

MEETING NOTES

Date: July 25, 2019
Project: Gardiner Middle School – Neighborhood Meeting

Attendees:

Andrew Tull – 3J Consulting	Wes Rogers – OCSD	Matt Jacoby - BRIC
David Johnson – BRIC	Rebecca Seward-Beamer	Tracy Goodman – Day CPM
Bill Jaques - Pence	Stephen Wasserberger – Day	

On Thursday, July 25th, a neighborhood meeting was held at the Gardiner Middle School to discuss the construction of a replacement elementary school. The presentation was led by the District, BRIC Architecture, and 3J Consulting. The project team gave an overview of the plans for construction and the project timing and then took questions from several members of the audience. The following is a record of the questions and the answers provided by the team:

1. Q: Is the field going to be the same size. A: Yes, similar size
2. Q: Where is the parking for the field A: The parking for the field was outlined. Approximately 8 spots and a handicap spot. Majority of parking is at front entry closer to Williams. Approximately 76 spots.
3. Q: Will the people still park in the neighborhood. A: Parking is a challenge. The project will try to accommodate better flow to and from and separation of the buses from the car pick up and drop off but likely will not solve the parking issue in the neighborhood. We are providing as many spaces as possible but also working hard to retain the oak tree near the parking area.
4. Q: Are you cutting down the trees in the NW corner? A: We are trying to save as many trees as we can. Trying to save the trees at the track parking at he NW corner.
5. Q: How is traffic going to be fixed? A: Hood, Williams and Ethel will be changed two way traffic. We are separating the bus traffic from the drop off traffic. These changes are being made to try to make access more efficient for less traffic backing up.
6. Q: Why can't you move the front of the building back to the East? A: We can look at it. Grading and site use is a balance of what the site currently has. Lots of competing uses. This is the first rendering of how the various uses will fit onto the site.
7. Q: When do we find out how much of our property will be taken for sidewalk improvements? A: Look at the Lynn avenue corridor plan with the City. School will work with the city. Neighbors can contact the city to see this plan and ask the city questions on what is happening with sidewalks.
8. Q: With the new safety improvements are you going to change any of the 3 entry way / pedestrian paths that enter from the sides of the project? A: Campus gates are closed during school days and school hours. You have to go through the front the doors and front drive. Gates on timers locked during school hours.
9. Q: Are these gates at the paths open on weekends? A:Yes after hours and on weekends.
10. Q: What are you doing for security? Problem with cars peeling out in the parking lots and drinking. A: We'll be installing no trespassing signs so police can make citations. Locked gates during school hours and security cameras.



11. Q: What is the access plan about lynn entry path? A: The District will install locked gates during the day. May use a camera. School controls the gate and other side is city property.
12. Q: What are the proposed school closure hours? A: Staff arrives at 7:45 and school starts at 8:00. Gates will likely stay open until 9 am. Then open again around 5 PM.
13. Q: How many students are you expecting A:875 students is current benchmark. Grades 6,7 and 8. Projected opening date enrollment number is 900.
14. Q: What arrangement have you made for D and F students? Are you going to ship them out to another place? A: School is trying to engage and keep all students in this school. No plans to ship D and F students to other schools. New school building aims to engage kids and help raise all students.
15. Q: Will you find a conflict with the other projects in the neighborhood and city since the police station is coming as well? A: School district has made the city aware that this project coming. Our project should hit at a good time in relation to the police station. There are other private projects as well.
16. Q: Are our concerns going to be heard? Q: Yes we hear your concerns. We are taking notes of your questions. We want you to fill out comment cards before you leave. You can also testify at the planning meetings as well. Citizen testimony will be taken at that meeting as well.
17. Q: Who is in charge of how much parking the school can have? 75 spaces does not seem to be enough for 900 students. How will I be able to attend a school concert or student event and find parking? A: The city has parking requirements. This testimony will be recorded and submitted to the city.
18. Q: There used to be tennis courts are they coming back? Baseball field? A: Tennis court is not coming back. No baseball or softball fields. The design accommodates a football field, track and futsal court.
19. Q: Grass or turf on the football field? A: No decision on that yet but are looking at both options to determine the benefits and drawbacks of both.
20. Q: Are they putting in a new turnaround at warner milne? A: We believe so. City will have the plans for that turnaround.
21. Q: How many classrooms are here now? How many in new school? A: There are approximately 75 classrooms in current school. New classrooms are learning neighborhoods that are flexible with movable partitions. The school staff will be able to make decisions on how to partition or open up based on desired use.



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MEETING AGENDA

Date: July 25, 2019
Project: Gardiner Middle School
3J No.: 19530

MEETING AGENDA

Introductions -	Andrew Tull, 3J Consulting Wes Rogers, OSCD Matt Jacoby, Bric Architects
Site Plan and Building Plan Presentation -	Matt Jacoby, Bric Architects
Land Use Review Overview -	Andrew Tull, 3J Consulting
Open forum for audience questions -	All team members.
<u>EXHIBITS REQUIRED</u>	
Presentation Boards - Site Plan, Floor Plan, Building Elevations	Bric Architects
Sign In Sheet -	3J Consulting



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July 10, 2019

**Gardiner Middle School
180 Ethel Street**

To Our Neighbors:

3J Consulting acts on behalf of the Oregon City School District, regarding the proposed replacement of Gardiner Middle School located at 180 Ethel Street. This property can be legally identified as 32E06AD07800 and is zoned R-6.

The Oregon City School District is proposing to construct a new middle school on the grounds of the existing Gardiner Middle School Campus as a part of the District's 2018 bond. The existing school will remain in operation while the new school is being constructed and will be demolished after students are able to occupy the new school. Before applying to the Oregon City Planning Department, we would like to take the opportunity to discuss the proposal in more detail with surrounding property owners and members of the Rivercrest Neighborhood Association.

A meeting to discuss this project has been scheduled at the following time and location:

**Informational Meeting
Thursday, July 25 at 7:00pm
Gardiner Middle School Cafeteria
180 Ethel Street
Oregon City, OR 97045**

The purpose of this meeting will be to provide a forum for surrounding property owners and residents to review the proposal and identify issues, so they can be given proper consideration. The project team will try to answer questions related to how the project meets the relevant development standards consistent with the City of Oregon City's land use regulations. This will be the only agenda item at this special meeting of the Rivercrest NA. The regular scheduled meetings of the Rivercrest NA remain in place.

Please note that this will be an informational meeting based on preliminary development plans and that these plans may change before the application is submitted to the City.

We look forward to discussing this proposal with you. Please feel free to contact us by emailing andrew.tull@3j-consulting.com or wes.rogers@ocsd62.org if you have any questions.

Sincerely,



Andrew Tull
Principal Planner
3J Consulting, Inc



Wes Rogers
Bond Program Manager
Oregon City School District

