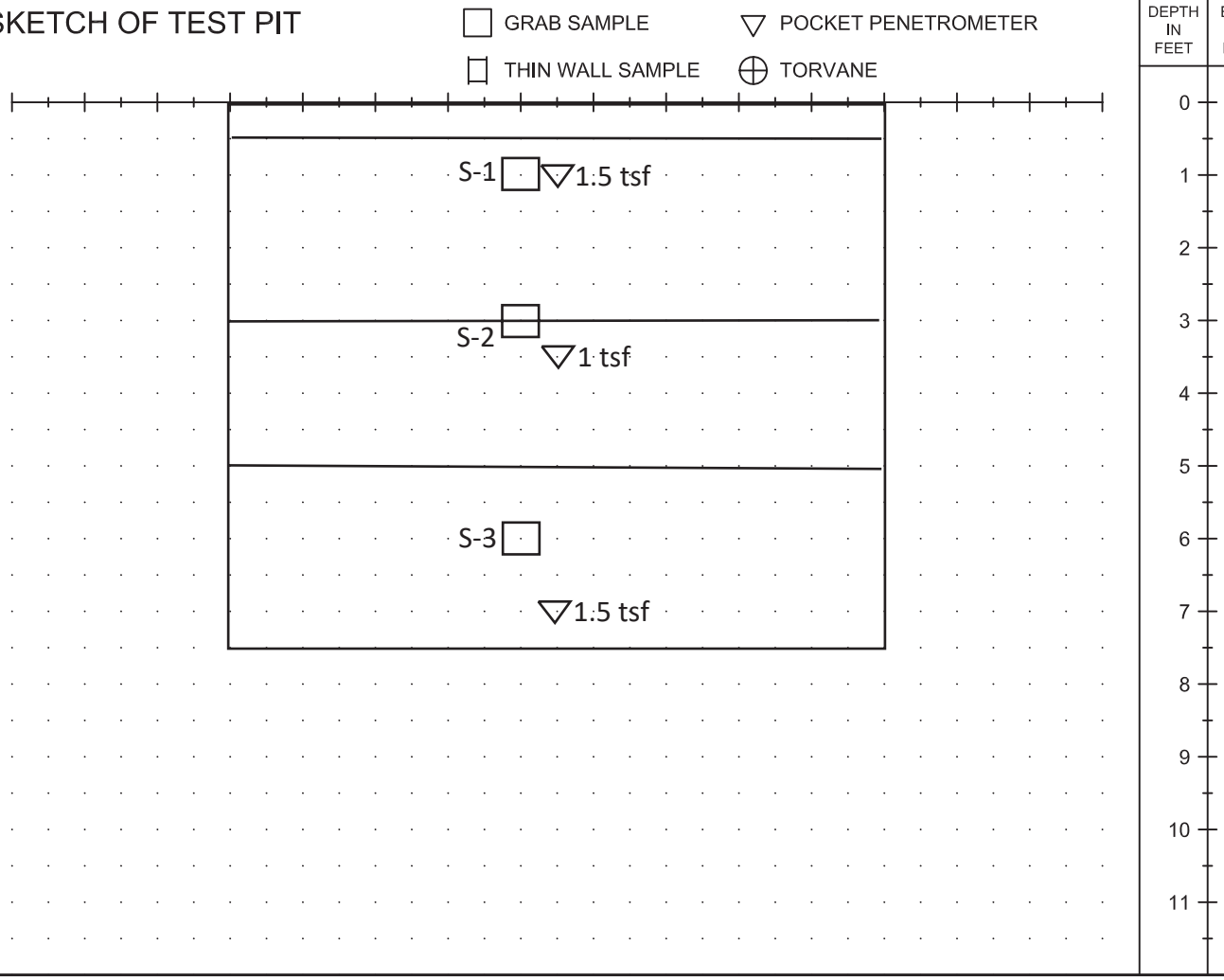
Pocket Penetrometer at 1': 1.5 tsf
Grab samples taken at 2' and 5'

FIGURE NUMBER: 6

LANDSLIDE TECHNOLOGY
10250 S.W. Greenburg Road, Suite 111
Portland, Oregon 97223
Phone 503-452-1200 Fax 503-452-1528

PROJECT LOCATION: Oregon City, OR	BY: AMC	DATE: 11/9/17	TEST PIT NO.: TP-3
JOB NUMBER: 2637	CK:	DATE:	START TIME: 8:30 DATE: 10/25 / FINISH TIME: 9:00 DATE: 10/25
CLIENT: Clackamas County	WEATHER: Sunny		
EQUIPMENT & CONTRACTOR: Western States	TEST PIT LOCATION: SW corner of project site	SAMPLING METHODS: Grab Sample	ELEVATION & DATUM:

SKETCH OF TEST PIT



SOIL DESCRIPTIONS:

0-6" Grass and roots (TOPSOIL)
6"-3' SOFT to MEDIUM STIFF, dark brown, silty CLAY; numerous roots, moist
3'-5' SOFT, light brown, silty CLAY; wet
5'-7.5' STIFF, light brown to gray, CLAY; occasional angular gravel, blocky, moist.
7.5' bottom of test pit

Pocket Penetrometer at 1': 1.5 tsf
3.5': 1.0 tsf
7': 1.5 tsf

Grab samples taken at 1', 3' and 6'

FIGURE NUMBER: 7

LANDSLIDE TECHNOLOGY
10250 S.W. Greenburg Road, Suite 111
Portland, Oregon 97223
Phone 503-452-1200 Fax 503-452-1528

PROJECT LOCATION: Oregon City, OR	BY: AMC	DATE: 11/9/17	TEST PIT NO.: TP-4
JOB NUMBER: 2637	CK:	DATE:	START TIME: 8:30 DATE: 10/25 / FINISH TIME: 9:00 DATE: 10/25
CLIENT: Clackamas County	WEATHER: Sunny		
EQUIPMENT & CONTRACTOR: Western States	TEST PIT LOCATION: SW corner of project site	SAMPLING METHODS: Grab Sample	ELEVATION & DATUM:

SKETCH OF TEST PIT

GRAB SAMPLE · POCKET PENETROMETER · THIN WALL SAMPLE · TORVANE

DEPTH IN FEET: 0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11

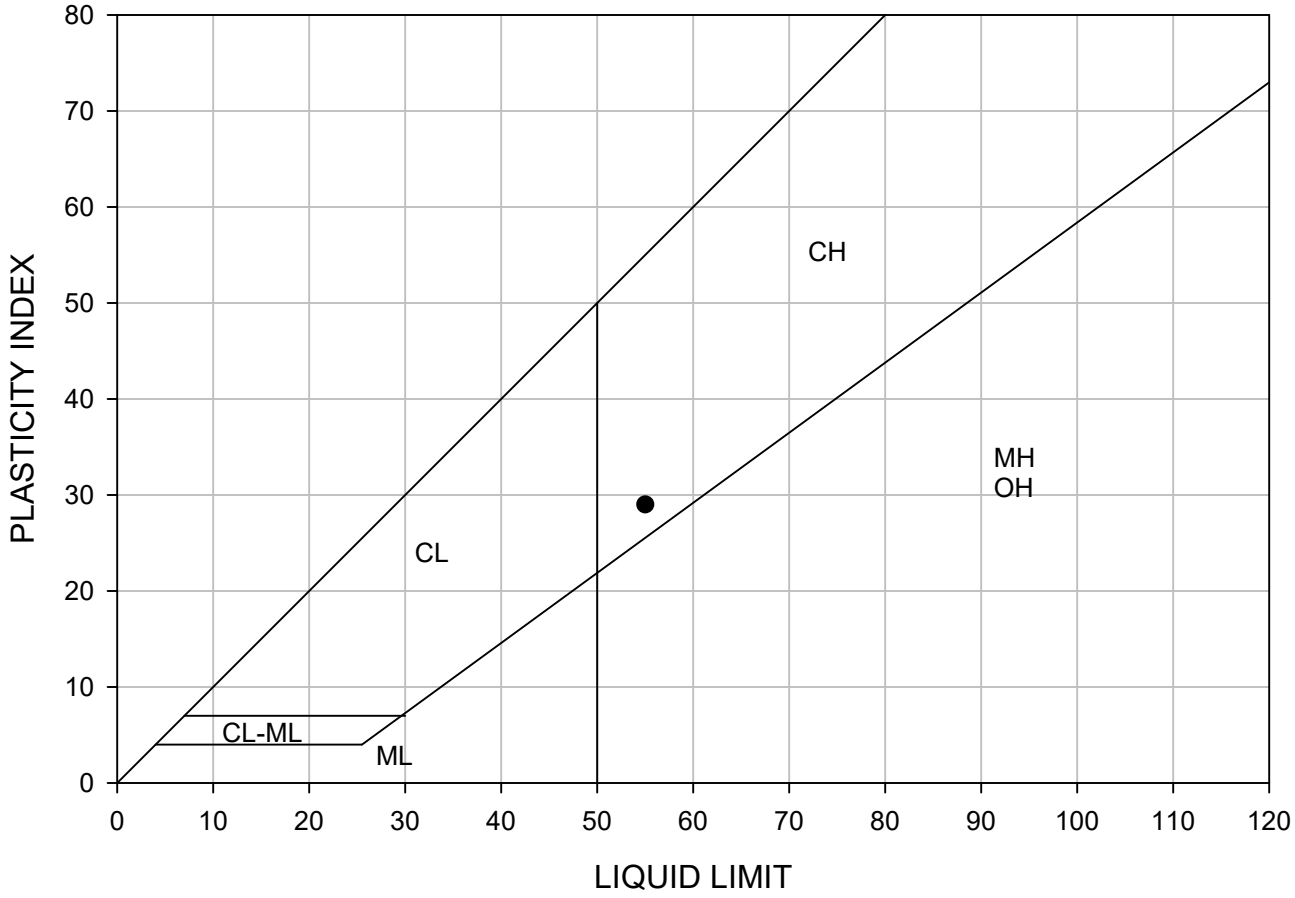
ELEV. IN FEET

SOIL DESCRIPTIONS:

0-6" Grass and roots (TOPSOIL)
6"-3.5' SOFT to MEDIUM STIFF, dark brown, silty CLAY; numerous roots, moist
3.5'-6' STIFF, gray to light brown, silty CLAY; blocky, occasional decomposed angular gravel-sized rock fragments, wet
6'-7.5' EXTEMELY SOFT to VERY SOFT (R0-R1), gray brown to red, decomposed BASALT FRAGMENTS in a matrix of SOFT, brown, silty CLAY; friable, moist
7.5' bottom of test pit

18" boulder at approximately 2'
Boulder larger than excavation width at approximately 4', test pit adjusted to avoid
Medium seepage at approximately 4'
Grab samples taken at 2.5' and 7'

FIGURE NUMBER: 8



Boring No.	Sample No.	Depth
LT-2	S-6	15

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PLASTICITY CHART

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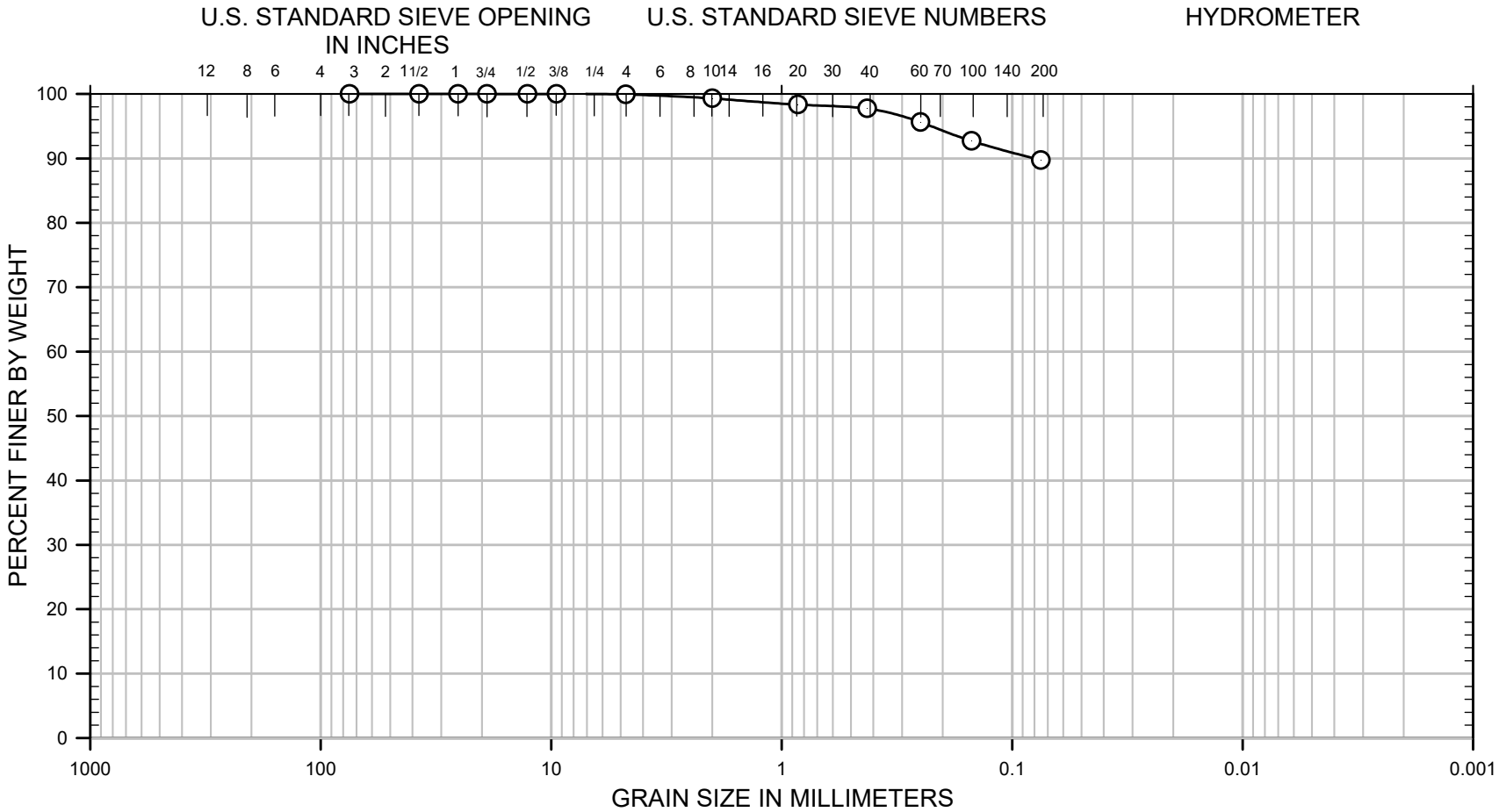
FIG. 9



COBBLES	GRAVEL		SAND			FINES	
	Coarse	Fine	Coarse	Medium	Fine	Silt	Clay

Boring No.	Sample No.	Depth	Classification	Nat W%	LL	PL	PI
TP-3	S-1	6	very silty CLAY	44	-	-	-

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GRADATION GRAPH

OSU EXTENSION OFFICE
OREGON CITY, OREGON

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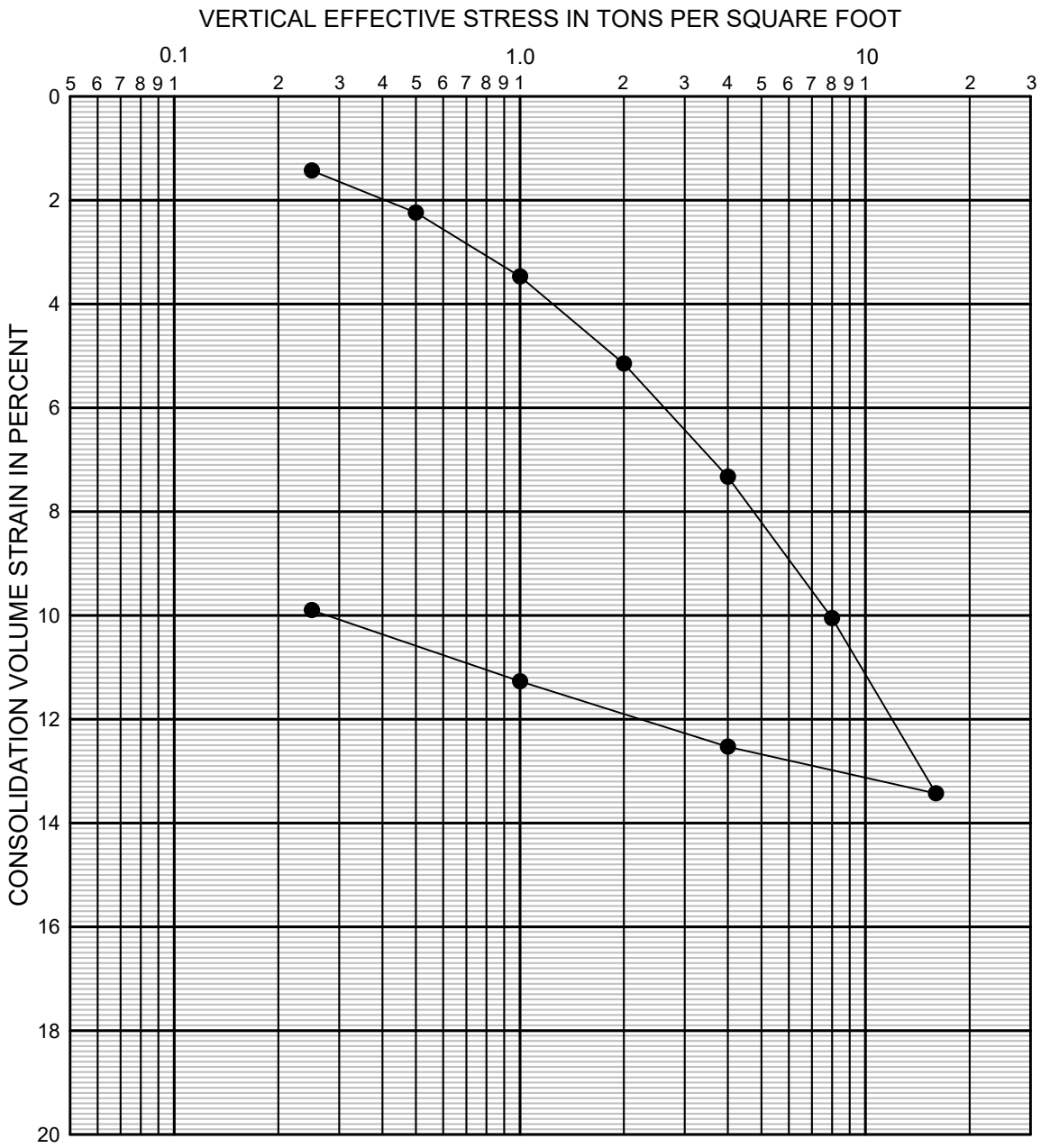
FIG. 10



* Saturated with water

P_o Existing overburden stress

P_p Estimated preconsolidation stress

Boring No. LT-1 Sample No. S-2 Depth of Sample 5 to 7 ft.

Soil Description MEDIUM STIFF TO VERY STIFF, red brown, slighly sandy, very silty CLAY; moist.

.

☒ Undisturbed ☐ Re-compacted

Initial Conditions: Height 0.75 inches Wet Density 121 lb/ft^3

Diameter 2.50 inches Water Content 30 %

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www.landslidetechnology.com

CONSOLIDATION TEST

OSU EXTENSION OFFICE
OREGON CITY, OR

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PROJ. 2637

FIG. 11

Becky Epstein

To: Becky Epstein
Cc: Chris Brehmer
Subject: FW: Scoping Teleconference – Transportation Analysis Scope for Proposed OSU Extension Service Building

Hi Becky:

Here is the email that summarizes the transportation scope of work for the OSU Extension Service Building that John Replinger and I discussed back on October 17, 2018.

From: Phill Worth <pworth@kittelson.com>
Sent: Wednesday, October 17, 2018 4:39 PM
To: 'Replinger & Associates' <replinger-associates@comcast.net>
Subject: RE: Scoping Teleconference – Transportation Analysis Scope for Proposed OSU Extension Service Building

Hi John:

Thanks for taking the time today to scope the transportation study requirements (Justification for Access) for the proposed OSU Extension Service Building. I'm using this email to summarize today's discussion and the scope that you defined.

The existing OSU Extension Service is located on the Red Soils campus (200 Warner Milne Road, Oregon City, OR) and takes access via a driveway onto Warner Milne Road. The development application proposes to relocate this use to a new site and construct a new building. The new site is located less than 700 feet west of the existing site and will take access to Warner Milne Road via an existing driveway that the proposed use will share with the Clackamas County "A Safe Place Family Justice Center" building (256 Warner Milne Road, Oregon City, OR). The existing site access is west of the Beavercreek Road/Warner Milne Road intersection and the proposed new site is east of this intersection. No other vehicular access is proposed.

The proposed development may be considered a "government office building" for trip generation purposes. The ITE Trip Generation, 10th Edition is to be used to determine the total number of net new daily and AM and PM peak hour trips anticipated by this use. The proposed new building will be approximately 23,000 square feet in size.

Government office buildings are known to peak during the typical weekday AM commuting period. Therefore, traffic counts are to be collected between 6:30 and 8:30 AM and between 4:00 and 6:00 PM on a typical Tuesday, Wednesday, or Thursday. Given the comparatively small number of net new trips anticipated by this development (approximately 225 daily and 25 during each peak hour), traffic counts and operations analysis will be required at the following locations:

- Beavercreek Road/Warner Milne Road
- Proposed Driveway/Warner Milne Road

The City is concerned over the potential for the morning westbound left turn into the driveway to potentially interfere with traffic operations on Warner Milne Road. Therefore, the 95th-percentile AM queue will be estimated and analyzed at the Beavercreek Road/Warner Milne intersection to determine whether or not the queue extends back to the existing driveway (approximately 250 east of the intersection).

Future conditions should account for any approved in-process development and should grow existing traffic volumes to the planned year of opening, as background traffic volumes. It was agreed that a two percent (2%) growth rate would be appropriate and represent a reasonable worst-case background condition.

The transportation study must:

- Evaluate reported crashes for the most recent five years of available data on Beavercreek Road and Warner Milne Road near the site.
- Identify if there is a need for a right turn deceleration lane to the site driveway from Warner Milne Road.
- Identify any performance deficiency at the study intersection (Beavercreek/Warner Milne) or study driveway under existing, background, or buildout conditions.
- Document the findings of the crash analysis.
- Identify likely mitigations to resolve any identified performance deficiency.
- Confirm that City access spacing and sight distance standards can be met.

Again, thank you for your help today in getting this study scoped for the proposed development.

Phill Worth
Principal Planner
Kittelson & Associates, Inc.
503.535.7418 (direct)
503.753.5134 (cell)

From: Phill Worth
Sent: Wednesday, October 17, 2018 10:02 AM
To: 'Replinger & Associates' <replinger-associates@comcast.net>
Subject: RE: Scoping Teleconference

John:

You bet. Please just give me a call at my desk (503-535-7418).

Phill Worth
Principal Planner
Kittelson & Associates, Inc.
503.535.7418 (direct)
503.753.5134 (cell)

From: Replinger & Associates <replinger-associates@comcast.net>
Sent: Wednesday, October 17, 2018 10:00 AM
To: Phill Worth <pworth@kittelson.com>
Subject: Re: Scoping Teleconference

Phill:

I'm running late. Can we talk at 11:00?

John Replinger PE
Replinger & Associates LLC
503-719-3383

On Oct 16, 2018, at 4:57 PM, Phill Worth <pworth@kittelson.com> wrote:

> John:
> Let's plan on 10:30 Wednesday. Thanks.
>
> Phillip S.D. Worth
> Principal Planner
> Kittelson & Associates, Inc.
> Transportation Engineering / Planning
> 610 SW Alder Street, Suite 700
> Portland, Oregon 97205
> 503.228.5230
> 503-535-7418 (direct)
> 503-753-5134 (cell)
>
> On Oct 16, 2018, at 3:42 PM, John Replinger <replinger-associates@comcast.net> wrote:
>
>> Phill:
>>
>> I'm available on Wednesday from 10:30 am until noon.
>>
>> On Thursday, I'm available anytime from 8:30 am until 4:30 pm.
>>
>> John
>>
>> John Replinger, PE
>> Replinger & Associates LLC
>> Portland, OR
>> 503-719-3383
>>
>> ---
>>
>> **From:** Phill Worth
>> **Sent:** Tuesday, October 16, 2018 2:31 PM
>> **To:** replinger-associates@comcast.net
>> **Subject:** Scoping Teleconference
>>
>> Hi John:
>>
>> We're ready to have a conference call with you regarding the scope for a Traffic Impact Study of the proposed OSU Extension Service building in the SE quadrant of the Beavercreek Road/Warner Milne Road intersection. Please let me know your availability tomorrow and Thursday of this week and we'll schedule something. Thank you.
>>
>> Phillip S.D. Worth
>> Principal Planner
>>
>> Please note our Portland office has a ***NEW ADDRESS***

Kittelson & Associates, Inc.
Transportation Engineering / Planning
851 SW 6th Avenue, Suite 600
Portland OR 97204

503.228.5230 (main)
503.535.7418 (direct)
503.753.5134 (cell)

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