

CITY OF MILWAUKIE
PLANNING COMMISSION MINUTES
TUESDAY, JUNE 13, 2000

COMMISSIONERS PRESENT

Donald Hammang, Chair
Barbara Cartmill
Tracy Cook
Mike Miller
Howard Steward
Doug Ouderkirk

STAFF PRESENT

John Gessner,
Associate Planner
Gary Firestone,
City Counsel
Shirley Richardson,
Hearings Reporter

COMMISSIONERS ABSENT

Judith Borden

1.0 CALL TO ORDER

The meeting was called to order at 6:33 p.m.

2.0 PROCEDURAL QUESTIONS -- None.

3.0 PLANNING COMMISSION MINUTES

Mike Miller moved to approve the Planning Commission minutes of May 23, 2000, as presented. **Tracy Cook** seconded. MOTION CARRIED 6-0.

Ayes: Hammang, Cartmill, Cook, Miller, Ouderkirk, Steward; Nays: None.

4.0 INFORMATION ITEMS -- City Council Minutes

- 4.1 May 15, 2000, City Council Executive Session Minutes
May 16, 2000, City Council Minutes

5.0 PUBLIC COMMENT

Speaking: Mike Hodder, 4222 SE Adams Street, Milwaukie

Mr. Hodder stated that he would like to propose before the Commission his desire to restore the water wheel at 27th and Washington Avenue. He would like to get the wheel running again and turn it into a Gallery/Coffee House. He asked what process he needs to follow in order to accomplish this goal? He talked to the

CITY OF MILWAUKIE PLANNING COMMISSION

Minutes of June 13, 2000

Page 2

County and found that the site is residential. **John Gessner** stated that this property may be historic and if it is on the City's inventory of history properties, it can be rezoned to Historic Preservation Overlay, which would allow the kinds of restoration mentioned. Commercial uses, galleries, bed and breakfasts, etc. are the uses that are contemplated under Historic Preservation. He suggested that Mr. Hodder stop by the Planning Office and discuss the process with Planning Staff.

6.0 PUBLIC HEARINGS

- 6.1 Applicant: North Clackamas School District #12
Owner: North Clackamas School District #12
Location: 11300 SE 23rd -- Milwaukie High School
Proposal: Remodel the interior of the main building and boys locker rooms; construct a new practice gym; and create a new 46-space parking lot.
File Numbers: CSO-99-05 / TPR-99-06
NDA: Historic Milwaukie

Chair Hammang opened the public hearing on File Numbers CSO-99-05 and TPR-99-06 to allow for the remodeling of the interior of the main building and the boys locker room, the replacement of the existing steel framed windows with similar aluminum frame windows, and the construction of a new practice gym to match the existing gym at Milwaukie High School. The criteria to be addressed are found in Sections 306, 321, 500, and 1400 of the Milwaukie Zoning Ordinance.

Chair Hammang asked if there were any conflicts of interest or ex-parte contacts to declare. He indicated that he sat on the Historic Resources Commission as a Planning Commission representative and has reviewed this project at that meeting. He does not feel this will interfere with his ability to vote on this issue. There were no other ex-parte contacts or conflicts of interest to declare. There were none. **Chair Hammang** asked if any member of the Planning Commission visited the site; six hands were raised. No one who visited the site spoke to anyone at the site or noted anything different from what is indicated in the Staff Report. No one in the audience challenged the impartiality of any Commission member or the jurisdiction of the Planning Commission to hear this matter.

STAFF REPORT

John Gessner reviewed the staff report with the Commission. The School District is proposing to remodel existing classroom facilities, allow for

construction of new office space, demolish existing buildings, and build a new practice gym at Milwaukie High School. A new parking lot is planned along with various exterior improvements.

Staff has reviewed the Application and finds that it passes the Community Service Overlay test in the expected benefits resulting from the improved educational and athletic facilities, increased parking, and improved transportation facilities. The application meets all other applicable zoning requirements and was approved by the Historic Resources Commission on May 30, 2000.

John Gessner reported that he was contacted by Dave Church, North Clackamas School District, concerning Condition #10. Staff has reviewed this issue internally and has no objections to Condition #10 being deleted.

Overheads were shown of the subject site and the surrounding area.

QUESTIONS FROM THE COMMISSIONERS -- None.

CORRESPONDENCE RECEIVED -- None.

APPLICANT'S PRESENTATION

Speaking: Dave Church, 12451 SE Fuller Road, Milwaukie

Mr. Church stated that he would be representing the School District in their request to make modifications to Milwaukie High School. He introduced Richard Eslick; Ellis, Eslick Architects, the firm responsible for the design, site planning, and transportation planning of the building.

Mr. Eslick gave an overview of the project; showing site plan boards, elevations, and models. The major construction will be the addition to the existing gymnasium. A model was shown and he pointed out structures to be removed, the new parking area, and area of construction for the new practice gym. This project will limit the number of students to 1500. The present attendance is about 1400 students. The new practice gym will be connected to the existing gym through a walkway to align all the activities with the field area.

The inside of the existing gym will be remodeled as well as the locker rooms on the lower level. The classrooms will be reconstructed on the first floor and new science classrooms on the second level. A model was shown of the practice gym and the connecting walkway.

CITY OF MILWAUKIE PLANNING COMMISSION

Minutes of June 13, 2000

Page 4

Mr. Church stated that this project would result in a net gain of three classrooms, which will bring the practical capacity of Milwaukie up to 1500 students. This will allow for more flexible scheduling of the classrooms. There will be no greater level of athletic or community activity associated with this project. The total investment is about \$8.5 - \$9 million.

One of the reasons for relocating the north parking lot is to make up for the parking that will be lost with the new construction. Three buildings were purchased to allow for a consistent frontage along Washington Street for the school. The sidewalks will be improved and this will allow for better ingress and egress. The homes will be moved or demolished.

The issue of safety of students has been mentioned for the high school and the neighboring elementary schools, St. Johns Milwaukie Elementary, and Milwaukie Middle School. It is hoped that having a safer ingress and egress will help. They have found that Milwaukie High School start times will not overlap with St. Johns or Milwaukie Elementary School. This will improve the element of safety, as all the students will not be on the street at the same time. Traffic calming activities have been reviewed and car pool spaces have been included to encourage students to carpool or ride the bus.

QUESTIONS FROM THE COMMISSIONERS

Howard Steward asked Mr. Church his position with the School District? **Mr. Church** stated that his title is Director of Physical Plant Services, which oversees maintenance and new construction.

Mike Miller asked if the elementary school start times would be earlier than the high school? **Mr. Church** stated that next year Milwaukie High hours will be 8:45 a.m. – 3:30 p.m.; Milwaukie Elementary 8:00 a.m. – 2:15 p.m.; Milwaukie Middle School 9:15 p.m. – 3:50 p.m.; and St. John 8:15 a.m. – 2:50 p.m.

Barbara Cartmill asked if the proposed bike racks would be covered? **Mr. Church** stated that there are some alcoves and covered areas that provide opportunities for covered bike racks. They would like to take advantage of these areas if they can.

Barbara Cartmill stated that some of the bikes are an investment for parents. She suggested that as part of the Transportation incentive that bike lockers in

CITY OF MILWAUKIE PLANNING COMMISSION

Minutes of June 13, 2000

Page 5

combination with the bike racks are provided. **Mike Miller** stated that bike racks are not monitored, therefore there is a greater risk of theft. Some thought should be given to the safety of these bicycles.

Mike Miller asked if the boundary change would affect the High School. **Mr. Church** stated that there would be no boundary changes for Milwaukie High School. Milwaukie Middle School will have a significant change because of the elimination of Clackamas High School. The High School boundary will be north of Kellogg Creek, west of I-205, and south of the Multnomah County Line. The students around the Clackamas High School and outside the boundary of Milwaukie High will go to Rex Putnam High School.

TESTIMONY IN FAVOR -- None.

QUESTIONS OR COMMENTS

Speaking: Ed Zumwalt, 10888 SE 29th, Milwaukie

Mr. Zumwalt stated that he is a member of the Historic Milwaukie Neighborhood Association. Mr. Church came to the meeting in January and gave a great presentation. He asked several questions:

- What traffic calming devices are proposed?
- How many trips will this project generate?
- There is no closed-campus. There are several lunch hour times. How many trips will result from lunch breaks?
- What is being done to protect the children at 27th and Washington after school?
- Is it possible to get Police presence during peak use hours?
- Can the rules that are applied to the Willard Street lot be written down in the School Rules and Regulations covering the new proposed parking lot?

TESTIMONY IN OPPOSITION -- None.

QUESTIONS FROM THE COMMISSIONERS -- None.

ADDITIONAL COMMENTS FROM STAFF

John Gessner stated that the issue of a traffic study was reviewed and it was found that the proposal would not result in a number of new trips that would warrant a traffic analysis. The intersections of the nearby area function well

according to traffic engineering practices. There will be additional traffic, but not to the point where corrective action is required.

There have been no traffic calming devices proposed for this application. There have been recent traffic calming improvements on 27th with speed bumps. There is traffic control off of Willard that restricts the northbound traffic to a right-turn only so traffic does not progress towards the elementary school. It is possible for the schools to get together through the neighborhood association to develop proposals to deal with traffic impacts on Washington.

QUESTIONS FOR CLARIFICATIONS -- None.

APPLICANT'S CLOSING COMMENTS

Speaking: Dave Church, North Clackamas School District

Mr. Church stated that one of the traffic calming devices they are proposing is bike racks. The use of bicycles will reduce the potential of speeding and decrease the volume of the traffic. The 37-carpool spaces will discourage kids from driving to school.

Conditions of the carpool spaces require a plan must be submitted to the Planning Director prior to the issuance of a building permit showing how the plan is designed to discourage kids from driving to school. There is a campus resource officer on site and he and other campus monitors try to keep track of traffic situations. These monitors can call the police or take license numbers to report violations.

The District tries to discourage kids from leaving school during their lunch times. There is a 20-miles/hour speed limit around this area. This will help to make the High School students be better citizens in terms of driving. The School District is sensitive to the issue, as the neighborhood has expressed many concerns about High School students driving to school. **Mr. Church** stated that he would be willing to allocating the front spaces (50% of this parking lot) to staff parking.

QUESTIONS FROM THE COMMISSIONERS

Mike Miller asked if the new parking lot would be used for students or staff parking? **Mr. Church** stated that he feels this new parking lot will be mostly student parking. **John Gessner** stated that depending on who is parking in this lot would have a direct impact on how the street will be used. If this parking lot were

limited to staff parking, this would address some of the neighborhood concerns about the traffic on Washington.

Mike Miller asked if students are required to register their car if they are driving to school? **Mr. Church** stated that yes there is a registration, but it does not guarantee a parking space.

DELIBERATION AMONG COMMISSIONERS

Chair Hammang closed the public portion of the hearing and opened the meeting to discussion among the Commissioners.

Barbara Cartmill asked for a clarification of Condition 10. **John Gessner** stated that it was included to give an explanation of how the site will be used. The purpose was to establish a baseline condition for future planning staff and Planning Commissions should the use be changed. The School District had a problem with the condition because it could unduly restrict future use of the property. Staff is recommending the deletion of Condition 10. The School District is concerned that the condition does not represent the actual range of uses and their scheduling.

Barbara Cartmill asked about the feasibility of bike lockers. **John Gessner** stated that there are provisions for covered parking in the zoning regulations. If covered parking is provided, bicycle covered parking is required.

Gary Firestone stated that the applicant is willing to provide covered parking. He suggested that the hearing be reopened to ask if the applicant is willing to agree to a condition for bike lockers.

Chair Hammang reopened the public testimony portion of the hearing and called the applicant to the podium. **Mr. Church** stated that the School District would be willing to purchase 10 of the bicycle lockers to replace 10 of the bicycle spots required.

Mr. Eslick stated there is a location around the gym that would be a more logical location for the bike lockers. There is some control and monitoring in this area.

Chair Hammang asked if there were any other comments from the audience on the proposed bike lockers? There were none. He closed the public testimony portion of the hearing again.

CITY OF MILWAUKIE PLANNING COMMISSION

Minutes of June 13, 2000

Page 8

Howard Steward stated that he is very pleased with the quality of education at each of the settings where his grandchildren attend schools in the Milwaukie area. He voiced concern that the School District and School Administrators are not on one accord in regards to cars at school. He would like to see the open campus become closed. The community is not enhanced by students who leave campus and come to the downtown business area. He is not very sympathetic to students having more space to park cars at school.

Doug Ouderkirk voiced concern about the security to the people that are going to be parking their bicycles. He asked that the location not be too remote from the parking facilities of the school.

Mike Miller stated that it is long overdue for this high school to be updated. He is happy to see this happen. He thanked the school district for doing this for Milwaukie. He too is concerned about the open campus and would like to see it closed.

Tracy Cook moved to approve CSO-99-05 and TPR-99-06 with the findings and conditions as stated in the staff report, deleting Condition #10 and adding Finding #11.

Condition #10: No less than 50% of the parking spaces located in the northern parking lot on Washington Avenue shall be dedicated to staff use. To get dedicated spaces shall be assigned for staff use.

Finding #11: Based on the applicant's agreement, ten bike lockers shall be provided.

Mike Miller seconded the motion. MOTION CARRIED 6-0.

Ayes: Hammang, Cartmill, Cook, Miller, Ouderkirk, Steward; Nays: None.

7.0 WORKSESSION

8.0 DISCUSSION ITEMS -- None.

9.0 OLD BUSINESS -- None

CITY OF MILWAUKIE PLANNING COMMISSION

Minutes of June 13, 2000

Page 9

10.0 OTHER BUSINESS/UPDATES

10.1 Historic Resources Commission Report

Chair Hammang reported that the Historic Resource Commission met on May 30th and reviewed and approved the proposed improvements to the exterior of Milwaukie High School.

10.2 Election of Commission Chair and Vice-Chair

Chair Hammang reported that the election of the Commission Chair and Vice-Chair would be held at the June 27th Planning Commission meeting.

10.3 Downtown Plan Hearing Discussion


Chair Hammang reported that due to the number of people expected at the next meeting, it was decided to have the meeting in two parts. The first portion of the meeting, to be held on June 27, will be for public testimony. The second portion of the meeting, to be held on July 11, will be for Commission deliberation.


10.4 Matters from the Planning Director -- None.

11.0 NEXT MEETING -- June 27, 2000

11.1 Downtown/Riverfront Plan

Barbara Cartmill moved to adjourn the meeting of June 13, 2000. **Mike Miller** seconded. MOTION PASSED UNANIMOUSLY. The meeting adjourned at 7:47 p.m.


Donald Hammang, Chair


Shirley Richardson, Hearings Reporter

Milwaukie Planning Commission Statement

The Planning Commission serves as an advisory body to, and a resource for, the City Council in land use matters. In this capacity, the mission of the Planning Commission is to articulate the Community's values and commitment to socially and environmentally responsible uses of its resources as reflected in the Comprehensive Plan

Public Hearing Procedure

1. **STAFF REPORT.** EACH HEARING STARTS WITH A BRIEF REVIEW OF THE STAFF REPORT BY STAFF. THE REPORT LISTS THE CRITERIA FOR THE LAND USE ACTION BEING CONSIDERED, AS WELL AS A RECOMMENDED DECISION WITH REASONS FOR THAT RECOMMENDATION.
2. **CORRESPONDENCE.** THE STAFF REPORT IS FOLLOWED BY ANY VERBAL OR WRITTEN CORRESPONDENCE WHICH HAS BEEN RECEIVED SINCE THE COMMISSION WAS PRESENTED WITH ITS PACKETS.
3. **APPLICANT'S PRESENTATION.** WE WILL THEN HAVE THE APPLICANT MAKE A PRESENTATION, FOLLOWED BY:
4. **PUBLIC TESTIMONY IN SUPPORT.** TESTIMONY FROM THOSE IN FAVOR OF THE APPLICATION.
5. **COMMENTS OR QUESTIONS.** COMMENTS OR QUESTIONS FROM INTERESTED PERSONS WHO ARE NEITHER IN FAVOR NOR OPPOSED TO THE APPLICATION.
6. **PUBLIC TESTIMONY IN OPPOSITION.** WE WILL THEN TAKE TESTIMONY FROM THOSE IN OPPOSITION TO THE APPLICATION.
7. **QUESTIONS FROM COMMISSIONERS.** WHEN YOU TESTIFY, WE WILL ASK YOU TO COME TO THE FRONT PODIUM AND GIVE YOUR NAME AND ADDRESS FOR THE RECORDED MINUTES. PLEASE REMAIN AT THE PODIUM UNTIL THE CHAIR PERSON HAS ASKED IF THERE ARE ANY QUESTIONS FOR YOU FROM THE COMMISSIONERS.
8. **REBUTTAL TESTIMONY FROM APPLICANT.** AFTER ALL TESTIMONY, WE WILL TAKE REBUTTAL TESTIMONY FROM THE APPLICANT.
9. **CLOSING OF PUBLIC HEARING.** THE CHAIR PERSON WILL CLOSE THE PUBLIC PORTION OF THE HEARING. WE WILL THEN ENTER INTO DELIBERATION AMONG THE PLANNING COMMISSIONERS. FROM THIS POINT IN THE HEARING WE WILL NOT RECEIVE ANY ADDITIONAL TESTIMONY FROM THE AUDIENCE, BUT WE MAY ASK QUESTIONS OF ANYONE WHO HAS TESTIFIED.
10. **COMMISSION DISCUSSION/ACTION.** IT IS OUR INTENTION TO MAKE A DECISION THIS EVENING ON EACH ISSUE BEFORE US. DECISIONS OF THE PLANNING COMMISSION MAY BE APPEALED TO THE CITY COUNCIL. IF YOU DESIRE TO APPEAL A DECISION, PLEASE CONTACT THE COMMUNITY DEVELOPMENT DEPARTMENT DURING NORMAL OFFICE HOURS FOR INFORMATION ON THE PROCEDURES AND FEES INVOLVED.
11. **MEETING CONTINUANCE.** THE PLANNING COMMISSION MAY, IF REQUESTED BY ANY PARTY, ALLOW A CONTINUANCE OR LEAVE THE RECORD OPEN FOR THE PRESENTATION OF ADDITIONAL EVIDENCE, TESTIMONY OR ARGUMENT. ANY SUCH CONTINUANCE OR EXTENSION REQUESTED BY THE APPLICANT SHALL RESULT IN AN EXTENSION OF THE 120 DAY TIME PERIOD FOR MAKING A DECISION.

The Planning Commission's decision on these matters may be subject to further review or may be appealed to the City Council. For further information, contact the Milwaukie Planning Department office at 786-7600.

Milwaukie Planning Commission:

Donald Hammang, Chair
Judith Borden, Vice Chair
Barbara Cartmill
Tracy Cook
Mike Miller
Doug Ouderkirk
Howard Steward

Community Development Department Staff:

Martha Bennett, Community Development Director
Alice Rouyer, Planning Director
John Gessner, Associate Planner
Doug Strickler, Associate Planner
Jeanne Garst, Office Assistant
Marcia Hamley, Office Assistant
Shirley Richardson, Hearings Reporter



TO: Planning Commission

THROUGH: Alice Rouyer, Planning Director *AR*

FROM: Doug Strickler, Associate Planner *DS*

SUBJECT: CSO-99-05 & TPR-99-06; Milwaukie High School, 11300 SE 23rd Ave.
Applicant: North Clackamas School District #12

DATE: June 13, 2000

I. ACTION REQUESTED:

Approval of applications CSO-99-05 and TPR-99-06, adopting recommended Findings and Conditions of Approval and authorizing the following for Milwaukie High School ;

- The remodeling of the interior of the main building and the boys' locker room,
- The replacement of the existing steel framed windows with similar aluminum frame windows; and
- The construction of a new practice gym to match the existing gym.

II. CODE AUTHORITY AND SUBSTANTIVE CRITERIA

Milwaukie Zoning Ordinance Sections

- 306 - Residential Zone R-2
- 321 - Community Service Overlay Zone - CSO
- 500 - Off-street Parking and Loading
- 1400 - Transportation Planning, Design Standards and Procedures

III. KEY ISSUES

- ◆ Is the proposal in the public interest? Do the benefits of the use outweigh the potential adverse impacts?
- ◆ Will the alteration of the high school result in no more of a detriment to existing properties than the existing use?

IV. BACKGROUND INFORMATION

Statistics:

Location:	11300 SE 23 rd Ave
NDA:	Historic Milwaukie
Zone:	R-2 (CSO Overlay)
Lot Size:	15.33 acres
Property Owner:	North Clackamas School District #12
Tax lots #:	1 1E 36BC; TL 3800, 3900, 4000, 5400, 5500, 5600 and 5700

Project Details

The North Clackamas School District is proposing a project that will remodel existing classroom facilities, demolish existing buildings and build a new practice gymnasium at Milwaukie High School. Proposed work includes:

1. Remodeling the existing main building of Milwaukie High School to provide new classrooms on the first floor and new science classrooms on the second and third floors. In all ten new classrooms will be created in the main building while seven classrooms will be demolished, either in the main building or in the Business Annex, resulting in a net gain of three classrooms on the campus. Additional office area will also be provided in the main building to replace office space which will be lost with the demolition of the current Business Annex building. A new elevator will be added at the main building to provide barrier free access to all floors. Additional remodeling will include the replacement of the existing steel windows with aluminum windows on the west facade of the main building.
2. Demolishing the existing Business Annex building on the west side of the main building and the Option building in the southeast corner of the main campus property. Demolition of the Business Annex will provide room for additional on-site parking and demolition of the Option building will provide more space for outdoor physical education activities.
3. Refinishing the floors and installing new bleachers in the existing gymnasium and remodeling the existing boys' locker room and the team rooms.
4. Construction of a new practice gymnasium and connecting passageway of approximately 10,620 square feet next to the existing gym.
5. Removal of three existing buildings on Washington Street on the north side of the campus to allow for the construction of a new parking lot to provide additional on-site parking for the High School and to replace parking that will be lost with the building of the new gymnasium. There will be new landscaping in the parking lot and around the new gymnasium to comply with Sections 321 and 500 of the Milwaukie Zoning Ordinance (MZO). Exhibit D shows the site plan of the high school with the proposed site changes. Exhibit E shows the site plan with the new parking lot design.

V. ANALYSIS OF PROPOSAL

Zoning Authority

This proposal is subject to Milwaukie Zoning Ordinance Section 306 - Residential Zone R-2, Section 321 - Community Service Overlay, Section 500 - Off-street Parking and Loading, and Section 1400 - Transportation Planning Review and Section 1011.3 - Minor Quasi-judicial Review. See Attachment A - Staff Zoning Compliance Report and Exhibits A & B-Applicant's Applications for Community Service Overlay and Transportation Planning Review including narratives.

- Section 1011.3 governs public notice and the application process
- Section 321 governs community service uses and defines performance criteria to ensure compatibility with neighboring properties. The Commission may approve a CSO application when it finds the proposal is in the general public interest and the public benefits outweigh potential adverse impacts. In addition, the Commission may impose conditions of approval to ensure compatibility with other uses in the vicinity.
- Section 306 specifies R-2 zoning standards such as setbacks, height restrictions and siting and design standards.
- Section 500 specifies the requirements for off-street vehicle parking.
- Section 1400 specifies transportation planning, design standards and procedures.

Evaluation of Zoning Criteria

This section addresses specific aspects of the proposal that require evaluation by the Planning Commission or that fail to meet zoning standards or criteria. Such evaluation must be made with regard to whether the facts of the application satisfy the approval criteria contained in the relevant sections of the City's Zoning Ordinance. The Planning Commission can require that conditions be imposed to insure compliance with performance standards, or require conditions to bring the application into compliance with zoning criteria. Staff analysis of compliance with all other standards is included in Attachment A. A summary of key issues follows.

1. Compliance with the Public Benefits Test of Section 321.

The Community Service Overlay regulations authorize approval of a community service use if the Planning Commission finds that establishing the use is in the general public interest and that the benefits of the use outweigh its potential adverse impacts. The zoning regulations give the Commission discretion in its consideration of the balance between benefits and impacts. In reviewing this application, the Commission must determine whether the benefits of this project outweigh the potential adverse impacts.

The expected benefits of the project include:

- Creation of new classroom space,
- Providing additional athletic facilities through the construction of a new practice gym,
- Refurbishing and/or modernization of existing facilities,
- Increasing the amount of on-site parking and
- Providing additional site landscaping.

Potential adverse impacts include:

- Increased parking impacts due to the construction of new facilities, and
- Increased traffic due to increased facility use and parking availability.

The improvement of educational facilities can be considered a public benefit. Improving the educational environment provides an opportunity for students to learn more effectively, and the School District has stated that addition of a second gymnasium will make possible a more efficient use of student and faculty time (Exhibit C – Section II.E). Adverse impacts could be created as a result of these new facilities including increased parking conflicts and traffic impacts.

Consideration of the Non-conforming use

Although the parking capacity does not meet current zoning standards, the current use is permitted as a non-conforming use, since the high school was at this site prior to the adoption of the current zoning standards. However, when a non-conforming use is altered, that alteration must be approved by the Planning Commission. In considering that approval, the Commission must determine that the alteration will result in no more of a detriment to surrounding properties than the existing use.

Existing Nonconforming Parking

The following is a table showing the number of parking spaces that the MZO currently requires at the high school site. Figures are from the School District's Traffic Planning Summary (Exhibit C).

Table #1: Parking space requirements

Category	Number	Requirement	Spaces required
Student	1500	.25 spaces per student	375
Faculty & Staff	119	1space per staff	119
Total			494

The next table shows the distribution of parking spaces, both existing and projected, at the high school site.

Table 2: Parking space supply

Existing spaces on site	184
Shared spaces off-site* (Faculty & staff only)	40
Currently available spaces	224
Spaces lost	-26
Spaces added	63
Projected available spaces	261
Net Gain	37

* In attempting to meet current code parking requirements, the applicant claims the availability of 143 off-site parking spaces in their narrative (Exhibits A, B & C)(103 spaces at St. John's

Church and 40 spaces at St. Stephen's Church). The Zoning Ordinance only recognizes formal documentation of such arrangements. The claim for spaces at St. Stephen's Church is documented, but subject to a prior CSO decision (CSO-97-07) which limits the use of the parking spaces to faculty and staff. The agreement with St. John's church is informal and, consequently not subject to claim.

The District also claims a 20 percent reduction in the number of required parking spaces due to their use of shared parking facilities under outdated provisions of Section 500. According to Section 503.8.C., a 25% reduction is currently possible, but the reduction is not available by right. It must be applied for as a Conditional Use.

Analysis

The two critical questions for the Planning Commission to answer are:

1. *Do the public benefits outweigh the potential adverse impacts?* and
2. *Will the alteration result in no more of a detriment to surrounding properties than the existing use?*

The applicant has suggested the following public benefits of this project:

- Creation of new classroom space will allow for improved learning opportunities for the students at the high school
- Providing better athletic facilities through the construction of a new practice gym will allow for better scheduling of classes and more efficient scheduling of athletic practice sessions.
- Refurbishing and/or modernization of existing facilities will permit a more up-to-date educational program to be carried out,
- Increasing the amount of on-site parking will make more on-street parking available, and
- Providing additional site landscaping will make the campus more attractive.

The potential adverse impacts of the project are:

- Demand increase due to non-conforming parking
- Potential new traffic impacts.

The Historic Milwaukie NDA has raised concerns (see Attachment A) about possible increased traffic and increased parking demand that this project will generate. The fact that the School District is upgrading the facilities and adding a new gymnasium raises the possibility of more intense use of the site. That, in turn, could generate more traffic and more parking demand.

In their narrative, the School District is clear in stating that the renovations and remodeling will not result in any additional ability to accommodate more students at the high school and that the new practice gym will neither increase student capacity nor the number and/or type of athletic contests that will be held. They say that this new gym will simply allow for a more effective scheduling of existing classes and will put Milwaukie High School on a more equal footing with other high schools. No significant seating capacity is being added in the new gymnasium. Seating there consists of four rows of bleachers.

The chart below summarizes the current usage of the existing gym outside normal school hours:

Table #3: After hours facility usage

Time	Throughout school year	Fall	Winter (December through March)	Spring
Usage	Locker room daily until 6:00 p.m.	Girl's Volleyball - average of 1 home game per week	Wrestling, basketball - Tues., Thurs., and Fri. nights. Occasional use on Mon. & Wed.	No regular sport usage in the evening

As a way to address the concern about increased demand in use, staff is proposing a condition that would require a new Community Service Overlay review for any significant change from the use characteristics in the gymnasium as outlined in the chart above.

Staff is also proposing the following condition to address existing parking impacts and traffic:

- ◆ Prior to application for a building permit, the applicant shall establish an incentive program to encourage the use of carpools by staff and students and dedicate 37 parking on-site spaces to the program. The spaces shall be located as shown on "Drawing PK-1 - Proposed Parking Plan" from the "New Gymnasium Addition and Renovations to Existing Gymnasium Building - Bid Package ' B ' ", dated May 22, 2000 (Exhibit F). and shall be marked appropriately.

To meet TPR requirements, the applicant will also mitigate parking demand and traffic impacts by improving bicycle access and parking and transit stop improvements at the site by:

- ◆ Installing 25 new outdoor bicycle racks,
- ◆ Installing bicycle lanes on Washington Street from 21st Avenue to Oak Street and on 21st Avenue from Lake Road to Washington Street.
- ◆ Installing transit stop benches, shelter and other improvements along Washington Street

Since the potential adverse impacts may be mitigated by a number of the proposed actions of the School District and proposed conditions of approval, it is staff's judgement that the public benefits outweigh the potential adverse impacts and that the public benefits test of MZO Section has been satisfactorily met.

Similarly, there is no reason to conclude that the student population will increase or that the level of activity at the site will increase significantly because of this project. The actions proposed by the School District (the provision of additional parking and a commitment to establish a carpooling program) and recommended conditions of this report will likely mitigate current parking problems and traffic conflicts. Therefore, staff further concludes that the alterations proposed in this project will result in no more of a detriment to surrounding properties than the existing use.

Consideration of Section 500

The issue of the number of required parking spaces has been discussed in the preceding sections. Section 500 also addresses standards relating to the physical requirements of the layout of parking spaces and parking lots. The plans for parking lots fail to meet Section 503.19 and 505.

Section 503.19.A.3 - A minimum of 6 feet of landscaped buffer area shall be provided, as measured from inside curb to inside curb, between off-street parking area and other uses on the site; e.g., buildings, open space, storm water system. Landscaped islands may be used as an alternative to a landscaped buffer area between buildings.

Staff Comment: According to Drawing A2.1, Bid Package "B" (Exhibit E), no landscaped buffer is provided between the parking area and the new gymnasium.

Section 503.19.A.5 – One landscaped island shall be required for every 8 parking spaces. The islands shall be a minimum of 6 feet in width, as measured from inside curb to inside curb.

Staff Comment: In the parking lot at the southwest corner of the campus where new automobile parking has been created, the parking layout appears to violate the requirement for a landscaped island for every 8 parking spaces. Additionally, there is no indication of a landscaped buffer north of the new parking in the southwest parking lot.

General Comments: It appears that the dimensions for many of the landscaped islands in the parking lot to be located at the north end of the new gymnasium are slightly less than Section 530.19 specifies. Dimensions specified are measured inside of curb to inside of curb.

Parking bumpers or wheel stops are required for interior landscaping of parking areas as per Section 503.19.C. No such wheel stops are noted on any of the parking plans.

Staff analysis of the available parking on the site took into account the expected number of spaces that would be lost when the parking lot is redesigned to conform with Section 500.

Staff has proposed a condition of approval to require the applicant to submit a revised parking lot and landscaping plan fully complying with the standards of Section 500 prior to issuance of a building permit.

Consideration of Section 1400 - Transportation Planning, Design Standards and Procedures

The Transportation Planning Review (TPR) application under MZO Section 1400 requires the evaluation of transportation facilities. Transportation improvements are required when existing facilities do not meet standards for pedestrian connections to streets, bicycle facilities, right-of-way travel lane width, sidewalks, and transit stops.

Physical improvements proposed include the addition of bicycle racks to accommodate 25 bicycles in an area near the entrance to the main building and compliance with Section 1406 - Internal Connections, through the pedestrian facilities included in the design of the new parking lot. The applicant has proposed the establishment of a carpool/vanpool program which will provide 37 carpool/vanpool spaces in areas of the site convenient to various buildings. The applicant's analysis explaining how the application meets the standards of Section 1400 is found on page 3 of the narrative in Exhibit B.

Staff finds that there are additional areas needing facility improvement. They are as follows:

- The set-back sidewalks along Washington Street adjacent to the athletic field are 5 to 5.5 feet wide and have cracking along much of their length. The standard for set-back sidewalks

in an institutional setting is 6 feet. These sidewalks should be repaired and widened to meet the standards of this section.

- There is a public transit stop serving the school along Washington Street adjacent to the athletic field. It has no pavement or curb markings and the passenger amenities currently consist of a bench with a broken seat. The transit facilities should be upgraded in coordination with Tri-Met. The improvements should include the replacement of the bench and installation of a shelter.
- Many of the driveway approaches and sidewalk ramps leading to campus do not comply with current standards for handicapped accessibility. Such deficiencies shall be identified by City staff and upgraded by the School District to meet current ADA standards.
- To improve bicycle access and encourage student use of alternative modes of transportation, the School District shall provide clearly marked bicycle lanes:
 - on 21st Avenue from Lake Road to Washington Street, and
 - on Washington Street from 21st Avenue to Oak Street.

Section 1408 provides certain requirements and standards for the orientation of buildings that have a transit street nearby as is the case with the new gymnasium. In the case of institutional campuses, the Community Development Director has the authority to grant an exception to this requirement. Given the functional relationship of the new gymnasium with the existing gym, that exception has been granted. Staff feels that the inclusion of such improvements will bring the site into compliance with the standards and requirements of Section 1400.

VI. ALTERNATIVES:

- Approve the application as submitted by the applicant.
- Approve the application and adopt conditions to remedy its deficiencies and bring it into compliance with applicable standards and ensure compatibility with surrounding uses.
- Deny the application as it has been submitted.

VII. RECOMMENDATION

It is staff's recommendation that this application be approved with the following findings and conditions.

VIII. RECOMMENDED FINDINGS FOR APPLICATIONS CSO-99-06 & TPR-99-05

1. North Clackamas School District seeks approval for the remodeling of the interior of the main building and the boys' locker room at Milwaukie High School. The remodel will affect the first floor office area and will create new science classrooms on the 2nd and third floors. The remodel will include the replacement of the existing steel framed windows with similar aluminum frame windows in the main building, the construction of a new 10,620 square foot practice gym to match the existing gym and the construction of a new parking lot. Work will also include the demolition of the Business Annex building to the west of the main building to provide additional bicycle and automobile parking and the demolition of a building at the southeast corner of the campus to provide more space for physical education activities. In addition, the School District has purchased two residential lots (tax lots 5400 & 5500) at the northwest corner of the campus in order to build a parking lot to replace parking that will be lost when the new gymnasium is built.

2. Applications CSO-99-05 and TPR-99-06 were processed and public notice was provided as required by Milwaukie Zoning Ordinance Section 1011.3 - Minor Quasi-Judicial Review.
3. Application CSO-99-05 meets the requirements of the Milwaukie Zoning Ordinance (MZO) Section 306 - Residential R-2.
4. As conditioned, application TPR-99-06 meets the requirements of MZO Section 1400 - Transportation Planning, Design Standards and Procedures. These requirements include, but are not limited to, improvement and widening of existing sidewalks along Washington Street, the upgrading of the public transit stop on Washington Street, the upgrading of ADA-deficient sidewalks, sidewalk ramps, and driveways, and the provision of bicycle lanes on streets surrounding the High School.
5. In the applicant's narrative for TPR Implementation Review, the applicant has proposed a program to encourage carpooling at Milwaukie High School which will involve the dedication of 37 spaces for carpool/vanpool use.
6. Milwaukie Zoning Ordinance Section 321.4.B - Authority to Grant or Deny a Community Service Use, authorizes the Planning Commission to impose suitable conditions which assure compatibility of the use with other uses in the vicinity.
7. Milwaukie Zoning Ordinance Section 321.4.D requires the Planning Commission to find that the expansion of this community service use is in the general public interest and that the benefits outweigh the potential adverse impacts of the use. The proposal is found to be in the general public interest. The potential benefits include, but are not limited to creation of new classroom space, construction of a new practice gymnasium, refurbishing and/or modernization of existing facilities, increased on-site parking and additional site landscaping. The possible adverse impacts include, but are not limited to, increased parking impacts due to the construction of new facilities and increased traffic due to new construction and increased parking availability. The benefits of this project have been found to outweigh the potential adverse impacts.
8. Three structures at the northwest corner of the site, at 2326 and 2336 Washington Street, will be demolished or removed to allow for the construction of a new parking lot. A thorough inspection of the site where the new parking lot is to be located will be required after the structures have been removed to determine the extent of the work that will be required for the curb and sidewalk along that segment of Washington Street.
9. As conditioned, the parking standards for a high school as set forth in Section 500 of the MZO will be met at the Milwaukie High School site.
10. The Community Development Director has granted the new gymnasium an exception to the requirement for building orientation as contained in Section 1408-Building Orientation, of the MZO.
11. The after hours athletic facilities usage for the high school is as recorded in the following table:

Time	Throughout school year	Fall	Winter (December through March)	Spring
Usage	Locker room daily until 6:00 p.m.	Girl's Volleyball - average of 1 home game per week	Wrestling, basketball - Tues., Thurs., and Fri. nights. Occasional use on Mon. & Wed.	No regular sport usage in the evening

IX. RECOMMENDED CONDITIONS OF APPROVAL

1. Final site and architectural plans shall be in substantial conformance with plans submitted for land use review. Reference is made to a specific site plan which is Drawing A2.0, Bid Package "B" in the submission package and revised drawings PK-1- Proposed Parking Plan and the revised parking lot design as shown in "Drawing A2.1 - Enlarged Site Plan" from the New Gymnasium Addition and Renovations to Existing Gymnasium Building - Bid Package "B" , dated May 22, 2000.
2. Prior to the issuance of a building permit, the applicant shall submit to the satisfaction of the Planning Director, a detailed narrative description of all actions taken to comply with all conditions of this approval. The report shall address each condition and describe changes made in response. The report shall also describe all changes that were made, but which were not required by this approval. Any changes deemed to be in excess of, or that are inconsistent with this approval may require review by the Planning Commission, subject to the Planning Director's discretion.
3. Prior to issuance of a building permit, final development plans shall be submitted to the satisfaction of the Planning Director for determination of consistency with the plans approved by the Planning Commission.
4. Prior to the issuance of any building permits, the applicant shall submit revised drawings showing that the new parking lot on Washington Street fully complies with the standards of Section 500 of the Milwaukie Zoning Ordinance. Such drawings shall specifically comply with the standards of Section 503.19.A.3, Section 503.19.A.5, Section 503.19.B and Section 503.19.C. Such drawings shall also include details of parking lot lighting including analysis to show that the fixtures meet the requirements of Section 503.15.
5. Prior to issuance of a building permit for a new gymnasium, fully detailed drawings shall be submitted to the satisfaction of the Planning Director and Public Works Director demonstrating:
 - a. The reconstruction and widening of the sidewalk along Washington Street to no less than 6 feet;
 - b. The replacement of the bench and installation of a shelter at the existing transit stop on Washington Street;
 - c. The upgrading of all ramps, sidewalks, and driveways along property frontage that do not meet ADA accessibility standards.
6. Prior to application for any building permit, the applicant shall submit plans for the installation of two-way bicycle lanes on:
 - 21st Avenue from Lake Road to Washington Street; and
 - Washington Street from 21st Avenue to Oak Street

The plans are subject to the review and approval of the Planning Director and Public Works Director. The applicant also has the option to provide funding to the City, in an amount sufficient to cover the cost of installation and subject to the approval of the Public Works Director, to allow the City to install the bicycle lanes.

CSO-99-05 & TPR-99-06; 11300 SE 23rd Ave.

June 13, 2000

Page 11 of 11

7. Prior to application for a building permit, the applicant shall establish an incentive program to encourage the use of carpools by staff and students and dedicate 37 parking on-site spaces to the program. The spaces shall be located as shown on "Drawing PK-1- "Proposed Parking Plan" from the "New Gymnasium Addition and Renovations to Existing Gymnasium Building - Bid Package ' B' ", dated May 22, 2000 (Exhibit F), and shall be marked appropriately.
8. Concurrently with the application for a building permit, an erosion control plan and application must be submitted for the review and approval of the Public Works Director.
9. Prior to the issuance of a building permit for the new gymnasium, a tree preservation plan must be submitted fully detailing the measures that will be taken to preserve the tree in the north parking lot that is shown to be saved on the revised parking lot plan. Plans shall be submitted to the satisfaction of the Planning Director.
10. The Planning Director may approve modifications of the usage noted in the following table pursuant to Zoning Ordinance 321. The Planning Director shall review any new evening and weekend activity, or the increase of an existing school or community evening or weekend activity, prior to its commencement for determination of required approvals.

Time	Throughout school year	Fall	Winter (December through March)	Spring
Usage	Locker room daily until 6:00 p.m.	Girl's Volleyball - average of 1 home game per week	Wrestling, basketball - Tues., Thurs., and Fri. nights. Occasional use on Mon. & Wed.	No regular sport usage in the evening

Attachment A:

Staff Zoning Compliance Report and Review Comments

Exhibits

- A: Application for Community Service Overlay including narrative
- B: Application for Transportation Planning Review including narrative
- C: Applicant's Traffic Planning Summary and Draft Traffic Management Plan
- D: Proposed Site Plan
- E: Drawing A2.1 - "Enlarged Site Plan" from the "New Gymnasium Addition and Renovations to Existing Gymnasium Building - Bid Package ' B' ", dated April 11, 2000.
- F: Drawing PK-1- "Proposed Parking Plan" from the "New Gymnasium Addition and Renovations to Existing Gymnasium Building - Bid Package ' B' ", dated May 22, 2000.
- G: Letter of clarification from NCSD.

Attachment A

Zoning Compliance Analysis

Section 306 - Residential Zone R-2

According to the provisions of Section 321.4 of the Milwaukee Zoning Code, an application for a community service use may be allowed if;

- ◆ the requirements of the underlying zone are met,
- ◆ specific standards for the use found in subsection 321.7 are met; and
- ◆ the hours and levels of operation can be adjusted to be reasonably compatible with the surrounding uses.

The underlying zone for Milwaukee High School is R-2. The standards of that zone are as follows:

Section 306.3.A - Lot size: Lot area shall be at least 5,000 square feet. Lot width shall be at least 50 feet. Average lot depth shall be at least 80 feet.

Staff Comment: The site of Milwaukee High School is approximately 15.3 acres. The lot width and average lot depth far exceed the minimum requirement. This standard is met.

Section 306.3.B - Front yard: A front yard shall be at least 15 feet.

Staff Comment: The front yard of Milwaukee High School is greater than 15 feet. This standard is met.

Section 306.3.C - Side yard: A side yard shall be at least 5 feet.

Staff Comment: The side yard of Milwaukee High School is greater than 5 feet. This standard is met.

Section 306.3.D - Rear yard: A rear yard shall be at least 15 feet.

Staff Comment: The rear yard of Milwaukee High School is greater than 15 feet. This standard is met.

Section 306.3.E - Yard abutting a major street: A yard abutting a major street listed in Section 411 shall be established in accordance with the standard set forth therein.

Staff Comment: The yard of Milwaukee High School abutting Washington Street is greater than 30 feet. This standard is met.

Section 306.3.F - Off-street parking and loading: As specified in Section 500.

Staff Comment: See staff comments in Analysis section of this report.

Section 306.3.G - Height restriction: Maximum height of a structure shall be three stories or 45 feet, whichever is less.

Staff Comment: See CSO standards for schools following.

Section 306.3.H - Maximum area that may be covered by the dwelling structure and accessory buildings shall not exceed 45 percent of the total area of the lot.

Staff Comment: The area of the lot covered by buildings on the Milwaukie High School lot is approximately 37 percent. This standard is met.

Section 306.3.I - Minimum vegetation and open space: Minimum area that must be left or planted in trees, grass, shrubs, barkdust for planting beds, or left as open space or used as recreational area, etc. will be 35 percent of the total area of the lot.

Staff Comment: The minimum area of the Milwaukie High School site in vegetation or open space currently exceeds 40 percent. This standard is met.

Section 306.3.J - Access requirements: Every lot shall abut a public street other than an alley for at least 35 feet.

Staff Comment: The lot on which Milwaukie High School is located abuts a public street for more than 35 feet. This standard is met.

Section 306.3.K - Transition area: A transition area shall be maintained according to Section 414.

Staff Comment: This standard does not apply.

Section 306.3.B - Minimum density:

Staff Comment: This standard does not apply.

Section 321.7; Community Service Overlay Zone - Specific Standards for Schools

An application for a community service use may be approved if the following standards are met.

Section 321.7.A - Public elementary or secondary schools shall provide the site area/pupil ratio required by state law.

Staff Comment: There are no current state standards for a specific site area/pupil ratio. This standard does not apply.

Section 321.7.B - Fencing of play area for preschools, nursery schools, day-care centers or kindergartens.

Staff Comment: This standard does not apply.

Section 321.7.C - Walkways, both on and off the site, will be provided as necessary for safe pedestrian access to schools.

Staff Comment: The site is accessible from all directions via sidewalks and walkways along neighborhood streets. On site, there is a central mall with concrete sidewalks, and paved access to all entrances of existing buildings. The new parking lot north of the new gymnasium will have a walkway from the right-of-way to the new practice gym. This standard is met.

Section 321.7.D - Sight obscuring fence of four to six feet in height shall be provided to separate the play area from adjacent residential uses.

Staff Comment: The existing athletic field is currently fenced with a six-foot high chain link fence. The District has said that it would provide sight-obscuring fencing where new development abuts residential properties. This standard is met.

Section 321.7.E - Public facilities must be adequate to serve the facility.

Staff Comment: The school is served by City water and sanitary sewer. The capacity of those systems is adequate to serve the facility. Transportation facilities are adequate to serve the site. This standard is met.

Section 321.7.F - Safe loading and ingress and egress will be provided on and to the site.

Staff Comment: Existing loading will not be affected by this proposal. The existing ingress and egress to the site will be improved with the addition of a new perimeter parking lot at the northwest corner of the site with access that is increased from one to two driveways, with the existing driveway being widened. This standard is met.

Section 321.7.G - Off-street parking (including buses) shall be provided as per Section 500.

Staff Comment: See the Analysis section of the staff report.

Section 321.7.H - Minimum setback requirements.

Staff Comment: The proposed new construction is attached to the existing gymnasium on the south. It meets the 20-foot setback requirement on all other sides. This standard is met.

Section 321.7.I - Bicycle facilities are required which adequately serve the facility.

Staff Comment: There are 15 existing bicycle racks at the northwest corner of the mall. The district is proposing to provide an additional 25 racks which would bring the total to 40. Section 505.2 requires the provision of bicycle parking spaces that is at least 10% of the required number of automobile parking spaces (494) The high school's requirement for number of parking spaces depends on the applicant requesting a 25% credit for the use of shared parking facilities. This standard is not satisfied.

Section 321.7.J - Fifteen (15) percent of the total site is to be landscaped.

Staff Comment: The current greenspace and landscaped area on the site currently exceeds 40 percent. The proposed addition will replace an existing paved parking lot, and will not remove any existing greenspace. New landscaping is to be provided around the new gymnasium and in the new parking area to the north of the gym. This standard is met.

Hours and Levels of Operation:

The school operates generally from 7:00 a.m. to 10:00 p.m., Monday through Friday, from September through mid-June. There is occasional use of the facilities on Saturday during the school year. Summer use of the facility is limited to a small staff working from 7:00a.m. to 4:00 p.m. Monday through Friday.

The use of the site will remain essentially the same as the current use, so the hours of operation will not change. The applicant's narrative contains a breakdown of the current hours of operation. This condition is met.

Review Comments

Public Works: Paul Roeger, Civil Engineer

The surrounding streets all have curb and sidewalk. The frontage on Washington Street where the houses are being demolished must have the driveway approaches eliminated, the curb put back at full height, and may need to have the sidewalks brought up to City standards. A thorough examination of the sidewalk and curb condition will be made after the houses are demolished and a determination of the required improvements will be made at that time.

The school is served by City water from a meter on 23rd Avenue. Fire protection is provided from public hydrants on the streets and a private line at the back of the football grandstand. Water system development charges (SDC's) for the remodel and new construction will be assessed based on the number of plumbing fixtures added to the building. Credit will be given for any fixtures that are demolished. A complete plumbing plan must be submitted with the building permit application showing both demolished and new fixtures.

City sanitary sewer serves the school from 23rd Avenue. We are aware of some existing rain drains on the main building that are connected to the sanitary sewer. In previous discussions with the School District, these were to be removed and connected into a storm drainage system when major remodeling was done of the main building. Sanitary sewer SDC's for the remodel and new construction will be assessed based on the number of plumbing fixtures added to the building. Credit will be given for any fixtures that are demolished. A complete plumbing plan must be submitted with the building permit application showing both demolished and new fixtures.

Storm drainage is available from the surrounding streets. Additional storm water SDC's will be assessed based on the square footage of impervious surface added to the site. Credit will be given for the units being charged on the buildings to be demolished. All parking lot catch basins must be inverted siphon and must be connected to the City storm drainage system.

Transportation SDC's will be assessed based on the trips generated per thousand square feet of floor area for a high school per the Trip Generation Handbook from the Institute of Transportation Engineers, 6th Edition. Credit will be given for the trips generated by the uses in the buildings that are demolished, based on the same Trip Generation Handbook.

An erosion control plan and application must be submitted with the building permit application. Engineering plans must be submitted for all on-site utilities and public improvements that must be done.

**Clackamas County Fire District #1
Fire Prevention Office – Tom Crowder, Deputy Fire Marshal**

After careful review, the **Prevention Division** of **Clackamas County Fire District #1** wishes to report that the CSO is not in conflict with the **Uniform Fire Code** adopted by the City of Milwaukie, as long as it meets the following requirements.

The first is the requirement that fire department access be provided and **maintained** with a minimum access road of 12 feet within a clear space 20 feet in width, a minimum vertical clearance of 13 feet 6 inches and in conformance with City requirements for driveway access. The access road must be of an all weather type which will handle a minimum of 60 thousand pounds weight load. The local fire hydrants must provide ample water based on the required fire flow calculations for the new and existing construction combined.

**Historic Milwaukie NDA
Comments of Ed Zumwalt, Chair, 5/2/00**

Regarding our phone conversation today, In will review the concerns of the Historic Milwaukie NDA expressed at our January meeting.

1. We all regret the loss of the two houses on the proposed parking lot, one of which is possibly of historic value. When there is a loss of this type, some of the ambiance and flavor of the area also goes with it.
2. Although many people believe that any additional parking is a plus for the city, it is a problem for many of us that there are not more driver restrictions on students. We can't go on paving over every square foot of the area adjacent to the high school just so the kids can park.
3. Traffic increase and flow in the area of the three schools: High, St. John's, and Milwaukie Elementary. Washington St. is already a problem, and anymore flow at 27th & Washington will be a hazard for students at St. John's and Milwaukie Elementary. We certainly hope that the Planning Department and School District can come up with some solutions to this possibly dangerous situation before the parking lot is in operation – maybe calming devices or increased citizen and police involvement.

In any event, we are willing to be of any assistance that may be necessary.

Application Narrative Information

Community Service Overlay

Milwaukie High School Addition and Site Master Plan

T1S, R1E, SEC36BC, TL's 2900, 3800, 3900, 4000, 5600, 5700, 5400, 5500

North Clackamas School District #12

A. Proposal Description

This project consists of remodeling the existing 1st floor office area and creating new science classrooms on the 2nd and 3rd floors of the main building. Also, a new practice gymnasium will be constructed adjacent to the existing gymnasium. The existing gymnasium will have the floors refinished and new bleachers installed and the boy's locker room and team rooms will be remodeled. A new elevator will be added at the main building to provide barrier free access to all floors.

The existing Business Annex building located on the west side of the main building will be demolished to provide room for increased on-site parking. The classroom and activities held in this building will be moved into the remodeled area of the main building formerly occupied by the offices, cafeteria, and kitchen. The Option building located in the southeast corner of the main campus property will also be demolished to provide more space for outdoor physical education activities.

North Clackamas School District is currently in negotiations to purchase the two residential lots (tax lots 5400 & 5500) in order to increase the on-site parking area. These new parking areas as well as the areas around the new practice gym will have new landscaping in compliance with Section #306 (R-2), Section 321 Community Service Overlay Zone and Section 5 Off-street Parking and Loading.

B. Address Approval Criteria

The proposed addition and remodel is in compliance with the Comprehensive Plan designation of "public lands".

Zoning Ordinance Sections 321.4.A and 321.7 - 321.10:

The requirements for the underlying zone R – 2 concerning lot size, yards, height restrictions, lot coverage and minimum open landscaped area and access have been met.

The requirements of Section 321.7 – Specific standards for schools are as follows:

- A. Currently there are no state standards for school site size. The existing site is 15.33 acres (with the addition of the two purchase residential lots) and the school has an additional 9 acres of athletic field property on Lake Road. The

proposed practice gym addition and remodel to upgrade the science classrooms and the existing classrooms is an effort to modernize the existing facilities to comply with present educational standards while preserving historically significant buildings in their original condition.

- B. Does not apply
- C. The existing site is currently accessible from all directions via neighborhood streets using existing sidewalks and walkways. On-site there is a central mall area with concrete sidewalks and paved access to all entrances of the existing buildings. The school bus ingress/ egress is in a designated area along Willard Street, which was widened this summer. Vehicle access is localized to parking areas only, no through site traffic access is provided except fire truck access in a dedicated fire lane.
- D. Fencing: The athletic field portion of the site is currently fenced with a six foot high chain link fence. The District will add site obscuring fencing where new parking areas abut neighboring properties. The parking areas will be also be buffered with landscaping as described in Section 500.
- E. Public Facilities. The existing structures and proposed addition are in compliance with all state standards for public facilities.
- F. Access and loading: The existing loading will not be affected by this remodel and addition. The existing ingress/egress to this will be improved with the addition of a new on-site perimeter parking area at the northwest corner of the site. This will also help relieve the traffic congestion in the morning and afternoon by limiting and more clearly defining the vehicular access points to the site.
- G. Parking: This proposal will provide 69 new parking spaces, however we are losing 25 existing parking spaces due to construction of the new practice gym. This results in a net gain of 44 new parking spaces. The building addition and remodel will improve existing substandard facilities and will not increase the student capacity of the facility. The site currently has 190 parking spaces, thus raising the total on-site parking to 236 spaces. In addition the school has an informal agreement with the two adjacent churches, St. Johns Catholic Church and St. Stephens Church, to share parking during school hours and after school time. This agreement allows for use of an additional 160 parking spaces, making daytime parking capacity of 393 spaces. Based on the Zoning Ordinance –Section 503.3E, .25 space per student, plus 1 space per staff is required, this would equate to 375 spaces for 1500 students plus 70 spaces for staff, or a total of 445 spaces. Section 503.4 allows for the reduction of required space (maximum of 20%) if shared parking is utilized, the development is within 500 feet of a transit route, or at least one carpool/ vanpool space is provided. This would reduce the required number of parking to 356 spaces.
- H. Setbacks: The proposed new construction meets the 20 foot setback requirements on front, rear and north side. The south side is attached to the existing gym.
- I. Bicycle Facilities: There are 15 existing bicycle racks at the northwest corner of the existing mall. We are providing 25 new bicycle racks to bring the total to 43. Section 505.2 requires 10% of the total number of automobile parking

spaces required (356). These new spaces will be located at the southwest end of the existing mall, where the business annex will be demolished.

- J. Landscaping: The proposed addition, the practice gym, will replace an existing paved parking area, not remove any existing greenspace. New landscaping will be placed around the new practice gym and also in the new parking areas to buffer adjacent neighbors and businesses. The current greenspace and landscaped areas exceeds 40% of the total site area.

3. Since the use of the site will remain the same as the existing use, the hours of operation will not change. The school operates generally from 7:00 a.m. to 10:00 p.m., Monday through Friday, from September through mid June. There is occasional use of the facilities on Saturday during the school year. Summer use of the facility is limited to a small staff working from 7:00 a.m. to 4:00 p.m. Monday through Friday.

Site Plans (see attached)

Application Narrative Information

Transportation Planning Review

Milwaukie High School Addition and Site Master Plan

T1S, R1E, SEC36BC, TL's 2900, 3800, 3900, 4000, 5600, 5700, 5400, 5500

North Clackamas School District #12

A. Proposal Description

This project consists of remodeling the existing 1st floor office area and creating new science classrooms on the 2nd and 3rd floors of the main building. Also, a new practice gymnasium will be constructed adjacent to the existing gymnasium. The existing gymnasium will have the floors refinished and new bleachers installed and the boy's locker room and team rooms will be remodeled. A new elevator will be added at the main building to provide barrier free access to all floors.

The existing Business Annex building located on the west side of the main building will be demolished to provide room for increased on-site parking. The classroom and activities held in this building will be moved into the remodeled area of the main building formerly occupied by the offices, cafeteria, and kitchen. The Option building located in the southeast corner of the main campus property will also be demolished to provide more space for outdoor physical education activities.

North Clackamas School District is currently in negotiations to purchase the two residential lots (tax lots 5400 & 5500) in order to increase the on-site parking area. These new parking areas as well as the areas around the new practice gym will have new landscaping in compliance with Section #306 (R-2), Section 321 Community Service Overlay Zone and Section 5 Off-street Parking and Loading.

B. Address Approval Criteria

The proposed addition and remodel is in compliance with the Comprehensive Plan designation of "public lands".

The proposed addition and remodel is in compliance with the Transportation Goal Statement and Objective.

Zoning Ordinance Sections 300, 400, 500, and 1400.

The requirements for the underlying zone R-2 concerning lot size, yards/ set backs, height restrictions, lot coverage and minimum open landscaped area.

1. The existing site is currently accessible from all directions via neighborhood streets using existing sidewalks and walkways. On-site there is a central mall area with concrete sidewalks and paved access to all entrances of the existing buildings. The school bus ingress/ egress is in a designated area

along Willard Street, which was widened this summer. Vehicle access is localized to parking areas only, no through site traffic access is provided except fire truck access in a dedicated fire lane.

2. **Fencing:** The athletic field portion of the site is currently fenced with a six foot high chain link fence. The District will add site obscuring fencing where new parking areas abut neighboring properties. The parking areas will be also be buffered with landscaping as described in Section 500.
3. **Access and loading:** The existing loading will not be affected by this remodel and addition. The existing ingress/egress to this will be improved with the addition of a new on-site perimeter parking are at the northwest corner of the site. This will also help relieve the traffic congestion in the morning and afternoon by limiting and more clearly defining the vehicular access points to the site.
4. **Parking:** This proposal will provide 69 new parking spaces, however we are losing 25 existing parking spaces due to construction of the new practice gym. This results in a net gain of 44 new parking spaces. The building addition and remodel will improve existing substandard facilities and will not increase the student capacity of the facility. The site currently has 190 parking spaces, thus raising the total on-site parking to 236 spaces. In addition the school has an informal agreement with the two adjacent churches, St. Johns Catholic Church and St. Stephens Church, to share parking during school hours and after school time. This agreement allows for use of an additional 160 parking spaces, making daytime parking capacity of 393 spaces. Based on the Zoning Ordinance –Section 503.3E, .25 space per student, plus 1 space per staff is required, this would equate to 375 spaces for 1500 students plus 70 spaces for staff, or a total of 445 spaces. Section 503.4 allows for the reduction of required space (maximum of 20%) if shared parking is utilized, the development is within 500 feet of a transit route, or at least one carpool/ vanpool space is provided. This would reduce the required number of parking to 356 spaces.
5. **Setbacks:** The proposed new construction meets the 20 foot setback requirements on front, rear and north side. The south side is attached to the existing gym.
6. **Bicycle Facilities:** There are 15 existing bicycle racks at the northwest corner of the existing mall. We are providing 25 new bicycle racks to bring the total to 43. Section 505.2 requires 10% of the total number of automobile parking spaces required (356). These new spaces will be located at the southwest end of the existing mall, where the business annex will be demolished.
7. **Landscaping:** The proposed addition, the practice gym, will replace an existing paved parking area, not remove any existing greenspace. New landscaping will be placed around the new practice gym and also in the new parking areas to buffer adjacent neighbors and businesses. The current greenspace and landscaped areas exceeds 40% of the total site area.
8. The carpool vanpool requirement, for industrial, commercial, and institutional development with 50 or more employees, of 10% of the required parking (365 spaces required equals 37 carpool spaces) will be provided. These spaces

will be placed in the parking areas at the southeast corner and northeast corner of the site and marked appropriately.

9. The existing streets, sidewalks and bike lanes will remain as they exist today. At this time it hasn't been determined if the new parking lot addition at the northeast corner of the site will affect Washington Street traffic and consequently no revisions are indicated. There are sidewalks along all edges of the property, next to all abutting streets, plus throughout the site connecting all buildings, parking, bike parking, access points etc., with stairs and access ramps at all entrances and grade changes along the sidewalks.

Site Plans (see attached)

TPR IMPLEMENTATION REVIEW

1. The proposed work is within an existing building and adding a practice gym to replace other existing facilities that are outdated. We are not changing the overall campus nor are we adding any more to the student population.
2. The access control standards and guidelines will remain as existing the proposed addition and remodel will not have no effect on these.
3. No road improvements, right-of-way dedication, nor landscape median will be required. The new parking lot (57 cars) is only 32 more cars than the existing facilities on this property now contain and therefore, the impact will be very minimal.
4. No new bicycle lanes have been provided.
5. Sidewalks adjacent to all streets, right-of-ways, parking lots, and for internal circulation are existing. New sidewalk s connecting the new parking area and the new practice gym will be provided as required.
6. Pedestrian and vehicular connections to adjacent businesses are not provided in an effort to contain the school population to the facilities provided for that purpose and minimize the impact on these businesses.
7. No Tri-Met transit stop will be required on site, the existing transit stops adjacent to the site have proven adequate for the student population to date.
8. The school is providing carpool/vanpool spaces and is within 500 feet of a transit route and therefore is taking advantage of the 20% reduction in parking spaces required. We are not reducing the required number of parking spaces due to providing a new transit station.
9. The school has agreements with the adjacent churches to share parking space and this provides the number of parking spaces required by the Zoning Ordinance.

TRANSMITTAL



ELLIS, ESLICK ASSOCIATES / ARCHITECTS P.C.
1230 SW FIRST AVENUE, SUITE 300
PORTLAND, OREGON 97204-3236
(503) 223-6963 / FAX (503) 294-0827

TO: **Doug Strickler, Associate Planner**
City of Milwaukie Community Development
6101 S.E. Johnson Creek Blvd.
Milwaukie, OR 97206

March 31, 2000

cc: Dave Church, NCSD
Tammy Lee, Milstead
File

FROM: Linda Wall

FAXED, PAGES / FAX NO.: MAILED MESSENGERED

PROJECT: Milwaukie High School Renovations

PROJECT NO.: 9836

SUBJECT: **Application for Land Use Action**

COPIES: DESCRIPTION

2 Main Building Renovation Drawings

2 Gymnasium New Construction & Renovation Drawings

12 Traffic Planning Summary

12 Draft Traffic Management Plan

RECEIVED

MAR 29 2000

CITY OF MILWAUKIE
PLANNING DEPARTMENT

COMMENTS:

The above additional information is submitted, per your request March 23, 2000, for planning review. Please schedule this project for the May 9 review session. Please note that additional parking spaces will be added when the existing business building is demolished as part of the auditorium renovation project, currently scheduled for next summer.

Issued to Milwaukie Planning Department

I. **Parking Supply**

A. On-site count & use-designation of all striped parking spaces

1. Total # of spaces

Existing – 184

Proposed – 229+

2. Total # number of spaces that meet dimensional requirements including stall size, aisle width (fire & ZO).

Existing – Unknown

Proposed – All New will meet City's Requirements - 229

3. Total # of student stalls

Existing – 110

Proposed – 156

4. Total # staff & faculty stalls

Existing – 54

Proposed – 54

5. Total # facility management/ maintenance stalls

Existing – 5

Proposed - 5

6. Total visitor stalls

Existing – 6

Proposed – 6

7. Total ADA stalls

Existing – 9

Proposed - 12

B. Off-site Shared Parking

1. Location

St. Johns Catholic Church on Washington Street
 St. Stephens Church on Willard Street

2. Required spaces for use

St. Johns – 103 spaces for students
 38 St. Stephens – 40 spaces for students

3. Terms of shared parking agreement, if any

St. Johns – Informal agreement for sharing. Church notifies school when they have large daytime parking requirement.

St. Stephens – Formal agreement whereby the district agrees to maintain the parking lot.

4. Number of spaces used by NCSD.

St. Johns – Average about 30 each day
 St. Stephens – Average about 40 each day

C. Off-site Private Parking1. Location and number of private parking in area.
(define)

The district currently has no agreements or allowed uses for any other off-site private parking

II. Existing Parking Demand

A. School policy on student driving

See attached page from the MHS Student Handbook for the school policy on student driving. All students and staff must have a parking permit. These are mainly for security purposes. A maximum of 450 permits are available each year. Currently 437 have been issued. There are three campus monitors who are responsible for enforcing the parking regulations.

B. # staff & faculty (part-time/ full time)

Milwaukie High has 80 certified staff members. Most are full time.

C. # facilities maintenance

Milwaukie High has eight custodial staff.

D. other school personnel

Milwaukie High has 31 other staff including secretaries, clerks, instructional assistants, food services, and campus monitors. About half this group is part time.

E. Existing day-time and evening programs

1. Athletic

Athletic program use has remained constant at Milwaukie for about the past 25 years since the inception of "Title Nine" and women's sports. The proposed additions and improvements will not change the amount of athletic offerings, nor will the number of performances or contests change.

On average, during the fall and winter seasons, when school is in session, there will be contests at the school most weeknights except Wednesday. During the spring season there is a reduction in evening use and need for parking.

2. Performance

Performance programs for drama, band, and choir are scheduled periodically during the school year. On average, there will be one performance in the evening for each group during the fall, winter and spring seasons. Once or twice a year, the school may host a league festival for one or more of these activities.

3. Community

Community use of athletic and performance facilities is very sporadic because the students have first priority on the use of those facilities. The commons/cafeteria rooms are used for community meetings on average about twice a month with an attendance of about 50 persons.

4. Other

Other uses include such special activities as the "Living History Day" held once a year in November. On such a day, parking can be a problem with up to 300 additional visitors to the school. However, this is a rare occasion.

III. Parking Demand with proposed improvements.

A. Detailed description of changes to athletic and other programs:

The current maximum capacity of Milwaukie High is listed at 1,551 students. However, several of the rooms counted in this capacity are substandard and not very suitable for quality instruction.

The maximum capacity with the modifications and improvements proposed will be 1500 students. Under the plan, seven rooms in two buildings will be lost to demolition. Two other rooms will be converted to non-classroom use. Nine new rooms will be created within the existing facility. Many other rooms including the science areas will be completely remodeled.

In the gym area, a new practice gym will be constructed. However this facility will not increase student capacity or the number and type of athletic contests held. It will create equity space for MHS students who currently have only one full-court gym. Most schools have at least two and many have three. The addition of the practice gym will allow PE classes to be scheduled more effectively for a variety of activities. Athletic team practices will be reduced in the evening hours with multiple rooms available. Athletes will be able to spend more evening hours at home with family and completing homework assignment.

B. Detailed description changes to parking plan (users, # spaces, etc)

The new parking area will add a few spaces, but its main goal is to replace parking behind the stadium lost to gym construction.

C. Access control on Washington

Access control to Washington Street will be dramatically improved with the elimination of the narrow one lane alley that now serves the parking behind the stadium. The new parking lot will have two points of ingress/egress and both

will be designed to City standards to the degree possible given any topography constraints. The goal in the overall MHS parking plan is to decentralize parking, as opposed to creating a large massive parking lot (which is somewhat impractical anyway given the small-lot urban setting of the school). The only alternative would be to create some type of parking structure, which is not a financially viable option for a school district.

D. Traffic Demand Management Programs, ECO

See attached traffic management plan

E. Restrictions on student parking

Currently there are no restrictions on student parking except for the limited number of spaces (see distribution of spaces between staff and students listed above).

F. Alternatives such as transit, carpooling, parking reduction incentives.

The school and the district are currently offering no incentives to student driving options, except for providing free mass transit via the school bus system. However, this service is limited to those students who live more than 1 1/2 miles from the school. See traffic management plan for Tri-met services and future possible options for incentives.

Draft Plan Outline for ECO – Milwaukie High School

- 1) Automobiles
 - 1) Entrance and Exit
 - 2) Parking and Flow
 - 3) Carpooling
 - 4) Safety and Security considerations

- 2) Bus access and queuing at the site
 - 1) Entrance and Exit
 - 2) Parking for load and unload
 - 3) Event use of buses
 - 4) Safety considerations

- 3) Pedestrian access to the site
 - 1) Sidewalk entrances

- 4) Bicycle access issues
 - 1) Sidewalk entrances
 - 2) Alternative access sites
 - 3) Optional restricted access sites
 - 4) Safety and Security considerations

- 5) Transit system options
 - 1) Tri-met Route access
 - 2) Event options for Tri-met services

- 6) Funding Sources for Improvements
 - 1) DEQ programs
 - 2) Donations for Bike Storage Lockers
 - 3) Shop Class participation
 - 4) Bond Measure funds to meet code required improvements

1 Automobiles

a) Entrance and Exit

The layout of entrances and exits are not significantly changed by the bond scope of work.

b) Parking and Flow

The parking layout is designed to organize the parking lot space to efficiently handle more automobiles and is planned for 229 spaces, which is an increase of 45 and a more efficient flow of traffic off of the adjacent streets.

c) Carpooling

Carpooling will be encouraged through an incentive plan. A number of designated parking spaces will be provided at various sites on the property. The availability of the site will be for registered carpools. The space users will be issued car special permits for the period of time they are registered. The spaces will be immediately adjacent to entrance points of the building adjacent to the ADA required spaces. They will be available to staff and students. Milwaukie High School will have an award program for transportation incentive ideas and provide "special" parking privileges issued periodically for the parking and traffic ideas submitted. Carpooling designated spaces will be added as the demand increases.

d) Safety and Security considerations

The safety and security issues addressed include the new aisles, and striping for safe intersections on the campus. The speed limit will be posted and directional signage installed to manage the traffic onsite. Informational flyers will be distributed periodically to advise parents and students of the intended improvements and to encourage their participation in the plan.

2 Bus access and queuing at the site

a) Entrance and Exit

The buses will continue to enter the queuing area along Willard Street.

b) Safety considerations

The bus queuing area is immediately adjacent to the building and is served by

ADA accessible ramps and entrances. The pedestrian, bicycle, and automobile traffic is separated from this area.

3 Pedestrian access to the site

a) Sidewalk entrances

The sidewalks that currently serve the site will be remain unchanged

4 Bicycle access issues

a) Sidewalk entrances

The current sidewalks remain unchanged for bicycle access. Bicycle parking is currently accommodated for more than the number of students that ride their bicycles.

b) Optional restricted access sites

During football games ticket booths and physical barricades at the drive will restrict the access to the west side of the stadium. Reference parking drawings. During basketball games, game attendees will use this parking area.

c) Safety and Security considerations

The primary reason often stated for low bicycle ridership in Oregon is the weather. For high school students, it is also the desire to drive their automobiles, or ride with friends that have cars. For security reasons and convenience, parents or friends drop off many students. Bicycle ridership is traditionally very low at the high school level. To encourage ridership, safety and security issues should be addressed. Vandalism, in particular is a disincentive.

A project is being considered for construction of bicycle lockers by the Rex Putnam and Milwaukie shop class. Lockers will be provided for student and teacher use. Individuals will use their own locks, but will be issued a permit to use the locker. The same group will operate the student permitting process that issues the regular parking passes and the use will be reviewed for compliance of the rules established. A minimal fee will be established to reimburse the materials for the school project.

5 Transit system options - Tri-met services

- a) Tri-met has several programs to encourage alternative transportation. The system includes bus and train transportation throughout the metropolitan area. Tri-met currently operates MTC – Milwaukie Transit Center and a dozen routes pass through the MTC. Routes 28,29,31,32,33,34,40,65X,70,75,99X and 152 are served by the MTC. If there is a need, Tri-met will be invited to the site to discuss

with employees and students, the alternative mass transit routes that meet their needs. Maps will be furnished for all routes needed to arrive at the Milwaukie High School for potential Tri-met riders.

- b) Tri-met Routes serve only a few staff and students.
- c) Tri-met maps can be made accessible to interested parties and Tri-met staff can accommodate special trip planning efforts. This may help with travel to other schools for event travel as well.
- d) Tri-met is also available for special "field trip" events when school bus services are not provided.
- e) Tri-met will be available for meetings and special planning sessions to help staff and students with routing plans and ridership programs. Although staff travel long distances from other parts of town, not all areas have convenient bus plans, but Tri-met could help find the most convenient.
- f) Tri-met passes could be issued for free summer travel, if the student or teacher chooses to travel by Tri-met during the school year.

6 Funding Sources for Improvements

a) DEQ programs

NCS D is looking into options for funding of transportation improvements from the DEQ loan programs and grants. The money could go to bicycle entrance covered canopy improvements and bicycle locker storage devices. Currently the bond measure does not have funding for these improvements.

b) Donations for Bike Storage Lockers

NCS D will look for local suppliers and bicycle companies to assist with a program to improve ridership. Donations can be used for incentive programs for transit improvement ideas and encouragement efforts.

c) Shop Class participation

The instructor will be contacted for developing a shop class project for making the weatherproof lockers by Rex Putnam and Milwaukie Shop class students. Donated materials will be used and designs reviewed by the design architects, the principal, and the facilities staff. As the need arises, additional units can be built.

d) Bond Measure funds to meet code required improvements

The Bond measure funds will be used for improvements that are required by code during the development of the design. This includes the parking lot lighting and pathways and ADA sidewalks and lighting.

Present	Date	# of pages
Fax Note	3/29/00	1
To	DICK ESLICK/TAMMY HANZINS LEE	
From	DAVE CHURCH	
Phone#	653-3645	

6.1 34

Textbooks

Students are responsible for all textbooks issued to them. Textbooks will be issued by the teacher the first few weeks of school. Thereafter, new students, students who change classes, etc., will be issued texts from the Library. Students should write their names, name of teacher, and current year in their textbooks.

Students who misplace or lose their textbooks should check with the Librarian to relocate their lost text or to purchase a new one.

Skills Center

The school district operates, as supplement to the home school program, the Occupational Skills Center for students from all three high schools in the district. The Skills Center gives students an opportunity for a number of occupational experiences in preparation for the work world.

Since the programs at the Skills Center are basic hands-on programs, attendance is very vital to the student's success. Therefore students who enroll at the Skills Center should understand that they may not be able to attend all assemblies that are held during Skills Center time. Skills Center students who are either participating in the assembly or have a written note from parents, must let the Attendance Office know one day preceding the assembly, and they may attend.

Neighborhood Resident's Rights

Students are expected to comply with any City of Milwaukee daytime curfews.

Community residents have a right to privacy, private property and freedom from abusive behavior. Students must not loiter, litter, trespass or create nuisance conditions for residents of the community. While schools cannot be held responsible for the acts of students to and from school, they will take disciplinary action if the circumstances warrant. Schools have a responsibility to cooperate with law enforcement agencies to which law violations affecting community members are reported.

Closed Campus

Milwaukee High School operates on a closed campus policy during school hours. Students are not to leave campus during the school day without a pass and checking out at the Attendance Office. Students may leave campus with a pass only on their assigned lunch period. Students are not permitted to sit in cars during break or during regular school hours. Students found leaving campus during the school day (other than assigned lunch period with a pass) are subject to disciplinary action.

Motor Vehicles

Student vehicles may be operated on school premises subject to the following regulations.

1. All vehicles must be registered with the Student Management Office.
2. Every student driving a car to school will need to purchase a parking permit. Permit must be visible while parked on campus.
3. All parking must be within the white lines of a designated parking space.
4. Students are not to loiter in cars or be in the parking lot during the school day.
5. Drivers who drive recklessly, or speed in and out of the parking lot, along 21st Street or Willard Street, may be subject to the loss of the privilege of driving to and from school.

Any student who drives without proper authorization, parks illegally, or in a space not designated for student parking, will be subject to the following disciplinary consequences.

1st Offense	Warning
2nd Offense	\$5 citation and/or suspension of parking privileges
3rd Offense	\$10 citation and/or suspension of parking privileges
4th Offense	\$20 citation and/or suspension of parking privileges

Repeated offenses will be viewed as defiance and a loss of campus parking privileges will result.

Any vehicle parking in no parking areas MAY BE TOWED AWAY AT THE OWNER'S EXPENSE.

Vehicles parked in fire lanes will be towed without warning at owner's expense.

Frances E. Whitehill Library / Media Center

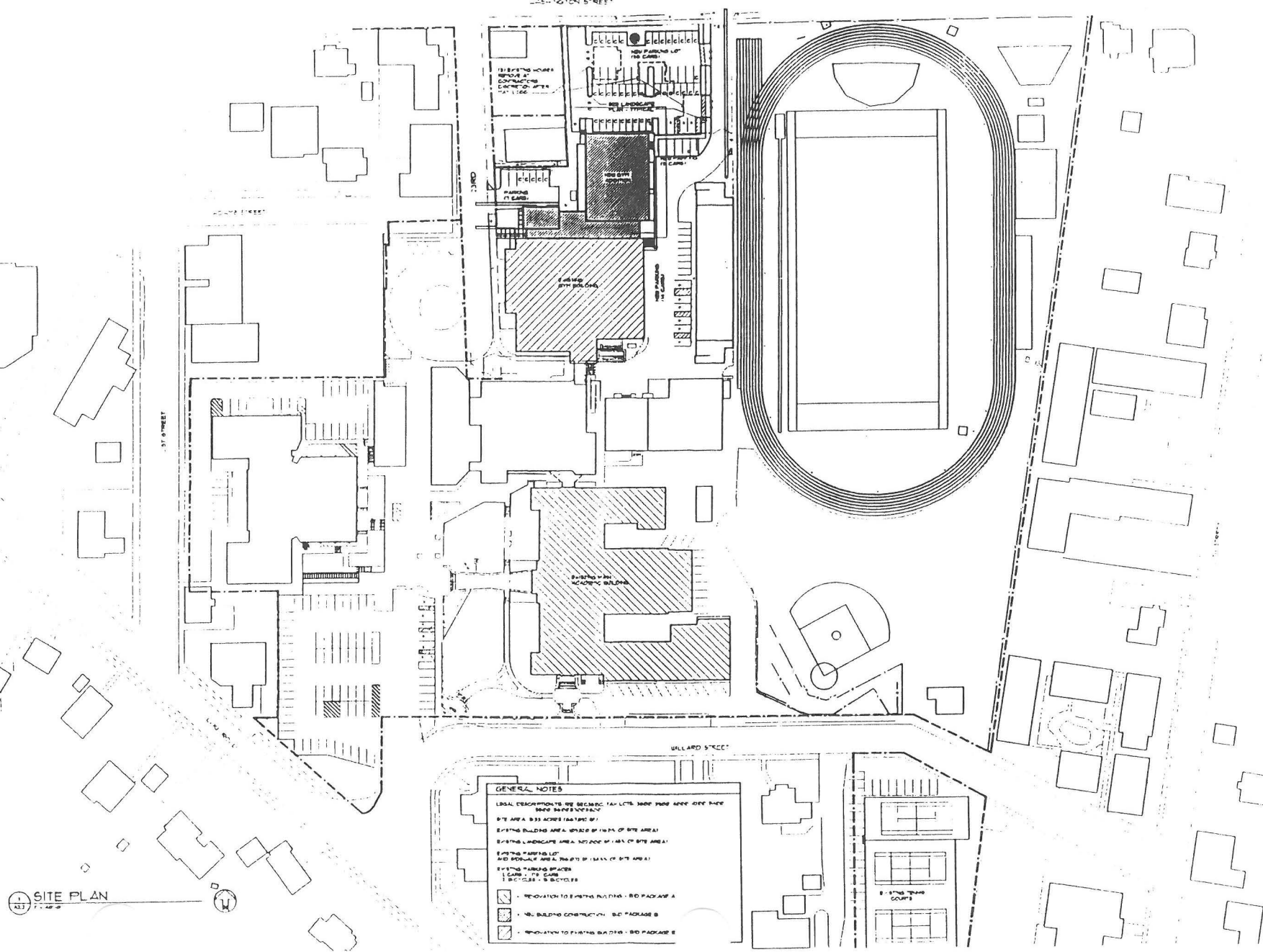
The Milwaukee High Library will be open from 7:30 a.m. to 3 p.m. each day.

All students will be expected to follow these rules:

1. Obtain a Library Pass before reporting to the library.
2. Students using the school library will be expected to show the same courtesy and respect for others as in a public library.
3. The library is to be used for quiet study or research.
4. There will be no eating of food nor drinking of beverage in the library.
5. On leaving the library, students will push in their chairs and put magazines and newspapers away.
6. Students who violate library rules or become disruptive or disorderly will receive a formal warning. Students who continue to disrupt will lose the privilege of using the library.

Hours: 7:30 a.m. to 3:00 p.m. on regular school days.

EXHIBIT D



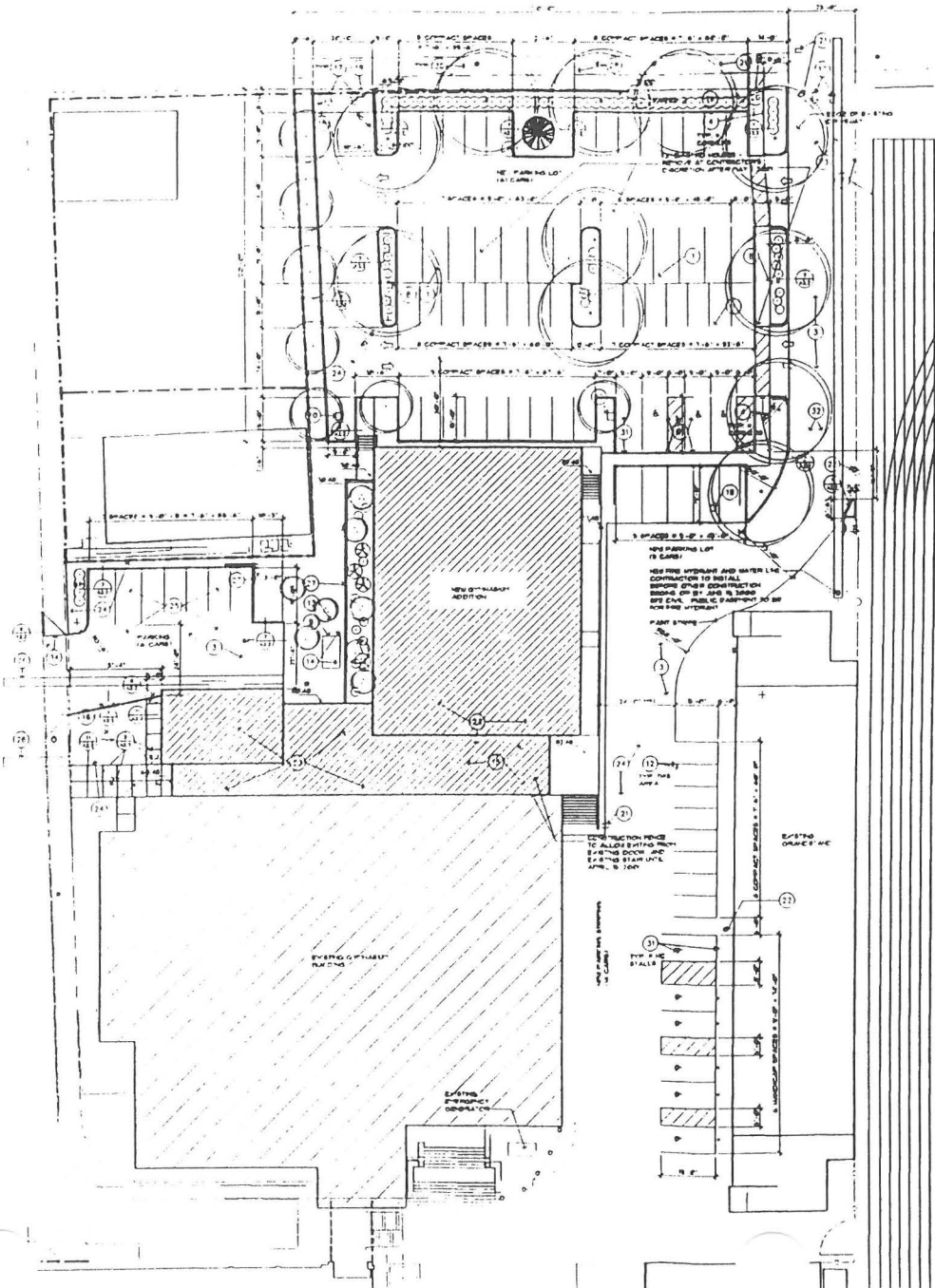
1 SITE PLAN

- GENERAL NOTES**
- LEGAL DESCRPTIONS BE BEING FACETS FROM 1999 AND 2001
 - EXISTING BUILDING AREA SHOWN BY HATCH OF SITE AREA
 - EXISTING LANDSCAPE AREA SHOWN BY HATCH OF SITE AREA
 - EXISTING PARKING LOT AND DRIVEWAY AREA SHOWN BY HATCH OF SITE AREA
 - EXISTING HARDING SPACES
 - 1 CAR - 175 SQ. FT.
 - 1 BICYCLE - 5 BICYCLES
- RENOVATION TO EXISTING BUILDING - BO PACKAGE A
 - NEW BUILDING CONSTRUCTION - BO PACKAGE B
 - RENOVATION TO EXISTING BUILDING - BO PACKAGE E

NEW GYMNASIUM ADDITION AND
 RENOVATIONS TO EXISTING GYMNASIUM BUILDING BO PACKAGE B
MILWAUKIE HIGH SCHOOL
 1300 SE 23RD AVENUE
 MILWAUKIE, OREGON

ELLIS ESLUCK ASSOCIATES ARCHITECTS P.C.
 830 SE 7th Ave, 1000
 Portland, Oregon 97214
 Tel: 503 252 8888
 Fax: 503 252 0811

DATE	04.11.22
SCALE	AS SHOWN
DRAWN BY	JK
CHECKED BY	JK
DATE	04.11.22
PROJECT	MILWAUKIE HIGH SCHOOL



SITE PLAN

GENERAL NOTES

1. PROPORTION DIMENSIONS BASED ON 1/8" = 1'-0" UNLESS NOTED OTHERWISE.
2. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
3. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
4. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
6. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
7. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
8. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
9. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
10. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
11. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
12. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
13. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
14. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
15. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
16. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
17. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
18. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
19. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
20. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
21. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
22. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
23. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
24. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
25. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
26. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
27. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
28. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
29. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
30. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
32. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.

SHEET KEY NOTES

1. THIS NOTE REFERENCED WORK INCLUDES DEMOLITION OF EXISTING HOUSES AND ASSOCIATED SITE DEMOLITION WORK FOR THE PARKING AREA (REFERENCED).
2. REMOVE STRUCTURE INCLUDING FOUNDATIONS AND REMOVE ALL DEBRIS FROM THE SITE. ALL DEBRIS SHALL BE REMOVED TO A SECOND AREA WITH THE STATE (SEE LOCAL CODES).
3. CONTRACTOR SHALL DISSEMINATE INFORMATION TO ALL UTILITIES AGENCIES AND LOCAL GOVERNMENT TO COORDINATE UTILITIES CONSTRUCTION FOR SERVICE DISCONTINUATION AND REPAIRS.
4. CONTRACTOR TO COORDINATE WITH CITY FOR DISCONTINUATION OF STORM AND SANITARY SEWER AND WATER SERVICE. EXISTING UTILITIES TO BE MAINTAINED AND NOT TO BE DISCONTINUED TO REMAIN.
5. REMOVE EXISTING PARKING STRIPS AND STRIPS. CONCRETE STRIPS AND STRIPS NOT TO BE DEMOLISHED TO REMAIN.
6. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
7. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
8. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
9. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
10. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
11. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
12. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
13. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
14. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
15. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
16. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
17. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
18. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
19. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
20. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
21. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
22. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
23. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
24. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
25. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
26. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
27. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
28. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
29. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
30. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
31. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.
32. CONTRACTOR TO VERIFY ALL DIMENSIONS AND LOCATIONS OF EXISTING UTILITIES AND STRUCTURES PRIOR TO CONSTRUCTION.

NEW GYMNASIUM ADDITION AND RENOVATIONS TO EXISTING GYMNASIUM BUILDING (310 PACKAGE 31)

MILWAUKEE HIGH SCHOOL

1300 SE 23RD AVENUE

MILWAUKEE, WISCONSIN



ELLIS ESICK ASSOCIATES ARCHITECTS P.C.
 8501 5th Ave. S.W.
 Portland, Oregon 97205
 P.O. Box 500
 Fax: (503) 288-0837

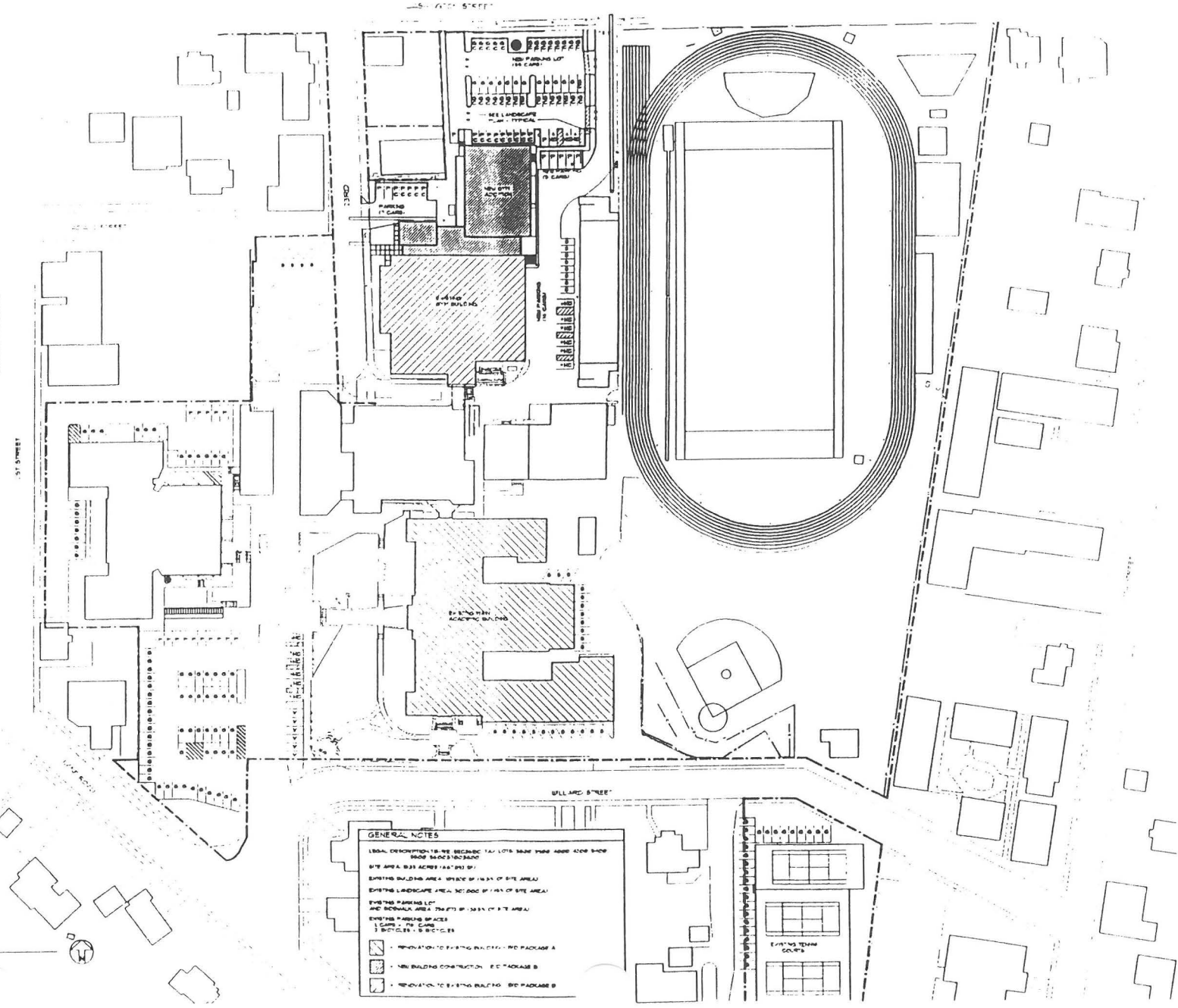
DATE	08.11.00
NO.	0039.25
PROJECT	MHS
DRAWN BY	J.P.
CHECKED BY	J.P.
SCALE	AS SHOWN
DATE	08.11.00

EXHIBIT F

0.1 27

PARKING KEY

- GENERAL PAVEMENT
- ASPHALT DRIVEWAYS
- ASPHALT PARKING
- ASPHALT DRIVE
- ASPHALT DRIVE
- ASPHALT DRIVE



GENERAL NOTES

LEGAL DESCRIPTION: 1/4 SEC. 16, T. 15 N., R. 12 E., S. 42ND 3400'

SITE AREA: 8.23 ACRES (357,000 SQ. FT.)

EXISTING BUILDING AREA: 10% OF SITE AREA

EXISTING LANDSCAPE AREA: 10% OF SITE AREA

EXISTING PARKING LOT AND DRIVEWAY AREA: 10% OF SITE AREA

EXISTING PARKING SPACES: 1 CAR - 10 CARS, 10 BICYCLES - 10 BICYCLES

- RENOVATION OF EXISTING BUILDING - 1ST PACKAGE A
- NEW BUILDING CONSTRUCTION - 1ST PACKAGE B
- RENOVATION OF EXISTING BUILDING - 2ND PACKAGE B

SITE PLAN

NEW GYMNASIUM ADDITION AND RENOVATIONS TO EXISTING GYMNASIUM BUILDING AND PARKING LOT

MILWAUKIE HIGH SCHOOL

11300 SE 23RD AVENUE

MILWAUKIE, OREGON



ELLIS ESLICK ASSOCIATES ARCHITECTS P.C.

11300 SE 23RD AVE, SUITE 1000
 MILWAUKIE, OREGON 97122
 TEL: (503) 238-0000
 FAX: (503) 238-0001

DATE	NOV 22, 2010
FILE NO.	091012
DESIGNER	010
CHECKED BY	001
DATE PLOTTED	11/22/10
PLT. DEVICE	2010



Physical Plant Department
12451 SE Fuller Road
Milwaukie, OR 97222-1290

503-653-3645 • Fax: 503-513-4555

May 18, 2000

Mr. Doug Strickler
City of Milwaukie
6101 SE Johnson Creek Blvd.
Milwaukie, OR 97206

VIA: US Mail and FAX (503-774-8236)

RE: Milwaukie High CSO and TPR

Dear Doug,

The following is the district response to the questions in your memo of May 3, and our follow-up meeting:

1. In regard to the capacity of the school the following information should help explain:

Current enrollment	1406 students
Current standard classroom count	47
Average students per room	30
Capacity based on average	1410 students

Summary

Current standard classroom count	47
Proposed standard classroom count	50
Proposed practical capacity	1500

Keep in mind that high school enrollments can not be accurately determined based on regular classroom counts only. For example, at times there are students in classes such as PE, music, and drama where the classroom capacity is higher, and therefore, the student enrollment is also higher. The goal of the district is to provide a facility that will accommodate 1500 enrolled students in a quality learning environment.

Director
David F. Church
church@nclack.k12.or.us

Construction Supervisor
Garry M. Kryszak
kryszak@nclack.k12.or.us

Maintenance Supervisor
Roy T. Varney
varneyr@nclack.k12.or.us

2. The actual average staff count at Milwaukie High is:
 - 80 certified staff
 - 8 custodial staff
 - 31 other support staff such as secretaries, clerks, and instruction assistants
3. There are 40 spaces available to the district with a formalized agreement with St. Stephens Church.
4. Milwaukie High issues more parking permits than there are spaces. These permits do not guarantee a parking space since all student spaces are on a first-come, first served basis. The issuance of permits is a safety/security issue that allows campus monitors and Milwaukie Police SRO to account for appropriate vehicles in and around the campus.
5. Please see the attached drawings which describe the district proposal for allocating parking spaces between visitors, can/car pool, staff, ADA, staff, and general.
6. See paragraph 5.
7. The architects will prepare a revised site plan showing the new north parking lot to be in compliance with all applicable zoning ordinance standards.
8. Through education programs, the district and the school will encourage students and staff to take advantage of alternate means of transportation such as:
 - a. School bus
 - b. Bicycle
 - c. Car pooling
 - d. Walking
9. The new gym exterior has been changed in response to the Historic Review Commission concerns. The new plans, renderings and model will be presented at the May 30 meeting.
10. Window mullions samples will also be available for the Historic Review Commission.

Thanks for the opportunity to clarify this information about the proposed changes to the Milwaukie High Campus. If you have any questions, or need additional information, please contact me or a member of the project team.

Sincerely,



David F. Church

cc: Tammy Hankins-Lee
Ellis Eslick Architects