

Application Form - Signed

Application Narrative - CCC Student Services 8-27-19

Exhibit A - Project Drawings

Exhibit B - Transportation Analysis

Exhibit C - Drainage Memo

Exhibit D - Neighborhood Meeting 8-15-19

Exhibit E - PA 19-27 Planning Notes

Exhibit F - Current Title Report

Exhibit G - Material Board

Exhibit H - Construction Cost Form

MailingLabelsSummaryReport

TaxpayerMailingLabelsCCC7.23.2019



### LAND USE APPLICATION FORM

Type I (OCMC 17.50.030.A)	Type II (OCMC 17.50.030.B)	Type III / IV (OCMC 17.50.030.C)
<input type="checkbox"/> Compatibility Review	<input checked="" type="checkbox"/> Detailed Development Review	<input type="checkbox"/> Annexation
<input type="checkbox"/> Lot Line Adjustment	<input type="checkbox"/> Geotechnical Hazards	<input type="checkbox"/> Code Interpretation / Similar Use
<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Minor Partition (<4 lots)	<input type="checkbox"/> Concept Development Plan
<input type="checkbox"/> Natural Resource (NROD) Verification	<input type="checkbox"/> Minor Site Plan & Design Review	<input type="checkbox"/> Conditional Use
<input type="checkbox"/> Site Plan and Design Review	<input type="checkbox"/> Non-Conforming Use Review	<input type="checkbox"/> Comprehensive Plan Amendment (Text/Map)
<input type="checkbox"/> Extension of Approval	<input type="checkbox"/> Site Plan and Design Review	<input checked="" type="checkbox"/> Detailed Development Plan (Type II)
	<input type="checkbox"/> Subdivision (4+ lots)	<input type="checkbox"/> Historic Review
	<input type="checkbox"/> Minor Variance	<input type="checkbox"/> Municipal Code Amendment
	<input type="checkbox"/> Natural Resource (NROD) Review	<input type="checkbox"/> Variance
		<input type="checkbox"/> Zone Change

File Number(s): GLUA-19-00028 / MAS-19-0007 (PR-141-2019)

Proposed Land Use or Activity: Construct 24,000 square foot Student Services Building at Clackamas Community College, with associated plaza.

Project Name: \_\_\_\_\_ Number of Lots Proposed (If Applicable): \_\_\_\_\_

Physical Address of Site: 19600 S. Molalla Ave.

Clackamas County Map and Tax Lot Number(s): 3-2E-09E-00800

Applicant(s):  
Applicant(s) Signature: [Signature]

Applicant(s) Name Printed: Bob Cochran, Dean of Campus Services Date: \_\_\_\_\_

Mailing Address: 19600 S. Molalla Ave, Oregon City, OR 97045

Phone: 503-594-6790 Fax: \_\_\_\_\_ Email: bobc@clackamas.edu

Property Owner(s):  
Property Owner(s) Signature: \_\_\_\_\_

Property Owner(s) Name Printed: Clackamas Comm. College Date: \_\_\_\_\_

Mailing Address: 19600 S. Molalla Ave, Oregon City, OR 97045

Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Email: \_\_\_\_\_

Representative(s):  
Representative(s) Signature: [Signature]

Representative (s) Name Printed: Ben Schoubringer, Winterbrook Planning Date: \_\_\_\_\_

Mailing Address: 610 SW Alder St. #810 Portland, OR 97205

Phone: 503-827-4422 Fax: \_\_\_\_\_ Email: ben@winterbrookplanning.com

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

**CLACKAMAS COMMUNITY COLLEGE**  
**Student Services Building and Plaza**



*Prepared by:*  
**Winterbrook Planning**

*In Collaboration with:*  
**Opsis Architecture**  
**Lancaster Engineering**  
**Cameron McCarthy Landscape Architecture & Planning**  
**Kpff**

**August 28, 2019**



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## List of Exhibits

- A. Project Drawings
- B. Transportation Analysis
- C. Drainage Report
- D. Neighborhood Meeting Documents
- E. Pre-Application Summary
- F. Title Report
- G. Materials Board
- H. Construction Cost Form



## General Information

**Applicant:** Clackamas Community College  
19600 Molalla Ave.  
Oregon City, OR 97045  
(Contact: Bob Cochran, 503-594-6790)

**Representative:** Winterbrook Planning  
610 SW Alder St., Suite 810  
Portland, Oregon 97205  
(Contact: Ben Schonberger, 503-827-4422)

**Owner:** Clackamas Community College

**Site Address:** 19600 Molalla Ave., Oregon City  
(Main Campus)

**State ID No.:** 3-2E-09C TL 800

**Neighborhood:** Caufield

**Zoning:** Institutional (INST)

**Case Type:** Detailed Development Plan Review

**Procedure:** Type II

**Proposal:** Construct a 24,000 square foot Student Services building and associated entry plaza. The proposed building is connected to the existing Community Center building.

## SECTION 1: PROJECT NARRATIVE

### Existing Conditions

Clackamas Community College (CCC) sits on 164 acres of land in Oregon City between Oregon State Highway 213 and Beaver Creek Road. The built environment contains approximately 20 buildings, providing 606,000 square feet of floor space. The primary campus node is 15 buildings within the campus core, which is within Douglas Loop, CCC's primary circulation system for vehicular traffic. A secondary cluster of buildings is at the northeast edge of the property, between the loop and Beaver Creek Road. Outside the two clusters, development on campus is dispersed, including a small group of buildings at the Environmental Learning Center and maintenance buildings at the north edge of campus.

Recently completed projects on campus include the construction of the Industrial Technical Center, a rebuild of the Barlow parking lot, and a new transit/transportation center. An addition to DeJardin Hall is currently under construction. The transit center and parking lot upgrades improve circulation and meet city standards for landscaping and stormwater management.

Wooded areas and wetlands are part of the CCC campus, specifically the stream and woods around the Environmental Learning Center area in the northeast corner of campus. Open space on the CCC campus is devoted to athletic fields – softball and soccer – which are used by students and by members of the wider community. Bonneville Power Authority high-voltage lines run diagonally across the southeast corner of the college property.

CCC's mission is "to serve the people of the college district with high quality education and training opportunities that are accessible to all students, adaptable to changing needs, and accountable to the community it serves." The CCC District covers nearly all of Clackamas County. The college serves approximately 28,000 students from this district (6,000+ full-time equivalent) whose average age is 32 years old. The college offers a wide variety of classes under four core themes: lifelong learning, academic transfer, career technical, and essential skills.

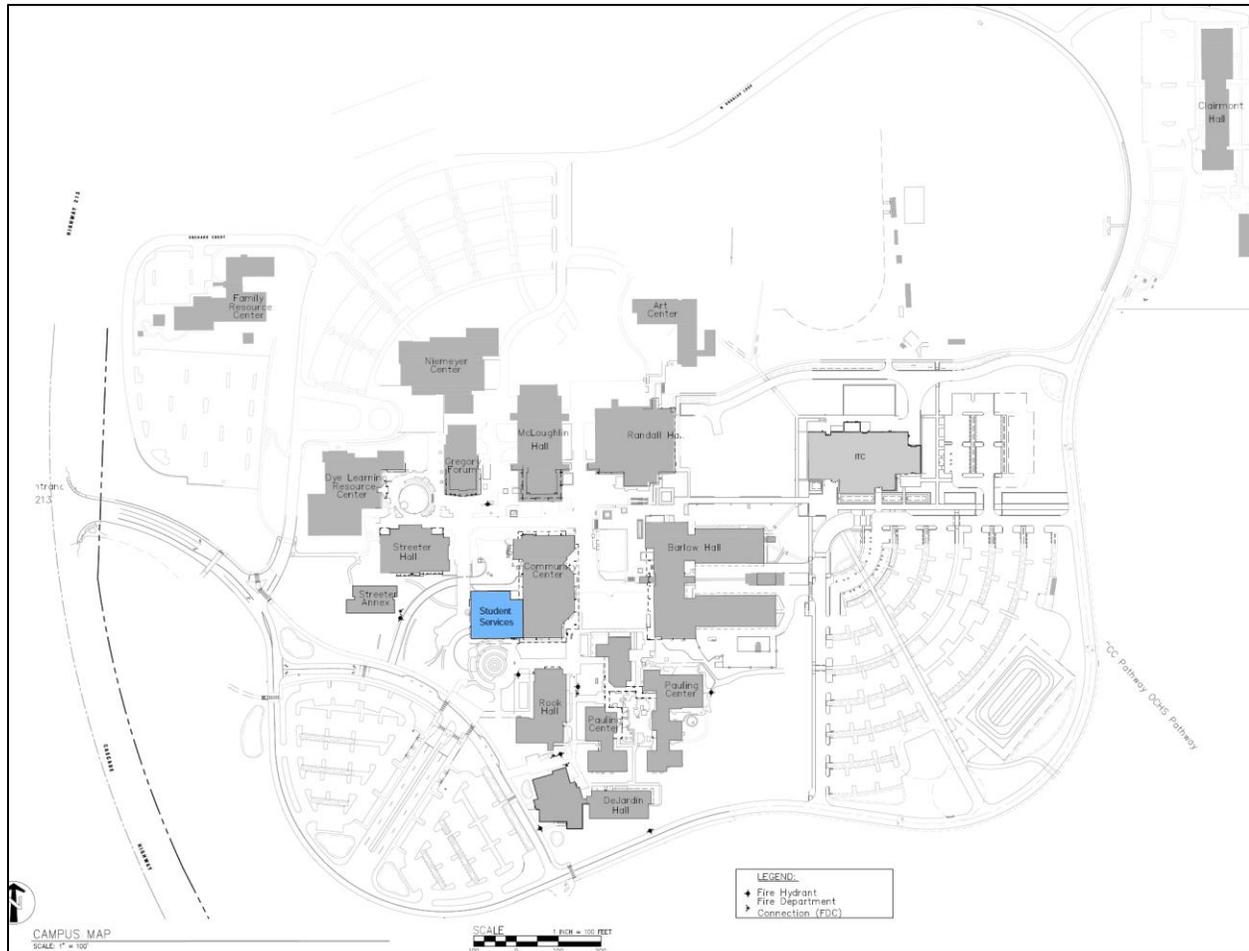


Figure 1. Campus Map, showing proposed Student Services Building

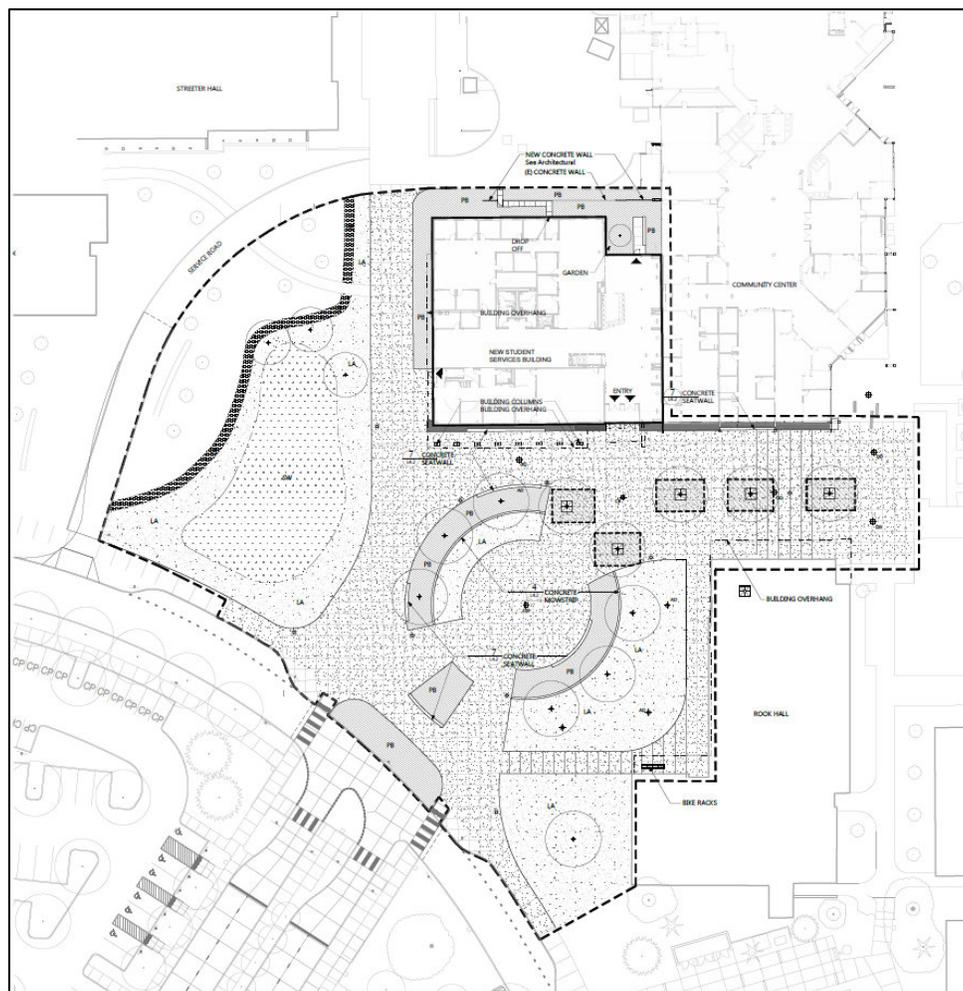
## Project Summary

CCC proposes to construct a new Student Services building and an adjacent plaza at the core of the existing campus. The new building will be connected to the existing Community Center. The plaza will open to the recently created transit center and parking area in the southeast corner of the campus. The purpose of the Student Services building is to provide administrative space that supports current and prospective students. The adjacent Community Center building will undergo interior improvements.

The new plaza and main entry into the Student Services building is intended to serve as a gateway to the campus and will offer an open and welcoming approach to visitors and students arriving at the college from the transit center and parking area. The plaza renovation will eliminate the remnants of the traffic circle that was functionally

replaced by the transit center. The plaza and new building entrance directly face the transit center and provides clear guidance to visitors arriving at the campus.

The two-story, 24,000 square foot Student Services building will be structurally separate, but connected to the existing Community Center. The two buildings will be internally connected for circulation and operational purposes, and the interior spaces of the Community Center will be upgraded and improved as part of this project. Although the exterior shell and footprint of the Community Center is unchanged with this project, long-term plans anticipate renovation and/or complete reconstruction of the Community Center, and the new building is designed to allow that to happen.



**Figure 2. Proposed Student Services Building and Plaza**

Student Services will house Student Academic and Support Services, Enrollment, Testing and Placement Services, Education Partnerships, Financial Aid, Community

Based Organizations, Counseling, and Admissions and Recruitment. The Community Center renovation work will upgrade existing space to serve the Disability Resource Center, Veterans Resource Center, Associated Student Government and the Multicultural Center.



Figure 3. Student Services Building, view from plaza.



Figure 4. Floor Plan for (new) Student Services and (existing) Community Center Buildings

## Landscape, Infrastructure, Utilities

A new plaza is part of this project and creates an attractive, welcoming approach to the campus core. The plaza is in the same location where the vehicle drop-off loop was, prior to the completion of the transit center lot. The new approach replaces curbing and sidewalk remnants of the old transportation infrastructure. A mix of hardscape, grass, and trees guides pedestrians to the entry of the Student Services building which is the first place visitors see when they approach the campus core. Existing trees and grass remain west of the Student Services building in a landscaped area across from the pedestrian walkway adjacent to the building. This landscape/stormwater area is bounded to the west by an existing service roadway that will continue to be used for access and deliveries to the both the Community Center and the new building. The pedestrian walkway adjacent to the new building also serves as emergency vehicle access to the campus core.

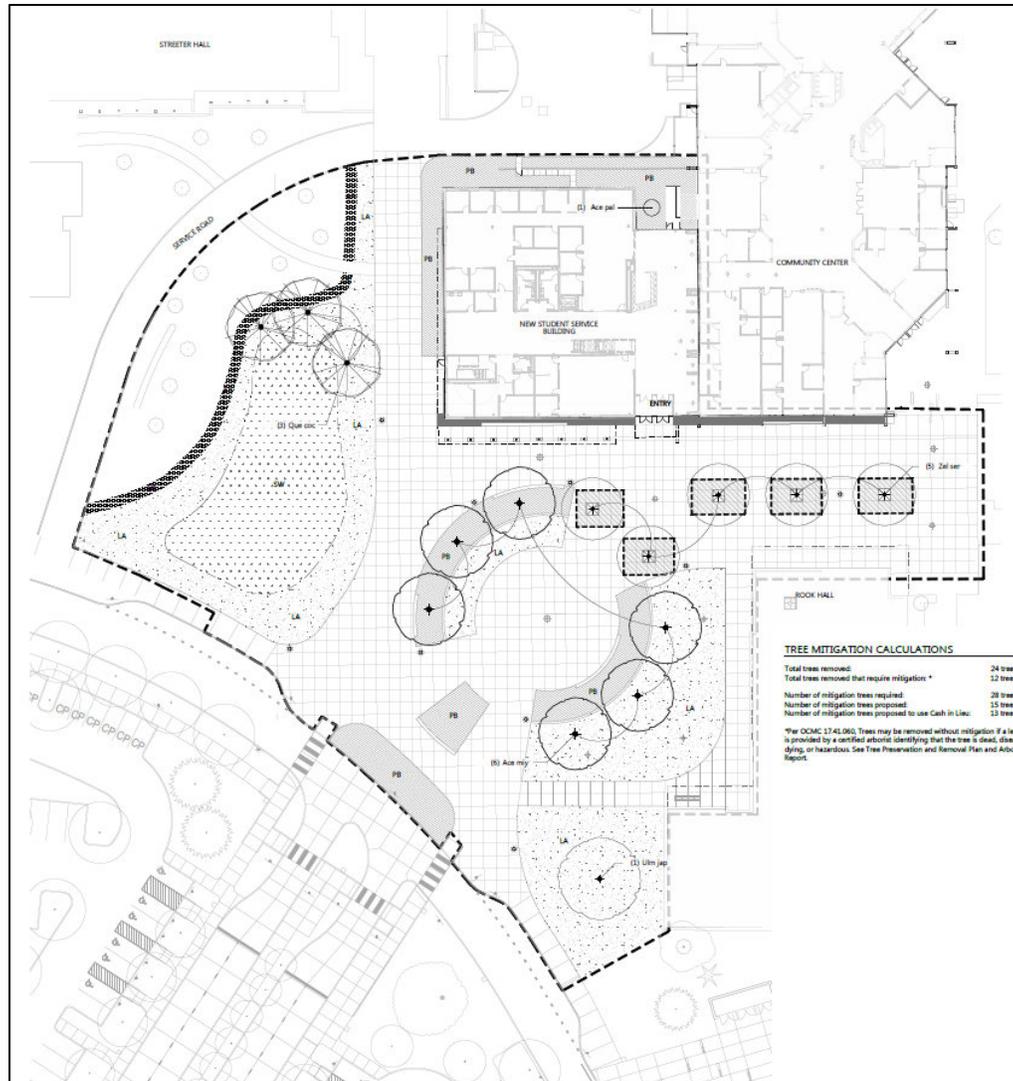


Figure 5. Proposed landscape

Stormwater facilities have capacity to handle the new impervious surface from the building and the plaza hardscape. The overall project includes stormwater management for its impervious surfaces, including two vegetated rain gardens in a landscaped area west of the new structure. Facilities that capture stormwater runoff from newly built areas are consistent with the overall campus stormwater plan, and in compliance with city standards. A stormwater report from project civil engineer Kpff confirms the feasibility of this method of stormwater management.

For all other utilities, the building establishes new lines that tap into the fully developed, available connections – for electricity, sanitary sewer, and water. These connections are located in the existing campus system and can be extended to serve the new structure. Existing infrastructure was identified in the 2008 master plan.

## Land Use History

In 2008, the Oregon City Planning Commission approved CP 07-01, a Concept Development Plan for the college. This land use decision, approved through a Type III public process, was to extend through 2020. The approved CCC master plan forecasts new buildings and infrastructure and establishes standards for gaining necessary approvals. The plan outlined 300,000 square feet of new building area to be constructed through 2020.

Under that concept plan, the college committed to submitting detailed development plans for individual projects. The first detailed development plan was for a new Industrial Technical Center and a revamped Barlow parking lot. That parking lot also included the Team Oregon motorcycle training facility under the Bonneville Power Administration power lines that run through the site. That plan was approved in March 2017 (DP-16-0004). All of its proposed development has been constructed.

A second detailed development plan, for the transit hub and an addition to DeJardin Hall, was approved in June 2018 (DP-18-0001, CP-18-0001). The transit center created 12 bus bays for existing and future expanded transit service to the college and rebuilt the parking area around it to meet city landscaping and stormwater standards. The addition to DeJardin Hall creates 23,000 square feet of new classroom and laboratory space for science instruction. The transit center is complete and the DeJardin addition is under construction. In addition, this land use application amended the 2008 concept development plan. This amendment updated the 10-year-old transportation analysis, extended the timeline of the concept plan until 2022, and modified parking standards to be consistent with city code.

This application represents a third detailed development plan, "Phase 3," under the approved concept plan. The 2008 concept master plan identified this phase as a new Student Services Community Center (SSCC) building, located in the campus core. This is where it is proposed. Also included in the 2018 approval for DeJardin and the Transit Center was a transportation study that accounted for a new SSCC building. The study looked ahead at impacts from both Phase 2 and Phase 3 traffic. Though the 2018 decision did not specifically approve the SSCC, the intent of incorporating its traffic impacts into the submitted study was to ease the process for a future land use application.

Detailed development plans may be reviewed under the land use regulations that were in place at the time the concept plan was submitted, or under the current regulations (17.65.090). As with the recently approved detailed development plan for ITC/Barlow lot, the applicant requests to use the current 2019 Oregon City code to process this detailed development plan request. The city's zoning code was updated in August 2019.

**Previous Conditions of Approval (CP 07-01)**

**Table 1. Conditions of Approval from CCC Master Plan (CP 07-01)**

<b>Condition of Approval</b>	<b>How addressed</b>
<p>“1. As part of any future Detailed Development Plan, Clackamas Community College shall provide a Traffic Impact Analysis that demonstrates compliance with the Concept Mater Plan. Clackamas Comm. College, Oregon City, Oregon Department of Transportation and Clackamas County, shall mutually agree to the scope of the Traffic Impact Analysis as appropriate.”</p>	<p>A Traffic Impact Analysis is provided with this application.</p>
<p>“2. As part of any Detailed Development Plan, Oregon City and Clackamas Community College shall determine a fee that addresses Clackamas Community College's proportional share of the necessary transportation system improvements. This fee shall be based on the anticipated impacts of the proposed development on the transportation system and the charges will be assessed prior to the issuance of a building permit.”</p>	<p>Oregon City and CCC have determined a proportional share calculation for anticipated development as part of the 2018 approval. This applies to both Phase 2 and Phase 3 development at the college.</p>
<p>“3. The Oregon City level-of-service standards will be used to determine the adequacy of the transportation system, appropriate mitigation measures and proportional share calculations. Oregon Department of Transportation and Clackamas County transportation standards will be utilized when applicable to determine the adequacy of the transportation system.”</p>	<p>The traffic impact analysis addresses these standards.</p>
<p>“4. A Detailed Development Plan for Phase 2 development shall include the dedication and construction of Meyers Road from Highway 213 to the eastern property line of the campus and the local street connection to 19842 Molalla Avenue (Clackamas County Map 3-2E-9C, tax lot 700), which is located directly south of the campus. If the Detailed Development Plan for Phase 2 is approved, Clackamas Community College shall dedicate the Meyers Road and local street right-of-way prior to the issuance of a building permit for Phase 2. The local street connection shall be constructed when Meyers Road is constructed. Until the ROW is dedicated, the alignment of the roads will not be guaranteed as it relates to connections to</p>	<p>The Phase 2 detailed development plan included dedication of all the necessary right of way to enable construction of the Meyers Road connection.</p>

<p>adjacent parcels to the east and south.”</p>	
<p>“5. Clackamas Community College shall mitigate any site-related transportation impacts identified through the Detailed Development Plan Traffic Impact Analysis at the site driveway on Beaver Creek Road, to the intersection performance standards established by the City of Oregon City.”</p>	<p>No improvements to the Beaver Creek entrance of CCC are identified or necessary with this phase of development.</p>
<p>“6. Parking lot landscaping shall be upgraded concurrently with the approved Concept Master Plan development. A mitigation plan for upgrading the non-conforming parking lots shall be submitted by the applicant with each phase of development. The non-conf. parking areas shall be upgraded proportionally to the percent of new campus building square-footage being constructed (<i>i.e.</i>, if 30% of the approved building square-footage is being constructed, then 30% of the non-conforming parking areas must be upgraded).”</p>	<p>The parking lot landscaping for the entirety of the Community Center/DeJardin/Roger Rook/Visitor lot was upgraded concurrent with Phase 2. The 24,000 s.f. DeJardin addition is 8% of the 300,000 s.f. of new development approved in the master plan. The adjacent and recently-upgraded transit center lot represents more than 8% of campus parking that is non-conforming.</p>
<p>“7. The Master Plan shall be updated, as necessary, to reflect the changes that will be made by addressing the 11 City comments on the Water, Sanitary Sewer, and Stormwater systems report. (Concept Development Plan Review, dated 8/31/07: Exhibit 10).”</p>	<p>Utility infrastructure proposed with this development is consistent with the master plan and the city comments.</p>
<p>“8. The applicant shall update the Concept Master Plan narrative, mitigation standards and thresholds to reflect the conditions of approval that have been approved and attached to this decision.”</p>	<p>The applicant submitted a revised and final narrative that incorporated the conditions of approval. That version was dated August 11, 2008.</p>
<p>“9. The applicant shall either leave the level-of-service (LOS) standards in the Site Plan and Design Review regulations (17.62.050.A.16) or they shall be incorporated into the Clackamas Community College Transportation Plan as a reference to the LOS the City requires development to meet and as the standards that were utilized in the review of the master plan to determine adequacy of the transportation system. This standard will be utilized in determining appropriate mitigation measures and in the calculation of the proportional share required to be paid by the applicant for transportation infrastructure deficiencies.”</p>	<p>The traffic impact analysis addresses these standards and the adequacy of the system. Because performance standards have changed significantly since 2008, the city and CCC will use current performance standards to determine appropriate mitigation and proportional share contributions.</p>

## Public Process

A citizen oversight committee has been helping to oversee the implementation of bond measure 3-447, approved by voters on Nov. 4, 2014. The committee has and will:

- Receive regular reports on all bond-related projects
- Ensure the bond projects reflect the community's input and needs
- Advise on and help implement public engagement strategies
- Inform and engage constituencies, communities, businesses and civic organizations

Committee membership is made up of local stakeholders, elected officials, community members and business partners, including members of the CCC Board of Education, students, local residents, civic officials, and public safety leaders. The committee will be in place for five years or until the bond is fully implemented. All committee meetings are held according to public meeting law.

As required by the zoning code, CCC held a meeting for the Caufield neighborhood in which the college property is located. This meeting was held on August 22, 2019 at CCC. At the meeting, Bob Cochran, Dean of Campus Services, discussed the bond-financed development plans at the school. He informed attendees about the Student Services and plaza projects, and also discussed potential future projects on campus. Notes from this meeting are included as an exhibit to this application.

## SECTION 2: LAND USE REVIEW FINDINGS

This section provides the findings to support approval of the new development. Quotes from County code and plans are included in *italics*, the applicant response is shown in plain text. Text omitted from the application findings, for brevity's sake, is indicated by ellipses: [...].

### Detailed Development Plan – Chapter 17.65.060

#### *A. Submittal Requirements.*

*1. A transportation impact study documenting the on- and off-site transportation impacts, as specified in Section 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 two hundred fifty 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 two hundred fifty feet may be extended to and/or through the proposed development.*

**Response:** A transportation analysis by Lancaster Engineering was provided with the college's most recent land use approvals, CP-18-01 and DP-18-01 which analyzed a new 54,500 square foot Student Services/Community Center intended to replace the existing 29,000 square foot Community Center. In fact, a 24,000 square foot *addition* to the existing Community Center will be constructed. The existing community center will be replaced in the future, depending on funding. In the near term, the total square footage of the existing Community Center and the new Student Services Building will be 53,000 square feet, which is 1,500 square feet less than the previously forecast full build-out of Phase 3 development.

A new transportation letter from Lancaster Engineering updates and confirms the findings of the 2018 study and is included as an appendix to this application. The pre-application notes from the city stated, "If the current project is consistent with the previous TIA, no additional transportation analysis will be required. The applicant will be required to comply with conditions of CP-18-01 and DP-18-01 and with the previous

master plan CP-07-01.” Those conditions are addressed in a table at the introduction to this application.

*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.*

**Response:** A utility plan is included as an exhibit to this application narrative. Except as shown in this plan, all the utility infrastructure shown in the approved concept plan will remain the same.

*3. A site plan or plans, to scale, containing the 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.*

**Response:** The information listed above is included in the submittal for this application.

*4. For residential portions of the project not otherwise subject to Site Plan and Design Review, a site plan or plans, to scale, showing the proposed land uses and densities, building locations, lot patterns, circulation patterns, and open space locations and uses.*

*5. Any other information the community development director deems necessary to show that the proposed development will comply with all of the applicable Chapter 17 requirements.*

**Response:** The project has no residential uses.

*B. Approval Criteria. The community development director shall approve an application for a detailed development plan approval only upon findings that:*

*1. All development standards and impact mitigation meet the requirements of the approved concept plan, including conditions of approval.*

**Response:** The development standards listed in the 2008 CCC Master Plan are met by the proposed application and reviewed in the following table. Additional conditions of approval were required in the amendment to the master plan, CP-18-01 and DP-18-01. These development standards, which are in the approved concept plan, are as follows:

Table 2. CCC Development Standards

Standard	CCC Standard (from CP 07-01 or CP 18-01)	How met by proposed development
<u>Dimensional</u>		
Maximum Height	70 feet; 35 feet if within 100 feet of Master Plan boundary.	The height limit is 70 feet because the building is not within 100 feet of the master plan boundary. The height of the Student Services building is 31 feet, 4 inches to the top of the parapet. The top of the screen for the rooftop mechanical equipment is 40 feet, 6 inches.
Minimum Setback	25 feet from any property line	Student Services Building is 600+ feet from nearest property line.
Minimum Campus Landscaped Area	15 percent	Campus landscaped area is in excess of 40 percent.
<u>Parking and Transportation</u>		
Required Vehicular Parking	0.2 spaces per staff and students (Note: this standard was modified in CP 18-001)	2,138 parking spaces provided. Campus enrollment is 6,319 and staff is 600. $6,919 * 0.2 = 1384$ spaces required.
Required Bicycle Parking	2 spaces per new classroom	Student Services Building has zero classrooms. No new bike parking is required or included. Bike parking is provided nearby, in racks east of the Community Center and north of Pauling/DeJardin Science Complex.
Vehicular, Pedestrian, and Bicycle Connectivity	Entrances to new buildings must provide direct, convenient access to existing campus circulation system as shown on CCC Circulation Plan map.	Main entrance to building opens into new plaza and existing campus pedestrian and vehicular circulation system. Secondary main entrance on west side of building also opens to ped

		circulation system.
Pedestrian Lighting	High Activity Pathways: min level of 0.5 foot-candles, a 1.5 fc average, and a max to min ratio of 7:1. Low Activity Pathways and ped routes through parking lots: 0.5 fc average and a max to min ratio of 10:1.	Lighting to meet this standard as shown on Lighting Plan, included with application materials.
<u>Water Quality Resource Area</u>		
Structural Footprint within ELC WQRA water resource	0 square feet	No development proposed in ELC area with this application. Does not apply.
Structural Footprint within ELC WQRA vegetated buffer	Less than 38,460 square feet	No development proposed in ELC area with this application. Does not apply.
Overall Condition of WQRA	Upgrade from "degraded" to "good"	No development proposed in ELC area with this application. Does not apply.
<u>Stormwater</u>		
Stormwater Flows to the Public System	Overall flows less than conditions identified in CP 07-01 for the 2, 10, and 25 year storm events.	Per pre-application meeting, stormwater must meet current code. Included stormwater memo from Kpff shows the application meets all city requirements.

The mitigation requirements of the Master Plan have been met by this detailed development plan proposal as follows:

**Table 3. Mitigation Requirements**

<b>Category</b>	<b>Required Mitigation (from CP 07-01 or CP 18-01)</b>	<b>How met by proposed development</b>
Traffic	Install dual left at existing Molalla Ave college entrance OR new college entrance from Meyers Road extension	Plans show new college entrance at Meyers Road. Details addressed in CP 18-01/DP 18-01.
Parking	Maintain campus parking at 0.2 spaces per staff and students	Total parking provided = 2138  Parking required under proposed standard = 1384;  (6,319 students + 600 staff = 6,919 students/staff * 0.2 spaces)
Water	None required.	Not applicable
Sanitary Sewer	None required.	Not applicable
Stormwater	No net increase in flow to public system for 2, 10, and 25 year events. New development follow master plan guidelines	Per pre-application meeting, stormwater must meet current code. See stormwater report.

2. Any other applicable zoning regulations that are not addressed in the concept development plan are met, unless an adjustment to those regulations has been applied for and is approved. The approval standards applicable to adjustments required as part of a master plan are contained in Section 17.65.070.

**Response:** All the other applicable requirements of the zoning code are met.

3. The detailed development plan conforms with the base zone standards, applicable residential design standards, and applicable standards contained in Chapter 17.62, 17.52, 16.12, and 16.08 unless adjusted as provided in OCMC 17.65.070.

**Response:** The base zone standards (17.39) and parking standards (17.52) are addressed in the section below under "Other Code Standards." Because there are no residential elements to the project, the residential design standards do not apply. Likewise, because there is no land division proposed (16.08) that chapter does not apply.

The Site Plan and Design Review standards (17.62) are addressed below in their own section of the findings. All of them are met by the proposed plan.

*C. Duration of Detailed Development Plan. Unless substantial expenditures have been made to implement the approved detailed development plan, defined as the submittal to the city of engineered plans for approval, a detailed development plan shall expire twenty-four months from the notice of decision date. The date of final approval includes the resolution of all appeals. Upon the receipt from the applicant of a written request and payment of the required fee prior to the expiration dated of the detailed development plan, the community development director may, on a one-time basis, grant a twelve-month extension.*

**Response:** CCC anticipates beginning construction of the Student Services building addition immediately upon approval of land use and building permits. This would be within the two-year window of the detailed development plan approval.

## Site Plan and Design Review – Chapter 17.62

*17.62.040 – Items required.*

[...]

**Response:** The requirements listed in this section are a subset of the requirements for a detailed development plan. They are listed in 17.65.060(A)(3) and are provided as exhibits to this application.

*17.62.050 - Standards.*

*All development shall comply with the following standards:*

*A. Landscaping.*

- 1. Existing native vegetation is encouraged to be retained to the maximum extent practicable. All plants listed on the Oregon City Nuisance Plant List shall be removed from the site prior to issuance of a final occupancy permit for the building.*
- 2. Except as allowed elsewhere in Title 16 or 17 of this Code, all areas to be credited towards landscaping must be installed with growing plant materials.*
- 3. Pursuant to OCMC 17.49, landscaping requirements within the Natural Resource Overlay District, other than landscaping required for parking lots, may be met by preserving, restoring and permanently protecting native vegetation and habitat on development sites.*
- 4. A landscaping plan shall be prepared by a registered landscape architect for new or revised landscaped areas and parking lots. Landscape architect approval is not required for tree removal and/or installation if the species are chosen from an approved street tree list. A certified landscape designer, arborist, or nurseryman shall be acceptable in lieu of a landscape architect for projects with less than five hundred square feet of landscaping. All landscape plans shall include a mix of vertical (trees and shrubs) and horizontal elements (grass, groundcover, etc.)*

*that within three years will cover one hundred percent of the Landscape area. No mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy of shrubs and within two feet of the base of trees.*

*e. Landscaping shall be visible from public thoroughfares to the extent practicable.*

*f. The landscaping in parking areas shall not obstruct lines of sight for safe traffic operation and shall comply with all requirements of OCMC 10.32, Traffic Sight Obstructions.*

**Response:** More than 40 percent of the 164-acre campus is landscaped. As shown in aerial photos included with the drawings, the campus character is defined by large open areas, playing fields, and tree groves. A preliminary landscape plan, prepared by registered landscape architect Cameron McCarthy Landscape Architecture and Planning, has been prepared for the development of areas in the proposal and is part of this submittal. As shown on this plan existing vegetation has been retained to the maximum extent practicable.

*B. Vehicular Access and Connectivity.*

*1. Parking areas shall be located behind the building façade that is closest to the street, below buildings, or on one or both sides of buildings.*

*2. Existing or future connections to adjacent sites through the use of vehicular and pedestrian access easements which provide connection from the right-of-way to the adjoining property shall be provided.*

*3. Parcels larger than three acres shall provide streets as required in OCMC 16.12.*

*4. Parking garage entries shall not be more than half of the streetscape.*

**Response:** The proposed Student Services Building and adjacent plaza does not include a proposal for new parking areas. Existing parking lots, including the recently approved and constructed transit center lot, can provide parking for the new building and the rest of campus. The recently reconfigured transit center and Barlow parking lot will accommodate students and visitors arriving by car or bus.

Access to the campus is taken through existing connections at the college entrances on Molalla Ave. to the west, Beaver Creek Rd. to the east, and a future access from the south at Meyers Road. There is existing pedestrian access to Oregon City High School to the southeast. Access to the Student Services building from a public street is provided indirectly, via Douglas Loop, since the nearest public street is Molalla Avenue, approximately 800 feet away.

The existing campus is larger than three acres. Public streets in the vicinity are built out (Molalla Avenue, Beaver Creek Road) or will be built out (Myers Road) following recent decisions from or agreements with the city, in accordance with OCMC 16.12. There are no parking garages as part of this proposal.

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

- 1. Pathways between all building entrances and the street are required. Pathways between the street and buildings fronting on the street shall be direct and not cross a drive aisle. Exceptions may be allowed by the director where steep slopes, a physically constrained site, or protected natural resources prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.*
- 2. The pedestrian circulation system shall connect all main entrances, parking areas, bicycle parking, recreational areas, common outdoor areas, and any pedestrian amenities on the site. For buildings fronting on the street, the sidewalk may be used to meet this standard.*
- 3. The pedestrian circulation system shall connect the principal building entrance to those of buildings on adjacent sites, except within industrial zoning designations.*
- 4. Elevated external stairways or walkways shall not extend beyond the building facade except for external stairways or walkways located in, or facing interior courtyard areas that are not visible from the street or a public access easement. This standard does not apply to sky-bridges or sky-ways.*
- 5. On-site pedestrian walkways shall be hard surfaced, well drained and at least five feet wide. Surface material shall contrast visually to adjoining surfaces. When bordering parking spaces other than spaces for parallel parking, pedestrian walkways shall be a minimum of seven feet in width unless curb stops are provided. When the pedestrian circulation system is parallel and adjacent to an auto travel lane, the walkway shall be raised or separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps for each direction of travel. Pedestrian walkways that cross drive isles or other vehicular circulation areas shall utilize a change in textual material or height to alert the driver of the pedestrian crossing area.*

**Response:** The campus pedestrian circulation system will be improved as a result of new development proposed. As shown on the site plan and landscaping plan, the proposed plaza connects the new transit center and parking lot improvements to the campus core. This allow for better pedestrian circulation to the main entrances of the new Student Center and to all nearby campus buildings. The plaza will be a mix of landscaping and hard surface walkways. Protection from vehicle travel lanes is provided by curbing along the lanes and bollards to prevent vehicles entering the plaza.

*D. All development shall maintain continuous compliance with applicable federal, state, and City standards.*

**Response:** This proposal is for a new administrative and student services building on an existing college campus. This facility will maintain compliance with all applicable standards.

*E. Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided pursuant to OCMC 16.12. 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.*

**Response:**

Water:

The existing water distribution system on campus is a private system, served from two large master meter connections to the public water system. A new water main connection will be installed to the west and south of the new structure, as shown on the utility plans. This water service loop will serve both the new Student Services and existing Community Center buildings. Fire service will be provided for new structure, with the primary piped connection and FDC on the west side on the building as shown.

CCC tested its water system in 2003 to verify flow capacity for future development. The approximate static pressure available near the project site is 70 psi. A significant system improvement was completed with the ITC and Barlow Parking Lot projects where approximately 900 linear feet of 6-inch water main was replaced with 8-inch diameter pipe. This enhanced the capacity of the distribution system.

Sanitary Sewer

A new 8-inch sanitary sewer connection that serves the Student Services building will be constructed and runs north-south under the new structure as shown on utility plans. The sanitary sewer lateral flows to the main with connections to the existing system in the service yard to the north and in the plaza south of the building. The existing sanitary connection for the Community Center will be capped and abandoned as part of the project, enabling future replacement of this building.

Storm Water

Surface runoff from the newly improved impervious areas will be managed in accordance with the Oregon City Stormwater and Grading Design Standards. Drainage from all new and improved impervious surfaces must be routed through storm facilities that provide water quality treatment and flow control. Primarily, storm runoff from the

building and plaza will be captured by vegetated rain gardens located in a landscaped area west of the new building.

The development site generally slopes from northeast to southwest, with surface runoff in the paved areas collected by a network of catch basins and pipes that convey drainage away from the building and into the private on-site storm water system. The new building is within the Caufield Creek drainage basin, which drains to the west. The recently constructed parking facilities and Transit Center (completed 2018) to the south of the project site were developed to meet city stormwater standards.

The campus storm main which conveys stormwater for the southern portion of campus is located beneath the Transit Center south of the project site. This storm main also carries runoff from upstream portions of the basin located on campus and flows to the southwest before connecting to the public storm main in Highway 213. The storm main ultimately outfalls at Caufield Creek, located on the west side of Highway 213.

*F. If a transit agency, upon review of an application for an industrial, institutional, retail or office development, recommends that a bus stop, bus turnout lane, bus shelter, accessible bus landing pad, lighting, or transit stop connection be constructed, or that an easement or dedication be provided for one of these uses, consistent with an agency adopted or approved plan at the time of development, the review authority shall require such improvement, using designs supportive of transit use. Improvements at a major transit stop may include intersection or mid-block traffic management improvements to allow for crossings at major transit stops, as identified in the City's Transportation System Plan.*

**Response:** Transit service to the campus consists of numerous buses that stop directly on campus. The recently constructed transit center provides 12 bus bays, giving the area capacity for additional service identified by TriMet over the next 25 years. CCC and the TriMet worked together on the design of this city-approved transit facility.

*G. Screening of Mechanical Equipment:*

*1. Rooftop mechanical equipment, including HVAC equipment and utility equipment that serves the structure, shall be screened from view from the adjacent street. Screening shall be accomplished through the use of parapet walls or a sight-obscuring enclosure around the equipment constructed of one of the primary materials used on the primary facades of the structure, and that is an integral part of the building's architectural design. The parapet or screen shall completely surround the rooftop mechanical equipment to an elevation equal to or greater than the highest portion of the rooftop mechanical equipment being screened. In the event such parapet wall does not fully screen all rooftop equipment, then the rooftop equipment shall be enclosed by a screen constructed of one of the primary materials used on the primary facade of the building so as to achieve complete screening.*

2. *Wall-mounted mechanical equipment shall not be placed on the front facade of a building or on a facade that faces a right-of-way. Wall-mounted mechanical equipment, including air conditioning or HVAC equipment and groups of multiple utility meters, that extends six inches or more from the outer building wall shall be screened from view from streets; from residential, public, and institutional properties; and from public areas of the site or adjacent sites through the use of (a) sight-obscuring enclosures constructed of one of the primary materials used on the primary facade of the structure, (b) sight-obscuring fences, or (c) trees or shrubs that block at least eighty percent of the equipment from view or (d) painting the units to match the building. Wall-mounted mechanical equipment that extends six inches or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building. Vents which extend six inches or less from the outer building wall shall exempt from this standard if painted.*
3. *Ground-mounted above-grade mechanical equipment shall be screened by ornamental fences, screening enclosures, trees, or shrubs that block at least eighty percent of the view.*
4. *This section shall not apply to the installation of solar energy panels, photovoltaic equipment or wind power generating equipment.*

**Response:** Rooftop mechanical equipment on the Student Services building addition is not visible “from the adjacent street,” per subsection (1) of this regulation, because the nearest street is 800 feet away and obscured by trees, topography, and other structures. Internal to the campus, the rooftop equipment is screened from view with a sight-obscuring mechanical screen and a parapet wall, as shown on building elevation drawings. The parapet is approximately three feet above the roof surface and the mechanical screen is approximately eight feet above that. The equipment will be fully screened from view.

#### *H. Building Materials.*

1. *Prohibited Materials. The following materials shall be prohibited in visible locations from the right-of-way or a public access easement unless an exception is granted by the Community Development Director based on the integration of the material into the overall design of the structure.*
- i. Vinyl or plywood siding (including T-111 or similar plywood).*
  - ii. Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building facade.*
  - iii. Corrugated fiberglass.*
  - iv. Chain link fencing (except for temporary purposes such as a construction site, gates for a refuse enclosure, stormwater facilities, or when located on properties within the General Industrial District).*
  - v. Crushed colored rock/crushed tumbled glass.*
  - vi. Non-corrugated and highly reflective sheet metal.*
  - vii. Tarps, except for the protection of outside storage.*
2. *Special Material Standards. The following materials are allowed if they comply with the requirements found below:*

- i. Concrete Block. When used for the front façade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall.*
- ii. Metal Siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level) except when used for a temporary structure.*
- iii. Exterior insulation and finish system (EIFS) and similar troweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.*
- iv. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.*
- v. Membrane or fabric covered storage areas are permitted as temporary structures, excluding the use of tarps.*
- vi. Vinyl or powder coated chain link fencing is permitted for City-owned stormwater management facilities, reservoirs, and other public works facilities such as pump stations, maintenance yards, and storage yards not located within the General Industrial District.*

**Response:** The exterior finish materials for the Student Services addition comply with the standards listed above as shown in the renderings for the buildings and on the included list of materials. None of the prohibited materials are included in the design.

The predominant material on the exterior is brick with glass fiber reinforced concrete planks and metal panel at all soffits, and some inward-facing exterior walls. These are all durable, high-quality materials that are consistent with the exterior of other campus buildings approved by the city and built in recent years. They indicate a sense of permanence and durability that reflects the college's long history in Oregon City. Details about the color and texture of these exterior materials can be found on the drawings.

*I. Temporary Structures. Temporary structures are permitted pursuant to the following standards: [...]*

**Response:** No temporary structures are proposed. This standard does not apply.

*J. Development shall comply with requirements of the following Oregon City Municipal Code chapters, as applicable, including but not limited to:*

- 1. 12.04 Streets, Sidewalks and Public Places*
- 2. 12.08 Public and Street Trees*
- 3. 13.04 Water Service System*
- 4. 13.08 Sewer Regulations*
- 5. 13.12 Stormwater Management*
- 6. 16.12 Minimum Improvements and Design Standards for Development*

7. 17.20 Residential Design Standards for ADU's, Cluster Housing, Internal Conversions, Live/Work Units, and Manufactured Home Parks
8. 17.40 Historic Overlay District
9. 17.41 Tree Protection Standards
10. 17.42 Flood Management Overlay District
11. 17.44 Geologic Hazards
12. 17.47 Erosion and Sediment Control
13. 17.48 Willamette River Greenway
14. 17.49 Natural Resource Overlay District
15. 17.50 Administration and Procedures Oregon City Municipal Code
16. 17.52 Off-Street Parking and Loading
17. 17.54 Supplemental Zoning Regulations and Exceptions
18. 17.58 Lawful Nonconforming Uses, Structures, and Lots
19. 17.65 Master Plans and Planned Unit Development

**Response:** Inasmuch as they are applicable, the proposed Student Services Building and plaza project complies with all the code sections referenced above. Each of the required sections is addressed in its own findings later in this document. CCC relied on pre-application notes from Oregon City in determining which sections were applicable.

*17.62.055 - Institutional and commercial building standards.*

*A. Purpose. The primary objective of the regulations contained in this section is to provide a range of design choices that promote creative, functional, and cohesive development that is compatible with surrounding areas. Buildings approved through this process are intended to serve multiple tenants over the life of the building, and are not intended for a one-time occupant. The standards encourage people to spend time in the area, which also provides safety through informal surveillance. Finally, this section is intended to promote the design of an urban environment that is built to human scale by creating buildings and streets that are attractive to pedestrians, create a sense of enclosure, provide activity and interest at the intersection of the public and private spaces, while also accommodating vehicular movement.*

*B. Applicability. This section applies to institutional, office, multi-family, retail and commercial buildings except accessory structures less than one thousand square feet and temporary structures.*

**Response:** The building standards of this section are applicable because they are implemented by the requirements of a detailed development plan.

However, CCC and the proposed Student Services building addition is a special case. The new building addition is located in a campus setting, clustered with other college buildings in a pedestrianized core, and not close to any public streets or adjacent property. In that sense, the new building does not have the same imperatives for facing a street, maximizing transparency on only one of its facades, being close to a public sidewalk, or complying with several other standards. As will be identified in the

individual standards, some of these building standards are not applicable, or it would be completely unreasonable to apply them to a campus setting.

*C. Conflicts. 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 req. contained in the underlying zoning district, the standard in the zoning dist. shall prevail.*

*D. Siting of Structures. On sites with one hundred feet or more of frontage at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line. For sites with less than 100 feet of street frontage, at least 50 percent of the site frontage width shall be occupied by buildings placed within five feet of the property. Multi-family developments shall be placed no farther than twenty feet from the front property line. This section does not apply to properties with less than forty feet of frontage. 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:*

- 1. Tables, benches or other approved seating area.*
- 2. Cobbled, patterned or paved stone or enhanced concrete.*
- 3. Pedestrian scale lighting.*
- 4. Sculpture/public art.*
- 5. Fountains/Water feature.*
- 6. At least twenty square feet of landscaping or planter boxes for each tenant facade fronting on the activity area.*
- 7. Outdoor café.*
- 8. Enhanced landscaping or additional landscaping.*
- 9. Other elements, as approved by the Community Development Director, that can meet the intent of this section.*

**Response:** The code-defined nearest “front property line” is approximately 800 feet to the west. It would be impractical and unreasonable to force any new campus building to be within five feet of Molalla Avenue, or Beaver Creek Road, and contrary to the historic pattern of an existing campus. Development is consistent with the approved master plan CP 07-01 and subsequent update CP-18-01 which envisioned that new buildings would fit the context of a longstanding cluster of buildings at the center of a campus, surrounded by open space. Multiple recent campus buildings have been approved by the city in following these zoning standards. Subsection D is not applicable in the context of this site and a campus setting, or alternatively, it is appropriate for the Community Development Director to determine that “other elements” of campus design satisfy this standard.

*E. Building Orientation. All buildings along the street frontage shall face the front most architecturally significant facade toward the street and have a functional primary entrance facing the street. 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.*

**Response:** As explained above, the closest public street frontage to the Student Services building is at least 800 feet away, because of the campus setting and clustering of college buildings. Still, the Student Services building entrance will be oriented towards a plaza connected to the recently developed transit center. The building will offer a clear welcoming entry to current and prospective students with a two-story entry way to the building directly facing the transit center, framed with an overhang that defines the entrance and shelters pedestrians. An arcade running the length of the front façade will offer shelter from summer sun and winter weather.

*F. Entryways. Entrances shall include a doorway and a minimum of 4 of the following elements: 1. Display windows; Recesses or projections; Peaked roof or raised parapet over the door; Canopy of at least five feet in depth; Porch; Distinct materials; Architectural details such as tile work and moldings; Pedestrian amenities such as benches, planters or planter boxes; Landscape treatments integrating arbors, low walls, trellis work; or similar elements. 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 8 feet at the lowest point and no higher than 10 feet above the sidewalk.*

**Response:** The main entry to the Student Services building has a clearly defined, highly visible user entrance. As shown in figure 7 on the following page, the entry door is flanked by two stories of display windows, into a vestibule. An arcade spans the front façade offering covered space accessible by pedestrians. An elevation is shown below.



**Figure 6. Student Services, south elevation**

*G. Corner Lots. For buildings located at the corner of intersections, [...]*

**Response:** The Student Services Building is not located at the corner of an intersection. This standard does not apply.

*H. Variation in Massing. For street facing facades greater than 120 feet in length a modulation is required which extends through all floors. Decks and roof overhangs may encroach up to three feet per side into the modulation. The modulation shall meet one of the following dimensional requirements:*

- 1. A minimum depth of two percent of the length of the façade and a minimum width of thirty percent of the length of the façade; or*
- 2. A minimum depth of four percent of the length of the façade and a minimum width of twenty percent of the length of the façade.*

**Response:** There are no “street facing facades” on the building, per se. The nearest public street is 800 feet away from the new building at S. Molalla Avenue. Nevertheless, the massing variation standard is met along the main façade, which faces the plaza and the transit center.

This façade is 112 feet long, and therefore neither greater than 120 feet long nor street facing. Nevertheless, the building varies in its massing primarily through a different footprint on the second level than on the first, with an overhanging second level, that creates a deep arcade that gives pedestrians shelter from the weather. This arcade is a major modulation of building massing. The 12-foot depth of the arcade is equal to 11 percent of the length of the façade. The arcade runs along 100 percent of the main floor. The arcade is double-height at the main entrance.

In addition to the overhang/arcade, the windows on both upper and lower stories are set into the building at a depth that creates articulation and relief from the main building mass. This likewise offers variation. In any interpretation, this building design meets the massing standard.

*I. Building Design Elements.*

- 1. All front and side facades shall provide a design element or architectural feature that add interest and detail such that there are no blank walls of thirty feet in length or more, measured horizontally. Features that can meet this requirement include:*
  - a. Change in building material or texture;*
  - b. Window or door;*
  - c. Balcony; or*
  - d. Pillar or post*

2. *Street facing facades shall include additional design features. For every thirty feet of façade length, three of the following elements are required:*

- a. *Decorative materials on more than ten percent of the total wall area (e.g., brick or stonework, shingles, wainscoting, ornamentation, and similar features);*
- b. *Decorative cornice and/or roof line (e.g., for flat roofs);*
- c. *Roof gable;*
- d. *Recessed entry;*
- e. *Covered canopy entry;*
- f. *Cupola or tower;*
- g. *Dormer;*
- h. *Balcony;*
- i. *Pillars or posts;*
- j. *Repeating pattern of building materials;*
- k. *A change in plane of at least two feet in width and six inches in depth;*
- l. *Bay or oriel window; or*
- m. *An alternative feature providing visual relief and detail as approved by the Community Development Director*

3. *Building Detail Variation. Architectural features shall be varied on different buildings within the same development. At least two of the required features on each street-facing elevation shall be distinct from the street-facing elevations of other buildings within the same development.*

**Response:** As shown on the elevation drawings, there are abundant changes in materiality along all three building façades, especially the south and west elevations. Windows, brickwork, entrances, and changes in plane break up façades to provide architectural interest. Part of the building design in the list of elements above are a recessed entry, a covered canopy entry, posts, and a change of plane.

The south façade of the building is presumed to be the “front” as defined in the zoning code (OCMC 17.04.485), and the west façade is a “side” façade. (Technically, none of the building façades are street-facing, because the nearest public street is 800 feet away.) The proposed building is internal to the campus, distant from the nearest public street. The south and west façades nevertheless have multiple changes of depth and plan, the most notable of which are an arcade to protect pedestrians from the weather. The building has a projecting two-story entrance on the south facade, textural changes between brick and metal, and numerous windows into the new building on two floors. The unity of design comes from the repeating pattern of exterior materials and glazing, as shown in the elevations and defined in the list of proposed materials.

#### *J. Windows.*

1. *The minimum windows requirements are set forth in Table 17.62.055.J. Windows are measured in lineal fashion between 3.5 feet and six feet from the ground. For example, a one hundred foot long building elevation would be required to have at least sixty feet (sixty percent*

of one hundred feet) of windows in length between the height of 3.5 feet and six feet from the ground.

Use	Ground Floor: Front and Street Facing Facades	Upper floor(s): Front and Street Facing Facades	Ground Floor: Side(s) Facades	Upper Floor(s): Side(s) Facades
Non-Multi-Family (or Portions of Buildings Thereof)	60%	10%	30%	10%
Multi-Family (or Portions of Buildings Thereof)	15%	15%	10%	10%

2. Reflective, glazed, mirrored or tinted glass is limited to ten percent of the lineal footage of windows on the street facing facade. Highly reflective or glare-producing glass with a reflective factor of one-quarter or greater is prohibited on all building facades. Any glazing materials shall have a maximum fifteen percent outside visual light reflectivity value. No exception shall be made for reflective glass styles that appear transparent when internally illuminated.
3. Side walls that face walkways may include false windows and door openings only when actual doors and windows are not feasible because of the nature of the use of the interior use of the building. False windows located within twenty feet of a right-of-way shall be utilized as display windows with a minimum display depth of thirty-six inches.
4. Multi-family windows shall incorporate window trim at least four inches in width when surrounded by horizontal or vertical lap siding.

**Response:** Technically, no façade of the Student Services building faces a public street. The building is internal to the campus and over 800 feet from Molalla Avenue, the nearest public street. A dense grove of trees, an earthen berm and generally heavy traffic blocks any pedestrian views of the building from Molalla Avenue. The Student Services building adds to the central building cluster of the campus where other college buildings are located.

The “front façade” of the building (OCMC 17.04.485) is presumably the south facing elevation. This façade is lined with windows underneath an arcade that allows pedestrians a covered space out of the elements.



**Figure 7. Student Services Building, southwest elevation**

Per city staff instruction at the pre-application conference, the arcade counts as a transparent window surface for the purposes of this regulation. The arcade is 12 feet deep. Quantitatively, the south façade has 99 percent transparency on the main floor and 58 percent on the upper floor. Even if the measurement is made from the exterior wall inside the arcade, the façade would have 66 percent transparency on the main floor and 58 percent on the upper floor.

There is no specific definition of “side facade” in the code that provides clarity for how to apply that term in a campus context, where a building is far from a public street. In any case, as shown on building elevation drawings, the west façade has 60 percent windows at the ground floor and 62 percent windows on the upper floor. The north façade has 50 percent windows on the ground floor and 45 percent windows on the upper floor. All of these measurements far exceed the minimum standard. Generally, the degree of transparency for this building is consistent with other structures inside the campus core.

The proposed structure contains no reflective glass or false windows and is not a multi-family project. Subsections 2 through 4 above do not apply.

*K. Roof Treatments. The maximum length of any continuous roofline on a street-facing façade shall be seventy-five feet without a cross gable or change in height of at least two feet.*

**Response:** There are no “street facing facades” on the building, per se. The nearest public street is 800 feet away from the new building at S. Molalla Avenue. The roof of the proposed structure is shown on project drawings and has a parapet around the perimeter. Around the main part of the structure, a three-foot parapet wall extends above the roof surface. On the exterior, the roof extends the top of the building from the flat roof above the second story and screens the lower part of the rooftop mechanical equipment. This creates a top of the building which is suitable to its architectural style and stylistically harmonious with the building to which it is connected.

*L. Drive-through facilities shall:*

- 1. Be located at the side or rear of the building.*
- 2. Be designed to maximize queue storage on site.*

**Response:** The proposed building is not a drive through. This standard does not apply.

*M. Special development standards along transit streets. [...]*

**Response:** The proposed development does not front on a transit street. This standard is not applicable. However, a newly constructed transit center is located adjacent to the plaza and the new Student Center Building, which promotes transit travel to and from the college.

*17.62.056 - Additional standards for large retail establishments.*

*17.62.057 - Multi-family Usable Open Space Requirements.*

*17.62.059 - Cluster housing.*

**Response:** The proposed Student Services building addition is not a retail, multi-family, or cottage housing development. These standards do not apply.

*17.62.065 - Outdoor lighting.*

*[...]*

*B. Applicability.*

*1. General.*

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

**Response:** The proposed Student Services building project is institutional development, not a “commercial, mixed-use, industrial, or multi-family development.” Technically, these requirements do not apply. Nevertheless, the proposed development complies with these regulations.

*2. Lighting Plan Requirement.*

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

**Response:** A lighting plan has been submitted as part of the application materials.

*3. Excepted Lighting.*

*The following types of lighting are excepted from the requirements of this section.*

- a. Residential lighting for single-family attached and detached homes, and duplexes.*
- b. Public street and right-of-way lighting.*
- c. Temporary decorative seasonal lighting provided that individual lamps have a light output of sixty watts or less.*
- d. Temporary lighting for emergency or nighttime work and construction.*
- e. Temporary lighting for theatrical, television, and performance areas, or for special public events.*
- f. Lighting for a special district, street, or building that, according to an adopted municipal plan or ordinance, is determined to require special lighting aesthetics as part of its physical character.*
- g. Lighting required and regulated by the Federal Aviation Administration.*

**Response:** Lighting proposed with the Student Services building addition does not meet any of these exceptions. As noted, the proposed project is institutional development, not a “commercial, mixed-use, industrial, or multi-family development.”

*C. Design and Illumination Standards.*

- 1. Outdoor lighting, if provided, shall be provided in a manner that enhances security, is appropriate for the use, avoids adverse impacts on surrounding properties, and the night sky through appropriate shielding as defined in this section. Glare shall not cause illumination on other properties in excess of a measurement of 0.5 footcandles of light as measured at the property line.*
- 2. Lighting shall be provided in parking lots and vehicular circulation areas.*
- 3. Lighting shall be provided in pedestrian walkways, pedestrian plazas, and pedestrian circulation areas.*
- 4. Lighting shall be provided at all building entrances.*

5. *With the exception of pedestrian scale lighting, all light sources shall be concealed or shielded with a full cut-off style fixture in order to minimize the potential for glare and unnecessary diffusion on adjacent property.*
6. *The maximum height of any lighting pole serving a multi-family residential use shall be twenty feet. The maximum height serving any other type of use shall be twenty-five feet, except in parking lots larger than five acres, the maximum height shall be thirty-five feet if the pole is located at least one hundred feet from any residential use.*
7. *Floodlights shall not be utilized to light all or any portion of a building facade between 10 p.m. and 6 a.m.*
8. *Lighting on outdoor canopies shall be fully recessed into the canopy and shall not protrude downward beyond the ceiling of the canopy.*
9. *All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours.*
10. *Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.*
11. *For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roofline.*
12. *No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.*
13. *Lighting for outdoor recreational uses such as ball fields, playing fields, tennis courts, and similar uses, are allowed a light post height up to eighty feet in height.*
14. *Main building entrances shall be well lighted and visible from any transit street. The minimum lighting level for building entries fronting on a transit street shall be three foot-candles.*

**Response:** These lighting standards are essentially the same as the master plan standard that was approved as part of CP 07-01, the concept master plan. These standards were not modified in the master plan update CP-18-01. The standards are:

*“High Activity Pathways: min level of 0.5 foot-candles, a 1.5 fc average, and a max to min ratio of 7:1.*

*Low Activity Pathways and ped routes through parking lots: 0.5 fc average and a max to min ratio of 10:1.”*

The site plan and photometric analysis shows that this standard is met for lighting along plaza in front of the new Student Services building addition. Lighting on the exterior of the Student Services building will meet current building code.

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

*The purpose and intent of these provisions is to provide an efficient, safe and convenient refuse and recycling enclosure for the public as well as the local collection firm. All new development, change in property use, expansions or exterior alterations to uses other than single-family or duplex residences shall include a refuse and recycling enclosure. The area(s) shall be:*

- A. Sized appropriately to meet the needs of current and expected tenants, including an expansion area if necessary;*
- B. Designed with sturdy materials, which are compatible to the primary structure(s);*
- C. Fully enclosed and visually screened;*
- D. Located in a manner easily and safely accessible by collection vehicles;*
- E. Located in a manner so as not to hinder travel lanes, walkways, streets or adjacent properties;*
- F. On a level, hard surface designed to discharge surface water runoff and avoid ponding;*
- G. Maintained by the property owner;*
- H. Used only for purposes of storing solid waste and recyclable materials;*
- I. Designed in accordance with applicable sections of the Oregon City Municipal Code (including Chapter 8.20 – Solid Waste Collection and Disposal) and city adopted policies.*

**Response:** The refuse and recycling area for the Student Services building addition will be in the same location as the existing refuse and recycling area for the adjacent Community Center. This service area is located directly to the north of the new Student Services building. The area is enclosed, accessible by collection trucks, and large enough to meet the needs of the proposed building.

*17.62.090 – Implementation.*

- A. Applications for site plan and design review shall be reviewed in the manner provided in OCMC 16.12 and 17.50. The Building Official may issue a certificate of occupancy only after the improvements required by Site Plan and Design Review approval have been completed, or a schedule for completion and a bond or other financial guarantee have been accepted by the City.*
- B. In performing Site Plan and Design Review, the review authority shall consider the effect of additional financial burdens imposed by such review on the cost and availability of needed housing types. Consideration of such factors shall not prevent the imposition of conditions of approval found necessary to meet the requirements of this section. The cost of such conditions of approval shall not unduly increase the cost of housing beyond the minimum necessary to achieve the provisions of this title, nor shall such cost prevent the construction of needed housing types.*
- C. The Site Plan and Design Review provisions of this chapter shall not be applied to reduce the density or height of an application for a development project that reserves at least seventy-five percent of the gross floor area for housing where the proposed density or height is at or below what is allowed in the base zone, except in the following situations: [...]*

**Response:** The site plan and design review standards are part of the detailed development plan application and are consistent with those processes. All the standards are met. This project does not involve housing.

## Other Code Requirements

### Institutional District – Chapter 17.39

17.39.010 - *Designated.*

*The purpose of this district is designed to facilitate the development of major public institutions, government facilities and parks and ensure the compatibility of these developments with surrounding areas. The I – Institutional zone is consistent with the public/quasi public and park designations on the comprehensive plan map.*

17.39.020 - *Permitted uses.*

*Permitted uses in the institutional district are:*

*A. Private and/or public educational or training facilities;*

*[...]*

17.39.030 - *Accessory uses.*

*The following uses are permitted outright if they are accessory to and related to the primary institutional use:*

*A. Offices;*

*B. Retail (not to exceed twenty percent of total gross floor area of all building);*

*C. Child care centers or nursery schools;*

*D. Scientific, educational, or medical research facilities and laboratories;*

*E. Religious institutions.*

**Response:** The proposed development is for a new administrative building and associated plaza for the local public community college. The building will hold offices including enrollment, financial aid, student academic & support services, as well as additional administrative offices. The proposed office use is accessory to the “public educational or training facilities” as listed in OCMC 17.39.020.A.

17.39.050 - *Dimensional standards.*

*Dimensional standards in the I district are:*

*A. Maximum building height: Within one hundred feet of any district boundary, not to exceed thirty-five feet; elsewhere, not to exceed seventy feet.*

*B. Minimum required setbacks: Twenty-five feet from property line except when the development is adjacent to a public right-of-way. When adjacent to a public right-of-way, the minimum setback is zero feet and the maximum setback is five feet.*

**Response:** The proposed Student Services building addition is located 600+ feet at its closest point from the nearest district boundary and property line. Therefore, its allowable height limit is 70 feet. The actual proposed height of the building is 31 feet, 4 inches to the top of the parapet and 40 feet, 6 inches to the top of the mechanical equipment screen. Likewise, the proposed building exceeds the 25-foot minimum setback. This standard is met.



Figure 8. Closest property line to the Student Services building addition approximately 665 feet.

17.39.060 - Relationship to master plan.

A. A master plan is required for any development within the I district on a site over ten acres in size that:

- 1. Is for a new development on a vacant property;
- 2. Is for the redevelopment of a property previously used as a non-institutional use; or
- 3. Increases the floor area of the existing development by ten thousand square feet over existing conditions

B. Master plan dimensional standards that are less restrictive than those of the Institutional district require adjustments. Adjustments will address the criteria of OCMC 17.65.70 and will be processed concurrently with the master plan application.

C. Modifications to other development standards in the code may be made as part of the phased master plan adjustment process. All modifications must be in accordance with the requirements of the master plan adjustment process identified in OCMC 17.65.070.

**Response:** A master plan is in place for Clackamas Community College, first approved in 2008 and amended in 2018. This proposal is for a detailed development plan that is consistent with that approval.

**Tree Protection – Chapter 17.41**

17.41.060 - Tree removal and replanting – Mitigation (Option 1).

A. Applicants for development who select this option shall ensure that all healthy trees shall be preserved outside the construction area as defined in Chapter 17.04 to the extent practicable. Compliance with these standards shall be demonstrated in a tree mitigation plan report prepared by a certified arborist, horticulturalist or forester or other environmental professional with experience and academic credentials in forestry or arboriculture. At the applicant's expense, the city may require the report to be reviewed by a consulting arborist. The number of replacement trees required on a development site shall be calculated separately from, and in addition to, any public or street trees in the public right-of-way required under section 12.08 - Community Forest and Street Trees.

B. The applicant shall determine the number of trees to be mitigated on the site by counting all of the trees six inch DBH (minimum four and one-half feet from the ground) or larger on the entire site and either:

- 1. Trees that are removed outside of the construction area, shall be replanted with the number of trees specified in Column 1 of Table 17.41.060-1. Trees that are removed within the construction area shall be replanted with the number of replacement trees required in Column 2; or
- 2. Diseased or hazardous trees, when the condition is verified by a certified arborist to be consistent with the definition in Section 17.04.1360, may be removed from the tree replacement calculation. Regulated healthy trees that are removed outside of the construction area, shall be replanted with the number of trees specified in Column 1 of Table 17.41.060-1. Regulated healthy trees that are removed within the construction area shall be replanted with the number of replacement trees required in Column 2.

Table 17.41.060-1

*Tree Replacement Requirements*

All replacement trees shall be either: Two-inch caliper deciduous, or Six-foot high conifer

Size of tree removed	# of trees planted if removed outside of construction area	# of trees to be planted if removed within the construction area
6 - 12 inch	3	1
13 – 18 inch	6	2
19 – 24 inch	9	3
25 – 30 inch	12	4
31 inch and over	15	5

Steps for calculating the number of replacement trees:

- 1. Count all trees measuring six inches DBH (minimum four and one-half feet from the ground) or larger on the entire development site.

- 2. Designate (in certified arborists report) the condition and size (DBH) of all trees pursuant to accepted industry standards.
- 3. Document any trees that are currently diseased or hazardous.
- 4. Subtract the number of diseased or hazardous trees in step 3. from the total number of trees on the development site in step 1. The remaining number is the number of healthy trees on the site. Use this number to determine the number of replacement trees in steps 5. through 8.
- 5. Define the construction area (as defined in Chapter 17.04).
- 6. Determine the number and diameter of trees to be removed within the construction area. Based on the size of each tree, use Column 2 to determine the number of replacement trees required.
- 7. Determine the number and diameter of trees to be removed outside of the construction area. Based on the size of each tree, use Col. 1 to determine the number of replacement trees required.
- 8. Determine the total number of replacement trees from steps 6. and 7.

**Response:** The applicant has included a tree removal and mitigation plan that follows the methods and requirements of the section quoted above. The plan is based on the findings of an arborist, who surveyed the site. An image of the tree removal plan is shown below.

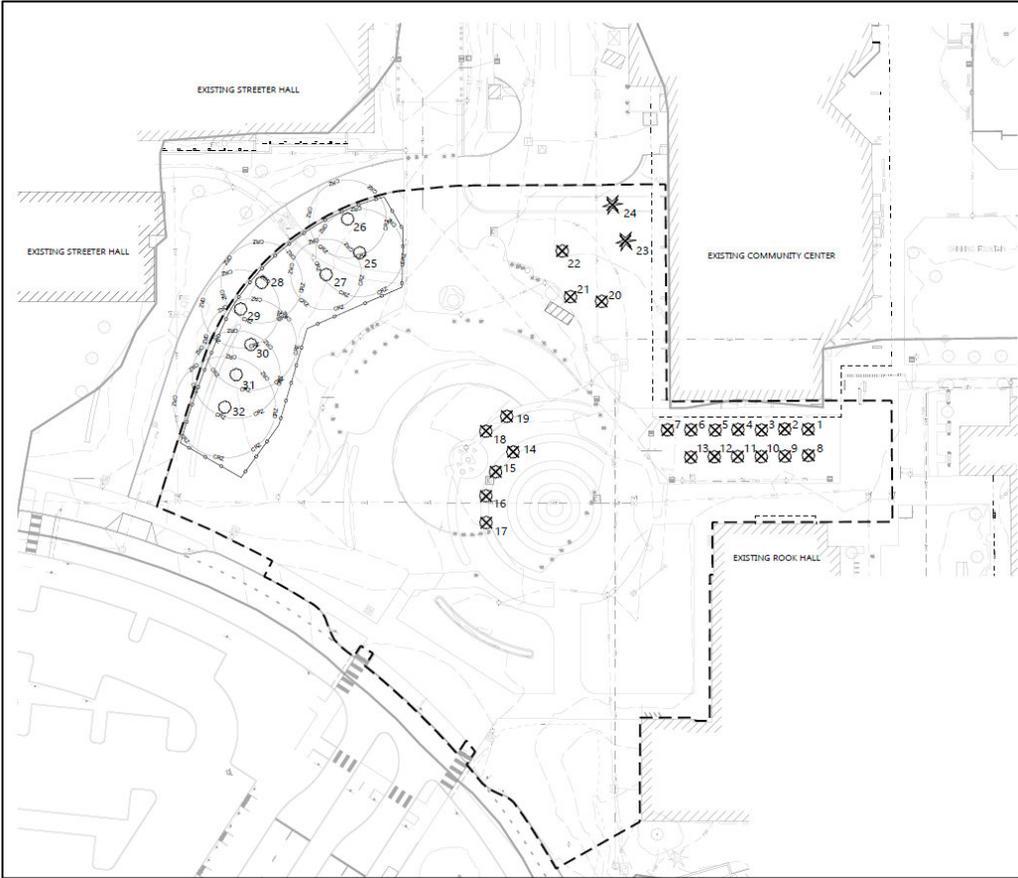


Figure 9. Tree Removal Plan

To the extent practicable, the site design preserves existing trees. Nevertheless, the new Student Services Building and adjacent plaza requires removal of 24 trees. 12 of these trees are classified as diseased or hazardous, based on the findings of a certified arborist. Using the city’s replacement requirements, 28 trees must be provided as mitigation. The applicant proposes to plant 16 trees. This results in a deficit of 12 trees, which will be provided through cash in lieu.

**Table 4. Tree removal and mitigation summary**

Trees removed	24
Replacement trees required	28
Mitigation trees proposed	16
Deficit	-12

The “construction area,” for the purposes of this project is marked with a dashed line on the illustration above. This is the area within which the new building and the associated plaza will be constructed. No development or construction activities are proposed outside this impact area.

Project designers made a significant effort to preserve existing trees where it was practicable to do so. Overall, the proposed tree plan has preserved trees within the construction area and replaced trees according to city mitigation ratios where preservation is not feasible. Trees not planted will be mitigated for through the cash-in-lieu of planning option outlined below in subsection 17.41.120.

*C. Planting area priority for mitigation. Development applications which opt for removal of trees with subsequent replanting pursuant to OCMC 17.41.050.A. shall be required to mitigate for tree cutting by complying with the following priority for replanting standards below:*

- 1. First Priority. Replanting on the development site.*
- 2. Second Priority. Off-site replacement tree planting locations. If the Community Development Director determines that it is not practicable to plant the total number of replacement trees on-site, a suitable off-site planting location for the remainder of the trees may be approved that will reasonably satisfy the objectives of this section. Such locations may include either publicly owned or private land and shall be approved by the Community Development Director.*

*D. Replacement tree planting standards.*

- 1. All replacement trees shall be either two-inch caliper deciduous or six-foot high conifer.*
- 2. Replacement tree species shall be approved by a landscape architect or certified arborist or shall be found on the City’s Native Plant or Street Tree lists.*
- 3. Due to their diminishing range in the region, Oregon white oak (Quercus garryana) trees, if removed, shall be replaced by the same species.*

*E. All existing tree(s) in the tract shall be protected by a permanent restrictive covenant or easement approved in form by the City.*

*F. Alternative mitigation plan. The Community Development Director may, subject to a Type II procedure, approve an alternative mitigation plan that adequately protects habitat pursuant to the standards for the Natural Resource Overlay District alternative mitigation plan in OCMC 17.49.190.*

**Response:** The proposed mitigation trees will be planted on the development site, which is within the CCC campus. Anticipated locations for the required mitigation trees are shown on the planting plan. Mitigation for 12 remaining trees will be provided using the cash-in-lieu option.

*17.41.120 - Cash-in-lieu of planting (Option 4). The applicant may choose this option in-lieu-of or in addition to Compliance Options 1 through 3. In this case, the Community Development Director may approve the payment of cash-in-lieu into a dedicated fund for the remainder of trees that cannot be replanted in the manner described above. The cash-in-lieu payment per required mitigation tree shall be as listed on the adopted fee schedule and shall be adjusted annually based on the Consumer Price Index. The price shall include 150% of the cost of materials, transportation and planting.*

**Response:** Mitigation for 12 remaining trees not accounted for by new plantings will be provided using the cash-in-lieu option. At the current price listed on the city's fee schedule of \$333 per tree, the fee paid to the city is \$3,996.

## **Erosion and Sediment Control – Chapter 17.47**

*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.*

**Response:** The application contains a preliminary erosion and sediment control plan prepared by KPFF Consulting Engineers, the college's civil engineer. This document is included with the application materials.

## **Administration and Procedures – Chapter 17.50**

*17.50.030 Summary of the city's decision-making processes.*

[...]

*B. Type II decisions involve the exercise of limited interpretation and discretion in evaluating approval criteria, similar to the limited land use decision-making process under state law. Applications evaluated through this process are assumed to be allowable in the underlying zone, and the inquiry typically focuses on what form the use will take or how it will look. Notice of application and an invitation to comment is mailed to the applicant, recognized active neighborhood association(s) and property owners within three hundred feet. The Community Development Director accepts comments for a minimum of fourteen days and renders a decision. The Community Development Director's decision is appealable to the City Commission, by any party who submitted comments in writing before the expiration of the comment period. Review by the City Commission shall be on the record pursuant to OCMC 17.50.190 under ORS ORS 197.195(5). The City Commission decision is the City's final decision and is subject to review by the Land Use Board of Appeals (LUBA) within twenty-one days of when it becomes final. [...]*

**Response:** The applicant anticipates that the detailed development plan will be reviewed through at Type II process.

*17.50.050 Preapplication conference.*

*A. Pre-application Conference. Prior to a Type II – IV or Legislative application, excluding Historic Review, being deemed complete, the applicant shall schedule and attend a pre-application conference with City staff to discuss the proposal, unless waived by the Community Development Director. [...]*

**Response:** A pre-application meeting with Oregon City was held on June 18, 2019.

*17.50.055 Neighborhood association meeting.*

*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.*

*A. 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 no earlier than one year prior to the date of application. Although not required for other projects than those identified above, a meeting with the neighborhood association is highly recommended.*

*B. The applicant shall request via email or regular mail a request to meet with the neighborhood association chair where the proposed development is located. The notice shall describe the proposed project. A copy of this notice shall also be provided to the chair of the Citizen Involvement Committee.*

*C. A meeting shall be scheduled within thirty days of the date that the notice is sent. 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 host a meeting inviting the neighborhood association, Citizen Involvement Committee, and all property owners within three hundred feet to attend. This meeting shall not begin before six p.m. on a weekday or may be held on a weekend and shall occur within the neighborhood association boundaries or at a City facility.*

*D. 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.*

*E. To show compliance with this section, the applicant shall submit a copy of the email or mail notice to the neighborhood association and CIC chair, a sign-in sheet of meeting attendees, and a summary of issues discussed at the meeting. If the applicant held a separately noticed meeting, the applicant shall submit a copy of the meeting flyer, postcard or other correspondence used, and a summary of issues discussed at the meeting and submittal of these materials shall be required for a complete application.*

**Response:** A meeting with the Caufield Neighborhood Association to discuss the project was held on August 22, 2019 at the college. A letter was sent via email on July 11, 2019 requesting a neighborhood meeting. Since the Caufield Neighborhood Association does not meet in the months of June, July, or August, a public meeting was held on behalf of the neighborhood association at the college. A copy of the email and letter sent to the neighborhood association, a sign-in sheet of attendees, summary of issues discussed, and a letter from the neighborhood association indicating the meeting was held is included in an Exhibit.

*17.50.060 Application requirements.*

*A permit application may only be initiated by the record property owner or contract purchaser, the City Commission or Planning Commission. If there is more than one record owner, then the City will not complete a Type II-IV application without signed authorization from all record owners. All permit applications shall be submitted on the form provided by the City, along with the appropriate fee and all necessary supporting documentation and information, sufficient to demonstrate compliance with all applicable approval criteria. The applicant has the burden of demonstrating, with evidence, that all applicable approval criteria are, or can be, met.*

*17.50.070 Completeness review and one hundred twenty-day rule. [...]*

**Response:** The applicant has provided all the necessary application elements and is familiar with the timelines and procedures for completeness and review.

*17.50.080 Complete application--Required information.*

*Unless stated elsewhere in city code OCMC 16 or 17, a complete application includes all the materials listed in this subsection. The planning manager may waive the submission of any of these materials if not deemed to be applicable to the specific review sought. Likewise, within thirty days of when the application is first submitted, the planning manager may require additional information, beyond that listed in this subsection or elsewhere in Titles 16 or 17, such*

as a traffic study or other report prepared by an appropriate expert. In any event, the applicant is responsible for the completeness and accuracy of the application and all of the supporting documentation, and the city will not deem the application complete until all information required by the planning manager is submitted. At a minimum, the applicant must submit the following:

- A. One copy of a completed application form that includes the following information:
  1. An accurate address and tax map and location of all properties that are the subject of the application;
  2. Name, address, telephone number and authorization signature of all record property owners or contract owners, and the name, address and telephone number of the applicant, if different from the property owner(s);
- B. A complete list of the permit approvals sought by the applicant;
- C. A complete and detailed narrative description of the proposed development;
- D. A discussion of the approval criteria for all permits required for approval of the development proposal that explains how the criteria are or can be met or are not applicable, and any other information indicated by staff at the pre-application conference as being required;
- E. One copy of all architectural drawings and site plans shall be submitted for Type II-IV applications. One paper copy of all app. materials shall be submitted for Type I applications;
- F. For all Type II – IV applications, the following is required:
  1. An electronic copy of all materials.
  2. Mailing labels or associated fee for notice to all parties entitled under OCMC 17.50.090 to receive mailed notice of the application. The applicant shall use the names and addresses of property owners within the notice area indicated on the most recent property tax rolls;
  3. Documentation indicating there are no liens favoring the City on the subject site.
  4. A receipt from the county assessor's office indicating that all taxes for the lot or parcels involved are paid in full for the preceding tax year.
  5. A current preliminary title report or trio for the subject property(ies);
- G. All required application fees;
- H. Annexation agreements, traffic or technical studies (if applicable);
- I. Additional documentation, as needed and identified by the Community Development Director.

**Response:** All of the above listed items are included in the application materials for this detailed development plan.

#### 17.50.140 Financial guarantees.

*When conditions of permit approval require the applicant to construct certain improvements, the city may allow the applicant to submit a financial guarantee in lieu of actual construction of the improvement. Financial guarantees shall be governed by this section. [...]*

**Response:** CCC does not anticipate that the proposed development will trigger any public improvements. In the event that it does, the applicant will follow the regulations related to financial guarantees.

## Off Street Parking and Loading – Chapter 17.52

### 17.52.010 - Applicability.

*The construction of a new structure or parking lot, or alterations to the size or use of an existing structure, parking lot or property use shall require site plan review approval and compliance with this chapter. This chapter does not apply to single- and two-family residential dwellings.*

**Response:** The chapter is applicable per master plan requirements, the CCC Parking Plan, and because it involves the construction of a new structure.

### 17.52.015 - Planning commission adjustment of parking standards. [...]

**Response:** The applicant seeks no adjustments to standards from the planning commission. This section does not apply.

### 17.52.020 - Number of automobile spaces required.

*A. The number of parking spaces shall comply with the minimum and maximum standards listed in Table 17.52.020. The parking requirements are based on spaces per one thousand square feet net leasable area unless otherwise stated.*

- 1. Multiple Uses. 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.*
- 2. 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.*
- 3. Where calculation in accordance with the above 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.*
- 4. The minimum 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 vehicles used in conducting the business or use.*
- 5. A change in use within an existing habitable building located in the MUD Design District or the Willamette Falls Downtown District is exempt from additional parking requirements. Additions to an existing building and new construction are required to meet the minimum parking requirements for the areas as specified in Table 17.52.020 for the increased square footage.*

**Response:** The city's zoning standard for automobile parking requires a minimum of "0.2 spaces per staff and students." The applicability of this standard to CCC detailed development plan applications was confirmed in CP-18-0001.

Campus enrollment in 2017, the most recent year for which data is available, is 6,319, and staffing is 600. (Anecdotally, enrollment is down slightly in 2018-19.) Students and

staff count therefore equals 6,919. That figure multiplied by 0.2 results in a minimum requirement of 1,384 parking spaces. Campus-wide, CCC has 2,138 parking spaces. This requirement is met.

*B. Parking requirements can be met either onsite, or offsite by meeting the following conditions:*

- 1. Parking may be located on the same site as the associated use which it is supporting.*
- 2. Mixed Uses. [...]*
- 3. Shared Parking. [...]*
- 4. On-Street Parking. [...]*

*C. Reduction of the Number of the Minimum Automobile Spaces Required. [...]*

**Response:** CCC meets its parking requirements on-site. Therefore, it does not need to invoke the mixed use, shared parking, or on-street parking standards of this section. Likewise, CCC does not seek a reduction of the number of spaces required. This proposal meets the minimum standard.

*17.52.030 - Standards for automobile parking.*

- A. Access. [...]*
- B. Surfacing. [...]*
- C. Drainage. [...]*
- D. Dimensional Standards. [...]*
- E. Carpool and Vanpool Parking. [...]*

**Response:** The configuration and type of parking spaces utilized in this development was previously approved in DP-18-01, which included the development of a transit center and an associated parking lot. This lot serves the entire campus, including the proposed Student Center Building. These parking improvements have already been constructed. No new parking is proposed with the Student Center Building and plaza.

*17.52.040 - Bicycle parking standards.*

*A. 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 uses other than single-family dwellings or duplexes.*

*B. Number of Bicycle Spaces Required. 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 community development director, is most similar to the use not specifically mentioned.*

*Calculation of the number of bicycle parking spaces required shall be determined in the manner established in 17.52.020 for determining automobile parking space requirements. Modifications to bicycle parking requirements may be made through the site plan and design, conditional use, or master plan review process.*

*TABLE A Required Bicycle Parking Spaces\**

*Where two options for a requirement are provided, the option resulting in more bicycle parking applies. Where a calculation results in a fraction, the result is rounded up to the nearest whole number. [...]*

*Location of Bicycle Parking: [...]*

**Response:** The quantity of bike parking will be provided consistent with the CCC Parking Plan, which was approved in the concept master plan in 2008, and current city standards. This master plan requirement is for two spaces per new classroom constructed. The Student Services building will house administrative offices for current students and visitors. No new classrooms are proposed in the design of the structure that will expand the student capacity of the school. Therefore, the development of this structure does not trigger the need for additional bike parking. In the same general location as the new structure, there is voluminous existing bike parking on the north side of the new Pauling/DeJardin Science Complex, and east of the existing Community Center.

*17.52.060 - Parking lot landscaping. [...]*

**Response:** A proposed parking lot landscape plan was previously approved in DP-18-01. That plan met all the development standards and has since been constructed. No new parking is proposed specifically as part of this application. Rather, existing parking areas will accommodate the new building area.

*17.52.080 - Maintenance.*

*The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of the site including but not limited to the off-street parking and loading spaces, bicycle parking and 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.*

*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.*

**Response:** CCC maintains landscaping on campus with a dedicated crew of grounds keepers, as it has done with all college facilities for many decades. This includes parking areas.

*17.52.090 - Loading areas.*

*A. Purpose.*

*The purpose of this section is to provide adequate loading areas for commercial, office, retail and industrial uses that do not interfere with the operation of adjacent streets.*

*B. Applicability.*

OCMC 17.52.090 applies to uses that are expected to have service or delivery truck visits with a forty-foot or longer wheelbase, at a frequency of one or more vehicles per week. The city engineer and decision maker shall determine through site plan and design review the number, size, and location of required loading areas, if any.

C. Standards.

1. The off-street loading space shall be large enough to accommodate the largest vehicle that is expected to serve the use without obstructing vehicles or pedestrian traffic on adjacent streets and driveways. Applicants are advised to provide complete and accurate information about the potential need for loading spaces because the city engineer or decision maker may restrict the use of other public right-of-way to ensure efficient loading areas and reduce interference with other uses.
2. Where parking areas are prohibited between a building and the street, loading areas are also prohibited.
3. The city engineer and decision maker, through site plan and design review, may approve a loading area adjacent to or within a street right-of-way when all of the following loading and unloading operations conditions are met: [...]

**Response:** An existing, curving service road is located west of the proposed Student Service building, where it terminates in an existing service yard north of the proposed building. This road and service yard currently serves the existing Community Center and will continue to do so. In addition, these facilities will serve the new structure. This service road will allow suitable loading and access for delivery trucks into and through both buildings.

## **Streets, Sidewalks, and Public Places – Chapter 12.04**

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.*

**Response:** The proposed development of the Student Services Building and plaza is not anticipated to trigger any public improvements on the surrounding street system. Improvements to S. Molalla Avenue and S. Beaver Creek Road were required with previous college development as acknowledged in the previous concept master plan application. Proportional share contributions toward future improvement (e.g., Meyers Road) have been provided according to a methodology explained in the transportation report included with the 2018 approval for the expansion of DeJardin Hall and the transit center (CP-18-01, DP-18-01).

## **Stormwater Management – Chapter 13.12**

*13.12.080 - Submittal requirements.*

*A. Applications subject to stormwater conveyance, water quality, and/or flow control requirements of this chapter shall prepare engineered drainage plans, drainage reports, and design flow calculation reports in compliance with the submittal requirements of the Public Works Stormwater and Grading Design Standards.*

*B. Each project site, which may be composed of one or more contiguous parcels of land, shall have a separate valid city approved plan and report before proceeding with construction.*

*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 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 OCMC 13.12.020.*

*C. 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.*

*D. Streambank erosion protection is provided where stormwater, directly or indirectly, discharges to open channels or streams.*

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

**Response:** Included with these application materials is a preliminary stormwater management report from Kpff, the applicant's civil engineer. Project plans are in conformance with the findings and analysis contained in this report.



VICINITY MAP

**INDEX OF PROJECT DRAWINGS**

1. Cover Sheet, Vicinity Map and Index
2. Existing Conditions
3. Campus Plan
4. Site Plan
5. Tree Plan
6. Landscape Plan
7. Grading Plan
8. Erosion Control Plan
9. Utilities
10. Circulation Plan
11. Site Lighting
12. Floor Plans
13. Elevations
14. Renderings

Project Owner:



Project Name:  
**New Student Services  
 Building & Community  
 Center Renovation**

Project Address:  
**19600 S Molalla Ave,  
 Oregon City, OR 97045**  
 Key Plan

10/01/2019

THESE DRAWINGS ARE THE PROPERTY OF OPSIS ARCHITECTURE LLP AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT PERMISSION FROM OPSIS ARCHITECTURE LLP.

Oregon City Site Plan and Design Review:

**EXHIBIT A.  
 PROJECT  
 DRAWINGS**

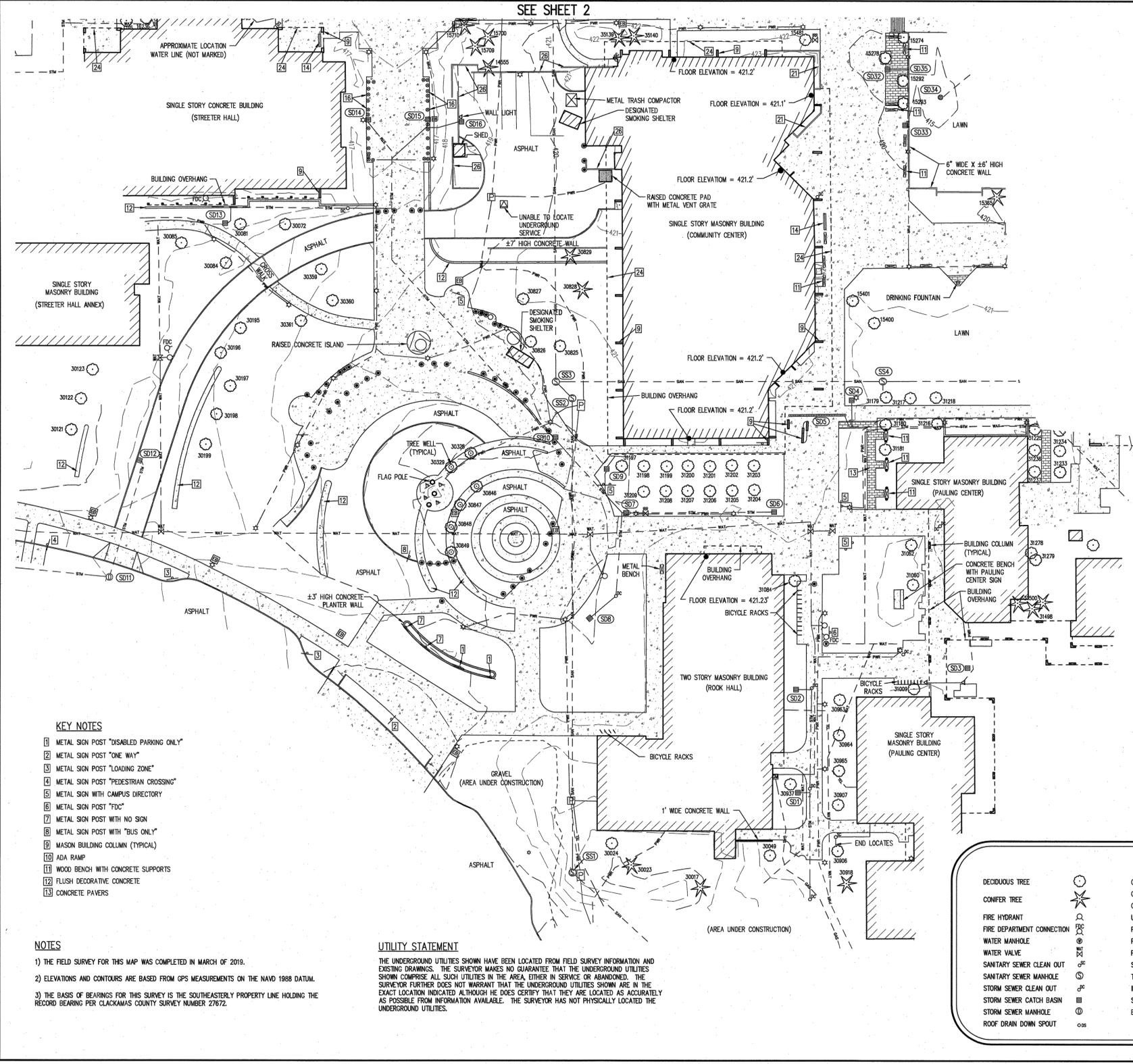
**1. COVER, VICINITY  
 PLAN AND SHEET  
 INDEX**

Status: **Oregon City Site Plan and Design Review Documentation**  
 Date: **08.26.2019**

Sheet Title  
**VICINITY PLAN  
 AND SHEET  
 INDEX**

Sheet No.  
**G0.01**

Job No.  
**4745-01**



SEE SHEET 2

**TREE INFORMATION**

14555	22' PINE
30017	19' FIR
30023	15' FIR
30024	10' DECIDUOUS
30049	SPLIT 2-8" DECIDUOUS
30072	17' OAK
30081	12' DECIDUOUS
30084	18' OAK
30085	14' DECIDUOUS
30121	25' OAK
30122	21' OAK
30123	24' OAK
30195	15' OAK
30196	14' OAK
30197	16' OAK
30198	16' OAK
30199	17' OAK
30328	14' DECIDUOUS
30329	17' DECIDUOUS
30359	15' OAK
30360	16' OAK
30361	13' OAK
30825	22' OAK
30826	24' OAK
30827	21' OAK
30828	20' FIR
30829	19' FIR
30846	17' DECIDUOUS
30847	15' DECIDUOUS
30848	17' DECIDUOUS
30849	17' DECIDUOUS
30906	26' ELM
30907	16' ELM
30918	11' FIR
30937	8' DECIDUOUS
30963	8' ELM
30964	16' ELM
30965	6' ELM
31009	9' OAK
31060	23' ELM
31062	27' ELM
31084	SPLIT 5" & 2-6" DECIDUOUS
31179	13" CHERRY
31180	12" CHERRY
31181	12" CHERRY
31187	SPLIT 9" & 14" DECIDUOUS
31188	SPLIT 6", 7", 8" & 12" DECIDUOUS
31199	SPLIT 7" & 8" DECIDUOUS
31200	SPLIT 9" & 2-10" DECIDUOUS
31201	SPLIT 10" & 12" DECIDUOUS
31202	SPLIT 6", 9", 10" & 11" DECIDUOUS
31203	SPLIT 2-8", 9" & 15" DECIDUOUS
31204	SPLIT 7", 8", 9" & 14" DECIDUOUS
31205	19" DECIDUOUS
31206	SPLIT 7" & 11" DECIDUOUS
31207	12" DECIDUOUS
31208	11" DECIDUOUS
31209	10" DECIDUOUS
31216	16" CHERRY
31217	5" CHERRY
31218	13" CHERRY

**SANITARY SEWER INFORMATION**

SS1	MANHOLE	RIM = 424.07
		8" I.E. IN (SE) = 415.1'
		8" I.E. OUT (N) = 415.0'
SS2	MANHOLE	RIM = 420.55'
		8" I.E. IN (S) = 412.0'
		8" I.E. OUT (NW) = 411.9'
SS3	MANHOLE	RIM = 420.40'
		8" I.E. IN (SE) = 411.2'
		8" I.E. IN (E) = 402.8'
		8" I.E. OUT (N) = 402.7'
SS4	MANHOLE	RIM = 421.20'
		8" I.E. IN (E) = 405.4'
		8" I.E. IN (S) = 411.0'
		8" I.E. IN (SE) = 405.5'
		8" I.E. OUT (W) = 405.3'

**STORM SEWER INFORMATION**

SS1	LYNCH STYLE CATCH BASIN	RIM = 420.15'
		TRAP OUT (E)
SS2	CATCH BASIN	RIM = 419.82'
		6" I.E. OUT (E) = 418.0'
SS3	AREA DRAIN	RIM = 421.65'
		NO VISIBLE PIPE
SS4	CATCH BASIN	RIM = 420.78'
		OUT (S)
		NO VISIBLE PIPE
SS5	SLOT DRAIN	RIM (S) = 420.74'
		RIM (W) = 420.67'
		NO VISIBLE PIPE
SS6	CATCH BASIN	RIM = 420.46'
		NO VISIBLE PIPE
SS7	CATCH BASIN	RIM = 419.78'
		NO VISIBLE PIPE
SS8	CATCH BASIN	RIM = 419.55'
		6" I.E. OUT (NE) = 418.6'
SS9	AREA DRAIN	RIM = 419.19'
		NO VISIBLE PIPE
SS10	AREA DRAIN	RIM = 418.77'
		NO VISIBLE PIPE
SS11	MANHOLE	RIM = 416.04'
		8" I.E. IN (N) = 410.9'
		8" I.E. OUT (W) = 410.6'
SS12	LYNCH STYLE CATCH BASIN	RIM = 415.02'
		TRAP OUT (E)
SS13	LYNCH STYLE CATCH BASIN	RIM = 415.23'
		TRAP OUT (E)
SS14	CATCH BASIN	RIM = 415.99'
		4" I.E. OUT (S) = 415.5'
SS15	CATCH BASIN	RIM = 415.01'
		4" I.E. OUT (S) = 415.5'
SS16	LYNCH STYLE CATCH BASIN	RIM = 418.02'
		TRAP OUT (W)

- KEY NOTES**
- METAL SIGN POST "DISABLED PARKING ONLY"
  - METAL SIGN POST "ONE WAY"
  - METAL SIGN POST "LOADING ZONE"
  - METAL SIGN POST "PEDESTRIAN CROSSING"
  - METAL SIGN WITH CAMPUS DIRECTORY
  - METAL SIGN POST "FDC"
  - METAL SIGN POST WITH NO SIGN
  - METAL SIGN POST WITH "BUS ONLY"
  - MASON BUILDING COLUMN (TYPICAL)
  - ADA RAMP
  - WOOD BENCH WITH CONCRETE SUPPORTS
  - FLUSH DECORATIVE CONCRETE
  - CONCRETE PAVERS

- NOTES**
- THE FIELD SURVEY FOR THIS MAP WAS COMPLETED IN MARCH OF 2019.
  - ELEVATIONS AND CONTOURS ARE BASED FROM GPS MEASUREMENTS ON THE NAVD 1988 DATUM.
  - THE BASIS OF BEARINGS FOR THIS SURVEY IS THE SOUTHEASTERLY PROPERTY LINE HOLDING THE RECORD BEARING PER CLACKAMAS COUNTY SURVEY NUMBER 27672.

**UTILITY STATEMENT**

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

**LEGEND**

DECIDUOUS TREE	(Symbol)	GAS METER	(Symbol)	PROPERTY LINE	(Symbol)
CONIFER TREE	(Symbol)	GAS VALVE	(Symbol)	CURB	(Symbol)
FIRE HYDRANT	(Symbol)	GUY WIRE ANCHOR	(Symbol)	EDGE OF PAVEMENT	(Symbol)
FIRE DEPARTMENT CONNECTION	(Symbol)	UTILITY POLE	(Symbol)	GRAVEL EDGE	(Symbol)
WATER MANHOLE	(Symbol)	POWER VAULT	(Symbol)	POWER LINE	(Symbol)
WATER VALVE	(Symbol)	POWER JUNCTION BOX	(Symbol)	TELEPHONE LINE	(Symbol)
SANITARY SEWER CLEAN OUT	(Symbol)	POWER TRANSFORMER	(Symbol)	GAS LINE	(Symbol)
SANITARY SEWER MANHOLE	(Symbol)	STREET LIGHT	(Symbol)	STORM SEWER LINE	(Symbol)
STORM SEWER CLEAN OUT	(Symbol)	TELEPHONE/TELEVISION RISER	(Symbol)	SANITARY SEWER LINE	(Symbol)
STORM SEWER CATCH BASIN	(Symbol)	IRRIGATION VALVE	(Symbol)	WATER LINE	(Symbol)
STORM SEWER MANHOLE	(Symbol)	SIGN	(Symbol)		
ROOF DRAIN DOWN SPOUT	(Symbol)	BOLLARD	(Symbol)		

**ORTHWEST SURVEYING, INC.**  
1815 NW 168TH PLACE, SUITE 2090  
BEAVERTON, OR 97006  
PH: (503) 848-2127 FAX: (503) 848-2179  
EMAIL: nrsurveying@nwsi.com

LOCATED IN THE NE 1/4 AND NW 1/4 OF SECTION 9, TOWNSHIP 3 SOUTH, RANGE 2 EAST, W.M., CITY OF OREGON CITY, CLACKAMAS COUNTY, OREGON

**TOPOGRAPHIC SURVEY OREGON CITY**  
TAX LOT 180

DRAWING NO.: 1895 TOPO  
SCALE: AS NOTED  
DRAWING GENERATED BY: LDZOOM  
DRAWN BY: CDW  
CHECKED BY: GHS  
PREPARED FOR: CLACKAMAS COMMUNITY COLLEGE  
19600 MOLILLA AVENUE  
OREGON CITY, OR 97045  
503-594-3081

REVISIONS:  
INITIAL RELEASE: MAR. 27, 2019

REGISTERED PROFESSIONAL LAND SURVEYOR  
CLAYTON H. STUBBS JR.  
5546918  
RENEWS: 06/30/20

JOB NUMBER  
**1895**

SHEET  
**1 OF 2**

FOR INFORMATION ONLY

Project Owner:  
**Clackamas Community College**

Project Name:  
**New Student Services Building & Community Center Renovation**

Project Address:  
**19600 S Molalla Ave, Oregon City, OR 97045**

Key Plan

THESE DRAWINGS ARE THE PROPERTY OF OPSIS ARCHITECTURE LLP AND ARE NOT TO BE USED OR REPRODUCED IN ANY MANNER WITHOUT PRIOR WRITTEN PERMISSION.

Oregon City Site Plan and Design Review:

**EXHIBIT A. PROJECT DRAWINGS**

**2. EXISTING CONDITIONS PLAN**

Status: **100% DESIGN DEVELOPMENT**

Date: **08.15.2019**

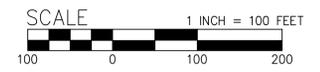
Sheet Title: **EXISTING CONDITIONS PLAN**

Sheet No. **C1.00**

Job No. **4745**

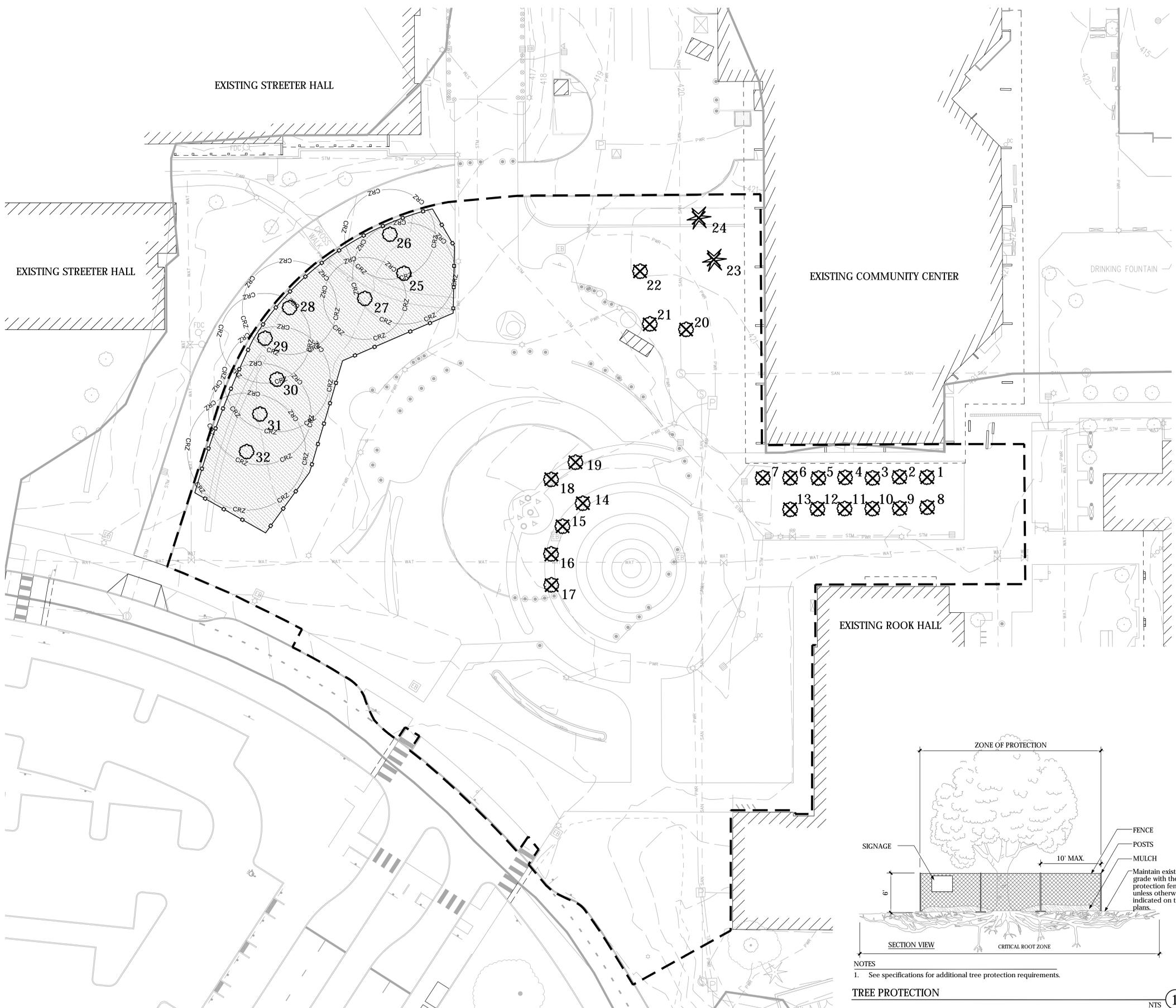


CAMPUS MAP  
SCALE: 1" = 100'

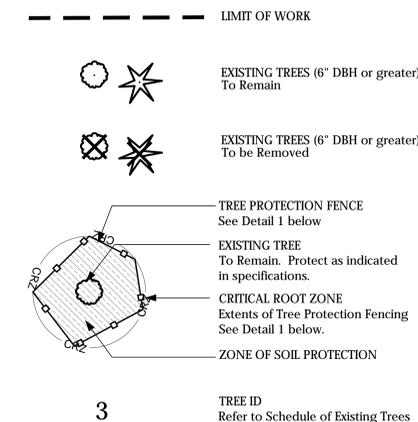


LEGEND:	
	Fire Hydrant
	Fire Department
	Connection (FDC)





**LEGEND**



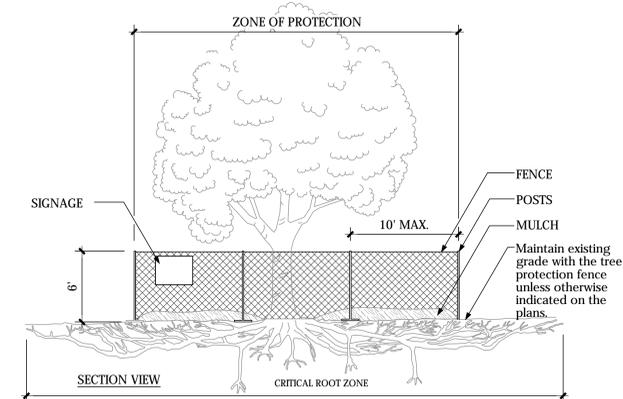
**NOTES**

- All base information except tree and vegetation information provided by: Northwest Surveying, Inc. 1815 NW 169th Place, Suite 2090, Beaverton, OR 97006 Ph: 503-848-2127 Fax: 503-848-2179 Email: nwsurveying@nwsrvy.com Dated: 02/13/2019
- See Arborist Report for all tree information.
- Watering - Water trees if required by the Owner's Representative. Watering will be required if it is judged that root removal is necessary for construction and threatens the survival of the tree. Use a slow drip or soaker hose to provide one inch water per week until completion of construction.
- Tree Protection Fence - Install fence during initial mobilization at the site and maintain until substantial completion. Fence is 6-foot chain link and secured with rigid metal, plastic, or wood posts 6' min. length and adequate strength to support fencing and resist wind and moderate live loads.
- Zone of Protection - Boundaries as indicated and directed by the Owner's Representative. Enclose areas with rigid chain link fencing. Obtain advance written authorization from the Owner's Representative for removal or modification of fencing. There shall be no work conducted in the enclosed area, no storage, no traffic nor other activity not previously approved.
- Critical Root Zone - Determined by Owner's Representative and shown on plans, within this zone only trench-less boring at pre-authorized depths, "air spade" trenching or hand digging. Do not cut roots larger than 1.5 inches diameter without approval. Cut roots, and protect exposed roots as required.
- The CRZ of existing trees shown is based on a mathematical formula, and does not accurately depict actual root locations. Should roots prove to be more prevalent than expected at this location, construction activity will impact the zone to the extent that the tree may potentially be removed.

**SCHEDULE OF EXISTING TREES**

Plan ID	Genus & Species	Common Name	DBH (in.)	Health/Condition*	Planned Status
1	Cercidiphyllum japonica	Katsura	22	fair	Remove
2	Cercidiphyllum japonica	Katsura	18	poor	Remove
3	Cercidiphyllum japonica	Katsura	19	poor	Remove
4	Cercidiphyllum japonica	Katsura	18	fair	Remove
5	Cercidiphyllum japonica	Katsura	12	fair	Remove
6	Cercidiphyllum japonica	Katsura	17	fair	Remove
7	Cercidiphyllum japonica	Katsura	19	fair	Remove
8	Cercidiphyllum japonica	Katsura	18	poor	Remove
9	Cercidiphyllum japonica	Katsura	16	very poor	Remove
10	Cercidiphyllum japonica	Katsura	14	very poor	Remove
11	Cercidiphyllum japonica	Katsura	11	fair	Remove
12	Cercidiphyllum japonica	Katsura	10	fair	Remove
13	Cercidiphyllum japonica	Katsura	10	very poor	Remove
14	Cercidiphyllum japonica	Katsura	17	poor	Remove
15	Cercidiphyllum japonica	Katsura	14	very poor	Remove
16	Cercidiphyllum japonica	Katsura	15	poor	Remove
17	Cercidiphyllum japonica	Katsura	15	poor	Remove
18	Cercidiphyllum japonica	Katsura	12	very poor	Remove
19	Cercidiphyllum japonica	Katsura	15	very poor	Remove
20	Quercus palustris	Pin Oak	23	good	Remove
21	Quercus palustris	Pin Oak	23	good	Remove
22	Quercus palustris	Pin Oak	21	good	Remove
23	Pseudotsuga menziesii	Douglas Fir	22	good	Remove
24	Pseudotsuga menziesii	Douglas Fir	22	good	Remove
25	Quercus palustris	Pin Oak	17	fair	Protect
26	Quercus palustris	Pin Oak	15	fair	Protect
27	Quercus palustris	Pin Oak	14	good	Protect
28	Quercus palustris	Pin Oak	16	good	Protect
29	Quercus palustris	Pin Oak	15	fair	Protect
30	Quercus palustris	Pin Oak	18	good	Protect
31	Quercus palustris	Pin Oak	17	good	Protect
32	Quercus palustris	Pin Oak	20	good	Protect

\* See Arborist Report for more information.



- NOTES**
- See specifications for additional tree protection requirements.

**TREE PROTECTION** NTS 1



**LEGEND**

--- LIMIT OF WORK BOUNDARY

EXISTING TREES

PROPOSED TREES 1 2 3 9  
L4.0 L4.0 L4.0 L4.0

PB PLANT BED  
Soil depth: 18"

SW STORMWATER FACILITY 8  
L4.0

LA LAWN AREA  
Soil depth: 12"

LR LAWN REPAIR

- NOTES:**
- All survey information provided by: Northwest Surveying, Inc. 1815 NW 169th Place, Suite 2090, Beaverton, OR 97006. Ph: 503-848-2127 Fax: 503-848-2179. Email: nwsurveying@nwsrvy.com. Dated: 02/13/2019
  - Verify exact locations and routing of existing underground utilities prior to starting excavation. Repair any damage to existing pipes, utilities, or related facilities at Contractor's expense in a manner approved by Owner's Representative.
  - Do not install any plant materials until Owner's Representative has reviewed and approved irrigation system installation, area coverage balancing, soil preparation and finish grading. Refine the shape and finish grade of plant beds as directed by Owner's Representative.
  - Protect all existing trees and plant materials to remain including limbs, trunks, roots and root zones.
  - Finish grade is top of topsoil. Mulch is in addition.
  - Prune all new plant materials as directed by Owner's Representative.
  - Make minor adjustments in tree spacing as necessary to accommodate the Irrigation system as installed.
  - Where new lawn abuts existing, provide a smooth transition and make repairs as necessary to existing lawn.
  - Plant quantities shown are for Contractor's convenience only. Contractor is responsible to provide 100% coverage of entire area at spacing shown.
  - Triangle space all shrubs and groundcovers, unless otherwise noted.

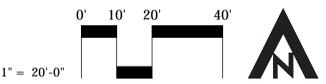
**TREE MITIGATION CALCULATIONS**

Total trees removed:	24 trees
Total trees removed that require mitigation: *	12 trees
Number of mitigation trees required:	28 trees
Number of mitigation trees proposed:	16 trees
Number of mitigation trees proposed to use Cash in Lieu:	12 trees

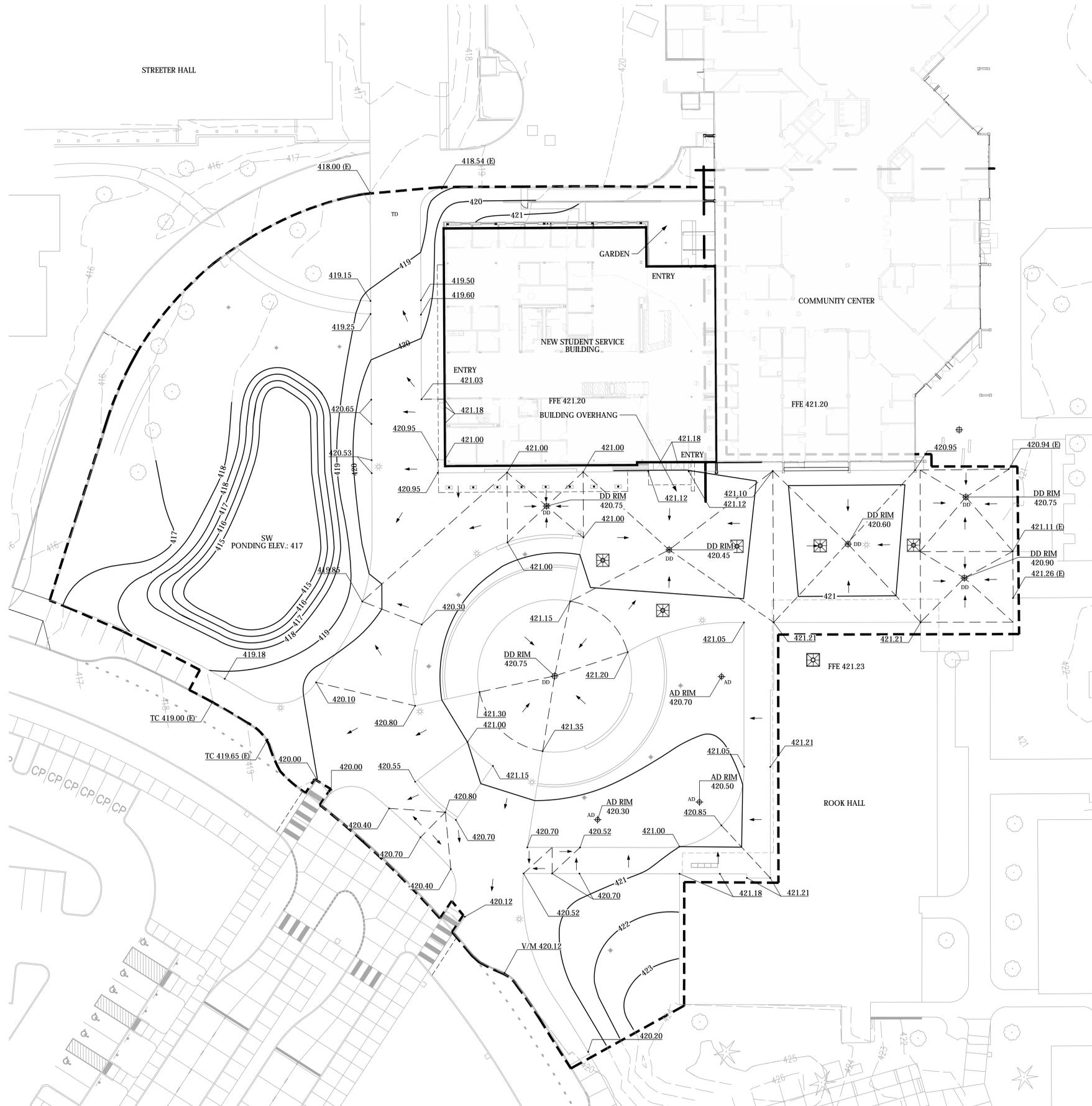
\*Per OCMC 17.41.060. Trees may be removed without mitigation if a letter is provided by a certified arborist identifying that the tree is dead, diseased, dying, or hazardous. See Tree Preservation and Removal Plan and Arborist Report.

**TENTATIVE PLANT LIST**

						Oregon City Native Tree List	Oregon City Street Tree List
<b>TREES</b>							
Key	Botanical Name	Common Name	Size	Spacing	Remarks		
Ace my	Acer mizajabei 'Morton'	State Street Maple	2" Cal.	as shown	B&B or cont.		x
Ace pal	Acer palmatum 'Shishigashira'	Lion's Head Japanese Maple	10" ht.	as shown	B&B or cont.		
Que coc	Quercus coccinea	Scarlet Oak	2" Cal.	as shown	B&B or cont.		x
Ulm jap	Ulmus japonica x wilsonia	Accolade Elm	2" Cal.	as shown	B&B or cont.		x
Zer ser	Zelkova serata 'Green Vase'	Green Vase Zelkova	2" Cal.	as shown	B&B or cont.		x
<b>SHRUBS AND PERENNIALS</b>							
Key	Botanical Name	Common Name	Size	Spacing			
	Cornus sericea 'Arctic Fire'	Arctic Fire Dogwood	3 gal	36" o.c.			
	Deschampsia caespitosa	Tufted Hairgrass	2 gal	24" o.c.			
	Dryopteris erythrosora 'Brilliance'	Autumn Fern	2 gal	24" o.c.			
	Edgeworthia chrysantha	Red dragon	2 gal	24" o.c.			
	Euonymus japonicus 'Microphyllus'	Boxleaf Euonymus	2 gal	24" o.c.			
	Fothergilla gardenii	Dwarf Fothergilla		30" o.c.			
	Gymnocarpium disjunctum	Oak Fern		36" o.c.			
	Hemerocallis sp.	Day lily	2 gal	24" o.c.			
	Itea virginica 'Sprich'	Little Henry Dwarf Sweetspire		36" o.c.			
	Ligustrum x 'Suwanee River'	Suwanee River Privet		48" o.c.			
	Liriope muscari 'Big Blue'	Big Blue Lilyturf	1 gal	18" o.c.			
	Lonicera pileata	Box leaf Honeysuckle					
	Mahonia nervosa	Low Oregon Grape	1 gal				
	Panicum virgatum 'Rotstrahlbusch'	Rotstrahlbusch Switch Grass	3 gal	24" o.c.			
	Pennisetum alopecuroides 'Hameln'	Hameln Dwarf Fountain Grass	3 gal	36" o.c.			
	Polystichum munium	Western Sword Fern	3 gal	36" o.c.			
	Prunus laurocerasus 'Mt. Vernon'	Mount Vernon Laurel	3 gal	36" o.c.			
	Rhaphilolepis	Indian Hawthorn	3 gal	36" o.c.			
	Ribes sanguineum 'King Edward VII'	King Edward VII Flowering Currant	3 gal	48" o.c.			
	Rudbeckia fulgida sullivantii 'Goldsturm'	Black-eyed Susan	2 gal	24" o.c.			
	Sarcococca ruscifolia	Sweetbox	3 gal	48" o.c.			
	Sedum x 'Autumn Joy'	Autumn Joy Sedum	1 gal	18" o.c.			
	Spiraea japonica 'Tracy'	Double Play Big Bang Spirea	2 gal	36" o.c.			
	Viburnum davidii	David Viburnum	3 gal	48" o.c.			
<b>STORMWATER PLANTS</b>							
Key	Botanical Name	Common Name	Size	Spacing			
	Alnus rubra	Red Alder	2" ca.	As shown			
	Carex obnupta	Slough Sedge	1 gal	18" o.c.			
	Juncus patens	Common Rush	1 gal	18" o.c.			
	Cornus sericea	Redtwig Dogwood	1 gal	60" o.c.			
	Cornus sericea 'Kelsey'	Kelsey Dogwood	2 gal	36" o.c.			
	Iris tenax	Oregon Iris	1 gal	12" o.c.			
	Mahonia aquifolium 'Compacta'	Compact Oregon Grape	1 gal	36" o.c.			
	Salix sitchensis	Sitka Willow	1 gal	10" o.c.			
	Spiraea betulifolia 'Tor'	Birchleaf Spiraea	1 gal	36" o.c.			
	Symphoricarpos albus	Snowberry	1 gal	36" o.c.			



plotter: sheet size: 30" x 42"



LEGEND

	LIMIT OF WORK BOUNDARY
	FFE
	FINISH FLOOR ELEVATION
	EXISTING CONTOUR ( 1' INTERVAL)
	NEW CONTOUR (1' INTERVAL)
	BREAK IN PLANE ARROW INDICATES DIRECTION OF FLOW
	SPOT ELEVATION
	V/M 420.12
	TW 422.50 BW 421.00
	TOP OF WALL ELEVATION BOTTOM OF WALL ELEVATION
	TC 420.62 BC 420.12
	TOP OF STAIR ELEVATION BOTTOM OF STAIR ELEVATION
	TS 420.96 BS 420.30
	CATCH BASIN RIM ELEVATION
	CB RIM 420.20
	AREA DRAIN RIM ELEVATION
	AD RIM 420.40
	TRENCH DRAIN RIM ELEVATION
	TD RIM 420.20
	DECK DRAIN RIM ELEVATION
	DD RIM 420.20
	SOIL GRADE ELEVATION
	SG 420.20

NOTES

- All survey information provided by: Northwest Surveying, Inc. 1815 NW 169th Place, Suite 2090, Beaverton, OR 97006 Ph: 503-848-2127 Fax: 503-848-2179 Email: nwsurveying@nwsrvy.com Dated: 02/13/2019
- Verify exact locations and routing of existing underground utilities prior to starting excavation. Repair any damage to existing pipes, utilities or related facilities at Contractor's expense in a manner approved by Owner's Representative.
- Barricade and protect trunks, limbs, roots and root zones beyond dripline of existing trees and plant materials to remain as directed by Owner's Representative. Cut no limbs or roots larger than 2" in diameter without approval of Owner's Representative. Notify Owner's Representative prior to performing any excavation within protection areas.
- All accessible components including, but not limited to signs, ramps, tactile warning, markings, etc. shall conform to all Oregon State Standards for parking and access for the disabled. Obtain Owner's Representative approval prior to installing any related work.
- Install new utilities so that rim elevations are flush with finish grades at pavement, lawn and plant beds. Adjust rim elevations of existing utilities accordingly.
- Verify existing elevations where new work abuts existing to remain. Notify Owner's Representative of any discrepancies prior to any construction.
- Adjust rim elevations of existing utilities so that rims are flush with finish grade at new paving and lawns.
- Blend all new elevations back to existing grade to create a uniform slope. Maximum slope, 4:1.
- Construct smooth transitions between new paving improvements and existing paving to remain.

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www.cameronmccarthy.com • F 503-848-2179

Project Owner:

**Clackamas**  
Community College

Project Name:  
**New Student Services Building & Community Center Renovation**

Project Address:  
**19600 S Molalla Ave,  
Oregon City, OR 97045**  
Key Plan

08/19/2019

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Oregon City Site Plan and Design Review.

**EXHIBIT A.**  
**PROJECT DRAWINGS**  
**7. GRADING PLAN**

Status: **100% DESIGN DEVELOPMENT**

Date: **08.15.2019**

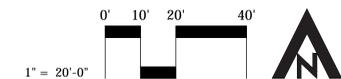
Sheet Title  
**GRADING PLAN**

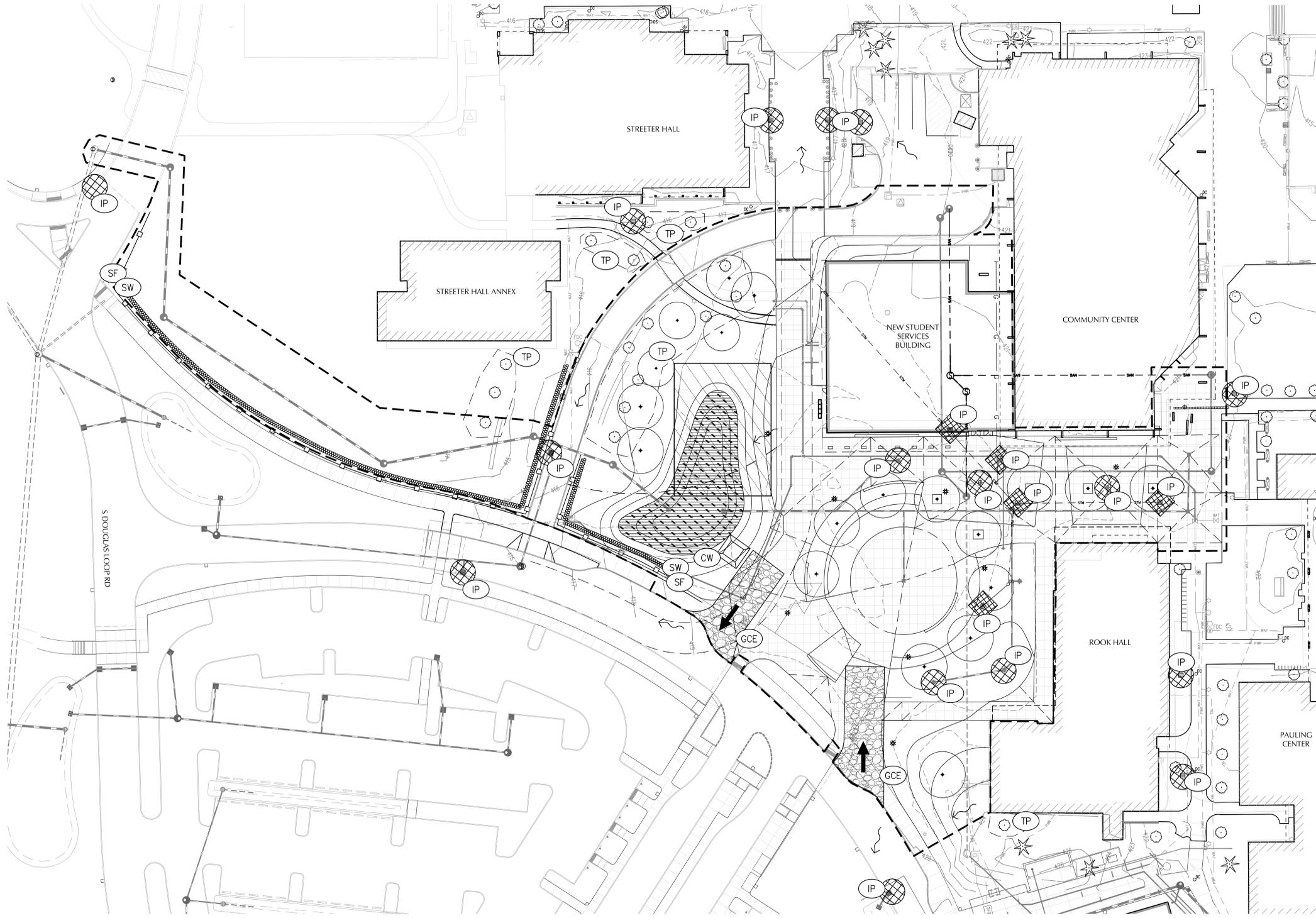
Sheet No.

**L2.0**

Job No.

**4745**





**EROSION CONTROL PLAN NOTES**

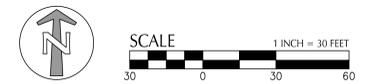
- APPROVAL OF THIS EROSION/SEDIMENTATION CONTROL (ESC) PLAN DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.).
- THE IMPLEMENTATION OF THESE ESC PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE ESC FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND PERMANENT VEGETATION/LANDSCAPING IS ESTABLISHED.
- THE ESC FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO ENSURE THAT SEDIMENT AND SEDIMENT LADEN WATER DO NOT ENTER THE DRAINAGE SYSTEM, ROADWAYS, OR VIOLATE APPLICABLE WATER STANDARDS.
- ANY ORANGE CONSTRUCTION FENCING INSTALLED SHOULD BE PER DETAIL 8/C5.03

**CONSTRUCTION SEQUENCING & STORM FACILITY NOTES**

- DEMOLITION WILL REMOVE IMPERVIOUS SURFACES. UNTIL NEW IMPERVIOUS SURFACES ARE INSTALLED, STORMWATER WILL BE INFILTRATED IN PLACE. CONTRACTOR TO INSTALL EROSION CONTROL MEASURES AS NEEDED TO PREVENT SEDIMENT LADEN RUNOFF FROM LEAVING THE SITE.
  - THE STORMWATER RAIN GARDENS ARE PERMANENT STORMWATER FACILITIES AND MUST BE PROTECTED FROM SILTATION AND SCOURING DURING THE CONSTRUCTION PHASE. DURING CONSTRUCTION, STORMWATER MAY BE ROUTED TO THE STORMWATER FACILITIES PROVIDED EROSION CONTROL MEASURES LISTED BELOW ARE IMPLEMENTED:
    - INSTALL PROTECTIVE JUTE MATTING OR FILTER FABRIC OVER BOTTOM AND SIDE SLOPES OF FACILITIES.
    - OVERFLOW INLETS WITHIN THE FACILITY MUST RECEIVE INLET PROTECTION PER DETAIL 2/C5.03.
    - PRIOR TO PLANTING, THE PROTECTIVE MATTING SHOULD BE REMOVED AND THE TOP 6" OF GROWING MEDIUM SHALL BE TILLED TO CONFIRM SOIL MIX MEETS DESIGN GRADATIONS AND SOIL DRAINS AS DESIGNED PRIOR TO PLANTING.
    - INSTALL PEA GRAVEL MULCH AS SOON AS POSSIBLE TO PROTECT SOIL.
- ATTENTION!!!** RAIN EVENTS THAT SCOUR EXPOSED SOIL REQUIRE ADDITIONAL TILLING OR POTENTIALLY REPLACEMENT PRIOR TO PLACEMENT OF PEA GRAVEL AND PLANTING TO ENSURE STORM FACILITY FUNCTIONS AND DRAINS AS DESIGNED.

**SHEET LEGEND**

---	PROPERTY LINE	---	EX. CONTOUR MINOR
---	EX. CONTOUR MAJOR	---	PROP. CONTOUR MINOR
---	PROP. CONTOUR MAJOR	---	LIMIT OF WORK
---	SEDIMENT CONTROL FENCE, PLACE AT PROPERTY LINES, UNO (SHOWN OFFSET FOR CLARITY).	---	STRAW WATTLE
---	INLET PROTECTION	---	INLET PROTECTION ON EXISTING INLET, INSTALL PRIOR TO REMOVAL OF STRUCTURE.
---	BIO-BAG PROTECTION IN DITCHES AND SWALES	---	DRAINAGE FLOW DIRECTION
---	TREE PROTECTION FENCE, SEE LANDSCAPE PLANS FOR DETAILS AND SPECIFICATIONS	---	CONSTRUCTION ENTRANCE
---	STAGING AREA	---	STORM FACILITY (RAIN GARDEN), SEE CONSTRUCTION SEQUENCING & STORM FACILITY NOTES ON THIS SHEET
---	CONCRETE WASHOUT		



- SHEET NOTES**
- ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE CONSTRUCTED PER DETAIL 2/C4.00.
  - STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
  - INSTALL THRUST BLOCK ON FIRE AND WATER LINES PER DETAIL 1/C4.01.

- UTILITY KEY NOTES**
- | NOTE | DESCRIPTION   | DETAIL REF. |
|------|---|-------------|
| 1    | CONNECT TO EXISTING WATER MAIN. VERIFY LOCATION AND INVERT ELEVATION. PROVIDE FITTINGS AS REQUIRED TO MAKE CONNECTION.  |             |
| 2    | INSTALL STANDARD CLEANOUT.  | 6/C4.00     |
| 3    | CONSTRUCT MANHOLE OVER EXISTING SANITARY MAIN. FIELD VERIFY LOCATION.   |             |
| 4    | CONSTRUCT OUTSIDE DROP MANHOLE CONNECTION.  | 7/C4.00     |
| 5    | CAP AND ABANDON EXISTING 8" SANITARY SEWER BENEATH COMMUNITY CENTER.  |             |
| FP   | CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION. IRRIGATION POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION. |             |
| G    | CONNECT TO GAS METER. CONTRACTOR TO COORDINATE WITH GAS COMPANY. SEE PLUMBING PLANS FOR CONTINUATION.   |             |
| RG   | RAIN GARDEN - FILTRATION. FACILITY AREA AS SHOWN.   |             |
| S    | CONNECT TO EXISTING SANITARY MAIN. SIZE AS NOTED.   |             |
| SD   | CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.   |             |
| W    | CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.   |             |
| !!   | UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.  |             |

PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Owner:  
**Clackamas Community College**

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Key Plan

- UTILITY LABEL LEGEND**
- STRUCTURE LABEL**
- UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)
  - STRUCTURE TYPE CALLOUT
  - ID NUMBER (WHERE APPLICABLE)
  - LOCATION (WHERE APPLICABLE)
  - STRUCTURE INFO (WHERE APPLICABLE)
- PIPE LABEL**
- UTILITY LENGTH
  - UTILITY SIZE
  - UTILITY TYPE
  - SLOPE (WHERE APPLICABLE)

**STRUCTURE TYPE**

CALLOUT	DESCRIPTION	DETAIL REF.
AD	AREA DRAIN	SEE LANDSCAPE
BWV	BACKWATER VALVE	7/C4.00
CB	CATCH BASIN	SEE LANDSCAPE
CO	CLEANOUT TO GRADE	6/C4.00
FD	FOUNDATION DRAINAGE	
FDC	FIRE DEPARTMENT CONNECTION	5/C4.01
FH	FIRE HYDRANT	4/C4.01
GV	GATE VALVE	3/C4.01
MH	MANHOLE	4/C4.00
OF	OUTFALL	3/C4.00
OV	OVERFLOW INLET	8/C4.00
PLUG	PLUG	1/C4.00
STUB	STUB	
TB	THRUST BLOCK	
TD	TRENCH DRAIN	1/C4.01
TEE	TEE CONNECTION	
WM	WATER METER	
WYE	WYE CONNECTION	

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**EXHIBIT A. PROJECT DRAWINGS**  
**9. UTILITIES**

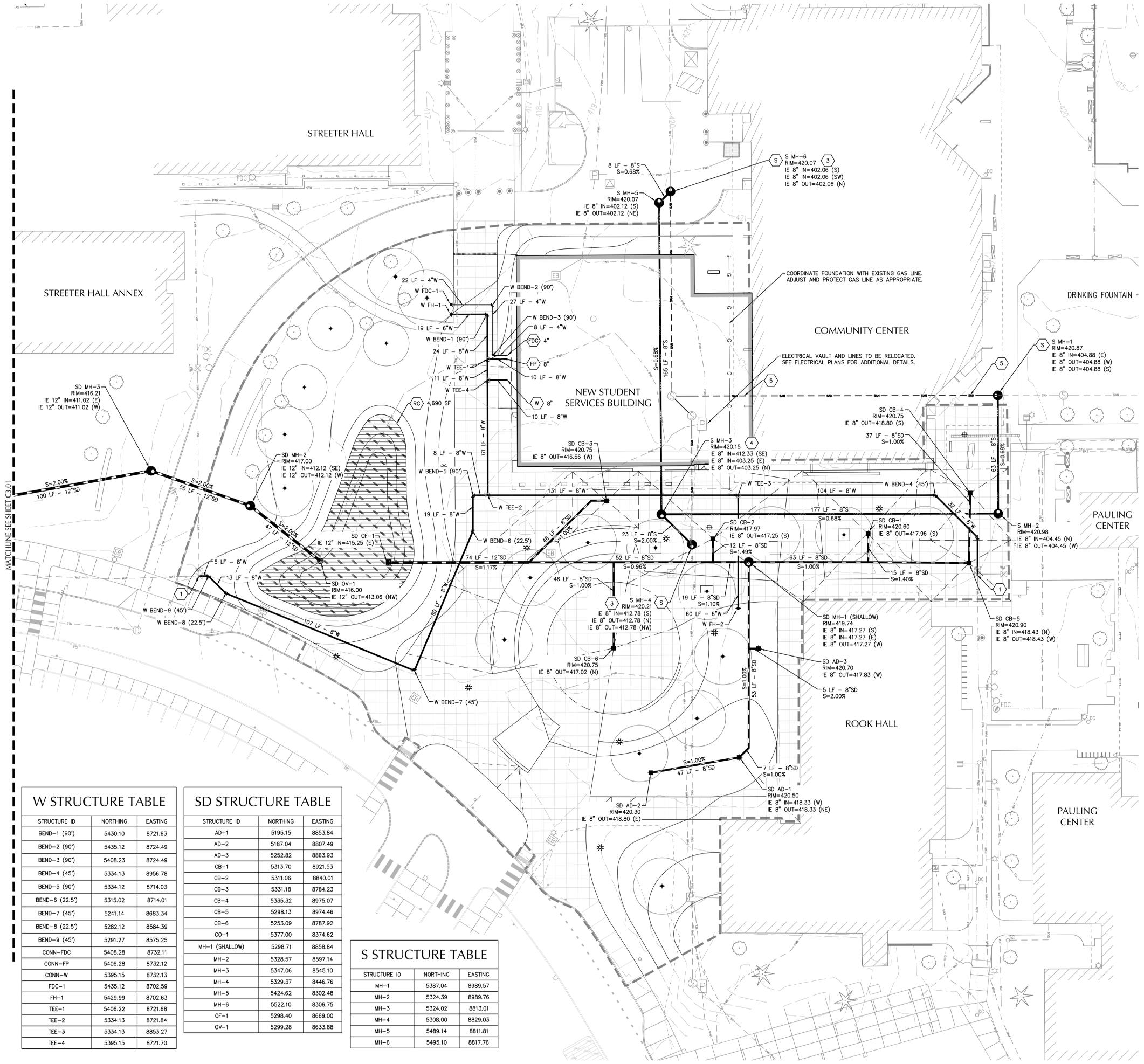
Status: **100% DESIGN DEVELOPMENT**

Date: **08.15.2019**

Sheet Title: **UTILITY PLAN**

Sheet No. **C3.00**

Job No. **4745**



**W STRUCTURE TABLE**

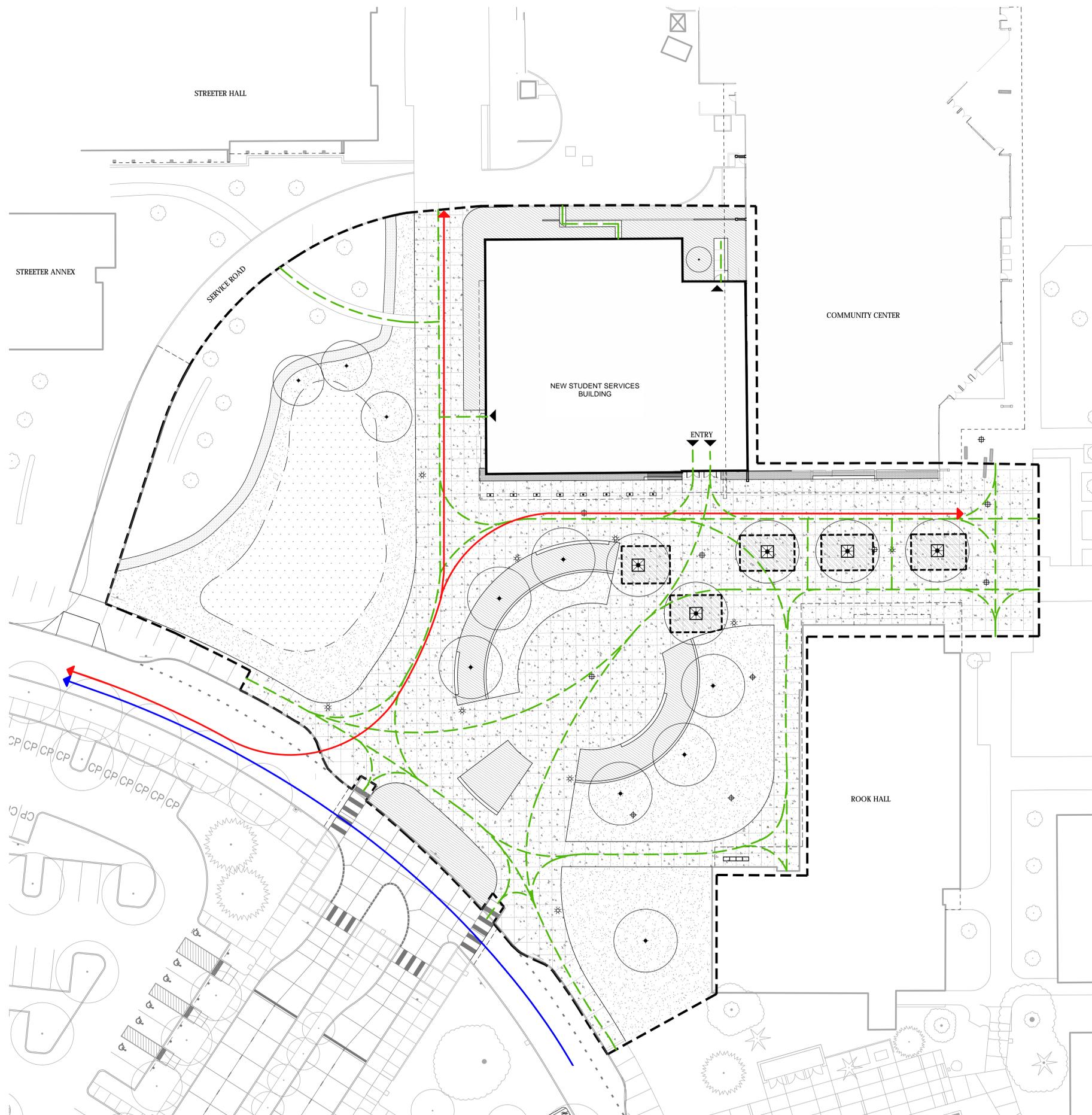
STRUCTURE ID	NORTHING	EASTING
BEND-1 (90°)	5430.10	8721.63
BEND-2 (90°)	5435.12	8724.49
BEND-3 (90°)	5408.23	8724.49
BEND-4 (45°)	5334.13	8956.78
BEND-5 (90°)	5334.12	8714.03
BEND-6 (22.5°)	5315.02	8714.01
BEND-7 (45°)	5241.14	8683.34
BEND-8 (22.5°)	5282.12	8584.39
BEND-9 (45°)	5291.27	8575.25
CONN-FDC	5408.28	8732.11
CONN-FP	5406.28	8732.12
CONN-W	5395.15	8732.13
FDC-1	5435.12	8702.59
FH-1	5429.99	8702.63
TEE-1	5406.22	8721.68
TEE-2	5334.13	8721.84
TEE-3	5334.13	8853.27
TEE-4	5395.15	8721.70

**SD STRUCTURE TABLE**

STRUCTURE ID	NORTHING	EASTING
AD-1	5195.15	8853.84
AD-2	5187.04	8807.49
AD-3	5252.82	8863.93
CB-1	5313.70	8921.53
CB-2	5311.06	8840.01
CB-3	5331.18	8784.23
CB-4	5335.32	8975.07
CB-5	5298.13	8974.46
CB-6	5253.09	8787.92
CO-1	5377.00	8374.62
MH-1 (SHALLOW)	5298.71	8858.84
MH-2	5328.57	8597.14
MH-3	5347.06	8545.10
MH-4	5329.37	8446.76
MH-5	5424.62	8302.48
MH-6	5522.10	8306.75
OF-1	5298.40	8669.00
OV-1	5299.28	8633.88

**S STRUCTURE TABLE**

STRUCTURE ID	NORTHING	EASTING
MH-1	5387.04	8989.57
MH-2	5324.39	8989.76
MH-3	5324.02	8813.01
MH-4	5308.00	8829.03
MH-5	5489.14	8811.81
MH-6	5495.10	8817.76



LEGEND

CIRCULATION TYPE

- VEHICULAR
- - - PEDESTRIAN
- FIRE ACCESS

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Project Owner:

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Key Plan

08/15/2019

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EXHIBIT A.  
 PROJECT DRAWINGS

10. CIRCULATION PLAN

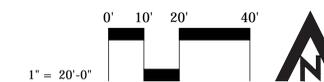
Status: **100% DESIGN DEVELOPMENT**

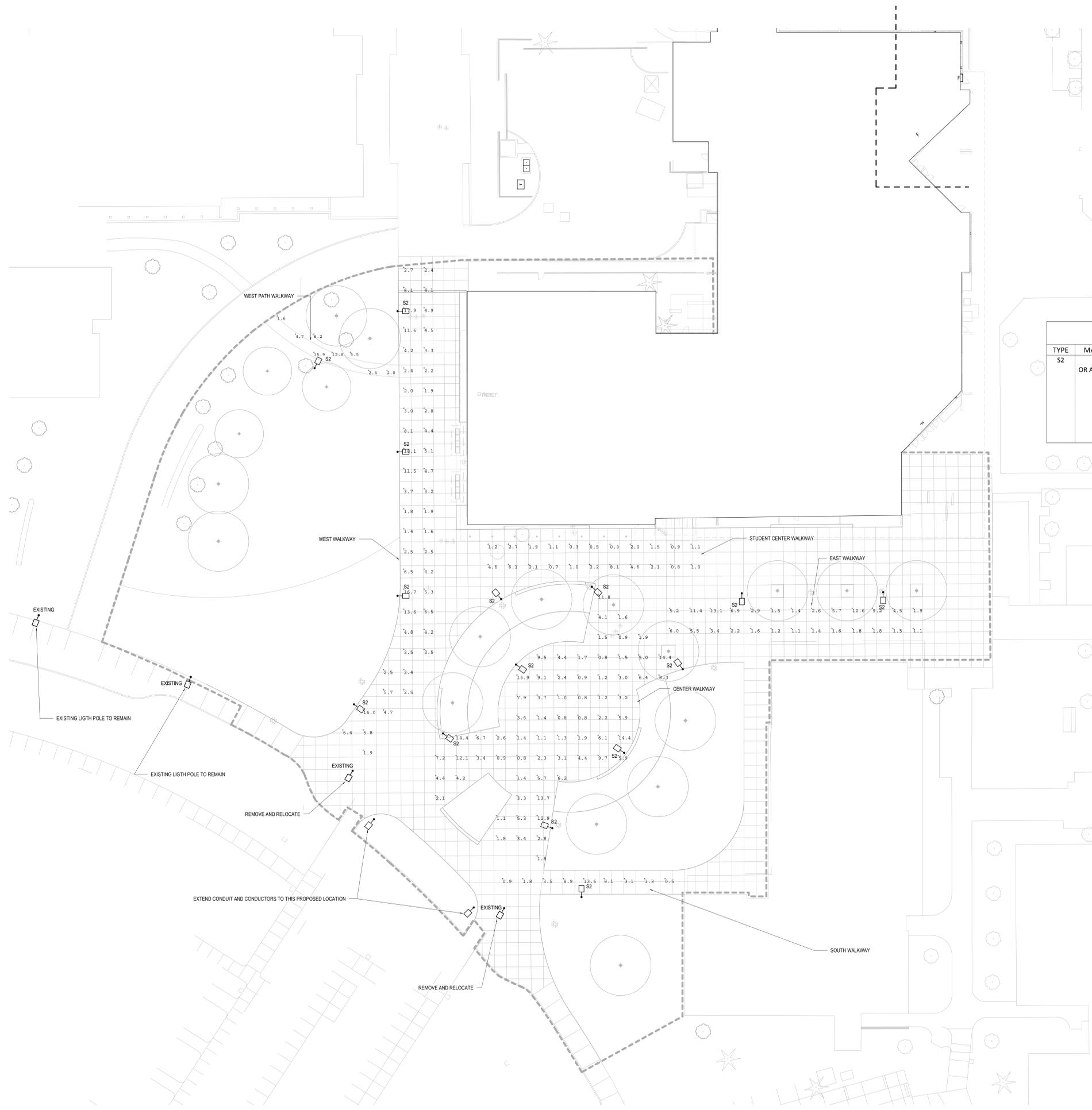
Date: **08.15.2019**

Sheet Title  
**Circulation Map**

Sheet No.

Job No.  
**4745**





**LIGHTING FIXTURE SCHEDULE**

TYPE	MANUFACTURER	CATALOG NUMBER	DESCR...
S2	STRUCTURA OR APPROVED EQUAL	LINEAL LED SERIES	POLE MOUNTED LED TYPE III DISTRIBUTION, 4000K LED 8,439 LUMENS 0.8 74.8W OUTDOOR POLE MOUNTED - 12FT BRONZE UNV.

**STATISTICS - FOOT CANDLE CALCS**

Description	Avg	Max	Min	Max/Min	Avg/Min
Center Walkway	4.61	15.9	0.8	19.88	5.76
East Walkway	4.12	13.1	0.5	11.91	3.75
South Walkway	4.63	13.6	0.5	27.2	9.26
Student Center Walkway	2.13	8.1	0.3	27	7.1
West Walkway	5.3	18.1	1.4	12.93	3.79
West Path Walkway	6.39	15.9	1.6	9.94	7.1

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**EXHIBIT A. PROJECT DRAWINGS**

**11. LIGHTING PLAN**

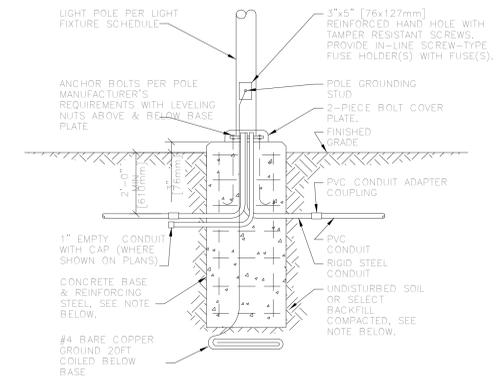
Status: **100% DESIGN DEVELOPMENT**

Date: **08.15.2019**

Sheet Title  
**ELECTRICAL - LIGHTING - SITE PLAN**

Sheet No.  
**E1.01**

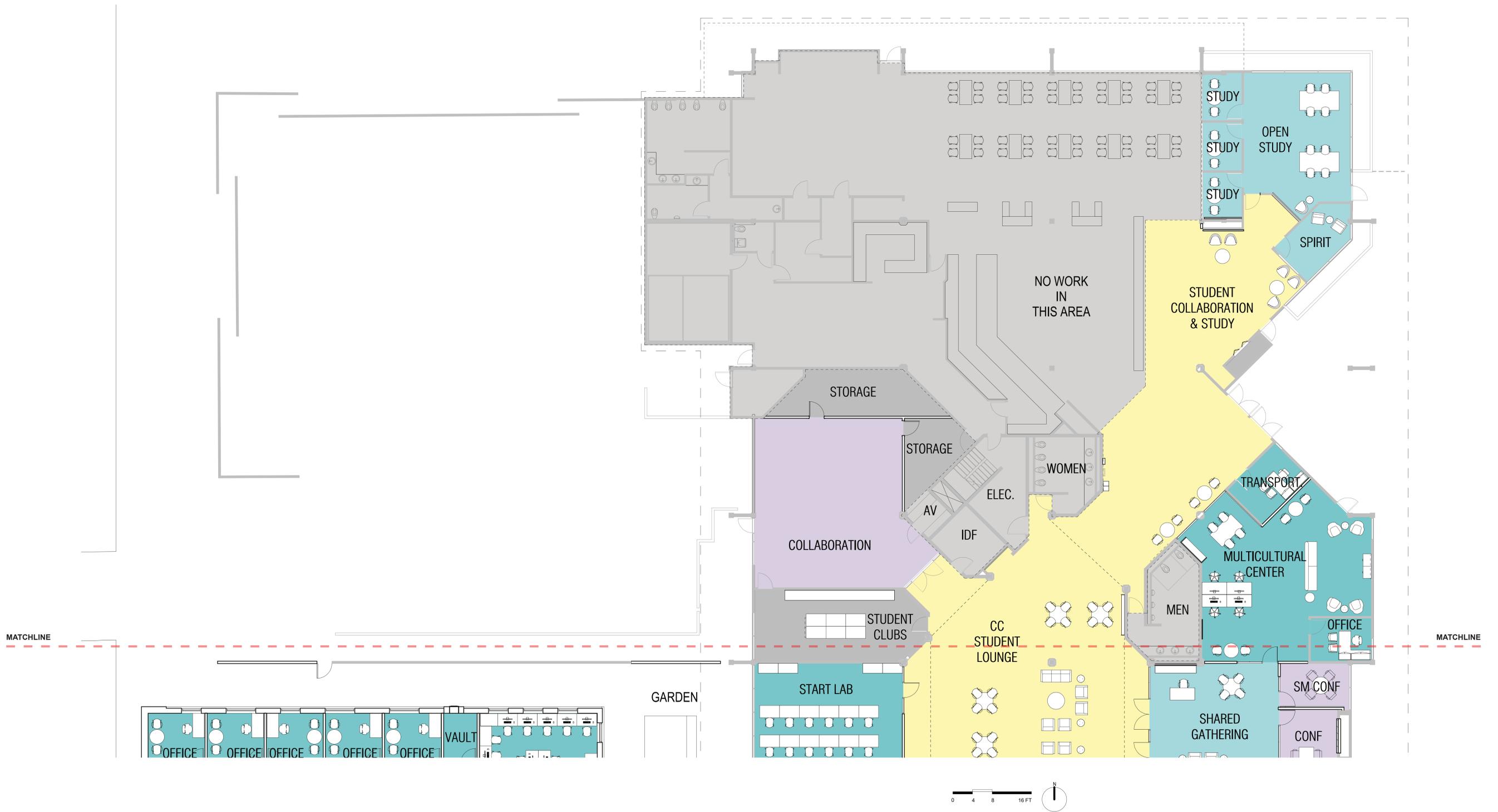
Job No.  
**4745-01**



**NOTE:**

BACKFILL, CONCRETE, REINFORCING STEEL, AND ANCHOR BOLTS ARE SHOWN FOR REFERENCE ONLY. STRUCTURAL DESIGN IS SHOWN ON STRUCTURAL DRAWINGS.







**ROOF PLANS SHEET NOTES**

1. VERIFY ALL DIMENSIONS IN THE FIELD
2. COORDINATE EXACT LOCATIONS OF MECHANICAL EQUIPMENT WITH MECHANICAL DRAWINGS AND SPECIFICATIONS
3. NO RIGID INSULATION AT R-5
4. PROVIDE FALL PROTECTION SYSTEM AND ASSOCIATED ANCHORS OUTSIDE OF SCREENED MECHANICAL AREA
5. PROVIDE PROTECTION PADS TO THE SERVICE SIDE OF ALL EQUIPMENT AND TO ALL ROOF DRAINS

**ROOF PLANS MATERIALS AND SYMBOLS**

-  ROOF AND OVERFLOW DRAINS IN SURROUNDING SLUMP
-  TAPERED INSULATION TO DRAIN 1/2" / 1'-0" U.O.N.
-  BUR-1 REPAIR EXISTING BUILT-UP MODIFIED BITUMEN ROOF WHERE DISTURBED FOR CONNECTION TO NEW BUILDING

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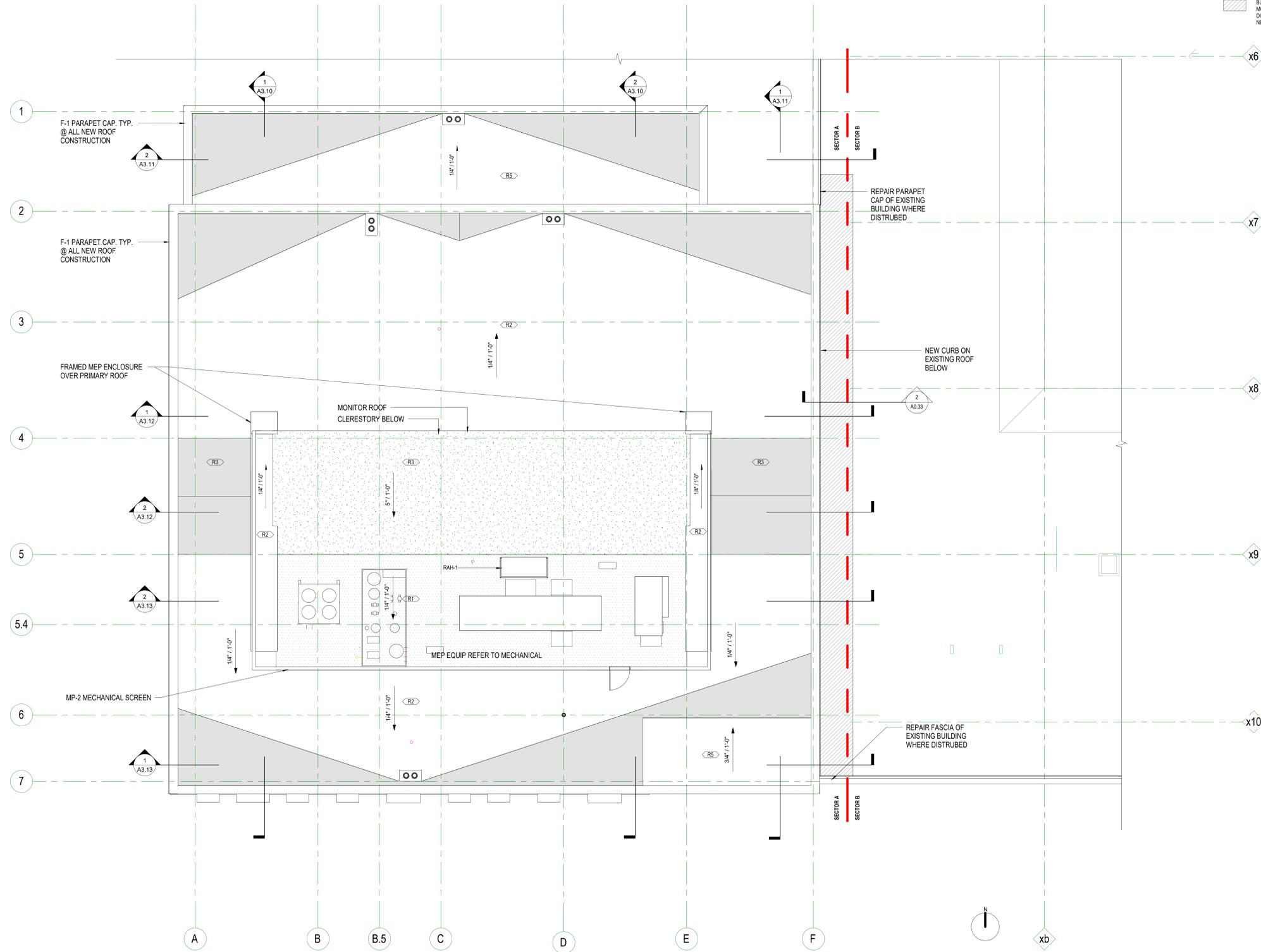
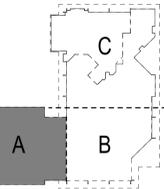
Project Owner:



Project Name:  
**New Student Services Building & Community Center Renovation**

Project Address:  
**19600 S Molalla Ave,  
Oregon City, OR 97045**

Key Plan



**w | ROOF PLAN**  
A1.13 1/8" = 1'-0"

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**EXHIBIT A.  
PROJECT  
DRAWINGS**

**12. FLOOR PLANS**

Status: **100% DESIGN DEVELOPMENT**

Date: **08.15.2019**

Sheet Title  
**ROOF PLAN  
SECTOR A**

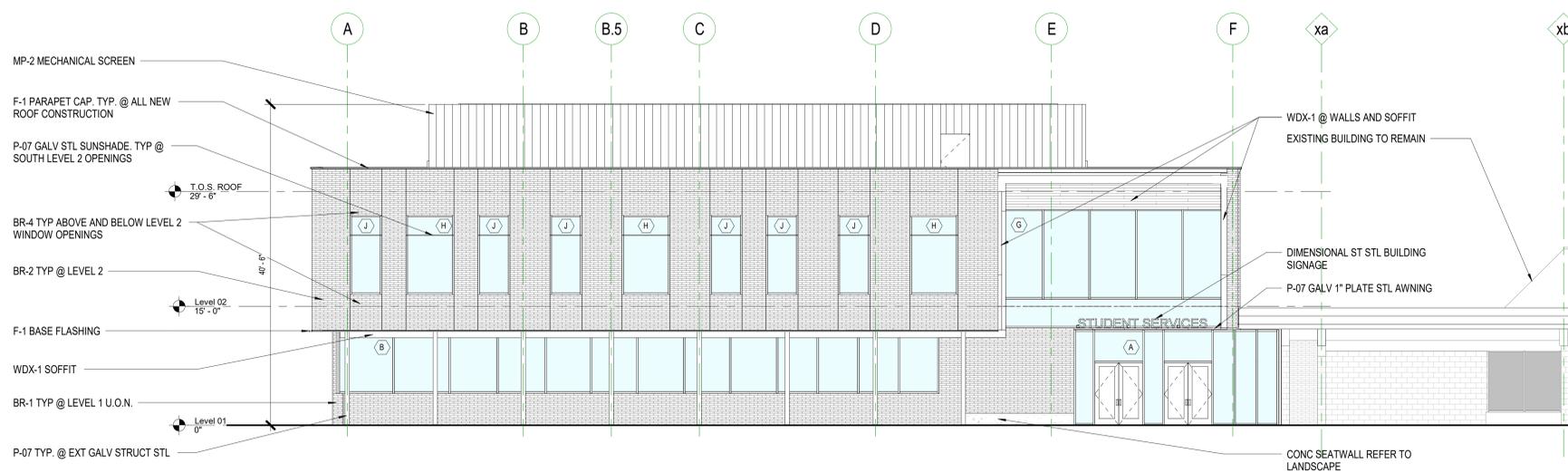
Sheet No.

**A1.13**

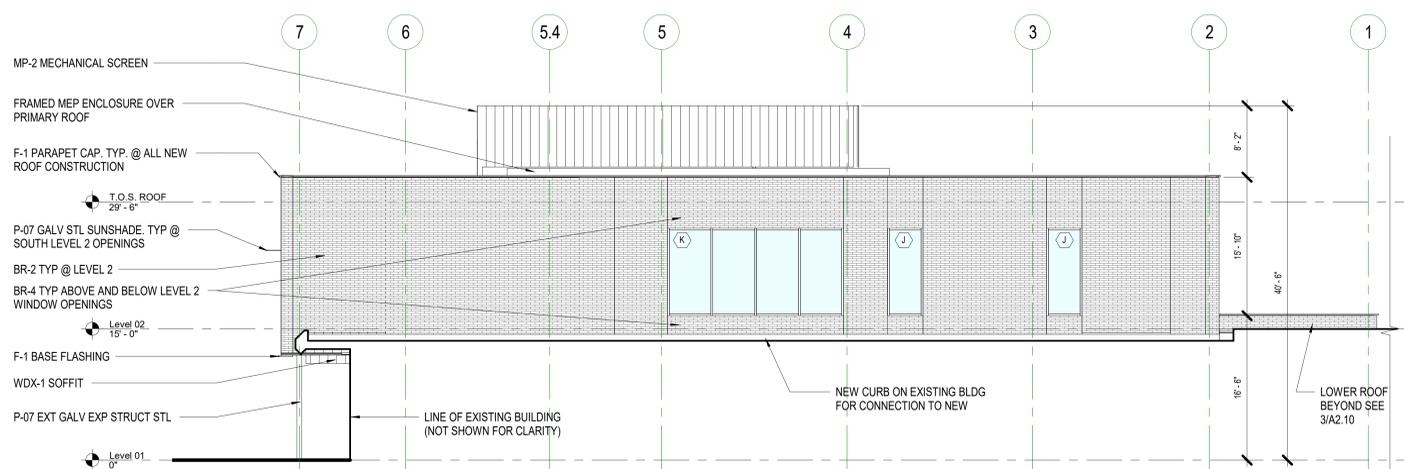
Job No.

**4745-01**

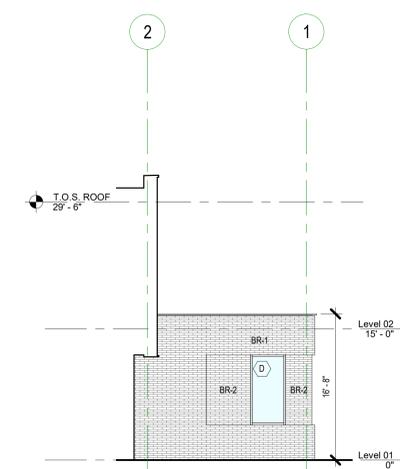
1. VERIFY ALL DIMENSIONS IN THE FIELD.
2. REFER TO LEGEND FOR EXTERIOR MATERIALS.
3. REFER TO A4.00 FOR EXTERIOR FRAMED OPENINGS.
4. AT SOUTH LEVEL 2 GLAZING PROVIDE 50% COVERAGE OF CERAMIC FRIT.
5. AT SOUTH LEVEL 1 GLAZING PROVIDE 30% COVERAGE OF CERAMIC FRIT.
6. AT WEST LEVEL 1 AND LEVEL 2 GLAZING PROVIDE 50% COVERAGE OF CERAMIC FRIT.



**1 | SOUTH ELEVATION**  
A2.10 1/8" = 1'-0"



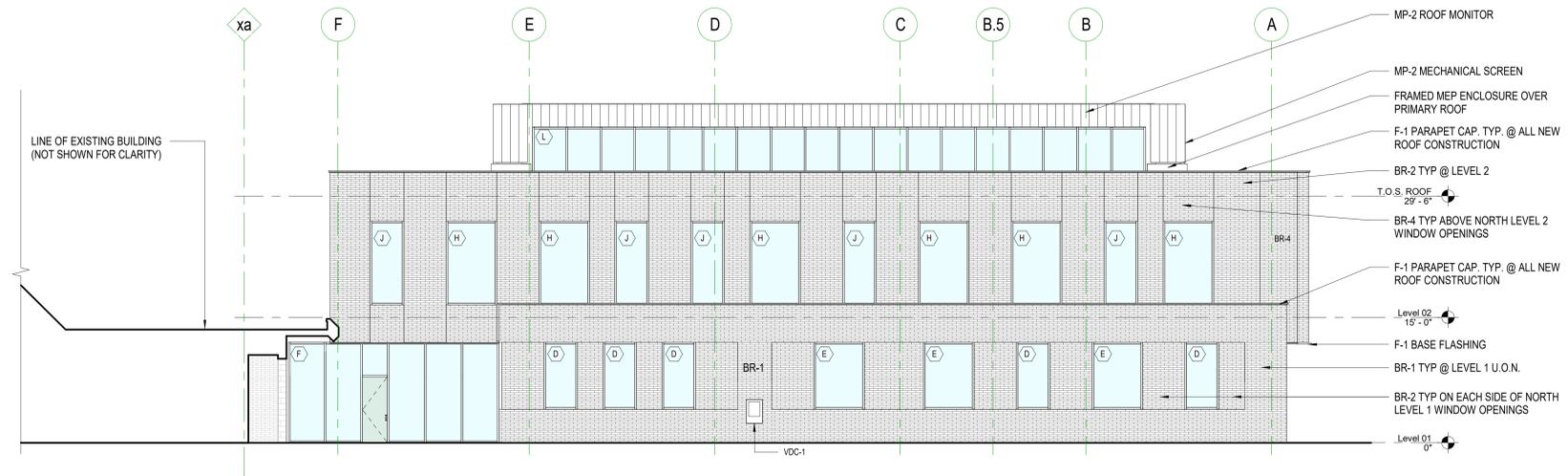
**2 | EAST ELEVATION**  
A2.10 1/8" = 1'-0"



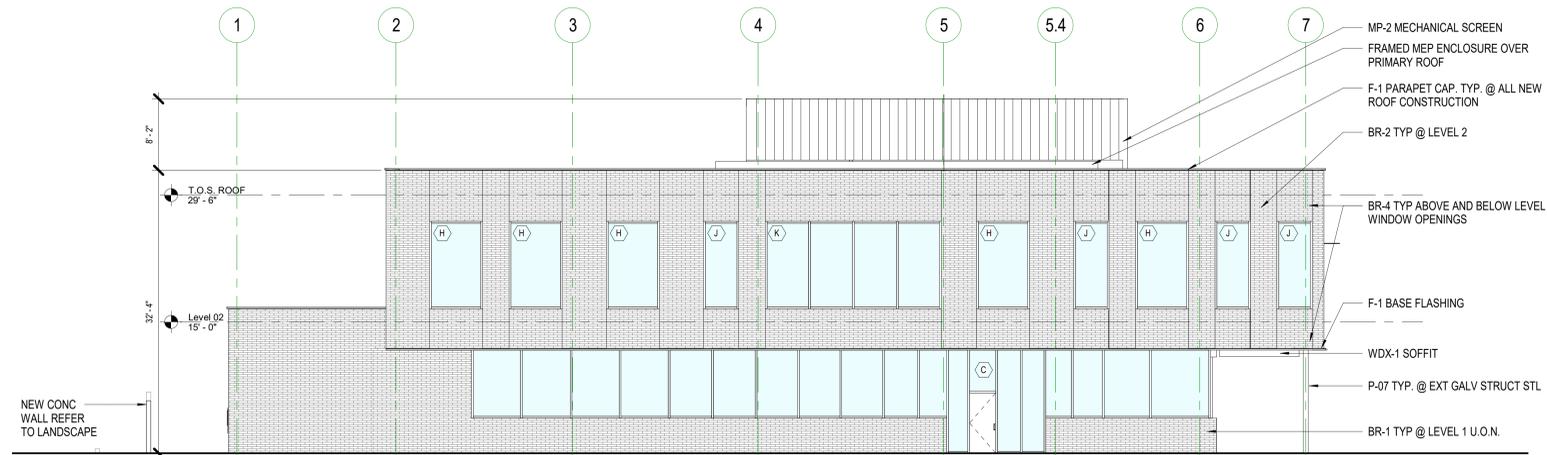
**3 | EAST PARTIAL ELEVATION**  
A2.10 1/8" = 1'-0"

**EXTERIOR ELEVATIONS SHEET NOTES**

1. VERIFY ALL DIMENSIONS IN THE FIELD
2. REFER TO LEGEND FOR EXTERIOR MATERIALS
3. REFER TO A4.00 FOR EXTERIOR FRAMED OPENINGS
4. AT SOUTH LEVEL 2 GLAZING PROVIDE 80% COVERAGE OF CERAMIC FRIT
5. AT SOUTH LEVEL 1 GLAZING PROVIDE 30% COVERAGE OF CERAMIC FRIT
6. AT WEST LEVEL 1 AND LEVEL 2 GLAZING PROVIDE 50% COVERAGE OF CERAMIC FRIT



**1 | NORTH ELEVATION**  
A2.11 1/8" = 1'-0"



**2 | WEST ELEVATION**  
A2.11 1/8" = 1'-0"

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08/07/2019

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Oregon City Site Plan and Design Review:

**EXHIBIT A.  
PROJECT  
DRAWINGS**

**13. ELEVATIONS**

Status: **Oregon City Site Plan and Design Review Documentation**  
08.26.2019

Date:

Sheet Title

**EXTERIOR  
ELEVATIONS**

Sheet No.

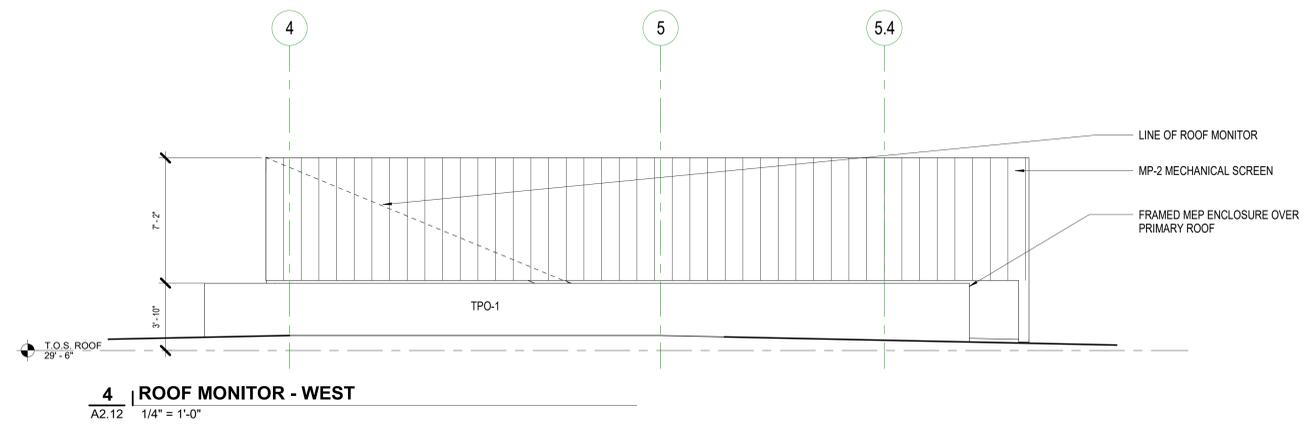
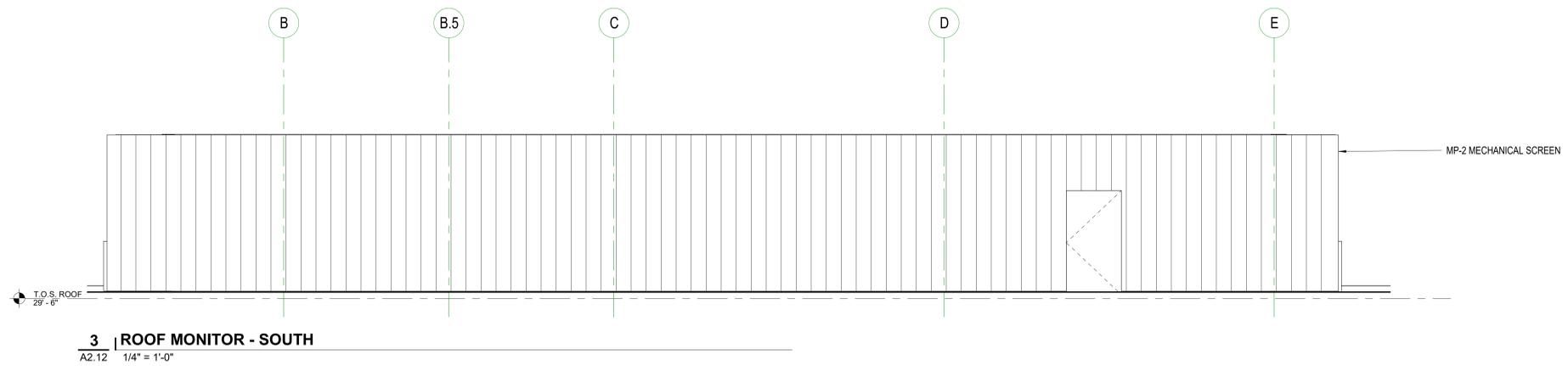
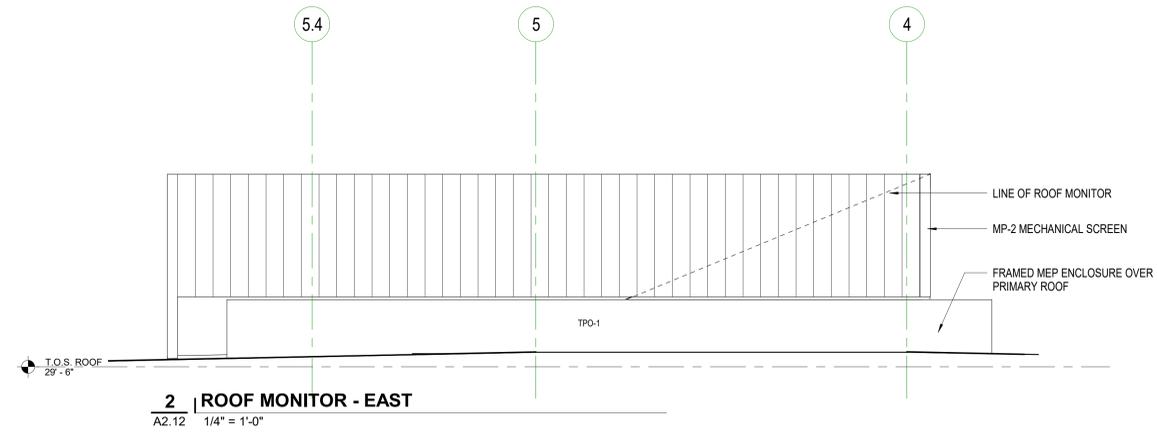
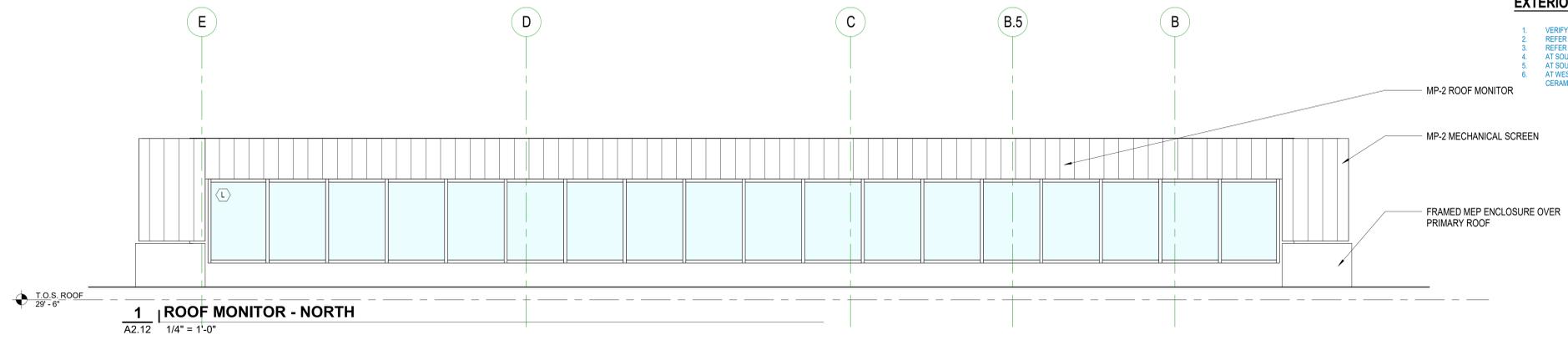
**A2.11**

Job No.

**4745-01**

**EXTERIOR ELEVATIONS SHEET NOTES**

1. VERIFY ALL DIMENSIONS IN THE FIELD
2. REFER TO LEGEND FOR EXTERIOR MATERIALS
3. REFER TO A4.00 FOR EXTERIOR FRAMED OPENINGS
4. AT SOUTH LEVEL 2 GLAZING PROVIDE 80% COVERAGE OF CERAMIC FRIT
5. AT SOUTH LEVEL 1 GLAZING PROVIDE 30% COVERAGE OF CERAMIC FRIT
6. AT WEST LEVEL 1 AND LEVEL 2 GLAZING PROVIDE 90% COVERAGE OF CERAMIC FRIT



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Project Owner:



Project Name:  
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**EXHIBIT A.  
PROJECT  
DRAWINGS**

**13. ELEVATIONS**

Status: **100% DESIGN DEVELOPMENT**

Date: **08.15.2019**

Sheet Title  
**EXTERIOR  
ELEVATIONS**

Sheet No.

**A2.12**

Job No.

**4745-01**



VIEW FROM S DOUGLAS LOOP



VIEW FROM SE



VIEW FROM NW



VIEW FROM SW

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Project Owner:



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EXHIBIT A.  
PROJECT  
DRAWINGS

14. RENDERINGS

Status: 100% DESIGN  
DEVELOPMENT

Date: 08.15.2019

Sheet Title  
EXTERIOR 3D  
VIEWS

Sheet No.

A3.50

Job No.

4745-01

## Technical Memorandum



**LANCASTER  
ENGINEERING**

**To:** Bob Cochran, Clackamas Community College  
**From:** Todd E. Mobley  
**Date:** August 27, 2019  
**Subject:** Student Services and Community Center Building  
Transportation Impact Study

321 SW 4th Ave., Suite 400  
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This memorandum is written as an addendum to the prior Transportation Impact Study (TIS) prepared in 2018 as an update to the Clackamas Community College Master Plan. As demonstrated below, the impacts of the currently proposed Student Services and Community Center were accounted for in the 2018 TIS. A copy of that report is attached to this memorandum for reference.

In the pre-application notes for the project, direction was given from staff to verify that the 2018 TIS accounted for the current building proposal, as quoted below:

*"If the current project is consistent with the previous TLA, no additional transportation analysis will be required. The applicant will be required to comply with conditions of CP-18-01 and DP-18-01 and with the previous master plan CP-07-01.*

*If there is a significant change in the scope of the project relative to that analyzed in the January 16, 2018 TLA, an updated TLA will need to be submitted.*

*The applicant should refer to the Conditions of Approval of CP-18-01 / DP 18-01 related to transportation improvements (attached)."*

### **Building Projects & Trip Generation**

While the 2018 TIS was prepared as part of the application for the DeJardin Hall project, the TIS had a larger scope and accounted for the traffic impacts of all of the then-planned bond projects, including the Student Services and Community Center building. This was done as an overall update to the prior Master Plan approval for the college. During the preparation of the 2018 TIS, the college's Industrial Technology Center (ITC) was already approved and under construction, but not yet open and operational. For this reason, the trips from the ITC building were accounted for, as well as other bond projects as listed below:

- Industrial Technology Center
- DeJardin Hall addition
- Barlow Hall addition



- Student Services Center
- McLoughlin Hall addition
- Pauling Science Center addition

In order to estimate trip generation for each of the projects, the number of students that each project could accommodate was determined. The increase in trip generation is tied to the number of students rather than building square footages, since many of the bond projects contain considerable ancillary and support uses, not just classroom space. This is described in detail in the 2018 TIS.

The table on the following page shows a summary of each building project and the number students and trips assumed for each.

#### Excerpt from 2018 TIS: Trip Generation Calculations

	Size	Morning Peak Hour			Evening Peak Hour			Weekday Total
		Enter	Exit	Total	Enter	Exit	Total	
<b><u>Previously Approved &amp; Under Construction</u></b>								
Industrial Technology Center	312 students (12 classrooms)	37	7	44	29	24	53	577
<b><u>Projects Subject to Updated Master Plan</u></b>								
DeJardin Hall addition	156 students (6 classrooms)	18	4	22	15	12	27	289
Barlow Hall addition	26 students (1 classroom)	3	1	4	2	2	4	48
Student Center	26 students (1 classroom)	3	1	4	2	2	4	48
McLoughlin Hall addition	78 students (3 classrooms)	9	2	11	7	6	13	144
Pauling Science Center addition	0 students (0 classrooms)	0	0	0	0	0	0	0
<b>Updated Master Plan Total</b>	<b>286 students (11 classrooms)</b>	<b>33</b>	<b>8</b>	<b>41</b>	<b>26</b>	<b>22</b>	<b>48</b>	<b>529</b>



As you can see in the table above, the Student Center (now known as the Student Services and Community Center) was assumed to have one classroom that could accommodate up to 26 students. It is important to note that the current building proposal does not include classroom space and will not result in an increase in student capacity. As such, the trip generation for this building is was likely overestimated in the 2018 TIS.

### ***Prior Conditions of Approval***

Below is a summary of the conditions of approval from the prior application (CP-18-01 / DP 18-01) that relate to transportation and include trips from the Student Services and Community Center.

- 2. The applicant shall execute and uphold the requirements of the “Meyers road cost sharing and improvement agreement” provided by the City. Per the agreement the applicant shall provide dedication of land for the extension of Meyers Road, proportional share costs associated with constructing Meyers Road, cross-access easement to serve the property at 19842 Molalla Avenue and dedication of a public access easement and maintenance covenant necessary to accommodate relocation of the Oregon city Loop trail. (DS)

This condition includes mitigation, in the form of land dedication, proportional share costs for the construction of Meyers Road, and dedication of easements.

- 9. The applicant is responsible for ensuring compliance with any applicable outstanding conditions of approval of the approved General Development Plan CP 07-01 unless those conditions are amended through the applicable amendment process of OCMC 17.65. With this decision, the following Conditions of Approval OF CP 07-01 are determined to have been met, or are no longer applicable, or are still applicable as listed:

<p>“2. As part of any Detailed Development Plan, Oregon City and Clackamas Community College shall determine a fee that addresses Clackamas Community College's proportional share of the necessary transportation system improvements. This fee shall be based on the anticipated impacts of the proposed development on the transportation system and the charges will be assessed prior to the issuance of a building permit.”</p>	<p>As part of the current transportation analysis, Oregon City and CCC have determined a proportional share calculation for anticipated development. This applies to both Phase 2 and Phase 3 development at the college.</p>
<p>“4. A Detailed Development Plan for Phase 2 development shall include the dedication and construction of Meyers Road from Highway 213 to the eastern property line of the campus and the local street connection to 19842 Molalla Avenue (Clackamas County Map 3-2E-9C, tax lot 700), which is located directly south of the campus. . If the Detailed Development Plan for Phase 2 is approved, Clackamas Community College shall dedicate the Meyers Road and local street right-of-way prior to the issuance of a building permit for Phase 2. The local street connection shall be constructed when Meyers Road is constructed. Until the ROW is dedicated, the alignment of the roads will not be</p>	<p>The proposed detailed development plan includes dedication of all the necessary right of way to enable construction of the Meyers Road connection.</p>



Similar to condition of approval #2 above, these two portions of condition of approval #9 demonstrate that trips from the 2018 TIS are being mitigated.

14. The applicant shall participate in the funding of improvements for the Highway 213/Beavercreek Road intersection in proportion to the development's traffic volume as a percentage of the predicted 2035 traffic volume. A project to add a right-turn lane on westbound Beavercreek Road and a merge lane on northbound Highway 213 was identified in the July 2017 Highway 213 Corridor Alternative Mobility Study and is included in the city's Amended TSP. The project, designated as TSP Project D95, has an estimated cost of \$2.7 million. Based on this methodology and the preliminary PM peak hour trip generation from the proposed development, the college's expansion accounts for 0.74 percent of the 2035 volume and the development's share of the project is \$20,000. (P)

Although the City's Alternative Mobility Standards were not yet adopted at the time of these prior applications, this condition of approval shows that trip impacts at the intersection of Highway 213 and Beavercreek Road from the development assumed in the 2018 TIS, which includes the proposed Student Services and Community Center, were mitigated.

### ***Summary & Conclusions***

As demonstrated above, the 2018 TIS prepared for files CP-18-01 & DP 18-01 include anticipated traffic impacts from the Student Services and Community Center project. In fact, trips from this project were likely over-estimated in the 2018 analysis.

Mitigation for these trips has already been provided as required by the conditions of approval quoted in the section above. As such, no further transportation analysis or mitigation is necessary or warranted as part of the current land use application for the Student Services and Community Center project.



## Memorandum

Page 1

**DATE:** August 26, 2019

**PROJECT:** 1800364-New Student Services Building      **SUBJECT:** Stormwater Drainage Technical Memo

**TO:** John Shorb      **FROM:** Paul Dedyo  
Opsis Architecture      KPFF Consulting Engineers

**PHONE:** 503-943-6215      **PHONE:** 503-542-3859

**EMAIL:** john@opsisarch.com      **EMAIL:** paul.dedyo@kpff.com

The report outlines the stormwater management and treatment of runoff from new impervious surfaces associated with the Clackamas Community College (CCC) New Student Services Building project in accordance with the Oregon City Stormwater and Grading Design Standards (July 2019).

### I. Project Overview and Description

The development site is centrally located within the CCC campus and is bordered by the Transit Center loop to the south, the Community Center to the east, Streeter Hall Annex to the west and the Gregory Forum to the north. The project is part of the improvements identified in the approved CCC Master Plan and is funded by a recent bond measure. The development area is approximately 2.2 acres and will include a new 24,000 SF building with associated pedestrian circulation and plaza paving. See Exhibit A – Site Plan for an overview of the proposed development site. A completed Site Assessment and Planning Checklist is attached in Appendix A.

### II. Existing Conditions

As noted above, the total development area is approximately 2.2 acres and consists of primarily impervious surfaces in the form of concrete sidewalks with areas of landscaping west of the existing Community Services building. A grove of significant oak trees is located in the lawn to the west of the proposed building. The recently constructed Transit Center and parking lot are located to the south of the development site.

The site generally slopes from northeast to southwest, with surface runoff in the paved areas collected by a network of catch basins and pipes that convey drainage away from the building and into the private on-site storm water system. There are no existing water quality treatment or detention systems provided for site runoff within this portion of campus. The recently constructed parking facilities and Transit Center (completed 2018) to the south of the development site were developed to meet Oregon City Stormwater and Grading Design Standards.

The campus storm main which conveys stormwater for the southern portion of campus is located beneath the Transit Center to the south of the development site. This storm main also carries runoff from upstream portions of the basin located on campus and flows to the southwest before connecting to the public storm main located in Highway 213. The storm main ultimately outfalls at Caulfield Creek, located on the west side of Highway 213.



### Drainage Basin

The overall campus drainage runoff is split into two major basins, the Newell Creek Basin to the east and the Caufield Basin to the west. The New Student Services Building development site falls within the Caufield Basin. This drainage basin extends beyond the limits of the campus and includes adjacent buildings, sidewalks and parking lots on campus.

### Site Soils

According to the Natural Resource Conservation Service (NRCS) Soil Survey, the site soils are Bornstedt Silt Loams with fine textured soils. The soil’s hydrologic group is class “C”, with a relatively low hydraulic conductivity. These native soil types typically have a very low permeability and a high runoff potential. A geotechnical investigation was completed by GRI to evaluate the site soils and provide recommendations for the proposed improvements. Field boring investigations performed and analyzed by GRI encountered silty and clayey soils throughout the development area, consistent with the NRCS soil survey. The GRI borings encountered water on soil sample at depths of 12.5 to 16 feet below existing grade and is expected to fluctuate seasonally. Historical subsurface explorations by GRI at the campus also encountered groundwater at approximately 15 feet below ground surface. Site soil infiltration rates were not included in the preliminary geotechnical investigation. Poor soil infiltration rates were instead inferred from the results of the NRCS soil survey and have been observed at adjacent developments on campus.

## III. Proposed Onsite Improvements

The proposed grading and drainage systems have been coordinated with the site improvements to collect and convey site runoff from new impervious surfaces to stormwater management facilities. The proposed improvements will maintain existing drainage patterns and enhance water quality prior to discharge to the storm main located west of the development site.

The proposed site plan introduces new paved connections to the campus and the surrounding infrastructure and landscaping to create a campus entry plaza. Exhibit A shows the proposed site plan.

A number of the large, existing trees will be preserved at the western boundary of the proposed improvements. In order to maintain these existing trees, the grades adjacent to the trees will be preserved to avoid altering the hydrology at the existing trees.

There is an existing storm main located in Douglas Loop Road to the west of the proposed development. The development proposes to tie into this existing conveyance system where applicable, after providing stormwater treatment and flow control through the rain gardens. Portions of the existing storm collection and conveyance system will be removed during demolition and preparation of the building site.

The development results in a net increase of impervious area as summarized in Table 1 below.

Site Condition	Impervious Area (SF)
Existing	45,334
Proposed	51,984
<b>Net</b>	<b>+6,650</b>

TABLE 1: Summary of impervious areas.



**Storm Water Management Methodology**

Surface runoff from the newly improved or reconstructed impervious areas will be managed and conveyed in accordance with the Oregon City Stormwater and Grading Design Standards. Drainage from all new and improved impervious surfaces must be routed through storm facilities that provide water quality treatment and flow control.

There is a southern portion of the new plaza that cannot be captured due to grade limitations associated with matching adjacent existing building finish floor elevations. The runoff from this portion of the plaza will continue flowing to the south to the Transit Center loop road where it will enter filtration rain gardens recently constructed as part of the DeJardin Addition and Transit Center (CP 18-01 / CN 18-0022). The DeJardin Addition and Transit Center project provided a net surplus of stormwater management area (554 sf), and we would apply that credit towards the area needed for the New Student Services southern plaza.

There are various drainage catchment areas within the building site and plaza which are outlined in the basin map in Exhibit B. Vegetated rain garden filtration storm facilities will be sized in accordance with the Oregon City standards. Stormwater management facility sizing analysis using the Water Environment Services (WES) Best Management Practice (BMP) Sizing Tool results in an 11% sizing ratio for vegetated rain garden filtration facilities relative to the impervious area of the catchment and provides an orifice size to meet flow control requirements. The sizing ratio is based on an input of the existing Type C on-site soils and a pre-existing forested condition. Figure 1 below shows a snapshot of the WES BMP Sizing Tool outlining the sizing ratio for Rain Garden – Filtration facilities. The numbers shown in the figure below are meant to be representative of the sizing ratio required, and are not actual values from the project analysis. Figure 2 below shows the typical section for the rain gardens that will be constructed. This detail is consistent with the Oregon City standard details.

**WES BMP Sizing Report**

**Project Information**

Project Name	CCC New Student Services Building
Project Type	Commercial
Location	19600 Molalla Ave, Oregon City, OR 97045
Stormwater Management Area	0
Project Applicant	Clackamas Community College
Jurisdiction	OutofDistrict

**Drainage Management Area**

Name	Area (sq-ft)	Pre-Project Cover	Post-Project Cover	DMA Soil Type	BMP
B01	10,000	Forested	ConventionalConcrete	C	RG01

**LID Facility Sizing Details**

LID ID	Design Criteria	BMP Type	Facility Soil Type	Minimum Area (sq-ft)	Planned Areas (sq-ft)	Orifice Diameter (in)
RG01	FlowControlAndTreatment	Rain Garden - Filtration	C3	1,100.0	1,100.0	0.6

FIGURE 1: Snapshot of WES BMP Sizing Tool.

# Memorandum

Page 4  
August 26, 2019

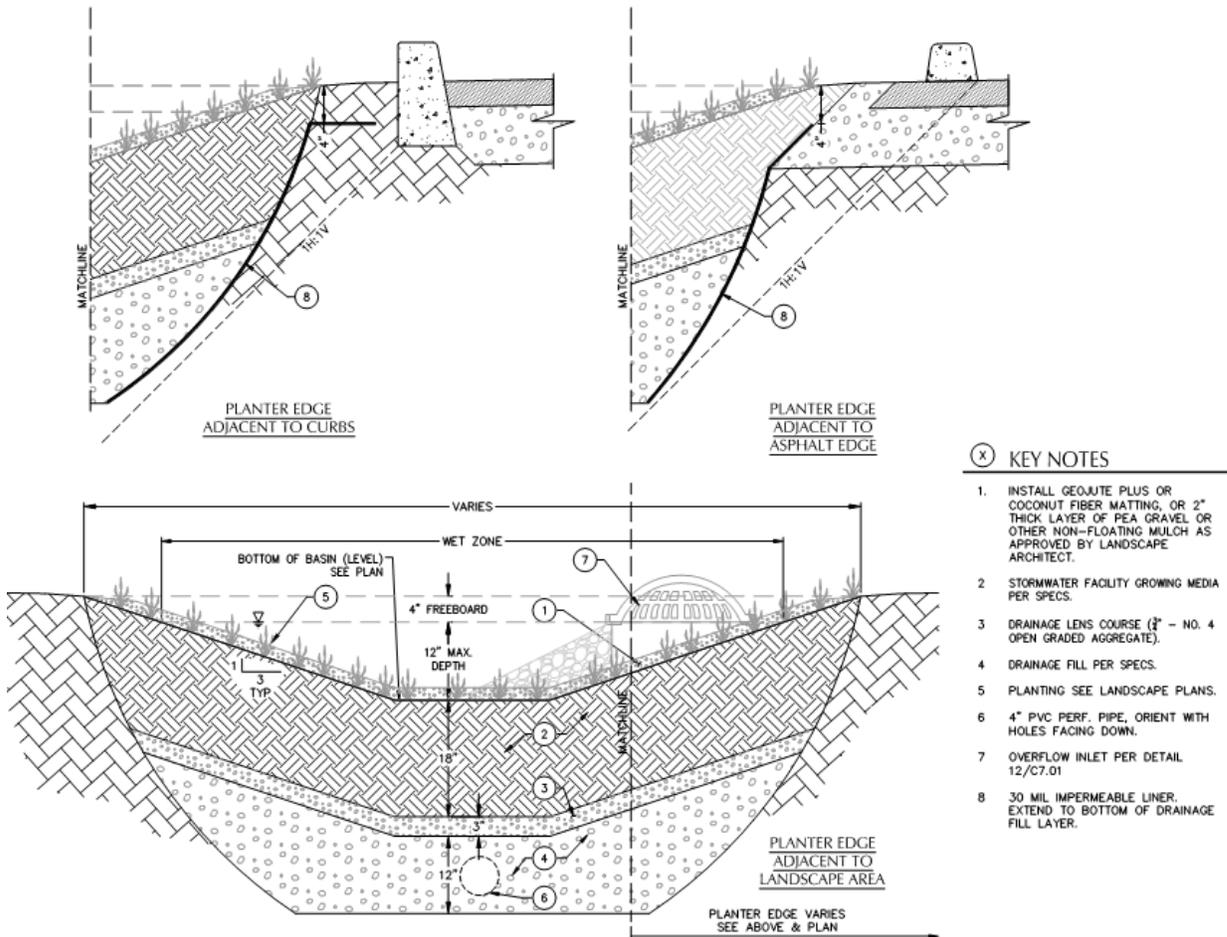


FIGURE 2: Rain Garden - Filtration Typical Section.

Stormwater runoff generated from the roof of the proposed Student Services building will be piped through roof drains that outfall into a rain garden located in the landscape area west of the proposed building.

Runoff from new impervious plaza and walkway areas will be collected in a network of catch basins and pipes and conveyed to a new storm facility in the lawn to the west. Overflow and subdrainage from these facilities will discharge to the existing storm main.

Table 2 below summarizes the stormwater management basins used in design and the required treatment area based on the 11% sizing ratio mentioned previously. Exhibit B provides a graphical representation of the basins and rain gardens to supplement the information presented in the table.



BASIN/ AREA	SURFACE TYPE	IMPERVIOUS AREA (SF)	DRAINS TO	MIN. FACILITY AREA (11%) (SF)
B01	Roof / Plaza	13,199	RG-01	<b>4,851</b>
B02	Sidewalk	4,500	N/A	-
B03	Sidewalk	3,316	N/A	-

TABLE 2: Summary of stormwater management basins

Exhibit C details the proposed stormwater network and how it connects to the existing storm laterals and storm main.

### Conveyance

Conveyance calculations will be prepared with the final permit application and will be based on computer modeling of the storm sewer network and storm events outlined by the city code. Pipes shall be sized to meet conveyance requirements outlined in the Stormwater and Grading Standards.

### Downstream Analysis

The development results in a net increase of impervious area; however, through the use of rain garden filtration facilities providing flow control, the conveyance demands on the downstream system should be improved compared to the existing conditions. There are currently no known issues or constraints with the downstream system and the improvements outlined in this development should not create any deficiencies.

#### ATTACHMENTS:

- Exhibit A – Site Plan
- Exhibit B – Basin Map
- Exhibit C – Stormwater Utility Plan
- Appendix A – Site Assessment and Planning Checklist

## **Exhibits**

A – Site Plan

B – Basin Map

C – Stormwater Utility Plan

**PRELIMINARY  
NOT FOR  
CONSTRUCTION**

Project Owner:



Project Name:  
**New Student Services  
Building and Community  
Center Renovation**

Project Address:  
**9600 S Molalla Ave,  
Oregon City, OR 97045**

Key Plan

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Revisions to Sheet

No.	Revision	Date

Status: **100% DEVELOPMENT  
DESIGN**

Date: **08.15.2019**

Sheet Title

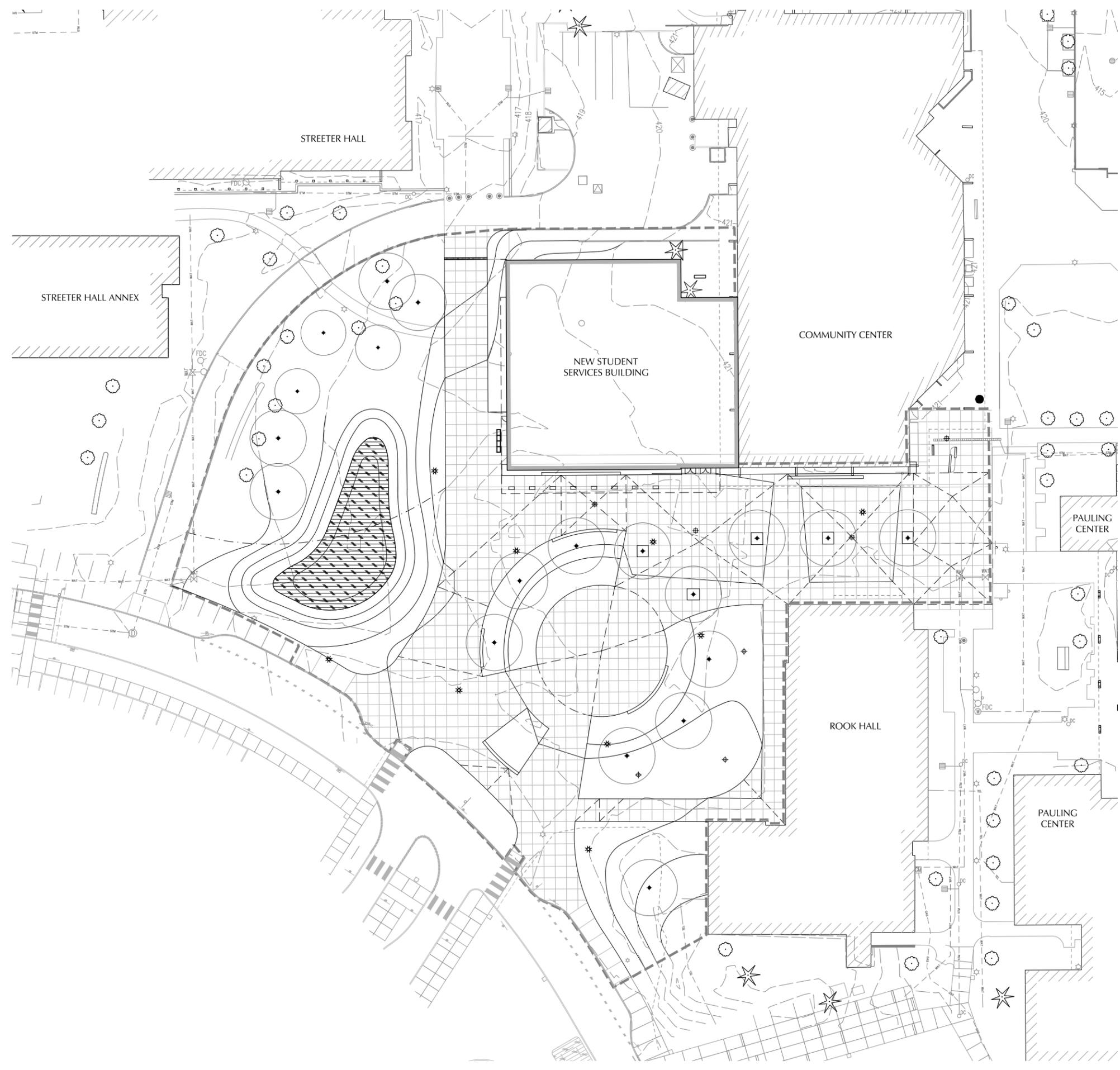
**SITE PLAN**

Sheet No.

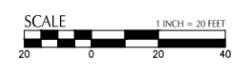
**EXH**

Job No.

**4745**



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PRELIMINARY  
NOT FOR  
CONSTRUCTION

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Key Plan

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Revisions to Sheet

No.	Revision	Date

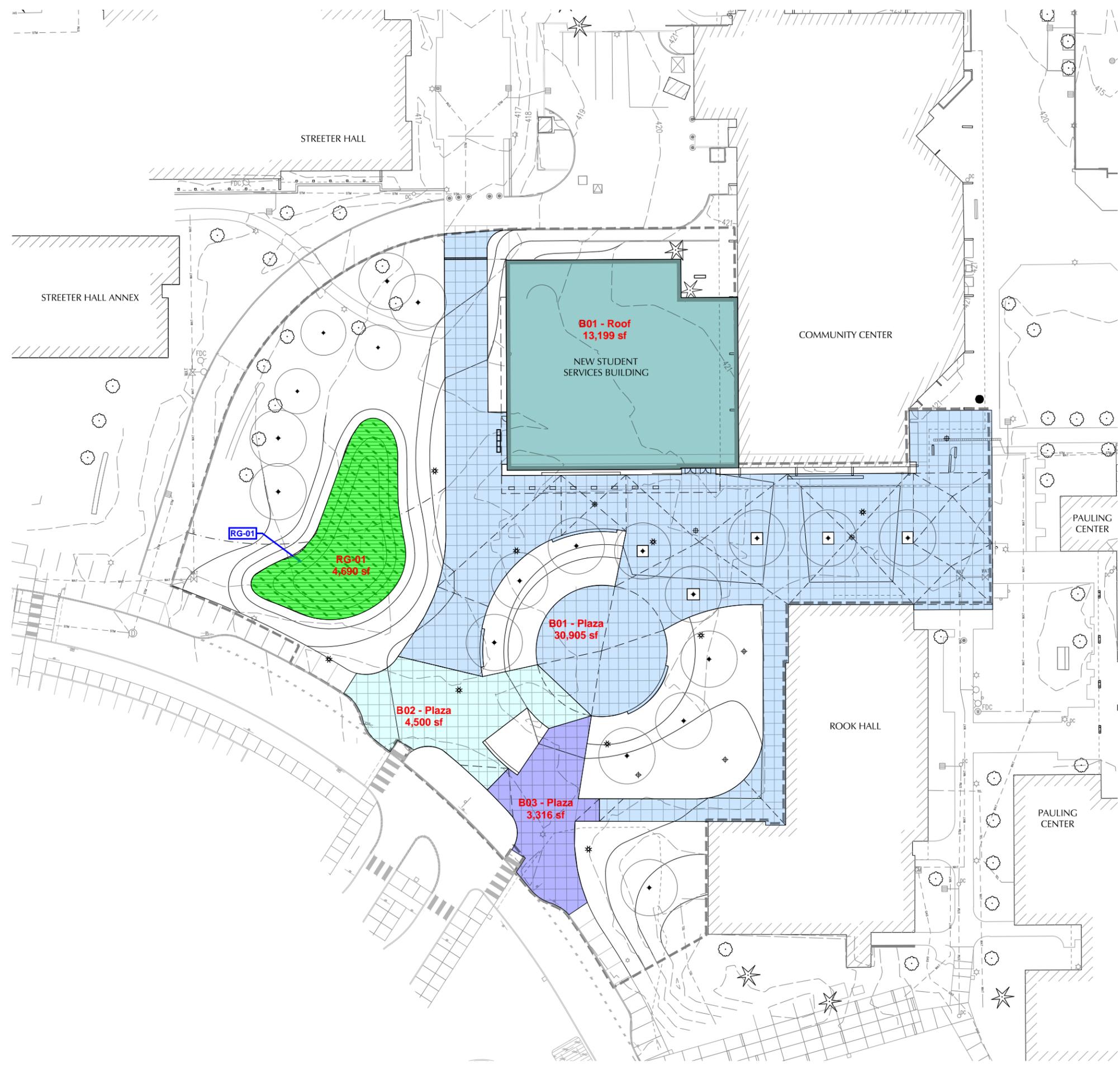
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Date: **08.15.2019**

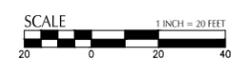
Sheet Title  
**BASIN MAP**

Sheet No.  
**EXH**

Job No.  
**4745**



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PRELIMINARY  
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Key Plan

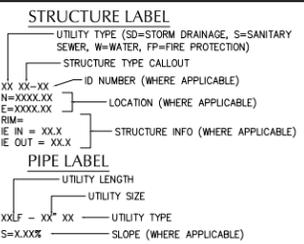
SHEET NOTES

- ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE CONSTRUCTED PER DETAIL 2/C4.00.
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
- INSTALL THRUST BLOCK ON FIRE AND WATER LINES PER DETAIL 1/C4.01.

UTILITY KEY NOTES

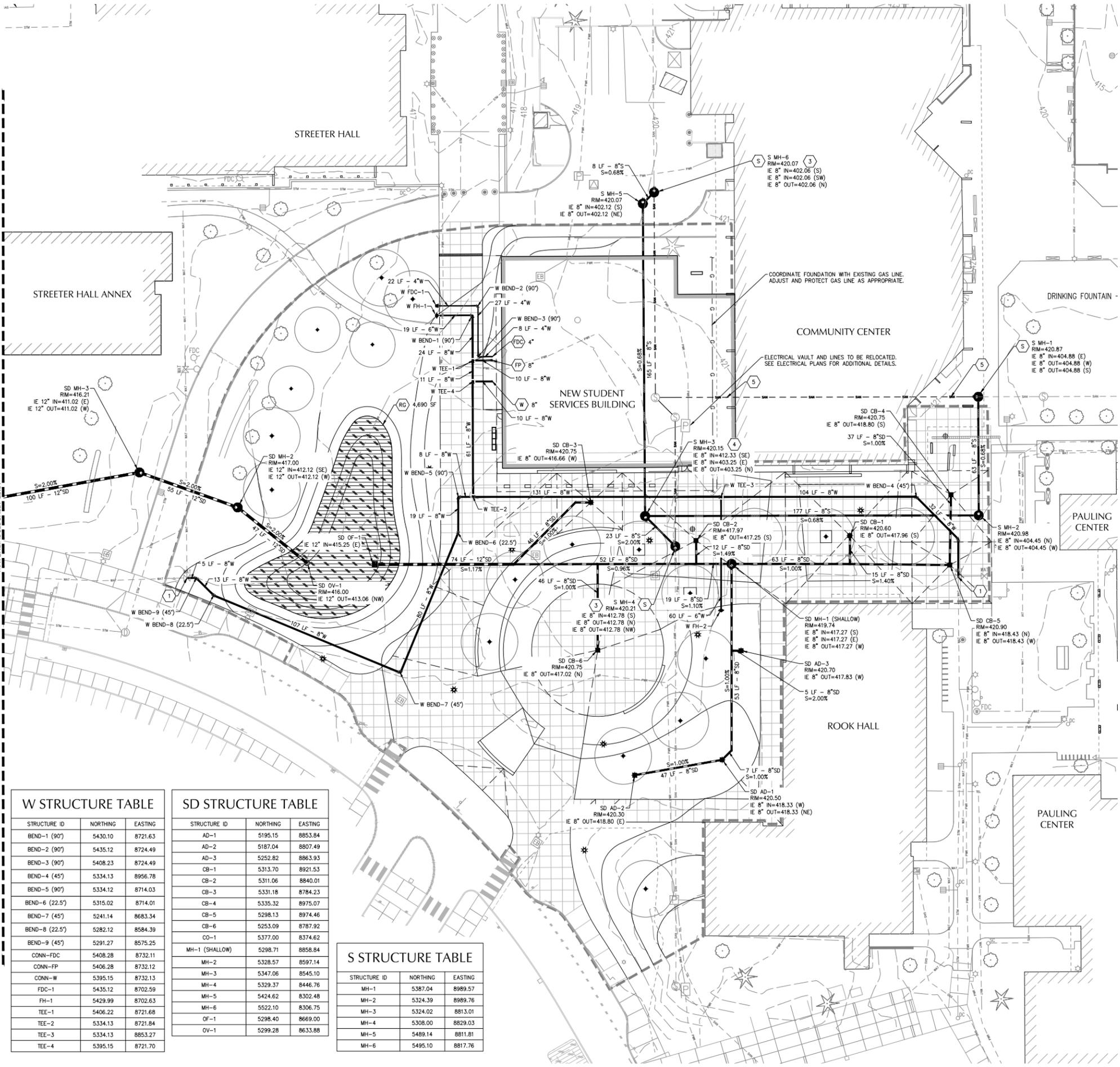
NOTE	DESCRIPTION	DETAIL REF.
1	CONNECT TO EXISTING WATER MAIN. VERIFY LOCATION AND INVERT ELEVATION. PROVIDE FITTINGS AS REQUIRED TO MAKE CONNECTION.	6/C4.00
2	INSTALL STANDARD CLEANOUT.	6/C4.00
3	CONSTRUCT MANHOLE OVER EXISTING SANITARY MAIN. FIELD VERIFY LOCATION.	7/C4.00
4	CONSTRUCT OUTSIDE DROP MANHOLE CONNECTION.	7/C4.00
5	CAP AND ABANDON EXISTING 8" SANITARY SEWER BENEATH COMMUNITY CENTER.	
6	CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.	
7	IRRIGATION POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.	
8	CONNECT TO GAS METER. CONTRACTOR TO COORDINATE WITH GAS COMPANY. SEE PLUMBING PLANS FOR CONTINUATION.	
9	RAIN GARDEN - FILTRATION. FACILITY AREA AS SHOWN.	
10	CONNECT TO EXISTING SANITARY MAIN. SIZE AS NOTED.	
11	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.	
12	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
13	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.	

UTILITY LABEL LEGEND



STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
AD	AREA DRAIN	SEE LANDSCAPE
AD-1	AREA DRAIN	7/C4.00
AD-2	AREA DRAIN	7/C4.00
AD-3	AREA DRAIN	7/C4.00
AD-4	AREA DRAIN	7/C4.00
AD-5	AREA DRAIN	7/C4.00
AD-6	AREA DRAIN	7/C4.00
AD-7	AREA DRAIN	7/C4.00
AD-8	AREA DRAIN	7/C4.00
AD-9	AREA DRAIN	7/C4.00
AD-10	AREA DRAIN	7/C4.00
AD-11	AREA DRAIN	7/C4.00
AD-12	AREA DRAIN	7/C4.00
AD-13	AREA DRAIN	7/C4.00
AD-14	AREA DRAIN	7/C4.00
AD-15	AREA DRAIN	7/C4.00
AD-16	AREA DRAIN	7/C4.00
AD-17	AREA DRAIN	7/C4.00
AD-18	AREA DRAIN	7/C4.00
AD-19	AREA DRAIN	7/C4.00
AD-20	AREA DRAIN	7/C4.00
AD-21	AREA DRAIN	7/C4.00
AD-22	AREA DRAIN	7/C4.00
AD-23	AREA DRAIN	7/C4.00
AD-24	AREA DRAIN	7/C4.00
AD-25	AREA DRAIN	7/C4.00
AD-26	AREA DRAIN	7/C4.00
AD-27	AREA DRAIN	7/C4.00
AD-28	AREA DRAIN	7/C4.00
AD-29	AREA DRAIN	7/C4.00
AD-30	AREA DRAIN	7/C4.00
AD-31	AREA DRAIN	7/C4.00
AD-32	AREA DRAIN	7/C4.00
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AD-92	AREA DRAIN	7/C4.00
AD-93	AREA DRAIN	7/C4.00
AD-94	AREA DRAIN	7/C4.00
AD-95	AREA DRAIN	7/C4.00
AD-96	AREA DRAIN	7/C4.00
AD-97	AREA DRAIN	7/C4.00
AD-98	AREA DRAIN	7/C4.00
AD-99	AREA DRAIN	7/C4.00
AD-100	AREA DRAIN	7/C4.00



**W STRUCTURE TABLE**

STRUCTURE ID	NORTHING	EASTING
BEND-1 (90°)	5430.10	8721.63
BEND-2 (90°)	5435.12	8724.49
BEND-3 (90°)	5408.23	8724.49
BEND-4 (45°)	5334.13	8956.78
BEND-5 (90°)	5334.12	8714.03
BEND-6 (22.5°)	5315.02	8714.01
BEND-7 (45°)	5241.14	8683.34
BEND-8 (22.5°)	5282.12	8584.39
BEND-9 (45°)	5291.27	8575.25
CONN-FDC	5408.28	8732.11
CONN-FP	5406.28	8732.12
CONN-W	5395.15	8732.13
FDC-1	5435.12	8702.59
FH-1	5429.99	8702.63
TEE-1	5406.22	8721.68
TEE-2	5334.13	8721.84
TEE-3	5334.13	8853.27
TEE-4	5395.15	8721.70

**SD STRUCTURE TABLE**

STRUCTURE ID	NORTHING	EASTING
AD-1	5195.15	8853.84
AD-2	5187.04	8807.49
AD-3	5252.82	8863.93
CB-1	5313.70	8921.53
CB-2	5311.06	8840.01
CB-3	5331.18	8784.23
CB-4	5335.32	8975.07
CB-5	5298.13	8974.46
CB-6	5253.09	8787.92
CO-1	5377.00	8374.62
MH-1 (SHALLOW)	5298.71	8858.84
MH-2	5328.57	8597.14
MH-3	5347.06	8545.10
MH-4	5329.37	8446.76
MH-5	5424.62	8302.48
MH-6	5522.10	8306.75
OF-1	5298.40	8669.00
OV-1	5299.28	8633.88

**S STRUCTURE TABLE**

STRUCTURE ID	NORTHING	EASTING
MH-1	5387.04	8989.57
MH-2	5324.39	8989.76
MH-3	5324.02	8813.01
MH-4	5308.00	8829.03
MH-5	5489.14	8811.81
MH-6	5495.10	8817.76

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Revisions to Sheet

No.	Revision	Date

Status: 100% DEVELOPMENT DESIGN

Date: 08.15.2019

Sheet Title

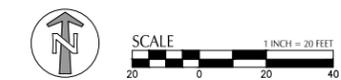
UTILITY PLAN

Sheet No.

C3.00

Job No.

4745



PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Owner:



Project Name:

New Student Services  
Building and Community  
Center Renovation

Project Address:

9600 S Molalla Ave,  
Oregon City, OR 97045

Key Plan:

SHEET NOTES

- ON-SITE PIPE BEDDING AND BACKFILL FOR ALL UTILITIES SHALL BE CONSTRUCTED PER DETAIL 2/C4.00.
- STRUCTURES LOCATIONS ARE BASED ON CENTER OF STRUCTURE.
- INSTALL THRUST BLOCK ON FIRE AND WATER LINES PER DETAIL 1/C4.01.

UTILITY KEY NOTES

NOTE	DESCRIPTION	DETAIL REF.
1	CONNECT TO EXISTING WATER MAIN. VERIFY LOCATION AND INVERT ELEVATION. PROVIDE FITTINGS AS REQUIRED TO MAKE CONNECTION.	
2	INSTALL STANDARD CLEANOUT.	6/C4.00
3	CONSTRUCT MANHOLE OVER EXISTING SANITARY MAIN. FIELD VERIFY LOCATION.	
4	CONSTRUCT OUTSIDE DROP MANHOLE CONNECTION.	7/C4.00
5	CAP AND ABANDON EXISTING 8" SANITARY SEWER BENEATH COMMUNITY CENTER.	
FP	CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.	
IRR	IRRIGATION POINT OF CONNECTION. SEE IRRIGATION PLANS FOR CONTINUATION.	
G	CONNECT TO GAS METER. CONTRACTOR TO COORDINATE WITH GAS COMPANY. SEE PLUMBING PLANS FOR CONTINUATION.	
RG	RAIN GARDEN - FILTRATION. FACILITY AREA AS SHOWN.	
S	CONNECT TO EXISTING SANITARY MAIN. SIZE AS NOTED.	
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AND IE AS NOTED.	
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION. SIZE AS NOTED.	
!!	UTILITY CROSSING. PROVIDE 12" MIN. CLEARANCE, U.N.O.	

UTILITY LABEL LEGEND

STRUCTURE LABEL

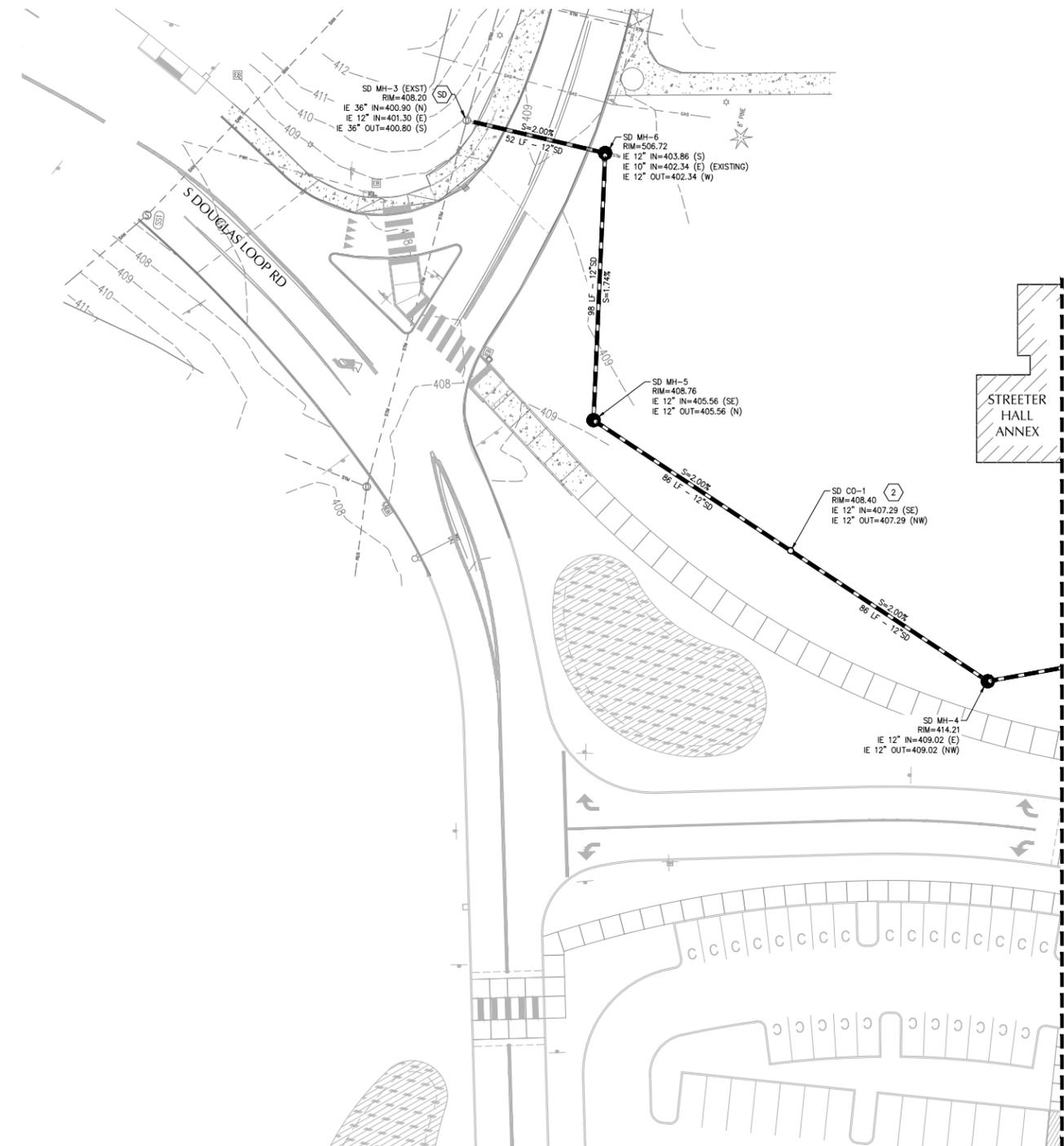
UTILITY TYPE (SD=STORM DRAINAGE, S=SANITARY SEWER, W=WATER, FP=FIRE PROTECTION)  
STRUCTURE TYPE CALLOUT  
XX XX-XX ID NUMBER (WHERE APPLICABLE)  
N=XXXX.XX LOCATION (WHERE APPLICABLE)  
E=XXXX.XX LOCATION (WHERE APPLICABLE)  
RIM= RIM ELEVATION  
IE IN = XX.X STRUCTURE INFO (WHERE APPLICABLE)  
IE OUT = XX.X STRUCTURE INFO (WHERE APPLICABLE)

PIPE LABEL

UTILITY LENGTH  
UTILITY SIZE  
XXLF - XX XX UTILITY TYPE  
S=X.XXX% SLOPE (WHERE APPLICABLE)

STRUCTURE TYPE

CALLOUT	DESCRIPTION	DETAIL REF.
AD	AREA DRAIN	SEE LANDSCAPE
BWV	BACKWATER VALVE	7/C4.00
CB	CATCH BASIN	SEE LANDSCAPE
CO	CLEANOUT TO GRADE	6/C4.00
FD	FOUNDATION DRAINAGE	
FDC	FIRE DEPARTMENT CONNECTION	5/C4.01
FH	FIRE HYDRANT	4/C4.01
GV	GATE VALVE	3/C4.01
MH	MANHOLE	4/C4.00
OF	OUTFALL	3/C4.00
OV	OVERFLOW INLET	8/C4.00
PLUG	PLUG	1/C4.00
STUB	STUB	
TB	THRUST BLOCK	1/C4.01
TD	TRENCH DRAIN	
TEE	TEE CONNECTION	
WM	WATER METER	
WYE	WYE CONNECTION	



MATCHLINE SEE SHEET C1.00

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Revisions to Sheet

No.	Revision	Date

Status: **100% DEVELOPMENT DESIGN**

Date: **08.15.2019**

Sheet Title

Sheet No.

Job No.

**4745**



## **Appendix A**

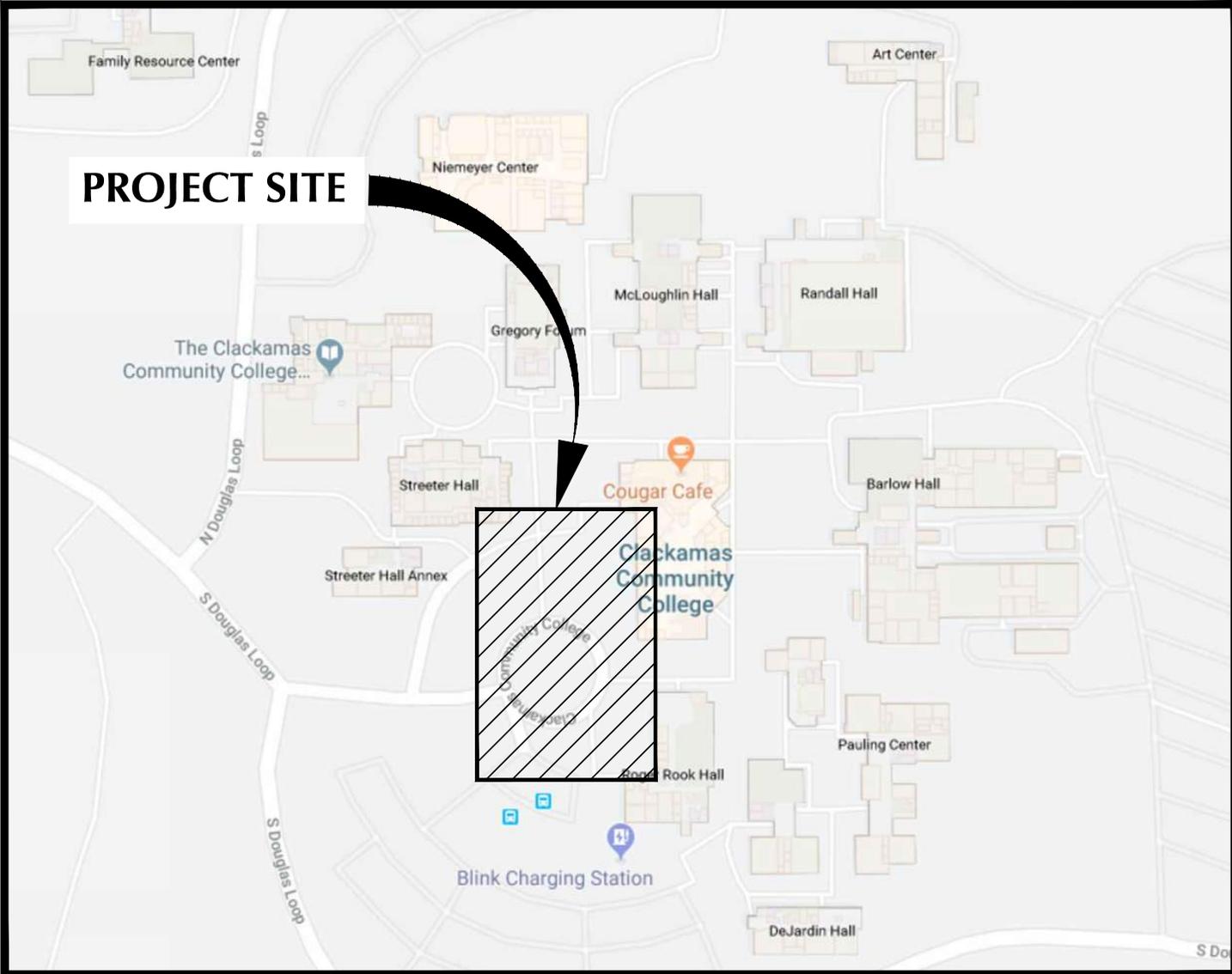
### Site Assessment and Planning Checklist

<b>SITE ASSESSMENT AND PLANNING CHECKLIST</b>		
✓	Information needed	Attach supporting materials as needed
<b>2.2.1 Site Information</b>		
	Applicant contact information	Applicant name: <u>Bob Cochran</u> Business name: <u>Clackamas Community College (CCC)</u> Contact address, phone number, and e-mail: _____ <u>19600 Molalla Ave, Oregon City, OR 97045</u> <u>503-594-6790, bobc@clackamas.edu</u>
	Project location	Site address: <u>19600 Molalla Ave, Oregon City, OR 97045</u> Site description: <u>The site contains the existing Clackamas Community College. The area of improvements are located near the existing Community Center building within the SW quadrant of campus.</u> Major drainage basin: <u>Caufield Drainage Basin</u> Is the project site located with the WQRA as defined in OCMC 17.49? <u>N</u> (Y/N) <i>Include a vicinity map of the site (including location of property in relation to adjacent properties, roads, and pedestrian/bike facilities). (attached)</i>
	Project type	Identify types of development planned for the site such as commercial, industrial, single-family residential, multi-family residential, or other (describe): <u>The project will construct a new Student Services Building and renovate the existing Community Center and construct a new plaza connecting the new building to the Transit Center to the south.</u>
	Size of site	Size of site: <u>2.2</u> (acres) (Project site only) Number of existing/proposed tax lots: <u>1</u> Amount of new and replaced impervious area: <u>51,984</u> (SF)
<b>2.2.2 Site Assessment</b>		
<i>Note: Site assessment information may be available from the OCMaps online tool available through the City's website.</i>		
	Site Assessment Map	<i>Attach engineered scale Site Assessment Map, showing items below.</i>
	<b>Topography</b> Evaluate site and map slopes: <i>Flat: 0-10%</i> <i>Moderate: 10-25%</i> <i>Steep: 25% and greater</i>	<i>Surveyed or aerial-based mapping with 2-foot intervals for slopes 0-25% slope and 10-foot intervals for steeper. Indicate Geologic Hazard Areas as defined by OCMC 17.04.510 and Geologic Hazards Overlay Zone as defined by OCMC 17.04.515.</i> (attached)
	<b>Soils and Groundwater</b> Research and map site soil hydrologic group, depth to groundwater	NRCS Hydrologic Soil Type (show on map if more than one type present): <i>Attach seasonal groundwater depth evaluation if available or required (site has floodplain and/or wetland). Groundwater depth information is available from the City.</i> (attached)
	<b>Infiltration Assessment</b> Determine soil capacity for onsite infiltration	If an infiltration test is performed, attach the documentation. Report the test type (Basic/Professional) performed and results. See <b>Appendix D</b> for the approved infiltration testing methods. Test type: <u>N/A</u> <u>N/A</u> (inches/hour)

<b>SITE ASSESSMENT AND PLANNING CHECKLIST</b>	
<p><b>Hydrology – Conditions and Natural Features</b></p> <p>Map site floodplains, wetlands, streams, and location of outfalls</p>	<p>Clearly label on map all intermittent and perennial creeks/streams/rivers and wetlands, FEMA floodplains, and existing drainage systems (pipes, ditches, outfalls).</p> <p>Check here if present on site: _____ (See Drainage Memo)</p> <p>Sensitive area(s) _____</p> <p>Floodplain _____</p>
<p><b>Downstream Conveyance</b></p>	<p>Indicate the proposed point of discharge on the site plan. (See Drainage Memo)</p> <p><i>Prepare and attach a Downstream Analysis as required by Chapter 5.</i></p> <p>Check here to verify that adequate downstream capacity is available: _____</p>
<p><b>Existing Vegetation</b></p> <p>Map trees and vegetation</p>	<p>Using aerial photos or survey, map all trees and vegetation. Note all existing trees 6-inch caliper and greater (DBH) on map. Delineate and identify other areas and types of existing vegetation. (Included in Land Use submittal)</p> <p>The local planning authority may require a formal tree survey.</p>
<p><b>Required Vegetated Buffers and Setbacks</b></p> <p>Assess and map buffers</p>	<p>Identify required vegetated buffer areas and other setback limits as defined by OCMC Title 17.</p>
<p><b>Land Use and Zoning</b></p>	<p>Existing Land Use Zoning designation(s): <u>Institutional (INST)</u></p>
<p><b>Access and Parking</b></p>	<p>Delineate proposed access points for all transportation modes on map. Indicate amount and area of required parking onsite if applicable, <i>attach documentation as needed.</i></p>
<p><b>Utilities to Site and Surrounding Area</b></p>	<p>Map existing utilities including stormwater facilities, storm conveyance, sewer, water, electricity, phone/cable, gas, and any public storm system/facility downstream.</p>
<p><b>2.2.3 Site Planning Design Objectives</b> (<i>attach engineered scale Preliminary Site Plan</i>)</p>	
<p><b>1. Preserve existing resources</b></p>	<p><b>Required:</b> Show sensitive areas and buffers on site plan. Denote buffer areas that require enhancement. Show any proposed areas of encroachment and associated buffer mitigation areas. <b>N/A</b></p>
<p><b>2. Minimize site disturbance</b></p>	<p><b>Required:</b> Delineate protection areas on site plan for areas to remain undisturbed during construction. <b>N/A</b></p>
<p><b>3. Minimize soil compaction</b></p>	<p><b>Required:</b> Delineate and note temporary fencing on site plan for proposed infiltration facilities, vegetated stormwater management facilities, and re-vegetation areas.</p>
<p><b>4. Minimize imperviousness</b></p>	<p><b>Required:</b> Delineate proposed impervious areas and proposed impervious area reduction methods on the site plan.</p> <p>A. Total proposed new/replaced impervious area: <b>51,984</b> (SF)</p> <p>B. Area of proposed Green Roofs: <b>0</b> (SF)</p> <p>C. Area of proposed pervious pavements: <b>0</b> (SF)</p> <p>D. Describe type of pavers or pavement proposed: <b>N/A</b></p> <p>_____</p> <p>E. Impervious area requiring management [A-(B+C)]: <b>51,984</b> (SF)</p>

<b>SITE ASSESSMENT AND PLANNING CHECKLIST</b>	
<b>2.2.4 Proposed Stormwater Management Strategy</b>	
<b>Proposed Stormwater Management Strategy</b>	<p>_____ Infiltration facilities</p> <p>_____ Surface Infiltration facilities to the MEP</p> <p>_____ Full onsite retention/infiltration up to the 10-year storm event</p> <p>_____ Infiltration facilities are limited by the following conditions (<i>include documentation to demonstrate the limiting condition and choose an alternate strategy below</i>):</p> <p>_____ Stormwater management facility to be located on fill</p> <p>_____ Steep slopes</p> <p>_____ High groundwater</p> <p>_____ Contaminated soils</p> <p>_____ Conflict with required Source Controls (<b>Chapter 6</b>)</p> <p><input checked="" type="checkbox"/> Onsite Stormwater management facilities (indicate below)</p> <p>_____ Offsite stormwater management facilities/regional facilities</p> <p>_____ Fee in Lieu, as determined by the City</p>
<b>Preliminary Facility Selection/Sizing</b>	<p>Check all that apply, <i>attach output from BMP Sizing Tool</i>, and show proposed Stormwater Management Facilities on Preliminary Site Plan.</p> <p>LID facilities:</p> <p>_____ Infiltration Stormwater Planter</p> <p>_____ Filtration Stormwater Planter</p> <p>_____ Infiltration Rain Garden</p> <p><input checked="" type="checkbox"/> Filtration Rain Garden</p> <p>_____ Vegetated Swale</p> <p>_____ Detention Pond</p> <p>_____ Infiltration Trench</p> <p>_____ Manufactured Treatment Technology</p> <p>_____ Other: _____</p>
<b>Verify Minimum Facility Size</b>	<p>A. Required surface area of onsite surface infiltration facilities: <b>11% of contributing impervious area</b></p> <p>As determined by BMP sizing tool or engineered method: _____ (SF)</p> <p>B. Calculate MEP surface area of surface infiltration facilities for sites with limiting conditions:</p> <p>Total new/replaced impervious area (SF) x 0.10 = _____ (SF)</p> <p>C. Calculate required surface area of onsite LID facilities:</p> <p>Smaller of [A] or [B]: _____ (SF)</p> <p>D. Proposed surface infiltration facility size(s):</p> <p>From site plan: _____ (SF) <i>must be larger than [C]</i></p> <p style="text-align: right; color: red;"><b>See attached basin map exhibit and Drainage Memo</b></p>

<b>SITE ASSESSMENT AND PLANNING CHECKLIST</b>		
<b>2.2.5 Other Project Requirements</b>		
	<b>Grading Permit</b>	Review OCMC 15.48 to determine whether a grading permit will be required.  Grading permit required? <u>Y</u> (Y/N)  Type of Grading Plan proposed (see <b>Chapter 3</b> ): <b>Engineered Grading Plan</b>
	<b>Erosion Prevention and Sediment Control</b>	Identify the required permits:  <u>X</u> ESC Permit from the City ( <i>sites that include 1,000+ SF new or replaced impervious area</i> )  <u>X</u> 1200-C Permit from DEQ ( <i>sites that disturb 1 acre or more land surface</i> )
	<b>Source Control for High Use Sites</b>  <p style="text-align: center; color: red;">N/A</p>	Identify whether the proposed development will include any of the following:  <input type="checkbox"/> Fuel Dispensing Facilities and Surrounding Traffic Areas <input type="checkbox"/> Above-Ground Storage of Liquid Materials <input type="checkbox"/> Solid Waste Storage Areas, Containers, and Trash Compactors <input type="checkbox"/> Exterior Storage of Bulk Materials <input type="checkbox"/> Material Transfer Areas/Loading Docks <input type="checkbox"/> Equipment and/or Vehicle Washing Facilities <input type="checkbox"/> Development on Land With Suspected or Known Contamination <input type="checkbox"/> Covered Vehicle Parking Areas <input type="checkbox"/> Industrial and Commercial High Traffic Areas <input type="checkbox"/> Other land uses subject to the ODEQ 1200-Z Industrial Stormwater Permit
	<b>Other Permits</b>	Identify other natural resources related permits from local, state, or federal agencies that may be required as part of the proposed development activity. It is the responsibility of the applicant to identify and obtain required permits prior to project approval.  List other anticipated permits:  <p style="text-align: center; color: red;">N/A</p>

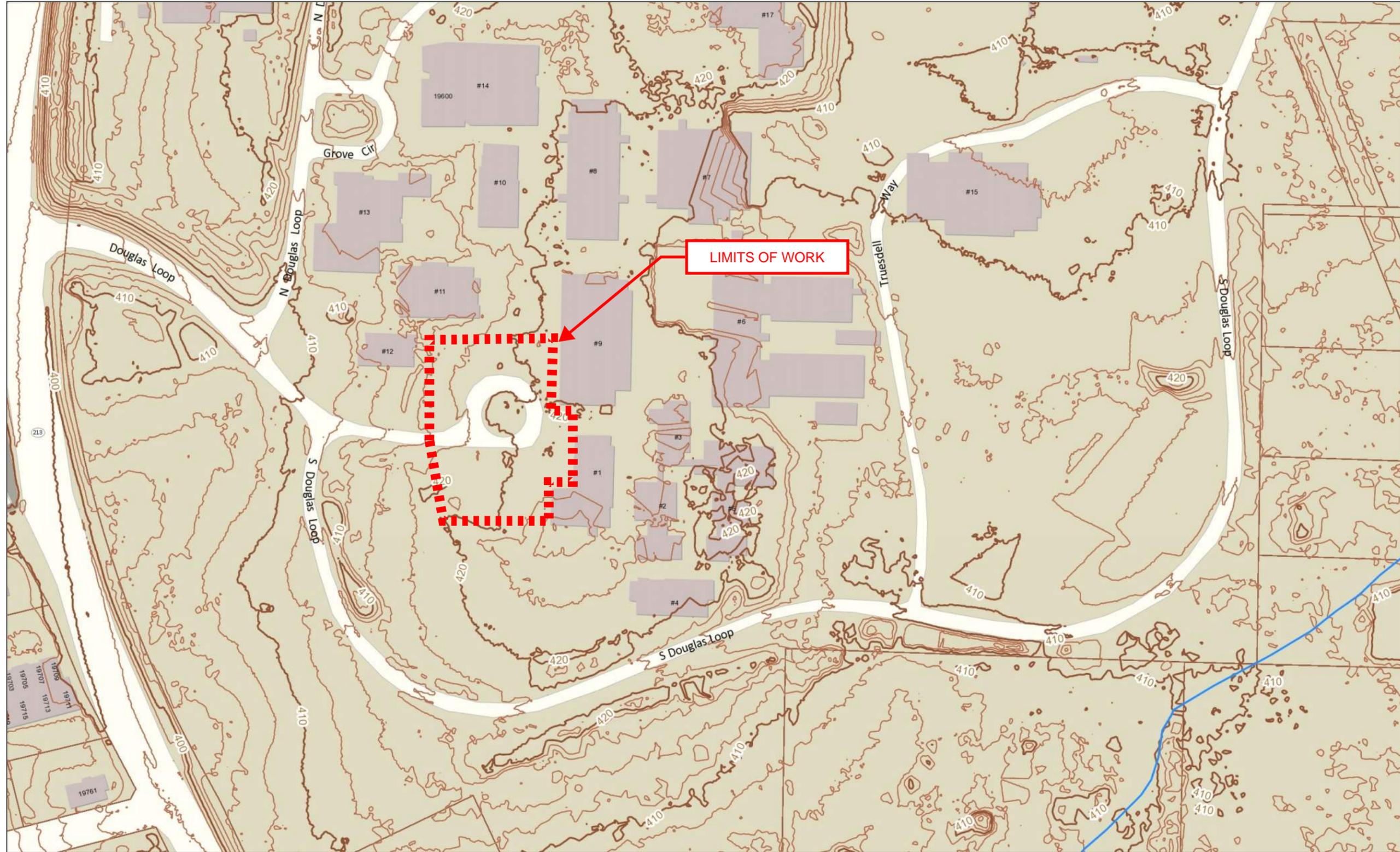


MAP FROM: [MAPS.GOOGLE.COM](https://maps.google.com) ©

# VICINITY MAP

SCALE: NTS

# Oregon City GIS Map



### Legend

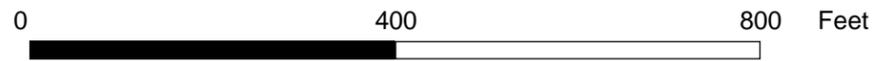
- Street Names
- Streams
  - Above Ground
  - Below Ground
- Contours (2ft) - 1:3,600 and closer
  - 10 foot
  - 2 foot
- Contours (10ft) - 1:3,600 and closer
  - 50 foot
  - 10 foot
- Taxlots
- Taxlots Outside UGB
- Unimproved ROW
- City Limits
- UGB
- Basemap

### Notes

### Overview Map

The overview map shows the entire city of Oregon City with its city limits boundary. A red rectangle in the southeast corner of the city indicates the specific area shown in the main map.

The City of Oregon City makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



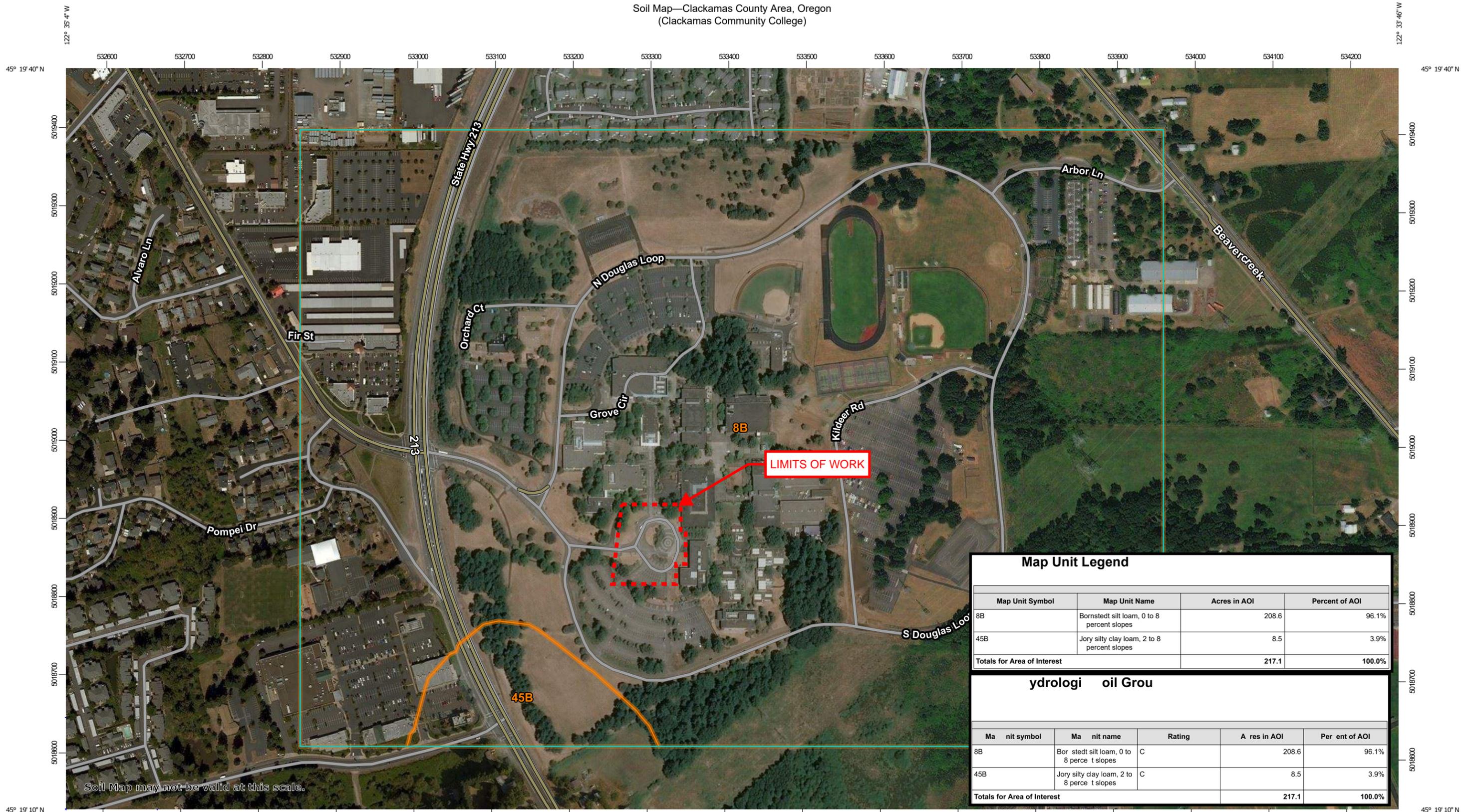
1: 2,400

Map created 7/17/2019

City of Oregon City  
 PO Box 3040  
 625 Center St  
 Oregon City  
 OR 97045  
 (503) 657-0891  
 www.orcity.org



Soil Map—Clackamas County Area, Oregon  
(Clackamas Community College)



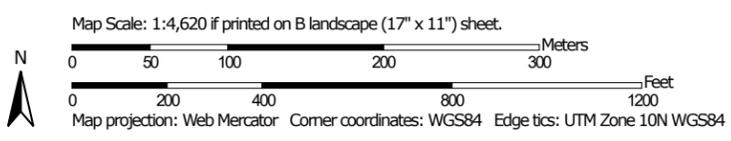
**Map Unit Legend**

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
8B	Bornstedt silt loam, 0 to 8 percent slopes	208.6	96.1%
45B	Jory silty clay loam, 2 to 8 percent slopes	8.5	3.9%
<b>Totals for Area of Interest</b>		<b>217.1</b>	<b>100.0%</b>

**Hydrology Soil Group**

Map Unit Symbol	Map Unit Name	Rating	Acres in AOI	Percent of AOI
8B	Bornstedt silt loam, 0 to 8 percent slopes	C	208.6	96.1%
45B	Jory silty clay loam, 2 to 8 percent slopes	C	8.5	3.9%
<b>Totals for Area of Interest</b>			<b>217.1</b>	<b>100.0%</b>

Soil Map may not be valid at this scale.



PRELIMINARY  
NOT FOR  
CONSTRUCTION

Project Owner:



Project Name:  
**New Student Services  
Building and Community  
Center Renovation**

Project Address:  
**9600 S Molalla Ave,  
Oregon City, OR 97045**

Key Plan

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Revisions to Sheet

No.	Revision	Date

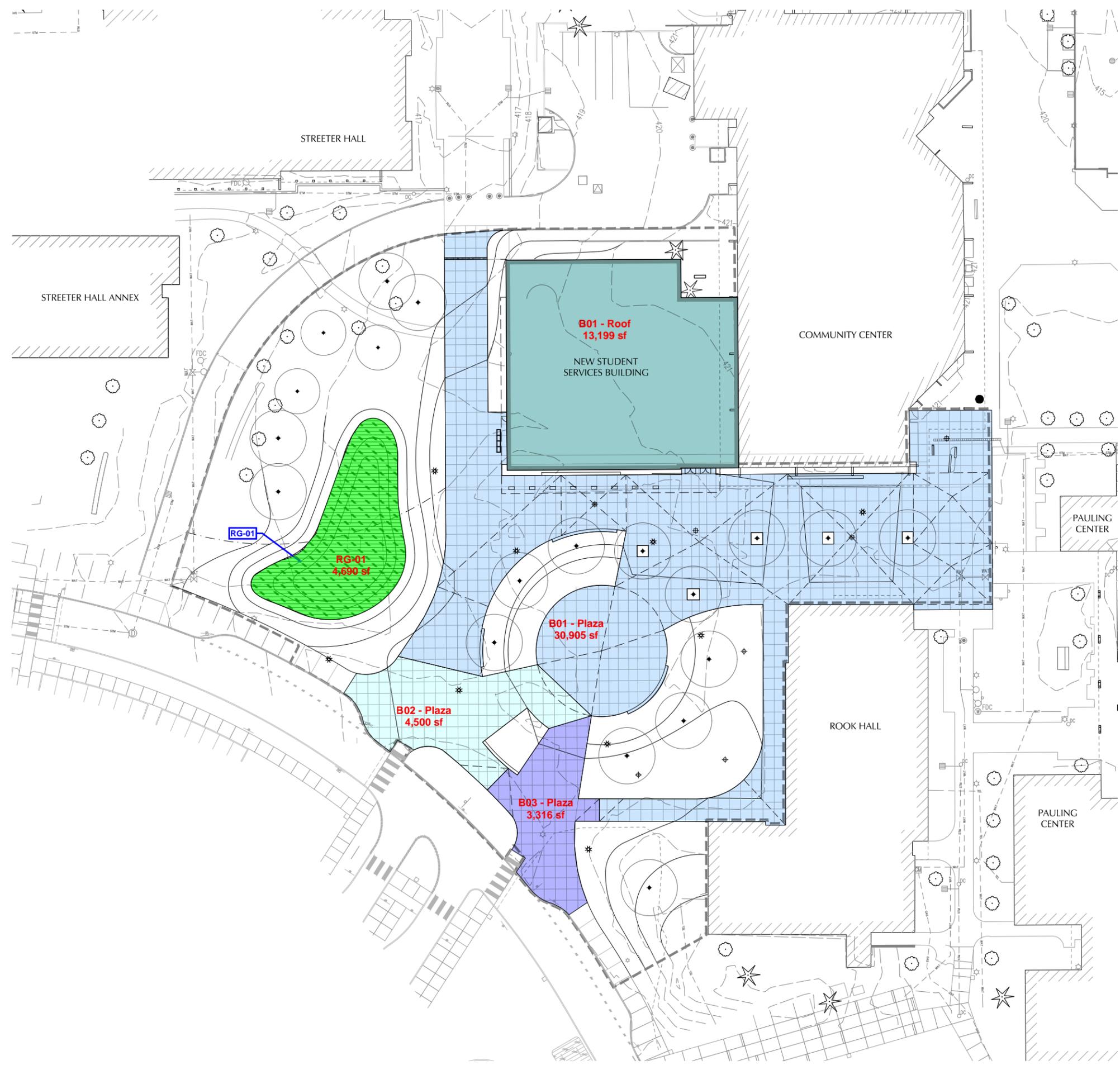
Status: **100% DEVELOPMENT  
DESIGN**

Date: **08.15.2019**

Sheet Title  
**BASIN MAP**

Sheet No.  
**EXH**

Job No.  
**4745**



File: N:\Projects\2018\1800264-CCC-Student Services-Bldg-Brod-Center\CAD\LOT\EXHIBIT\B00264-Basin-Map.dwg TAB:EXH  
Plotted: 8/15/19 at 4:28pm by: Metcalf  
plotted: 3/12/2019 12:03:30 PM  
sheet size: 30" x 42"



SCALE 1 INCH = 20 FEET  
20 0 20 40

## Neighborhood Meeting Notice



### CCC Student Services Building Addition

You are invited to attend a meeting to discuss the College's upcoming land use permit application to Oregon City for a new Student Services Building addition and plaza near the existing campus community center. This project is part of the College's campus wide master plan and is funded by a bond measure passed by district voters in 2014. The addition will provide new office space for administrative services such as enrollment, financial aid, and education partnerships. In addition, the college will be presenting plans for a proposed parking lot expansion (Yellow 2) for enhanced motorcycle training offered by Team Oregon. After the meeting a tour of the ITC and new DeJardin Science Building will be available.

Community comments and questions are welcome. For more information, contact Bob Cochran, Dean of Campus Services, at (503) 594-9790.

**Meeting time: August 15, 2019 at 6:00 p.m.**

**Location: Industrial Technology Center, Room 212,  
Clackamas Community College  
19600 Molalla Ave. Oregon City, OR 97045**





## Caufield Neighborhood Association



Education That Works 

## Student Services/Community Commons (SSCC) Update



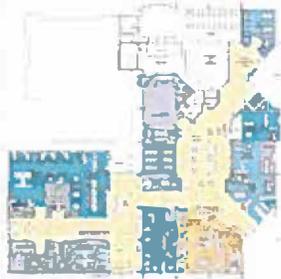
Education That Works 

## Student Services

- Last of four buildings from the 2014 bond
- ~23,000 sf dedicated to student success
- \$20 million including an \$8 million state match
- Opening in late spring 2021

Education That Works 

## Level 1



Education That Works 

## Level 2



Education That Works | Clackamas Community College



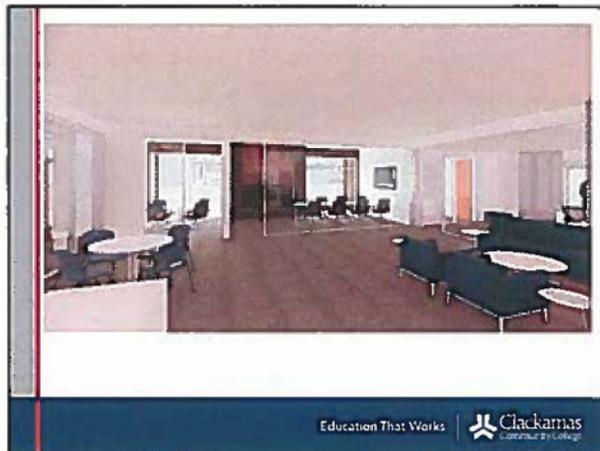
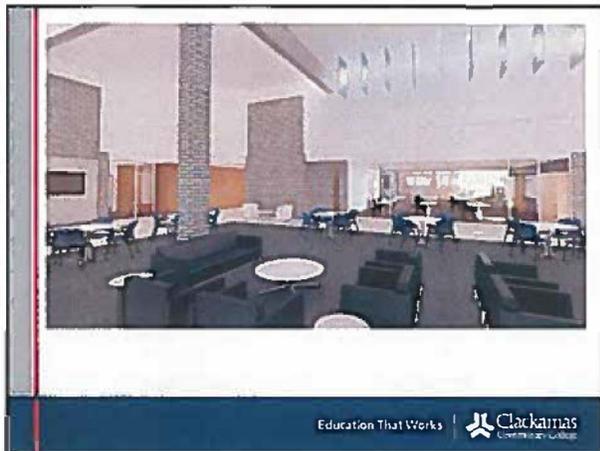
Education That Works | Clackamas Community College



Education That Works | Clackamas Community College



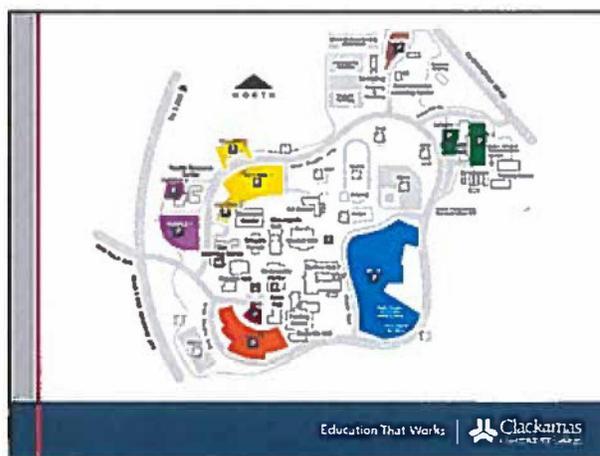
Education That Works | Clackamas Community College

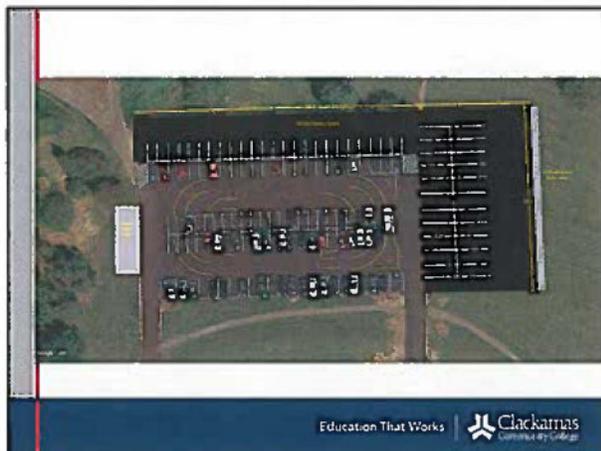


## Team Oregon Orchards Course Expansion



Education That Works | Clackamas Community College





## Team Oregon

- Expanding Lot by about 30 feet to the north and 50 feet to the east
- Will add ~46 parking spaces to the Orchards Lot
- Will increase Team Oregon participants by 2 (from 10 to 12)

Thank you for attending!  
Questions?



## Pre-Application Conference Notes

PA 19-27

June 18, 2019

### Proposed Project

Clackamas Community College proposes a new building, and renovations to an existing building on its Oregon City campus. The construction is based on bond financing and under the land use authority of the 2008-approved CCC concept development plan.

### General Information

- Location: 19600 Molalla Ave Oregon City, OR 97045
- Clackamas County Map 3-2E-09C, Tax Lot 800
- Zoning: "I" Institutional District
- Overlay Districts: none
- Applications anticipated:
  - Detailed Development Plan

### Proposal

A new Student Services building will be constructed in the center of campus, west of the existing Community Center building. The Student Services building will be 24,000 square feet of floor area, on two stories. The new building will be physically connected to the Community Center to its east. Student Services will house Student Academic and Support Services, Enrollment, Testing and Placement Services, Education Partnerships, Financial Aid, Community Based Organizations, Counseling, and Admissions and Recruitment. The Community Center renovation will upgrade existing space to serve the Disability Resource Center, Veterans Resource Center, Associated Student Government and the Multicultural Center. Some of the major prior land use actions on the site include:

- CP-18-01 / DP-18-01. DeJardin Hall addition, Transit hub, modifications to 2008 plan
- DP 16-04. Industrial Tech. Ctr. Building/Barlow Lot
- DP 16-01 / NR 15-08. Environmental Learning Ctr. improvements
- SP 11-08. Motorcycle training course
- CP 07-01. Campus master plan/ Concept Plan

Details for the Student Center/Community Center are shown on the attached site plan/floor plan.

### Applicant Questions

*1. CCC anticipates the Student Services building can be approved under a Type II detailed development plan process. Can you confirm?*

**Answer:** This is correct, unless some aspect of the most recent master plan approval CP-18-01 dictates otherwise or the applicant requires adjustments of the development code beyond what was anticipated in CP-18-01.

2. *What transportation analysis and utility capacity analysis are required for the land use review? What transportation improvements are anticipated?*

**Answer:** for transportation analysis see notes below under “Transportation Analysis”. For utility capacity, please refer to separate PW-Development Services notes.

3. *What are other key requirements of the review?*

**Answer:** Prior applications have provided justification for reductions in transparency based on the proposed use of the building. All practicable efforts to comply with OCMC 17.62.055 – Institutional and commercial building standards should be made, as this is an institutional building in the I – Institutional Zone District, with the exception of OCMC 17.62.055(D)(1), (2), (4) and (5). Staff could not determine compliance with transparency standards for this building but we recommend strongly that all facades that face interior streets and public plazas achieve 60% transparency.

### **Review Process**

We anticipate that the application can be reviewed as a Type II decision. Upon a complete application submittal, the applicant is entitled to a decision from the city for a decision of approval, approval with conditions or denial within **120 days** of deeming the application complete, by state law. Type II decisions are rendered by the Community Development Director, with appeal on the record to the City Commission, and then onto LUBA.

Type II decisions are based on the code approval criteria and require limited discretion by the Community Development staff in order to be approved. Staff is not authorized to waive any requirements of the code except for modifications through Chapter 12.04.

### **Upcoming Potential Code Changes and Projects**

Amendments to the Oregon City Municipal Code are being proposed – more information can be found at <https://www.oregoncity.org/planning/housing-and-other-development-and-zoning-code-amendments> New code will be effective 30 days after 2<sup>nd</sup> reading of the ordinance at City Commission

### **Transportation Analysis**

The applicant should verify that the subject of this pre-app (new student services building and remodeling of the community center) are consistent with (the same size and scope) as analyzed in connection with CP-18-01 and DP-18-01.

The TIA, prepared by Lancaster Engineering and dated January 16, 2018, analyzed “a new 54,500-square foot student center, which will replace the existing 29,000 Community Center.”

If the current project is consistent with the previous TIA, no additional transportation analysis will be required. The applicant will be required to comply with conditions of CP-18-01 and DP-18-01 and with the previous master plan CP-07-01.

If there is a significant change in the scope of the project relative to that analyzed in the January 16, 2018 TIA, an updated TIA will need to be submitted.

The applicant should refer to the Conditions of Approval of CP-18-01 / DP 18-01 related to transportation improvements (attached).

The applicant's traffic engineer is welcome to contact the city's traffic engineering consultant, John Replinger, at [Replinger-Associates@comcast.net](mailto:Replinger-Associates@comcast.net) or at 503-719-3383.

### **Detailed Development Plan (Site Plan and Design) Review**

**Note: If submitting under the new code (expected to be effective by August, 2019), these notes may be revised.**

The pre-application materials lack the specificity to confirm compliance with all applicable standards. Building elevations are needed to further determine compliance. An additional (minor) pre-application conference is required prior to submittal of a site plan and design review application so that staff can review a site plan and building elevations that are site specific.

- Modifications to standards in site plan design review may be requested per OCMC 17.62.015: The review body may approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:
  - The modification will result in a development that better meets design guidelines; and
  - 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.
- Please note that the scope of allowable Type II modifications to standards in OCMC 17.62 will be reduced upon adoption of the new code changes.

### **Building and Site Design**

- The landscaping plan must be prepared by a landscape architect
- The application shall include an outdoor lighting plan per 17.62.065
- Pedestrian circulation to connect all main building entrances is required
- Pedestrian circulation, articulation and massing, transparency, building materials, refuse and recycling, and mechanical equipment standards were unable to be verified and are found in 17.62.050.
- Transparency (windows) could not be determined. Transparency requirements for the expansion are in OCMC 17.62.055.
- Mechanical and HVAC screening should be integrated into the building design, if possible.

### **Archeological Monitoring Recommendation**

A copy of the pre-application was sent to the State Historic Preservation Office (SHPO) and various confederated tribes for comment. Any comments received shall be forwarded to the applicant.

### **Neighborhood Meeting**

- A neighborhood association meeting is required. You are in the Caufield Neighborhood Association, which is currently meeting as part of the South End NA. Please contact the Neighborhood Association to schedule a meeting. Please include the Citizen Involvement Committee Chair, Amy Willhite, in any Neighborhood Association meeting requests, notifications or correspondence. Amy can be reached at [awillhit@yahoo.com](mailto:awillhit@yahoo.com)
- OCMC 17.50.055 requires submittal of the meeting sign-in sheet, a summary of issues discussed, and a letter from the neighborhood association indicating that a meeting was held.

**Chair:** Robert Malchow, [r.malchow@comcast.net](mailto:r.malchow@comcast.net)

**Vice Chair:** Kristina Browning, [kristina@PortlandHomeGal.com](mailto:kristina@PortlandHomeGal.com)

**Secretary/Treasurer:** Tori Skipper, [t.skipper@bhhsnw.com](mailto:t.skipper@bhhsnw.com)

**Meeting Information:** Held the fourth Tuesday of January, March, May, September, and November (May 28 may change due to Memorial Day, Sep. 24, Nov. 26) .

Located: Oregon City School District's Facilities and Maintenance Center (Bus Barn), 14551 Meyers Road, Oregon City at 6:45 PM.

- Your application was transmitted to the State Historic Preservation Office (SHPO) and affected tribes for review. Comments received have been provided.

**Planning Review and Application Fees:**

The 2019 Planning applications and fees include-

- Detailed Development Plan (Site Plan and Design) Review (Completion of a Construction Cost Estimate is Required):

Construction Cost	Application Fee
Less than \$500,000	\$2,156 plus 0.007 x project cost
\$500,000 to \$3,000,000	\$3,591 plus 0.005 x project cost
Over \$3,000,000	\$12,215 plus 0.003 x project cost
Maximum fee	\$57,296

- Mailing Labels: \$17 – or provided by applicant

**Applications, Checklists and Links:**

- [Type II Review Process](#)
- [Land Use Application](#)
- [Site Plan and Design Review Construction Cost Form](#)
- [Site Plan and Design Review Checklist](#)
- [Oregon City Municipal Code](#)

**Oregon City Municipal Code Criteria:**

**Note: If submitting under the amended code (expected to be effective by July), these Chapters will change.**

The following chapters of the Oregon City Municipal Code (OCMC) may be applicable to this proposal:

- [OCMC 13.12 – Stormwater Management](#)
- [OCMC 15.48 – Grading, Filling, and Excavating](#)
- [OCMC 17.39 – \[!\] Institutional District](#)
- [OCMC 17.41 – Tree Protection Standards](#)
- [OCMC 17.47 – Erosion and Sediment Control](#)
- [OCMC 17.50 – Administration and Procedures](#)
- [OCMC 17.52 – Off-Street Parking and Loading](#)
- [OCMC 17.62 – Site Plan and Design Review](#)
- [OCMC 17.65 – Master Plans](#)

**Planning Division**

Pete Walter, AICP, Planner reviewed your pre-application for the Planning Division. You may contact Pete at 503-496-1568 or [pwalter@orcify.org](mailto:pwalter@orcify.org).

**Development Services Division (Utilities/Public Improvements/SDC's etc):**

See separate notes from Public Works Development Services Division.

**Building Division:**

You may contact Mike Roberts, Building Official at 503.496.1517 or by email at [mroberts@orcify.org](mailto:mroberts@orcify.org).

**Clackamas Fire District:**

Questions can be directed 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.

***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.**

## Property Detail Report

Owner: Clackamas Comm College  
 Site: 19600 Molalla Ave Oregon City OR 97045  
 Mail: 19600 Molalla Ave Oregon City OR 97045



Clackamas County Data as of: 8/20/2019

### Location and Site Information

County:	<b>Clackamas</b>	Lot SqFt:	<b>43,560</b>
Legal Description:	<b>Section 09 Township 3S Range 2E</b>	Lot Acres:	<b>1.00</b>
APN:	<b>01577984</b>	Land Use:	<b>101 - Residential land improved</b>
Tax Lot:	<b>32E09C 00800E2</b>	Land Use STD:	<b>Single Family Residence</b>
Twn-Rng-Sec:	<b>03S / 02E / 09 / NW</b>	County Bldg Use:	<b>RSFR</b>
Neighborhood:	<b>Caufield</b>	# Dwellings:	<b>1</b>
Subdivision:		Map Page/Grid:	<b>717-F5</b>
Legal Lot/Block:	<b>0800E2</b>	Zoning:	<b>Oregon City-I</b>
Census Tract/Block:	<b>022603 / 1008</b>	Watershed:	<b>Abernethy Creek-Willamette River</b>

### Property Characteristics

Total Living Area:	Bedrooms:	Year Built/Eff:
First Floor SqFt:	Bathrooms Total:	Heating:
Second Floor SqFt:	Bathrooms Full/Half:	Cooling:
Basement Fin/Unfin:	Stories:	Fireplace:
Attic Fin/Unfin:	Foundation:	Pool:
Garage SqFt:	Roof Material:	Kitchen:

### Assessment and Tax Information

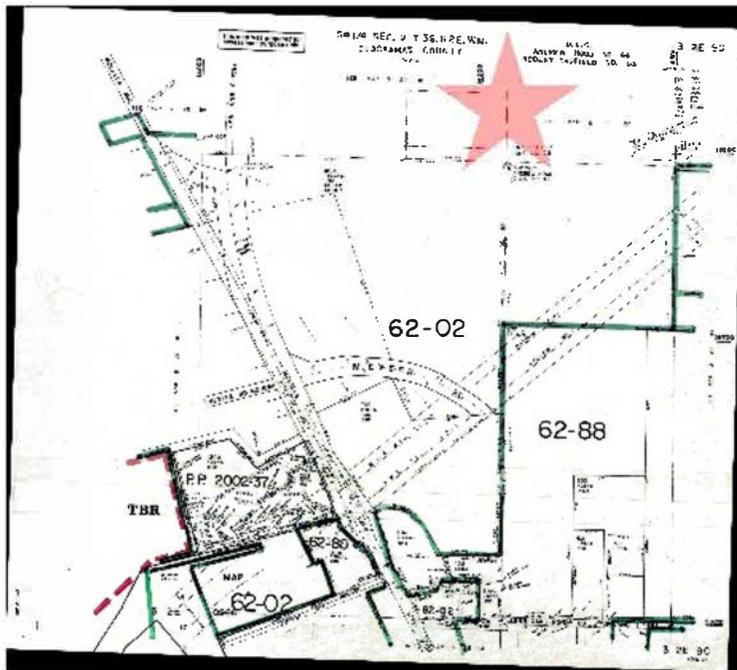
Market Total:	<b>\$268,685.00</b>	Property Tax:	
Market Land:	<b>\$7,605.00</b>	Exemption:	
Market Structure:	<b>\$261,080.00</b>	Market Improved %:	<b>97.00%</b>
Assessment Year:	<b>2018</b>	Levy Code:	<b>062-002</b>
Assessed Total:	<b>\$175,183.00</b>	Mill Rate:	<b>17.8341</b>

### Sale and Loan Information

Sale Date:	Lender:
Sale Amount:	Loan Amount:
Document #: <b>83-02823</b>	Loan Type:
Deed Type:	Price/SqFt:
Title Co:	Seller Name:

Prepared By: WFG National Title Customer Service Department  
 12909 SW 68th Pkwy, Suite 350, Portland, OR 97223  
 P: 503 603 1700 | 360 891 5474 E: cs@wfgnationaltitle.com | cccs@wfgtitle.com

Sentry Dynamics, Inc. and its customers make no representation, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

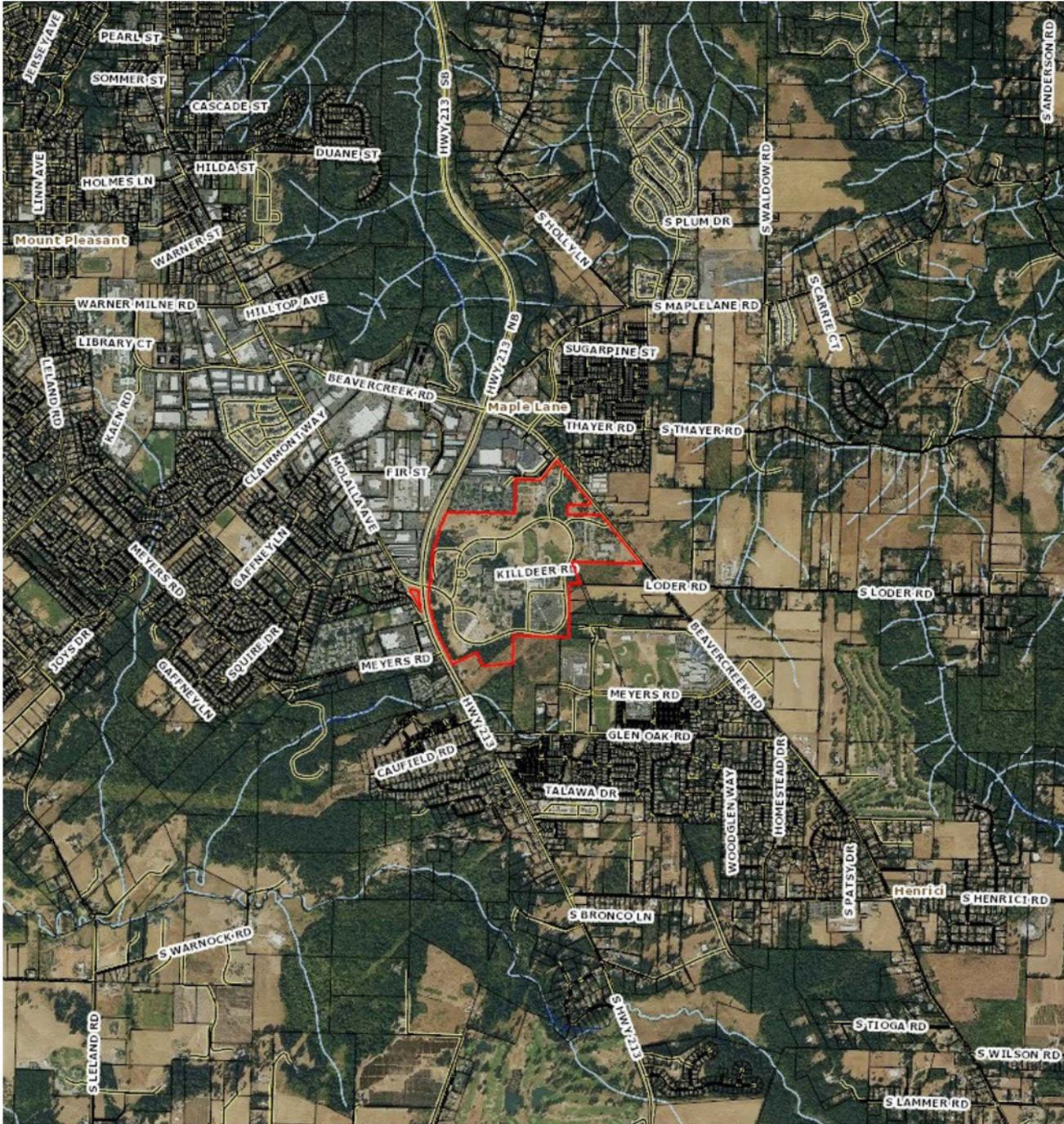


**Parcel ID: 01577984**

**Site Address: 19600 Molalla Ave**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



Parcel ID: 01577984

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That EDWARD J. WANKE and LEOLA WANKE, husband and wife, hereinafter called grantor, for the consideration hereinafter stated, does hereby grant, bargain, sell and convey unto Clackamas County Area Education District hereinafter called grantee, and unto grantee's heirs, successors and assigns all of that certain real property with the tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining, situated in the County of Clackamas, State of Oregon, described as follows, to-wit:

DESCRIPTION ATTACHED AND INCORPORATED BY REFERENCE

To Have and to Hold the same unto the said grantee and grantee's heirs, successors and assigns forever. And the grantor hereby covenants to and with the said grantee and grantee's heirs, successors and assigns that said real property is free from encumbrances created or suffered thereon by grantor and that grantor will warrant and defend the same and every part and parcel thereof against the lawful claims and demands of all persons claiming by, through, or under the grantor.

The true and actual consideration paid for this transfer, stated in terms of dollars, is \$36,000.00

In construing this deed and where the context so requires, the singular includes the plural and all grammatical changes shall be implied to make the provisions hereof apply equally to corporations and to individuals.

In Witness Whereof, the grantor has executed this instrument this day of 19 82; if a corporate grantor, it has caused its name to be signed and seal affixed by its officers, duly authorized thereto by order of its board of directors.

Edward J. Wanke
Leola Wanke

(If executed by a corporation, affix corporate seal)

STATE OF OREGON,
County of Clackamas
December 15, 1982

STATE OF OREGON, County of
19

Personally appeared the above named Edward J. Wanke and Leola Wanke, husband and wife, and acknowledged the foregoing instrument as their voluntary act and deed.

Personally appeared who, being duly sworn, each for himself and not one for the other, did say that the former is the president and that the latter is the secretary of a corporation, and that the seal affixed to the foregoing instrument is the corporate seal of said corporation and that said instrument was signed and sealed in behalf of said corporation by authority of its board of directors; and each of them acknowledged said instrument to be its voluntary act and deed.



Notary Public for Oregon
My commission expires May 5, 1984

Notary Public for Oregon
My commission expires

Edw ard J. Wanke and Leola Wanke
19426 S. Molalla Avenue
Oregon City, Oregon

Clackamas County Area Education District
Oregon City, Oregon

After recording return to:
Howard A. Rankin
RANKIN, McMURRY, VAVROSKY & DOHERTY
1600 Benjamin Franklin Building
Columbia, Missouri, OR 97258

Clackamas County Area Education District
(Clackamas Comm. College)

STATE OF OREGON,
County of

I certify that the within instrument was received for record on the day of 19 at o'clock A.M. and recorded in book/reef/volume No. on page or as document/tee/file/instrument/microfilm No. Record of Deeds of said county.

Witness my hand and seal of County affixed.

By Deputy

IN THE COUNTY OF CLACKAMAS AND STATE OF OREGON

Part of the Robert Caufield and wife D. L. C. No. 53 in T. 3 S., R. 2 E., of the W. M., described as:

Beginning at the Northeast corner of the Robert Caufield and wife D. L. C. No. 53 in T. 3 S., R. 2 E., of the W. M., thence South 18 chains; thence West 34.70 chains to the Northwest corner of the Andrew Hood D. L. C.; thence North 13.22 chains to the place of beginning of the tract herein described; from said beginning point run thence West 1397.00 feet; thence South 437.6 feet; thence East 1397.00 feet; thence North 437.6 feet to the true point of beginning.

ALSO a tract of land beginning 467.6 feet South and 563.00 feet West of the beginning point of the above described land; thence South 380.3 feet; thence West 573.2 feet, more or less, to the Southeast corner of a tract conveyed to M. F. Bess and J. E. Bess by Deed Recorded in Book 174, page 412, Deed Records, thence North 380.3 feet along the East line of said Bess tract to a point; thence East 573.2 feet to the place of beginning;

ALSO:

A strip of land lying in the Robert Caufield D.L.C. No. 53 in Section 9, T.3.S.R.2.E., of the W.M., in the County of Clackamas and State of Oregon, more particularly described as follows:

Beginning at the Northeast corner of said Caufield D.L.C.; thence South 1188 feet; thence West 2290.2 feet; thence North 404.92 feet to the true point of beginning of the tract to be described; thence West 1147 feet, more or less, to the Southeast corner of that certain 30 foot roadway reserved in deed to F.R. Beals, recorded October 14, 1913 in Deed Book 133, Page 46, records of Clackamas County, Oregon; thence North 30 feet; thence East 1147 feet, more or less, to a point due North of the point of beginning; thence South 30 feet to the point of beginning.

STATE OF OREGON )  
County of Clackamas ) ss.  
I, Juanita N. Orr, County Clerk, Ex-Officio  
Recorder of Conveyances of the State of Oregon,  
for the County of Clackamas, do hereby certify  
that the instrument of writing was received for  
recording in the records of said County at

1983 JAN 31 PM 4:51



Witness my hand and seal affixed.  
*Juanita N. Orr*  
JUANITA N. ORR  
County Clerk

Recording Certificate  
CCP-R4 83 2823

Z

JAN 31 1983

JAN 31 1983

# Property Detail Report

Owner: Clackamas Comm College  
Site: 19600 Molalla Ave Oregon City OR 97045  
Mail: 19600 Molalla Ave Oregon City OR 97045



Clackamas County Data as of: 8/20/2019

## Location and Site Information

County:	<b>Clackamas</b>	Lot SqFt:	<b>6,927,347</b>
Legal Description:	<b>Section 09 Township 3S Range 2E Quarter C TAX LOT 00800 SEE SPLIT CODE ACCTS 00880 &amp; 00890 SEE EXEMPT PORTIONS 00800E2 &amp; 00800E3 Y 182580</b>	Lot Acres:	<b>159.03</b>
APN:	<b>00869778</b>	Land Use:	<b>401 - Tract land improved</b>
Tax Lot:	<b>32E09C 00800</b>	Land Use STD:	<b>Agricultural Misc</b>
Twn-Rng-Sec:	<b>03S / 02E / 09 / NW</b>	County Bldg Use:	<b>AMSC - Single Family</b>
Neighborhood:	<b>Caufield</b>	# Dwellings:	<b>1</b>
Subdivision:		Map Page/Grid:	<b>717-F5</b>
Legal Lot/Block:	<b>800</b>	Zoning:	<b>Oregon City-I</b>
Census Tract/Block:	<b>022603 / 1008</b>	Watershed:	<b>Abernethy Creek-Willamette River</b>

## Property Characteristics

Total Living Area:	Bedrooms:	Year Built/Eff:	<b>1935</b>
First Floor SqFt:	Bathrooms Total:	Heating:	
Second Floor SqFt:	Bathrooms Full/Half:	Cooling:	
Basement Fin/Unfin:	Stories:	Fireplace:	
Attic Fin/Unfin:	Foundation:	Pool:	
Garage SqFt:	Roof Material:	Kitchen:	

## Assessment and Tax Information

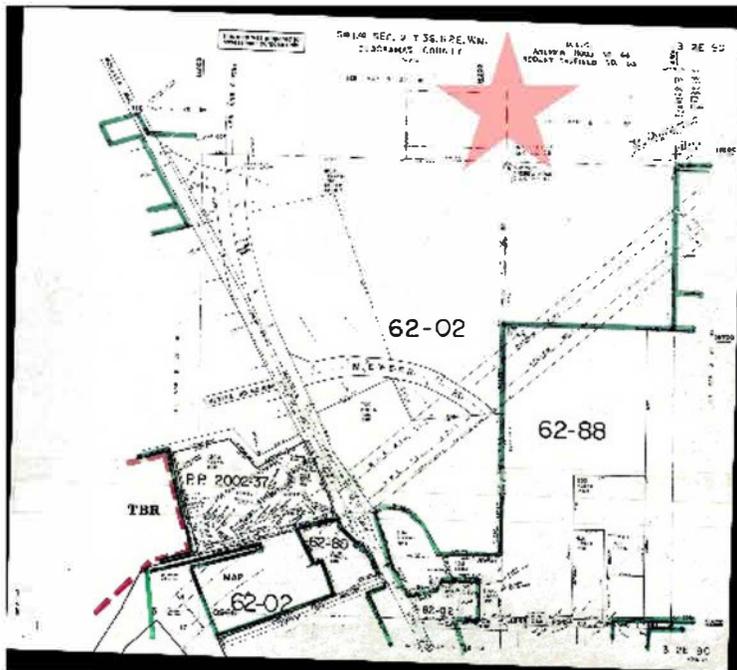
Market Total:	<b>\$154,311,829.00</b>	Property Tax:	
Market Land:	<b>\$11,635,449.00</b>	Exemption:	
Market Structure:	<b>\$142,676,380.00</b>	Market Improved %:	<b>92.00%</b>
Assessment Year:	<b>2018</b>	Levy Code:	<b>062-002</b>
Assessed Total:	<b>\$101,691,495.00</b>	Mill Rate:	<b>17.8341</b>

## Sale and Loan Information

Sale Date:		Lender:	
Sale Amount:		Loan Amount:	
Document #:	<b>71-14368</b>	Loan Type:	
Deed Type:		Price/SqFt:	
Title Co:		Seller Name:	

Prepared By: WFG National Title Customer Service Department  
12909 SW 68th Pkwy, Suite 350, Portland, OR 97223  
P: 503 603 1700 | 360 891 5474 E: cs@wfgnationaltitle.com | cccs@wfgtitle.com

Sentry Dynamics, Inc. and its customers make no representation, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

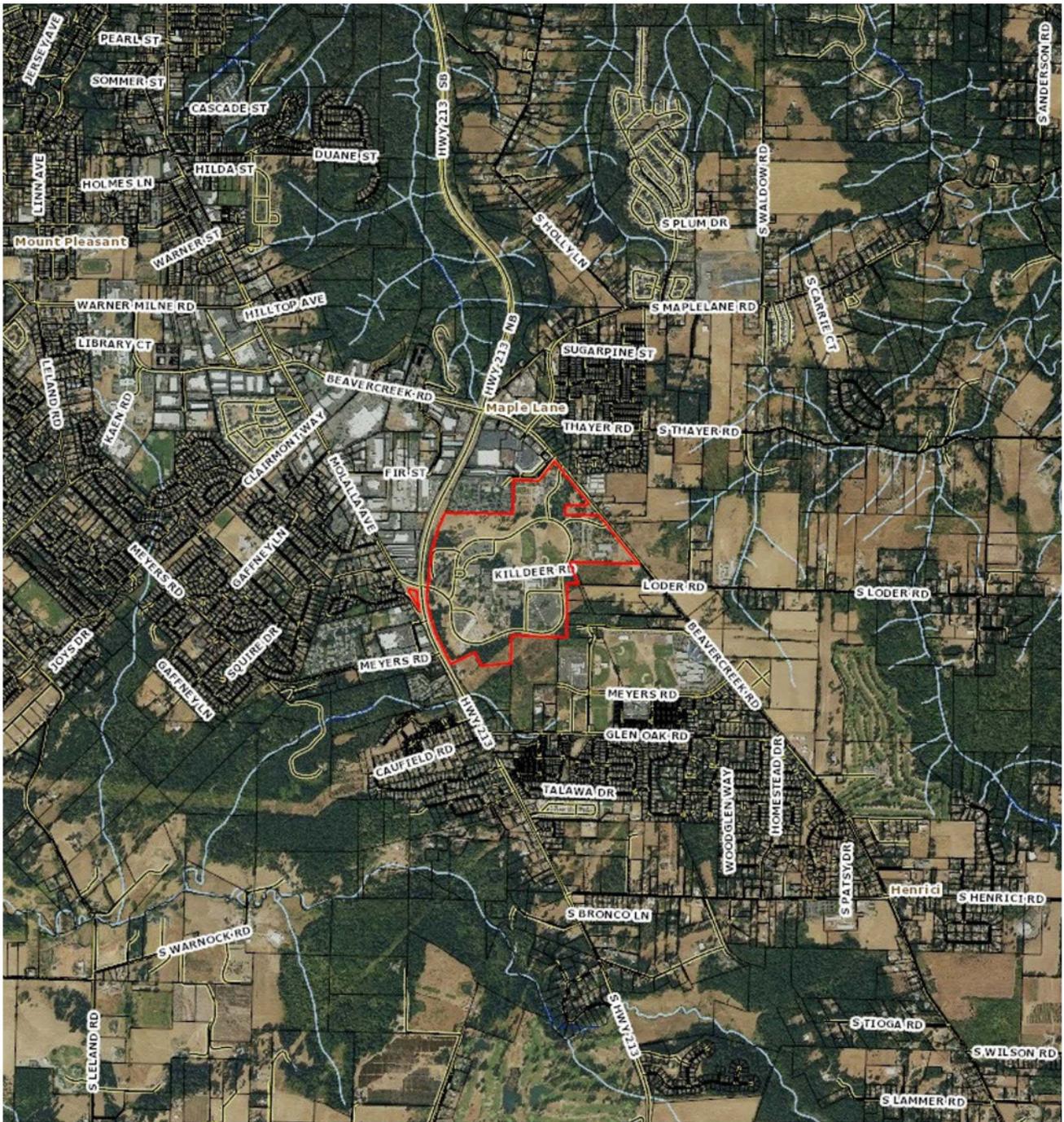


**Parcel ID: 00869778**

**Site Address: 19600 Molalla Ave**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map



Parcel ID: 00869778

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

3.

7-10-59

WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, That ALICE EVANS, a widow, and WILLIAM BURPEE and MARGARET JANE BURPEE, husband and wife, hereinafter called the grantors, for the consideration hereinafter stated, to grantors paid by CLACKAMAS COUNTY AREA EDUCATION DISTRICT, known as Clackamas Community College, a Municipal corporation of the State of Oregon, hereinafter called the grantee, does hereby grant, bargain, sell and convey unto the said grantee, its successors and assigns, that certain real property, with the tenements, hereditaments and appurtenances thereunto belonging or appertaining, situated in the County of Clackamas and State of Oregon, described as follows, to wit:

Part of the Robert Caufield and wife Donation Land Claim No. 53 in secs. 8 and 9, T. 3 S., R. 2 E., of the Willamette meridian, described as follows:

Beginning at a point on the east line of said Caufield claim at the northwest corner of the Andrew Hood Donation Land Claim No. 44, thence southerly along the east line of said Caufield claim 2399.35 feet; thence west 568.53 feet to the center of the county road which is known as Secondary State Highway No. 160; thence north 29° 43' west along center of said road 3001.7 feet; thence north 89° 53' east 617.53 feet; thence south 0° 07' east 211.2 feet; thence north 89° 53' east 859.8 feet; thence north 0° 07' west 380.8 feet; thence north 89° 53' east 519.5 feet to the east line of the south portion of said Caufield claim extended north; thence south along said line to the place of beginning; except the parts thereof described as:

Recorded By  
Fidelity National  
Title Insurance Company

A tract of land conveyed to Albert Sandberg and wife by deed recorded in book 200 at page 77, records of Clackamas County, described about as: Beginning at a point on the east line of said Caufield claim which is 2399.35 feet southerly from the northwest corner of the Andrew Hood Donation Land Claim No. 44; thence west 568.53 feet to the center of Secondary Highway No. 160, thence north 29° 43' west along the center of said road 1081.00 feet; thence north 63° 17' east 538.00 feet; thence south 26° 17' east 253.35 feet; thence north 84° 00' east 512.75 feet to the west line of said Hood claim; thence southerly along claim line to the place of beginning.

And also a tract conveyed to John W. Shepherd and wife by deed recorded in book 411 at page 547, records of Clackamas County, described as: Beginning at an iron pipe south 89° 53' west 1379.3 feet distant from the northwest corner of the Andrew Hood Donation Land Claim No. 44 in sec. 9, T. 3 S., R. 2 E., W. M.; thence north 0° 07' west 211.2 feet; thence south 89° 53' west 617.53 feet to the center line of Market Road No. 22, also known as Secondary State Highway No. 160; thence following said center line south 29° 43' east 242.9 feet; thence north 89° 53' east 497.55 feet to the place of beginning.

A tract conveyed to the State of Oregon, April 14, 1970, Fee No. 706-913.

Subject to existing rights-of-way for roads, pipelines, transmission and telephone lines, and appurtenant structures.

TO HAVE AND TO HOLD the same unto the said grantee, its successors and assigns forever.

And said grantors hereby covenant to and with said grantee and grantee's successors and assigns, that grantors are lawfully seized in fee simple of the above granted premises, free from all encumbrances and that grantors will warrant and forever defend the above granted premises and every part and parcel thereof against the lawful claims and demands of all persons whomsoever, except those claiming under the above described encumbrances.

The true and actual consideration paid for this transfer, stated in terms of dollars is Seventy-One Thousand Six Hundred (\$71,600.00) Dollars.

WITNESS grantors hands this 2nd day of <sup>June</sup>~~May~~, 1971.

Alice Evans (SEAL)  
Alice Evans

William Burpee (SEAL)  
William Burpee

Margaret Jane Burpee (SEAL)  
Margaret Jane Burpee

STATE OF IDAHO }  
County of Ada } ss

Personally appeared the above named ALICE EVANS, a widow, and WILLIAM BURPEE and MARGARET JANE BURPEE, husband and wife, and acknowledged the foregoing instrument to be their voluntary act and deed.

John H. Welch  
Notary Public for Idaho  
My Commission expires: 6-10-71



71 14368  
2

STATE OF OREGON,  
County of Clatsop,  
I, George D. Poppen, County Clerk, Esq., Official Recorder of Clatsop County, Oregon, do hereby certify that the within instrument of writing was received for and recorded in the records of

971 JUN 24 PM 4 22  
RECORDED OF CONVEYANCE  
CLATSOP COUNTY OREGON  
In Book 6  
Witness my hand and seal this 24th day of June, 1971.  
G. D. Poppen  
County Clerk  
Deputy  
Recording Certificate

# Property Detail Report

Owner: Clackamas Comm College  
Site: 19600 Molalla Ave Oregon City OR 97045  
Mail: 19600 Molalla Ave Oregon City OR 97045



Clackamas County Data as of: 8/20/2019

## Location and Site Information

County:	<b>Clackamas</b>	Lot SqFt:	<b>6,875,458</b>
Legal Description:	<b>Section 09 Township 3S Range 2E</b>	Lot Acres:	<b>157.84</b>
APN:	<b>05023716</b>	Land Use:	<b>401 - Tract land improved</b>
Tax Lot:	<b>32E09C 00800E3</b>	Land Use STD:	<b>Agricultural Misc</b>
Twn-Rng-Sec:	<b>03S / 02E / 09 / NW</b>	County Bldg Use:	<b>AMSC</b>
Neighborhood:	<b>Caufield</b>	# Dwellings:	
Subdivision:		Map Page/Grid:	<b>717-F5</b>
Legal Lot/Block:	<b>0800E3</b>	Zoning:	<b>Oregon City-I</b>
Census Tract/Block:	<b>022603 / 1008</b>	Watershed:	<b>Abernethy Creek-Willamette River</b>

## Property Characteristics

Total Living Area:	Bedrooms:	Year Built/Eff:
First Floor SqFt:	Bathrooms Total:	Heating:
Second Floor SqFt:	Bathrooms Full/Half:	Cooling:
Basement Fin/Unfin:	Stories:	Fireplace:
Attic Fin/Unfin:	Foundation:	Pool:
Garage SqFt:	Roof Material:	Kitchen:

## Assessment and Tax Information

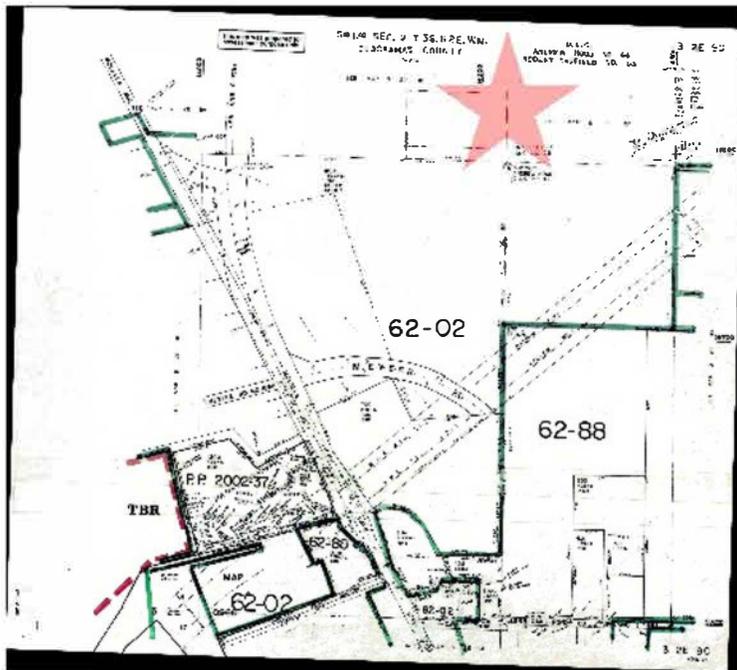
Market Total:	<b>\$1,801,515.00</b>	Property Tax:	
Market Land:	<b>\$51,265.00</b>	Exemption:	
Market Structure:	<b>\$1,750,250.00</b>	Market Improved %:	<b>97.00%</b>
Assessment Year:	<b>2018</b>	Levy Code:	<b>062-002</b>
Assessed Total:	<b>\$1,187,198.00</b>	Mill Rate:	<b>17.8341</b>

## Sale and Loan Information

Sale Date:	Lender:
Sale Amount:	Loan Amount:
Document #:	Loan Type:
Deed Type:	Price/SqFt:
Title Co:	Seller Name:

Prepared By: WFG National Title Customer Service Department  
12909 SW 68th Pkwy, Suite 350, Portland, OR 97223  
P: 503 603 1700 | 360 891 5474 E: [cs@wfnationaltitle.com](mailto:cs@wfnationaltitle.com) | [cccs@wfgtitle.com](mailto:cccs@wfgtitle.com)

Sentry Dynamics, Inc. and its customers make no representation, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

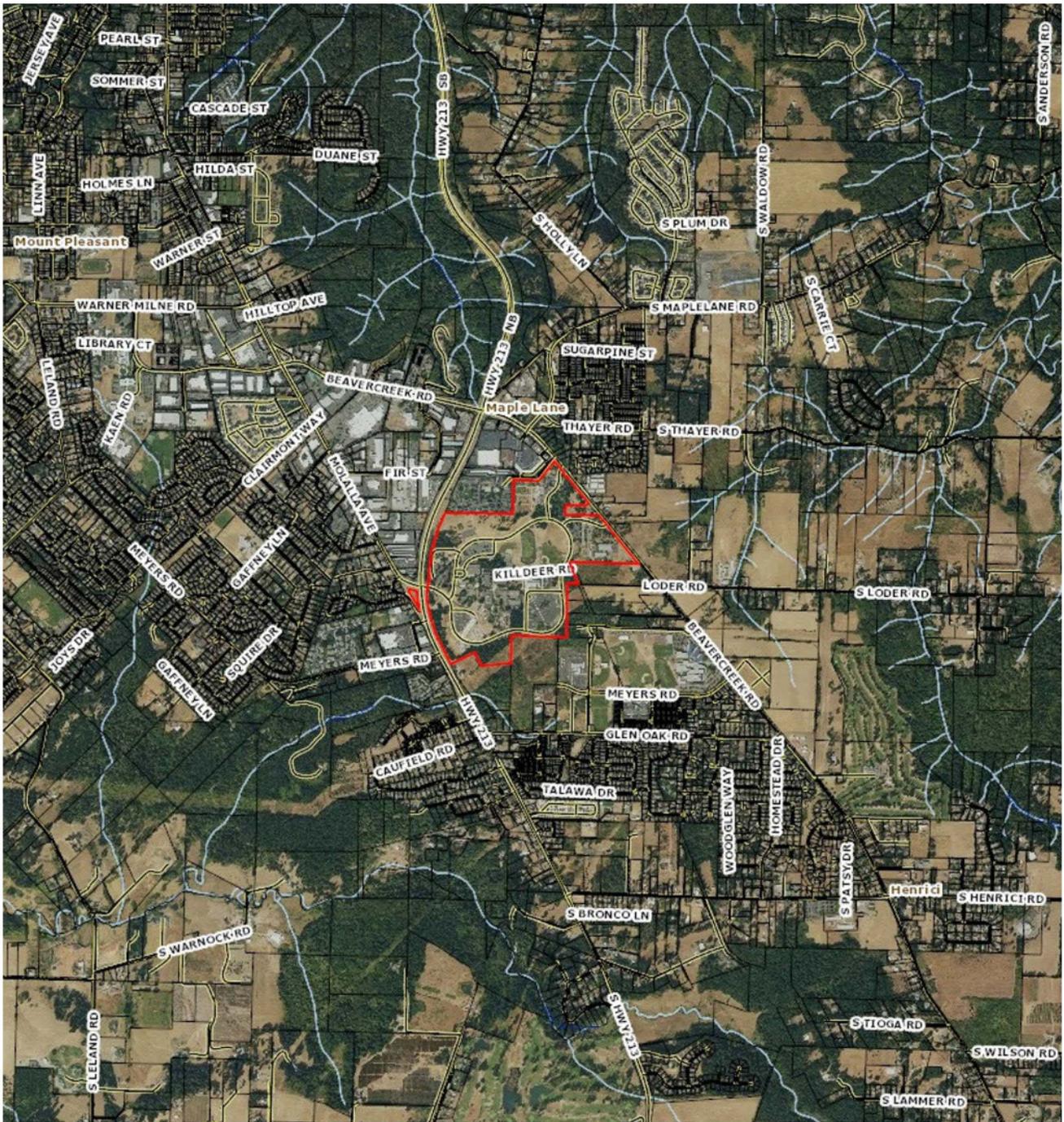


**Parcel ID: 05023716**

**Site Address: 19600 Molalla Ave**

Sentry Dynamics, Inc. and its customers make no representations, warranties or conditions, express or implied, as to the accuracy or completeness of information contained in this report.

Aerial Map

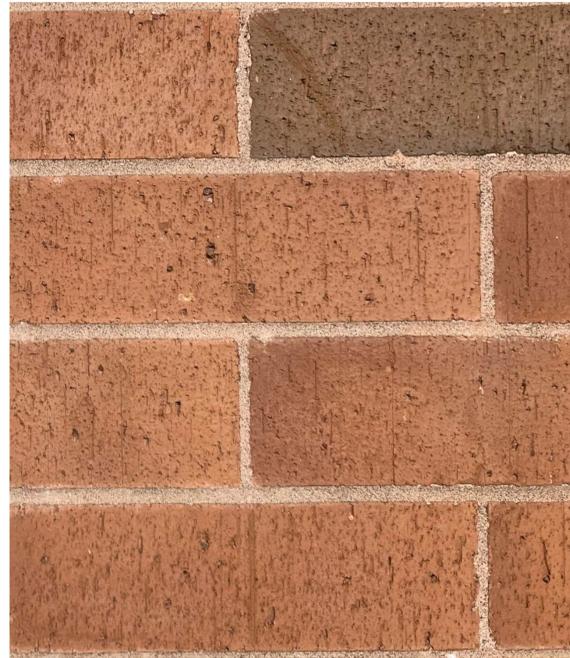


Parcel ID: 05023716

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No Last Vesting Sale Document found for: 05023716

# Exhibit G



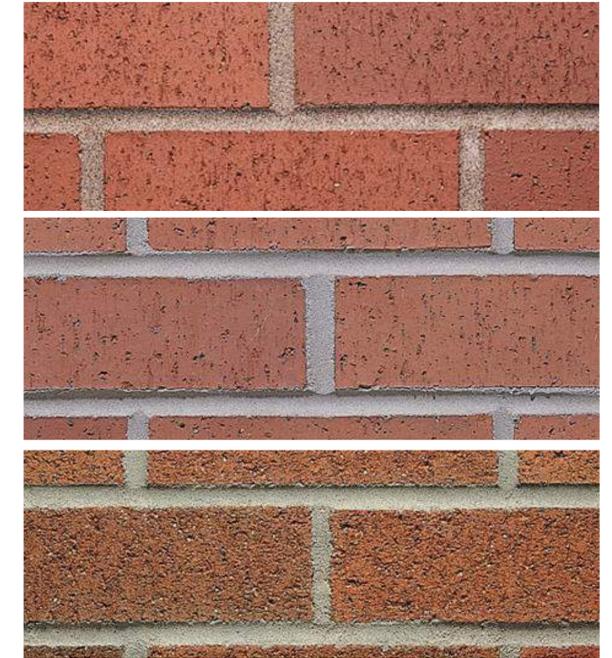
Existing Community Center Brick  
Existing  
Style: Econo Brick  
Color: Chestnut  
Finish: Mission



BR-1  
Mutual Materials  
Style: Norman Brick  
Color: Chestnut  
Finish: TBD



BR-2  
Mutual Materials  
Style: Norman Brick  
Color: Custom Blend of Inca, Colombia and Red Varitone  
Finish: TBD



BR-4  
Mutual Materials  
Style: Norman SlimBrick  
Color: Custom Blend of Inca, Colombia and Red Varitone  
Finish: TBD



WDX-1  
OKO Skin  
Style: 6" Plank  
Color: Blend of Larch and Oak  
Finish: Ferro



MP-2  
AEP Span  
Style: Flat Panel  
Color: Custom, SW 7018 Dovetail  
Finish: Matte



F-1  
Sherwin Williams Paint  
Style: Exterior Flashing  
Color: Custom, SW 7018 Dovetail  
Finish: Matte



P-07  
Sherwin Williams Paint  
Style: Exterior Structural Steel  
Color: Custom, SW 7018 Dovetail  
Finish: Matte



**Community Development - Planning**

221 Molalla Ave. Suite 200 | Oregon City OR 97045  
 Ph (503) 722-3789 | Fax (503) 722-3880

**Construction Costs for Site Plan and Design Review and Detailed Development Plans**

*The cost of Planning Division review for Site Plan and Design Review and Detailed Development Plans is based on the construction cost of the project. The construction costs is defined as all costs to complete the project, including soft costs. The estimate does exclude interior furniture or moving expenses.*

**Address:** 19600 S Molalla Ave. Oregon City, OR 97045

**Project Description:** Construct new 24,000 square foot Student Services Building and adjacent plaza at CCC. New building is attached to existing Community Center."

**Section I - Construction Costs**

Design Work	\$
Site Prep	\$
Consultants	\$
Excavation	\$
Utilities	\$
Foundation	\$
Framing material/wall construction	\$
Interior finish (walls, doors, floor finish, cabinetry, light fixtures, etc.)	\$
Supplemental information (fire suppression, hvac, electrical, plumbing, etc.)	\$
Roofing	\$
Landscaping	\$
Paving	\$
Sign	\$
Trash Enclosures	\$
Other	\$
<b>Total Section I</b>	<b>\$ 15,000,000 Construction</b>

**Section II - Permits**

Building	\$
Electrical	\$
Plumbing	\$
Mechanical	\$
Land Use	\$
<b>Total Section II</b>	<b>\$ TBD</b>

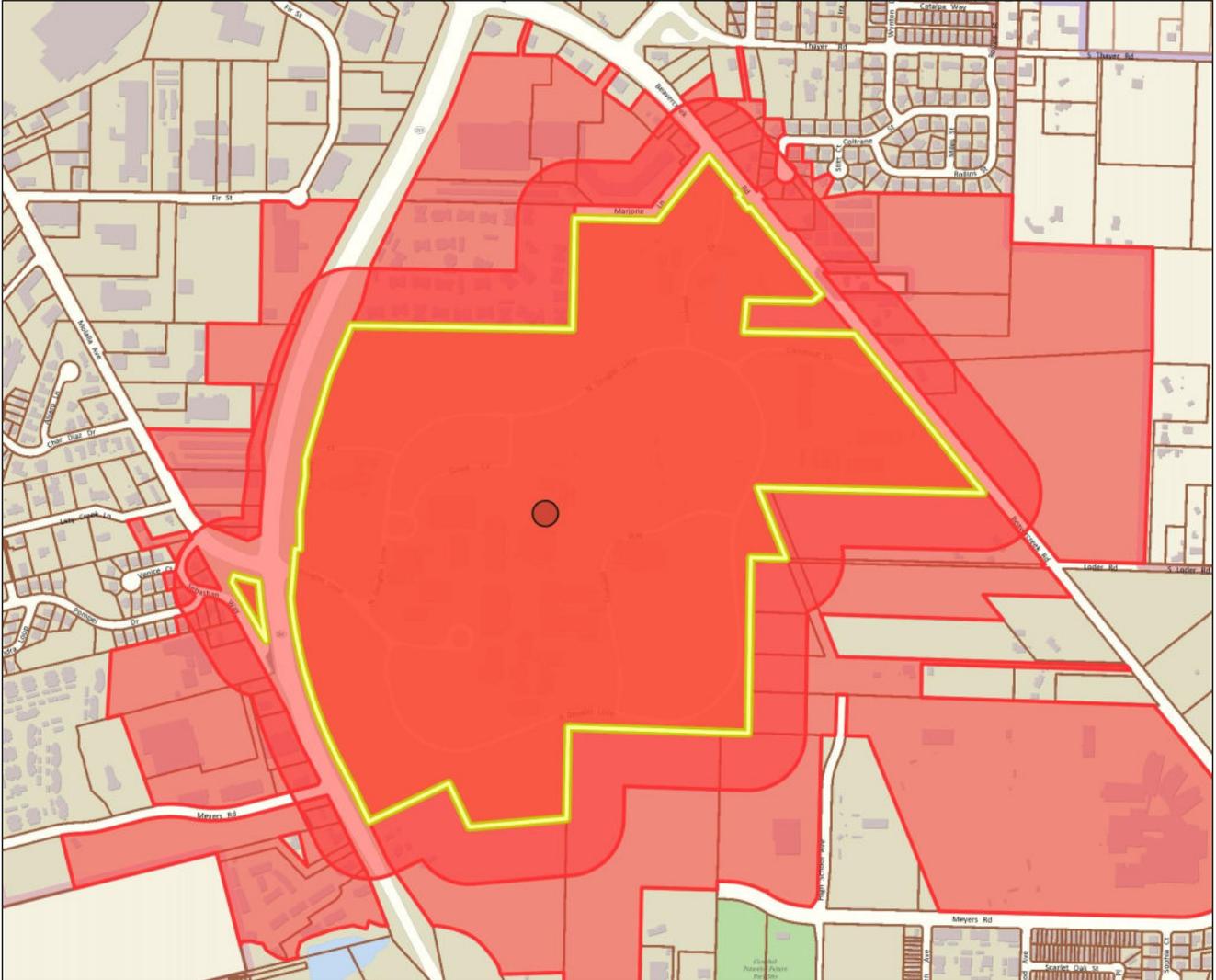
**Section III - Total**

Section I Total	\$
Section II Total	\$
<b>Total Section III</b>	<b>\$ Total Project Cost ~\$20,000,000</b>

*Office Use Only -*  
 Building Official Verification: \_\_\_\_\_



## Mailing Labels Report



<b>Labels created:</b>	7/23/2019 2:07 PM
<b>Run by:</b>	Diliana Vassileva
<b>Labels generated using:</b>	User-defined Graphic
<b>Use graphic or underlying taxlot(s)?</b>	Underlying taxlot(s)
<b>Buffer?</b>	Yes
<b>Buffer Distance:</b>	300 Foot
<b>Label type:</b>	Taxpayers
<b>Sort order:</b>	By Name
<b>Output format:</b>	Pdf
<b>Notify Neighborhood Associations?</b>	Yes
<b># Taxlots used to create labels:</b>	72
<b># Labels generated:</b>	60 (includes 2 Neighborhood Association labels)

**19131 BEAVERCREEK ROAD LLC**  
3324 SW 10TH AVE  
PORTLAND, OR 97239

**CAVERHILL HEATHER M**  
19534 SEBASTIAN WAY  
OREGON CITY, OR 97045

**FELIX LISA & ZACHARY**  
13978 POMPEI DR  
OREGON CITY, OR 97045

**ABS OR-O LLC**  
PO BOX 990  
MINNEAPOLIS, MN 55440

**CITY OF OREGON CITY**  
PO BOX 3040  
OREGON CITY, OR 97045

**FLATCAT LLC**  
19262 BEAVERCREEK RD  
OREGON CITY, OR 97045

**ALT KELLY & ALYSSA**  
2784 BLUE ASTER BLVD  
SUN PRAIRIE, WI 53590

**CLACKAMAS CO AREA ED DIST**  
19600 S MOLALLA AVE  
OREGON CITY, OR 97045

**FOUNTAIN DAVID H & MARY E**  
14643 COLTRANE ST  
OREGON CITY, OR 97045

**ANDERSON CARL A JR**  
14652 COLTRANE ST  
OREGON CITY, OR 97045

**CLACKAMAS COMM COLLEGE**  
19600 MOLALLA AVE  
OREGON CITY, OR 97045

**GAILFOIL TRACY J & S D AVELAR-GAILF**  
13961 POMPEI DR  
OREGON CITY, OR 97045

**BARNEY ANDY**  
1212 N 675 W  
WEST BOUNTIFUL, UT 84087

**COURTER WALTER L**  
PO BOX 3262  
OREGON CITY, OR 97045

**GONZALEZ GILBERTO**  
14634 COLTRANE ST  
OREGON CITY, OR 97045

**BERGE KATHLEEN ANN TRUSTEE**  
PO BOX 1526  
OREGON CITY, OR 97045

**CRONE GARY J & PATSY A**  
13890 LAZY CREEK LN  
OREGON CITY, OR 97045

**GOULD TIMORI M & VINCENT J**  
19551 SEBASTIAN WAY  
OREGON CITY, OR 97045

**BHLP REFI LLC**  
PO BOX 2619  
OREGON CITY, OR 97045

**DEACON DEVELOPMENT LLC**  
901 NE GLISAN ST STE 100  
PORTLAND, OR 97232

**GREAT FIR PROPERTIES LLC**  
13990 FIR ST  
OREGON CITY, OR 97045

**BROOKS DARIN V**  
19148 BEAVERCREEK RD  
OREGON CITY, OR 97045

**EELLS ERIC L**  
19750 S SOUTH END RD  
OREGON CITY, OR 97045

**HEILMAN GLORIA J**  
14630 COLTRANE ST  
OREGON CITY, OR 97045

**CANTU STEPHANIE**  
14673 STITT CT  
OREGON CITY, OR 97045

**EMMERT TERRY W**  
11811 SE HWY 212  
CLACKAMAS, OR 97015

**HOCHHALTER NORMA P TRUSTEE**  
PO BOX 86  
WESTLAKE, OR 97493

**CARTER GUY D**  
19186 BEAVERCREEK RD  
OREGON CITY, OR 97045

**FDP OC POINT LLC**  
PO BOX 12070  
DALLAS, TX 75225

**HODGES AUDRA NICOLE**  
PO BOX 2859  
OREGON CITY, OR 97045

**JENSEN MICHAEL H**  
14638 COLTRANE ST  
OREGON CITY, OR 97045

**MORRIS BILLY K & N J MOYLES-MORRIS**  
13962 POMPEI DR  
OREGON CITY, OR 97045

**STEWART BARI PROPERTIES LLC**  
PO BOX 64142  
ST PAUL, MN 55164

**KALINA RONALD V TRUSTEE**  
10095 SW CENTURY OAK DR  
TIGARD, OR 97224

**N CLACKAMAS CHRIST SCH**  
19575 SEBASTIAN WAY  
OREGON CITY, OR 97045

**SUPPRESSED NAME**  
14647 COLTRANE ST  
OREGON CITY, OR 97045

**KLINK DENNIS KEITH**  
19765 HWY 213  
OREGON CITY, OR 97045

**NORTH CLACKAMAS CHRISTIAN SCHOO**  
19575 SEBASTIAN WAY  
OREGON CITY, OR 97045

**TADROUS MEKHEIL**  
13951 VENICE CT  
OREGON CITY, OR 97045

**LANE BARBARA J TRUSTEE**  
1879 ROCKVILLE RD  
FAIRFIELD, CA 94534

**NUTT HENRY H & JANICE F**  
19681 BEAVERCREEK RD  
OREGON CITY, OR 97045

**TESKE PROPERTIES LLC**  
248 SE SPOKANE ST  
PORTLAND, OR 97202

**LEVI BONNIE JEAN**  
PO BOX 202  
OREGON CITY, OR 97045

**OREGON CITY SCH DIST #62**  
PO BOX 2110  
OREGON CITY, OR 97045

**THE FOLLOWERS OF CHRIST**  
12291 S CRITESER RD  
OREGON CITY, OR 97045

**LOJA TRAILS END LLC**  
1333 N CALIFORNIA BLVD STE 575  
WALNUT CREEK, CA 94596

**POOLE TIMOTHY C & CINDY M**  
14635 COLTRANE ST  
OREGON CITY, OR 97045

**WEAVER CLIFFORD D**  
19785 MOLALLA AVE  
OREGON CITY, OR 97045

**MAPLE PROPERTIES LLC**  
12566 SE 93RD AVE  
CLACKAMAS, OR 97015

**PRCP-OREGON I LLC**  
525 OKEECHOBEE BLVD STE 1650  
WEST PALM BEACH, FL 33407

**WESEMAN GEORGE W JR & JOHANNA H**  
19542 SEBASTIAN WAY  
OREGON CITY, OR 97045

**MARTIN DANIEL J & LYNN A**  
14639 COLTRANE ST  
OREGON CITY, OR 97045

**SAUNDERS RONALD R & GLENDA K**  
15211 S TIOGA RD  
OREGON CITY, OR 97045

**ZEK LLC**  
5200 SE HARNEY ST  
PORTLAND, OR 97206

**MEYER BIRGIT**  
13958 VENICE CT  
OREGON CITY, OR 97045

**SHUELL JENEANE C**  
19559 SEBASTIAN WAY  
OREGON CITY, OR 97045

**Gaffney Lane NA Chair**  
13083 Setera Cir  
Oregon City, OR 97045

**MONEY SAVER OR CITY ASSOC**  
5729 LAKEVIEW DR NE #200  
KIRKLAND, WA 98033

**SHURGARD OREGON CITY**  
PO BOX 25025  
GLENDALE, CA 91221

**Caufield NA Chair**  
20153 Woodglen Way  
Oregon City, OR 97045