PLANNING COMMISSION AGENDA
City Commission Chambers - City Hall
625 Center Street, Oregon City, Oregon 97045
January 10, 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)

Page

1. CALL TO ORDER

2. ELECTION OF CHAIRPERSON AND VICECHAIRPERSON

3. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

4. PLANNING COMMISSION HEARING

3-327

a. SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02
The applicant is requesting approval of a Site Plan and Design Review application for a new wedding chapel/events center in the Mixed Use Downtown District (MUD), along with a Geologic Hazard Overlay District and Natural Resource Overlay District review, with Variance Requests for transparency and development on a slope >35%.

5. ADJOURN

Video Streaming & Broadcasts: The meeting is streamed live on Internet on the Oregon City's Web site at 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.
Meeting Date:

COMMISSION REPORT: CITY OF OREGON CITY

TO:	Planning Commission
FROM:	Tony Konkol, Community Development Director
PRESENTER:	Christina Robertson-Gardiner, Planner
SUBJECT:	SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02 The applicant is requesting approval of a Site Plan and Design Review application for a new wedding chapel/events center in the Mixed Use Downtown District (MUD), along with a Geologic Hazard Overlay District and Natural Resource Overlay District review, with Variance Requests for transparency and development on a slope >35%.
Agenda Heading: Public Hearing	
Approved by: Tony Konkol, Community Development Director	

RECOMMENDED ACTION (Motion):

Staff recommends approval of the application with conditions (See Exhibit 1 of Staff Report).

BACKGROUND:

(Continued from December 13th, 2010). At the December 13, 2010 Public Hearing to consider this application, the applicant and staff presented an initial overview of the Abernethy Chapel project. The Planning Commission then continued the public hearing for consideration of this application to January 10, 2011 to allow the applicant time to provide additional Geologic Hazard and Natural Resource Overlay District code compliance information, which is provided as Exhibit 8 to the Staff Report. A second public notice regarding the revised information was prepared and sent out to owners within 300' of the subject site.

Staff will present the findings of the Staff Report on January 10, 2011.

BUDGET IMPACT:

FY(s):
Funding Source:

ATTACHMENTS:

Please refer to the Staff Report and Attached Exhibits.

OREGON CITY
Community Development – Planning
221 Molalla Ave. Suite 200 | Oregon City OR 97045
Ph (503) 722-3789 | Fax (503) 722-3880

QUASI-JUDICIAL LAND USE DECISION (TYPE III)

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

HEARING DATE: JANUARY 10TH, 2011 (CONTINUED FROM DECEMBER 13TH, 2010)

STAFF REPORT: JANUARY 3RD, 2011

FILE NO.: SP 10-09: Site Plan and Design Review
WR 10-04: NROD - Natural Resources Overlay District - Water Resource
VR 10-02: Variance - Façade Transparency
VR 10-04: Variance – Geologic Hazard (Development >35% slope)
US 10-02: Geo-Hazard Review

APPLICATION TYPE: Type III – Planning Commission Public Hearing

Submitted: July 14, 2010
Incomplete: August 11, 2010
Complete: October 8, 2010
120-day Deadline: February 5, 2011

APPLICANT: Iselin Architects, P.C.
1307 7th St, Oregon City, OR 97045

OWNER: Abernethy Center Properties, Inc.
Attn: Dan Fowler, Mark Foley
1300 John Adams St, Oregon City, OR 97056

REQUEST: The applicant is requesting approval of a Site Plan and Design Review application for a new wedding chapel/events center in the Mixed Use Downtown District (MUD), along with a Geologic Hazard Overlay District and Natural Resource Overlay District review, with Variance Requests for transparency and development on a slope >35%.

LOCATION: Next to 1300 John Adams Street
Clackamas County Map 2-2E-29-CC, Tax lots 8400 & 8500

REVIEWERS: Pete Walter, AICP, Associate Planner
Christina Robertson Gardiner, AICP, Associate Planner
Bob Cullison, EIT, Development Services Manager

RECOMMENDATION: Approval with Conditions.

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 conditional use permits, preliminary planned unit development plans, variances, code interpretations, similar use determinations and those rezonings upon annexation under Section 17.06.050 for which discretion is provided. In the event that any decision is not classified, it shall be treated as a Type III decision. 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.
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.

IF YOU HAVE ANY QUESTIONS ABOUT THIS APPLICATION, PLEASE CONTACT THE PLANNING DIVISION OFFICE AT (503) 722-3789.

I. BACKGROUND

PROPOSED DEVELOPMENT

The project consists of the construction of the new Abernethy Chapel, a multi-use event center that will cater primarily to weddings, but will accommodate a variety of small to medium sized functions. In addition to the chapel area on the main level, which will seat up to 188 people, there will be general use/banquet area on the lower level. The lower level banquet area will seat approximately 100 people in standard table seating. There will also be a bride's dressing room, a groom's dressing room, a small kitchen/food service and clean-up area, storage, mechanical room and restrooms on the lower level. A small mezzanine above the chapel will provide seating for up to 36 people and will accommodate videography personnel and equipment.

Site development will include the expansion of the existing parking lot to provide a shared parking area for the chapel and the office. Exterior flatwork will include a new concrete stairway to the main entrance, a concrete patio on the north side of the lower level banquet area, a gravel pathway and new footbridge over High School Creek to the existing Veiled Gardens, a garbage/recycling enclosure at the back corner of the parking area and miscellaneous site pedestrian walkways.

The excavation work will include cuts of up to about 15 feet, principally for construction of the basement, and fills up to about 5 feet for walkways and for the parking lot expansion. Additional related civil improvements are expected to include site utilities (water, waste water, stormwater and electrical piping and conduit), asphalt pavement, and possibly retaining walls related to walkways and wheelchair ramps.

Tax Lot 8400, the site on which the chapel will be constructed, is vacant. Tax Lot 8500, to the south, currently houses an existing structure - a single story office building located on the southwest corner. This building will remain and will not be impacted by the construction of the chapel. The two structures will maintain a minimum of 120' of separation.

The design of the Abernethy Chapel reflects elements of traditional, vernacular style chapels from the mid to late 19th century. It will be a single story building with a mezzanine and a full, daylight basement. A steeple/bell tower element will rise above the primary building on the west side of the building. The structure will be wood framed and wood sided, with restrained concrete walls on three sides of the basement.

II. BASIC FACTS

EXISTING CONDITIONS

The site is located east of John Adams Street between 14th and 12th Streets in Oregon City. Land use in the site vicinity is predominantly residential and commercial – see adjacent zoning and land uses on next page. The existing developed portion of the site consists of a single story office building with a footprint of about 7,200 square feet and a parking lot with 21 parking stalls. Prior planning application files indicated for the site are SP 95-52 and SP 87-25. The remainder of the existing office parcel proposed for development is quite densely forested (See Exhibit 3). The vacant tax lot 8400 is completely forested, and is considered a "highly constrained lot of record" for the purposes of Natural Resource Overlay District review, since more than 75% of the vacant lot of record falls within the mapped NROD boundary (Exhibit 3i).

The applicant has prepared a Geologic Report (Exhibit 3f and 3g) describing the surface and subsurface conditions and compliance with OCMC 17.44, and a Natural Resource Overlay District Report (Exhibit 3i-3k) responding to OCMC 17.49.

A topography map indicating 2-foot and ten-foot contours on the site is provided in Exhibit 3j and 3k. The site is dominated by a fill slope separating the low-lying High School Creek riparian zone on the north/northwest from a low gradient hillside and bench to the south and southeast. High School Creek is a perennial stream flowing westward within the unimproved extension of 14th Street. The creek banks are well defined without excessive erosion and the creek is located 25 feet or more from the base of the fill slope. The fill slope extends 40 to 50 feet along John Adams Street and more than 150 feet along the 14th Street right-of-way, perpendicular to John Adams Street. Fill slope height increases to the east, reaching approximately 15 feet in height. The fill slope is relatively steep, with gradients from 60 to 100 percent. The slopes are generally planar and uniform, but observation of bowed tree trunks is evidence of some past surficial slumping. To the southeast of the proposed building, a natural ascending slope continues for a distance of about 150 feet, ending at the relatively flat backyard of a residence on Madison Street. Slope inclination begins at about 20 percent eventually steepening upslope to about 50 percent (2 horizontal to 1 vertical).

The applicant's Geotechnical specialist did <u>not</u> observe surficial features suggestive of recent active landsliding such as concave depressions in the hillside, sagging or bulging of slopes, springs and seeps, anomalous or disturbed vegetation, or "hummocky" ground surface topography.

The site and adjacent slopes are covered with a typical third-growth northwest forest including 20- to 40-year old alders over a low understory/groundcover of grass and weed species. A map of the site layout with the existing site conditions is provided as Figure 2 of the applicant's Geotechnical Report.

Existing Public Improvements

Streets: The frontage of tax lot 8400 is unimproved. A curb-tight sidewalk exists along tax lot 8500. The development will complete the sidewalk section and half street across the unimproved frontage.

Sanitary Sewer: There is an 8-inch public sanitary sewer pipe exists running down John Adams Street. There is an existing manhole directly in front of the vacant lot.

Water: Public water mains exist in the street and will need to be modified to accommodate the proposed new building.

Stormwater: 18" Public stormwater main exists in John Adams. There is a large inlet where the adjacent creek enters the stormwater system.

Natural Resources: The applicant has prepared a detailed NROD Report, Buffer Delineation and Mitigation Plan (Exhibit 3i-k), which has been reviewed by the city's water resources consultant David Evans and Associates (Exhibit 3l). There is a delineated Title 3 water resource to the north of the site, referred to locally as "High School Creek". The mapped NROD stream vegetative corridor for this perennial stream extends almost completely across the vacant lot. The stream flows westward adjacent to the northern property line of tax lot 8400 and enters the city storm water system at the inlet where it crosses underneath John Adams Street and does not "daylight" until Abernethy Creek or the Willamette River.

SURROUNDING ZONING AND LAND USES

Surrounding zoning and land uses are as follows:

North	"MUD" – Mixed Use Downtown	Stream / Unimproved ROW / Medical Offices
East	"R-3.5" Dwelling	Vacant
South	"I" – Institutional / "R-3.5" Dwelling	Barclay Park / Elementary School
West	"R-3.5" Dwelling / "MUD" – Mixed Use Downtown	Apartments / Tony's Fishmarket

NOTICE AND PUBLIC COMMENT

Notice of the public hearing for this application was provided pursuant to this section. Mailed notice within 300' of the project area was sent out on October 8, 2010. Copies of the application were transmitted to the McLoughlin Neighborhood Associations and affected agencies on October 8th, 2010. The notice was published in the Clackamas Review/Oregon City News 20 days prior to the December 13, 2010 public hearing date. The property was posted with a Land Use Notice sign on October 12th, 2010.

A second land use notice was mailed out on December 14, 2010 to reflect the continued public hearing and the additional information required for the Geologic Hazard and Natural Resource portions of the application.

Written comments were received from the McLoughlin Neighborhood Association in support of the application (Exhibit 7).

Written comments were received from David and Marcia Skinner (Exhibit 9), property owners, with concerns about impacts on the existing residential uses, vehicle parking, impacts to streams, and geologic hazards.

II. DECISION MAKING CRITERIA AND FINDINGS

DECISION CRITERIA

The development proposal will be analyzed for compliance with the following Chapters of the Oregon City Municipal Code:

12.04 - Streets, Sidewalks and Public Places
12.08 - Public and Street Trees
17.34 – "MUD" Mixed Use Downtown District
17.41 - Tree Protection Standards
17.44 – "US" – Geologic Hazard Overlay District
17.49 – "NROD" - Natural Resource Overlay District
17.50 - Administration and Procedures
17.52 - Off-Street Parking and Loading
17.60 -Variances
17.62 - Site Plan and Design Review

12.04.015 Street design—Purpose and general provisions.

All development shall be in conformance with the policies and design standards established by this chapter and with applicable standards in the city's public facility master plan and city design standards and specifications. In reviewing applications for development, the city engineer shall take into consideration any approved development and the remaining development potential of adjacent properties. All street, water, sanitary sewer, storm drainage and utility plans associated with any development must be reviewed and approved by the city engineer prior to construction. All streets, driveways or storm drainage connections to another jurisdiction's facility or right-of-way must be reviewed by the appropriate jurisdiction as a condition of the preliminary plat and when required by law or intergovernmental agreement shall be approved by the appropriate jurisdiction.

Finding: Complies with Conditions. The Applicant has proposed street, water, sanitary sewer, storm drainage and utility improvements that require review and approval by the Development Services Division. **The Applicant can meet this criterion by complying with Conditions of Approval 1, 2, and 6.**

12.04.020 Street design—Generally.

The location, width and grade of street shall be considered in relation to: existing and planned streets, topographical conditions, public convenience and safety for all modes of travel, existing and identified future transit routes and pedestrian/bicycle accessways, and the proposed use of land to be served by the streets. The street system shall assure an adequate traffic circulation system with intersection angles, grades, tangents and curves appropriate for the traffic to be carried considering the terrain. To the extent possible, proposed streets shall connect to all existing or approved stub streets that abut the development site. Where location is not shown in the development plan, the arrangement of streets shall either:

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

B. Where necessary to give access to or permit a satisfactory future development of adjoining land, streets shall be extended to the boundary of the development and the resulting dead end street (stub) may be approved with a temporary turnaround as approved by the city engineer. Access control in accordance with Section 12.04.200 shall be required to preserve the objectives of street extensions.

Finding: Not applicable. The applicant will be making improvements to the existing street, John Adams. No new streets are proposed.

12.04.025 Street design—Minimum right-of-way.

All development shall provide adequate right-of-way and pavement width. Adequate right-of-way and pavement width shall be provided by:

A. Complying with the street design standards contained in the table provided in Chapter 12.04. The street design standards are based on the classification of streets that occurred in the Oregon City Transportation System Plan (TSP), in particular, the following TSP figures provide the appropriate classification for each street in Oregon City: Figure 5 1: Functional Classification System and New Roadway Connections; Figure 5 3: Pedestrian System Plan; Figure 5.6: Bicycle System Plan; and Figure 5.7: Public Transit System Plan. These TSP figures from the Oregon City Transportation System Plan are incorporated herein by reference in order to determine the classification of particular streets.

Table 12.04.020 STREET DESIGN STANDARDS

Type of Street	*Maximum Right-of-Way Width*	*Pavement Width*

Major arterial	*124 feet*	*98 feet*
Minor arterial	*114 feet*	*88 feet*
Collector street	*86 feet*	*62 feet*
Neighborhood Collector street	*81 feet*	*59 feet*
Local street	*54 feet*	*32 feet*
Alley	*20 feet*	*16 feet*

B. The applicant may submit an alternative street design plan that varies from the street design standards identified above. An alternative street design plan may be approved by the city engineer if it is found the alternative allows for adequate and safe traffic, pedestrian and bicycle flows and transportation alternatives and protects and provides adequate multi modal transportation services for the development as well as the surrounding community.

Finding: Not applicable. The applicant will be making improvements to the existing street, John Adams. No new streets are proposed.

12.04.030 Street design—Access control.

A. A street which is dedicated to end at the boundary of the development or in the case of half streets dedicated along a boundary shall have an access control granted to the city as a city controlled plat restriction for the purposes of controlling ingress and egress to the property adjacent to the end of the dedicated street. The access control restriction shall exist until such time as a public street is created, by dedication and accepted, extending the street to the adjacent property.

B. The city may grant a permit for the adjoining owner to access through the access control.

C. The plat shall contain the following access control language or similar on the face of the map at the end of each street for which access control is required: "Access Control (See plat restrictions)."

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

Finding: Not applicable. No new public streets are being proposed.

12.04.035 Street design—Alignment.

The centerline of streets shall be:

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

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

Finding: Not applicable. No new public streets are being proposed.

12.04.040 Minimum Street Intersection Spacing Standards.

A. All new development and redevelopment shall meet the following Public Street Intersection Spacing Standards:

Table 12.04.040 - Public Street Intersection Spacing Standards

	Distance in Feet between Streets of Various Classifications								
	Between Arterial and Arterial	*Between Arterial and Collector*	*Between Arterial and Neighborhood Collector*	*Between Arterial and Local Street*	*Between Collector Street and Collector Street*	*Between Collector Street and Neighborhood Collector*	*Between Collector and Local Street*	*Between Neighborhood Collector and Local Street*	*Between two adjacent Local Streets*
Measured along an Arterial Street	*1320*	*800*	*600*	*300*	*600*	*300*	*150*	*150*	*150*

Measured along a Collector Street	*800*	*800*	*600*	*300*	*600*	*300*	*150*	*150*	*150*
Measured along a Neighborhood Collector Street	*800*	*600*	*300*	*300*	*300*	*150*	*150*	*150*	*150*
Measured along a Local Street	*600*	*600*	*300*	*300*	*300*	*150*	*150*	*150*	*150*
Note: With regard to public intersection spacing standards, the same distances apply to both major arterial and minor arterial streets. In this table, the term "arterial" applies to both major arterial and minor arterial streets.									

or

B. A lesser distance between intersections may be allowed, provided appropriate mitigation, in the judgment of the City Engineer, is provided to ensure that the reduction in intersection spacing will not pose a safety hazard.

Finding: Not applicable. No new public streets are being proposed.

12.04.045 Street design—Constrained local streets and/or rights of way.

Any accessway with a pavement width of less than thirty two feet shall require the approval of the city engineer, community development director and fire chief and shall meet minimum life safety requirements, which may include fire suppression devices as determined by the fire marshal to assure an adequate level of fire and life safety. The standard width for constrained streets is twenty feet of paving with no on street parking and twenty eight feet with on street parking on one side only. Constrained local streets shall maintain a twenty foot wide unobstructed accessway. Constrained local streets and/or right-of-way shall comply with necessary slope easements, sidewalk easements and altered curve radius, as approved by the city engineer and community development director.

Table 12.04.045

STREET DESIGN STANDARDS FOR LOCAL CONSTRAINED STREETS		
Type of Street	*Minimum Right-of-Way*	*Required Pavement Width*
Constrained local street	*30 to 40 feet*	*20 to less than 32 feet*

Finding: Not applicable. No new public streets are being proposed.

12.04.050 - Intersection level of service standards.

When reviewing new developments, the City of Oregon City requires all relevant intersections to be maintained at the minimum acceptable Level of Service (LOS) upon full build out of the proposed development. The minimum acceptable LOS standards are as follows:

A. For signalized intersection areas of the city that are located outside the Regional Center boundaries a LOS of "D" or better for the intersection as a whole and no approach operating at worse than LOS "E" and a v/c ratio not higher than 1.0 for the sum of critical movements.

B. For signalized intersections within the regional center boundaries a LOS "D" can be exceeded during the peak hour; however, during the second peak hour, LOS "D" or better will be required as a whole and no approach operating at worse than LOS "E" and a v/c ratio not higher than 1.0.

C. For unsignalized intersection throughout the city a LOS "E" or better for the poorest approach and with no movement serving more than twenty peak hour vehicles operating at worse than LOS "F" will be tolerated for minor movements during a peak hour.

Finding: Complies with Condition. Based on the Applicant's Traffic Analysis Letter (TAL) (Exhibit 3e), the proposed development would generate less than 250 trips a day for a typical event. The facility would typically be used on weekends during the afternoon or evening, thus is unlikely to have a measurable impact during the weekday peak periods. The applicant's engineer used information based on typical events to show that the trip rates fall below the 250 daily trip level that would require an operational analysis of nearby intersections. The TAL was reviewed by the city's transportation consultant, John Replinger, P.E. (Exhibit 6). Mr. Replinger found that the TAL provides an adequate basis on which to evaluate the impact of the development of the proposed chapel. The number of trips generated by the proposed facility is modest and will occur primarily during off-peak periods on weekends. Sight distance is acceptable and the impacts will be minimal. The applicant's engineer does not recommend mitigation for traffic impacts and Mr. Replinger concurs. The applicant shall follow the engineer's recommendation to maintain adequate sight distance of 280 feet along John Adams Street. **Applicant can assure this standard is met through Condition of Approval 17.**

12.04.055 - Street design—Intersection angles.

Except where topography requires a lesser angle, streets shall be laid out to intersect at angles as near as possible to right angles. In no case shall the acute angles be less than eighty degrees unless there is a special intersection design. An arterial or collector street intersecting with another street shall have at least one hundred feet of tangent adjacent to the intersection unless topography requires a lesser distance. Other streets, except alleys, shall have at least fifty feet of tangent adjacent to the intersection unless topography requires a lesser distance. All street intersections shall be provided with a minimum curb return radius of twenty five feet for local streets. Larger radii shall be required for higher street classifications as determined by the city engineer. Additional right-of-way shall be required to accommodate curb returns and sidewalks at intersections. Ordinarily, intersections should not have more than two streets at any one point.

Finding: Not applicable. No new streets are proposed.

12.04.060 - Street design—Off site street improvements.

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

Finding: Complies with Conditions. The applicant has proposed improvements to the ROW of John Adams Street consisting of a curb tight sidewalk, curb and gutter. Street trees are proposed behind the sidewalk. The proposed sidewalk design is appropriate since it would continue the existing street and sidewalk design. The applicant shall assure that the street design abutting the development site complies with City standards during civil construction plan review by the Development Services Division. **The Applicant can meet this criterion by complying with Condition of Approval 6 and 10.**

12.04.065 - Street design—Half street.

Half streets, while generally not acceptable, may be approved where essential to the development, when in conformance with all other applicable requirements, and where it will not create a safety hazard. When approving half streets, the decision maker must first determine that it will be practical to require the dedication of the other half of the street when the adjoining property is divided or developed. Where the decision maker approves a half street, the applicant must construct an additional ten feet of pavement width so as to make the half street safe and usable until such time as the other half is constructed. Whenever a half street is adjacent to property capable of being divided or developed, the other half of the street shall be provided and improved when that adjacent property divides or develops. Access control as described in [Section] 12.04.200 may be required to preserve the objectives of half streets.

Finding: Not applicable. No new streets are proposed.

12.04.070 Street design—Cul de sacs and dead end streets.

The city discourages the use of cul de sacs and permanent dead end streets except where construction of a through street is found by the decision maker to be impracticable due to topography or some significant physical constraint such as unstable soils, wetland, natural or historic resource areas, dedicated open space, existing development patterns, or arterial access restrictions. When permitted, cul de sacs and permanent dead end streets shall have a maximum length of three hundred fifty feet, as measured from the right-of-way line of the nearest intersecting street to the back of the cul de sac curb face, and include pedestrian/bicycle accessways as provided in Section 17.90.220 of this Code and Chapter 12.24. This section is not intended to preclude the use of curvilinear eyebrow widening of a street where needed to provide adequate lot coverage.

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

Finding: Not applicable. No new streets are proposed.

12.04.075 - Street design—Street names.

Except for extensions of existing streets, no street name shall be used which will duplicate or be confused with the name of an existing street. Street names shall conform to the established standards in the city and shall be subject to the approval of the city.

Finding: Not applicable. No new streets are proposed.

12.04.080 - Street design—Grades and curves.

Grades and center line radii shall conform to the standards in the city's street design standards and specifications.

Finding: Not applicable. No new streets are proposed.

12.04.085 - Street design—Development abutting arterial or collector street.

Where development abuts or contains an existing or proposed arterial or collector street, the decision maker may require: access control; screen planting or wall contained in an easement or otherwise protected by a restrictive covenant in a form acceptable to the decision maker along the rear or side property line; or such other treatment it deems necessary to adequately protect residential properties or afford separation of through and local traffic. Reverse frontage lots with suitable depth may also be considered an option for residential property that has arterial frontage. Where access for development abuts and connects for vehicular access to another jurisdiction's facility then authorization by that jurisdiction may be required.

Finding: Not applicable. The development does not abut an arterial or collector street.

12.04.090 Street design—Pedestrian and bicycle safety.

Where deemed necessary to ensure public safety, reduce traffic hazards and promote the welfare of pedestrians, bicyclists and residents of the subject area, the decision maker may require that local streets be so designed as to discourage their use by nonlocal automobile traffic.

All crosswalks shall include a large vegetative or sidewalk area which extends into the street pavement as far as practicable to provide safer pedestrian crossing opportunities. These curb extensions can increase the visibility of pedestrians and provide a shorter crosswalk distance as well as encourage motorists to drive slower. The decision maker may approve an alternative design that achieves the same standard for constrained sites or where deemed unnecessary by the city engineer.

Finding: Not applicable. No new streets are proposed.

12.04.095 Street design—Curb cuts.

To assure public safety, reduce traffic hazards and promote the welfare of pedestrians, bicyclists and residents of the subject area, such as a cul de sac or dead end street, the decision maker shall be authorized to minimize the number and size of curb cuts (including driveways) as far as practicable where any of the following conditions are necessary:

A. To provide adequate space for on street parking;

B. To facilitate street tree planting requirements;

C. To assure pedestrian and vehicular safety by limiting vehicular access points; and

D. To assure that adequate sight distance requirements are met.

Where the decision maker determines any of these situations exist or may occur due to approval of a proposed development, single residential driveway curb cuts shall be limited to twelve feet in width adjacent to the sidewalk and property line and may extend to a maximum of eighteen feet abutting the street pavement to facilitate turning movements. Shared residential driveways shall be limited to twenty four feet in width adjacent to the sidewalk and property line and may extend to a maximum of thirty feet abutting the street pavement to facilitate turning movements. Non residential development driveway curb cuts in these situations shall be limited to the minimum required widths based on vehicle turning radii based on a professional engineer's design submittal and as approved by the decision maker.

Finding: Complies. The applicant has proposed to maintain the 24' wide existing driveway cut from John Adams. The proposed development will provide non-residential driveway curb cuts that are designed to the required widths.

12.04.100 Street design—Alleys.

Public alleys shall be provided in the following districts R 5, R 3.5, R 2, MUC 1, MUC 2 and NC zones unless other permanent provisions for private access to off street parking and loading facilities are approved by the decision maker. The corners of alley intersections shall have a radius of not less than ten feet.

Finding: Not applicable. The proposed development is zoned MUD – Mixed Use Downtown.

12.04.105 Street design—Transit.

Streets shall be designed and laid out in a manner that promotes pedestrian and bicycle circulation. The applicant shall coordinate with Tri Met where the application impacts transit streets as identified on Figure 5.7: Public Transit System Plan of the Oregon City Transportation System Plan. Pedestrian/bicycle accessways shall be provided as necessary in conformance with the requirements in Section 17.90.220 of this Code and Chapter 12.24 to minimize the travel distance to transit streets and stops and neighborhood activity centers. The decision maker may require provisions, including easements, for transit facilities along transit streets where a need for bus stops, bus pullouts or other transit facilities within or adjacent to the development has been identified.

Finding: Complies. Existing Tri-Met bus routes 32 and 34 both come within one block of the site on Washington Street.

12.04.110 Street design—Planter strips.

All development shall include vegetative planter strips that are five feet in width or larger and located adjacent to the curb. This requirement may be waived or modified if the decision maker finds it is not practicable. The decision maker may permit constrained sites to place street trees on the abutting private property within ten feet of the public right-of-way if a covenant is recorded on the title of the property identifying the tree as a city street tree which is maintained by the property owner. Development proposed along a collector, minor arterial, or major arterial street may use tree wells with root barriers located near the curb within a wider sidewalk in lieu of a planter strip, in which case each tree shall have a protected area to ensure proper root growth and reduce potential damage to sidewalks, curbs and gutters.

To promote and maintain the community tree canopy adjacent to public streets, trees shall be selected and planted in planter strips in accordance with Chapter 12.08, Street Trees. Individual abutting lot owners shall be legally responsible for maintaining healthy and attractive trees and vegetation in the planter strip. If a homeowners' association is created as part of the development, the association may assume the maintenance obligation through a legally binding mechanism, e.g., deed restrictions, maintenance agreement, etc., which shall be reviewed and approved by the city attorney. Failure to properly maintain trees and vegetation in a planter strip shall be a violation of this Code and enforceable as a civil infraction.

Finding: Complies as proposed. The applicant has proposed street trees on the abutting private property behind the proposed sidewalk within ten feet of the public right-of-way. Further compliance with this section is reviewed under section 12.08.

12.04.120 Obstructions—Permit required.

Finding: Not applicable. No obstructions are proposed that will impact the right-of-way.

12.08. PUBLIC AND STREET TREES

12.08.010 - Purpose.

The purpose of this chapter is to:

A. Develop tree lined streets to protect the living quality and beautify the city;

B. Establish physical separation between pedestrians and vehicular traffic;

C. Create opportunities for solar shading;

D. Improve air quality; and

E. Increase the community tree canopy and resource.

12.08.015 - Street tree planting and maintenance requirements.

All new construction or major redevelopment shall provide street trees adjacent to all street frontages. Species of trees shall be selected based upon vision clearance requirements, but shall in all cases be selected from the Oregon City Street Tree List or be approved by a certified arborist. If a setback sidewalk has already been constructed or the Development Services determines that the forthcoming street design shall include a setback sidewalk, then all street trees shall be installed with a planting strip. If existing street design includes a curb-tight sidewalk, then all street trees shall be placed within the front yard setback, exclusive of any utility easement.

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

B. The following clearance distances shall be maintained when planting trees:

1. Fifteen feet from streetlights;

2. Five feet from fire hydrants;

3. Twenty feet from intersections;

4. A minimum of five feet (at mature height) below power lines.

C. All trees shall be a minimum of two inches in caliper at six inches above the root crown and installed to city specifications.

D. All established trees shall be pruned tight to the trunk to a height that provides adequate clearance for street cleaning equipment and ensures ADA complaint clearance for pedestrians.

Finding: Complies with Conditions. The applicant proposes to build a curb-tight sidewalk to match the existing street along John Adams, with street trees planted behind the sidewalk. Prior to issuance of a certificate of occupancy for the development, the applicant shall record a protective covenant in a form approved by the City to protect the street trees behind the sidewalk. One street tree shall be planted per 35 feet of frontage. The development frontage = 304'. 304 ÷35 = 8.6, therefore a minimum of 9 street trees are required to be planted behind the sidewalk. All trees shall be a

minimum of two inches in caliper at six inches above the root crown and installed to city specifications regarding clearance distances at the time of planting. The applicant shall provide a revised street tree planting plan for review by the planning division. Once the trees have been planted the applicant shall provide an "as-built" street tree planting plan for inclusion with the final as-built drawings for the development conforms to this condition of approval. **The applicant can assure this standard is met through Condition of Approval 6.**

12.08.020 - Street tree species selection.

The community development director may specify the species of street trees required to be planted if there is an established planting scheme adjacent to a lot frontage, if there are obstructions in the planting strip, or if overhead power lines are present.

Finding: Complies with Conditions. See responses above under section 12.08.015. A curb tight sidewalk will be constructed to connect to the existing abutting curb-tight sidewalk already in place. The planter strip area behind the future sidewalk is within the Natural Resource Overlay District, therefore the applicant has proposed alternative species for the street trees. The number of street trees shall be calculated separately from and in addition to parking lot trees, general site landscaping trees, and mitigation trees. **The applicant can assure this standard is met through Condition of Approval 6.**

12.08.035 - Public tree removal.

Existing street trees shall be retained and protected during construction unless removal is specified as part of a land use approval or in conjunction with a public facilities construction project, as approved by the community development director. A diseased or hazardous street tree, as determined by a registered arborist and verified by the City, may be removed if replaced. A non diseased, non hazardous street tree that is removed shall be replaced in accordance with the Table 12.08.035.

All new street trees will have a minimum two inch caliper trunk measured six inches above the root crown. The community development director may approve off site installation of replacement trees where necessary due to planting constraints. The community development director may additionally allow a fee in lieu of planting the tree(s) to be placed into a city fund dedicated to planting trees in Oregon City in accordance with Oregon City Municipal Code 12.08.

Finding: Complies as proposed. No existing public street trees are proposed for removal.

17.34. "MUD" – MIXED USE DOWNTOWN DISTRICT

17.34.010 Designated.

The mixed-use downtown (MUD) district is designed to apply within the traditional downtown core along Main Street and includes the "north-end" area, generally between 5th Street and Abernethy Street, and some of the area bordering McLoughlin Boulevard. Land uses are characterized by high-volume establishments constructed at the human scale such as retail, service, office, multi-family residential, lodging or similar as defined by the community development director. A mix of high-density residential, office and retail uses are encouraged in this district, with retail and service uses on the ground floor and office and residential uses on the upper floors. The emphasis is on those uses that encourage pedestrian and transit use. This district includes a Downtown Design District overlay for the historic downtown area. Retail and service uses on the ground floor and office and residential uses on the upper floors are encouraged in this district. The design standards for this sub-district require a continuous storefront façade featuring streetscape amenities to enhance the active and attractive pedestrian environment.

Finding: Complies. The uses proposed are consistent with the designation of the Mixed Use Downtown district.

17.34.020 Permitted uses.

Permitted uses in the MUD district are defined as:

A. Any use permitted in the mixed-use corridor without a size limitation, unless otherwise restricted in Sections 17.34.020, 17.34.030 or 17.34.040;

B. Hotel and motel, commercial lodging;

C. Marinas;

D. Religious institutions;

E. Retail trade, including grocery, hardware and gift shops, bakeries, delicatessens, florists, pharmacies, specialty stores provided the maximum footprint of a freestanding building with a single store does not exceed sixty thousand square feet (a freestanding building over sixty thousand square feet is allowed as long as the building contains multiple stores);

F. Live/work units.

Finding: Complies. The applicant has proposed a new multi-use event center / wedding chapel. The existing building is an office, a permitted use. Banquet, conference facilities and meeting rooms, religious assembly, and similar uses are permitted in the MUD zone.

17.34.030 - Conditional uses.

Finding: Not applicable. Applicant has not proposed a Conditional Use under Section 17.34.030.

17.34.040 Prohibited uses.

Finding: Not applicable. Applicant has not proposed a Prohibited Use under Section 17.34.040.

17.34.060 - Dimensional standards.

A. Minimum lot area: None.

Finding: Complies. Tax lot 8400 is 32,670 square feet and tax lot 8500 is 40,745 square feet, more or less.

B. Minimum floor area ratio: 0.30.

Finding: Not applicable. This standard applies to residential and mixed-use buildings (residential and commercial).

C. Minimum building height: Twenty-five feet or two stories except for accessory structures or buildings under one thousand square feet.

Finding: Complies. The proposed building measures 33' 6" from the first floor to the main roof ridge. If measured from the average finished grade along the street facing façade, the roof height measurement per code (measured to the mid point between peak and eaves) is 28 feet. The height of the spire is 65 feet from the main floor.

D. Maximum building height: Seventy-five feet, except for the following locations where the maximum building height shall be forty-five feet:
1. Properties between Main Street and McLoughlin Boulevard and 11th and 16th streets;
2. Property within five hundred feet of the End of the Oregon Trail Center property; and
3. Property within one hundred feet of single-family detached or detached units.

Finding: Complies. The height of the spire is 65 feet from the main floor. The property is not one of the locations specified in D(1)–(3).

E. Minimum required setbacks, if not abutting a residential zone: None.

Finding: Not applicable. The property abuts a residential zone to the south-east.

F. Minimum required interior side yard and rear yard setback if abutting a residential zone: Fifteen feet, plus one additional foot in yard setback for every two feet in height over thirty-five feet.

Finding: Complies. The property abuts a residential zone to the south-east (R-3.5). The required setback is 45 feet, taking into account the height of the tower, which is located on the far side of the chapel relative to the adjacent residential zone district. The setback proposed is approximately 106 feet. This standard is met.

G. Maximum Allowed Setbacks.
1. Front yard: Twenty feet provided the site plan and design review requirements of Section 17.62.055 are met.

Finding: Complies. Due to the unique circumstances impacting this site including the substantial slopes and flood plain restrictions, it is not feasible to place the building within twenty feet of the front property line. The applicant has requested a larger setback of approximately 42 feet pursuant to Section 17.62.055.

2. Interior side yard: No maximum.

Finding: Complies. The interior side setbacks are 42.5' and 44' 1".

3. Corner side yard abutting street: Twenty feet provided the site plan and design review requirements of Section 17.62.055 are met.

Finding: Complies. 14th Street is an unbuilt ROW in a steep slope area within the Natural Resource Overlay District. It is very unlikely that 14th Street will ever be improved in this location. The applicant has proposed a 44' 1" setback from the ROW and will be providing an amenity area in this location in the form of enhanced landscaping, a patio, walking paths and a garden to satisfy the requirements of Section 17.62.055.

4. Rear yard: No maximum.

Finding: Complies. The rear setback is 106 feet.

5. Rear yard abutting street: Twenty feet provided the site plan and design review requirements of Section 17.62.055 are met.

Finding: Not applicable. The rear setback does not abut a street.

H. Maximum site coverage including the building and parking lot: Ninety percent.

Finding: Complies. The site coverage of all buildings, the parking lot, paths, walkways and the patio is approximately thirty-thousand square feet of both tax lots (which total 72,745 square feet), or forty-one percent (41%).

I. Minimum landscape requirement (including parking lot): Ten percent.

Finding: Complies. The proposed landscaping exceeds ten percent. Detailed findings are provided in Section 17.62.050.

17.41. TREE PROTECTION STANDARDS

17.41.020 - Tree protection—Applicability.
Applications for development subject to Chapters 16.08 or 16.12 (Subdivision or Minor Partition) or Chapter 17.62 (Site Plan and Design Review) shall demonstrate compliance with these standards as part of the review proceedings for those developments. For public capital improvement projects, the city engineer shall demonstrate compliance with these standards pursuant to a Type II process. Additionally, tree removal on slopes greater than twenty five percent where canopy area removal exceeds twenty five percent of the lot, unless exempted under Section 17.41.030, shall be subject to these standards. A heritage tree or grove which has been designated pursuant to the procedures of Section 12.08.050 shall be subject to the standards of this section.

Finding: The application includes Site Plan and Design Review. Therefore this section applies. A request for removal of trees in accordance with this section was part of the original application and narrative. The applicant's update (Exhibit 8) reflects some changes in the number of trees to be removed and is reflected in this section.

17.41.050 - Compliance options.
Applicants for review shall comply with these requirements through one of the following procedures:
A. Option 1 Mitigation. Retention and removal of trees, with subsequent mitigation by replanting pursuant to Sections 17.41.060 or 17.41.070; or

Finding: The applicant has chosen Option 1, retention and removal with subsequent mitigation by replanting.

17.41.060 Tree removal and replanting—Mitigation (Option 1).
The number of replacement trees required on a development site shall be calculated separately from and in addition to any public or street trees in public right-of-way required under Chapter 12.08—Community Forest and Street Trees. Where the community development director determines it is impracticable or unsafe to preserve regulated trees, the applicant may be allowed to remove the trees so long as they are replaced in accordance with an approved landscape plan that includes new tree plantings of at least one and one half inches in caliper measured six inches above the root crown, or equivalent size as approved by the community development director, and the plan must meet, at a minimum, the requirements of Table 17.41.060- 1.

Size of tree removed (DBH)	*Column 1 Number of trees to be planted. (If removed Outside of construction area)*	*Column 2 Number of trees to be planted. (If removed Within the construction area)*
6 to 12"	*3*	*1*
13 to 18"	*5*	*2*
19 to 24"	*8*	*3*

25 to 30"	*10*	*4*
31 and over"	*15*	*5*

Finding: Complies as proposed. According to the applicant, the limited area on site available for development will necessitate the removal trees located within the construction area and in the parking area. In addition, several trees beyond the construction area will be removed. Existing trees that will remain onsite will be protected as necessary. during construction activities. The following is anticipated:

	Trees Removed Outside Const. Area:	New Trees Required:	Trees Removed Within Const. Area:	New Trees Required:
6" to 12":	(15)	45	(12)	12
13" to 18":	(7)	35	(9)	18
19" to 24":	(3)	24	(1)	3
25" to 30":	(1)	10	0	0
31" and over:	0	0	0	0
	(26)	114	(22)	33

Total New Trees Required: 147
Total New Trees Proposed Onsite: 55
Additional Tree Mitigation Offsite: 92

The applicant proposes additional tree mitigation on nearby properties owned by Abernethy Center Properties including along the south bank of Abernethy Creek at Abigail's Garden. Refer to Landscape Plan for onsite mitigation design, including specific tree and other plantings (Exhibit 3b, 8b and 8d). The applicant also prepared an appendix which includes tables which include the proposed removal of each tree by species, size, and reason for removal. A second table in this appendix is a detailed tree survey of all trees greater than 6" DBH within 100' of the building footprint and south of High School Creek, which is 133 trees. This table also indicates which of the surveyed trees are within the delineated Natural Resource Overlay District (NROD) boundary and which trees fall outside of it. This additional information was requested in order to determine the subsequent mitigation for each removed tree, and also to determine the practicability of retention versus removal of each tree based tree protection and NROD mitigation requirements.

17.41.070 - Planting area priority for mitigation (Option 1).
Development applications which opt for removal of trees with subsequent replanting pursuant to Section 17.41.050A. and shall be required to mitigate for tree cutting by complying with the following priority for replanting standards C.1.—4. below:
B. First Priority. Replanting on the development site. First priority for replacement tree locations shall be planting on site.

Finding: Complies with Conditions. The applicant has proposed to replant 55 trees on-site and 92 trees off-site, and has proposed a preliminary replanting plan in Appendix "B" of the revised tree mitigation narrative (Exhibit 8d). The planting priority proposed is appropriate, since a majority of the site is within the NROD, there is already a significant tree canopy / overstory outside of the proposed construction area, and off-site mitigation will ensure maximum improvement to the existing conditions adjacent to the water resource area along High School Creek as well as the upland area outside the site.

Prior to issuance of a final certificate of occupancy on the new building, the applicant shall provide for review a final tree protection and mitigation plan, indicating the correct number of mitigation trees that can be accommodated on-site, off-site and within the NROD area based on final as-built conditions. **The applicant can assure this standard is met through compliance with Condition of Approval 11, 14 and 15.**

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

Finding: see finding above.

17.41.075 Alternative mitigation plan.

The community development director may, subject to a Type II procedure, approve an alternative mitigation plan that adequately protects habitat pursuant to the standards for the natural resource overlay district alternative mitigation plan, Section 17.49.190.

Finding: With the exception of the parking lot, a majority of the site falls within the NROD and therefore the mitigation for the Natural Resource Overlay District portion of the site is reviewed separately in this report.

17.41.080 - Tree preservation within subdivisions and partitions—Dedicated tract (Option 2).

Finding: Not applicable. The applicant has not proposed Mitigation Option 2.

17.41.090 - Density transfers incentive for tree protection tracts (Option 2).

Finding: Not applicable. The applicant has not proposed Mitigation Option 2.

17.41.100 - Permitted modifications to dimensional standards (Option 2 only).

Finding: Not applicable. The applicant has not proposed Mitigation Option 2.

17.41.110 - Tree protection by restrictive covenant (Option 3).

Finding: Not applicable. The applicant has not proposed Mitigation Option 3.

17.41.120 - Permitted adjustments (Option 3 Only).

Finding: Not applicable. The applicant has not proposed Mitigation Option 3.

17.41.130 Regulated tree protection procedures during construction.

A. No permit for any grading or construction of public or private improvements may be released prior to verification by the community development director that regulated trees designated for protection or conservation have been protected according to the following standards. No trees designated for removal shall be removed without prior written approval from the community development director.

Finding: Complies with Conditions. The applicant prepared a revised tree removal plan (Exhibit 8d) that identifies the construction area. No permit for grading or construction permit shall be issued prior to verification by the Planning Division that the trees identified for protection have been protected pursuant to this section. **The applicant can assure this standard is met through compliance with Condition of Approval 12.**

B. Tree protection shall be as recommended by a qualified arborist or, as a minimum, to include the following protective measures:

1. Except as otherwise determined by the community development director, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation or demolition work, and such measures shall be removed only after completion of all construction activity, including necessary landscaping and irrigation installation, and any required plat, tract, conservation easement or restrictive covenant has been recorded.

2. Approved construction fencing, a minimum of four feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or drip line, whichever is greater. An alternative drip line fencing material secured by metal posts staked at no more than four feet on center around the drip line of the tree or grove may be used with the approval of the community development director.

3. Approved signs shall be attached to the fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the community development director.

4. No construction activity shall occur within the tree protection zone, including, but not limited to; dumping or storage of materials such as building supplies, soil, waste items; nor passage or parking of vehicles or equipment.

5. The tree protection zone shall remain free of chemically injurious materials and liquids such as paints, thinners, cleaning solutions, petroleum products, and concrete or dry wall excess, construction debris, or run off.

6. No excavation, trenching, grading, root pruning or other activity shall occur within the tree protection zone unless directed by an arborist present on site and approved by the community development director.
7. No machinery repair or cleaning shall be performed within ten feet of the drip line of any trees identified for protection.
8. Digging a trench for placement of public or private utilities or other structure within the critical root zone of a tree to be protected is prohibited. Boring under or through the tree protection zone may be permitted if approved by the community development director and pursuant to the approved written recommendations and on site guidance and supervision of a certified arborist.
9. The city may require that a certified arborist be present during any construction or grading activities that may affect the drip line of trees to be protected.
10. The community development director may impose conditions to avoid disturbance to tree roots from grading activities and to protect trees and other significant vegetation identified for retention from harm. Such conditions may include, if necessary, the advisory expertise of a qualified consulting arborist or horticulturist both during and after site preparation, and a special maintenance/management program to provide protection to the resource as recommended by the arborist or horticulturist.

Finding: See finding above.

C. Changes in soil hydrology due to soil compaction and site drainage within tree protection areas shall be avoided. Drainage and grading plans shall include provision to ensure that drainage of the site does not conflict with the standards of this section. Excessive site run off shall be directed to appropriate storm drainage facilities and away from trees designated for conservation or protection.

Finding: See finding above.

17.44. GEOLOGIC HAZARDS

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

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

Finding: Complies. According to the applicant, modifications to the existing topography are limited to the extent necessary to place the building on the site, to provide the necessary parking and to provide pedestrian access from the public sidewalk to the building amenities. All vegetation beyond this area is being preserved and enhanced. Staff concurs that the placement of the project items minimizes the site disturbances.

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

Finding: Complies with Conditions. According to the applicant, site construction shall occur between the allowed period from May 1 to October 31, unless specifically approved by the City Engineer. Refer to Erosion Control Plan and Details, sheets C2.0 and C2.1. **The Applicant can meet this standard by complying with Condition of Approval 3 and 13.**

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

Finding: Complies. According to the applicant, the compact, rectangular form of the building is the most efficient possible and minimizes the overall disturbance to the site. The building floor elevations were based on balancing the necessary and desired connections from the building to the shared parking area and the public sidewalk. The design minimizes cuts and fills.

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

Finding: Complies. According to the applicant, the largest cut in slope on site occurs on the east edge of the shared parking area. This has a maximum height of approximately seven feet and is supported with an engineered retaining wall. Per the Geotechnical Report, the site and surrounding area show no landslide history and have a low landslide probability. Cuts and fills meet the standard.

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

Finding: Complies with Conditions. The site's structural fill for the building shall be designed by a licensed engineer and shall be based on the recommendations identified in the Geotechnical Report. The geotechnical engineer shall provide observation and consultation during construction. **The Applicant can meet this standard by complying with Condition of Approval 4.**

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

Finding: Complies with Conditions. According to the applicant, site retaining walls have been designed by Pace Engineering (refer to Retaining Wall Detail, sheet C2.1). Building retaining walls will be designed by David Bugni & Associates, structural engineers and shall be documented in the permit submittal documents. **The Applicant can meet this standard by complying with Condition of Approval 5.**

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

Finding: Not Applicable. According to the applicant, no new roads are included in the proposed development. Vehicular access will be limited to the expansion of the existing parking area. Parking areas and access aisles are designed to city standards.

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

Finding: No residential use is proposed, so sections (1) and (2) above are not applicable, however, pursuant to (3) above, the applicant has proposed development of a patio and pathways within the area of the property exceeding 35% slope. This is an area of fill material overlaying the native slope underneath. The applicant therefore requests a variance to section (I)(4) below for the patio and pathways.

I. For properties with slopes of twenty-five to thirty-five percent between grade breaks:
1) For those portions of the property with slopes of twenty-five to thirty-five percent, the maximum residential density shall be limited to two dwelling units per acre; provided, however, that where the entire site is less than one-half acre in size, a single dwelling shall be allowed on a lot or parcel existing as of January 1, 1994 and meeting the minimum lot size requirements of the underlying zone;

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

Finding: Applicant has requested a variance to section (I)(4). Findings are provided below:

17.60.030 Variance - Grounds.
A variance may be granted only in the event that all of the following conditions exist:
A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;

Finding: Complies. According to the applicant, the proposed patio and pathways are located between the building and public right of ways to the north and west. They are solely surface materials and grade level construction and do not include any vertical members or projections that would reduce light, air flow or access to adjacent sites.

B. That the request is the minimum variance that would alleviate the hardship;

Finding: Complies. According to the applicant, the area of development located within slopes in excess of 35% is limited to the pedestrian pathways and patio. Both of these functions are integral and necessary components for the overall use and compatibility of the Abernethy group of venues.

The development of exterior pedestrian circulation systems is critical to the use of the chapel. It is intended to be utilized both independently and in conjunction with the adjacent facilities including the Veiled Garden, Abernethy Center and Abigail's Garden. It is imperative that connections exist between all of these facilities. For example, a direct, convenient pathway between the chapel and the Veiled Garden is necessary to allow a bridal procession to travel from the dressing rooms to the gazebo or for guests at an outdoor ceremony to reach the restrooms.

The section of pedestrian pathway from the patio to John Adams Street is critical to the transfer of equipment, furnishings, food and drink from the Abernethy Center to the chapel. As the chapel contains only a catering kitchen, all food will be prepared at the Abernethy Center and transported on hand carts to the chapel.

The proposed pathway width is six feet. This will match the existing pathway from John Adams Street to the Veiled Gardens. This is the minimum width - based on existing operations and experience - that will safely and comfortably accommodate a bridal procession with two individuals walking side by side. It is also the width required to maneuver large food and service carts that may need to be handled by more than one person.

The patio located off of the lower level banquet room is also an integral part of the anticipated use of the facility. A primary advantage to the use of this facility is the ability to integrate indoor functions (the chapel and banquet room)

with outdoor functions (the Veiled Garden and the patio). From a purely practical perspective, it is crucial to have an outdoor space to accommodate receptions that wish to have an added flow to the outside following the ceremony.

Staff concurs with the applicant's response and finds that the variance is the minimum necessary to alleviate the hardship.

C. Granting the variance will equal or exceed the purpose of the regulation to be modified.

Finding: Complies. According to the applicant, the purpose of the Geologic Hazards overlay is to prevent hazards and mitigate risks associated with geologic hazard areas. The construction of the proposed patio and pathways will create no hazards to people, property or environment. Terraced retaining walls on the east and west ends of the patio will ensure that sections of retained earth are adequately stabilized. These walls will be constructed per code requirements, the recommendations of the Geotechnical Report and engineered details included in the Design Review drawings. The area to the north of the patio will maintain a slope down of approximately 2.5 horizontal: 1 vertical.

Sections of low retaining walls (2.5' – 3.5' high) will occur at the uphill side of the pathway to the garden to stabilize retained earth in this area as required. The pathway to John Adams Street is curved to work with the existing slope and to ensure that both uphill and downhill slopes remain at 2 horizontal: 1 vertical or less. This will also allow us to avoid the existing trees. The running slope of the pathway averages just over 5%, with a maximum of just over 8% for a short section near John Adams Street.

Staff concurs with the applicant's response and finds that granting the variance meets the purposed of the regulation.

D. Any impacts resulting from the adjustment are mitigated;

Finding: Complies. According to the applicant, the impacts of the development on steep slope areas will be mitigated through grading, retaining walls, adherence to the requirements identified in the Geotechnical Report, use of a pervious paving system and landscaping.

As noted in previous items, the patio and pathways have been located and designed to provide minimal impact to the natural grading on the site. Where required, engineered and terraced retaining walls will be constructed to stabilize slopes and all construction will comply with the recommendations found in the Geotechnical Report.

The patio and pathways will be constructed using a pervious paving system, meeting the city requirement to permit partial absorption of stormwater. This will include standard concrete pavers, typically 6 ¼" x 6 ¼" x 2 3/8" in size (Western Interlock Camino Stone or similar), over a sub-base of 3/4" crushed rock with no fines and a base of 1 ½" crushed rock with no fines. Grout joints will be ½" wide and filled with 1/8" angular crushed rock. Existing and new landscaping will be utilized to control and enhance soil stabilization in this area. See Landscape Plan and NROD report for specific planting design.

Staff concurs with the applicant's response. Based on the proposed mitigation, any results resulting from the variance can be mitigated.

E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and

Finding: Complies. According to the applicant, several factors limit the ability to locate the building and associated amenities in any other location on site. These include existing slopes – particularly the extreme slope at the east side of the lot, the location and elevation of the existing parking area to be shared and the boundary of the 100 year flood line.

There is no alternate location option for the patio due to the fact that the banquet room is below grade on three sides. The patio is approximately 870 s.f. and is sized to accommodate a moderate number of patrons at a typical event. The location of the pathway to the public sidewalk was determined based on the proximity to the Abernethy Center. As described in item 4) a) above, this provides the most direct route between the two facilities.

The location of the pathway between the chapel and the Veiled Garden was located to minimize impact on the steep slope in this area. The pathway runs parallel with and at the base of the steep slope in the northeast corner of the site. The section of existing slope upon which the pathway actually occurs is much more level (approximately 23%) than the uphill slope. The pathway was located specifically to reduce the amount of cut required in the natural slope.

Based on the applicant's response, staff concurs that no practicable alternative has been identified which would accomplish the same purpose and not require a variance.

F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied.

Finding: Complies. According to the applicant, as supported in the responses to Items A through E above, the proposed development of a small patio and pedestrian pathways satisfies the intent of the Geologic Hazards overlay zone. The activities proposed to occur within the 35% slope zone will have minimal impact on the slopes and actually remove fill material, thus making it safer overall. The design of these amenities is based on recommendations included in the Geotechnical Report and are substantiated by the findings of the NROD narrative. They present no undue hazard to property, the environment or public health, safety and welfare. Multiple measures – including grading, retaining walls, use of pervious paving and landscaping - will be implemented to ensure that the minimal impact that the development does generate is mitigated. Staff concurs that the proposal is therefore also consistent with the following Oregon City Comprehensive Plan Goals and Policies and the intent of the ordinance being varied.

> *Goal 7.1 Natural Hazards - Protect life and reduce property loss from the destruction associated with natural hazards.*
>
> *Policy 7.1.1 - Limit loss of life and damage to property from natural hazards by regulating or prohibiting development in areas of known or potential hazards.*
>
> *Policy 7.1.8 - Provide standards in City Codes for planning, reviewing, and approving development in areas of potential landslides that will prevent or minimize potential landslides while allowing appropriate development.*

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

Finding: Complies. According to the applicant, per the conclusions of the Geotechnical Report, Section 5, Conclusions, the preliminary design of the proposed development has been reviewed and approved by the Geotechnical engineer.

Upon completion, the permit/construction documents will be reviewed by the same engineer and a letter of conformance submitted to the City Engineer.

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

Finding: Complies. According to the applicant, the need for peer review will be addressed if requested by the City. The City Engineer has not requested that that the geotechnical report be peer reviewed.

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

Finding: Complies. According to the applicant, the Geotechnical Report identifies no potential hazards. The review authority concurs with the proposed development. Removal of some of the historical fill material actually is better for the site when replaced with structural fill certified by the Geotechnical Engineer.

17.47. EROSION AND SEDIMENT CONTROL

17.47.060 - Permit required.
The applicant must obtain an erosion and sediment control permit prior to, or contemporaneous with, the approval of an application for any building, land use or other city-issued permit that may cause visible or measurable erosion.

Finding: Complies with Conditions. In accordance with this section, the applicant provided a preliminary erosion/sedimentation control plan and is responsible for maintaining all erosion and sediment control measures required by this section. Further compliance with this section is reviewed at the time of Construction Plan review and permit issuance by the Building Division. The Applicant meets this standard provided they flag any areas that should not be disturbed by construction equipment and that erosion control measures are properly installed and maintained until the completion of the project and vegetation is established. The applicant provided a standard grading and erosion control plan and details in their civil plan set on sheets C2.0 and C2.1, however the applicant shall revise the erosion control plan for review by the planning division to match the most recent revisions provided by ETC (Exhibit 8). The revised erosion control and tree protection plan shall provide additional details including updated tree protection locations, type of tree protection fences and method of installation in accordance with the standards of OCMC 17.41.130 and 17.47 to assure stream protection control and maximum protection of the water resource area, stability of the stream bank and protected trees. The submitted civil plan sets and tree protection and landscaping plans shall not conflict with one another. No permit for grading or construction activities shall be issued prior to verification by the Planning Division and Public Works Department that the required stream protection and tree protection measures provided in the revised plan have been implemented satisfactorily. **The applicant can assure this standard is met through Condition of Approval 13.**

17.49. NATURAL RESOURCE OVERLAY DISTRICT

The City of Oregon City (the City) has contracted with David Evans and Associates, Inc. (DEA), to review permit applications located within the Natural Resource Overlay District (NROD) and mitigation plans, as applicable, to ensure they meet Oregon City land development code criteria. DEA's findings and recommendations related to the Applicant's

development application (WR 10-04) are provided below. In response to DEA's findings the applicant prepared revised responses, which are also provided below.

17.49.30 Map as Reference

This chapter applies to all development within the Natural Resources Overlay District as shown on the NROD Map, which is a regulatory boundary mapped 10' beyond the required vegetated corridor width specified in section 17.49.110.. The map can only be amended by the City Commission. Verification of the map shall be processed pursuant to Section 17.49.250.

Finding: Complies. The Natural Resources Report (NRP) identifies the existing mapped NROD boundary. This standard is met.

17.49.40 NROD Permit

An NROD permit is required for those uses regulated under Section 17.49.90, Uses Allowed under Prescribed Conditions. An NROD permit shall be processed under the Type II development permit procedure, unless an adjustment of standards pursuant to Section 17.49.200 is requested or the application is being processed in conjunction with a concurrent application or action requiring a Type III or Type IV development permit.

Finding: The NROD review process follows a Type III procedure, since the applicant has requested adjustments pursuant to Section 17.49.200 and the application is being processed in conjunction with a concurrent Type III development permit.

17.49.50 Emergencies

The provisions of this ordinance do not apply to work necessary to protect, repair, maintain, or replace existing structures, utility facilities, roadways, driveways, accessory uses and exterior improvements in response to emergencies. After the emergency has passed, any disturbed native vegetation areas shall be replanted with similar vegetation found in the Oregon City Native Plant List pursuant to the mitigation standards of Section 17.49.180. For purposes of this section emergency shall mean any man-made or natural event or circumstance causing or Threatening loss of life, injury to person or property, and includes, but is not limited to fire, explosion, flood, severe weather, drought, earthquake, volcanic activity, spills or releases of oil or hazardous material, contamination, utility or transportation disruptions, and disease.

Finding: Not applicable. No emergencies have been identified.

17.49.60 Consistency and Relationship to Other Regulations

A. Where the provisions of the NROD are less restrictive or conflict with comparable provisions of the Oregon City Municipal Code, other City requirements, regional, state or federal law, the provisions that are more restrictive shall govern.

B. Compliance with Federal and State Requirements.

a. If the proposed development requires the approval of any other governmental agency, such as the Division of State Lands or the U.S. Army Corps of Engineers, the applicant shall make application for such approval prior to or simultaneously with the submittal of its development application to the City. The planning division shall coordinate City approvals with those of other agencies to the extent necessary and feasible. Any permit issued by the City pursuant to this chapter shall not become valid until other agency approvals have been obtained or those agencies indicate that such approvals are not required.

b. The requirements of this chapter apply only to areas within the NROD and to locally significant wetlands that may be added to the boundary during the course of development review pursuant to Section 17.49.035. If, in the course of a development review, evidence suggests that a property outside the NROD may contain a wetland or other protected water resource, the provisions of this chapter shall not be applied to that development review. However, the omission shall not excuse the applicant from satisfying any state and federal wetland requirements which are otherwise applicable. Those requirements apply in addition to, and apart from the requirements of the City's comprehensive plan and this code.

Finding: Complies. The Applicant does not propose any work below ordinary high water and therefore, does not require approval of the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (USACE). The project proposes no impacts to wetlands or below OHW and so a remove/fill permit is not required.

Prohibited, Exempted and Regulated Uses

17.49.70 Prohibited Uses

Finding: Not applicable. The applicant has not proposed a prohibited use.

17.49.80 Uses Allowed Outright (Exempted)

The following uses are allowed within the NROD and do not require the issuance of an NROD permit:

A. Stream, wetland, riparian, and upland restoration or enhancement projects as authorized by the City.
B. Farming practices as defined in ORS 215.203 and farm uses, excluding buildings and structures, as defined in ORS 215.203.
C. Utility service using a single utility pole or where no more than 100 square feet of ground surface is disturbed outside of the top-of-bank of water bodies and where the disturbed area is restored to the pre-construction conditions.
D. Boundary and topographic surveys leaving no cut scars greater than three inches in diameter on live parts of native plants listed in the Oregon City Native Plant List.
E. Soil tests performed with hand-held equipment, provided that excavations do not exceed a depth of five feet, combined diameters of all excavations do not exceed five feet, and all excavations are refilled with native soil, except as necessary for environmental review.
F. Trails meeting all of the following:
1. Construction shall take place between May 1 and October 30 with hand held equipment;
2. Widths shall not exceed 48 inches and trail grade shall not exceed 20 percent;
3. Construction shall leave no scars greater than three inches in diameter on live parts of native plants;
4. Located no closer than 25 feet to a wetland or the top of banks of water bodies;
5. No impervious surfaces; and
6. No native trees greater than one (1) inch in diameter may be removed or cut, unless replaced with an equal number of native trees of at least 3-inch diameter and planted within 10 feet of the trail.
G. Land divisions provided they meet the following standards, and indicate the following on the final plat:
1. Lots shall have their building sites (or buildable areas) entirely located at least 5 feet from the NROD boundary. For the purpose of this subparagraph, "building site" means an area of at least 3,500 square feet with minimum dimensions of 40 feet wide by 40 feet deep;
2. All public and private utilities (including water lines, sewer lines or drain fields, and stormwater disposal facilities) where none of these utilities are in the NROD;
3. Streets, driveways and parking areas where all pavement shall be located at least 10 feet from the NROD; and
4. The NROD portions of all lots are protected by a conservation easement; or
5. A lot or tract created and dedicated solely for unimproved open space or conservation purposes.
H. Routine repair and maintenance of existing structures, roadways, driveways and utilities.
I. Replacement, additions, alterations and rehabilitation of existing structures, roadways, utilities, etc., where the ground level impervious surface area is not increased.
J. Measures mandated by the City of Oregon City to remove or abate nuisances or hazardous conditions.
K. Planting of native vegetation and the removal of non-native, invasive vegetation (as identified on the Oregon City Native Plant List), and removal of refuse and fill, provided that:
1. All work is done using hand-held equipment;
2. No existing native vegetation is disturbed or removed; and
3. All work occurs outside of wetlands and the tops-of-bank of streams.

Finding: The applicant has proposed the following listed exempt uses for the off-site mitigation plantings adjacent to High School Creek which will include land which is in the public Right-of-Way as part of this application: (A) stream restoration and enhancement, and (K) planting of native vegetation. The applicant has provided revised responses to the DEA report regarding trails , which found several inadequacies in the applicant's initial responses regarding this section. The proposed trails in the application do not meet the criteria required to be an exempt use under (F) 1-6 and therefore, the applicant has provided an updated request for adjustment to the trails criteria pursuant to 17.49.200.

17.49.90 Uses Allowed Under Prescribed Conditions
The following uses within the NROD are subject to the applicable standards listed in Sections 17.49.100 through 17.49.190 pursuant to a Type II process:
A. Alteration to existing structures within the NROD when not exempted by Section 17.49.80, subject to Section 17.49.130.
B. A residence on a highly constrained vacant lot of record that has less than 5,000 square feet of buildable area, with minimum dimensions of 50 feet by 50 feet, remaining outside the NROD portion of the property, subject to the maximum disturbance allowance prescribed in subsection 17.49.120.A.
C. A land division that would create a new lot for an existing residence currently within the NROD, subject to Section 17.49.160.
D. Trails/pedestrian paths when not exempted by Section 17.49.80, subject to Section 17.49.170 (for trails) or Section 17.49.150 (for paved pedestrian paths).
E. New roadways, bridges/creek crossings, utilities or alterations to such facilities when not exempted by Section 17.49.80, subject to Section 17.49.150 (for roads, bridges/creek crossings) or Section 17.49.140 (for utility lines) or Section 17.49.100 (for stormwater detention or pre-treatment facilities).
F. Institutional, Industrial or Commercial development on a vacant lot of record situated in an area designated for such use that has more than 75% of its area covered by the NROD, subject to subsection 17.49.120(B).
G. City, county and state capital improvement projects, including sanitary sewer, water and storm water facilities, water stations, and parks and recreation projects.

Finding: The applicant has proposed the following listed uses allowed under prescribed conditions: (D) non-exempt trails subject to 17.49.170, (E) bridges and creek crossings subject to 17.49.150, and (F), a commercial development on a vacant lot of record situated in an area designated for such use that has more than 75% of its area covered by the NROD, subject to subsection 17.49.120(B).

17.49.100 General Development Standards

The following standards apply to all Uses Allowed under Prescribed Conditions within the NROD with the exception of rights of ways (subject to Section 17.49.150), trails (subject to Section 17.49.170), utility lines (subject to Section 17.49.140), land divisions (subject to Section 17.49.160), and mitigation projects (subject to Section 17.49.180 or 17.49.190):

A. Native trees may be removed only if they occur within 10 feet of any proposed structures or within 5 feet of new driveways or if deemed not wind-safe by a certified arborist. Trees listed on the Oregon City Nuisance Plant List or Prohibited Plant List are exempt from this standard and may be removed. A protective covenant shall be required for any native trees that remain;

Finding: Complies. The Applicant addressed this standard in the revised narrative (Exhibit 8), which requires documentation of distances of the native tree to be removed from the proposed structure or driveway, and whether or not the tree to be removed is native. The provides documentation of which trees to be removed are native and the distances from the proposed structure to meet this standard, or reasons documented by an arborist why they need to be removed.

Applicant's Response: The attached appendix lists trees, shows a map of trees to be removed, their species, and distances from the proposed structures. All trees on this list are either within 10 feet of the building or related structures or within 5 feet of the driveway and parking lot. A separate request for the removal of several trees for other reasons is being made through Code Section 17.41 at the end of this response.

B. The Community Development Director may allow the landscaping requirements of the base zone, other than landscaping required for parking lots, to be met by preserving, restoring and permanently protecting habitat on development sites in the Natural Resource Overlay District.

Finding: Complies. The applicant has proposed to meet all applicable landscaping standards for the parking lot as well as the applicable mitigation standards for the NROD portions of the site.

C. All vegetation planted in the NROD shall be native and listed on the Oregon City Native Plant List;

Finding: Complies with Conditions. The Applicant proposed non-native vegetation within the NROD buffer, which is prohibited. Non-native vegetation would only be permitted in areas outside of the NROD boundary on the southern portion of the property. Plants found on the Oregon City Native Plant List are encouraged, and plants found on the Oregon City Nuisance Plant List are prohibited. Specifically the following plants are proposed which are listed as nuisance or invasive plants: *Vinca minor* (small leaf periwinkle), and *Prunus lusitanica* (Portuguese Laurel). These plants are known invasive species in the Portland metro area and shall be removed from the landscaping plan. **Applicant can meet this standard through Condition of Approval 14.**

Applicant's Response: ETC designed the planting plan for the stream area, and for the mitigation area identified in Figure 12. This including those areas between the north property line to the stream, and a triangular wedge area. ETC's planting plan included only native species. A plant list provided Sunrise Landscaping was also a part of the application materials (see figure 13D on page 37 of the original submission) . Non-native plants on the list will not be used outside of the NROD boundary. ETC has proposed an alternative list of native species to substitute for the ornamentals proposed by Sunrise Landscaping (see the attached Appendix "B").

D. Grading is subject to installation of erosion control measures required by the City of Oregon;

Finding: Complies with Condition. See responses under section 17.47 above.

E. The minimum front, street, or garage setbacks of the base zone may be reduced to any distance between the base zone minimum and zero in order to minimize the disturbance area within the NROD portion of the lot;
F. Any maximum required setback in any zone, such as for multi-family, commercial or institutional development, may be increased to any distance between the maximum and the distance necessary to minimize the disturbance area within the NROD portion of the lot;
G. Fences are allowed only within the disturbance area;
H. Incandescent lights exceeding 200 watts (or other light types exceeding the brightness of a 200 watt incandescent light) shall be placed or shielded so that they do not shine directly into resource areas;

Finding: Complies. No setback adjustments are proposed, no fences are proposed, and the applicant's lighting plan and photometric report indicates that the proposed lighting will not shine directly into the resource area.

I. If development will occur within the 100 yr. floodplain, the FEMA floodplain standards of Chapter 17.42 shall be met; and
J. Mitigation is required, subject to Section 17.49.180 or 17.49.190.

Finding: Complies. The applicant has not proposed development within the floodplain and mitigation has been proposed pursuant to 17.49.190.

17.49.110 Width of Vegetated Corridor

A. Calculation of Vegetated Corridor Width within City Limits. The NROD consists of a vegetated corridor measured from the top of bank or edge of a protected habitat or water feature. The minimum required width is the amount of buffer required on each side of a stream, or on all sides of a feature if non-linear. The width of the vegetated corridor necessary to adequately protect the habitat or water feature is specified in Table 17.49.110.

Table 17.49.110

Protected Feature Type (See Definitions)	*Anadromous Fish-bearing Stream*	*All Other Features*			
		Intermittent Stream < 25%, drains < 100 acres	*All Other Streams (Intermittent or Perennial)*		*Delineated Wetland*
Minimum Required Width	*200'*	*15'*	*50'*	*200'*	*50'*
Slope Adjacent to Feature	*Any*	*< 25 %*	*> 25 % for less than 150 feet (see Note 2)*	*> 25 % for 150 feet or more (see Note 2)*	*Any*
Starting Point for Measurements from Feature	*Top of Bank*	*Top of Bank*	*Top of Bank*	*Top of bank to break in > 25 % slope (See Note 3) + 50'*	*Delineated Edge of Title 3 Wetland*
Maximum Disturbance Allowance	*See Section 17.49.120*				
Mitigation Requirements	*See Section17.49.180 or 17.49.190*				

Notes:

1. *Vegetated corridors in excess of fifty feet apply on steep slopes only in the uphill direction from the protected water feature.*
2. *Where the protected water feature is confined by a ravine or gully, the top of the ravine is the break in the ≥ 25 percent slope.*

B. Habitat Areas within City Parks. For habitat and water features identified by Metro as regionally significant which are located within city parks, the NROD Boundary shall correspond to the Metro Regionally Significant Habitat Map.
C. Habitat Areas outside city limit / within UGB. For habitat and water features identified by Metro as regionally significant which are located outside of the city limits as of the date of adoption of this ordinance, the minimum corridor width from any non-anadramous fish bearing stream or wetland shall be fifty feet (50').

Finding: Complies. The applicant's Natural Resource Report (NRP) correctly identifies the width of the vegetated corridor associated with High School Creek based on the following analysis results:

- High School Creek is not likely an anadromous fish bearing stream because the existing culvert connecting High School Creek to Abernethy Creek is above ordinary high water and fish would need to travel approximately 600 feet from Abernethy Creek through an underground culvert to access the project area;
- ODFW fish distribution maps show no usage of High School Creek by anadromous fish; and
- Topographic analysis shows that the length of grades greater than 25 percent is less than 150 feet.

Based on these results, Table 17.49.110 requires a 50-foot buffer from the top of the ravine. The NRP has mapped this buffer boundary (See NRP Figure 3) and shows the impact to the NROD buffer from the proposed development (NRP Figure 9). David Evans and Associates concurs with this boundary delineation. The Applicant does not propose any work below ordinary high water and therefore, does not require approval of the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (USACE). The project proposes no impacts to wetlands or below OHW and so a remove/fill permit is not required.

17.49.120 Maximum Disturbance Allowance for Highly Constrained Lots of Record

In addition to the General Development Standards of Section 17.49.100, the following standards apply to a vacant lot of record that is highly constrained by the NROD, per subsections 17.49.90(B) and 17.49.90(F):

A. Standard for Residential Development. In the NROD where the underlying zone district is zoned Residential (R-10, R-8, R-6, R-5, R-3.5): the maximum disturbance area allowed for new residential development within the NROD area of the lot is 2,500 square feet.

B. Standard for all developments not located in R-10, R-8, R-6, R-5, and R-3.5. For all other underlying zone districts, including R-2 multifamily, the maximum disturbance area allowed for a vacant, constrained lot of record development within the NROD is that square footage which when added to the square footage of the lot lying outside the NROD portion equals 25% of the total lot area.

[1] Lots that are entirely covered by the NROD will be allowed to develop 25% of their area.

[1] Note: This can be determined by (1) Multiplying the total square footage of the lot by .25; (2) Subtracting from that amount the square footage of the lot that is located outside the NROD; (3) The result is the maximum square footage of disturbance to be allowed in the NROD portion of the lot. If the result is < or = to 0, no disturbance is permitted and the building shall be located outside of the boundary.

Finding: The disturbance area calculation prescribed in this code section requires some discretion and therefore the applicant has correctly requested an adjustment to the standard pursuant to 17.49.200 below.

C. In all areas of Oregon City, the disturbance area of a vacant, highly constrained lot of record within the NROD shall be set back at least 100 feet from the top of bank on Abernethy Creek, Newell Creek, or Livesay Creek or 50 feet from the top of bank of any tributary of the afore-mentioned Creeks, other water body, or from the delineated edge of a wetland located within the NROD area.

Finding: The applicant has requested an adjustment to this section under 17.49.200 below. 17.49.120(C) requires that development be set back 50 feet from the top bank. The applicant has proposed a pathway closer than 50'.

17.49.130 Existing Development Standards

Finding: Not applicable. The application is for a vacant parcel of land.

17.49.140 Standards for Utility Lines

Finding: Not applicable. The application does not include utility lines.

17.49.150 Standards for Rights of Ways

Finding: Complies with Conditions. The applicant did not respond to this section. The application includes a request to place a pedestrian pathway and bridge across High School Creek within non-vacated public right-of-way of 14th Street between John Adams Street and Madison Street. Permission to permanently encroach in the public ROW requires approval of the City Commission by resolution based on a separate recommendation from city staff. Compliance with the NROD standards will need to be addressed by the applicant in further detail, however staff has provided preliminary findings for the Planning Commission's consideration and subsequent review by the City Commission

below. The Applicant shall provide documentation and fees necessary to process a “Permanent Obstruction in the Right-of-Way” permit per OCMC 12.04.120 A. and a "Hold Harmless Agreement" through Public Works and the City Commission. **Applicant can meet this standard through Condition of Approval 9.**

The following standards apply to public rights of way within the NROD, including roads, bridges/stream crossings and pedestrian paths with impervious surfaces:

A. Stream crossings shall be limited to the minimum number necessary to ensure safe and convenient pedestrian, bicycle and vehicle connectivity, and shall cross the stream at an angle as close to perpendicular to the stream channel as practicable. Bridges shall be used instead of culverts wherever practicable.

Finding: Complies. The application includes one stream crossing with a bridge approximately 32 feet long and 6 feet wide (192 square feet). The bridge crosses the creek at an angle slightly less than perpendicular but which avoids in-stream impacts.

B. Where the right-of-way crosses a stream the crossing shall be by bridge or a bottomless culvert;

Finding: Complies. The crossing is by a bridge approximately 32 feet long and 6 feet wide (192 square feet). The bridge crosses the creek at an angle slightly less than perpendicular but which avoids in-stream impacts.

C. No fill or excavation shall occur within the ordinary high water mark of a stream;

Finding: Complies. The Applicant does not propose any work below ordinary high water and therefore, does not require approval of the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (USACE). The project proposes no impacts to wetlands or below OHW and so a remove/fill permit is not required.

D. If the Oregon Department of State Lands (DSL) has jurisdiction over any work that requires excavation or fill in a wetland, required permits or authorization shall be obtained from DSL prior to release of a grading permit;

Finding: Not applicable. No locally designated wetlands or jurisdictional wetlands are impacted.

E. Any work that will take place within the banks of a stream shall be conducted between June 1 and August 31, or shall be approved by the Oregon Department of Fish and Wildlife; and

Finding: Not applicable. No in-stream work is proposed other than stream restoration plantings, an allowed use.

F. Mitigation is required, subject to Section 17.49.180 or 17.49.190.

Finding: Complies. See section 17.49.180 and 190 below. The proposed mitigation is discussed in ETC's report beginning on page 13. The enhancement area totals 14,960 square feet, and this exceeds the required 2:1 ratio by 1,716 square feet.

17.49.155 Standards for Stormwater Facilities

Finding: Not applicable. No stormwater facilities are proposed.

17.49.160 Standards for Land Divisions

Finding: Not applicable. No land division is proposed.

17.49.170 Standards for Trails

The following standards apply to trails within the NROD:

A. All trails that are not exempt pursuant to Section 17.49.76(F), shall be setback at least 50 feet from the tops of banks of streams or the delineated boundary of a wetland, except as designated in the Oregon City Parks, Open Space and Trails Master Plans; and

The Abernethy Chapel has two planned pathways on the north and west sides of the building. One pathway connects the public sidewalk at John Adams to the patio area at the lower level of the new Chapel. The pathway will be 72" wide and is made from landscape pavers with open graded gravel und~r it

to allow water to drain through them. This walk way is used primarily for bringing prepared food from the central kitchen located at 14th and John Adams, to the lower level of the Chapel. This pathway will also be used as a pedestrian egress pathway from the Chapel patio. The second pathway will connect the east end of the Chapel patio to the Veiled Garden which is located to the north and east and will include a new pedestrian footbridge over high school creek. This path will also 72" wide and will be used to connect the wedding party dressing rooms, located in the chapel, to the Veiled Garden ceremony site. This pathway also provides restroom access for the guests of the Veiled Garden during events. This pathway will be constructed from landscape pavers with open graded gravel under it to allow water to drain through them. These pathways will provide access and egress for materials, personnel, and guests during the times in which these two facilities are in use. They are vital to the operation and maintenance of the Chapel and the Veiled Garden and will minimize foot traffic to or through the landscape areas.

The proposed walking paths are required by the applicant's proposed use of the facility. This use requires that the paths provide access from the lower level of the chapel to the veil garden which is on the opposite side of High School Creek. This path needs to accommodate persons of all ages and persons with disabilities. It is anticipated that elderly persons may use the path with the assistance of one or two other persons, requiring a path wider than 48".

It also needs to accommodate persons wearing formal attire and newly married couples walking side by side. The west path will also be used to wheel catered food into the lower level of the chapel, and so needs to accommodate wheeled carts.

A 72" wide foot path is proposed, constructed of pavers with a pervious underlayment of open graded crushed rock or an approved equal. A 48" path was considered but determined inadequate due to the need to accommodate wheeled food carts, disabled persons, and persons wearing formal attire. The pathway is designed to avoid impacts to trees.

Finding: the applicant has requested an adjustment to this standard pursuant to 17.49.200 below. The proposed trail would be located between 0' – 30' from the top of bank of the stream. The Applicant is proposing to develop a trail and bridge within the NROD boundary, which must also meet NROD standards. As almost the entire project is within the NROD boundary, it is not possible to construct a trail outside of the NROD boundary. David Evans and Associates found that the location of the path does not appear to pose significant impact to the NROD boundary provided adequate erosion control measures are employed during construction and until new vegetation is established. Erosion control best management practices should be employed to minimize any impact to the stream from construction and until the new vegetation is established, particularly in areas where grades are steep.

Applicant's Response: "We concur with DEA's comments. Mitigation is included for the trail. A variance for the trails width, and encroachment on the 50' stream setback requirement is discussed in the "Adjustment from standards (for the trails)" section.

B. Mitigation is required, subject to Section 17.49.180 or 17.49.190.

Finding: Complies. See section 17.49.180 and 190 below.

17.49.180 Mitigation Standards

The following standards (or the alternative standards of Section 17.49.190) apply to required mitigation:

A. Mitigation shall occur at a 2:1 ratio of mitigation area to proposed disturbance area;

B. Mitigation shall occur on the site where the disturbance occurs, except as follows:

1. The mitigation is required for disturbance associated with a right-of-way or utility in the right-of-way;

2. The mitigation shall occur first on the same stream tributary, secondly in the Abernethy, Newell or Livesay Creek or a tributary thereof, or thirdly as close to the impact area as possible within the NROD; and

3. An easement that allows access to the mitigation site for monitoring and maintenance shall be provided as part of the mitigation plan.

C. Mitigation shall occur within the NROD area of a site unless it is demonstrated that this is not feasible because of a lack of available and appropriate area. In such cases, the proposed mitigation area shall be contiguous to the existing NROD area so the NROD boundary can be easily extended in the future to include the new resource site.

D. Invasive and nuisance vegetation shall be removed within the mitigation area;

E. Required Mitigation Planting. An applicant shall meet Mitigation Planting Option 1 or 2 below, whichever option results in more tree plantings, except that where the disturbance area is one acre or more, Mitigation Option 2 shall be required. All trees, shrubs and ground cover shall be selected from the Oregon City Native Plant List.

NOTE: Applications on sites where no trees are present or which are predominantly covered with invasive species shall be required to mitigate the site, remove the invasive species and plant trees and native plants pursuant to Option 2.

1. Mitigation Planting Option 1.

a. Option 1 - Planting Quantity. This option requires mitigation planting based on the number and size of trees that are removed from the site pursuant to Table 17.49.180(E)(1)(a). Conifers shall be replaced with conifers. Bare ground shall be planted or seeded with native grasses and ground cover species.

Table 17.49.180(E)(1)(a) – Required Planting Option 1

Size of Tree to be Removed (DBH)	*Number of Trees and Shrubs to be Replanted*
6 to 12"	*2 trees and 3 shrubs*
13 to 18"	*3 trees and 6 shrubs*
19 to 24"	*5 trees and 12 shrubs*
25 to 30"	*7 trees and 18 shrubs*
Over 30"	*rees and 30 shrubs*

b.Option 1 - Plant Size. Replacement trees shall be at least one-half inch in caliper on average, measured at 6 inches above the ground level for field grown trees or above the soil line for container grown trees. Oak, madrone, ash or alder may be one gallon size. Conifers shall be a minimum of six (6') in height. Shrubs must be in at least 1-gallon container size or the equivalent in ball and burlap, and shall be at least 12 inches in height at the time of planting. All other species shall be a minimum of four-inch pots;

c.Option 1 - Plant Spacing. Except for the outer edges of mitigation areas, trees and shrubs shall be planted in a non-linear fashion. Plant spacing for new species shall be measured from the driplines of existing trees when present. Trees shall be planted on average between 8 and 12 feet on center, and shrubs shall be planted on average between 4 and 5 feet on center, or clustered in single species groups of no more than four (4) plants, with each cluster planted on average between 8 and 10 feet on center.

d. Option 1 - Mulching and Irrigation. Mulch new plantings a minimum of three inches in depth and 18 inches in diamters. Water new plantings one inch per week from June 30th to September 15th, for the three years following planting.

e.Option 1 – Plant Diversity. Shrubs shall consist of at least two (2) different species. If 10 trees or more are planted, no more than one-half of the trees may be of the same genus.

2. Mitigation Planting Option 2.

a.Option 2 - Planting Quantity. In this option the required number of plantings is calculated based on the size of the disturbance area within the NROD. The ratio of native trees and shrubs to be planted is 820 trees and 820 shrubs per acre for every acre of HCA disturbance. This amount shall be adjusted for smaller disturbance areas. For example, 410 trees and 410 shrubs shall be planted per acre for every half-acre of HCA disturbance. Bare ground shall be planted or seeded with native grasses and ground cover species.

b. Option 2 - Plant Size. Plantings may vary in size dependent on whether they are live cuttings, bare root stock or container stock, however, no initials plantings may be shorter than 12 inches in height.

c. Option 2 - Plant Spacing. Trees shall be planted at average intervals of seven (7) feet on center. Shrubs may be planted in single-species groups of no more than four (4) plants, with clusters planted on average between 8 and 10 feet on center.

d. Option 2 – Mulching and Irrigation shall be applied in the amounts necessary to ensure 80% survival at the end of the required 5-year monitoring period.

e. Option 2 – Plant Diversity. Shrubs shall consist of at least three (3) different species. If 20 trees or more are planted, no more than one-third of the trees may be of the same genus.

An alternative planting plan using native plants may be approved in order to create a new wetland area, if it is part of a wetlands mitigation plan that has been approved by the DSL or the U.S. Army Corps of Engineers (USACE) in conjunction with a wetland joint removal/fill permit application.

F. Monitoring and Maintenance. *The mitigation plan shall provide for a 5-year monitoring and maintenance plan with annual reports in a form approved by the Director of Community Development. Monitoring of the mitigation site is the on-going responsibility of the property owner, assign, or designee, who shall submit said annual report to the City's Planning Division, documenting plant survival rates of shrubs and trees on the mitigation site. Photographs shall accompany the report that indicate the progress of the mitigation. A minimum of 80% survival of trees and shrubs of those species planted is required at the end of the 5-year maintenance and monitoring period. Any invasive species shall be removed and plants that die shall be replaced in kind. Bare spots and*

areas of invasive vegetation larger than ten (10) square feet that remain at the end the 5 year monitoring period shall be replanted or reseeded with native grasses and ground cover species.

G. Covenant or Conservation Easement. *Applicant shall record a restrictive covenant or conservation easement, in a form provided by the City, requiring the owners and assigns of properties subject to this section to comply with the applicable mitigation requirements of this section. Said covenant shall run with the land, and permit the City to complete mitigation work in the event of default by the responsible party. Costs borne by the City for such mitigation shall be borne by the owner.*

H. Financial Guarantee. *A financial guarantee for establishment of the mitigation area, in a form approved by the City, shall be submitted before development within the NROD disturbance area commences. The City will release the guarantee at the end of the five-year monitoring period, or before, upon it's determination that the mitigation plan has been satisfactorily implemented pursuant to this section.*

Finding: The Applicant has elected to pursue development of the mitigation plan under 17.49.190, Alternative Mitigation Standards, described below.

17.49.190 Alternative Mitigation Standards

In lieu of the above mitigation standards of Section 17.49.180, the following standards may be used. Compliance with these standards shall be demonstrated in a mitigation plan report prepared by an environmental professional with experience and academic credentials in one or more natural resource areas such as ecology, wildlife biology, botany, hydrology or forestry. At the applicant's expense, the City may require the report to be reviewed by an environmental consultant.

A. The proposed mitigation shall occur at a minimum 2:1 ratio of mitigation area to proposed disturbance area;

Finding: Complies with Conditions. According to David Evans and Associates, the Applicant's mitigation plan addresses impacts within the waterway. Impacts to the NROD buffer include approximately 7,000 square feet of encroachment; the Applicant proposes providing approximately 14,960 square feet of mitigation area, which meets the minimum mitigation ratio of 2:1 as identified in 17.49.190(A), although the City should confirm that the project plans correspond with the NRP (the submitted Natural Resource Report) for the recommended additional mitigation along the riparian area. The design review plan set appears to implement the NRP report recommendations, but there is no direct comparison between the NRP and the plan set of the area to be mitigated to confirm that the recommendations from the NRP to revegetate down the stream edge is carried forward in the plan set (see NRP Figure 11).

Applicant's Response: "We concur, except for the minor differences in area calculations previously discussed. The impacts to the NROD buffer total 6,622 sq. ft, requiring a 2:1 mitigation of 13,244 sqft. Our proposed mitigation is 14,960 sqft, exceeding the required 2:1 ratio by 1,716 sq. ft."

Staff finds that the applicant has proposed adequate mitigation to meet the standard.

B. The proposed mitigation shall result in a significant improvement of at least one functional value listed in section 17.49.10, as determined by a qualified environmental professional;

Finding: Complies. In order to meet this standard the application must significantly improve at least one of the following functional values listed in 17.49.10:

A. Protect and restore streams and riparian areas for their ecologic functions and as an open space amenity for the community.

B. Protect floodplains and wetlands, and restore them for improved hydrology, flood protection, aquifer recharge, and habitat functions.

C. Protect upland habitats, and enhance connections between upland and riparian habitat.

D. Maintain and enhance water quality and control erosion and sedimentation through the revegetation of disturbed sites and by placing limits on construction, impervious surfaces, and pollutant discharges.

E. Conserve scenic, recreational, and educational values of significant natural resources.

The Applicant's calculation of the mitigation area requires that it remove existing invasive species between the toe of the slope and the ordinary high water line of High School Creek. DEA agrees that removing invasive species down to the ordinary high water line will reduce the potential for reintroducing invasive species to new replanted areas in the vicinity of the chapel. Therefore, standard 17.49.190(B) is met.

C. There shall be no detrimental impact on resources and functional values in the area designated to be left undisturbed;

Finding: Complies with Condition. 17.49.190(C) requires that there will be no detrimental impacts to areas left undisturbed. The Applicant meets this standard provided they flag any areas that should not be disturbed by construction equipment and that erosion control measures are properly installed and maintained until the completion of the project and vegetation is established. The applicant provided a standard grading and erosion control plan and details in their civil plan set on sheets C2.0 and C2.1, however the applicant shall revise the erosion control plan for review by the planning division to match the most recent revisions provided by ETC (Exhibit 8). The revised erosion control and tree protection plan shall provide additional details including updated tree protection locations, type of tree protection fences and method of installation in accordance with the standards of OCMC 17.41.130 and 17.47 to assure stream protection control and maximum protection of the water resource area, stability of the stream bank and protected trees. The submitted civil plan sets and tree protection and landscaping plans shall not conflict with one another. No permit for grading or construction activities shall be issued prior to verification by the Planning Division and Public Works Department that the required stream protection and tree protection measures provided in the revised plan have been implemented satisfactorily. **The applicant can assure this standard is met through Condition of Approval 11-13.**

D. Where the proposed mitigation includes alteration or replacement of development in a stream channel, wetland, or other water body, there shall be no detrimental impact related to the migration, rearing, feeding or spawning of fish;

Finding: Not applicable. The Applicant does not propose any work within High School Creek.

E. Mitigation shall occur on the site of the disturbance to the extent practicable. If the proposed mitigation cannot practically occur on the site of the disturbance, then the applicant shall possess a legal instrument, such as an easement, sufficient to carryout and ensure the success of the mitigation.

Finding: Complies. 17.49.190(E) requires that mitigation occur for the site of disturbance to the extent practicable. As described above, the Applicant proposes to mitigate onsite and on the adjacent land near High School Creek. The Applicant stated that it will only replace trees that it removes from land adjacent to the Applicant's property. The Applicant did not provide documentation in the initial application how the area will be maintained or who the responsible party will be for monitoring the mitigation area.

Applicant's response: "The applicant who owns the property will maintain the property and all proposed mitigation. The applicant will be using the property as noted in this application as another venue for its Abernethy Center facilities. It will be in the Applicant's interest to maintain the facilities and mitigation as the applicant has vested interest in the long term maintenance of the facilities."

17.49.200 Adjustment from Standards

If a regulated NROD use listed in Section 17.49.90 cannot meet one or more of the applicable NROD standards then an adjustment may be issued if all of the following criteria are met. Compliance with these criteria shall be demonstrated by the applicant in a written report prepared by an environmental professional with experience and academic credentials in one or more natural resource areas such as ecology, wildlife biology, botany, hydrology or forestry. At the applicant's expense, the City may require the report to be reviewed by an environmental consultant. Such requests shall be processed under the Type III development permit procedure. The applicant shall demonstrate:

The applicant requests the following NROD adjustments:

1. Maximum Disturbance Area for a Vacant Lot of Record - OCMC 17.49.120(B) and (C)

A. There are no feasible alternatives for the proposed use or activity to be located outside the NROD area or to be located inside the NROD area and to be designed in a way that will meet all of the applicable NR-SW development standards;

Applicant Response: There are no feasible alternatives that will limit the development area to only the area outside the NROD. Approximately 3,686 sq. ft. of the area outside the NROD is too steep to be developed practically. The project's required parking lot barely fits into the remaining non-NROD area, forcing the Chapel to be built almost entirely in the NROD area.

B. The proposal has fewer adverse impacts on significant resources and resource functions found in the local NROD area than actions that would meet the applicable environmental development standards;

Applicant Response: The project's impacts to wildlife are discussed in ETC's Natural Resources Report beginning on page 11. There will be short term impacts due to the removal of a number of Cottonwoods, in the long term these and an assortment of non-native species will be replaced by a more diverse mix of native species, as so in the long term will provide greater habitat diversity than does currently exists.

C. The proposed use or activity proposes the minimum intrusion into the NROD area that is necessary to meet development objectives;

Applicant Response: The small lot size and the position of the stream between the chapel and the garden make it impossible to meet the objectives of the proposed project without some impact to NROD areas. These impacts are minimized by placing the chapel and paths as far from the stream as possible.

D. Fish and wildlife passage will not be impeded; and

Applicant Response: There are no fish in the stream to be impacted, as the stream is culverted for some 600' downstream of the property, and this pretty much precludes future fish utilization, at least by anadromous species. The proposed arch bridge over the creek will not impact fish passage, and so resident fish species will not be impeded. The applicants have already removed some barb wire fencing from the site and are not proposing to install new fencing and so wildlife passage is not significantly impeded.

E. With the exception of the standard(s) subject to the adjustment request, all other applicable NROD standards can be met.

Applicant Response: The project proposes no other activities requiring an exception under 17.49.200.

Finding: Complies. Based on the city's adopted NROD mapping (Exhibit 3k, sheet 5 of 12), all but 2,230 square feet of the 32,880 square-foot lot (93% of tax lot 2-2E-29CC-08400) falls within the NROD, and thus the lot would meet the criteria for classification as a highly constrained lot of record. Based on the applicant's delineation, which has been reviewed and concurred with by David Evans and Associates, (See Exhibit 4), only 22,919 square feet of the lot (70%) is constrained by the NROD. Regardless of the method of calculation used, the intent of the code is to minimize the impact area within the NROD to the maximum extent practicable and to mitigate for any disturbance accordingly. According to the applicant: "The lot is 137.00' wide and 240.00' long, giving it an approximate area of 32,880 sq ft. of which 22,919 is in the NROD, and 9,961 is outside the NROD. 25% of 32,880 = 8,220 sq. ft, which is less than the 9,961 sq. ft. area outside the NROD. According to this standard no development would be allowed within the NROD without a variance. A variance [adjustment] is therefore requested." The applicant provided a revised calculation indicating that the development footprint within the delineated NROD boundary is **6,622 square feet**. DEA estimated that the proposed impact area is approximately 7,000 square feet, roughly the same amount. Based on the applicant's delineation in the submitted Natural Resource Report and subsequent adjustment request, staff finds that the applicant's calculated

disturbance area of 6,622 square feet is appropriate for determining the amount of the impact area and compliance with the 2:1 mitigation standard in section 17.49.190 below.

David Evans and Associates (DEA) reviewed the initial application for compliance with this section (Exhibit 4). The Applicant is requesting an adjustment because nearly the entire parcel is located within the NROD boundary and there is no feasible alternative for not developing within the NROD boundary. The Applicant appears to meet 17.49.200(A) because there is not an alternative site layout to avoid the NROD and the parcel is an existing lot of record, which permits, to a limited degree, development within the NROD. DEA noted that the Application does not appear to meet 17.49.200(B), since although removal of invasive species and replanting with native plants will provide a benefit, construction of the chapel will require removal of several established trees that provide a significant amount of tree canopy. The applicant responded that there will be short term impacts due to the removal of a number of Cottonwoods, but in the long term these and an assortment of non-native species will be replaced by a more diverse mix of native species, as so in the long term will provide greater habitat diversity than does currently exists. **17.49.200(A-E) all appear to be met for the adjustment to the maximum disturbance area.**

2. Adjustment for Trails

Because the proposed trails exceed the 48" width for an exempt trail and are within 25' of the top of bank of High School Creek, an adjustment from the standards per section 17.49.200 is requested.

A. There are no feasible alternatives for the proposed use or activity to be located outside the NROD area or to be located inside the NROD area and to be designed in a way that will meet all of the applicable NR-SW development standards;

Applicant Response: The proposed use requires walking access from the lower level of the chapel to the Veiled Garden. The East branch of the trail accommodates this need. Because High School Creek lies between these structures, the East path necessarily needs to cross the creek and thus be within 25' of the creek. The West branch trail is kept as far from the creek as possible, which is 25' at its closest point. There will necessarily be some temporary construction impacts within 25'. The path is designed to minimize impacts to the maple trees (#118, #119 and #120).

Although it is possible for guests to walk from the parking lot, onto the public street, and then onto the path to the Veiled Garden, the applicants feel this longer route that also requires wedding participants to use a public street, significantly detracts from the proposed functions of the facility. In addition, as proposed the maximum grade of the pathway will be approximately 8% and the distance from the Veiled Garden to the Chapel will be approximately 170 feet. The alternate pathway using the existing Veiled Garden access from John Adams Street and then the public sidewalk along John Adams to parking area and back to the Chapel will have grades of up to 10% or more in John Adams right-of-way and be approximately 570 feet in distance, a much longer and more difficult walk to the patrons of the Abernethy Center facilities. The alternate route is not feasible or practical for the use intended.

The west branch of the trail provides access to the buildings lower level to the street, which is needed to bring catered food on wheeled carts into the lower level of the building. Access to the lower level is required so that caterers may set up equipment and furnish food and supplies without disturbing ceremonies or events in progress upstairs. Again as catered food, supplies and equipment will be brought over from the Abernethy Center any alternate route avoid the NROD is longer and more difficult and would reduce any impact minimally. Again alternate routes are not feasible or practical for the use intended.

B. The proposal has fewer adverse impacts on significant resources and resource functions found in the local NROD area than actions that would meet the applicable environmental development standards;

Applicant Response: The project's impacts to wildlife are discussed in ETC's Natural Resources Report beginning on page 11. There will be short term impacts due to the removal of a number of Cottonwoods, in the long term these and an assortment of non-native species will be replaced by a more diverse mix of native species, as so in the long term will provide greater habitat diversity than does currently exists.

C. The proposed use or activity proposes the minimum intrusion into the NROD area that is necessary to meet development objectives;

Applicant Response: The small lot size and the position of the stream between the chapel and the garden make it impossible to meet the objectives of the proposed project without some impact to NROD areas. These impacts are minimized by placing the chapel and paths as far from the stream as possible.

D. Fish and wildlife passage will not be impeded; and

Applicant Response: There are no fish in the stream to be impacted, as High School Creek is culverted some 600' downstream of the property, and this prevents future fish utilization, at least by anadromous species. The proposed arch bridge over the creek will not impact fish passage, and so resident fish species (if present) will not be impeded. The applicants have already removed some barb wire fencing from the site and are not proposing to install new fencing and so wildlife passage is not significantly impeded.

E. With the exception of the standard(s) subject to the adjustment request, all other applicable NROD standards can be met.

Applicant Response: A second variance is also requested for section 17.49.120 (maximum disturbance area).

Finding: Complies. 17.49.200(A-E) all appear to be met for the adjustment for the trails. The trail itself will be constructed of pervious paver materials that will allow infiltration into the underlying soil.

17.49.210 Type II Development Permit Application

Unless otherwise directed by the NROD standards, proposed development within the NROD shall be processed as a Type II development permit application. All applications shall include the items required for a complete application by Sections 17.49.220-230, and Section 17.50.080 of the Oregon City Municipal Code as well as a discussion of how the proposal meets all of the applicable NROD development standards 17.49.100-170.

17.49.220 Required Site Plans

Finding: The Applicant has submitted the necessary site plans through its original submittal.

17.49.230 Mitigation Plan Report

A mitigation plan report that accompanies the above mitigation site plan is also required. The report shall be prepared by an environmental professional with experience and academic credentials in one or more natural resource areas such as ecology, wildlife biology, botany, hydrology or forestry. The mitigation plan report shall, at a minimum, discuss:

A. Written responses to each applicable Mitigation Standard 17.49.180 or 17.49.190 indicating how the proposed development complies with the mitigation standards;

B. The resources and functional values to be restored, created, or enhanced through the mitigation plan;

C. Documentation of coordination with appropriate local, regional, state and federal regulatory/resource agencies such as the Oregon Department of State Lands (DSL) and the United States Army Corps of Engineers (USACE);

D. Construction timetables;

E. Monitoring and Maintenance practices pursuant to Section 17.49.230 (F) and a contingency plan for undertaking remedial actions that might be needed to correct unsuccessful mitigation actions during the first 5 years of the mitigation area establishment.

Finding: Complies with Conditions: DEA found that The NRP contains the majority of information required under this criterion, but does not provide evidence of consultation with other regulatory agencies.

17.49.230(C) requires consultation with appropriate state and federal regulatory agencies. As described above, the Applicant has indicated in their responses to the DEA report that they do not propose any work below ordinary high water and therefore, the project does not require approval of the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (USACE). The project proposes no impacts to wetlands or below OHW and so a remove/fill permit is not required.

17.49.230(D) requires a construction timetable. While the Applicant states that it will begin upon City approval of the application and during the next available window of good weather, the applicant should identify the key construction milestones, particularly when vegetation removal and replanting occurs. This is requested to ensure that plants are planted at a time when survival is more likely (or when irrigation is required) and minimizes erosion concerns, particularly in the vicinity of High School Creek.

17.49.230(E) addresses mitigation monitoring. This information will need to be provided. The Applicant states that it will do only what the City requires. The Applicant should provide a detailed monitoring report as a condition of approval.

The applicant clarified in response to DEA's comments that a joint removal/fill permit is not being sought. The applicant shall provide a detailed monitoring report as a condition of approval. **Applicant can meet this standard through Compliance with Condition of Approval 15.**

17.49.240 Density Transfer

Finding: Not Applicable. The applicant has not requested a transfer of density.

17.49.250 Verification of NROD Boundary

Finding: Not Applicable. The applicant has not requested a verification of the NROD boundary.

17.49.265 Corrections to Violations

Finding: Not Applicable. The applicant has not violated any section of the NROD code.

Overall NROD Finding: Complies with Conditions. DEA recommended that the following conditions of approval apply for the project:

1. Personnel hired to remove invasive species must be licensed and trained to use herbicides in the vicinity of water bodies.
2. All undisturbed areas, including remaining trees and their root systems, should be identified and protected from construction damage by flags, fencing, or a combination of both.
3. Provide a detailed erosion control plan.
4. The planting and/or erosion control plan should include the use of native seed mix in areas where ground disturbance will occur, excluding permanent development areas such as the chapel, paths, and parking lot.
5. Provide a single planting plan figure that shows all proposed mitigation planting areas, proposed plantings, existing trees to be removed, and existing trees that will not be removed. Property lines, mitigation boundaries, and ordinary high water line of creek should also be displayed. Figure should include a north arrow and scale bar.

6. Provide a maintenance and monitoring plan for the mitigation area.
7. The Applicant should document any mitigation required by DSL and USACE as part of the removal/fill permit.

The applicant can meet the standards of OCMC 17.49 through Conditions of Approval 11, 13, 14 and 15.

CHAPTER 17.50 ADMINISTRATION AND PROCEDURES

This chapter provides the procedures by which Oregon City reviews and decides upon applications for all permits relating to the use of land authorized by ORS Chapters 92, 197 and 227. These permits include all form of land divisions, land use, limited land use and expedited land division and legislative enactments and amendments to the Oregon City comprehensive plan and Titles 16 and 17 of this Code.

Finding: Complies. This application was reviewed pursuant to the relevant procedures for a Type III Planning Commission review as required by Chapter 17.50, including review of the zoning standards, overlay district requirements, public notice and comment, and recommended conditions of approval. Any appeal, request for reconsideration, or modification of this application shall be processed in accordance with the applicable procedures required by Chapter 17.50.

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

The following decision-making processes chart shall control the City's review of the indicated permits:

C. 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. In the event that any decision is not classified, it shall be treated as a Type III decision. 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(s) 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. 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.

Finding: Complies. The applicant is applying for a Type III review since the application involves a variance concurrently with the site plan and design review and natural resource applications. Since the application includes a variance request the entire application is processed pursuant to the Type III review process.

17.50.050 - Preapplication conference and neighborhood meeting.

Finding: Complies. The applicant attended a formal pre-application conference PA 10-05 with the Planning Division staff on March 17th, 2010. The applicant presented the project formally to the McLoughlin Neighborhood Association (MNA) in 2008 (Exhibit 7), and the MNA acknowledged that applicant notified them that the project would be moving forward in 2010 (Exhibit 7).

17.50.090 - Public notices.

All public notices issued by the city with regard to a land use matter, announcing applications or public hearings of quasi-judicial or legislative actions, shall comply with the requirements of this section.

Notice of Public Hearing on a Type III or IV Quasi-Judicial Application. Notice for all public hearings concerning a quasi-judicial application shall conform to the requirements of this subsection. At least twenty days prior to the hearing, the city shall prepare and send, by first class mail, notice of the hearing to all record owners of property within three hundred feet of the subject property and to any city-recognized neighborhood association whose territory includes the subject property. The city shall also publish the notice in a newspaper of general circulation within the city at least twenty days prior to the hearing.

Finding: Complies. Notice of the public hearing for this application was provided pursuant to this section. Mailed notice within 300' of the project area was sent out on October 8, 2010. Copies of the application were transmitted to the McLoughlin Neighborhood Associations and affected agencies on October 8th, 2010. The notice was published in the

Clackamas Review/Oregon City News 20 days prior to the December 13, 2010 public hearing date. The property was posted with a Land Use Notice sign on October 12th, 2010.

A second land use notice was mailed out on December 14, 2010 to reflect the continued public hearing and the additional information required for the Geologic Hazard and Natural Resource portions of the application.

17.52. OFF STREET PARKING AND LOADING

17.52.010 Number of spaces required.

The construction of a new structure or at the time of enlargement or change in use of an existing structure within any district in the city, off street parking spaces shall be provided in accordance with this section. In the event several uses occupy a single structure or parcel of land, the total requirements for off street parking shall be the sum of the requirements of the several uses computed separately. Requirements for types of buildings and uses not specifically listed herein shall be determined by the community development director, based upon the requirements of comparable uses listed. Where calculation in accordance with the following list results in a fractional space, any fraction less than one half shall be disregarded and any fraction of one half or more shall require one space. The required number of parking stalls may be reduced if one or more of the following is met:

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

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

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

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

Finding: Applicable. The applicant has requested a 10% reduction in the required amount of parking pursuant to subsection A of this section since the site is within 1000 feet of Washington Street, a public transit corridor.

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

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

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

Finding: Complies. Upon completion of the parking lot, there will be 22 standard spaces, 18 compact spaces (including existing), and 3 ADA accessible spaces totaling 55 spaces (43 on-site and 12 on-street). According to the applicant;

The parking area will accommodate parking for both the chapel and the existing office. The office use of the parking area will occur Monday through Friday, roughly from 8:00 am to 5:00 pm. The primary chapel use will occur on weekends with some weekday evening use. The use of the chapel facility during weekday hours will be very limited and any use during this time would likely be for small capacity events.

Parking Summary:

Use:	Area:	Parking Ratio:	Parking Required:
Existing Office	5,942 sf	2.7 : 1000 sf GLA	16*
Chapel	3,234 sf	.25 per Seat (188 seats)	47
Mezzanine	502 sf	.25 per Seat (36 seats)	9
Banquet Hall / Ancillary Spaces	3,361 s.f.	---	---**

Parking Required:	56 spaces
10% Transit Reduction:	*(5.6)*
Net Parking Required:	50.4 spaces
(35% Compact Allowance):	*17.6 (18)*
On-site Parking Provided:	43 spaces
(22 standard, 18 compact, 3 hc)	
On-street Parking Provided:	12 spaces
Total:	55 spaces

** Not counted with allowable shared parking reduction*
*** Use of the Banquet and Ancillary spaces are subsequent to the chapel use. At no time would there be full usage of these spaces concurrently.*

In addition, parking is supplemented through the use of shared parking arrangements on adjacent lots. Abernethy Center Properties owns multiple properties in the immediate area, upon which there are an additional 167 parking spaces. They have shared parking agreements with Oregon City Family Practice Clinic and the Willamette Falls Community Health Education Center, which can accommodate an additional 133 spaces. A rough calculation by the owners has identified a capacity of close to 100 additional on-street parking spaces in the immediate vicinity. All together, this totals over 440 parking spaces.

Statistically and functionally, it is extremely unlikely that all of the Abernethy event venues would be used simultaneously. For example, a wedding at the Veiled Garden would likely hold the reception at the new chapel or at the Abernethy Center. A large wedding at the chapel would need the capacity of the Abernethy Center for the reception. Based on this, the 440 parking spaces should be sufficient to accommodate the highest use scenario.

The applicant has presented a satisfactory analysis of the proposed shared parking situation that assures that all off-street parking requirements can be met. The applicant has provided a site plan sheet indicating the available off-site parking areas (Exhibit 3b, Sheet A0). Staff concurs that the proposed wedding chapel use during the weekend will not materially overlap with the weekday office parking on the site. Staff concurs that any on-site deficit can be accommodated most logically through the abutting on-street parking on John Adams, but can also easily accommodated through the use of additional shared parking arrangement on adjacent lots under the control of the applicant or through shared parking agreements as explained by the applicant above. The on-street parking abutting the proposed development meets the dimensional requirements for off-street parking credit. Staff concurs that the combination of off-street and on-street parking availability will be sufficient to accommodate a large wedding at the chapel, and very likely would be also be sufficient to accommodate the occasional use of both the Abernethy Center and the Chapel at the same time, although this has not been proposed.

3. Reduction in parking for tree preservation. *The community development director may grant an adjustment to any standard of this provided that the adjustment preserves a regulated tree or grove so that the reduction in the amount of required pavement can help preserve existing healthy trees in an*

undisturbed, natural condition. The amount of reduction can be determined only after taking into consideration any unique site conditions and the impact of the reduction on parking needs for the use, and must be approved by the community development director. This reduction is discretionary and subject to the approval of the community development director.

Finding: **Not applicable.** The applicant has not requested a reduction in the required amount of parking pursuant to this section.

D. On Street Parking.

On street parking for commercial uses shall conform to the following standards:

1. Dimensions. The following constitutes one on street parking space:

a. Parallel parking, each twenty two feet of uninterrupted and available curb;

b. Forty/sixty degree diagonal, each with twelve feet of curb;

c. Ninety degree (perpendicular) parking, each with twelve feet of curb.

2. Location. Parking may be counted toward the minimum standards in the Parking Requirement Table below when it is on the block face abutting the subject land use. An on street parking space must not obstruct a required clear vision area and its must not violate any law or street standard.

3. Public Use Required for Credit. On street parking spaces counted toward meeting the parking requirements of a specific use may not be used exclusively by that use, but shall be available for general public use at all times. Signs or other actions that limit general public use of on street spaces are prohibited.

Finding: Complies. See findings under (C) above.

17.52.020 - Administrative provisions.

A. The provision and maintenance of off street parking and loading spaces are continuing obligations of the property owner.

Finding: Complies. The applicant acknowledges that the provision and maintenance of off street parking and loading are the obligations of the owner.

B. Off street parking for dwellings shall be located on the same lot with the dwelling.

Finding: Not applicable. There are no dwellings associated with the proposed development.

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

Finding: Complies. The applicant has not indicated that off street parking spaces would be used for anything other than for operable passenger automobiles of residents, customers, patrons, and employees. Compliance with this standard is the ongoing responsibility of the property owner.

17.52.030 - Design review.

A. Development of or alterations to existing parking lots shall require site plan review.

Finding: Complies. The application includes site plan review for the parking lot.

B. Access. *Ingress and egress locations on public thoroughfares shall be located in the interests of public traffic safety. Groups of more than four parking spaces shall be so located and served by driveways so that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley. No driveway with a slope of greater than fifteen percent shall be permitted without approval of the city engineer.*

Finding: Complies. The application indicates that the existing driveway off John Adams Street will remain and not be modified significantly. The layout and width of the drive aisles are designed to assure that no vehicle backing movements will occur within a street right-of-way. No driveway slopes greater than 15% are proposed.

C. Surfacing. *Required off street parking spaces and access aisles shall have paved surfaces adequately maintained. The use of pervious asphalt/concrete and alternative designs that reduce storm water runoff and improve water quality pursuant to the city's storm water and low impact development design standards are encouraged.*

Finding: Complies. All off street parking spaces and drive aisles will be paved and adequately maintained.

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

Finding: Complies with Conditions. All drainage will be designed in accordance with City Public Work storm water and grading design standards. **Applicant can assure this standard is met through Condition of Approval 1 and 8.**

E. Dimensional Requirements.

1. Requirements for parking developed at varying angles are according to the table included in this section. A parking space shall not be less than seven feet in height when within a building or structure, and shall have access by an all weather surface to a street or alley. Parking stalls in compliance with the American[s] with Disabilities Act may vary in size in order to comply with the building division requirements. Up to thirty five percent of the minimum required parking may be compact, while the remaining required parking stalls are designed to standard dimensions. The community development director may approve alternative dimensions for parking stalls in excess of the minimum requirement which comply with the intent of this chapter.

2. Alternative parking/landscaping plan. The city understands the physical constraints imposed upon small parking lots and encourages alternative designs for parking lots of less than ten parking stalls. The community development director may approve an alternative parking lot/landscaping plan with variations to the parking angle or space dimensions and landscaping standards for off street parking. The alternative shall be consistent with the intent of this chapter and shall create a safe space for automobiles and pedestrians while retaining landscaping to the quantity and quality found within parking lot landscaping requirements.

PARKING STANDARD

PARKING ANGLE SPACE DIMENSIONS

A Parking Angle		*B Stall Width*	*C Stall to Curb*	*D Aisle Width*	*E Curb Length*	*F Overhang*
0 degrees		*8.5*	*9.0*	*12*	*20*	*0*
30 degrees	*Standard* *Compact*	*9′* *8′*	*17.3′* *14.9′*	*11′* *11′*	*18′* *16′*	
45 degrees	*Standard* *Compact*	*8.5* *8.5*	*19.8′* *17.0′*	*13′* *13′*	*12.7′* *11.3′*	*1.4*
60 degrees	*Standard* *Compact*	*9′* *8′*	*21′* *17.9′*	*18′* *16′*	*10.4′* *9.2′*	*1.7*
90 degrees	*Standard* *Compact*	*9′* *8′*	*19.0′* *16.0′*	*24′* *22′*	*9′* *8′*	*1.5*

All dimensions are to the nearest tenth of a foot

Finding: Complies as proposed. The applicant's revised parking area site plan (Sheet A 1.1, Exhibit 3d) and narrative (Exhibit 3c), indicates that all new parking spaces comply with the dimensional standards of this section. Upon completion of the parking lot, there will be 22 standard spaces, 18 compact spaces (including existing), and 3 ADA accessible spaces totaling 55 spaces (43 on-site and 12 on-street).

17.52.040 Carpool and vanpool parking.

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

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

Finding: Not applicable. The proposed development is for a Wedding Chapel / Banquet Facility and therefore this standard does not apply.

17.52.050 Bicycle parking purpose applicability.

The applicant indicates that the development will incorporate bicycle parking into the design as explained in detail below.

17.52.060 - Bicycle parking standards.

A. Bicycle parking spaces shall be provided for the uses described in Section 17.52.050, in the amounts specified in Table A,. For any use not specifically mentioned in Table A, the bicycle parking requirements shall be the same as the use which, as determined by the community development director is most similar to the use not specifically mentioned. Calculation of the number of bicycle parking spaces required shall be determined in the manner established in Section 17.52.010 for determining automobile parking space requirements.

1. Bicycle parking shall be located on site, in one or more convenient, secure and accessible outdoor and indoor locations close to a main building entrance. The city engineer and the community development director may permit the bicycle parking to be provided within the public right-of-way. If sites have more than one building, bicycle parking shall be distributed as appropriate to serve all buildings. If a building has two or more main building entrances, the review authority may require bicycle parking to be distributed to serve all main building entrances, as it deems appropriate.

2. Bicycle parking areas shall be clearly marked. Outdoor bicycle parking areas shall be visible from on site buildings or the street. Indoor bicycle parking areas shall not require stairs to access the space, except that bicycle parking may be allowed on upper stories within multi story residential structures.

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

1. Bicycle parking areas shall be separated from motor vehicle parking and maneuvering areas and from arterial streets by a barrier or a minimum of five feet. Areas set aside for required bicycle parking shall be clearly marked and reserved for bicycle parking only. If a bicycle parking area is not plainly visible from the street or main building entrance, then a sign must be posted indicating the location of the bicycle parking area.

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

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

D. Bicycle parking facilities shall offer security in the form of either a lockable enclosure in which the bicycle can be stored or a stationary rack to which the bicycle can be locked. All bicycle racks and lockers shall be securely anchored to the ground or to a structure. Bicycle racks shall be designed so that bicycles may be securely locked to them without undue convenience.

Finding: Complies with Conditions. The applicant has shown the required bicycle parking spaces on the site plan but has not provided a detail of the rack. Standards A though D above appear to be met, however the applicant shall provide a detail of the rack for staff review at the time of building plan review to assure that the bicycle parking is securely anchored to the ground in accordance with this section. **The applicant can meet this standard through Condition of Approval 16.**

Three bicycle parking spaces are required and will be located near the secondary building entrance/exit at the southeast corner of the building. The garbage/recycling enclosure will be located in the same area, accessed off of the single vehicular loading space.

17.52.070 Pedestrian access in off street automobile parking areas.

Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and development standards within Section 17.62.050.A.7. of the Oregon City Municipal Code.

Finding: See Section 17.62.050(A)(9).

17.52.090 Parking lot landscaping.

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

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

2. To limit the visual impact of parking lots from sidewalks, streets and particularly from residential areas;

3. To shade and cool parking areas;

4. To reduce air and water pollution;

5. To reduce storm water impacts and improve water quality; and

6. To establish parking lots that are more inviting to pedestrians and bicyclists.

B. Development Standards. Parking lot landscaping is required for all uses, except for single and two family residential dwellings.

In order to provide connectivity between non single family sites, the community development director may approve an interruption in the perimeter parking lot landscaping for a single driveway where the parking lot abuts property designated as multi family, commercial or industrial. Shared driveways and parking aisles that straddle a lot line do not need to meet perimeter landscaping requirements.

Finding: Compliance with the parking lot landscaping standards is detailed below.

1. Perimeter Parking Lot Landscaping and Parking Lot Entryway/Right-of-way Screening.

Parking lots shall include a five foot wide landscaped buffer where the parking lot abuts the right-of-way and/or adjoining properties. The perimeter parking lot area shall include:

a. Trees spaced a maximum of thirty five feet apart (minimum of one tree on either side of the entryway is required). When the parking lot is adjacent to a public right-of-way, the parking lot trees shall be offset from the street trees;

b. Ground cover, such as wild flowers, spaced a maximum of sixteen inches on center covering one hundred percent of the exposed ground within three years. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees; and

c. An evergreen hedge screen of thirty to forty two inches high or shrubs spaced no more than four feet apart on average. The hedge/shrubs shall be parallel to and not nearer than two feet from the right-of-way line. The required screening shall be designed to allow for free access to the site and sidewalk by pedestrians. Visual breaks, no more than five feet in width, shall be provided every thirty feet within evergreen hedges abutting public right-of-ways.

Finding: Complies with Conditions. The applicant provided a revised parking lot area plan (Exhibit 3b) that appears to meet the required number of spaces as well as the dimensional standards for parking spaces. The original landscaping plan was prepared by Darrell Munch, an Oregon Registered Landscape Architect. This submitted landscaping plan meets the tree, ground cover and screening requirements for perimeter landscaping, but does need to be revised to reflect the parking revisions. Since a portion of the parking lot lies in or very close to the Natural Resource Overlay District (NROD), the applicant's revised landscaping plan shall also be prepared by a certified Landscape Architect and designed to be compatible with the native landscaping required for the NROD portion of the site. Plants found on the Oregon City Native Plant List are encouraged, and plants found on the Oregon City Nuisance Plant List are prohibited. Specifically the following plants are proposed which are listed as nuisance or invasive plants: *Vinca minor* (small leaf periwinkle), *Prunus lusitanica* (Portuguese Laurel). These plants are known invasive species in the Portland metro area and shall be removed from the landscaping plan. Additionally, the revised landscaping plan for the parking lot shall be compatible with the street tree planting requirements of Section 12.08. **Applicant can assure this standard is met through Condition of Approval 14.**

2. Parking Area/Building Buffer.

Parking areas shall be separated from the exterior wall of a structure, exclusive of pedestrian entranceways or loading areas, by one of the following:

a. Minimum five foot wide landscaped planter strip (excluding areas for pedestrian connection) abutting either side of a parking lot sidewalk with:

i. Trees spaced a maximum of thirty five feet apart;

ii. Ground cover such as wild flowers, spaced a maximum of sixteen inches on center covering one hundred percent of the exposed ground within three years. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees; and

iii. An evergreen hedge of thirty to forty two inches or shrubs placed no more than four feet apart on average; or

b. Seven foot sidewalks with shade trees spaced a maximum of thirty five feet apart in three foot by five foot tree wells.

Finding: Complies. The applicant has proposed a parking area/building buffer that meets this section.

3. Interior Parking Lot Landscaping.

Surface parking lots shall have a minimum ten percent of the interior of the gross area of the parking lot devoted to landscaping to improve the water quality, reduce stormwater runoff, and provide pavement shade. Interior parking lot landscaping shall not be counted toward the fifteen percent minimum total site landscaping required by Section 17.62.050A.1. Pedestrian walkways or any impervious surface in the landscaped areas are not to be counted in the percentage. Interior parking lot landscaping shall include:

a. A minimum of one tree per six parking spaces.

b. Ground cover, such as wild flowers, spaced a maximum of sixteen inches on center covering one hundred percent of the exposed ground within three years. No bark mulch shall be allowed except under the canopy of shrubs and within two feet of the base of trees.

c. Shrubs spaced no more than four feet apart on average.

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

Finding: Complies. The applicant provided a revised landscaping plan for the parking lot that meets this section. The existing parking area has no interior landscaping. New interior parking lot landscaping will consist of two island planting beds on either end of the internal row of parking spaces and two peninsula planting beds – one along the northern most row of parking spaces and one adjacent to the garbage/recycling area. The total area of new asphalt parking lot is 7,718 s.f. The four new interior landscape beds provide a total of 772 s.f. of landscape area, satisfying the 10% interior landscaping requirement. All interior landscape areas will be planted with trees, evergreen shrubs and groundcover.

4. Alternative parking/landscaping plan.
The city understands the physical constraints imposed upon small parking lots and encourages alternative designs for parking lots of less than ten parking stalls. The community development director may approve an alternative parking lot/landscaping plan with variations to the parking dimensions and landscaping standards for off street parking. The alternative shall be consistent with the intent of this chapter and shall create a safe space for automobiles and pedestrians while retaining landscaping to the quantity and quality found within parking lot landscaping requirements. The landscaping plan shall be prepared by a licensed landscape architect.

Finding: Not applicable. The applicant has not requested approval of an alternative parking/landscaping plan.

5. The landscaping shall be located in defined landscaped areas that are uniformly distributed throughout the parking or loading area.

Finding: Complies. Landscaping proposed is uniformly distributed throughout the parking lot.

6. Parking lot trees shall be a mix of deciduous shade trees and coniferous trees. The trees shall be evenly distributed throughout the parking lot as both interior and perimeter landscaping to provide shade.

Finding: Complies. The applicant has proposed a landscaping plan with deciduous trees and coniferous trees that are evenly distributed throughout the parking lot as both perimeter and interior landscaping to provide shade.

7. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.

Finding: Complies. Landscaping is provided for all areas not used for parking, maneuvering or circulation..

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

Finding: Complies. The applicant Traffic Analysis Letter indicates that the sight distance on John Adams Street is obstructed to the north and south through vegetation that will be removed when street improvements are made. The City's transportation consultant has reviewed the application and determined that there are some traffic sight obstructions due to vegetation that can be pruned to comply with city standards. **The applicant can assure this standard is met through Condition of Approval 17.**

9. Landscaped areas shall include irrigation systems.

Finding: Complies. All landscaped areas will include irrigation systems.

10. All plant materials, including trees, shrubbery and ground cover should be selected for their appropriateness to the site, drought tolerance, year round greenery and coverage and staggered flowering periods. Species found on the Oregon City Native Plant List are strongly encouraged and species found on the Oregon City Nuisance Plant List are prohibited.

Finding: Complies with Conditions. The landscaping plan includes mostly native species and ornamental landscape materials that are appropriate for the site, since the majority of the new lot is located within the Natural Resource Overlay District. Plant materials have been selected appropriately for the private commercial site, and include plants listed on the Oregon City Native Plant List, and species that will provide the required year round greenery and staggered flowering periods. A couple of listed nuisance plants have been identified as discussed earlier, and will need to be removed from the landscaping plan and revised. **The applicant can assure this standard is met through Condition of Approval 14.**

11. Landscaping shall incorporate design standards in accordance with Chapter 13.12, Stormwater Management.

Finding: Complies. To the extent required the proposed landscaping complies with this section. The landscaping within the water resource area is selected from the Oregon City Native Plant list.

12. Required landscaping trees shall be of a minimum two inch minimum caliper size, planted according to American Nurseryman Standards, and selected from the Oregon City Street Tree List;

Finding: Complies with Conditions. All trees proposed on the landscaping plan shall be at least 2" in caliper size and selected from the Oregon City Street Tree List unless otherwise permitted by the NROD standards. **Applicant can assure this standard is met through Condition of Approval 18.**

C. Installation.

1. All landscaping shall be installed according to accepted planting procedures, according to American Nurseryman Standards.

2. The site, soils and proposed irrigation systems shall be appropriate for the healthy and long term maintenance of the proposed plant species.

3. Certificates of occupancy shall not be issued unless the landscaping requirements have been met or other arrangements have been made and approved by the city, such as the posting of a surety.

Finding: Complies. The applicant shall install all landscaping as proposed prior to issuance of a certificate of occupancy.

D. Maintenance.

1. The owner, tenant and their agent, if any, shall be jointly and severally responsible for the maintenance of all landscaping which shall be maintained in good condition so as to present a healthy, neat and orderly appearance and shall be kept free from refuse and debris.

2. All plant growth in interior landscaped areas shall be controlled by pruning, trimming, or otherwise so that:

a. It will not interfere with the maintenance or repair of any public utility;

b. It will not restrict pedestrian or vehicular access; and

c. It will not constitute a traffic hazard due to reduced visibility.

Finding: Complies. The applicant understands the installation and ongoing maintenance obligations of this section. Any violations may be remedied through the city's code compliance process.

17.62. SITE PLAN AND DESIGN REVIEW

17.62.010 Purpose.

The purposes of site plan and design review are to: encourage site planning in advance of construction; protect lives and property from potential adverse impacts of development; consider natural or man made hazards which may impose limitations on development; conserve the city's natural beauty and visual character and minimize adverse impacts of development on the natural environment as much as is reasonably practicable; assure that development is supported with necessary public facilities and services; ensure that structures and other improvements are properly related to their sites and to surrounding sites and structure; and implement the city's comprehensive plan and land use regulations with respect to development standards and policies.

Finding: Complies. The applicant acknowledges the purpose of the site plan and design review process. The proposed development plan will comply with established procedures and standards of this section.

17.62.015 Modifications that will better meet design review requirements.

The review body may consider modification of site related development standards. These modifications are done as part of design review and are not required to go through the variance process pursuant to Section 17.62.020. Adjustments to use related development standards (such as floor area ratios, intensity of use, size of the use, number of units, or concentration of uses) are required to go through the variance process pursuant to Section 17.62.020. Modifications that are denied through design review may be requested as variance through the variance process pursuant to Section 17.62.020. The review body may approve requested modifications if it finds that the applicant has shown that the following approval criteria are met:
A. The modification will result in a development that better meets design guidelines; and
B. The modification meets the intent of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested.

Finding: Not applicable. The applicant has not requested modifications through this section.

17.62.020 – Pre application conference.
Prior to filing for site plan and design review approval, the applicant shall confer with the community development director pursuant to Section 17.50.030. The community development director shall identify and explain the relevant review procedures and standards.

Finding: Complies. See findings under section 17.50.050.

17.62.050 - Standards.
A. All development shall comply with the following standards:
1. Landscaping. A minimum of fifteen percent of the lot area being developed shall be landscaped. Natural landscaping comprised of native species shall be retained to meet the landscaping requirement. All invasive species, such as Himalayan Blackberry and English Ivy shall be removed on site prior to building final. Except as allowed elsewhere in the zoning and land division chapters of this Code, all areas to be credited towards landscaping must be installed with growing plant materials. Pursuant to Chapter 17.49, landscaping requirements within the natural resource overlay district, other than landscaping required for parking lots, may be met by preserving, restoring and permanently protecting native vegetation and habitat on development sites. The landscaping plan shall be prepared by a registered landscape architect and include a mix of vertical (trees and shrubs) and horizontal elements (grass, groundcover, etc.) that within three years will cover one hundred percent of the landscape area. No mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy of shrubs and within two feet of the base of trees. The community development department shall maintain a list of trees, shrubs and vegetation acceptable for landscaping. For properties within the downtown design district, and for major remodeling in all zones subject to this chapter, landscaping shall be required to the extent practicable up to the fifteen percent requirement. Landscaping also shall be visible from public thoroughfares to the extent practicable. Interior shall not be counted toward the fifteen percent minimum.

Finding: Complies with Conditions. The overall site landscaping percentage is approximately 60%, well in excess of the required minimum of 15%. Landscaping areas will be provided surrounding all sides of the parking area and in interior landscape islands. Perimeter landscaping in excess of 23' in width is provided along the John Adams Street frontage. Plantings in this area shall include existing and new trees planted a maximum of 35' apart, evergreen shrubs and groundcover as indicated on the landscape plan. A total of 14'-0" of landscape buffer will occur between the parking area and building, in addition to a six foot wide pedestrian walkway. This area will include flowering trees, evergreen shrubs and groundcover. The NROD portions of the site are proposed to be preserved or landscaped with appropriate native species. The applicant's environmental consultant ETC has provided a revised plan for the NROD area to supplement the initial landscaping plan prepared by Sunrise Landscape Design, Inc. with recommendations for plant species to be used in order to enhance the NROD mitigation (Exhibit 8, Appendix B). The applicant shall provide a revised landscaping plan during construction plan review in accordance with those recommendations that meets the requirements of the NROD alternative mitigation planting requirements detail earlier in this report. The revised landscaping plan shall include the number, species, recommended spacing, irrigation requirements and necessary planting details appropriate to ensure survival of all plantings associated with the project. **Applicant can assure this standard is met through Condition of Approval 14.**

2. Vehicular Access and Connectivity.
a. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.

Finding: Complies. The parking area is located between the Lee Building and the proposed new wedding chapel.

b. Ingress and egress locations on public thoroughfares shall be located in the interest of public safety. Access for emergency services (fire and police) shall be provided.
c. Alleys or vehicular access easements shall be provided in the following Districts: R 2, MUC 1, MUC 2, MUD and NC zones unless other permanent provisions for access to off street parking and loading facilities are approved by the decision maker. The corners of alley intersections shall have a radius of not less than ten feet.

Finding: Complies. The existing driveway will be utilized and is located in the interest of public safety. The off-street parking and loading area access proposed is adequate. Alleys are not practicable and are not required due to the existing parcel configuration and slope and natural resource constraints abutting the site.

d. On corner lots, the driveway(s) shall be located off of the side street (unless the side street is an arterial) and away from the street intersection.

Finding: Not applicable. John Adams is the only street abutting the site.

e. Sites abutting an alley shall be required to gain vehicular access from the alley.

Finding: Not applicable. No alleys are proposed.

f. Where no alley access is available, the development shall be configured to allow only one driveway per frontage. Shared driveways shall be required as needed to accomplish the requirements of this section. The driveway shall be located to one side of the lot and away from the center of the site. The location and design of pedestrian access from the public sidewalk shall be emphasized so as to be clearly visible and distinguishable from the vehicular access to the site. Special landscaping, paving, lighting, and architectural treatments may be required to accomplish this requirement.

Finding: Complies. A single, shared driveway will serve the chapel site and the Lee office building site. This existing driveway is located on the office building parcel, approximately 44' from the shared property line. The primary pedestrian access is roughly 112' to the north of this driveway on the chapel lot. It will be clearly distinguished as a concrete stairway with ornamental railings and landscape areas on either side. An existing concrete pedestrian sidewalk to the Lee office building is located to the south of the existing driveway, separated by approximately 20' of landscape area.

g. Development of large sites (more than two acres) shall be required to provide existing or future connections to adjacent sites through the use of vehicular and pedestrian access easements where applicable.

Finding: Not applicable. The combined site area is 72,745 square feet or 1.67 acres, less than two acres.

h. Parking garage entries (individual, private and shared parking garages) shall not dominate the streetscape. They shall be designed and situated to be ancillary to the use and architecture of the ground floor. This standard applies to both public garages and any individual private garages, whether they front on a street or private interior access road.
i. Buildings containing above grade structured parking shall screen such parking areas with landscaping or landscaped berms, or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area. Upper level parking garages shall use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.

Finding: Not applicable. No parking garages or structures are proposed.

3. Building structures shall be complimentary to the surrounding area. All exterior surfaces shall present a finished appearance. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear façades or decking shall be prohibited.

Finding: Complies. The area surrounding the site of the proposed chapel consists of small to medium size commercial buildings to the north, west and immediate south and residential neighborhoods to the southwest. A significant hillside serves as a barrier between the property and the residential neighborhoods to the east. The scale and massing of the chapel is consistent with that of the buildings nearby. The lower level of the chapel is below grade on three sides, giving it the appearance of a single story structure. Terraced site retaining walls on the northwest corner of the building will

serve to reduce the visibility and impact of the two story façade from the street. The fact that the chapel will be set back from the street approximately 38' will allow for more gradual and natural grading from the sidewalk to the building entrance. The chapel will be finished with wood lap siding and painted white, as would have been typical for a mid 19th century chapel. This will be compatible with the residential buildings as well as the commercial uses to the north (medical office ancillary building), south (professional office building) and northwest (industrial - office). The sides and back of the building will be rendered in the same wood lap siding as the front.

4. Grading shall be in accordance with the requirements of Chapter 15.48 and the public works stormwater and grading design standards.

Finding: Complies. In accordance with this section, a preliminary erosion/sedimentation control plan illustrating location of drainage patterns and drainage courses on and within one hundred feet of the project boundary.

5. Development subject to the requirements of the Geologic Hazard overlay district shall comply with the requirements of that district.

Finding: The site is within the Geologic Hazard overlay district. Compliance with the standards of the overlay distruct is provided under section 17.44 of this report.

6. Drainage shall be provided in accordance with city's drainage master plan, Chapter 13.12, and the public works stormwater and grading design standards.

Finding: Complies with Conditions. The Applicant has provided drainage plans for the building and parking areas. It appears the water quality facility needs to be moved north to capture the building's drainage. **The Applicant can meet this criterion by complying with Condition of Approval 1 and 8.**

7. Parking, including carpool, vanpool and bicycle parking, shall comply with city off street parking standards, Chapter 17.52.

Finding: Compliance with Chapter 17.52 is reviewed earlier in this report.

8. Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and street design standards. Upon application, the community development director may waive this requirement in whole or in part in those locations where there is no probable need, or comparable alternative location provisions for pedestrians are made.

Finding: Complies with Conditions. The full frontage of the property along John Adams Street will be improved to city standards including sidewalks, curbs and gutters and lighting. The Applicant shall make improvements to the ROW of John Adams Street consisting of a curb tight 5-foot sidewalk, curb and gutter, street lights, and street trees behind the sidewalk (street tree covenant required outside the ROW). The applicant shall assure that the street design abutting the development site complies with City standards during civil construction plan review by the Development Services Division. **Applicant can meet this standard through Condition of Approval 6.**

9. A well marked, continuous and protected on site pedestrian circulation system meeting the following standards shall be provided:
a. Pathways between all building entrances and the street are required. Pathways between the street and buildings fronting on the street shall be direct. Exceptions may be allowed by the director where steep slopes or protected natural resources prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.
b. The pedestrian circulation system shall connect all main entrances on the site. For buildings fronting on the street, the sidewalk may be used to meet this standard. Pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required.
c. Elevated external stairways or walkways that provide pedestrian access to multiple dwelling units located above the ground floor of any building are prohibited. The community development director may allow exceptions for external stairways or walkways located in, or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.
d. The pedestrian circulation system shall connect the main entrances of adjacent buildings on the same site.
e. The pedestrian circulation system shall connect the principal building entrance to those of buildings on adjacent commercial and residential sites where practicable. Walkway linkages to adjacent developments shall not be required within industrial developments or to industrial developments or to vacant industrially zoned land.

f. On site pedestrian walkways shall be hard surfaced, well drained and at least five feet wide. Surface material shall contrast visually to adjoining surfaces. When bordering parking spaces other than spaces for parallel parking, pedestrian walkways shall be a minimum of seven feet in width unless curb stops are provided. When the pedestrian circulation system is parallel and adjacent to an auto travel lane, the walkway shall be raised or separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps for each direction of travel. Pedestrian walkways that cross drive isles or other vehicular circulation areas shall utilize a change in textual material or height to alert the driver of the pedestrian crossing area.

Finding: Complies. The pedestrian circulation system complies with this section. Two pedestrian connections from the public sidewalk are proposed on site: a direct and prominent stairway that leads directly to the main chapel doors and a pathway near the northern property boundary that winds up to the chapel patio. In addition, an existing sidewalk connects the office building on the adjacent site to the public sidewalk. This sidewalk is just south of the existing, shared vehicular driveway for both sites and provides direct and relatively level access to this office building. There is only one main building entrance on site. A six foot wide concrete sidewalk connects the main chapel entrance to the secondary entrance/exit near the southeast corner of the building as well as the parking lot, bicycle parking area and garbage/recycling area. Another pathway connects the lower level chapel patio to the public sidewalk and continues on to the proposed footbridge to the Veiled Garden area. The proposed chapel has a pedestrian connection to the Lee office building on the adjacent site to the south via the public sidewalk. Each building has a direct connection to the public sidewalk. As noted above, there is also a pedestrian connection to the Veiled Garden area on the adjacent parcel to the north. The primary site sidewalk will be six feet wide and constructed of concrete. Where the sidewalk runs parallel to the parking area it is a minimum of 6" higher than the paving and separated by approximately nine feet of landscaping. There is a short area near the loading zone and garbage/recycling area where the sidewalk is immediately adjacent to the parking; at this location the sidewalk ramps down to the parking surface and is separated by a six inch curb. The pedestrian pathway that connects the chapel patio to the public sidewalk and Veiled Garden will be rendered in ¼" minus gravel. This surface will be well compacted and maintained to allow positive drainage off of the pathway and to ensure ADA compliance. Pathways within the NROD area of the site are subject to separate requirements as detailed earlier in this staff report.

10. There shall be provided adequate means to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreational facilities, landscaping, fill and excavation areas, screening and fencing, groundcover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency.

Finding: Complies. On site common facilities, including landscape areas, site pathways, garbage/recycling area and parking are readily accessible and shall be maintained by the Owner.

11. Site planning shall conform to the requirements of Oregon City Municipal Code Chapter 17.41—Tree Protection.

Finding: Compliance with Chapter 17.41 is detailed earlier in this staff report.

12. Development shall be planned, designed, constructed and maintained to protect water resources and habitat conservation areas in accordance with the requirements of the city's Natural Resources Overlay District, Chapter 17.49, as applicable.

Finding: See Section 17.49.

13. All development shall maintain continuous compliance with applicable federal, state, and city standards pertaining to air and water quality, odor, heat, glare, noise and vibrations, outdoor storage, radioactive materials, toxic or noxious matter, and electromagnetic interference. Prior to issuance of a building permit, the community development director or building official may require submission of evidence demonstrating compliance with such standards and receipt of necessary permits. The review authority may regulate the hours of construction or operation to minimize adverse impacts on adjoining residences, businesses or neighborhoods. The emission of odorous gases or other matter in such quantity as to be readily detectable at any point beyond the property line of the use creating the odors or matter is prohibited.

Finding: Complies. The proposed development will comply with all applicable laws and standards. No hazardous emissions will result from the proposed use.

14. Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided. The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development. Service providers shall be presumed correct in the evidence, which they submit. All facilities shall be designated to city standards as set out in the city's facility master plans and public works design standards. A development may be required to modify or replace existing off site systems if necessary to provide adequate public facilities. The city may require over sizing of facilities where necessary to meet standards in the city's facility master plan or to allow for the orderly and efficient provision of public facilities and services. Where over sizing is required, the developer may request reimbursement from the city for over sizing based on the city's reimbursement policy and fund availability, or provide for recovery of costs from intervening properties as they develop.

Finding: Complies. There is adequate public water and sanitary sewer facilities sufficient to serve the proposed development. Domestic , fire, and irrigation water lines shall be individual taps on main line in John Adams St. Backflow prevention is required: double checks after domestic and irrigation (RP for irrigation if using chemicals) meters. A double check detector assembly is required on the fireline as proposed. **The Applicant can meet this criterion by complying with Condition of Approval 7.**

15. Adequate right-of-way and improvements to streets, pedestrian ways, bike routes and bikeways, and transit facilities shall be provided and be consistent with the city's transportation master plan and design standards and this title. Consideration shall be given to the need for street widening and other improvements in the area of the proposed development impacted by traffic generated by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, street drainage facilities and other facilities needed because of anticipated vehicular and pedestrian traffic generation.

Finding: Complies with Conditions. See findings under 17.62.050.A.8 above. **Applicant can assure this standard is met through Condition of Approval 6.**

16. If Tri Met, upon review of an application for an industrial, institutional, retail or office development, recommends that a bus stop, bus turnout lane, bus shelter, bus landing pad or transit stop connection be constructed at the time of development, the review authority shall require such improvement, using designs supportive of transit use.

Finding: Complies. The proposed development is not one that will generate any regular or significant transit ridership. Existing transit stops are located on Washington Street at the intersections of 14th St. and 16th St. These stops are one and three blocks away from the site and are easily accessible via public sidewalks along John Adams St., 14th St., 15th St. and Washington Street.

17. All utility lines shall be placed underground.

Finding: Complies. All utility lines will be placed underground within the proposed development.

18. Access and facilities for physically handicapped people shall be incorporated into the site and building design consistent with applicable federal and state requirements, with particular attention to providing continuous, uninterrupted access routes.

Finding: Complies. The site and building will be fully accessible as required by applicable codes and regulations. Two new ADA parking spaces and an access aisle will be provided near the main entry to the chapel to supplement the single ADA parking space serving the existing office. A pathway with slope not to exceed 1:20 will lead from the accessible parking aisle to the main building entrance. Within the building, an elevator will be provided to allow access between the main level chapel and the lower level facilities, including accessible restrooms. Compliance with the Americans with Disabilities Act (ADA) is regulated by the Oregon Structural Specialty Code and is further reviewed by the Oregon City Building Division at the time a building permit is applied for.

19. For a residential development, site layout shall achieve at least eighty percent of the maximum density of the base zone for the net developable area. Net developable area excludes all areas for required right-of-way dedication, land protected from development through Natural Resource or Geologic Hazards protection, and required open space or park dedication.

Finding: Not applicable. The proposed development does not include any residential dwellings.

20. Screening of Mechanical Equipment:
This standard requires screening of all visible roof, wall and ground mounted mechanical equipment.

Finding: Complies. No rooftop mechanical units will be utilized. Mechanical systems for the project will be design-build. Drawings will be submitted to the city for approval at a later date. The potential use of wall mounted equipment will be limited to utility meters and small exhaust outlets. These items will be screened as required pending city review. Mechanical systems for the project will be design-build. Drawings will be submitted to the city for approval at a later date. Ground mounted HVAC units will be utilized and will be located at the back (east) side of the building. These units will be totally screened from the street by the building and further screened from the parking area and pedestrian pathways by solid walls.

21. Building Materials.
a. Preferred building materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the city's desired traditional character are as follows:
[1.] Brick.
[2.] Basalt stone or basalt veneer
[3.] Narrow horizontal wood or composite siding (generally five inches wide or less); wider siding will be considered where there is a historic precedent.
[4.] Board and baton siding.
[5.] Other materials subject to approval by the community development director.
[6.] Plywood with battens or fiber/composite panels with concealed fasteners and contagious aluminum sections at each joint that are either horizontally or vertically aligned.
[7.] Stucco shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

Finding: Complies. The chapel will be sided with nominal 8" drop siding (5 ½" primary exposure with 1 ¼" drop profile). The upper section of the front façade and vestibule will also include board and batt siding. The steeple will have board and batt siding and trim to accent the arch-top window on the front façade, with the bell tower section rendered in shingle siding. All trim, including window trim, corner boards, water table, fascias and miscellaneous trim, will be wood. All siding and trim will be painted white.

b. Prohibited materials. The following materials shall be prohibited in visible locations unless an exception is granted by the community development director based on the integration of the material into the overall design of the structure.
1. Vinyl or plywood siding (including T 111 or similar plywood).
2. Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building façade.
3. Corrugated fiberglass.
4. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).
5. Crushed colored rock/crushed tumbled glass.
6. Non corrugated and highly reflective sheet metal.

Finding: Complies. The design does not propose any of the above materials.

c. Special material standards: The following materials are allowed if they comply with the requirements found below:
1. Concrete block. When used for the front façade of any building, concrete blocks shall be split, rock or ground faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall.
2. Metal siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level).
3. Exterior Insulation and Finish System (EIFS) and similar troweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

Finding: Complies. No exposed concrete block, metal siding or EIFS is proposed. All exterior building siding and trim will be painted white and shall be maintained and repainted on a regular basis.

4. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.

Finding: Complies. The building surfaces will be maintained in a clean condition and painted surfaces will be maintained to prevent or repair peeling, blistered or cracking paint.

22. Conditions of Approval. The review authority may impose such conditions as it deems necessary to ensure compliance with these standards and other applicable review criteria, including standards set out in city overlay districts, the city's master plans, and city public works design standards. Such conditions shall apply as described in Sections 17.50.[2]10, 17.50.[2]20 and 17.50.[2]30. The review authority may require a property owner to sign a waiver of remonstrance against the formation of and participation in a local improvement district where it deems such a waiver necessary to provide needed improvements reasonably related to the impacts created by the proposed development. To ensure compliance with this chapter, the review authority may require an applicant to sign or accept a legal and enforceable covenant, contract, dedication, easement, performance guarantee, or other document, which shall be approved in form by the city attorney.

Finding: The Planning Commission is the review authority. Staff has prepared recommended Conditions of Approval that the Commission may apply, modify or add additional conditions to in order to ensure that the application satisfies the applicable criteria (Exhibit 1).

17.62.055 INSTITUTIONAL AND COMMERCIAL BUILDING STANDARDS.

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

B. Applicability. In addition to Section 17.62.050 requirements, institutional and commercial buildings shall comply with design standards contained in this section.

Finding: In addition to the requirements of Section 17.62.050, commercial buildings are to comply with the standards of this section.

C. Relationship between zoning district design standards and requirements of this section.

1. Building design shall contribute to the uniqueness of the underlying zoning district by applying appropriate materials, elements, features, color range and activity areas tailored specifically to the site and its context.

Finding: Complies. The proposed building design will be compatible with the current diversity of uses in the northern end of the MUD zone. The proposed event center/meeting facility use is particularly compatible with the surrounding event center uses as well as other commercial and retail uses. While the scale and function of the facility is commercial / institutional, the form, proportions and detailing of the building are appropriate to the surrounding small commercial and residential uses. Elements including the steeple, entry vestibule and exterior stair provide a strong pedestrian connection to the street front and adjacent sites.

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

Finding: Not applicable.

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

Finding: Not applicable.

4. With the exception of standards for building orientation and building front setbacks, in the event of a conflict between a design standard in this section and a standard or requirement contained in the underlying zoning district, the standard in the zoning district shall prevail.

Finding: Not applicable.

5. On sites with one hundred feet or more of frontage at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line, unless a greater setback is accepted under the provisions of 17.62.055D. For sites with less than one hundred feet of street frontage, at least fifty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line unless a greater setback is accepted under the provisions of 17.62.055D.

Finding: Complies. Due to the unique circumstances impacting this site including the substantial slopes and flood plain restrictions, it is not feasible to place the building within five feet of the front property line. The building floor elevations mandated by the 100 year flood line place the main floor level roughly 13' above the adjacent street at the midpoint of the property line. The proposed 38' setback to the porch structure will allow for a more gradual slope and a more natural transition between the sidewalk and building. The applicant has proposed an inviting entryway and landscaped area between the street and the building within the expanded setback area that meets the provisions of 17.62.055(D).

D. Relationship of Buildings to Streets and Parking.

1. Buildings shall be placed no farther than five feet from the front property line. A larger front yard setback may be approved through site plan and design review if the setback area incorporates at least one element from the following list for every five feet of increased setback requested:

a. Tables, benches or other approved seating area.

b. Cobbled, patterned or paved stone or enhanced concrete.

c. Pedestrian scale lighting.

d. Sculpture/public art.

e. Fountains/Water feature.

f. At least twenty square feet of landscaping or planter boxes for each tenant façade fronting on the activity area.

g. Outdoor café.

h. Enhanced landscaping additional landscaping.

i. Other elements, as approved by the community development director, that can meet the intent of this section.

Finding: Complies. As noted above, the slope and flood plain restrictions make a 5' property line setback impractical. The front setback will include stone faced stairway walls, a paved pathway to the patio and Veiled Gardens, pedestrian lighting at the main stair and pathway, a paved entry patio, terraced stone planting beds and significant landscaping.

2. The front façade shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

Finding: Complies. In order to achieve a strong pedestrian connection to the street, a direct and prominent stairway is provided leading directly from the public sidewalk to the main building entrance. The building entrance is clearly identified by the single story roof, extended porch cover and architecturally detailed column supports.

3. Entryways. The primary entranceway for each commercial or retail establishment shall face the major street. The entrance may be recessed behind the property line a maximum of five feet unless a larger setback is approved pursuant to Section 17.62.055.D.1 and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined, highly visible and recessed or framed by a sheltering element including at least four of the following elements, listed below:

a. Canopies or porticos;

b. Overhangs;

c. Recesses/projections;

d. Arcades;

e. Raised corniced parapets over the door;

f. Peaked roof forms;

g. Arches;

h. Outdoor patios;
i. Display windows;
j. Architectural details such as tile work and moldings which are integrated into the building structure and design;
k. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
l. Planter boxes and street furniture placed in the right-of-way shall be approved for use according to materials, scale and type.

Finding: Complies. The public entrance to the chapel is directly facing John Adams Street. It is most clearly identified by its location at the center of the symmetrical façade and its alignment in front of the significant and prominent steeple. Other elements helping to mark the entry include the single story vestibule structure, roof overhang with exposed beams and ornamental posts, a change in the siding material and partially glazed entrance doors.

4. Where additional stores will be located in the large retail establishment, each such store shall have at least one exterior customer entrance, which shall conform to the same requirements.

Finding: Not applicable.

5. Trellises, canopies and fabric awnings may project up to five feet into front setbacks and public rights of way, provided that the base is not less than eight feet at the lowest point and no higher than ten feet above the sidewalk. Awnings shall be no longer than a single storefront.

Finding: Not applicable.

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

Finding: Not applicable. The extension of 14th Street at this location is not built and based on input from the city will likely never be constructed; therefore the corner lot guidelines are not applicable.

F. Commercial First Floor Frontage. In order to ensure that the ground floor of structures have adequate height to function efficiently for retail uses, the first floor height to finished ceiling of new infill buildings in the mixed use and neighborhood commercial districts shall be no lower than fourteen feet floor to floor. Where appropriate, the exterior façade at the ceiling level of new structures shall include banding, a change of materials or relief which responds to the cornice lines and window location of existing buildings that abut new structures.

Finding: Complies. The main level (ground floor) is a large open space with a sloped ceiling ranging from 12’ to 30’ in height. There is no second floor, but a small mezzanine will be located at the street (west) side of the building and will have a floor height of 11’-6” above the main level floor. The design of the chapel building is specific to its use as a wedding and event center. There are no abutting structures and with the gabled roof design, banding and cornice trim is not applicable.

G. Variation in Massing.
1. A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings.

Finding: Complies. The apparent mass of the building is diminished through multiple factors including the fact that the lower level is below grade on three sides. In addition, the sloped roof, vertical steeple element, single story entry vestibule and small shed roof at the secondary, main level entry help to break up the overall building mass.

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

Finding: Complies. The height to width ratio of the proposed building on the uphill façade is 1:2.5. This ratio is significantly less on any of the other three elevations and is mitigated by the steeple and front entry massing.

3. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

Finding: Complies. Changes in massing are related to the primary building entrance and the functional bell tower/steeple element.

H. Minimum Wall Articulation.

1. Façades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty feet without including, but not be limited to, at least two of the following:

i. Change in plane,

ii. Change in texture or masonry pattern or color,

iii. Windows, treillage with landscaping appropriate for establishment on a trellis.

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

Finding: Complies. The total length of the longest side of the building is 91'-6". The plane of the façade is broken at both the front and back by the main entrance and the rear window bay. The steeple creates an additional plane, projecting above the main roof line. The south façade contains large, vertically proportioned windows at 12' on center along with a secondary entry door with a small shed dormer projecting from the wall. The north façade has the same window pattern on the main level as well as three double French doors with transoms and a recessed entry door at the lower level.

2. Façades greater than one hundred feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the façade and extending at least twenty percent of the length of the façade. No uninterrupted length of any façade shall exceed one hundred horizontal feet.

Finding: Not applicable.

3. Ground floor façades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty percent of their horizontal length.

Finding: Complies. The street front elevation has a total width of 40'. The entry vestibule and covered entrance has a width of 18' measured from overhang to overhang. Front windows add six feet for a total of 24' or 60% of the overall building width.

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

a. Color change;

b. Texture change;

c. Material module change.

5. Façades shall have an expression of architectural or structural bays through a change in plane no less than twelve inches in width, such as an offset, reveal or projecting rib.

6. Façades shall have at least one of elements subsections H.4. or 5. of this section repeat horizontally. All elements shall repeat at intervals of no more than thirty feet, either horizontally or vertically.

Finding: Complies. The most notable patterning on the building facades is that of the windows which run the length of the north and south elevations. The front elevation also has a pattern of changing materials with the use of board and batt siding in the upper gable end and at the entry doors and shingle siding high in the steeple. The primary windows of the chapel will provide relief and patterning on the facades. Including the wood trim that will wrap the windows, the overall size of the window elements is 3'-6" wide by 9'-0" high. These windows run nearly from the base of the siding to the line of the fascia and serve to break down the façade to smaller sections. The large, vertical windows on the sides of the chapel are repeated at 12'-0" on center.

I. Façade Transparency.

1. Transparent windows or doors facing the street are required. The main front elevation shall provide at least sixty percent windows or transparency at the pedestrian level. Façades on corner lots shall provide at least sixty percent windows or transparency on all corner side façades. All other side elevations shall provide at least thirty percent transparency. The transparency is measured in lineal fashion. For example, a one hundred foot long building elevation shall have at least sixty feet (sixty percent of one hundred feet) of transparency in length. Reflective, glazed, mirrored or tinted glass is limited to ten percent of the lineal footage of windows on the street facing façade. Highly reflective or glare producing glass with a reflective factor of one quarter or greater is prohibited on all building façades. Any glazing materials shall have a maximum fifteen percent outside visual light reflectivity value. No exception shall be made for reflective glass styles that appear transparent when internally illuminated.

Finding: The applicant has requested a variance to this standard. See response to 17.60.030 Variances.

2. Side or rear walls that face walkways may include false windows and door openings only when actual doors and windows are not feasible because of the nature of the use of the interior use of the building. False windows located within twenty feet of a right-of-way shall be utilized as display windows with a minimum display depth of thirty six inches.

Finding: Not applicable.

J. Roof Treatments.

1. All façades shall have a recognizable "top" consisting of, but not limited to:

a. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials; or

b. Sloping roof with overhangs and brackets; or

c. Stepped parapets;

d. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three feet into street rights of way, provided that they are not less than nine feet above the sidewalk.

Finding: Complies. The north and south facades will contain a sloped roof overhang with exposed rafter tails and fascia boards. The west (front) elevation will combine a sloped roof at the steeple with a gable end with barge boards and a material change in the upper section of the gable. The east elevation includes a bay window element with an extended roof.

2. Mixed use buildings: for flat roofs or façades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall). The maximum length of any continuous roofline shall be seventy five feet.

Finding: Not applicable. The building is not a mixed use building. The gabled roof of the building has a maximum uninterrupted run of 73' from the back of the steeple to the projection at the east wall window bay.

3. Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than forty feet in width (measured horizontally).

Finding: Not applicable.

K. Drive through facilities shall:

1. Be located at the side or rear of the building.

2. Be designed to maximize queue storage on site.

Finding: Not applicable. No new drive-through facilities are proposed as part of this application.

17.62.065 Outdoor lighting.

A. Purpose. The general purpose of this section is to require outdoor lighting that is adequate for safety and convenience; in scale with the activity to be illuminated and its surroundings; directed to the surface or activity to be illuminated; and designed to clearly render people and objects and contribute to a pleasant nighttime environment. Additional specific purposes are to:

1. Provide safety and personal security as well as convenience and utility in areas of public use or traverse, for uses where there is outdoor public activity during hours of darkness;

2. Control glare and excessive brightness to improve visual performance, allow better visibility with relatively less light, and protect residents from nuisance and discomfort;

3. Control trespass light onto neighboring properties to protect inhabitants from the consequences of stray light shining in inhabitants' eyes or onto neighboring properties;
4. Result in cost and energy savings to establishments by carefully directing light at the surface area or activity to be illuminated, using only the amount of light necessary; and
5. Control light pollution to minimize the negative effects of misdirected light and recapture views to the night sky.

Finding: Complies. The applicant provided a lighting plan that appears to conform to this section. Exterior wall fixtures on the buildings will be downcast lights to control excessive glare and light pollution. Given the fact that there are no adjacent residential uses, no impacts associated with trespass lighting are anticipated. Parking area lighting provides for adequate safety and customer convenience while controlling light pollution which might impact the surrounding area.

C. General Review Standard. If installed, all exterior lighting shall meet the functional security needs of the proposed land use without adversely affecting adjacent properties or the community. For purposes of this section, properties that comply with the design standards of subsection D. below shall be deemed to not adversely affect adjacent properties or the community.

Finding: Complies. The applicant acknowledges that all exterior lighting will meet the functional security needs of the proposed land use without adversely affecting adjacent properties or the community.

D. Design and Illumination Standards. General Outdoor Lighting Standard and Glare Prohibition.
1. Outdoor lighting, if provided, shall be provided in a manner that enhances security, is appropriate for the use, avoids adverse impacts on surrounding properties, and the night sky through appropriate shielding as defined in this section. Glare shall not cause illumination on other properties in excess of a measurement of 0.5 footcandles of light as measured at the property line. In no case shall exterior lighting add more than 0.5 foot candle to illumination levels at any point off site. Exterior lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards:
2. Any light source or lamp that emits more than nine hundred lumens (thirteen watt compact fluorescent or sixty watt incandescent) shall be concealed or shielded with a full cut off style fixture in order to minimize the potential for glare and unnecessary diffusion on adjacent property. All fixtures shall utilize one of the following bulb types: metal halide, induction lamp, compact fluorescent, incandescent (including tungsten halogen), or high pressure sodium with a color rendering index above seventy.
3. The maximum height of any lighting pole serving a multi family residential use shall be twenty feet. The maximum height serving any other type of use shall be twenty five feet, except in parking lots larger than five acres, the maximum height shall be thirty five feet if the pole is located at least one hundred feet from any residential use.
4. Lighting levels:
Table 1 17.62.065.
Foot candle Levels

Location	*Min*	*Max*	*Avg*
Pedestrian Walkways	*0.5*	*7:1 max/min ratio*	*1.5*
Pedestrian Walkways in Parking Lots		*10:1 max/min ratio*	*0.5*
Pedestrian Accessways	*0.5*	*7:1 max/min ratio*	*1.5*
Building Entrances	*0.5*		
Bicycle Parking Areas			
Residential			

5. Parking lots and other background spaces shall be illuminated as unobtrusively as possible while meeting the functional needs of safe circulation and protection of people and property. Foregoing spaces, such as building entrances and outside seating areas, shall utilize pedestrian scale lighting that defines the space without glare.
6. Any on site pedestrian circulation system shall be lighted to enhance pedestrian safety and allow employees, residents, customers or the public to use the walkways at night. Pedestrian walkway lighting through parking lots shall be lighted to light the walkway and enhance pedestrian safety pursuant to Table 1.
7. Pedestrian Accessways. To enhance pedestrian and bicycle safety, pedestrian accessways required pursuant to Oregon City Municipal Code 12.28 shall be lighted with pedestrian scale lighting. Accessway lighting shall be to a minimum level of one half footcandles, a one and one half footcandle average, and a maximum to minimum ratio of seven to one and shall be oriented not to shine upon adjacent properties. Street lighting shall be provided at both entrances. Lamps shall include a high pressure sodium bulb with an unbreakable lens.
8. Floodlights shall not be utilized to light all or any portion of a building façade between ten p.m. and six a.m.
9. Lighting on automobile service station, convenience store, and other outdoor canopies shall be fully recessed into the canopy and shall not protrude downward beyond the ceiling of the canopy.

10. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.
11. In no case shall exterior lighting add more than one footcandle to illumination levels at any point off site.
12. All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non operating hours.
13. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.
14. For upward directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roofline.
15. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.
16. Wireless Sites. Unless required by the Federal Aviation Administration or the Oregon Aeronautics Division, artificial lighting of wireless communication towers and antennas shall be prohibited. Strobe lighting of wireless communication facilities is prohibited unless required by the Federal Aviation Administration. Security lighting for equipment shelters or cabinets and other on the ground auxiliary equipment on wireless communication facilities shall be initiated by motion detecting lighting.
17. Lighting for outdoor recreational uses such as ball fields, playing fields, tennis courts, and similar uses, provided that such uses comply with the following standards:
a. Maximum permitted light post height: Eighty feet.
b. Maximum permitted illumination at the property line: 0.5 footcandles.

Finding: Complies with Conditions. The applicant did not respond to this section. The applicant's submitted lighting plan and photometric details indicate compliance with all of the applicable standards for outdoor lighting, with the exception of standard (6) which requires lighting of pedestrian walkways, and (8) which prohibits the use of floodlights to light any portion of a building between ten p.m. and six a.m. The applicant shall provide pedestrian lighting of sufficient brightness to enhance pedestrian safety and allow employees, residents, customers or the public to use the walkways at night. The applicant shall not light any portion of a building with floodlights between ten p.m. and six a.m. **Applicant can assure this standard is met through Condition of Approval 19.**

17.62.085 REFUSE AND RECYCLING STANDARDS

The purpose and intent of these provisions is to provide an efficient, safe and convenient refuse and recycling enclosure for the public as well as the local collection firm. All new development, change in property use, expansions or exterior alterations to uses other than single family or duplex residences shall include a refuse and recycling enclosure. The area(s) shall be:
A. Sized appropriately to meet the needs of current and expected tenants, including an expansion area if necessary;
B. Designed with sturdy materials, which are compatible to the primary structure(s);
C. Fully enclosed and visually screened;
D. Located in a manner easily and safely accessible by collection vehicles;
E. Located in a manner so as not to hinder travel lanes, walkways, streets or adjacent properties;
F. On a level, hard surface designed to discharge surface water runoff and avoid ponding;
G. Maintained by the property owner;
H. Used only for purposes of storing solid waste and recyclable materials;
I. Designed in accordance with applicable sections of the Oregon City Municipal Code (including Chapter 8.20 Solid Waste Collection and Disposal) and city adopted policies.

Finding: Complies. The applicant's submitted plans indicate a screened 15' X 18' refuse and recycling area at the rear corner of the parking lot comprised of matching wood siding and cedar caps and trim (Sheet A5.1) and located appropriately on a hard flat surface and which minimizes conflicts with vehicular driveways and pedestrian paths. The garbage and recycling enclosure will be wood framed with painted wood siding to match the chapel building on exposed surfaces. The interior of the enclosure will be finished with T-1-11 plywood siding. The walls will be supported on concrete foundations and footings. The solid, six foot high enclosure walls will completely surround and fully screen the garbage and recycling containers. The gates will be 5'-6" high and will be completely opaque, finished with painted wood siding to match the enclosure and chapel building. The garbage and recycling enclosure will be paved with ac paving and sloped to drain water at the gate location. In addition, the enclosure design and planned collection service will meet all requirements of Chapter 8.20, Solid Waste Collection and Disposal.

17.60 – VARIANCES

The applicant is requesting the following variances:

1) Variance to OCMC 17.62.055(I), to reduce the façade transparency requirements for institutional and commercial buildings, see below.

2) Variance to OCMC 17.44.060(I), to allow development of the patio and pathways on a slope greater than 35%. Findings for this are addressed within section 17.44 – Geologic Hazards above.

Variance – Façade Transparency

The applicant is requesting a variance to OCMC 17.62.055(I), the façade transparency requirements for institutional and commercial buildings. The minimum code requirement is 60% transparency at the pedestrian level for the front of the building, 60% transparency for a corner-side lot, and 30% transparency for all other sides of the building. Transparency is required on the front of the building at pedestrian level to allow for better interaction between buildings and the public street. The applicant has proposed the following transparency percentages for the building: 25% for the front façade, 22.5% on the south elevation, 46% on the north elevation, and 19% for the rear elevation.

17.60.030 - Variance—Grounds.

A variance may be granted only in the event that all of the following conditions exist:

A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;

Finding: Complies. According to the applicant, the chapel is across a right-of-way to the property to the north and more than 176' away from the closest building on that lot. A buffer of thick vegetation separates the two parcels. The property to the south is in excess of 120' away and separated by a parking lot. Across John Adams Street is an industrial building with a tall landscape screen and no street front windows. A reduction in the percentage of facade transparency will have no impact on the availability of light, air, safe access or other desirable or necessary qualities otherwise protected by this title on these properties. This standard is met.

B. That the request is the minimum variance that would alleviate the hardship;

Finding: Complies. According to the applicant, the front façade transparency is achieved through two 3' x 10'-6" windows and a pair of glazed entry doors, for a total of 25% of the front façade, rather than the stated 60%. An increase in the width of any of these openings would be undesirable and difficult for many reasons. The design of the building is best served by vertically proportioned openings; the wider the openings the more height is required to attain the desired proportions. The mezzanine floor above this area limits the allowable height of window openings. The interior floor plan also makes large openings difficult. The elevator and interior stairwell are located on either side of the main entry, making large window openings awkward if not impossible.

The chapel windows and secondary exit door on the south elevation combine for 20% of the overall wall length and 22.5% of the main wall length. The spacing of these windows is based on the bay spacing of the interior heavy timber roof trusses. The width of the windows is limited by the desire to produce a vertical proportion to the windows. An increase in window width or modification in the spacing of the windows would have a negative impact on the aesthetic of both the exterior and interior of the building.

The rear transparency cannot be seen from the street and there are no walkways or drive aisles that allow access to the rear of the building.

The variances requested are appropriate given the traditional architecture proposed for the chapel. The applicant has not requested the any other variances other than for the transparency. This standard is met.

C. Granting the variance will equal or exceed the purpose of the regulation to be modified.

Finding: Complies. The stated purpose of the institutional and commercial building standards (see OCMC 17.62.055(A)) includes the desire to "encourage people to spend time in the area, which also provides safety though informal surveillance...[and]…to promote the design of an urban environment that is built to human scale by creating buildings and streets that are attractive to pedestrians, create a sense of enclosure, provide activity and interest at the intersection of the public and private spaces, while also accommodating vehicular movement."

The applicant states that the requirement for façade transparency is based on the desire to create visual connections and an open, comfortable, pedestrian friendly street front. As the floor elevation of the chapel is more than 13' above the sidewalk, any number of transparent openings will not accomplish this objective. The chapel uses tall main level openings in conjunction with upper level windows, a reduced scale entry vestibule, exterior patios and walkways, a prominent and gracious entry stair and significant landscape areas to successfully satisfy this goal. Staff concurs with the applicant's assessment. Further, staff finds that the proposed use and design of the building and site for a wedding chapel and events center with weekend events throughout the year is attractive to pedestrians, creates a sense of enclosure, provides activity and interest and will assure pedestrian interaction between the site and street. This standard is met.

D. Any impacts resulting from the adjustment are mitigated;

Finding: Complies. Staff finds that the impact of reducing the transparency is mitigated by the attractiveness of the traditional chapel architecture and construction materials, which include tall main level openings, upper level windows, the provision of the large exterior patios and walkways, the prominent entry way and significant landscaped areas. This standard is met.

E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and

Finding: Complies. According to the applicant, by its function, a chapel is an internally focused building type. Windows provide positive benefits including natural light and ventilation and a connection to the exterior environment, but they can also be a source of distracting sounds, light and activity. Traditionally, chapels and similar facilities have has limited window openings. An increase in the amount or size of window openings for this building would be uncharacteristic and undesirable. The applicant has adequately demonstrated that there are no practicable alternatives to the variance.

F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied.

Finding: Complies. According to the applicant, a chapel is a permitted use in the MUD zone district (banquet, conference facilities and meeting rooms, religious institutions). The responses to items A through E above address how the proposed design with the granting of this variance meet the intent of the individual code sections and that of the Oregon City Comprehensive Plan. The following Goals and Policies of the Oregon City Comprehensive Plan are met through this proposal:

> *Goal 2.2 Downtown Oregon City* - Develop the Downtown area, which includes the Historic Downtown Area, the "north end" of the Downtown, Clackamette Cove, and the End of the Oregon Trail area, as a quality place for

shopping, living, working, cultural and recreational activities, and social interaction. Provide walkways for pedestrian and bicycle traffic, preserve views of Willamette Falls and the Willamette River, and preserve the natural amenities of the area.

Goal 2.4 Neighborhood Livability - Provide a sense of place and identity for residents and visitors by protecting and maintaining neighborhoods as the basic unit of community life in Oregon City while implementing the goals and policies of the other sections of the Comprehensive Plan.

Policy 2.4.2 - Strive to establish facilities and land uses in every neighborhood that help give vibrancy, a sense of place, and a feeling of uniqueness; such as activity centers and points of interest.

Goal 9.3 Retention of Existing Employers - Retain existing employers, both public and private, and encourage them to expand their operations within the City.

Goal 9.6 Tourism - Promote Oregon City as a destination for tourism.

Policy 9.6.6 - Encourage private development of hotel, bed and breakfast, restaurant facilities and other visitor services.

Goal 14.2 Orderly Redevelopment of Existing City Areas - Reduce the need to develop land within the Urban Growth Boundary by encouraging redevelopment of underdeveloped or blighted areas within the existing city limits.

III. CONCLUSION AND RECOMMENDATION

The Planning Commission may make one of the following decisions regarding the application: Approval, Approval with Conditions, or Denial:

1. If the Planning Commission determines that the application has met all of the applicable approval criteria and no conditions are needed, they should approve the application.
2. If the Planning Commission determines that the application can meet all of the applicable approval criteria with the recommended conditions by staff, or can meet the application with additional conditions as amended by the Planning Commission, they should Approve the application with Conditions.
3. If the Planning Commission determines that the application has not met the applicable approval criteria, and cannot be conditioned to meet the applicable approval criteria, they should deny the application.

Staff finds that the application as proposed can meet all of the applicable approval criteria in the Oregon City Municipal Code as detailed in this Staff Report with the Attached Recommended Conditions of Approval.

Staff therefore recommends approval of Planning Files SP 10-09, WR 10-04, VR 10-02, VR 10-04, and US 10-02, a Site Plan and Design Review application for a new wedding chapel/events center in the Mixed Use Downtown District (MUD), along with a Geologic Hazard Overlay District and Natural Resource Overlay District review, with Variance

Requests for transparency and development on a slope >35%, for the property addressed 1300 John Adams Street and identified as Clackamas County Map 2-2E-29-CC, Tax lots 8400 & 8500, with the attached Recommended Conditions of Approval (Exhibit 1).

EXHIBITS

1. Recommended Conditions of Approval
2. Vicinity Map
3. Applicant's Submittal (Original) – Presented at December 13, 2010 Planning Commission Hearing
    a. Narrative
    b. Site Plans - Full Set
    c. Revised Parking Lot Narrative
    d. Revised Parking Site Plan
    e. Traffic Analysis Letter
    f. Geotechnical Report
    g. Geologic Hazard Code Responses
    h. Outdoor Lighting Specifications
    i. NROD Report
    j. NROD Drawings Part 1
    k. NROD Drawings Part 2
4. Review of Applicant's NROD Report – David Evans and Associates.
5. Public Works Operations Manager Comments
6. Replinger and Assoc. Review of Traffic Analysis Letter
7. McLoughlin Neighborhood Association Comments
8. Applicant's Revisions and Amendments to the Original Submittal
    a. Responses to Section 17.44.060 – US Geologic Hazards Development Standards
    b. Responses to Chapter 17.49 – Natural Resource Overlay District; Response from Environmental Technology Consultants to Report by David Evans and Associates
    c. Responses to Section 17.60.030 – Variance Grounds for Patio and Pathway within slopes exceeding 35%
    d. Responses to Chapter 17.41 – Tree Protection Standards
9. Public Comment: Letter from David and Marcia Skinner, dated 12/26/2010.

RECOMMENDED CONDITIONS OF APPROVAL
SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02
Abernethy Wedding Chapel

1. The applicant is responsible for this project's compliance with The City's Engineering Policy 00-01. The policies pertain to any land use decision requiring the applicant to provide any public improvements. Site construction shall only occur between the allowed period from May 1 to October 31, unless specifically approved by the City Engineer.
2. The applicant shall sign a Non-Remonstrance Agreement for the purpose of making sanitary sewer, storm sewer, water or street improvements in the future that benefit the Property and assessing the cost to benefited properties pursuant to the City's capital improvement regulations in effect at the time of such improvement.
3. Site construction shall only occur between the allowed period from May 1 to October 31, unless specifically approved by the City Engineer.
4. The site's structural fill for the building shall be designed by a licensed engineer and shall be based on the recommendations identified in the Geotechnical Report. The geotechnical engineer shall provide observation, consultation and conformance documentation during construction.
5. Building retaining walls will be designed by David Bugni & Associates, structural engineers or other professional licensed engineer and shall be documented in the permit submittal documents.
6. Street Improvements. The Applicant shall make improvements to the ROW of John Adams Street consisting of a curb tight 5-foot sidewalk, curb and gutter, street lights, and street trees behind the sidewalk (street tree covenant required outside the ROW). The applicant shall assure that the street design abutting the development site complies with City standards during civil construction plan review by the Development Services Division.
7. Domestic, fire, and irrigation water lines shall be individual taps on main line in John Adams St. Backflow prevention is required: double checks after domestic and irrigation (RP for irrigation if using chemicals) meters. A double check detector assembly is required on the fireline as proposed.
8. The applicant shall revise the drainage plans to reflect that the water quality facility needs to be moved north to capture the building's drainage.
9. Bridge and Vegetation in Public Right of Way. The Applicant shall provide documentation and fees necessary to process a "Permanent Obstruction in the Right-of-Way" permit per OCMC 12.04.120 A. and a "Hold Harmless Agreement" through the Public Works Department and the City Commission.
10. Street Trees. Prior to issuance of a certificate of occupancy for the development, the applicant shall record a protective covenant in a form approved by the City to protect the street trees behind the sidewalk. One street tree shall be planted per 35 feet of frontage. The development frontage = 304'. 304 ÷35 = 8.6, therefore a minimum of 9 street trees are required to be planted behind the sidewalk. All trees shall be a minimum of two inches in caliper at six inches above the root crown and installed to city specifications regarding clearance distances at the time of planting. The applicant shall provide a revised street tree planting plan for review and approval by the planning division. Once the trees have been planted the applicant shall provide an "as-built" street tree planting plan for inclusion with the final as-built drawings for the development conforms to this condition of approval. The number of street trees shall be calculated separately from and in addition to parking lot trees, general site landscaping trees, and mitigation trees.

11. Revised Final Tree Protection and Mitigation Plan. Prior to issuance of a final certificate of occupancy on the new building, the applicant shall provide for review a final tree protection and mitigation plan, indicating the correct number of mitigation trees that can be accommodated on-site, off-site and within the NROD area based on final as-built conditions.
12. Tree Protection installation prior to grading / construction. No permit for grading or construction shall be issued prior to verification by the Planning Division that the trees identified for protection on the revised tree protection plan (See above, Condition 11) have been protected pursuant to17.49.130.
13. Revised Erosion Control Plan. The applicant shall provide a revised erosion control plan for review by the planning division to match the most recent revisions provided by ETC (Exhibit 8). The revised erosion control and tree protection plan shall provide additional details including updated tree protection locations, type of tree protection fences and method of installation in accordance with the standards of OCMC 17.41.130 and 17.47 to assure stream protection control and maximum protection of the water resource area, stability of the stream bank and protected trees. The submitted civil plan sets and tree protection and landscaping plans shall not conflict with one another. No permit for grading or construction activities shall be issued prior to verification by the Planning Division and Public Works Department that the required stream protection and tree protection measures provided in the revised plan have been implemented satisfactorily. The applicant is responsible for maintaining all erosion and sediment control measures required with this approval. The Applicant shall flag any areas that should not be disturbed by construction equipment, install erosion control properly and maintain such protection until the completion of the project and vegetation is satisfactorily established.
14. Revised Final Landscaping Plan. The applicant shall provide a revised landscaping plan during construction plan review in accordance with the recommendations by ETC that meets the requirements of the NROD alternative mitigation planting requirements detail earlier in this report. The revised landscaping plan shall include the number, species, recommended spacing, irrigation requirements and necessary planting details appropriate to ensure survival of all plantings associated with the project. Plants found on the Oregon City Native Plant List are encouraged outside the NROD, native plant species are required exclusively within the NROD boundary, and plants found on the Oregon City Nuisance Plant List are prohibited. The following plants shall be removed from the landscaping plan: *Vinca minor* (Small Leaf Periwinkle), and *Prunus lusitanica* (Portuguese Laurel). The landscaping plans shall conform to the civil plans.
15. The applicant shall follow all of the following DEA recommendations regarding the NROD area:
    a. Personnel hired to remove invasive species must be licensed and trained to use herbicides in the vicinity of water bodies.
    b. The planting and/or erosion control plan shall include the use of native seed mix in areas where ground disturbance will occur, excluding permanent development areas such as the chapel, paths, and parking lot.
    c. Provide a single planting plan figure that shows all proposed mitigation planting areas, proposed plantings, existing trees to be removed, and existing trees that will not be removed. Property lines, mitigation boundaries, and ordinary high water line of creek should also be displayed. Figure should include a north arrow and scale bar.
    d. Provide a maintenance and monitoring plan for the mitigation area for a period of three (3) years annually following establishment.

16. Bike Rack Detail. The applicant shall provide a detail of the rack for staff review at the time of building plan review to assure that the bicycle parking is securely anchored to the ground.
17. Ensure 280' sight distance. The applicant shall follow the engineer's recommendation to maintain adequate sight distance of 280 feet along John Adams Street by trimming vegetation as necessary.
18. All street trees, site landscaping trees and parking lot trees shall measure at least 2" caliper at 6" above the root ball unless otherwise permitted by NROD standards. The applicat shall provide a final landscaping plan that follows the recommendations of ETC and which provides separate counts for all Street Trees / landscaping trees / NROD trees and NROD mitigation trees.
19. Outdoor Lighting. The applicant shall provide pedestrian lighting of sufficient brightness to enhance pedestrian safety and allow employees, residents, customers or the public to use the walkways at night. The applicant shall not light any portion of a building with floodlights between ten p.m. and six a.m.
20. Prior to building permit issuance, the applicant shall assure that the bridge, pathways and any associated structures requiring a permit associated with the project are compliant with the applicable Flood Management Area Standards of OCMC 17.42.160.

Design Review Application

for

Abernethy Chapel
Oregon City, Oregon

****DRAFT****

Date

Planning Department
City of Oregon City
221 Molalla Avenue Suite 200
Oregon City, OR 97045

Project:	Abernethy Chapel John Adams Street Oregon City, OR 97045
Application For:	Site Plan and Design Review Variance for Façade Transparency Variance for Front Setback
Property Owner:	Abernethy Center Properties, LLC 606 15th Street Oregon City, OR 97045 Contact: Dan Fowler, Mark Foley 503-655-1455
Architect:	Iselin Architects, P.C. 1307 Seventh Street Oregon City, OR 97045 503-656-1942 phone 503-656-0658 fax Jessica Iselin, Project Architect
Contractor:	F & F Structures, Inc. 606 15th Street Oregon City, OR 97045 503-655-1455

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   - 17.60.030 Variance Grounds

4. Conclusion

5. Attachments

   - Drawings:
     A0 Overall Site / Area Plan
     A1.1 Architectural Site Plan
     A1.2 Main Level Floor Plan
     A1.3 Lower Level Floor Plan
     A1.4 Mezzanine Floor Plan
     A2.1 Building Elevations
     A2.2 Building Elevations
     L1 Landscape Plan
     E1 Site Lighting Plan

     C1 Cover Sheet
     C2 Existing Conditions
     C3 Dimensioned Site Plan
     C4 Grading & Erosion Control Plan
     C5 Civil Site Plan
     C6 Utility Plan
     C7 Standard Detail Sheet 1
     C8 Standard Detail Sheet 2

   - Materials Sample Board
   - Pre-Application Conference Summary Sheet
   - Neighborhood Meeting Minutes
   - Preliminary Title Report
   - Natural Resource Report
   - Geotechnical Report
   - Preliminary Stormwater Calculations & Sizing Sheet
   - Parking Lighting Photometrics & Cut Sheets

PROJECT INFORMATION

Site Area:

Tax Lot 8400	32,670 s.f. (Chapel)
Tax Lot 8500	40,075 s.f. (Office)
Total:	72,745 s.f.

Zone: MUD, Mixed Use Downtown

Building Area:

Abernethy Chapel (Proposed):

Main Level:	3,234 s.f.	
Lower Level:	3,361 s.f.	
Total Existing:	6,595 s.f.	
Mezzanine:	502 s.f.	(Not included in building area)

Office Building (Existing):

Main Level:	5,942 s.f.

Building Occupancy:

Abernethy Chapel:	A-3, Assembly
Office Building:	B, Office

PROJECT SUMMARY

The project consists of the construction of the new Abernethy Chapel, a multi-use event center that will cater primarily to weddings, but will accommodate a variety of small to medium sized functions. In addition to the chapel area on the main level, which will seat up to 188 people, there will be general use/banquet area on the lower level. The lower level banquet area will seat approximately 100 people in standard table seating. There will also be a bride's dressing room, a groom's dressing room, a small kitchen/food service and clean-up area, storage, mechanical room and restrooms on the lower level. A small mezzanine above the chapel will provide seating for up to 36 people and will accommodate videography personnel and equipment.

Site development will include the expansion of the existing parking lot to provide a shared parking area for the chapel and the office. Exterior flatwork will include a new concrete stairway to the main entrance, a concrete patio on the north side of the lower level banquet area, a gravel pathway and new footbridge over High School Creek to the existing Veiled Gardens, a garbage/recycling enclosure at the back corner of the parking area and miscellaneous site pedestrian walkways.

Tax Lot 8400, the site on which the chapel will be constructed, is vacant. Tax Lot 8500, to the south, currently houses an existing structure - a single story office building located on the southwest corner. This building will remain and will not be impacted by the construction of the chapel. The two structures will maintain a minimum of 120' of separation.

The design of the Abernethy Chapel reflects elements of traditional, vernacular style chapels from the mid to late 19th century. It will be a single story building with a mezzanine and a full, daylight basement. A steeple/bell tower element will rise above the primary building on the west side of the building. The structure will be wood framed and wood sided, with restrained concrete walls on three sides of the basement.

17.62.050 - Standards.

A. All development shall comply with the following standards:

When approving land use actions, Oregon City requires all relevant intersections to be maintained at the minimum acceptable level of service (LOS) upon full build-out of the proposed land use action. The minimum acceptable LOS standards are as follows:

a. For signalized intersection areas of the city that are located outside the Regional Center boundaries a LOS of "D" or better for the intersection as a whole and no approach operating at worse than LOS "E" and a v/c ratio not higher than 1.0 for the sum of critical movements.

b. For signalized intersections within the Regional Center boundaries a LOS "D" can be exceeded during the peak hour; however, during the second peak hour, LOS "D" or better will be required as a whole and no approach operating at worse than LOS "E" and a v/c ratio not higher than 1.0.

c. For unsignalized intersection throughout the city a LOS "E" or better for the poorest approach and with no movement serving more than twenty peak hour vehicles operating at worse than LOS "F" will be tolerated for minor movements during a peak hour.

1. Landscaping, A minimum of fifteen percent of the lot area being developed shall be landscaped. Natural landscaping comprised of native species shall be retained to meet the landscaping requirement. All invasive species, such as Himalayan Blackberry and English Ivy shall be removed on-site prior to building final. Except as allowed elsewhere in the zoning and land division chapters of this Code, all areas to be credited towards landscaping must be installed with growing plant materials. Pursuant to Chapter 17.49, landscaping requirements within the natural resource overlay district, other than landscaping required for parking lots, may be met by preserving, restoring and permanently protecting native vegetation and habitat on development sites. The landscaping plan shall be prepared by a registered landscape architect and include a mix of vertical (trees and shrubs) and horizontal elements (grass, groundcover, etc.) that within three years will cover one hundred percent of the landscape area. No mulch, bark chips, or similar materials shall be allowed at the time of landscape installation except under the canopy of shrubs and within two feet of the base of trees. The community development department shall maintain a list of trees, shrubs and vegetation acceptable for landscaping. For properties within the downtown design district, and for major remodeling in all zones subject to this chapter, landscaping shall be required to the extent practicable up to the fifteen percent requirement. Landscaping also shall be visible from public thoroughfares to the extent practicable. Interior parking lot landscaping shall not be counted toward the fifteen percent minimum.

Natural vegetation and landscaping will cover over 60% of the combined site area of both lots. A significant number of existing trees on site will be preserved, including several that are 24-28" in diameter. The proposed landscaping will consist of a mix of natural plantings, using primarily native plant materials along the creek and eastern hillside. Terraced stone landscape walls will accommodate planting areas on the entry side of the building and slightly more formal landscape plantings will occur on the south side of the building adjacent to the parking lot.

Refer to Landscape Plan.

2. Vehicular Access and Connectivity.
a. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.

The shared parking lot for both the chapel parcel and the Lee office building parcel is located to the side of both the new and existing buildings. It is setback 20' from the front property line with a large landscape buffer.

b. Ingress and egress locations on public thoroughfares shall be located in the interest of public safety. Access for emergency services (fire and police) shall be provided.

The existing driveway serving the Lee office building will provide shared vehicular ingress and egress to both properties. This driveway is 24' wide and allows good visibility up and down John Adams Street. The parking lot is designed to provide continuous flow travel with no dead ends.

c. Alleys or vehicular access easements shall be provided in the following Districts: R-2, MUC-1, MUC-2, MUD and NC zones unless other permanent provisions for access to off-street parking and loading facilities are approved by the decision-maker. The corners of alley intersections shall have a radius of not less than ten feet.

A permanent access easement or covenant will be recorded to address the shared driveway to the two parcels.

d. On corner lots, the driveway(s) shall be located off of the side street (unless the side street is an arterial) and away from the street intersection.

Although the chapel lot is technically on the corner of John Adams Street and 14th Street, the right of way of 14th Street is not built. The topography of this right of way toward the east

makes the development of a street unfeasible. With the approval of the city, a paved pathway to the Veiled Garden area was constructed in this area approximately 4 years ago.

e. Sites abutting an alley shall be required to gain vehicular access from the alley.

N/A

f. Where no alley access is available, the development shall be configured to allow only one driveway per frontage. Shared driveways shall be required as needed to accomplish the requirements of this section. The driveway shall be located to one side of the lot and away from the center of the site. The location and design of pedestrian access from the public sidewalk shall be emphasized so as to be clearly visible and distinguishable from the vehicular access to the site. Special landscaping, paving, lighting, and architectural treatments may be required to accomplish this requirement.

A single, shared driveway will serve the chapel site and the Lee office building site. This existing driveway is located on the office building parcel, approximately 44' from the shared property line. The primary pedestrian access is roughly 112' to the north of this driveway on the chapel lot. It will be clearly distinguished as a concrete stairway with ornamental railings and landscape areas on either side. An existing concrete pedestrian sidewalk to the Lee office building is located to the south of the existing driveway, separated by approximately 20' of landscape area.

g. Development of large sites (more than two acres) shall be required to provide existing or future connections to adjacent sites through the use of a vehicular and pedestrian access easements where applicable.

N/A

h. Parking garage entries (both individual, private and shared parking garages) shall not dominate the streetscape. They shall be designed and situated to be ancillary to the use and architecture of the ground floor. This standard applies to both public garages and any individual private garages, whether they front on a street or private interior access road.

N/A

i. Buildings containing above-grade structured parking shall screen such parking areas with landscaping or landscaped berms, or incorporate contextual architectural elements that complement adjacent buildings or buildings in the area. Upper level parking garages shall use articulation or fenestration treatments that break up the massing of the garage and/or add visual interest.

N/A

3. Building structures shall be complimentary to the surrounding area. All exterior surfaces shall present a finished appearance. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear façades or decking shall be prohibited.

The area surrounding the site of the proposed chapel consists of small to medium size commercial buildings to the north, west and immediate south and residential neighborhoods to the southwest. A significant hillside serves as a barrier between the property and the residential neighborhoods to the east.

The scale and massing of the chapel is consistent with that of the buildings nearby. The lower level of the chapel is below grade on three sides, giving it the appearance of a single story structure. Terraced site retaining walls on the northwest corner of the building will serve to reduce the visibility and impact of the two story façade from the street. The fact that the chapel will be set back from the street approximately 38' will allow for more gradual and natural grading from the sidewalk to the building entrance.

The chapel will be finished with wood lap siding and painted white, as would have been typical for a mid 19th century chapel. This will be compatible with the residential buildings as well as the commercial uses to the north (medical office ancillary building), south (professional office

building) and northwest (industrial - office). The sides and back of the building will be rendered in the same wood lap siding as the front.

a. Alterations, additions and new construction located within the McLoughlin Conservation District, Canemah National Register District, and the Downtown Design District and when abutting a designated Historic Landmark shall utilize materials and a design that incorporates the architecture of the subject building as well as the surrounding district or abutting historic landmark. Historic materials such as doors, windows and siding shall be retained or replaced with in kind materials unless the community development director determines that the materials cannot be retained and the new design and materials are compatible with the subject building, and District or Landmark. The community development director may utilize the Historic Review Board's Guidelines for New Construction (2006) to develop findings to show compliance with this section.

N/A

b. In historic areas and where development could have a significant visual impact, the review authority may request the advisory opinions of appropriate experts designated by the community development director from the design fields of architecture, landscaping and urban planning. The applicant shall pay the costs associated with obtaining such independent professional advice; provided, however, that the review authority shall seek to minimize those costs to the extent practicable.

N/A

4. Grading shall be in accordance with the requirements of Chapter 15.48 and the public works stormwater and grading design standards.

Refer to Grading and Utility Plans.

5. Development subject to the requirements of the Geologic Hazard overlay district shall comply with the requirements of that district.

Refer to Geotechnical Report.

6. Drainage shall be provided in accordance with city's drainage master plan, Chapter 13.12, and the public works stormwater and grading design standards.

Per the Pre-Application Conference summary, on-site storm water detention will not be required. Water quality treatment will be provided as identified on the civil drawings.

Refer to Utility Plan.

7. Parking, including carpool, vanpool and bicycle parking, shall comply with city off-street parking standards, Chapter 17.52.

The parking area will accommodate parking for both the chapel and the existing office. The office use of the parking area will occur Monday through Friday, roughly from 8:00 am to 5:00 pm. The primary chapel use will occur on weekends with some weekday evening use. The use of the chapel facility during weekday hours will be very limited and any use during this time would likely be for small capacity events.

Parking Summary:

Use:	Area:	Parking Ratio:	Parking Required:
Existing Office	5,942 sf	2.7 : 1000 sf GLA	16*
Chapel	3,234 sf	.25 per Seat (188 seats)	47
Mezzanine	502 sf	.25 per Seat (36 seats)	9
Banquet Hall / Ancillary Spaces	3,361 s.f.	---	---**
		Parking Required:	56 spaces
		10% Transit Reduction:	*(5.6)*

Net Parking Required:	50.4 spaces
On-site Parking Provided:	45 spaces

** Not counted with allowable shared parking reduction*
*** Use of the Banquet and Ancillary spaces are subsequent to the chapel use. At no time would there be full usage of these spaces concurrently.*

The deficit in the on-site parking requirement will be satisfied through the use of additional shared parking arrangements on adjacent lots. Abernethy Center Properties owns multiple properties in the immediate area, upon which there are an additional 167 parking spaces. They have shared parking agreements with Oregon City Family Practice Clinic and the Willamette Falls Community Health Education Center, which can accommodate an additional 133 spaces. A rough calculation by the owners has identified a capacity of over 100 on street parking spaces in the immediate vicinity. All together, this totals over 445 parking spaces.

Statistically and functionally, it is extremely unlikely that all of the Abernethy event venues would be used simultaneously. For example, a wedding at the Veiled Garden would likely hold the reception at the new chapel or at the Abernethy Center. A large wedding at the chapel would need the capacity of the Abernethy Center for the reception. Based on this, the 445 parking spaces should be sufficient to accommodate the highest use scenario.

Three bicycle parking spaces are required and will be located near the secondary building entrance/exit at the southeast corner of the building. The garbage/recycling enclosure will be located in the same area, accessed off of the single vehicular loading space.

The design of the parking lot represents the most efficient and practical configuration for the proposed use; however, it will not allow strict conformance to the code requirements for parking lot landscaping. Due to the extenuating circumstances of the natural topography of the site, review of the proposed design as an acceptable Alternate Landscaping Plan is requested.

As noted previously, the overall site landscaping percentage is approximately 60%, well in excess of the required minimum of 15%. Landscaping areas will be provided surrounding all sides of the parking area and in interior landscape islands. A 20' wide parking lot perimeter landscaping area is provided, which is also significantly greater than the five feet required by code. A total of 14'-6" of landscape buffer will occur between the parking area and building, in addition to the six foot wide pedestrian walkway.

Interior parking lot landscaping will consist of two island planting beds on either end of the internal row of parking and a peninsula bed separating a row of parking from the garbage/recycling area. This total area is 594 s.f., or roughly 4% of the gross parking area. The parking along the eastern edge of the lot includes 9 contiguous spaces separated from the

garbage/recycling area with a 10' wide landscape peninsula. The parking on the northern border of the lot contains 12 contiguous spaces and an ADA access aisle. As noted above, this row of parking has significantly larger than required perimeter landscape areas.

The parking area is small enough that the distribution of the landscape areas as designed will provide sufficient shading and visual relief to the overall lot. No point in the parking area is more than 33' – the equivalent of less than four parking spaces - away from a landscaped area. We believe that this compact and efficient parking area, which minimizes the amount of site grading, along with the preservation and enhancement of large areas of existing landscaping and mature trees provides the least impact and best use of the site.

8. Sidewalks and curbs shall be provided in accordance with the city's transportation master plan and street design standards. Upon application, the community development director may waive this requirement in whole or in part in those locations where there is no probable need, or comparable alternative location provisions for pedestrians are made.

Public sidewalks and curbs will be provided along the property frontage per City of Oregon City standards.

Refer to Site Plan.

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

a. Pathways between all building entrances and the street are required. Pathways between the street and buildings fronting on the street shall be direct. Exceptions may be allowed by the director where steep slopes or protected natural resources prevent a direct connection or where an indirect route would enhance the design and/or use of a common open space.

Two pedestrian connections from the public sidewalk are proposed on site: a direct and prominent stairway that leads directly to the main chapel doors and a pathway near the northern property boundary that winds up to the chapel patio.

In addition, an existing sidewalk connects the office building on the adjacent site to the public sidewalk. This sidewalk is just south of the existing, shared vehicular driveway for both sites and provides direct and relatively level access to this office building.

b. The pedestrian circulation system shall connect all main entrances on the site. For buildings fronting on the street, the sidewalk may be used to meet this standard. Pedestrian connections to other areas of the site, such as parking areas, recreational areas, common outdoor areas, and any pedestrian amenities shall be required.

There is only one main building entrance on site. A six foot wide concrete sidewalk connects the main chapel entrance to the secondary entrance/exit near the southeast corner of the building as well as the parking lot, bicycle parking area and garbage/recycling area. Another pathway connects the lower level chapel patio to the public sidewalk and continues on to the proposed footbridge to the Veiled Garden area.

c. Elevated external stairways or walkways, that provide pedestrian access to multiple dwelling units located above the ground floor of any building are prohibited. The community development director may allow exceptions for external stairways or walkways located in, or facing interior courtyard areas provided they do not compromise visual access from dwelling units into the courtyard.

N/A

d. The pedestrian circulation system shall connect the main entrances of adjacent buildings on the same site.

N/A

e. The pedestrian circulation system shall connect the principal building entrance to those of buildings on adjacent commercial and residential sites where practicable. Walkway linkages to adjacent developments shall not be required within industrial developments or to industrial developments or to vacant industrially-zoned land.

The proposed chapel has a pedestrian connection to the Lee office building on the adjacent site to the south via the public sidewalk. Each building has a direct connection to the public sidewalk. As noted above, there is also a pedestrian connection to the Veiled Garden area on the adjacent parcel to the north.

f. On-site pedestrian walkways shall be hard surfaced, well drained and at least five feet wide. Surface material shall contrast visually to adjoining surfaces. When bordering parking spaces other than spaces for parallel parking, pedestrian walkways shall be a minimum of seven feet in width unless curb stops are provided. When the pedestrian circulation system is parallel and adjacent to an auto travel lane, the walkway shall be raised or separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised walkway is used, the ends of the raised portions shall be equipped with curb ramps for each direction of travel. Pedestrian walkways that cross drive isles or other vehicular circulation areas shall utilize a change in textual material or height to alert the driver of the pedestrian crossing area.

The primary site sidewalk will be six feet wide and constructed of concrete. Where the sidewalk runs parallel to the parking area it is a minimum of 6" higher than the paving and separated by approximately nine feet of landscaping. There is a short area near the loading zone and garbage/recycling area where the sidewalk is immediately adjacent to the parking; at this location the sidewalk ramps down to the parking surface and is separated by a six inch curb.

The pedestrian pathway that connects the chapel patio to the public sidewalk and Veiled Garden will be rendered in ¼" minus gravel. This surface will be well compacted and maintained to allow positive drainage off of the pathway and to ensure ADA compliance.

10. There shall be provided adequate means to ensure continued maintenance and necessary normal replacement of private common facilities and areas, drainage ditches, streets and other ways, structures, recreational facilities, landscaping, fill and excavation areas, screening and fencing, groundcover, garbage storage areas and other facilities not subject to periodic maintenance by the city or other public agency.

On site common facilities, including landscape areas, site pathways, garbage/recycling area and parking are readily accessible and shall be maintained by the Owner.

11. Site planning shall conform to the requirements of Oregon City Municipal Code Chapter 17.41—Tree Protection.

Table 17.41.060-1
Tree Replacement Requirements

Size of tree removed (DBH)	Column 1 Number of trees to be planted. (If removed Outside of construction area)	Column 2 Number of trees to be planted. (If removed Within the construction area)
6 to 12"	3	1
13 to 18"	5	2
19 to 24"	8	3
25 to 30"	10	4
31 and over"	15	5

The limited area on site available for development will necessitate the removal of multiple deciduous trees located within the construction area. All trees beyond the construction area will be preserved and protected as necessary during construction activities. The following is anticipated:

Trees to be removed:		New trees required:	New trees proposed on site:
6" to 12":	27	27	45
13" to 18":	12	24	
19" to 24":	0		
25" to 30":	0		
31" and over:	0		
	39	51	45

Refer to Landscape Plan for mitigation design, including specific tree and other plantings.

12. Development shall be planned, designed, constructed and maintained to protect water resources and habitat conservation areas in accordance with the requirements of the city's Natural Resources Overlay District, Chapter 17.49, as applicable.

Refer to Water Resources Report

13. All development shall maintain continuous compliance with applicable federal, state, and city standards pertaining to air and water quality, odor, heat, glare, noise and vibrations, outdoor storage, radioactive materials, toxic or noxious matter, and electromagnetic interference. Prior to issuance of a building permit, the community development director or building official may require submission of evidence demonstrating compliance with such standards and receipt of necessary permits. The review authority may regulate the hours of construction or operation to minimize adverse impacts on adjoining residences, businesses or neighborhoods. The emission of odorous gases or other matter in such quantity as to be readily detectable at any point beyond the property line of the use creating the odors or matter is prohibited.

The proposed development will comply with all applicable laws and standards. No hazardous emissions will result from the proposed use.

14. Adequate public water and sanitary sewer facilities sufficient to serve the proposed or permitted level of development shall be provided. The applicant shall demonstrate that adequate facilities and services are presently available or can be made available concurrent with development. Service providers shall be presumed correct in the evidence, which they submit. All facilities shall be designated to city standards as set out in the city's facility master plans and public works design standards. A development may be required to modify or replace existing off-site systems if necessary to provide adequate public facilities. The city may require over sizing of facilities where necessary to meet standards in the city's facility master plan or to allow for the orderly and efficient provision of public facilities and services. Where over sizing is required, the developer may request reimbursement from the city for over sizing based on the city's reimbursement policy and fund availability, or provide for recovery of costs from intervening properties as they develop.

Refer to Utility Plan.

15. Adequate right-of-way and improvements to streets, pedestrian ways, bike routes and bikeways, and transit facilities shall be provided and be consistent with the city's transportation master plan and design standards and this title. Consideration shall be given to the need for street widening and other improvements in the area of the proposed development impacted by traffic generated by the proposed development. This shall include, but not be limited to, improvements to the right-of-way, such as installation of lighting, signalization, turn lanes, median and parking strips, traffic islands, paving, curbs and gutters, sidewalks, bikeways, street drainage facilities and other facilities needed because of anticipated vehicular and pedestrian traffic generation.

The full frontage of the property along John Adams Street will be improved to city standards including sidewalks, curbs and gutters and lighting.

Refer to Architectural Site Plan and Civil drawings.

16. If Tri-Met, upon review of an application for an industrial, institutional, retail or office development, recommends that a bus stop, bus turnout lane, bus shelter, bus landing pad or transit stop connection be constructed at the time of development, the review authority shall require such improvement, using designs supportive of transit use.

The proposed development is not one that will generate any regular or significant transit ridership. Existing transit stops are located on Washington Street at the intersections of 14th St. and 16th St. These stops are one and three blocks away from the site and are easily accessible via public sidewalks along John Adams St., 14th St., 15th St. and Washington.

17. All utility lines shall be placed underground.

Refer to Utility Plan.

18. Access and facilities for physically handicapped people shall be incorporated into the site and building design consistent with applicable federal and state requirements, with particular attention to providing continuous, uninterrupted access routes.

The site and building will be fully accessible as required by applicable codes and regulations. Two new ADA parking spaces and an access aisle will be provided near the main entry to the chapel to supplement the single ADA parking space serving the existing office. A pathway with slope not to exceed 1:20 will lead from the accessible parking aisle to the main building entrance. Within the building, an elevator will be provided to allow access between the main level chapel and the lower level facilities, including accessible restrooms.

19. For a residential development, site layout shall achieve at least eighty percent of the maximum density of the base zone for the net developable area. Net developable area excludes all areas for required right-of-way dedication, land protected from development through Natural Resource or Geologic Hazards protection, and required open space or park dedication.

N/A

20. Screening of Mechanical Equipment:

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

No rooftop mechanical units will be utilized.

b. Wall-mounted mechanical equipment shall not be placed on the front façade of a building or on a façade that faces a right-of-way. Wall-mounted mechanical equipment, including air conditioning or HVAC equipment and groups of multiple utility meters, that extends six inches or more from the outer building wall shall be screened from view from streets; from residential, public, and institutional properties; and from public areas of the site or adjacent sites through the use of (a) sight-obscuring enclosures constructed of one of the primary materials used on the primary façade of the structure, (b) sight-obscuring fences, or (c) trees or shrubs that block at least eighty percent of the equipment from view. Wall-mounted mechanical equipment that extends six inches or less from the outer building wall shall be designed to blend in with the color and architectural design of the subject building.

Mechanical systems for the project will be design-build. Drawings will be submitted to the city for approval at a later date. The potential use of wall mounted equipment will be limited to utility meters and small exhaust outlets. These items will be screened as required pending city review.

c. Ground-mounted above-grade mechanical equipment shall be screened by ornamental fences, screening enclosures, trees, or shrubs that block at least eighty percent of the view. Such equipment and fixtures shall not be installed within one hundred feet of the intersection of two public streets to the maximum extent practicable as determined by the community development director. When this standard is deemed impracticable and placement is permitted within one hundred feet of an intersection by the community development director, such equipment and fixtures shall be fully screened with landscaping, fence or wall. Placement and type of screening shall be determined by the community development director. All mechanical equipment shall comply with the standards in this section. If mechanical equipment is installed outside of the site plan and design review process, planning staff shall review the plans to determine if additional screening is required. If the proposed screening meets this section, no additional planning review is required.

Mechanical systems for the project will be design-build. Drawings will be submitted to the city for approval at a later date. Ground mounted HVAC units will be utilized and will be located at the back (east) side of the building. These units will be totally screened from the street by the building and further screened from the parking area and pedestrian pathways by solid walls.

21. Building Materials.

a. Preferred building materials. Building exteriors shall be constructed from high quality, durable materials. Preferred exterior building materials that reflect the city's desired traditional character are as follows:

[1.] Brick.
[2.] Basalt stone or basalt veneer
[3.] Narrow horizontal wood or composite siding (generally five inches wide or less); wider siding will be considered where there is a historic precedent.
[4.] Board and baton siding.
[5.] Other materials subject to approval by the community development director.
[6.] Plywood with battens or fiber/composite panels with concealed fasteners and contagious aluminum sections at each joint that are either horizontally or vertically aligned.
[7.] Stucco shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.

The chapel will be sided with nominal 8” drop siding (5 ½” primary exposure with 1 ¼” drop profile). The upper section of the front façade and vestibule will also include board and batt siding. The steeple will have board and batt siding and trim to accent the arch-top window on the front façade, with the bell tower section rendered in shingle siding. All trim, including window trim, corner boards, water table, fascias and miscellaneous trim, will be wood. All siding and trim will be painted white.

b. Prohibited materials. The following materials shall be prohibited in visible locations unless an exception is granted by the community development director based on the integration of the material into the overall design of the structure.

1. Vinyl or plywood siding (including T-111 or similar plywood).
2. Glass block or highly tinted, reflected, translucent or mirrored glass (except stained glass) as more than ten percent of the building façade.
3. Corrugated fiberglass.
4. Chain link fencing (except for temporary purposes such as a construction site or as a gate for a refuse enclosure).

5. Crushed colored rock/crushed tumbled glass.
6. Non-corrugated and highly reflective sheet metal.

No prohibited building materials will be utilized.

c. Special material standards: The following materials are allowed if they comply with the requirements found below:
1. Concrete block. When used for the front façade of any building, concrete blocks shall be split, rock- or ground-faced and shall not be the prominent material of the elevation. Plain concrete block or plain concrete may be used as foundation material if the foundation material is not revealed more than three feet above the finished grade level adjacent to the foundation wall.
2. Metal siding. Metal siding shall have visible corner moldings and trim and incorporate masonry or other similar durable/permanent material near the ground level (first two feet above ground level).
3. Exterior Insulation and Finish System (EIFS) and similar troweled finishes shall be trimmed in wood, masonry, or other approved materials and shall be sheltered from extreme weather by roof overhangs or other methods.
4. Building surfaces shall be maintained in a clean condition and painted surfaces shall be maintained to prevent or repair peeling, blistered or cracking paint.

No exposed concrete block, metal siding or EIFS is proposed. All exterior building siding and trim will be painted white and shall be maintained and repainted on a regular basis.

22. Conditions of Approval. The review authority may impose such conditions as it deems necessary to ensure compliance with these standards and other applicable review criteria, including standards set out in city overlay districts, the city's master plans, and city public works design standards. Such conditions shall apply as described in Sections 17.50.[2]10, 17.50.[2]20 and 17.50.[2]30. The review authority may require a property owner to sign a waiver of remonstrance against the formation of and participation in a local improvement district where it deems such a waiver necessary to provide needed improvements reasonably related to the impacts created by the proposed development. To ensure compliance with this chapter, the review authority may require an applicant to sign or accept a legal and enforceable covenant, contract, dedication, easement, performance guarantee, or other document, which shall be approved in form by the city attorney.

The Owners shall consider such conditions as identified by the city.

17.62.055 - Institutional and commercial building standards.

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

B. Applicability. In addition to Section 17.62.050 requirements, institutional and commercial buildings shall comply with design standards contained in this section.

C. Relationship between zoning district design standards and requirements of this section.

1. Building design shall contribute to the uniqueness of the underlying zoning district by applying appropriate materials, elements, features, color range and activity areas tailored specifically to the site and its context.

The proposed building design will be compatible with the current diversity of uses in the northern end of the MUD zone. The proposed event center/meeting facility use is particularly compatible with the surrounding event center uses as well as other commercial and retail uses. While the scale and function of the facility is commercial / institutional, the form, proportions and detailing of the building are appropriate to the surrounding small commercial and residential uses. Elements including the steeple, entry vestibule and exterior stair provide a strong pedestrian connection to the street front and adjacent sites.

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

N/A

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

N/A

4. With the exception of standards for building orientation and building front setbacks, in the event of a conflict between a design standard in this section and a standard or requirement contained in the underlying zoning district, the standard in the zoning district shall prevail.

N/A

5. On sites with one hundred feet or more of frontage at least sixty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line, unless a greater setback is accepted under the provisions of 17.62.055D. For sites with less than one hundred feet of street frontage, at least fifty percent of the site frontage width shall be occupied by buildings placed within five feet of the property line unless a greater setback is accepted under the provisions of 17.62.055D.

Due to the unique circumstances impacting this site including the substantial slopes and flood plain restrictions, it is not feasible to place the building within five feet of the front property line. The building floor elevations mandated by the 100 year flood line place the main floor level roughly 13' above the adjacent street at the midpoint of the property line. The proposed 38' setback to the porch structure will allow for a more gradual slope and a more natural transition between the sidewalk and building.

Refer to Variance for Front Setback

D. Relationship of Buildings to Streets and Parking.

1. Buildings shall be placed no farther than five feet from the front property line. A larger front yard setback may be approved through site plan and design review if the setback area incorporates at least one element from the following list for every five feet of increased setback requested:

a. Tables, benches or other approved seating area.
b. Cobbled, patterned or paved stone or enhanced concrete.
c. Pedestrian scale lighting.
d. Sculpture/public art.
e. Fountains/Water feature.
f. At least twenty square feet of landscaping or planter boxes for each tenant façade fronting on the activity area.
g. Outdoor café.
h. Enhanced landscaping additional landscaping.

i. Other elements, as approved by the community development director, that can meet the intent of this section.

As noted in Item No. 5, the slope and flood plain restrictions make a 5' property line setback unreasonable. The front setback will include stone faced stairway walls, a paved pathway to the patio and Veiled Gardens, pedestrian lighting at the main stair and pathway, a paved entry patio, terraced stone planting beds and significant landscaping.

Refer to Variance for Front Setback

2. The front façade shall be oriented toward the street and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

In order to achieve a strong pedestrian connection to the street, a direct and prominent stairway is provided leading directly from the public sidewalk to the main building entrance. The building entrance is clearly identified by the single story roof, extended porch cover and architecturally detailed column supports.

3. Entryways. The primary entranceway for each commercial or retail establishment shall face the major street. The entrance may be recessed behind the property line a maximum of five feet unless a larger setback is approved pursuant to Section 17.62.055.D.1 and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined, highly visible and recessed or framed by a sheltering element including at least four of the following elements, listed below:

a. Canopies or porticos;
b. Overhangs;
c. Recesses/projections;
d. Arcades;
e. Raised corniced parapets over the door;
f. Peaked roof forms;
g. Arches;
h. Outdoor patios;
i. Display windows;
j. Architectural details such as tile work and moldings which are integrated into the building structure and design;
k. Integral planters or wing walls that incorporate landscaped areas and/or places for sitting.
l. Planter boxes and street furniture placed in the right-of-way shall be approved for use according to materials, scale and type.

The public entrance to the chapel is directly facing John Adams Street. It is most clearly identified by its location at the center of the symmetrical façade and its alignment in front of the significant and prominent steeple. Other elements helping to mark the entry include the single story vestibule structure, roof overhang with exposed beams and ornamental posts, a change in the siding material and partially glazed entrance doors.

4. Where additional stores will be located in the large retail establishment, each such store shall have at least one exterior customer entrance, which shall conform to the same requirements.

N/A

5. Trellises, canopies and fabric awnings may project up to five feet into front setbacks and public rights-of-way, provided that the base is not less than eight feet at the lowest point and no higher than ten feet above the sidewalk. Awnings shall be no longer than a single storefront.

N/A The extension of 14th Street at this location is not built and based on input from the city will likely never be constructed; therefore the corner lot guidelines are not applicable.

E. Corner Lots. For buildings located at the corner of intersections, the primary entrance of the building shall be located at the corner of the building or within twenty-five feet of the corner of the building. Additionally, one of the following treatments shall be required:

N/A

1. Incorporate prominent architectural elements, such as increased building height or massing, cupola, turrets, or pitched roof, at the corner of the building or within twenty-five feet of the corner of the building.

N/A

2. Chamfer the corner of the building (i.e. cut the corner at a forty-five-degree angle and a minimum of ten feet from the corner) and incorporate extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the chamfered area.

N/A

F. Commercial First Floor Frontage. In order to ensure that the ground floor of structures have adequate height to function efficiently for retail uses, the first floor height to finished ceiling of new infill buildings in the mixed-use and neighborhood commercial districts shall be no lower than fourteen feet floor to floor. Where appropriate, the exterior façade at the ceiling level of new structures shall include banding, a change of materials or relief which responds to the cornice lines and window location of existing buildings that abut new structures.

The main level (ground floor) is a large open space with a sloped ceiling ranging from 12' to 30' in height. There is no second floor, but a small mezzanine will be located at the street (west) side of the building and will have a floor height of 11'-6" above the main level floor.

The design of the chapel building is specific to its use as a wedding and event center. There are no abutting structures and with the gabled roof design, banding and cornice trim is not applicable.

G. Variation in Massing.

1. A single, large, dominant building mass shall be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings.

The apparent mass of the building is diminished through multiple factors including the fact that the lower level is below grade on three sides. In addition, the sloped roof, vertical steeple element, single story entry vestibule and small shed roof at the secondary, main level entry help to break up the overall building mass.

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

The height to width ratio of the proposed building on the uphill façade is 1:2.5. This ratio is significantly less on any of the other three elevations and is mitigated by the steeple and front entry massing.

3. Changes in mass shall be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

Changes in massing are related to the primary building entrance and the functional bell tower/steeple element.

H. Minimum Wall Articulation.

1. Façades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty feet without including, but not be limited to, at least two of the following:

i. Change in plane,
ii. Change in texture or masonry pattern or color,
iii. Windows, treillage with landscaping appropriate for establishment on a trellis.
iv. An equivalent element that subdivides the wall into human scale proportions.

The total length of the longest side of the building is 91'-6". The plane of the façade is broken at both the front and back by the main entrance and the rear window bay. The steeple creates an additional plane, projecting above the main roof line.

The south façade contains large, vertically proportioned windows at 12' on center along with a secondary entry door with a small shed dormer projecting from the wall. The north façade has the same window pattern on the main level as well as three double French doors with transoms and a recessed entry door at the lower level.

2. Façades greater than one hundred feet in length, measured horizontally, shall incorporate wall plane projections or recesses having a depth of at least three percent of the length of the façade and extending at least twenty percent of the length of the façade. No uninterrupted length of any façade shall exceed one hundred horizontal feet.

N/A

3. Ground floor façades that face public streets shall have arcades, display windows, entry areas, awnings or other such features along no less than sixty percent of their horizontal length.

The street front elevation has a total width of 40'. The entry vestibule and covered entrance has a width of 18' measured from overhang to overhang. Front windows add six feet for a total of 24' or 60% of the overall building width.

4. Building façades must include a repeating pattern that includes any one or more of the following elements:
   a. Color change;
   b. Texture change;
   c. Material module change.

The most notable patterning on the building facades is that of the windows which run the length of the north and south elevations. The front elevation also has a pattern of changing materials with the use of board and batt siding in the upper gable end and at the entry doors and shingle siding high in the steeple.

5. Façades shall have an expression of architectural or structural bays through a change in plane no less than twelve inches in width, such as an offset, reveal or projecting rib.

The primary windows of the chapel will provide relief and patterning on the facades. Including the wood trim that will wrap the windows, the overall size of the window elements is 3'-6" wide by 9'-0" high. These windows run nearly from the base of the siding to the line of the fascia and serve to break down the façade to smaller sections.

6. Façades shall have at least one of elements subsections H.4. or 5. of this section repeat horizontally. All elements shall repeat at intervals of no more than thirty feet, either horizontally or vertically.

As noted above, the large, vertical windows on the sides of the chapel are repeated at 12'-0" on center.

I. Façade Transparency.

1. Transparent windows or doors facing the street are required. The main front elevation shall provide at least sixty percent windows or transparency at the pedestrian level. Façades on corner lots shall provide at least sixty percent windows or transparency on all corner-side façades. All other side elevations shall provide at least thirty percent transparency. The transparency is measured in lineal fashion. For example, a one-hundred-foot long building elevation shall have at least sixty feet (sixty percent of one hundred feet) of transparency in length. Reflective, glazed, mirrored or tinted glass is limited to ten percent of the lineal footage of windows on the street facing façade. Highly reflective or glare-producing glass with a reflective factor of one quarter or greater is prohibited on all building façades. Any glazing materials shall have a maximum fifteen percent outside visual light reflectivity value. No exception shall be made for reflective glass styles that appear transparent when internally illuminated.

See response to 17.60.030 Variances.

2. Side or rear walls that face walkways may include false windows and door openings only when actual doors and windows are not feasible because of the nature of the use of the interior use of the building. False windows located within twenty feet of a right-of-way shall be utilized as display windows with a minimum display depth of thirty-six inches.

N/A

J. Roof Treatments.

1. All façades shall have a recognizable "top" consisting of, but not limited to:
   a. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials; or
   b. Sloping roof with overhangs and brackets; or
   c. Stepped parapets;
   d. Special architectural features, such as bay windows, decorative roofs and entry features may project up to three feet into street rights-of-way, provided that they are not less than nine feet above the sidewalk.

The north and south facades will contain a sloped roof overhang with exposed rafter tails and fascia boards. The west (front) elevation will combine a sloped roof at the steeple with a gable end with barge boards and a material change in the upper section of the gable. The east elevation includes a bay window element with an extended roof.

2. Mixed use buildings: For flat roofs or façades with a horizontal eave, fascia, or parapet, the minimum vertical dimension of roofline modulation is the greater of two feet or 0.1 multiplied by the wall height (finish grade to top of wall). The maximum length of any continuous roofline shall be seventy-five feet.

The building is not a mixed use building. The gabled roof of the building has a maximum uninterrupted run of 73' from the back of the steeple to the projection at the east wall window bay.

3. Other roof forms consistent with the design standards herein may satisfy this standard if the individual segments of the roof with no change in slope or discontinuity are less than forty feet in width (measured horizontally).

N/A

K. Drive-through facilities shall:

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

N/A

17.62.065 - Outdoor lighting.

A. Purpose. The general purpose of this section is to require outdoor lighting that is adequate for safety and convenience; in scale with the activity to be illuminated and its surroundings; directed to the surface or activity to be illuminated; and designed to clearly render people and objects and contribute to a pleasant nighttime environment. Additional specific purposes are to:

1. Provide safety and personal security as well as convenience and utility in areas of public use or traverse, for uses where there is outdoor public activity during hours of darkness;

2. Control glare and excessive brightness to improve visual performance, allow better visibility with relatively less light, and protect residents from nuisance and discomfort;

3. Control trespass light onto neighboring properties to protect inhabitants from the consequences of stray light shining in inhabitants' eyes or onto neighboring properties;

4. Result in cost and energy savings to establishments by carefully directing light at the surface area or activity to be illuminated, using only the amount of light necessary; and

5. Control light pollution to minimize the negative effects of misdirected light and recapture views to the night sky.

B. Applicability.

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

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

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

C. General Review Standard. If installed, all exterior lighting shall meet the functional security needs of the proposed land use without adversely affecting adjacent properties or the community. For purposes of this section, properties that comply with the design standards of subsection D. below shall be deemed to not adversely affect adjacent properties or the community.

D. Design and Illumination Standards. General Outdoor Lighting Standard and Glare Prohibition.

1. Outdoor lighting, if provided, shall be provided in a manner that enhances security, is appropriate for the use, avoids adverse impacts on surrounding properties, and the night sky through appropriate shielding as defined in this section. Glare shall not cause illumination on other properties in excess of a measurement of 0.5 footcandles of light as measured at the property line. In no case shall exterior lighting add more than 0.5 footcandle to illumination levels at any point off-site. Exterior lighting is not required except for purposes of public safety. However, if installed, all exterior lighting shall meet the following design standards:

2. Any light source or lamp that emits more than nine hundred lumens (thirteen watt compact fluorescent or sixty watt incandescent) shall be concealed or shielded with a full cut-off style fixture in order to minimize the potential for glare and unnecessary diffusion on adjacent property. All fixtures shall utilize one of the following bulb types: metal halide, induction lamp, compact fluorescent, incandescent (including tungsten-halogen), or high pressure sodium with a color rendering index above seventy.

3. The maximum height of any lighting pole serving a multi-family residential use shall be twenty feet. The maximum height serving any other type of use shall be twenty-five feet, except in parking lots larger than five acres, the maximum height shall be thirty-five feet if the pole is located at least one hundred feet from any residential use.

4. Lighting levels:

Table 1-17.62.065. Foot-candle Levels

Location	Min	Max	Avg
Pedestrian Walkways	0.5	7:1 max/min ratio	1.5
Pedestrian Walkways in Parking Lots		10:1 max/min ratio	0.5
Pedestrian Accessways	0.5	7:1 max/min ratio	1.5
Building Entrances	3		
Bicycle Parking Areas	3		
Residential			

5. Parking lots and other background spaces shall be illuminated as unobtrusively as possible while meeting the functional needs of safe circulation and protection of people and property. Foregoing spaces, such as building entrances and outside seating areas, shall utilize pedestrian scale lighting that defines the space without glare.

6. Any on-site pedestrian circulation system shall be lighted to enhance pedestrian safety and allow employees, residents, customers or the public to use the walkways at night. Pedestrian walkway lighting through parking lots shall be lighted to light the walkway and enhance pedestrian safety pursuant to Table 1.

7. Pedestrian Accessways. To enhance pedestrian and bicycle safety, pedestrian accessways required pursuant to Oregon City Municipal Code 12.28 shall be lighted with pedestrian-scale lighting. Accessway lighting shall be to a minimum level of one-half footcandles, a one and one-half footcandle average, and a maximum to minimum ratio of seven-to-one and shall be oriented not to shine upon adjacent properties. Street lighting shall be provided at both entrances. Lamps shall include a high-pressure sodium bulb with an unbreakable lens.

8. Floodlights shall not be utilized to light all or any portion of a building façade between ten p.m. and six a.m.

9. Lighting on automobile service station, convenience store, and other outdoor canopies shall be fully recessed into the canopy and shall not protrude downward beyond the ceiling of the canopy.

10. The style of light standards and fixtures shall be consistent with the style and character of architecture proposed on the site.

11. In no case shall exterior lighting add more than one footcandle to illumination levels at any point off-site.

12. All outdoor light not necessary for security purposes shall be reduced, activated by motion sensor detectors, or turned off during non-operating hours.

13. Light fixtures used to illuminate flags, statues, or any other objects mounted on a pole, pedestal, or platform shall use a narrow cone beam of light that will not extend beyond the illuminated object.

14. For upward-directed architectural, landscape, and decorative lighting, direct light emissions shall not be visible above the building roofline.

15. No flickering or flashing lights shall be permitted, except for temporary decorative seasonal lighting.

16. Wireless Sites. Unless required by the Federal Aviation Administration or the Oregon Aeronautics Division, artificial lighting of wireless communication towers and antennas shall be prohibited. Strobe lighting of wireless communication facilities is prohibited unless required by the Federal Aviation Administration. Security lighting for equipment shelters or cabinets and other on-the-ground auxiliary equipment on wireless communication facilities shall be initiated by motion detecting lighting.

17. Lighting for outdoor recreational uses such as ball fields, playing fields, tennis courts, and similar uses, provided that such uses comply with the following standards:

a. Maximum permitted light post height: Eighty feet.
b. Maximum permitted illumination at the property line: 0.5 footcandles.

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

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

A. Sized appropriately to meet the needs of current and expected tenants, including an expansion area if necessary;

The owner plans to keep the primary garbage and recycling collection at the main Abernethy Center site and utilize a small number of roll carts at the chapel site. The proposed garbage and recycling enclosure is 18' wide by 10' deep. This will readily accommodate multiple roll carts along with a midsize – 1 ½ to 5 cubic yard - container if one is desired in the future.

B. Designed with sturdy materials, which are compatible to the primary structure(s);

The garbage and recycling enclosure will be wood framed with painted wood siding to match the chapel building on exposed surfaces. The interior of the enclosure will be finished with T-1-11 plywood siding. The walls will be supported on concrete foundations and footings.

C. Fully enclosed and visually screened;

The solid, six foot high enclosure walls will completely surround and fully screen the garbage and recycling containers. The gates will be 5'-6" high and will be completely opaque, finished with painted wood siding to match the enclosure and chapel building.

D. Located in a manner easily and safely accessible by collection vehicles;

The enclosure is located in the corner of the parking lot, near the back (southeast) corner of the chapel building. It is easily accessible with a straight forward approach and straight back-up area immediately adjacent to the vehicular loading space.

E. Located in a manner so as not to hinder travel lanes, walkways, streets or adjacent properties;

The enclosure is located beyond the building at the back of the site and away from the street. The location adjacent to the vehicular loading area will allow service vehicles to pull off of the travel lane to collect the garbage and recycling and easily back straight out again. It is approximately 24' from the adjacent property and removed from onsite pedestrian pathways.

F. On a level, hard surface designed to discharge surface water runoff and avoid ponding;

The garbage and recycling enclosure will be paved with ac paving and sloped to drain water at the gate location.

G. Maintained by the property owner;

The property owners – whom are also the developers and business owners – will maintain the facility in a clean and safe manner as they do their other facilities in the neighborhood.

H. Used only for purposes of storing solid waste and recyclable materials;

The facility will be used only for temporary storage and collection of garbage and recycling materials.

I. Designed in accordance with applicable sections of the Oregon City Municipal Code (including Chapter 8.20-Solid Waste Collection and Disposal) and city adopted policies.

As addressed in the preceding items, the garbage and recycling enclosure as proposed meets the requirements of the zoning chapter of the Oregon City Municipal Code. In addition, the

enclosure design and planned collection service will meet all requirements of Chapter 8.20, Solid Waste Collection and Disposal.

CONCLUSION

The proposed Abernethy Chapel will be a positive and compatible addition to the north end downtown district. It will complement and enhance the successful Abernethy Center complex of event facilities in the area. The nature of the use and occupancy of the chapel will allow for shared parking not only with the adjacent office building, but with the surrounding event venues as well.

While the site has multiple restrictions based on slope and water resources, the proposed development successfully addresses these issues. The building placement and site configuration are responsive to the existing site conditions, preserving, mitigating and enhancing to a high level the environmental resources of existing vegetation and the adjacent waterway.

We respectfully request approval of the Site Plan and Design Review application along with the two variance requests.

DELSTAR ELECTRIC INCORPORATED
P.O. Box 1371
Tualatin, OR 97062
Phone (503) 684-8848
Fax (503) 684-8312
OR: CCB #63667

FAX TRANSMITTAL

3/3/2010

TO: F&F Structures
1300 John Adams Street
Suite 100
Oregon City, Oregon 97045
(503) 657-7010
FAX 650-1970

ATTN: Mark Foley

Attached please find photometrics for the light pole and floodlighting for you Chapel project.

If you have any questions please contact:
Randy McAlister
Delstar Electric, Inc.
(503) 720-3901 cell
randy@delstarelectric.com

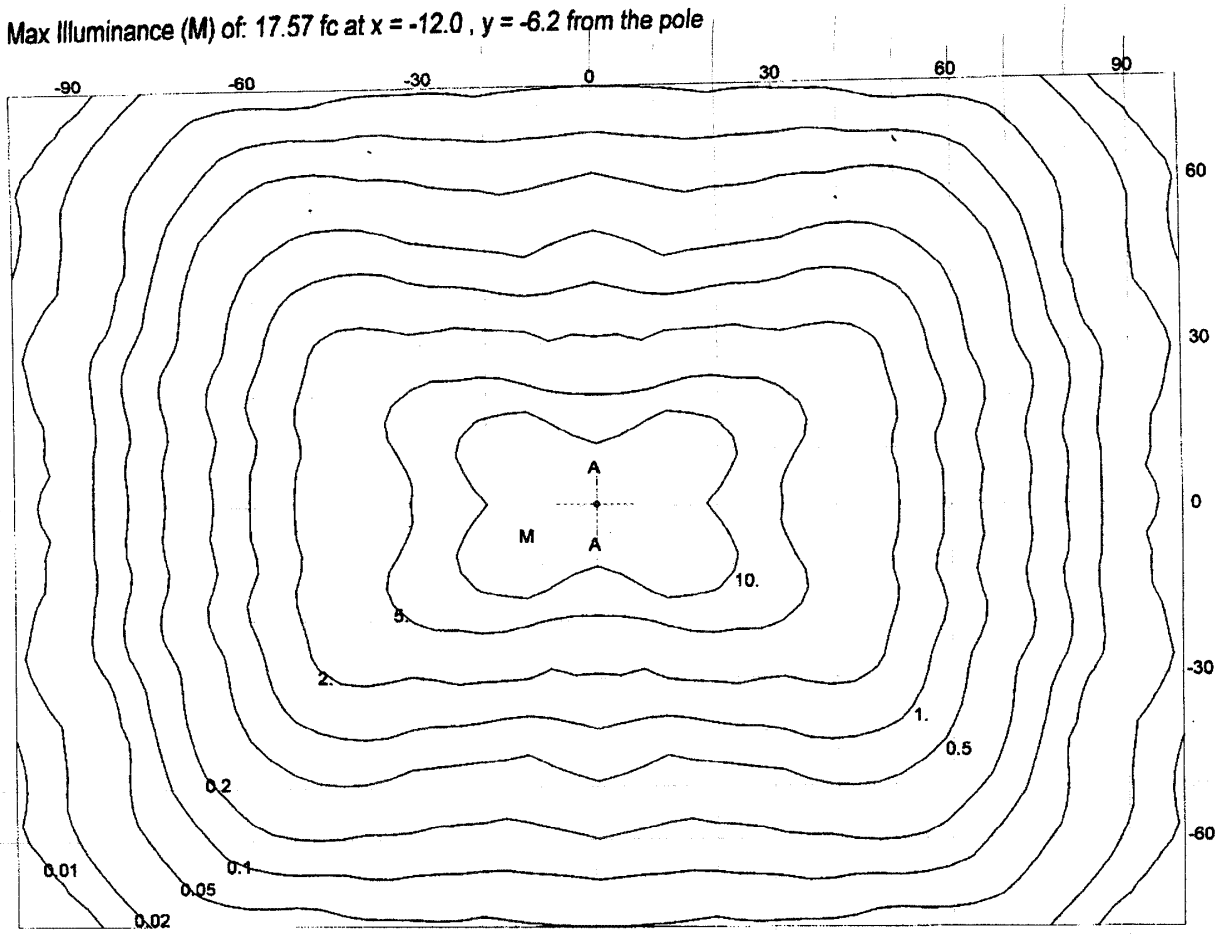
TRANSMITTING 6 PAGES INCLUDING THIS COVER

Pole Layout

Pole Description: SQUARE STEEL 20' w/(2) KAD 320M SR3 FIXTURES

Isoilluminance Plot

Max Illuminance (M) of: 17.57 fc at x = -12.0 , y = -6.2 from the pole



Scale: 1 inch = 28.57

Configuration Details

Pole Height: 20 feet

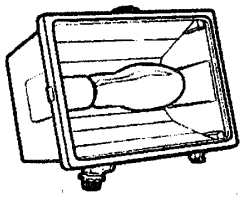
Luminaire No.	Type	Offset From Top of Pole X	Y	Z	Aiming Direction Orient.	Tilt	Spin	Lumens Per Lamp	LLF	Catalog Number
1	A	0.0	2.0	0.0	0.0	0.0	0.0	33300	1.0	KAD 350M SR3
2	A	0.0	-2.0	0.0	180.0	0.0	0.0	33300	1.0	KAD 350M SR3

LITHONIA LIGHTING®

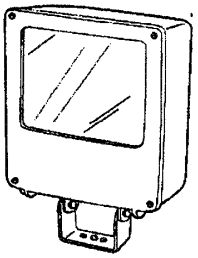
Catalog Number	
Notes	Type

Flood Lighting

50-150W HIGH PRESSURE SODIUM
70-400W METAL HALIDE



Micro



Medium

FEATURES & SPECIFICATIONS

PRODUCT OVERVIEW

Floodlights for commercial or residential signs, entry monuments or facades.

CONSTRUCTION

Rugged, die-cast aluminum housing constructed for maximum heat dissipation. Die-cast aluminum door frames.

Dark bronze housing. Anodized aluminum reflectors with high efficiency and wide beam spread.[1] Tempered glass lens with high temperature gasket to inhibit entrance of contaminants. Micro and small floodlights feature adjustable mounting knuckle with 1/2" NPS threaded stem; medium flood is yoke mount.

ELECTRICAL SYSTEM

120V reactor, normal power factor for 50-150W HPS and 70-100W MH. Quad-tap, high-reactance, high power factor ballast for 150W MH. Medium-base socket. Quad-tap, super CWA, pulse start ballasts are 88% efficient and EISA compliant for 250W and 400W MH. Mogul-base socket.

LISTING

UL Listed (standard). CSA Certified (see Options). UL listed for wet locations.

WARRANTY

Fixtures are covered by Lithonia Lighting 12-month warranty against mechanical defects in manufacture.

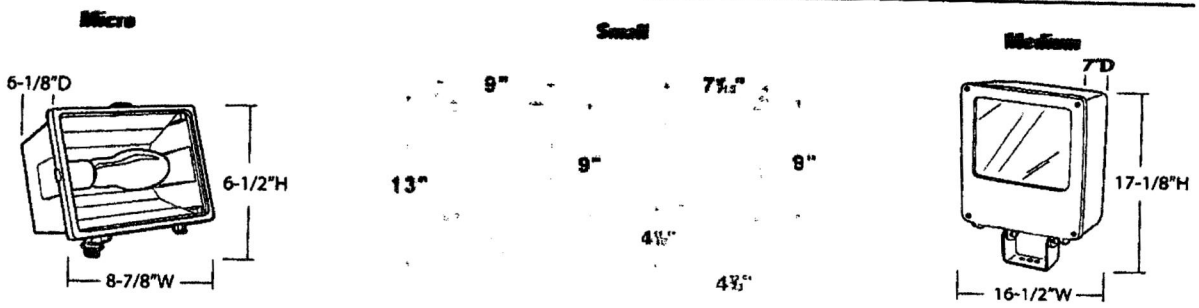
Notes:
1 F150MSL features spot distribution.

ORDERING INFORMATION

Catalog Number	UPC	Description	Wattage	Lamp Source	Voltage	NEMA Distribution	Lamp Included	Approx. Weight (lbs)	Pallet Qty	Standard Carton Qty
F50SL 120 M6	745973505496	Micro floodlight	50	HPS	120	--	Y	7	144	6
F70SL 120 M6	745973505441	Micro floodlight	70	HPS	120	--	Y	7	180	6
F100SL 120 M6	745973505502	Micro floodlight	100	HPS	120	--	Y	7	144	6
F150SL 120 M6	745973505380	Micro floodlight	150	HPS	120	6x6	Y	7	180	6
F70ML 120 M6	745973505489	Micro floodlight	70	MH	120	--	Y	7	144	6
F100ML 120 M6	745973817872	Micro floodlight	100	MH	120	--	Y	7	144	6
F150ML M4	745975146208	Small floodlight	150	MH	120/208/240/277	7x7	Y	14	64	4
F150MSL M4	745975146444	Spot, small floodlight	150	MH	120/208/240/277	5x4	Y	14	64	4
F250ML SCWA	745975145126	Medium floodlight	250[1]	MH	120/208/240/277	7x6	Y	29	20	1
F400ML SCWA	745975145195	Medium floodlight	400[1]	MH	120/208/240/277	7x6	Y	29	20	1

NOTES:
1 These wattages do not comply with California Title 20 regulations.

Flood Lighting High Pressure Sodium and Metal Halide



LITHONIA LIGHTING®
An AcuityBrands Company

Sheet #: Floods-HPS-MH

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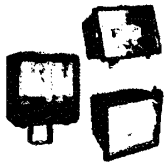
Lithonia Lighting
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

LITHONIA LIGHTING

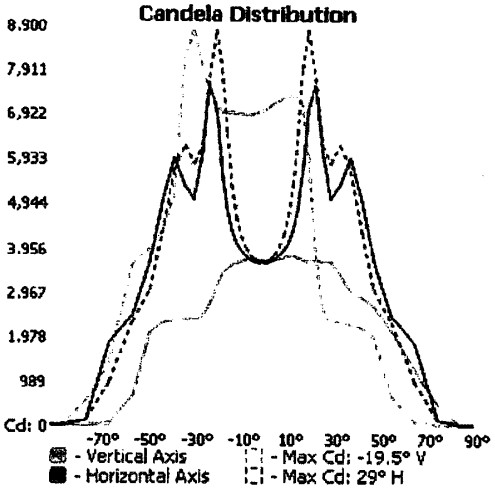
AcuityBrands

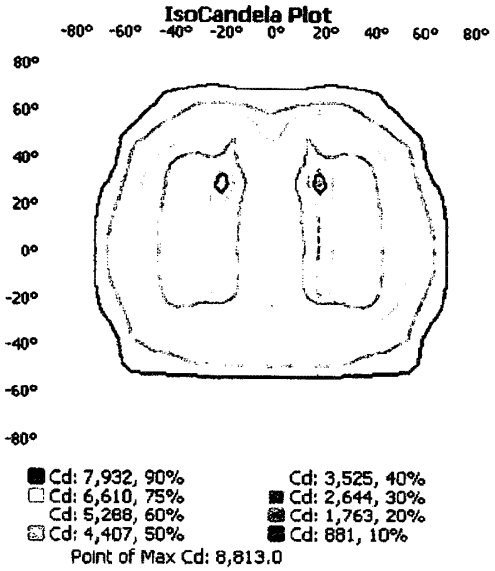
F250ML SCWA - FLOOD PHOTOMETRIC REPORT

TEST #:	LTL17830
ISSUE DATE:	7/23/2009
CATALOG #:	F250ML SCWA
LUMINAIRE:	250W PULSE START METAL HALIDE FLOODLIGHT
LAMP CAT #:	MS250/PS
LAMP:	ONE 250-WATT CLEAR BT28 PULSE START METAL HALIDE, VERTICAL BASE DOWN POS.
LAMP OUTPUT:	1 LAMP(S), RATED LUMENS/LAMP: 22000
BALLASTCAT:	N/A
BALLAST:	250W PULSE START METAL HALIDE FLOODLIGHT
INPUT WATTAGE:	300
LUMINOUS OPENING:	RECTANGLE (L: 1.17FT, W: 0.84FT)
EFFICIENCY:	61%
NEMA TYPE:	7 X 6
MAX CD:	8,813.0 AT HORIZONTAL: -19.5°, VERTICAL: 29°



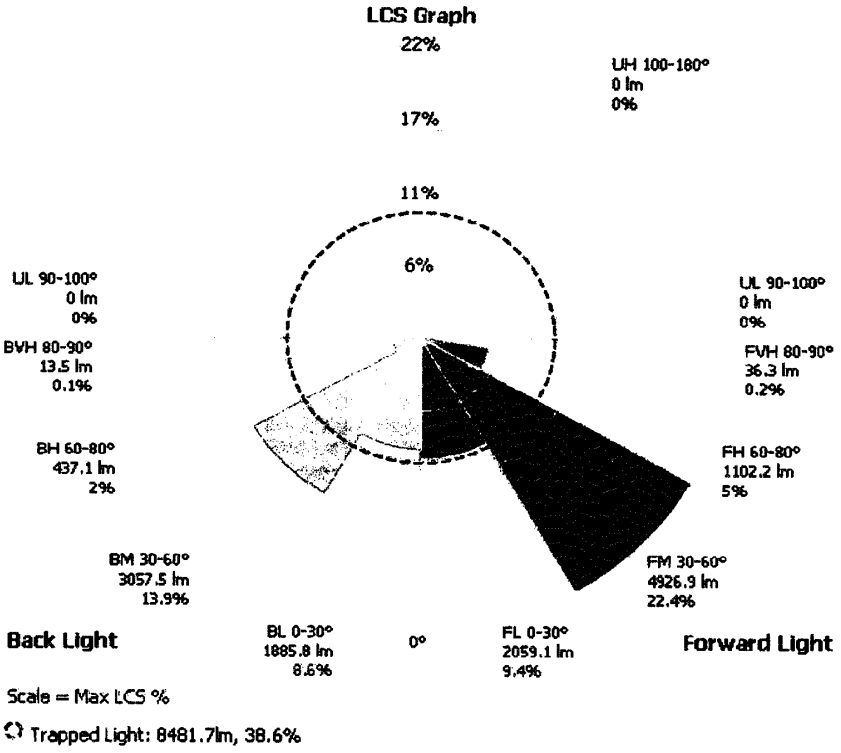
Product Page
Specification Sheet





Flood Summary

	Efficiency	Lumens	Horizontal Spread	Vertical Spread
Field (10%):	59.2%	13,029.1	132.2	124.9
Beam (50%):	26.9%	5,924.4	32.3	63.8
Total:	61.4%	13,499.2		



Visual Photometric Tool 1.2.23 copyright 2010, Acuity Brands Lighting
Reported data calculated from manufacturer's data file, based on IESNA recommended methods.

LITHONIA LIGHTING®

Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

INTENDED USE – Used for car lots, street lighting or parking areas.

CONSTRUCTION – Rugged, heavy-gauge, .12" thick, lightweight extruded, aluminum housing. Square shape, seam-welded and internally sealed for weather-tight integrity. Naturally anodized, extruded, aluminum door frame is sealed to housing by a silicone, closed-cell gasket and is secured with (3) quarter turn closing screws. Can be hinged from any of the four sides.

FINISH – Standard finish is dark bronze (DDB), polyester powder, electrostatically- applied and oven-cured. Other powder architectural colors available.

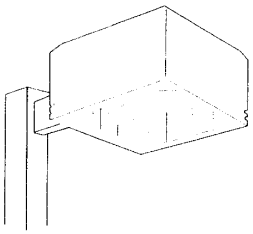
OPTICAL SYSTEM – Reflectors are anodized and segmented for superior uniformity and control, which allows the flexibility to mix distributions without compromising the overall lighting job. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Three cutoff distributions available: Type II (Roadway), Type III (Asymmetric), Type IV (Forward Throw, Sharp Cutoff). Lens is .125" thick impact-resistant, tempered glass.

ELECTRICAL SYSTEM – Ballast: 100-150W are high reactance, high power factor and are standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175M (CSA, NOM or INTL required for probe start shipments outside of the US). Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for 175-200W (SCWA option) for US shipments only. Pulse-start ballast (SCWA) required for 200M. Ballast is 100% factory-tested.

Socket with copper alloy, nickel-plated screw shell and center contact. Medium-base socket used with 100W and mogul-base used with 150-200W. UL listed 150W-600V.

INSTALLATION – Extruded, 4" aluminum arm for pole or wall mounting is shipped in fixture carton. Optional mountings available.

LISTING – UL listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options).

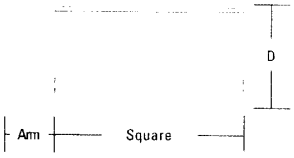


Area Lighting

KSE1

METAL HALIDE
100W, 150W, 175W, 200W
15' to 25' Mounting

NIGHTTIME FRIENDLY



Specifications

EPA: 1.3 ft² (.12m²) (includes arm)
Square: 15-11/16 (39.8)
Depth: 8-3/4 (22.2)
Arm length: 4 (10.2)
Weight: 26.6 lbs (12.1kg)

Mounting Option	Drilling Template[6]
SPxx, RPxx, DA12P	5
WBxx, DA12WB	6
WWxx	7

All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

Example: **KSE1 200M R3 120 SCWA SP04 SF LPI**

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line.
Order accessories as separate catalog number.

Series
KSE1

Wattage
100M[1]
150M
175M[8]
200M
Ceramic metal halide
100MHC[1]
150MHC

Distribution
R2 IES Type II roadway
R3 IES Type III asymmetric
R4SC IES Type IV forward throw, sharp cutoff

Voltage
120
208[2]
240[2]
277
347
480[2]
TB[3]

Mounting
SP04 Square pole (4" arm) (standard)[4]
SP09 Square pole (9" arm)
RP04 Round pole (4" arm)[4]
RP09 Round pole (9" arm)
WW04 Wood pole or wall (4" arm)[4]
WW09 Wood pole or wall (9" arm)
WB04 Wall bracket (4" arm)
WB09 Wall bracket (9" arm)
L/ARM When ordering KMA, DA12
Optional Mounting (shipped separately)
DA12P Degree arm (pole)
DA12WB Degree arm (wall)
KMA Mast arm adapter
KTMB Twin mounting bar

Options

Shipped installed in fixture
SF Single fuse (120, 277, 347V)
DF Double fuse (208, 240, 480V)
LPI Lamp included as standard
L/LP Less lamp
PER NEMA twist-lock receptacle only
QRS Quartz restrike system (100W max) (lamp not included)
EC Emergency circuit
CR Enhanced corrosion resistance
CSA Listed and labeled to comply with Canadian Standards
INTL Available for MH probe start

Pulse Start

SCWA Super CWA pulse start ballast
NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.

Shipped separately[5]
PE1 NEMA twist-lock photocontrol (120, 208, 240V)
PE3 NEMA twist-lock photocontrol (347V)
PE4 NEMA twist-lock photocontrol (480V)
PE7 NEMA twist-lock photocontrol (277V)
SC Shorting cap for PER option
KSE1HS House side shield (R2,R3)
KSE1VG Vandal guard

Architectural color (powder finish)[6]
Standard colors
DDB Dark bronze (standard)
DWH White
DBL Black
Classic colors
DMB Medium bronze
DNA Natural aluminum
DSS Sandstone
DGC Charcoal gray
DTG Tennis green
DBR Bright red
DSB Steel blue
Striping[7]
SDDB Dark bronze
SDWH White
SDBL Black
SDNA Natural aluminum
SDTG Tennis green
SDBR Bright red
SDBUA Dark blue
SDYLB Yellow
Architectural class 1 anodize
ADB Dark bronze
ABL Black

NOTES:
1 Not available with SCWA.
2 Consult factory for availability in Canada.
3 Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V in Canada.)
4 Use SP09, RP09 or WW09 when two or more luminaires are oriented on a 90° drilling pattern.
5 May be ordered as accessory.
6 Additional architectural colors available; see Architectural Colors brochure, Form No. 794.3.
7 Striping is available in the eight colors listed only.
8 These wattages do not comply with California Title 20 regulations.

Accessories: Tenon Mounting Slipfitter ***(Order separately)***

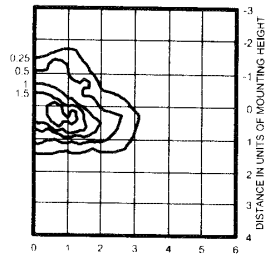
	Number of fixtures					
Tenon O.D.	One	Two@180°	Two@90°[3]	Three@120°	Three@90°[3]	Four@90°[3]
2-3/8"	**T20-190**	**T20-280**	**T20-290**	**T20-320**	**T20-390**	**T20-490**
2-7/8"	**T25-190**	**T25-280**	**T25-290**	**T25-320**	**T25-390**	**T25-490**
4"	**T35-190**	**T35-280**	**T35-290**	**T35-320**	**T35-390**	**T35-490**

KSE1 Premium Cutoff Lighting

Coefficient of Utilization _____
Initial Footcandles _____

KSE1 100M R2 TEST NO: 1195020560

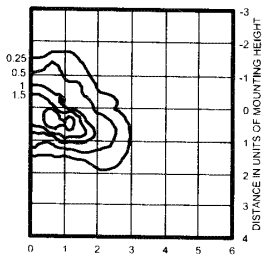
ISOILLUMINANCE PLOT (Footcandle)



100W lamp, rated 8500 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KSE1 100M R3 TEST NO: 1195020546

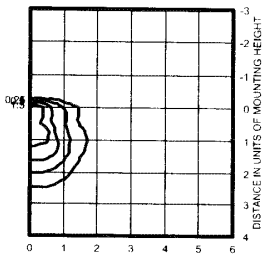
ISOILLUMINANCE PLOT (Footcandle)



100W lamp, rated 8500 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Short, Full Cutoff

KSE1 100M R4SC TEST NO: 1195020539

ISOILLUMINANCE PLOT (Footcandle)



100W lamp, rated 8500 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

NOTES:

1 Photometric data for other distributions can be accessed from the Lithonia Lighting Web site. (www.Lithonia.com)
2 For electrical characteristics, consult technical data tab.
3 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)

15 ft.=5.4
30 ft.=1.36
38 ft.=.85
40 ft.=.77

$$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}}\right)^2 = \text{Correction Factor}$$

LITHONIA LIGHTING®
An AcuityBrands Company

Sheet #: KSE1-M

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Lithonia Lighting
Outdoor
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

LITHONIA LIGHTING®

Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

INTENDED USE

For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION

Cast aluminum backplate. Gasketing between backplate and front cover prevents the entry of water and contaminants. External hardware includes phillips head and tamper-proof hex-head fasteners.

FINISH

Dark bronze (DDB) or white (DWH) front cover available for all wattages.

OPTICAL SYSTEM

Front cover/refractor is injection-molded, one-piece, UV-stabilized polycarbonate. The optical system is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL SYSTEM

The 13W fluorescent uses a 120V electro-magnetic ballast and includes a twin tube fluorescent lamp as standard. The 26/42W fluorescent uses a multi-volt electronic ballast and offers the option of 120-277V operation and also the option of 26W, 32W or 42W triple tube fluorescent lamp (not included).

INSTALLATION

Units are for wall mounting and include two 3/4" knockouts for routing electrical conduit.

LISTING

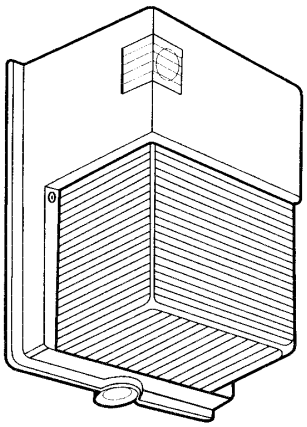
UL listed for wet locations. Listed and labeled to comply with Canadian Standards.

Small Polycarbonate Wall Pack

TWS

COMPACT FLUORESCENT

13TT
26TRT, 32TRT,42TRT
8' to 12' Mounting



Specifications

Height: 11" (27.9cm)
Width: 6-1/2" (16.5cm)
Depth: 5-1/4" (13.3cm)
Weight: 3.3 lbs./1.5 kgs

ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold).**
Example: TWS 13TT 120 PE LPI

TWS

Series	Wattage/lamp	Voltage	Options
TWS	13TT One 13W twin-tube lamp	**120**	Shipped installed in fixture
	26TRT One 26W 4-pin tri-tube lamp[1]	**MVOLT[2]**	**PE Photoelectric cell as standard(N/A with MVOLT)**
	32TRT One 32W 4-pin tri-tube lamp[1]		LPI Lamp included as standard for 13TT only
	42TRT One 42W 4-pin tri-tube lamp[1]		**L/LP Less lamp standard for 26/42TRT**
			Architectural colors (optional)
			(blank) **Dark bronze**
			DWH White

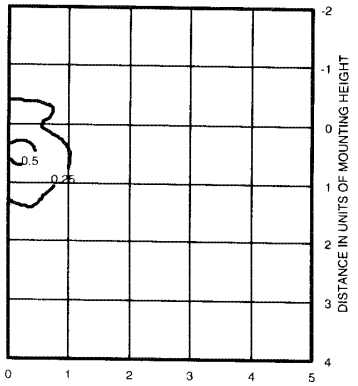
NOTES:
1 Ships as 26/42 TRT. Operates 26-42 watt as standard based on lamp choice.
2 Not available with 13TT.

Accessories

Order as separate catalog number
RK1 PEB1 Photocell kit (120V only)
TWSWG Wireguard

TWS 13TT TEST NO : LTL12634

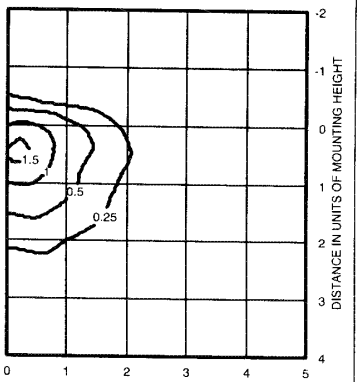
ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 52.2%
13W compact fluorescent twin tube lamp
Footcandle values based on 8'
mounting height, 800 rated lumens.

TWS 26TRT TEST NO: LTL12664P

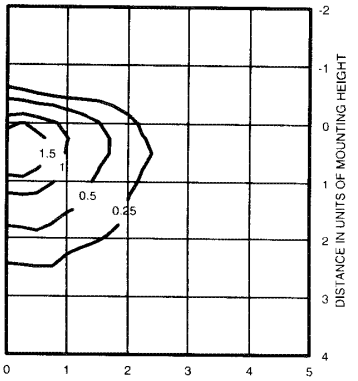
ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 55.2%
26W compact fluorescent triple tube lamp
Footcandle values based on 8'
mounting height, 1800 rated lumens.

TWS 32TRT TEST NO: LTL12633

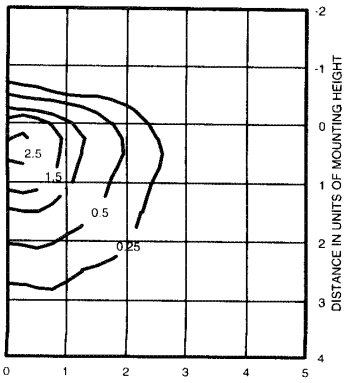
ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 55.2%
32W compact fluorescent triple tube lamp
Footcandle values based on 8'
mounting height, 2400 rated lumens.

TWS 42TRT TEST NO: LTL12663P

ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 55.2%
42W compact fluorescent triple tube lamp
Footcandle values based on 8'
mounting height, 3200 rated lumens.

Electrical Characteristics

Wattage/ballast	Primary voltage	Maximum line current (amps)	Input watts	Power factor%
Fluorescent 1-13TT	120	0.41	17	NPF NPF
Fluorescent 1-26TRT	120 277	.22 .09	26	HPF
Fluorescent 1-32TRT	120 277	.30 .13	36	HPF
Fluorescent 1-42TRT	120 277	.39 .17	47	HPF

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

Mounting Height Correction Factor
(Multiply the fc level by the correction factor)
10 ft. = 0.64
12 ft. = 0.44

LITHONIA LIGHTING®
An AcuityBrands Company

Sheet #: TWS-CF

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Lithonia Lighting
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

Abernathy Chapel Preliminary Stormwater Calculations.

Per the Preapplication notes, only water quality design is required for the Abernathy Chapel.

Based on the sloped terrain which makes water quality swale infeasible, a CDS manhole structure was chosen to provide the necessary water quality treatment for the storm runoff for the development. The CDS manhole produced by CONTECH Stormwater Solution is a proven BMP technology widely used and accepted in Clackamas County.

The area to be treated consists of the parking area for the chapel. All other areas can discharge directly to the storm system.

The new parking area to be treated is approximately 7535 sf. In addition the adjacent existing parking area will be redirected to the water quality facility as it is currently untreated and will add an additional 6450 sf.

Based on the small size of the treatment area, a simplified rational method calculation using the 1/3 of the 2 year storm event will be used for flow calculations. Q= CIA = .9 x 2.5/3 in/hr x .32 = 0.24cfs required treatment. This calculation is more conservative then utilizing the SCS calculated design storm.

The smallest of the CDS Inlet manholes, the PMU 20_15_4 is rated for .7 cfs to obtain 70% TSS removal at water quality flows. Clackamas county has reviewed and adjusted the water quality flow rate to 0.56 cfs for allowable flows. Based on this design specification the CDS manhole provides the necessary water quality treatment to meet Oregon City requirements.

The utility site plan shows the location and drainage plan for the development.

Michael C. Monical, PE
Pace Engineers

Water Environment Services
CLACKAMAS COUNTY SIZING SHEET

WES Model Number	Max, WQ Flow (cfs)	Max, WQ Flow (gpm)	Inside Diameter (ft)	Outside Diameter (ft)	Manhole Area (sq ft)	HYD Loading Rate (gpm/sq ft)	Minimum Sump Capacity (cubic yards)
PMSU20_15_4	0.56	251.44	4	4.83	12.56	20	0.70
PMSU20_15_5	0.70	313.94	5	6	19.625	16	1.10
PMSU20_20_5	0.88	394.67	5	6	19.625	20	1.10
PMSU20_20_6	1.10	493.34	6	7.16	28.26	17	1.10
PMSU20_25_7	1.60	717.58	7	8.33	38.465	19	1.90
PMSU30_20_8	2.0	896.98	8	9.5	50.24	18	1.90
PMSU30_30_9	2.83	1269.23	9	10.67	63.585	20	1.90
PMSU40_30_10	3.50	1569.72	10	11.83	78.5	20	5.50
PMSU40_40_12	5.0	2242.45	12	14.16	113.04	20	5.50

REFERENCE ONLY - THIS CHART HAS NOT BEEN APPROVED BY WES/ CLACKAMS COUNTY Updated 5/12/2006

First American

First American Title Insurance Company of Oregon
19719 Highway 213
Oregon City, OR 97045
Phn - (503)656-5243
Fax - (866)334-2013

Lee

CIC DJ
6/5/08

2008 OREGON BUSINESS 100 BEST

FAX TRANSMITTAL

DATE: **04/25/2008 04:50:10 PM**

FILE NO.: **7071-1220631**

TO: **Historic Properties**
Attn: **Dan Fowler**

FAX: **1(503)650-1970**

FROM: **Byllie Epperson**

Special Instructions/Comments: **Hello....**

Here is the prelim for your John Adams purchase along with a copy of the Ordinance addressed as exception 2 on the report. If you need anything further or have any questions, please feel free to call me on my direct line (503.518.2302) or email me.

Thank You For Your Business! We Know You Have A Choice.

IMPORTANT NOTICE:
Should any of these papers require an **ORIGINAL SIGNATURE** and your fax machine produces the facsimile on thermal paper, please **PHOTOCOPY** then sign the photocopy.
We will "not" accept an Original Signature on THERMAL fax paper.
Thank you for your cooperation in this matter.

IF TRANSMISSION OF ALL PAGES IS NOT COMPLETE OR IF AN ORIGINAL IS NEEDED, PLEASE CONTACT THE SENDER.

First American

First American Title Insurance Company of Oregon
222 SW Columbia Street, Suite 400
Portland, OR 97201
Phn - (503)222-3651 (800)929-3651
Fax - (503)790-7858

Order No.: 7071-1220631
April 25, 2008

FOR QUESTIONS REGARDING YOUR CLOSING, PLEASE CONTACT:
BYLLIE EPPERSON, Escrow Officer/Closer
Phone: (503)656-5243 - Fax: (866)334-2013- Email:bylepperson@firstam.com
First American Title Insurance Company of Oregon
19719 Highway 213, Oregon City, OR 97045

FOR ALL QUESTIONS REGARDING THIS PRELIMINARY REPORT, PLEASE CONTACT:
Lauren Finbraaten, Title Officer
Toll Free: (800)929-3651 - Direct: (503)790-7861 - Email: lfinbraaten@firstam.com

Preliminary Title Report

ALTA Owners Standard Coverage	Liability $	1,375,000.00	Premium $	1,997.00	STR
ALTA Owners Extended Coverage	Liability $		Premium $		
ALTA Lenders Standard Coverage	Liability $		Premium $		
ALTA Lenders Extended Coverage	Liability $		Premium $		
Endorsement 9, 22 & 8.1			Premium $	100.00	
City Lien/Service District Search			Cost $	25.00	
Other			Cost $		

We are prepared to issue Title Insurance Policy or Policies in the form and amount shown above, insuring title to the following described land:

The land referred to in this report is described in Exhibit A attached hereto.

and as of April 18, 2008 at 8:00 a.m., title vested in:

F. Duane Lee and Marian M. Lee, as tenants by the entirety

Subject to the exceptions, exclusions, and stipulations which are ordinarily part of such Policy form and the following:

1. City liens, if any, of the City of Oregon City.

   Note: There are no liens as of April 18, 2008. All outstanding utility and user fees are not liens and therefore are excluded from coverage.

2. Reservation of utilities in vacated street area and the right to maintain the same as set forth in Ordinance No. 1814, a copy of which was
   Recorded December 06, 1974 as Fee No. 74034043.

This report is for the exclusive use of the parties herein shown and is preliminary to the issuance of a title insurance policy and shall become void unless a policy is issued, and the full premium paid.

3. Said property lies within the boundaries of the Downtown/North end Urban Renewal Plan and is subject to the terms and provisions thereof, as disclosed by Ordinance No. 90-1062,
   Recorded: December 21, 1990 as Fee No. 90062748
   And Amended
   Recorded: April 25, 1991 as Fee No. 91018607
   And Modification
   Recorded: October 18, 2007 as Fee No. 2007-089931

4. Deed of Trust and the terms and conditions thereof.

Grantor/Trustor:	F. Duane Lee and Marian M. Lee, as tenants by the entirety
Grantee/Beneficiary:	Bank of the West
Trustee:	Transnation Title Insurance Company
Amount:	$275,000.00
Recorded:	March 13, 2006
Recording Information:	Fee No. 2006-021720

   (Affects Lots 3, 4, 5 and 6)

5. Unrecorded leases or periodic tenancies, if any.

6. The following pertain to Lender's Extended Coverage only:
   a. Parties in possession, or claiming to be in possession, other than the vestees shown herein.
   b. Statutory liens for labor and/or materials, including liens for contributions due to the State of Oregon for employment compensation and for workman's compensation, or any rights thereto, where no notice of such liens or rights appears of record.

- END OF EXCEPTIONS -

NOTE: We find no judgments or United States Internal Revenue liens against Historic Properties LLC or Assigns, an Oregon limited liability company

NOTE: Any conveyance or encumbrance by Historic Properties LLC or Assigns, an Oregon limited liability company should be executed pursuant to their Operating Agreement, a copy of which should be submitted to this office for inspection.

NOTE: This Report does not include a search for Financing Statements filed in the Office of the Secretary of State, or in a county other than the county wherein the premises are situated, and no liability is assumed if a Financing Statement is filed in the Office of the County Clerk covering Fixtures on the premises wherein the lands are described other than by metes and bounds or under the rectangular survey system or by recorded lot and block.

NOTE: Taxes for the year 2007-2008 PAID IN FULL

Tax Amount:	$9,786.79
Map No.:	22E29CC08500
Property ID:	00562117
Tax Code No.:	062-057

(Affects Lots 3, 4, 5 and 6)

NOTE: Taxes for the year 2007-2008 PAID IN FULL

Tax Amount:	$637.45
Map No.:	22E29CC08400
Property ID:	00562108
Tax Code No.:	062-057

(Affects Lots 1, 2, 7 and 8)

NOTE: According to the public record, the following deed(s) affecting the property herein described have been recorded within 24 months of the effective date of this report: NONE

Situs Address as disclosed on Clackamas County Tax Roll:

1300 John Adams Street, Oregon City, OR 97045

THANK YOU FOR CHOOSING FIRST AMERICAN TITLE!
WE KNOW YOU HAVE A CHOICE!

RECORDING INFORMATION

Filing Address: **Clackamas County**
2051 Kaen Road
Oregon City, OR 97045

Recording Fees: $ **5.00** per page

$ 5.00 per document (GIS Geogrphic Infomation Services)
$ 10.00 per document (Public Land Corner Preservation Fund)
$ 11.00 per document (OLIS Assessment & Taxation Fee)
$ 5.00 for each additional document title
$ 20.00 non-standard fee

First American Title Insurance Company of Oregon

SCHEDULE OF EXCLUSIONS FROM COVERAGE

ALTA LOAN POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risk 11, 13, or 14); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Insured Mortgage.
4. Unenforceability of the lien of the Insured Mortgage because of the inability or failure of an Insured to comply with applicable doing-business laws of the state where the Land is situated.
5. Invalidity or unenforceability in whole or in part of the lien of the Insured Mortgage that arises out of the transaction evidenced by the Insured Mortgage and is based upon usury or any consumer credit protection or truth-in-lending law.
6. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction creating the lien of the Insured Mortgage, is
   (a) a fraudulent conveyance or fraudulent transfer, or
   (b) a preferential transfer for any reason not stated in Covered Risk 13(b) of this policy.
7. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the Insured Mortgage in the Public Records. This Exclusion does not modify or limit the coverage provided under Covered Risk 11(b).

ALTA OWNER'S POLICY (06/17/06)

The following matters are expressly excluded from the coverage of this policy, and the Company will not pay loss or damage, costs, attorneys' fees, or expenses that arise by reason of:

1. (a) Any law, ordinance, permit, or governmental regulation (including those relating to building and zoning) restricting, regulating, prohibiting, or relating to
   (i) the occupancy, use, or enjoyment of the Land;
   (ii) the character, dimensions, or location of any improvement erected on the Land;
   (iii) the subdivision of land; or
   (iv) environmental protection;
   or the effect of any violation of these laws, ordinances, or governmental regulations. This Exclusion 1(a) does not modify or limit the coverage provided under Covered Risk 5.
   (b) Any governmental police power. This Exclusion 1(b) does not modify or limit the coverage provided under Covered Risk 6.
2. Rights of eminent domain. This Exclusion does not modify or limit the coverage provided under Covered Risk 7 or 8.
3. Defects, liens, encumbrances, adverse claims, or other matters
   (a) created, suffered, assumed, or agreed to by the Insured Claimant;
   (b) not Known to the Company, not recorded in the Public Records at Date of Policy, but Known to the Insured Claimant and not disclosed in writing to the Company by the Insured Claimant prior to the date the Insured Claimant became an Insured under this policy;
   (c) resulting in no loss or damage to the Insured Claimant;
   (d) attaching or created subsequent to Date of Policy (however, this does not modify or limit the coverage provided under Covered Risks 9 and 10); or
   (e) resulting in loss or damage that would not have been sustained if the Insured Claimant had paid value for the Title.
4. Any claim, by reason of the operation of federal bankruptcy, state insolvency, or similar creditors' rights laws, that the transaction vesting the Title as shown in Schedule A, is
   (a) a fraudulent conveyance or fraudulent transfer; or
   (b) a preferential transfer for any reason not stated in Covered Risk 9 of this policy.
5. Any lien on the Title for real estate taxes or assessments imposed by governmental authority and created or attaching between Date of Policy and the date of recording of the deed or other instrument of transfer in the Public Records that vests Title as shown in Schedule A.

SCHEDULE OF STANDARD EXCEPTIONS

1. The Lien of Real Estate Taxes or Assessments imposed on the title by a governmental authority that are not shown as existing liens in the records of any taxing authority that levies taxes or assessments on real property or in the public records.
2. Any Facts, Rights, Interests, or Claims that are not shown in the public records but that could be ascertained by an inspection of the land or by making inquiry of persons in possession of the land.
3. Easements, Claims of Easements or Encumbrances that are not shown in the public records.
4. Any Encroachment, Encumbrance, Violation, Variation, or Adverse Circumstance affecting the title including discrepancies, conflicts in boundary lines, shortage in area, or any other facts that would be disclosed by an accurate and complete land survey of the land, and that are not shown in the public records.
5. Unpatented Mining Claims; Reservations or Exceptions in Patents or in acts authorizing the issuance thereof; Water Rights, Claims or Title to Water.
6. Any Lien, or Right to a Lien, for Services, Labor or Material theretofore or hereafter furnished, imposed by law and not shown in the public records.

NOTE: A SPECIMEN COPY OF THE POLICY FORM (OR FORMS) WILL BE FURNISHED UPON REQUEST

TI 149 Rev. 6-17-06

Exhibit "A"

Real property in the City of Oregon City, County of Clackamas, State of Oregon, described as follows:

LOTS 1, 2, 3, 4, 5, 6, 7 AND 8, BLOCK 95, OREGON CITY, (PLAT PAGE 0002), IN THE CITY OF OREGON CITY, COUNTY OF CLACKAMAS AND STATE OF OREGON.

TOGETHER WITH THE WESTERLY ONE-HALF OF JEFFERSON STREET BETWEEN THE MOST SOUTHERLY LINE OF 14TH STREET AND THE CENTERLINE OF 13TH STREET; THE NORTHERLY ONE-HALF OF 13TH STREET BETWEEN THE MOST EASTERLY LINE OF JOHN ADAMS STREET AND THE CENTERLINE OF JEFFERSON STREET; AND ALL OF THE CERTAIN ALLEY LOCATED IN THE CENTER OF BLOCK 95, OREGON CITY, BETWEEN JOHN ADAMS STREET AND JEFFERSON, WHICH INURED TO BLOCK 95, OREGON CITY, (PLAT PAGE 0002), IN THE CITY OF OREGON CITY, BY VIRTUE OF THE VACATION THEREOF BY ORDINANCE NO. 1814 OF THE CITY OF OREGON CITY, OREGON, RECORDED DECEMBER 06, 1974, AS FEE NO. 74034043, CLACKAMAS COUNTY RECORDS.

Tax Parcel Number: 00562117 and 00562108

12 6 74

DEC - 6 1974

14

ORDINANCE NO. 1814

AN ORDINANCE VACATING A PORTION OF UNUSED, UNIMPROVED JEFFERSON STREET AND 13th STREET AND THAT CERTAIN ALLEY IN BLOCK 95, ALL IN THE PLAT OF OREGON CITY, HEREIN MORE PARTICULARLY DESCRIBED

WHEREAS, ti appears to the Commission of Oregon City, Oregon, that on the 7th day of August, 1974, a Resolution No. 74-23 was duly adopted initiating action on its own motion, pursuant to ORS 271.080 to and including ORS 271.230 for the vacation of a portion of unused right-of-way in the City of Oregon City, Oregon, hereinafter described, and thereafter, the City Recorder caused Notice to be given by posting and publication as required by law, and that proof of said posting and publication is on file with the City Recorder, and that the matter of said vacation together with a hearing of any objections or claims to be heard and considered concerning said vacation of said portions of said right-of-way would be heard and considered at 8:00 o'clock P.M. on the 12th day of September, 1974, in the Commission meeting room at the City Hall in Oregon City, Oregon, and said hearing having been held and it appearing that said vacation is in the public interest and that all expenses and assessments in connection therewith have been paid, now therefore,

OREGON CITY DOES ORDAIN AS FOLLOWS:

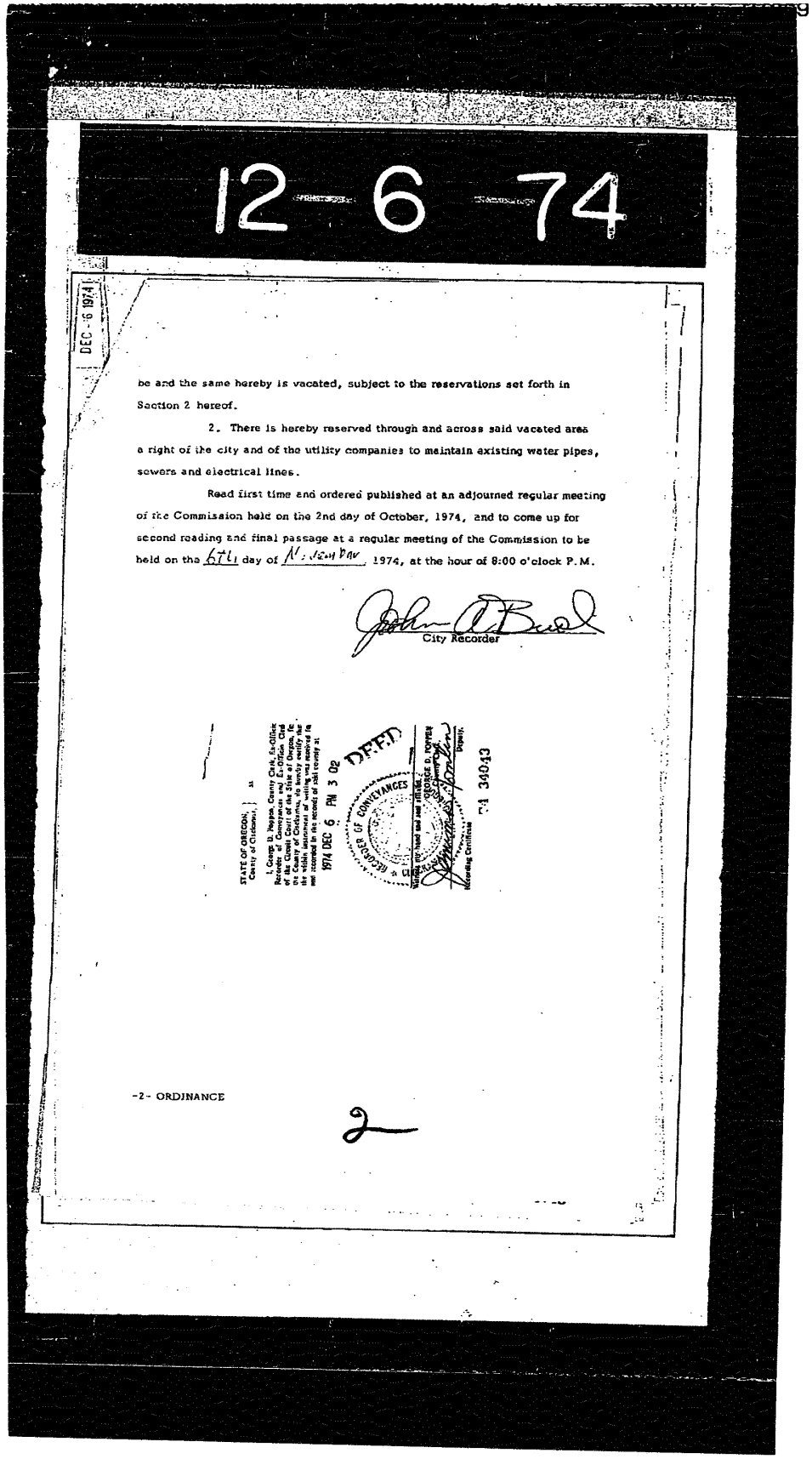
1. That the following described portion of unused, unimproved right-of-way in the City of Oregon City, Oregon, to-wit:

All of that portion of Jefferson Street between the most northerly line of 12th Street and the most southerly line of 14th Street in the Plat of Oregon City, in the City of Oregon City, County of Clackamas, State of Oregon.

All of that portion of 13th Street between the most easterly line of John Adams Street and the most westerly line of Madison Street in the Plat of Oregon City, in the City of Oregon City, County of Clackamas, State of Oregon.

All of that certain alley located in the center of Block 95, Oregon City, between John Adams Street and Jefferson Street, in the Plat of Oregon City, in the City of Oregon City, County of Clackamas, State of Oregon.

74 34043



12 6 74

DEC - 6 1974

be and the same hereby is vacated, subject to the reservations set forth in Section 2 hereof.

2. There is hereby reserved through and across said vacated area a right of the city and of the utility companies to maintain existing water pipes, sewers and electrical lines.

Read first time and ordered published at an adjourned regular meeting of the Commission held on the 2nd day of October, 1974, and to come up for second reading and final passage at a regular meeting of the Commission to be held on the 6th day of November 1974, at the hour of 8:00 o'clock P.M.

City Recorder

STATE OF OREGON, County of Clackamas, } ss

I, George D. Poppen, County Clerk, Ex-Officio Clerk of the County Court and Ex-Officio Clerk of the Board of County Commissioners, and Ex-Officio Recorder of Conveyances, in and for the County of Clackamas, do hereby certify that the within instrument of writing was received for record and recorded in the records of said county at

1974 DEC 6 PM 3 02

RECORDER OF CONVEYANCES

DEPUTY

74 34043

-2- ORDINANCE

2

10.00

SPECIAL WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

18449

WALTER L. NUTTING, Grantor, conveys and specially warrants to F. DUANE LEE AND MARIAN M. LEE, husband & wife, Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in CLACKAMAS County, Oregon to-wit:

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 95, OREGON CITY, in the City of Oregon City.

22E 29CC 08500, 08400

TOGETHER WITH the westerly one-half of Jefferson Street between the most southerly line of 14th Street and the centerline of 13th Street; the Northerly one-half of 13th Street between the most easterly line of John Adams Street and the centerline of Jefferson Street; and all of the certain alley located in the center of Block 95, Oregon City, between John Adams Street and Jefferson, which inured to Block 95, OREGON CITY, in the City of Oregon City, by virtue of the vacation thereof by Ordinance No. 1814 of the City of Oregon City, Oregon, recorded December 6, 1974, as Recorder's Fee No. 74 34043, Clackamas County Records. -----

88 04289

The true consideration for this conveyance is $125,000.00 (Here comply with the requirements of ORS 93.030)

Dated this 2 day of January, 19 88

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Walter L. Nutting

Donna Lee Bertell, his attorney in fact

STATE OF OREGON, County of) ss. , 19

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL) Notary Public for Oregon—My commission expires:

Recorded by TICOR TITLE

SPECIAL WARRANTY DEED

Walter L. Nutting, GRANTOR
F. Duane and Marian M. Lee, GRANTEE

GRANTEE'S ADDRESS, ZIP

After recording return to:
Mr. & Mrs. F. Duane Lee
P. O. Box 200
Beavercreek, Oregon 97004

NAME, ADDRESS, ZIP

Until a change is requested, all tax statements shall be sent to the following address:
Same as above

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of } ss.

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

Witness my hand and seal of County affixed.

NAME TITLE

By Deputy

STATE OF OREGON
County of Clackamas } ss

I, John F. Kauffman, County Clerk for the County of Clackamas do hereby certify that the instrument of writing was received for recording in the records of said county at

1988 FEB 1 PM 4:13

Witness my hand and seal affixed.
John F. Kauffman
JOHN F. KAUFFMAN
County Clerk
By
Recording Certificate

88 04289

FORM No. 967—SPECIAL WARRANTY DEED—STATUTORY FORM (Individual Grantor).
OR STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

10.00

SPECIAL WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

18449

WALTER L. NUTTING

conveys and specially warrants to F. DUANE LEE AND MARIAN M. LEE, husband & wife *Grantee, the following described real property free of encumbrances created or suffered by the Grantor except as specifically set forth herein, situated in* CLACKAMAS *County, Oregon to-wit:*

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 95, OREGON CITY, in the City of Oregon City.

992

TOGETHER WITH the westerly one-half of Jefferson Street between the most southerly line of 14th Street and the centerline of 13th Street; the Northerly one-half of 13th Street between the most easterly line of John Adams Street and the centerline of Jefferson Street; and all of the certain alley located in the center of Block 95, Oregon City, between John Adams Street and Jefferson, which inured to Block 95, OREGON CITY, in the City of Oregon City, by virtue of the vacation thereof by Ordinance No. 1814 of the City of Oregon City, Oregon, recorded December 6, 1974, as Recorder's Fee No. 74 34043, Clackamas County Records. ------

88 04289

The true consideration for this conveyance is $ 125,000.00 *(Here comply with the requirements of ORS 93.030)*

Dated this 27 *day of* January *19* 88

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

Walter L. Nutting

Walter L. Nutting

Donna Lee Bertell, his attorney in fact

STATE OF OREGON, County of) ss. , *19*

Personally appeared the above named

and acknowledged the foregoing instrument to be voluntary act and deed.

Before me:

(OFFICIAL SEAL) *Notary Public for Oregon—My commission expires:*

Recorded by TICOR TITLE

SPECIAL WARRANTY DEED

STATE OF OREGON, County of Clackamas } ss.

Be this the 27 day of January, 19 88 personally appeared Donna Lee Bertell

who, being duly sworn (or affirmed), did say that S he is the attorney in fact for Walter L. Nutting and that S he executed the foregoing instrument by authority of and in behalf of said principal; and S he acknowledged said instrument to be the act and deed of said principal.

Before me:

(Official Seal) 2

(Signature)

Notary Public for Oregon

Commission (Title of Officer) Expires: 11-2-89

STATE OF OREGON
County of Clackamas } ss.

I, John F. Kauffman, County Clerk for the County of Clackamas, do hereby certify that the instrument of writing was received for recording in the records of said county at

1988 FEB 1 PM 4:13

Witness my hand and seal affixed

John F. Kauffman
JOHN F. KAUFFMAN
County Clerk

Recording Certificate
CCP A1 (rev. 12-86)

88 04289

8

LEAVE B

ASSIGNMENT OF CONTRACT BY PERSONAL REPRESENTATIVE

FOR VALUE RECEIVED, the undersigned who is the Personal Representative of The Estate of Winnifred M. Nutting, on behalf of the Estate of Winnifred M. Nutting, hereby assigns all of the right, title and interest it has in that certain Real Estate Contract dated July 11, 1979, and recorded at Clackamas County on July 13, 1979, Recording Certificate Number 79 29845, between WINNIFRED M. NUTTING, seller, and F. DUANE LEE and MARIAN M. LEE, buyers, to WALTER NUTTING, to wit:

Lots 1, 2, 3, 4, 5, 6, 7, and 8, Block 95, OREGON CITY, in the City of Oregon City, County of of Clackamas and State of Oregon. 2S2E 29CC 08400;08500

062 057

TOGETHER WITH the Westerly one-half of Jefferson Street between the most Southerly line of 14th Street and the centerline of 13th Street, the Northerly one-half of 13th Street between the most Easterly line of John Adams Street and the centerline of Jefferson Street, and all of the certain alley located in the center of Block 95, Oregon City, Between John Adams Street and Jefferson, which inured to Block 95, OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon, by virtue of the vacation thereof by Ordinace No. 1814 of the City of Oregon City, Oregon, recorded December 6, 1974, as Recorder's Fee No. 74-34043, Clackamas County Records.

AC The true and actual consideration for this transfer is $20,625.00.

DATED this 24th day of June, 1987.

Donna Lee Bertell
Donna Lee Bertell
Personal Representative of the
Estate of Winnifred M. Nutting

STATE OF OREGON)
) ss.
County of Clackamas)

Personally appeared before me on June 24, 1987, the above-named DONNA LEE BERTELL, Personal Representative of the Estate of Winnifred M. Nutting, and acknowledged the foregoing instrument to be her voluntary act and deed.

PUBLIC

NOTARY PUBLIC FOR OREGON
My Commission Expires: 3-1-88

Until a change is requested, all Tax Statements shall be sent to the following address:

Walter Nutting
c/o Donna Bertell
9355 S.W. Camille Terrace
Portland, OR 97223

After recording return to:

Burda & Richards
P.O. Box 427
Wilsonville, OR 97070

STATE OF OREGON
County of Clackamas

I, John F. Kauffman, County Clerk for the County of Clackamas, do hereby certify that the instrument of writing was received for recording on the date stamped hereon and was recorded in the book/reel/volume of said County of

1987 JUN 29 PM 4:35

John F. Kauffman
JOHN F. KAUFFMAN
County Clerk

Recording Certificate
Clackamas 12 Bel

87 29542

87 29542

FORM No. 206—CONTRACT—REAL ESTATE—Partial Payments. STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

CONTRACT—REAL ESTATE

THIS CONTRACT, Made this 11th day of July, 19 79, between

WINNIFRED M. NUTTING, hereinafter called the seller,

and F. DUANE LEE and MARIAN M. LEE, hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Clackamas County, State of Oregon, to-wit:

2 2E 29 CC 8400, 8500

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 95, OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon.

TOGETHER WITH the Westerly one-half of Jefferson Street between the most Southerly line of 14th Street and the centerline of 13th Street, the Northerly one-half of 13th Street between the most Easterly line of John Adams Street and the centerline of Jefferson Street, and all of that certain alley located in the center of Block 95, Oregon City, between John Adams Street and Jefferson, which inured to Block 95, OREGON CITY , in the City of Oregon City, County of Clackamas and State of Oregon, by virtue of the vacation thereof by Ordinance No. 1814 of the City of Oregon City, Oregon, recorded December 6, 1974, as Recorder's Fee No. 74-34043, Clackamas County Records.

for the sum of ONE HUNDRED TWENTY FIVE THOUSAND Dollars ($125,000.00) (hereinafter called the purchase price) on account of which Dollars ($5000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller), and the remainder to be paid to the order of the seller at the times and in amounts as follows, to-wit: $20,000.00 together with accrued interest shall be paid on or before July 31, 1979 the sum of $25,000.00 together with accrued interest is to be paid on or before December 31, 1979. The remaining principal balance shall be paid in forty (40) equal quarterly installments commencing on April 1, 1980 with payments to be made on each succeeding quarter.

19-50181 Recorded by Chicago Title

The buyer covenants and warrants with the seller that the real property described in this contract is

(A) for an organization or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes.

All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 9.5% per cent per annum from July 1, 1979 until paid, interest to be paid as indicated and $ in addition to the minimum regular payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of July 1, 19 79.

The buyer shall be entitled to possession of said lands on July 1, 19 79 and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's and all other liens and save the seller harmless thereform and reimburse seller for all costs and attorney's fees incurred by him in defending against any such lien that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than $ in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as issued. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within days from the date hereof, he will furnish unto buyer a title insurance policy insuring him in an amount equal to said purchase price, marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances since said date placed, permitted to accrue by, through or under seller, excepting, however, the said covenants and restrictions and the liens, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(Continued on reverse)

*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1308 or similar unless the contract will become a first lien to finance the purchase of a dwelling in which event use Stevens-Ness Form No. 1307 or similar.

SELLER'S NAME AND ADDRESS

BUYER'S NAME AND ADDRESS

After recording return to:
Winnifred Nutting
6555 NE Failing
West Linn, Oregon 97068
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS ABOVE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of ..... } ss.

I certify that the within instrument was received for record on the ..... day of ....., 19....., at ..... o'clock ..... M., and recorded in book ..... on page ..... or as file/reel number ....., Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By ..... Deputy

OK

79 20915

TWP. S.	RGE.	SEC.	1/4	1/16	TAX LOT NUMBER	TYPE REAL PROP.	SPEC. INT. IN	CODE AREA NUMBER
2	2E	29	C	C	8400			~~62-02~~ 62-57 UR

MAP NUMBER

ACCOUNT NUMBER

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY 28640
CLACKAMAS COUNTY ASSESSOR

FORMERLY PART OF T. L. NO.

	Date of Entry on this Card	DEED RECORD Year	Instr.	ACRES REMAINING
Ginther, Rose L	5-3-68	175	496	
Stephens, Ione; Steel, Elaine; Ginther, Irana & Ginther, Gaylord	4-4-69	'68	-20665	
Stephens, Ione; Steel, Elaine; Ginther, Irana & Ginther, Gaylord				
% Bierwagen, John O.	3-12-73	73	3652	
Also Vac. St. & Alley	2-17-74	74	34043	
Steel Elaine & Ginther Iran & Ginther Gaylord				
C/o Bierwagen John O.	10-5-77	77	39159	D th Opt.
	5-24-78	78	19026	Posted
	5-24-78	78	19027	Posted
Beirwagen, John O.	5-24-78	78	19028	
Pyne, Allen B.	5-24-78	78	19029	
Nutting, Winnifred M.	8-10-78	78	22813	
Nutting, Winnifred M.				
C/. Lee, F. Duane & Lee, Marian M.	8-10-78	78	22845	
Formation Tri-City Serv Dist Ord No 80-1369 7-2-80				
O C Urban Renewal	5-10-84			
NUTTING, WALTER				
% LEE, F. DUANE AND LEE, MARIAN M.	8-6-87	87	29542	
LEE, F DUANE & MARIAN M	3-28-88	88	4289	
REMOVE DOWNTOWN OREGON CITY URBAN RENEWAL. PLAN AMENDMENT NO. 2 1990-91 ROLL ORD #90-1046 LETTER 9-3-90				
~~OREGON CITY DOWNTOWN/NORTHEND~~ URBAN RENEWAL ~~ORD#90-1062 DATE 12-20-90~~ 1991-91 ROLL	5-8-91			

FORM No. 704—CONTRACT—REAL ESTATE—Partial Payments — STEVENS-NESS LAW PUB. CO., PORTLAND, OR. 97204

CONTRACT—REAL ESTATE

THIS CONTRACT, Made this 11th day of July, 19 79, between WINNIFRED M. NUTTING, hereinafter called the seller, and F. DUANE LEE and MARIAN M. LEE, hereinafter called the buyer,

WITNESSETH: That in consideration of the mutual covenants and agreements herein contained, the seller agrees to sell unto the buyer and the buyer agrees to purchase from the seller all of the following described lands and premises situated in Clackamas County, State of Oregon, to-wit:

2 2E 29 CC 8400, 8500

Lots 1, 2, 3, 4, 5, 6, 7 and 8, Block 95, OREGON CITY, in the City of Oregon City, County of Clackamas and State of Oregon.

TOGETHER WITH the Westerly one-half of Jefferson Street between the most Southerly line of 14th Street and the centerline of 13th Street, the Northerly one-half of 13th Street between the most Easterly line of John Adams Street and the centerline of Jefferson Street, and all of that certain alley located in the center of Block 95, Oregon City, between John Adams Street and Jefferson, which inured to Block 95, OREGON CITY , in the City of Oregon City, County of Clackamas and State of Oregon, by virtue of the vacation thereof by Ordinance No. 1814 of the City of Oregon City, Oregon, recorded December 6, 1974, as Recorder's Fee No. 74-34043, Clackamas County Records.

for the sum of ONE HUNDRED TWENTY FIVE THOUSAND Dollars ($125,000.00) (hereinafter called the purchase price) on account of which Dollars ($5000.00) is paid on the execution hereof (the receipt of which is hereby acknowledged by the seller), and the remainder to be paid to the order of the seller at the times and in amounts as follows, to-wit: $20,000.00 together with accrued interest shall be paid on or before July 31, 1979 the sum of $25,000.00 together with accrued interest is to be paid on or before December 31, 1979. The remaining principal balance shall be paid in forty (40) equal quarterly installments commencing on April 1, 1980 with payments to be made on each succeeding quarter.

Recorded by Chicago Title 19-50181

The buyer covenants and agrees with the seller that the real property described in this contract is
(A) primarily for buyer's personal, family, household or agricultural purposes
(B) for an organization or (even if buyer is a natural person) is for business or commercial purposes other than agricultural purposes

All of said purchase price may be paid at any time; all deferred balances of said purchase price shall bear interest at the rate of 9.5% per cent per annum from July 1, 1979 until paid, interest to be paid as indicated and * in addition to the minimum regular payments above required. Taxes on said premises for the current tax year shall be prorated between the parties hereto as of July 1, 19 79.

The buyer shall be entitled to possession of said lands on July 1, 19 79, and may retain such possession so long as he is not in default under the terms of this contract. The buyer agrees that at all times he will keep the buildings on said premises, now or hereafter erected, in good condition and repair and will not suffer or permit any waste or strip thereof; that he will keep said premises free from mechanic's and all other liens and save the seller harmless therefrom and reimburse seller for all costs and attorney's fees incurred by him in defending against any such liens; that he will pay all taxes hereafter levied against said property, as well as all water rents, public charges and municipal liens which hereafter lawfully may be imposed upon said premises, all promptly before the same or any part thereof become past due; that at buyer's expense, he will insure and keep insured all buildings now or hereafter erected on said premises against loss or damage by fire (with extended coverage) in an amount not less than $ in a company or companies satisfactory to the seller, with loss payable first to the seller and then to the buyer as their respective interests may appear and all policies of insurance to be delivered to the seller as soon as issued. Now if the buyer shall fail to pay any such liens, costs, water rents, taxes, or charges or to procure and pay for such insurance, the seller may do so and any payment so made shall be added to and become a part of the debt secured by this contract and shall bear interest at the rate aforesaid, without waiver, however, of any right arising to the seller for buyer's breach of contract.

The seller agrees that at his expense and within days from the date hereof, he will furnish unto buyer a title insurance policy insuring (in an amount equal to said purchase price) marketable title in and to said premises in the seller on or subsequent to the date of this agreement, save and except the usual printed exceptions and the building and other restrictions and easements now of record, if any. Seller also agrees that when said purchase price is fully paid and upon request and upon surrender of this agreement, he will deliver a good and sufficient deed conveying said premises in fee simple unto the buyer, his heirs and assigns, free and clear of encumbrances as of the date hereof and free and clear of all encumbrances and delinquent taxes, except those assumed by the buyer, and easements and restrictions and the taxes, municipal liens, water rents and public charges so assumed by the buyer and further excepting all liens and encumbrances created by the buyer or his assigns.

(Continued on reverse)

*IMPORTANT NOTICE: Delete, by lining out, whichever phrase and whichever warranty (A) or (B) is not applicable. If warranty (A) is applicable and if the seller is a creditor, as such word is defined in the Truth-in-Lending Act and Regulation Z, the seller MUST comply with the Act and Regulation by making required disclosures; for this purpose, use Stevens-Ness Form No. 1308 or similar unless the contract will become a first lien to finance the purchase of a dwelling in which event use Stevens-Ness Form No. 1307 or similar.

SELLER'S NAME AND ADDRESS

BUYER'S NAME AND ADDRESS

After recording return to:
Winnifred Nutting
6555 NE Failing
West Linn, Oregon 97068
NAME, ADDRESS, ZIP

Until a change is requested all tax statements shall be sent to the following address.
SAME AS ABOVE
NAME, ADDRESS, ZIP

SPACE RESERVED FOR RECORDER'S USE

STATE OF OREGON, County of } ss.

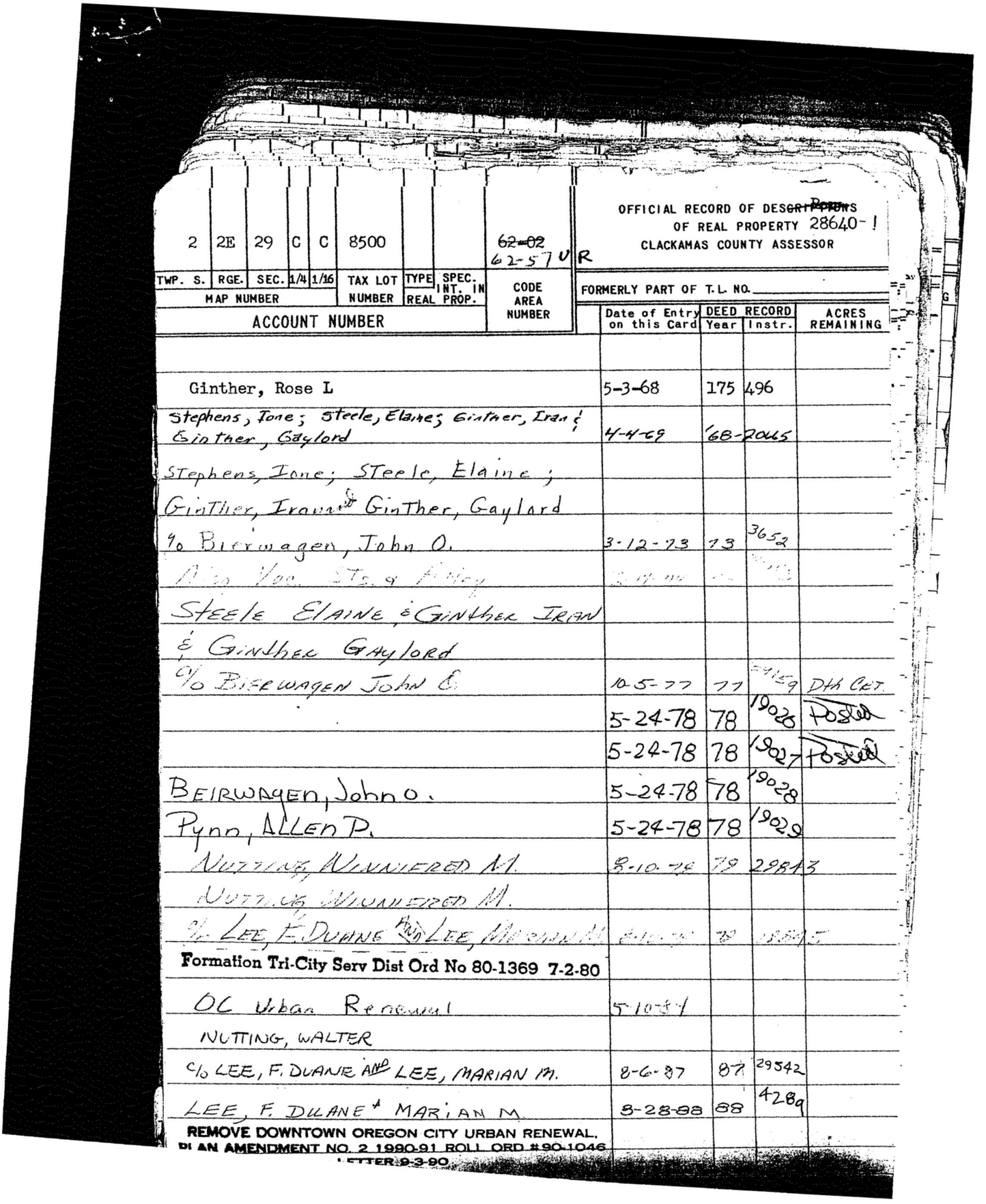
I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/reel number , Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

OK



TWP. S.	RGE.	SEC.	1/4	1/16	TAX LOT NUMBER	TYPE REAL PROP.	SPEC. INT. IN	CODE AREA NUMBER
2	2E	29	C	C	8500			62-02 62-57 V R

MAP NUMBER

ACCOUNT NUMBER

OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY 28640-1
CLACKAMAS COUNTY ASSESSOR

FORMERLY PART OF T. L. NO.

	Date of Entry on this Card	DEED RECORD Year	DEED RECORD Instr.	ACRES REMAINING
Ginther, Rose L	5-3-68	175	496	
Stephens, Ione; Steele, Elaine; Ginther, Iran & Ginther, Gaylord	4-4-69	'68	20465	
Stephens, Ione; Steele, Elaine; Ginther, Iran & Ginther, Gaylord				
% Bierwagen, John O.	3-12-73	73	3652	
[illegible]	[illegible]	[illegible]	[illegible]	
Steele Elaine & Ginther Iran & Ginther Gaylord				
% Bierwagen John &	10-5-77	77	29159	DTH CRT.
	5-24-78	78	19026	Posted
	5-24-78	78	19027	Posted
Beirwagen, John O.	5-24-78	78	19028	
Pynn, Allen P.	5-24-78	78	19029	
Nutting, Winnifred M.	8-10-78	78	29843	
Nutting Winnifred M.				
% Lee, F. Duane & Lee, Marian M.	[illegible]	79	[illegible]	
Formation Tri-City Serv Dist Ord No 80-1369 7-2-80				
OC Urban Renewal	5-10-84			
NUTTING, WALTER				
% LEE, F. DUANE AND LEE, MARIAN M.	8-6-87	87	29542	
LEE, F. DUANE & MARIAN M.	8-28-88	88	4289	

REMOVE DOWNTOWN OREGON CITY URBAN RENEWAL.
DI AN AMENDMENT NO. 2 1990-91 ROLL ORD #90-1046
LETTER 9-3-90

4a. SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02
The applicant is requesting approval of a Site Plan and Design Review application for

McLOUGHLIN
NEIGHBORHOOD
ASSOCIATION

October 27, 2008

Dan Fowler
Mark Foley
F & F Structures
606 15th Street
Oregon City, Oregon 97045

RE: Abernethy Chapel

Dear Mark and Dan,

The McLoughlin Neighborhood Association appreciated the presentation by your firm and Iselin Architects regarding the proposed Abernethy Chapel.

There was general support of the concept of the proposed project. However, the Neighborhood Association looks forward to reviewing the proposed application and making a formal comment.

Thank you,

Sincerely,

William Gifford, Co-Chair

Denyse C. McGriff, Land Use Chair

June 18, 2010

LANCASTER
ENGINEERING

321 SW 4th Ave., Suite 400
Portland, Oregon 97204
phone: 503.248.0313
fax: 503.248.9251
lancasterengineering.com

Mark Foley
F & F Structures
1414 Washington Street, Suite 200
Oregon City, OR 97045

RE: Abernethy Chapel – Traffic Analysis Letter

Dear Mark:

This letter is written to address the traffic impacts related to the proposed development of the Abernethy Chapel at 1300 John Adams Street in Oregon City, Oregon. The proposed development will be located along John Adams Street and would utilize an existing access driveway which currently serves the Lee Building. With development of the site an existing parking lot would be expanded to also serve the Abernethy Chapel. This letter will discuss the trip generation and distribution of the site-generated traffic, sight distance at the access driveway, and parking requirements.

Trip Generation & Distribution

The Abernethy Chapel will be used for events throughout the year but the main focus will be wintertime weddings. Typically, weddings take place on Saturday or Sunday and occur late afternoon or early evening. The proposed use of the Abernethy Chapel is not closely related to any land-use categories in the Institute of Transportation Engineers (ITE) manual, *TRIP GENERATION*, so knowledge of typical events was used to estimate trip generation. Based on information you provided, a typical wedding will have approximately 150 guests. A conservative assumption of 2 persons per vehicle would result in a total of 75 vehicles arriving for the event and 75 vehicles leaving after the event. Therefore, it is expected that a typical event would generate approximately 150 vehicle trips. In addition, some staff will be present to help with the event and will generate additional trips. The number of employees is expected to be below 25 but to examine a worst-case scenario, it was assumed that 25 employees would be entering and leaving the site. Therefore, an additional 50 trips are expected. Due to the nature of the event and the time required for setup and takedown, it is expected that only one event will take place per day. It is expected that the trip generation will be less than 250 trips per day.

Typical Event		
In	Out	Total
100	100	200

The directional distribution of the trips generated by development of the site was estimated to be 60 percent to and from the north on Highway 99E, which connects to I-205, 10 percent to and from the south on Highway 99E, and 30 percent to and from the south via Washington Street, which connects to 7th Street. Figure 1A in the attached Technical Appendix shows the distribution pattern.

Due to the proposed use, it was assumed that a majority of the trips would be to and from the north due to traffic traveling on I-205. In addition, it was assumed that traffic would be traveling to and from the south via 7th Street which intersects both Beavercreek Road and Highway 213.

Parking Analysis

As stated previously, the proposed Abernethy Chapel will share a surface parking lot with the Lee Building. The Lee Building is a professional office complex and therefore parking demand is on weekdays during business hours. The Abernethy Chapel will require parking during events which will most often take place on weekends or late evening during the week. Therefore, parking demand does not conflict between the two uses. The surface parking lot currently has 21 parking spaces. With development of the Abernethy Chapel the parking lot will be expanded and will include 42 spaces, 3 handicap spaces, and 1 loading space.

In addition to the surface parking lot there is on-street parking on John Adams Street. On-street parking near the site could accommodate approximately 100 additional vehicles. Abernethy Center Properties, who is developing the Abernethy Chapel, owns multiple properties near the site which have approximately 167 additional parking spaces. Shared parking agreements are also in place with both Oregon City Family Practice Clinic and Willamette Falls Community Health Education Clinic, which results in an additional 133 parking spaces. All of these off-site parking lots are within walking distance of the site. The total number of available parking spaces with the off-site parking included is approximately 445. Therefore, the total number of parking spaces is adequate to accommodate the needs of the Abernethy Chapel.

Sight Distance

Sight distance measurements were made at the proposed access location onto John Adams Street. Required intersection sight distance was calculated from the equations given in *A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS*, published in 2001 by the American Association of State Highway and Transportation Officials (AASHTO). The measurements are based on a driver's eye height of 3.5 feet above the roadway and an object height of 3.5 feet, with the driver's eye 15 feet behind the edge of the near side travel lane. The statutory speed limit along John Adams Street is 25 mph which requires intersection sight distance of 280 feet in both directions.

Looking south on John Adams Street, 295 feet of intersection sight distance is available. Sight distance is restricted by vegetation growing along the east side of the roadway and hangs over the street.

Looking north from the site access, 275 feet of intersection sight distance is available. The intersection sight distance is limited by a large tree on the east side of the roadway which hangs down over the street. It is recommended that the tree be trimmed back from the roadway or removed to provide adequate sight distance at the driveway.

Conclusions

The proposed development is expected to generate approximately 200 total daily trips on days when there is an event planned. Because the expected trip generation is below 250 trips per day a traffic analysis letter was deemed acceptable by the City of Oregon City.

The main concern expressed by the City of Oregon City was that adequate parking be provided. Parking for the Abernethy Chapel will be available in an on-site surface lot, adjacent business lots via a shared parking agreement, other Abernethy Center Properties developments, and on-street. In total, approximately 445 parking spaces will be available for use by visitors to the Abernethy Chapel.

Intersection sight distance was measured at the site access onto John Adams Street and was found to be adequate to the south. To the north, sight distance is limited due to a large tree that hangs over the roadway. In order for sight distance to be met to the north the tree would need to be trimmed back off the roadway or removed.

If you have any questions regarding this addendum or if you need any further assistance, please don't hesitate to call.

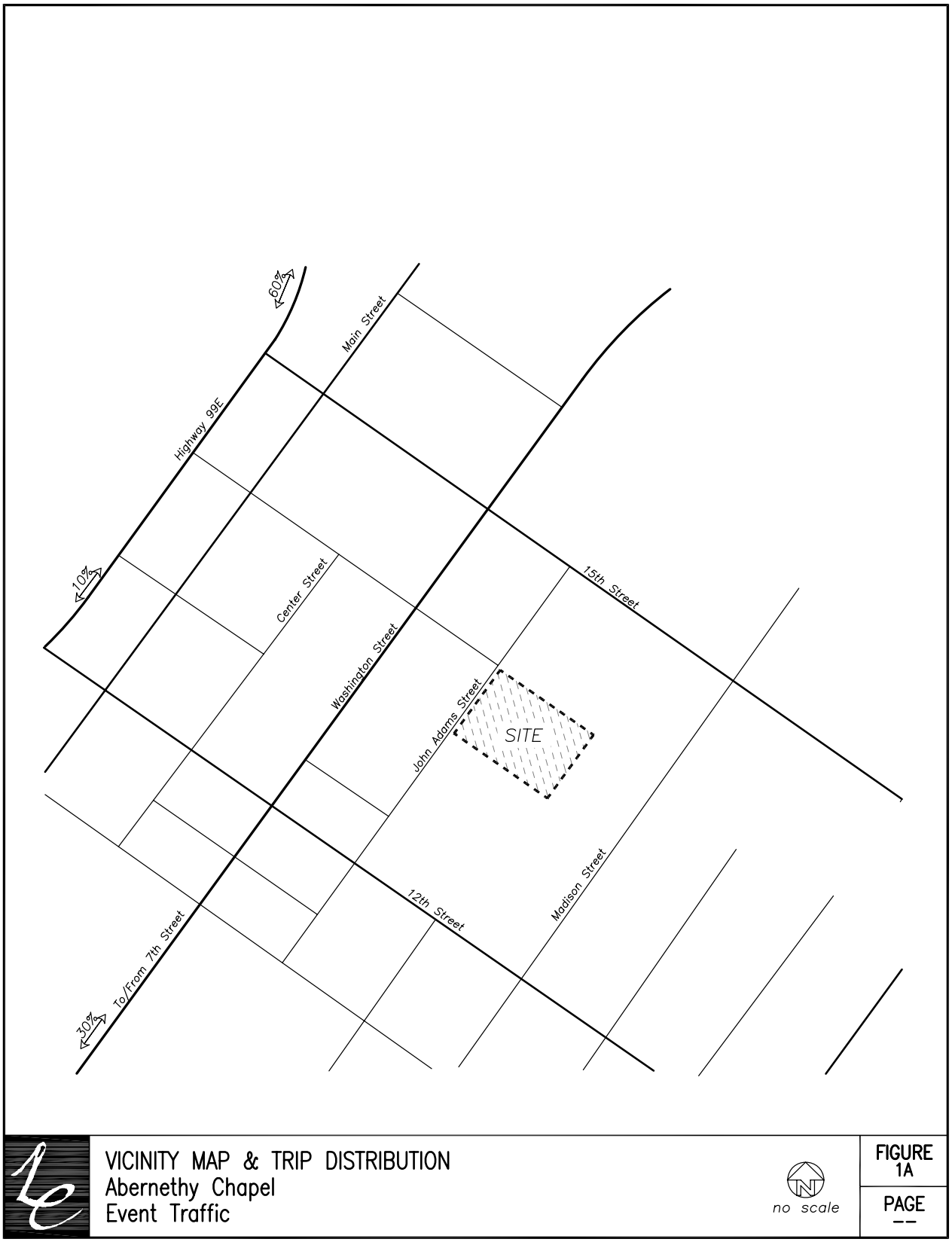
Sincerely,

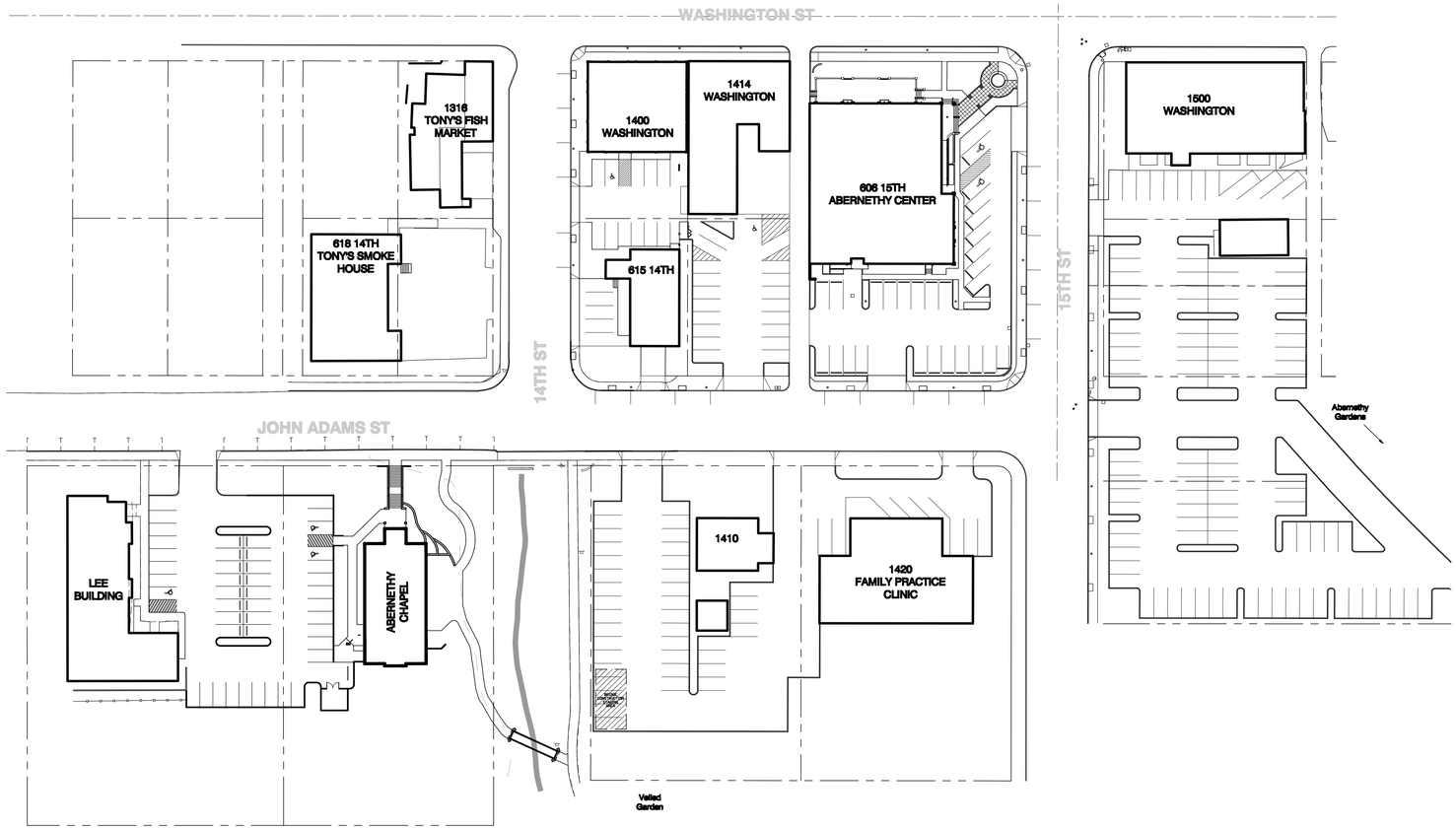
Micah E. Heckman, EIT
Transportation Analyst

REGISTERED PROFESSIONAL ENGINEER
54853
OREGON
JULY 9, 2001
TODD E. MOBLEY
6/18/2010
EXPIRES: 12/31/2010



TECHNICAL APPENDIX


60'
Main Street
Highway 99E
10'
Center Street
Washington Street
15th Street
John Adams Street
SITE
12th Street
Madison Street
To/From 7th Street
30'
VICINITY MAP & TRIP DISTRIBUTION
Abernethy Chapel
Event Traffic
no scale
FIGURE 1A
PAGE --



OVERALL AREA SITE PLAN

1" = 40'-0"

DESIGN REVIEW DRAWING INDEX

A0	OVERALL SITE/ PROJECT INFO, VICINITY MAP
A1.1	SITE PLAN
A1.2	MAIN LEVEL FLOOR PLAN
A1.3	LOWER LEVEL FLOOR PLAN
A1.4	MEZZANINE FLOOR PLAN
A2.1	ELEVATIONS
A2.2	ELEVATIONS
A3.1	SECTIONS
A3.2	SECTIONS
A5.1	DETAILS
L1.1	LANDSCAPE PLAN
E1.1	SITE LIGHTING PLAN
C	CIVIL DRAWINGS (SEE CIVIL SHEET INDEX)

PROJECT INFORMATION

PROJECT DESCRIPTION:	CONSTRUCTION OF A NEW WEDDING CHAPEL, EVENT CENTER
PROPERTY LOCATION:	T2S, R2E, SEC 29 (W.M.)
ADDRESS:	1300 JOHN ADAMS OREGON CITY, OR, 97045
COUNTY:	CLACKAMAS
ZONE:	MUD
ELEVATION:	
SITE AREA:	32,670 S.F. CHAPEL SITE 40,075 S.F. OFFICE SITE 72,745 S.F. TOTAL
BUILDING FOOTPRINT:	3,361.0 SF
PARKING	
REQUIRED:	59
PROVIDED:	45 ON SITE 400 OFF SITE 445 TOTAL

ARCHITECT

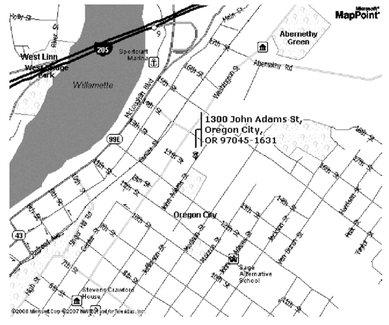
ISELIN ARCHITECTS, P.C.
JESSICA ISELIN
1307 7TH ST
OREGON CITY, OR 97045
P (503) 656-1942 / F (503) 656-0658

CIVIL ENGINEER

PACE ENGINEERING
BRIAN LEE, PROJECT ENGINEER
6000 MEADOWS RD
LAKE OSWEGO, OR 97035
P (503) 655-1342 / F (503) 655-1360

STRUCTURAL ENGINEER

DAVID BUGNI & ASSOCIATES
DAVID BUGNI, PROJECT ENGINEER
30285 SE KOWALL RD.
ESTACADA, OR 97023
P (503) 630-3606 / F (503) 630-3607



VICINITY MAP

NTS

ISELIN
ARCHITECTS
P.C.
1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
www.iselinarchitects.com

NOT FOR PRELIMINARY CONSTRUCTION

DESIGN REVIEW

Abernethy Chapel

1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-SIT
DATE : 06/09/10

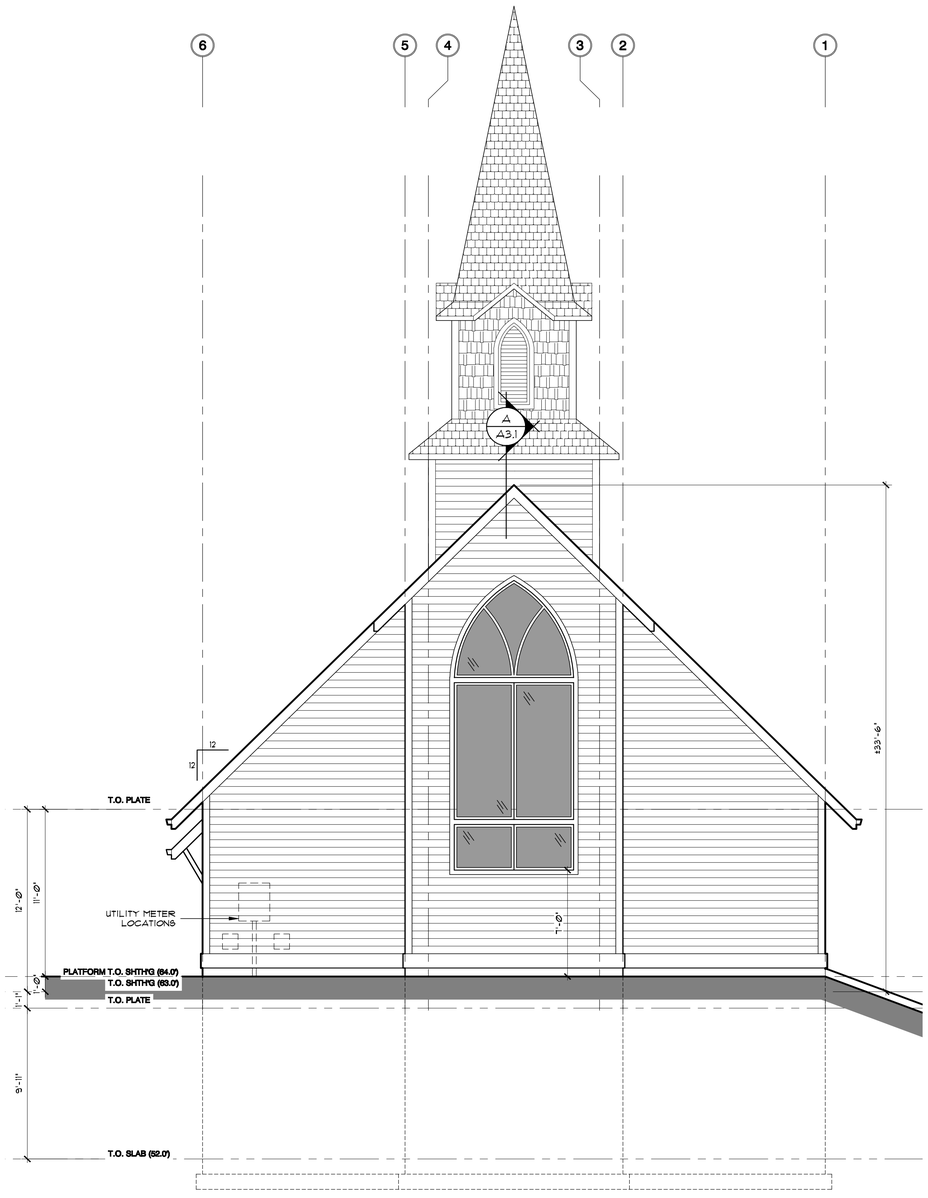
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A0

OVERALL SITE, PROJECT INFO, VICINITY MAP,

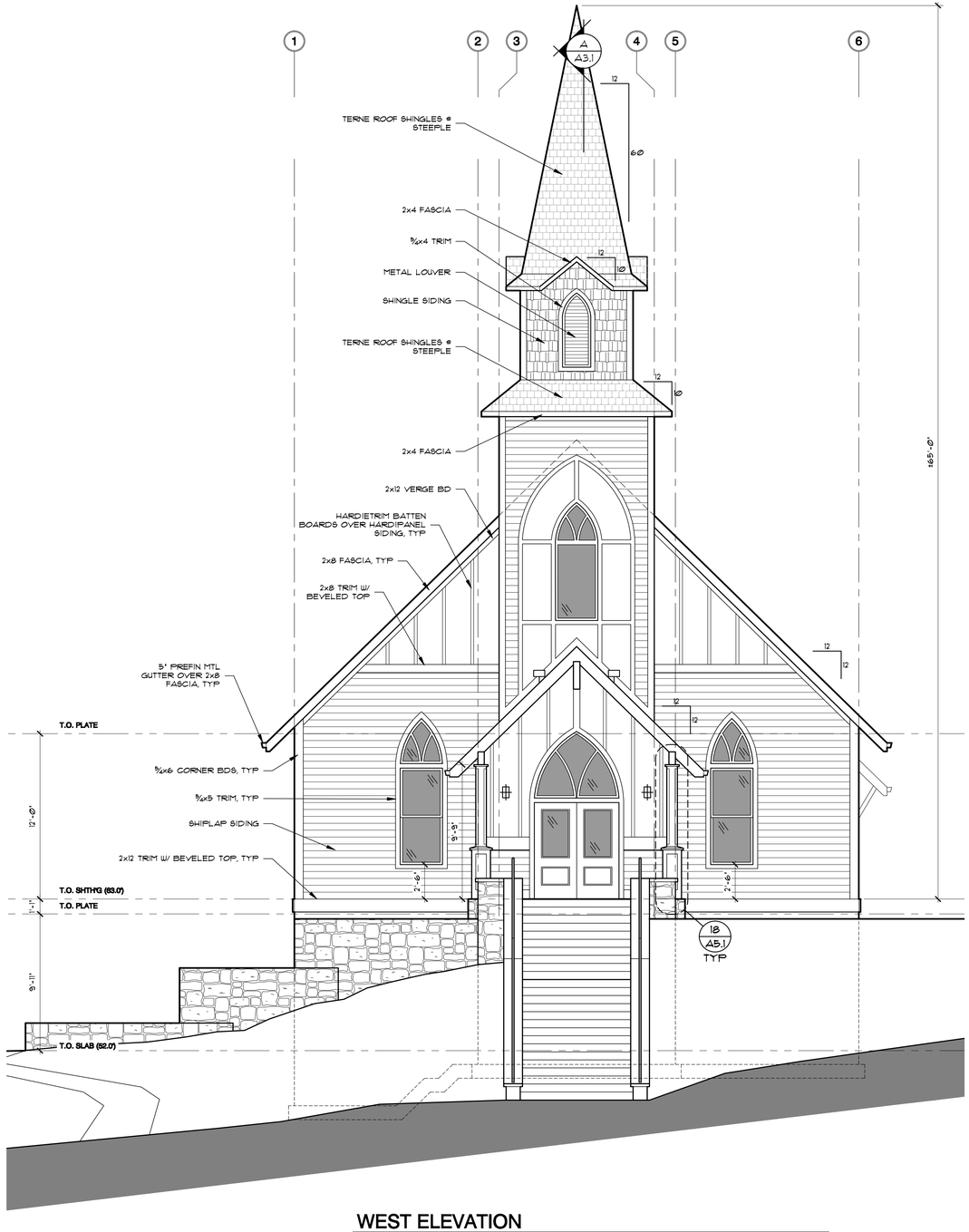
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1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-1943 fax
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PRELIMINARY
DESIGN REVIEW
Mennetha Chapel
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045
PROJ. NO.: 0817
FILE: A-SIT
DATE: 06/09/10
SHEET # A1.1
SITE PLAN
Veiled Garden
JOHN ADAMS ST
14TH
HIGH SCHOOL CREEK
EXISTG PATH TO REMAIN
BRIDGE
FOOT BRIDGE
PATIO
MAIN ENTRY
ABERNETHY CHAPEL
BIKE PARKING
ON
LOADING
GARBAGE RECYCLING
LEE BUILDING
SITE PLAN
REF E1.1 FOR SITE LIGHTING LEGEND
1/16" = 1'-0"



EAST ELEVATION

1/4" = 1'-Ø"



WEST ELEVATION

1/4" = 1'-Ø"

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ARCHITECTS
P.C.
1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
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DESIGN
REVIEW

Abernethy Chapel

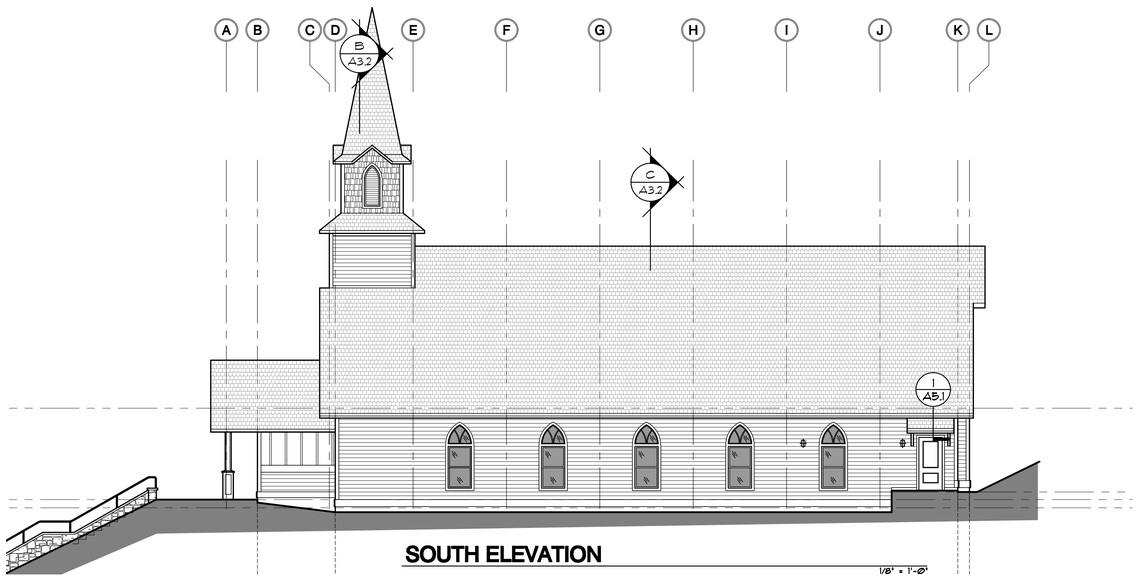
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-ELV
DATE : 06/09/10

SHEET #
A2.1

BUILDING ELEVATIONS

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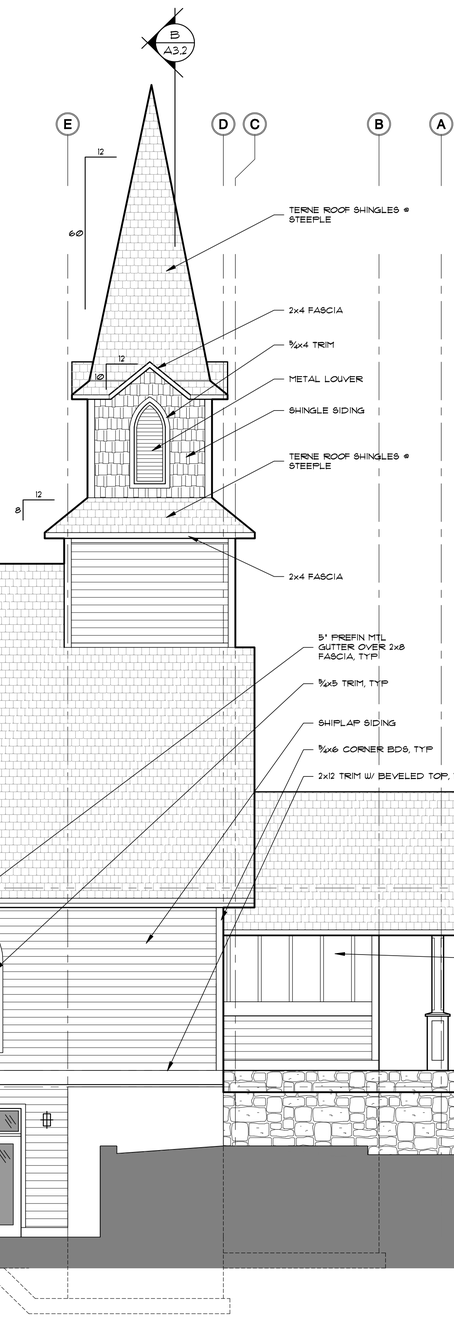
SOUTH ELEVATION

1/8" = 1'-0"



NORTH ELEVATION

1/4" = 1'-0"



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1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
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DESIGN REVIEW

Abernethy Chapel

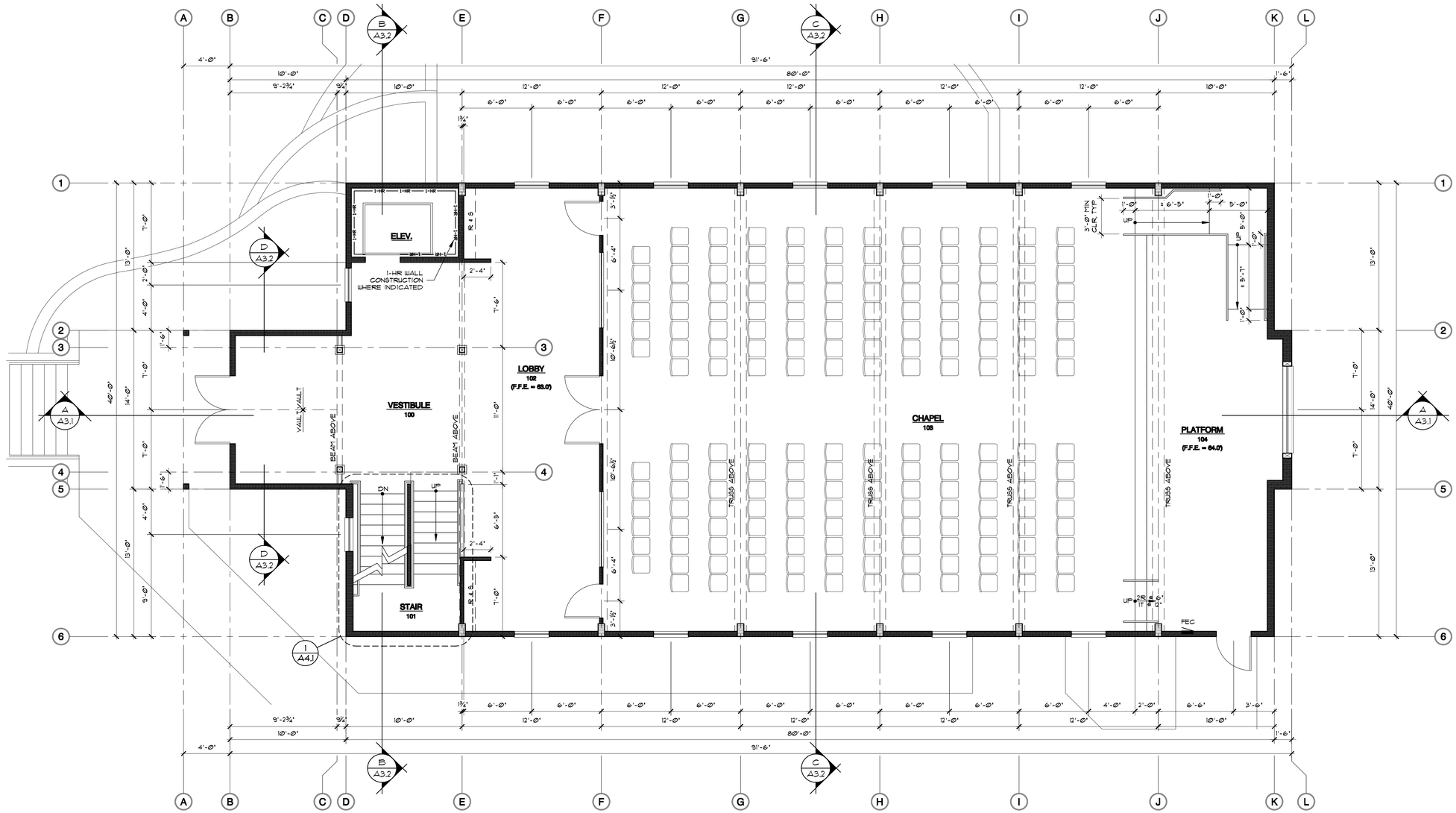
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
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DATE : 06/09/10

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A2.2

BUILDING ELEVATIONS

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MAIN LEVEL FLOOR PLAN

1/4" = 1'-0"

WALL LEGEND

REF. STRUCTURAL FRM'G ELEVATIONS FOR EXTERIOR WALL FRM'G, TYP.
2x4 @ 16" OC STUD WALL @ INTERIOR TYP. U.N.O.

2x4 @ 16" O.C. STUD WALL, ½" AIR SPACE & CONCRETE WALL PER STRUCTURAL

ISELIN ARCHITECTS P.C.
1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
www.iselinarchitects.com

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DESIGN REVIEW

Abernethy Chapel

1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-FP
DATE : 06/09/10

SHEET #
A1.2

MAIN LEVEL FLOOR PLAN

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503-656-1942 ph
503-656-1943 fax
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PRELIMINARY

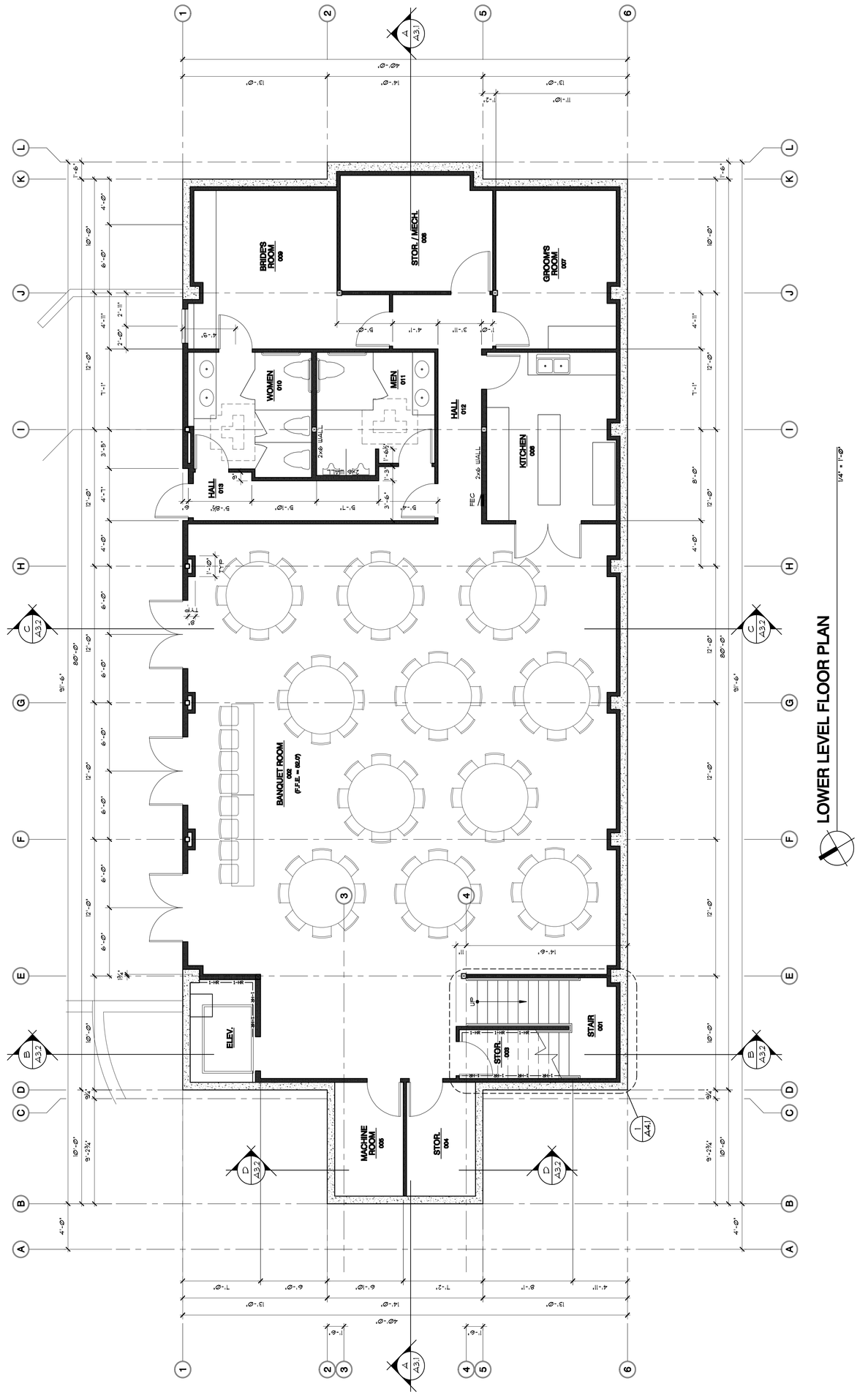
DESIGN REVIEW

Afterneath Chapel
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

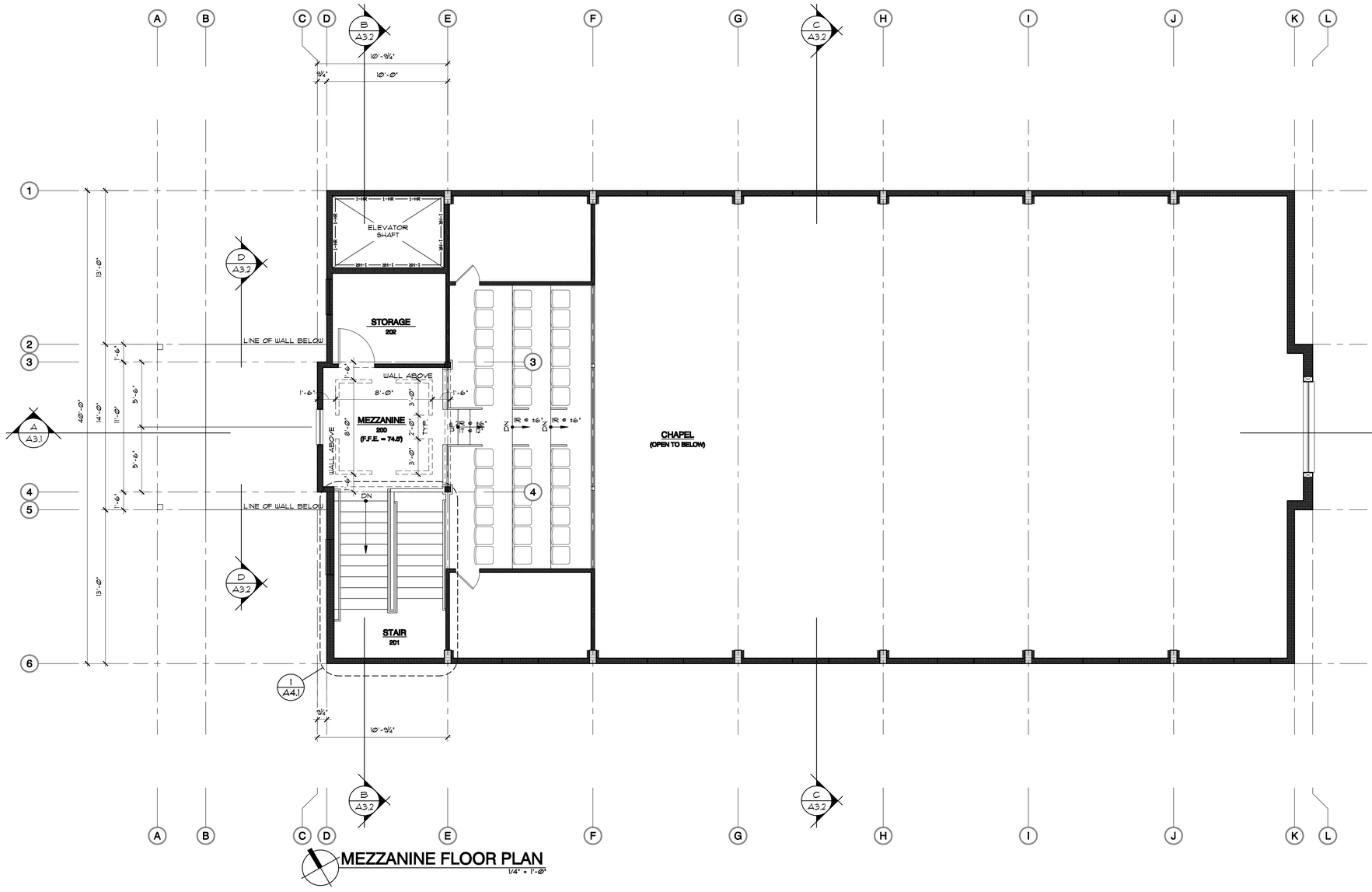
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FILE: A-FP
DATE: 06/09/10

SHEET # A1.3

LOWER LEVEL FLOOR PLAN



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MEZZANINE FLOOR PLAN
1/4" = 1'-0"

ISELIN
ARCHITECTS
P.C.
1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
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.NOT FOR. PRELIMINARY CONSTRUCTION

DESIGN REVIEW

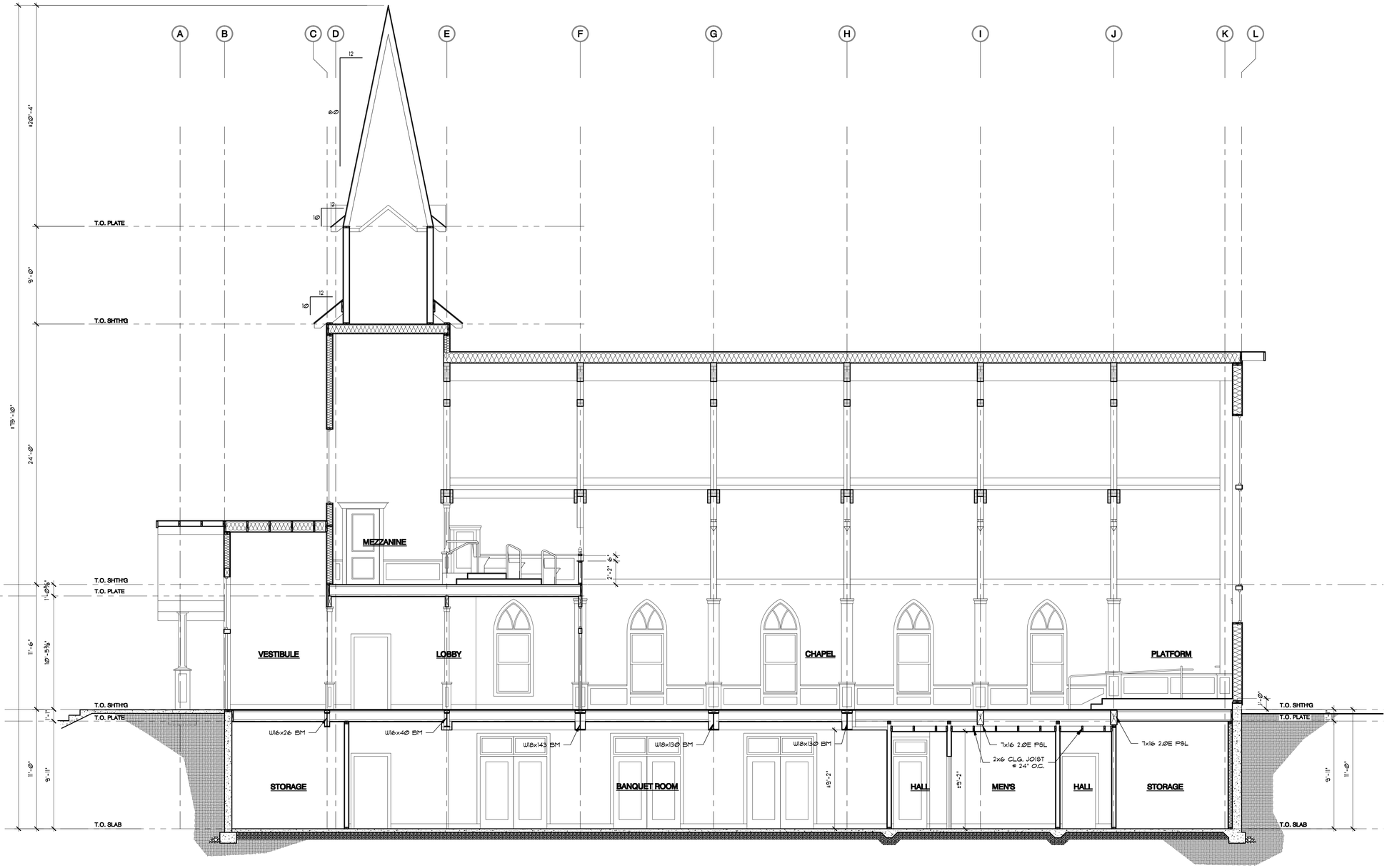
Abernethy Chapel
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-FP
DATE : 06/09/10

SHEET #
A1.4

MEZZANINE FLOOR PLAN

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A SECTION
1/4" = 1'-0"

ISELIN
ARCHITECTS
P.C.
1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
www.iselinarchitects.com

NOT FOR PRELIMINARY CONSTRUCTION

DESIGN REVIEW

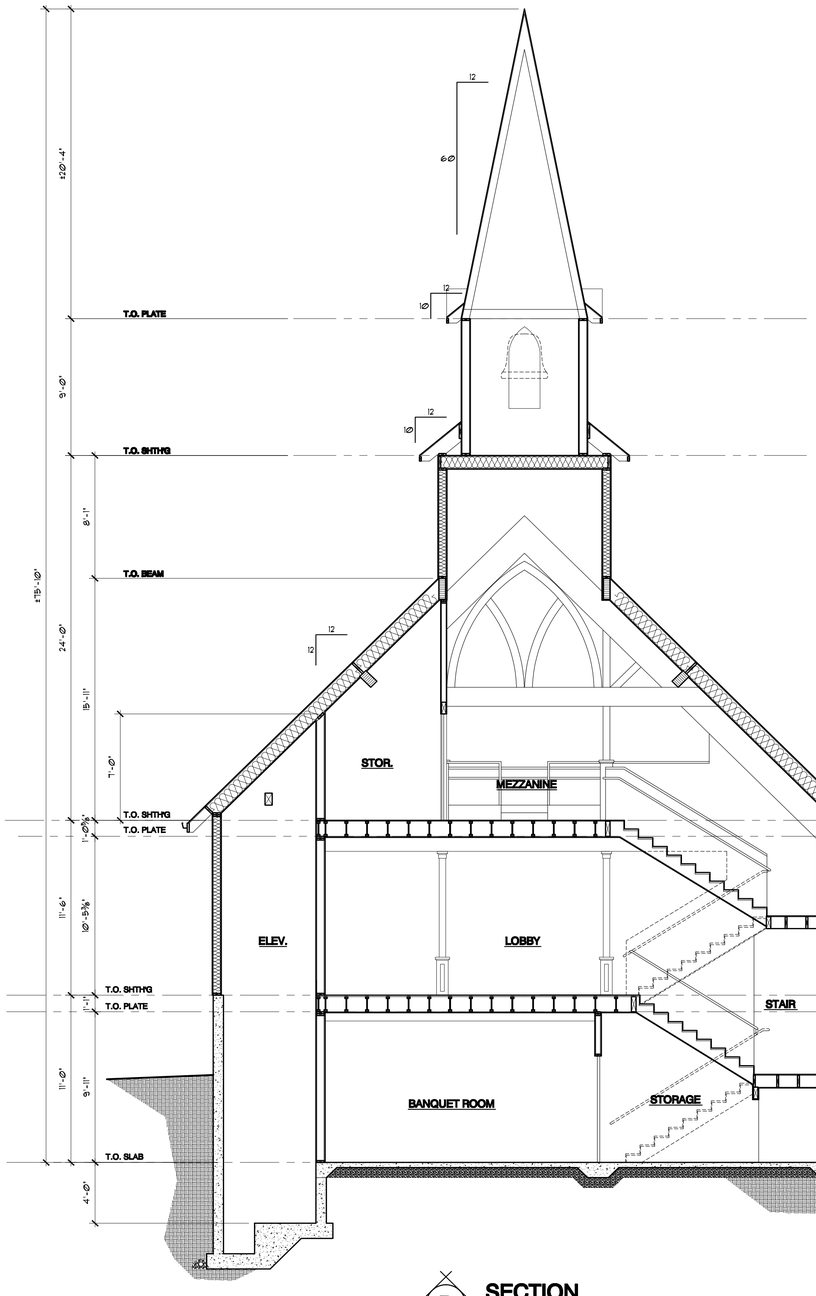
Abernethy Chapel
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

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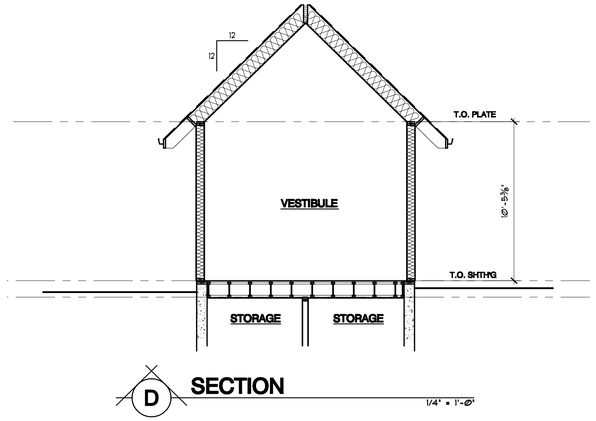
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A3.1

BUILDING SECTIONS

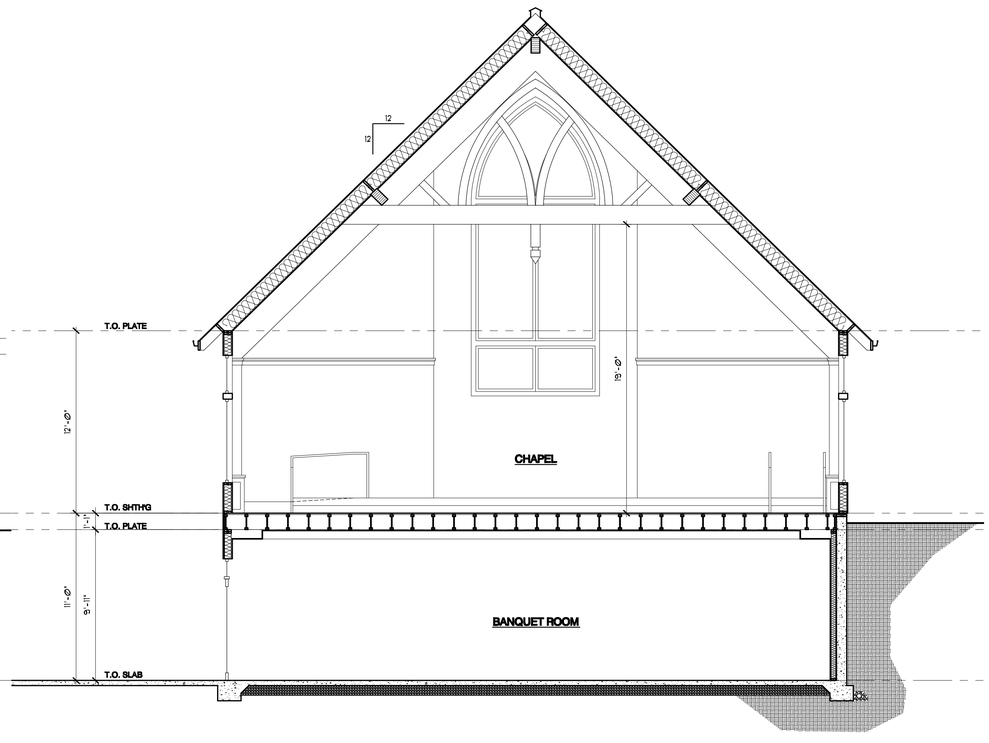
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B SECTION 1/4" = 1'-Ø"



D SECTION 1/4" = 1'-Ø"



C SECTION 1/4" = 1'-Ø"

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ARCHITECTS
P.C.
1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
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DESIGN REVIEW

Abernethy Chapel

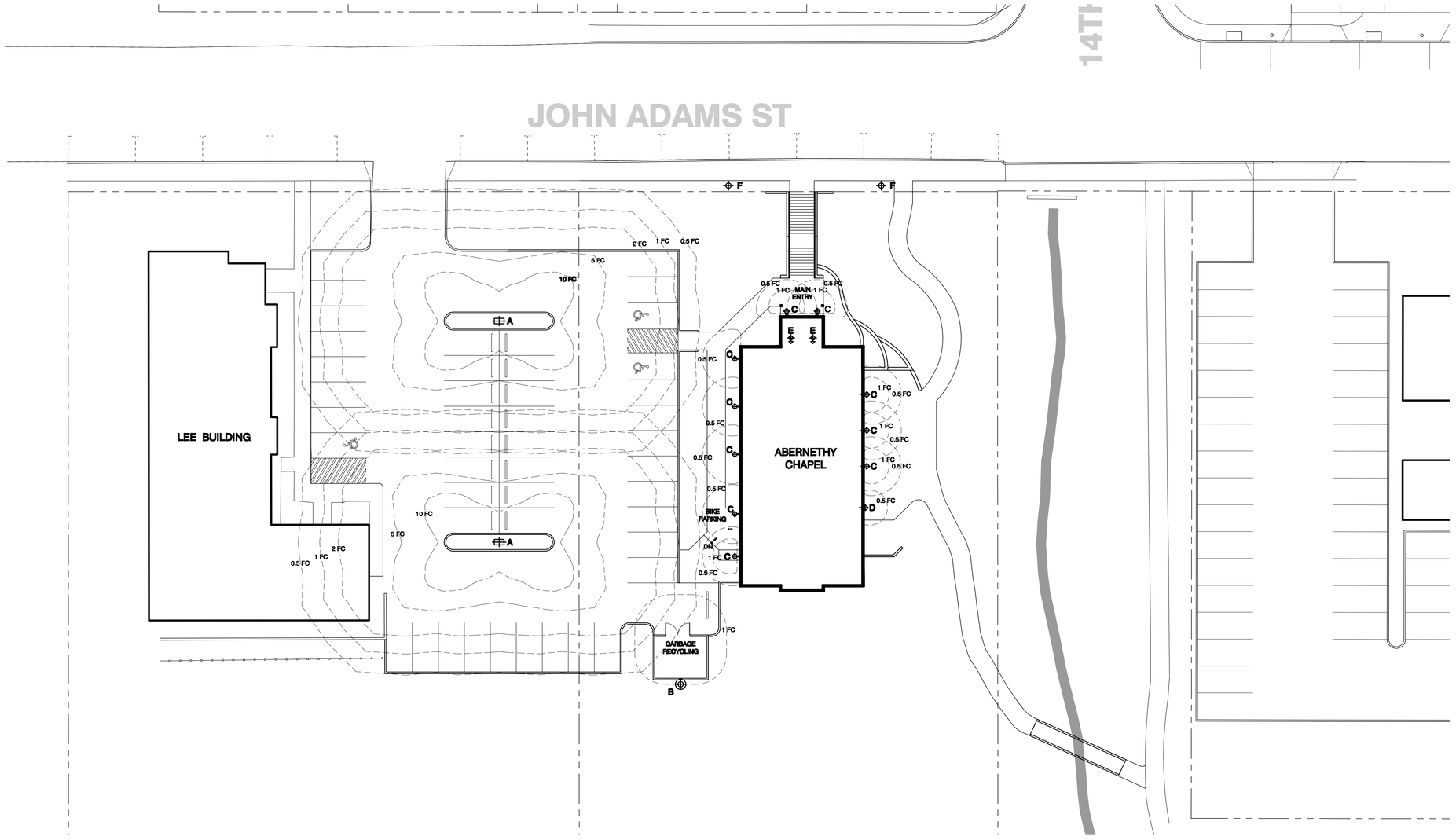
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
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DATE : 06/09/10

SHEET #
A3.2

BUILDING SECTIONS

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SITE LIGHTING PLAN

1/16" = 1'-0"

SITE LIGHTING LEGEND

A	POLE MOUNTED AREA LIGHT, LITHONIA KAD 320 M, 8R3, 20' POLE HT.
B	POLE MOUNTED AREA LIGHT, LITHONIA KSE1 100M, R4SC, 15' POLE HT.
C	WALL MOUNTED COMPACT FLUORESCENT, LITHONIA TWS 26TRT20-PE-DWH OR APPROVED, PHOTOCELL & TIMER.
D	WALL MOUNTED COMPACT FLUORESCENT, LITHONIA TWS13TT120-PE-DWH OR APPROVED, PHOTOCELL & TIMER.
E	ARCHITECTURAL FLOOD, UPLIGHT, LITHONIA F250ML SCWA, PHOTOCELL & TIMER
F	STREET LIGHT PER CIVIL DRAWINGS

NOTE: PATH & SITE LIGHTING TO BE LOW VOLTAGE, AS SELECTED BY OWNER.

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503-656-1942 ph
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DESIGN REVIEW

Abernethy Chapel

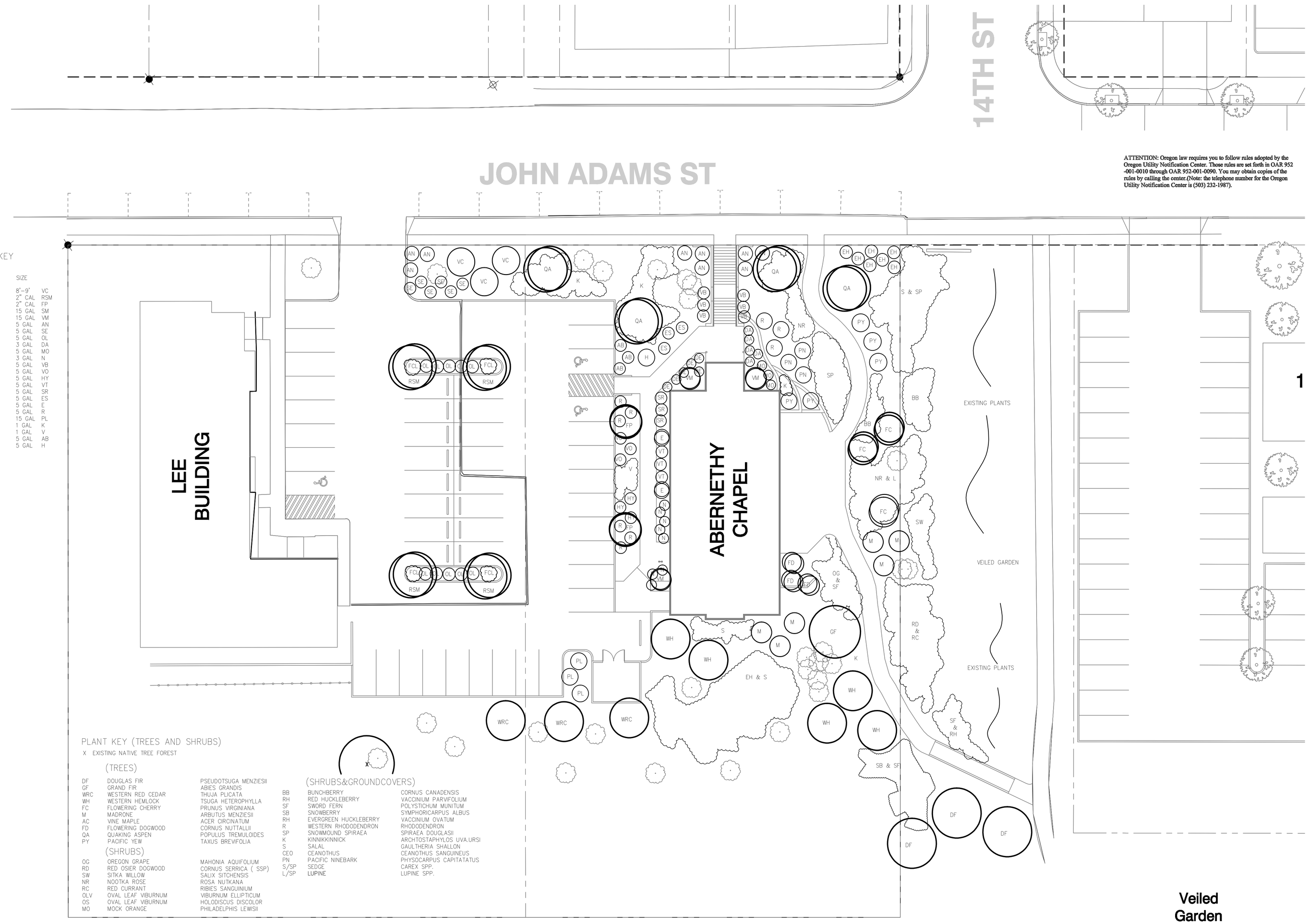
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-SIT
DATE : 06/09/10

SHEET #
E1.1

SITE LIGHTING PLAN

E:\2008 Projects\0817-Abernethy Chapel\Dwgs\0817-A-SIT.dwg, E1.1 (SITE LIGHTING), 6/9/2010 10:05:14 AM



ATTENTION: Oregon law requires you to follow rules adopted by the Oregon Utility Notification Center. Those rules are set forth in OAR 952 -001-0010 through OAR 952-001-0090. You may obtain copies of the rules by calling the center.(Note: the telephone number for the Oregon Utility Notification Center is (503) 232-1987).

ORNAMENTAL PLANT KEY

NAME	QTY	SIZE	
VIRESENCE CEDAR	3	8'-9'	VC
RED SUNSET MAPLE	4	2" CAL	RSM
FLOWERING PEAR	5	2" CAL	FP
STAR MAGNOLIA	5	15 GAL	SM
VINE MAPLE	3	15 GAL	VM
ANDROMEDA	9	5 GAL	AN
SILVER-EDGE EUONYMUS	5	5 GAL	SE
OTTO-LUYKEN LAUREL	10	5 GAL	OL
DAPHNE ODORA	5	3 GAL	DA
MEXICAN ORANGE	3	5 GAL	MO
DWARF NANDINA	8	3 GAL	N
VARIGATED BOXWOOD	6	5 GAL	VB
VAR. OSMANTHUS	3	5 GAL	VO
HYDRANGEA	3	5 GAL	HY
VIBURNUM TINUS	3	5 GAL	VT
SARCOCOCCA	3	5 GAL	SR
ESCALLONIA	3	5 GAL	ES
ENKIANTHUS	3	5 GAL	E
RHODODENDRON	3	5 GAL	R
PORTUGESE LAUREL	3	15 GAL	PL
KINNIKKINNICK	100	1 GAL	K
VINCA MINOR	23	1 GAL	V
ABELIA	3	5 GAL	AB
HINOKI CYPRESS	1	5 GAL	H

PLANT KEY (TREES AND SHRUBS)

X EXISTING NATIVE TREE FOREST

(TREES)

DF	DOUGLAS FIR	PSEUDOTSUGA MENZIESII
GF	GRAND FIR	ABIES GRANDIS
WRC	WESTERN RED CEDAR	THUJA PLICATA
WH	WESTERN HEMLOCK	TSUGA HETEROPHYLLA
FC	FLOWERING CHERRY	PRUNUS VIRGINIANA
M	MADRONE	ARBUTUS MENZIESII
AC	VINE MAPLE	ACER CIRCINATUM
FD	FLOWERING DOGWOOD	CORNUS NUTTALLII
QA	QUAKING ASPEN	POPULUS TREMULOIDES
PY	PACIFIC YEW	TAXUS BREVIFOLIA

(SHRUBS)

OG	OREGON GRAPE	MAHONIA AQUIFOLIUM
RD	RED OSIER DOGWOOD	CORNUS SERRICA (SSP)
SW	SITKA WILLOW	SALIX SITCHENSIS
NR	NOOTKA ROSE	ROSA NUTKANA
RC	RED CURRANT	RIBES SANGUINIUM
OLV	OVAL LEAF VIBURNUM	VIBURNUM ELLIPTICUM
OS	OVAL LEAF VIBURNUM	HOLODISCUS DISCOLOR
MO	MOCK ORANGE	PHILADELPHIS LEWISII

(SHRUBS&GROUNDCOVERS)

BB	BUNCHBERRY	CORNUS CANADENSIS
RH	RED HUCKLEBERRY	VACCINIUM PARVIFOLIUM
SF	SWORD FERN	POLYSTICHUM MUNITUM
SB	SNOWBERRY	SYMPHORICARPUS ALBUS
RH	EVERGREEN HUCKLEBERRY	VACCINIUM OVATUM
R	WESTERN RHODODENDRON	RHODODENDRON
SP	SNOWMOUND SPIRAEA	SPIRAEA DOUGLASII
K	KINNIKKINNICK	ARCHTOSTAPHYLOS UVA.URSI
S	SALAL	GAULTHERIA SHALLON
CEO	CEANOTHUS	CEANOTHUS SANGUINEUS
PN	PACIFIC NINEBARK	PHYSOCARPUS CAPITATATUS
S/SP	SEDGE	CAREX SPP.
L/SP	LUPINE	LUPINE SPP.

LANDSCAPE PLAN

1/16" = 1'-0"

ISELIN ARCHITECTS P.C.
1307 Seventh Street
Oregon City, OR 97045
503-656-1942
503-656-0658
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REGISTERED LANDSCAPE ARCHITECT
315
Darrell Mulch
OREGON
10-18-93

Abernethy Chapel

1300 JOHN ADAMS STREET
ABERNETHY CHAPEL, OREGON CITY, OR

PROJ. NO. : 08
FILE : L-BA
DATE : 08/05/

SHEET #

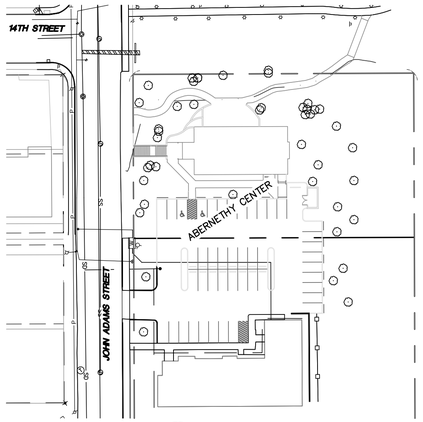
L1.1

LANDSCAPE PLAN

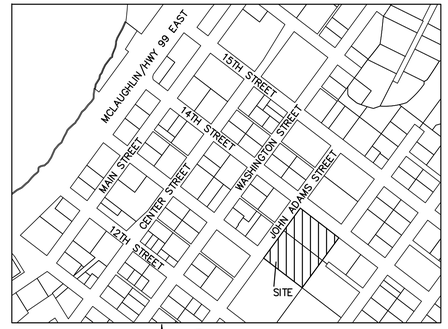
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ABERNETHY CENTER CHAPEL

LOCATED IN
TAX LOTS 8400, 8500
OF THE SW 1/4, OF SECTION 29, T2S, R2E WM,
CLACKAMAS COUNTY OREGON



B/1 SITE MAP N.T.S.



A/2 VICINITY MAP

GENERAL CONSTRUCTION NOTES

1. ALL WORK AND MATERIALS SHALL CONFORM TO MOST RECENT EDITION OF OREGON CHAPTER A.P.W.A STANDARD OREGON CHAPTER A.P.W.A. STANDARD SPECIFICATIONS FOR PUBLIC WORKS CONSTRUCTION AS ADOPTED AND MODIFIED BY THE CITY OF OREGON CITY.
2. THE CONTRACTOR SHALL PERFORM ALL WORK NECESSARY TO COMPLETE THIS PROJECT IN ACCORDANCE WITH THE PLANS AND SPECIFICATIONS INCLUDING SUCH INCIDENTALS AS MAY BE NECESSARY TO MEET THE INTENT OF THE PROJECT CONTRACT DOCUMENTS, APPLICABLE AGENCY REQUIREMENTS AND OTHER WORK AS NECESSARY TO PROVIDE A COMPLETE PROJECT.
3. THERE SHALL BE NO ALTERATION OR VARIANCE FROM THE APPROVED PLANS. THE MINIMUM SUBMITTAL REQUIREMENTS FOR PLAN REVISIONS ARE AS FOLLOWS; PLAN REVISIONS SHALL BE SUBMITTED ON AN 8 1/2"x11" SHEET (MINIMUM), PLAN REVISIONS SHALL BE INCLUDED WITH THE SUBMITTED REVISION. UPON APPROVAL OF THE SUBMITTED REVISIONS, THE CITY ENGINEER SHALL AFFIX AN APPROVAL STAMP TO THE REVISED PLAN SKETCH AND THE PLAN SHALL BE RETURNED TO THE PROJECT ENGINEER. IT IS THE RESPONSIBILITY OF THE PROJECT ENGINEER TO DISTRIBUTE THE APPROVED PLAN REVISION TO ALL PARTIES TO WHOM THE ORIGINAL APPROVED PLANS WERE ISSUED. ALL APPROVED REVISIONS SHALL BE AFFIXED TO THE CONSTRUCTION FIELD PRINTS (ALSO KNOWN AS THE CONTRACTOR'S "REDLINE DRAWINGS").
4. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS BEFORE THE START OF WORK. THE CONTRACTOR SHALL TAKE ALL NECESSARY FIELD MEASUREMENTS AND OTHERWISE VERIFY ALL DIMENSIONS AND EXISTING CONSTRUCTION CONDITIONS INDICATED AND/OR SHOWN ON THE PLANS. SHOULD ANY ERROR OR INCONSISTENCY EXIST, THE CONTRACTOR SHALL NOT PROCEED WITH THE WORK AFFECTED UNTIL REPORTED TO THE PROJECT ENGINEER FOR CLARIFICATION OR CORRECTION.
5. CONTRACTOR SHALL VERIFY ALL UTILITIES LOCATIONS PRIOR TO CONSTRUCTION AND SHALL ARRANGE FOR THE RELOCATION OF ANY IN CONFLICT WITH THE PROPOSED CONSTRUCTION.
6. CONTRACTOR SHALL OBTAIN ALL REQUIRED PERMITS AND LICENSES BEFORE STARTING CONSTRUCTION. A CITY BUSINESS LICENSE IS REQUIRED.
7. EXISTING UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY AND MUST BE VERIFIED BY THE CONTRACTOR. ADDITIONAL UNDERGROUND UTILITES MAY EXIST.
8. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER, CLIENT AND CITY INSPECTOR 48 HOURS BEFORE STARTING CONSTRUCTION AND 24 HOURS BEFORE RESUMING WORK AFTER SHUTDOWNS, EXCEPT FOR NORMAL RESUMPTION OF WORK FOLLOWING SATURDAYS, SUNDAYS, OR HOLIDAYS. CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY OF OREGON CITY AS TO ELIMINATE UNNECESSARY INSPECTION TIME.
9. CONTRACTOR SHALL REMOVE AND DISPOSE OF TREES, STUMPS, BRUSH, ROOTS, TOPSOILS AND OTHER MATERIAL IN THE RIGHT-OF-WAYS, EASEMENTS, AND WHERE INDICATED ON THE PLANS, MATERIAL SHALL BE DISPOSED OF IN SUCH A MANNER AS TO MEET LOCAL REGULATIONS.
10. CONSTRUCTION VEHICLES SHALL PARK ON THE CONSTRUCTION SITE. HOURS OF CONSTRUCTION SHALL BE 7:00 AM TO 6:00 PM, MONDAY THROUGH FRIDAY (9:00 AM TO 6:00 PM SATURDAY). CONSTRUCTION PROHIBITED ON SUNDAY.
11. IF DRAINAGE FIELD TILE IS ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL NOTIFY THE PROJECT ENGINEER AND THE CITY'S INSPECTOR. THE INTENT WILL BE TO CONNECT ANY FUNCTIONING DRAIN TILE SYSTEM TO THE STORM DRAIN SYSTEM IN AN APPROPRIATE MANNER. SUCH CONNECTION MUST BE NOTED ON THE AS-BUILT DRAWINGS AND MUST BE APPROVED BY THE PROJECT ENGINEER AS WELL AS THE CITY'S INSPECTOR.
12. THE CONTRACTOR SHALL KEEP AN APPROVED SET OF PLANS ON THE PROJECT SITE AT ALL TIMES. INCLUDING REFERENCED CITY STANDARD DETAILS.
13. UPON COMPLETION OF CONSTRUCTION, THE CONTRACTOR SHALL SUBMIT "REDLINE DRAWINGS" TO THE PROJECT ENGINEER FOR PREPARATION OF RECORD DRAWINGS. "REDLINE DRAWINGS" DOCUMENT ALL DEVIATIONS AND REVISIONS TO THE APPROVED PLANS; THEY ALSO RECORD A DESCRIPTION OF CONSTRUCTION MATERIALS ACTUALLY USED (PIPE MATERIAL, ETC.) FORM THE INFORMATION CONTAINED ON THESE REDLINE DRAWINGS, AS WELL AS ANY NOTES RECORDED BY THE PROJECT ENGINEER, THE PROJECT ENGINEER SHALL PREPARE AND SUBMIT RECORD DRAWINGS (ON 4 MIL MYLAR). RECORD DRAWINGS ARE REQUIRED FOR ANY PUBLIC AS WELL AS FOR ANY (PUBLIC OR PRIVATE) STORMWATER QUANTITY OR QUALITY CONTROL FACILITY. CITY ACCEPTANCE OF ANY PUBLIC IMPROVEMENTS REQUIRE SUBMITTAL OF THESE RECORD DRAWINGS.
14. CONTRACTOR SHALL ERECT AND MAINTAIN TRAFFIC CONTROL PER THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES", PART VI, CONSTRUCTION AND MAINTENANCE, AS ADOPTED AND MODIFIED BY ODOT. SHOULD WORK BE IN AN EXISTING PUBLIC RIGHT-OF-WAY THAT IS OPEN TO TRAFFIC, THE CONTRACTOR SHALL SUBMIT A TRAFFIC CONTROL PLAN FOR THE APPROPRIATE CITY, COUNTY, AND STATE PERSONNEL FOR APPROVAL. APPROVALS SHALL BE OBTAINED PRIOR TO START OF WORK.
15. CONTRACTOR SHALL PROVIDE EFFECTIVE EROSION PROTECTION TO INCLUDE, BUT NOT LIMITED TO, GRADING, DITCHING, SILT FENCING, AND SEDIMENT BARRIERS TO MINIMIZE EROSION AND IMPACT TO ADJACENT PROPERTY. SEE EROSION AND SEDIMENT CONTROL NOTES AND PLAN
16. OPEN TRENCHES SHALL BE STRICTLY LIMITED TO A MAXIMUM OF 100 LINEAR FEET WITHIN STREET RIGHT-OF-WAY UNLESS LIMITED TO A LESSER AMOUNT BY PERMIT. NO TRENCHES WILL BE ALLOWED TO REMAIN OPEN OVERNIGHT.
17. CONTRACTOR SHALL MAINTAIN AND COORDINATE ACCESS TO ALL AFFECTED PROPERTIES.
18. ANY PAVEMENT DISTORTION CAUSED BY THE CONSTRUCTION OPERATIONS SHALL BE TEMPORARILY REPAIRED THE SAME DAY OF THE OCCURRENCE (OR IN A TIME PERIOD AGREED TO WITH THE CITY INSPECTOR), USING COLD OR HOT A/C MIX. OWNER/CONTRACTOR SHALL BE REQUIRED TO MAINTAIN REPAIRED AREAS UNTIL CITY FINAL ACCEPTANCE IS GRANTED.
19. IF GROUND WATER SPRINGS ARE ENCOUNTERED DURING CONSTRUCTION, THE CONTRACTOR SHALL IMMEDIATELY CONTACT THE PROJECT ENGINEER. THE PROJECT ENGINEER SHALL DIRECT THE CONTRACTOR TO TAKE MEASURES TO ENSURE THAT WATER IS NOT CONVEYED THROUGH UTILITY TRENCHES AND THE NATURAL FLOW PATH OF THE SPRING IS ALTERED AS LITTLE AS PRACTICABLE. THE PROJECT ENGINEER SHALL SUBMIT A REPORT SUMMARIZING THE FINDING TO THE CITY. IMPACTS AND MITIGATION SHALL BE ADDRESSED FOR CITY APPROVAL.
20. ANY INSPECTION BY THE CITY, COUNTY, STATE, FEDERAL AGENCY OR PROJECT ENGINEER SHALL NOT, IN ANY WAY, RELIEVE THE CONTRACTOR FROM ANY OBLIGATION TO PERFORM THE WORK IN COMPLIANCE WITH THE APPLICABLE CODES, REGULATIONS, CITY STANDARDS AND PROJECT CONTRACT DOCUMENTS.

PROJECT TEAM

OWNER
ABERNETHY CENTER PROPERTIES, LLC
CONTACT: DAN FOWLER
PH 503-655-1455

ARCHITECT
ISELIN ARCHITECTS, P.C.
JESSICA ISELIN
PH 503-656-1942
FX 503-656-0658

CIVIL ENGINEER
PACE ENGINEERS, INC.
MICHAEL MONICAL, PE
PH 503-655-1342
FX 503-655-1360

SURVEYOR
PACE ENGINEERS INC.
DARREN WEIGART
PH 360-655-1342
FX 360-655-1360

SHEET INDEX:

C1.0 COVER SHEET
C1.1 EXISTING CONDITIONS
C1.2 DIMENSIONED SITE PLAN
C2.0 GRADING & EROSION CONTROL PLAN
C2.1 EROSION CONTROL DETAILS
C3.0 CIVIL SITE PLAN
C4.0 COMPOSITE UTILITY PLAN
C4.1 UTILITY DETAILS

PROJECT LEGEND

- WATER VALVE
- WATER METER
- MANHOLES (SS/SD)
- POWER/UTILITY POLE
- GAS VALVE
- GAS METER
- SPOT ELEVATION
- SIGN
- SOIL PIT
- CONIFEROUS TREE
- DECIDUOUS TREE
- FOUND MONUMENT AS NOTED
- SET PACE CONTROL POINT
- FOUND 5/8" IRON ROD W/ RED PLASTIC CAP SCRIBED "LS 1570", PER SN 2007-241
- EXISTING TREES
- REMOVE EXISTING TREE
- PROPOSED CONSTRUCTION ENTERANCE
- PROPOSED CONCRETE
- EDGE OF GRAVEL DRIVE
- RIGHT-OF-WAY LINE
- EASEMENT
- SUBDIVISION LINES
- CENTER LINES
- PROPERTY LINES
- WATER LINE
- SANITARY SEWER LINE
- GAS LINE
- OVERHEAD POWER LINES
- OVERHEAD UTILITY LINES
- CHAIN LINK FENCE
- WOOD FENCE
- MAJOR CONTOUR
- MINOR CONTOUR
- EDGE OF PAVEMENT

ABBREVIATIONS:

AC	ASPHALT CEMENT	EXTG	EXISTING			PSI	POUNDS PER SQUARE INCH
AGGR	AGGREGATE	EX	EXISTING			PT	POINT OF TANGENCY
APPROX	APPROXIMATELY	EXIST	EXISTING			PVI	POINT OF VERTICAL INTERSECTION
BCR	BEGIN CURB RETURN	EYE	EYEBROW			PUB	PUBLIC
BVCE	BEGIN VERTICAL CURVE ELEV	FI	FIELD INLET			RED	REDUCER
BVCS	BEGIN VERTICAL CURVE STA	FG	FINISH GRADE			RET	RETAINING WALL
CDS	CUL DE SAC	F/L	FLOW LINE			RD	ROAD
CL	CENTERLINE	G/A	GUY ANCHOR			RT	RIGHT
COMB	COMBINATION	GUT	GUTTER			SAN	SANITARY SEWER
CONC	CONCRETE	HORZ	HORIZONTAL			ST/STR	STREET
DI	DUCTILE IRON PIPE	IE	INVERT ELEVATION			STA	STATION
DRAIN	DRAINAGE	LAT	LATERAL			STD	STANDARD
DRWY	DRIVEWAY	LT	LEFT			STM	STORM
DSGN	DESIGN	MAX	MAXIMUM			S/W	SIDEWALK
ECR	END CURB RETURN	MH	MANHOLE			TEMP	TEMPORARY
EG	EXISTING GRADE	MIN	MINIMUM			TOC	TOP OF CURB
ELEV	ELEVATION	N.T.S.	NOT TO SCALE			TYP	TYPICAL
E/P	EECP	PAV	PAVEMENT			VERT	VERTICAL
ESMT	EASEMENT	PC	POINT OF CURVATURE				
EVCE	END VERTICAL CURVE ELEV	PED	PEDESTRIAN				
EVCS	END VERTICAL CURVE STA	PHS	PACIFIC HABITAT SERVICES				
		P/L	PROPERTY LINE				

	DATE
REVISION	
STM	

PACE
An Engineering Services Company
1300 John Adams Street
Oregon City, OR 97045
p. 503.655.1342 / f. 503.655.1360
Civil | Structural | Planning | Survey
paceengrs.com

PRELIMINARY

ABERNETHY CENTER CHAPEL

COVER SHEET

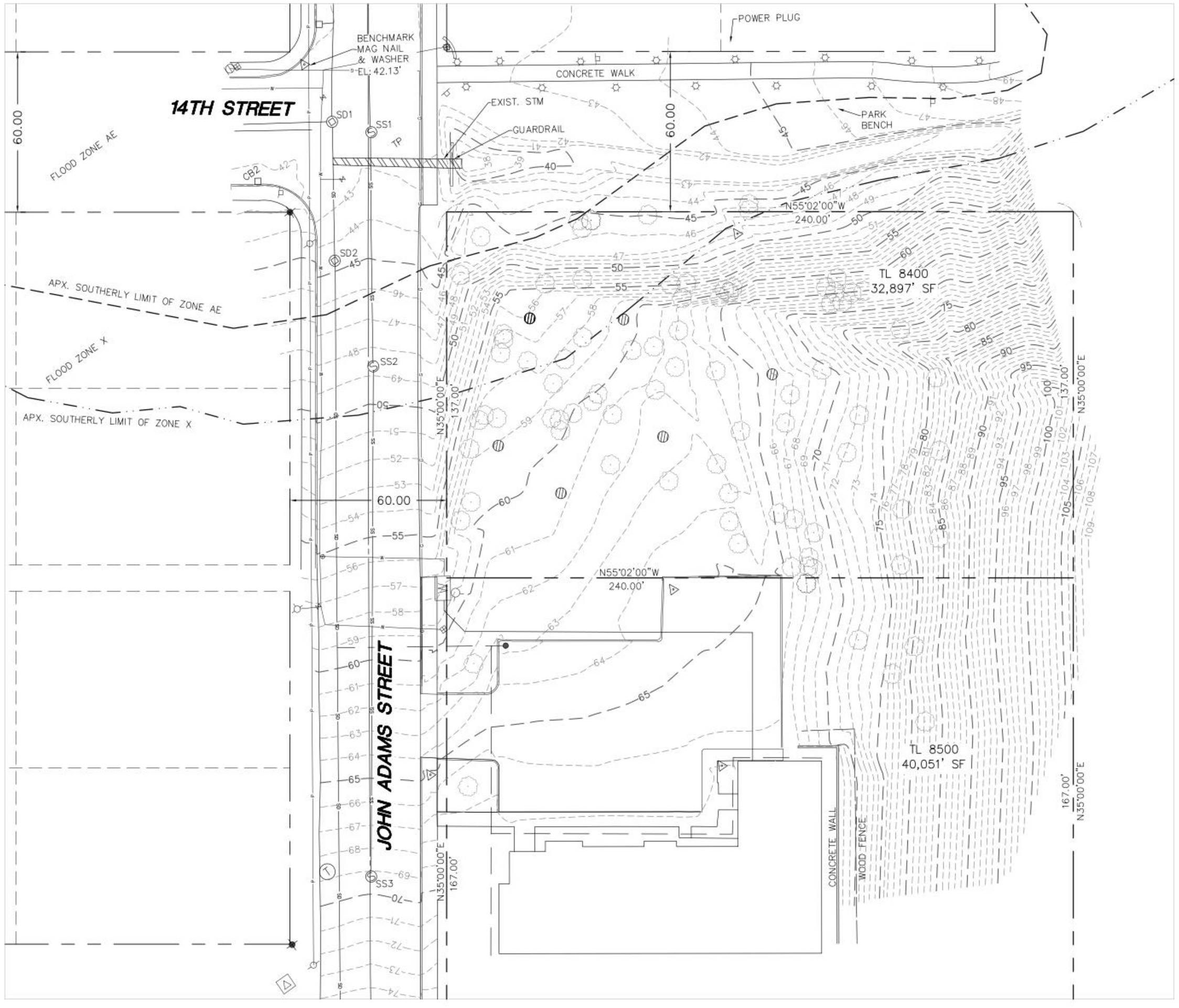
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1"=20'	10/17/08
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JOB NUMBER 08857

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SHEET C1.0

FILE NAME: P:\PDX\08857 - ABERNETHY CENTER PROPERTIES, LLC - ABERNETHY CHAPEL\CAD\SHEETS\1 P08857-C1.0 - COVER.DWG,DWG
SAVE TIME: 10/27/2008 2:36:11 PM
PLOT TIME: 10/27/2008 2:57 PM
USER NAME: MICHAEL MONICAL
XREF FILES: ####



A/2 EXISTING CONDITIONS
SCALE: 1" – 20'

HORIZ. 0 10 20 40
Scale In Feet

LEGEND

- WATER VALVE
- HYDRANT
- WATER METER
- MANHOLES (SS/SD)
- TELEPHONE MANHOLE
- TEST PIT
- CB
- POWER/UTILITY POLE
- POWER TRANSFORMER
- WATER VAULT
- FIRE DEPARTMENT CONNECTION
- TELEPHONE/TV RISER
- GAS VALVE
- GAS METER
- YARD LIGHT
- SIGN
- CONIFEROUS TREE (CT)
- DECIDUOUS TREE (DT)

- CENTER LINES
- PROPERTY LINES
- RIGHT-OF-WAY LINES
- WATER LINE
- SANITARY SEWER LINE
- STORM DRAIN LINE
- GAS LINE
- OVERHEAD POWER LINES
- UNDERGROUND CABLE TV LINES
- FEMA ZONE X
- FEMA ZONE AE

NOTES:

HORIZONTAL DATUM: ASSUMED

VERTICAL DATUM: NATIONAL GEODETIC SURVEY MONUMENT R103 LOCATED IN DOWNTOWN OREGON CITY, OREGON (CLACKAMAS COUNTY) AT 802 MAIN STREET, IN THE TOP OF THE SOUTH END OF THE STEP TO THE ENTRANCE TO THE HOGG BUILDING. 29.9' NORTH OF THE SOUTHWEST CORNER OF THE BUILDING. ACTUAL MONUMENT BEING A 3" BRASS DISK WITH NORTH AMERICAN VERTICAL DATUM 1988 ELEVATION OF 66.22' ABOVE MEAN SEA LEVEL.

SITE AREA: 72,960 SQFT / 1.67 ACRES

ALL DISTANCES SHOWN ARE GROUND DISTANCES UNLESS OTHERWISE NOTED.

THIS TOPOGRAPHIC SURVEY DRAWING ACCURATELY PRESENTS SURFACE FEATURES LOCATED DURING THE COURSE OF THIS SURVEY. UNDERGROUND UTILITIES SHOWN HEREON ARE BASED SOLELY UPON INFORMATION PROVIDED BY OTHERS AND PACE ENGINEERS DOES NOT ACCEPT RESPONSIBILITY OR ASSUME LIABILITY FOR THEIR ACCURACY OR COMPLETENESS. CONTRACTOR/ENGINEERS SHALL VERIFY EXACT SIZE AND LOCATION PRIOR TO CONSTRUCTION. ONE CALL LOCATE TICKET #8180359 CALL FOR LOCATE: UTILITY LOCATION SERVICE: 1-800-425-5555.

THE FIELD WORK FOR THIS SURVEY WAS PERFORMED BETWEEN AUGUST 21, 2008 AND SEPTEMBER 8, 2008.

THIS SURVEY REFLECTS INFORMATION SHOWN ON A PRELIMINARY TITLE REPORT PREPARED BY FIRST AMERICAN TITLE INSURANCE COMPANY OF OREGON, ORDER NO. 7071-1220631, DATED APRIL 18, 2008 AT 8:00AM

THERE ARE NO KNOWN EASEMENTS THAT EFFECT THIS PROPERTY AS DISCLOSED BY THE ABOVE MENTIONED TITLE REPORT, THOUGH VACATION DOCUMENT RECORDED AS FEE NO. 74034043 CONTAINS A RESERVATION OF UTILITIES IN THE VACATED STREETS.

FLOOD PLAIN INFORMATION SHOWN HEREON WAS DETERMINED FROM FLOOD INSURANCE RATE MAP FOR CLACKAMAS COUNTY, MAP NO. 41005C0276D, EFFECTIVE JUNE 17, 2008. ZONE X IS DESCRIBED AS THE AREAS OF 0.2% ANNUAL CHANCE FLOOD; AREAS OF 1% ANNUAL CHANCE FLOOD WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE ; AND AREAS PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOOD. ZONE AE IS A SPECIAL FLOOD HAZARD AREA (SFHA) SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD. THE BASE FLOOD ELEVATION (BFE) FOR THIS PROPERTY IN THE AE ZONE IS 48 FEET.

REVISION	DATE	STM

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1300 John Adams Street
Oregon City, OR 97045
p. 503.655.1342 | f. 503.655.1360
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PRELIMINARY

ABERNETHY CENTER CHAPEL

EXISTING CONDITIONS

SCALE:	DATE:
1"=20'	10/17/08
DESIGNED BY: TED	CHECKED BY: BDL

JOB NUMBER **08857**

DWG NAME: 2 P08857-C1.1 Existing Conditions

SHEET **C1.1**

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PLOT TIME: 10/27/2008 3:08 PM
PLOTTED BY: Mike Kaufman
XREF FILES: 08857-C_SURV-BASE, PACE34X22_SITE.

DIMENSIONED SITE PLAN

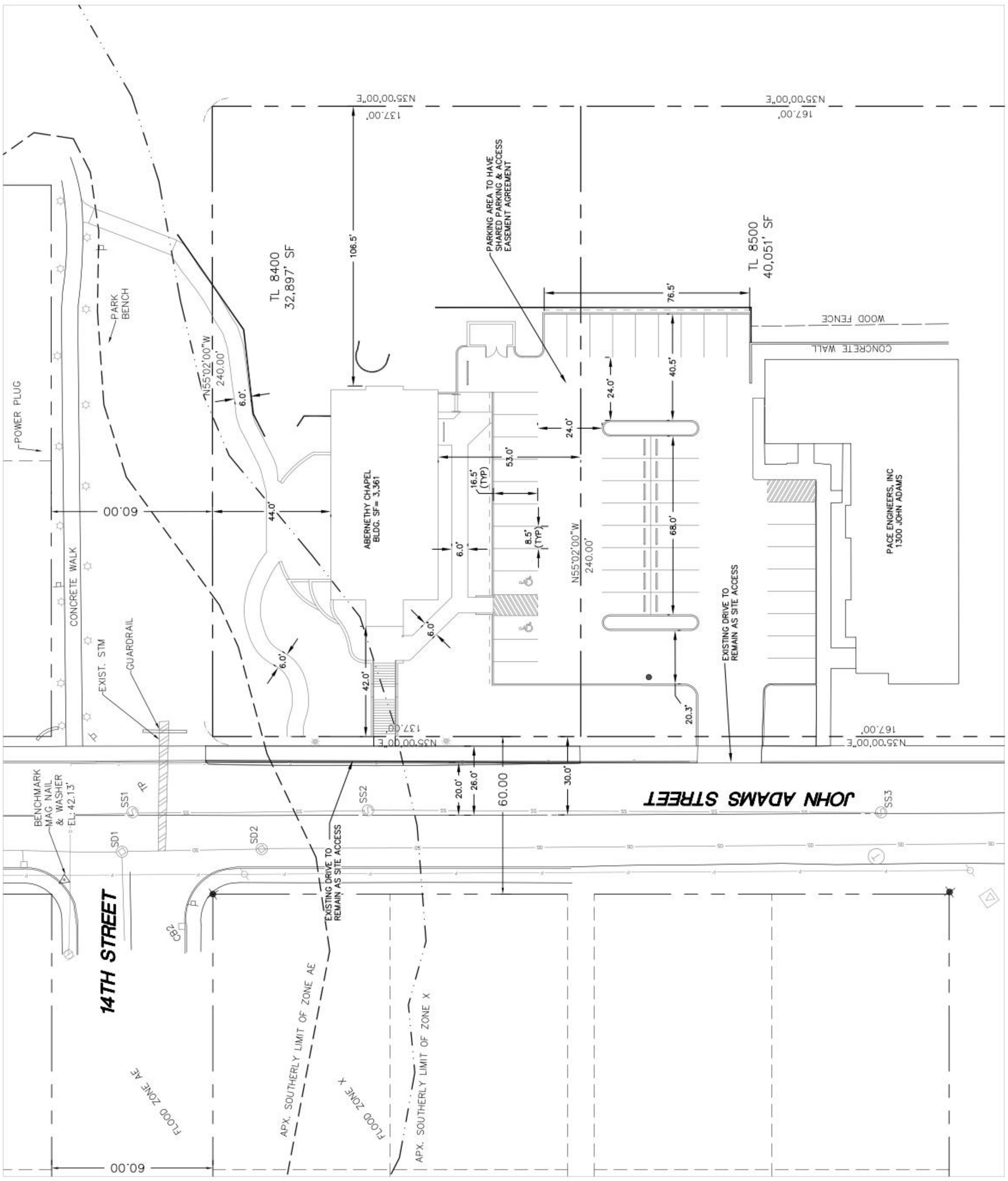
ABERNETHY CENTER
CHAPEL

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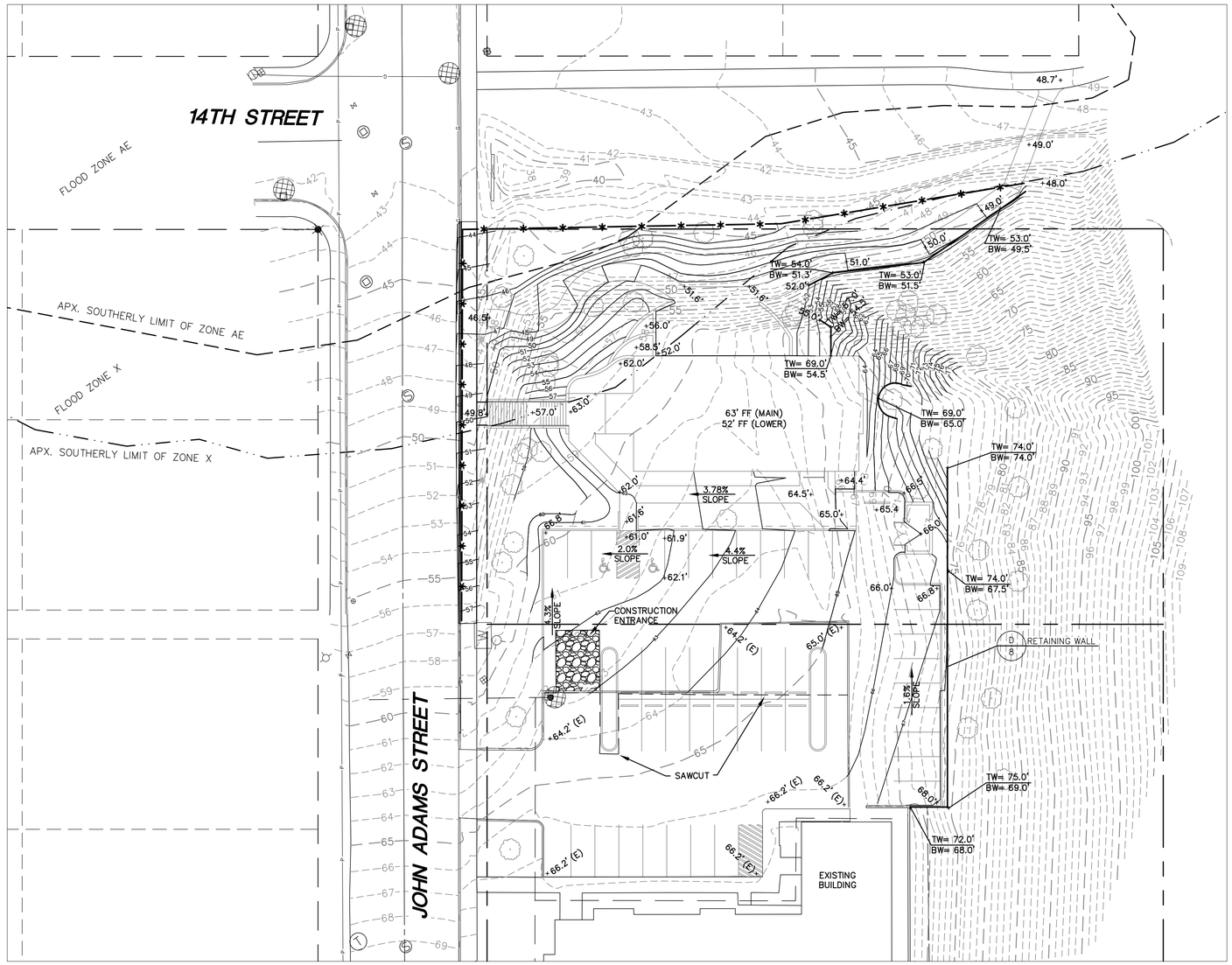
SYM	REVISION	DATE

SCALE: 1"=20'
DESIGNED BY: TED
DATE: 10/17/08
CHECKED BY: BDL
JOB NUMBER 08857
DWG NAME: 3 P08857-C1.2 Dimensioned Site
SHEET C12



A/3 DIMENSIONED SITE PLAN
SCALE: 1"=20'

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A/4 GRADING PLAN
SCALE: 1" = 20'

HORIZ. 0 10 20 40
Scale In Feet

CITY OF OREGON CITY ENGINEERED GRADING NOTES

1. PROJECT GRADING LIMITS SHALL BE WITHIN THE PROJECTS PROPERTY BOUNDARY AND/OR STREET RIGHT-OF-WAY, UNLESS OTHERWISE SHOWN ON PLANS. NO GRADING SHALL BE CONDUCTED IN WETLANDS OR OTHER ENVIRONMENTALLY SENSITIVE AREAS UNLESS SPECIFICALLY SHOWN ON THE APPROVED PLANS.
2. THE IDENTIFICATION OR REMOVAL OF UNSUITABLE MATERIAL SHALL BE DONE WITH CONSULTATION WITH THE PROJECT ENGINEER OR PROJECT'S GEOTECHNICAL ENGINEER.
3. REMOVE AND DISPOSE OF ALL ORGANIC AND/OR UNSUITABLE MATERIALS, INCLUDING TREES, STUMPS, ROOTS, BRUSH, AND GRASS IN SUCH A MANNER TO MEET ALL APPLICABLE REGULATIONS. ON-SITE DISPOSAL SHALL BE OF AS DETERMINED BY THE PROJECT ENGINEER OR PROJECT'S GEOTECHNICAL ENGINEER.
4. STOCKPILE EXCESS SOIL MATERIAL ON-SITE AS DIRECTED BY THE PROJECT ENGINEER, PROJECT'S GEOTECHNICAL ENGINEER, OR APPROVED PLANS (UNLESS APPROVED PLANS IDENTIFY EXCESS EXCAVATION IS TO BE REMOVED FROM THE SITE).
5. THE CONTRACTOR SHALL PROTECT ALL TREES NOT SPECIFICALLY SHOWN TO BE REMOVED ON APPROVED PLANS.
6. GRADE THE SITE TO THE ELEVATIONS SHOWN ON THE DRAWING WITH THE NECESSARY ADJUSTMENTS TO ACCOMMODATE THE FINISHES AS SPECIFIED. SHAPE FUTURE PAVED AREAS PER THE PLANS TO A SUBGRADE ELEVATION THAT WILL ACCOMMODATE FUTURE BASE ROCK AND PAVING.
7. STRAIGHT GRADES SHALL BE RUN BETWEEN FINISH GRADE AND/OR FINISH CONTOUR LINES SHOWN, UNLESS OTHERWISE NOTED. FINISH GRADES ARE TO DRAIN AS INDICATED ON THE PLANS. ROUGH GRADING SHALL BE FINISHED BY BLADING AND RAKING TO REASONABLE SMOOTH CONTOURS AND GENTLE TRANSITIONS.
8. ALL CUT OR FILL SLOPES SHALL BE CONSTRUCTED AT NO STEEPER THAN FOUR (4) HORIZONTAL TO ONE (1) VERTICAL UNLESS OTHERWISE SHOWN ON APPROVED PLANS.
9. AREAS TO RECEIVE FILL MATERIAL SHALL BE PREPARED BY REMOVING ALL ORGANIC AND UNSUITABLE MATERIALS AND "PROOF ROLLED". BENCHING MAY BE REQUIRED. MATERIAL IN SOFT SPOTS WITHIN A PROPOSED BUILDING ENVELOPE, PAVED AREA, OR SIDEWALK AREA SHALL BE REMOVED TO THE DEPTH REQUIRED (AS DIRECTED BY THE PROJECT ENGINEER) AND SHALL BE REPLACED WITH SUITABLE BACKFILL.
10. THE CONSTRUCTION OF STRUCTURAL FILLS AND/OR EXCAVATIONS CONNECTED WITH ANY PUBLIC IMPROVEMENTS SHALL BE IN ACCORDANCE WITH THE WRITTEN RECOMMENDATIONS MADE BY THE PROJECT'S GEOTECHNICAL ENGINEER IN AN APPROVED REPORT.
11. COMPACTION TEST AND REPORTS FOR EACH LOT SHALL BE CONDUCTED BY AN APPROVED TESTING LABORATORY. TEST FREQUENCY SHALL BE PER THE PROJECT ENGINEER. TESTING TO COMMENCE WITH FILL ACTIVITIES AND AS A MINIMUM, ONE TEST WILL BE TAKEN FOR EVERY 500 CUBIC YARDS PLACED.
12. IF DUSTY CONDITIONS EXIST, THE PERMITTEE SHALL APPLY A FINE SPRAY OF WATER ON THE SURFACE TO CONTROL DUST.
13. ENGINEERED FILL IN THE BUILDING ENVELOPE SHALL BE CERTIFIED BY THE PROJECT ENGINEER. THIS CERTIFICATION SHALL BE SENT TO THE CITY BUILDING OFFICIAL UPON SUBMISSION OF THE BUILDING PERMIT IF IT HAS NOT ALREADY BEEN RECEIVED BY THE CITY BUILDING OFFICIAL.

**SEE DETAIL SHEET 8 FOR EROSION CONTROL NOTES & DETAILS

LEGEND

- DRAINAGE ARROW
- INLET PROTECTION
- SPOT ELEVATION TOP AC (BOTTOM OF CURB)
- CONSTRUCTION ENTRANCE
- EXISTING CONTOURS
- PROPOSED CONTOURS
- SILT FENCE
- PROPERTY LINES

	DATE
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	STM

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ABERNETHY CENTER CHAPEL

GRADING & EROSION CONTROL PLAN

SCALE:	DATE:
1"=20'	10/17/08
DESIGNED BY: TED	CHECKED BY: BDL

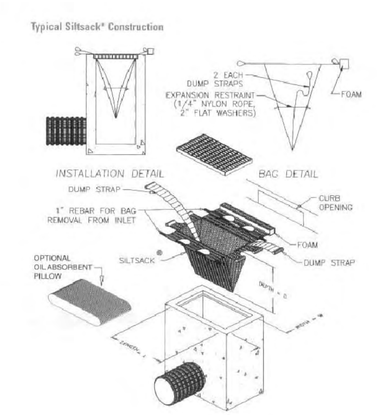
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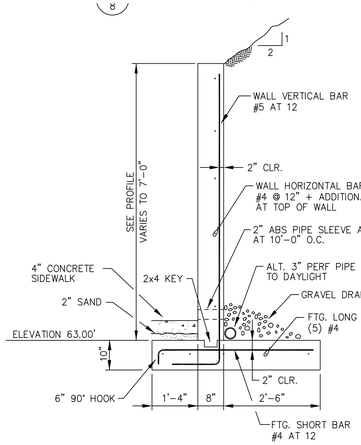
SHEET C2.0

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LAST MODIFIED BY: MICHAEL J. MAHAFFY
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4a. SP 10-09, VR 10-04, VR 10-02, VR 10-04, US 10-02
The applicant is requesting approval of a Site Plan and Design Review application for
Page 144 of 327



N.I.S.



SECTION

N.T.S.

NOTES:

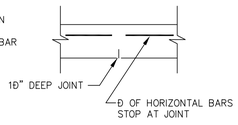
1) DESIGN IS BASED ON A SOIL WEIGHT OF 100 PCF WITH AN EQUIVALENT FLUID PRESSURE OF 60 PCF.
2) REQUIRED SOIL BEARING – 2,000 PSF AVERAGE
3) BACKFILL WALL WITH FREE–DRAINING MATERIAL NO HIGHER THAN TOP OF WALL.
4) BACKFILL BOTTOM OF WALL WITH 12"x12" CONTINUOUS RUN OF 1" DRAIN ROCK
5) PROVIDE VERTICAL CONTROL JOINTS AT 20 FOOT CENTERS. DISCONTINUE HORIZONTAL STEEL AT JOINT.

CONCRETE: 2,500 PSI COMPRESSIVE STRENGTH IN 28 DAYS. PLACE CONCRETE AT NOT MORE THAN 5" SLUMP

REINFORCING: DEFORMED BARS, ASTM 615, GRADE 60 FIELD BEND VERTICAL BARS TO FIT FOOTING DIMENSION.

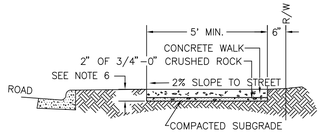
D/8 **RETAINING WALL DETAIL**

N.T.S.

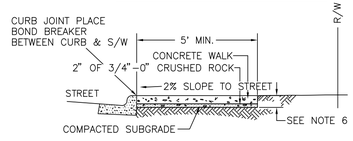


VERTICAL VIEW

AT JOINTS (N.T.S.)



SIDEWALK AWAY FROM CURB



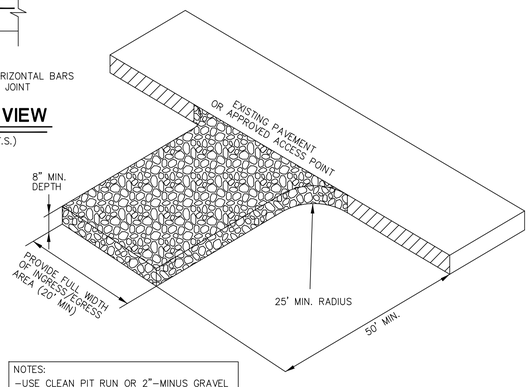
SIDEWALK ADJACENT TO CURB

NOTES:

1. CONCRETE SHALL BE AIR ENTRAINED MINIMUM 4.5% AND HAVE A MINIMUM BREAKING STRENGTH OF 3300 PSI AT 28 DAYS.
2. PANELS TO BE 5 FEET LONG, ALL SURFACES SHALL BE TROWELED AND BROOMED IN A WORKMAN LIKE MANNER.
3. EXPANSION JOINTS TO BE PLACED AT SIDES OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMPS, & AT SPACING NOT TO EXCEED 45 FT.
4. FOR SIDEWALKS ADJACENT TO THE CURB & POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2 INCH.
5. CONTRACTION JOINTS SHALL BE PLACED AT ALL CHANGES IN DIRECTION, POINTS OF CURVATURE AND AT 15' MAXIMUM INTERVALS.
6. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES IF SIDEWALK IS INTENDED AS PORTION OF DRIVEWAY. OTHERWISE SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
7. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PLASTIC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.
8. LOCATION & WIDTH OF SIDEWALK WILL VARY DEPENDING OF STREET CLASSIFICATION. SEE STREET SECTIONS.

B/8 **SIDEWALK DETAIL - 508**

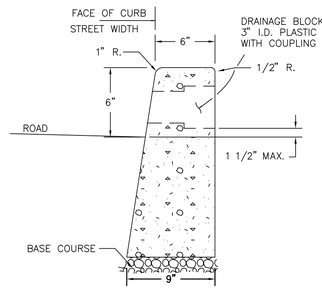
N.T.S.



NOTES:
–USE CLEAN PIT RUN OR 2"–MINUS GRAVEL
–USE SUBGRADE REINFORCEMENT GEOTEXTILE

D/8 **GRAVEL CONSTRUCTION ENTRANCE**

N.T.S.

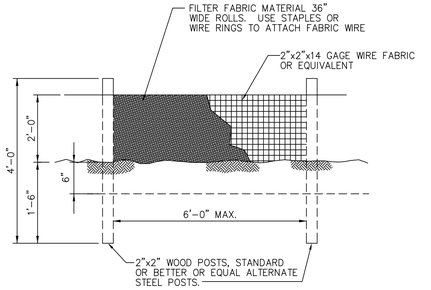


NOTES:

1. CONCRETE SHALL BE AIR–ENTRAINED AND HAVE A BREAKING STRENGTH OF 3300 PSI AFTER 28 DAYS.
2. EXPANSION JOINTS.
   A. TO BE PROVIDED:
      1) AT EACH COLD JOINT.
      2) AT EACH END OF DRIVEWAYS.
      3) AT EACH SIDE OF INLET STRUCTURES.
      4) AT EACH POINT OF TANGENCY OF THE CURB.
      5) AT LOCATIONS NECESSARY TO LIMIT SPACING TO 45 FEET.
   B. MATERIAL TO BE PRE–MOLDED, ASPHALT IMPREGNATED, NON–EXTRUDING WITH A THICKNESS OF 1/2 INCH.
3. CONTRACTION JOINTS.
   A. SPACING TO BE NOT MORE THAN 15 FEET.
   B. THE DEPTH OF THE JOINT SHALL BE AT LEAST 1–1/2 INCHES.
4. BASE ROCK TO BE 1"–0" OR 3/4"–0", 95% COMPACTION. BASE ROCK SHALL BE TO SUBGRADE OF STREET STRUCTURE OR 4" IN DEPTH, WHICHEVER IS GREATER.
5. DRAINAGE BLOCKOUT
   A. I.D. PLASTIC PIPE WITH COUPLING.
   B. DRAINAGE ACCESS THRU EXISTING CURBS SHALL BE CORE DRILLED OR CURB SAW CUT VERTICALLY 18" EACH SIDE OF DRAIN AND REPOURED TO FULL DEPTH OF CURB.
6. CURB EXPOSURE SHALL BE 8" AT CATCH INLETS/BASINS.

C/8 **STANDARD CURB - 510**

N.T.S.

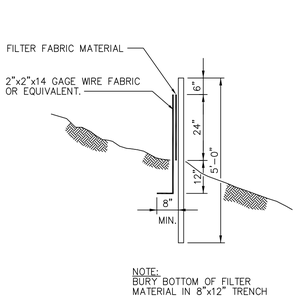


F/8 **SILT FENCE**

N.T.S.

EROSION CONTROL PLAN NOTES

1. IT IS THE INTENT OF THESE PLANS AND SPECIFICATIONS TO ENSURE THAT SEDIMENT LADEN WATER DOES NOT LEAVE THE WORK SITE. THE CONTRACTOR SHALL USE ALL AVAILABLE MEANS TO ACHIEVE THIS RESULT.
2. THE IMPLEMENTATION OF THESE PLANS AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT, AND UPGRADING OF THESE EROSION CONTROL PLAN (ECP) FACILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED, AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE ECP FACILITIES SHOWN ON THIS PLAN MUST BE CONSTRUCTED IN CONJUNCTION WITH ALL CLEARING AND GRADING ACTIVITIES, AND IN SUCH A MANNER AS TO INSURE THAT SEDIMENT LADEN WATER DOES NOT ENTER THE DRAINAGE SYSTEM OR VIOLATE APPLICABLE WATER STANDARDS.
4. THE ECP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ECP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT–LADEN WATER DOES NOT LEAVE THE SITE.
5. THE ECP FACILITIES SHALL BE INSPECTED DAILY BY THE CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
6. THE ECP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE A MONTH OR WITHIN 48 HOURS FOLLOWING A STORM EVENT.
7. ALL STORM INLETS SHALL BE PROTECTED TO PREVENT SEDIMENT FROM LEAVING THE PROJECT SITE. AT NO TIME SHALL MORE THAN ONE FOOT OF SEDIMENT BE ALLOWED TO ACCUMULATE WITHIN A TRAPPED CATCH BASIN. ALL CATCH BASINS AND CONVEYANCE LINES SHALL BE CLEANED PRIOR TO PAVING. THE CLEANING OPERATION SHALL NOT FLUSH SEDIMENT LADEN WATER INTO THE DOWNSTREAM SYSTEM.
8. ALL AREAS DISTURBED BY CONSTRUCTION OF THIS PROJECT, NOT RECEIVING A HARD, DURABLE SURFACE SHALL BE GRASSED AND/OR LANDSCAPED AT EARLIEST PRACTICABLE TIME.
9. IN GENERAL, CONSTRUCTION SHALL PROGRESS FROM DOWNSTREAM TO UPSTREAM. THE CONTRACTOR SHALL CONSTRUCT ECP FACILITIES IN CONJUNCTION WITH ALL CLEARING, GRADING AND OTHER LAND ALTERATION ACTIVITIES.
10. STABILIZED CONSTRUCTION ENTRANCES ARE REQUIRED AND SHALL BE INSTALLED AND MAINTAINED FOR THE DURATION OF THE PROJECT. THE LOCATION OF THESE ENTRANCES SHALL BE COORDINATED WITH THE CITY PRIOR TO CONSTRUCTION OR RELOCATION. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL EXISTING PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
11. TEMPORARY EROSION CONTROL MEASURES SHALL REMAIN FUNCTIONAL AND IN PLACE UNTIL THEIR REMOVAL IS DIRECTED BY THE ENGINEER. THE CONTRACTOR SHALL COMPLETELY RESTORE ALL AREAS DISTURBED BY REMOVAL OF TEMPORARY EROSION CONTROL MEASURES. REMOVED MATERIALS SHALL BECOME PROPERTY OF THE CONTRACTOR TO BE DISPOSED OF IN ACCORDANCE WITH APPLICABLE LAWS AND JURISDICTIONS.
12. ALL WATER QUALITY FACILITIES SHALL BE VEGETATED PRIOR TO PLACING ASPHALT CONCRETE PAVEMENT.
13. ALL EROSION CONTROL MEASURES WILL BE CONSTRUCTED ACCORDING TO CITY OF OREGON CITY STANDARD DRAWINGS.
14. USE OF STRAW BALES IS NOT ALLOWED AS AN EROSION CONTROL DEVICE.
15. ANY DIRT OR ROCK TRACKED ONTO FIR STREET AND BEAVERCREEK ROAD MUST BE CLEANED AT THE END OF EACH DAY USING DRY CLEANING METHODS.
16. TRUCKS ARE TO BE SEALED FOR TRANSPORTING SATURATED SOILS FROM THE SITE SO THAT WATER SEEPING FROM THE SOIL CANNOT DRAIN FROM THE VEHICLE.
17. NOTE ALL FILL SHALL BE TESTED AND CERTIFIED BY THE GEO–TECHNICAL ENGINEER. COPIES OF TESTS AND A FINAL SUMMARY LETTER CERTIFYING FILL PLACEMENT PER SPECS, SHALL BE PROVIDED TO THE CITY.



NOTE:
BURY BOTTOM OF FILTER MATERIAL IN 8"x12" TRENCH

		DATE
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		STM

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PRELIMINARY

ABERNETHY CENTER CHAPEL

EROSION CONTROL DETAILS

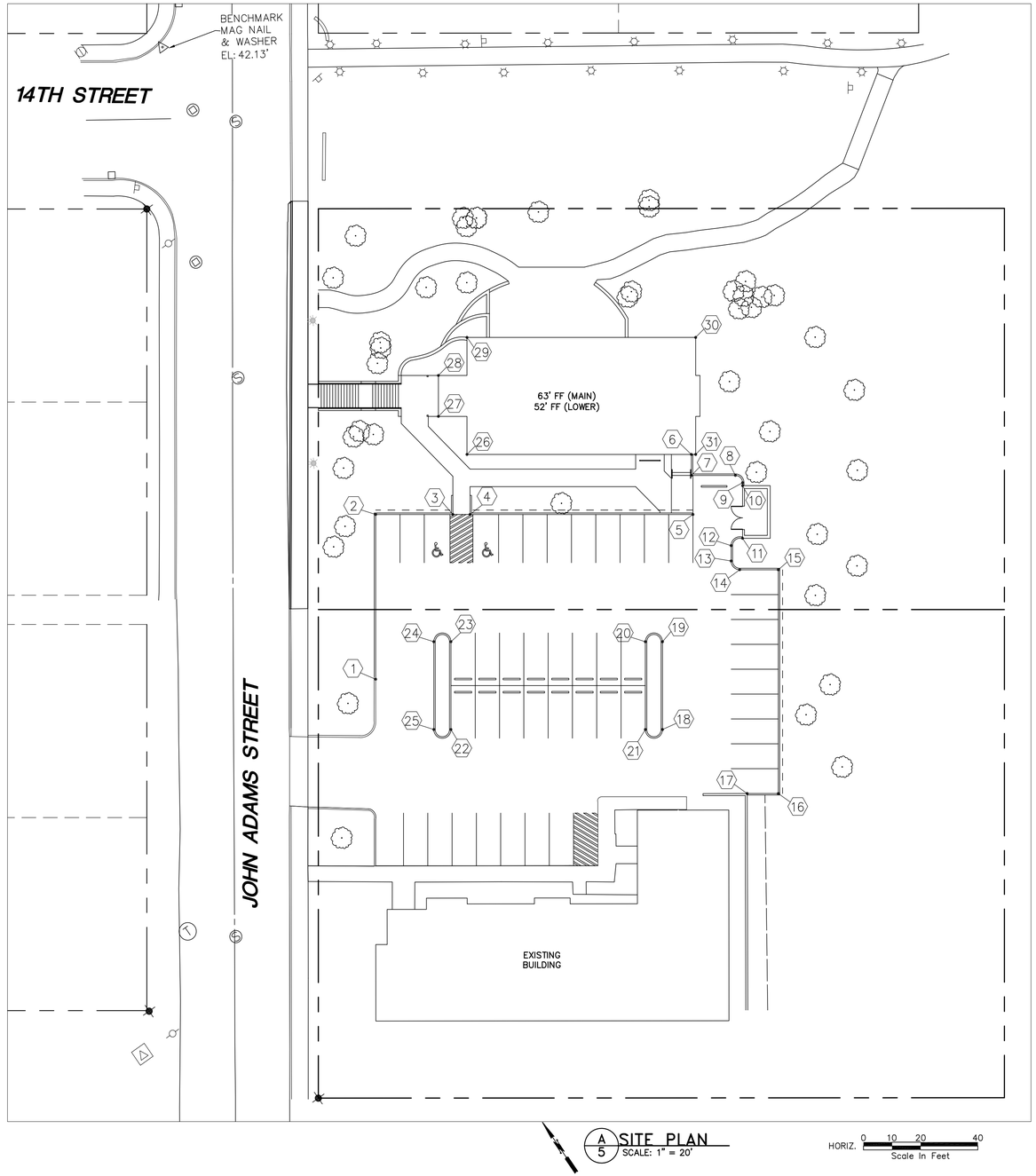
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DESIGNED BY: TED	CHECKED BY: BDL

JOB NUMBER 08857

DWG NAME: 5 P08857–C2.1 Erosion Control Det

SHEET C2.1

FILE NAME: P:\P08\08857 – ABERNETHY CENTER PROPERTIES, LLC – ABERNETHY CHAPEL\CAD\SHEETS\5 P08857–C2.1 EROSION CONTROL DETAILS.DWG
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PLOT BY: MICHELLE MCLEAN
XREF FILES: 08857 22X34 BORDER.



A/5 SITE PLAN
SCALE: 1" = 20'

HORIZ. 0 10 20 40
Scale In Feet

CURB POINT COORDINATE TABLE					
MARK	NORTHING	EASTING	MARK	NORTHING	EASTING
1	22044.4197	20477.7169	2	22076.7221	20523.8496
3	22098.8392	20508.3630	4	22103.7541	20504.9215
5	22167.6480	20460.1826	6	22178.9635	20477.3089
7	22174.8535	20471.4392	8	22187.4642	E 5101.2993
9	22188.0781	20459.1272'	10	22187.5046	20458.3081
11	22177.4670	20443.9729	12	22172.4696	20443.8098
13	22169.4588	20439.5099	14	22170.1956	20435.3317
15	22181.2537	20427.5887	16	22137.3751	20364.9236
17	22128.4421	20371.1403	18	22116.7582	20406.0891
19	22133.9655	20430.6636	20	22129.0505	20434.1051
21	22111.8432	20409.5305	22	22056.1352	20448.5377
23	22073.3425	20473.1123	24	22068.4276	20476.5537
25	22051.2203	20451.9792			

BUILDING POINT COORDINATE TABLE					
26	22114.6601	20522.3347	27	22113.9250	20538.7194
28	22121.9551	20550.1875	29	22137.6031	20555.1008
30	22203.1353	20509.2146	31	22180.1922	20476.4486
32	N 4804.8751	E 5048.2165	33	N 4813.9576	E 5048.4490
34	N 4822.9525	E 5048.6793			

REVISION	DATE
STM	

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PRELIMINARY

ABERNETHY CENTER
CHAPEL

CIVIL SITE PLAN

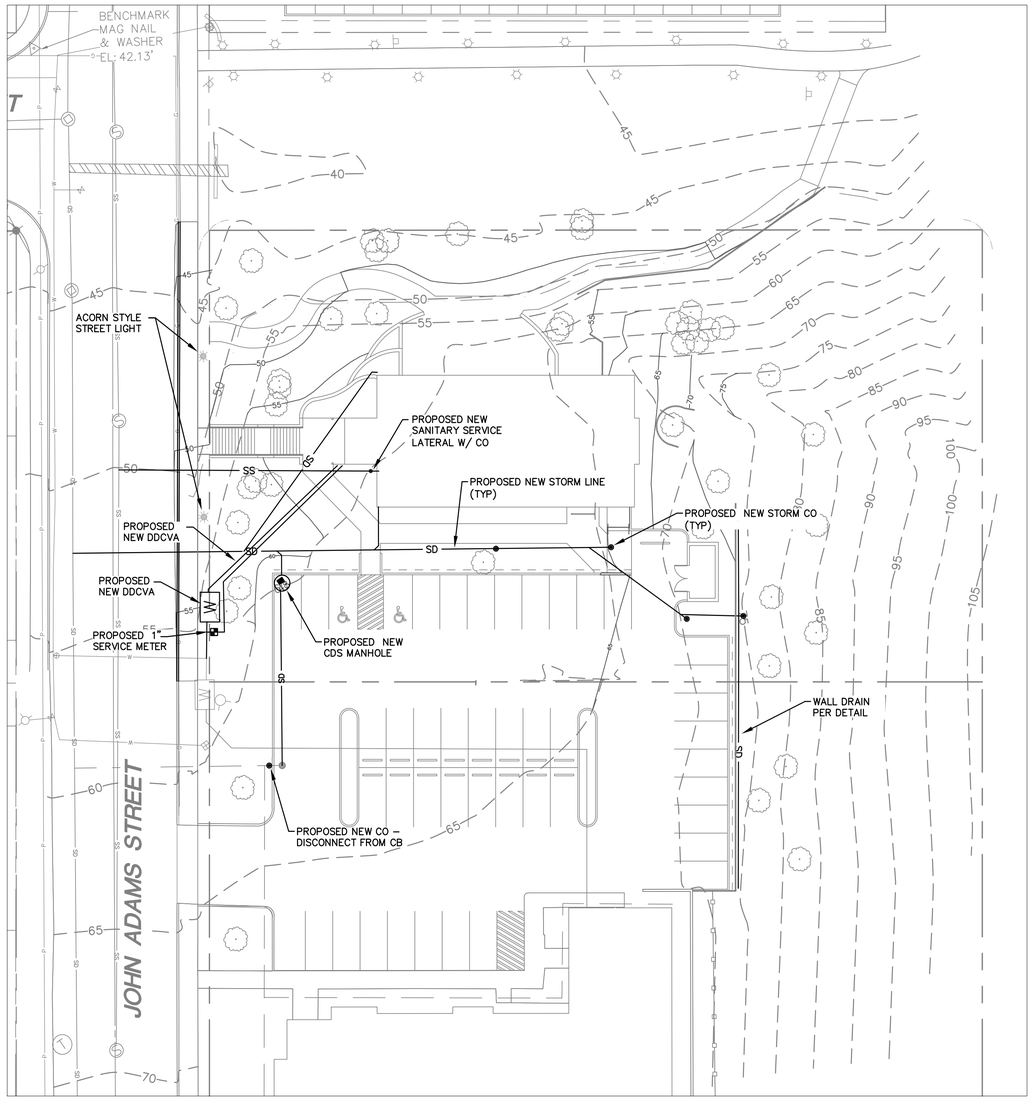
SCALE:	DATE:
1"=20'	10/17/08
DESIGNED BY: TED	CHECKED BY: BDL

JOB NUMBER 08857

DWG NAME: 6 P08857-C3.0 Civil Site Plan

SHEET C3.0

FILE NAME: P:\P08\08857 - ABERNETHY CENTER PROPERTIES, LLC - ABERNETHY CHAPEL\CAD\SHEETS\6 P08857-C3.0 CIVIL SITE PLAN.DWG
SAVE TIME: 10/27/2008 1:23:09 PM
PLOT TIME: 10/27/2008 3:18 PM
PLOTTED BY: MICHAEL LOMBARDI
XREF FILES: 08857 C-SURV-BASE, 08857 C-ARCH-BASE, PACE34X22_SITE,



A6 UTILITY PLAN
SCALE: 1" = 20'

HORIZ. 0 10 20 40
Scale In Feet

CITY OF OREGON CITY
ROAD AND STORM SEWER NOTES

1. CONCRETE CULVERT PIPE SHALL BE ASTM C14, "CLASS 3", NONREINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED. ALTERNATE STORM PIPE ALLOWED IS HDPE AS MANUFACTURED BY ADS, N–12 OR EQUIVALENT.
2. ALL TRENCH EXCAVATION SHALL CONFORM TO A.P.W.A., DIVISION III, SECTION 301.1.01, AND SHALL BE UNCLASSIFIED. ALL EXCESS MATERIAL FROM THE TRENCH EXCAVATION SHALL BE DISPOSED OF ON AN APPROVED SITE.
3. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL CONFORM WITH GRANULAR BEDDING AND BACKFILL REQUIREMENTS OF A.P.W.A., DIVISION III, SECTION 301.2.02 AND SHALL BE 3/4–0" CRUSHED ROCK, "CLASS B". SAND MAY BE APPROVED AS A SUBSTITUTE FOR 3/4–0" IN TRENCHES THAT HAVE NO GROUNDWATER IN THE PIPE ZONE DURING CONSTRUCTION.
4. TRENCH BACKFILL MAY BE "CLASS A" PER A.P.W.A., DIVISION III, SECTION 301.2.04A, ON ALL STORM SEWER LINES OUTSIDE PUBLIC RIGHT–OF–WAYS OR OUTSIDE OF PAVED AREAS. TRENCH BACKFILL SHALL BE "CLASS B" PER A.P.W.A., DIVISION III, SECTION 301.2.04B IN ALL PUBLIC RIGHT–OF–WAY OR PAVED AREAS IN THE PROJECT.
5. TRENCH COMPACTION SHALL BE PER A.P.W.A., DIVISION III, SECTION 301.3.07. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT AND METHOD TO USE TO ACHIEVE REQUIRED COMPACTION. EACH LIFT SHALL BE COMPACTED TO MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY ASSHTO T99. TESTING SHALL BE APPROVED BY THIRD PARTY LABORATORY. TESTING SHALL BE PERFORMED WHEN DIRECTED BY ENGINEER.
6. ENGINEERED FILL SHALL BE PLACED ON DESIGNATED AREAS, STRIPPED OF ALL ORGANIC MATERIALS,IN LIFTS NOT TO EXCEED 8–INCHES IN DEPTH AND EACH LAYER SHALL BE SEPARATELY AND THOROUGHLY COMPACTED. WITHIN THREE (3) FEET OF ESTABLISHED SUBGRADE ELEVATION 95 PERCENT COMPACTION SHALL BE REQUIRED. BELOW THE THREE (3) FOOT LIMIT, 90 PERCENT COMPACTION SHALL BE REQUIRED. FILL MATERIAL SHALL BE PLACED WITHIN 2% OF THE OPTIMUM MOISTURE AND COMPACTED ACCORDING TO A.P.W.A., DIVISION II, SECTION 204.3.08 AS DETERMINED BY AASHTO T180. CONTRACTOR SHALL SUBMIT TEST RESULTS TO THE ENGINEER AND CITY INSPECTOR.
7. EXCESS EXCAVATION SHALL BE SPREAD AND COMPACTED EVENLY ON THE SITE PER THE SITE GRADING PLAN. VEGETATION AND TOPSOIL TO BE STRIPPED OFF FILL AREAS PRIOR TO FILLING. 95 PERCENT COMPACTION PER AASHTO T180 IS REQUIRED IN BUILDABLE AREAS, AND 85 PERCENT COMPACTION IS REQUIRED IN NON–BUILDABLE AREAS.
8. ASPHALT CONCRETE PAVEMENT MIX SHALL BE DESIGNED FROM A MIX FORMULA APPROVED BY ODOT FOR MATERIAL USED. CONTRACTOR TO PROVIDE PROJECT ENGINEER WITH A CERTIFICATE OF COMPLIANCE FROM THE ASPHALT PAVEMENT PLANT, UNLESS OTHERWISE INDICATED.
9. THE ASPHALT CONCRETE PAVEMENT MIX SHALL BE COMPACTED PER A.P.W.A., DIVISION II, SECTIONS 211.3.18B, AND 211.3.22B WITH THE FOLLOWING MODIFICATION: CHANGE LIFT THICKNESS REQUIREMENT FROM LESS THAN 1–1/2 INCHES TO LESS THAN OR EQUAL TO 1–1/2 INCHES. CONTRACTOR SHALL SUBMIT TEST RESULTS TO THE PROJECT ENGINEER AND CITY INSPECTOR.
10. ALL MANHOLE RIMS NOT IN PAVEMENT AREAS SHALL BE SET SIX INCHES (6") ABOVE FINISH GRADE. AND PROVIDED WITH TAMPER–PROOF LIDS.
11. ALL MANHOLES SHALL BE BUILT PER CITY OF OREGON CITY STANDARD DRAWING NUMBER 301.
12. ALL CATCH BASINS SHALL BE BUILT PER CITY OF OREGON CITY STANDARD DRAWING NUMBER 305–A.
13. ALL MATERIALS INSPECTIONS AND TESTS ARE TO BE IN ACCORDANCE WITH CITY OF OREGON CITY AND/OR APWA STANDARD SPECIFICATIONS. ALL SECTIONS FAILING TO PASS THE REQUIRED TESTS AND INSPECTIONS SHALL LOCATE AND REPAIR. AFTER REPAIR, THESE SECTIONS SHALL BE RETESTED AND INSPECTED UNTIL FOUND ACCEPTABLE BY THE CITY.

	REVISION	DATE
STM		

PACE
Architecture Engineering Surveying Planning Company
1300 John Adams Street
Oregon City, OR 97045
p. 503.655.1342 f. 503.655.1360
Civil | Structural | Planning | Survey
paceengrs.com

PRELIMINARY

ABERNETHY CENTER
CHAPEL

UTILITY PLAN

SCALE:	DATE:
1"=20'	10/17/08
DESIGNED BY: TED	CHECKED BY: BDL

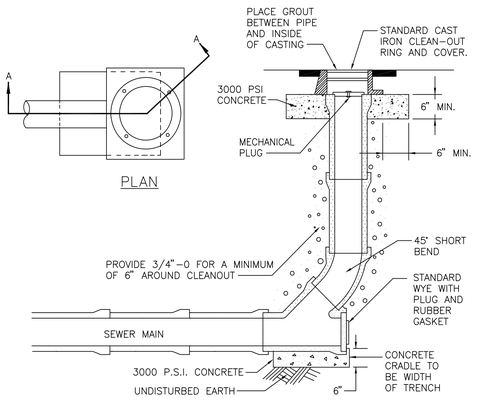
JOB NUMBER 08857

DWG NAME: 7 P08857–C4.0 Utility Plan

SHEET C4.0

FILE NAME: P:\P08\08857 – ABERNETHY CENTER PROPERTIES, LLC – ABERNETHY CHAPEL\CAD\SHEETS\7 P08857–C4.0 UTILITY PLAN.DWG
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PLOT TIME: 10/21/2008 3:20 PM
USER NAME: MICHAEL KUNKLE
XREF FILES: 08857–C–SURV–BASE, X–08857 C–ARCH–BASE, X–08857 C–CIVIL–BASE, PACE34X22_SITE,

4a. SP 10-09, VR 10-04, VR 10-02, VR 10-04, US 10-02
The applicant is requesting approval of a Site Plan and Design Review application for
Page 147 of 327



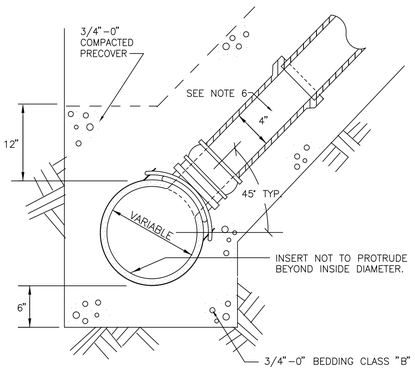
SECTION A-A

NOTES:

1. IF IN GRAVEL STREET PLACE 2" A/C PAVEMENT IN 4' DIAMETER CIRCLE AROUND CLEAN-OUT. SLOPE AWAY FROM CLEANOUT.
2. IF IN OPEN AREA & NOT SUBJECT TO STREET USE, USE LOCKING IRRIGATION BOX INSTEAD OF STANDARD CAST IRON CLEAN-OUT RING & COVER.
3. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER CLEANOUTS ARE TO BE USED ONLY AS A TEMPORARY TERMINUS.
4. ALL CLEAN-OUT MATERIAL TO BE SAME AS SEWER MAIN PIPE.

A/7 STANDARD CLEAN-OUT-309

N.T.S.

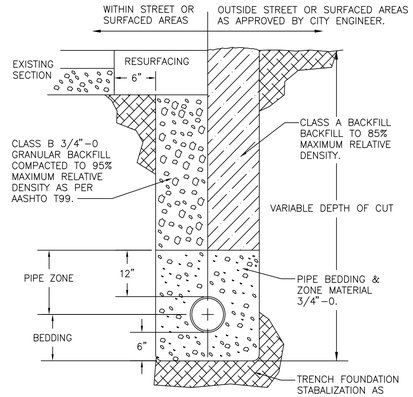


NOTES:

1. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A CITY INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT CITY APPROVAL.
2. A FOWLER TYPE TAPPING SADDLE OR APPROVED EQUAL SHALL BE USED.
3. HOLE IN MAIN TO BE CORED.
4. TAP TO BE ABOVE SPRINGLINE.
5. 4" MAXIMUM TAP FOR 8" MAIN (CUT-IN TEE TO BE USED FOR 6" HOUSE BRANCH ON 8" MAIN) WITH APPROVED COUPLERS.
6. 4" HOUSE BRANCH MAY BE USED FOR SINGLE FAMILY LOTS ONLY.

B/7 SEWER SERVICE TAP TO EXISTING SEWERS FOR HOUSE LATERALS

N.T.S.

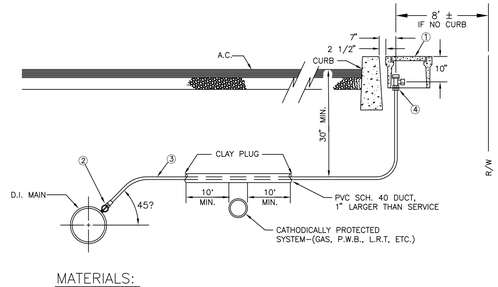


NOTES:

1. ALL CUTS IN PAVEMENT SHALL BE SAW CUT.
2. ALL CUT EDGES SHALL BE SAND SEALED.
3. RESURFACING TO BE MIN. 3" CLASS "C" ASPHALT OR MATCH EXISTING WHICHEVER IS GREATER.
4. THIS TRENCH BACKFILL REQUIREMENT APPLIES TO ALL UNDERGROUND CONDUITS.
5. CLASS "B" BACKFILL SHALL EXTEND 2 FT. BEYOND EDGE OF STREET OR SURFACED AREA.
6. BACKFILL SHALL BE PLACED AND COMPACTED IN A MAX. OF 18" LIFTS.

C/7 PIPE BEDDING AND BACKFILL - 313

N.T.S.



MATERIALS:

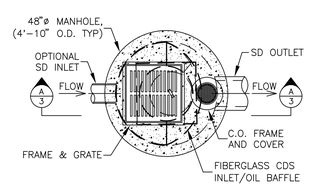
1. BROOKS METER BOX, BODY NO. 37.
2. MUELLER CORP. STOP NO. H-15000 OR FORD F600. SET CORP. STOP WITH OPERATING NUT AT 3 OR 9 O'CLOCK. ON 4" D.I. MAIN USE A 3/4" MUELLER THREAD X1" CORP. STOP.
3. 3/4" & 1" SOFT TEMPER, TYPE 'K' COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. H-14255 OR H-14258.

NOTES:

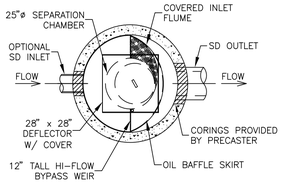
1. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.
2. ALL PIPE AND STRUCTURE ZONES SHALL BE BACKFILLED USING 3/4" MINUS CRUSHED AGG. AND COMPACTED TO 95% MAX. DENS. AS DETERMINED BY AASHTO T-180.
3. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN ABOVE WITH CLAY PLUG.
4. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
5. FOR VACANT RESIDENTIAL LOTS, LOCATE SINGLE 3/4" SERVICE 18" INSIDE LOT LINE.
6. NO METER SHALL BE INSTALLED ON PRIVATE PROPERTY WITHOUT EASEMENT.

E/7 STANDARD 3/4" AND 1" WATER SERVICE - 402

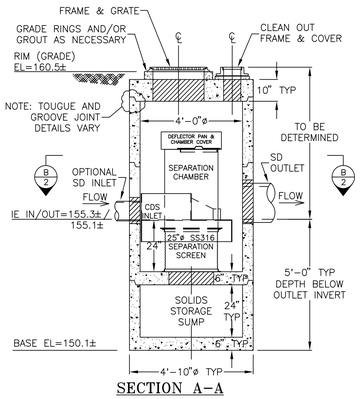
N.T.S.



PLAN VIEW
(SCALE: NTS)



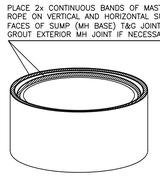
SECTION B-B
(SCALE: NTS)



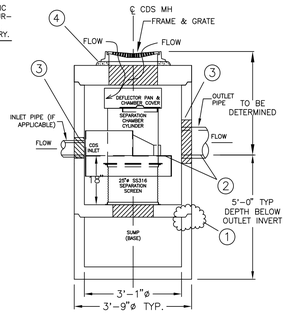
SECTION A-A
ELEVATION VIEW
(SCALE: NTS)

INSTALLATION INSTRUCTIONS & MISCELLANEOUS NOTES

(NOT TO SCALE)



(NOT TO SCALE)



CONSTRUCTION NOTES:

1. APPLY BUTYL MASTIC TO SEAL JOINTS OF MANHOLE STRUCTURE (SEE INSET DETAIL DRAWING); APPLY GROUT TO EXTERIOR T&G JOINTS OF MH SECTIONS TO COMPLETELY SEAL IF NECESSARY (UNIT MUST BE WATER TIGHT, HOLDING WATER UP TO FLOWLINE INVERT, MINIMUM).
2. BEFORE PLACING MORE PRECAST COMPONENTS OR BACKFILLING, ENSURE FIBERGLASS INLET AND PIPE INLET INVERTS MATCH ELEVATIONS (CERTAIN JOBS WILL HAVE INLET PIPE HIGHER THAN FIBERGLASS INLET).
3. GROUT PIPE CONNECTIONS TO SEAL JOINT.
4. USE GRADE RINGS AND/OR GROUT TO MATCH FINISHED GRADE; SEAL AS NECESSARY.

GENERAL NOTES:

A. CDS UNIT TYPICALLY DELIVERED WITH THE STAINLESS STEEL SCREEN, FIBERGLASS SEPARATION CYLINDER/INLET AND OIL BAFFLE PRE-INSTALLED; FOR FIELD INSTALLATIONS, THE GREEN PAINTED SCREEN FLANGE SHALL FACE UP FOR RIGHT-HANDED UNITS AND RED FLANGE FACES UP FOR LEFT-HANDED CONFIGURATIONS.
B. HDPE HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING CLEANING.
C. INSTALL CDS UNIT PER CDS INSTALLATION SPECIFICATIONS.
D. CONTRACTOR TO BE EQUIPPED TO LIFT THE HEAVIEST SECTION.

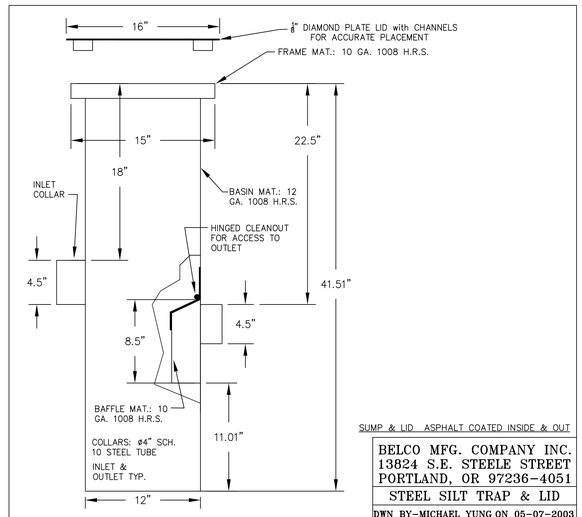
CDS MODEL PMIU20_15_4
STORMWATER TREATMENT UNIT

REFERENCE INFORMATION AND NOTES:

1. CDS UNIT PRECAST SECTIONS MANUFACTURED IN ACCORDANCE WITH ASTM C-478.
2. RIGHT-HAND UNIT SHOWN - ALSO AVAILABLE IN MIRROR IMAGE OF THAT SHOWN (LEFT-HANDED CONFIGURATION).
3. JOINT AND OTHER SECTION DETAILS PER LOCAL PRECASTERS SPECIFIC MANUFACTURING CAPACITIES. CONTACT CDS FOR LOCAL PRECASTER SPECIFIC DWGS.

D/7 CDS MANHOLE

SCALE:NTS



SUMP & LID ASPHALT COATED INSIDE & OUT

BELCO MFG. COMPANY INC. 13824 S.E. STEELE STREET PORTLAND, OR 97236-4051		
STEEL SILT TRAP & LID		
DWN BY-MICHAEL YUNG ON 05-07-2003		
s12485 stlt trap	SCALE-1=7	REV. none

DATE	REVISION	SYM

PACE
An Engineering Services Company
1300 John Adams Street
Oregon City, OR 97045
p. 503.655.1342 | f. 503.655.1360
Civil | Structural | Planning | Survey
pacedesign.com

PRELIMINARY

ABERNETHY CENTER CHAPEL

UTILITY DETAIL SHEET

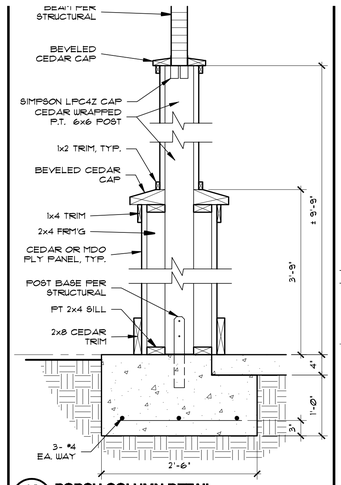
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DESIGNED BY: TED	CHECKED BY: BDL

JOB NUMBER 08857

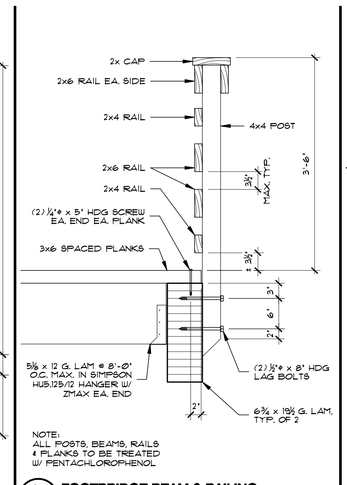
DWG NAME: 8 P08857-C4.1 Utility Details

SHEET C4.1

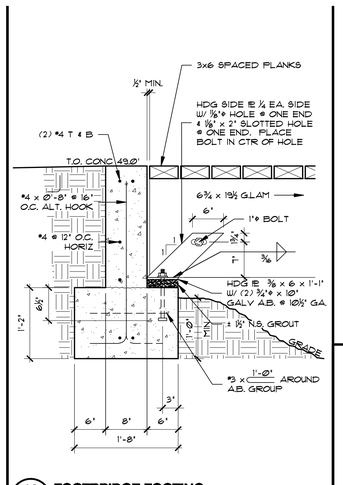
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PLOT TIME: 10/27/2008 1:30:22 PM
USER NAME:MICHAEL MONICAL
XREF FILES: X-08857 22X34 BORDER.



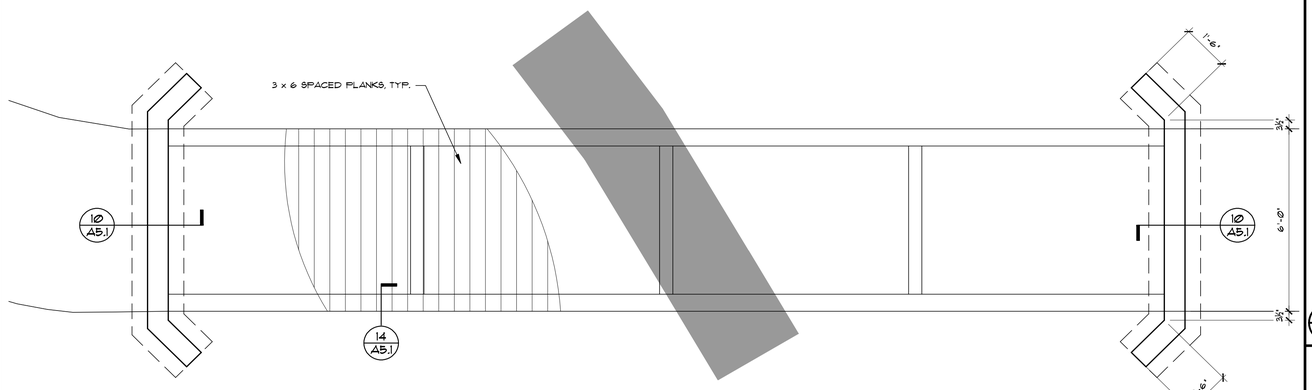
18 A5.1 **PORCH COLUMN DETAIL** 1" = 1'-0"



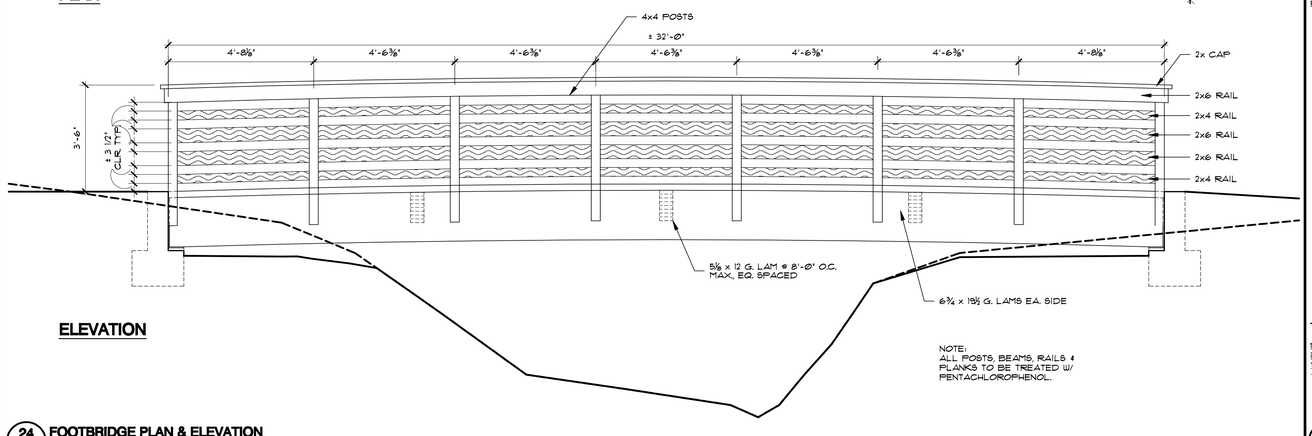
14 A5.1 **FOOTBRIDGE BEAM & RAILING** 1" = 1'-0"



10 A5.1 **FOOTBRIDGE FOOTING** 1" = 1'-0"

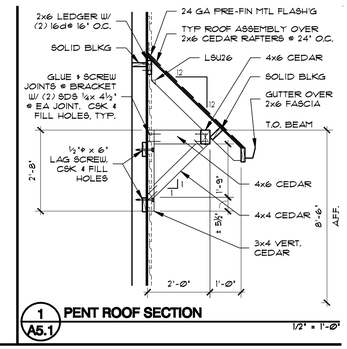


PLAN

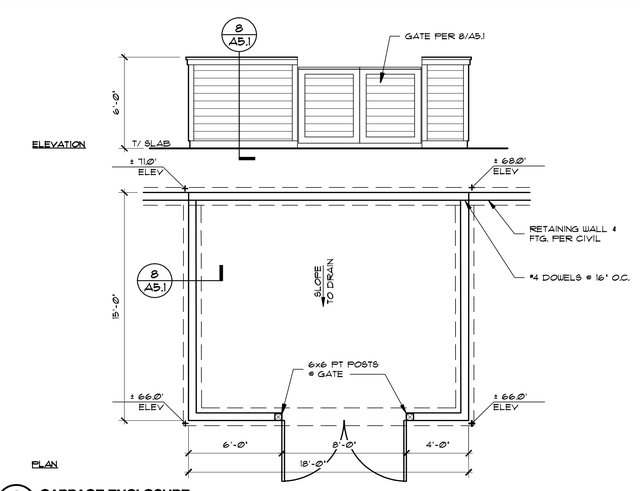


ELEVATION

24 A5.1 **FOOTBRIDGE PLAN & ELEVATION** 1/2" = 1'-0"

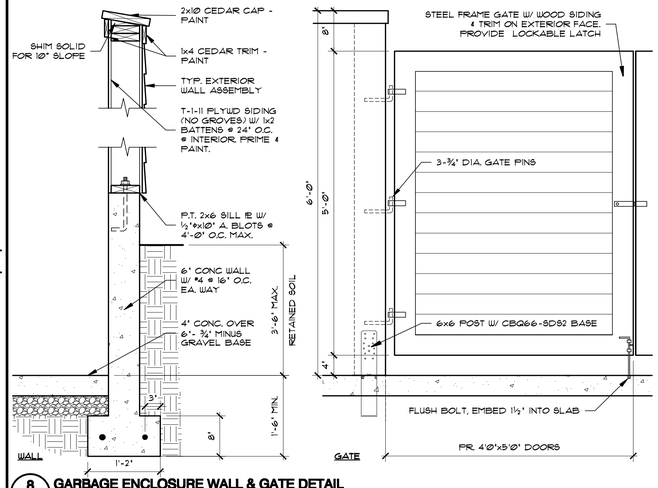


1 A5.1 **PENT ROOF SECTION** 1/2" = 1'-0"



PLAN

6 A5.1 **GARBAGE ENCLOSURE** 1/4" = 1'-0"



8 A5.1 **GARBAGE ENCLOSURE WALL & GATE DETAIL** 1" = 1'-0"

ISELIN ARCHITECTS P.C.
1307 Seventh Street
Oregon City, OR 97045
503-656-1942 ph
503-656-0658 fax
www.iselinarchitects.com

NOT FOR PRELIMINARY CONSTRUCTION

DESIGN REVIEW

Abernethy Chapel

1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-DET
DATE : 06/09/10

SHEET #
A5.1

DETAILS

R:\2008 Projects\0817-Abernethy Chapel\Dwgs\0817-A-DET.dwg, A5.1, 6/9/2010 10:24:10 AM

JOHN ADAMS ST
14TH
LEE BUILDING
ABERNETHY CHAPEL
MAIN ENTRY
PATIO
HEIN BRIDGE CREEK
SOUTH FORK WILLAMETTE
LOADING
GARBAGE RECYCLING
FOOT BRIDGE
Veiled Garden
ISELIN ARCHITECTS P.C.
"NOT FOR PRELIMINARY CONSTRUCTION"
Abernethy Chapel
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045
PROJ. NO.: 0917
FILE: A-01
DATE: 02/04/10
REV: 1 12/04/10
SHEET #
A1.1
SITE PLAN
SITE PLAN
REF E1.1 FOR SITE LIGHTING LEGEND
SCALE: 1" = 40'
(11 x 17)

I S E L I N A R C H I T E C T S, P.C.
1307 SEVENTH STREET OREGON CITY, OR 97045 (503) 656-1942 FAX (503) 656-0658

Dec. 6, 2010

Planning Department
City of Oregon City
221 Molalla Avenue Suite 200
Oregon City, OR 97045
Attn.: Pete Walter, Associate Planner

Re: Design Review Application for Abernethy Chapel
Amendment to Narrative Section 17.62.050, Paragraph 7

Pete,

Please accept the following amendment to the Design Review narrative submitted for the Abernethy Chapel. Paragraph 7 should be replaced in entirety with the following revised paragraph.

Also included is a revised sheet A1.1, Site Plan, showing the revised parking area configuration. Please call with any questions.

Sincerely,

Jessica Iselin

7. Parking, including carpool, vanpool and bicycle parking, shall comply with city off-street parking standards, Chapter 17.52.

The parking area will accommodate parking for both the chapel and the existing office. The office use of the parking area will occur Monday through Friday, roughly from 8:00 am to 5:00 pm. The primary chapel use will occur on weekends with some weekday evening use. The use of the chapel facility during weekday hours will be very limited and any use during this time would likely be for small capacity events.

Parking Summary:

Use:	Area:	Parking Ratio:	Parking Required:
Existing Office	5,942 sf	2.7 : 1000 sf GLA	16*
Chapel	3,234 sf	.25 per Seat (188 seats)	47
Mezzanine	502 sf	.25 per Seat (36 seats)	9
Banquet Hall / Ancillary Spaces	3,361 s.f.	---	---**

Parking Required:	56 spaces
10% Transit Reduction:	*(5.6)*
Net Parking Required:	50.4 spaces
(35% Compact Allowance):	*17.6 (18)*
On-site Parking Provided:	43 spaces
(22 standard, 18 compact, 3 hc)	
On-street Parking Provided:	12 spaces
Total:	55 spaces

** Not counted with allowable shared parking reduction*

*** Use of the Banquet and Ancillary spaces are subsequent to the chapel use. At no time would there be full usage of these spaces concurrently.*

In addition, parking is supplemented through the use of shared parking arrangements on adjacent lots. Abernethy Center Properties owns multiple properties in the immediate area, upon which there are an additional 167 parking spaces. They have shared parking agreements with Oregon City Family Practice Clinic and the Willamette Falls Community Health Education Center, which can accommodate an additional 133 spaces. A rough calculation by the owners has identified a capacity of close to 100 additional on-street parking spaces in the immediate vicinity. All together, this totals over 440 parking spaces.

Statistically and functionally, it is extremely unlikely that all of the Abernethy event venues would be used simultaneously. For example, a wedding at the Veiled Garden would likely hold the reception at the new chapel or at the Abernethy Center. A large wedding at the chapel would need the capacity of the Abernethy Center for the reception. Based on this, the 440 parking spaces should be sufficient to accommodate the highest use scenario.

Three bicycle parking spaces are required and will be located near the secondary building entrance/exit at the southeast corner of the building. The garbage/recycling enclosure will be located in the same area, accessed off of the single vehicular loading space.

As noted previously, the overall site landscaping percentage is approximately 60%, well in excess of the required minimum of 15%. Landscaping areas will be provided surrounding all sides of the parking area and in interior landscape islands. Perimeter landscaping in excess of 23' in width is provided along the John Adams Street frontage. Plantings in this area shall include existing and new trees planted a maximum of 35' apart, evergreen shrubs and groundcover as indicated on the landscape plan. A total of 14'-0" of landscape buffer will occur between the parking area and building, in addition to a six foot wide pedestrian walkway. This area will include flowering trees, evergreen shrubs and groundcover.

The existing parking area has no interior landscaping. New interior parking lot landscaping will consist of two island planting beds on either end of the internal row of parking spaces and two peninsula planting beds – one along the northern most row of parking spaces and one adjacent to the garbage/recycling area. The total area of new asphalt parking lot is 7,718 s.f. The four new interior landscape beds provide a total of 772 s.f. of landscape area, satisfying the 10% interior landscaping requirement. All interior landscape areas will be planted with trees, evergreen shrubs and groundcover.

The parking area is small enough that the distribution of the landscape areas as designed will provide sufficient shading and visual relief to the overall lot. No point in the parking area is more than 33' – the equivalent of less than four parking spaces - away from a landscaped area. We believe that this compact and efficient parking area, which minimizes the amount of site grading, along with the preservation and enhancement of large areas of existing landscaping and mature trees provides the least impact and best use of the site.

ISELIN ARCHITECTS, P.C.
1307 SEVENTH STREET OREGON CITY, OR 97045 (503) 656-1942 FAX (503) 656-0658

Dec. 28, 2010

Planning Department
City of Oregon City
221 Molalla Avenue Suite 200
Oregon City, OR 97045
Attn.: Pete Walter, Associate Planner

Re: Design Review Application for Abernethy Chapel
Amendments to Narrative

Pete,

Please accept the following amendment to the Design Review narrative submitted for the Abernethy Chapel. Included are revisions to the following:

- Section 17.44.060 – US Geologic Hazards Development Standards
- Chapter 17.49 – Natural Resource Overlay District; Response from Environmental Technology Consultants to Report by David Evans and Associates
- Section 17.60.030 – Variance Grounds for Patio and Pathway within slopes exceeding 35%
- Chapter 17.41 – Tree Protection Standards

Sincerely,

Jessica Iselin

17.44.060 Development Standards.

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

4) For those portions of the property with slopes over thirty-five percent between grade breaks:

a. Notwithstanding any other City land use regulation, development other than roads, utilities, public facilities and geotechnical remediation shall be prohibited; provided, however, that the review authority may allow development upon such portions of land upon demonstration by an applicant that failure to permit development would deprive the property owner of all economically beneficial use of the property. This determination shall be made considering the entire parcel in question and contiguous parcels in common ownership on or after January 1, 1994, not just the portion where development is otherwise prohibited by this chapter. Where this showing can be made on residentially zoned land, development shall be allowed and limited to one single-family residence. Any development approved under this chapter shall be subject to compliance with all other applicable City requirements as well as any applicable State, Federal or other requirements;

See response to 17.60.030 Variances.

b. To the maximum extent practicable as determined by the review authority, the applicant shall avoid locating roads, utilities, and public facilities on or across slopes exceeding thirty-five percent.

See response to 17.60.030 Variances.

17.60.030 Variance - Grounds.

A variance may be granted only in the event that all of the following conditions exist:

A. That the variance from the requirements is not likely to cause substantial damage to adjacent properties by reducing light, air, safe access or other desirable or necessary qualities otherwise protected by this title;

The proposed patio and pathways are located between the building and public right of ways to the north and west. They are solely surface materials and grade level construction and do not include any vertical members or projections that would reduce light, air flow or access to adjacent sites.

B. That the request is the minimum variance that would alleviate the hardship;

The area of development located within slopes in excess of 35% is limited to the pedestrian pathways and patio. Both of these functions are integral and necessary components for the overall use and compatibility of the Abernethy group of venues.

The development of exterior pedestrian circulation systems is critical to the use of the chapel. It is intended to be utilized both independently and in conjunction with the adjacent facilities including the Veiled Garden, Abernethy Center and Abigail's Garden. It is imperative that connections exist between all of these facilities. For example, a direct, convenient pathway between the chapel and the Veiled Garden is necessary to allow a bridal procession to travel from the dressing rooms to the in gazebo or for guests at an outdoor ceremony to reach the restrooms.

The section of pedestrian pathway from the patio to John Adams Street is critical to the transfer of equipment, furnishings, food and drink from the Abernethy Center to the chapel. As the chapel contains only a catering kitchen, all food will be prepared at the Abernethy Center and transported on hand carts to the chapel.

The proposed pathway width is six feet. This will match the existing pathway from John Adams Street to the Veiled Gardens. This is the minimum width - based on existing operations and experience - that will safely and comfortably accommodate a bridal procession with two individuals walking side by side. It is also the width required to maneuver large food and service carts that may need to be handled by more than one person.

The patio located off of the lower level banquet room is also an integral part of the anticipated use of the facility. A primary advantage to the use of this facility is the ability to integrate indoor functions (the chapel and banquet room) with outdoor functions (the Veiled Garden and the patio). From a purely practical perspective, it is crucial to have an outdoor space to accommodate receptions that wish to have an added flow to the outside following the ceremony.

C. Granting the variance will equal or exceed the purpose of the regulation to be modified.

The purpose of the Geologic Hazards overlay is to prevent hazards and mitigate risks associated with geologic hazard areas. The construction of the proposed patio and pathways will create no hazards to people, property or environment. Terraced retaining walls on the east and west ends of the patio will ensure that sections of retained earth are adequately stabilized. These walls will be constructed per code requirements, the recommendations of the Geotechnical Report and engineered details included in the Design Review drawings. The area to the north of the patio will maintain a slope down of approximately 2.5 : 1.

Sections of low retaining walls (2.5' – 3.5' high) will occur at the uphill side of the pathway to the garden to stabilize retained earth in this area as required. The pathway to John Adams Street is curved to work with the existing slope and to ensure that both uphill and downhill slopes remain at 2 : 1 or less. This will also allow us to avoid the existing trees. The running slope of the pathway averages just over 5%, with a maximum of just over 8% for a short section near John Adams Street.

D. Any impacts resulting from the adjustment are mitigated;

The impacts of the development on steep slope areas will be mitigated through grading, retaining walls, adherence to the requirements identified in the Geotechnical Report, use of a pervious paving system and landscaping.

As noted in previous items, the patio and pathways have been located and designed to provide minimal impact to the natural grading on the site. Where required, engineered and terraced retaining walls will be constructed to stabilize slopes and all construction will comply with the recommendations found in the Geotechnical Report.

The patio and pathways will be constructed using a pervious paving system, meeting the city requirement to permit partial absorption of stormwater. This will include standard concrete pavers, typically 6 ¼" x 6 ¼" x 2 3/8" in size (Western Interlock Camino Stone or similar), over a sub-base of 3/4" crushed rock with no fines and a base of 1 ½" crushed rock with no fines. Grout joints will be ½" wide and filled with 1/8" angular crushed rock.

Existing and new landscaping will be utilized to control and enhance soil stabilization in this area. See Landscape Plan and NROD report for specific planting design.

E. No practical alternatives have been identified which would accomplish the same purpose and not require a variance; and

Several factors limit the ability to locate the building and associated amenities in any other location on site. These include existing slopes – particularly the extreme slope at the east side of the lot, the location and elevation of the existing parking area to be shared and the boundary of the 100 year flood line.

There is no alternate location option for the patio due to the fact that the banquet room is below grade on three sides. The patio is approximately 870 s.f. and is sized to accommodate a moderate number of patrons at a typical event. The location of the pathway to the public sidewalk was determined based on the proximity to the Abernethy Center. As described in item 4) a) above, this provides the most direct route between the two facilities.

The location of the pathway between the chapel and the Veiled Garden was located to minimize impact on the steep slope in this area. The pathway runs parallel with and at the base of the steep slope in the northeast corner of the site. The section of existing slope upon which the pathway actually occurs is much more level (approximately 23%) than the uphill slope. The pathway was located specifically to reduce the amount of cut required in the natural slope.

F. The variance conforms to the comprehensive plan and the intent of the ordinance being varied.

As supported in the responses to Items A through E above, the proposed development of a small patio and pedestrian pathways satisfies the intent of the Geologic Hazards overlay zone. The activities proposed to occur within the 35% slope zone will have minimal impact on the slopes. The design of these amenities is based on recommendations included in the

Geotechnical Report and are substantiated by the findings of the NROD narrative. They present no undue hazard to property, the environment or public health, safety and welfare. Multiple measures – including grading, retaining walls, use of pervious paving and landscaping - will be instigated to ensure that the minimal impact that the development does generate is mitigated.

In response, we have copied/pasted the DEA report below, (Times New Roman 8 pt), then inserted our response in **Arial 10pt BOLD.**

The City of Oregon City (the City) has contracted with David Evans and Associates, Inc. (DEA), to review permit applications located within the Natural Resource Overlay District (NROD) and mitigation plans, as applicable, to ensure they meet Oregon City land development code criteria. This memorandum provides DEA's findings and recommendations related to the Applicant's development application (WR 10-04).The proposed project includes construction of a new Abernethy Chapel, multi-use event center that will cater primarily to wedding events, but will also accommodate a variety of small and medium sized functions. This memorandum addresses only the NROD application review related to Oregon City Municipal Code (OCMC) 17.49. Within the NROD 50 –foot buffer, the proposed project would include all of the proposed constructions activities with the exception of the parking lot expansion and access paths from the parking area to the chapel.
The *Natural Resources Report* (NRP) (Environmental Technology Consultants, 2010) identifies the existing environmental conditions and addresses OCMC 17.49 code requirements, including a required mitigation plan.
17.49.030 Map as Reference
The *Natural Resources Report* (NRP) identifies the existing mapped NROD boundary. This standard is met.
17.49.080 Uses Allowed Outright
The Applicant provided responses to 17.49.080 (F), which identifies trails as a permitted use provided it meets specific criteria. The trail within the NROD does not meet the uses allowed outright standard for a variety of reasons, specifically:

Response: The Abernethy Chapel has two planned pathways on the north and west sides of the building. One pathway connects the public sidewalk at John Adams to the patio area at the lower level of the new Chapel. The pathway will be 72" wide and is made from landscape pavers with open graded gravel under it to allow water to drain through them. This walk way is used primarily for bringing prepared food from the central kitchen located at 14th and John Adams, to the lower level of the Chapel. This pathway will also be used as a pedestrian egress pathway from the Chapel patio. The second pathway will connect the east end of the Chapel patio to the Veiled Garden which is located to the north and east and will include a new pedestrian footbridge over high school creek. This path will also 72" wide and will be used to connect the wedding party dressing rooms, located in the chapel, to the Veiled Garden ceremony site. This pathway also provides restroom access for the guests of the Veiled Garden during events. This pathway will be constructed from landscape pavers with open graded gravel under it to allow water to drain through them. These pathways will provide access and egress for materials, personnel, and guests during the times in which these two facilities are in use. They are vital to the operation and maintenance of the Chapel and the Veiled Garden and will minimize foot traffic to or through the landscape areas.

The proposed walking paths are required by the applicant's proposed use of the facility. This use requires that the paths provide access from the lower level of the chapel to the veil garden which is on the opposite side of High School Creek. This path needs to accommodate persons of all ages and persons with disabilities. It is anticipated that elderly persons may use the path with the assistance of one or two other persons, requiring a path wider than 48".

It also needs to accommodate persons wearing formal attire and newly married couples walking side by side. The west path will also be used to wheel catered food into the lower level of the chapel, and so needs to accommodate wheeled carts.

A 72" wide foot path is proposed, constructed of pavers with a pervious underlayment of open graded crushed rock or an approved equal. A 48" path was considered but determined inadequate due to the need to accommodate wheeled food carts, disabled persons, and persons wearing formal attire. The pathway is designed to avoid impacts to trees.

17.49.080 (F)(1). The Applicant does not address this standard;
Response: Construction shall take place between May 1 and October 30 with hand held equipment.

17.49.080 (F)(2): The Applicant does not address this standard;

Response: The path grade will not exceed 20%. The maximum grade for the path is only 8% to accommodate wedding participants of all ages, high heels, and food carts. The path is 72" wide which exceeds the 48" width standard set by 17.49.080(F)(2). A variance to the 48" inch width is requested in the following section 17.49.200 (below).

17.49.080 (F)(3): The Applicant does not address this standard
Response: A list and a map of trees is provided with those proposed for removal are noted, (see Appendix "A" and attached figures. The mitigation plan includes replacement of the removed trees using native species.

17.49.080 (F)(4): The trail does not meet standard as an allowed use because it crosses the top of ravine and it within 25 feet of the top of bank of a water body, which is prohibited
Response: A variance in the following section 17.49.200 is provided below.

17.49.080 (F)(5): Portions of the path will use pavers, which may not be considered impervious depending on the City's definition of *impervious surface*.
Response: Pavers are proposed with a pervious underlayment of open graded crushed rock or an approved equal.

17.49.080 (F)(6): The Applicant provides a response, but it is inadequate. Specifically, the Applicant doesn't discern how many native versus non native species of trees will be removed. They Applicant needs to show that the project is mitigating for the impact to native trees and need to provide specific numbers of native replacement trees to be planted.
Response: A list and a map of trees is provided with those proposed for removal are noted. The mitigation plan includes replacement of the removed trees using native species. Any trees greater than 1" in diameter that are removed will be replaced with native trees of 3" in diameter, and these will be planted within 10' of the trail. Please see attached planting and mitigation plan.

17.49.200 - Adjustment from standards (for the trails).
Because the proposed trails exceed the 48" width and are within 25' of the top of bank of High School Creek, an adjustment from the standards per section 17.49.200 is requested.

If a regulated NROD use cannot meet one or more of the applicable NROD standards then an adjustment may be issued if all of the following criteria are met. Compliance with these criteria shall be demonstrated by the applicant in a written report prepared by an environmental professional with experience and academic credentials in one or more natural resource areas such as ecology, wildlife biology, botany, hydrology or forestry. At the applicant's expense, the City may require the report to be reviewed by an environmental consultant. Such requests shall be processed under the Type III development permit procedure. The applicant shall demonstrate:

A. There are no feasible alternatives for the proposed use or activity to be located outside the NROD area or to be located inside the NROD area and to be designed in a way that will meet all of the applicable NROD development standards;
The proposed use requires walking access from the lower level of the chapel to the Veiled Garden. The East branch of the trail accommodates this need. Because High School Creek lies between these structures, the East path necessarily needs to cross the creek and thus be within 25' of the creek.

The West branch trail is kept as far from the creek as possible, which is 25' at its closest point. There will necessarily be some temporary construction impacts within 25'. The path is designed to minimize impacts to the maple trees (#118, #119 and #120).

Although it is possible for guests to walk from the parking lot, onto the public street, and then onto the path to the Veiled Garden, the applicants feel this longer route that also requires wedding participants to use a public street, significantly detracts from the proposed functions of the facility. In addition, as proposed the maximum grade of the pathway will be approximately 8% and the distance from the Veiled Garden to the Chapel will be approximately 170 feet. The alternate pathway using the existing Veiled Garden access from John Adams Street and then the public sidewalk along John Adams to parking area and back to the Chapel will have grades of up to 10% or more in John Adams right-of-way and be approximately 570 feet in distance, a much longer and more difficult walk to the patrons of the Abernethy Center facilities. The alternate route is not feasible or practical for the use intended.

The west branch of the trail provides a access to the buildings lower level to the street, which is needed to bring catered food on wheeled carts into the lower level of the building. Access to the lower level is required so that caterers may set up equipment and furnish food and supplies without disturbing ceremonies or events in progress upstairs. Again as catered food, supplies and equipment will be brought over from the Abernethy Center any alternate route avoid the NROD is longer and more difficult and would reduce any impact minimally. Again alternate routes are not feasible or practical for the use intended.

B. The proposal has fewer adverse impacts on significant resources and resource functions found in the local NROD area than actions that would meet the applicable environmental development standards;
The project's impacts to wildlife are discussed in ETC's Natural Resources Report beginning on page 11. There will be short term impacts due to the removal of a number of Cottonwoods, in the long term these and an assortment of non-native species will be replaced by a more diverse mix of native species, as so in the long term will provide greater habitat diversity than does currently exists.

C. The proposed use or activity proposes the minimum intrusion into the NROD area that is necessary to meet development objectives;
The small lot size and the position of the stream between the chapel and the garden make it impossible to meet the objectives of the proposed project without some impact to NROD areas. These impacts are minimized by placing the chapel and paths as far from the stream as possible

D. Fish and wildlife passage will not be impeded;
There are no fish in the stream to be impacted, as High School Creek is culverted some 600' downstream of the property, and this prevents future fish utilization, at least by anadromous species. The proposed arch bridge over the creek will not impact fish passage, and so resident fish species (if present) will not be impeded. The applicants have already removed some barb wire fencing from the site and are not proposing to install new fencing and so wildlife passage is not significantly impeded.

E. With the exception of the standard(s) subject to the adjustment request, all other applicable NROD standards can be met; and
A second variance is also requested for section 17.49.120, (See below).

F. The applicant has proposed adequate mitigation to offset the impact of the adjustment.
The proposed mitigation is discussed in ETC's report beginning on page 13. The enhancement area totals 14,960 square feet, and this exceeds the required 2:1 ratio by 1,716 square feet.

17.49.90 Uses Allowed under Prescribed Conditions
The Applicant provided responses to 17.49.090(D), which identifies trails as a permitted use provided it meets specific criteria. The trail within the NROD does not meet the uses allowed outright standard for a variety of reasons, specifically:
17.49.090(D): The Applicant does not address this standard. The bridge does not appear to be a use allowed outright and should be addressed here.
Please see the above discussion on the trail and exception requested under section 17.49.200 above.

17.49.090(E): The Applicant provides a response related to the footing of the bridge. This section is not requesting this information, but instead requires the Applicant to provide responses to other portions of the NROD.
ETC was confused by the wording of 17.49.090, and we regret having responded inappropriately to this. The project proposes no impacts to wetlands or below OHW and so a remove/fill permit is not required.

17.49.100 General Development Standards
17.49.100(A): The Applicant does not address the standard, which requires documentation of distances of the native tree to be removed from the proposed structure or driveway, and whether or not the tree to be removed is native. The Applicant should provide documentation of which trees to be removed are native and the distances from the proposed structure to meet this standard, or reasons documented by an arborist why they need to be removed.
The attached appendix lists trees, shows a map of trees to be removed, their species, and distances from the proposed structures. All trees on this list are either within 10 feet of the building or related structures or within 5 feet of the driveway and parking lot.

A separate request for the removal of several trees for other reasons is being made through Code Section 17.41 at the end of this response.

17.49.100(B): This provides for Planning Director discretion. No additional information needed.

17.49.100(C): The Applicant proposes non-native vegetation within the NROD buffer, which is prohibited. Non-native vegetation would only be permitted in areas outside of the NROD boundary on the southern portion of the property

ETC designed the planting plan for the stream area, and for the mitigation area identified in Figure 12. This including those areas between the north property line to the stream, and a triangular wedge area. ETC's planting plan included only native species.

A plant list provided Sunrise Landscaping was also a part of the application materials (see figure 13D on page 37 of the original submission) . Non-native plants on the list will not be used outside of the NROD boundary. ETC has proposed an alternative list of native species to substitute for the ornamentals proposed by Sunrise Landscaping (see the attached Appendix "B").

17.49.100(D): The Applicant will need to meet Oregon City standards not addressed herein. DEA has not reviewed the grading and erosion control plan.
17.49.100(E-H): These do not appear to be applicable to the proposed project
17.49.100(I): This standard appears to be met
17.49.100(J): this standard appears to be met
17.49.110: Width of Vegetated Corridor
The NRP identifies the width of the vegetated corridor associated with High School Creek based on the following analysis results:

- High School Creek is not likely an anadromous fish bearing stream because the existing culvert connecting High School Creek to Abernethy Creek is above ordinary high water and fish would need to travel approximately 600 feet from Abernethy Creek through an underground culvert to access the project area;
- ODFW fish distribution maps show no useage of High School Creek by anadromous fish; and
- Topographic analysis shows that the length of grades greater than 25 percent is less than 150 feet.

Based on these results, Table 17.49.110 requires a 50-foot buffer from the top of the ravine. The NRP has mapped this buffer boundary (See NRP Figure 3) and shows the impact to the NROD buffer from the proposed development (NRP Figure 9). DEA concurs with this boundary delineation
The Applicant does not propose any work below ordinary high water and therefore, does not require approval of the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (USACE), although the Applicant has applied for a joint Removal/Fill permit. It is unclear why the Applicant filed for a joint Removal/Fill permit because it does not anticipate any impacts to jurisdictional waters. This information has not been provided to the City.

17.49.120 Maximum Disturbance Allowed for Highly Constrained Lots of Record
This criterion identifies the conditions for how a parcel can develop if significant portions of the parcel are covered by the NROD. The Applicant's parcel is approximately 8,168 square feet. According to the Applicant's submittal, the maximum permitted disturbance area is approximately 5,668 square feet. The Applicant proposes 7,000 square feet of disturbance area, which is exceeds the amount of disturbance area permitted under this criterion

Response: There appears to be some confusion on the exact lot size and square footages. The above figures do not agree with dimensions provided from Iselin Architects. Please refer to the attached figure "4 of 12 Revised" in reference to the following:

The lot is 137.00' wide and 240.00' long, giving it an approximate area of 32,880 sq ft. of which 22,919 is in the NROD, and 9,961 is outside the NROD. 25% of 32,880 = 8,220 sq. ft, which is less than the 9,961 sq. ft. area outside the NROD. According to this standard no development would be allowed within the NROD without a variance. A variance is therefore requested, (see below).

The development area footprint totals 12,897 sqft. This includes the building footprint, parking areas, paths, and planted areas between parking and building. 6,275 sq. ft. are outside the NROD, and 6,622 sq. ft. are inside the NROD.

Of the 9,961 sq. ft. area of the lot outside the NROD, 6,275 sq. ft. are in used by the development, and the remainder, 3,686 sq. ft. are constrained as the area is too steep to be used. The slope issue has forced more of the development into the NROD area than would otherwise be necessary. We propose to trade the hillside constrained and unused 3,686 sq. ft. outside the NROD for 3,686 sq. ft. inside the NROD, which will effectively reduce the project's encroachment into the NROD to 6,622 – 3,686 = 2,936 sq. ft.

17.49.120(B).
17.49.120(C) requires that development be set back 50 feet from the top bank. The Applicant did not respond to this criterion, but based on Figure 9 of the NRP, the development is located within the 50 foot setback requirement. This standard is not met.

Response: Please see the Adjustments from standards section below.

17.49.200 - Adjustment from standards (for development impact).

Because the development exceeds the maximum allowed for highly constrained lots within the NROD, the following narrative is provided to request an adjustment from these standards:

If a regulated NROD use cannot meet one or more of the applicable NROD standards then an adjustment may be issued if all of the following criteria are met. Compliance with these criteria shall be demonstrated by the applicant in a written report prepared by an environmental professional with experience and academic credentials in one or more natural resource areas such as ecology, wildlife biology, botany, hydrology or forestry. At the applicant's expense, the City may require the report to be reviewed by an environmental consultant. Such requests shall be processed under the Type III development permit procedure. The applicant shall demonstrate:

A. There are no feasible alternatives for the proposed use or activity to be located outside the NROD area or to be located inside the NROD area and to be designed in a way that will meet all of the applicable NROD development standards;

There are no feasible alternatives that will limit the development area to only the area outside the NROD. Approximately 3,686 sq. ft. of the area outside the NROD is too steep to be developed practically. The project's required parking lot barely fits into the remaining non-NROD area, forcing the Chapel to be built almost entirely in the NROD area.

B. The proposal has fewer adverse impacts on significant resources and resource functions found in the local NROD area than actions that would meet the applicable environmental development standards;

The project's impacts to wildlife are discussed in ETC's Natural Resources Report beginning on page 11. There will be short term impacts due to the removal of a number of Cottonwoods, in the long term these and an assortment of non-native species will be replaced by a more diverse mix of native species, as so in the long term will provide greater habitat diversity than does currently exists.

C. The proposed use or activity proposes the minimum intrusion into the NROD area that is necessary to meet development objectives;

The small lot size and the position of the stream between the chapel and the garden make it impossible to meet the objectives of the proposed project without some impact to NROD areas. These impacts are minimized by placing the chapel and paths as far from the stream as possible.

D. Fish and wildlife passage will not be impeded;

There are no fish in the stream to be impacted, as the stream is culverted for some 600' downstream of the property, and this pretty much precludes future fish utilization, at least by anadromous species. The proposed arch bridge over the creek will not impact fish passage, and so resident fish species will not be impeded. The applicants have already removed some barb wire fencing from the site and are not proposing to install new fencing and so wildlife passage is not significantly impeded.

E. With the exception of the standard(s) subject to the adjustment request, all other applicable NROD standards can be met; and

The project proposes no other activities requiring an exception under 17.49.200.

F. The applicant has proposed adequate mitigation to offset the impact of the adjustment.

The proposed mitigation is discussed in ETC's report beginning on page 13. The enhancement area totals 14,960 square feet, and this exceeds the required 2:1 ratio by 1,716 square feet.

17.49.170 Standards for Trails

The Applicant is proposing to develop a trail and bridge within the NROD boundary, which must also meet NROD standards. As almost the entire project is within the NROD boundary, it is not possible to construct a trail outside of the NROD boundary. However, the location of the path does not appear to pose significant impact to the NROD boundary provided adequate erosion control measures are employed during construction and until new vegetation is established. Erosion control best management practices should be employed to minimize any impact to the stream from construction and until the new vegetation is established, particularly in areas where grades are steep.

We concur with DEA's comments. Mitigation is included for the trail. A variance for the trails width, and encroachment on the 50' stream setback requirement is discussed above in the "Adjustment from standards (for the trails)" section.

17.49.180 Mitigation Standards

The Applicant has elected to pursue development of the mitigation plan under 17.49.190, Alternative Mitigation Standards, described below.

17.49.190 Alternative Mitigation Standards
The Applicant's mitigation plan addresses impacts within the waterway. Impacts to the NROD buffer include approximately 7,000 square feet of encroachment; the Applicant proposes providing approximately 14,960 square feet of mitigation area, which meets the minimum mitigation ratio of 2:1 as identified in 17.49.190(A), although the City should confirm that the project plans correspond with the NRP for the recommended additional mitigation along the riparian area. The design review plan set appears to implement the NRP report recommendations, but there is no direct comparison between the NRP and the plan set of the area to be mitigated to confirm that the recommendations from the NRP to revegetate down the stream edge is carried forward in the plan set (see NRP Figure 11).

We concur, except for the minor differences in area calculations previously discussed. The impacts to the NROD buffer total 6,622 sq. ft, requiring a 2:1 mitigation of 13,244 sqft. Our proposed mitigation is 14,960 sqft, exceeding the required 2:1 ratio by 1,716 sq. ft.

The Applicant's calculation of the mitigation area requires that it remove existing invasive species between the toe of the slope and the ordinary high water line of High School Creek. DEA agrees that removing invasive species down to the ordinary high water line will reduce the potential for reintroducing invasive species to new replanted areas in the vicinity of the chapel. Therefore, standard 17.49.190(B) is met.

17.49.190(C) requires that there will be no detrimental impacts to areas left undisturbed. The Applicant meets this standard provided they flag any areas that should not be disturbed by construction equipment and that erosion control measures are properly installed and maintained until the completion of the project and vegetation is established.

17.49.190(D). The Applicant does not propose any work within High School Creek. This criterion does not apply.

17.49.190(E) requires that mitigation occur for the site of disturbance to the extent practicable. As described above, the Applicant proposes to mitigate onsite and on the adjacent land near High School Creek. The Applicant states that it will only replace trees that it removes from land adjacent to the Applicant's property. The Applicant does not provide documentation how the area will be maintained or who the responsible party will be for monitoring the mitigation area. This standard is not met.

The applicant who owns the property will maintain the property and all proposed mitigation. The applicant will be using the property as noted in this application as another venue for its Abernethy Center facilities. It will be in the Applicant's interest to maintain the facilities and mitigation as the applicant has vested interest in the long term maintenance of the facilities.

17.49.180(F) requires a five-year maintenance and monitoring period for mitigation planting. The Applicant has stated that maintenance and monitoring will be the responsibility of the Applicant and includes that statement in the mitigation planting plan. The Applicant has not developed a maintenance and monitoring plan that specifically addresses this standard. This standard is not met.

This code section is not applicable as it was not in effect at the time the application was made.

17.49.200 Adjustment to Standards
The Applicant is requesting an adjustment because nearly the entire parcel is located within the NROD boundary and there is no feasible alternative for not developing within the NROD boundary. The Applicant appears to meet 17.49.200(A) because there is not an alternative site layout to avoid the NROD and the parcel is an existing lot of record, which permits, to a limited degree, development within the NROD. The Application does not appear to meet 17.49.200(B). While removal of invasive species and replanting with native plants will provide a benefit, construction of the chapel will require removal of several established trees that provide a significant amount of tree canopy.

17.49.200(C-E) all appear to be met.

17.49.220 Required Site Plans
The Applicant has submitted the necessary site plans through its original submittal.
17.49.230 Mitigation Plan Report
The NRP contains the majority of information required under this criterion, but does not provide:
17.49.230(C) requires consultation with appropriate state and federal regulatory agencies. As described above, the Applicant has identified that the project will require a DSL Joint Removal/Fill permit, but has not provided documentation of any correspondence with USACE and DSL and whether those agencies will require any additional mitigation. 17.49.230(D) requires a construction timetable. While the Applicant states that it will begin upon City approval of the application and during the next available window of good weather, the applicant should identify the key construction milestones, particularly when vegetation removal and replanting occurs. This is requested to ensure that plants are planted at a time when survival is more likely (or when irrigation is required) and minimizes erosion concerns, particularly in the vicinity of High School Creek.
17.49.230(E) addresses mitigation monitoring. This information will need to be provided. The Applicant states that it will do only what the City requires. The Applicant should provide a detailed monitoring report as a condition of approval.
Recommended Conditions of Approval
DEA recommends the following conditions of approval for the project:

1. The Applicant has identified trees that are not in the direct construction path. The Applicant should review the tree removal plan to confirm whether all of the proposed trees for removal are necessary for construction. The Applicant should provide documentation of which trees to be removed are native and the distances from the proposed structure or reasons documented by an arborist why they need to be removed. Based on the proposed tree removal and planting plan, we have concerns that proposed plantings would provide less shade to the creek than is currently the case.
2. Personnel hired to remove invasive species must be licensed and trained to use herbicides in the vicinity of water bodies.
3. All undisturbed areas, including remaining trees and their root systems, should be identified and protected from construction damage by flags, fencing, or a combination of both.
4. Provide a detailed erosion control plan.

5. The planting and/or erosion control plan should include the use of native seed mix in areas where ground disturbance will occur, excluding permanent development areas such as the chapel, paths, and parking lot.
6. Provide a single planting plan figure that shows all proposed mitigation planting areas, proposed plantings, existing trees to be removed, and existing trees that will not be removed. Property lines, mitigation boundaries, and ordinary high water line of creek should also be displayed. Figure should include a north arrow and scale bar
7. Provide a maintenance and monitoring plan for the mitigation area.
8. The Applicant should document any mitigation required by DSL and USACE as part of the removal/fill permit.

A request for removal of trees in accordance with Oregon City Code Section 17.41 Tree Protection was as part of the original application and narrative. This update reflects some changes in the number of trees to be removed and is reflected in the table below:

The limited area on site available for development will necessitate the removal trees located within the construction area and in the parking area.. In addition, several trees beyond the construction area will be removed. Existing trees that will remain onsite will be protected as necessary during construction activities. The following is anticipated:

	Trees Removed Outside Const. Area:	New Trees Required:	Trees Removed Within Const. Area:	New Trees Required:
6" to 12":	(15)	45	(12)	12
13" to 18":	(7)	35	(9)	18
19" to 24":	(3)	24	(1)	3
25" to 30":	(1)	10	0	0
31" and over:	0	0	0	0
	(26)	114	(22)	33

Total New Trees Required: 147
Total New Trees Proposed Onsite: 55
Additional Tree Mitigation Offsite: 92

Additional tree mitigation will occur on nearby properties owned by Abernethy Center Properties including along the south bank of Abernethy Creek at Abigail's Garden.

Refer to Landscape Plan for onsite mitigation design, including specific tree and other plantings.

APPENDIX A

SUMMARY AND DETAIL TABLES OF TREES TO BE KEPT AND REMOVED
THAT ARE WITHIN 100' OF THE CHAPEL FOOTPRINT AND THAT ARE SOUTH OF
HIGH SCHOOL CREEK.

Table 1 - Abernethy Chapel Tree Removal Plan (Summary table).

	Demo code (see below for description).					
Latin Name	G	N	X	F10	FP	Grand Total
Acer macrophyllum		8				8
Alnus rubra		8		2		10
Corylus cornuta		1				1
Fraxinus latifolia		1				1
Malus fusca		1				1
Populous balsamifera	1	21	3	18	19	62
Prunus cerasifera(?)	1					1
Prunus emarginata		2				2
Prunus lusitanica		1				1
Prunus sp.		1				1
Pseudotsuga menziesii		18				18
Robinia pseudoacacia					1	1
Thuja plicata		8				8
Wisteria sp.		1				1
Grand Total	2	71	3	20	20	116

Demo Code	Tree removal and reason.
N	Tree will not be removed.
FP	Removed because tree is within the building footprint.
F10	Removed. Tree is outside of the building footprint, but is within 10' from the building or retaining wall, or is in the parking lot or in a walk way. Note that not all trees within 10' will be removed, and these are indicated using the "N" code.
G	Variance required. Removed because area will be graded
X	Variance or arborist required. Proposed to be removed, but is outside the 10' building footprint

Table 2. Abernethy Chapel Tree Survey Detail. Only includes trees within 100' of the proposed building footprint and that are south of High School Creek. Small trees (less than 6" in diameter) that are within the construction zone are not shown in this table. Small trees are shown outside the construction area as mitigation trees should not be planted in these areas. All trees were flagged and numbered with pink surveyor's flagging. Trunk diameters were measured at breast height (4.5'), and trees with multiple trunks were measured for each trunk. See Table 1 for a description of the Demo column. ETC has made a recommendation on the removal of many trees for various purposes (see comments column). We are not certified arborists, and this report is not intended to serve as a substitute for an arborist's professional opinion concerning tree removal.

Tree Number	Latin Name	Trunk diameter(s)	Demo?	In NROD?	Comments
1	Alnus rubra	14, 10	N	OUT	Japanese knotweed at base
2	Populous balsamifera	16	N	OUT	
3	Alnus rubra	10	N	OUT	Trunk split at ground level
4	Populous balsamifera	13, 13.5	N	IN	

Tree Number	Latin Name	Trunk diameter(s)	Demo?	In NROD?	Comments
5	Populous balsamifera	16.5	N	IN	
6	Populous balsamifera	10.5	F10	IN	
7	Populous balsamifera	17	G	IN	Grading will force removal of #7, #8, & #9
8	Prunus cerasifera(?)	6	G	IN	Identification of the Thundercloud variety is tenious do to season. Grading removes.
9	Populous balsamifera	10.5	FP	IN	Grading will force removal of #7, #8, & #9
10	Populous balsamifera	12.5	FP	IN	Grading will remove.
11	Populous balsamifera	7	N	IN	Dead above 10'. Recommend removal
12	Populous balsamifera	13.5	FP	IN	Need to be removed - within 10' of patio.
13	Populous balsamifera	12	FP	IN	Need to be removed - within 10' of patio.
14	Populous balsamifera	18	FP	IN	Need to be removed - within 10' of patio.
15	Populous balsamifera	10	F10	IN	Need to be removed - within 10' of patio.
16	Populous balsamifera	22.5	F10	IN	Need to be removed - within 10' of patio.
17	Populous balsamifera	22.5, 13.5	F10	IN	Need to be removed - within 10' of patio.
19	Populous balsamifera	6.5	F10	IN	
20	Populous balsamifera	11.5, 10.5, 12, 8.5, 9, 4	N	IN	Multi-stem. Base is 37" at 1' above ground. 2 or 3 branches should be removed to give #21 more room.
21	Prunus emarginata	11, 2, 5, 13	N	IN	2 smaller leaders should be removed
22	Populous balsamifera	14.5	N	IN	
23	Populous balsamifera	8.5	N	IN	
24	Populous balsamifera	14.5	X	IN	Good condition. Will need a variance for removal
25	Populous balsamifera	15.5	F10	IN	Has clematis growing on it
26	Populous balsamifera	11.5	F10	IN	
33	Populous balsamifera	11	F10	OUT	Healthy
35	Populous balsamifera	15.5	F10	OUT	
36	Populous balsamifera	11	F10	OUT	Healthy
37	Alnus rubra	6.5	F10	OUT	Healthy
41	Alnus rubra	7.5	F10	OUT	Cluster of trees 38-43
42	Populous balsamifera	8	F10	OUT	Cluster of trees 38-43
43	Populous balsamifera	10.5	F10	OUT	Cluster of trees 38-43
44	Populous balsamifera	13.5	N	OUT	Leans - Recommend removal
45	Pseudotsuga menziesii	3	N	OUT	Removal of #44 would give #45 more room and light
46	Populous balsamifera	13.5	N	OUT	Healthy
47	Populous balsamifera	14	N	OUT	Healthy
48	Populous balsamifera	14	X	OUT	Recommend removal of #48 to give #49 more room and light
50	Populous balsamifera	10.5	FP	OUT	
51	Populous balsamifera	6	N	OUT	Leans - Recommend removal
52	Populous balsamifera	9	N	OUT	Bad lean - recommend removal
53	Pseudotsuga menziesii	2	N	OUT	
54	Pseudotsuga menziesii	2.5	N	OUT	
55	Populous balsamifera	6.5	N	OUT	Scrawny and leans - Recommend removal
56	Populous balsamifera	17	N	OUT	Leans
57	Alnus rubra	6	N	OUT	In advanced decline. Recommend removal. #57 has a small Doug Fir and Cedar under it that would be released if #57 were removed.
58	Prunus lusitanica	0.5	N	OUT	There is also an English laurel and an English Holly within 10' of #58.
59	Populous balsamifera	12	N	OUT	Leans slightly but healthy
60	Populous balsamifera	13	N	OUT	
61	Thuja plicata	0.75	N	OUT	
62	Thuja plicata	1.75	N	OUT	
63	Acer macrophyllum	0.75	N	OUT	sapling
64	Fraxinus latifolia	0.75	N	OUT	
65	Acer macrophyllum	0.5	N	OUT	sapling
66	Pseudotsuga menziesii	1.5	N	OUT	
67	Pseudotsuga menziesii	1.5	N	OUT	
68	Pseudotsuga menziesii	2.25	N	OUT	
69	Pseudotsuga menziesii	2	N	OUT	

Tree Number	Latin Name	Trunk diameter(s)	Demo?	In NROD?	Comments
70	Pseudotsuga menziesii	2.5	N	OUT	
71	Pseudotsuga menziesii	1.5	N	OUT	
72	Thuja plicata	0.5	N	IN	
73	Corylus cornuta	0.5	N	IN	
74	Thuja plicata	0.75	N	IN	
75	Pseudotsuga menziesii	1.5	N	IN	
76	Pseudotsuga menziesii	1.25	N	IN	
77	Pseudotsuga menziesii	0.5	N	IN	
78	Thuja plicata	1.75	N	IN	
79	Thuja plicata	2	N	IN	
80	Alnus rubra	6.5	N	IN	
81	Populous balsamifera	9	N	IN	Dan wants to keep.
82	Pseudotsuga menziesii	2	N	IN	
83	Pseudotsuga menziesii	1.5	N	IN	
84	Thuja plicata	0.5	N	IN	
85	Pseudotsuga menziesii	2.5	N	IN	Leaning
86	Pseudotsuga menziesii	1.25	N	IN	
87	Alnus rubra	6.25	N	IN	In decline, outcompeted by cottonwood. Recommend removal.
88	Pseudotsuga menziesii	1	N	IN	
89	Thuja plicata	0.75	N	IN	Healthy
90	Pseudotsuga menziesii	2	N	IN	
91	Alnus rubra	7.5	N	IN	
92	Populous balsamifera	22.5	N	IN	Healthy
98	Populous balsamifera	12	F10	OUT	Healthy
99	Populous balsamifera	11	F10	OUT	Leans but is healthy
100	Populous balsamifera	21.5	F10	OUT	Healthy
101	Populous balsamifera	6.5	F10	IN	Healthy
102	Populous balsamifera	19	F10	IN	Healthy
103	Populous balsamifera	10	F10	IN	Healthy
104	Populous balsamifera	21.5	F10	IN	Healthy
105	Populous balsamifera	12	F10	IN	Healthy
106	Populous balsamifera	14.5	FP	IN	Healthy
107	Populous balsamifera	17.5	F10	IN	Healthy
108	Populous balsamifera	10.5	F10	IN	Scrawny
109	Robinia pseudoacacia	8	F10	IN	Remove - Invasive species
110	Populous balsamifera	13	F10	IN	
111	Populous balsamifera	8, 5.5	F10	IN	Use to have 3 leaders but one broke off
112	Populous balsamifera	15.5	F10	IN	#112 and #113 are growing together, trunks make contact
113	Populous balsamifera	7	F10	IN	
114	Populous balsamifera	12.5	F10	IN	
115	Populous balsamifera	9	F10	IN	
116	Populous balsamifera	15.5, 9, 11	F10	IN	Base is 48" diameter at 1'. Triple trunk
117	Populous balsamifera	8	F10	IN	
118	Acer macrophyllum	13	N	IN	Cluster to be kept if possible. May have to be trimmed for path.
119	Acer macrophyllum	9, 7.5	N	IN	Cluster to be kept if possible. May have to be trimmed for path.
120	Acer macrophyllum	8.5	N	IN	Cluster to be kept if possible. May have to be trimmed for path.
121	Populous balsamifera	28.5	X	IN	Hazard tree - recommend removal to favor #122 maple tree.
122	Acer macrophyllum	7	N	IN	Shaded by surrounding large cottonwoods.
123	Populous balsamifera	26.5	N	IN	Group of three large cottonwoods with Wisteria vine.
124	Populous balsamifera	21.5	N	IN	Group of three large cottonwoods with Wisteria vine.
125	Populous balsamifera	31	N	IN	Group of three large cottonwoods with Wisteria vine.

Tree Number	Latin Name	Trunk diameter(s)	Demo?	In NROD?	Comments
126	Malus fusca	1.5, 2	N	IN	In front of #123, 124, 125
127	Wisteria sp.	6	N	IN	Large vine growing on #123, 124, 125. Wisteria is not a native to this area, but is native in SE USA.
128	Acer macrophyllum	18, 16.5	N	IN	Healthy
129	Alnus rubra	15	N	IN	OK
130	Alnus rubra	16	N	IN	In decline. Recommend leave 25' for cavity nesters
131	Prunus emarginata	7	N	IN	In decline
132	Acer macrophyllum	14, 11, 8, 14, 11, 15, 5	N	IN	63" original trunk
133	Prunus sp.	3, 10	N	IN	Large cherry or plum. Needs more space.

APPENDIX B

ENVIRONMENTAL TECHNOLOGY CONSULTANTS SUGGESTED NATIVE PLANTS
PROPOSED AS ALTERNATIVES TO THE "Figure 13D - Legend for Ornamental Plants Used in Ornamental Landscape Areas of the Chapel Sunrise Landscape Design, Inc.; Vancouver, WA"

Survey of the existing vegetation completed by ETC and knowledge of local plant communities offers an opportunity to create a native plant landscape that is also ornamental in nature by providing good visual amenities for the proposed new Abernethy Chapel location. From the riparian mitigation area and original upland mitigation area proposed by ETC the site transitions to a primarily upland

Plantings closest to the chapel, its patio, and paths will focus on mid-story species of large shrubs and smaller trees and smaller to medium sized shrubs. Further from the chapel premises trees from the tree stratum list will also be used.

Please note that different native species lists differentiate between sizes and designations of tree, shrub, groundcover species, and herb stratum. This is a preliminary list and is meant only to illustrate a design concept, not the final planting plan or design. However, this preliminary list is from field experience and research of local plant communities and the associations found in them, as well as the use of native species in the landscape from authors such as Arthur Kruckerberg.

I recommend that the stratums include a combination of the following plants:

Tree Stratum
Acer macrophyllum, Bigleaf Maple
Prunus emarginata, Bitter Cherry
Rhamnus purshiana, Cascara
Thuja plicata, Western Red Cedar

Mid-story Stratum (large shrub-medium sized trees)
Acer circinatum, Vine Maple
Amelanchier alnifolia, Serviceberry
Corylus cornuta, Beaked Hazelnut

Shrub Stratum
Berberis (Mahonia)nervosa, Longleaf Mahonia
Cornus sericea, Red Osier Dogwood
Oemleria cerasiformis, Osoberry
Physocarpus capitatus, Ninebark
Ribes sanguineum, Flowring Currant
Rosa gymnocarpa, Baldhip Rose
Rubus parviflorus, var. parviflorus, Thimbleberry
Polystichum munitum, Sword Fern (can also be found herb category lists)
Symphoricarpos albus, Snowberry
Vaccinium ovatum, Evergreen Huckleberry

Herb Stratum

Asarum caudatum, Wild Ginger
Geum macrophyllum, Large Leaf Avens
Hydrophyllum tenuipes, Pacific Waterleaf
Maianthemum dilatatum, False Lily of the Valley
Petasites frigidus, Palmate Coltsfoot
Streptopus amplexifolius, *Clasping Twisted Stalk*
Streptopus amplexifolius roseus, Rosy Twisted Stalk
Tieerella trifoliate, Foamflower
Tolmeia menziesii, Piggyback Plant

Submitted by,

Jim Comrada
Ecologist/Riparian Horticulturist

APPENDIX C
Figures

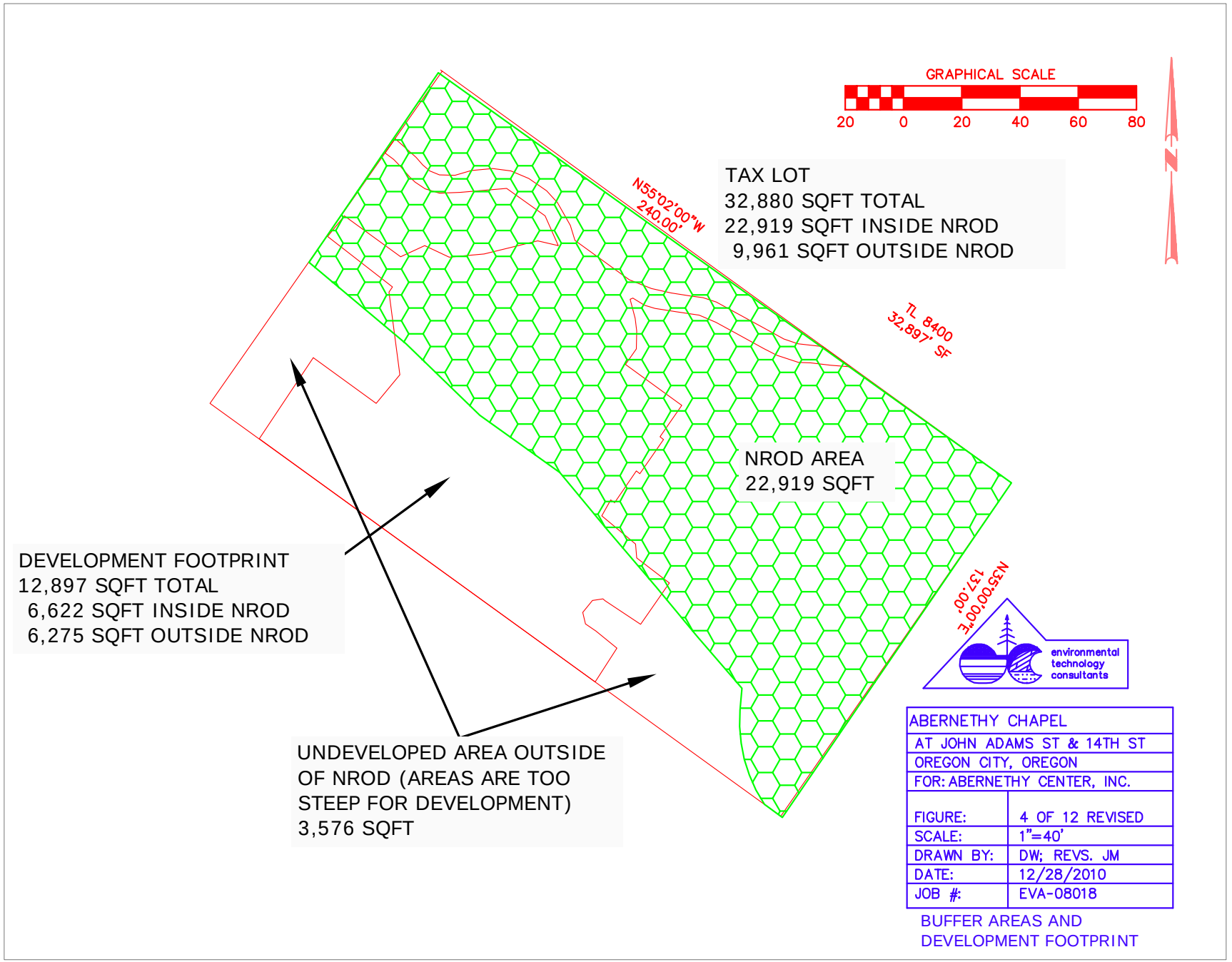
Figure 4 of 12 Revised - Buffer areas and Development Footprint.

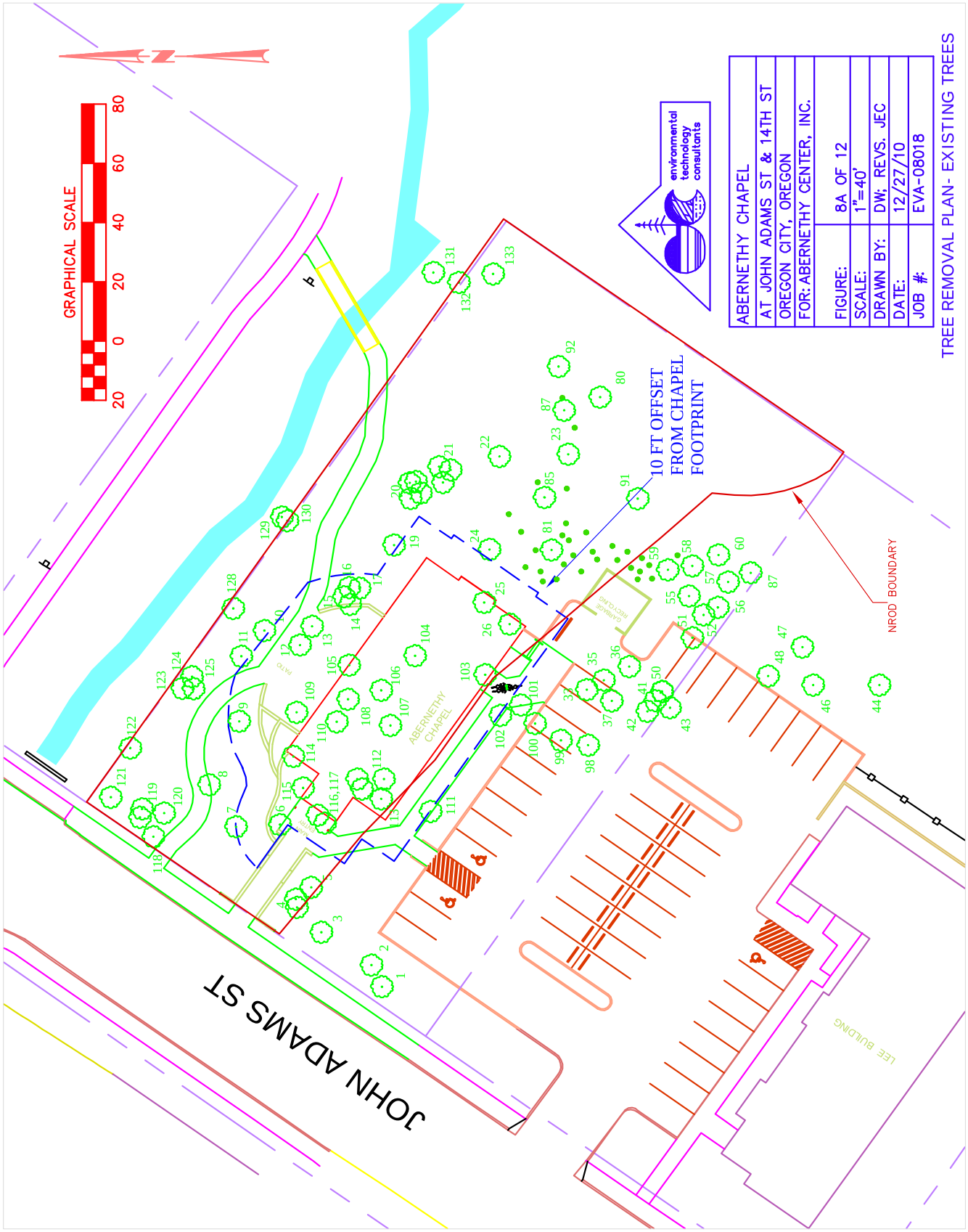
Figure 8A of 12 - Tree Removal Plan - Existing Trees.

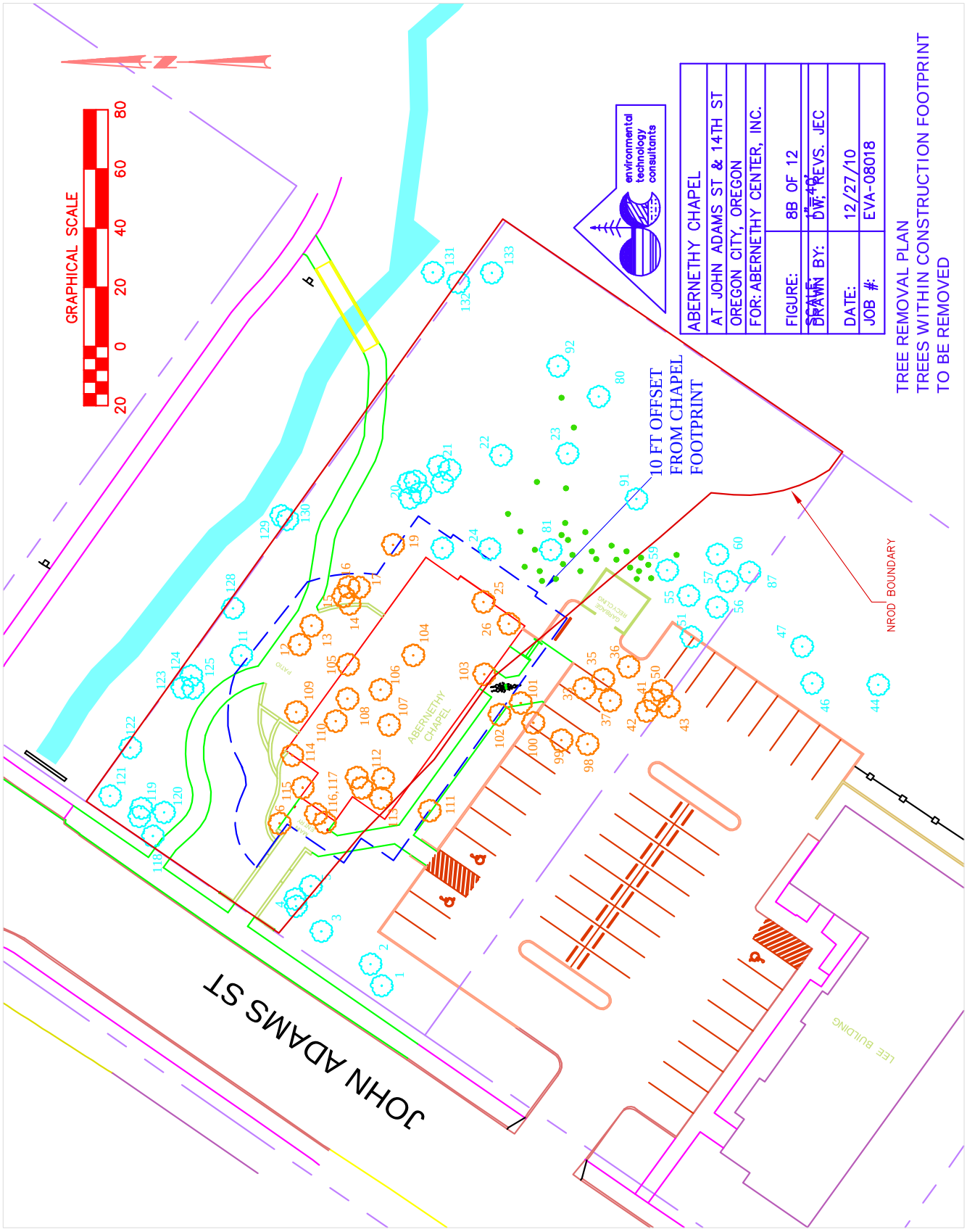
Figure 8B of 12 - Tree Removal Plan - Trees Within Construction Footprint to be Removed.

Figure 8C of 12 - Tree Removal Plan - 3 Trees Outside Construction Footprint Requiring Arborist or Variance to Remove.

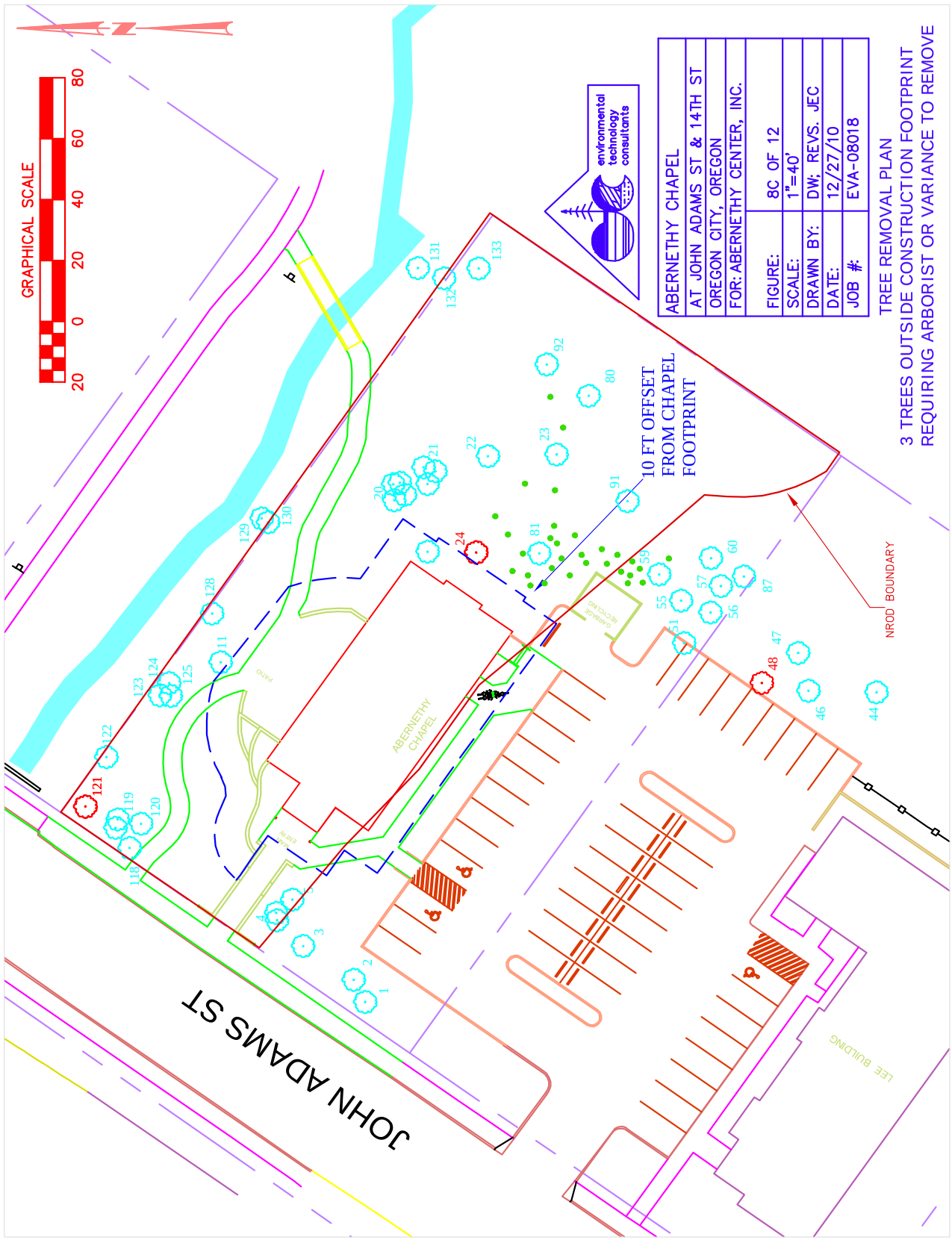
Figure 8D of 12 - Tree Removal Plan - Trees Recommended for Removal. (This is ETC's recommendation based on the poor condition of these trees, or that these are Cottonwood trees that are shading other species which could provide some greater plant diversity if releaced).


GRAPHICAL SCALE
20 0 20 40 60 80
N
TAX LOT
32,880 SQFT TOTAL
22,919 SQFT INSIDE NROD
9,961 SQFT OUTSIDE NROD
N55°02'00"W
240.00'
TL 8400
32,897 SF
NROD AREA
22,919 SQFT
N35°00'00"E
137.00'
DEVELOPMENT FOOTPRINT
12,897 SQFT TOTAL
6,622 SQFT INSIDE NROD
6,275 SQFT OUTSIDE NROD
UNDEVELOPED AREA OUTSIDE
OF NROD (AREAS ARE TOO
STEEP FOR DEVELOPMENT)
3,576 SQFT
environmental
technology
consultants
ABERNETHY CHAPEL
AT JOHN ADAMS ST & 14TH ST
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 4 OF 12 REVISED
SCALE: 1"=40'
DRAWN BY: DW; REVS. JM
DATE: 12/28/2010
JOB #: EVA-08018
BUFFER AREAS AND
DEVELOPMENT FOOTPRINT

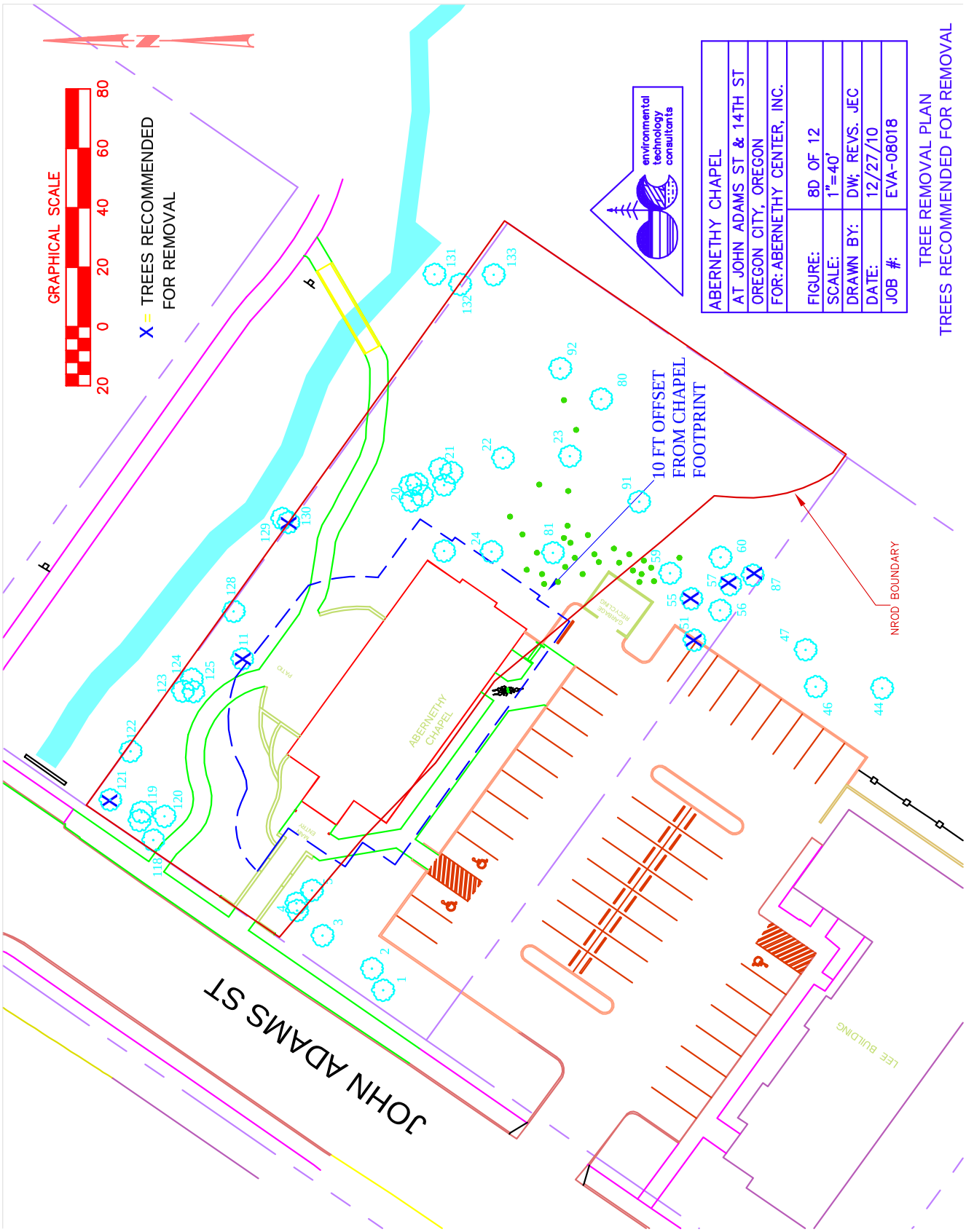

TREE REMOVAL PLAN- EXISTING TREES
ABERNETHY CHAPEL
AT JOHN ADAMS ST & 14TH ST
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 8A OF 12
SCALE: 1"=40'
DRAWN BY: DW; REVS. JEC
DATE: 12/27/10
JOB #: EVA-08018
environmental technology consultants
GRAPHICAL SCALE
20 0 20 40 60 80
10 FT OFFSET FROM CHAPEL FOOTPRINT
NROD BOUNDARY
JOHN ADAMS ST
ABERNETHY CHAPEL
LEE BUILDING



4a. SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02
The applicant is requesting approval of a Site Plan and Design Review application for



4a. SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02
The applicant is requesting approval of a Site Plan and Design Review application for


TREE REMOVAL PLAN
TREES RECOMMENDED FOR REMOVAL
ABERNETHY CHAPEL
AT JOHN ADAMS ST & 14TH ST
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 8D OF 12
SCALE: 1"=40'
DRAWN BY: DW; REVS. JEC
DATE: 12/27/10
JOB #: EVA-08018
environmental technology consultants
GRAPHICAL SCALE
20 0 20 40 60 80
X = TREES RECOMMENDED FOR REMOVAL
10 FT OFFSET FROM CHAPEL FOOTPRINT
NROD BOUNDARY
JOHN ADAMS ST
ABERNETHY CHAPEL
LEE BUILDING

June 18, 2010

LANCASTER
ENGINEERING

321 SW 4th Ave., Suite 400
Portland, Oregon 97204
phone: 503.248.0313
fax: 503.248.9251
lancasterengineering.com

Mark Foley
F & F Structures
1414 Washington Street, Suite 200
Oregon City, OR 97045

RE: Abernethy Chapel – Traffic Analysis Letter

Dear Mark:

This letter is written to address the traffic impacts related to the proposed development of the Abernethy Chapel at 1300 John Adams Street in Oregon City, Oregon. The proposed development will be located along John Adams Street and would utilize an existing access driveway which currently serves the Lee Building. With development of the site an existing parking lot would be expanded to also serve the Abernethy Chapel. This letter will discuss the trip generation and distribution of the site-generated traffic, sight distance at the access driveway, and parking requirements.

Trip Generation & Distribution

The Abernethy Chapel will be used for events throughout the year but the main focus will be wintertime weddings. Typically, weddings take place on Saturday or Sunday and occur late afternoon or early evening. The proposed use of the Abernethy Chapel is not closely related to any land-use categories in the Institute of Transportation Engineers (ITE) manual, *TRIP GENERATION*, so knowledge of typical events was used to estimate trip generation. Based on information you provided, a typical wedding will have approximately 150 guests. A conservative assumption of 2 persons per vehicle would result in a total of 75 vehicles arriving for the event and 75 vehicles leaving after the event. Therefore, it is expected that a typical event would generate approximately 150 vehicle trips. In addition, some staff will be present to help with the event and will generate additional trips. The number of employees is expected to be below 25 but to examine a worst-case scenario, it was assumed that 25 employees would be entering and leaving the site. Therefore, an additional 50 trips are expected. Due to the nature of the event and the time required for setup and takedown, it is expected that only one event will take place per day. It is expected that the trip generation will be less than 250 trips per day.

Typical Event		
In	Out	Total
100	100	200

The directional distribution of the trips generated by development of the site was estimated to be 60 percent to and from the north on Highway 99E, which connects to I-205, 10 percent to and from the south on Highway 99E, and 30 percent to and from the south via Washington Street, which connects to 7th Street. Figure 1A in the attached Technical Appendix shows the distribution pattern.

Due to the proposed use, it was assumed that a majority of the trips would be to and from the north due to traffic traveling on I-205. In addition, it was assumed that traffic would be traveling to and from the south via 7th Street which intersects both Beavercreek Road and Highway 213.

Parking Analysis

As stated previously, the proposed Abernethy Chapel will share a surface parking lot with the Lee Building. The Lee Building is a professional office complex and therefore parking demand is on weekdays during business hours. The Abernethy Chapel will require parking during events which will most often take place on weekends or late evening during the week. Therefore, parking demand does not conflict between the two uses. The surface parking lot currently has 21 parking spaces. With development of the Abernethy Chapel the parking lot will be expanded and will include 42 spaces, 3 handicap spaces, and 1 loading space.

In addition to the surface parking lot there is on-street parking on John Adams Street. On-street parking near the site could accommodate approximately 100 additional vehicles. Abernethy Center Properties, who is developing the Abernethy Chapel, owns multiple properties near the site which have approximately 167 additional parking spaces. Shared parking agreements are also in place with both Oregon City Family Practice Clinic and Willamette Falls Community Health Education Clinic, which results in an additional 133 parking spaces. All of these off-site parking lots are within walking distance of the site. The total number of available parking spaces with the off-site parking included is approximately 445. Therefore, the total number of parking spaces is adequate to accommodate the needs of the Abernethy Chapel.

Sight Distance

Sight distance measurements were made at the proposed access location onto John Adams Street. Required intersection sight distance was calculated from the equations given in *A POLICY ON GEOMETRIC DESIGN OF HIGHWAYS AND STREETS*, published in 2001 by the American Association of State Highway and Transportation Officials (AASHTO). The measurements are based on a driver's eye height of 3.5 feet above the roadway and an object height of 3.5 feet, with the driver's eye 15 feet behind the edge of the near side travel lane. The statutory speed limit along John Adams Street is 25 mph which requires intersection sight distance of 280 feet in both directions.

Looking south on John Adams Street, 295 feet of intersection sight distance is available. Sight distance is restricted by vegetation growing along the east side of the roadway and hangs over the street.

Looking north from the site access, 275 feet of intersection sight distance is available. The intersection sight distance is limited by a large tree on the east side of the roadway which hangs down over the street. It is recommended that the tree be trimmed back from the roadway or removed to provide adequate sight distance at the driveway.

Conclusions

The proposed development is expected to generate approximately 200 total daily trips on days when there is an event planned. Because the expected trip generation is below 250 trips per day a traffic analysis letter was deemed acceptable by the City of Oregon City.

The main concern expressed by the City of Oregon City was that adequate parking be provided. Parking for the Abernethy Chapel will be available in an on-site surface lot, adjacent business lots via a shared parking agreement, other Abernethy Center Properties developments, and on-street. In total, approximately 445 parking spaces will be available for use by visitors to the Abernethy Chapel.

Intersection sight distance was measured at the site access onto John Adams Street and was found to be adequate to the south. To the north, sight distance is limited due to a large tree that hangs over the roadway. In order for sight distance to be met to the north the tree would need to be trimmed back off the roadway or removed.

If you have any questions regarding this addendum or if you need any further assistance, please don't hesitate to call.

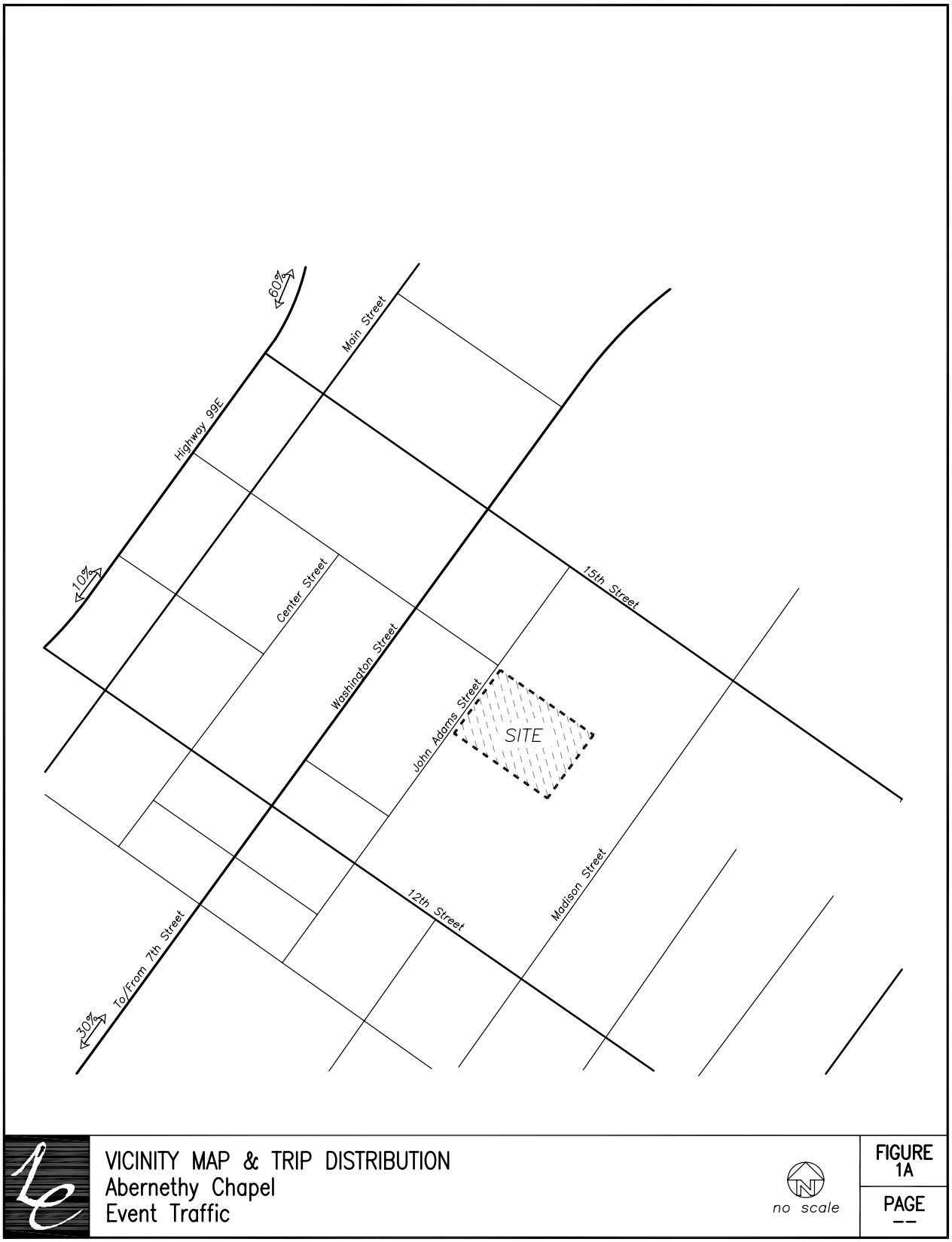
Sincerely,

Micah E. Heckman, EIT
Transportation Analyst

REGISTERED PROFESSIONAL ENGINEER
54853
OREGON
JULY 9, 2001
TODD E. MOBLEY
6/18/2010
EXPIRES: 12/31/2010



TECHNICAL APPENDIX



4a. SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02

The applicant is requesting approval of a Site Plan and Design Review application for

Pacific Geotechnical, LLC

Geotechnical Engineering and Engineering Geology with a Focus on Sustainability

April 15, 2010

F&F Structures
1300 John Adams Street, Suite 100
Oregon City, Oregon 97045

Attention: Mr. Mark Foley

Subject: Updated Report of Geotechnical Engineering Services
Abernethy Chapel
1300 John Adams Street
Oregon City, Oregon
Project No: 1266-001-00

1. INTRODUCTION AND PROJECT UNDERSTANDING

Pacific Geotechnical, LLC (Pacific Geotechnical) is pleased to submit this geotechnical report for the Abernethy Chapel Project located at 14th and John Adams Streets in Oregon City, Oregon. Our services were provided in general accordance with our services agreements dated August 19, 2008 and February 25, 2010. This report supersedes our original report dated September 11, 2008 and is updated to comply with recent changes to the City of Oregon City Municipal Code. The location of the site is shown on Figure 1.

The project includes the construction of a two-story chapel with daylight basement at the site, as well as expanding the adjacent parking lot and constructing appurtenant facilities such as walkways. We understand earthwork will include cuts of up to about 15 feet, principally for construction of the basement, and fills up to about 5 feet for walkways and for the parking lot expansion. Additional related civil improvements are expected to include site utilities (water, waste water, stormwater and electrical piping and conduit), asphalt pavement, and possibly retaining walls related to walkways and wheelchair ramps.

Building loads are not known, but we have assumed the building will be a wood-framed structure supported on shallow foundations with loads typically less than 5 kips per foot for wall loads and 50 kips for column loads.

2. SCOPE OF SERVICES

The purpose of our services is to evaluate soil and groundwater conditions as a basis for developing geotechnical design criteria for the proposed project. We completed the following specific services:

Phone: (503) 656-0156 / fax: (503) 656-0186 / www.PacificGeotechnicalLLC.com

1419 Washington Street / Suite 101 / Oregon City, Oregon 97045

- Reviewed existing available subsurface soil and groundwater information, geologic maps and other available information pertinent to the site.
- Coordinated clearance of existing site utilities via the required One-Call Service.
- Performed a reconnaissance of the site to assess slope and soil conditions.
- Explored subsurface soil and groundwater conditions at the site by digging six test pits with a rubber tired backhoe.
- Obtained samples at representative intervals from the explorations, observed groundwater conditions, and maintained detailed logs in general accordance with the American Society for Testing and Materials (ASTM) Test Method D2488.
- Performed laboratory tests on selected soil samples obtained from the explorations to evaluate pertinent engineering characteristics.
- Provided a geotechnical evaluation of the site per Oregon City Municipal Code, Chapter 17.44, specifically 17.44.050, and design recommendations in this geotechnical report.

3. SITE CONDITIONS

3.1. GEOLOGIC AND SOIL MAPPING

The site is located in the Oregon City urban core located at the south end of the Portland Basin. This portion of the edge of the structural basin is characterized by a transition from the deep, Late Pleistocene and Holocene sedimentary basin fill to the north, to the Pleistocene volcanic and older Plio-Pleistocene sedimentary highland that dominates the Oregon City area (Burns, 1998).

The near surface geologic unit is mapped in Bulletin 99 (Schlicker & Finlayson, 1979) and in GMS-119 (Madin, 2009) as interbedded gravel, sand and silt of the Plio-Pleistocene Troutdale Formation. Our observations, however, suggest that this site is mantled by variable man-made fill and at least 18 to 20 feet of the "Fine-grained Flood Deposits" (Qff) of Madin (2009). Madin shows Unit Qff on the hillside to the southwest just beyond the property line. Unit Qff was deposited by multiple catastrophic glacial floods associated with the Missoula Floods. It is the fine grained facies of the flood deposits which left several tens to hundreds of feet of alluvial clay, silt, sand and gravel in the Portland Basin. These Missoula Floods occurred during the latest Pliocene to latest Pleistocene (~1 million to 12,500 years ago). We believe that it is likely that underlying the Qff is the upper member of the Troutdale Formation (Tt) which is mapped at the site. Tt consists of weakly consolidated to well-indurated sand and gravel with occasional fine-grained beds and cobbles.

Soils at the site are mapped by the United States Natural Resources Conservation Service (NRCS) as "Newberg fine sandy loam" to the north and east, and as "Xerochrepts and Haploxerolls, very steep" to the south and west (Gerig, 1985). Our observations suggest a minor correction to the soil mapping as detailed below.

Newberg fine sandy loam is described as a deep, somewhat excessively-drained soil formed in mixed alluvium on floodplains. This soil typically displays moderately rapid permeability, slow runoff and generally slight erosion hazard except when flooded. Limitations to development include cutbank caving and flooding. Our observations suggest that the on-site soil is probably less prone to flooding and will probably display slower permeability than the soil type described above.

Xerochrepts and Haploxerolls are described as deep and well drained soils formed in colluvium derived from basic igneous rock. This description does not fit the soil material we observed during our test pit explorations, suggesting that the published soil mapping that includes the project site in this soil map unit is in error. Newberg fine sandy loam and fill appear to be the only near surface soils at this site.

3.2. SURFACE CONDITIONS

The site is located east of John Adams Street between 14th and 12th Streets in Oregon City. Land use in the site vicinity is predominantly residential and commercial. The geomorphology of the site is dominated by a fill slope separating the low-lying High School Creek riparian zone on the north/northwest from a low gradient hillside and bench to the south and southeast. High School Creek is a perennial stream flowing westward within the unimproved extension of 14th Street. The creek banks are well defined without excessive erosion and the creek is located 25 feet or more from the base of the fill slope. The fill slope extends 40 to 50 feet along John Adams Street and more than 150 feet along the 14th Street right-of-way, perpendicular to John Adams Street. Fill slope height increases to the east, reaching approximately 15 feet in height. The fill slope is relatively steep, with gradients from 60 to 100 percent. The slopes are generally planar and uniform, but observation of bowed tree trunks is evidence of some past surficial slumping.

To the southeast of the proposed building, a natural ascending slope continues for a distance of about 150 feet, ending at the relatively flat backyard of a residence on Madison Streeet. Slope inclination begins at about 20 percent eventually steepening upslope to about 50 percent (2 horizontal to 1 vertical). We did not observe surficial features suggestive of recent active landsliding such as concave depressions in the hillside, sagging or bulging of slopes, springs and seeps, anomalous or disturbed vegetation, or "hummocky" ground surface topography.

The site and adjacent slopes are covered with a typical third-growth northwest forest including 20- to 40-year old alders over a low understory/groundcover of grass and weed species. A map of the site layout with the existing site conditions is provided as Figure 2.

3.3. SUBSURFACE CONDITIONS

We completed six test pits at the site on August 26, 2008 to depths of between 6 and 18 feet below the ground surface (bgs). The approximate locations of our explorations are shown on Figure 2. Samples were collected at representative intervals and where soil types appeared to change. Laboratory testing was conducted on selected samples. The laboratory testing included moisture content, grain size distribution, and fines content testing. The results are included on the test pit logs and in Appendix B.

3.3.1. Soils

The soils encountered generally consisted of man-made silty and fine sandy fill over alluvial silty sands and silts. Our interpretation of subsurface conditions is depicted in geologic cross sections, Figures 3 and 4. Geotechnical characteristics of the soils are described below in order of youngest to oldest.

3.3.1.1. Fill (Qaf)

We encountered fill material in the three test pits along the north and east side of the proposed building, TP-2, TP-3 and TP-4. We interpret this as a wedge of locally-derived or imported soil fill placed to level the site during the historical past, probably during development of the lot to the south. The fill material was generally composed of a stiff to very stiff, fine sandy silt. The fill material appeared very similar to the native soils, and was generally uniform and free of significant amounts of organic or man-made

debris, although occasional concrete, brick and porcelain debris were encountered. The contact between the fill and the underlying native silts and sands was typically gradational or poorly defined, suggesting that the site had been largely stripped of the original organic topsoil prior to placement of the fill. The maximum fill thickness encountered in our explorations was approximately 8 feet along the north fill embankment in TP-3. Pocket penetrometer compressive strength readings of fill soil consistency ranged from 4.0 tons per square foot (tsf) to in excess of 4.5 tsf. Note that we did not observed caving or sloughing of the fill soils, which maintained a vertical sidewall cut for the duration the test pits remained open.

3.3.1.2. Fine-Grained Flood Deposits

Silty and fine sandy flood deposits were encountered in all test pits, below the fill materials in TP-2, TP-3, and TP-4 and from the ground surface in TP-1, TP-5, and TP-6. The flood deposits consisted of predominantly fine sandy silt with interbeds of silty fine sand. The silt portion consisted of light brown to tan, low plasticity silt with trace fine sand. It was typically slightly mottled to uniformly yellow-brown. The consistency of the silty soil ranged from medium stiff to hard. Measured moisture contents ranged from 15 to 44 percent. Pocket penetrometer readings ranged from 3.0 tsf to greater than 4.5 tsf, while torvane shear strength readings ranged from 3.0 tsf to 3.5 tsf.

A layer of silty fine sand was encountered in TP-4 between 8 and 10 feet bgs, in TP-5 between 2½ and 5 feet bgs, and in TP-6 between 2 and 3 feet bgs. In general this layer consisted of yellow-brown silty fine to medium sand with much red-brown streaking. The silty sand was generally medium dense. Measured moisture contents from two samples returned values of 8 and 22 percent, respectively.

We did not observe caving or sloughing from native soil test pit sidewalls.

3.3.2. Groundwater

Groundwater seepage was not encountered in any of our explorations. Based on our review of groundwater levels recorded in well logs on file at Oregon Water Resources Department, the local groundwater table is anticipated at 30 to 40 feet bgs at the higher elevations on the site, and 20 to 30 feet bgs in the vicinity of High School Creek. Groundwater conditions can change, however, due to changes in use, grading, seasonal precipitation and other factors.

4. GEOLOGIC HAZARDS

4.1. SEISMIC HAZARD MAPPING

Seismic hazards for this area have been mapped by the DOGAMI Interpretive Map Series IMS-1, *Relative Earthquake Hazard Map of the Portland Metro Region, Clackamas, Multnomah, and Washington Counties, Oregon* (Mabey and others, 1997) and Open File Report OFR-03-09, *Relative Earthquake and Landslide Hazards in Clackamas County*, (Clackamas County Emergency Management and Geographic Information Systems (CCEM), 2003).

We also reviewed the publication *Landslides in the Portland, Oregon Metropolitan Area Resulting from the Storm of February 1996: Inventory Map, Database and Evaluation* (Burns, et al, 1998). This publications shows no landslides on the subject site or surrounding sites, with the nearest approximately ¼-mile to the north along Abernethy Creek.

4.1.1. Overall Seismic Hazard

The two references above assign a seismic hazard classification based on a combination of site factors detailed below. The result is an assessment of the overall hazard to life and property placed on a relative scale. The overall seismic hazard to the subject site is placed in the moderate to low hazard Zone "C" by Mabey and others (1997) where Zone "A" is the highest hazard classification and Zone "D" the lowest. The site is placed in the "low" hazard zone by CCEM (2003), which assigns hazards into four hazard zones from "very high" to "very low."

4.1.2. Ground Amplification

Thick sequences of unconsolidated, soft sediments typically amplify the shaking of long period ground motions such as those associated with subduction zone earthquakes, whereas areas underlain by shallow soil profiles are not likely to amplify seismic waves. Mabey and others (1997) mapped the site in an area with a low to moderate earthquake hazard, site class "1", due to amplification of ground shaking (where class "3" has the highest amplification level and class "0" has the lowest).

4.1.3. Liquefaction

Liquefaction is a phenomenon caused by a rapid increase in pore water pressure that reduces the effective stress between soil particles, resulting in the sudden loss of shear strength in the soil. Granular soils, which rely on interparticle friction for strength, are susceptible to liquefaction until the excess pore pressures can dissipate. Sand boils and flows observed at the ground surface after an earthquake are the result of excess pore pressures dissipating upwards, carrying soil particles with the draining water. In general, loose, saturated sand soils with low silt and clay contents are the most susceptible to liquefaction. Silty soils with low plasticity are moderately susceptible to liquefaction under relatively higher levels of ground shaking. Mabey and others (1997) mapped the site as having a very low to negligible liquefaction hazard. Based on soil conditions encountered and the depth to groundwater, we concur that liquefaction is unlikely at this site.

4.1.4. Fault Rupture

No faults are mapped as crossing the site and the potential for site fault rupture is therefore considered low (USGS, 2006). The large inferred East Bank Fault is mapped about 1 mile east of the site by Schlicker and Finlayson (1979). This and several small northwest-southeast trending faults mapped within one mile of the site are probably related to the Portland Hills Fault Zone. One of these, the Bolton Fault passes about ¼-mile to the SW of the site (Madin, 2009). The Portland Hills Fault Zone is considered to be potentially active by some researchers (Geomatrix Consultants, 1995).

4.1.5. Earthquake Induced Landsliding

Earthquake induced landsliding at the site is mapped as in the moderate to moderately low hazard zones 1 and 2 by Mabey and others (1997), where zone 3 represents the highest potential slope instability hazard. The slope instability map of CCEM (2003) shows the site in the low to negligible hazard zone for landslides that will occur in a given earthquake or from high rainfall.

4.2. SLOPE STABILITY MAPPING

The regional landslide hazard mapping is contained in Schlicker & Finlayson (1979). This publication identifies stable areas, potentially or actively unstable slopes and portions of Clackamas County underlain

by older landslide debris or "landslide topography", described as "large areas of bedrock failure" characterized by ground surface features typical of landsliding. The map also classifies slope gradient into relatively level and increasingly steep slope areas.

The Schlicker and Finlayson map does not identify the steep fill slope that divides the gently sloping portions of the site as an active slope stability hazard, although the entire site is included in the "35-50%" regional slope category. No geologically recent landslides are mapped on the site by Schlicker & Finlayson (1979). But due to the steep slopes, greater than 25 percent, the site lies within the City of Oregon City's Geologic Hazard Overlay Zone.

GMS-119 (Madin, 2008) is a recent update to the geologic mapping of the area which has been supplemented by LIDAR (Light Detection and Ranging) for assessment of landsliding, faulting, and other geomorphic features. This new mapping also does not show any mapped landslides in the near vicinity.

Based on review of the above references, it is our opinion that the landsliding hazard is relatively low at this site.

5. CONCLUSIONS

Based on our explorations, testing, and analyses, it is our opinion that the site is suitable for the proposed development provided the recommendations in this report are included in design and construction. We offer the following conclusions:

- In our opinion, the eastern slope is globally stable, and the probability of landsliding originating from slopes above the site is low.
- The steep fill slope along the north border of the site may not be globally stable at its current inclination of approximately 1H:1V. As part of site grading, we recommend flattening the slope to 2H:1V. Where such slopes are not possible, retaining structures will be required.
- With the exception of the grading recommendation above, we have not identified any specific areas that should remain undisturbed during construction.
- The proposed development, constructed in accordance with our geotechnical recommendations, is reasonably likely to be safe and prevent landslide or other damage to other properties over the long term.
- Instability on adjacent properties is unlikely to adversely affect the site.
- Native vegetation should be maintained on slopes to an adequate density to prevent erosion and improve stability. Where vegetation is removed, it should be replaced with a similar or other suitable species as soon as practicable.
- Wet weather earthwork procedures will likely be required during all but the dry summer months.
- Use of on-site silty soils as structural fill will be difficult or impossible except during all but the dry summer months.
- Portions of the uppermost 4 to 8 feet of the site appear to have been filled in the historic past. This fill does not appear to have been placed and compacted as structural fill and should be removed and replaced, or recompacted (if dry weather) from underneath all structural elements.
- Standard shallow foundations bearing on native material are suitable to support the proposed structures.

6. EARTHWORKS RECOMMENDATIONS

6.1. SITE PREPARATION

Initial site preparation and earthwork operations will include: demolition, clearing, stripping, and grubbing; grading to establish subgrade elevation; and excavation for utilities and foundations. Clearing, stripping and grubbing should extend at least 5 feet laterally beyond structural areas. Based on our explorations, the average depth of stripping will be approximately 6 to 9 inches, although greater stripping depths may be required to remove deeper localized zones of loose or organic soil or in areas of the site which were not explored. Actual stripping depths should be evaluated based on observations by Pacific Geotechnical during the stripping operation. Stripped material should be transported off site for disposal or placed in stable, non-settlement-sensitive areas (e.g., areas to be landscaped, if approved by the landscape architect).

Grubbing should include removal of all trees, brush and their trunks within structure and pavement areas. Roots up to 1 inch in diameter should also be grubbed from such areas. Low or disturbed areas from grubbing should be backfilled and compacted with structural fill as described later in this report.

If site preparation activities cause excessive subgrade disturbance, replacement with structural fill might be necessary. Disturbance to a greater depth should be expected if site preparation and earthwork are conducted during periods of wet weather when the moisture content of the surficial soil could exceed optimum. All excavations required to remove underground materials or roots should be backfilled with structural fill as described later in this report.

6.2. SUBGRADE PREPARATION AND EVALUATION

After subgrade preparation activities are complete, all structural areas should be assessed by the geotechnical engineer and any remaining fill soils beneath structures should be removed. As noted below in Sections 8.1 and 8.2, building and retaining wall foundations must be founded on native soils or new structural fill placed over native soils.

After removal of any existing fills, existing subgrade to receive fill should be proofrolled with a fully-loaded dump truck or similar heavy rubber-tired construction equipment to identify remaining soft, loose or unsuitable areas. The proofroll should be conducted prior to placing additional fill. The proofrolling should be observed by a member of our staff, who should evaluate the suitability of the subgrade and identify any areas of yielding that are indicative of soft or loose soil. If soft or loose zones are identified during proofrolling, these areas should be excavated to the extent indicated by the engineer and replaced with structural fill.

During wet weather, or when the exposed subgrade is wet or unsuitable for proof-rolling, the prepared subgrade should be evaluated by probing with a steel foundation probe. Probing should be performed by a member of our staff. Wet soil that has been disturbed due to site preparation activities, or soft or loose zones identified during probing, should be removed and replaced with compacted structural fill.

6.3. WET WEATHER CONSTRUCTION

The silty soils at the site can be expected to become easily disturbed during periods of wet weather or when the moisture content of the material is more than a few percentage points above optimum. This will likely be the case in all but mid-summer through early fall. When wet, the on-site soils are susceptible to disturbance and generally will provide inadequate support for construction equipment. If site grading and fill placement will occur during wet weather conditions, it may be necessary to use modified wet-weather

procedures such as track-mounted equipment, loading removed material into trucks supported on granular haul roads or other methods to limit subgrade disturbance. The contractor should be responsible to protect the subgrade during construction.

6.4. EXCAVATION

Site soils are generally medium stiff to very stiff within expected excavation depths. It is our opinion that conventional earthmoving equipment in proper working condition should be capable of making necessary general excavations for utilities, footings and other earthwork, although low impact tracked equipment may be required to minimize site disturbance, when silty subgrades become wet or disturbed. The earthwork contractor is responsible to provide equipment and follow procedures as needed to excavate the site soils as described in this report.

6.5. DEWATERING

Groundwater is not likely to occur within the depths of expected excavations during the dry season. During the wet season, groundwater seepage is possible where local perched groundwater occurs. Excavations that extend into saturated soils should be dewatered. If groundwater is encountered, sump pumps placed in the excavations should be sufficient for dewatering. Where sandier soils are encountered, groundwater inflow could become problematic for sumps and excavations may be prone to raveling rapidly.

In addition to groundwater seepage, surface water inflow to the excavations during the wet season could be problematic. Provisions for temporary ground and surface water control should be included in the project plans and should be installed prior to commencing work.

6.6. SHORING

Excavation sidewalls should stand near-vertical to a depth of at least 4 feet, provided perched or near-surface groundwater seepage does not affect the sidewalls. Excavations made to construct footings or other structural elements should be laid back at the surface as necessary to prevent soil from falling into excavations. Excavations deeper than 4 feet should be shored or laid back at an inclination of 1H:1V or flatter if workers are required to enter. All trench excavations should be made in accordance with applicable Occupational Safety and Health Administration (OSHA) and state regulations. Site soils are generally OSHA Type B.

Shoring for trenches less than 6 feet deep that are above the effects of seeping groundwater should be possible with a conventional box system. Moderate to slight sloughing should be expected outside the box. Shoring deeper than 6 feet should be designed by a registered engineer before installation. Further, the shoring design engineer should be provided with a copy of this report.

While this report describes certain approaches to excavation and shoring, the contractor is responsible for selecting and designing the specific methods, monitoring the excavations for safety, and providing shoring required to protect personnel and adjacent structural elements.

6.7. STRUCTURAL FILLS AND BACKFILLS

Structural areas include areas beneath foundations, retaining walls, floor slabs, pavements, slopes steeper than 5H:1V and any other areas intended to support structures or within the influence zones of structures.

Structural fills should be free of debris, roots, organic matter, frozen soil, man-made contaminants, particles with greatest dimension exceeding 4 inches, and other deleterious materials. The suitability of soil for use as structural fill will depend on the gradation and moisture content of the soil. As the amount of fines in the soil matrix increases, the soil becomes increasingly more sensitive to small changes in moisture content and achieving the required degree of compaction becomes more difficult or impossible.

Recommendations for suitable fill material are provided in the following sections.

6.7.1. On-Site Soils

The on-site soils can be used as structural fill provided the material meets the above general requirements and the specific requirements for the intended application. Use of on-site silty soils as structural fill may be difficult because the silt is sensitive to small changes in moisture content and is difficult, if not impossible, to adequately compact when the material is just a few percentage points above optimum moisture. If the soil is too wet to achieve satisfactory compaction, moisture conditioning will be required. If the material cannot be properly moisture conditioned, we recommend using imported granular material for structural fill.

6.7.2. Recycled Materials

Portland cement concrete (PCC) and asphaltic concrete (AC) rubble may be used as structural fill provided there is no contamination and it is processed by crushing and screening, grinding in place, or other methods to meet the structural fill recommendations in this report. This recycled fill may be used as structural fill in all areas except within building footprints or within utility trenches, unless approved by the pipe manufacturer.

6.7.3. Imported Select Structural Fill

Select imported granular material may be used as structural fill. The imported material should consist of pit or quarry run rock, crushed rock or crushed gravel and sand that is fairly well graded between coarse and fine sizes. It should meet the structural fill recommendations provided above with less than 5 percent passing the U.S. No. 200 Sieve. During dry weather, the fines content can be increased to a maximum of 12 percent.

The material should be placed and compacted in lifts with maximum uncompacted thicknesses and relative densities as recommended in the tables that follow.

6.7.4. Aggregate Bases

Aggregate base rock located under floor slabs and pavements or crushed rock used in footing over excavations should consist of imported clean, durable, crushed angular rock. Such rock should meet the structural fill recommendations provided above, be well-graded and have a maximum particle size of 1½ inch, and less than 5 percent passing the U.S. No. 200 Sieve. The material should be placed and compacted in lifts with maximum uncompacted thicknesses and relative densities as recommended in the tables that follow.

6.7.5. Trench Backfill

Utility trench backfill for pipe bedding and in the pipe zone should consist of well-graded granular material with a maximum particle size of ¾-inch and less than 8 percent passing the U.S. No. 200 Sieve.

The material should be free of organic matter and other deleterious materials. Further, the pipe bedding and fill in the pipe zone should meet the pipe manufacturer's recommendations. Above the pipe zone imported granular fill or crushed rock may be used as described above. The pipe bedding and backfill should be placed and compacted in lifts with maximum uncompacted thicknesses and relative densities as recommended in the tables that follow.

6.8. FILL PLACEMENT AND COMPACTION

Structural fill should be placed and compacted in accordance with the following:

- Place all fill and backfill on a prepared subgrade that consists of firm, inorganic native soils or approved structural fill. When placed on sloping ground, the ground should be benched and keyed as required by the State of Oregon Structural Specialty Code (OSSC) Appendix J, Section J107.
- Place all fill or backfill in uniform horizontal lifts with a thickness appropriate for the material type and compaction equipment. The following table provides general guidance for lift thicknesses.
- Use appropriate operating procedures to attain uniform coverage of the area being compacted.
- Place fill at a moisture content within about 3 percent of optimum as determined in accordance with ASTM Test Method D1557. Moisture condition fill soil to achieve a uniform moisture content within the specified range before compacting.

Table 1. Guidelines for Uncompacted Lift Thickness

	Guidelines for Uncompacted Fill Thickness (inches)		
Compaction Equipment	**Native Silt and Silty Sand**	**Granular and Crushed Rock Maximum Particle Size ≤ 1 1/2 inch**	**Crushed Rock Maximum Particle Size > 1 1/2 inch**
Plate Compactors and Jumping Jacks	4 – 8	4 – 8	Not Recommended
Rubber-tire Equipment	6 – 8	10 – 12	6 – 8
Light Roller	8 – 10	10 – 12	8 – 10
Heavy Roller	10 – 12	12 – 18	12 – 16
Hoe Pack Equipment	12 – 16	18 – 24	12 – 16

Note:
The above table is based on our experience and is intended to serve as a guideline. The information provided in this table should not be included in the project specifications.

- Do not place, spread or compact fill soils during freezing or unfavorable weather conditions. Frozen or disturbed lifts should be removed or properly recompacted prior to placement of subsequent lifts of fill soils.
- Do not place fill and backfill until tests and evaluation of the underlying materials have been made and the appropriate approvals have been obtained.
- Do not damage or displace underground utilities or adjacent structures during backfilling and compaction.

- Grade the surface of the fill at the end of each working shift so that surface water can drain readily.
- Compact fill soils to the percentages of maximum dry density as shown in Table 2.

Table 2. Fill Compaction Criteria

	Percent of Maximum Dry Density Determined in Accordance with ASTM D 1557		
Fill Type	**0 – 2 Feet Below Subgrade**	**>2 Feet Below Subgrade**	**Pipe Bedding and Pipe Zone**
Mass Fill (native) [1]	92	92	------
Mass Fill (imported) [1]	95	95	------
Aggregate Bases[1]	95	95	------
Trench Backfill	95	92	90
Nonstructural Trench Backfill	88	88	------
Retaining Wall Backfill[1,2]	95	95	------
Nonstructural Zones	88	88	90

Notes:
[1] Structural fill with more than 30 percent retained on the ¾ inch sieve should be compacted to a well keyed dense state within 3 percent of optimum moisture content.
[2] Within 3 feet of the back of retaining walls, compact to a lower percent density of 92 to limit potential wall damage from high horizontal stresses.

During structural fill placement and compaction, a sufficient number of in-place density tests should be completed by Pacific Geotechnical to verify that the specified degree of compaction is being achieved. For structural fill with more than 30 percent retained on the ¾ inch sieve, a member of our staff should visually verify proper compaction during fill construction.

6.9. CUT AND FILL SLOPES

Permanent cut and fill slopes should not exceed 2H:1V. We recommend that slopes that are to be mowed not exceed 3H:1V. If seepage occurs within any slope, flatter slopes or structural measures may be needed for stability. A qualified geotechnical engineer should design such measures if needed. Existing fill slopes bordering the north portion of the site should be reconstructed at an inclination of 2H:1V by removing existing fill, benching into the existing slope, and compacting structural fill in accordance with Section 6.8 and Table 2 for *mass fill*.

Constructed slopes should be planted with appropriate vegetation as soon as possible after grading to provide protection against erosion.

6.10. SITE DRAINAGE AND EROSION CONSIDERATIONS

Surface runoff can be controlled during construction by careful grading practices. Such practices typically include the construction of shallow, perimeter ditches or low earthen berms, and the use of temporary sumps to collect runoff and prevent water from ponding and damaging exposed subgrades. Surface drainage gradients should be planned to promote drainage away from building foundations, slopes, paved areas, and sidewalks.

Water from roof downspouts should be conveyed in pipes that discharge a safe distance away from the building. Foundation drains should be installed along the perimeter foundations as discussed below in Section 8.3

Some site soils may present a moderate erosion hazard. Erosion at the site during construction can be minimized by implementing the recommendations presented in Section 6.3 and by implementing a properly designed erosion control plan to remain in place throughout construction. In particular, the lower terrace along High School Creek should not be disturbed, if possible. Native vegetation should be maintained on slopes to an adequate density to prevent erosion and improve stability. Where vegetation is removed, it should be replaced with a similar or other suitable species as soon as practicable.

7. PAVEMENT RECOMMENDATIONS

Pavement subgrades should be prepared in accordance with Section 6 of this report. Our pavement recommendations are based on the assumption that traffic at the site will consist of passenger cars and occasional light truck traffic.

To estimate traffic loads we reviewed the Asphalt Pavement Association of Oregon (APAO) Pavement Design Guide with traffic design for Level I facilities (corresponding to very light traffic) expected to experience up to 10,000 equivalent axle loads (EALs) over a 20-year design life. Based on these assumptions, we recommend using a pavement section that consists of 3.0 inches of asphalt over 10 inches of aggregate base. The design of the recommended pavement section is based on an assumed California Bearing Ratio (CBR) of 5 and the assumption that construction will be completed during an extended period of dry weather, and with subgrade soils prepared as described elsewhere in this report. Wet weather construction may require an increased thickness of aggregate base or other measures.

Asphalt concrete pavement should conform to Section 00745 of the most current edition of the Standard Specifications for Highway Construction, Oregon Department of Transportation (ODOT). The Job Mix Formula should meet the requirements for a ½-inch Level 2 Mix. Compact the asphalt concrete paving to 91.0 percent coverage at Maximum Theoretical Unit Weight (Rice Gravity) of AASHTO T-209.

The aggregate base should conform to Section 6.7.4 in this report and Section 02630 of the above specifications, with the exception that the percent passing the U.S. No. 200 Sieve be less than 5 percent. Aggregate base should be placed in one lift and compacted to not less than 95 percent of the maximum dry density, as determined by ASTM Test Method D1557.

Construction traffic should not be allowed on new pavements, but kept on haul roads or non-structural areas. If construction traffic is allowed on new pavements, allowance for the additional loading and wear should be included in an increased design structural section.

8. STRUCTURAL DESIGN RECOMMENDATIONS

8.1. SHALLOW FOUNDATION SUPPORT RECOMMENDATIONS

The proposed structure can be supported on continuous wall or individual spread footings bearing on medium stiff or better native silt, medium dense or better silty sand or on compacted structural fill placed over these materials. We recommend that continuous wall footings have a minimum width of 18 inches and individual spread footings have a minimum width of 24 inches.

We recommend the bottom, outer edge of all perimeter footings have a minimum setback of 5 feet from any slope face. The bottom of exterior footings should be founded at least 18 inches below the lowest adjacent grade. Interior column footings should be founded at least 12 inches below the bottom of the floor slab. The recommended minimum footing depth is greater than the anticipated frost depth.

8.1.1. Foundation Subgrade Preparation

We recommend that existing fill or any loose or disturbed soils be removed before placing reinforcing steel and concrete. Compaction should be performed as described in Section 6.8 - Fill Placement and Compaction. Foundation bearing surfaces should not be exposed to standing water. If water infiltrates and pools in the excavation, the water, along with any disturbed soil should be removed before placing reinforcing steel. A thin layer of crushed rock can be used to provide protection to the subgrade from weather and light foot traffic.

We recommend that Pacific Geotechnical observe all foundation excavations before placing concrete forms and reinforcing steel in order to determine that bearing surfaces have been adequately prepared and that the soil conditions are consistent with those observed during our explorations.

8.1.2. Bearing Capacity

We recommend that conventional wall and column foundations be proportioned using a maximum allowable bearing pressure of 2,500 pounds per square foot (psf). This bearing pressure applies to the total of dead and long-term live loads and may be increased by one-third when considering earthquake or wind loads. This is a net bearing pressure. The weight of the footing and overlying backfill can be ignored in calculating footing sizes.

8.1.3. Foundation Settlement

Shallow foundations designed and constructed as recommended are expected to experience settlements of less than 1 inch. Differential settlements of up to one-half of the total settlement magnitude can be expected between adjacent footings supporting comparable loads.

8.1.4. Lateral Resistance

Lateral loads on footings can be resisted by passive earth pressure on the sides of footings and by friction on the bearing surface. We recommend that passive earth pressures be calculated using an equivalent unit weight of 300 pounds per cubic foot (pcf) if the foundations are confined by native silts and 375 pcf if confined by a minimum of 2 feet of compacted imported granular fill. We recommend using a friction coefficient of 0.35 for foundations placed on the native soils and 0.50 for foundations placed on a minimum 2-foot thickness of compacted crushed rock. The passive earth pressure and friction components may be combined provided that the passive component does not exceed two-thirds of the total.

The passive earth pressure value is based on the assumptions that the adjacent grade is level and that static groundwater remains below the base of the footing throughout the year. The top 1 foot of soil should be neglected when calculating passive lateral earth pressures unless the foundation area is covered with pavement or is inside the building. The lateral resistance values do not include safety factors.

8.2. RETAINING WALLS

We anticipate retaining structures up to about 10 feet in height related to construction of the daylight basement. We should be consulted for specific applications for taller retaining walls.

Retaining structures free to rotate slightly around the base should be designed for active earth pressures using an equivalent fluid unit weight of 38 pcf. This value is equivalent to an active earth pressure coefficient of 0.30 for a backfill unit weight of 125 pcf. The equivalent fluid pressure value is based on the following assumptions:

- The walls are less than or equal to 10 feet high.
- The walls will not be restrained against rotation when the backfill is placed.
- The backfill is level and extends behind the wall for a minimum distance equal to the wall height.
- The backfill within 2 feet of the wall consists of free-draining granular materials.
- Hydrostatic pressures do not develop and drainage will be provided behind the wall.

Reevaluation of our recommendations will be required if the retaining wall design criteria for the project vary from these assumptions.

Retaining walls, including basement walls, that are restrained against rotation during backfilling should be designed for an at-rest equivalent fluid unit weight of 60 pcf.

Surcharge loads applied closer than one-half of the wall height should be considered as uniformly distributed horizontal pressures equal to one-third of the distributed vertical surcharge pressure. Footings for retaining walls should be designed as recommended for shallow foundations.

For use in design of concrete retaining wall footings, an allowable bearing pressure of 2,500 psf is recommended for footings bearing on compacted structural fill or native soils. A sliding coefficient of 0.35 may be used for determining friction at the base of footings. Retaining wall foundations should extend a minimum depth of 24 inches below adjacent grade.

8.3. FLOOR SLABS

Satisfactory subgrade support for building floor slabs supporting up to 100 psf areal loading can be obtained from the medium stiff or better silt or on new structural fill when prepared in accordance with the recommendations presented in this report. A minimum 6-inch-thick layer of crushed rock should be placed over the prepared subgrade to assist as a capillary break. We recommend using a subgrade modulus value of 150 pounds per cubic inch (pci) to design slabs on grade, provided the site is prepared as recommended.

Floor slabs constructed as recommended will likely settle less than ¾-inch. We recommend that slabs be jointed around columns and walls to permit slabs and foundations to settle differentially. Base rock material placed directly below the slab should be ¾-inch maximum or less. The surface of the base rock may be filled with sand just prior to concrete placement to reduce the lateral restraint on the bottom of the concrete during curing.

8.4. SUBSURFACE DRAINAGE

We recommend that foundation drains be included at the base of exterior footings. Foundation drains should consist of a rigid, 4-inch diameter perforated drainpipe embedded in free-draining material and wrapped with a geotextile fabric. The free draining material should extend a minimum of 18 inches behind the exterior footing wall and 12 inches above the bottom of the drain pipe. The drain pipe should be tightlined to the storm drain system or other suitable discharge point. Subdrainage should be included in the design of all retaining walls. At a minimum, such drains should include a 4-inch diameter perforated drainpipe embedded in free-draining material.

8.5. SEISMIC DESIGN

We recommend that seismic design be performed using the procedure outlined in the 2006 International Building Code (IBC) and the State of Oregon Structural Specialty Code (OSSC, 2007). The following parameters should be used in computing seismic base shear forces:

Table 3. Seismic Design Parameters (2006 IBC)

Seismic Design Parameters (2006 IBC)	
Site Class	D
Spectral Response Acceleration S_s	0.91 g
Spectral Response Acceleration S_1	0.32 g
Site Coefficient, F_a	1.1
Site Coefficient, F_v	1.8
Spectral Response Acceleration (Short Period), S_{DS}	0.69 g
Spectral Response Acceleration (1-Second Period), S_{D1}	0.38 g

9. CONSTRUCTION OBSERVATIONS

Satisfactory foundation and earthwork performance depends to a large degree on quality of construction. Sufficient monitoring of the contractor's activities is a key part of determining that the work is completed in accordance with the construction drawings and specifications. Subsurface conditions observed during construction should be compared with those encountered during the subsurface exploration. Recognition of changed conditions often requires experience; therefore, Pacific Geotechnical or their representative should visit the site with sufficient frequency to detect whether subsurface conditions change significantly from those anticipated.

We recommend that Pacific Geotechnical be retained to monitor construction at the site to confirm that subsurface conditions are consistent with the site explorations and to confirm that the intent of project plans and specifications relating to earthwork and foundation construction are being met. In particular, we recommend that site stripping, overexcavation, and foundation and retaining wall subgrades be observed by Pacific Geotechnical, prior to placing any fill or backfill. Compaction of all structural backfill should be tested to confirm that the specified compaction is met. Slabs and pavement subgrades should be observed and tested for compaction.

10. REFERENCES

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11. LIMITATIONS

We have prepared this report for the exclusive use of F&F Structures, and their authorized agents for the proposed construction of the chapel at John Adams Street in accordance with our Agreement for Professional Services. Our report is intended to provide our opinion of geotechnical parameters for design and construction of the proposed project based on exploration locations that are believed to be representative of site conditions. However, conditions can vary significantly between exploration

locations and our conclusions should not be construed as a warranty or guarantee of subsurface conditions or future site performance.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this report was prepared. No warranty, express or implied, should be understood.

Any electronic form, facsimile or hard copy of the original document (email, text, table, and/or figure), if provided, and any attachments are only a copy of the original document. The original document is stored by Pacific Geotechnical and will serve as the official document of record.

13. CLOSING

We appreciate the opportunity to submit this report to you. Please contact us if you have any questions or need additional information.

Sincerely,





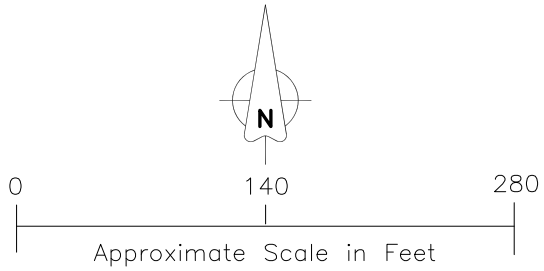
Tim W. Blackwood, P.E., C.E.G.
President

André D. Maré, P.E., G.E.
Associate

Attachments
Document ID: 1266-001-00Rev2010.doc



Base map created from Google™ Earth.



DWG NAME: Vicinity Map	
DESCRIPTION: John Adams Street Chapel Oregon City, OR	
JOB NO.: 1266-001-00	DATE: 8/22/08
FILE NAME: 126600100F1 VicinityMap.dwg	FIGURE 1

Legend:

TP-6 — Approximate Test Pit Location

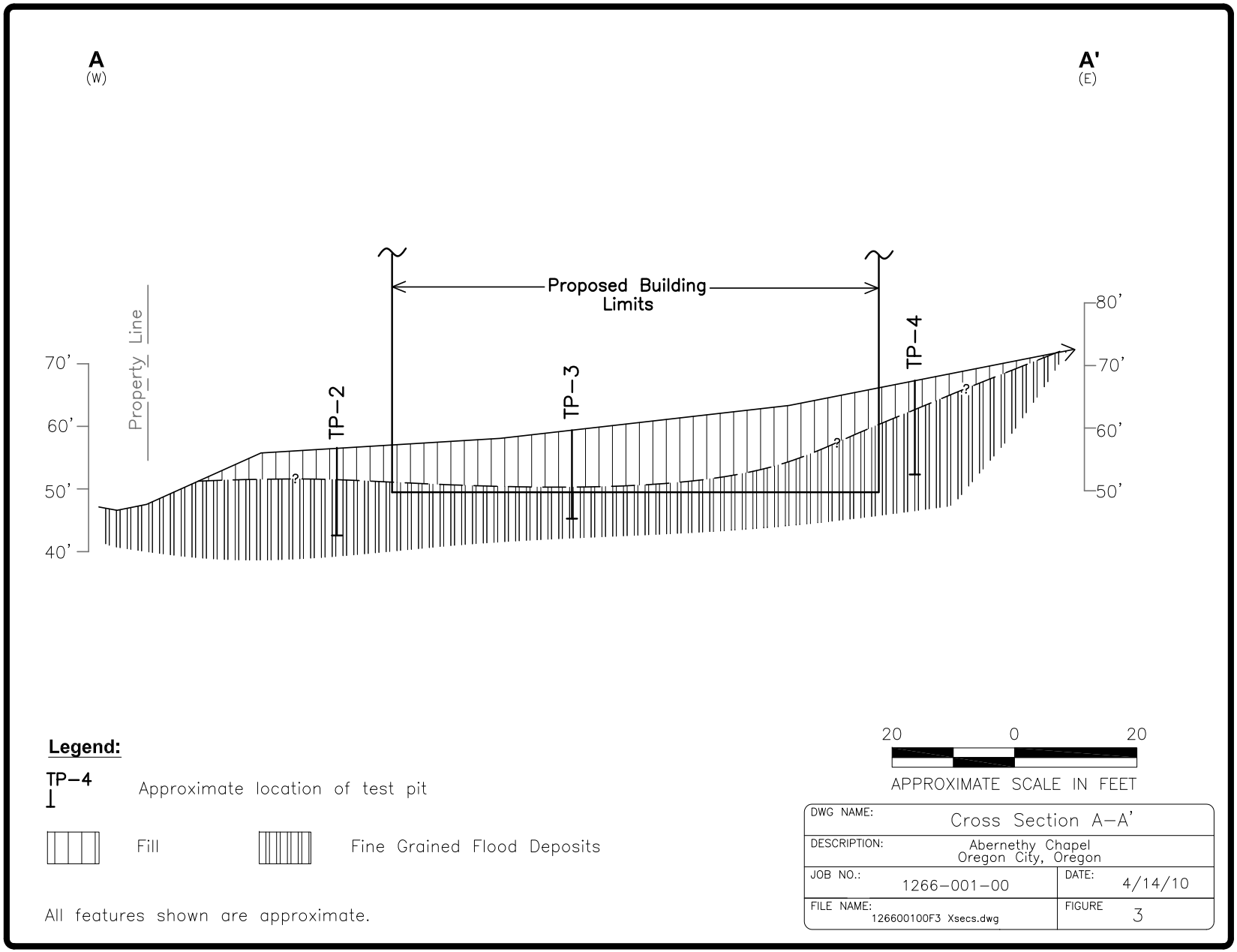
A — A' — Location of Cross-Section

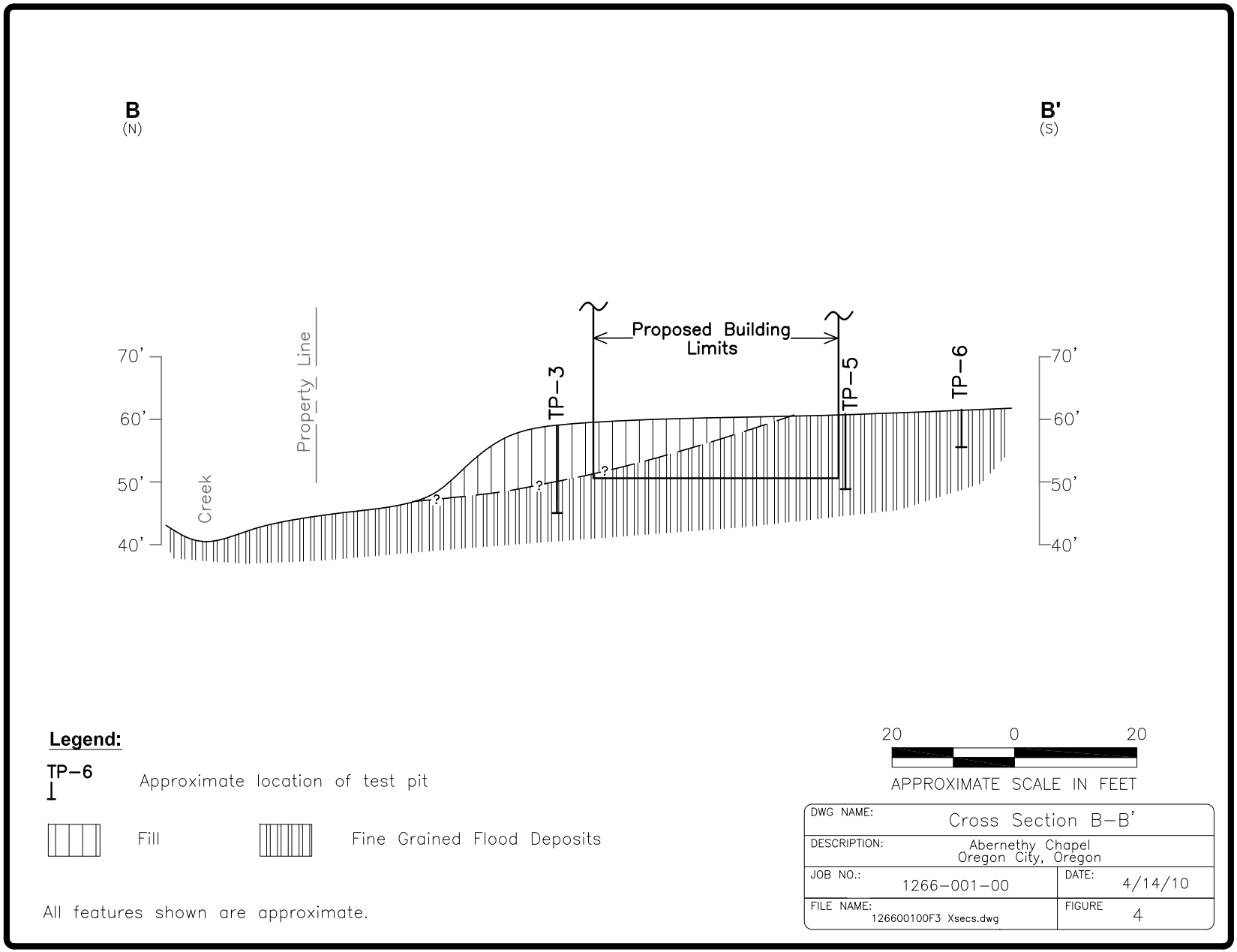
Qaf = Artificial Fill, limits approximate

Qff = Fine Grained Flood Deposits

Base drawing adapted from "Topographic Survey for Abernethy Chapel, Abernethy Center Properties, LLC" prepared by Pace Engineering Services Company, dated 9-12-2009. Original scale 1" = 30'

DWG NAME:	Site Plan		
DESCRIPTION:	Abernethy Chapel Oregon City, Oregon		
JOB NO.:	1266-001-00	DATE:	4/6/2010
FILE NAME:	126600100 Site Plan r2.dwg	FIGURE	2


A
(W)
A'
(E)
Proposed Building Limits
Property Line
TP-2
TP-3
TP-4
70'
60'
50'
40'
80'
70'
60'
50'
?
?
?
Legend:
TP-4
Approximate location of test pit
Fill
Fine Grained Flood Deposits
All features shown are approximate.
20
0
20
APPROXIMATE SCALE IN FEET
DWG NAME: Cross Section A-A'
DESCRIPTION: Abernethy Chapel
Oregon City, Oregon
JOB NO.: 1266-001-00
DATE: 4/14/10
FILE NAME: 126600100F3 Xsecs.dwg
FIGURE 3


B
(N)
B'
(S)
70'
60'
50'
40'
Creek
Property Line
TP–3
Proposed Building Limits
TP–5
TP–6
?
?
?
Legend:
TP–6
Approximate location of test pit
Fill
Fine Grained Flood Deposits
All features shown are approximate.
20
0
20
APPROXIMATE SCALE IN FEET
DWG NAME: Cross Section B–B'
DESCRIPTION: Abernethy Chapel
Oregon City, Oregon
JOB NO.: 1266–001–00
DATE: 4/14/10
FILE NAME: 126600100F3 Xsecs.dwg
FIGURE 4

APPENDIX A
FIELD EXPLORATIONS

APPENDIX A
FIELD EXPLORATIONS

We evaluated subsurface soil and groundwater conditions at the site by completing 6 test pit explorations. The test pit locations were approximately located by pacing from existing site features and are shown in report Figure 2. Exploration locations should be considered accurate only to the degree implied by the methods used.

The test pits were excavated by Dan Fischer Excavating using a rubber-tired JD 310C backhoe. Grab samples were obtained from the explorations at the locations indicated on the test pit logs.

Materials encountered in the explorations were classified in the field in general accordance with ASTM D2488, "Standard Practice for the Classification of Soils (Visual-Manual Procedure)". Soil classifications and sampling intervals are shown in the exploration logs in this appendix.

The field explorations were coordinated by an engineering geologist from our staff, who located the test pits, classified the various soil units encountered, obtained representative soil samples for geotechnical testing, observed and recorded groundwater conditions, and maintained a detailed log of each test pit.

Results of the laboratory testing are indicated on the exploration logs and described in Appendix B.

LOG OF TEST PIT NO. TP-1

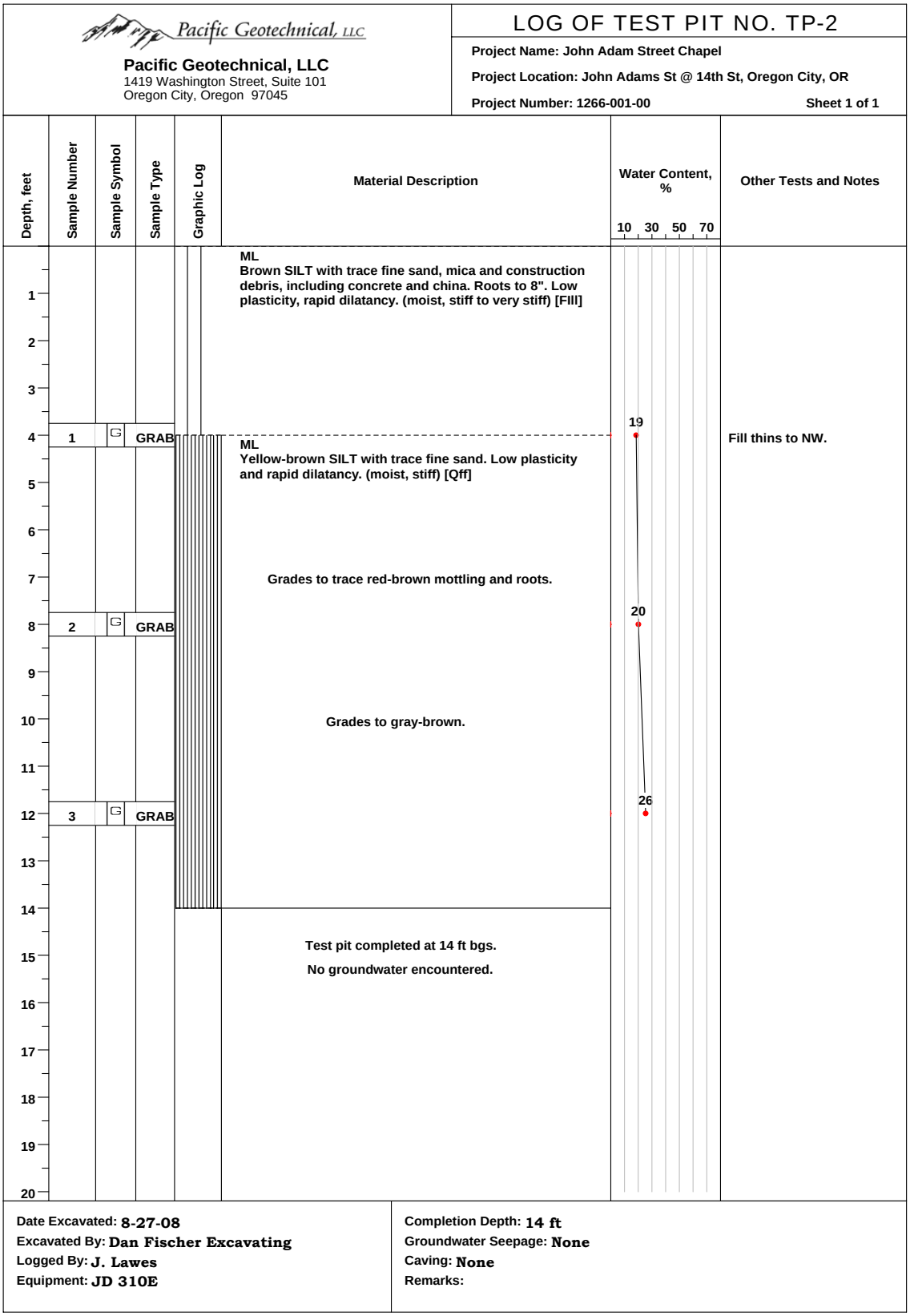
Pacific Geotechnical, LLC
1419 Washington Street, Suite 101
Oregon City, Oregon 97045

Project Name: John Adam Street Chapel
Project Location: John Adams St @ 14th St, Oregon City, OR
Project Number: 1266-001-00 **Sheet 1 of 1**

Depth, feet	Sample Number	Sample Symbol	Sample Type	Material Description	Water Content, % (10 30 50 70)	Other Tests and Notes
1				ML Brown fine sandy SILT, gravel and mica. Roots to 8". Low plasticity and rapid dilatancy. (moist, very stiff) [Fine-grained Flood Deposits - Qff]		PP= 4.5 TSF TV= 3.5 TSF
2	1	G	GRAB	Grades to yellow-brown at 1ft, homogeneous and with occasional small rounded to subangular basalt gravel.	15	%F= 68 TV= 4.0 TSF
3						PP= 4.0 TSF
4	2	G	GRAB		20	SA, %F= 50.4 PP= 4.0 TSF
5				Grades to light tan with much fine sand and stiff.		
6	3	G	GRAB			
7						
8	4	G	GRAB		27	
9						
10	5	G	GRAB	Grades to coarse silt and rapid dilatancy.		
11						
12	6	G	GRAB			
13				Grades to stiff and wet.		
14	7	G	GRAB		44	
15						
16						
17						
18				Test pit completed at 18 ft bgs. No groundwater encountered.		
19						
20						

Date Excavated: **8-27-08**
Excavated By: **Dan Fischer Excavating**
Logged By: **J. Lawes**
Equipment: **JD 310E**

Completion Depth: **18 ft**
Groundwater Seepage: **None**
Caving: **None**
Remarks:


Pacific Geotechnical, LLC
Pacific Geotechnical, LLC
1419 Washington Street, Suite 101
Oregon City, Oregon 97045
LOG OF TEST PIT NO. TP-2
Project Name: John Adam Street Chapel
Project Location: John Adams St @ 14th St, Oregon City, OR
Project Number: 1266-001-00
Sheet 1 of 1
Depth, feet
Sample Number
Sample Symbol
Sample Type
Graphic Log
Material Description
Water Content, %
10 30 50 70
Other Tests and Notes
ML
Brown SILT with trace fine sand, mica and construction debris, including concrete and china. Roots to 8". Low plasticity, rapid dilatancy. (moist, stiff to very stiff) [Fill]
1
GRAB
ML
Yellow-brown SILT with trace fine sand. Low plasticity and rapid dilatancy. (moist, stiff) [Qff]
19
Fill thins to NW.
Grades to trace red-brown mottling and roots.
2
GRAB
20
Grades to gray-brown.
3
GRAB
26
Test pit completed at 14 ft bgs.
No groundwater encountered.
Date Excavated: 8-27-08
Excavated By: Dan Fischer Excavating
Logged By: J. Lawes
Equipment: JD 310E
Completion Depth: 14 ft
Groundwater Seepage: None
Caving: None
Remarks:

Pacific Geotechnical, LLC

Pacific Geotechnical, LLC
1419 Washington Street, Suite 101
Oregon City, Oregon 97045

LOG OF TEST PIT NO. TP-3

Project Name: John Adam Street Chapel
Project Location: John Adams St @ 14th St, Oregon City, OR
Project Number: 1266-001-00 **Sheet 1 of 1**

Depth, feet	Sample Number	Sample Symbol	Sample Type	Graphic Log	Material Description	Water Content, % (10 30 50 70)	Other Tests and Notes
1					ML Brown SILT with trace fine sand and occasional construction debris, including bricks and concrete. Roots to 8". Low plasticity, rapid dilatancy. (moist, stiff to very stiff) [Fill]		PP= 4.5 TSF
2	1		GRAB		Grades to yellow brown at 1ft.		PP= 4.0 TSF
3							PP= 4.0 TSF
4					Bricks at 3.5 ft bgs.		PP= 4.5 TSF
5							
6							
7							
8					Chunk of concrete at 8 ft bgs ML Yellow-brown SILT with trace fine sand and mica. Low plasticity and rapid dilatancy. (moist, stiff) [Qff]		
9							
10	2		GRAB			20	
11							
12							
13							
14					Test pit completed at 14 ft bgs. No groundwater encountered.		
15							
16							
17							
18							
19							
20							

Date Excavated: 8-27-08
Excavated By: Dan Fischer Excavating
Logged By: J. Lawes
Equipment: JD 310E

Completion Depth: 14 ft
Groundwater Seepage: None
Caving: None
Remarks:

Pacific Geotechnical, LLC

Pacific Geotechnical, LLC
1419 Washington Street, Suite 101
Oregon City, Oregon 97045

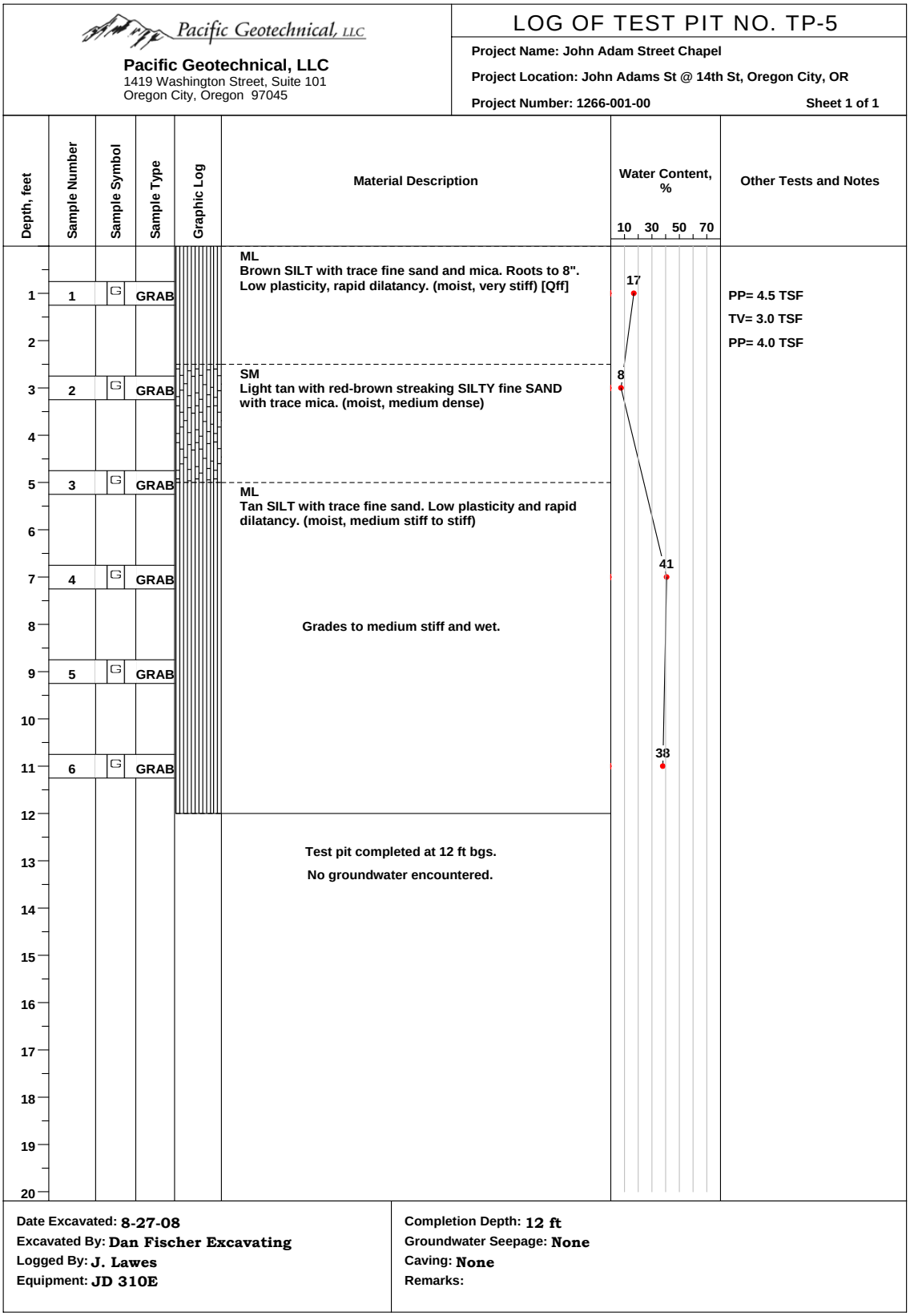
LOG OF TEST PIT NO. TP-4

Project Name: John Adam Street Chapel
Project Location: John Adams St @ 14th St, Oregon City, OR
Project Number: 1266-001-00 **Sheet 1 of 1**

Depth, feet	Sample Number	Sample Symbol	Sample Type	Graphic Log	Material Description	Water Content, % (10 30 50 70)	Other Tests and Notes
0					**ML** Brown SILT with trace fine sand and mica. Roots to 8". Low plasticity, rapid dilatancy. (moist, medium stiff) [Fill]		
					Grades to light tan at 1ft bgs.		
3					**ML** Light tan SILT with trace fine sand and mica. Low plasticity. (moist, stiff) [Qff]		
8	1		GRAB		**SM** Red-brown and tan silty fine SAND. Very rapid dilatancy. (moist, medium dense)	22	SA, %F= 28
10					**ML** Yellow brown SILT with trace fine sand. Low plasticity and very rapid dilatancy. (wet, medium stiff)		
12	2		GRAB			41	
15					Test pit completed at 15 ft bgs. No groundwater encountered.		
20							

Date Excavated: 8-27-08
Excavated By: Dan Fischer Excavating
Logged By: J. Lawes
Equipment: JD 310E

Completion Depth: 15 ft
Groundwater Seepage: None
Caving: None
Remarks:


Pacific Geotechnical, LLC
Pacific Geotechnical, LLC
1419 Washington Street, Suite 101
Oregon City, Oregon 97045
LOG OF TEST PIT NO. TP-5
Project Name: John Adam Street Chapel
Project Location: John Adams St @ 14th St, Oregon City, OR
Project Number: 1266-001-00
Sheet 1 of 1
Depth, feet
Sample Number
Sample Symbol
Sample Type
Graphic Log
Material Description
Water Content, %
10 30 50 70
Other Tests and Notes
ML
Brown SILT with trace fine sand and mica. Roots to 8". Low plasticity, rapid dilatancy. (moist, very stiff) [Qff]
1 GRAB
17
PP= 4.5 TSF
TV= 3.0 TSF
PP= 4.0 TSF
SM
Light tan with red-brown streaking SILTY fine SAND with trace mica. (moist, medium dense)
2 GRAB
8
3 GRAB
ML
Tan SILT with trace fine sand. Low plasticity and rapid dilatancy. (moist, medium stiff to stiff)
41
4 GRAB
Grades to medium stiff and wet.
5 GRAB
6 GRAB
38
Test pit completed at 12 ft bgs.
No groundwater encountered.
Date Excavated: 8-27-08
Excavated By: Dan Fischer Excavating
Logged By: J. Lawes
Equipment: JD 310E
Completion Depth: 12 ft
Groundwater Seepage: None
Caving: None
Remarks:

Pacific Geotechnical, LLC

Pacific Geotechnical, LLC
1419 Washington Street, Suite 101
Oregon City, Oregon 97045

LOG OF TEST PIT NO. TP-6

Project Name: John Adam Street Chapel
Project Location: John Adams St @ 14th St, Oregon City, OR
Project Number: 1266-001-00 **Sheet 1 of 1**

Depth, feet	Sample Number	Sample Symbol	Sample Type	Graphic Log	Material Description	Water Content, % (10 30 50 70)	Other Tests and Notes
0–1					**ML** Brown SILT with trace fine sand. Roots to 8". Low plasticity, rapid dilatancy. (moist, very stiff) [Qff]		
1–2					Grades to yellow-brown at 1 ft bgs.		
2–3					**SM** Yellow-brown SILTY fine SAND with much red-brown streaking. (moist, medium dense)		
3–6					**ML** Tan SILT with trace fine sand and mica. Low plasticity and rapid dilatancy. (moist, medium stiff to stiff)		
6–20					Test pit completed at 6 ft bgs. No groundwater encountered.		

Date Excavated: 8-27-08
Excavated By: Dan Fischer Excavating
Logged By: J. Lawes
Equipment: JD 310E

Completion Depth: 6 ft
Groundwater Seepage: None
Caving: None
Remarks:

APPENDIX B
LABORATORY TESTING

APPENDIX B
LABORATORY TESTING

GENERAL

Soil samples obtained from the explorations were transported to our laboratory and evaluated to confirm or modify field classifications, as well as to evaluate engineering properties of the soils encountered. Representative samples were selected for laboratory testing. The tests were performed in general accordance with the test methods of the ASTM or other applicable procedures.

VISUAL CLASSIFICATIONS

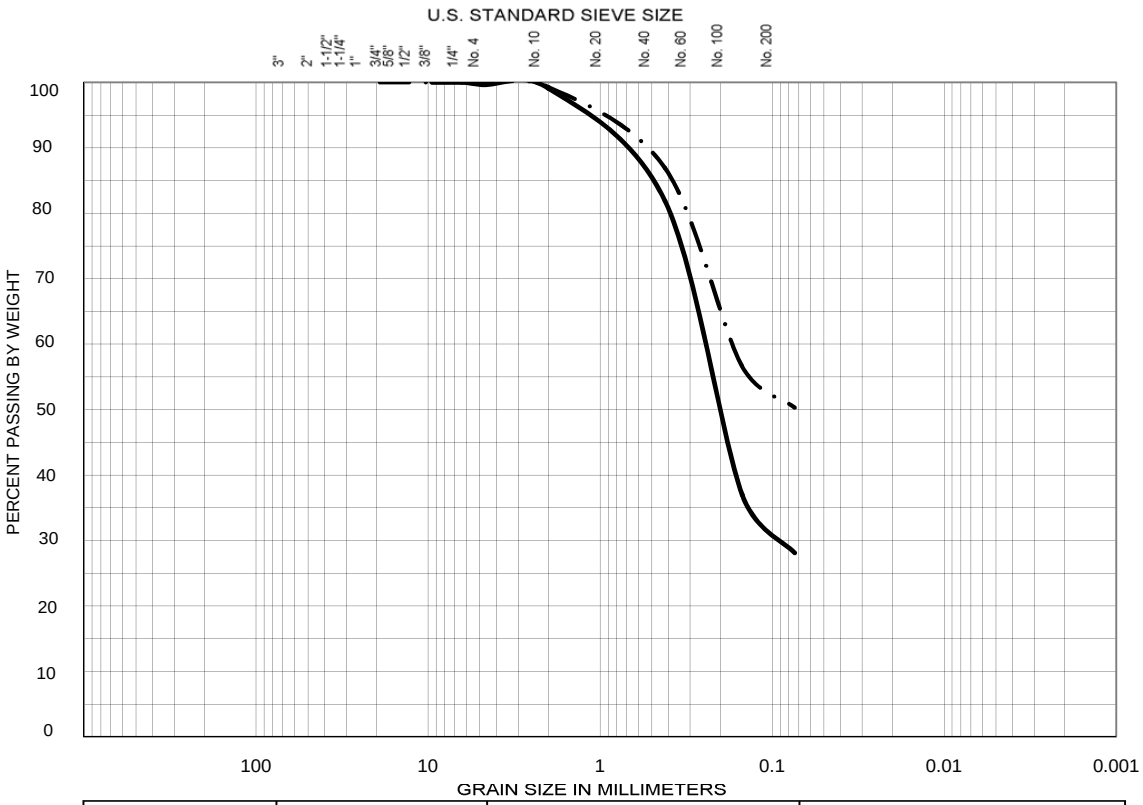
Soil samples obtained from the explorations were visually classified in the field and in our geotechnical laboratory based on the Unified Soil Classification System (USCS) and ASTM classification methods. ASTM Test Method D2488 was used to classify soils using visual and manual methods. ASTM Test Method D2487 was used to classify soils based on laboratory test results.

Moisture Content

Moisture contents of samples were obtained in general accordance with ASTM Test Method D2216. The results of the moisture content tests completed on samples from the explorations are presented on the exploration logs included in Appendix A.

Grain Size Distribution and Percent Fines

Grain size distribution tests were completed on two samples in general accordance with ASTM D422. The test results are presented on Figure B-1. In addition, a fines content analysis was performed to determine the percentage of soils finer than the No. 200 sieve - the boundary between sand size particles and silt size particles. The test was performed in general accordance with ASTM D1140. The test results are indicated on the exploration logs in Appendix A.



Symbol	Test Pit and Sample No.	As Rec'd Water Content, %	C_u	C_c	USC	Description
– – – –	TP-1 ; @ 4ft	21.3			ML	Sandy SILT
———	TP-4 ; @ 8ft	28.4			SM	Silty SAND
----·						

Test Pit and Sample No.	Soil / Aggregate Composition in Percent			
	Gravel	Sand	Fines	Total
TP-1 ; @ 4ft	0.4	49.3	50.3	100.0
TP-4 ; @ 8ft	0.2	71.7	28.1	100.0

Test Method: ASTM D422			
Project	John Adams Street Chapel	**Date Tested**	8/29/08
File No.	1266-001-00	**Tested By**	EM
Lab ID No.		**Checked By**	ADM

NOTE: Test results are applicable only to the specific sample on which they were performed, and should not be interpreted as representative of any other samples obtained at other times, depths or locations or generated by separate operations or processes.

Grain Size Analysis

Figure B-1

Pacific Geotechnical, LLC
Geotechnical Engineering and Engineering Geology
with a Focus on Sustainability

September 13, 2010

Mr. Mark Foley
F&F Structures
1300 John Adams Street, Suite 100
Oregon City, Oregon 97045

Report Addendum
Abernethy Chapel Project
1300 John Adams Street
Oregon City, Oregon
Project No. 1266-001-02

Pacific Geotechnical is pleased to submit this addendum to our *Updated Report of Geotechnical Engineering Services, Abernethy Chapel, 1300 John Adams Street, Oregon City, Oregon* (the report), dated April 15, 2010. Chapter 17-44 of the Oregon City Municipal Code requires a response to each of several specific topics listed in the project *Geologic Hazards Checklist* dated August 16, 2010. Specifically, this addendum addresses items No. 9 – "Preliminary Engineering Geology Report", and No. 11 – "Preliminary Soil Engineering Report." The Pacific Geotechnical report of April 15, 2010 is both an engineering geology and soil engineering report and was written and signed by both a certified engineering geologist and a licensed geotechnical engineer.

This addendum also includes results of additional explorations and recommendations related to a proposed retaining wall that was not included in the report. Additionally, we have reevaluated our conclusions with respect to a change in the building location which is approximately 12 feet further east than previously proposed.

Geologic Hazards Checklist

Item No. 9 - Preliminary Engineering Geology Report:

- *A preliminary engineering geology report, to include review of the civil drawings for the project.*

  We have reviewed the most recent version of the project grading plan, Sheet C2.0, dated April 22, 2010. Revised grades have been used to update our geologic cross sections and are attached as revised Figures 3 and 4. Review of the drawing has not changed the conclusions or recommendations noted in the report, with the exception of those recommendations contained herein related to the additional retaining wall and the change in building location.

- *A description of geologic formations, bedrock and surficial materials including artificial fill; location of any faults, folds, etc.*

  See report Section 3, pgs 2-4 regarding geologic formations and soils. See Section 4.1.4 for fault

Phone: 503 656-0156 / fax: 503 656-0186 / www.PacificGeotechnicalLLC.com
1419 Washington Street / Suite 101 / Oregon City, Oregon 97045

locations.

- *Off-site geologic conditions that may pose a hazard to the site or that may be affected by on-site development.*

  See report Section 5, bullets 4 and 5, for statements regarding off-site effects.

- *Cross sections showing subsurface structure, logs of subsurface explorations and analysis if necessary to evaluate the site.*

  The two cross sections provided in the report have been updated to reflect minor proposed grading changes as well as a minor change in the building location. These are attached as Revised Figures 3 and 4. These profiles, in conjunction with our site reconnaissance, explorations, and laboratory testing, were sufficient for use in stability evaluations.

- *Signature and certification number of the engineering geologist.*

  This is included on report Page 17 and is also included in this addendum.

- *The report shall also contain a statement as to whether any hazard areas should not be disturbed because of the potential for damage to the site or neighboring properties.*

  See report Section 5, bullets 3 and 4.

Item No. 11 - Preliminary Soil Engineering Report:

- *The engineering feasibility of the proposed development and addressing strength properties of surface and subsurface soils with regard to stability of slopes.*

  For engineering feasibility, see report Section 5, first paragraph. Stability of slopes is discussed in report Section 4.
  Strength properties of soils with regard to stability: Site native soils are stiff to very stiff and of moderate strength; therefore, they are capable of maintaining stable slopes at the inclinations recommended in the report.

- *Appropriate types of foundations together with bearing values and settlement criteria for foundation design, soil erosion potential, permeability and infiltration rates.*

  See report Section 8.1, pgs. 12-14 for foundation design. Soil erosion is discussed in report Section 6.10. Permeability and infiltration rates were not addressed as on-site stormwater infiltration is not proposed. The following statement should be added to report Section 5:

  - In our opinion, the site is unsuitable for on-site infiltration of stormwater due to site gradients and the anticipated low permeability of site soils.

- *Excavation, filling and grading criteria including recommended final slopes.*

  See report Sections 6.4 through 6.9, pgs. 8-11.

- *Surface and subsurface drainage; planting and maintenance of slopes.*

  See report Section 5, bullet 6. Also see report Section 6.10, pgs. 11-12.

- *Other identified soil or subsurface constraints together with geotechnical remediation and other recommendations to alleviate or minimize their effects; and signature and seal of the geotechnical engineer.*

  Other constraints include the over-steep fill slope along the north side of the proposed building. Recommended remediation includes removal of fill and flattening slopes as described in Report Section 5, bullets 2 and 9, and Section 6.9, page 11. These recommendations have been incorporated in the grading plan.
  Engineer's signature and seal are included on report page 17 and also included in this addendum.

- *The report shall also contain a statement as to whether the proposed development, constructed in accordance with the recommended methods, is reasonably likely to be safe and prevent landslide or other damage to other properties over the long term, and whether any specific areas should not be disturbed by construction.*

  See report Section 5, bullets 3 and 4.

Slope Retaining Wall

A concrete cast-in-place retaining wall is planned for the base of the slope bordering the southeast parking area, as shown on the attached figure. Our report did include recommendations for retaining structures, but not for those retaining an ascending slope. Furthermore, our explorations did not cover this portion of the property. We have thus performed additional explorations and evaluations related to the proposed wall and following are our findings, conclusions, and recommendations.

The proposed wall height is 6 to 8 feet along most of its length, tapering to zero at the north end. The retained slope has an inclination of approximately 2H:1V (horizontal:vertical), and slightly flatter in some areas.

Soil and Groundwater Conditions

We completed two hand augers and two drive probes at the site on September 3, 2010 to depths of between 13½ to 14 feet below the ground surface (bgs). The approximate locations of our explorations are shown on Figure 2. The borings were drilled by an engineer on Pacific Geotechnical's staff using a 2.75 inch diameter hand auger. Drive probe soundings were performed using a 1 inch steel pipe driven by a 9-pound slide hammer falling approximately 30 inches. We classified the various soil units encountered, obtained representative soil samples, observed and recorded groundwater conditions, and maintained detailed logs of the borings which are attached.

Soils encountered were consistent with those encountered in our previous explorations, consisting generally of sandy silt that we interpret as Fine-Grained flood Deposits. We encountered occasional interbeds of silty sand and clayey silt and lean clay, particularly in HA-1, the furthest south exploration. The consistency of the fine grained deposits ranged from stiff to very stiff. Soils at the proposed retaining wall foundation level were very stiff to hard.

Groundwater seepage was not encountered in our hand auger borings. Groundwater conditions can change, however, due to changes in use, grading, seasonal precipitation and other factors. Our borings were excavated following a prolonged dry period.

Conclusions and Recommendations

Concrete cantilever retaining walls are feasible in this location provided the recommendations below and in our report Section 8.2 are followed. The wall will have an ascending grade above the wall. We recommend the wall be sized such that the slope above the wall is 2H:1V or flatter. For a 2H:1V ascending slope, an equivalent fluid unit weight of 60 pcf should be used. For a 3H:1V ascending slope, an equivalent fluid unit weight of 50 pcf should be used.

All other assumptions listed in report Section 8.2 are applicable to conditions in this area, including use of free draining materials as backfill within at least 2 feet of the wall, 2,500 psf allowable bearing pressure, a sliding coefficient of 0.35, and embedment of footings a minimum of 24 inches. Additionally, the recommendation of report Section 8.4 for a 4-inch diameter foundation drain along the base of the wall is applicable.

Change in Building Location

We have reviewed changes in the grading plan with reference to the new building location, further east into the slope. The result is a cut slope having an inclination of 2H:1V or flatter. Attached cross section A-A' shows the proposed grading in this area.

Based on our understanding of the soil conditions, it is our opinion that this cut slope will be stable and will not reduce the stability of the natural slope above to the east. Because the east end of the building is at the base of a large slope, it is also imperative that surface water drainage be addressed in this area. This might be accomplished with a drainage swale along the base of the slope to direct surface water away from the building. The feature should outlet to a storm drain or to other suitable outlet away from the building.

We appreciate the opportunity to provide this report addendum. Please contact us if you have any questions or need additional information.

Sincerely,

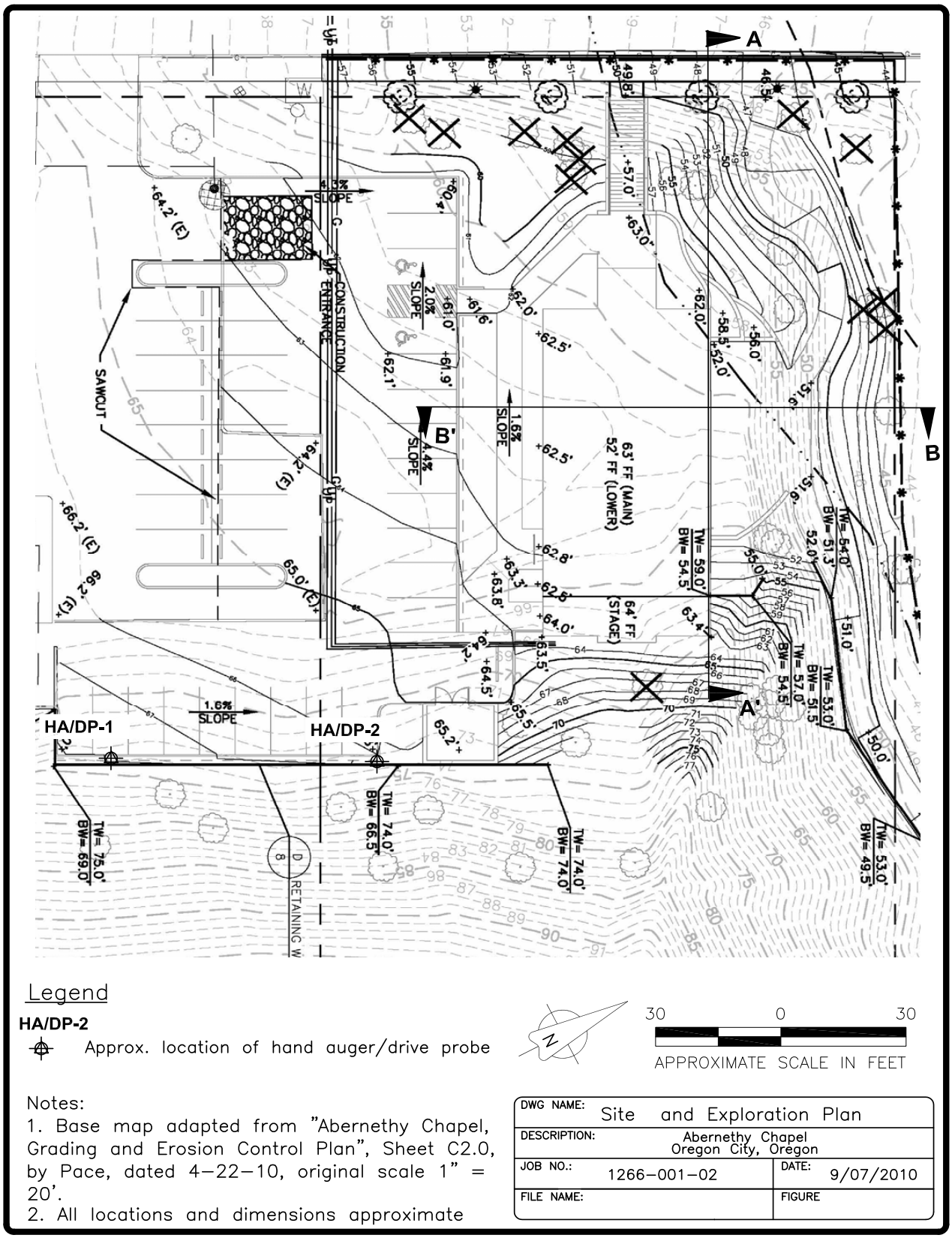




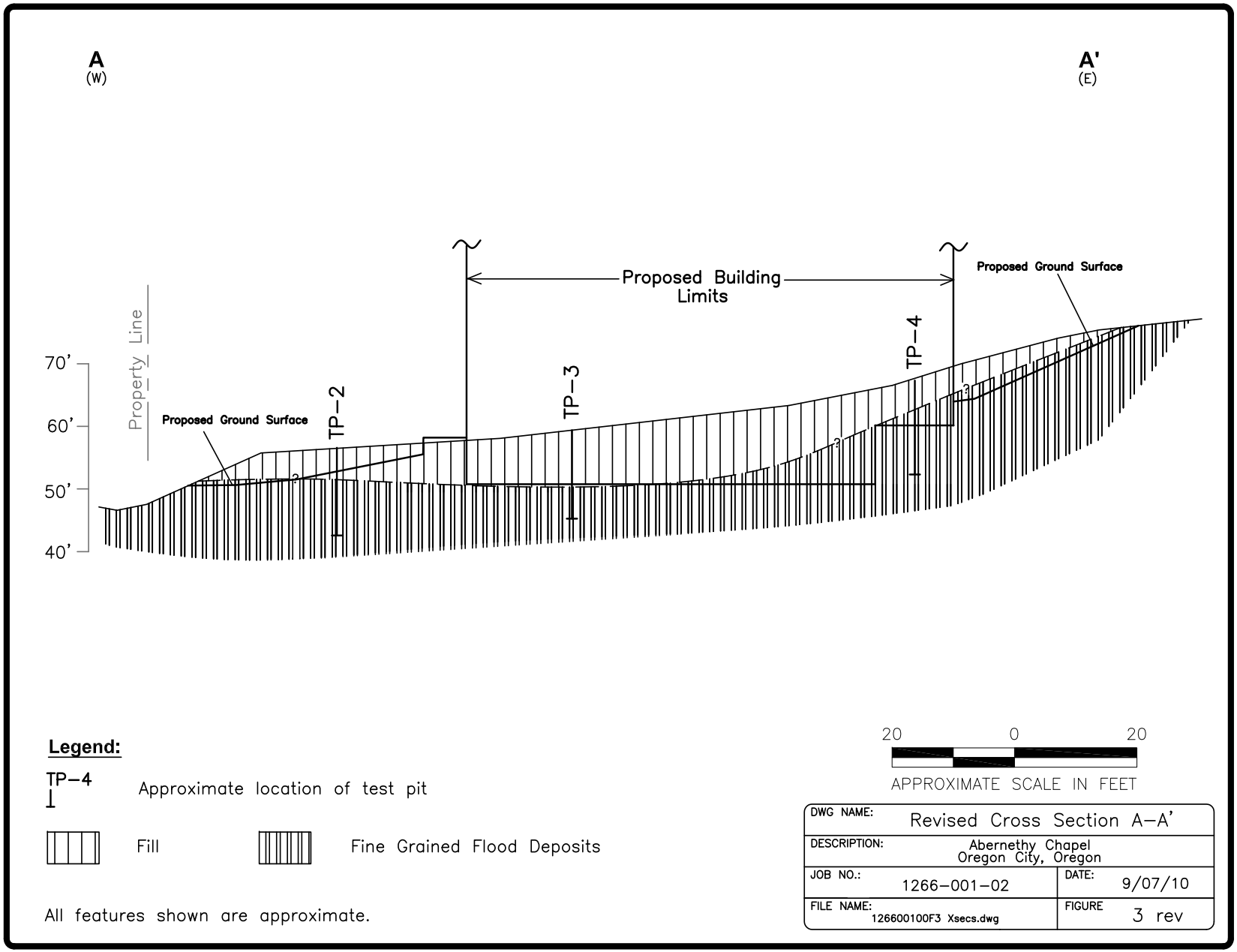
Tim W. Blackwood, P.E., C.E.G.
President

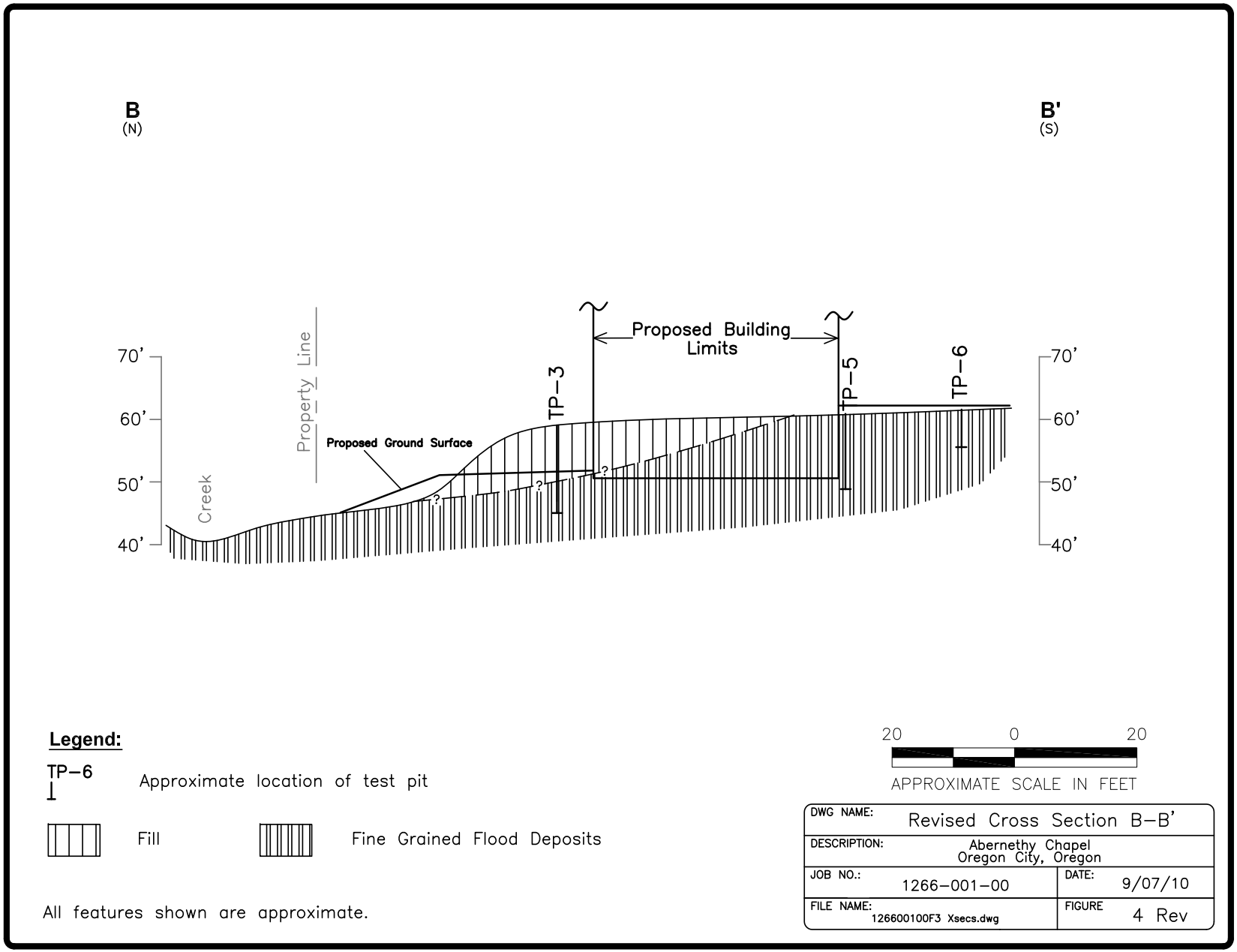
André D. Maré, P.E., G.E.
Associate

Document ID: 1266-001-02 Report Addendum.doc
Attachments



4a. SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02
The applicant is requesting approval of a Site Plan and Design Review application for


A
(W)
A'
(E)
Proposed Building Limits
Proposed Ground Surface
Proposed Ground Surface
Property Line
70'
60'
50'
40'
TP-2
TP-3
TP-4
3
3
3
Legend:
TP-4
Approximate location of test pit
Fill
Fine Grained Flood Deposits
All features shown are approximate.
20
0
20
APPROXIMATE SCALE IN FEET
DWG NAME: Revised Cross Section A–A'
DESCRIPTION: Abernethy Chapel
Oregon City, Oregon
JOB NO.: 1266–001–02
DATE: 9/07/10
FILE NAME: 126600100F3 Xsecs.dwg
FIGURE 3 rev


B
(N)
B'
(S)
70'
60'
50'
40'
Creek
Property Line
Proposed Ground Surface
Proposed Building Limits
TP-3
TP-5
TP-6
?
?
?
Legend:
TP-6
Approximate location of test pit
Fill
Fine Grained Flood Deposits
All features shown are approximate.
20
0
20
APPROXIMATE SCALE IN FEET
DWG NAME: Revised Cross Section B-B'
DESCRIPTION: Abernethy Chapel
Oregon City, Oregon
JOB NO.: 1266-001-00
DATE: 9/07/10
FILE NAME: 126600100F3 Xsecs.dwg
FIGURE 4 Rev

BORING NUMBER HA/DP-1

PAGE 1 OF 1

Pacific Geotechnical, LLC

CLIENT F&F Structures
PROJECT NAME Abernethy Chapel
PROJECT NUMBER 1266-001-02
PROJECT LOCATION 1300 John Adams Street, Oregon City, OR
DATE STARTED 9/2/10 **COMPLETED** 9/3/10
GROUND ELEVATION 74.5 ft **HOLE SIZE** 2.75"
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD 1" Drive Probe / 2.75" Hand Auger
AT TIME OF DRILLING ---
LOGGED BY ADM **CHECKED BY** TWB
AT END OF DRILLING ---
NOTE:
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY %	DRIVE PROBE BLOWS/6"	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0.0		(ML) Brown sandy SILT, low plasticity (dry to moist, stiff). Few fine gravel. [Fine-grained Flood Deposits]			12		
					31		
		Becomes light grayish brown, no gravel.			23		
					17		
2.5		Becomes moist. From 2.5' to 3', few thin layers of gray silty CLAY. Mottled brown between 3' and 3.5'.	GRAB 1		14		
					12		
					13		
		(SM) Light grayish brown, silty fine SAND (moist, medium dense).	GRAB 2		18		
		(ML) Light grayish brown sandy SILT, low plasticity (moist, stiff).			18		
					21		
5.0		(ML) Grayish brown clayey SILT, low to medium plasticity (moist, stiff). Mottled reddish brown, occasional gravel to 1/2" diameter.	GRAB 3		18		
					16		
		Becomes brownish gray sandy, clayey SILT. Between 6' and 8.5', occasional thin (1"-2") layers of brown silty CLAY.			20		
					22		
		Becomes light grayish brown. Becomes very stiff.			24		
7.5			GRAB 4		32		
		Few thin layers of silty fine SAND between 8' and 9'.			32		
					35		
					31		
					34		
10.0		Hand auger completed at 9.5 feet. Drive probe completed at 14 feet. No Seepage.			26		
					24		
					23		
					32		
12.5					30		
					36		
					28		
					29		

▲ DRIVE PROBE BL/6" ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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BORING NUMBER HA/DP-2

PAGE 1 OF 1

Pacific Geotechnical, LLC

CLIENT F&F Structures
PROJECT NAME Abernethy Chapel
PROJECT NUMBER 1266-001-02
PROJECT LOCATION 1300 John Adams Street, Oregon City, OR
DATE STARTED 9/3/10 **COMPLETED** 9/3/10
GROUND ELEVATION 73.5 ft **HOLE SIZE** 2.75"
DRILLING CONTRACTOR
GROUND WATER LEVELS:
DRILLING METHOD 1" Drive Probe / 2.75" Hand Auger
AT TIME OF DRILLING ---
LOGGED BY ADM **CHECKED BY** TWB
AT END OF DRILLING ---
NOTE:
AFTER DRILLING ---

DEPTH (ft)	GRAPHIC LOG	MATERIAL DESCRIPTION	SAMPLE TYPE NUMBER	RECOVERY %	DRIVE PROBE BLOWS/6"	POCKET PEN. (tsf)	DRY UNIT WT. (pcf)
0.0		(ML) Tan sandy SILT, low plasticity (dry to moist, medium stiff). Few fine gravel in upper 2 feet. [Fine-grained Flood Deposits]			8		
					14		
			GRAB 1		7		
		Becomes stiff.			10		
					15		
2.5					17		
		Becomes light grayish brown, mottled reddish brown. Becomes moist.			16		
			GRAB 2		17		
					19		
		(ML) Grayish brown sandy, clayey SILT, low to medium plasticity (moist, stiff).			17		
5.0					22		
					23		
					23		
		Becomes very stiff to hard.	GRAB 3		30		
7.5					37		
					41		
		Hand auger completed at 7.5 feet. Drive probe completed at 13.5 feet. No Seepage.			34		
					30		
					45		
10.0					49		
					43		
					26		
					27		
					36		
12.5					32		
					45		
					45		

▲ DRIVE PROBE BL/6" ▲
20 40 60 80
PL MC LL
20 40 60 80
☐ FINES CONTENT (%) ☐
20 40 60 80

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GEOLOGIC HAZARDS CHECKLIST

The application will not be deemed complete without all of the requirements proceeding.

City of Oregon City, Community Development Department, 320 Warner Milne Road, P.O. Box 3040, Oregon City, OR 97045, (503) 657-0891
www.orcity.org

Physical Address of Site _____

Clackamas County Map and Tax Lot Number(s) _____

Applicant(s) Name Printed _____

Mailing Address _____

Phone: (_____) _____ **Meeting Date**_____

1. ___ **A Completed Application Form**

2. ___ **A List of All Permit Approvals Sought by the Applicant**

3. ___ **Narrative**
A complete and detailed narrative description of the proposed development that describes existing site conditions, existing buildings, public facilities and services, presence of wetlands, steep slopes and other natural features and any other information indicated by staff at the preapplication conference as being required.

4. ___ **Review Criteria**
A response addressing each section of Chapter 17.44 and any other applicable chapter identified in the Oregon City Municipal Code.

5. ___ **Site Plan**
A scale-drawing site plan of the property, showing:
   - ❑ All natural physical features
   - ❑ Topography at two or five- foot contour intervals
   - ❑ Steepness of slopes
   - ❑ Test excavations or borings
   - ❑ Watercourses both perennial and intermittent
   - ❑ Ravines
   - ❑ All existing and manmade structures or features all fully dimensioned
   - ❑ Trees six-inch caliper or greater measured four feet from ground level
   - ❑ Rock outcroppings
   - ❑ Drainage facilities

6. ___ **Preliminary Hydrology Report**
A preliminary hydrology report, prepared by a suitably qualified and experienced hydrology expert, addressing:
   - ❑ The effect upon the watershed in which the proposed development is located
   - ❑ The effect upon the immediate area's stormwater drainage pattern of flow
   - ❑ The impact of the proposed development upon downstream areas and upon wetlands and water resources
   - ❑ The effect upon the groundwater supply

7. ___ **Architectural Site Plan**

An architectural site plan of the proposed development, showing:

- ❑ The location, height and width of proposed structures other than detached single-family dwellings and duplexes, including all important dimensions such as property lines, easement locations, setbacks and other appurtenances related to the development such as, but not limited to, parking and circulation.
- ❑ The location of areas proposed to be stripped of topsoil, paved or covered by structures (including impermeable surfaces or embankments).

8. ___ **Soil Erosion Control Plan**

A soil erosion control plan, based on the Oregon City Public Works Standards for Erosion and Sedimentation Control and containing:

- ❑ A description of existing topography and soil characteristics
- ❑ Specific descriptions or drawings of the proposed development and changes to the site which may affect soils and create an erosion problem
- ❑ Specific methods of soil erosion and sediment control, incorporating the following features, to be used before, during and after construction
- ❑ The land area to be grubbed, stripped, used for temporary placement of soil, or to otherwise expose soil shall be confined to the immediate construction site
- ❑ The duration of exposure of soils to erosion shall be kept to the minimum practicable
- ❑ Wet weather measures, such as those in the Oregon City Public Works Standards for Erosion and Sedimentation Control
- ❑ Prior to grading, clearing, excavating or construction, temporary diversions, sediment basins, barriers, check dams or other methods shall be provided as necessary to hold sediment and erosion.
- ❑ During construction, water runoff from the site shall be controlled, and sediment resulting from soil removal or disturbance shall be retained on site per the Oregon City Public Works Standards for Erosion and Sedimentation Control

9. ___ **Preliminary Engineering Geology Report**

A preliminary engineering geology report, prepared by a suitably qualified and experienced engineering geologist who is registered in the state of Oregon and who derives his or her livelihood principally from that profession, shall address the following items. The report shall specifically relate these items to the actual development proposal, not to the site in general:

- ❑ A description of geologic formations, bedrock and surficial materials including artificial fill; location of any faults, folds, etc.
- ❑ Structural data including bedding, jointing, and shear zones
- ❑ Off-site geologic conditions that may pose a hazard to the site or that may be affected by on-site development
- ❑ Cross sections showing subsurface structure, logs of subsurface explorations and analysis if necessary to evaluate the site
- ❑ Signature and certification number of the engineering geologist
- ❑ The report shall also contain a statement as to whether any hazard areas should not be disturbed because of the potential for damage to the site or neighboring properties
- ❑ The report shall include specific comments resulting from their review of the civil plans for the project including recommendations on maximum cuts, structural fills, rockery walls, drainage behind any type of walls, maximum slopes above walls, removal of toe of slopes, the use of rock hammers and blasting, and so forth.

10. ___ **Cross-Section Diagram**

A cross-section diagram, drawn to scale and indicating depth, extent and approximate volume of all excavation and fills.

11. ___ **Preliminary Soil Engineering Report**
A preliminary soil engineering report, prepared by a suitably qualified and experienced civil or geotechnical engineer who is licensed in Oregon and who derives his or her livelihood principally from that profession shall address the following items. The report shall specifically relate these items to the actual development proposal, not to the site in general:
- ❑ The engineering feasibility of the proposed development and addressing strength properties of surface and subsurface soils with regard to stability of slopes
- ❑ Appropriate types of foundations together with bearing values and settlement criteria for foundation design, soil erosion potential, permeability and infiltration rates
- ❑ Excavation, filling and grading criteria including recommended final slopes
- ❑ Surface and subsurface drainage; planting and maintenance of slopes
- ❑ Other identified soil or subsurface constraints together with geotechnical remediation and other recommendations to alleviate or minimize their effects; and signature and seal of the geotechnical engineer
- ❑ The report shall also contain a statement as to whether the proposed development, constructed in accordance with the recommended methods, is reasonably likely to be safe and prevent landslide or other damage to other properties over the long term, and whether any specific areas should not be disturbed by construction.
- ❑ The report shall include specific comments resulting from their review of the civil plans for the project including recommendations on maximum cuts, structural fills, rockery walls, drainage behind any type of walls, maximum slopes above walls, removal of toe of slopes, the use of rock hammers and blasting, and so forth.

12. ___ **Grading Plan**
- ❑ Reflecting preliminary finished grades
- ❑ Indicating in cubic yards whether and to what extent there will be a net increase or loss of soil.

13. ___ **Additional Information or Reports** *(If Required)*

14. ___ **Summary of the Meeting with the Applicable Neighborhood Association** *(Recommended)*

15. ___ **A Current Preliminary Title Report for the Subject Property(ies)**

16. ___ **Mailing Labels for Owners Within 300 Feet of the Subject Site**
The names and addresses of property owners within 300 feet of the site indicated on the most recent property tax rolls.

17. ___ **Copies**
Twelve (12) copies of all information, reports, and drawings (full-sized and 8.5" by 11") pertaining to this application.

18. ___ **All Required Application Fees**

17.44.060 Development Standards.

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

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

Modifications to the existing topography are limited to the extent necessary to place the building on the site, to provide the necessary parking and to provide pedestrian access from the public sidewalk to the building amenities. All vegetation beyond this area is being preserved and enhanced.

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

Site construction shall occur between the allowed period from May 1 to October 31, unless specifically approved by the City Engineer. Refer to Erosion Control Plan and Details, sheets C2.0 and C2.1.

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

The compact, rectangular form of the building is the most efficient possible and minimizes the overall disturbance to the site. The building floor elevations were based on balancing the necessary and desired connections from the building to the shared parking area and the public sidewalk.

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

The largest cut in slope on site occurs on the east edge of the shared parking area. This has a maximum height of approximately seven feet and is supported with an engineered retaining wall. Per the Geotechnical Report, the site and surrounding area show no landslide history and have a low landslide probability.

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

Any structural fill for the building will be designed by a licensed engineer and will be based on the recommendations identified in the Geotechnical Report. The geotechnical engineer will be engaged to provide observation and consultation during construction.

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

Site retaining walls have been designed by Pace Engineering (refer to Retaining Wall Detail, sheet C2.1). Building retaining walls will be designed by David Bugni & Associates, structural engineers and shall be documented in the permit submittal documents.

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

No new roads are included in the proposed development. Vehicular access will be limited to the expansion of the existing parking area. Parking areas and access aisles are designed to city standards.

H. Density shall be determined as follows

1) For those areas with slopes less than twenty-five percent between grade breaks, the allowed density shall be that permitted by the underlying zoning district;

Not Applicable

2) For those areas with slopes of twenty-five to thirty-five percent between grade breaks, the density shall not exceed two dwelling units per acre except as otherwise provided in subsection I of this section;

Not Applicable

3) For those areas with slopes over thirty-five percent between grade breaks, development shall be prohibited except as otherwise provided in subsection I 4 of this section.

Not Applicable

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

1) For those portions of the property with slopes of twenty-five to thirty-five percent, the maximum residential density shall be limited to two dwelling units per acre; provided, however, that where the entire site is less than one-half acre in size, a single dwelling shall be allowed on a lot or parcel existing as of January 1, 1994 and meeting the minimum lot size requirements of the underlying zone;

Not Applicable

2) An individual lot or parcel with slopes between twenty-five and thirty-five percent shall have no more than fifty percent or four thousand square feet of the surface area, whichever is smaller, graded or stripped of vegetation or covered with structures or impermeable surfaces.

Not Applicable

3) No cut into a slope of twenty-five to thirty-five percent for the placement of a housing unit shall exceed a maximum vertical height of 15 feet for the individual lot or parcel.

Not Applicable

4) For those portions of the property with slopes over thirty-five percent between grade breaks:

a. Notwithstanding any other City land use regulation, development other than roads, utilities, public facilities and geotechnical remediation shall be prohibited; provided, however, that the review authority may allow development upon such portions of land upon demonstration by an applicant that failure to permit development would deprive the property owner of all economically beneficial use of the property. This determination shall be made considering the entire parcel in question and contiguous parcels in common ownership on or after January 1, 1994, not just the portion where development is otherwise prohibited by this chapter. Where this showing can be made on residentially zoned land, development shall be allowed and limited to one single-family residence. Any development approved under this chapter shall be subject to compliance with all other applicable City requirements as well as any applicable State, Federal or other requirements;

Not Applicable

b. To the maximum extent practicable as determined by the review authority, the applicant shall avoid locating roads, utilities, and public facilities on or across slopes exceeding thirty-five percent.

Not Applicable

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

Per the conclusions of the Geotechnical Report, Section 5, Conclusions, the preliminary design of the proposed development has been reviewed and approved by the Geotechnical engineer. Upon completion, the permit/construction documents will be reviewed by the same engineer and a letter of conformance submitted to the City Engineer.

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

The need for peer review will be addressed if requested by the City.

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

The Geotechnical Report identifies no potential hazards.

17.44.070 Access to Property.

A. Shared private driveways may be required if the city engineer or principal planner determines that their use will result in safer location of the driveway and lesser amounts of land coverage than would result if separate private driveways are used.

An existing driveway shall be utilized as the sole, shared vehicular access to this and the adjacent site. A shared access easement will be executed as part of the development.

B. Innovations in driveway design and road construction shall be permitted in order to keep grading and cuts or fills to a minimum and to achieve the purpose and policy of this chapter.

Not Applicable

C. Points of access to arterials and collectors shall be minimized.

No new access is proposed.

D. The city engineer or principal planner shall verify that adequate emergency services can be provided to the site.

The building is accessible by emergency vehicles from the west and south. The furthest distance from any point on the building to the street is less than 130'.

17.44.080 Utilities.

All new service utilities, both on-site and off-site, shall be placed underground and under roadbeds where practicable. Every effort shall be made to minimize the impact of utility construction. Underground utilities require the geologic hazards permitting and review prescribed herein.

All new utilities shall be placed underground per the Utility Plan, sheet C4.0. The proposed utility design has been reviewed and approved by the geotechnical engineer per the conclusions of the Geotechnical Report.

17.44.090 Stormwater Drainage.

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

On-site stormwater will be managed through surface drainage to catch basins and downspouts tying to the city stormwater system. Building foundation perimeter drainage will be provided and will also tie to the city system. Per the Geotechnical Report Addendum (September 13, 2010), the site is not suitable for on-site infiltration of stormwater. Surface run-off through vegetated areas on the east, north and northwest sections of the property will remain essentially unchanged.

17.44.100 Construction Standards.

During construction on land subject to this chapter, the following standards shall be implemented by the developer:

A. All development activity shall minimize vegetation removal and soil disturbance and shall provide positive erosion prevention measures in conformance with OCMC Chapter 17.47 – Erosion and Sediment Control.

Refer to Erosion Control Plan and Details, sheets C2.0 and C2.1.

B. No grading, clearing or excavation of any land shall be initiated prior to approval of the grading plan, except that the city engineer shall authorize the site access, brush to be cleared and the location of the test pit digging prior to approval of such plan to the extent needed to complete preliminary and final engineering and surveying. The grading plan shall be approved by the city engineer as part of the city's review under this chapter. The developer shall be responsible for the proper execution of the approved grading plan.

Refer to Grading Plan, sheet C2.0.

C. Measures shall be taken to protect against landslides, mudflows, soil slump and erosion. Such measures shall include sediment fences, straw bales, erosion blankets, temporary sedimentation ponds, interceptor dikes and swales, undisturbed buffers, grooving and stair stepping, check dams, etc. The applicant shall comply with the measures described in the Oregon City Public Works Standards for Erosion and Sedimentation Control (Ordinance 99-1013).

Refer to Erosion Control Plan and Details, sheets C2.0 and C2.1

D. All disturbed vegetation shall be replanted with suitable vegetation upon completion of the grading of the steep slope area.

All vegetation and natural areas will be protected and/or replanted. Refer to Natural Resources Report and Landscape Plan, sheet L1.1.

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

The compact footprint of the building and limited development of pervious areas on site minimizes the disturbance to existing vegetation. Trees designated to remain will not be impacted by proposed grading and will be protected from construction operations as necessary.

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

High School creek, located north of the site, will not be altered by the proposed development. A proposed footbridge would cross the creek, providing pedestrian access between the proposed chapel and the existing Veiled Garden site. The bridge will span the ordinary high water limits of the creek, with the support footings located beyond the top of bank of the stream. Submittal has been made to the Oregon Division of State Lands and the Army Corps of Engineers regarding the footbridge. Refer to Natural Resources Report.

Erosion control devices will be established on the north boundary of the proposed development, protecting the creek from silt run-off during construction. Refer to Erosion Control Plan and Details, sheets C2.0 and C2.1.

G. All soil erosion and sediment control measures shall be maintained during construction and for one year after development is completed, or until soils are stabilized by revegetation or other measures to the satisfaction of the city engineer. Such maintenance shall be the responsibility of the developer. If erosion or sediment control measures are not being properly maintained or are not functioning properly due to faulty installation or neglect, the City may order work to be stopped. (Ord. 03-1014, Att. B3 (part), 2003: Ord. 94-1001 §2(part), 1994)

Erosion control devices shall be implemented and maintained by contractor and owner as required by the city. Refer to Erosion Control Plan and Details, sheets C2.0 and C2.1.

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

Not Applicable

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

Owner shall contract with the geotechnical engineer to provide inspection and consultation services during construction.

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

Owner shall contract with the geotechnical engineer to provide summary report to be submitted to the city.

DELSTAR ELECTRIC INCORPORATED
P.O. Box 1371
Tualatin, OR 97062
Phone (503) 684-8848
Fax (503) 684-8312
OR: CCB #63667

FAX TRANSMITTAL

3/3/2010

TO: F&F Structures
1300 John Adams Street
Suite 100
Oregon City, Oregon 97045
(503) 657-7010
FAX 650-1970

ATTN: Mark Foley

Attached please find photometrics for the light pole and floodlighting for you Chapel project.

If you have any questions please contact:
Randy McAlister
Delstar Electric, Inc.
(503) 720-3901 cell
randy@delstarelectric.com

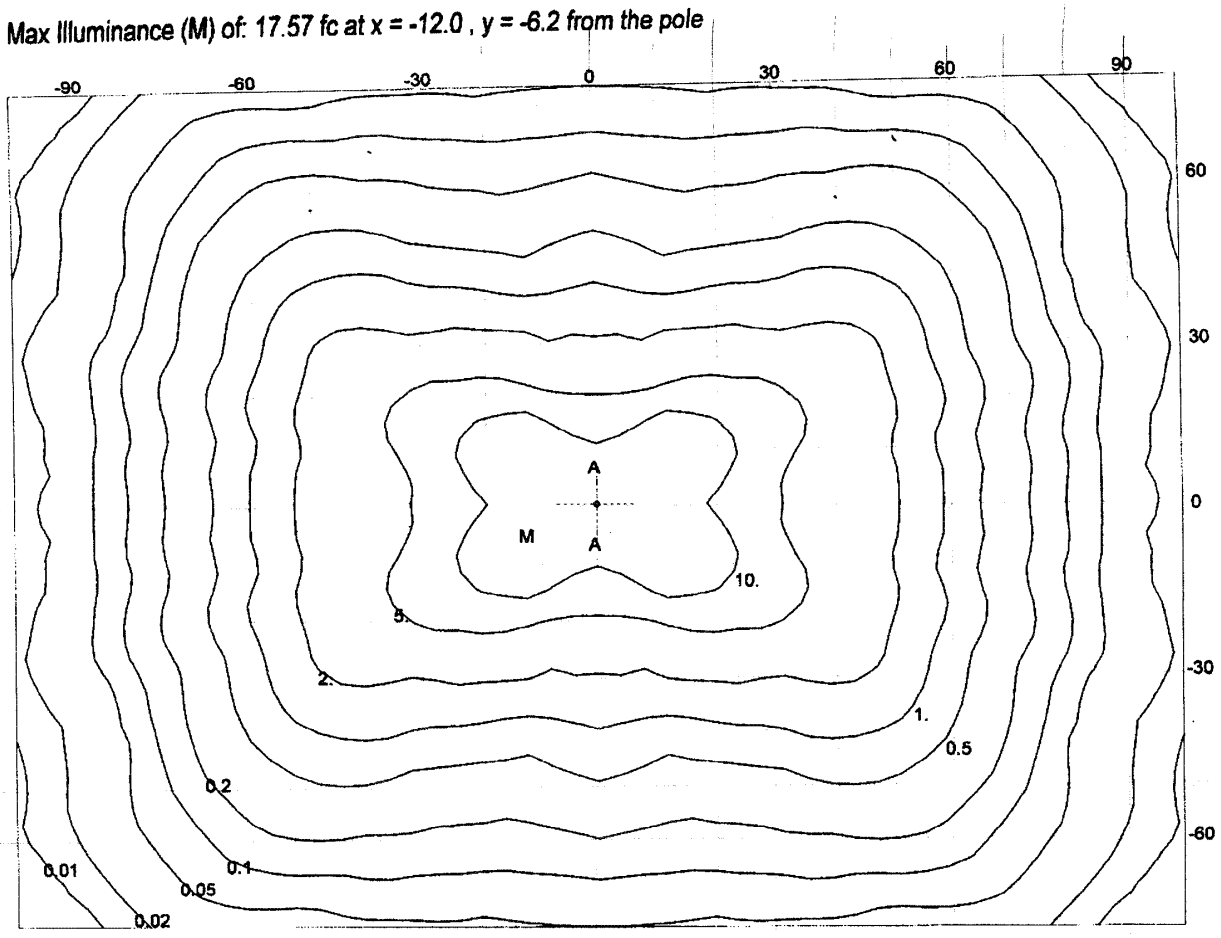
TRANSMITTING 6 PAGES INCLUDING THIS COVER

Pole Layout

Pole Description: SQUARE STEEL 20' w/(2) KAD 320M SR3 FIXTURES

Isoilluminance Plot

Max Illuminance (M) of: 17.57 fc at x = -12.0 , y = -6.2 from the pole



Scale: 1 inch = 28.57

Configuration Details

Pole Height: 20 feet

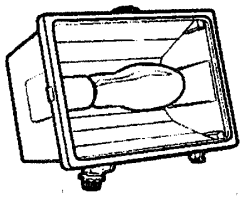
Luminaire No.	Type	Offset From Top of Pole X	Y	Z	Aiming Direction Orient.	Tilt	Spin	Lumens Per Lamp	LLF	Catalog Number
1	A	0.0	2.0	0.0	0.0	0.0	0.0	33300	1.0	KAD 350M SR3
2	A	0.0	-2.0	0.0	180.0	0.0	0.0	33300	1.0	KAD 350M SR3

LITHONIA LIGHTING®

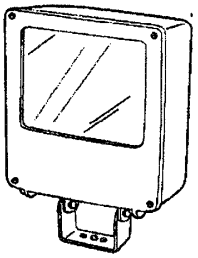
Catalog Number	
Notes	Type

Flood Lighting

50-150W HIGH PRESSURE SODIUM
70-400W METAL HALIDE



Micro



Medium

FEATURES & SPECIFICATIONS

PRODUCT OVERVIEW

Floodlights for commercial or residential signs, entry monuments or facades.

CONSTRUCTION

Rugged, die-cast aluminum housing constructed for maximum heat dissipation. Die-cast aluminum door frames.

Dark bronze housing. Anodized aluminum reflectors with high efficiency and wide beam spread.[1] Tempered glass lens with high temperature gasket to inhibit entrance of contaminants. Micro and small floodlights feature adjustable mounting knuckle with 1/2" NPS threaded stem; medium flood is yoke mount.

ELECTRICAL SYSTEM

120V reactor, normal power factor for 50-150W HPS and 70-100W MH. Quad-tap, high-reactance, high power factor ballast for 150W MH. Medium-base socket. Quad-tap, super CWA, pulse start ballasts are 88% efficient and EISA compliant for 250W and 400W MH. Mogul-base socket.

LISTING

UL Listed (standard). CSA Certified (see Options). UL listed for wet locations.

WARRANTY

Fixtures are covered by Lithonia Lighting 12-month warranty against mechanical defects in manufacture.

Notes:

1 F150MSL features spot distribution.

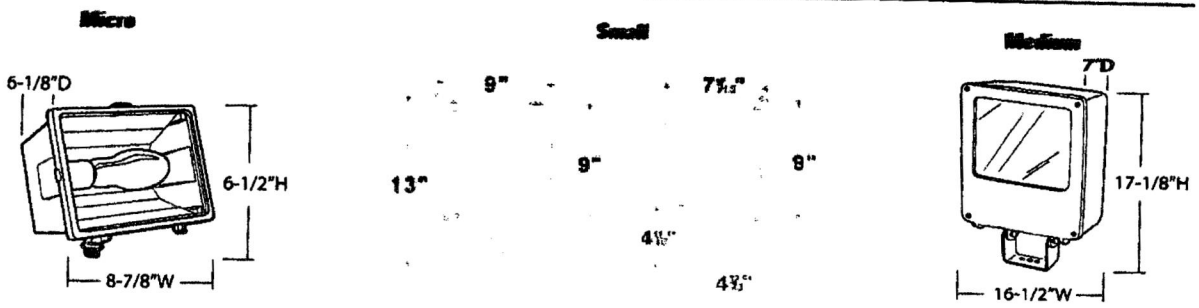
ORDERING INFORMATION

Catalog Number	UPC	Description	Wattage	Lamp Source	Voltage	NEMA Distribution	Lamp Included	Approx. Weight (lbs)	Pallet Qty	Standard Carton Qty
F50SL 120 M6	745973505496	Micro floodlight	50	HPS	120	--	Y	7	144	6
F70SL 120 M6	745973505441	Micro floodlight	70	HPS	120	--	Y	7	180	6
F100SL 120 M6	745973505502	Micro floodlight	100	HPS	120	--	Y	7	144	6
F150SL 120 M6	745973505380	Micro floodlight	150	HPS	120	6x6	Y	7	180	6
F70ML 120 M6	745973505489	Micro floodlight	70	MH	120	--	Y	7	144	6
F100ML 120 M6	745973817872	Micro floodlight	100	MH	120	--	Y	7	144	6
F150ML M4	745975146208	Small floodlight	150	MH	120/208/240/277	7x7	Y	14	64	4
F150MSL M4	745975146444	Spot, small floodlight	150	MH	120/208/240/277	5x4	Y	14	64	4
F250ML SCWA	745975145126	Medium floodlight	250[1]	MH	120/208/240/277	7x6	Y	29	20	1
F400ML SCWA	745975145195	Medium floodlight	400[1]	MH	120/208/240/277	7x6	Y	29	20	1

NOTES:

1 These wattages do not comply with California Title 20 regulations.

Flood Lighting High Pressure Sodium and Metal Halide



LITHONIA LIGHTING®
An AcuityBrands Company

Sheet #: Floods-HPS-MH

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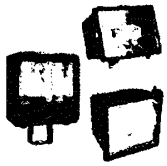
Lithonia Lighting
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

LITHONIA LIGHTING

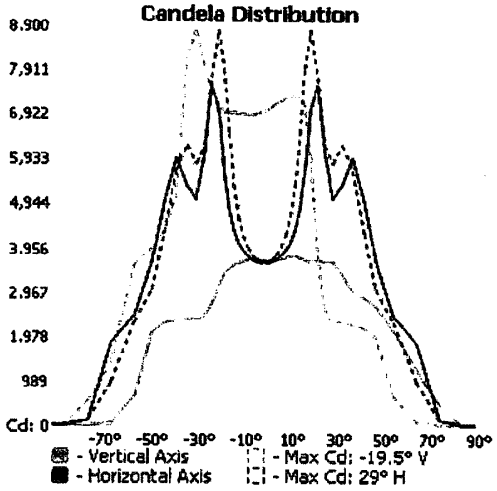
AcuityBrands

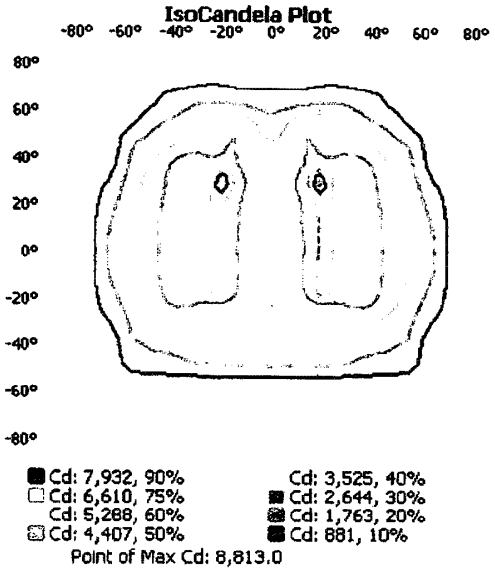
F250ML SCWA - FLOOD PHOTOMETRIC REPORT

TEST #:	LTL17830
ISSUE DATE:	7/23/2009
CATALOG #:	F250ML SCWA
LUMINAIRE:	250W PULSE START METAL HALIDE FLOODLIGHT
LAMP CAT #:	MS250/PS
LAMP:	ONE 250-WATT CLEAR BT28 PULSE START METAL HALIDE, VERTICAL BASE DOWN POS.
LAMP OUTPUT:	1 LAMP(S), RATED LUMENS/LAMP: 22000
BALLASTCAT:	N/A
BALLAST:	250W PULSE START METAL HALIDE FLOODLIGHT
INPUT WATTAGE:	300
LUMINOUS OPENING:	RECTANGLE (L: 1.17FT, W: 0.84FT)
EFFICIENCY:	61%
NEMA TYPE:	7 X 6
MAX CD:	8,813.0 AT HORIZONTAL: -19.5°, VERTICAL: 29°



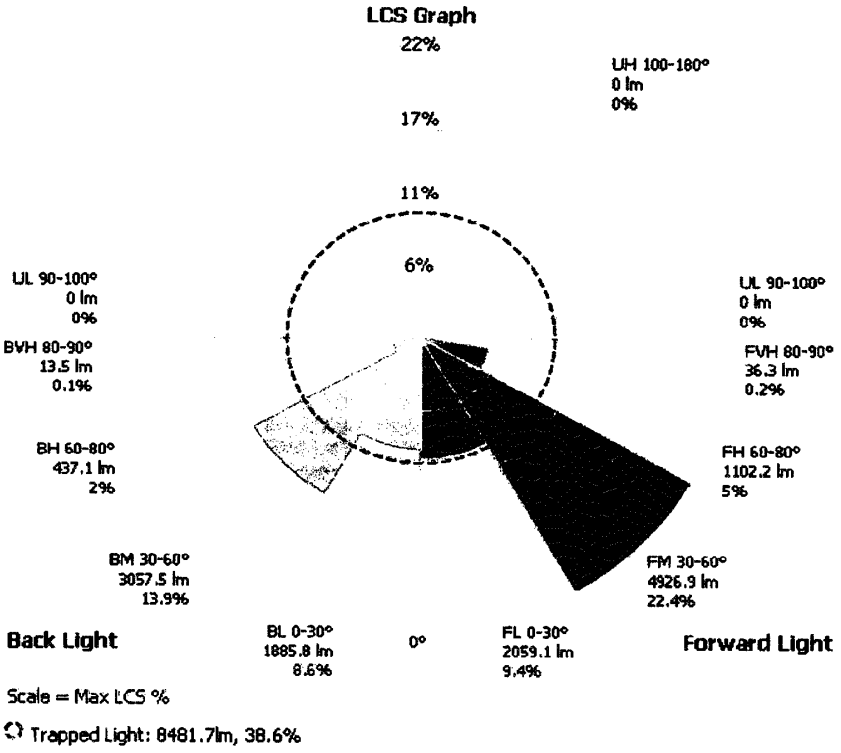
Product Page
Specification Sheet





Flood Summary

	Efficiency	Lumens	Horizontal Spread	Vertical Spread
Field (10%):	59.2%	13,029.1	132.2	124.9
Beam (50%):	26.9%	5,924.4	32.3	63.8
Total:	61.4%	13,499.2		



Visual Photometric Tool 1.2.23 copyright 2010, Acuity Brands Lighting
Reported data calculated from manufacturer's data file, based on IESNA recommended methods.

LITHONIA LIGHTING®

Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

INTENDED USE – Used for car lots, street lighting or parking areas.

CONSTRUCTION – Rugged, heavy-gauge, .12" thick, lightweight extruded, aluminum housing. Square shape, seam-welded and internally sealed for weather-tight integrity. Naturally anodized, extruded, aluminum door frame is sealed to housing by a silicone, closed-cell gasket and is secured with (3) quarter turn closing screws. Can be hinged from any of the four sides.

FINISH – Standard finish is dark bronze (DDB), polyester powder, electrostatically- applied and oven-cured. Other powder architectural colors available.

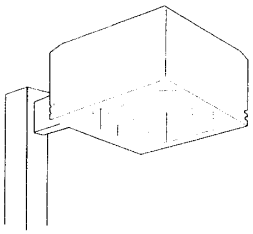
OPTICAL SYSTEM – Reflectors are anodized and segmented for superior uniformity and control, which allows the flexibility to mix distributions without compromising the overall lighting job. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Three cutoff distributions available: Type II (Roadway), Type III (Asymmetric), Type IV (Forward Throw, Sharp Cutoff). Lens is .125" thick impact-resistant, tempered glass.

ELECTRICAL SYSTEM – Ballast: 100-150W are high reactance, high power factor and are standard with pulse-start ignitor technology. "SCWA" not required. Constant wattage autotransformer for 175M (CSA, NOM or INTL required for probe start shipments outside of the US). Super CWA (pulse start ballast), 88% efficient and EISA legislation compliant, is required for 175-200W (SCWA option) for US shipments only. Pulse-start ballast (SCWA) required for 200M. Ballast is 100% factory-tested.

Socket with copper alloy, nickel-plated screw shell and center contact. Medium-base socket used with 100W and mogul-base used with 150-200W. UL listed 150W-600V.

INSTALLATION – Extruded, 4" aluminum arm for pole or wall mounting is shipped in fixture carton. Optional mountings available.

LISTING – UL listed for wet locations. Listed and labeled to comply with Canadian Standards (see Options).

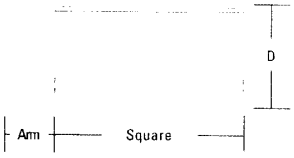


Area Lighting

KSE1

METAL HALIDE
100W, 150W, 175W, 200W
15' to 25' Mounting

NIGHTTIME FRIENDLY



Specifications

EPA: 1.3 ft² (.12m²) (includes arm)
Square: 15-11/16 (39.8)
Depth: 8-3/4 (22.2)
Arm length: 4 (10.2)
Weight: 26.6 lbs (12.1kg)

Mounting Option	Drilling Template[6]
SPxx, RPxx, DA12P	5
WBxx, DA12WB	6
WWxx	7

All dimensions are inches (centimeters) unless otherwise specified.

ORDERING INFORMATION

Example: **KSE1 200M R3 120 SCWA SP04 SF LPI**

Choose the boldface catalog nomenclature that best suits your needs and write it on the appropriate line.
Order accessories as separate catalog number.

Series
KSE1

Wattage
100M[1]
150M
175M[8]
200M
Ceramic metal halide
100MHC[1]
150MHC

Distribution
R2 IES Type II roadway
R3 IES Type III asymmetric
R4SC IES Type IV forward throw, sharp cutoff

Voltage
120
208[2]
240[2]
277
347
480[2]
TB[3]

Mounting
SP04 Square pole (4" arm) (standard)[4]
SP09 Square pole (9" arm)
RP04 Round pole (4" arm)[4]
RP09 Round pole (9" arm)
WW04 Wood pole or wall (4" arm)[4]
WW09 Wood pole or wall (9" arm)
WB04 Wall bracket (4" arm)
WB09 Wall bracket (9" arm)
L/ARM When ordering KMA, DA12
Optional Mounting (shipped separately)
DA12P Degree arm (pole)
DA12WB Degree arm (wall)
KMA Mast arm adapter
KTMB Twin mounting bar

Options

Shipped installed in fixture
SF Single fuse (120, 277, 347V)
DF Double fuse (208, 240, 480V)
LPI Lamp included as standard
L/LP Less lamp
PER NEMA twist-lock receptacle only
QRS Quartz restrike system (100W max) (lamp not included)
EC Emergency circuit
CR Enhanced corrosion resistance
CSA Listed and labeled to comply with Canadian Standards
INTL Available for MH probe start

Pulse Start SCWA

SCWA Super CWA pulse start ballast
NOTE: For shipments to U.S. territories, SCWA must be specified to comply with EISA.

Shipped separately[5]
PE1 NEMA twist-lock photocontrol (120, 208, 240V)
PE3 NEMA twist-lock photocontrol (347V)
PE4 NEMA twist-lock photocontrol (480V)
PE7 NEMA twist-lock photocontrol (277V)
SC Shorting cap for PER option
KSE1HS House side shield (R2,R3)
KSE1VG Vandal guard

Architectural color (powder finish)[6]
Standard colors
DDB Dark bronze (standard)
DWH White
DBL Black
Classic colors
DMB Medium bronze
DNA Natural aluminum
DSS Sandstone
DGC Charcoal gray
DTG Tennis green
DBR Bright red
DSB Steel blue
Striping[7]
SDDB Dark bronze
SDWH White
SDBL Black
SDNA Natural aluminum
SDTG Tennis green
SDBR Bright red
SDBUA Dark blue
SDYLB Yellow
Architectural class 1 anodize
ADB Dark bronze
ABL Black

NOTES:
1 Not available with SCWA.
2 Consult factory for availability in Canada.
3 Optional multi-tap ballast (120, 208, 240, 277V; 120, 277, 347V in Canada.)
4 Use SP09, RP09 or WW09 when two or more luminaires are oriented on a 90° drilling pattern.
5 May be ordered as accessory.
6 Additional architectural colors available; see Architectural Colors brochure, Form No. 794.3.
7 Striping is available in the eight colors listed only.
8 These wattages do not comply with California Title 20 regulations.

Accessories: Tenon Mounting Slipfitter ***(Order separately)***

Tenon O.D.	Number of fixtures: One	Two@180°	Two@90°[3]	Three@120°	Three@90°[3]	Four@90°[3]
2-3/8"	T20-190	T20-280	T20-290	T20-320	T20-390	T20-490
2-7/8"	T25-190	T25-280	T25-290	T25-320	T25-390	T25-490
4"	T35-190	T35-280	T35-290	T35-320	T35-390	T35-490

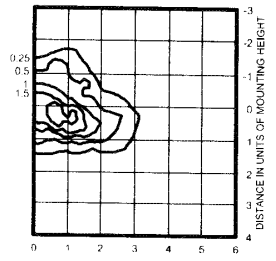
4a. SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02
The applicant is requesting approval of a Site Plan and Design Review application for

KSE1 Premium Cutoff Lighting

Coefficient of Utilization _____
Initial Footcandles _____

KSE1 100M R2 TEST NO: 1195020560

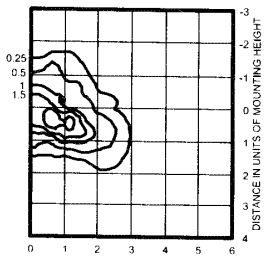
ISOILLUMINANCE PLOT (Footcandle)



100W lamp, rated 8500 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KSE1 100M R3 TEST NO: 1195020546

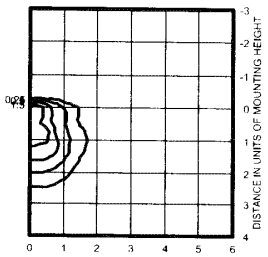
ISOILLUMINANCE PLOT (Footcandle)



100W lamp, rated 8500 lumens. Footcandle values based on 20' mounting height.
Classification: Type III, Short, Full Cutoff

KSE1 100M R4SC TEST NO: 1195020539

ISOILLUMINANCE PLOT (Footcandle)



100W lamp, rated 8500 lumens. Footcandle values based on 20' mounting height.
Classification: Unclassified (Type IV, Very Short), Full Cutoff

NOTES:

1 Photometric data for other distributions can be accessed from the Lithonia Lighting Web site. (www.Lithonia.com)
2 For electrical characteristics, consult technical data tab.
3 Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory and actual field measurements. Dimensions and specifications are based on the most current available data and are subject to change.

Mounting Height Correction Factor

(Multiply the fc level by the correction factor)
15 ft.=5.4
30 ft.=1.36
38 ft.=.85
40 ft.=.77

$\left(\frac{\text{Existing Mounting Height}}{\text{New Mounting Height}}\right)^2$ = Correction Factor

LITHONIA LIGHTING®
An AcuityBrands Company

Sheet #: KSE1-M

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Lithonia Lighting
Outdoor
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

LITHONIA LIGHTING®

Catalog Number	
Notes	Type

FEATURES & SPECIFICATIONS

INTENDED USE

For entrances, stairwells, corridors and other pedestrian areas.

CONSTRUCTION

Cast aluminum backplate. Gasketing between backplate and front cover prevents the entry of water and contaminants. External hardware includes phillips head and tamper-proof hex-head fasteners.

FINISH

Dark bronze (DDB) or white (DWH) front cover available for all wattages.

OPTICAL SYSTEM

Front cover/refractor is injection-molded, one-piece, UV-stabilized polycarbonate. The optical system is sealed and gasketed to inhibit the entrance of outside contaminants.

ELECTRICAL SYSTEM

The 13W fluorescent uses a 120V electro-magnetic ballast and includes a twin tube fluorescent lamp as standard. The 26/42W fluorescent uses a multi-volt electronic ballast and offers the option of 120-277V operation and also the option of 26W, 32W or 42W triple tube fluorescent lamp (not included).

INSTALLATION

Units are for wall mounting and include two 3/4" knockouts for routing electrical conduit.

LISTING

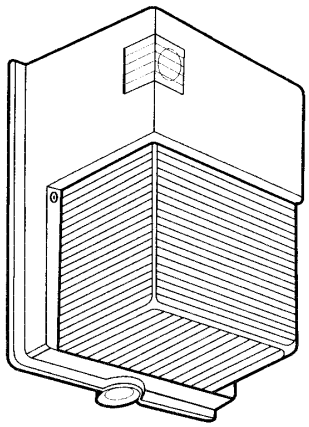
UL listed for wet locations. Listed and labeled to comply with Canadian Standards.

Small Polycarbonate Wall Pack

TWS

COMPACT FLUORESCENT

13TT
26TRT, 32TRT,42TRT
8' to 12' Mounting



Specifications

Height: 11" (27.9cm)
Width: 6-1/2" (16.5cm)
Depth: 5-1/4" (13.3cm)
Weight: 3.3 lbs./1.5 kgs

ORDERING INFORMATION

For shortest lead times, configure product using **standard options (shown in bold).**
Example: TWS 13TT 120 PE LPI

TWS

Series	Wattage/lamp	Voltage	Options
TWS	13TT One 13W twin-tube lamp	**120**	Shipped installed in fixture
	26TRT One 26W 4-pin tri-tube lamp[1]	**MVOLT[2]**	**PE Photoelectric cell as standard(N/A with MVOLT)**
	32TRT One 32W 4-pin tri-tube lamp[1]		LPI Lamp included as standard for 13TT only
	42TRT One 42W 4-pin tri-tube lamp[1]		**L/LP Less lamp standard for 26/42TRT**
			Architectural colors (optional)
			(blank) **Dark bronze**
			DWH White

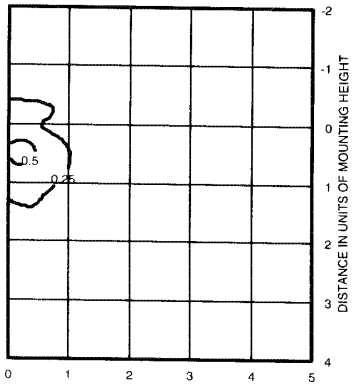
NOTES:
1 Ships as 26/42 TRT. Operates 26-42 watt as standard based on lamp choice.
2 Not available with 13TT.

Accessories

Order as separate catalog number
RK1 PEB1 Photocell kit (120V only)
TWSWG Wireguard

TWS 13TT TEST NO : LTL12634

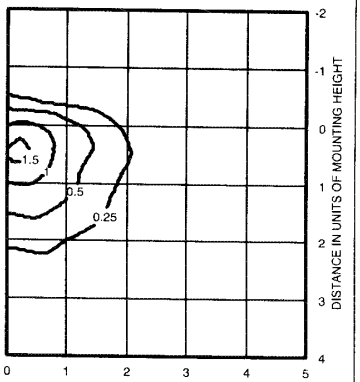
ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 52.2%
13W compact fluorescent twin tube lamp
Footcandle values based on 8'
mounting height, 800 rated lumens.

TWS 26TRT TEST NO: LTL12664P

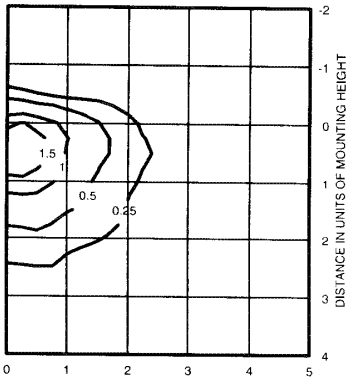
ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 55.2%
26W compact fluorescent triple tube lamp
Footcandle values based on 8'
mounting height, 1800 rated lumens.

TWS 32TRT TEST NO: LTL12633

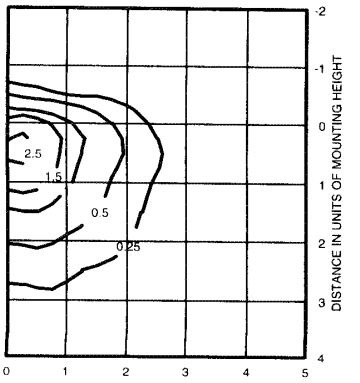
ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 55.2%
32W compact fluorescent triple tube lamp
Footcandle values based on 8'
mounting height, 2400 rated lumens.

TWS 42TRT TEST NO: LTL12663P

ISOILLUMINANCE PLOT (Footcandle)



Luminaire Efficiency: 55.2%
42W compact fluorescent triple tube lamp
Footcandle values based on 8'
mounting height, 3200 rated lumens.

Electrical Characteristics

Wattage/ballast	Primary voltage	Maximum line current (amps)	Input watts	Power factor%
Fluorescent 1-13TT	120	0.41	17	NPF NPF
Fluorescent 1-26TRT	120 277	.22 .09	26	HPF
Fluorescent 1-32TRT	120 277	.30 .13	36	HPF
Fluorescent 1-42TRT	120 277	.39 .17	47	HPF

Tested to current IES and NEMA standards under stabilized laboratory conditions. Various operating factors can cause differences between laboratory data and actual field measurements. Dimensions and specifications on this sheet are based on the most current available data and are subject to change without notice.

Mounting Height Correction Factor
(Multiply the fc level by the correction factor)
10 ft. = 0.64
12 ft. = 0.44

LITHONIA LIGHTING®
An AcuityBrands Company

Sheet #: TWS-CF

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www.lithonia.com

NATURAL RESOURCES REPORT

For

Abernethy Chapel
At John Adams St & 14th Street
Oregon City, Oregon

Prepared for:
Abernethy Center, Inc.
606 15th Street
Oregon City, OR 97045

March 30, 2010

Evaluated by:_____

Environmental Technology Consultants
4317 NE Thurston Way, Suite 210 Vancouver, WA 98662
(360) 696-4403 FAX (360)696-4089
E-mail: etc@etcenvironmental.net

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PROJECT, SITE DATA, AND EVALUATION SUMMARY

Site: Abernethy Chapel (John Adams St & 14th St); Oregon City, Oregon

ETC Project Number: 08-018

Project Staff: David Waterman, Richard Bublitz

Revisions: Jim Comrada, John McConnaughey

Applicant / Owner: Abernethy Center, Inc
Contact: Mark Foley
606 15th Street
Oregon City, OR 97045
PH: (503) 816-1277
FAX: (503) 650-1970

Site Location: The site is located in Oregon City, Oregon, southwest of the intersection of John Adams Street and 14th Street. Legal description: TL 8400, Section 29CC, T2S, R2E, W.M. Lat: 45° 21' 38" Lon: 122° 35' 56".

Acreage: 0.75 acres

Topography: The site is located near the base of a slope that extends from the high plateau south and east of the site down to the Abernethy Creek floodplain. Along the northeast and southeast property lines are slopes as steep as 40% and 75%, respectively. At the toe of the slope along the north property line is a narrow flat terrace adjacent to a stream. The stream flows in an approximate southeast to northwest direction. The remainder of the property, comprising the southwest quadrant of the site adjacent to John Adams Street, consists of a bench with a milder slope of approximately 8% to the north.

Land Use History: No previous usage of the site was apparent.

Adjacent Usage: Adjacent properties are in commercial usage, excepting the area southeast of the site which is residential.

Waterways: Unnamed perennial stream

Floodway: The north margin of the site at the toe of the slope is within the 100-year floodplain of Abernethy Creek, although this is clearly part of the flood fringe rather than the floodway.

LWI Map Reference: City of Oregon City Local Wetland Inventory T2S R2E Section 29

Other Wetland Determinations: None

Determination: The perennial stream is a jurisdictional waterway subject to federal, state, and city regulations.

Wetland Classes: R3UB3 (Riverine, Perennial, Unconsolidated Bottom, Mud)

Introduction:

In 2008 Environmental Technology Consultants (ETC) was contacted to perform a water resources investigation of a property in Oregon City, Oregon. The site is a 0.75 -acre parcel that has the following legal description: TL 8400, Section 29CC, T2S, R2E, WM. The City of Oregon City Title 13 NROD and FEMA 100 Year and 500 Year Flood extents Maps from OCWebMaps, Figures 5 &6 (Appendix A- **Title 13 Natural Resources Overlay**, **FEMA (2008) 100 Year and 500 Year Flood Extents)** confirmed a protected water feature near the north property line and an associated vegetated corridor were present. Therefore, at the time a naural resources report was required in accordance with Oregon City Municipal Code (OCMC) 17.49 for proposed development on the parcel. The field investigations were performed on August 8, 2008. ETC also referenced a previous study performed along this stream system on December 8, 2004.

Ord. Number. 08-1014, adopted July 1, 2009 repealed Chapter 17.49 of the OCMC in its entirety and enacted new provisions. Prior to this amendment Chapter 17.49 pertained to **Water Quality Resources Overlay District**. Chapter 17.49 now pertains to **Natural Resources Overlay District** (NROD).

The NROD was created to address Oregon's **Goal 5 Natural Resources, Scenic and Historic Areas, and Open Spaces** and **Title 3: Water Quality and Flood Management**, as well as **Title 13: Nature in Neighborhoods**.

In mid-February 2010 ETC was contacted to review and revise this report to bring it up to date and up to par with any revisions of Oregon City Municipal Code.

ETC Personnel & Project History:

This project was first initiated in 2008, and Richard Bublitz and David Waterman completed much of the Natural Resources Report and some of the mitigation design. The project was mothballed with economic downturn, and then revived in 2010. In the interim, Mr. Bublitz passed away, and Mr. Waterman moved to Illinois to pursue a masters degree in engineering. Jim Comrada assumed the lead on the project, and John McConnaughey assisted with some of the technical details.

RICHARD BUBLITZ
Division Manager

Education:
- B.S. Forest Management, West Virginia University (1966) Wildlife Management
- Post Baccalaureate Civil and Environmental Engineering, Portland State State University (1987-1991)
- Graduate Studies, West Virginia University, Florida Atlantic University, Portland State University

Richard Bublitz is the Division Manager for ETC; he has 25 years experience working in the environmental field. Mr. Bublitz has a broad range of expertise, from working for state and federal agencies in Florida, Ohio and the Pacific Northwest to working the last 13 years as an Environmental Consultant. Mr. Bublitz has been responsible for project management and supervision, client interaction, project mitigation design, and agency coordination at all levels on wetland and environmental resource projects from small urban projects to large private sector projects in most of the Eco-regions in the Pacific Northwest. Recent project include Lincoln City subdivision site, Yacolt Mountain quarry development project, Government Camp mixed use project (Still Creek), Toledo Washington agricultural development, Oregon City wetland mitigation and stream restoration, and Ducks Unlimited in Vancouver Washington.

DAVID WATERMAN, E.I.T
Environmental Specialist

Registrations/Certifications:
- Engineer Intern, Indiana #ET39600556
- Underground Storage Tank Site Assessor, Washington

Education:
- B.S. Engineering (Interdisciplinary Engineering, Ecological Engineering Option), Purdue University, 1996
- Corps of Engineers Wetland Delineation training course, Wetland Training Institute, 1997
- Risk-Based Corrective Action, ASTM Technical and Professional Training, 1998
- Wetland Sedges, Grasses, and Rushes, Portland State University, 1999

David Waterman has ten years experience in engineering design and environmental investigations. He spent nine months with a geotechnical engineering firm and the U.S. Army Corps of Engineers Navigation Department in Louisville, Kentucky and three years with *etc.* With Greenbaum Associates, his responsibilities included laboratory soil testing, soil core sampling, monitoring well installation, and foundation inspection, and with the USACOE he was involved with the maintenance dredging operation of the Ohio River. His responsibility was production of hydrologic survey maps from digital data generated by GPS surveying, and creating and modifying computer programs to aid this process. These included programs that eliminated erroneous data and calculated the river bed elevation of each survey data point given the river stage and operator location. He was also involved with the design of a disposal facility for contaminated dredge material. David's expertise is in onsite wetland delineations, wetland mitigation design, Phase I Environmental Site Assessments, and the remediation of leaking underground storage tank sites.

JOHN MCCONNAUGHEY
Senior Fisheries Biologist

Education: M.S. Fisheries Science, University of Alaska Southeast (1984)
B.S. Biology, University of Oregon (1977)

John McConnaughey is a Senior Fisheries Biologist for Environmental Technology Consultants (ETC). He has 20 years experience working with fisheries and fish habitat issues in the Northwest, Alaska and the South Pacific. Mr. McConnaughey is skilled in sampling design, salmon life history analysis, habitat utilization, and analysis of salmon recovery issues.

His experience is diverse. Before coming to ETC, he served as a member of the Management Implementation Planning Team, (MIPT), an interagency team tasked to study the effects of a salmon supplementation project and related salmon recovery issues in the Yakima Basin in Central Washington. Mr. McConnaughey lead three of the studies recommended by MIPT, and also lead studies investigating smolt passage and migration issues. He has been a member of interagency and international scientific teams to study and recommend policy on commercial and recreational fisheries.

He has project and administrative experience; as the lead biologist on 9 fisheries research studies, as the manager of a giant clam hatchery, and as an analyst for the Alaska Dept of Fish and Game. He is proficient with statistical and data base software, and uses analytical skills to provide reports for agencies, legislators and publication.

JIM COMRADA
Ecologist / Riparian Horticulturist

Education, Certificates, Other:

- Recipient 2003 Clark County, Washington- Sammy Award for Stream Restoration
- Certificate in Proper Functioning Conditions - US Bureau of Land Management / US Natural Resources Conservation Service / US Forest Service, 1999

Portland State University (2002-2005)

- Certificate of Wetland Delineation- Portland State University- Portland State University (PSU)
- Certificate of Wetland and Riparian Mitigation & Restoration- PSU
- Certificate of Aquatic Weed Management- PSU
- Certificate of Wetlands Invasive Weeds Management and Regulatory Issues- PSU
- Certificate of Bioengineering for Erosion Control & Habitat Function- PSU

South Seattle Community College (1979-1980)
- Landscape Design & Construction I, II, III
- Landscape Specifications and Contracts
- Landscape Maintenance Operations and Techniques

University of Washington (1969-1971)
- Plant Classification, Forest Ecology, Limnology, Natural History of Freshwater Invertebrates

Jim is knowledgeable regarding Pacific Northwest plant associations west of the Cascades, and bases his designs for wetland and riparian mitigations, restorations, and creations on local plant communities, paying close attention to plant associations regarded by the Washington State Department of Natural Resources as Rare and High Quality plant communities. Jim's responsibilities include wetland delineation, environmental assessment, mitigation and restoration design, construction, maintenance, and monitoring, and vegetation surveys.

Jim periodically reports to members of the Washington State Noxious Weed Control Board in Olympia regarding the status of a potentially invasive emergent plant species *Cyperus eragrostis* he discovered in Clark County. Recently, he alerted the Oregon Department of Agriculture Noxious Weed Control Program to the presence of a non-native Geranium (G. lucidum) in an area of Oregon City, OR.

Prior to ETC Jim was an intern for a year with the city of Vancouver, Washington working as an environmental project management specialist. He spent five years as a native plant landscape-nursery manager for Clark County, Washington. And he worked for ten years as a horticulturist for the city of Portland, Oregon for ten years during which time he periodically taught preparatory classes in herbicide applications and weed management for Oregon Department of Agriculture and Washington Department of Agriculture pesticide licensing, managed broadleaf weed control in the turf of all parks area, managed the activities of the field growing areas of the city's Mt. Tabor nursery, and spent his last four years as a one of the city's rose gardeners.

As a horticultural professional of over thirty years with a background in botany and zoology, as well as environmental horticulture Jim is especially well suited to develop success based mitigation and restoration strategies for riparian habitats that optimally hasten canopy closure, while effectively controlling invasive weed species and, ultimately striving to reduce the long term costs often associated with mitigation and restoration endeavors.

Protected Water Feature and Vegetated Natural Resources Corridor Assessment:

The subject property falls within the boundaries of the protected water feature's riparian corridor As seen in Figure 5 (Appendix A- Drawings; **Title 13 Natural Resources Overlay**). A majority of the subject property is also located within the Natural Resources Overlay Boundaries.

The "Protected Water Feature" is a stream named "High School Creek" that traverses the 14th Street right of way adjacent to the north property line in a general southeast to northwest direction. At the head of this feature within the study area is the outlet of a long culvert that originates on the east side of Madison Street. At the lower end of this feature within the study area is a 42" corrugated metal culvert inlet near the intersection of 14th Street and John Adams Street. This reach of open channel is approximately 380 feet long as shown on the attached Figure 1 (Appendix A- Drawings; **Existing Conditions**). At the culvert at the lower end, the stream appears to enter the local stormwater system and does not daylight until an outfall at Abernethy Creek. (The downstream storm system was not thoroughly investigated, but the online City of Oregon City GIS maps show the terminus of this pipe system at Abernethy Creek to the northeast.)

Because the existing short open channel reach is relatively straight with deep, steep banks suggested the general character of an open stormwater channel, we investigated the upstream system to determine if the onsite feature was actually a natural stream. Upstream of Madison Street the feature is located in a deep natural ravine with a well-defined channel as observed from the road. We also investigated aerial photographs, which show a long linear swath of forested vegetation further upstream that also indicated that this feature is indeed a natural stream. The topographic maps of the area also show a deep incised ravine indicative of a natural channel (Appendix B- **Topography**, **Aerial Map**).

The stream was delineated to the ordinary high water marks as per the field methods required by Oregon Department of State Lands and the U.S. Army Corps of Engineers. The delineated extents of the waterway are shown on Figure 1 (Appendix A- Drawings; **Existing Conditions)**.
The stream was GPS-located by ETC. No areas with the potential to meet the three criteria for wetlands (hydrophytic vegetation, hydric soil, and wetland hydrology) were identified beyond the stream banks during our investigation.

With a cover of mostly deciduous tree species both native and non-native the narrow riparian corridor adjacent to the creek has two characteristics that probably provide an opportunity for the soils in the riparian zone to remain moist well into the late spring and perhaps early summer. Also, a contributing factor is the leaf fall from the dominant deciduous trees of the canopy. Humus from decaying leaf matter and woody twigs and branches serves as a sponge that retains moisture well, but it also has a high cation holding capacity, thus not only provides nutrients from its breakdown, but also holds those nutrients and doles them out to understory and trees in a slow balanced fashion and promotes a healthy soil flora and fauna community.

The understory was comprised of a combination of native and non-native shrub and herbaceous species, all dense and providing 100% cover of area.

ETC staff visited the site in mid-March, 2010, and again in mid-May to examine the understory plant associations and to dig test holes to confirm that no hydric soils or high water table was present. The creek is incised into it stream course, and flow is moderately fast due to the slope of the ravine it courses through above the subject property's reach. This would suggest that the water table probably remains quite low during the beginning of the growing season.

The soils at the top of the steep slopes to the southwest of the creek were found by geotechnical staff to be largely fill. The native soils found in the area of the riparian corridor adjacent to the creek are classified as **Newberg Sandy loam** and **Xerochrepts** and **Haploxerolls** on the steep slopes. (Appendix B- Maps; **SCS Soil Survey Map**). The test holes dug by staff in mid-March and mid-May in the riparian corridor, as shown in Figure 5 (Appendix C- **Site Photographs),** did not find a water table, (test pit depth was 20"). And the soil found in the riparian corridor was a sandy loam only some slight mottling starting at around 11", but failing to

meet criteria for a hydric soil. With the prolonged retention of moisture from an established humus layer and dense forest canopy a break at just over a foot with some mottling could be anticipated.

Observation of the plant community in the March and May visits to the riparian corridor found a canopy of *Acer macrophyllum* (Bigleaf Maple, FACU), as well as *Alnus rubra* (Red Alder, FAC), and a non-native species of locust on the opposite side of the creek. Many locusts are either Upland or Facultative Upland trees. The shrub stratum had *Oemleria cerasiformis* (Osoberry, FACU), *Rosa gymnocarpa* (Bald-hip Rose, FACU), *Rubus discolor* (Himalayan Blackberry, FACU), and *Symphoricarpos albus* (Snowberry, FACU). *Phalaris arundinacea* (Reed Canary Grass, FACW), *Equisetum arvense* (Common Horsetail, FAC), and *Hedera helix* (English Ivy, FACU), was dominant in the herbaceous stratum. *Hydrophyllum tenuipes* (Pacific Waterleaf, FAC) was also present to a lesser extent in some areas. The plant associations in the riparian corridor, as seen in Figures 1, 2, 3, and 4 (Appendix C- **Site Photographs**), were transitional upland or upland in character.

Recent ETC staff visits reconfirmed what earlier staff data collection had recorded in August 2008, the water table was low, soils were a sandy loam, and the plant community was a transitional upland association with a sizable number of dominant invasive species.

The stream is not mapped on the USGS quad map. The previous investigation had concluded that the stream flowed perennially. We also observed during our August 2008 investigation that the stream had a substantial flow. Without any additional evidence suggesting otherwise, we conclude that the feature is a perennial stream.

Topographic measurements were taken by ETC using a Laser Technology Inc. Impulse 200 laser rangefinder with prism as shown on Figure 2 (Appendix A- Drawings; **Net Slopes Measurements Across First 50'**). The net slopes across the first 50 feet measured perpendicular to the stream exceeded 25%. A well-defined top of ravine was mapped as shown on Figure 3 (Appendix A- Drawings; **Slope Measurements Beyond Top of Ravine**). Slopes beyond the top of the ravine were well under 25%. As indicated above, it appears that this stream currently flows into Abernethy Creek after flowing through approximately 600 linear feet of stormwater pipe along John Adams Street. No fish data exists for the stream named High School Creek on the subject property, although Abernethy Creek is known to be utilized by Chinook Salmon, Coho Salmon, and Steelhead[1], all of which are anadromous fish. There are several factors that make it highly unlikely that fish species migrate from Abernethy Creek upstream through the stormwater system and eventually into the subject property stream. First, the pipe outfall at Abernethy Creek is above the normal high water level of Abernethy Creek as observed during a November 2008 visit with the applicant. Secondly, long piped reaches are not conducive to fish passage, and approximately 600 linear feet of pipe separates the open channel reach on the subject property from the next daylight location at Abernethy Creek. Thirdly, the next pipe reach above the subject property that crosses Madison Street is approximately 200' long with approximately 12.5% slope. (The estimated slope is based on the natural slope of the ravine bottom as shown on the USGS map in this vicinity.). Therefore the upper end of the stream is inaccessible, and since the open channel reach on the subject property does not contain any suitable spawning or rearing habitat, we have concluded that fish would not be able to migrate up to the subject property stream.

Protected Water Feature Classification / Vegetated Corridor Width Determination

Based on the analysis above, we have concluded that the stream is not an anadromous fish-bearing stream. It is also not an intermittent stream with slopes less than 25% and which drain less than 100 acres. Therefore it falls into the category "All Other Protected Water Features" as per Table 17.49.110 of OCMC 17.49 **Natural Resource Overlay District** below.

Since the net slope within the first 50 feet adjacent to the Protected Water Feature exceeds 25%, the methods from Table 17.49.110 of OCMC 17.49 require the identification of the "top of ravine". The top of ravine line from the topographic land survey is shown on Figure 3 (Appendix A- Drawings; **Slope Measurements Beyond**

[1] *Abernethy Creek Fish Distribution* [online data query]. Portland (OR) : StreamNet [25 March 2010]. URL:< http://q.streamnet.org/Request.cfm?cmd=BuildQuery&NewQuery=BuildCriteria&Required=Run,State,County&DataCategory=23&State=4&County=104&ID=1226038453652&_Count=1

Top of Ravine). Slope measurements that are shown confirm that the slopes beyond that line are less than 25%. The required vegetated corridor width is therefore 50 feet from the top of ravine.

The Natural Resource Buffer Area associated with the stream is clearly shown on Figure 4 (Appendix A-Drawings; **Natural Resources Buffer**).

Table 17.49.110
From Oregon City Code of Ordinances, Chapter 17.49 - NATURAL RESOURCE OVERLAY DISTRICT

Protected Feature Type (See Definitions)	Anadromous Fish-bearing Stream	All Other Features			
		Intermittent Stream < 25%, drains < 100 acres	All Other Streams (Intermittent or Perennial)		Delineated Wetland
Minimum Required Width	200'	15'	50'	200'	50'
Slope Adjacent to Feature	Any	< 25%	> 25% for less than 150 feet (see *Note 2)	> 25% for 150 feet or more (see Note 2)	Any
Starting Point for Measurements from Feature	Top of Bank	Top of Bank	Top of Bank	Top of bank to break in > 25% slope (See Note 3) + 50'	Delineated Edge of Title 3 Wetland
Maximum Disturbance Allowance	See Section 17.49.120				
Mitigation Requirements	See Section 17.49.180 or 17.49.190				

1. Vegetated corridors in excess of fifty feet apply on steep slopes only in the uphill direction from the protected water feature.

2. *Where the protected water feature is confined by a ravine or gully, the top of the ravine is the break in the slope; twenty-five percent slope.

Assessment of Vegetated Corridor Plant Associations

Plant associations were mapped and are shown on Appendix A Figure 7 "Plant Associations".

Association #1: Populus-Acer/Rubus/Hedera

The land between the stream and the toe of slope was comprised of a dense canopy of deciduous trees. The understory had been mechanically cleared prior to our study, although it was evident that the cleared vegetation was almost entirely *Rubus discolor* (Himalayan Blackberry) and *Hedera helix* (English Ivy). Efforts had been made to cut Ivy at the base of trees where it was growing as a vine up their trunks. *ETC staff visited the site in March 2010 and again in May 2010 and noted that there were also medium sized *Oemleria cerasiformis* (Osoberry) and areas of healthy Symphoricarpos albus (Snowberry) in the riparian corridor adjacent to the creek and up the slope to the southwest.

Because of the dominant cover of *Rubus discolor* in the shrub stratum and the dominant cover of *Hedera hedrix* and *Phalaris arundinacea* in the herbaceous stratum we classify this plant association as degraded, see Table 1.

Table 1: Vegetation Association 1 Tree canopy: 80%; Shrub canopy: 30% Groundcover: 100%; Non-native species cover: 90%					
Stratum	Scientific Name	Common Name	Dominant	Native	Nuisance
Tree	*Acer macrophyllum*	Bigleaf Maple	X	X	
	Alnus rubra	Red Alder	X	X	
	Populus balsamifera	Black Cottonwood	X	X	
Shrub	*Rubus discolor*	Himalayan Blackberry	X		X
	Corylus cornuta	Hazel Nut		X	
	Ornamental *Malus / Prunus*	Ornamental Fruit Tree			
Herb	*Hedera helix*	English Ivy	X		X
	Phalaris arundinacea	Reed Canary Grass	X		X
	Equisetum arvense	Common Horsetail	X	X	X
	Tolmiea menziesii	Piggy-back Plant		X	
	Polystichum munitum	Sword Fern		X	

Association #2: Populus-Robinia /Rubus/Hedera

Along the face of the steep slope and the flat bench beyond the top of ravine was an association of weedy tree species that appeared to have colonized the site following earth-moving activities in the distant past. (Note that a geotechnical investigation confirmed that much of the land above the top of ravine consisted of old fill.) Although the undergrowth had been mechanically cleared in this area, it was evident that *Rubus discolor* was the sole dominant species of the shrub stratum; and that the dominant *Hedera helix* had been largely cut at the base of trees where growing up their trunks.

Because of the dominant cover of *Rubus discolor*, and the presence of *Ilex aquifolium* in the shrub stratum and *Hedera hedrix* and *Polygonum cuspidatum* (Japanese Knotweed) in the herbaceous stratum we classify this plant association as degraded, (see table 2).

Table 2: Vegetation Association 2 Tree canopy: 75%; Shrub canopy: 75%; Groundcover: 100%; Non-native species cover: 100%					
Stratum	Scientific Name	Common Name	Dominant	Native	Nuisance
Tree	*Populus balsamifera*	Black Cottonwood	X	X	
	Robinia pseudoacacia (?)	Black Locust	X		
	Alnus rubra	Red Alder		X	
Shrub	*Rubus discolor*	Himalayan Blackberry	X		X
	Polygonum cuspidatum	Japanese Knotweed			X
	Ilex aquifolium	English Holly			X
	Corylus cornuta	Hazel Nut		X	
	Pseudotsuga menziesii	Douglas Fir		X	
	Thuja plicata	Western Red Cedar		X	
Herb	*Hedera helix*	English Ivy	X		X
	Polystichum munitum	Sword Fern		X	

Association #3: Acer-Prunus/Symphoricarpos/Hedera

This was the least disturbed association, consisting of dense forested cover of primarily native species, although *Hedera helix* (English Ivy) was still problematic. This area had not been mechanically cleared prior to the site investigation.

Because of the presence of *Prunus laurocerasus* and *Rubus discolor* in the shrub stratum and *Hedera hedrix* in the herbaceous stratum we classify this plant association as degraded.

Table 3: Vegetation Association 3
Tree canopy: 95%; Shrub canopy: 30% Groundcover: 100%; Non-native species cover: 90%

Stratum	Scientific Name	Common Name	Dominant	Native	Nuisance
Tree	*Acer macrophyllum*	Bigleaf Maple	X	X	
	Prunus emarginata	Bitter Cherry	X	X	
Shrub	*Symphoricarpos albus*	Snowberry	X	X	
	Oemleria cerasiformis	Indian Plum		X	
	Sambucus sp.	Elderberry species		X	
	Acer circinatum	Vine Maple		X	
	Corylus cornuta	Hazel Nut		X	
	Rubus discolor	Himalayan Blackberry			X
	Prunus laurocerasus	English Laurel			X
Herb	*Hedera helix*	English Ivy	X		X
	Urtica dioica	Stinging Nettle		X	
	Athyrium filix-femina	Lady Fern		X	
	Polystichum munitum	Sword Fern		X	

Association #4: Populus/Rubus/Hedera

This association is nearly identical to Association #2, with only a few minor shifts in plant percentages, particularly on the shrub stratum. Young Douglas Fir, Cedar, and Maple saplings are more prevalent. This area had not been mechanically cleared prior to the site investigation.

Because of the dominant cover of *Rubus discolor*, and the presence of *Ilex aquifolium* in the shrub stratum, and *Hedera hedrix* and *Clematis ligusticifolia* in the herbaceous stratum we classify this plant association as degraded, see table 4.

Table 4: Vegetation Association 4
Tree canopy: 75%; Shrub canopy: 75% Groundcover: 100%; Non-native species cover: 100%

Stratum	Scientific Name	Common Name	Dominant	Native	Nuisance
Tree	*Populus balsamifera*	Black Cottonwood	X	X	
	Robinia sp.	Locust sp.			
	Alnus rubra	Red Alder		X	
Shrub	*Rubus discolor*	Himalayan Blackberry	X		X
	Polygonum cuspidatum	Japanese Knotweed			X
	Ilex aquifolium	English Holly			X
	Ornamental Rose	Ornamental Rose			
	Corylus cornuta	Hazel Nut		X	
	Acer macrophyllum	Bigleaf Maple		X	
	Pseudotsuga menziesii	Douglas Fir		X	
	Thuja plicata	Western Red Cedar		X	
	Prunus laurocaerus	English Laurel			X
Herb	*Hedera helix*	English Ivy	X		X
	Clematis ligusticifolia	Western Clematis			X
	Polystichum munitum	Sword Fern		X	

Vegetated Corridor Condition

All the associations have forested cover that would meet "Good Existing Corridor" criteria. The last two vegetation associations also had substantial native plant species diversity and provide a good template for

mitigation design. However the large percentage of nuisance invasive plant species in all associations relegates all four associations to the "Degraded" category.

Presence of Invasive Weed Species

Degradation of understory and reduction of plant diversity has largely been caused by colonization of non-native plant species. Because of the special significance of Japanese Knotweed it will be discussed later in the report.

Stratum	Scientific Name	Common Name	Dominant	Native	Nuisance
Tree	*Robinia sp.*	Locust sp.	X		
Shrub	*Ilex aquifolium*	English Holly			X
	Polygonum cuspidatum	Japanese Knotweed			X
	Prunus laurocerasus	English Laurel			X
	Rubus discolor	Himalayan Blackberry	X		X
Herb	*Hedera helix*	English Ivy	X		X
	Phalaris arundinacea	Reed Canary Grass	X		X
	Equisetum arvense	Common Horsetail	X	X	X

Discussion Regarding Site Development

The proposed development plan is shown on Figure 9 (Appendix A- Drawings; **Proposed Development**). The project involves expanding the existing parking lot associated with the adjacent property to the south (Pace Engineers building); and constructing a chapel; patio; and associated walkways and landscape areas. The project will involve **7,000 square feet** of impacts in the outer portion of the Natural Resource Area. The Natural Resource Area is shaded green on Figure 4 (Appendix A- Drawings; **Natural Resource Vegetated Buffer**). The impact area within the Natural Resource Area is shaded green on Figure 9 (Appendix A- Drawings; **Proposed Development**). The majority of the impact is above the top of ravine in an area of old fill.

Impact Analysis

[Note: The following impact analysis describes impacts to the resource areas that would potentially result if not mitigated. The impact analysis is intended to identify the potential losses of functions and values resulting from the proposed project in order to adequately design the mitigation project to offset those losses. Where design elements of the project are discussed in this section that involve mitigation of the described impacts, they are shown in italic type. Otherwise the mitigation is discussed in the Mitigation Plan section of the report. The net impact after mitigation is intended to be positive. In other words, in the post-development post-mitigation scenario the net functions and values of the natural resource areas are intended to be improved.]

1. Wildlife Habitat

   The impact area is dominated by an association of *Populus balsamifera* (Black Cottonwood) and *Robinia pseudoacacia* (Black Locust[2]) on the tree stratum; *Rubus discolor* (Himalayan Blackberry) on the shrub stratum; and a mat of *Hedera helix* (English Ivy) as groundcover. (The Ivy also is growing as a woody vine up the trunks of numerous trees.)

   The tree canopy does provide cover and some nesting opportunities as well as food usage for resident and migratory songbirds and possibly for mammals such as opossum, creeping vole, raccoon, and squirrels.

[2] Positive ID of *Robinia pseudoacacia* (Black Locust) was not established due to winter condition of plants and canopy height. Black Locust is listed as a nuisance species on Portland's plant list and may be removed "without review" .

Because the canopy has a sizable population of non-native black locust trees and native Black Cottonwood, both of which are opportunist pioneer species, the current tree canopy does not reflect a more diverse mixed forest of native tree species transitioning to a climax forest. At this site a tree stratum transitioning to a climax forest would more likely have a mix of trees consisting or varying numbers of the following: A*cer macrophyllum* (Bigleaf Maple), *Alnus rubura* (Red Alder), *Pseudotsuga menzisii* (Douglas Fir), *Thuja plicata* (Western Red Cedar), and *Tsuga heterophylla* (Western Hemlock). Additonally, *Prunus emarginata* (Bitter Cherry) and *Rhamnus purshiana* (Cascara) could be expected to be found as smaller trees understory to the main tree canopy.

Because of the perennial stream and extensive humus layer resulting from leaf fall from the deciduous trees in the forest canopy it is possible that various amphibians may be present, though all would be under constant predator pressure from opossum and raccoon. The shrub cover of *Rubus discolor* also provides cover and food. The groundcover present throughout the area was primarily the noxious invasive *Hedera helix* (English Ivy) which provides minimal wildlife functionality, though a selection of songbirds do eat berries from mature plants (However, when ivy is mature enough to bear fruit songbirds do become vehicles for transport of viable seed off the subject property). The wooded site exists at the outer periphery of a patchy unit of forested cover associated with the Abernethy Creek corridor. The heavily developed nature of this vicinity most likely limits wildlife functionality. (No open space exists to the west; commercial development is present to the north; and the pit run graded slope at the Madison Street crossing to the east isolates this area from the remainder of the upstream open space corridor.) We expect that the primary wildlife usage of the site is from songbirds, along with small mammals and possibly amphibians. Based on the available information, we conclude that the wildlife habitat impacts are Low-Moderate.

2. Water Quality During and Following Construction (Short Term Impact)
   The key concern to water quality in regards to construction activities is the presence of bare, unvegetated surfaces during the rainy season that have the potential to carry sediment-laden runoff into the stream. *Standard erosion control measures should adequately mitigate the potential for erosion during site construction. A silt fence or other sediment barrier at the toe of slope should be installed; and any temporarily disturbed ground seeded and covered with mulch while vegetation conditions are reestablished. If the erosion control plan is properly implemented, then the short term water quality impacts would be abated.*

3. Water Quality (Long Term Impact)

   Potential long term impacts to water quality would result from leakage of vehicle fluids in the proposed parking lot that could be picked up in surface runoff and carried to the stream. *The project design will include standard stormwater collection and water quality treatment, with discharge to the storm system in John Adams Street, resulting in no discharge of stormwater to the onsite stream system.* We conclude that long term water quality impacts resulting from the project are negligible to nonexistent.

4. Hydrologic Alteration

   With the exception of a small portion of the subject property adjacent to John Adams Street, the runoff from the site currently discharges to the onsite stream. The onsite stream enters a storm system at John Adams Street that discharges to Abernethy Creek. The forested cover and brushy undergrowth of the site currently minimizes runoff volume and peak flow rates generated from the site.

   The proposed project involves the creation of approximately 15,000 square feet of impervious surface. The majority of the impervious surfaces (everything with the exception of the walkways) will be designed to collect stormwater, which will be discharged to the storm system in John Adams Street. The pathways are designed to shed stormwater onto adjacent ground surfaces.

   If unmitigated, the impervious surfaces and loss of tree canopy would be expected to generate increased runoff volume, runoff peak flow rates; and decreased time to peak flow rate. Note that a portion of the impervious surface associated with the walkway will be paver block, which is not entirely impervious, however it would infiltrate less water during a heavy storm event than a vegetated surface. (We were not

able to find a published source for a runoff coefficient for concrete paver block to compare to asphalt, but we expect the figure to be approximately the same as for Flat Gravel Pavement: runoff coefficient 0.5. As a comparison, the runoff coefficient for Flat Pavement and Roofs is 0.9 and for Woodlands and Forests is 0.1.)

The majority of the impervious surfaces (everything with the exception of the walkways) have been designed to collect and discharge stormwater to the public storm system. The project is not required to provide detention. This is typical in close proximity to major waterways (Columbia River / Willamette River) where it is beneficial in terms of flood prevention to flush stormwater out of the system early in the event before backwater begins to influence tributary flows in the peak part of the hydrographs of the major waterways. Releasing without detention also allows the smaller stream systems to discharge water before peak flows arrive from the upper end of their basins. (In other words, peak flows from the site will contribute to the beginning of the stream hydrographs; and are not expected to contribute to peak flows in either stream system.) *The mitigation plan described later in this report also includes plantings that will add to both the tree canopy and the shrub stratum in undeveloped areas to mitigate loss of interception resulting from removing vegetation in the developed areas.*

Collecting the water and passing it into a storm system will limit the amount of precipitation that is infiltrated. If done on a large scale, this would have the potential to alter base flows in the stream during the summer months. However the 15,000 square feet of impervious surface on the site is very small in relation to the basin as a whole (~150 acres).

We conclude that the hydrologic impact of the project is minimal.

Mitigation Plan

The proposed project involves 7,000 square feet of impact to the Natural Resource Area. The impact area largely consists of degraded vegetation associations. Proposed impacts to the Natural Resource Area were concluded to be minimal, as described in the preceding section.

ETC recommends expansion of mitigation beyond the north property boundary to include the entire riparian corridor adjacent to the creek beginning at the OHWM (Top of Bank) of High School Creek and ending at the toe of the slopes southwest of the creek.

The Sunrise Landscape Design, mitigation segment totals 8,552 square feet. The ETC segment of the mitigation design totals 6,408 square feet. The two mitigation areas together total 14,960 square feet and exceeds the 2:1 ratio (See Figure 11. Appendix A- Drawings; **Mitigation Overview**).

Expanding beyond the extents of the subject property is recommended for the following reasons:

1. Expanding the enhancement to include the riparian corridor affords the opportunity to meet and exceed the 2:1 ratio for mitigation of the entire riparian corridor of the natural resource water feature.
2. Expansion adds to the visual amenities provided by Sunrise Landscape Design's ornamental and native plant design by drawing in and making the creek inclusive to the mitigation.
3. Expansion removes invasive plant species from the riparian corridor that would otherwise threaten to recolonize landscape the mitigation plantings.
4. Expansion will add functionality by improving native plant species diversity, which also benefits wildlife, but will also stabilize slopes and stream banks.

Mitigation will be primarily in the form of vegetation enhancement designed to improve the net functions and values of the remaining natural resource area relative to the existing conditions. The enhancement area totals 14,960 square feet, as shown on Figure 11, exceeding a 2:1 ratio relative to the impact area. The following items are the key design elements of the mitigation plan:

- Eradicate noxious invasive herbaceous and woody plant species

- Plant native trees and shrubs to mimic local riverine/riparian plant associations in the riparian corridor area
- Plant native trees and shrubs to mimic local transitional climax forest plant associations in the upland mitigation planting area
- Implement erosion control to prevent sediment-laden runoff from entering the stream.
- Improve stormwater collection, retention and and water quality treatment through revegetation of mitigation areas.

The first two elements are described in detail below:

1. Eradicate noxious invasive species

   Note that native plant species exist presently in the riparian and upland planting areas. These need to be protected from chemical control, thus chemical control will be selective.

   Hedera helix (English Ivy) is problematic across the entire site, dominating the groundcover stratum, and in some instances growing as vines up trees. Its dominance inhibits the establishment of native species in the undergrowth; and negatively impacts the health of existing trees.

   Rubus discolor (Himalayan Blackberry) is the dominant shrub throughout the mitigation area. It also inhibits the establishment of native species.

   Phalaris arundinacea (Reed Canary Grass) is dominant in some portions of the stream channel.

   Polygonum cuspidatum (Japanese Knotweed) or one of its variants was found in one area as shown in Figure 7 Plant Associations. Japanese Knotweed, *Polygonum sachalinense* (Giant Knotweed), and *Polygonum x bohemicum* (Bohemian Knotweed) are all extremely difficult to control. A foliar application is normally inadequate to control the plant in its entirety. Often injection of non-diluted herbicides labeled for their control have to be employed.

   Initial invasive species treatment will involve mechanical control of English Ivy around the base tree trunks to sever the vines contact with their root systems. The invasive species will then be aggressively controlled using herbicide. (Any physical removal required for aesthetic reasons should be delayed until after the herbicide has taken effect in 7 to 10 days.) Because portions of the mitigation area are in close proximity to the stream, a glyphosate herbicide formulation such as Aquamaster® or Rodeo® and/or an amine form of trichlopyr such as Garlon® 3A shall be used. These herbicides are labeled for aquatic usage, and will prevent water quality impacts to the stream if properly applied. Some difficulties have been experienced with herbicide control of Ivy due to its waxy leaves, thus use of a surfactant and/or spreader-sticker will be employed, which will result in more effective control. For treatment of the Reed Canary Grass, that may hang over the creek a topical wick application provides good control, and will prevent herbicide from entering the stream.

   Applications on the steep slope below the OHWM will be discouraged during the establishment period of the mitigation to keep slopes stable until planted species begin to spread. Then selective chemical applications will be done making sure that all native species below the OHWM are protected and not harmed.

   The herbicide application shall be performed by an applicator licensed to control invasive species in environmentally sensitive areas that possesses a valid current commercial Oregon Department of Agriculture pesticide applicator's license, minimally with category endorsements for Ornamental & Turf Herbicide (802) and Aquatic Pest Control (740).

   Dead vegetation will only be removed at the request of the Abernethy Center, but will optimally be left to supplement mulching of mitigation plantings.

   Before the end of the growing season following the initial application, spot herbicide applications shall be performed as needed on any re-growth or on any plants that were missed during the original application.

2. Plant native trees and shrubs

The majority of the mitigation area will be planted per the attached planting plan prepared by the project landscape architect. A key design consideration for the plan was aesthetics, to suit the proposed use of the area as a wedding facility with connectivity to the Veiled Garden outdoor wedding area. In addition to the aesthetic considerations, the plantings will provide interception of precipitation discouraging runoff, and will also provide water quality functionality. Although not specifically designed for wildlife usage, many of the native plants proposed do have food and cover value for wildlife.

ETC recommends that the riparian corridor between High School Creek and the toe of the slopes northeast of the proposed chapel site be planted in its entirety as a riparian enhancement that includes species found in local streamside plant associations.

This plan uses Nootka Rose, Snowberry, and Longleaf Mahonia (Oregon Grape) as spreading foundations species that help to stabilize streambanks and larger species such as Flowering Currant, Ninebark, Red Osier Dogwood to further strengthen and stabilize the streambanks.

The planting plan for the 3358 square foot riparian area is as follows:

Stratum	Scientific Name	Common Name	Size	#
Tree	*Thuja plicata*	Red Cedar	5 gallon	5
Shrub	*Amelanchier alnifolia*	Western Serviceberry	5-gallon	3
	Berberis nervosa	Longleaf Mahonia	2-gallon	35
	Cornus sericea	Red Osier Dogwood	2-gallon	17
	Corylus cornuta	Beaked Hazelnut	2-gallon	9
	Oemleria cerasiformis	Osoberry	2-gallon	6
	Physocarpos capitatus	Ninebark	2-gallon	5
	Ribes sanguineum	Flowering Currant	2-gallon	12
	Rosa nutkana	Nootka Rose	2-gallon	18
	Salix lasiandra	Pacific Willow (as tree)	2-gallon	5
	Symphoricarpos albus	Snowberry	2-gallon	75

The landscaped area will transition to the south into a more wild area away from visitor usage. (See southeast extent of ETC mitigation segment shown in Figure 12. Appendix A- Drawings). This area will be planted to provide establishment of a transitional climax forest association, with a planting of *Pseudotsuga menziesii* (Douglas Fir) and *Tsuga heterophylla* (Western Hemlock) in the understory of the existing canopy. It will also contain some plant species of high value shrubs for wildlife usage including *Sambucus caerulea* (Blue Elderberry), *Amelanchier alnifolia* (Western Serviceberry), *Berberis aquifolium* (Tall Oregon Grape), *Corylus cornuta* (Hazel), *Rosa nutkana* (Nootka Rose), and Symphoricarpos albus (Snowberry).

The planting plan for the upland 3200 square foot area is as follows:

Stratum	Scientific Name	Common Name	Size	#
Tree	*Prunus emarginata*	Bitter Cherry	5-gallon	9
	Pseudotsuga menziesii	Douglas Fir	2-gallon	20
	Tsuga heterophylla [*1]	Western Hemlock	2-gallon	35
Shrub	*Amelanchier alnifolia*	Western Serviceberry	2-gallon	10
	Corylus cornuta	Beaked Hazelnut	2-gallon	15
	Holodiscus discolor	Ocean Spray	2-gallon	7
	Berberis aquifolium	Tall Oregon Grape	2-gallon	45
	Rosa nutkana	Nootka Rose	2-gallon	15
	Sambucus caerulea	Blue Elderberry	2-gallon	10
	Symphoricarpos albus	Snowberry	2-gallon	60

[*1] If survival is high, selective thinning of the Western Hemlock should be performed in approximately 10 years.

Special Notes:

- Restore and mitigate according to approved plan using non-nuisance plantings from the Oregon City Native Plant list.
    - A planting plan has been included as an attachment to this document which was prepared by Sunrise Landscape Design, Inc. The plan includes only non-nuisance plantings from the Oregon City native plant list as well as ornamental plantings for the new chapel landscape

- Inventory and remove debris and noxious materials

  No debris or noxious materials were identified during the site investigation. Any small refuse items identified will be removed during mitigation implementation.

- Remove non-native species and revegetate with non-nuisance plantings from the Oregon City Native Plant List

  The planting plan includes only non-nuisance plantings from the Oregon City Native Plant List.

- Vegetate disturbed and bare areas with appropriate plants from the Oregon City Native Plant List

  Item #2 of the mitigation plan above describes how the resource area will be planted with native plants from the Oregon City Native Plant List.

- Plant and seed to provide 100 percent surface coverage.
    - The planting plan is designed to be provide 100% canopy coverage, even over the impervious surfaces associated with the walkways.

ETC Specific Response to Pertinent Sections of 17.49
Natural Resource Overlay District of OCMC

Chapter 17.49 - NATURAL RESOURCE OVERLAY DISTRICT*

17.49.[0]10 - Purpose.

This overlay zone designation provides a framework for protection of Metro Titles 3 and 13 lands, and Statewide Planning Goal 5 resources within Oregon City. The Natural Resource Overlay District (NROD) implements the Oregon City Comprehensive Plan Natural Resource Goals and Policies, as well as Federal Clean Water Act requirements for shading of streams and reduction of water temperatures, and the recommendations of the Metro ESEE Analysis. It is intended to resolve conflicts between development and conservation of habitat, stream corridors, wetlands, and floodplains identified in the city's maps. The NROD contributes to the following functional values:

General

17.49.[0]20 - How the NROD works.

The NROD protects as one connected system, the habitats and associated functions of the streams, riparian corridors, wetlands and the regulated upland habitats found in Oregon City. These habitats and functions are described in the following documents upon which the NROD is based:

1. The 1999 Oregon City Local Wetland Inventory.
2. The Oregon City Water Quality Resource Area Map (Ord. 99-1013).
3. 2004 Oregon City slope data and mapping (LIDAR).
4. Metro Regionally Significant Habitat Map (Aerial Photos taken 2002).
5. National Wetland Inventory (published 1992).
7. Beavercreek Road Concept Plan (adopted September 2008).
8. Park Place Concept Plan (adopted April 2008).

- The Oregon City Local Wetland Inventory from ODSL is referenced in this study.
- The Oregon City Water Quality Resource Area Map is referenced in this study.

The NROD provisions apply only to properties within the NROD as shown on the NROD Map, as amended.

Properties on the NROD map which are smaller than two acres which are completely surrounded by the NROD shall be included within the NROD and subject to review under this Code.

17.49.[0]30 - Map as reference.

This chapter applies to all development within the Natural Resources Overlay District as shown on the NROD Map, which is a regulatory boundary mapped ten feet beyond the required vegetated corridor width specified in Section 17.49.110. The map can only be amended by the city commission. Verification of the map shall be processed pursuant to Section 17.49.250.

- NROD map is referenced in this study

17.49.[0]35 - Addition of wetlands to map following adoption.

The NROD boundary shall be expanded to include a wetland identified during the course of a development permit review if it is within or partially within the mapped NROD boundary and meets the State of Oregon's definition of a "Locally Significant Wetland". In such cases the entire wetland and its required vegetated corridor as defined in Table 17.49.110 shall be regulated pursuant to the standards of

this chapter. The NROD boundary shall be added to the NROD map by the community development director after the development permit becomes final.

- No additional wetlands were found above the OHWM of High School Creek.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.[0]40 - NROD permit.

An NROD permit is required for those uses regulated under Section 17.49.[0]90, Uses Allowed under Prescribed Conditions. An NROD permit shall be processed under the Type II development permit procedure, unless an adjustment of standards pursuant to Chapter 17.49 is requested or the application is being processed in conjunction with a concurrent application or action requiring a Type III or Type IV development permit.

- As per 17.49.[0] 90 F. More than 75% of the development or vacant lot of record is covered by the NROD.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.[0]60 - Consistency and relationship to other regulations.

A. Where the provisions of the NROD are less restrictive or conflict with comparable provisions of the Oregon City Municipal Code, other city requirements, regional, state or federal law, the provisions that are more restrictive shall govern.

B. Compliance with federal and state requirements.

a. If the proposed development requires the approval of any other governmental agency, such as the Division of State Lands or the U.S. Army Corps of Engineers, the applicant shall make application for such approval prior to or simultaneously with the submittal of its development application to the city. The planning division shall coordinate city approvals with those of other agencies to the extent necessary and feasible. Any permit issued by the city pursuant to this chapter shall not become valid until other agency approvals have been obtained or those agencies indicate that such approvals are not required.

- No impacts are proposed within the delineated protected water feature, and therefore permits from the US Army Corps of Engineers and the Oregon Department of State Lands are not required.
- The footbridge will be constructed to span the ordinary high water limits of the stream, with footers on each side set beyond the top of bank of the stream.
- Joint Remove/ Fill permit has been applied for and sent to Oregon Department of State Lands and the US Army Corps of Engineers.

b. The requirements of this chapter apply only to areas within the NROD and to locally significant wetlands that may be added to the boundary during the course of development review pursuant to Section 17.49.035. If, in the course of a development review, evidence suggests that a property outside the NROD may contain a wetland or other protected water resource, the provisions of this chapter shall not be applied to that development review. However, the omission shall not excuse the applicant from satisfying any state and federal wetland requirements which are otherwise applicable. Those requirements apply in addition to, and apart from the requirements of the city's comprehensive plan and this Code.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

Prohibited, Exempted and Regulated Uses

17.49.[0]70 - Prohibited uses.

- No prohibited uses are proposed.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.[0]80 - Uses allowed outright (exempted).

The following uses are allowed within the NROD and do not require the issuance of an NROD permit:

A. Stream, wetland, riparian, and upland restoration or enhancement projects as authorized by the city.

B. Farming practices as defined in ORS 215.203 and farm uses, excluding buildings and structures, as defined in ORS 215.203.

C. Utility service using a single utility pole or where no more than one hundred square feet of ground surface is disturbed outside of the top-of-bank of water bodies and where the disturbed area is restored to the pre-construction conditions.

D. Boundary and topographic surveys leaving no cut scars greater than three inches in diameter on live parts of native plants listed in the Oregon City Native Plant List.

E. Soil tests performed with hand-held equipment, provided that excavations do not exceed a depth of five feet, combined diameters of all excavations do not exceed five feet, and all excavations are refilled with native soil, except as necessary for environmental review.

F. Trails meeting all of the following:

1. Construction shall take place between May 1 and October 30 with hand held equipment;

2. Widths shall not exceed forty-eight inches and trail grade shall not exceed twenty percent;

3. Construction shall leave no scars greater than three inches in diameter on live parts of native plants;

4. Located no closer than twenty-five feet to a wetland or the top of banks of water bodies;

- A path connecting the patio of the new chapel complex and the Veiled Garden across High School Creek will be constructed within the NROD and crossing the creek minimally impacting the NROD with a gravel path.

5. No impervious surfaces; and

- The path from public street access to the patio of the new chapel complex will be constructed of pavers
- The path from the patio to High School Creek and spanning the creek to the Veiled Garden will be gravel.

6. No native trees greater than one-inch in diameter may be removed or cut, unless replaced with an equal number of native trees of at least three-inch diameter and planted within ten feet of the trail.

- 41 Non-native, hazard, and native trees will be removed to accommodate development and remove any hazards to people and buildings. 24 will be removed from the construction area. 17 will be removed beyond the construction area.
- The landscape architect (Sunrise Landscape Design) will plant 31 native and non-native trees for the landscape around the new facility as partial replacement of trees removed.

17.49.[0]90 - Uses allowed under prescribed conditions.

The following uses within the NROD are subject to the applicable standards listed in Sections 17.49.100 through 17.49.190 pursuant to a Type II process:

A. Alteration to existing structures within the NROD when not exempted by Section 17.49.80, subject to Section 17.49.130.

B. A residence on a highly constrained vacant lot of record that has less than five thousand square feet of buildable area, with minimum dimensions of fifty feet by fifty feet, remaining outside the NROD portion of the property, subject to the maximum disturbance allowance prescribed in Section 17.49.120A.

C. A land division that would create a new lot for an existing residence currently within the NROD, subject to Section 17.49.160.

D. Trails/pedestrian paths when not exempted by Section 17.49.80, subject to Section 17.49.170 (for trails) or Section 17.49.150 (for paved pedestrian paths).

E. New roadways, bridges/creek crossings, utilities or alterations to such facilities when not exempted by Section 17.49.80, subject to Section 17.49.150 (for roads, bridges/creek crossings) or Section 17.49.140 (for utility lines) or Section 17.49.100 (for stormwater detention or pre-treatment facilities).

- Construction of footings for a proposed footbridge shall include less than 10 cubic yards of grading or placement of fill (total 8.5 c.y.).

F. Institutional, industrial or commercial development on a vacant lot of record situated in an area designated for such use that has more than seventy-five percent of its area covered by the NROD, subject to Section 17.49.120B.

- The proposed development is more than 75% covered by the NROD.

G. City, county and state capital improvement projects, including sanitary sewer, water and stormwater facilities, water stations, and parks and recreation projects.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

Development Standards

17.49.100 - General development standards.

The following standards apply to all uses allowed under prescribed conditions within the NROD with the exception of rights-of-ways (subject to Section 17.49.150), trails (subject to Section 17.49.170), utility lines (subject to Section 17.49.140), land divisions (subject to Section 17.49.160), and mitigation projects (subject to Sections 17.49.180 or 17.49.190):

A. Native trees may be removed only if they occur within ten feet of any proposed structures or within five feet of new driveways or if deemed not wind-safe by a certified arborist. Trees listed on the Oregon City Nuisance Plant List or Prohibited Plant List are exempt from this standard and may be removed. A protective covenant shall be required for any native trees that remain;

- 41 Non-native, hazard, and native trees will be removed to accommodate development and remove any hazards to people and buildings. 24 will be removed from the construction area. 17 will be removed beyond the construction area.
- The landscape architect (Sunrise Landscape Design, Inc.) proposes to plant 31 native and non-native trees for the landscape around the new facility as partial replacement of trees removed.

B. The community development director may allow the landscaping requirements of the base zone, other than landscaping required for parking lots, to be met by preserving, restoring and permanently protecting habitat on development sites in the Natural Resource Overlay District.

- Mitigation by the landscape architect (Sunrise Landscape Design, Inc.) will use ornamental and native plant species in combination for the purpose of aesthetics for the proposed semi-formal landscape design of the new chapel facility. (Appendix A- Drawings; **Landscape Plan (Sunrise Landscape Design, Inc.)**.

C. All vegetation planted in the NROD shall be native and listed on the Oregon City Native Plant List;

- With the exception of ornamental plant species integrated into the proposed semi-formal landscape design of the new chapel facility grounds, the proposed riparian corridor revegetation adjacent to High School Creek, and the upland forested revegetation southeast of the riparian corridor planting will be comprised only of plant species on the Oregon City Native Plant List and will be plant community/association based in design.

D. Grading is subject to installation of erosion control measures required by the City of Oregon;

- Erosion control measures as required by Oregon City will be installed prior to all construction. All erosion control measures will be kept in place and maintained as needed until all construction is completed.

E. The minimum front, street, or garage setbacks of the base zone may be reduced to any distance between the base zone minimum and zero in order to minimize the disturbance area within the NROD portion of the lot;

F. Any maximum required setback in any zone, such as for multi-family, commercial or institutional development, may be increased to any distance between the maximum and the distance necessary to minimize the disturbance area within the NROD portion of the lot;

G. Fences are allowed only within the disturbance area;

H. Incandescent lights exceeding two hundred watts (or other light types exceeding the brightness of a two hundred watt incandescent light) shall be placed or shielded so that they do not shine directly into resource areas;

I. If development will occur within the 100-year floodplain, the FEMA floodplain standards of Chapter 17.42 shall be met; and

- FEMA (2008) 100 Year Flood extents only reaches the public access path to the chapel patio and to the edge of the patio.
- All standards of Chapter 17.42 Flood Management Overlay District will be met.

J. Mitigation is required, subject to Section 17.49.180 or 17.49.190.

- The proposed mitigation plan improves the resource area relative to its existing condition.
- As described in this report, the "protected water feature" is a relatively short segment of open stream channel between two pipes. The regulated vegetated corridor adjacent to the waterway is not in pristine condition. Habitat functionality is not high, owing to the level of urban development in the vicinity. The Mitigation Plan and continued maintenance will restore resource values.
- Mitigation by the landscape architect (Sunrise Landscape Design, Inc.) will use ornamental and native plant species in combination to provide appropriate visual amenities for the proposed semi-formal landscape design of the new chapel facility. (Appendix A- **Landscape Plan (Sunrise Landscape Design, Inc.)**.

- The proposed riparian corridor revegetation adjacent to High School Creek, and the upland forested revegetation southeast of the riparian corridor planting will be comprised only of plant species on the Oregon City Native Plant List.
- Where existing vegetation has been removed, or the original land contours disturbed, the site shall be revegetated.
- Interim erosion control measures such as mulching shall be used to avoid erosion on bare areas. Removed nuisance plants shall be replaced with plants from Oregon City's Native Plant List by the next planting season.
- All disturbed surfaces will be revegetated with native plant species and nuisance plants will be eradicated. All bare surfaces will be mulched with bark or stump grindings (clean hog-fuel).

17.49.110 - Width of vegetated corridor.

A.

Calculation of Vegetated Corridor Width within City Limits. The NROD consists of a vegetated corridor measured from the top of bank or edge of a protected habitat or water feature. The minimum required width is the amount of buffer required on each side of a stream, or on all sides of a feature if non-linear. The width of the vegetated corridor necessary to adequately protect the habitat or water feature is specified in Table 17.49.110.

Protected Feature Type (See Definitions)	Anadromous Fish-bearing Stream	All Other Features			
		Intermittent Stream < 25%, drains < 100 acres	All Other Streams (Intermittent or Perennial)		Delineated Wetland
Minimum Required Width	200'	15'	50'	200'	50'
Slope Adjacent to Feature	Any	< 25%	> 25% for less than 150 feet (see Note 2)	> 25% for 150 feet or more (see Note 2)	Any
Starting Point for Measurements from Feature	Top of Bank	Top of Bank	Top of Bank	*Top of bank to break in > 25% slope (See Note 3) + 50'	Delineated Edge of Title 3 Wetland
Maximum Disturbance Allowance	See Section 17.49.120				
Mitigation Requirements	See Section 17.49.180 or 17.49.190				

Table 17.49.110

Notes:

1. Vegetated corridors in excess of fifty feet apply on steep slopes only in the uphill direction from the protected water feature.
2. *Where the protected water feature is confined by a ravine or gully, the top of the ravine is the break in the > twenty-five percent slope.

- The protected water feature (High School Creek) is confined by a ravine. The starting point for measurements is thus the Top of bank break in the >25% slope plus 50'.
  See Figures 2 & 3 (Appendix A- Drawings; **Net Slope Measuerments Across First 50', Slope Measurements Beyond Top of Ravine).**

17.49.120 - Maximum disturbance allowance for highly constrained lots of record.

In addition to the general development standards of Section 17.49.100, the following standards apply to a vacant lot of record that is highly constrained by the NROD, per Sections 17.49.90B. and 17.49.90F.:

A. Standard for Residential Development. In the NROD where the underlying zone district is zoned Residential (R-10, R-8, R-6, R-5, R-3.5): the maximum disturbance area allowed for new residential development within the NROD area of the lot is two thousand five hundred square feet.

B. Standard for all developments not located in R-10, R-8, R-6, R-5, and R-3.5. For all other underlying zone districts, including R-2 multi-family, the maximum disturbance area allowed for a vacant, constrained lot of record development within the NROD is that square footage which

when added to the square footage of the lot lying outside the NROD portion equals twenty-five percent of the total lot area.

[1] Lots that are entirely covered by the NROD will be allowed to develop twenty-five percent of their area.

[1] Note: This can be determined by (1) Multiplying the total square footage of the lot by .25; (2) Subtracting from that amount the square footage of the lot that is located outside the NROD; (3) The result is the maximum square footage of disturbance to be allowed in the NROD portion of the lot. If the result is < or = to 0, no disturbance is permitted and the building shall be located outside of the boundary.

- 8168 square feet of lot – 2,500 square feet of lot outside NROD= 5,668 square feet of property permitted development.

C. In all areas of Oregon City, the disturbance area of a vacant, highly constrained lot of record within the NROD shall be set back at least one hundred feet from the top of bank on Abernethy Creek, Newell Creek, or Livesay Creek or fifty feet from the top of bank of any tributary of the aforementioned Creeks, other water body, or from the delineated edge of a wetland located within the NROD area.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.130 - Existing development standards.

In addition to the General Development Standards of Section 17.49.100, the following standards apply to alterations of existing development within the NROD, except for trails, rights-of-way, utility lines, land divisions and mitigation projects:

A. One of the following shall be met:

1. The disturbance area shall not exceed two thousand five hundred square feet of Section 17.49.120 and the disturbance area shall not be expanded toward the protected feature; or

2. If the existing disturbance area now exceed two thousand five hundred square feet, a permanent disturbance area shall be delineated that includes all existing buildings, parking and loading areas, paved or graveled areas, patios and decks, and contains the proposed development. The same delineated disturbance area shall be shown on every subsequent proposal for alterations meeting this standard.

- The disturbance area is 7,000 square feet.
- All areas area clearly marked on the Proposed Development drawing (Appendix A- Drawings; **Proposed Development**).

B. The proposed development shall be set back at least twenty-five feet from the top-of-bank of any stream, waterbody, or from the delineated edge of any wetland located within the NROD area.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.170 - Standards for trails.

The following standards apply to trails within the NROD:

A. All trails that are not exempt pursuant to Chapter 17.49., shall be setback at least fifty feet from the tops of banks of streams or the delineated boundary of a wetland, except as designated in the Oregon City Parks, Open Space and Trails Master Plans; and

- Because the path is proposed to cross the stream and connect with the path on the Veiled Garden site, it must be required to be within 10 feet of the stream at the crossing.
- Because the proposed project involves encroachment within the outer portion of the NROD, it is not possible to increase the NROD by a distance equal to the width of the path.
- The path has been designed to avoid existing trees.
- The path as proposed is 6' wide, meeting the standard.
- The walkway totals 1445 square feet. 885 square feet is within 30 feet of the Protected Water Feature (61%).
- The path from public street access to the patio of the new chapel complex will be constructed of pavers.
- The path from the patio to High School Creek and spanning the creek to the Veiled Garden will be gravel. See Figure 9 (Appendix !- Drawings; Proposed Development).

As described, various elements of this development standard are not met, and therefore a variance for the path is being requested.

B. Mitigation is required, subject to Section 17.49.180 or 17.49.190.

- Mitigation by the landscape architect (Sunrise Landscape Design, Inc.) will use ornamental and native plant species in combination to provide appropriate visual amenities for the proposed semi-formal landscape design of the new chapel facility. (Appendix A- **Landscape Plan (Sunrise Landscape Design, Inc.)**.
- The proposed riparian corridor revegetation adjacent to High School Creek, and the upland forested revegetation southeast of the riparian corridor planting will be comprised only of plant species on the Oregon City Native Plant List.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.180 - Mitigation Standards

The following standards (or the alternative standards of Section 17.49.190) apply to required mitigation:

17.49.190 - Alternative mitigation standards.

In lieu of the above mitigation standards of Section 17.49.180, the following standards may be used. Compliance with these standards shall be demonstrated in a mitigation plan report prepared by an environmental professional with experience and academic credentials in one or more natural resource areas such as ecology, wildlife biology, botany, hydrology or forestry. At the applicant's expense, the city may require the report to be reviewed by an environmental consultant.

A. The proposed mitigation shall occur at a minimum 2:1 ratio of mitigation area to proposed disturbance area;

- The proposed mitigation will be planted at a 2:1 ratio of mitigation to the proposed disturbance area

B. The proposed mitigation shall result in a significant improvement of at least one functional value listed in Section 17.49.10, as determined by a qualified environmental professional;

- The proposed mitigation extends beyond the property boundary to include the riparian corridor between the OHWM of High School Creek to the toe of the slopes along the northeast property line.
- Inclusion of the creek's riparian corridor adds needed native plant diversity for optimal wildlife forage and cover, helps stabilize streambanks, reduces runoff and siltation, and improves water quality.
- The proposed mitigation includes an upland transitional forest aspect that combines pioneer as well as climax native tree species adding an important upland forest area to the mitigation, which is important for bird and other animal species that use climax forest species for nesting and cover.
- The proposed mitigation is designed to follow Goal 5 and Title 13 views, especially increasing riparian plant and animal linkage and connection within the city and bringing nature to the public in the urban setting.

C. There shall be no detrimental impact on resources and functional values in the area designated to be left undisturbed;

- The development will not impact resources and functional values in any areas designated left undisturbed.

D. Where the proposed mitigation includes alteration or replacement of development in a stream channel, wetland, or other water body, there shall be no detrimental impact related to the migration, rearing, feeding or spawning of fish;

E. Mitigation shall occur on the site of the disturbance to the extent practicable. If the proposed mitigation cannot practically occur on the site of the disturbance, then the applicant shall possess a legal instrument, such as an easement, sufficient to carryout and ensure the success of the mitigation.

- The proposed mitigation will occur on site with the exception of any additional tree planting for replacement of removed trees that Abernethy Center, Inc proposes be done along the Abernethy Creek riparian corridor.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.200 - Adjustment from standards.

If a regulated NROD use listed in Section 17.49.90 cannot meet one or more of the applicable NROD standards then an adjustment may be issued if all of the following criteria are met. Compliance with these criteria shall be demonstrated by the applicant in a written report prepared by an environmental professional with experience and academic credentials in one or more natural resource areas such as ecology, wildlife biology, botany, hydrology or forestry. At the applicant's expense, the city may require the report to be reviewed by an environmental consultant. Such requests shall be processed under the Type III development permit procedure. The applicant shall demonstrate:

A. There are no feasible alternatives for the proposed use or activity to be located outside the NROD area or to be located inside the NROD area and to be designed in a way that will meet all of the applicable NR-SW development standards;

- No feasible alternative exist for the proposed activity
- Impacts analysis is part of the Natural Resources Report
- The proposed mitigation plan exceeds the 2:1 planting ratio

B. The proposal has fewer adverse impacts on significant resources and resource functions found in the local NROD area than actions than would meet the applicable environmental development standards;

- The proposed development is located in badly degraded habitat
- The proposed mitigation plan exceeds the 2:1 planting ratio and increases habitat functionality, enhancing degraded habitat.

C. The proposed use or activity proposes the minimum intrusion into the NROD area that is necessary to meet development objectives;

- The proposed development is designed to minimally intrude into the NROD area to meet development objectives, and at the same time improve habitat functionality.

D. Fish and wildlife passage will not be impeded; and

- Analysis of available data by ETC concluded that fish passage is unlikely and improbable.

E. With the exception of the standard(s) subject to the adjustment request, all other applicable NROD standards can be met.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

Application Requirements

17.49.210 - Type II development permit application.

Unless otherwise directed by the NROD standards, proposed development within the NROD shall be processed as a Type II development permit application. All applications shall include the items required for a complete application by Sections 17.49.220—17.49.230, and Section 17.50.080 of the Oregon City Municipal Code as well as a discussion of how the proposal meets all of the applicable NROD development standards Sections 17.49.100—17.49.170.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.220 - Required site plans.

Site plans showing the following required items shall be part of the application:

- ETC staff performed a thorough reconnaissance of the site to determine if any wetlands existed beyond the stream channel. We did not identify any areas beyond the channel that had the potential to meet all three wetland criteria as per the U.S. Army Corps of Engineers '87 Manual.
- The stream was delineated to the ordinary high water marks, as per ODSL and USACOE standards. We GPS-located the stream using a Trimble Geo XT with differential correction (accuracy <1 meter.) The field verified boundary of the protected water feature is clearly shown on Figure 1 (Appendix A- Drawings; Existing Conditions
- Our assessment revealed that the subject property does contain a Natural Resource Area. A determination under this section is not being requested.

A. For the entire subject property (NROD and non-NROD areas):

1. The NROD district boundary. This may be scaled in relation to property lines from the NROD Map;

- Appendix A, Natural Resources Report Figure 5. Titley 13 Natural Resource Overlay

2. One-hundred-year floodplain and floodway boundary (if determined by FEMA);

- Appendix A, Natural Resource Report Figure 6. FEMA 100 and 500 Year flood extents

3. Creeks and other waterbodies;

- Appendix B, Natural Resources Report; Vicinity Maps

4. Any wetlands, with the boundary of the wetland that will be adjacent to the proposed development determined in a wetlands delineation report prepared by a professional wetland specialist and following the Oregon Division of State Lands wetlands delineation procedures;

- Appendix A, Natural Resources Report Figure 1. Existing Conditions. Only wetlands present on property are below the Ordinary High Water Mark (OHWM).

5. Topography shown by contour lines of two or one foot intervals for slopes less than fifteen percent and by ten-foot intervals for slopes fifteen percent or greater;

- Appendix A, Natural Resources Report Figure 1. Existing Conditions. Appendix B, Topography

6. Existing improvements such as structures or buildings, utility lines, fences, driveways, parking areas, etc.

- Appendix A, Natural Resources Report Figure 1. Existing Conditions.

7. Extent of the required Vegetated Corridor required by Table 17.49.110.

- Appendix A, Natural Resources Report Figure 4. Natural Resource Vegetated Buffer.

B. Within the NROD area of the subject property:

1. The distribution outline of shrubs and ground covers, with a list of most abundant species;

- Appendix A, Natural Resources Report Figure 7. Plant Associations.

2. Trees six inches or greater in diameter, identified by species. When trees are located in clusters they may be described by the approximate number of trees, the diameter range, and a listing of dominant species;

- Property has been partially cleared in the past. Existing trees include *Robinia pseudoacacia* (Black Locust), *Alnus rubra* (Red Alder), *Acer macrophyllum* (Bigleaf Maple), and *Populus trichocarpa* (Black Cottonwood). Cottonwood, and Red Alder, as well as Black Locust appear to have been pioneer species in a disturbed site (most land above the top of the ravine at the northern extent of the property has been found to be fill).
- Trees were identified as deciduous or coniferous only.

3. An outline of the disturbance area that identifies the vegetation that will be removed. All trees to be removed with a diameter of six inches or greater shall be specifically identified as to number, trunk diameters and species;

- Appendix A, Natural Resources Report Figure 8. Tree Removal Plan.
- Appendix A, Natural Resources Report Figure 9. Proposed Devclopment.

4. If grading will occur within the NROD, a grading plan showing the proposed alteration of the ground at two-foot vertical contours in areas of slopes less than fifteen percent and at five-foot vertical contours of slopes fifteen percent or greater.

- Will be included in engineers construction drawings

C. A construction management plan including:

- The final construction management plan will include 24" x 36" construction set of drawings addressing 1 through 4 below.
- Appendix A, Natural Resources Report Figure 1. Existing Conditions.

1. Location of site access and egress that construction equipment will use;

2. Equipment and material staging and stockpile areas;

3. Erosion control measures that conform to City of Oregon City erosion control standards;

- Prior to construction the Water Quality Resource Area shall be flagged, fenced or otherwise marked and shall remain undisturbed except as allowed in subsection E. Such markings shall be maintained until construction is complete.
- The work area will be staked with construction fencing prior to the start of construction.
- Project construction will commence during the first available window of acceptable weather, following project approval by City of Oregon City.

4. Measures to protect trees and other vegetation located outside the disturbance area.

- Existing and remaining vegetation shall be protected and left in place. Work areas shall be carefully located and marked to reduce potential damage to the Natural Resource Area. Trees in the Natural Resource Area shall not be used as anchors for stabilizing construction equipment.
- The trees to be removed as part of project construction are shown on Figure 7. All trees beyond that will be left intact. The disturbance area will be marked with construction fencing to ensure that no inadvertent impacts will occur. The trees will not be used as anchors or otherwise.

A temporary irrigation system (or a permanent system at the discretion of the applicant) will be installed and operated during the first growing season to maximize survival of plantings.

To prevent re-establishment of noxious invasive species such as *Hedera helix* (English Ivy) and *Rubus discolor* (Himalayan Blackberry), as part of routine maintenance these species will be spot herbicide treated throughout the growing season.

D. A mitigation site plan demonstrating compliance with Section 17.49.180 or 17.49.190, including:

- The final mitigation plan will include 24" x 36" construction set of drawings addressing 1 through 7 below for Sunrise Landscape Design, Inc. and ETC.
- Appendix A, Natural Resources Report Figure11. Mitigation Overview
- Appendix A, Natural Resources Report Figure 12. ETC Mitigation
- Appendix A, Natural Resource Report after Figure 12. Sunrise Landscape Design, Inc.
- We recommend that noxious invasive species control occur during the early growing season of of the year, and mitigation plantings be installed during the Fall / Winter (Oct-Jan).
- . Monitoring of the project will be as required by Oregon City in conditions of approval for the project. The only potential contingency would occur if survival of plantings is poor. If that occurs it will be necessary to replant; the environmental consultant and landscape architect shall be consulted to determine if the same species should be planted or if new native species should be selected.

1. Dams, weirs or other in-water features;

2. Distribution, species composition, and percent cover of ground covers to be planted or seeded;

3. Distribution, species composition, size, and spacing of shrubs to be planted;

4. Location, species and size of each tree to be planted;

5. Stormwater management features, including retention, infiltration, detention, discharges and outfalls;

6. Water bodies or wetlands to be created, including depth;

7. Water sources to be used for irrigation of plantings or for a water source for a proposed wetland.

- A temporary irrigation system (or a permanent system at the discretion of the applicant) will be installed and operated during the first growing season to maximize survival of plantings.
- ETC recommends that the landscape architect (Sunrise Landscape Design, Inc.) design and install any mitigation irrigation systems.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.230 - Mitigation plan report.

A mitigation plan report that accompanies the above mitigation site plan is also required. The report shall be prepared by an environmental professional with experience and academic credentials in one or more natural resource areas such as ecology, wildlife biology, botany, hydrology or forestry. The mitigation plan report shall, at a minimum, discuss:

A. Written responses to each applicable Mitigation Standard 17.49.180 or 17.49.190 indicating how the proposed development complies with the mitigation standards;

B. The resources and functional values to be restored, created, or enhanced through the mitigation plan;

C. Documentation of coordination with appropriate local, regional, state and federal regulatory/resource agencies such as the Oregon Department of State Lands (DSL) and the United States Army Crops of Engineers (USACE);

D. Construction timetables;

E. Monitoring and Maintenance practices pursuant to Section 17.49.230 and a contingency plan for undertaking remedial actions that might be needed to correct unsuccessful mitigation actions during the first five years of the mitigation area establishment.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.250 - Verification of NROD boundary.

The NROD boundary may have to be verified occasionally to determine the true location of a resource and its functional values on a site. This may through a site specific environmental survey or, in those cases where existing information demonstrates that the NROD significance rating does not apply to a site-specific area. Applications for development on a site located in the NROD area may request a determination that the subject site is not in an NROD area and therefore is not subject to the standards of Section 17.49.100. Verifications shall be processed as either a Type I or Type II process.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.255 - Type I verification.

A. Applicants for a determination under this section shall submit a site plan meeting the requirements of 17.49.220, as applicable.

B. Alternatively, an applicant may request a Type I verification determination by the community development director by making an application therefore and paying to the city a fee as set by resolution of the city commission. Such requests may be approved provided that there is evidence substantiating that all the requirements of this chapter relative to the proposed use are satisfied and demonstrates that the property also satisfies the following criteria, as applicable:

1. No soil, vegetation, hydrologic features have been disturbed;

2. No hydrologic features have been changed;

3. There are no man-made drainage features, water marks, swash lines, drift lines present on trees or shrubs, sediment deposits on plants, or any other evidence of sustained inundation.

4. The property does not contain a wetland as identified by the city's local wetland inventory or water quality and flood management areas map.

5. There is no evidence of a perennial or intermittent stream system or other protected water feature. This does not include established irrigation ditches currently under active farm use, canals or man-made storm or surface water runoff structures or artificial water collection devices.

6. Evidence of prior land use approvals that conform to the city's existing Water Quality Resource Area Overlay District.

There is an existing physical barrier between the site and a protected water feature, including:

a. streets, driveways, alleys, parking lots or other approved impervious areas wider than fifteen feet and which includes drainage improvements that are connected to the city storm sewer system, as approved by the city.

b. Walls, buildings, drainages, culverts or other structures and which form a physical barrier between the site and the protected water features, as approved by the city.

C. If a the city is not able to clearly determine, through the Type I verification process that the applicable criteria B.1.—6. above are met the verification application shall be denied. An applicant may then opt to apply for an verification through the Type II process defined below.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.260. - Type II verification.

Verifications of the NROD which cannot be determined pursuant to the standards of 17.49.255 may be processed under the Type II permit procedure.

A. Applicants for a determination under this section shall submit a site plan meeting the requirements of 17.49.220 as applicable.

B. Such requests may be approved provided that there is evidence that demonstrates in an environmental report prepared by one or more qualified professionals with experience and credentials in natural resource areas, including wildlife biology, ecology, hydrology and forestry, that a resource function(s) and/or land feature(s) does not apply to a site-specific area.

C. Verification to remove a recently developed area from the NROD shall show that all of the following have been met:

1. All approved development in the NROD has been completed;

2. All mitigation required for the approved development, located within the NROD, has been successful; and

3. The previously identified resources and functional values on the developed site no longer exist or have been subject to a significant detrimental impact.

(Ord. No. 08-1014, §§ 1—3(Exhs. 1—3), 7-1-2009)

17.49.265 - Corrections to violations.

For correcting violations, the violator shall submit a remediation plan that meets all of the applicable standards of the NROD. The remediation plan shall be prepared by one or more qualified professionals with experience and credentials in natural resource areas, including wildlife biology, ecology, hydrology and forestry. If one or more of these standards cannot be met then the applicant'sremediation plan shall demonstrate that there will be:

A. No permanent loss of any type of resource or functional value listed in Section 17.49.10, as determined by a qualified environmental professional;

B. A significant improvement of at least one functional value listed in Section 17.49.10, as determined by a qualified environmental professional; and

C. There will be minimal loss of resources and functional values during the remediation action until it is fully established.

Appendix A - DRAWINGS

Figure 1 - Existing Conditions
Figure 2 - Net Slope Measurements Across First 50'
Figure 3 - Slope Measurements Beyond Top of Ravine
Figure 4 - Natural Resources Vegetated Buffer
Figure 5 - Title 13 Natural Resources Overlay from OCWEBMAPS
Figure 6 - FEMA (2008) 100 Year and 500 Year Extents
Figure 7 - Plant Associations
Figure 8 - Tree Removal Plan
Figure 9 - Proposed Development
Figure 10 - Foot Bridge Detail
Figure 11 - Mitigation Overview
Figure 12 - ETC Mitigation

Sunrise Landscape Design portion of plantings

Figure 13A - Landscape Plan overview
Figure 13B - Native Plants Used in Ornamental Landscape Areas of the Chapel
Figure 13C - Approximate Location Of Landscape Plantings In NROD
Figure 13D - Legend for Ornamental Plants Used in Ornamental Landscape Areas of the Chapel

Figure 13A - Landscape Plan overview (Sunrise Landscape Design, Inc)

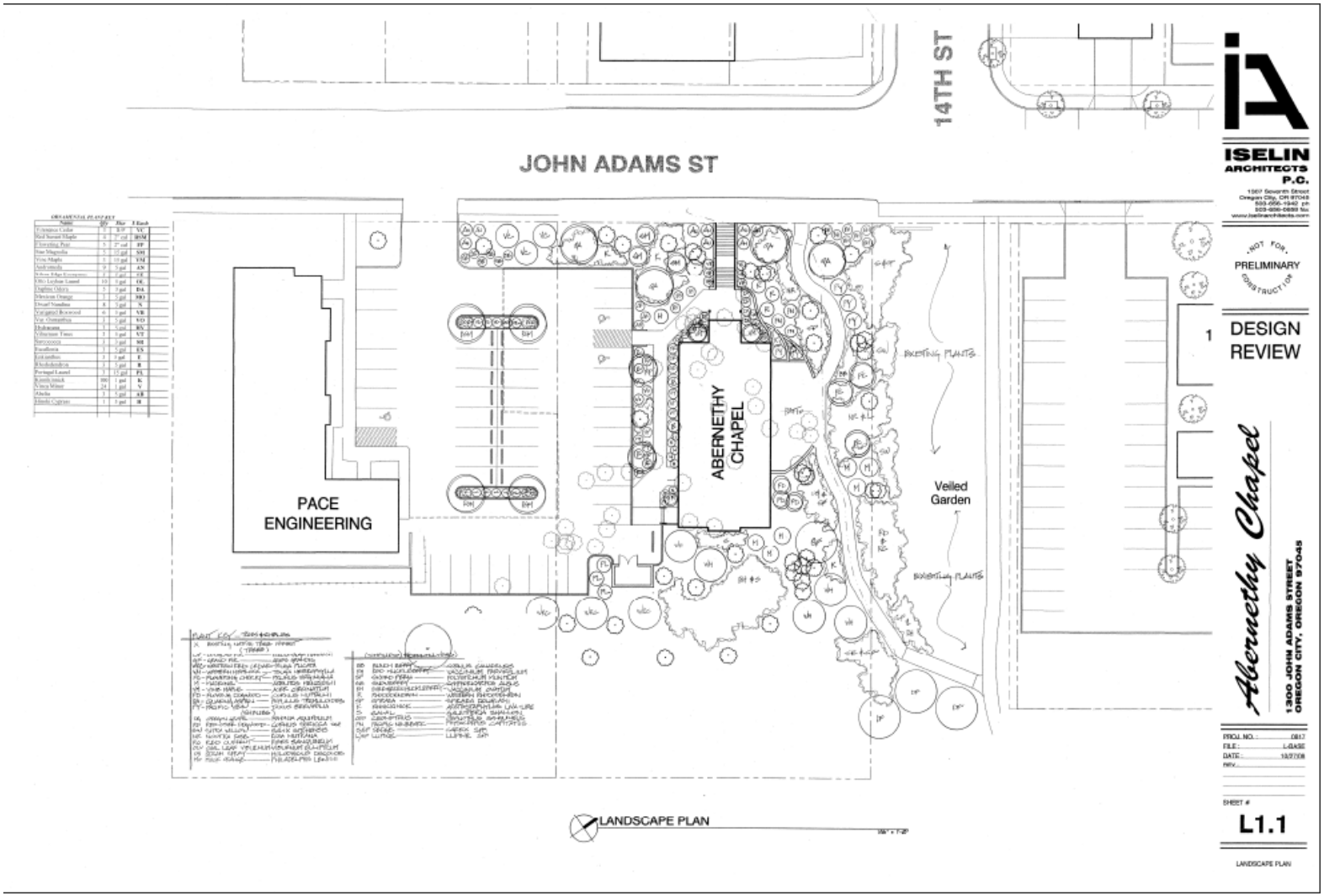


Figure 13B - Native Plants Used in Ornamental Landscape Areas of the Chapel
Sunrise Landscape Design, Inc.; Vancouver, WA

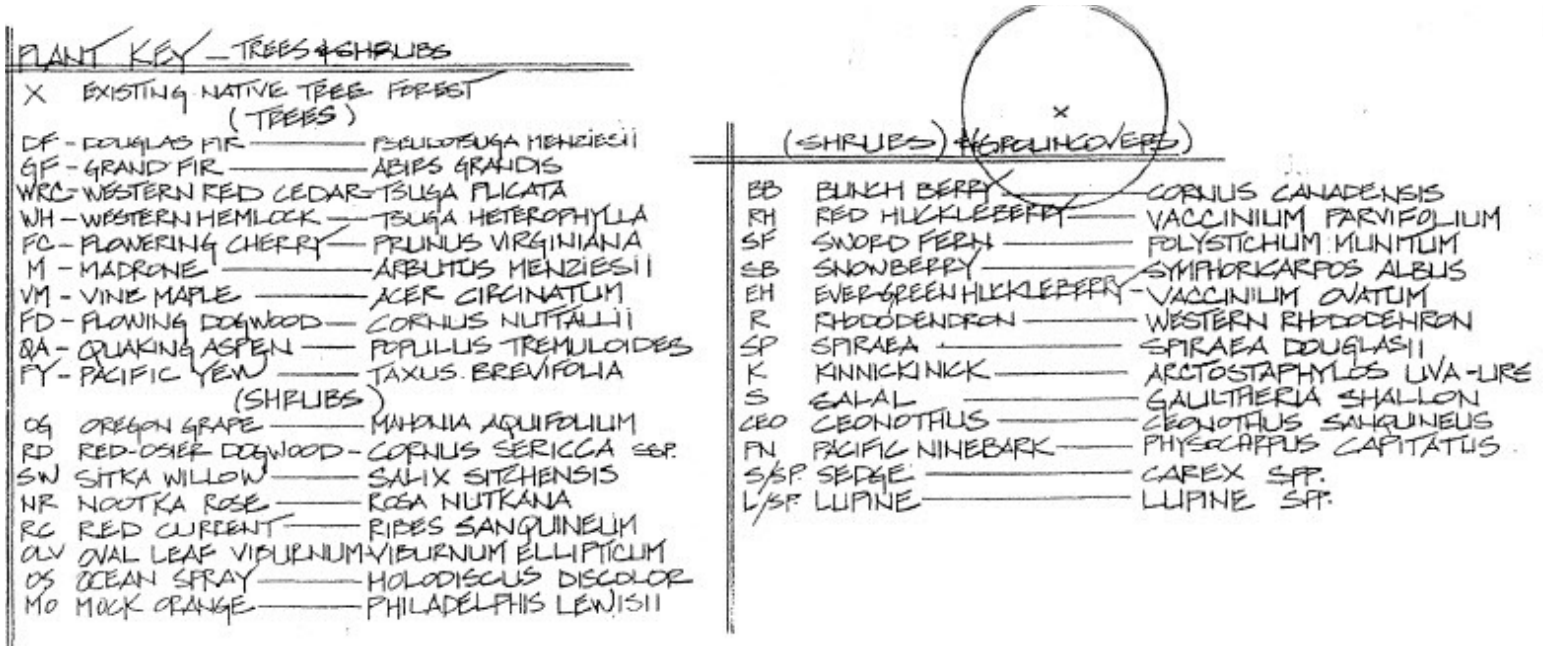


Figure 13C - Approximate Location Of Landscape Plantings In Nrod
Sunrise Landscape Design, Inc.

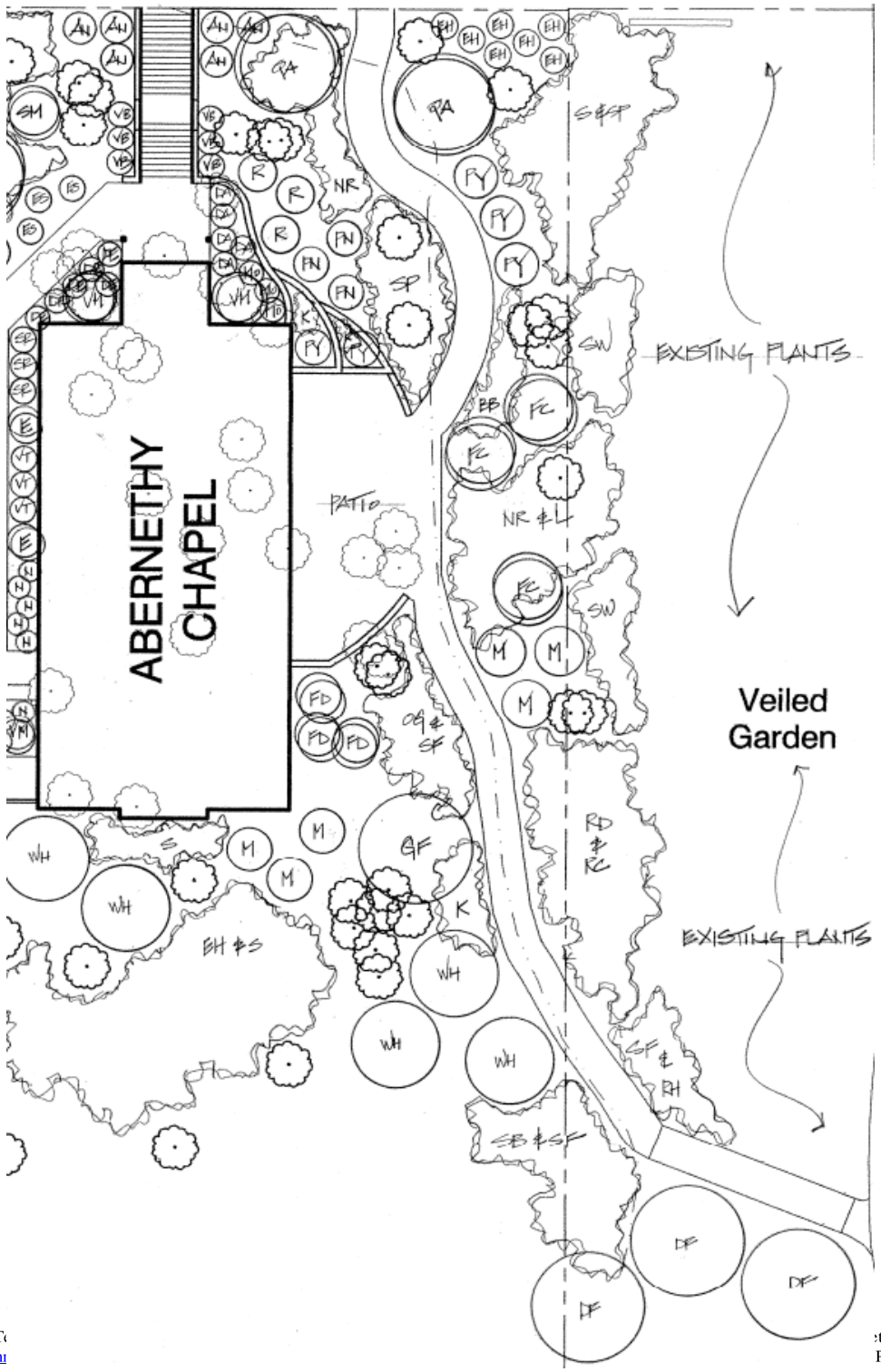


Figure 13D - Legend for Ornamental Plants Used in Ornamental Landscape Areas of the Chapel
Sunrise Landscape Design, Inc.; Vancouver, WA

Name	*Qty*	*Size*	*$ Each*	
Viresence Cedar	3	8-9'	**VC**	
Red Sunset Maple	4	2" cal	**RSM**	
Flowering Pear	5	2" cal	**FP**	
Star Magnolia	5	15 gal	**SM**	
Vine Maple	3	15 gal	**VM**	
Andromeda	9	5 gal	**AN**	
Silver-Edge Euonymus	5	5 gal	**SE**	
Otto Luyken Laurel	10	5 gal	**OL**	
Daphne Odora	5	3 gal	**DA**	
Mexican Orange	3	5 gal	**MO**	
Dwarf Nandina	8	3 gal	**N**	
Varigated Boxwood	6	5 gal	**VB**	
Var. Osmanthus	3	5 gal	**VO**	
Hydrangea	3	5 gal	**HY**	
Viburnum Tinus	3	5 gal	**VT**	
Sarcococca	3	3 gal	**SR**	
Escallonia	3	5 gal	**ES**	
Enkianthus	3	5 gal	**E**	
Rhododendron	3	5 gal	**R**	
Portugal Laurel	3	15 gal	**PL**	
Kinnikinnick	100	1 gal	**K**	
Vinca Minor	24	1 gal	**V**	
Abelia	3	5 gal	**AB**	
Hinoki Cypress	1	5 gal	**H**	

Appendix B

MAPS

Site Vicinity Map
Vicinity Map (Small Scale)
Tax Map
Physical Setting
Topography
Aerial Photograph
SCS Soil Survey Map
Water Quality Resource Overlay
Local Wetland Inventory
Storm System

Appendix C

Site Photographs



Figure 1. Note sloping riparian corridor above OHWM on left side of creek. *Robinia pseudoacacia* (Black Locust) across the creek to the right. Sandy loam soils have adequate moisture to support heavy growth of *Phalaris arundinacea* (Reed Canary Grass, FACW), yet shares dominance with dense population of *Rubus discolor* (Himalayan Blackberry, FACU)



Figure 2. Area typifies FACU/Upland plant community; *Symphoricarpos albus* (Snowberry, FACU), *Oemleria cerasiformis* (FACU), *Rubus discolor* (FACU), *Trillium ovatum* (Wake Robin Trillum, FAC), and Athyrium filix-femina (Ladyfern, FAC)



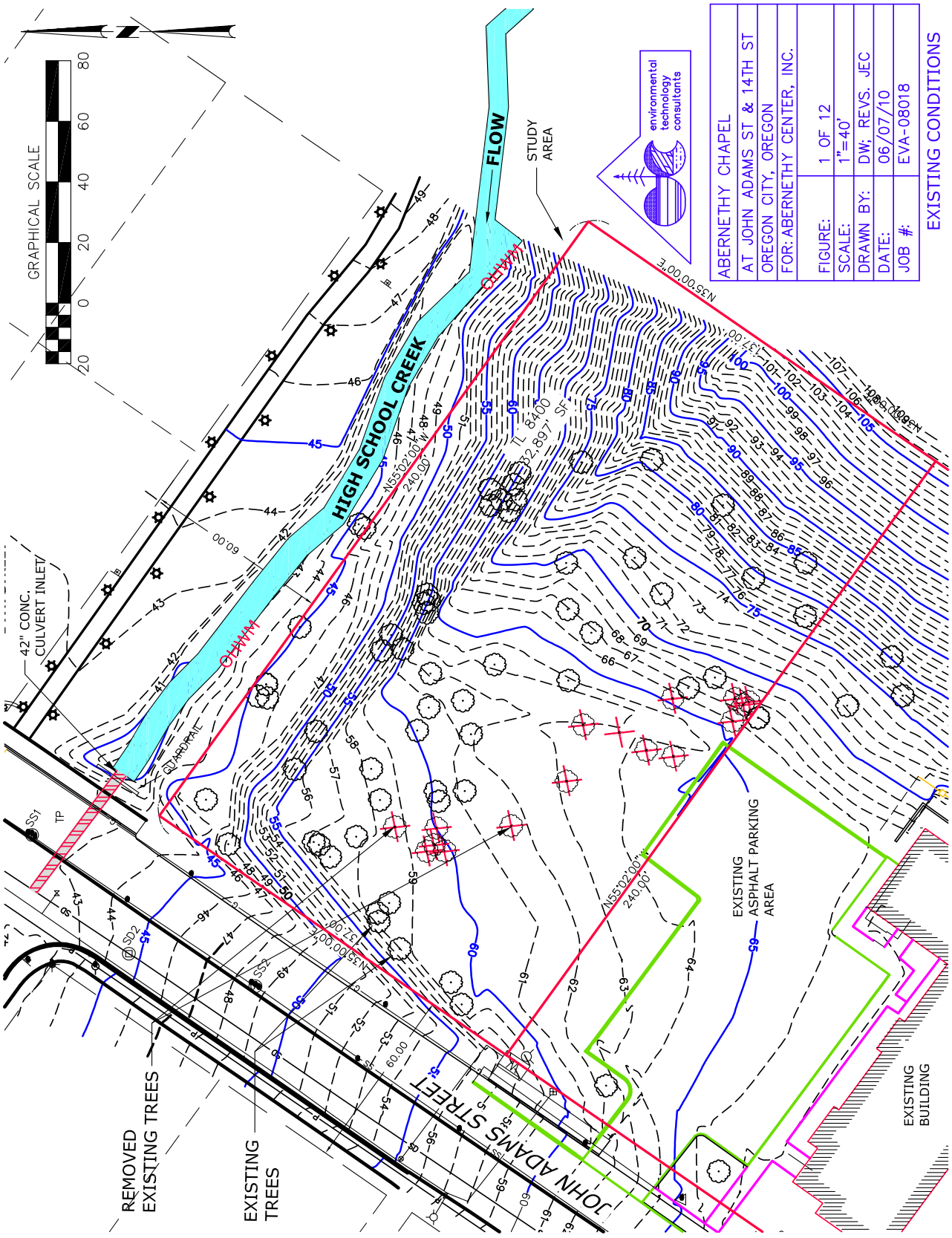
Figure 3. Next to toe of slope; Polystichum munitum (Sword Fern, FACU), Athyrium filix-femina (Ladyfern, FAC), Hedera helix (English Ivy, FACU)/

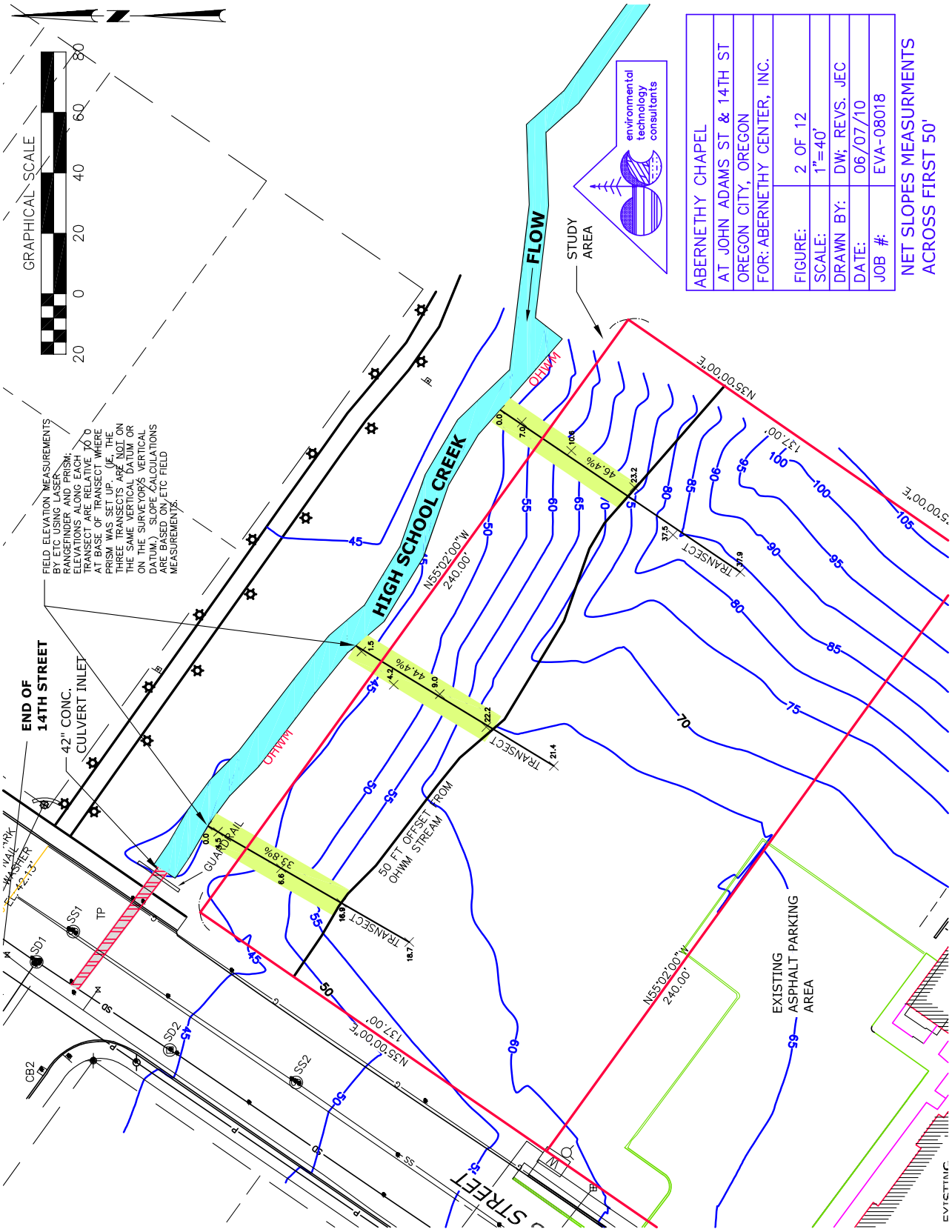


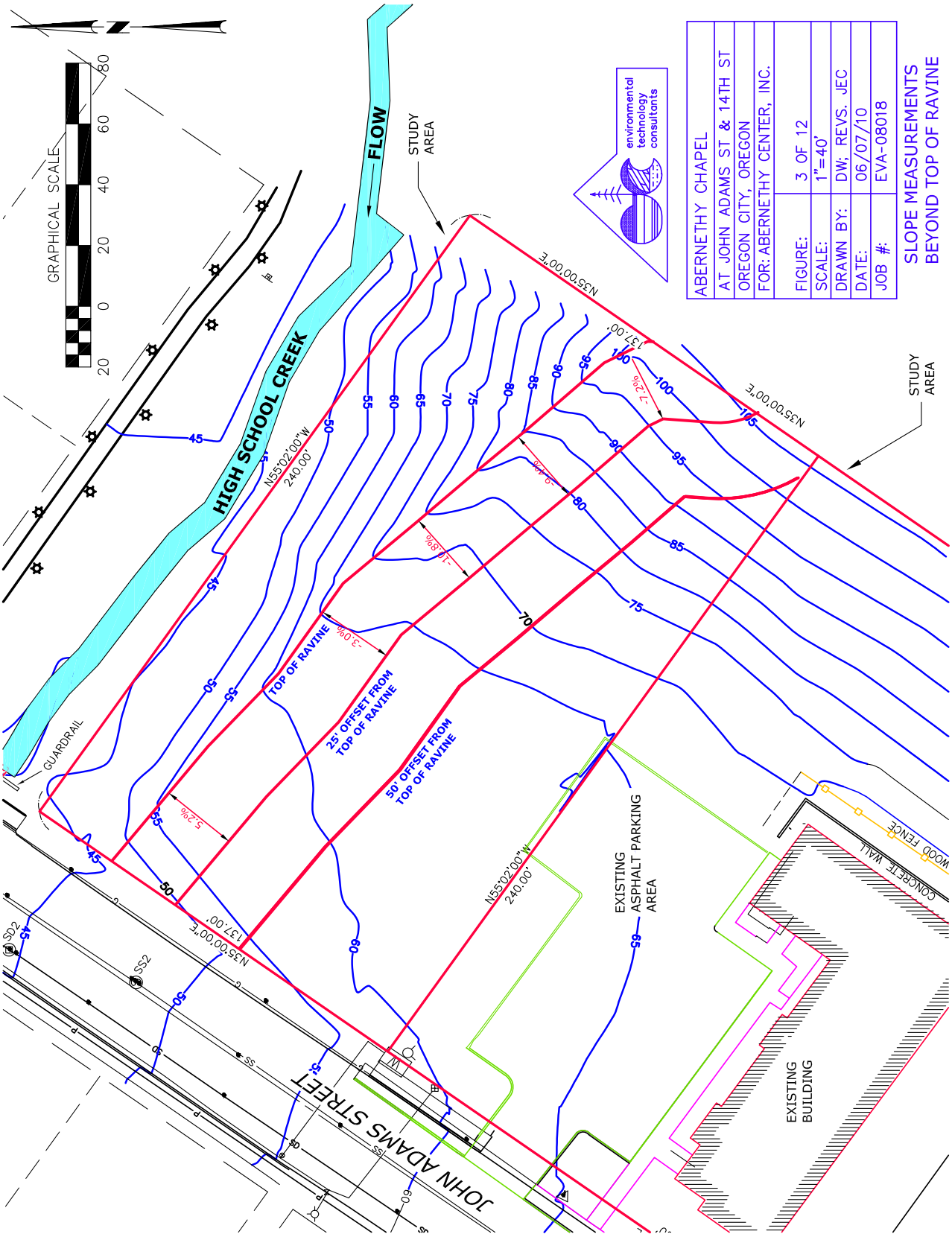
Figure 4. *Rosa gmnocarpa* (Baldhip Rose, FACU), mixed with Himalayan Blackberry and English Ivy

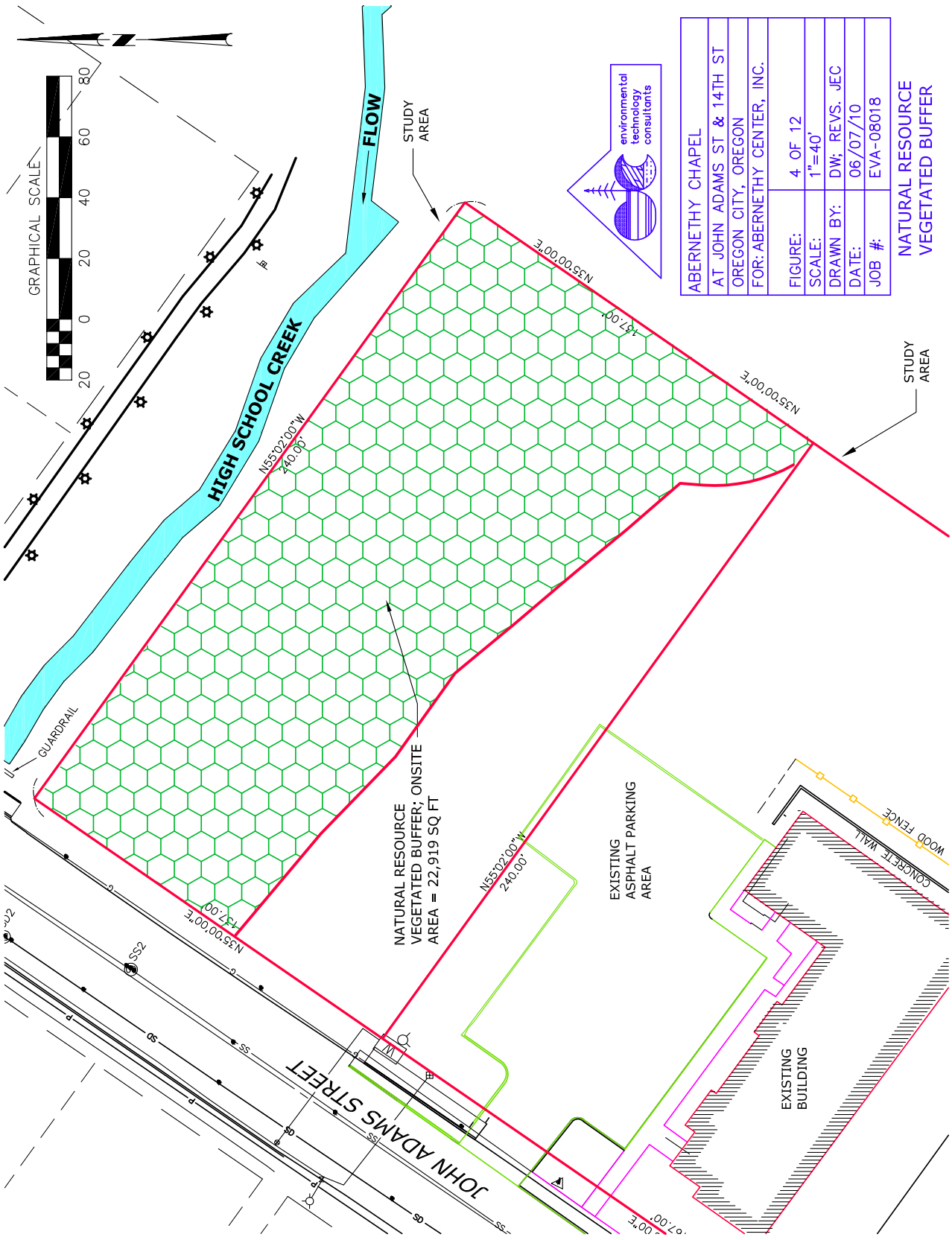


Figure 5. Break in sandy loam at 11" with moderate, but indistinct mottling Roots to bottom of 20" hole.


GRAPHICAL SCALE
20 0 20 40 60 80
FLOW
STUDY AREA
HIGH SCHOOL CREEK
OHWM
42" CONC. CULVERT INLET
CULVERT INLET
CURB
GUARDRAIL
TP
SS1
SS2
SD2
REMOVED EXISTING TREES
EXISTING TREES
JOHN ADAMS STREET
EXISTING ASPHALT PARKING AREA
EXISTING BUILDING
N35°00'00"E 137.00'
N55°02'00"W 240.00'
N35°00'00"E 152.00'
TL 8400
32,897 SF
environmental technology consultants
ABERNETHY CHAPEL
AT JOHN ADAMS ST & 14TH ST
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 1 OF 12
SCALE: 1"=40'
DRAWN BY: DW; REVS. JEC
DATE: 06/07/10
JOB #: EVA-08018
EXISTING CONDITIONS

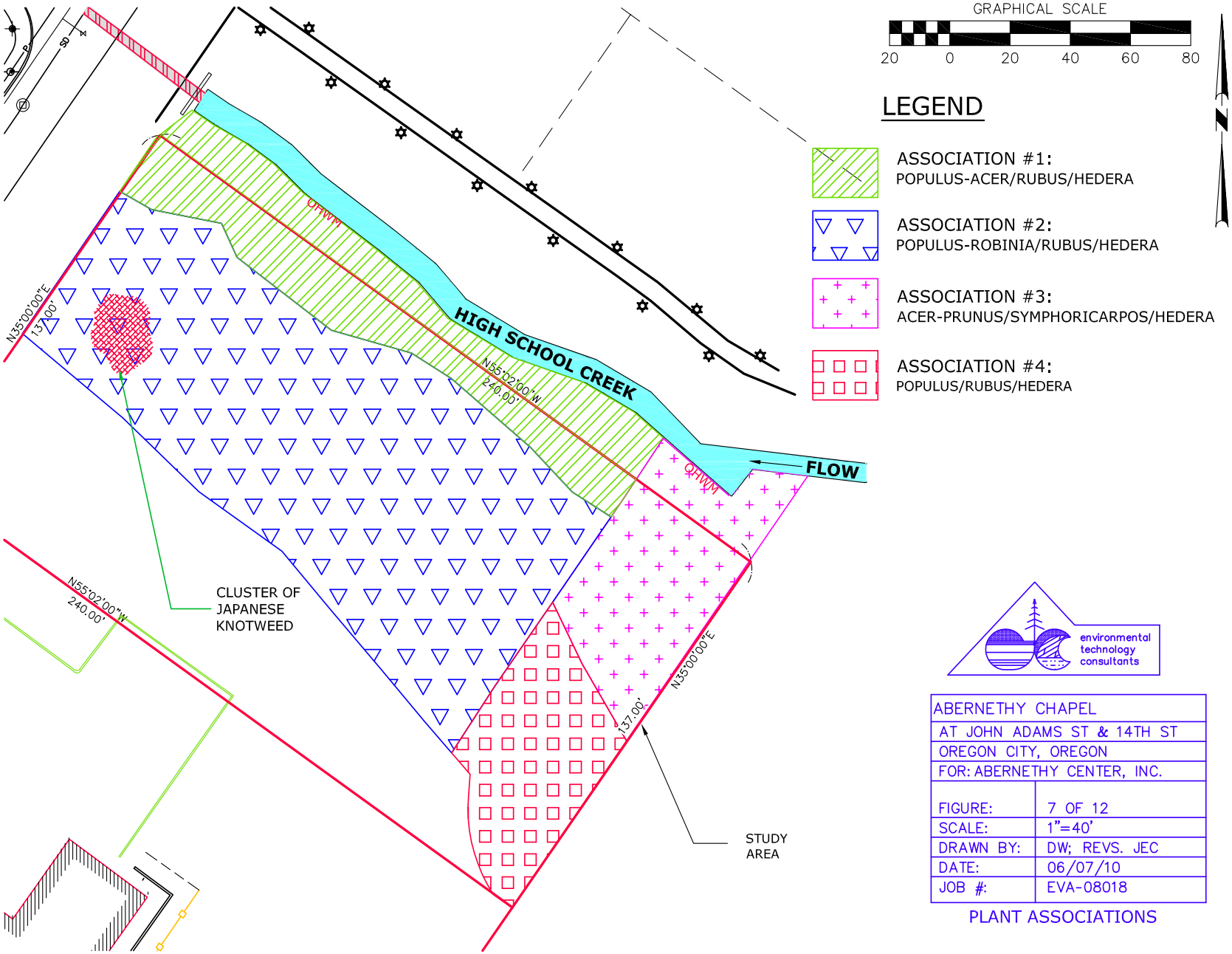

GRAPHICAL SCALE
20 0 20 40 60 80
FIELD ELEVATION MEASUREMENTS BY ETC USING LASER RANGEFINDER AND PRISM. ELEVATIONS ALONG EACH TRANSECT ARE RELATIVE TO 0 AT BASE OF TRANSECT WHERE PRISM WAS SET UP. (IE, THE THREE TRANSECTS ARE NOT ON THE SAME VERTICAL DATUM OR ON THE SURVEYOR'S VERTICAL DATUM.) SLOPE CALCULATIONS ARE BASED ON ETC FIELD MEASUREMENTS.
HIGH SCHOOL CREEK
FLOW
STUDY AREA
OHWM
END OF 14TH STREET
42" CONC. CULVERT INLET
GUARDRAIL
TRANSECT
46.4%
44.4%
35.8%
50 FT. OFFSET FROM OHWM STREAM
N55°02'00"W 240.00'
N35°00'00"E 137.00'
EXISTING ASPHALT PARKING AREA
SS1
SS2
SD1
SD2
CB2
TP
environmental technology consultants
ABERNETHY CHAPEL
AT JOHN ADAMS ST & 14TH ST
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 2 OF 12
SCALE: 1"=40'
DRAWN BY: DW; REVS. JEC
DATE: 06/07/10
JOB #: EVA-08018
NET SLOPES MEASURMENTS ACROSS FIRST 50'


SLOPE MEASUREMENTS
BEYOND TOP OF RAVINE
ABERNETHY CHAPEL
AT JOHN ADAMS ST & 14TH ST
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 3 OF 12
SCALE: 1"=40'
DRAWN BY: DW; REVS. JEC
DATE: 06/07/10
JOB #: EVA-08018
environmental technology consultants
GRAPHICAL SCALE
FLOW
STUDY AREA
HIGH SCHOOL CREEK
TOP OF RAVINE
25' OFFSET FROM TOP OF RAVINE
50' OFFSET FROM TOP OF RAVINE
GUARDRAIL
JOHN ADAMS STREET
EXISTING ASPHALT PARKING AREA
EXISTING BUILDING
CONCRETE WALL
WOOD FENCE
N55°02'00"W
240.00'
N35°00'00"E
137.00'
-5.2%
-3.0%
-1.8%
-0.4%
-2.1%


GRAPHICAL SCALE
0 20 40 60 80
20
FLOW
STUDY AREA
HIGH SCHOOL CREEK
GUARDRAIL
N55°02'00"W
240.00'
N35°00'00"E
147.00'
NATURAL RESOURCE
VEGETATED BUFFER; ONSITE
AREA = 22,919 SQ FT
EXISTING
ASPHALT PARKING
AREA
EXISTING
BUILDING
CONCRETE WALL
WOOD FENCE
JOHN ADAMS STREET
environmental technology consultants
ABERNETHY CHAPEL
AT JOHN ADAMS ST & 14TH ST
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 4 OF 12
SCALE: 1"=40'
DRAWN BY: DW; REVS. JEC
DATE: 06/07/10
JOB #: EVA-08018
NATURAL RESOURCE
VEGETATED BUFFER

GRAPHICAL SCALE
20 0 20 40 60 80
NATURAL RESOURCES OVERLAY AREA
HIGH SCHOOL CREEK
FLOW
JOHN ADAMS STREET
RIPARIAN CORRIDOR
SUBJECT PROPERTY
NATURAL RESOURCES OVERLAY AREA
environmental technology consultants
ABERNETHY CHAPEL
AT JOHN ADAMS ST & 14TH ST
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 5 OF 12
SCALE: 1"=40'
DRAWN BY: DW; JEC
DATE: 06/07/10
JOB #: EVA-08018
TITLE 13 NATURAL RESOURCES OVERLAY FROM OCWEBMAPS

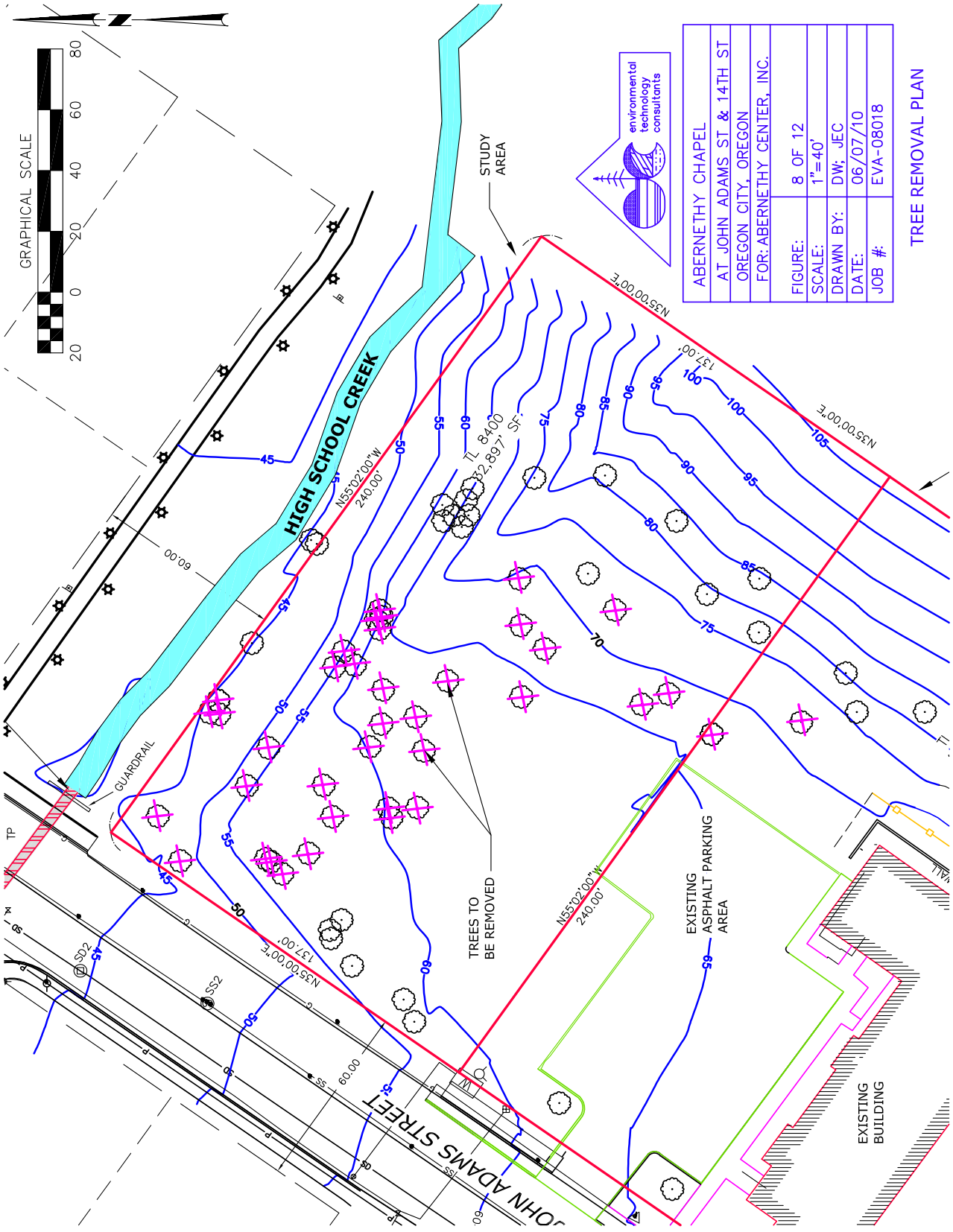
HIGH SCHOOL CREEK
FLOW
JOHN ADAMS STREET
FEMA 500
YEAR FLOOD
EXTENTS
FEMA 100
YEAR FLOOD
EXTENTS
SUBJECT
PROPERTY
N35°00'00"E
environmental
technology
consultants
ABERNETHY CHAPEL
AT JOHN ADAMS ST & 14TH ST
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 6 OF 12
SCALE: 1"=40'
DRAWN BY: DW; JEC
DATE: 06/07/10
JOB #: EVA-08018
FEMA (2008) 100 YEAR AND
500 YEAR FLOOD EXTENTS

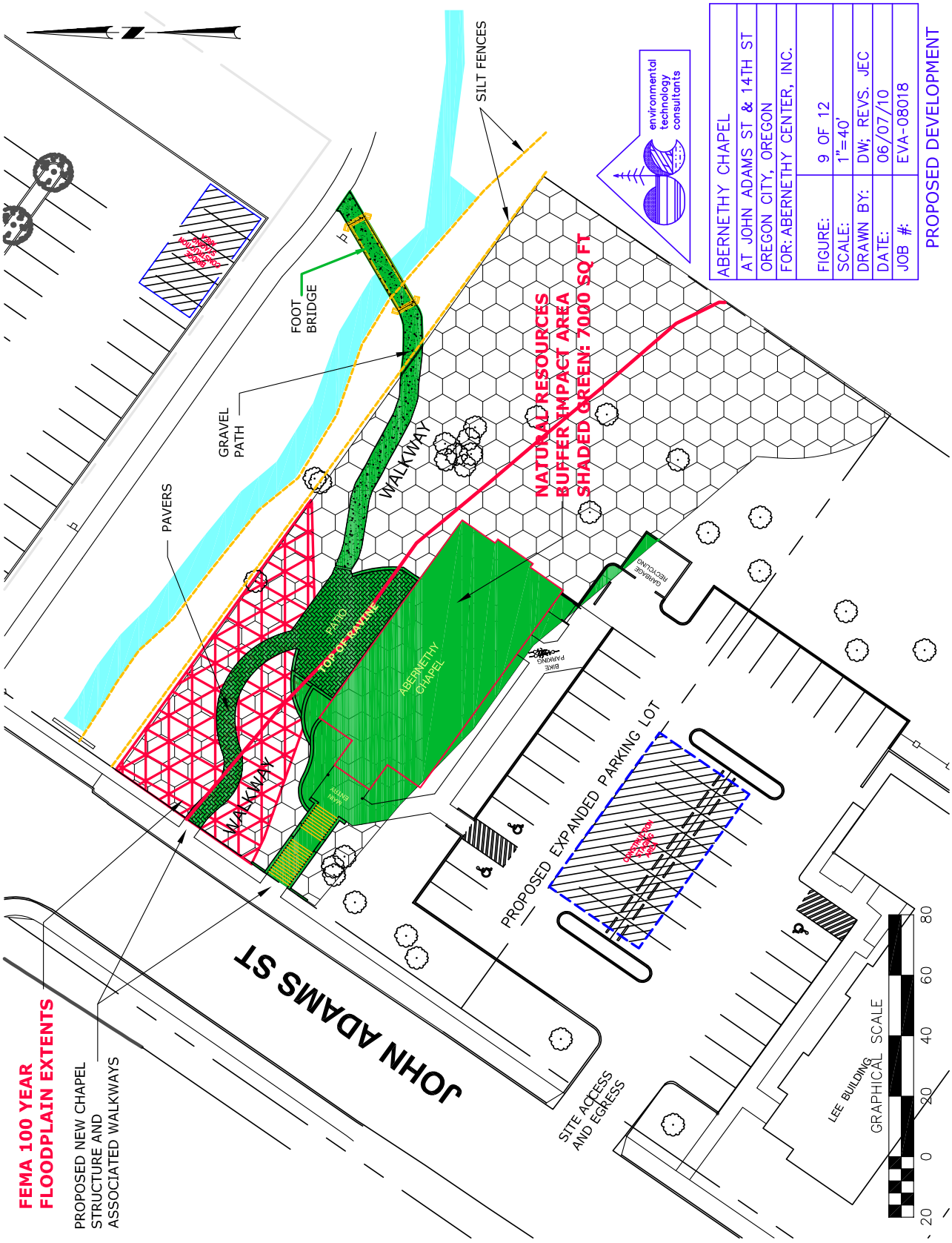


environmental technology consultants

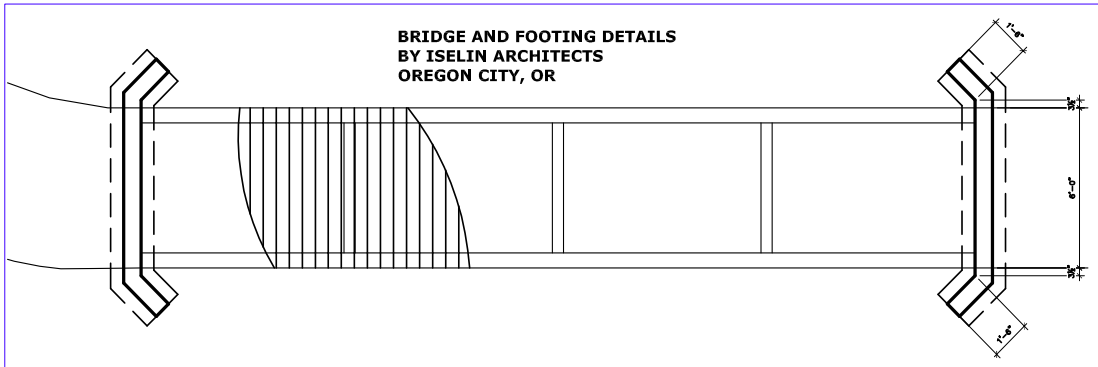
ABERNETHY CHAPEL	
AT JOHN ADAMS ST & 14TH ST	
OREGON CITY, OREGON	
FOR: ABERNETHY CENTER, INC.	
FIGURE:	7 OF 12
SCALE:	1"=40'
DRAWN BY:	DW; REVS. JEC
DATE:	06/07/10
JOB #:	EVA-08018

PLANT ASSOCIATIONS

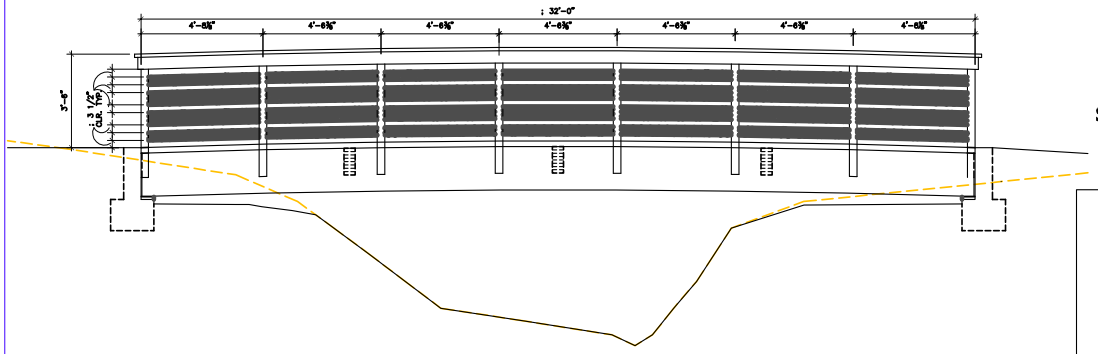

GRAPHICAL SCALE
20 0 20 40 60 80
STUDY AREA
HIGH SCHOOL CREEK
GUARDRAIL
TREES TO BE REMOVED
EXISTING ASPHALT PARKING AREA
EXISTING BUILDING
JOHN ADAMS STREET
N55°02'00"W 240.00'
N35°00'00"E 137.00'
60.00
TL 8400
52,897 SF
environmental technology consultants
ABERNETHY CHAPEL
AT JOHN ADAMS ST & 14TH ST
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 8 OF 12
SCALE: 1"=40'
DRAWN BY: DW; JEC
DATE: 06/07/10
JOB #: EVA-08018
TREE REMOVAL PLAN


FEMA 100 YEAR
FLOODPLAIN EXTENTS
PROPOSED NEW CHAPEL
STRUCTURE AND
ASSOCIATED WALKWAYS
JOHN ADAMS ST
SITE ACCESS
AND EGRESS
PROPOSED EXPANDED PARKING LOT
LEE BUILDING
GRAPHICAL SCALE
20 0 20 40 60 80
ABERNETHY
CHAPEL
WALKWAY
TOPOSOIL SAVING
PATIO
PAVERS
GRAVEL
PATH
FOOT
BRIDGE
SILT FENCES
NATURAL RESOURCES
BUFFER IMPACT AREA
SHADED GREEN: 7000 SQ FT
environmental
technology
consultants
ABERNETHY CHAPEL
AT JOHN ADAMS ST & 14TH ST
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 9 OF 12
SCALE: 1"=40'
DRAWN BY: DW; REVS. JEC
DATE: 06/07/10
JOB #: EVA-08018
PROPOSED DEVELOPMENT

BRIDGE AND FOOTING DETAILS
BY ISELIN ARCHITECTS
OREGON CITY, OR



TOP VIEW



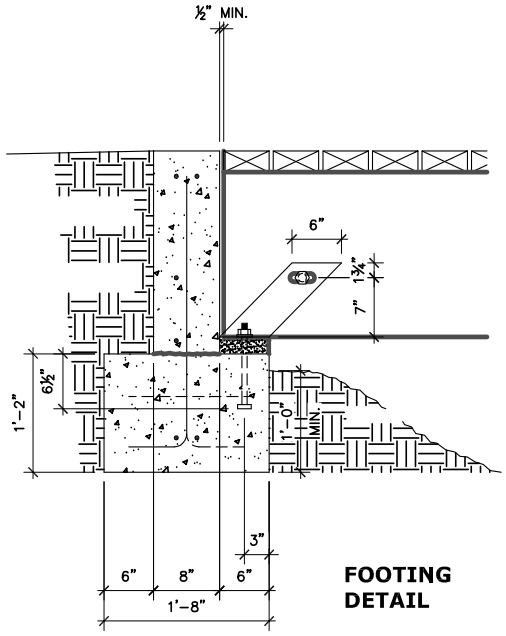
SIDE VIEW

environmental technology consultants

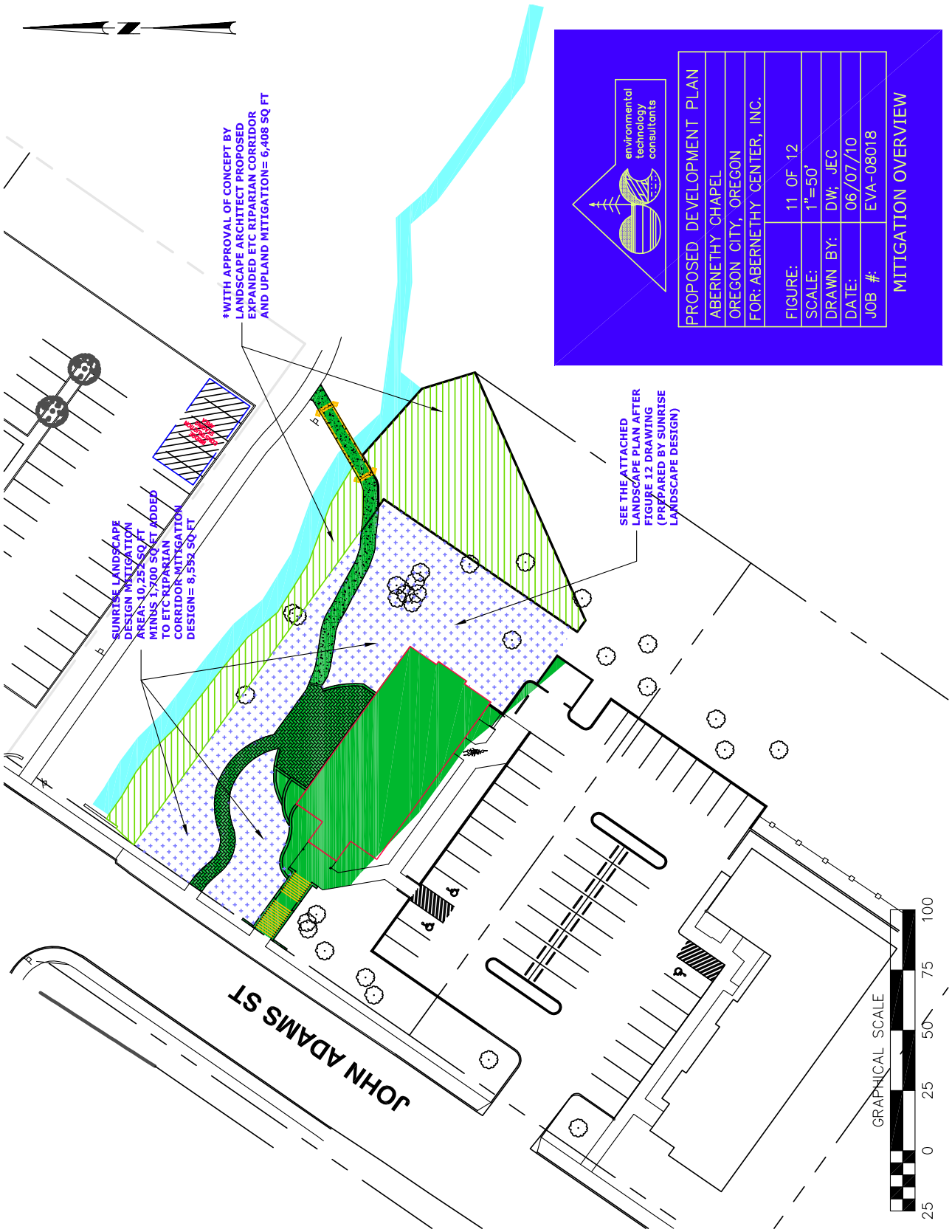
ABERNETHY CHAPEL	
AT JOHN ADAMS ST & 14TH ST	
OREGON CITY, OREGON	
FOR: ABERNETHY CENTER, INC.	
FIGURE:	10 OF 12
SCALE:	1"=40'
DRAWN BY:	ISELIN ARCHITECTS
DATE:	06/07/10
JOB #:	EVA-08018

BRIDGE DETAIL

***NOTES:**
1) NORTH AND SOUTH ENDS OF BRIDGE WILL BE AT AN ELEVATION 49.25'.
2) FOOTINGS WILL BE 3' BELOW BRIDGE ELAVATION OR 46.25'.
3) LENGTH OF BRIDGE WILL BE 32'.
4) IMPACTS WILL BE LIMITED TO EXCAVATION FOR FOOTINGS.
4) EXCAVATION OF EACH FOOTING WILL BE 4' X 12'.
5) TEMPORARY CUT AND FILL FOR SOUTH END OF BRIDGE WILL BE 5.0 CUBIC YARDS.
6) TEMPORARY CUT AND FILL FOR NORTH END OF BRIDGE WILL BE 3.5 CUBIC YARDS.

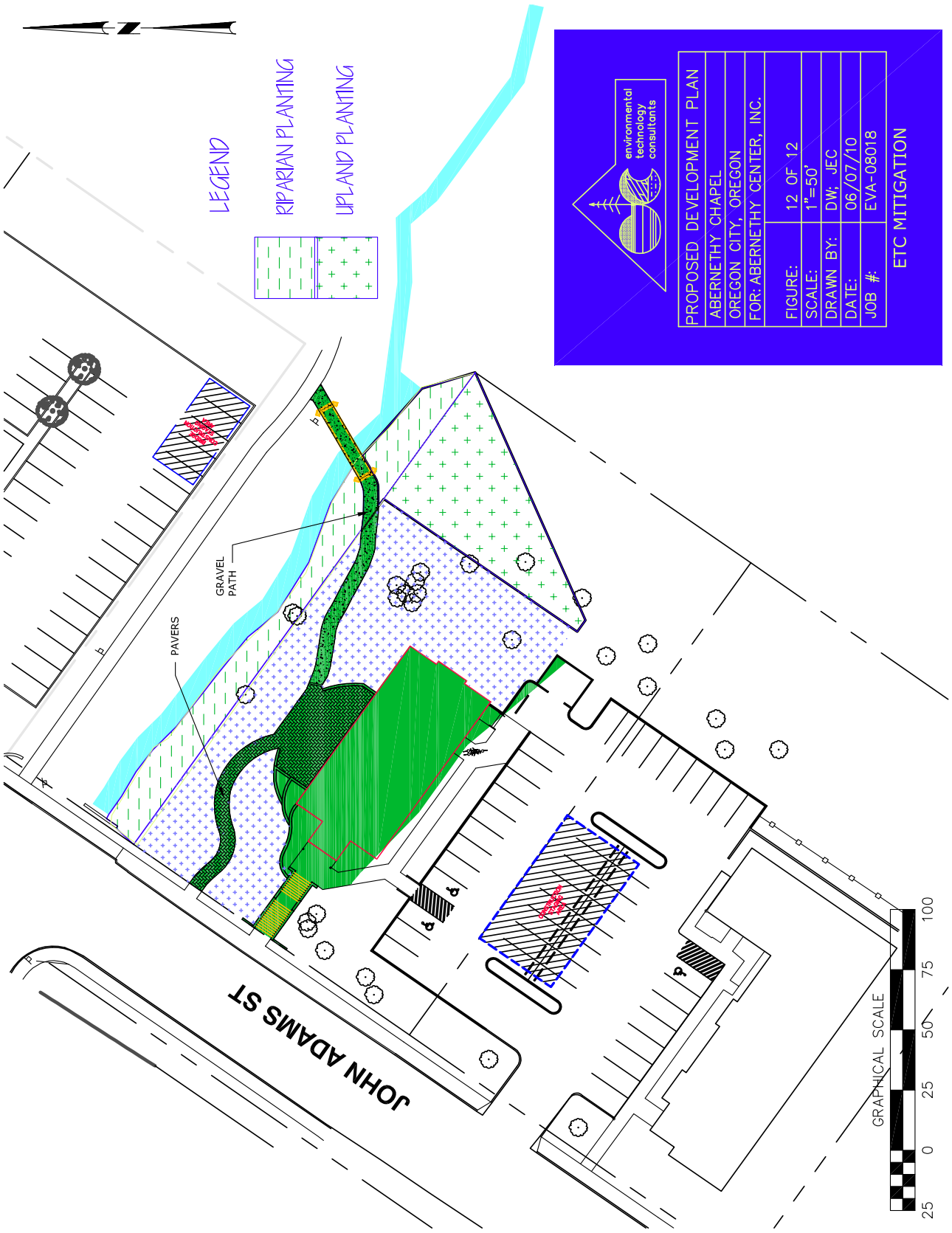


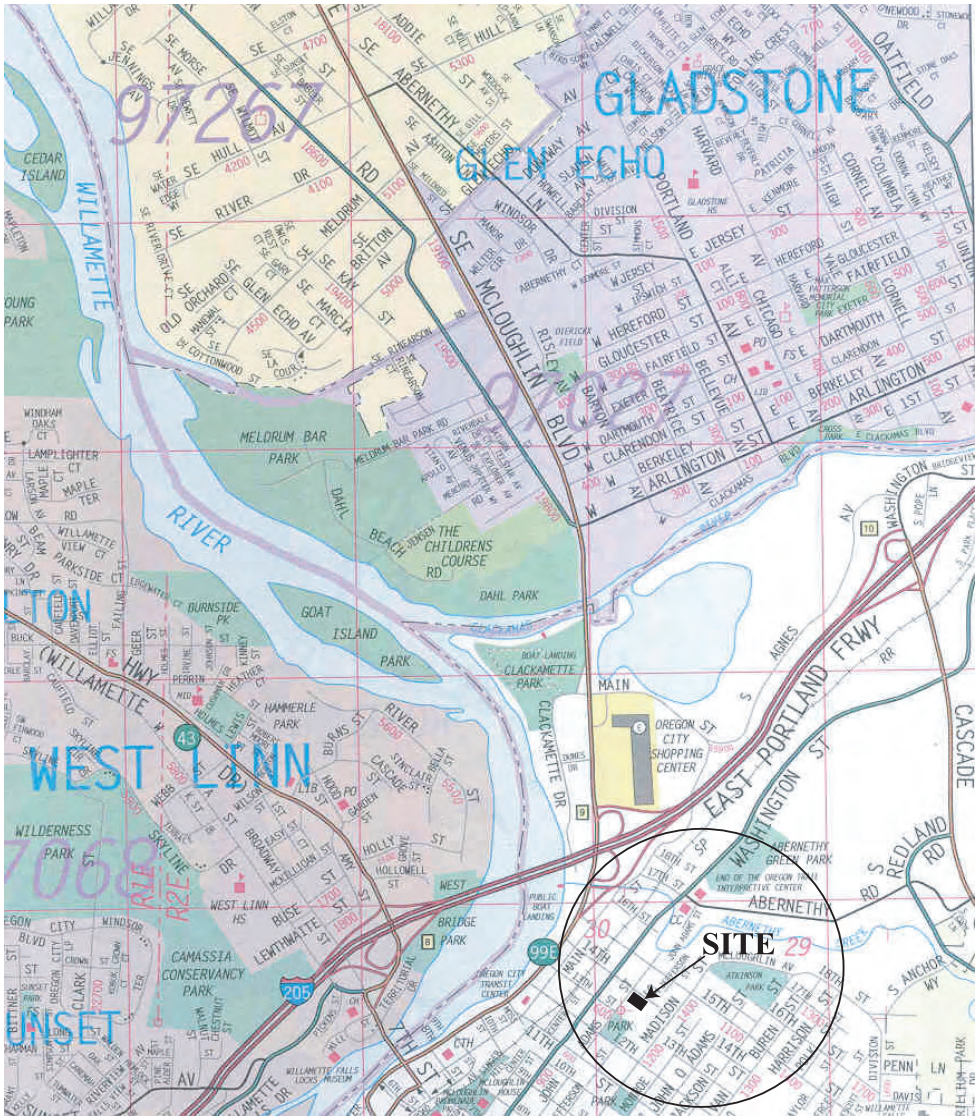
FOOTING DETAIL



4a. SP 10-09, WR 10-04, VR 10-02, VR 10-04, US 10-02

The applicant is requesting approval of a Site Plan and Design Review application for

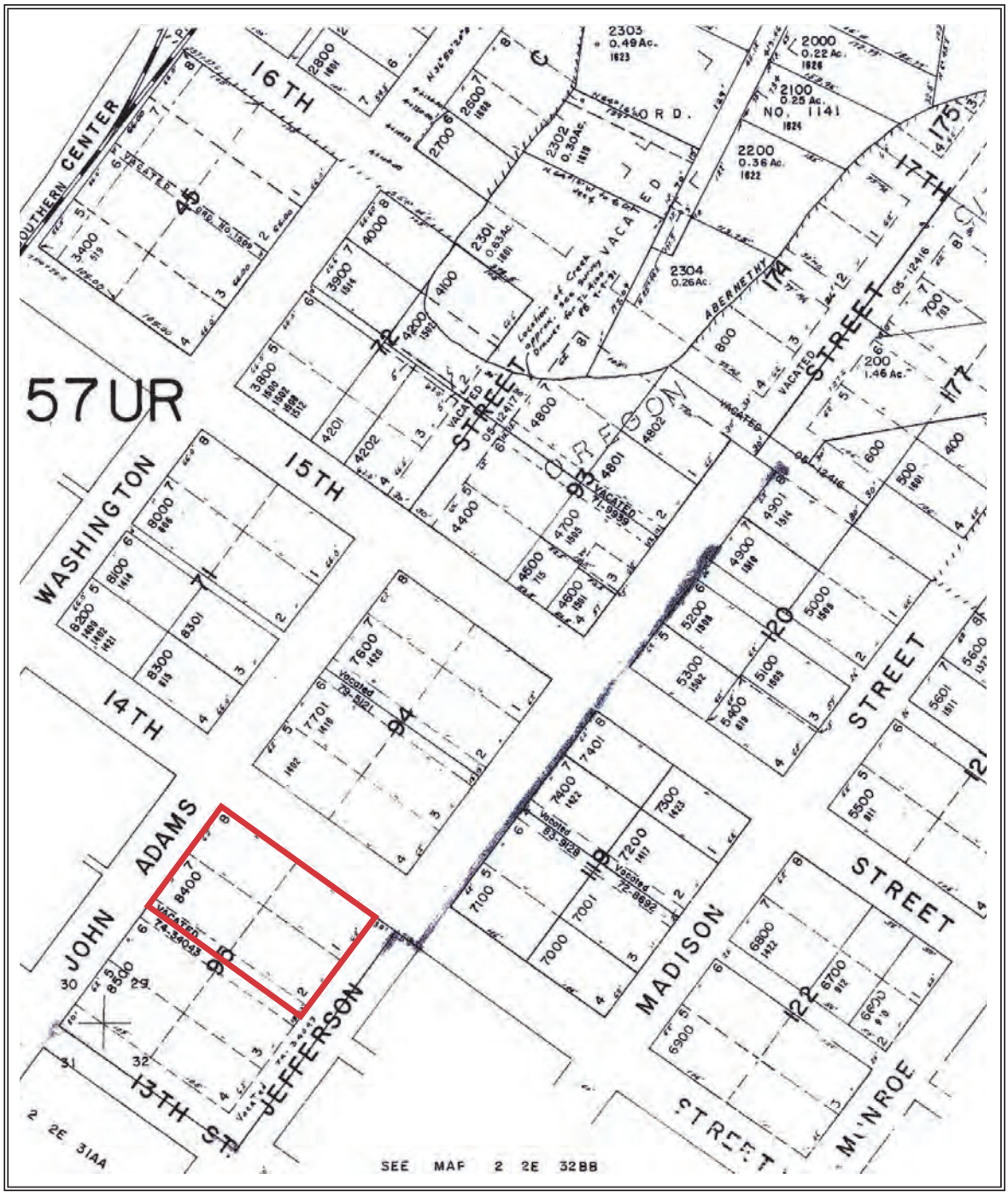

LEGEND
RIPARIAN PLANTING
UPLAND PLANTING
environmental technology consultants
PROPOSED DEVELOPMENT PLAN
ABERNETHY CHAPEL
OREGON CITY, OREGON
FOR: ABERNETHY CENTER, INC.
FIGURE: 12 OF 12
SCALE: 1"=50'
DRAWN BY: DW; JEC
DATE: 06/07/10
JOB #: EVA-08018
ETC MITIGATION
GRAVEL PATH
PAVERS
JOHN ADAMS ST
GRAPHICAL SCALE
25 0 25 50 75 100



environmental **t**echnology **c**onsultants SITE VICINITY MAP **Source: Thomas Brothers, 1999**	**Subject Property:** **Abernethy Chapel** **Oregon City, Oregon**



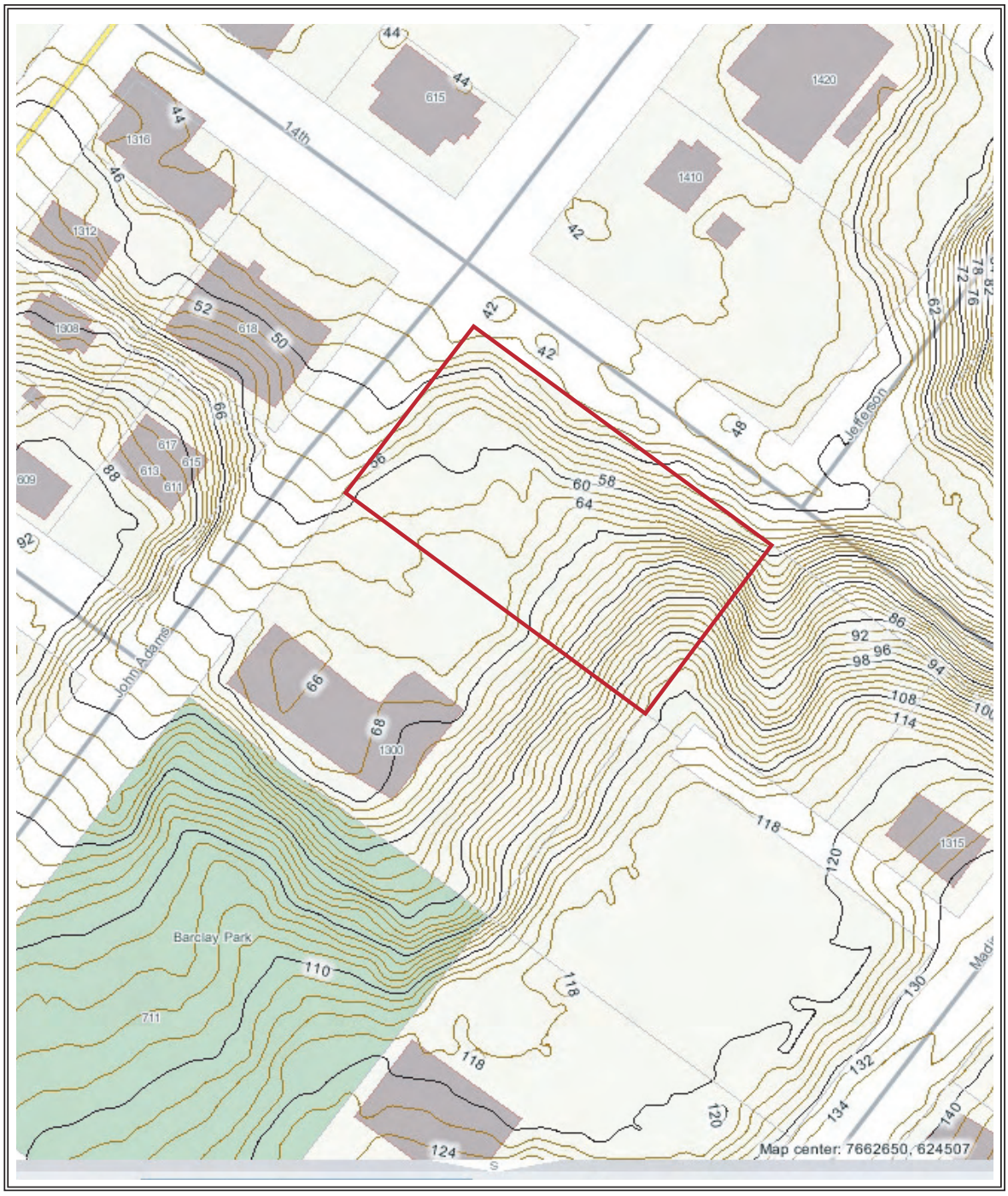
environmental technology consultants VICINITY MAP (SMALL SCALE) **Source: OCWebMaps**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**



environmental technology consultants TAX MAP **Source: ORMap**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**



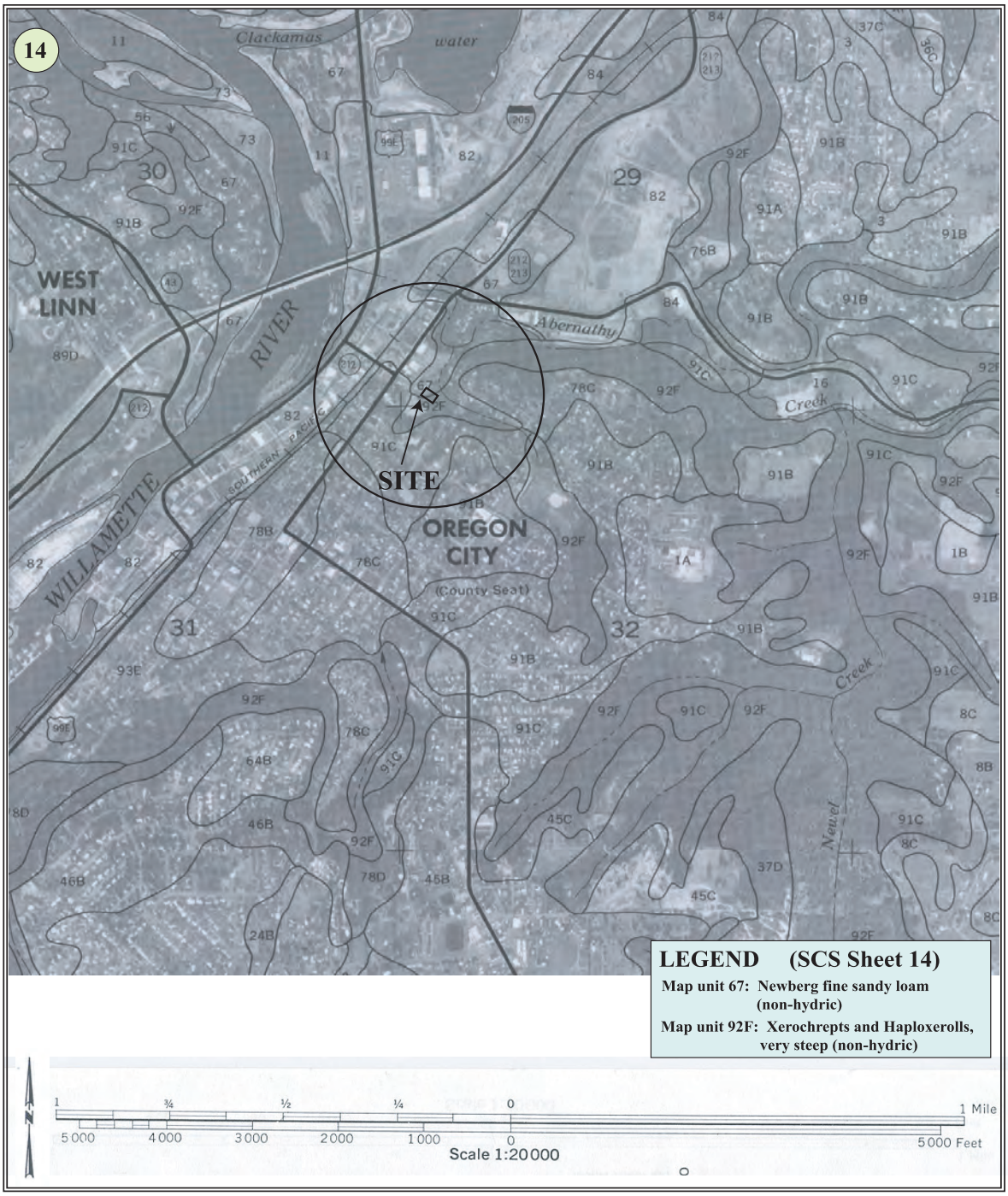
environmental **t**echnology **c**onsultants PHYSICAL SETTING **Oregon City Quadrangle** **USGS 7.5 Minute Series 1961 (rev. 1985)**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**



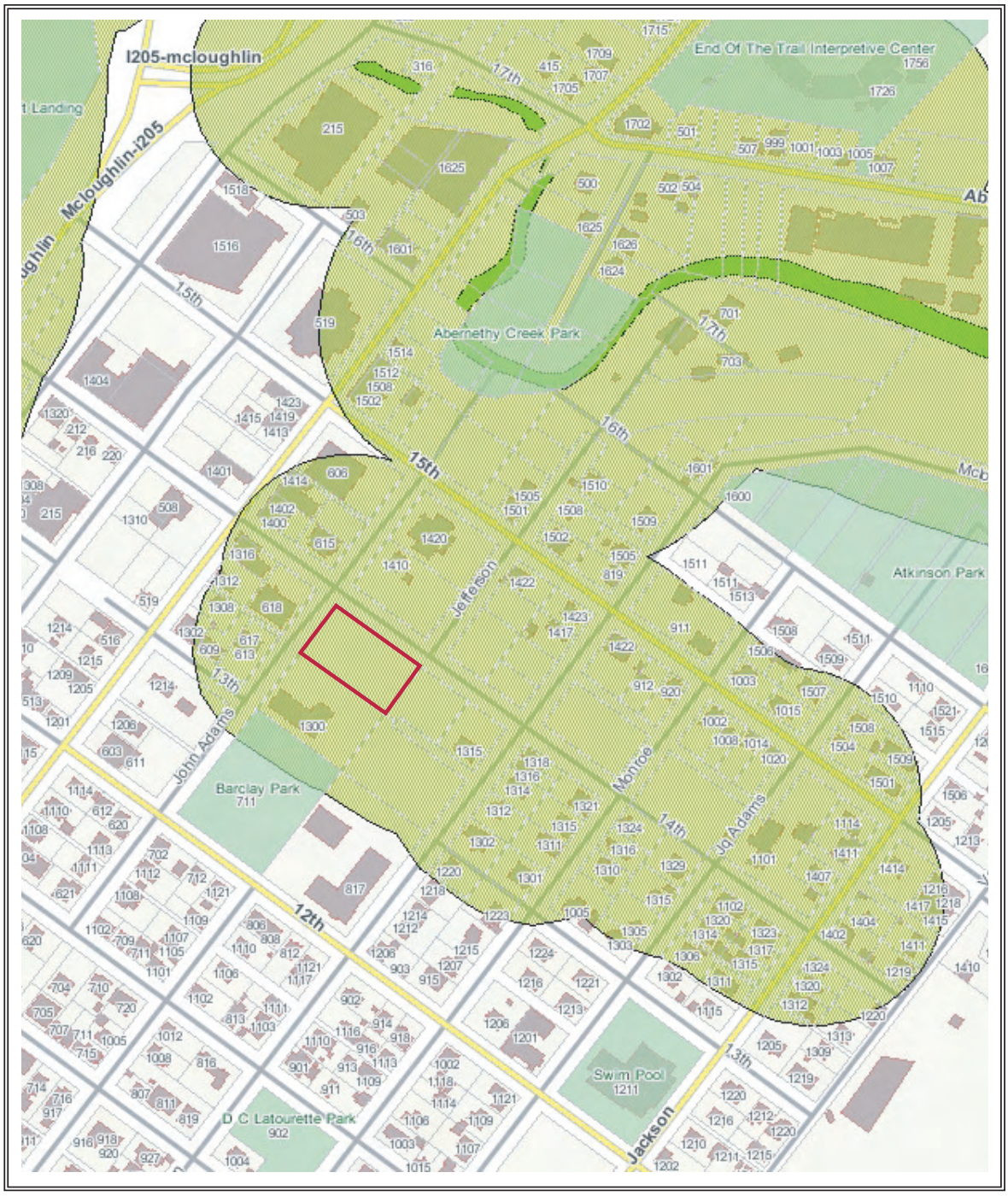
environmental **t**echnology **c**onsultants TOPOGRAPHY **Source: OCWebMaps**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**



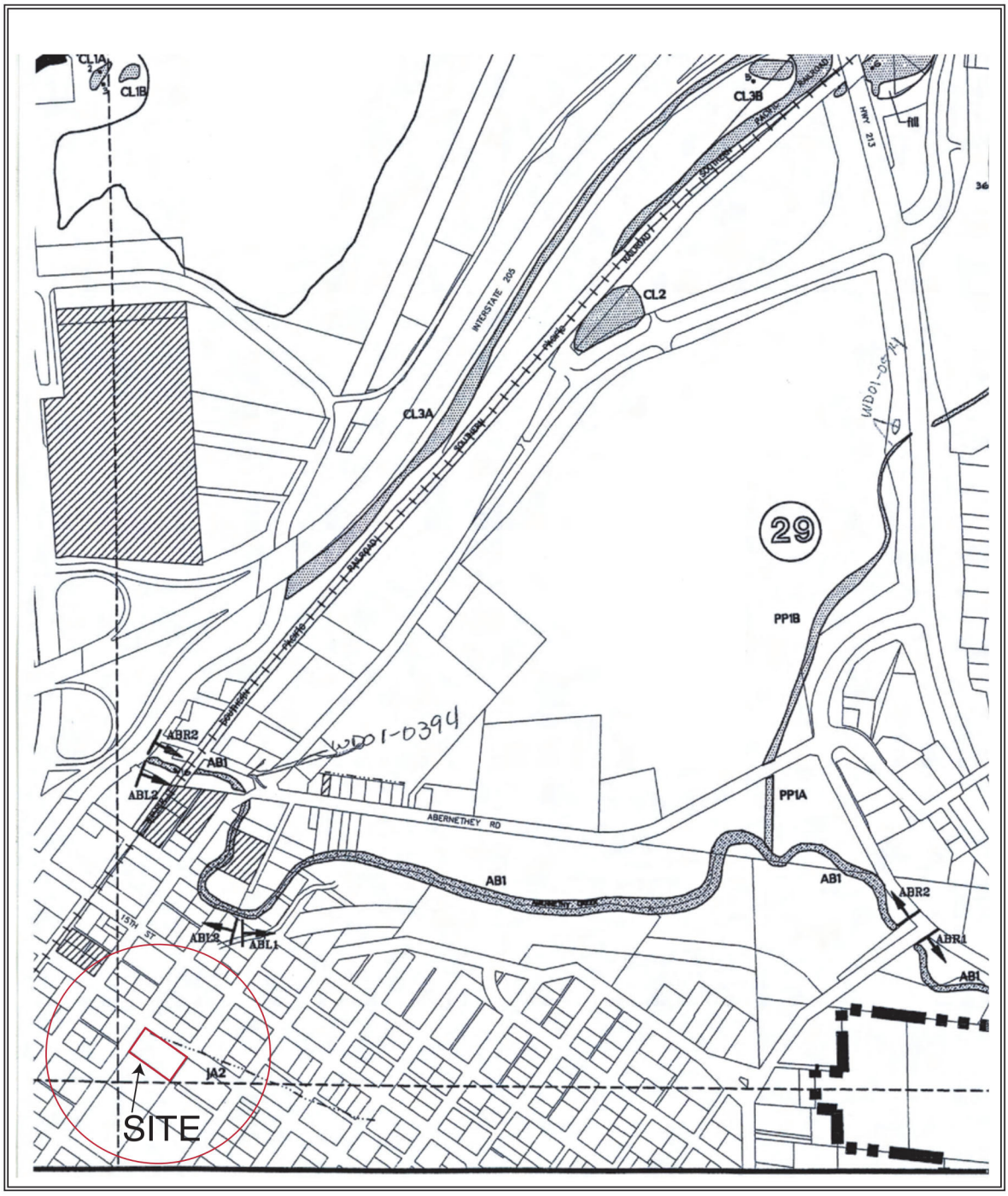
environmental technology consultants AERIAL PHOTOGRAPH **Source: Google Earth**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**



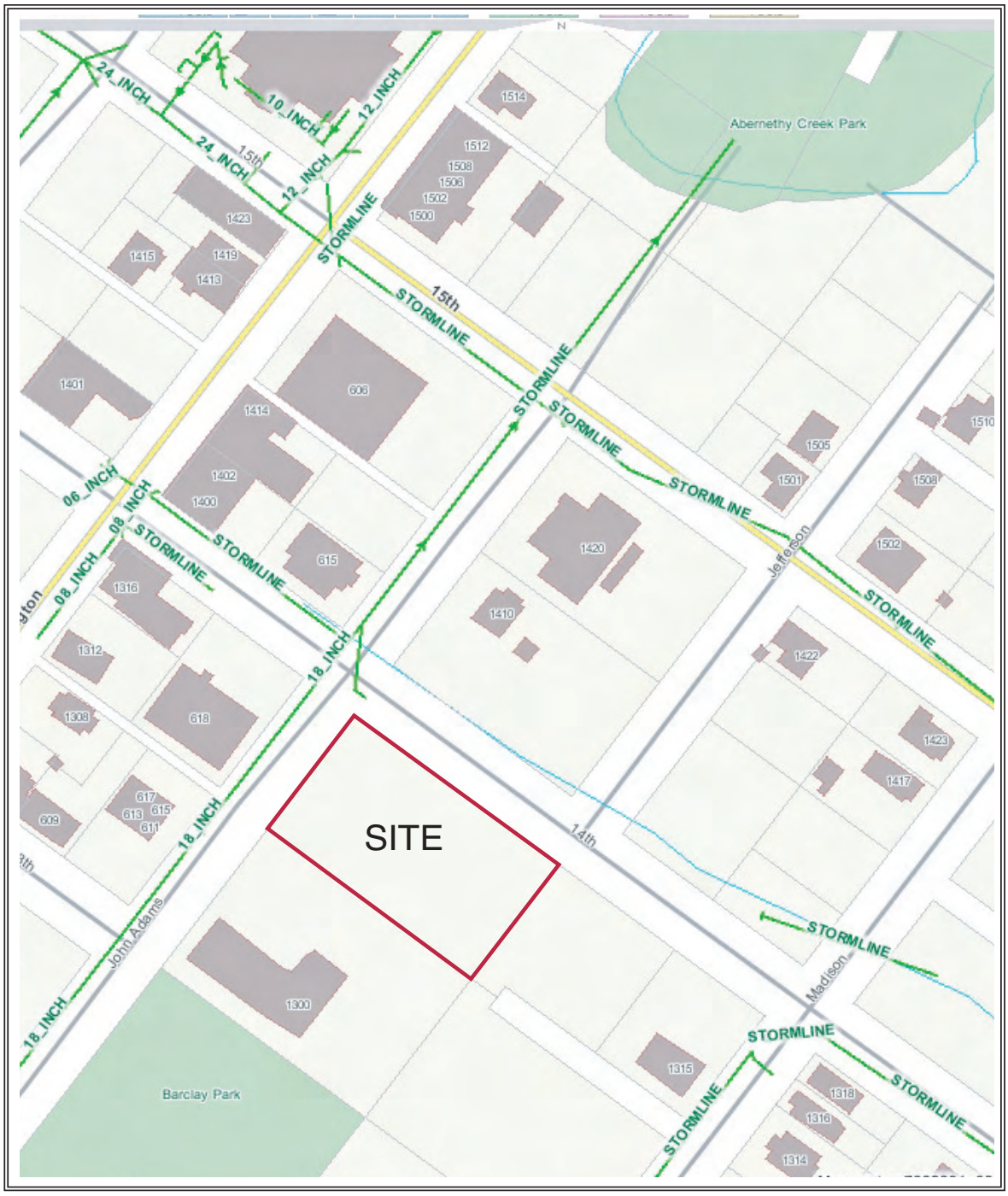
environmental technology consultants SCS SOIL SURVEY Map **Source: Soil Conservation Service, 1985**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**



environmental **t**echnology **c**onsultants WATER QUALITY RESOURCE OVERLAY **Source: OCWebMaps**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**



environmental technology consultants LOCAL WETLAND INVENTORY **Source: ODSL**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**



environmental technology consultants STORM SYSTEM **Source: OCWebMaps**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**

DAVID EVANS AND ASSOCIATES INC.

MEMORANDUM

DATE:	December 10, 2010
TO:	Peter Walter
FROM:	Ethan Rosenthal, Alex Dupey
SUBJECT:	**(Revised) Abernethy Chapel NROD Overlay Review (WR 10-04)**
PROJECT:	City of Oregon City Natural Resource Overlay Area Review
PROJECT NO:	ORCT0000-0029
COPIES:	File

The City of Oregon City (the City) has contracted with David Evans and Associates, Inc. (DEA), to review permit applications located within the Natural Resource Overlay District (NROD) and mitigation plans, as applicable, to ensure they meet Oregon City land development code criteria. This memorandum provides DEA's findings and recommendations related to the Applicant's development application (WR 10-04).The proposed project includes construction of a new Abernethy Chapel, multi-use event center that will cater primarily to wedding events, but will also accommodate a variety of small and medium sized functions. This memorandum addresses only the NROD application review related to Oregon City Municipal Code (OCMC) 17.49. Within the NROD 50 –foot buffer, the proposed project would include all of the proposed constructions activities with the exception of the parking lot expansion and access paths from the parking area to the chapel.

The *Natural Resources Report* (NRP) (Environmental Technology Consultants, 2010) identifies the existing environmental conditions and addresses OCMC 17.49 code requirements, including a required mitigation plan.

17.49.030 Map as Reference

The *Natural Resources Report* (NRP) identifies the existing mapped NROD boundary. This standard is met.

17.49.080 Uses Allowed Outright

The Applicant provided responses to 17.49.080 (F), which identifies trails as a permitted use provided it meets specific criteria. The trail within the NROD does not meet the uses allowed outright standard for a variety of reasons, specifically:

17.49.080 (F)(1). The Applicant does not address this standard;
17.49.080 (F)(2): The Applicant does not address this standard;
17.49.080 (F)(3): The Applicant does not address this standard
17.49.080 (F)(4): The trail does not meet standard as an allowed use because it crosses the top of ravine and it within 25 feet of the top of bank of a water body, which is prohibited

2100 SW River Parkway Portland Oregon 97201 Phone: 503.223.6663 Facsimile: 503.223.2701

17.49.080 (F)(5): Portions of the path will use pavers, which may not be considered impervious depending on the City's definition of *impervious surface.*
17.49.080 (F)(6): The Applicant provides a response, but it is inadequate. Specifically, the Applicant doesn't discern how many native versus non native species of trees will be removed. They Applicant needs to show that the project is mitigating for the impact to native trees and need to provide specific numbers of native replacement trees to be planted.

17.49.90 Uses Allowed under Prescribed Conditions

The Applicant provided responses to 17.49.090(D), which identifies trails as a permitted use provided it meets specific criteria. The trail within the NROD does not meet the uses allowed outright standard for a variety of reasons, specifically:

17.49.090(D): The Applicant does not address this standard. The bridge does not appear to be a use allowed outright and should be addressed here.

17.49.090(E): The Applicant provides a response related to the footing of the bridge. This section is not requesting this information, but instead requires the Applicant to provide responses to other portions of the NROD.

17.49.100 General Development Standards

17.49.100(A): The Applicant does not address the standard, which requires documentation of distances of the native tree to be removed from the proposed structure or driveway, and whether or not the tree to be removed is native. The Applicant should provide documentation of which trees to be removed are native and the distances from the proposed structure to meet this standard, or reasons documented by an arborist why they need to be removed.

17.49.100(B): This provides for Planning Director discretion. No additional information needed.

17.49.100(C): The Applicant proposes non-native vegetation within the NROD buffer, which is prohibited. Non-native vegetation would only be permitted in areas outside of the NROD boundary on the southern portion of the property

17.49.100(D): The Applicant will need to meet Oregon City standards not addressed herein. DEA has not reviewed the grading and erosion control plan

17.49.100(E-H): These do not appear to be applicable to the proposed project

17.49.100(I): This standard appears to be met

17.49.100(J): this standard appears to be met

17.49.110: Width of Vegetated Corridor

The NRP identifies the width of the vegetated corridor associated with High School Creek based on the following analysis results:

- High School Creek is not likely an anadromous fish bearing stream because the existing culvert connecting High School Creek to Abernethy Creek is above ordinary high water and fish would need to travel approximately 600 feet from Abernethy Creek through an underground culvert to access the project area;
- ODFW fish distribution maps show no useage of High School Creek by anadromous fish; and
- Topographic analysis shows that the length of grades greater than 25 percent is less than 150 feet.

Based on these results, Table 17.49.110 requires a 50-foot buffer from the top of the ravine. The NRP has mapped this buffer boundary (See NRP Figure 3) and shows the impact to the NROD buffer from the proposed development (NRP Figure 9). DEA concurs with this boundary delineation

The Applicant does not propose any work below ordinary high water and therefore, does not require approval of the Oregon Department of State Lands (DSL) and the U.S. Army Corps of Engineers (USACE), although the Applicant has applied for a joint Removal/Fill permit. It is unclear why the Applicant filed for a joint Removal/Fill permit because it does not anticipate any impacts to jurisdictional waters. This information has not been provided to the City.

17.49.120 Maximum Disturbance Allowed for Highly Constrained Lots of Record

This criterion identifies the conditions for how a parcel can develop if significant portions of the parcel are covered by the NROD. The Applicant's parcel is approximately 8,168 square feet. According to the Applicant's submittal, the maximum permitted disturbance area is approximately 5,668 square feet. The Applicant proposes 7,000 square feet of disturbance area, which is exceeds the amount of disturbance area permitted under this criterion 17.49.120(B).

17.49.120(C) requires that development be set back 50 feet from the top bank. The Applicant did not respond to this criterion, but based on Figure 9 of the NRP, the development is located within the 50 foot setback requirement. This standard is not met.

17.49.170 Standards for Trails

The Applicant is proposing to develop a trail and bridge within the NROD boundary, which must also meet NROD standards. As almost the entire project is within the NROD boundary, it is not possible to construct a trail outside of the NROD boundary. However, the location of the path does not appear to pose significant impact to the NROD boundary provided adequate erosion control measures are employed during construction and until new vegetation is established. Erosion control best management practices should be employed to minimize any impact to the stream from construction and until the new vegetation is established, particularly in areas where grades are steep.

17.49.180 Mitigation Standards

The Applicant has elected to pursue development of the mitigation plan under 17.49.190, Alternative Mitigation Standards, described below.

17.49.190 Alternative Mitigation Standards

The Applicant's mitigation plan addresses impacts within the waterway. Impacts to the NROD buffer include approximately 7,000 square feet of encroachment; the Applicant proposes providing approximately 14,960 square feet of mitigation area, which meets the minimum mitigation ratio of 2:1 as identified in 17.49.190(A), although the City should confirm that the project plans correspond with the NRP for the recommended additional mitigation along the riparian area. The design review plan set appears to implement the NRP report recommendations, but there is no direct comparison between the NRP and the plan set of the area to be mitigated to confirm that the recommendations from the NRP to revegetate down the stream edge is carried forward in the plan set (see NRP Figure 11).

The Applicant's calculation of the mitigation area requires that it remove existing invasive species between the toe of the slope and the ordinary high water line of High School Creek. DEA agrees that removing invasive species down to the ordinary high water line will reduce the potential for reintroducing invasive species to new replanted areas in the vicinity of the chapel. Therefore, standard 17.49.190(B) is met.

17.49.190(C) requires that there will be no detrimental impacts to areas left undisturbed. The Applicant meets this standard provided they flag any areas that should not be disturbed by construction equipment and that erosion control measures are properly installed and maintained until the completion of the project and vegetation is established.

17.49.190(D). The Applicant does not propose any work within High School Creek. This criterion does not apply.

17.49.190(E) requires that mitigation occur for the site of disturbance to the extent practicable. As described above, the Applicant proposes to mitigate onsite and on the adjacent land near High School Creek. The Applicant states that it will only replace trees that it removes from land adjacent to the Applicant's property. The Applicant does not provide documentation how the area will be maintained or who the responsible party will be for monitoring the mitigation area. This standard is not met.

17.49.180(F) requires a five-year maintenance and monitoring period for mitigation planting. The Applicant has stated that maintenance and monitoring will be the responsibility of the Applicant and includes that statement in the mitigation planting plan. The Applicant has not developed a maintenance and monitoring plan that specifically addresses this standard. This standard is not met.

17.49.200 Adjustment to Standards
The Applicant is requesting an adjustment because nearly the entire parcel is located within the NROD boundary and there is no feasible alternative for not developing within the NROD boundary. The

Applicant appears to meet 17.49.200(A) because there is not an alternative site layout to avoid the NROD and the parcel is an existing lot of record, which permits, to a limited degree, development within the NROD. The Application does not appear to meet 17.49.200(B). While removal of invasive species and replanting with native plants will provide a benefit, construction of the chapel will require removal of several established trees that provide a significant amount of tree canopy.

17.49.200(C-E) all appear to be met.

17.49.220 Required Site Plans

The Applicant has submitted the necessary site plans through its original submittal.

17.49.230 Mitigation Plan Report

The NRP contains the majority of information required under this criterion, but does not provide:

17.49.230(C) requires consultation with appropriate state and federal regulatory agencies. As described above, the Applicant has identified that the project will require a DSL Joint Removal/Fill permit, but has not provided documentation of any correspondence with USACE and DSL and whether those agencies will require any additional mitigation. 17.49.230(D) requires a construction timetable. While the Applicant states that it will begin upon City approval of the application and during the next available window of good weather, the applicant should identify the key construction milestones, particularly when vegetation removal and replanting occurs. This is requested to ensure that plants are planted at a time when survival is more likely (or when irrigation is required) and minimizes erosion concerns, particularly in the vicinity of High School Creek.

17.49.230(E) addresses mitigation monitoring. This information will need to be provided. The Applicant states that it will do only what the City requires. The Applicant should provide a detailed monitoring report as a condition of approval.

Recommended Conditions of Approval

DEA recommends the following conditions of approval for the project:

1. The Applicant has identified trees that are not in the direct construction path. The Applicant should review the tree removal plan to confirm whether all of the proposed trees for removal are necessary for construction. The Applicant should provide documentation of which trees to be removed are native and the distances from the proposed structure or reasons documented by an arborist why they need to be removed. Based on the proposed tree removal and planting plan, we have concerns that proposed plantings would provide less shade to the creek than is currently the case.
2. Personnel hired to remove invasive species must be licensed and trained to use herbicides in the vicinity of water bodies.

3. All undisturbed areas, including remaining trees and their root systems, should be identified and protected from construction damage by flags, fencing, or a combination of both.
4. Provide a detailed erosion control plan.
5. The planting and/or erosion control plan should include the use of native seed mix in areas where ground disturbance will occur, excluding permanent development areas such as the chapel, paths, and parking lot.
6. Provide a single planting plan figure that shows all proposed mitigation planting areas, proposed plantings, existing trees to be removed, and existing trees that will not be removed. Property lines, mitigation boundaries, and ordinary high water line of creek should also be displayed. Figure should include a north arrow and scale bar
7. Provide a maintenance and monitoring plan for the mitigation area.
8. The Applicant should document any mitigation required by DSL and USACE as part of the removal/fill permit.

Copies: File
Attachments/Enclosures:
Initials: WAD
File Name: C:\Documents and Settings\wad\Desktop\DRAFT Abernethy Chapel NROD Review.docx
Project Number: ORCT0000-0031

Planning

OREGON CITY

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

LAND USE APPLICATION TRANSMITTAL

October 2010

COPY

IN-HOUSE DISTRIBUTION

- ☐ BUILDING OFFICIAL
- ☐ DEVELOPMENT SERVICES MANAGER
- ☑ PUBLIC WORKS- OPERATIONS
- ☐ CITY ENGINEER/PUBLIC WORKS DIRECTOR
- ☐ TECHNICAL SERVICES (GIS)
- ☐ PARKS MANAGER
- ☐ ADDRESSING
- ☐ POLICE

TRAFFIC ENGINEER

- ☐ REPLINGER AND ASSOCIATES

MAIL-OUT DISTRIBUTION

- ☐ CITIZEN INVOLVEMENT COUNCIL (CIC)
- ☐ MAIN STREET DESIGN COMMITTEE
- ☐ NEIGHBORHOOD ASSOCIATION (N.A.) CHAIR (CIC)
- ☐ N.A. LAND USE CHAIR
- ☐ CLACKAMAS COUNTY TRANSP. & PLANNING
- ☐ CLACKAMAS FIRE DISTRICT #1 – DOUG WHITELEY
- ☐ ODOT – Division Review
- ☐ SCHOOL DIST 62
- ☐ TRI-MET
- ☐ METRO
- ☐ OREGON CITY POSTMASTER
- ☐ DLCD
- ☐ CITY ATTORNEY
- ☐ OTHER: _____

COMMENTS DUE BY:	**5:00 PM, October 29, 2010**
HEARING DATE:	Type III – December 13, 2010
HEARING BODY:	_XX_Staff Review; _X__PC; ____CC
IN REFERENCE TO FILE # & TYPE:	Abernethy Chapel SP 10-09: Site Plan and Design Review WR 10-04: Water Resource VR 10-02: Variance US 10-02. Geo-Hazard Review
PLANNER:	Christina Robertson-Gardiner, AICP, Associate Planner (503) 722-3789 Pete Walter (WR 10-04), AICP, Associate Planner (503) 722-3789
APPLICANT:	Dan Fowler/Jessica Iselin
REQUEST:	The applicant is requesting approval of a new wedding chapel/events center in the Mixed Use Downtown District.
LOCATION:	Next to 1300 John Adams Street Clackamas County Map 2-2E-29 CC TLs 8400 &8500

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 ensure 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 stated below.
___✓___	The proposal would not conflict our interests if the changes noted below are included.	_____	The following items are missing and are needed for review:

NROD & WATER RESOURCE REVIEW & APPROVAL PROCESS.

Signed John McLaren 11/2/10

Title Public Works Operations Manager

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

MEMORANDUM
City of Oregon City

DATE: October 13, 2010

TO: John Lewis, Public Works Operations Manager
SUBJECT: Comment Form for Planning Information Requests

File Number SP 10-09

Name/Address: Abernathy Chapel
Next to 1300 John Adams Street

Water:

Existing Water Main Size = 6" along

Existing Location = John Adams Street

Upsizing required? Yes__ No__X__ Size Required __

Extension required? Yes__ No__X__

Looping required? Yes__ No__X__ Per Fire Marshal_____

From:____

To:_____

New line size = __

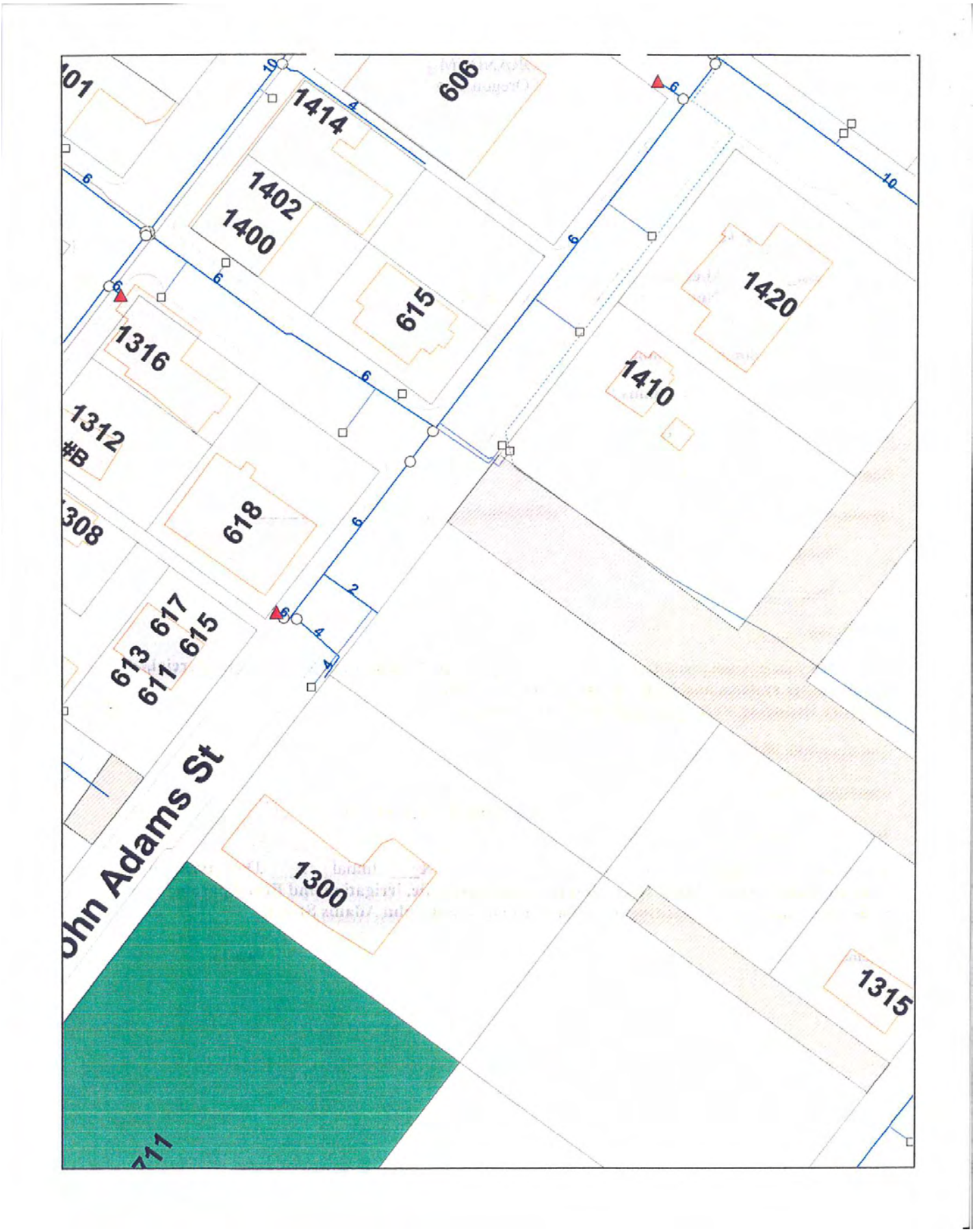
Backflow Prevention system required? Yes__X__ No__ **for irrigation, businesses, commercial, fire sprinkler systems and buildings with 3 or more floors.**
Pressure Reducing Valve required for 70 psi or higher.

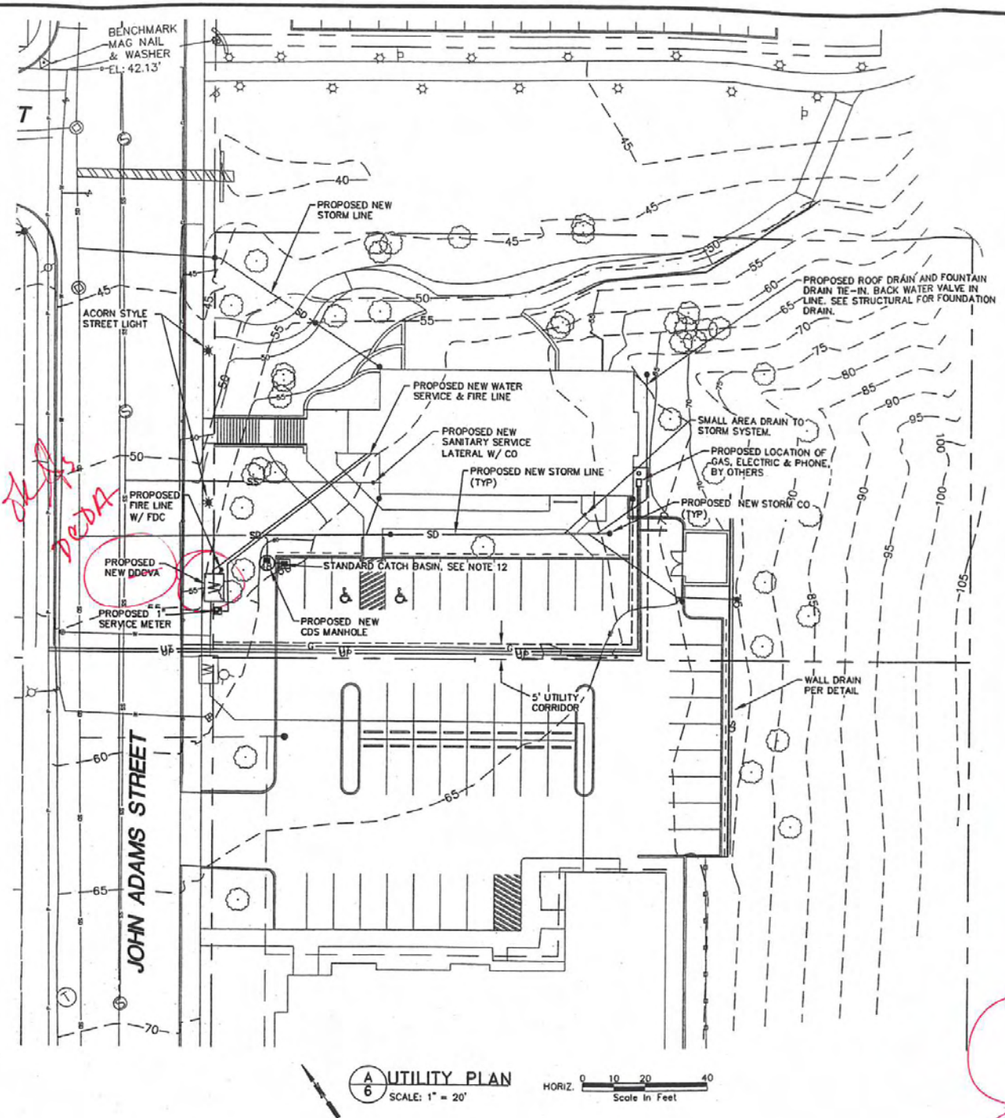
Clackamas River Water lines in area? Yes__ No__X__

Easements Required? Yes__→__ No _____
See Engineer's comments
Recommended easement width_____→_____ft.

Water Divisions additional comments No_____ Yes__X__ Initial _eli__ Date_10/13/10__
Consult Water Master Plan. Keep all water lines (domestic, irrigation and fire) separate. Have individual taps from the existing 6-inch water main along John Adams Street.

Comment Sheet **Page 1**


606
1414
1402
1400
615
1420
1316
1410
1312
#B
618
308
613 617
611 615
John Adams St
1300
1315
711



CITY OF OREGON CITY
ROAD AND STORM SEWER NOTES

1. CONCRETE CULVERT PIPE SHALL BE ASTM C14, "CLASS 3", NONREINFORCED CONCRETE PIPE UNLESS OTHERWISE NOTED. ALTERNATE STORM PIPE ALLOWED IS HDPE AS MANUFACTURED BY ADS, N-12 OR EQUIVALENT.
2. ALL TRENCH EXCAVATION SHALL CONFORM TO A.P.W.A., DIVISION III, SECTION 301.1.01, AND SHALL BE UNCLASSIFIED. ALL EXCESS MATERIAL FROM THE TRENCH EXCAVATION SHALL BE DISPOSED OF ON AN APPROVED SITE.
3. PIPE BEDDING AND PIPE ZONE MATERIAL SHALL CONFORM WITH GRANULAR BEDDING AND BACKFILL REQUIREMENTS OF A.P.W.A., DIVISION III, SECTION 301.2.02 AND SHALL BE 3/4-0" CRUSHED ROCK, "CLASS B". SAND MAY BE APPROVED AS A SUBSTITUTE FOR 3/4-0" IN TRENCHES THAT HAVE NO GROUNDWATER IN THE PIPE ZONE DURING CONSTRUCTION.
4. TRENCH BACKFILL MAY BE "CLASS A" PER A.P.W.A., DIVISION III, SECTION 301.2.04A, ON ALL STORM SEWER LINES OUTSIDE PUBLIC RIGHT-OF-WAYS OR OUTSIDE OF PAVED AREAS. TRENCH BACKFILL SHALL BE "CLASS B" PER A.P.W.A., DIVISION III, SECTION 301.2.04B IN ALL PUBLIC RIGHT-OF-WAY OR PAVED AREAS IN THE PROJECT.
5. TRENCH COMPACTION SHALL BE PER A.P.W.A., DIVISION III, SECTION 301.3.07. CONTRACTOR TO DETERMINE TYPE OF EQUIPMENT AND METHOD TO USE TO ACHIEVE REQUIRED COMPACTION. EACH LIFT SHALL BE COMPACTED TO MINIMUM OF 95 PERCENT OF THE MAXIMUM DENSITY AS DETERMINED BY AASHTO T99. TESTING SHALL BE APPROVED BY THIRD PARTY LABORATORY. TESTING SHALL BE PERFORMED WHEN DIRECTED BY ENGINEER.
6. ENGINEERED FILL SHALL BE PLACED ON DESIGNATED AREAS, STRIPPED OF ALL ORGANIC MATERIALS,IN LIFTS NOT TO EXCEED 8-INCHES IN DEPTH AND EACH LAYER SHALL BE SEPARATELY AND THOROUGHLY COMPACTED. WITHIN THREE (3) FEET OF ESTABLISHED SUBGRADE ELEVATION 95 PERCENT COMPACTION SHALL BE REQUIRED. BELOW THE THREE (3) FOOT LIMIT, 90 PERCENT COMPACTION SHALL BE REQUIRED. FILL MATERIAL SHALL BE PLACED WITHIN 2% OF THE OPTIMUM MOISTURE AND COMPACTED ACCORDING TO A.P.W.A., DIVISION II, SECTION 204.3.08 AS DETERMINED BY AASHTO T180. CONTRACTOR SHALL SUBMIT TEST RESULTS TO THE ENGINEER AND CITY INSPECTOR.
7. EXCESS EXCAVATION SHALL BE SPREAD AND COMPACTED EVENLY ON THE SITE PER THE SITE GRADING PLAN. VEGETATION AND TOPSOIL TO BE STRIPPED OFF FILL AREAS PRIOR TO FILLING. 95 PERCENT COMPACTION PER AASHTO T180 IS REQUIRED IN BUILDABLE AREAS, AND 85 PERCENT COMPACTION IS REQUIRED IN NON-BUILDABLE AREAS.
8. ASPHALT CONCRETE PAVEMENT MIX SHALL BE DESIGNED FROM A MIX FORMULA APPROVED BY ODOT FOR MATERIAL USED. CONTRACTOR TO PROVIDE PROJECT ENGINEER WITH A CERTIFICATE OF COMPLIANCE FROM THE ASPHALT PAVEMENT PLANT, UNLESS OTHERWISE INDICATED.
9. THE ASPHALT CONCRETE PAVEMENT MIX SHALL BE COMPACTED PER A.P.W.A., DIVISION II, SECTIONS 211.3.18B, AND 211.3.22B WITH THE FOLLOWING MODIFICATION: CHANGE LIFT THICKNESS REQUIREMENT FROM LESS THAN 1-1/2 INCHES TO LESS THAN OR EQUAL TO 1-1/2 INCHES. CONTRACTOR SHALL SUBMIT TEST RESULTS TO THE PROJECT ENGINEER AND CITY INSPECTOR.
10. ALL MANHOLE RIMS NOT IN PAVEMENT AREAS SHALL BE SET SIX INCHES (6") ABOVE FINISH GRADE. AND PROVIDED WITH TAMPER-PROOF LIDS.
11. ALL MANHOLES SHALL BE BUILT PER CITY OF OREGON CITY STANDARD DRAWING NUMBER 301.
12. ALL CATCH BASINS SHALL BE BUILT PER CITY OF OREGON CITY STANDARD DRAWING NUMBER 604
13. ALL MATERIALS INSPECTIONS AND TESTS ARE TO BE IN ACCORDANCE WITH CITY OF OREGON CITY AND/OR APWA STANDARD SPECIFICATIONS. ALL SECTIONS FAILING TO PASS THE REQUIRED TESTS AND INSPECTIONS SHALL LOCATE AND REPAIR. AFTER REPAIR, THESE SECTIONS SHALL BE RETESTED AND INSPECTED UNTIL FOUND ACCEPTABLE BY THE CITY.

Domestic, fireline & irrigation water lines are individually tapped off the existing H2O main along John Adams St. Keep them all separate
10/13/10

BACKFLOW PREVENTION REQUIRED: 11/1/10 SJ:
- DC ON DOMESTIC AFTER METER
- DC ON IRRIGATION (RP if ADDING CHEMICALS)
- DCDA ON FIRELINE AT PROPERTY LINE - AS SHOWN.

DESIGNED BY: TED | CHECKED BY: BDL
DATE: 4/22/2010
JOB NUMBER 08857
DWG NAME: 7 P08857-C4.0 Utility Plan
SHEET C4.0

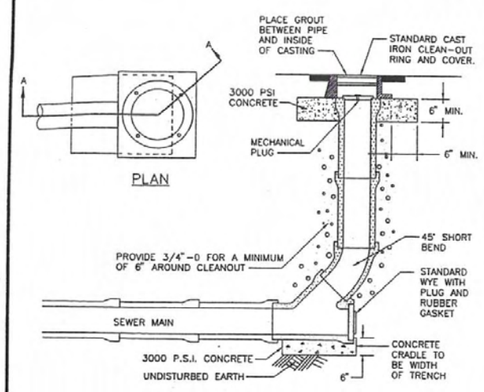
ABERNETHY CHAPEL
UTILITY PLAN

PACE Engineering Limited Liability Company
5300 Meadows Road, Suite 345
Lake Oswego, OR 97035
P. 503.697.3222 | F. 503.697.7855
Civil | Structural | Planning | Survey
pacengrs.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 10, 1998
BRIAN D. LEE
EXPIRES:

REVISION | DATE | STM

FILE NAME: P:\P08\08857 - ABERNETHY CENTER PROPERTIES, LLC - ABERNETHY CHAPEL\CAD\SHEETS\7 P08857-C4.0 UTILITY PLAN.DWG
SAVE TIME: 5/6/2010 9:06:00 AM
PLOT TIME: 10/13/2010 8:37 AM
USER NAME: TED MCDONALD
XREF FILES: 08857 C-SURV-BASE, X-08857 C-ARCH-BASE, X-08857 C-CIVIL-BASE, PACE34X22, SITE

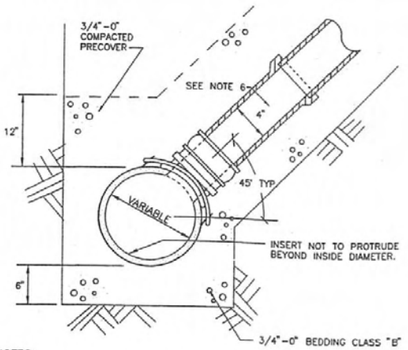


SECTION A-A

NOTES:

1. IF IN GRAVEL STREET PLACE 2" A/C PAVEMENT IN 4' DIAMETER CIRCLE AROUND CLEAN-OUT. SLOPE AWAY FROM CLEANOUT.
2. IF IN OPEN AREA & NOT SUBJECT TO STREET USE, USE LOCKING IRRIGATION BOX INSTEAD OF STANDARD CAST IRON CLEAN-OUT RING & COVER.
3. UNLESS OTHERWISE APPROVED BY THE CITY ENGINEER CLEANOUTS ARE TO BE USED ONLY AS A TEMPORARY TERMINUS.
4. ALL CLEAN-OUT MATERIAL TO BE SAME AS SEWER MAIN PIPE.

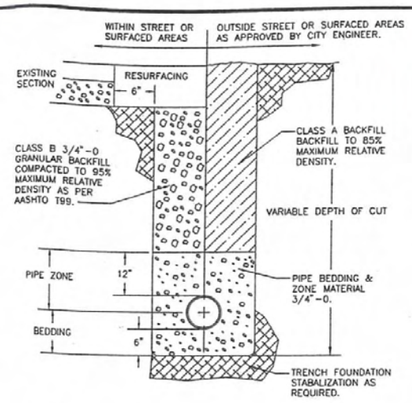
A/7 **STANDARD CLEAN-OUT-309** N.T.S.



NOTES:

1. THE TAP SHALL NOT BE MADE EXCEPT IN THE PRESENCE OF A CITY INSPECTOR; NOR SHALL ANY CONNECTION BE MADE WITHOUT CITY APPROVAL.
2. A FOWLER TYPE TAPPING SADDLE OR APPROVED EQUAL SHALL BE USED.
3. HOLE IN MAIN TO BE CORED.
4. TAP TO BE ABOVE SPRINGLINE.
5. 4" MAXIMUM TAP FOR 8" MAIN (CUT-IN TEE TO BE USED FOR 6" HOUSE BRANCH ON 8" MAIN) WITH APPROVED COUPLERS.
6. 4" HOUSE BRANCH MAY BE USED FOR SINGLE FAMILY LOTS ONLY.

B/7 **SEWER SERVICE TAP TO EXISTING SEWERS FOR HOUSE LATERALS** N.T.S.

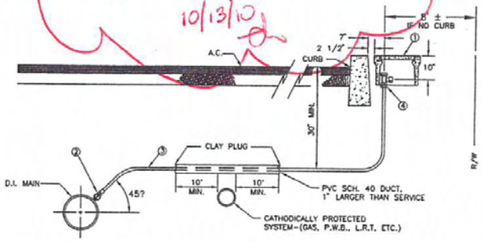


NOTES:

1. ALL CUTS IN PAVEMENT SHALL BE SAW CUT.
2. ALL CUT EDGES SHALL BE SAND SEALED.
3. RESURFACING TO BE MIN. 3" CLASS "C" ASPHALT OR MATCH EXISTING WHICHEVER IS GREATER.
4. THIS TRENCH BACKFILL REQUIREMENT APPLIES TO ALL UNDERGROUND CONDUITS.
5. CLASS "B" BACKFILL SHALL EXTEND 2 FT. BEYOND EDGE OF STREET OR SURFACED AREA.
6. BACKFILL SHALL BE PLACED AND COMPACTED IN A MAX. OF 18" LIFTS.

C/7 **PIPE BEDDING AND BACKFILL - 313** N.T.S.

Use city standard detail sheets with NJK approved initials 10/13/10



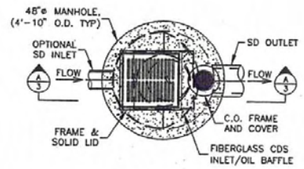
MATERIALS:

1. BROOKS METER BOX, BODY NO. 37.
2. MUELLER CORP. STOP NO. H-15000 OR FORD F600. SET CORP. STOP WITH OPERATING NUT AT 3 OR 9 O'CLOCK. ON 4" D.I. MAIN USE A 3/4" MUELLER THREAD X1" CORP. STOP.
3. 3/4" & 1" SOFT TEMPER, TYPE 'K' COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. H-14255 OR H-14258.

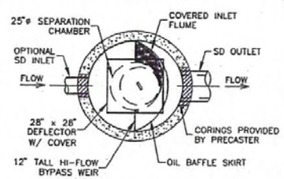
NOTES:

1. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.
2. ALL PIPE AND STRUCTURE ZONES SHALL BE BACKFILLED USING 3/4" MINUS CRUSHED AGG. AND COMPACTED TO 95% MAX. DENS. AS DETERMINED BY AASHTO T-180.
3. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL BE INSTALLED AS SHOWN ABOVE WITH CLAY PLUG.
4. METER BOX SHALL BE CENTERED OVER THE COMPLETED METER ASSEMBLY.
5. FOR VACANT RESIDENTIAL LOTS, LOCATE SINGLE 3/4" SERVICE 18" INSIDE LOT LINE.
6. NO METER SHALL BE INSTALLED ON PRIVATE PROPERTY WITHOUT EASEMENT.

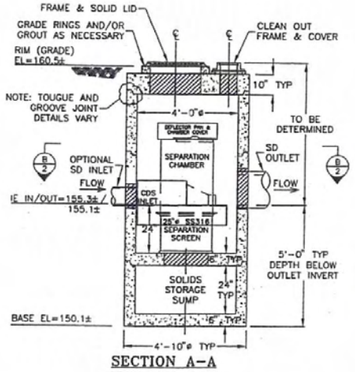
C/7 **STANDARD 3/4" AND 1" WATER SERVICE - 402** N.T.S.



PLAN VIEW
(SCALE: NTS)



SECTION B-B
(SCALE: NTS)



SECTION A-A
ELEVATION VIEW
(SCALE: NTS)

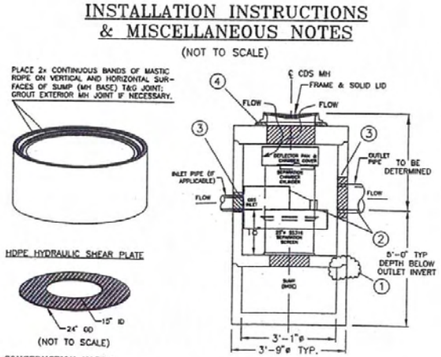
CDS MODEL PMIU20_15_4
STORMWATER TREATMENT UNIT

D/7 **CDS MANHOLE** SCALE NTS

REFERENCE INFORMATION AND NOTES:

1. CDS UNIT PRECAST SECTIONS MANUFACTURED IN ACCORDANCE WITH ASTM C-478.
2. RIGHT-HAND UNIT SHOWN - ALSO AVAILABLE IN MIRROR IMAGE OF THAT SHOWN (LEFT-HANDED CONFIGURATION).
3. JOINT AND OTHER SECTION DETAILS PER LOCAL PRECASTERS SPECIFIC MANUFACTURING CAPACITIES. CONTACT CDS FOR LOCAL PRECASTER SPECIFIC DWGS.

INSTALLATION INSTRUCTIONS & MISCELLANEOUS NOTES
(NOT TO SCALE)

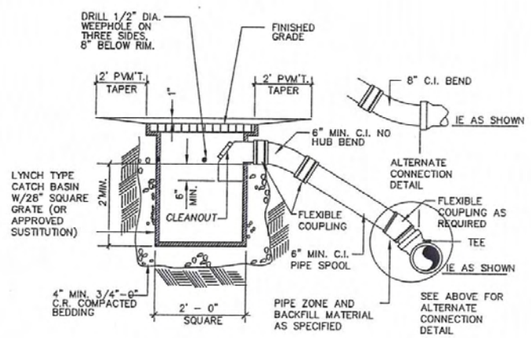


CONSTRUCTION NOTES:

1. APPLY BUTYL MASTIC TO SEAL JOINTS OF MANHOLE STRUCTURE (SEE INVERT DETAIL DRAWING). APPLY GROUT TO EXTERIOR T&G JOINTS OF MH SECTIONS TO COMPLETELY SEAL IF NECESSARY (JOINT MUST BE WATER TIGHT, HOLDING WATER UP TO FLOWLINE INVERT, MINIMUM).
2. BEFORE PLACING MORE PRECAST COMPONENTS OR BACKFILLING, ENSURE FIBERGLASS INLET AND PIPE INLET INVERTS MATCH ELEVATIONS (CERTAIN JOBS WILL HAVE INLET PIPE HIGHER THAN FIBERGLASS INLET).
3. GROUT PIPE CONNECTIONS TO SEAL JOINT.
4. USE GRADE RINGS AND/OR GROUT TO MATCH FINISHED GRADE; SEAL AS NECESSARY.

GENERAL NOTES:

A. CDS UNIT TYPICALLY DELIVERED WITH THE STAINLESS STEEL SCREEN, FIBERGLASS SEPARATION CYLINDER/INLET AND OIL BAFFLE PRE-INSTALLED FOR FIELD INSTALLATIONS. THE GREEN PAINTED SCREEN FLANGE SHALL FACE UP FOR RIGHT-HANDED UNITS AND RED FLANGE FACES UP FOR LEFT-HANDED CONFIGURATIONS.
B. HDPE HYDRAULIC SHEAR PLATE IS PLACED ON SHELF AT BOTTOM OF SCREEN CYLINDER. REMOVE AND REPLACE AS NECESSARY DURING CLEANING.
C. INSTALL CDS UNIT PER CDS INSTALLATION SPECIFICATIONS.
D. CONTRACTOR TO BE EQUIPPED TO LIFT THE HEAVIEST SECTION.



STANDARD ON-SITE CATCH BASIN - 604
E/7 N.T.S.

REVISION	DATE
STM	

PACE
An Engineering & Surveying Company
5900 Meadows Road, Suite 345
Lake Oswego, OR 97035
p. 503.597.3222 | f. 503.597.7655
Civil | Structural | Planning | Survey
paceengrs.com

REGISTERED PROFESSIONAL ENGINEER
18,585
OREGON
JULY 10, 1998
BRIAN D. LEE
EXPIRES:

ABERNETHY CHAPEL

UTILITY DETAIL SHEET

BAR IS ONE INCH ON ORIGINAL DRAWING
0 1"
DATE: 4/22/2010
DESIGNED BY: TED
CHECKED BY: BDL
JOB NUMBER 08857
DWG NAME: 8 P08857-C4.1 Utility Details
SHEET C4.1

FILE NAME: P:\P08\08857 - ABERNETHY CENTER PROPERTIES, LLC - ABERNETHY CHAPEL\CAD\SHEETS\8 P08857-C4.1 UTILITY DETAILS.DWG
PLOT DATE: 4/23/2010 12:43:29 PM
PLOT TIME: 4/22/2010 8:37 AM
USER NAME: TM LOGIN
XREF FILES: X-08857 22X34 BORDER

REPLINGER & ASSOCIATES LLC
TRANSPORTATION ENGINEERING

November 30, 2010

Ms. Christina Robertson-Gardiner
City of Oregon City
PO Box 3040
Oregon City, OR 97045

SUBJECT: REVIEW OF TRANSPORTATION ANALYSIS LETTER – ABERNETHY CHAPEL – SP10-09

Dear Ms. Robertson-Gardiner:

In response to your request, I have reviewed the Traffic Analysis Letter (TAL) submitted in support of the proposed Abernethy Chapel at 1300 John Adams Street. The TAL, dated June 18, 2010, was prepared under the direction of Todd Mobley, PE of Lancaster Engineering. The proposal consists of developing a building to be used primarily as a wedding chapel. The proposal also includes expansion of an existing parking lot, which currently serves an adjacent office use.

Overall

I find the TAL addresses the city's requirements and provides an adequate basis to evaluate impacts of the proposed development.

Comments

1. ***Trip Generation.*** The engineer explains that the proposed use is unlike any uses described in the Institute of Transportation Engineers' *Trip Generation.* Lacking this as a source, the TAL provides information on trip generation based on typical events. The facility would typically be used on weekends during the afternoon or evening, thus is unlikely to have a measurable impact during the weekday peak periods. The engineer uses information based on typical events to show that the trip rates fall below the 250 daily trip level that would require an operational analysis of nearby intersections. The engineer predicts fewer than 250 daily trips. I found the assumptions and conclusions reasonable.

2. ***Access Locations.*** The TAL indicates that the proposal includes expansion of an existing parking lot serving an adjacent use and will use the existing access drive to John Adams Street. The location of access is unchanged. The TAL also explains that parking is available for participants in on-street spaces and adjacent businesses with shared parking agreements.

3. ***Driveway Width.*** The driveway width is unchanged from existing conditions.

4. ***Intersection Spacing.*** The development will not create any new intersections.

5. ***Sight Distance.*** The engineer measured sight distance at the site driveway. He calculates the appropriate sight distance to be 280 feet based on the statutory speed on John Adams Street. Sight distance in excess of this distance is available to the south (295 feet) and is almost met to the north (275 feet). He notes that sight distance is limited by vegetation and that sight distance could be improved by trimming of vegetation. He recommends pruning to improve sight distance. I concur and conclude that sight distance can be made adequate.

6. ***Safety Issues.*** The engineer did not identify safety issues related to the site and there is little reason to expect this modest expansion would cause any significant change.

7. ***Consistency with the Transportation System Plan (TSP).*** The adjacent transportation facilities meet current standards.

Conclusion and Recommendations

I find that the TAL provides an adequate basis on which to evaluate the impact of the development of the proposed chapel. The number of trips generated by the proposed facility is modest and will occur primarily during off-peak periods on weekends. Sight distance is acceptable and the impacts will be minimal. The engineer does not recommend mitigation for traffic impacts and I concur.

If you have any questions or need any further information concerning this review, please contact me at replinger-associates@comcast.net.

Sincerely,



John Replinger, PE
Principal

Oregon City\2010\SP10-09.docx

OREGON CITY

Community Development – Planning

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

LAND USE APPLICATION TRANSMITTAL

October 2010

IN-HOUSE DISTRIBUTION
- ☐ BUILDING OFFICIAL
- ☐ DEVELOPMENT SERVICES MANAGER
- ☐ PUBLIC WORKS- OPERATIONS
- ☐ CITY ENGINEER/PUBLIC WORKS DIRECTOR
- ☐ TECHNICAL SERVICES (GIS)
- ☐ PARKS MANAGER
- ☐ ADDRESSING
- ☐ POLICE

TRAFFIC ENGINEER
- ☐ REPLINGER AND ASSOCIATES

MAIL-OUT DISTRIBUTION
- ☐ CITIZEN INVOLVEMENT COUNCIL (CIC)
- ☐ MAIN STREET DESIGN COMMITTEE
- ☑ NEIGHBORHOOD ASSOCIATION (N.A.) CHAIR MNA
- ☐ N.A. LAND USE CHAIR
- ☐ CLACKAMAS COUNTY TRANSP. & PLANNING
- ☐ CLACKAMAS FIRE DISTRICT #1 – DOUG WHITELEY
- ☐ ODOT – Division Review
- ☐ SCHOOL DIST 62
- ☐ TRI-MET
- ☐ METRO
- ☐ OREGON CITY POSTMASTER
- ☐ DLCD
- ☐ CITY ATTORNEY
- ☐ OTHER: _____

COMMENTS DUE BY:	**5:00 PM, October 29, 2010**
HEARING DATE:	Type III – December 13, 2010
HEARING BODY:	XX Staff Review; X PC; ___CC
IN REFERENCE TO FILE # & TYPE:	Abernethy Chapel SP 10-09: Site Plan and Design Review WR 10-04: Water Resource VR 10-02: Variance US 10-02. Geo-Hazard Review
PLANNER:	Christina Robertson-Gardiner, AICP, Associate Planner (503) 722-3789 Pete Walter (WR 10-04), AICP, Associate Planner (503) 722-3789
APPLICANT:	Dan Fowler/Jessica Iselin
REQUEST:	The applicant is requesting approval of a new wedding chapel/events center in the Mixed Use Downtown District.
LOCATION:	Next to 1300 John Adams Street Clackamas County Map 2-2E-29 CC TLs 8400 &8500

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 ensure 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 stated below.
✓	The proposal would not conflict our interests if the changes noted below are included.	___	The following items are missing and are needed for review:

We support the application - It meets the criteria. We had previously reviewed this request in 2008. See attached comments.

Signed Eleanor McGriff

Title MNA – Land Use Committee

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

McGriff, Denyse

To: Pete Walter
Subject: SP-10-09 et al

Pete- I have reviewed he application on behalf of the McLoughlin Neighborhood Association. The proposal is essential the same as we had previously reviewed at our October 2008 general meeting.

I am assuming that the windows are wood clad aluminum? I was unable to locate the specs on that. Wood clad is acceptable. This proposal would not conflict with our

Otherwise we find the application acceptable and not that it meet s the criteria for Site plan and design review, we are supportive of the variance and the geo hazard review. The applicants representative has done a good job of presenting the report and addressing the applicable criteria.

We look forward to testifying at the public c hearing.

Thank you, Denyse McGriff

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City of Oregon City

2010 DEC 27 PM 3:42

RECEIVED
CITY OF OREGON CITY

Planning Department

221 Molalla Ave. Suite 200

12/26/2010

Oregon City, Oregon 97045

Dear Sir,

With regard to the Land Use Application sp 10-09 wr 10-04 vr10-02 us10-02, at 606 15th St Oregon City, I would like to express my concerns. We own the property at 1308 Washington St. and although we don't live at this address, are concerned about the impact of an ever expanding mega-event business in this neighborhood. Although it is a mixed use area, I feel that this designation was intended for smaller more residentially conducive businesses. The businesses that currently exist in the area like Tony's, the florist shop, even Spicer Bros. are smaller and more discreet, while this particular business is growing and ever expanding in what is suppose to be a quite neighborhood. As the event business grows, it will mean many more vehicles parking on our streets, and noise not to mention the impact on the wooded area and streams there.

When we built our house on Washington St., we had to adhere to the rules and guidelines regarding the geologic and natural resources there. I just wonder if these rules are being stretched a little for the proposed expansion of this business . We love to see Oregon City's neighborhoods and public areas improving. Many changes the city has made has improved the look and feel of the city and we hope that it continues , but when growth in a residential area starts to change the neighborhood in a negative way, it effects everyone there. Thank you for your consideration.

Sincerely,

Marcia and David Skinner
18786 South End Rd.
Oregon City, Oregon