

**PLANNING COMMISSION AGENDA**  
**City Commission Chambers - City Hall**  
625 Center Street, Oregon City, Oregon 97045  
January 24, 2011 at 7:00 p.m.

The Planning Commission agendas, including staff reports, memorandums, and minutes are available from the Oregon City Web site home page under meetings. ([www.orcity.org](http://www.orcity.org))

**1. CALL TO ORDER**

**2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA**

**3. VOTE FOR PLANNING COMMISSION CHAIR AND VICE CHAIR**

**4. PLANNING COMMISSION HEARING**

- a. CU 10-03 and CP 10-03 Conditional Use and Concept (General) Plan:  
South Fork Water Board submitted a Conditional Use Permit (Planning File CU 10-03) and General Development Plan (Planning File CP 10-03) to upgrade the water treatment facility on Hunter Avenue.
- b. CD 10-01: Code Interpretation / Similar Use Determination:  
The applicant is requesting approval of a Code Interpretation / Similar Use to determine if a proposed use is permitted at 13990 Fir Street.

**5. PLANNING COMMISSION TRAINING**

**6. HISTORIC INVENTORY PRESENTATION**

- a. 2011 Citywide Historic Survey Presentation

**7. ADJOURN**

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Video Streaming & Broadcasts: The meeting is streamed live on Internet on the Oregon City's Web site at [www.orcity.org](http://www.orcity.org) and available on demand following the meeting. The meeting can be viewed live on Willamette Falls Television on Channels 23 and 28 for Oregon City and Gladstone residents; Channel 18 for Redland residents; and Channel 30 for West Linn residents. The meetings are also rebroadcast on WFTV. Please contact WFTV at 503-650-0275 for a programming schedule.

City Hall is wheelchair accessible with entry ramps and handicapped parking located on the east side of the building. Hearing devices may be requested from the City Recorder prior to the Commission meeting. Disabled individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the Planning Dept. at 503-722-3789.



**Agenda Item No. 4a**  
**Meeting Date: 24 Jan 2011**

## **COMMISSION REPORT: CITY OF OREGON CITY**

TO:	Planning Commission
FROM:	Laura Terway, Planner
PRESENTER:	Laura Terway, Planner
SUBJECT:	CU 10-03 and CP 10-03
Agenda Heading: Public Hearing	
Approved by: Tony Konkol, Community Development Director	

### **RECOMMENDED ACTION (Motion):**

Staff recommends the Planning Commission open the public hearing, accept any public testimony and then grant the continuance of the public hearing with the record open for planning files CU 10-03 and CP 10-03 to the February 14, 2011 meeting date.

### **BACKGROUND:**

South Fork Water Board submitted a Conditional Use (Planning File CU 10-03) and General Development Plan (Planning File CP 10-03) to upgrade the water treatment facility on Hunter Avenue. The applicant requested the January 24, 2011 hearing be continued until February 14, 2011 to allow sufficient time to complete revisions to the application.

### **BUDGET IMPACT:**

FY(s):  
Funding Source:

### **ATTACHMENTS:**

Request for Continuance

## Laura Terway

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**From:** Ben Schonberger [Ben@winterbrookplanning.com]  
**Sent:** Monday, January 10, 2011 5:36 PM  
**To:** Laura Terway  
**Subject:** RE: South Fork extension

Please continue the Planning Commission hearing from January 24 to February 14.

Ben Schonberger, AICP | Senior Planner  
Winterbrook Planning | 503.827.4422

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**From:** Laura Terway [mailto:lterway@ci.oregon-city.or.us]  
**Sent:** Monday, January 10, 2011 10:24 AM  
**To:** Ben Schonberger  
**Subject:** RE: South Fork extension

Can you also send a written request to continue the hearing from January 24<sup>th</sup> to February 14<sup>th</sup>? Thank you

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**From:** Ben Schonberger [mailto:Ben@winterbrookplanning.com]  
**Sent:** Monday, January 03, 2011 9:40 AM  
**To:** Laura Terway  
**Subject:** South Fork extension

Per our conversation on the phone last week, I am requesting an extension of the 120 day clock on the South Fork Water Board application for two more weeks to prepare additional findings. Thank you.

Ben Schonberger, AICP | Senior Planner  
Winterbrook Planning | 503.827.4422



Agenda Item No. 4b  
Meeting Date: 24 Jan 2011

## COMMISSION REPORT: CITY OF OREGON CITY

TO:	Planning Commission
FROM:	Laura Terway, Planner
PRESENTER:	Laura Terway, Planner
SUBJECT:	CD 10-01: Code Interpretation / Similar Use Determination
Agenda Heading: Public Hearing	
Approved by: Tony Konkol, Community Development Director	

### RECOMMENDED ACTION (Motion):

Staff recommends the Planning Commission approve the application, confirming the Oregon & Southern Idaho District Council of Laborers – Employers Training Program is appropriate within the “GI” General Industrial District at 13990 Fir Street, Oregon City, Oregon 97045.

### BACKGROUND:

The applicant submitted this Code Interpretation / Similar Use Determination to confirm the Oregon & Southern Idaho District Council of Laborers – Employers Training Program is appropriate within the “GI” General Industrial District at 13990 Fir Street, Oregon City, Oregon 97045.

### BUDGET IMPACT:

FY(s):  
Funding Source:

### ATTACHMENTS:



### TYPE III CODE INTERPRETATION / SIMILAR USE DETERMINATION STAFF RECOMMENDATION

*If you have any questions about this application, Please contact the Planning Division Office at 503.722.3789.  
January 18, 2011*

File Number: CD 10-01: Code Interpretation / Similar Use

Property Owner: Morgan Distributing  
PO Box 30658  
Portland, Oregon 97294

Applicant: Oregon & Southern Idaho District Council of Laborers  
c/o Dale A. Campbell  
10245 SE Holgate Boulevard  
Portland, Oregon 97266

Request: The applicant is requesting approval of a Code Interpretation /  
Similar Use to determine if a proposed use is permitted at 13990 Fir  
Street.

Location: 13990 Fir Street, Oregon City, Oregon 97045  
Clackamas County Map 3-2E-09B, Tax Lot 1504

Zoning Designation: "GI" General Industrial District

Recommendation: Approval

Reviewer: Laura Terway, AICP  
Planner

Process: Type III decisions involve the greatest amount of discretion and evaluation of subjective approval standards, yet are not required to be heard by the city commission, except upon appeal. Applications evaluated through this process include code interpretations, The process for these land use decisions is controlled by ORS 197.763. Notice of the application and the planning commission or the historic review board hearing is published and mailed to the applicant, recognized neighborhood association and property owners within three hundred feet. Notice must be issued at least twenty days pre-hearing, and the staff report must be available at least seven days pre-hearing. At the evidentiary hearing held before the planning commission or the historic review board, all issues are addressed. The decision of the planning commission or historic review board is appealable to the city commission, on the record. A city-recognized neighborhood association requesting an appeal fee waiver pursuant to 17.50.290(c) must officially approve the request through a vote of its general membership or board at a duly announced meeting prior to the filing of an appeal. The city commission decision on appeal from

the historic review board or the planning commission is the city's final decision and is appealable to LUBA within twenty-one days of when it becomes final.

**REQUEST:**

This Code Interpretation / Similar Use application was submitted to determine if a use is permitted in the "GI" General Industrial zoning district. The applicant proposed to utilize the property at 13990 Fir Street site for the Oregon & Southern Idaho District Council of Laborers – Employers Training Program. The 5.2 acre site contains a 60,000 square foot industrial facility (Exhibits 1 and 2). The mission of the program is to be an asset to local unions and their signatory employers by recruiting, training and mentoring apprentices; providing ongoing training and education opportunities to journey worker laborers; and being responsive to the training needs of signatory employers (Exhibits 3 & 4).

The primary activities occurring on the site include providing 1-week training sessions to union members to acquire construction related skills. The training would include the operation of construction machinery such as hoists, forklifts, boom scissors, dehumidification and air compressed tools. In addition the trainees would learn concrete cutting, blow-in insulation, GPS fundamentals, demolition, asphalt raking, mason tending, bridge construction, concrete cutting, pipe laying, weatherization, rigging and signaling, torch cutting, air tool safety, environmental awareness, framing and dismantling walls, erecting and dismantling scaffolding, and erecting and dismantling falsework for bridges, etc. The training would be provided in classroom as well as with indoor and outdoor activities. The trainees will utilize the skills they have learned to manufacture jersey barriers for wholesale use along the freeway.

In addition to training, the facility would provide ancillary support services to the union members. The support services include:

- Wellness Center – The Wellness Center would include two offices and two exam rooms for a total of up to 800 square feet to serve union members. The center would provide medical information from a clinician or flu shots from a registered nurse. The center would not have a doctor and would not provide the same level of service as a doctor's office. An operational schedule for the center has not yet been developed though it is anticipated to be open up to 3 days a week for 4 hours a day. The use will not serve the general public.
- Community Center - The Community Center would provide ongoing educational opportunities to union members covering topics such as developing English language skills, family management training, and personal health. There will be 1-2 evening meetings per month which the union members may attend. The use will not serve the public.
- Food Bank - The food bank would provide up to a 400 square foot space where members of the union may donate food to other members of the union. Public donations are not anticipated nor will the use serve the general public.
- Union Meetings - The subject site will facilitate 3-4 evening union meetings a month with up to 30-40 people in attendance.

The training facility would include the following hours of operation and transportation impacts:

- Training: The facility will have 40 training weeks per year with 15-20 apprentices per 1-week training session. The training hours will be from 7:30 a.m. to 4:00 p.m., but may fluctuate to begin as early as 6:30 am.
- Employees: The facility will have approximately 40 full time employees. Twelve of the employees will be onsite 40 hours a week from 7:30 a.m. to 4:00 p.m. while the remaining 28 will report to the office periodically throughout the day and/or week.

- Evening Meetings: The facility would facilitate 4-6 meetings a month during the evening.
- Material Deliveries: There will likely be 3-4 deliveries a month of construction material and a similar amount of outgoing shipments of jersey barriers.

The applicant indicated that the similar training centers such as the Pacific Northwest Institute of Carpenters and the IBEW/NEECA Training Center are located in 1G2 Industrial zone in the City of Portland.

The applicant did not propose any physical alterations to the site with this application. Alterations to the site are subject to review for compliance with the Site Plan and Design Review Process.

The applicant has not proposed to conduct more than half of the business outdoors. If more than half of the business is proposed outdoors, a conditional use would be required.

#### **Chapter 17.50 – ADMINISTRATION AND PROCEDURES**

**Finding: Complies.** The Code Interpretation / Similar Use Determination was processed as Type III application. Notice of the application was mailed to property owners within 300 feet of the site, the Gaffney Lane Neighborhood Association, Citizen Involvement Commission and affected agencies on December 22, 2010. The property was posted with a Land Use Action sign providing details and requesting comments about the development from December 28, 2010 until after the public hearing. The following public comments were received:

John Lewis, Public Works Manager for the City of Oregon City submitted comments indicating the proposal does not conflict with departmental interests (Exhibit 6).

John Replinger, City consultant and transportation engineer for Replinger and Associates submitted comments utilized in the analysis of this report (Exhibit 5).

Comments received after January 18, 2011 will be forwarded to the Planning Commission at the January 24, 2011 public hearing. The public record will remain open until the Planning Commission closes the public hearing.

#### **ANALYSIS:**

Approval of the application will confirm the appropriateness of the training facility with the "GI" General Industrial District zoning designation. The Oregon City Municipal Code does not identify review criteria for a Code Interpretation / Similar Use Determination and thus staff compared the proposed use with the purpose of the zoning designation and activities permitted with the zoning designation.

The proposed training facility complies with the intent of the General Industrial District. Chapter 17.36.010 of the Oregon City Municipal Code identifies the purpose of the district to "allow uses relating to manufacturing, processing, production, storage, fabrication and distribution of goods." The uses permitted in the general industrial district are intended to protect existing industrial and employment lands to improve the region's economic climate. It is also designed to protect the supply of sites for employment by limiting new and expanded retail commercial uses to those appropriate in type and size to serve the needs of businesses, employees, and residents of the industrial areas". The facility complies with the purpose of the zoning designation with the manufacturing and distribution jersey barriers and providing training and jobs to improve the region's economic climate. The use is estimated to provide 40 full time jobs with a payroll of \$4 million in addition to the trainees which would be utilizing local restaurants, motels, etc.

The individual uses proposed for the site are complementary to the uses permitted within the “GI” General Industrial zoning designation.

- Construction Training – The primary purpose of the site is as a training facility. A majority of the training includes the operation of construction machinery and the fabrication, production and processing of such items as concrete, bridges, pipe, walls, scaffolding, and falsework for bridges. The type of work and level of noise is similar to manufacturing and fabrication which is permitted in 17.36.020.A.
- Manufacturing and Wholesaling Jerzey Barriers - The training facility will manufacture jerzey barriers for wholesale. Manufacturing and wholesaling are permitted in OCMC Chapter 17.26.030.A and B.
- Outdoor Storage – A portion of the construction materials and activities will occur outside. Outdoor storage is permitted within the GI zoning designation in OCMC Chapter 17.36.020.H.
- Wellness Center and Food Bank – The proposed uses are most similar in character to retail trade or services (such as a pharmacy or retail) permitted in OCMC Chapter 17.36.020.F. The uses are limited in size and restricted to union members and thus traffic would be less than the comparable uses. The 400 square foot facility would be less than 1 percent of the building square footage (400 square feet / 60,000 square feet = 0.007).
- Meetings and Community Center – Evening meetings and life skill classes associated with the Community Center are common to any industrial business operations and are not indicative or distinguishable of an industrial use.

The applicant proposed to use the site primarily as a training facility which includes activities similar to those permitted in the General Industrial District. The activities onsite and associated machinery can be relatively loud, performed outside and are not appropriate for any other zoning designation. Similar training facilities in the state are located in industrial zoning designations due to the nature of the facility. In order to provide complete support for their membership, the facility proposed to provide ancillary uses such as wellness center, food bank and community center which are limited in scope and are not available to the public. John Replinger, the City’s transportation consultant at Replinger and Associates reviewed the development proposal and concurred that the traffic impact of the proposed development is similar to the traffic imposed from the permitted used in the industrial zone (Exhibit 5).

#### **RECOMMENDATION:**

The applicant submitted this Code Interpretation / Similar Use Determination to confirm the Oregon & Southern Idaho District Council of Laborers – Employers Training Program is appropriate within the “GI” General Industrial District at 13990 Fir Street, Oregon City, Oregon 97045. Staff recommends the Planning Commission approve the application.

#### **EXHIBITS:**

1. Property Zoning Report for the Subject Site
2. Oregon City Municipal Code Chapter 17.36, “GI” General Industrial District
3. Applicant’s Submittal
4. Additional Information Submitted by the Applicant
5. Comments by John Replinger, Transportation Engineer
6. Comments from John Lewis, Public Works Manager for the City of Oregon City

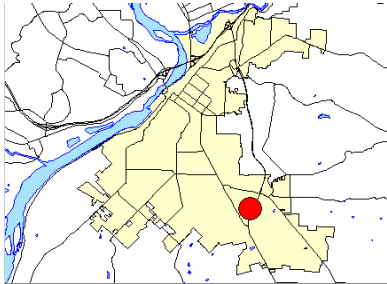


## Oregon City Permit Submittal - Property Zoning Report

Printed January 18, 2011

Taxlot: 3-2E-09B -01504

Site Address: 13990 FIR ST



### Taxlot Information

Taxlot Number: 3-2E-09B -01504

Alt ID: 869616

Site Address: 13990 FIR ST  
OREGON CITY  
OR 97045

Parcel Area (acres - approx): 5.02  
Parcel Area (sq. ft. - approx): 218671

Twn/Rng/Sec: 03S 02E 9  
Tax Map Reference: 32E09B

### Overlay Information

In Historic District? N  
In Willamette Greenway? N  
Geologic Hazards (Steep slope)? N  
In Nat. Res. Overlay District (NROD)? N  
In 1996 Floodplain? N

### Taxpayer Information

Last Name: DD&M ACQUISITION CO LLC  
First Name:  
Address: PO BOX 2227  
OREGON CITY  
OR 97045

### Planning Designations

Zoning: GI  
- General Industrial  
Comprehensive Plan: i  
- Industrial  
Subdivision: NONE  
PUD (if known):  
Neighborhood Assn: Gaffney Lane NA  
Urban Renewal District:  
Historic District:  
Historic Designated Structure? N



This map is not suitable for survey, engineering, legal, or navigation purposes. Data errors and omissions may exist in map and report.

City of Oregon City - PO Box 3040 - 625 Center St - Oregon City, OR 97045  
Phone: (503) 657-0891 Fax: (503) 657-7892 Web: [www.orcity.org](http://www.orcity.org)

## **Oregon City Municipal Code**

### **Chapter 17.36 GI – General Industrial District**

#### **17.36.010 Designated.**

The General Industrial District is designed to allow uses relating to manufacturing, processing, production, storage, fabrication and distribution of goods or similar as defined by the Community Development Director. The uses permitted in the General Industrial District are intended to protect existing Industrial and Employment Lands to improve the region's economic climate and protect the supply of sites for employment by limiting new and expanded retail commercial uses to those appropriate in type and size to serve the needs of businesses, employees, and residents of the Industrial areas.

#### **17.36.020 Permitted Uses.**

In the GI district, the following uses are permitted if enclosed within a building:

- A. Manufacturing and/or fabrication
- B. Distributing, wholesaling and warehousing, excluding explosives and substances which cause an undue hazard to the public health, welfare and safety;
- C. Heavy equipment service, repair, sales, rental or storage (includes but is not limited to construction equipment and machinery and farming equipment);
- D. Veterinary or pet hospital, kennel;
- E. Necessary dwellings for caretakers and watchmen (all other residential uses are prohibited);
- F. Retail sales and services, including eating establishments for employees (i.e. a café or sandwich shop), located in a single building or in multiple buildings that are part of the same development shall be limited to a maximum of twenty thousand square feet or five percent of the building square footage, whichever is less and the retail sales and services shall not occupy more than ten percent of the net developable portion of all contiguous industrial lands;
- G. Emergency service facilities (police and fire), excluding correctional facilities;
- H. Outdoor sales and storage
- I. Recycling center and solid waste facility
- J. Wrecking yards
- K. Public utilities, including sub-stations (such as buildings, plants and other structures);
- L. Utilities: basic and linear facilities, such as water, sewer, power, telephone, cable, electrical and natural gas lines, not including major facilities such as sewage and water treatment plants, pump stations, water tanks, telephone exchanges and cell towers.
- M. Kennels
- N. Storage facilities

#### **17.36.030 Conditional Uses.**

The following conditional uses are permitted in this district when authorized and in accordance with the standards contained in Chapter 17.56:

- A. Any use in which more than half of the business is conducted outdoors.
- B. Hospitals

#### **17.36.040 Dimensional Standards.**

Dimensional standards in the GI district are:

- A. Minimum lot area, minimum not required;
- B. Maximum building height, three stories, not to exceed forty feet;
- C. Minimum required setbacks:
  - 1. Front yard, ten feet minimum setback,
  - 2. Interior side yard, no minimum setback,
  - 3. Corner side yard, ten feet minimum setback,
  - 4. Rear yard, ten feet minimum setback;
- D. Buffer Zone. If a use in this zone abuts or faces a residential or commercial use, a yard of at least twenty-five feet shall be required on the side abutting or facing the adjacent residential use and commercial uses in order to provide a buffer area, and sight obscuring landscaping thereof shall be subject to site plan review. The Community Development Director may waive any of the foregoing requirements if he/she determines that the requirement is unnecessary in the particular case.
- E. Outdoor storage within building or yard space other than required setbacks and such occupied yard space shall be enclosed by a sight-obscuring wall or fence of sturdy construction and uniform color or an evergreen hedge not less than six feet in height located outside the required yard, further provided that such wall or fence shall not be used for advertising purposes



# CITY OF OREGON CITY LAND USE APPLICATION



City of Oregon City, Community Development Department, 221 Molalla Ave., Ste. 200, P.O. Box 3040, Oregon City, OR 97045, (503) 722-3789

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

Application Number: CD 10-01

Proposed Land Use or Activity: CODE INTERPRETATION / SIMILAR USE

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

Physical Address of Site: 13990 FITZ ST

Clackamas County Map and Tax Lot Number(s): 32E9B TL 1504

Applicant(s):

Applicant(s) Signature: [Signature]

Applicant(s) Name Printed: DALE A. CAMPBELL

Date: 12/20/10

Mailing Address: \_\_\_\_\_

OR 97089

Phone: 503-250-3355

Fax: \_\_\_\_\_

Email: DALE.CAMPBELL@COMCAST.NET

Property Owner(s):

Property Owner(s) Signature: [Signature]

Property Owner(s) Name Printed: DAVID C. MORGAN

Date: 12/21/2010

Mailing Address: PO Box 30658 Portland, Oregon 97294

Phone: 503-656-2961

Fax: 503-656-2808

Email: DAVID@MORGAN DISTRIBUTING.COM

Representative(s):

Representative(s) Signature: \_\_\_\_\_

Representative (s) Name Printed: \_\_\_\_\_

Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Phone: \_\_\_\_\_

Fax: \_\_\_\_\_

Email: \_\_\_\_\_

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

[www.oregoncity.org](http://www.oregoncity.org)

4b. CD 10-01: Code Interpretation / Similar Use Determination:

The applicant is requesting approval of a Code Interpretation / Similar Use to determine if a



# CITY OF OREGON CITY LAND USE APPLICATION



City of Oregon City, Community Development Department, 221 Molalla Ave., Ste. 200, P.O. Box 3040, Oregon City, OR 97045, (503) 722-3789

**Type I (OCMC 17.50.030.A)**  
☐ Compatibility Review  
☐ Nonconforming Use review  
☐ Water Resources Exemption

**Type II (OCMC 17.50.030.B)**  
☐ Extension  
☐ Detailed Development Review  
☐ Geotechnical Hazards  
☐ Minor Partition  
☐ Minor Site Plan & Design Review  
☐ Nonconforming Use Review  
☐ Site Plan and Design Review  
☐ Subdivision  
☐ Minor Variance  
☐ Water Resource Review

**Type III / IV (OCMC 17.50.030.C)**  
☐ Annexation  
☒ Code Interpretation / Similar Use  
☐ Concept Development Plan  
☐ Conditional Use  
☐ Comprehensive Plan Amendment (Text/Map)  
☐ Detailed Development Plan  
☐ Historic Review  
☐ Oregon City Municipal Code Amendment  
☐ Variance  
☐ Zone Change

Application Number: CD 10-01

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Physical Address of Site: 13990 FITZ ST

Clackamas County Map and Tax Lot Number(s): 32E9B TL 1504

Applicant(s):

Applicant(s) Signature: [Signature]

Applicant(s) Name Printed: DAVE A. CAMPBELL Date: 12/20/10

Mailing Address: 10245 SE HOLBATE PORTLAND OR 97266-2418

Phone: 503-250-3355 Fax: \_\_\_\_\_ Email: DACAMPBELL@COMCAST.NET  
FOR THE URBAN SOUTHERN IDAHO DISTRICT COUNCIL OF LABOURERS

Property Owner(s):

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

Property Owner(s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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

Representative(s):

Representative(s) Signature: \_\_\_\_\_

Representative (s) Name Printed: \_\_\_\_\_ Date: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

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

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

[www.oregoncity.org](http://www.oregoncity.org)

4b. CD 10-01: Code Interpretation / Similar Use Determination:

The applicant is requesting approval of a Code Interpretation / Similar Use to determine if a



**Greg A. Held**  
Business Manager/Secretary-Treasurer

## Oregon & Southern Idaho District Council of Laborers

Affiliated with the AFL-CIO  
Laborers' International Union of North America

10245 S.E. Holgate Blvd. • Portland, Oregon 97266-2418  
(503) 760-2933 • Fax(503) 760-1121



December 17, 2010

Oregon City Planning Commission

**Re: Similar Use Determination for Site at 13990 Fir St. Oregon City, Oregon  
January 24, 2011**

By way of introduction my name is Dale Campbell. I am a retired General Contractor currently working as a consultant for the Oregon & Southern Idaho District Council of Laborers'.

For the last 10 months I have been working with a team to locate a new training facility for the Oregon & Southern Idaho Laborers-Employers Training Center. We have located a site/facility that fits our needs perfectly, with the exception of one problem, that being, we are told our use does not quite fit the designated zone. I hope to show you in this request for appeal, that in fact, it does fit and that our training facility would be a great addition to the Oregon City Fir Street Community.

First, I would like to share with you a little about the current O&SIL-E Training Center mission and it's current facility.

**The mission of the Oregon & Southern Idaho Laborers'-Employers Training Program is to be an asset to local unions and their signatory employers by:**

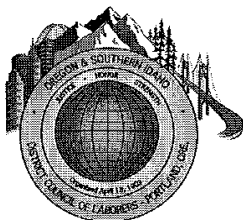
- Recruiting, training, and mentoring apprentices
- Providing ongoing training and education opportunities to journey worker Laborers
- Being responsive to the training needs of signatory employers

**We accomplish this with an excellent training facility, state of the art equipment and technology, highly motivated, skilled instructors, and a caring and respectful staff. Through this, we aim to create a professional, safe, skilled and productive workforce.**

**Our vision is to become the premier construction training program in North America.**

Our Mission and Vision speak to the *manufacturing and upgrading of a product*. The product being the creation and upgrading of the **professional construction journeyman Laborer**. We are the second oldest organization of this type in the country, providing joint labor-management training for more than forty years.

The current training facility is located in a small complex of buildings at the historic Adair Air Force base north of Corvallis, Oregon. These buildings were built in the late 50's and early 60's with the intent of accommodating the need of defense rather than training. The O & SI Laborers Training Trust owns this complex. For some time it was felt that there was great value in this central location. Years of experience has told us that there is a greater need a significant



**Greg A. Held**  
Business Manager/Secretary-Treasurer

## Oregon & Southern Idaho District Council of Laborers

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Laborers' International Union of North America

10245 S.E. Holgate Blvd. • Portland, Oregon 97266-2418  
(503) 760-2933 • Fax(503) 760-1121



Increase in efficiency being located in the metropolitan area. This realization has led to our search and the ultimate interest in the Oregon City site.

In considering the Oregon City site the O & SIDCof L Business Manager, Greg Held, also felt that it would be highly efficient and productive to consolidate his local union offices, which are currently located throughout Oregon, at the Fir Street facility. The result of this move and consolidation would have the following positive impacts in the local community:

- **600 apprentice training sessions/year, likely to double over the next five years\***
- **900 journeyman upgrading training sessions/year, increasing\***
- **The addition of forty full time jobs to the Fir Street community**
- **These jobs will bring with them a payroll of \$4 million**
- **Our apprentices and journeymen will be coming from throughout the NW using local restaurants, motels and more...**
- **A renovation project that would bring 30 construction jobs to this site, which will create payroll and material purchases of up to 3/4 of a million dollars.**

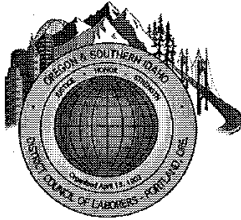
We know that the existing facility has been vacant for over a year, we are aware that the sellers and the City were in fact duped by an unscrupulous juice maker. We are real and have been functioning as a joint Labor Management training organization for more than forty years. We will be a great addition to the neighborhood.

Our reason for feeling that we fit the **Similar Use Designation** is based largely on *what we do, not so much as what we are.*

Training at the Center would include the following types of construction related activities:

Boom Scissors Lift Operator, Fork Lift Operator, Advanced Concrete\*, Demolition, Asphalt Raking, Mason Tending, GPS Fundamentals, Bridge Construction, Concrete Cutting, Pipe Laying, Pipe Laying-Gravity Flow Scaffold Building, and a myriad of Weatherization related skills, Rigging and Signaling, Torch Cutting, and Air Tool Safety and Environmental Awareness and more

The listed activities are better associated with the Industrial Zone than any other. I realize that all jurisdictions have their own peculiarities; however I would point to the north end of Oregon's I-205 where the Pacific Northwest Institute of Carpenters, the IBEW/NEECA Training Center, and the Northwest Construction College are all located in Industrial Zones. This site with its 60,000 s.f. of buildings and almost 3.5 acres of vacant land affords us the unique opportunity to perform training both outside and inside during inclement conditions as well as store our heavy equipment and building materials.



**Greg A. Held**  
Business Manager/Secretary-Treasurer

## Oregon & Southern Idaho District Council of Laborers

Affiliated with the AFL-CIO  
Laborers' International Union of North America

10245 S.E. Holgate Blvd. • Portland, Oregon 97266-2418  
(503) 760-2933 • Fax(503) 760-1121



\*Advanced Concrete will serve as a discipline for a for-profit activity of the Training Center. We will be utilizing the skills of forming concrete, placing and vibrating concrete, patching concrete, fork lift operation and rigging to *manufacture* Jersey Barriers for our freeway system. This training will require a great number of the trades required skill sets. The funds from this effort will be utilized to support tool replacement, other training needs and a Food Bank.

I mentioned earlier that we will be good neighbors. That will be reflected in two other interests that Greg Held has for this property. I mentioned the Food Bank. Space within the building will be committed to creating a Food Bank for local community members of the Laborers' trade. A Wellness Center is also being considered for the aging members of the trade and those apprentices that may not have earned full health and welfare benefits. Finally, we recognize that as the demographic of the typical journeyman is changing, we are planning a Community Center that would provide educational opportunities in developing English language skills, family management training and other activities that will benefit the ever changing face of our work force.

In closing, I would like to say we see this site as a tremendous opportunity for the Oregon Southern Idaho Laborers' and the surrounding community in Oregon City. The current economic times are tough, exceptionally tough on the Construction Industry. We believe this will pass and in the case of past recessions, it is the Construction Industry that will lead the way to a new and more promising future. We will do that again if we are prepared with the highly skilled and educated workforce that is necessary to do the job.

I have attached several renderings of what the Morgan property may look like in the near future. You will also find a series of support letters that speak to who we are and the value of what it is that we do.

On behalf of the Oregon Southern Idaho Laborers' I would sincerely like to thank you for your consideration of this request.

Dale A. Campbell  
Consultant to the Oregon Southern Idaho District Council of Laborers'  
503-250-3355  
[DNLCampbell@Comcast.net](mailto:DNLCampbell@Comcast.net)





## Columbia Pacific Building and Construction Trades Council

December 14, 2010

To the Planning Commission of Oregon City:

On behalf of Laborers District Council, I would like to describe the business activities they would conduct:

Their organization is engaged in training and promoting its membership. This involves electronic and in person assigning of jobs. Single day and occasional multi day classes, which the existing hotels and restaurants can accommodate at this time.

Some of the training is industrial in nature and best conducted in an appropriate setting.

You can expect them to be a stable tenant and a contributor to the economy as they are established in the industry and provide services to commercial and industrial companies.

If I can be of any assistance please contact me.

Sincerely,

Paul Riggs  
Executive Secretary-Treasurer

---

3535 SE 86th Avenue • Portland, Oregon 97266 • 503-774-0546 • fax: 503-774-2816  
colpacbuildingtrades.com





December 14, 2010

To: Oregon City Planning Commission

Clackamas Community College is heavily vested in apprenticeship training and has been looking to expand its support and involvement in accrediting Oregon JATC's. We have been talking with the Oregon Laborers JATC regarding accrediting their apprenticeship program to lead to a college degree that will be offered in the Oregon City Area. We are now at a point that the partnership hinges on the Oregon Laborers JATC having a training center located in our district.

On behalf of Clackamas Community College we would like provide our support for the Oregon & Southern Idaho Laborers-Employers Training Trust in their efforts to establish a training center in Oregon City. We have had discussions with them about their intent and the benefits it would provide to the educational efforts of Clackamas Community College and the Oregon City community.

A handwritten signature in cursive script, appearing to read "Paul J. Wanner".

Paul J. Wanner  
Dept. Chair – Applied Technology / Apprenticeships

A handwritten signature in cursive script, appearing to read "Scott Giltz".

Scott Giltz  
Dean – Technical, Health Occ. And Workforce Division



9450 SW Commerce Circle, #200  
Wilsonville, OR 97070  
503-682-3363  
800-826-6610  
Fax 503-682-1696  
www.agc-oregon.org

December 16, 2010

Mr. Tim Powell  
Chair, Planning Commission  
City of Oregon City  
625 Center Street  
Oregon City, OR 97045

Dear Chair Powell:

The Associated General Contractors (AGC) Oregon-Columbia Chapter represents 1,000 contractors, subcontractors, and commercial construction industry associates throughout Oregon and Southwest Washington. One of the priority objectives for our members is to respond to the future needs of our workforce. For that reason, AGC is writing to express its strong support for the request submitted by the Oregon and Southern Idaho District Council of Laborers to locate their training center in Oregon City.

As you may be aware, the commercial construction industry is in the midst of a "perfect economic storm." At the same time our members are facing the worst economic conditions since the Great Depression, we are also attempting to develop effective strategies to provide for our future workforce. In the next decade -- regardless of economic conditions -- nearly half of our current workforce will retire and leave the industry. It is critical for us to work with our partners to ensure that programs and facilities are in place to provide training for future construction industry apprentices, as well as for continuing training for our industry's journeymen.

An effort is underway to consolidate a number of union training programs in a facility that would be relocated from the old Adair distant early warning (DEW) site near Corvallis to a new facility at the site under appeal in Oregon City. AGC believes that the site, once the training facility is relocated and in operation, will be a critical link in our industry's current and future training requirements. The project also will support approximately 40 new jobs, with an annual budget of approximately \$4 million.

It is also important to note that journeymen emerging from the program will be employed in an industry that will provide strong family-wage jobs (at today's current wage rate, over \$49,000 per year plus health, welfare and full pension benefits). There could be fewer actions taken by the City that would have more positive and immediate economic benefit than to approve this facility.

For these reasons, we strongly encourage the Planning Commission to approve the siting of this facility at the Fir Street site. We would be happy to respond to any questions you may have about this matter.

Sincerely,

Mike Salsgiver  
Executive Director

2010 OFFICERS

Joe Correy  
President  
Dee Burch  
First  
Vice-President  
Jim McKune  
Second  
Vice-President  
Tom Gerding  
Secretary  
Fred Williams  
Treasurer  
Andrew Beyer  
Immediate  
Past President  
EXECUTIVE DIRECTOR  
Mike Salsgiver

*The Voice & Choice of the Construction Industry!*

Dec 16, 2010

To Planning Commission :

As a business owner in Oregon City it seems to be a good idea to have a training center where hundreds of students will be coming through Oregon City. All of the local business should benefit from people inside and outside the community buying from them.

Jack Robeson  
Jack Robeson

His Bakery  
14502 Molalla ave  
suite 115  
Oregon City, OR  
97045

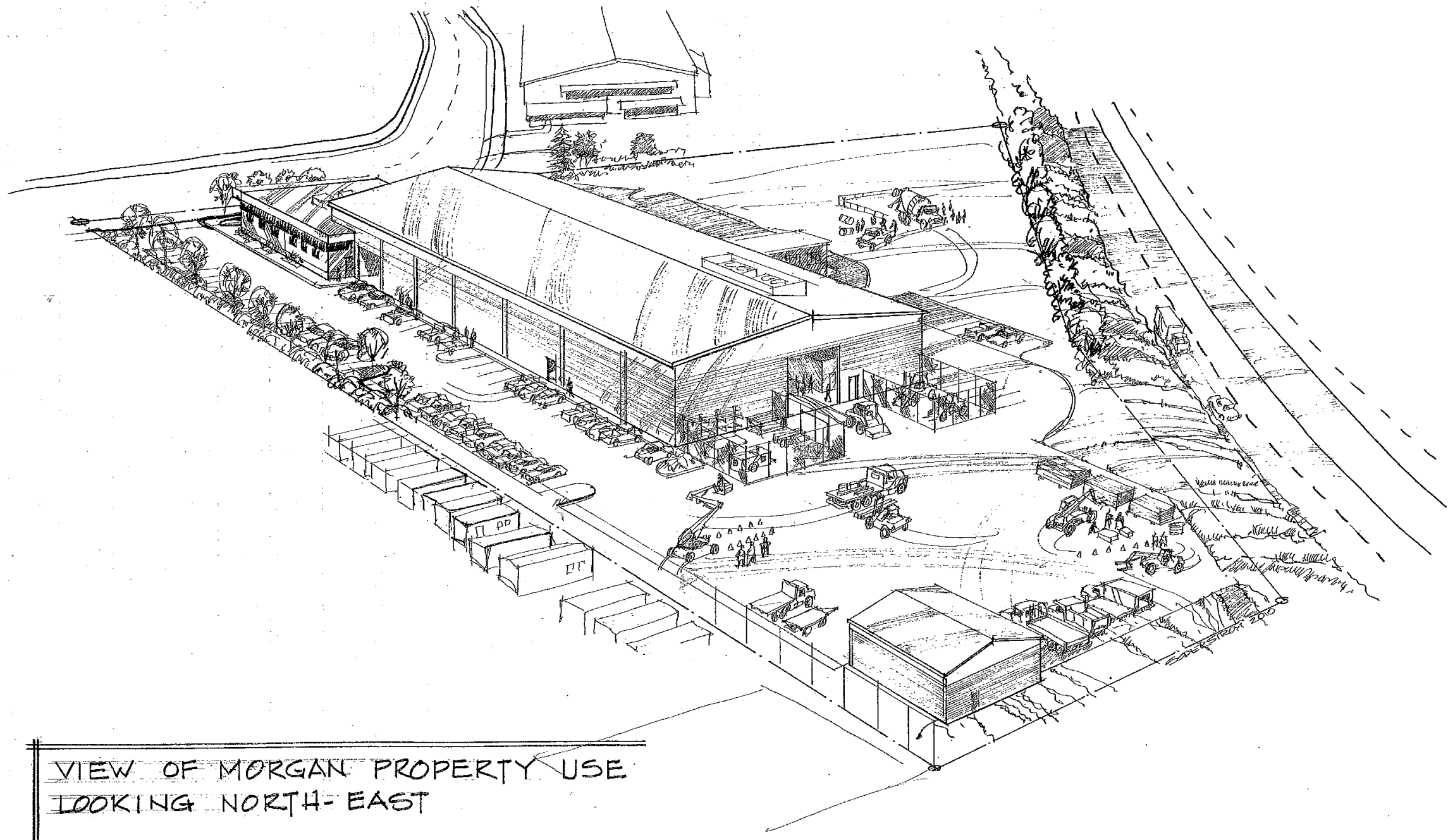
**HIS  
BAKERY**

"I am the bread of Life." John 6:35

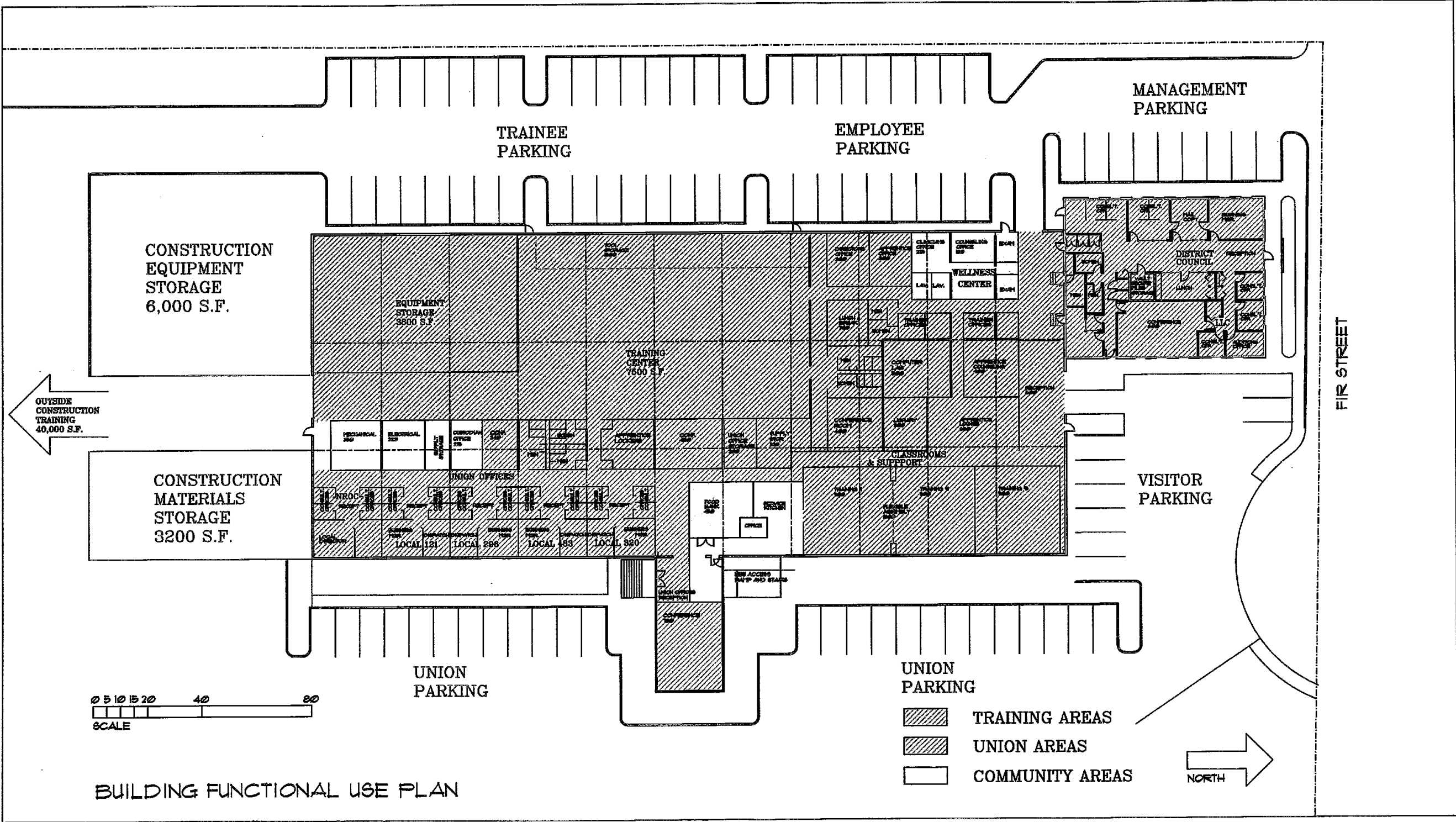
6011 SE 72nd  
Portland, OR 97206  
503.775.0731

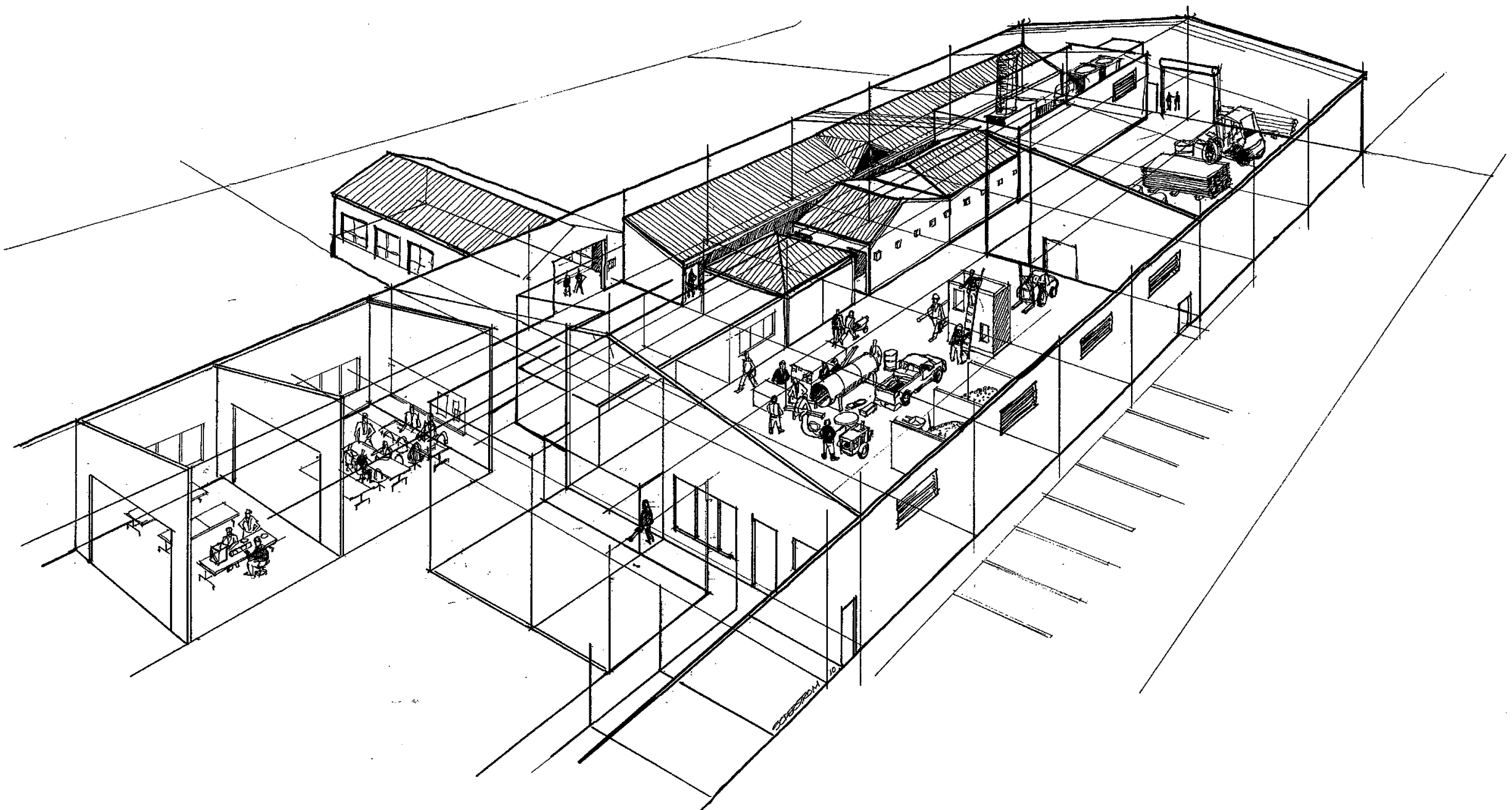
19502 Molalla Ave., Suite 115  
Oregon City, OR 97045  
503.518.0110

[www.HisBakery.com](http://www.HisBakery.com)



VIEW OF MORGAN PROPERTY USE  
LOOKING NORTH-EAST





## **Laura Terway**

---

**From:** DALE A CAMPBELL [dnlcampbell@comcast.net]  
**Sent:** Wednesday, December 22, 2010 9:16 AM  
**To:** Laura Terway  
**Cc:** Greg Held; Devita, Al; Jay Minor  
**Subject:** Oregon SI Laborers' Interest in 13990 Fir St. Oregon City ADDENDUM

Oregon City Planning Commission

12/21/2010

The following is an **Addendum** to the 1/20/12 request for:

**Re: Similar Use Determination 13990 Fir St. Oregon City, Oregon January 29, 2011**

This addendum is written to address several issues that have come into question since the original submission on 12/20/2010. I will remind you that we are making this request for Similar Use Determination to purchase this property in an effort to relocate from our existing training center in the mid Willamette Valley to Oregon City. The Oregon City facility is considered to be a terrific centralized location while the 60,000 s.f. of building is ideally suited for training and the consolidation of our other activities.

1. A question has been asked about the fencing surrounding the two storage areas equipment and materials.

The storage areas are for the storage of construction equipment and materials. Initially the sand and cement used in the manufacture of Jerzey barriers will be stored within the existing building. We understand that chain link fencing is not acceptable for enclosures under current City Code. We have no issue with this and will work with the City in the installation of an appropriate enclosure. The enclosures are likely future construction which was shown at this time to indicate capacity for storage.

2. Traffic, I was asked to elaborate on the traffic impact relating to our use of this facility.

As mentioned in my original submission the facility will have approximately (40) full time employees. Roughly (12) of the employees will be onsite 40 hours a week 7:30 a.m. to 4:00 p.m. The remaining balance of (28) will report to the office at various times of the day and or week as they will often visit a number of active construction sites before arriving at the office. These individuals are responsible for maintaining contact with union members through out Oregon and Southern Idaho. A number of these individuals will be away a week at a time.

There will be three to four meetings a month in which up to thirty-fourty people could be in attendance.

The other impact would be that of training attendees. The facility will have 40 training sessions/weeks per year. A training session will likely have 15-20 apprentices. Historically, they have trained in the same schedule as that represented above. They have at times had earlier starts of 6:30 or 7:00 which would correspond to an end of day of 3:00 or 3:30. If any of these potential schedules create traffic issues, our Director of Training has the flexibility to operate within any of these options to reduce any possible impact we might have on local traffic.

There will probably be three to four deliveries a month of construction material and a similar amount of outgoing shipments of our Jerzey barrier product. The majority of this activity would be coincidental with the 40 weeks of training.

I would add that in reviewing this activity with the previous owner, he suggested that our use/impact on traffic would be substantially less than what his had been during his time on Fir St.

3. The third topic to be addressed, is that of being more descriptive on the **Similar Use Determination** relative to our activities.

We will be performing construction related activities onsite, *manufacturing*, and *education* in the class room.



- We will be training in the construction equipment operation ie. hoists, forklifts, dehumidification, air compressed tools, concrete cutting, blow-in insulation, GPS Layout, rigging,

-Framing walls, similar to that which the trailer manufacturer is doing on the adjacent property. We will however be dismantling those very same walls to be erected again

-We will be erecting and dismantling scaffolding

-Layout, erection, and dismantling of falsework for bridges will be a training items.

We will be manufacturing *for market* Jersey barriers. The Jersey barrier is a great construction training tool in that it utilizes several very important craft skills. The tasks being forming, placing and vibrating concrete, stripping and cleaning forms, and grinding, sacking and patching of concrete.

17.36.020 Permitted Uses describes in item A. Manufacturing and/or fabrication as a permitted use. Our Jersey barrier activity fits this definition precisely. This activity is also a feature of item B. Distributing and warehousing. Item C. will also be a feature of our activity in the storage and use of heavy construction equipment. As suggested earlier our activities are more greatly associated with the zone associated with the General Industrial District than any other.

Precedent has been established in both Washington and Multnomah County in that construction training centers for the Carpenters, the Electricians, the Sheet Metal Workers and the Plumbers are all located within Industrial Zones.

Class room activities will include: Safety, Introduction to Basic Construction Apprenticeship, Construction Math, communication, Leadership, Blueprint Reading, GPS fundamentals, Supervision and much more.

In closing I would say that we are very excited about the opportunity that this facility allows the Oregon Southern Idaho Laborers' to improve our ability to train apprentices and improve the skills of the Northwests future and current workforce.

Attn: Laura Terway

Melody Guy

503-722-3880

**From:** DALE A CAMPBELL [dnicampbell@comcast.net]  
**Sent:** Tuesday, January 11, 2011 11:38 PM  
**To:** L.Terway@orc.org  
**Cc:** Greg Held; Jay Minor; Devita, Al; Melody Guy  
**Subject:** Addendum #2 Similar Use Determination, 13990 Fir Street, Oregon City Oregon 1/11/11

The following represents **Addendum #2** to the 12/20/10 request for:

**RE. Similar Use Determination 13990 Fir St. Oregon City, Oregon January 11, 2011**

Note: Addendum #1 was posted with an incorrect date. The date should have referenced December 29, 2010

The purpose of Addendum #2 is to respond to the Laura Terway's e-mail of this date requesting further clarification on a number of items. I should point out that the floor plan provided to the City was developed for the purpose of showing Union leaders and the membership the possibilities associated with this facility and at this stage is nothing more. The clarifications follow:

#### Food Bank

- The Food Bank will not exceed 400 s.f. in total.
- We are not anticipating that the public make donations at this site. This site is intended to serve and be supported by members of the Oregon Southern Idaho Laborers Union.

I would also suggest that this is by no means a driving factor in the mission of the activities in this facility. As much as anything it is a recognition of the tough times in the Construction Industry and a desire on the part of this Union to support its membership.

#### Wellness Center

- The Wellness Center if built (again this is only an idea and may not be part of the final plan) will not exceed 800 s.f.
- The Wellness Center is not a doctor's office. The very preliminary idea is to have a facility (clinic) where Union members could receive medical information from a clinician or possibly receive a flu shot from an R.N.. Unions are finding that a facility such as this may have a significant impact in reducing the health care costs of its membership. Again, the Wellness Center is not the driving force of the training center. This merely a benefit to the Union members that is under consideration.
- An operational schedule for the center is yet to be developed. At this time I would suggest that the Center would be open no more than three days a week for four hours mid day.

#### Training Center

- Training will take place forty weeks during the calendar year. (Standard Training)
- The typical class will have 15 to 20 students. (Standard Training)
- Typical hours for training are 7:30 a.m. to 4:00 p.m. However as mentioned in Addendum #1 the Director of training has the flexibility to direct earlier starts which would also be reflected in earlier conclusion of the days training session. The example I used previously described a start as early as 6:00 a.m. Our training schedule will not impede traffic as we will

schedule our starts to have the least impact on our neighbors. (Standard Training)

We may also schedule journeyman upgrading, these classes would have 20-30 attendees and would be held in the evening. (Additional Training)

**Other**

- We will not exceed fifty per cent of the properties outside area in the combination of uses training and storage.
- Kitchen, the space defined as kitchen is intended to be a warming/prep kitchen to prepare catered meals for Union activities that may occur 4-6 times a year. These would be evening events with the occasional luncheon.
- Community Center, this space is also a very preliminary consideration to deal with the increasing number of Hispanics joining the construction trades. The community we are referring to is the Union Laborer Community that needs assistance in the area of developing language skills, personal finance, personal health etc. These activities would be scheduled on a once to twice a month in the evening.

Laura, it is my hope that I have addressed all of your areas of interest. The interest is primarily centered around some of the social issues that the Union would like to provide as benefits to its membership. As stated, these related activities are secondary or diminimus to the real mission of training apprentices for the Construction Industry.

I will call you tomorrow afternoon to confirm your satisfaction with these clarifications.

**From:** [replinger-associates@comcast.net](mailto:replinger-associates@comcast.net)  
**To:** [Laura Terway](#)  
**Subject:** Re: Similar Use Determination  
**Date:** Thursday, January 13, 2011 7:39:14 AM

---

Laura:

Based on the additional information submitted by the applicant, I am reasonably confident that the anticipated uses will not cause the site to generate more traffic than typical industrial uses or the prior use of the site.

Let me know if I can provide more information.

John Replinger, PE  
Replinger & Associates LLC  
6330 SE 36th Avenue  
Portland, OR 97202  
503-719-3383  
[replinger-associates@comcast.net](mailto:replinger-associates@comcast.net)

----- Original Message -----

**From:** "Laura Terway" <[terway@ci.oregon-city.or.us](mailto:terway@ci.oregon-city.or.us)>  
**To:** [replinger-associates@comcast.net](mailto:replinger-associates@comcast.net)  
**Sent:** Wednesday, January 12, 2011 1:41:49 PM  
**Subject:** RE: Similar Use Determination

John,

The applicant submitted additional information regarding the food bank, wellness center, and community center. Please review the attachment and confirm if the traffic for the proposed use remains similar to other industrial uses. Thank you

-Laura

---

**From:** [replinger-associates@comcast.net](mailto:replinger-associates@comcast.net) [<mailto:replinger-associates@comcast.net>]  
**Sent:** Tuesday, January 11, 2011 9:40 PM  
**To:** Laura Terway  
**Subject:** Re: Similar Use Determination

Laura:

I checked trip generation rates for industrial uses from ITE's Trip Generation. Based on a 60,000 square foot building, we'd expect most "normal" industrial uses to generate about 50 peak hour trips in both the AM and PM peak periods with 300 to 420 daily trips.

It's a little hard to tell from Mr. Campbell's description exactly what the training

component entails. It says "40 training sessions/weeks per year." The training sessions have 15 to 20 apprentices, but it's not clear whether there is more than one training session in a day. I think as long as they have only the 40 employees (some with irregular hours) and 15 to 20 apprentices on a daily basis, the trip generation would be similar to that of a "normal" industrial use. So, I think the training use is comparable to the industrial uses from the past.

I'm somewhat concerned about the other three uses proposed in addition. Food bank, wellness center, and community center are not common uses. I don't have any values for a food bank. A medical office generates about 3 AM and 4 PM peak period trips and about 36 daily trips per thousand square feet. Trip rates for a community center depend on what's offered.

I think it is probable that the proposed uses will have traffic impacts similar to the prior industrial uses as long as the food bank, wellness center, and community center remain auxiliary uses at the site or if scheduling is done to stagger uses. Are those three components part of the proposal or are they potential uses?

It's really going to depend on the activities. Is a food bank a daily operation? Are there drop-offs daily? Do recipients come throughout the day or is it concentrated to certain times or certain days? Or is this only a sorting and storage facility? Will the community center learning activities be conducted during the evenings or days?

Let me know if I can provide further help.

John

John Replinger, PE  
Replinger & Associates LLC  
6330 SE 36th Avenue  
Portland, OR 97202  
503-719-3383  
[replinger-associates@comcast.net](mailto:replinger-associates@comcast.net)

----- Original Message -----

From: "Laura Terway" <lterway@ci.oregon-city.or.us>  
To: "John Replinger" <replinger-associates@comcast.net>  
Sent: Tuesday, January 11, 2011 5:43:55 PM  
Subject: Similar Use Determination

John,

Enclosed you will find a Code Interpretation / Similar Use application to determine if a use is permitted at 13990 Fir Street. The 5.2 acre site contains a 60,000 square foot facility in the "GI" General Industrial zoning district. The applicant proposed to utilize the site for the Oregon & Southern Idaho District Council of Laborers – Employers Training Program.

The onsite activities would include the following:

- Construction Training – The training would include classroom and physical training such as:
  - Operation of hoists, forklifts, Boom Scissors, dehumidification, air compressed tools, concrete cutting, blow-in insulation, GPS fundamentals, demolition, asphalt raking, mason tending, bridge construction, concrete cutting, pipe laying, weatherization, rigging and signaling, torch cutting, air tool safety, environmental awareness, etc.;
  - Framing and dismantling the framed walls;
  - Erecting and dismantling scaffolding;
  - Erecting, and dismantling falsework for bridges; and
  - Manufacturing jersey barriers. The “skills of forming concrete, placing and vibrating concrete, patching concrete, fork lift operation and rigging [will be utilized] to manufacture jersey barriers for our freeway system” for profit.
- Food Bank - The food bank would be located in the front of the building to serve only the occupants of the building.
- Wellness Center - The Wellness Center would consist of two offices, two exam rooms and a open area totaling approximately 1,200 square feet.
- Community Center - The Community Center would provide educational opportunities in developing English language skills, family management training and other activities which would benefit the ever changing work force.

The subject site would operate with a limited number of employees and trainees. The facility will have 40 training weeks per year with 15-20 apprentices per training and approximately 40 full time employees. Around 12 of the employees will be onsite 40 hours a week from 7:30 a.m. to 4:00 p.m. while the remaining 28 will report to the office periodically throughout the day and/or week. Lastly, the subject site will facilitate 3-4 meetings a month with up to 30-40 people in attendance.

The training sessions are generally held from 7:30 a.m. to 4:00 p.m., but may fluctuate to begin as early as 6:30 am and end at 3:00 pm. The Director of Training has the flexibility to operate within the aforementioned time parameters to reduce any possible impact we might have on local traffic. There will probably be three to four deliveries a month of construction material and a similar amount of outgoing shipments of jersey barriers. The majority of this activity would be coincidental with the 40 weeks of training.

**Can you review the attachment and let me know if the traffic is generally similar or less than that of a typical industrial use? Thank you**

---

Laura (Butler) Terway, AICP  
Planner  
Planning Division  
PO Box 3040  
221 Molalla Avenue, Suite 200  
Oregon City, Oregon 97045  
Phone: 503.496.1553



Fax: 503.722.3880  
[literway@orcify.org](mailto:literway@orcify.org)

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# OREGON CITY

## Community Development – Planning

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

**TRANSMITTAL**  
December 22, 2010

**COPY**

### IN-HOUSE DISTRIBUTION

- ☒ Building Official
- ☒ Development Services Manager
- ☒ Public Works Operations
- ☐ City Engineer / Public Works Director
- ☐ GIS
- ☐ Parks Manager
- ☐ Addressing
- ☐ Police
- ☐ Traffic Engineer

### MAIL-OUT DISTRIBUTION

- ☒ CICC
- ☒ Neighborhood Association Chair
- ☒ Neighborhood Association Land Use Chair
- ☐ Clackamas County - Transportation
- ☐ Clackamas County - Planning
- ☐ Fire Chief
- ☐ ODOT - Sonya Kazen
- ☐ ODOT - Loretta Kiefer
- ☐ School District# 62
- ☐ Tri-Met
- ☐ Metro - Ray Valone
- ☐ Oregon City Postmaster
- ☐ DLCD

COMMENTS DUE BY: January 7, 2011

HEARING DATE: January 24, 2011

HEARING BODY: Staff Review; \_\_\_ PC; XX HRB; \_\_\_ CC

FILE # & TYPE: CD 10-01: Code Interpretation / Similar Use

PLANNER: Laura Terway, AICP, (503) 496-1553

APPLICANT: Oregon & Southern Idaho District Council of Laborers,  
c/o Dale A. Campbell

REQUEST: The applicant is requesting approval of a Code Interpretation / Similar Use  
to determine if a proposed use is permitted at 13990 Fir Street.

ZONING: "GI" General Industrial District

LOCATION: 13990 Fir Street, Oregon City, Oregon 97045  
Clackamas County Map 3-2E-09B, Tax Lot 1504

This application material is referred to you for your information, study and official comments. If extra copies are required, please contact the Planning Department. Your recommendations and suggestions will be used to guide the Planning staff when reviewing this proposal. If you wish to have your comments considered and incorporated into the staff report, please return the attached copy of this form to facilitate the processing of this application and will insure prompt consideration of your recommendations. Please check the appropriate spaces below.

- ☒ The proposal does not conflict with our interests.
- ☐ The proposal conflicts with our interests for the reasons attached.
- ☐ The proposal would not conflict our interests if the changes noted below are included.

Signed [Signature] 1/3/11

**PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.**





## COMMISSION REPORT: CITY OF OREGON CITY

TO:	Planning Commission
FROM:	Christina Robertson-Gardiner, Planner
PRESENTER:	Christina Robertson-Gardiner, Planner
SUBJECT:	2011 Citywide Historic Survey Presentation
Agenda Heading: General Business	
Approved by: Tony Konkol, Community Development Director	

### RECOMMENDED ACTION (Motion):

The Planning Commission will hear a presentation by Christina Robertson-Gardiner on the upcoming historic survey project.

### BACKGROUND:

Oregon City has been awarded a Certified Local Government (CLG) Grant from the Oregon State Historic Preservation Office to update former surveys on existing historic Landmarks in Oregon City and to create a new survey of about 1500 properties that are over 50 years old and have never been documented. To assist in this effort, the city has hired Painter Preservation & Planning to complete the surveys, assist the city in its historic preservation planning efforts, and to help keep you informed of project progress at every step.

Over the next few months, Painter Preservation and Planning will undertake survey activities designed to assist the city in future management of its historic resources. The individual components of the survey activities are as follows:

#### 1. Update existing surveys for 86 listed landmarks.

Existing surveys for 86 individual landmark properties will be updated. Existing survey information will be entered in the State of Oregon's Historic Site Database, the properties will be checked in the field for integrity, photos taken of existing conditions, and the surveys updated with information as to whether these properties still retain sufficient integrity to be listed landmarks. Note that no new information will be generated for these buildings other than the status of the physical condition of the property.

**2. Conduct a brief reconnaissance survey of approximately 1575 buildings (buildings older than 50 years taken from Clackamas County Tax Assessor database.)** New surveys will be generated for approximately 1575 buildings that have not, to date, been surveyed. These properties will be surveyed in the field and identified by building height, use, style (if any), materials, and integrity, with a note as to whether the property may be contributing to a potential historic district, consistent with SHPO guidelines for a "light" reconnaissance survey. Information on the construction dates will be taken from records supplied by the city. The information will be entered into the Oregon Historic Sites Database. **All survey work, which includes photographing the exterior of the buildings and noting architectural features, will take place from the public right-of-way. Surveyors will not be entering properties or asking to view the interior of buildings.**

**3. Create up to three brief context statements for selected neighborhoods.** Up to three brief context statements (2-5 pages) will be created for the most intact neighborhoods in the new survey area. The context statements will be developed using historic maps and photographs (as available), local histories, and city and county records. Information on the neighborhoods will be sought at the Oregon City Library, the

Museum of the Oregon Territory, and online resources at the Oregon Historical Society and University of Oregon Special Collections.

**4. Develop a final report with recommendations for future preservation activities, policies and regulations** The final report for this project will make recommendations for historic and/or conservation districts, based on the survey results, and identify areas that might benefit from future surveys. It will also make recommendations for policies and regulations that the city might consider adopting to guide future preservation efforts. Finally, preservation activities will be noted that may raise the profile of preservation in the city and highlight its benefits.

Painter Preservation will present the findings of the survey to the City Commission (tentatively set for the June 1, 2011 City Commission Meeting).

**Tasks – Phase #2 (Summer 2011) 5. Intensive Level Survey.** Four to ten properties will be identified from the survey as eligible for nominating to the local register. Up to three properties will be chosen from this list for intensive surveys and nominations to the local register. The properties will be selected after input from staff, Historic Review Board, City Commission and the public. Note: Per Oregon State Statutes, local historic designation requires owner consent. No properties will be designated without owner consent.

The project team will be available to answer questions at the kick off open house on January 25, 2011.

**2011 Historic Survey Open House**  
**January 25, 2011**  
**City Hall**  
**625 Center Street**  
**6:00-7:00 PM**

The [project page](http://www.orcity.org/planning) can be found on the Planning Division section of the Oregon city website ([www.orcity.org/planning](http://www.orcity.org/planning)) and will be updated as the project progresses. Upon completion, the final report and survey forms will be added to the city website.

#### **BUDGET IMPACT:**

FY(s):

Community Development: \$13,913.75

Funding Source: Project Total= \$27,827.50

CLG Grant: \$13,913.75

Community Development: \$13,913.75

#### **ATTACHMENTS:**

Homeowner Notification Letter

Why Perform Historic Surveys- SHPO Powerpoint  
50 and Proud of It.



The Historic Review Board is pleased to announce that Oregon City has been awarded a Certified Local Government (CLG) Grant from the Oregon State Historic Preservation Office to update former surveys on existing historic Landmarks in Oregon City and to create a new survey of about 1500 properties that are over 50 years old and have never been documented. To assist in this effort, the city has hired Painter Preservation & Planning to complete the surveys, assist the city in its historic preservation planning efforts, and to help keep you informed of project progress at every step.

Over the next few months, Painter Preservation and Planning will undertake survey activities designed to assist the city in future management of its historic resources. The individual components of the survey activities are as follows:

- Oregon City recognizes 86 individual historic landmarks outside of the city's historic districts. Painter Preservation and the Planning Division will review former surveys for these properties and document alterations to the buildings that have occurred over time.
- About 1500 new surveys will be undertaken for properties that have never been surveyed before. These surveys will be very brief and will primarily document age and significant architectural details. The survey will focus on properties that date from the mid-century (1930 – 1960) throughout the city, and properties that have been part of annexation processes over the last 25 years. This research will provide the city with a historic record of its development throughout the mid-20<sup>th</sup> century. It will also help identify historic buildings that may be eligible for local designation.

**The survey team will undertake this work from January thru April 2011. You are receiving this letter because the survey team will likely visit your property or your neighborhood. All survey work, which includes photographing the exterior of your home and noting architectural features, will take place from the public right-of-way. Surveyors will not be entering your property or asking to view the interior of your home or business.**

*If you have additional questions or would like to meet the project team, please attend the kick-off open house. The meeting will also be recorded and streamed to the city's website.*

## **2011 City-Wide Historic Survey Open House**

**January 25, 2011  
City Hall  
625 Center Street  
6:00-7:00PM**

If you have any questions or comments, please do not hesitate to contact Christina Robertson-Gardiner, Preservation Planner at 503.496.1564 or [crobertson@orc.org](mailto:crobertson@orc.org). Additional information and monthly updates can be found on the project [website](http://www.orcity.org/planning) ([www.orcity.org/planning](http://www.orcity.org/planning))

## **Frequently Asked Questions about Oregon City's Historic Preservation Program**

### **What is a CLG city?**

A city that has been designated a Certified Local Government or CLG has been recognized by the State of Oregon and the National Park Service (NPS) as a city that has a historic preservation program that meets NPS guidelines and is therefore eligible to receive funds for historic surveys and other preservation activities.

### **How will the results of this survey be used?**

The results of this survey will be used to update and maintain the inventory of existing and potential historic properties in Oregon City. The survey for Oregon City's existing 86 locally designated properties will provide information to the city as to whether these properties may still be considered historic under city and state guidelines. The results of the survey for older properties in Oregon City that have not been previously surveyed will provide invaluable information on how the city grew and will identify areas that still retain a sense of distinct historic identity. While some properties may end up with a local designation, the real value of this project will be the breadth of information that can be utilized in future planning projects such as updates to the Transportation System Plan, adoption of future neighborhood plans, or revisions to existing utility master plans.

### **If a house has an inventory form, does that mean it is historic? What makes a building "historic"?**

An inventory form can be created for any building. Oregon City currently has inventory forms for both historic and non-historic buildings. Historic designation is bestowed on a property that has applied for local designation through the Land Use process. Oregon City has over 500 locally designated properties. When properties are locally designated, the city has review authority for exterior alterations to the site. Interior alterations do not require historic review. Buildings listed on the National Register of Historic Places are usually locally designated as well. National Register designations are separately processed through the Oregon State Historic Preservation Office (SHPO) and the National Park Service (NPS).

### **How can I apply for local designation? What if I don't want my property to be locally designated?**

Oregon State Statute requires owner consent for local historic designation. That is, you are only designated if you want to be. Contact Christina Robertson-Gardiner for more information on the designation process.

**Can I make changes to my property if it is locally designated?** All exterior alterations require review by either the Historic Review Board or Oregon City staff, depending on the extent of the project. No formal review is required for maintenance and repair, if it meets the adopted guidelines.

**Are there any grant monies for rehabilitation, repair or maintenance of historic properties in Oregon City?** Yes, Oregon City maintains a 50/50 matching grant program for locally designated properties. The grant pays for such projects as window repair, siding repair and the restoration of missing features. The grant does not pay for regular maintenance projects (such as painting) or interior work.

<http://www.oregoncity.org/planning/historic-preservation-grant>

**Are there tax benefits for locally designated historic properties?** No, only buildings listed on the National Register may take advantage of the Oregon Special Assessment Program. Contact the Oregon State Historic Preservation Office for more information. [http://www.oregon.gov/OPRD/HCD/SHPO/tax\\_assessment.shtml](http://www.oregon.gov/OPRD/HCD/SHPO/tax_assessment.shtml)

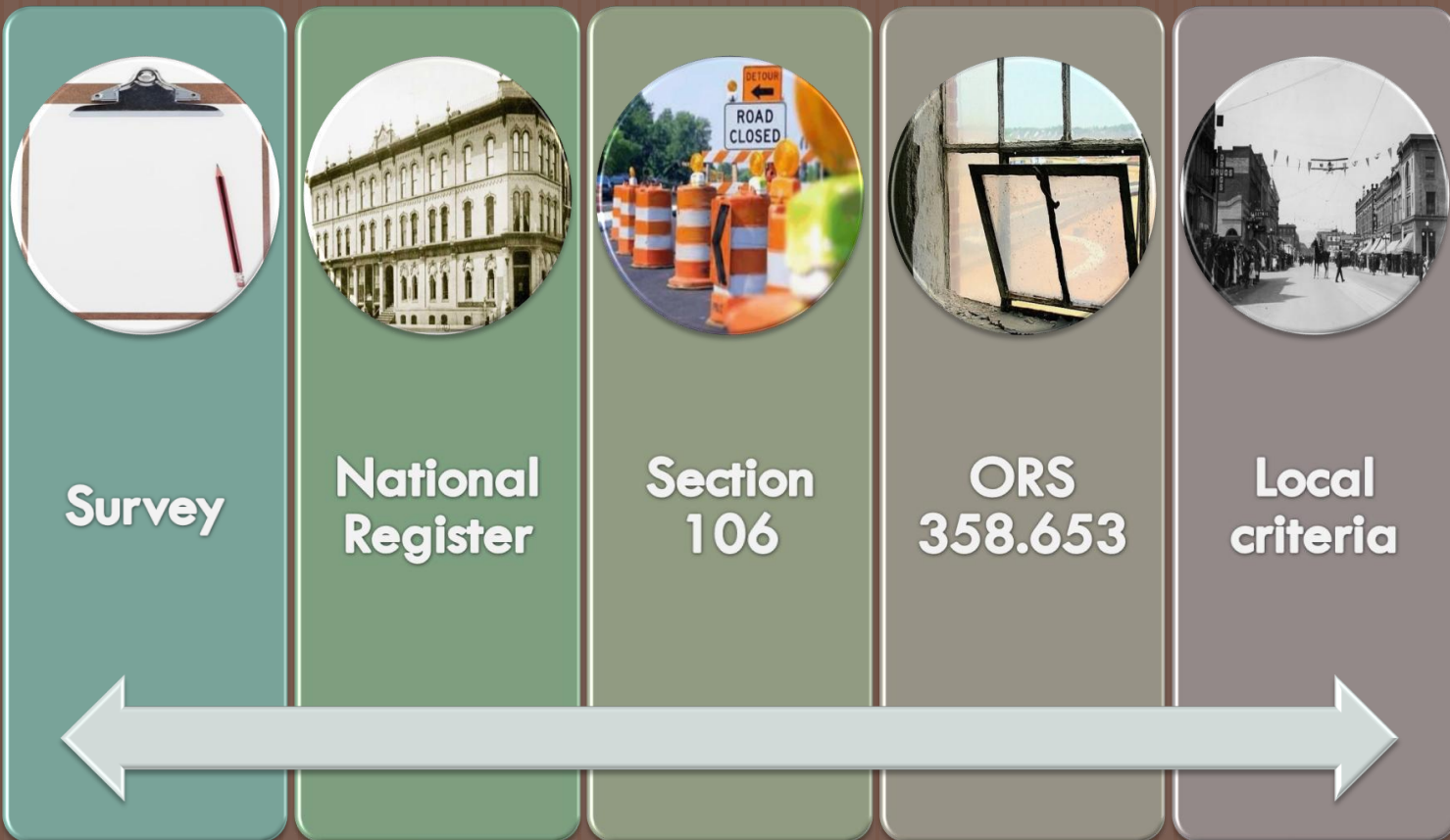
**How can I find out more about Oregon City's Historic Preservation Program?** The Oregon City Planning Division website contains a large amount of historic resource data and information relating the Preservation program. ([www.oregoncity.org/planning](http://www.oregoncity.org/planning)).

**How can I become involved in historic preservation in Oregon City?** The city is always looking for people interested in local history and preservation. Contact Christina Robertson Gardiner for more ways to get involved.

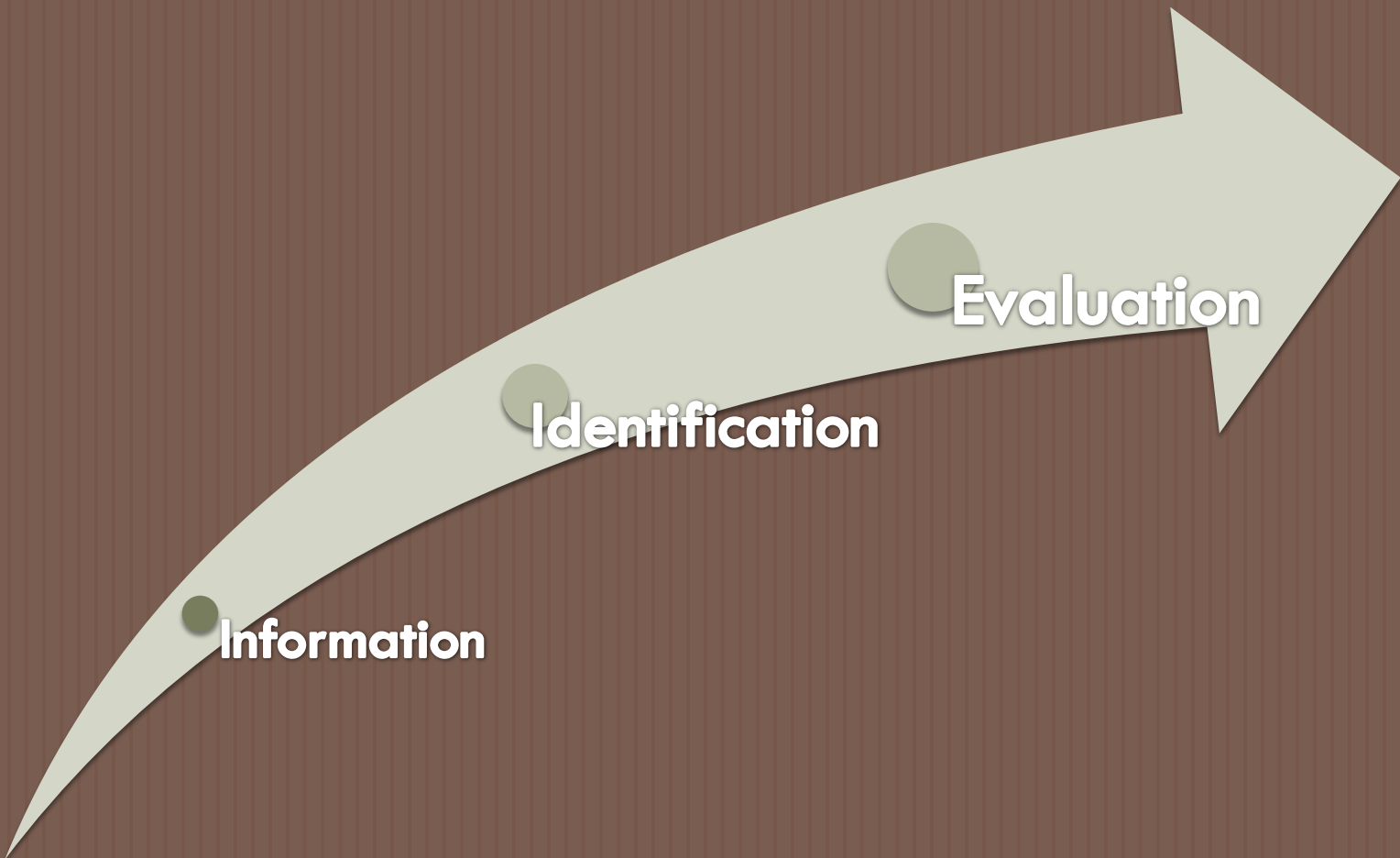
# HISTORIC RESOURCE SURVEYS: NOT JUST ANOTHER LIST

Oregon Historic Resource Survey Program  
Oregon SHPO

# What is a “historic” resource?

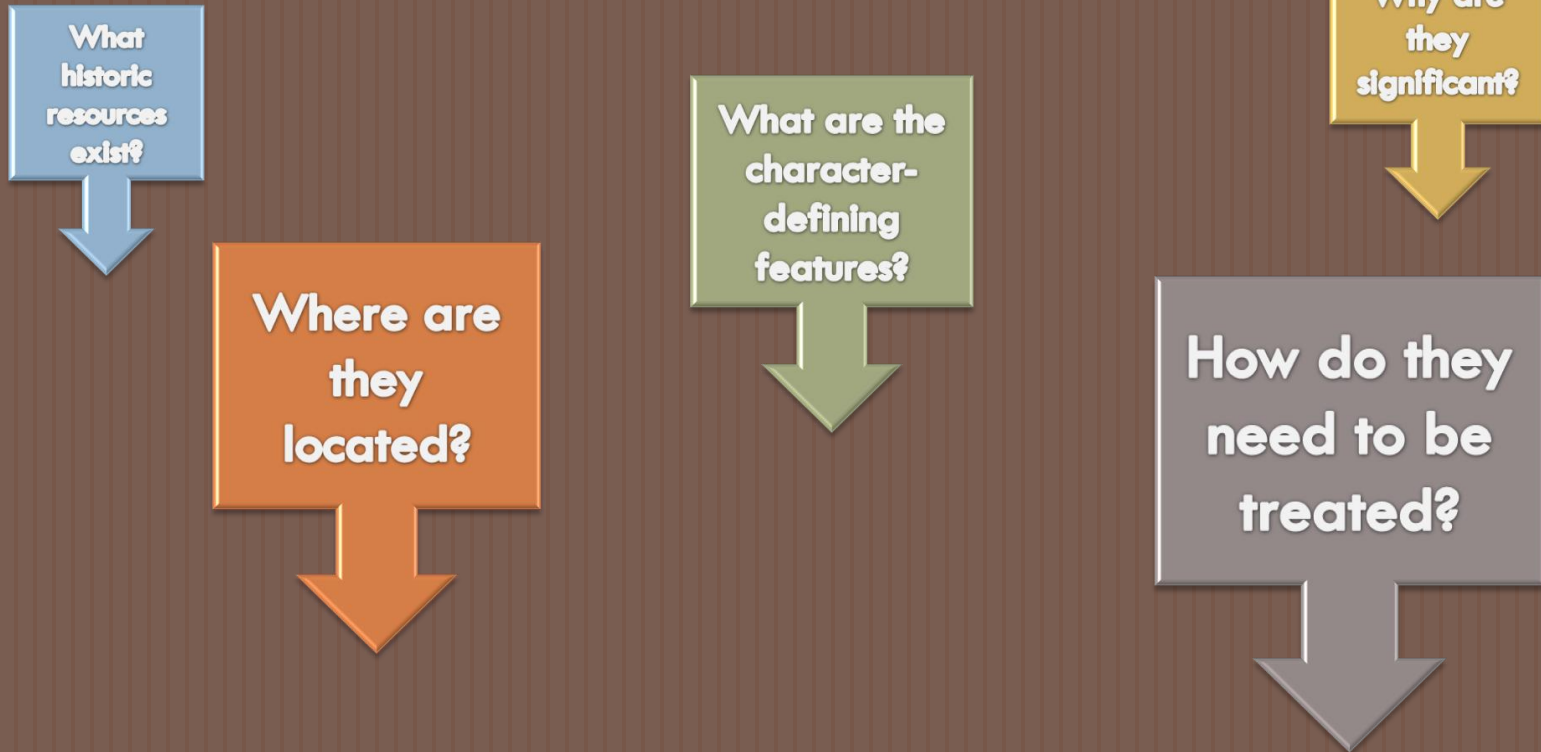


# What is a historic resource survey?



# What is a historic resource survey?

- Provides information about historic resources important and useful to local governments





# Why do local governments do survey?



**Basis for informed decisions**

**Historic resource compliance**

**Record creation**

**Integrate into HP planning**

**Public awareness**

**Better understanding of heritage**

**Successful CLG program**

# How is survey used by local gov'ts?



# Historic Preservation

- ❑ Local designations
- ❑ Local and national registers/nominations
- ❑ Use Federal Historic Preservation Investment Tax Credits, Oregon Special Assessment Program, Preserving Oregon Grants
- ❑ General Plan Element
- ❑ Preservation Ordinance



# Zoning and Planning

- Historic Districts
- Local Historic Districts
- Conservation Districts
- Zones for development
- Design Guidelines and Review
- Infill Standards
- Streamlining Permits
- Historic Building Code



# Disaster Planning and Response

- ❑ Identify significant historic resources before disaster strikes (Floods? Earthquakes? Wind storms?)
- ❑ Response to disaster is different for historic buildings
- ❑ ORS 358.653
- ❑ Prevents demolition of buildings that could/should be preserved





# Transportation Planning

- Know where historic resources are before beginning transportation planning
- Identify existing infrastructure that is underutilized and/or will need to be upgraded
- Whenever possible, plan to avoid adverse impacts to historic districts and neighborhoods



# Affordable Housing and Adaptive Reuse

- ❑ Establish eligibility for federal funding and tax incentives
- ❑ Identify buildings suitable for adaptive reuse
- ❑ Develop plans for adaptive reuse of existing building stock
- ❑ Develop design guidelines for compatible infill for historic and conservation districts or neighborhoods
- ❑ Recommend maintenance practices



# Community Development

- ❑ Foster pride of place and appreciation of history and cultural heritage
- ❑ Maintain and enhance property values
- ❑ Establish eligibility for federal funding and tax incentives
- ❑ Provide economic incentives to promote conservation and preservation
- ❑ Sustain or improve quality of life by maintaining neighborhood character
- ❑ Identify zones for redevelopment and revitalization



# Heritage Tourism Initiatives

- ❑ Develop and use Design Guidelines to retain the character of historic districts and neighborhoods
- ❑ Develop walking/driving/bicycle/audio/web tours of historic areas
- ❑ Promote and develop business uses compatible with historic buildings or within historic districts
- ❑ Recommend maintenance practices
- ❑ Identify compatible adaptive reuse





# Review and Compliance

- ❑ ORS 358.653
- ❑ Local Preservation Ordinance
- ❑ Permit Review Process
- ❑ Section 106 for federally funded, licensed, and permitted projects including cell towers
- ❑ Oregon DEQ Compliance

# How do we get started? What things to consider?

- Goals of Preserving Planning
  - ▣ Identify
  - ▣ Evaluate
  - ▣ Register
  - ▣ Treat
- How do we get funding? (Local funds, CLG grants, SHPO staff [limited])
- What are our survey goals? (What do you want to do?)
- What do we survey? (Depends on survey goals)
- Where do we survey? (Depends on survey goals)
- Who will do what? (Project Team)
- How do we involve the Public? (Communication)

# Funding



# Survey Goals, or “What do you want to do?”

**Community Development**

**Affordable Housing & Adaptive Reuse**

**Historic Preservation**

**Heritage Tourism**

**Review and Compliance**

**Zoning and Planning**

**Disaster Planning and Response**

**Transportation Planning**

# What Kind of Survey?

**Reconnaissance Level Survey**

**Intensive Level Survey**

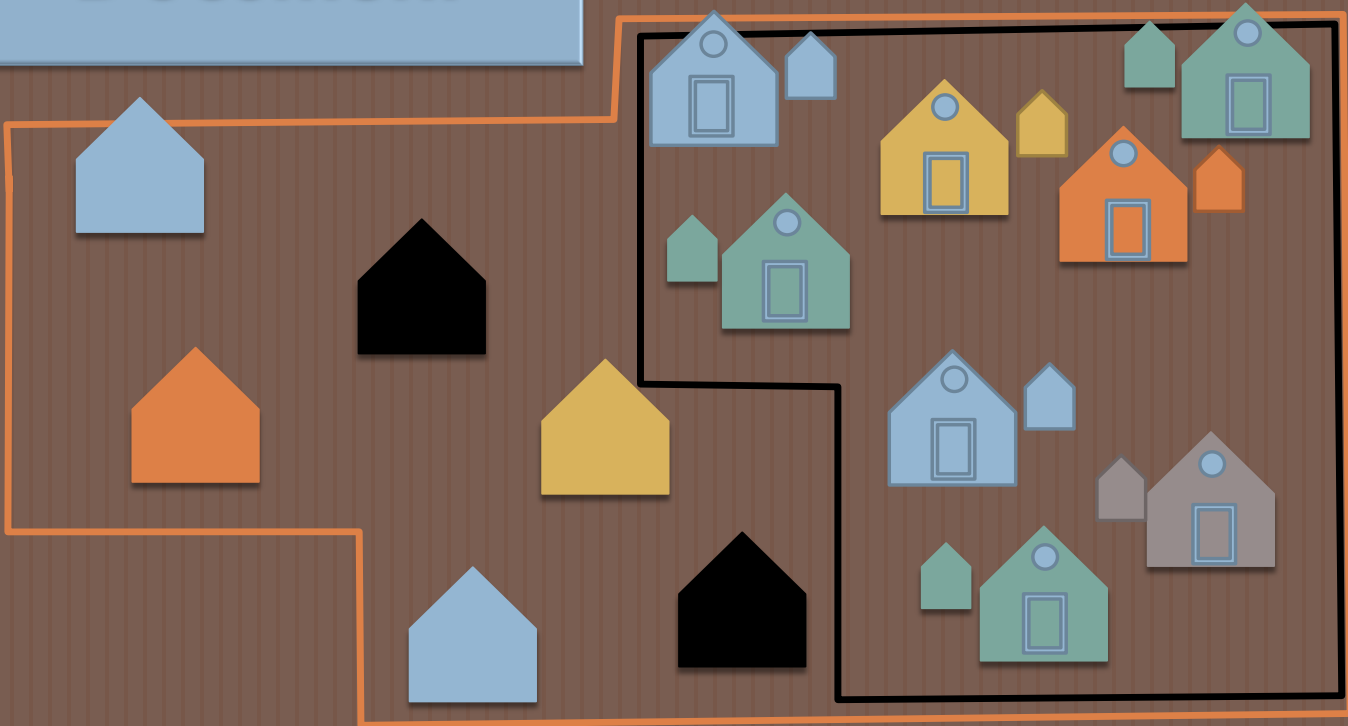
# Reconnaissance Level Survey

Identify



# Intensive Level Survey

Document





# Assemble Project Team

- ❑ \* Key team members should meet Secretary of the Interior's Professional Qualifications
- ❑ Planning Staff
- ❑ Historic Preservation Consultants
- ❑ Volunteers



# Planning the Survey: Who will do what and when?

- Determine survey boundaries
- Perform pre-field archival research
  - ▣ Existing knowledge: maps, reports, building records, photos, GIS
  - ▣ “Windshield” survey of project area
- Identify locations of properties you want surveyed
- Plan field survey strategies: style guides, templates, etc.
- Conduct field work: photos, GPS, descriptions, maps, attribute data
- Analyze and use data
- Involve public

# Put it all together



# Using Survey to Provide Direction for Preservation Strategies

**Financial Incentives**

**Ordinances**

**Interpretative Programs**

**Public Outreach**

**Recognition**

**Designations**

**Streamline permit process**

**Design Guidelines**

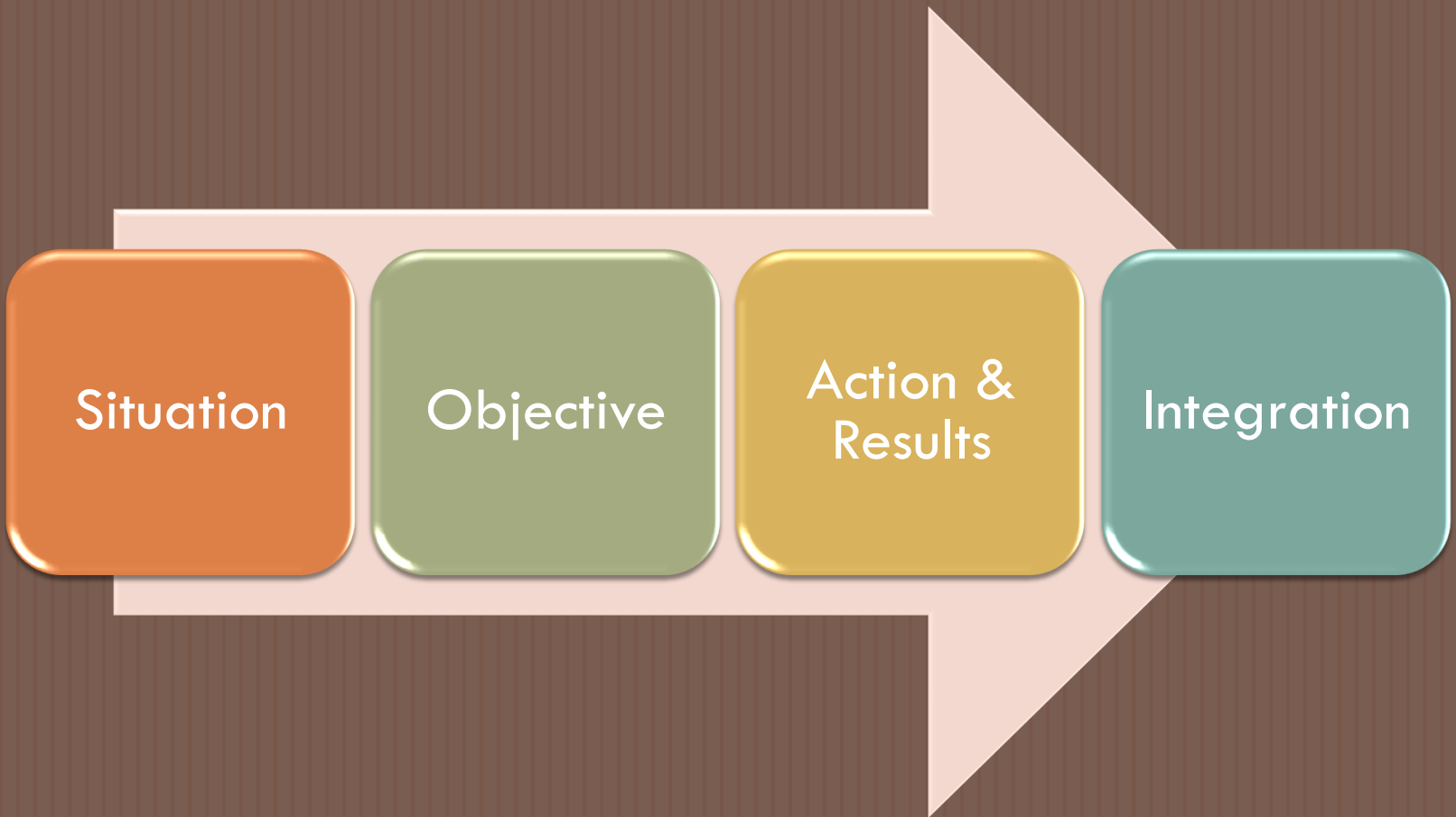
# Continuing Survey and Updating

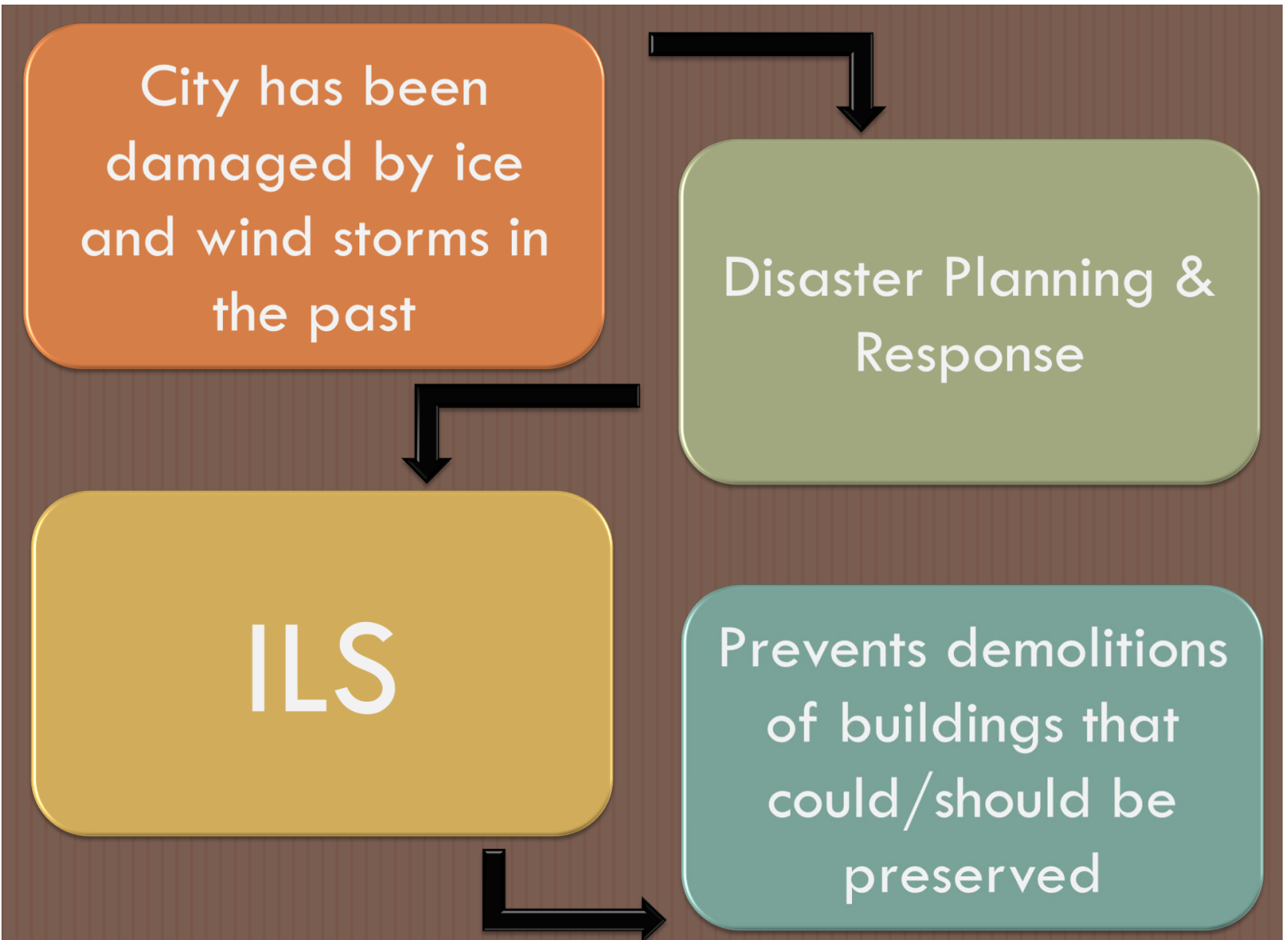
- Revisit, Reevaluate, Update
- Identify, evaluate, and document
  - Fill in gaps
  - Develop contexts where there were none
  - Consider significance within additional contexts
  - Evaluate with current understandings and methodology
  - Evaluate integrity and current condition
  - Evaluate as contributor to district or neighborhood
  - Provide public access to data

# References

- National Register Bulletins [[nps.gov/nr](http://nps.gov/nr)]
- Secretary of the Interior Standards and Guidelines
- Oregon SHPO [[oregonheritage.org](http://oregonheritage.org)]
- SHPO Staff

# The CLG Game









November 2006

## Fifty and Proud of It

Standards for preservation are changing to take account of modern treasures.

*By Christine Kreyling*

"Warning: Objects in this mirror may be closer than they appear." This phrase, familiar to every driver, is an increasingly apt metaphor for preservationists grappling with the products of the post-World War II building boom.

When the National Register of Historic Places was created in 1966, buildings and districts had to be 50 years old in order to be considered for listing. For a long time, that ruled out the modern icons of the 1950s and '60s. But now time has caught up with "the recent past," leaving local preservationists and planners with a special set of problems. The enormous amount of construction during those decades has preservation commissions searching for money and staff to document what's out there.

Deciding what's worth saving has also led to a philosophical debate. Some preservationists view the recent past as a threatened era that merits special emphasis. Others say it deserves no special attention. Meanwhile, some planners say they are uneasy about the implications of preserving districts that, in their view, are based on unsustainable design principles.

It's important to note that the National Park Service, which administers the historic registry, established the 50-year cutoff for eligibility as a guide, not a hard-and-fast rule. The point was to ensure that in considering nominations, both state and local governments and federal evaluators were not merely responding to current popular trends and fads.

In 1979, the park service's National Register division issued a how-to paper that specifically addressed the issue of younger properties. Renamed *National Register Bulletin 22* in 1990, it was revised several times to give guidance on post-WWII properties. The bulletin sets forth "Guidelines for Evaluating and Nominating Properties That Have Achieved Significance Within the Past Fifty Years."

To qualify for the register, a property less than 50 years old is expected to have achieved a significance "of exceptional importance." This standard, because it is so labeled in the bulletin, is known in the preservation trade as "Criterion G."

Bulletin 22 outlines the factors that can be used to establish exceptional importance:

- Association with historic persons: Elvis Presley's Graceland (placed on the register in 1991), or political or social events or movements like the New Jersey community of Radburn (added in 1974, five years shy of its 50th birthday) "because of the exceptional influence its plan has had and continues to have on the planning of suburban communities."
- Threatened structures like the 1950s and '60s Doo Wop motels on the Jersey shore, which

were named to the National Trust for Historic Preservation's 2006 list of "11 Most Endangered Places."

- Significant architectural or engineering sites: Eero Saarinen's Dulles International Airport terminal, built in 1962, was determined to be eligible for the register as early as 1976 because it was considered by the design community "as an architectural masterpiece and one of the most innovative airport designs."

A site's significance may be local or regional, not necessarily national, says Daniel Vivian, a historian who reviews National Register nominations for sites in the Southeast. As an example, he points to a 1959 modernist gymnasium in Greensboro, North Carolina, designed by local architect W. Edward Jenkins, that, with its older companion high school, was listed on the register in 2003.

A National Register listing is advantageous to owners of income-producing properties. They are eligible for a federal tax credit equal to 20 percent of the cost of rehab if it is done according to the Secretary of the Interior's Standards for the Rehabilitation of Historic Buildings. (Some states also allow owner-occupants to claim tax credits.)

But being listed doesn't protect structures from demolition unless the federal government is somehow involved in the threat to their survival. If a road expansion using federal funds would require demolishing a listed property, for example, the agency widening the road would have to demonstrate that there is no alternative to demolition.

"Listing on the register is really a starting point for protection," says Claudette Stager, who handles nominations for the Tennessee Historical Commission. "Many cities require that a building be at least eligible for the register before they'll consider local legal protection" such as landmark designation.

#### **L.A. takes the lead**

National magazines like *Dwell* and *Metropolis* have mainstreamed the modernist style, particularly for younger readers. "Younger people are very keen on the modern aesthetic," said Heather MacIntosh in an interview that appeared in the summer issue of *Common Ground*, a publication of the National Park Service. "Growing up in the '80s, when it was in our rooms and dorms, the stuff seemed kitschy and fun and funky. Now we are professionals, we have money, but we carry the same aesthetic sense." MacIntosh is the president of the national advocacy group, Preservation Action.

It's also true that the recent past seems more historic in younger cities where preservationists have less building history to cover. Los Angeles and Las Vegas are notable examples.

"Los Angeles leads in the awareness of the historic value of newer places," says Diana Painter, a preservation and planning consultant in Petaluma, California. The Los Angeles Conservancy, the nation's largest historic preservation organization, received the 2006 Daniel Burnham Award from APA for its advancement of planning principles and contributions to the region's quality of life.

The conservancy's Modern Committee successfully fought the demolition of the 1961 Theme Building at the Los Angeles International Airport. It also helped to save the McDonald's restaurant (the oldest of the original designs) in suburban Downey, along with other restaurants and gas stations from the '50s and '60s. Members have also established the

subdivisions developed by Joseph Eichler, the merchant builder who in the '50s and '60s employed modernist design on a large scale, and they are currently working on a local preservation zoning overlay for an Eichler tract in Granada Hills.

Las Vegas is also noted for its modern focus — not surprising for a town whose "historic housing stock is primarily from the 1940s through the early 1960s," says Courtney Mooney, the city's historic preservation officer.



Las Vegas has used state grants to hire consultant Diana Painter to conduct four surveys of resources from this period, including wedding chapels on the Strip. However, the chapels were deemed ineligible for the National Register "because they had lost too much integrity," Painter says.

Another survey, of properties in Berkley Square on the city's historically African American west side, looks more likely to lead to listing, she says. The neighborhood, planned in the late '40s and built out by the end of the next decade, exhibits the architectural and historic significance that could qualify it as being of "exceptional importance," Painter says.

Berkley Square was designed by Paul Revere Williams, the first African American member of the American Institute of Architects, known for his movie star houses and public buildings in Los Angeles as well as his award-winning designs for small houses. The name came from Thomas L. Berkley of Oakland, a distinguished African American attorney, civil rights advocate, and partial financier of the development. Mooney says the city plans to use another state grant to prepare a National Register nomination for Berkley Square next year.

### **Learning curve**

The perennial problem faced by preservation commissions — finding the funds and the staff to inventory historic properties — is made especially acute by the huge numbers of structures encompassed by the term "recent past."

"There are just so many more buildings from the '50s and beyond," says Philip Thomason, a preservation consultant who recently wrote a register nomination for the Route 66 Steak n Shake in Springfield, Missouri. The 1962 structure is the only remaining example of the franchise's post-World War II corporate design.

Many preservation commissions are still struggling to document their pre-1945 resources. And those lucky enough to get state grants for surveys "tend to spend them on the most threatened areas with the greatest likelihood of local designation," says Drane Wilkinson, program coordinator for the National Alliance of Preservation Commissions, an advocacy and training group based at the University of Georgia.

A second problem is convincing the public of the value of preserving the recent past. "Getting people to understand why you even want to survey this period takes a very long learning curve," says Wilkinson.

Here's how a local preservation group in Texas solved this problem. When a citywide architecture survey was expanded in 2004 to include properties built up to 1969, Preservation



Jones and Katherine Seale in the summer 2005 issue of the National Trust's *Forum Journal*, some volunteers walk through the neighborhoods with residents, while others meet at the library to research neighborhood history. The process is labor-intensive, but it results not only in information and images but in a group of residents who appreciate historic buildings and have become advocates to save them.

Preservationists in North Carolina had a relatively easy time convincing owners of significant modern houses of their value.

That's particularly true of the international style houses designed between 1950 and the late 1960s by faculty and alumni of the School of Design at North Carolina State University in Raleigh. Owners of some of the houses used their own funds to commission individual and multiple property nominations, and by 1996, six houses were listed on the National Register and five had local landmark protection.

"We didn't have to rely on a big public education campaign to have the historic significance of these buildings recognized, because the owners knew they had something special," says Daniel Becker, the executive director of the Raleigh Historic District Commission. "So we saved the cream of the crop, but we still have much work to do to protect the broader body of work inspired by these prototypes."

Nashville is perhaps more typical. The Metropolitan Nashville Historical Commission has just begun the National Register nomination process for a 1956 house — its first from the postwar period.

Nashville isn't quite there yet, according to historical commission executive director Ann Roberts. "Even in 1930s neighborhoods I hear, 'I grew up in a house like that so it can't be historic.' When we get to the '50s and '60s and '70s, I hear that even more." To change that mind set, local architect John Teselle shows images of '50s and '60s architecture to any community group that will have him. "I orient my presentation to lay people who've never thought about this stuff except to think it's ugly, to create an awareness that at least some of it might be historic," he says.

### **Asbestos, too?**

Modernist buildings often used materials that today are viewed as questionable. Should those materials be preserved? That's a good question, says Drane Wilkinson of the National Association of Preservation Commissions. "It's easy to figure out how to deal with wood on a Greek Revival, but what about plastic, fiberglass, and asbestos? Do you use an asbestos look-alike instead? Preservation guidelines must take these kinds of materials into account."

Preserving the integrity of the original materials was not a question in Arapahoe Acres, built between 1949 and 1957 in Englewood, Colorado. In 1998, it became the first post-World War II residential subdivision to be listed as a historic district on the National Register. The 124 houses are all inspired by Frank Lloyd Wright's Usonian designs.

Builder Edward Hawkins, who designed the houses with architect Joseph Dion, placed restrictive covenants on the entire development and created an architectural control committee that approves all new structures and additions to existing ones, as well as fences, retaining walls, and most landscaping. The standards even address interiors, stating that "original interior materials such as built-in furnishings, mahogany and teak paneling, exposed

beams, exposed brick or stone, plywood ceilings and cork floors should be retained," or, if necessary, "replaced in kind."

But strict adherence to such standards can be difficult when it comes to the adaptive reuse necessary to preserve many structures. "You may like the aesthetics of a '60s office tower," says historian Daniel Vivian. "But what do you do if you're converting to residential and trying to get the 20 percent federal tax credit, and the Secretary of the Interior standards pretty much say preserve as is — including keeping the hermetically sealed windows? People want windows that open, and balconies, too."

Wilkinson counters that "preservation and adaptive reuse have always called for creative solutions." In his view, "retrofitting so that windows open is really no different than figuring out how to put ductwork into an 1886 house."

There's also the question of how much to protect. Wholesale preservation, without the justification of design values, can create unwanted conflicts between preservationists and property rights advocates. "Here in Washington, a lot of communities want to be historic districts to block the McMansions," wrote Tomika Hughey, deputy project manager for urban planning for the Washington Metropolitan Area Transit Authority, in *Common Ground*. "They're trying to use the designation as a NIMBY tool, without the architecture to support it."

Some critics see some irony in these efforts. They note that modernist advocates are seeking to protect the very past that gave birth to the modern preservation movement in the first place: the "blight removal" of urban renewal and the depredations of the interstate highway system in the 1950s and '60s.

"The last 50 years don't represent another step in an evolutionary process of cities; the last 50 years represent an aberration from 3,000 years of urban history," wrote Donovan Rypkema in "Saving the Recent Past — A Philosophical and Practical Dissent," an article that appeared last year in a National Trust publication.

Richard Bernhardt, FAICP, executive director of the Metropolitan Nashville Planning Department, takes a middle view. He supports protection for individual postwar buildings on the basis of merit, but he's less sure about entire districts. "Most '50s and '60s neighborhoods are not particularly good examples of desirable development patterns," he says. In his view, it might be better to redevelop those areas in a "more urban-friendly way, with greater density, sidewalks, and mixed use."

Drane Wilkinson says we can do both — save the buildings and improve the neighborhood. "I fail to see why you can't install sidewalks and add a community market to a '50s neighborhood, as long as it's done sensitively and respects the existing pattern — curving streets, not a grid — and the character. That's what preservation has always done, and will continue to do."

*Christine Kreyling is the architecture and urban planning critic for the Nashville Scene.*

**Sidebar: Mies Library: Eyesore or Modern Masterpiece?**

## Resources

Images: Top — Colorado's Arapahoe Acres was the first post-World War II residential subdivision to be listed as a historic district in the National Register of Historic Places. Photo by

late Victorian Broadway Historic District. Photo by John Teselle. Bottom — A likely candidate for listing: Berkley Square in Las Vegas, designed by Paul Revere Williams, the first African American member of the AIA. Photo by Diana Painter.

**Organizations.** DOCOMOMO-US is a national group dedicated to the documentation and conservation of buildings, sites, and neighborhoods associated with the modern movement: [docomomo-us.org](http://docomomo-us.org). The Recent Past Preservation Network ([recentpast.org](http://recentpast.org)) offers such publications as *A Recent Past Glossary* and *A Historical Bibliography of Architecture, Landscape Architecture and Urbanism in the United States Since World War II*. It also has links to more whimsical preservation efforts like "Save the 76 Ball!" — the gas station spheres that ConocoPhillips has threatened to replace.

**Conference proceedings.** In 1995 and 2000, the National Park Service and other groups sponsored conferences on "preserving the recent past." Case studies and technical essays related to the second conference are included in *Preserving the Recent Past II*, edited by Deborah Slaton and William Foulks. For information on ordering, go to [www.cr.nps.gov/hps/tps](http://www.cr.nps.gov/hps/tps).

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