PLANNING COMMISSION AGENDA
City Commission Chambers - City Hall
625 Center Street, Oregon City, Oregon 97045
December 13, 2010 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)

1. CALL TO ORDER

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

3. MAYOR-ELECT DOUG NEELEY

4. ADOPTION OF PLANNING COMMISSION MINUTES

a. Draft Minutes of October 25, 2010 Public Hearing

5. PLANNING COMMISSION HEARING

a. South Fork Water Board submitted a Conditional Use Permit (Planning File CU 10-03) and General Development Plan (Planning File CP 10-03) to upgrade the water treatment facility on Hunter Avenue.

b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the Mixed Use Downtown zone within the Geologic Hazard Overlay District and Natural Resource Overlay District (Planning Files: SP 10-09 / US 10-02 / VR 10-02 / WR 10-04).

c. The applicant is seeking approval for Conditional Use and Site Plan and Design Review permit for a 951 square foot addition to the existing non-historic reception building at the Ainsworth House and minor site improvements. Planning Files: CU 10-04 Conditional Use & SP 10-13 Site Plan and Design Review (Associated file: HR 10-10).

6. 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.

CITY OF OREGON CITY
PLANNING COMMISSION HEARING

October 25, 2010, 7:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Roll Call:	**Staff Present:**
Chair Tim Powell	Tony Konkol, Senior Planner
Commissioner Dan Lajoie	Pete Walter, Associate Planner
Commissioner Carter Stein	
Commissioner Charles Kidwell	

Chair Powell called the meeting to order at 7 p.m.

2. PUBLIC COMMENT ON ITEMS NOT LISTED ON AGENDA

There was no public comment on items not listed on the agenda.

3. PLANNING COMMISSION MINUTES

There were no draft minutes to review.

4. PLANNING COMMISSION HEARING

CP 10-01, DP 10-02, WR 10-03: Approval of a Master Development Plan, Detailed Development Plan and Natural Resource Overlay District Review for Redevelopment of the Hilltop Mall, including a new Grocery Store and Retail, Parking Lot and Associated Improvements (Continued from October 11, 2010).

Exhibit 1. Vicinity Map

Exhibit 2. Land Use Application and Narrative

Exhibit 3. Responses to Code Criteria

Exhibit 4. Overall Master Site Plan

Exhibit 4. Site Plans

Exhibit 4. Elevations

Exhibit 4. Tree Preservation Plan

Exhibit 4. Landscaping Plans

Exhibit 4. Lighting Photometric Plan

Exhibit 6. Transportation Impact Analysis Executive Summary

Exhibit 7. Replinger Comments on TIA

Exhibit 8. Pre-App Conference Summary

Exhibit 9a. Hillendale NA Comments

Exhibit 9b. Hillendale NA Support Letter

Exhibit 11. NROD Wetland Report

Exhibit 12. Wetland Supplement - Mitigation Report

Exhibit 13. DEA Comments on NROD Report

Exhibit 14. Materials

Exhibit 15. Lighting Specifications

Exhibit 16. Summary of Revisions Letter

Exhibit 17. Public Comments (12)

Exhibit 18. NROD Letter from ESA 10/20/10

Exhibit 19. Applicant’s Powerpoint Presentation

Exhibit 20. Hammond-Williams Letter

Chair Powell read the hearing statement describing the hearing format and correct process for participation. He asked if there were any declarations of ex parte contact, conflict of interest, bias, or statements.

Commissioner Carter Stein was aware of the site, but had not seen the edible plants.

Commissioner Kidwell was aware of the site and had lived in the area for years. He was familiar with a couple individuals in the audience, but that would not have an influence on his decision.

Commissioner LaJoie was familiar with the site as well.

Chair Powell had served on committees with Mr. Danielson in the past, but it would not affect his decision.

Pete Walter, Associate Planner, said there would be no staff report and recommendation that night. Rather it would be a show and tell of the application. The application consisted of a master development plan for phased development and a detailed development plan for the grocery store and the associated parking. The application also included retail pads and a natural resource overlay district review. It was approximately 21 acres of land with complex redevelopment. Because some revisions to the plan had not been reviewed by staff, neighborhood associations, and CIC, staff recommended continuance to November 8, 2010. He reviewed Exhibits 17-20. The 120 day deadline had been extended.

Jill Long, attorney with law firm Lane Powell in Portland, Oregon, was representing the Danielson family. She introduced the team who had worked on the project. She also recognized those in the audience who were in support of the project.

Mark Perniconi with CE John Co., developer on the project, gave a history of the site and explained the existing conditions of the site, what was proposed for Phase 1, the challenges to redevelopment of the site, and what had been done about the challenges. He then explained the proposed site plan including pedestrian and auto connectivity, the building footprint, elevations, Beavercreek entrance, landscape plan, and plaza plan. Function and cohesiveness were the main goals. He thought the redevelopment would be a benefit to the

neighborhood.

There was discussion regarding the phasing and existing properties that had leases that prevented redevelopment immediately and the vision for the development. The Commission could approve the master plan and all the other redevelopments would come before the Commission with a land use application as opportunity arose.

There was further discussion about pedestrian accessways and overflow truck parking area.

William Gifford of Oregon City was the Land Use Chair of the Hillendale Neighborhood Association. He said the Association submitted a letter regarding the orientation of the building towards the parking lot stating they had no objections to the way it was proposed. The Code preferred the building face Beavercreek, but the way it was now was the best use for the parking lot. The Association also discussed the concern about creating a raceway and the need to slow traffic down. They also proposed the following regarding landscaping: to keep as many trees and shrubs as possible, to use as many trees and shrubs as must be removed on the existing site, what large trees must be removed and were not suitable for use elsewhere on the existing site should be investigated for suitability as shade trees for Carnegie Park, what large shade trees and shrubs were not suitable for Carnegie Park should be investigated for suitability in other existing City parks, and trees and shrubs that could not be moved immediately should be stored for later plantings. The Neighborhood was in favor of the design and were anxious to see the development go forward.

Damon Mabee, Chair of the McLoughlin Neighborhood Association, agreed that some of the trees on this site might be suitable for Carnegie Park. He explained which trees could be transplanted to Carnegie and a mitigation credit could be given to make it happen.

Lydia Bugatti of West Linn was owner of Bugatti's Restaurant. She liked the redesign because it included all of the businesses. The orientation of the buildings and the pattern flow was well done.

Tony Konkol, Community Development Director, explained there would be two approvals, the master plan for the whole site with multiple phases and detailed development plan for Phase 1.

Chair Powell wanted staff to look at the feasibility of moving and replacing trees.

Commissioner Carter Stein wanted staff to look into using edible plants on the site.

Commissioner Kidwell wanted more detail regarding pedestrians entering to the south from Beavercreek and passing the loading area, overflow parking for trucking, and what was anticipated for the future pad across from the loading dock development.

Motion by Commissioner Charles Kidwell, second by Commissioner Dan Lajoie to to continue CP 10-01, DP 10-02, and WR 10-03 to the meeting of November 8, 2010.

A roll call was taken and the motion passed with Chair Tim Powell, Commissioner Dan Lajoie, Commissioner Carter Stein, Commissioner Charles Kidwell voting aye. [4:0:0]

6. ADJOURN

Chair Powell adjourned the meeting at 8:08 p.m.

Agenda Item No. 5a
Meeting Date: 13 Dec 2010

COMMISSION REPORT: CITY OF OREGON CITY

TO:	Planning Commission
FROM:	Laura Terway, Planner
PRESENTER:	Laura Terway, Planner
SUBJECT:	South Fork Water Board General Development Plan (CP 10-03) and Conditional Use Permit (CU 10-03).
Agenda Heading: Public Hearing	
Approved by: Tony Konkol, Community Development Director	

RECOMMENDED ACTION (Motion):

Staff recommends the Planning Commission open the public hearing, accept any public testimony and then grant the continuance of the public hearing with the record open for planning files CU 10-03 and CP 10-03 to the January 24, 2011 meeting date.

BACKGROUND:

South Fork Water Board submitted a Conditional Use (Planning File CU 10-03) and General Development Plan (Planning File CP 10-03) applications to upgrade the water treatment facility on Hunter Avenue. The applicant requested the December 13, 2010 hearing be continued until January 24, 2011 to allow sufficient time to complete revisions to the application.

BUDGET IMPACT:

FY(s):
Funding Source:

ATTACHMENTS:

Request for Continuance

Laura Terway

From: Ben Schonberger [Ben@winterbrookplanning.com]
Sent: Wednesday, November 24, 2010 1:47 PM
To: Laura Terway
Subject: RE: South Fork extension

OK.

I am requesting the Planning Commission hearing for CU 10-03 and CP 10-03 be moved from December 13, 2010 to January 24, 2011 and the 120-day be extended 38 days (or greater depending on when I have the revisions submitted).

Ben Schonberger, AICP | Senior Planner
Winterbrook Planning | 503.827.4422

Agenda Item No. 5b
Meeting Date: 13 Dec 2010

COMMISSION REPORT: CITY OF OREGON CITY

TO:	Planning Commission
FROM:	Tony Konkol, Community Development Director
PRESENTER:	Pete Walter, Planner
SUBJECT:	The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the Mixed Use Downtown zone within the Geologic Hazard Overlay District and Natural Resource Overlay District (SP 10-09 / US 10-02 / VR 10-02 / WR 10-04).
Agenda Heading: Public Hearing	
Approved by: Tony Konkol, Community Development Director	

RECOMMENDED ACTION (Motion):

Staff recommends that the Planning Commission open the public hearing, consider the applicant's presentation and any testimony from the public, and continue the public hearing until January 10th, 2011.

BACKGROUND:

The applicant and staff are working together to address some outstanding site plan issues including natural resource and geologic hazard overlay district review. The applicant has provided an updated site plan with parking lot revisions. At the December 10, 2010 Public Hearing, Staff will provide a brief overview of the proposal, the applicant will provide a presentation, the Public may testify, and the Planning Commission may ask questions of the applicant on the record. Staff will present the Staff Report and Recommendation at the January 10, 2011 Public Hearing.

BUDGET IMPACT:

FY(s):
Funding Source:

ATTACHMENTS:

See Attached.

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

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

TABLE OF CONTENTS

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

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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)*

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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.

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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

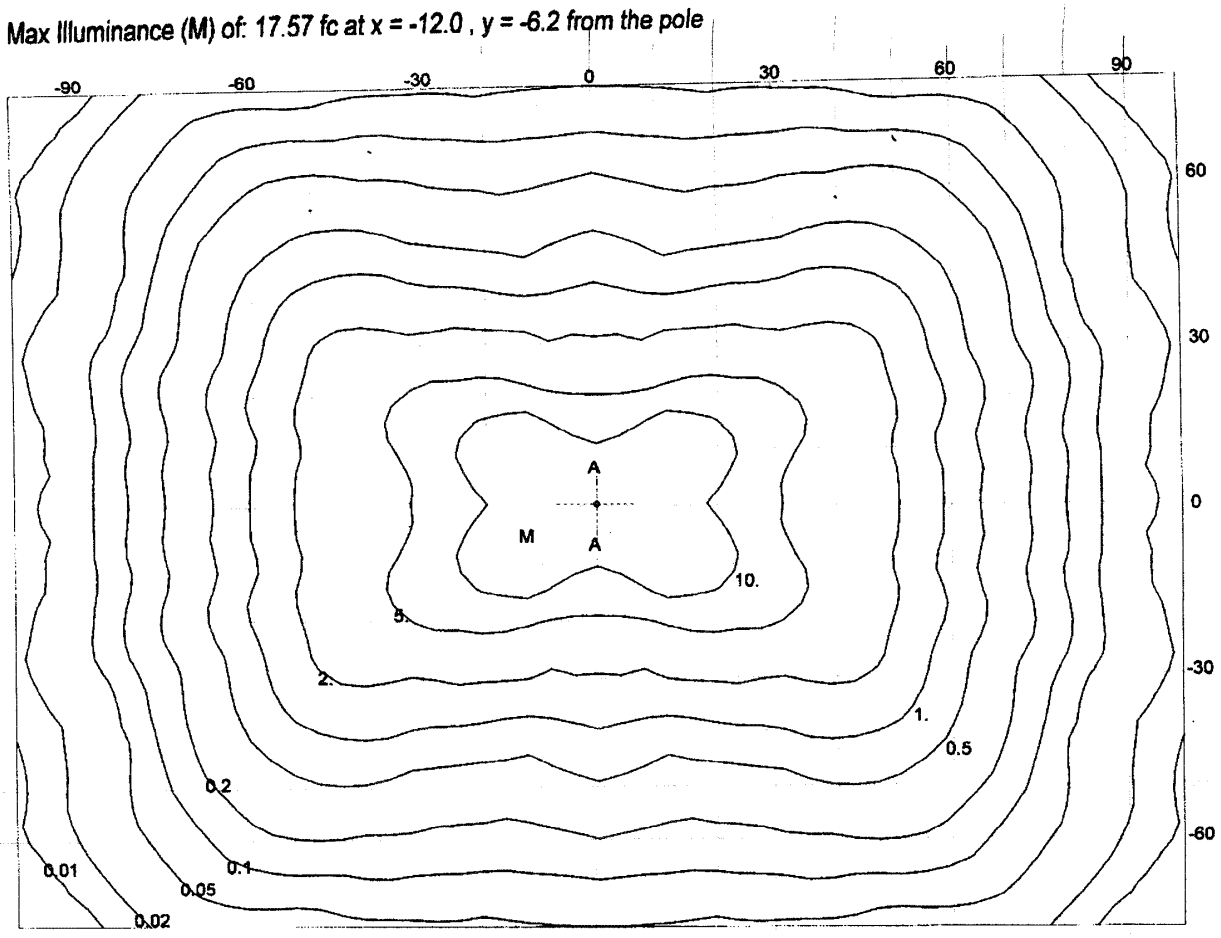
TRANSMITTING 6 PAGES INCLUDING THIS COVER

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

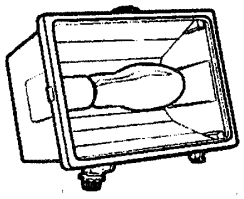
5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

LITHONIA LIGHTING®

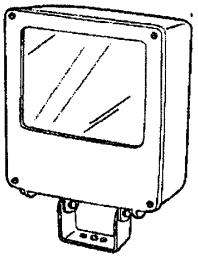
Catalog Number	
Notes	Type

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.

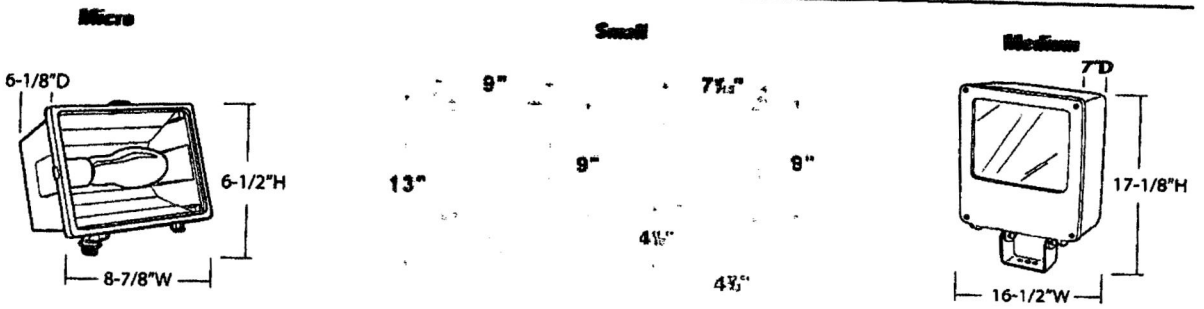
ORDERING INFORMATION

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.

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

Flood Lighting High Pressure Sodium and Metal Halide



LITHONIA LIGHTING®
An AcuityBrands Company

Sheet #: Floods-HPS-MH

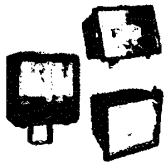
Lithonia Lighting
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

LITHONIA LIGHTING

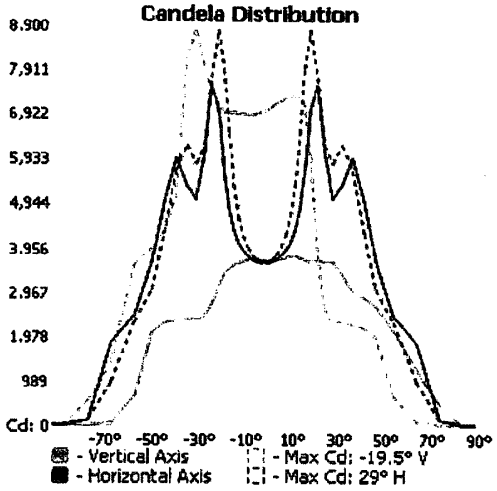
AcuityBrands

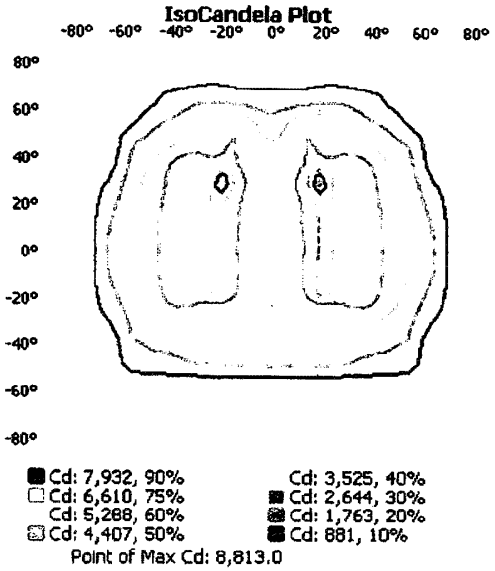
F250ML SCWA - FLOOD PHOTOMETRIC REPORT

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

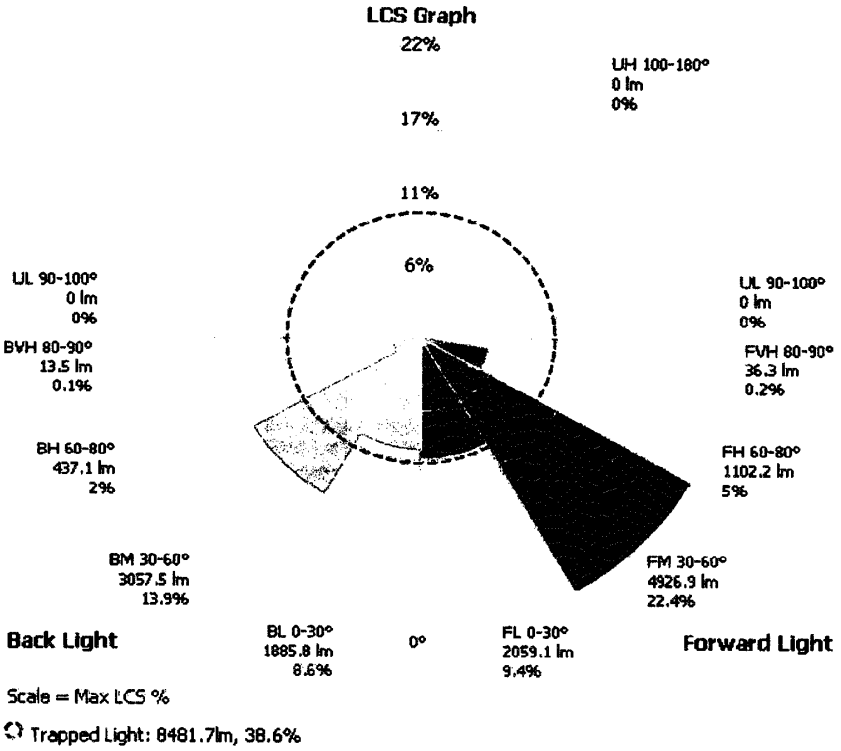




Flood Summary

	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		

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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.

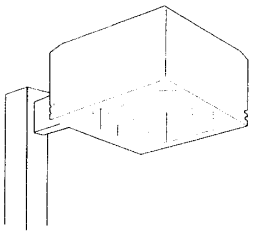
OPTICAL SYSTEM – Reflectors are anodized and segmented for superior uniformity and control, which allows the flexibility to mix distributions without compromising the overall lighting job. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Three cutoff distributions available: 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).

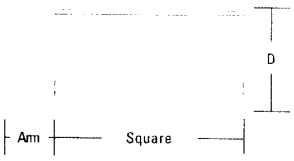


Area Lighting

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

Voltage
120
208[2]
240[2]
277
347
480[2]
TB[3]

Distribution
R2 IES Type II roadway
R3 IES Type III asymmetric
R4SC IES Type IV forward throw, sharp cutoff

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)***

	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**

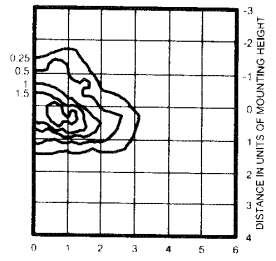
5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

KSE1 Premium Cutoff Lighting

Coefficient of Utilization _____
Initial Footcandles _____

KSE1 100M R2 TEST NO: 1195020560

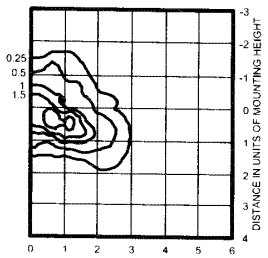
ISOILLUMINANCE PLOT (Footcandle)



100W lamp, rated 8500 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KSE1 100M R3 TEST NO: 1195020546

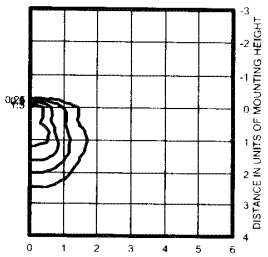
ISOILLUMINANCE PLOT (Footcandle)



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

Lithonia Lighting
Outdoor
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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

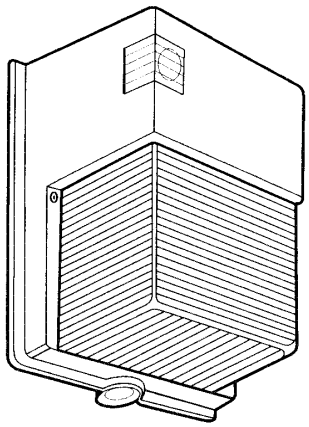
UL listed for wet locations. Listed and labeled to comply with Canadian Standards.

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.

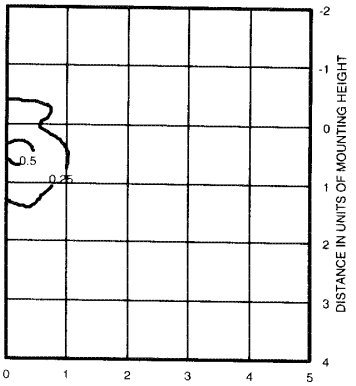
Accessories

Order as separate catalog number
RK1 PEB1 Photocell kit (120V only)
TWSWG Wireguard

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

TWS 13TT TEST NO : LTL12634

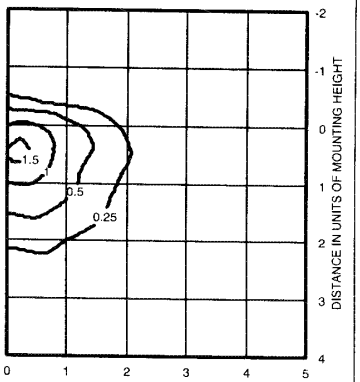
ISOILLUMINANCE PLOT (Footcandle)



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

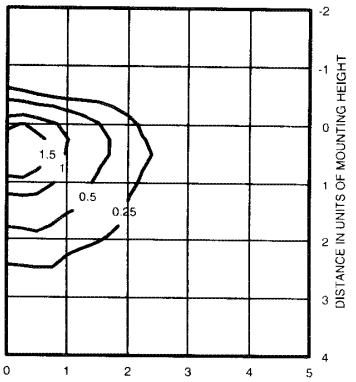
ISOILLUMINANCE PLOT (Footcandle)



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

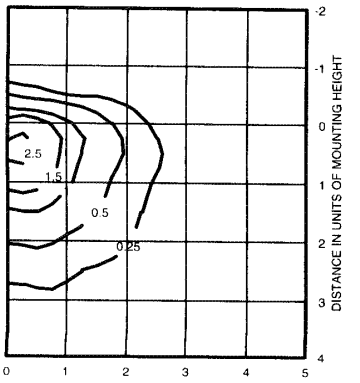
ISOILLUMINANCE PLOT (Footcandle)



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

Lithonia Lighting
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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.

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.

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:

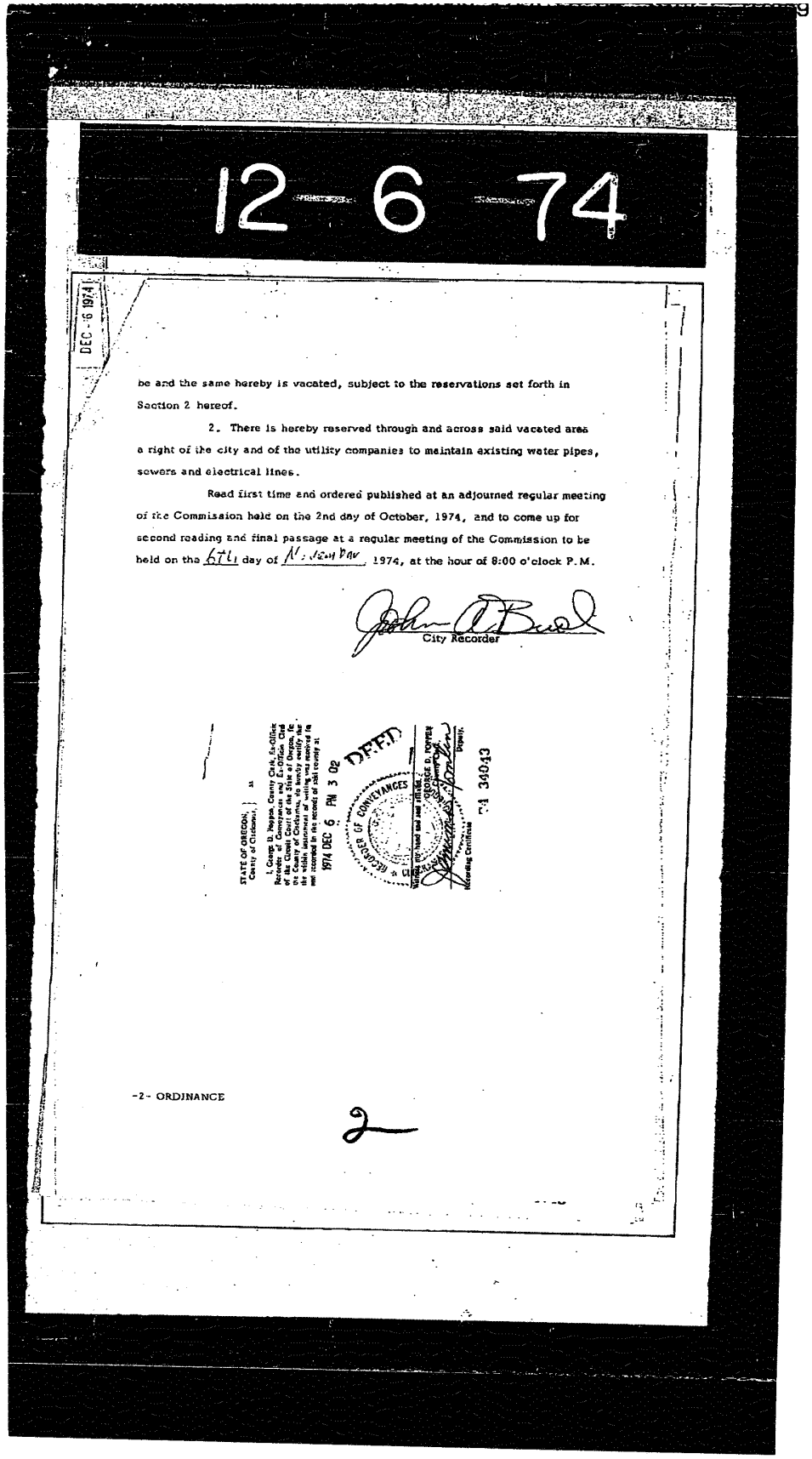
1. That the following described portion of unused, unimproved right-of-way in the City of Oregon City, Oregon, to-wit:

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 31043



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 Recorder of Conveyances and Ex-Officio Clerk of the County Court of the State of Oregon, 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

GEORGE D. POPPEN County Clerk

Deputy

Witness my hand and seal affixed.

Recording Certificate

74 34043

-2- ORDINANCE

2

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

10.00

SPECIAL WARRANTY DEED—STATUTORY FORM
INDIVIDUAL GRANTOR

184449

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 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

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

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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

186449

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.

On 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)

(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

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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. 062 057 2S2E 29CC 08400;08500

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 records of said County.

1987 JUN 29 PM 4:35

Witness my hand and seal affixed
John F. Kauffman
JOHN F. KAUFFMAN
County Clerk
Recording Certificate
CERTIFICATION

87 29542

87 29542

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

FORM No. 206—CONTRACT—REAL ESTATE—Partial Payments. STEVENS-NESS LAW PUB. CO., PORTLAND, ORE. 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 79-50181

The buyer covenants and warrants with the seller that the real property described in this contract is *(A) primarily for buyer's personal, family, household or agricultural purposes (see important notice below), (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, being included in 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 insured. 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 title 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 or arising by, through or under seller, excepting, however, the said covenants 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

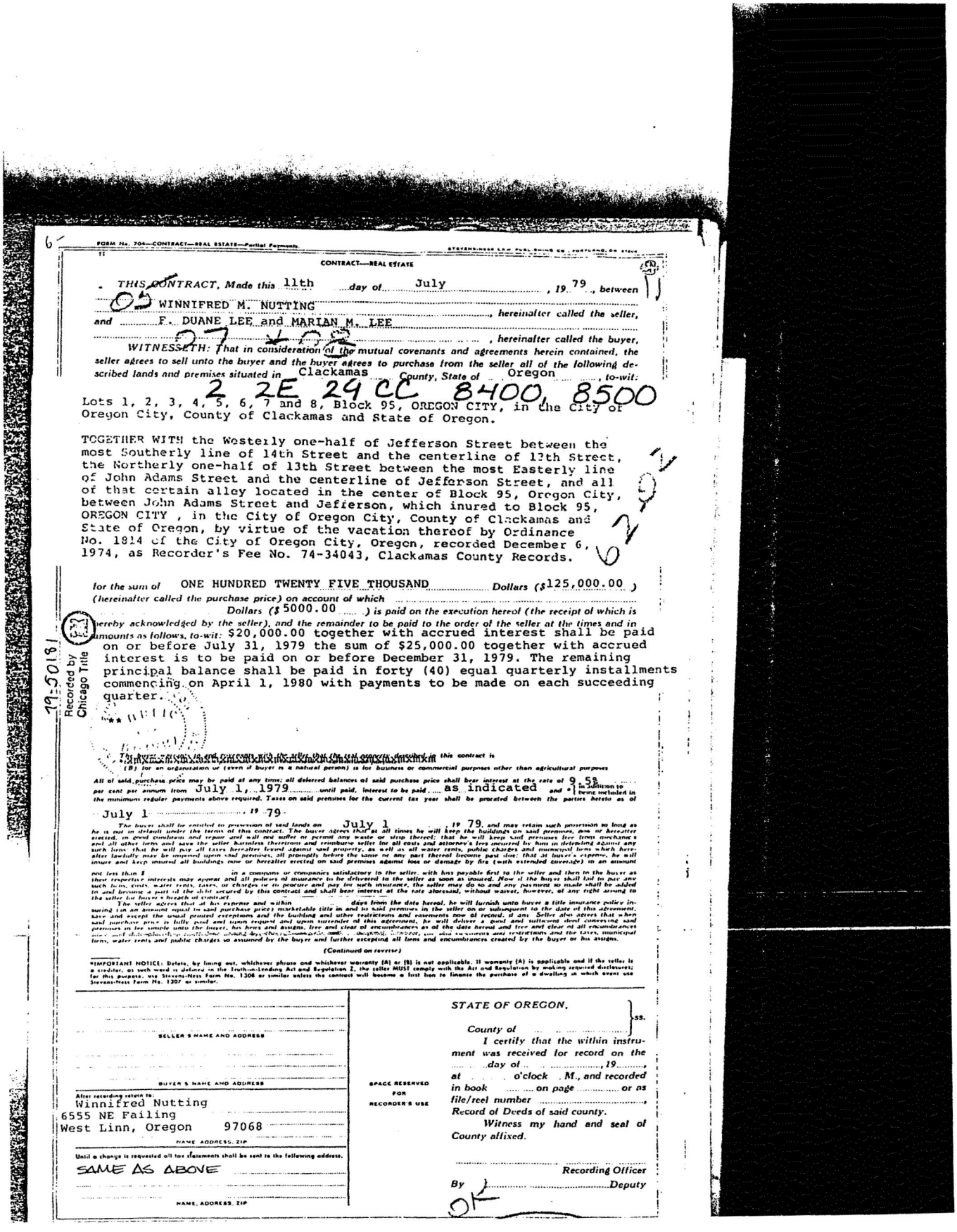
79 20915

2	2E	29	C	C	8400			~~62-02~~ 62-57 UR
TWP. S.	RGE.	SEC.	1/4	1/16	TAX LOT NUMBER	TYPE REAL PROP.	SPEC. INT. IN	CODE AREA NUMBER
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	Dth Cert.
	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	28845	
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	3-23-88	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 *(1) primarily for buyer's personal, family, household or agricultural purposes (see important notice below), *(2) 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 [ ] being included in 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, and all 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 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 insured. 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 since said date whether created by the seller or others, and subsequent taxes and assessments 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.

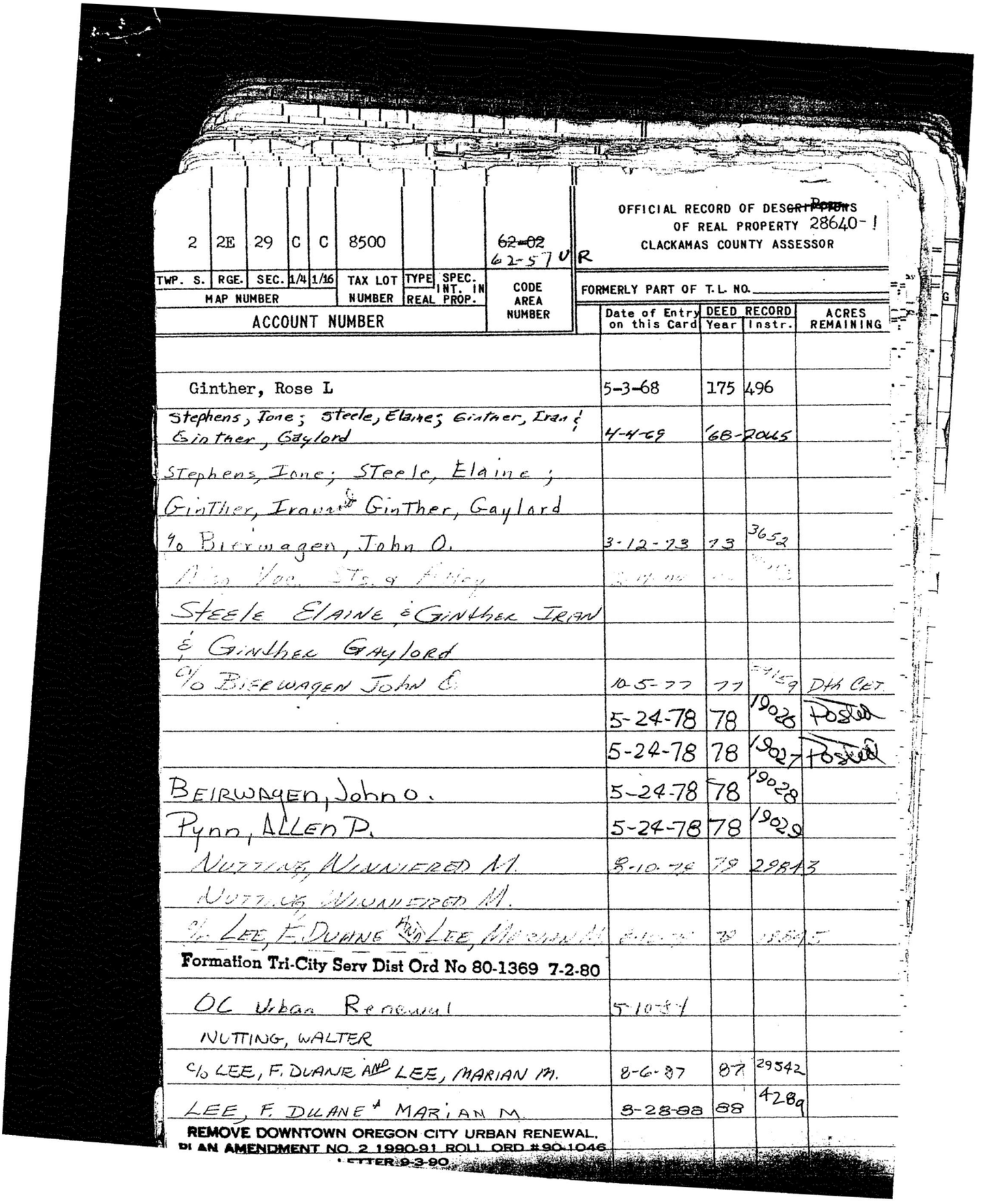
I certify that the within instrument was received for record on the day of , 19 , at o'clock M., and recorded in book on page or as file/reel number , Record of Deeds of said county.

Witness my hand and seal of County affixed.

Recording Officer

By Deputy

OK



OFFICIAL RECORD OF DESCRIPTIONS OF REAL PROPERTY 28640-1
CLACKAMAS COUNTY ASSESSOR

TWP. S.	RGE.	SEC.	1/4	1/16	TAX LOT NUMBER	TYPE SPEC. INT. IN REAL PROP.	CODE AREA NUMBER
2	2E	29	C	C	8500		62-02 62-57 V R

MAP NUMBER

FORMERLY PART OF T.L. NO.

ACCOUNT NUMBER

	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	[illegible]	DTH Cert.
	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

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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.

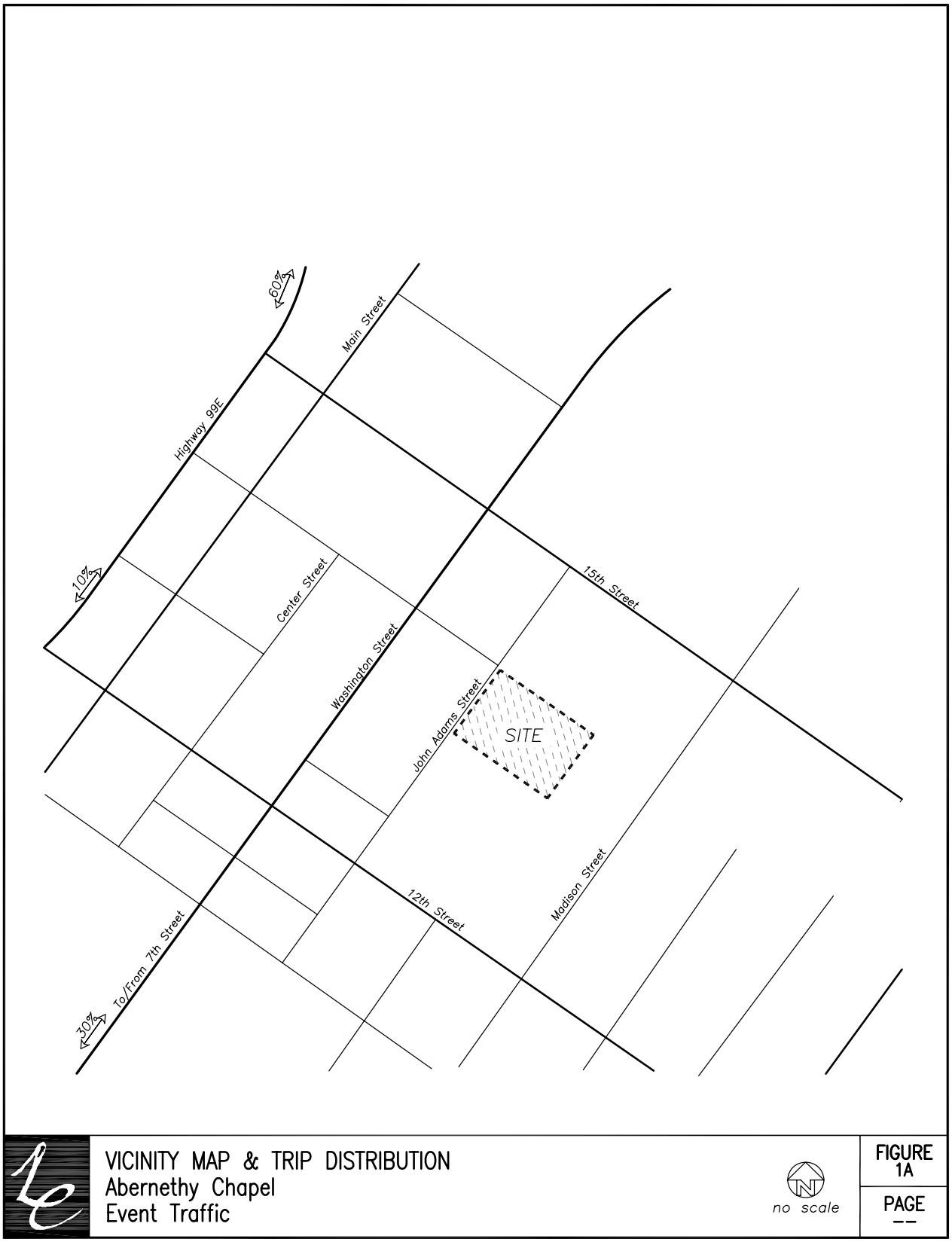
If you have any questions regarding this addendum or if you need any further assistance, please don't hesitate to call.

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



VICINITY MAP & TRIP DISTRIBUTION
Abernethy Chapel
Event Traffic

no scale

FIGURE 1A

PAGE --

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

ISELIN ARCHITECTS, 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

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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.

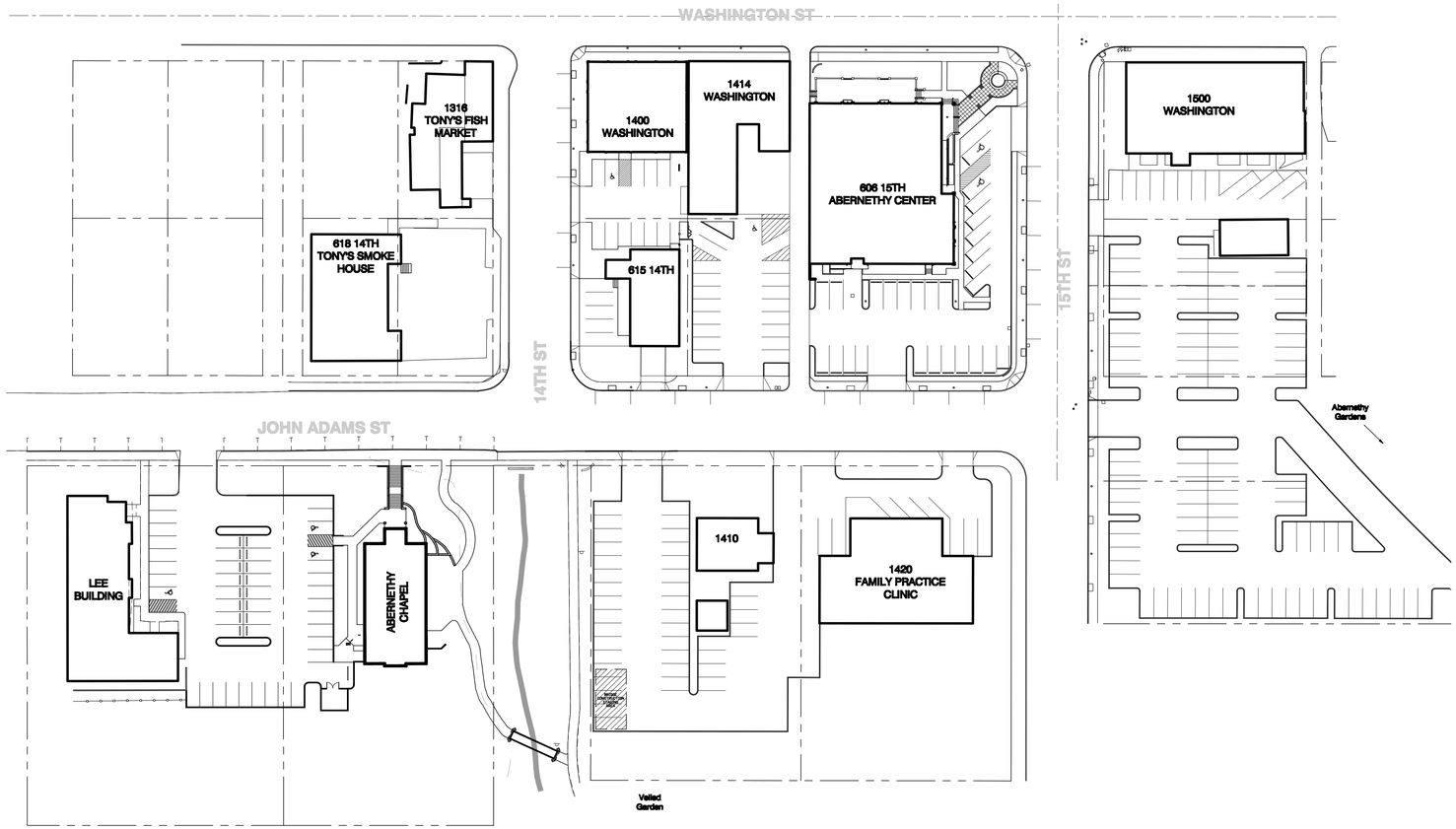
Statistically and functionally, it is extremely unlikely that all of the Abernethy event venues would be used simultaneously. For example, a wedding at the Veiled Garden would likely hold the reception at the new chapel or at the Abernethy Center. A large wedding at the chapel would need the capacity 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.



OVERALL AREA SITE PLAN

1" = 40'-0"

DESIGN REVIEW DRAWING 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

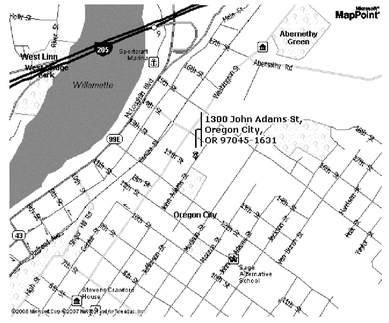
ISELIN ARCHITECTS, P.C.
JESSICA ISELIN
1307 7TH ST
OREGON CITY, OR 97045
P (503) 656-1942 / F (503) 656-0658

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

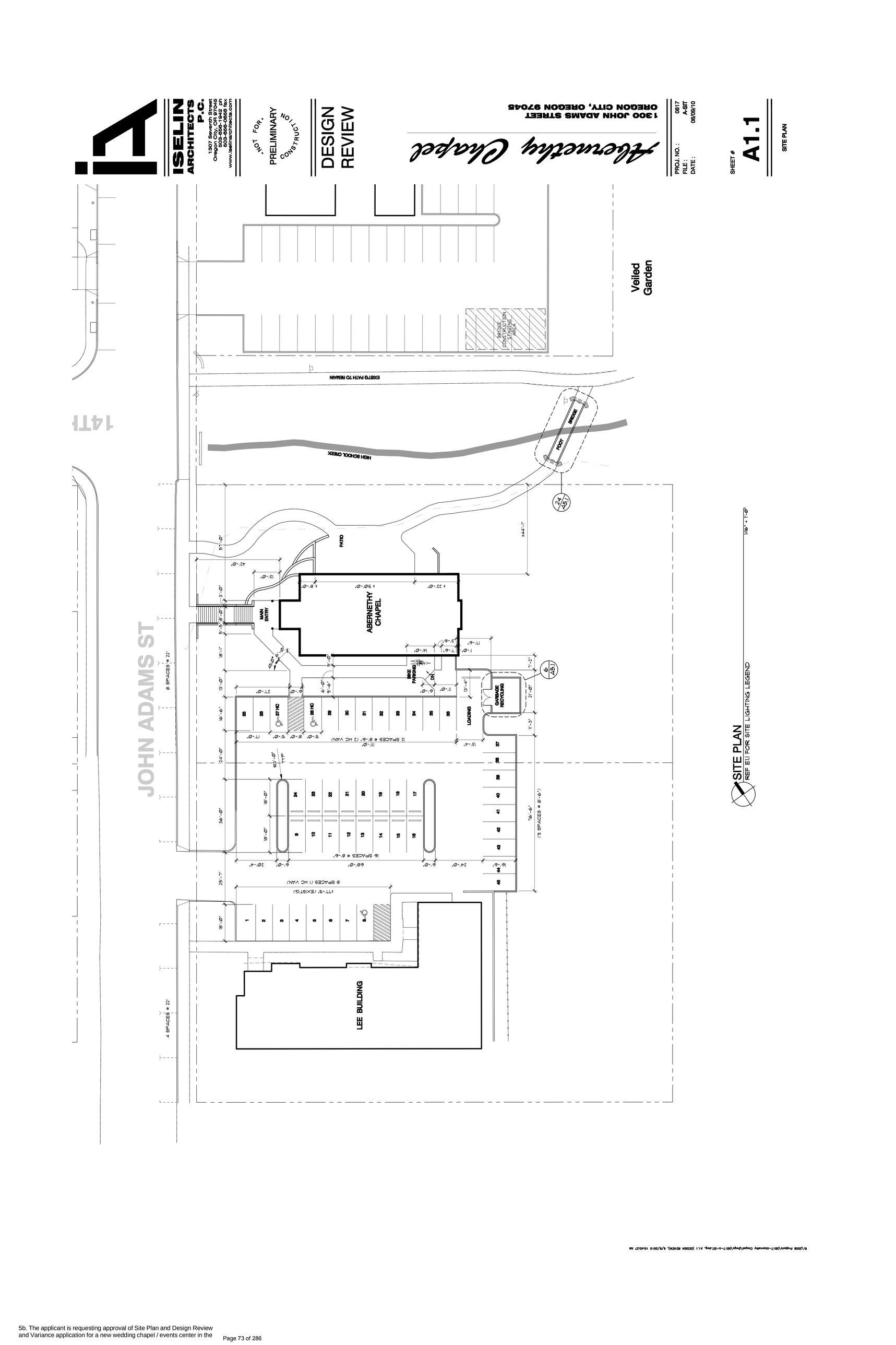
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

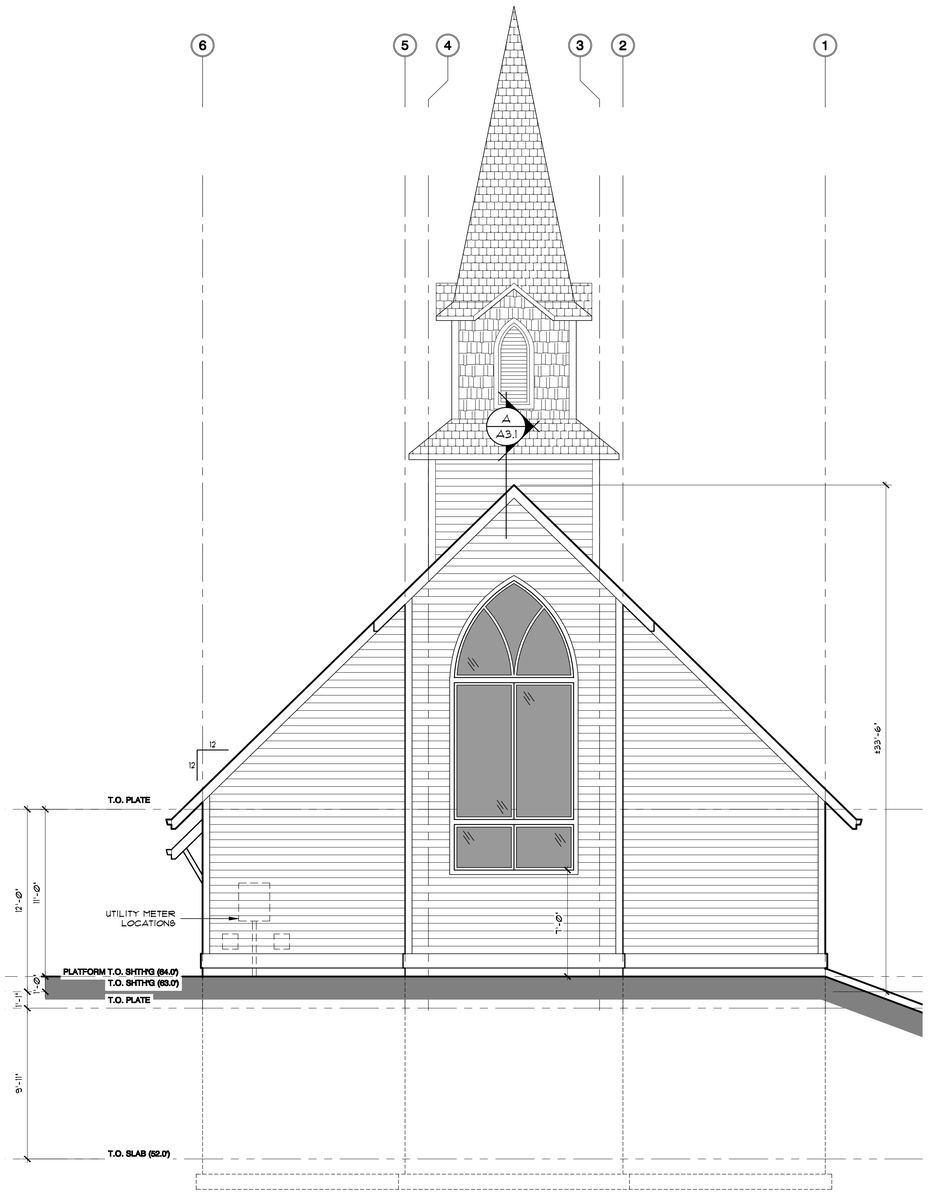
PROJ. NO. :	0817
FILE :	A-SIT
DATE :	06/09/10

SHEET #

A0

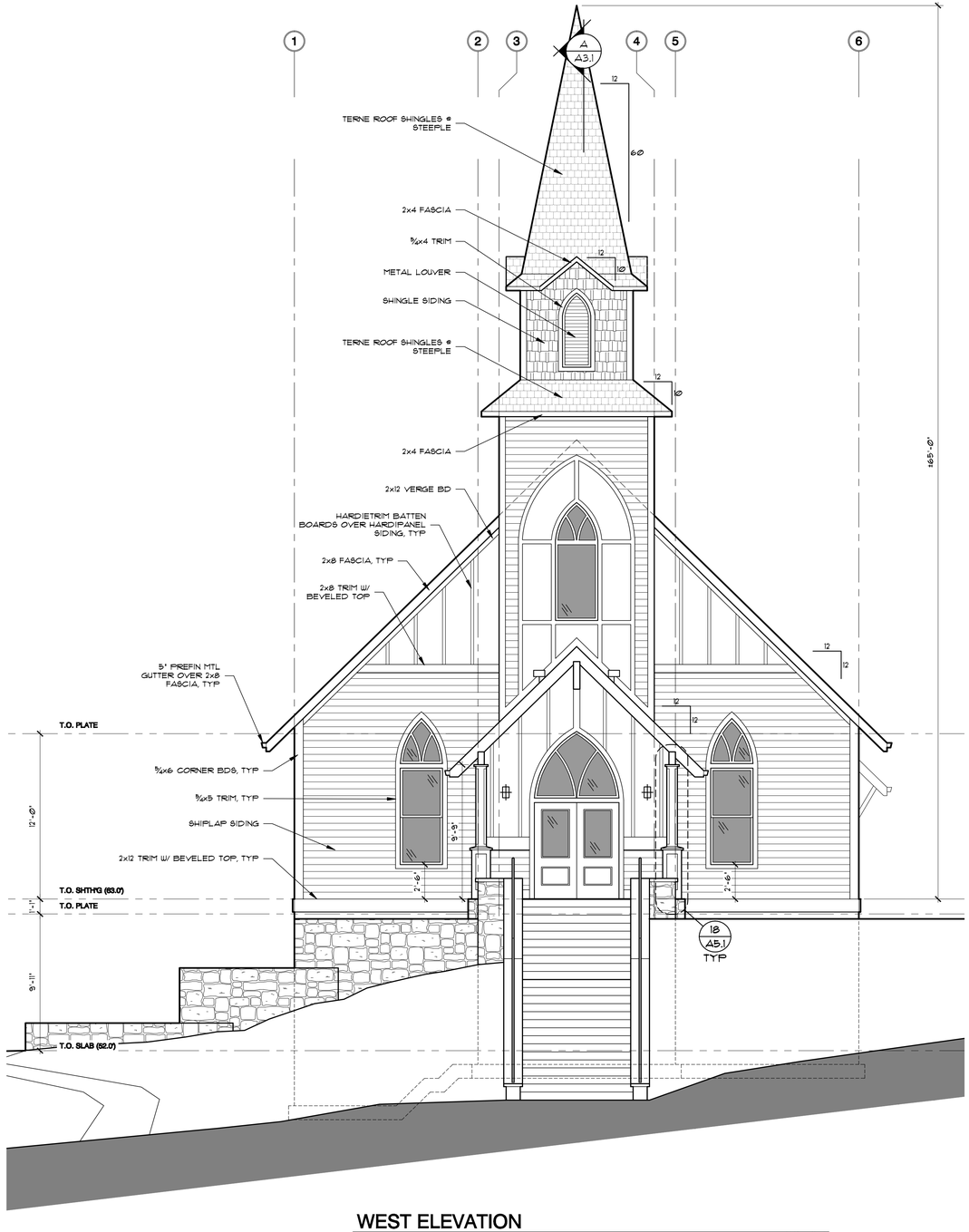
OVERALL SITE, PROJECT INFO, VICINITY MAP,





EAST ELEVATION

1/4" = 1'-Ø"



WEST ELEVATION

1/4" = 1'-Ø"

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

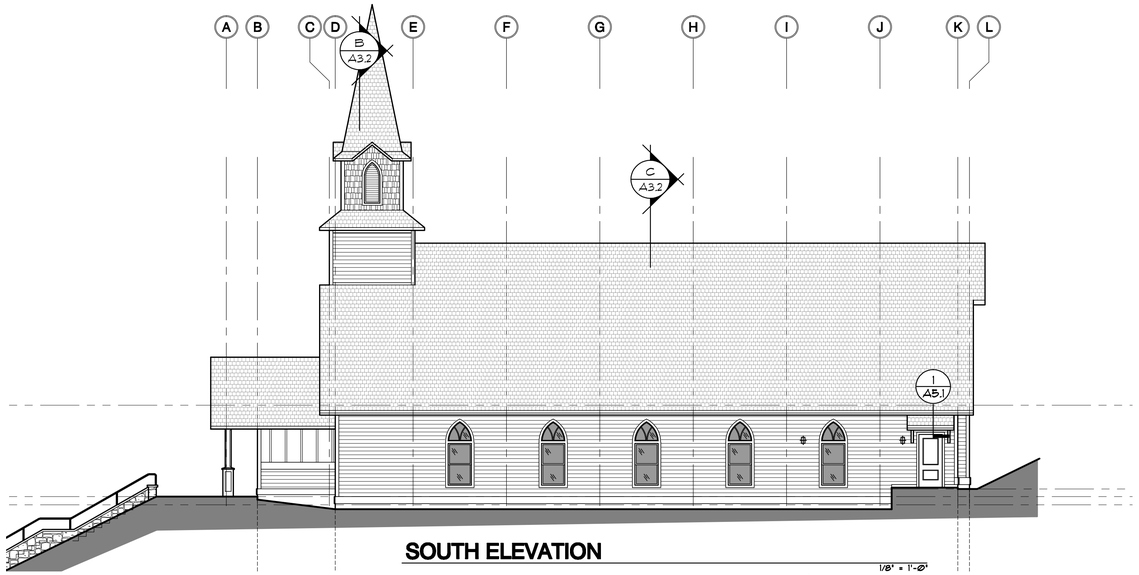
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-ELV
DATE : 06/09/10

SHEET #

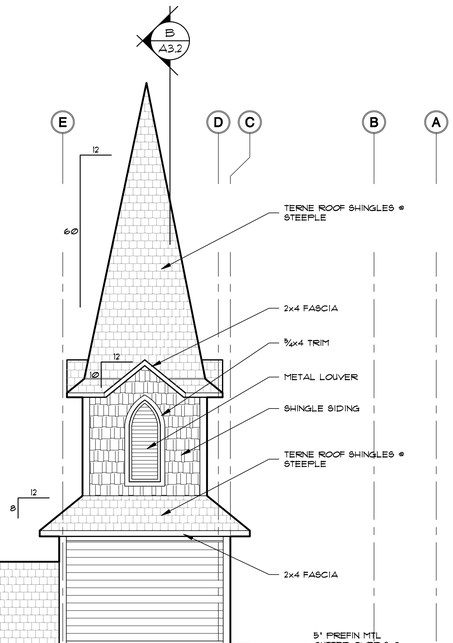
A2.1

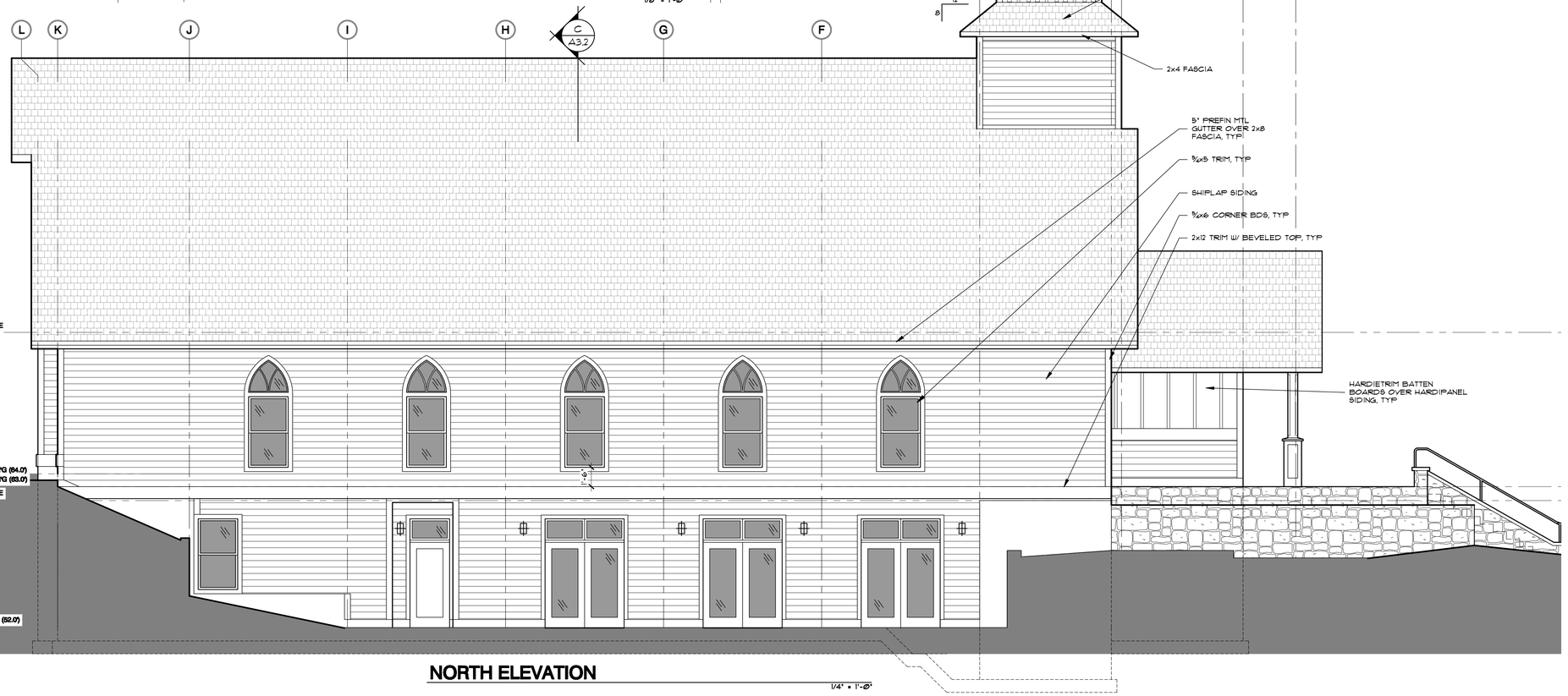
BUILDING ELEVATIONS



SOUTH ELEVATION

1/8" = 1'-0"





NORTH ELEVATION

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

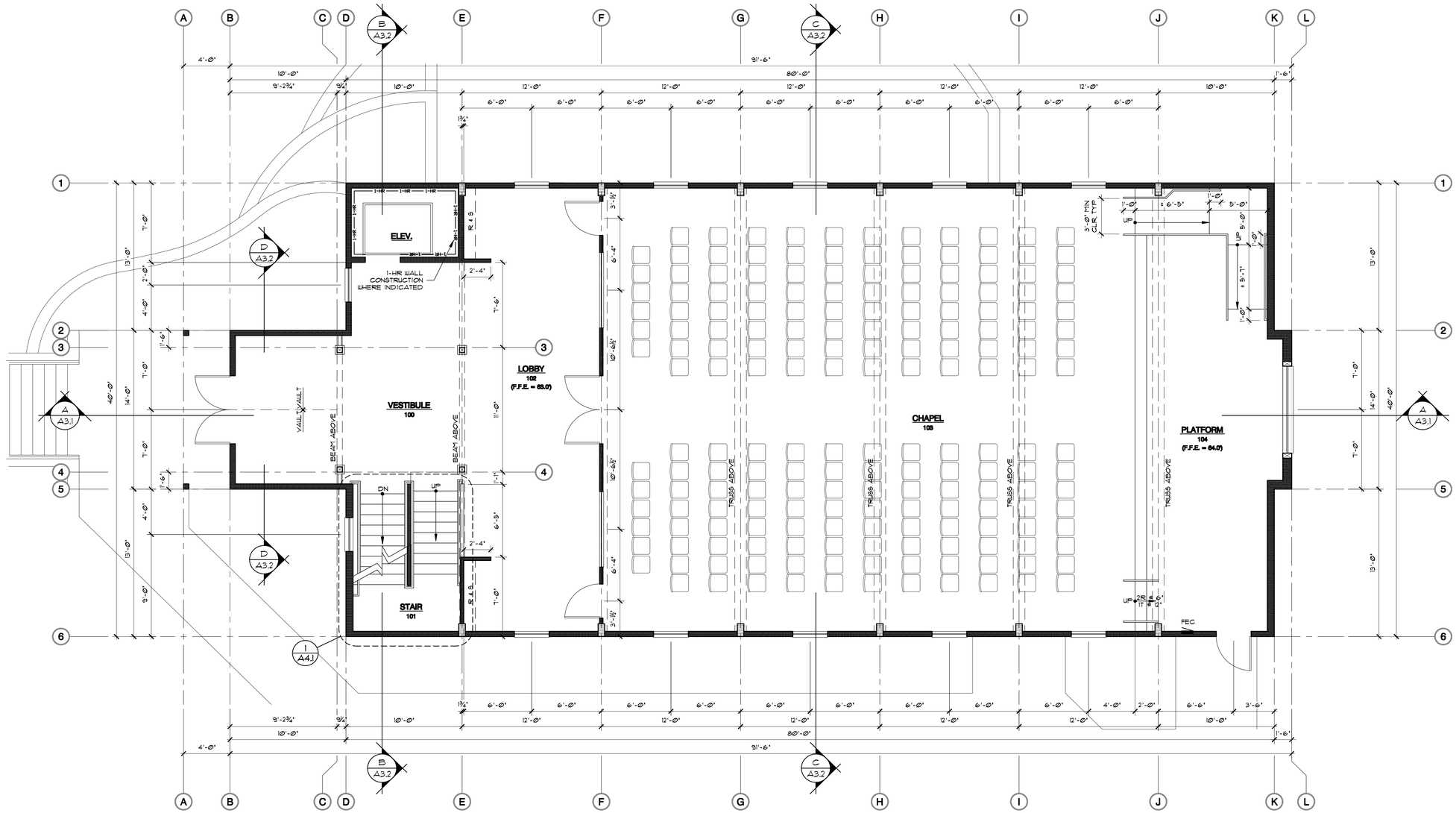
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-ELV
DATE : 06/09/10

SHEET #

A2.2

BUILDING ELEVATIONS



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

NOT FOR PRELIMINARY CONSTRUCTION

DESIGN REVIEW

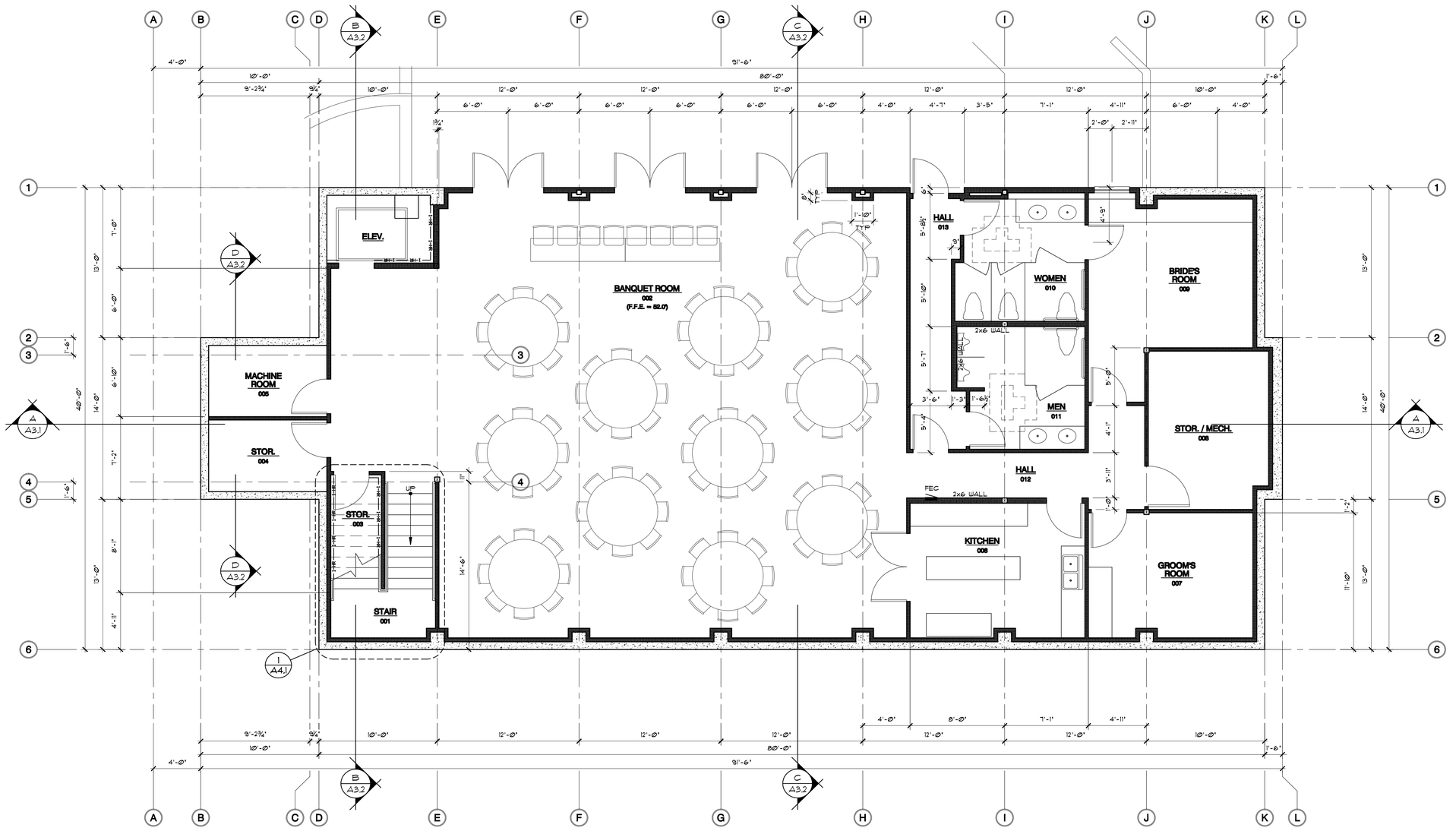
Abernethy Chapel

1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-FP
DATE : 06/09/10

SHEET #
A1.2

MAIN LEVEL FLOOR PLAN



LOWER LEVEL 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
www.iselinarchitects.com

NOT FOR PRELIMINARY CONSTRUCTION

DESIGN REVIEW

Abernethy Chapel

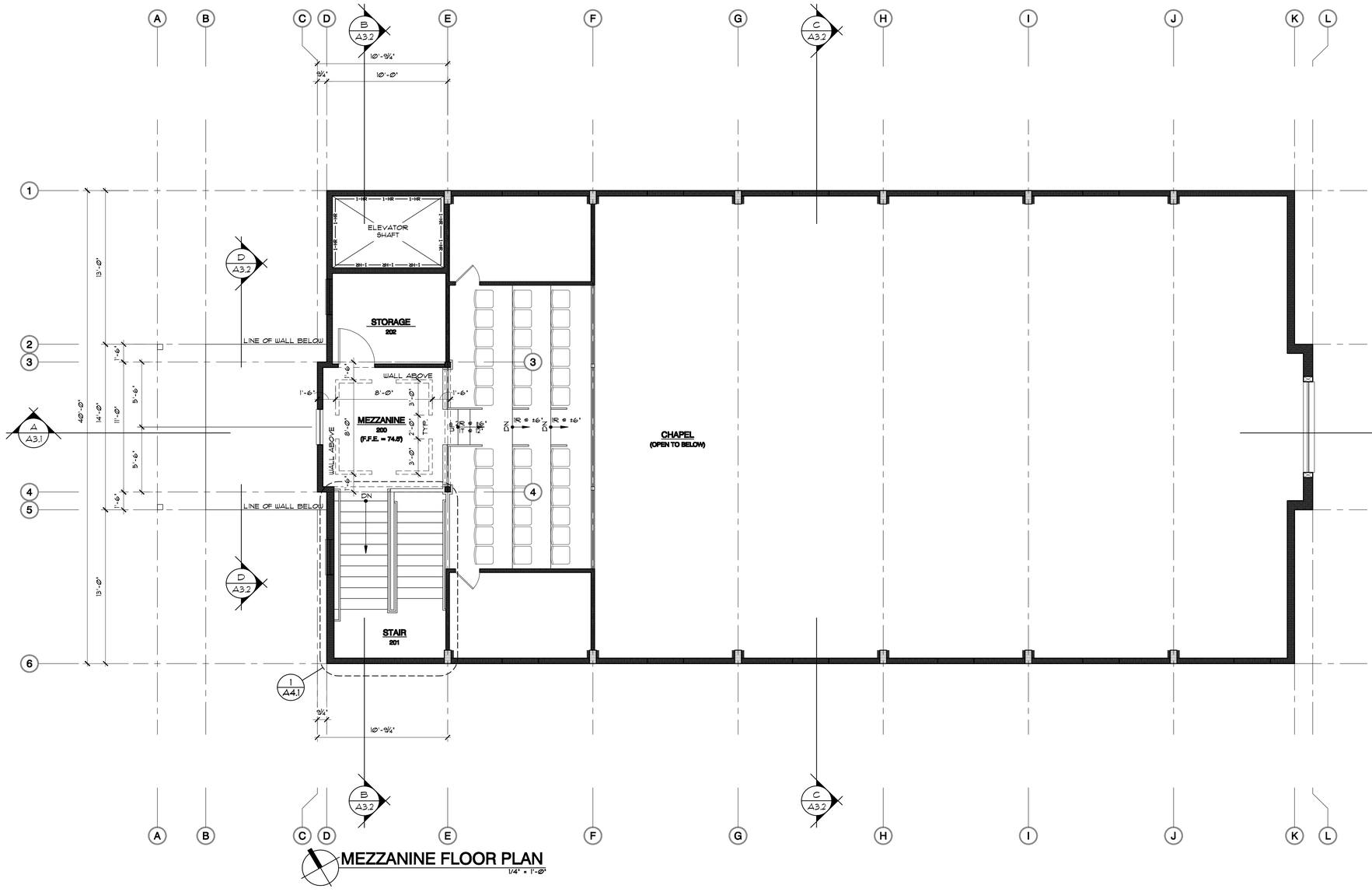
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-FP
DATE : 06/09/10

SHEET #

A1.3

LOWER LEVEL FLOOR PLAN



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
www.iselinarchitects.com

.NOT FOR. PRELIMINARY CONSTRUCTION

DESIGN REVIEW

Abernethy Chapel

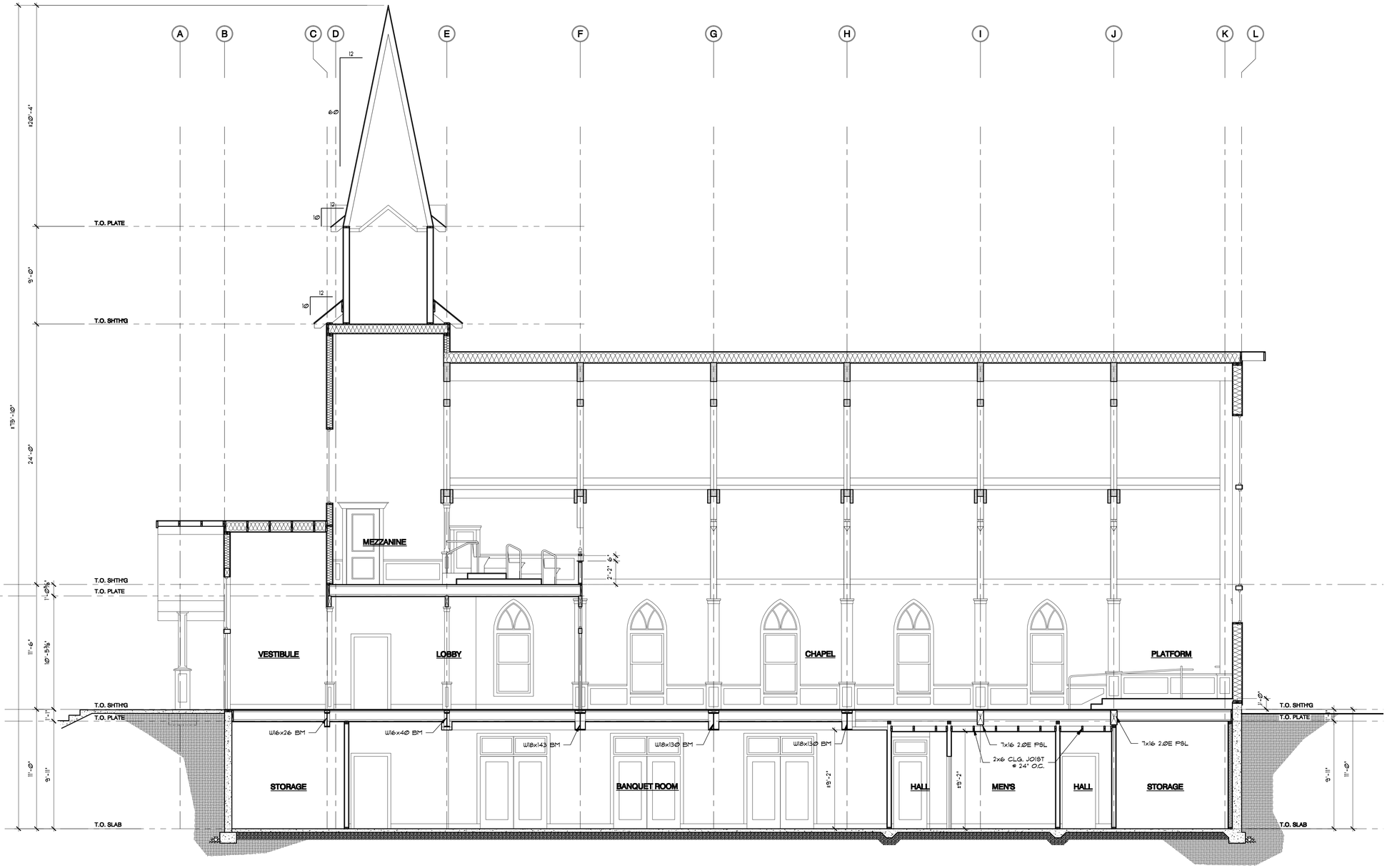
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. :	0817
FILE :	A-FP
DATE :	06/09/10

SHEET #

A1.4

MEZZANINE FLOOR PLAN



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

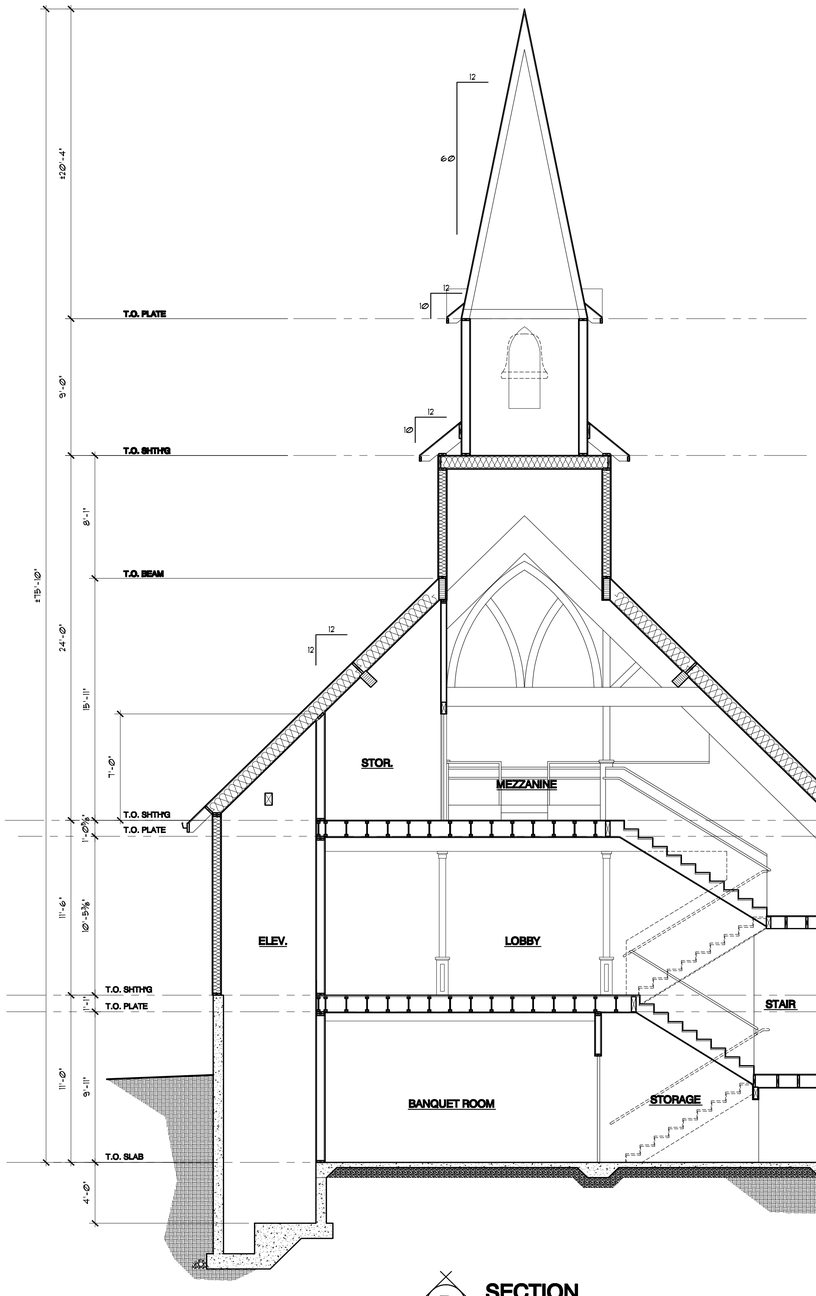
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-SEC
DATE : 06/09/10

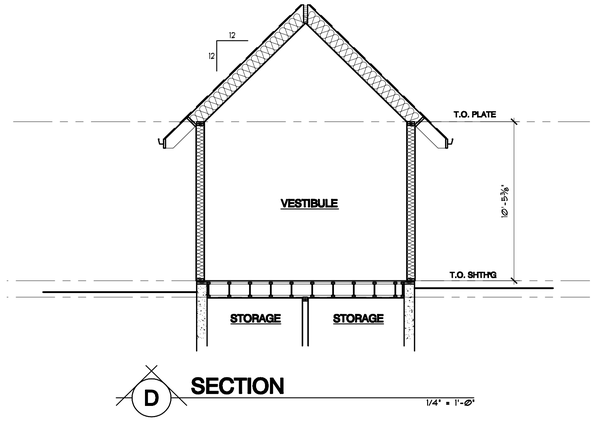
SHEET #

A3.1

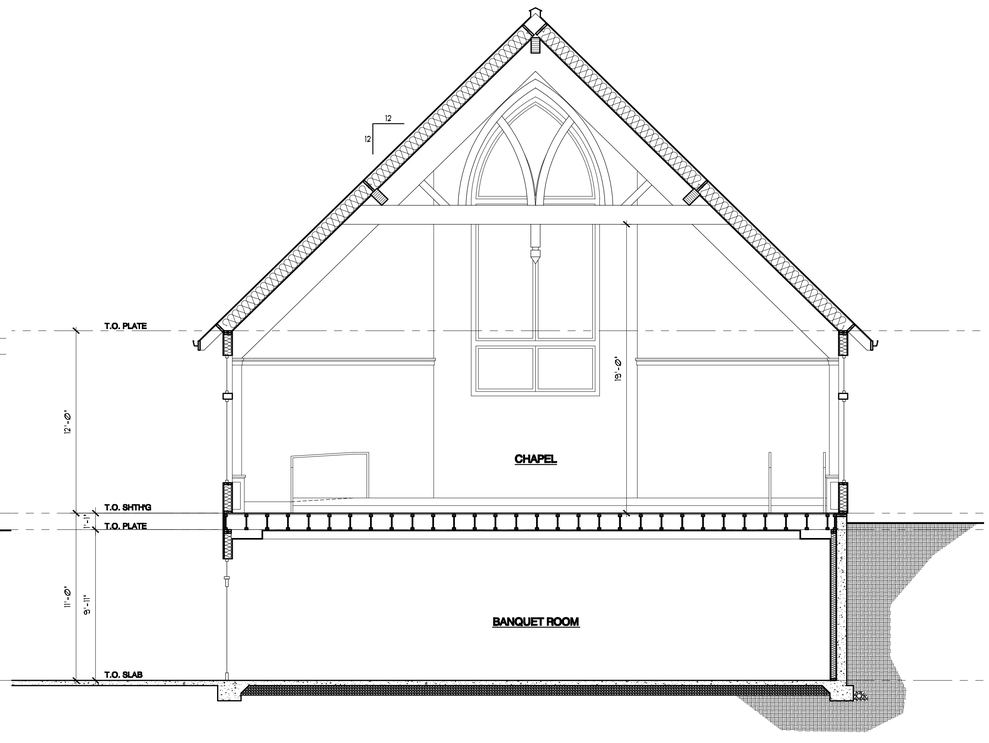
BUILDING SECTIONS



B SECTION 1/4" = 1'-0"



D SECTION 1/4" = 1'-0"



C 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

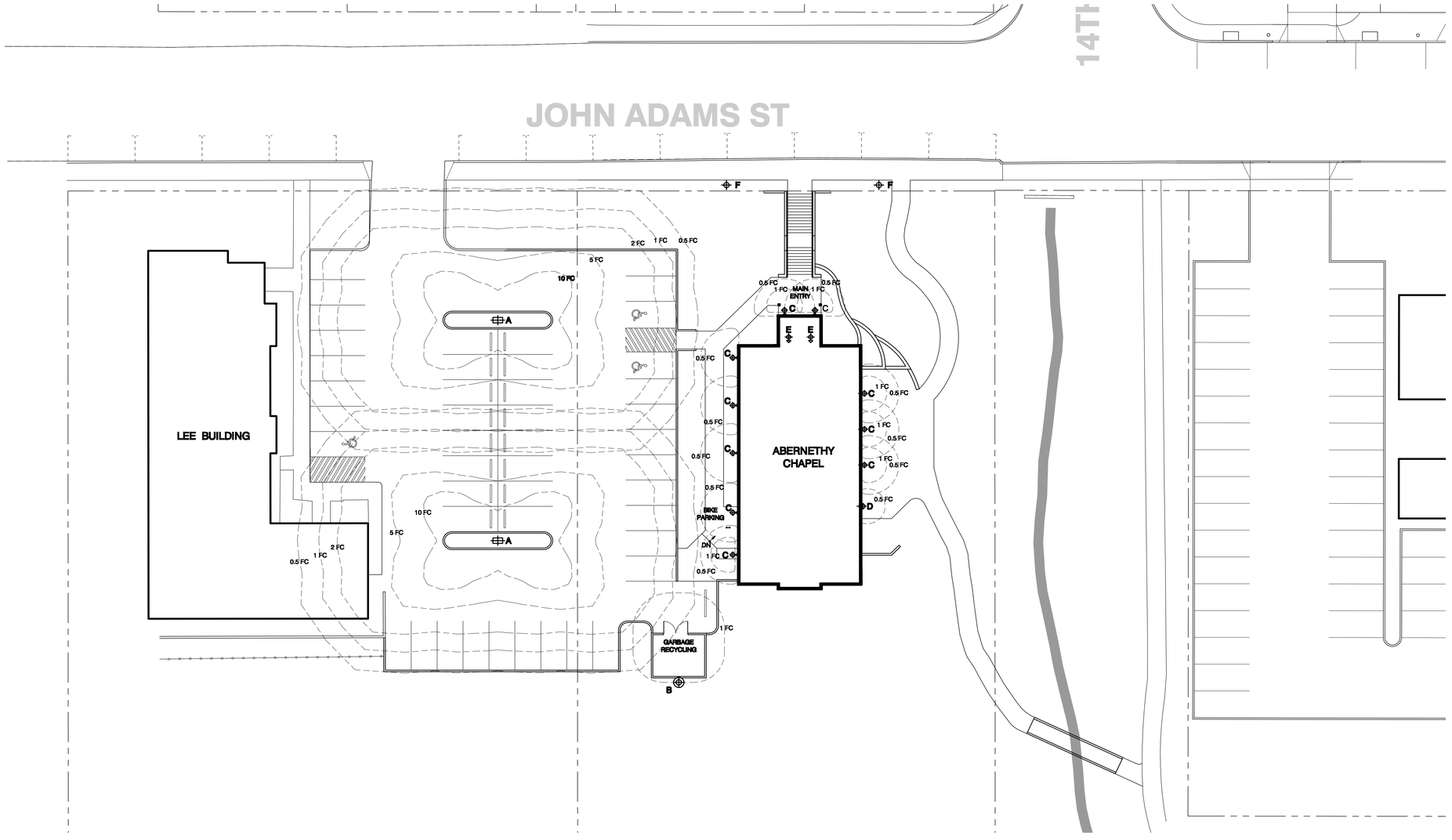
Abernethy Chapel

1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-SEC
DATE : 06/09/10

SHEET #
A3.2

BUILDING SECTIONS



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-FE-DWH OR APPROVED, PHOTOCELL & TIMER.
D	WALL MOUNTED COMPACT FLUORESCENT, LITHONIA TWS13TT120-FE-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.

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

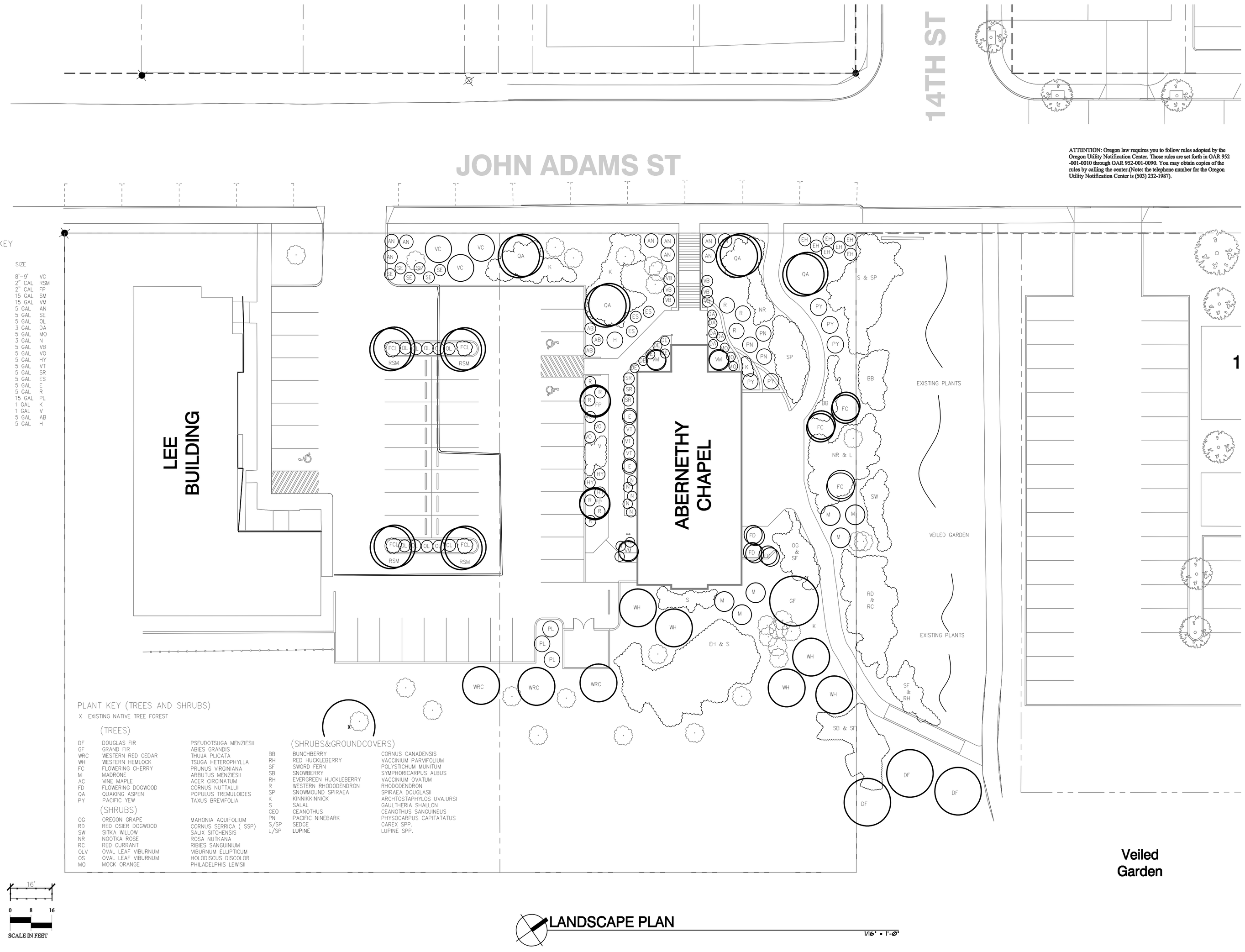
1300 JOHN ADAMS STREET
OREGON CITY, OREGON 97045

PROJ. NO. : 0817
FILE : A-SIT
DATE : 06/09/10

SHEET #

E1.1

SITE LIGHTING PLAN



LANDSCAPE PLAN

1/16" = 1'-0"

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).

ISELIN ARCHITECTS P.C.
1307 Seventh Street
Oregon City, OR 97045
503-656-1942
503-656-0658
www.iselinarchitects.com

REGISTERED LANDSCAPE ARCHITECT
315
Darrell Mulch
OREGON
10-18-93

1

Abernethy Chapel

1300 JOHN ADAMS STREET
ABERNETHY AVE, ABERNETHY ROAD

PROJ. NO. : 08
FILE : L-BA
DATE : 08/05/

SHEET #

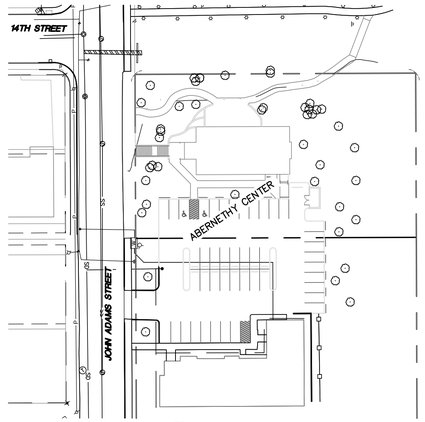
L1.1

LANDSCAPE PLAN

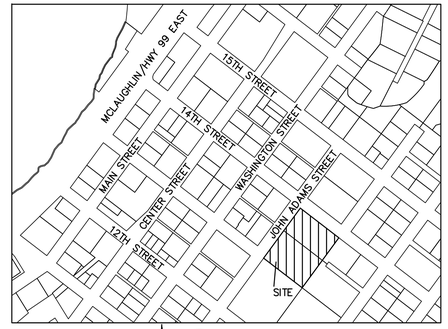
5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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:

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				

REVISION	DATE
STM	

PACE
Art 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

SCALE:	DATE:
1"=20'	10/17/08
DESIGNED BY: TED	CHECKED BY: BDL

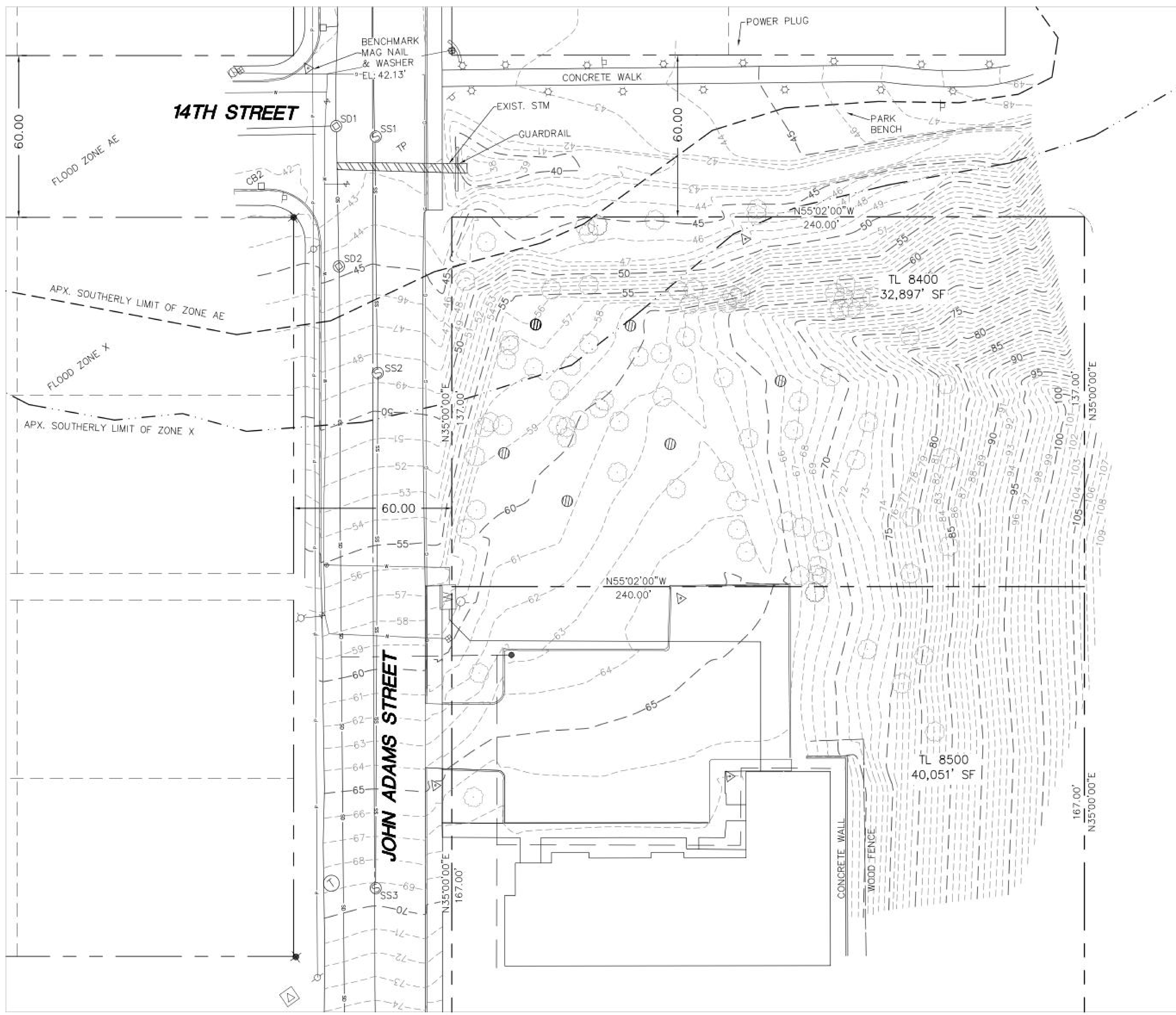
JOB NUMBER 08857

DWG NAME: 1 P08857-C1.0 - Cover.dwg

SHEET C1.0

FILE NAME: P:\P08\08857 - ABERNETHY CENTER PROPERTIES, LLC - ABERNETHY CHAPEL\CAD\SHEETS\1 P08857-C1.0 - COVER.DWG
SAVE TIME: 10/27/2008 2:36:11 PM
PLOT TIME: 10/27/2008 2:57 PM
USER NAME: MICHAEL MONICAL
XREF FILES: ####

FILE NAME: P:\P08\08857 – ABERNETHY CENTER PROPERTIES, LLC – ABERNETHY CHAPEL\CAD\SHEETS\2 P08857-C1.1 EXISTING CONDITIONS.DWG
SAVE TIME: 10/27/2008 1:19:53 PM
PLOT TIME: 10/27/2008 3:08 PM
USER NAME: MICHAEL MONICAL
XREF FILES: 08857 C-SURV-BASE, PACE34X22_SITE,



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.

SYM	REVISION	DATE

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

EXISTING CONDITIONS

SCALE: 1"=20'	DATE: 10/17/08
DESIGNED BY: TED	CHECKED BY: BDL

JOB NUMBER 08857
DWG NAME: 2 P08857-C1.1 Existing Conditions
SHEET C1.1

DIMENSIONED SITE PLAN

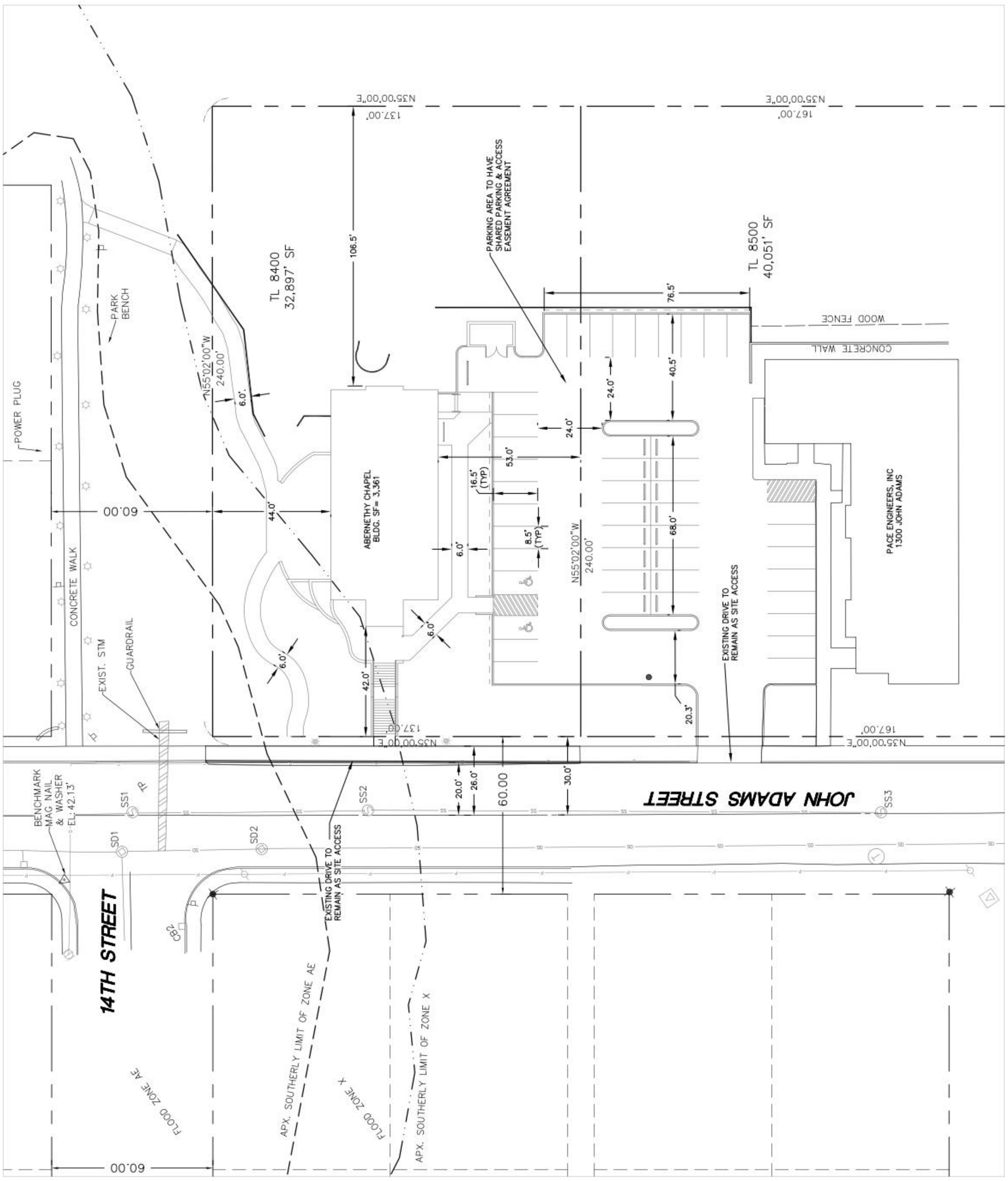
ABERNETHY CENTER
CHAPEL

PRELIMINARY

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

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

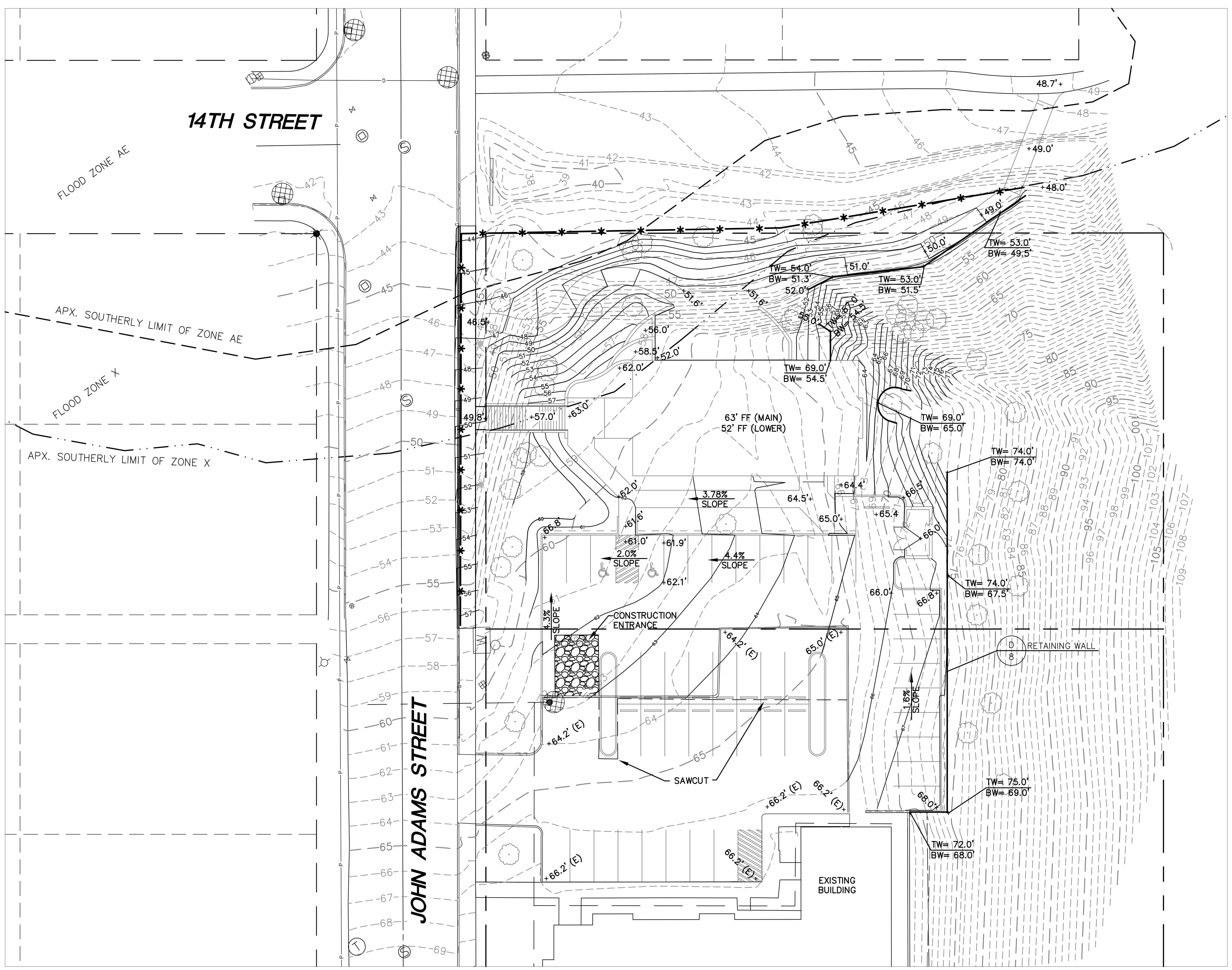


A/3 DIMENSIONED SITE PLAN
SCALE: 1"=20'

FILE NAME: P:\P08\08857 - ABERNETHY CENTER PROPERTIES, LLC - ABERNETHY CHAPEL\CAD\SHEETS\3 P08857-C1.2 DIMENSIONED SITE.DWG
SAVE TIME: 10/27/2008 1:19:47 PM
PLOT TIME: 10/27/2008 3:09 PM
USER NAME:MICHAEL MONICAL
XREF FILES: 08857 C-SURV-BASE, 08857 C-ARCH-BASE, PACE34X22_SITE,

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



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 | 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
paceengrs.com

PRELIMINARY

ABERNETHY CENTER CHAPEL

GRADING & EROSION CONTROL PLAN

SCALE:	DATE:
1"=20'	10/17/08
DESIGNED BY: TED	CHECKED BY: BDL

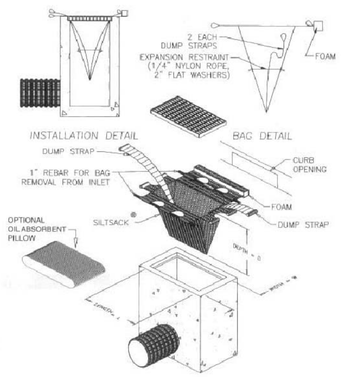
JOB NUMBER 08857

DWG NAME: 4 P08857-C2.0 Grading Plan

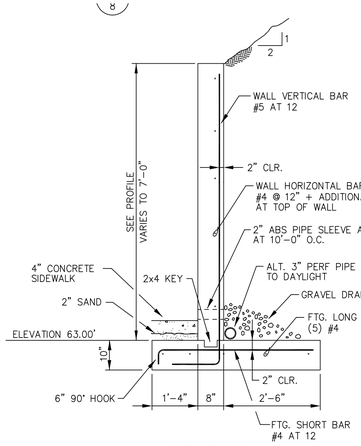
SHEET C2.0

FILE NAME: P:\P08\08857 - ABERNETHY CENTER PROPERTIES, LLC - ABERNETHY CHAPEL\CAD\SHEETS\4 P08857-C2.0 GRADING PLAN.DWG
SAVE TIME: 10/27/2008 4:20:12 PM
PLOT TIME: 10/27/2008 4:21 PM
USER NAME: MICHAEL MONICAL
XREF FILES: 08857 C-ARCH-BASE, X-08857 C-CIVIL-BASE, X-08857 C-SURV-BASE, X-08857 C-CIVIL-BASE, PACE34X22_SITE

Typical Siltsack® Construction



N.I.S.



SECTION

N.T.S.

NOTES:

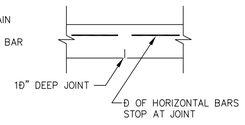
1) DESIGN IS BASED ON A SOIL WEIGHT OF 100 PCF WITH AN EQUIVALENT FLUID PRESSURE OF 60 PCF.
2) REQUIRED SOIL BEARING – 2,000 PSF AVERAGE
3) BACKFILL WALL WITH FREE–DRAINING MATERIAL NO HIGHER THAN TOP OF WALL.
4) BACKFILL BOTTOM OF WALL WITH 12"x12" CONTINUOUS RUN OF 1" DRAIN ROCK
5) PROVIDE VERTICAL 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.

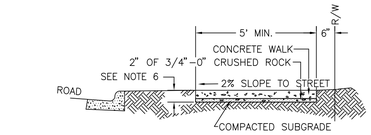
D/8 RETAINING WALL DETAIL

N.T.S.

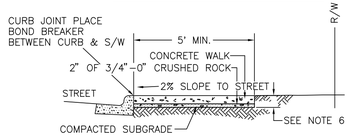


VERTICAL VIEW

AT JOINTS (N.T.S.)



SIDEWALK AWAY FROM CURB



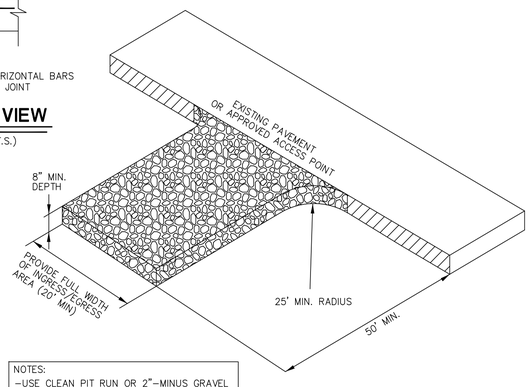
SIDEWALK ADJACENT TO CURB

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

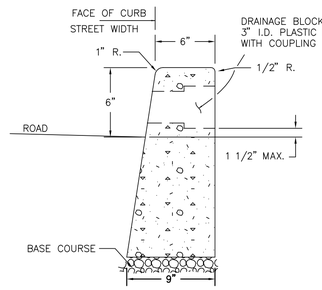
N.T.S.



NOTES:
–USE CLEAN PIT RUN OR 2"–MINUS GRAVEL
–USE SUBGRADE REINFORCEMENT GEOTEXTILE

D/8 GRAVEL CONSTRUCTION ENTRANCE

N.T.S.

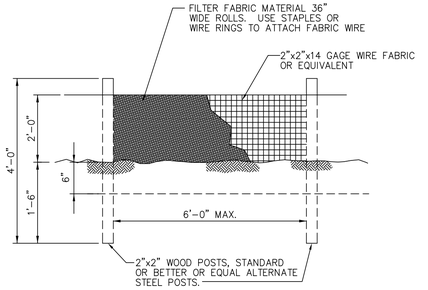


NOTES:

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.

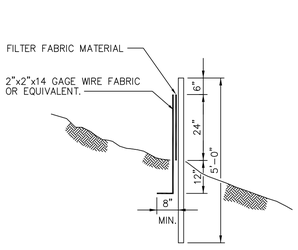


F/8 SILT FENCE

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
		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

EROSION CONTROL DETAILS

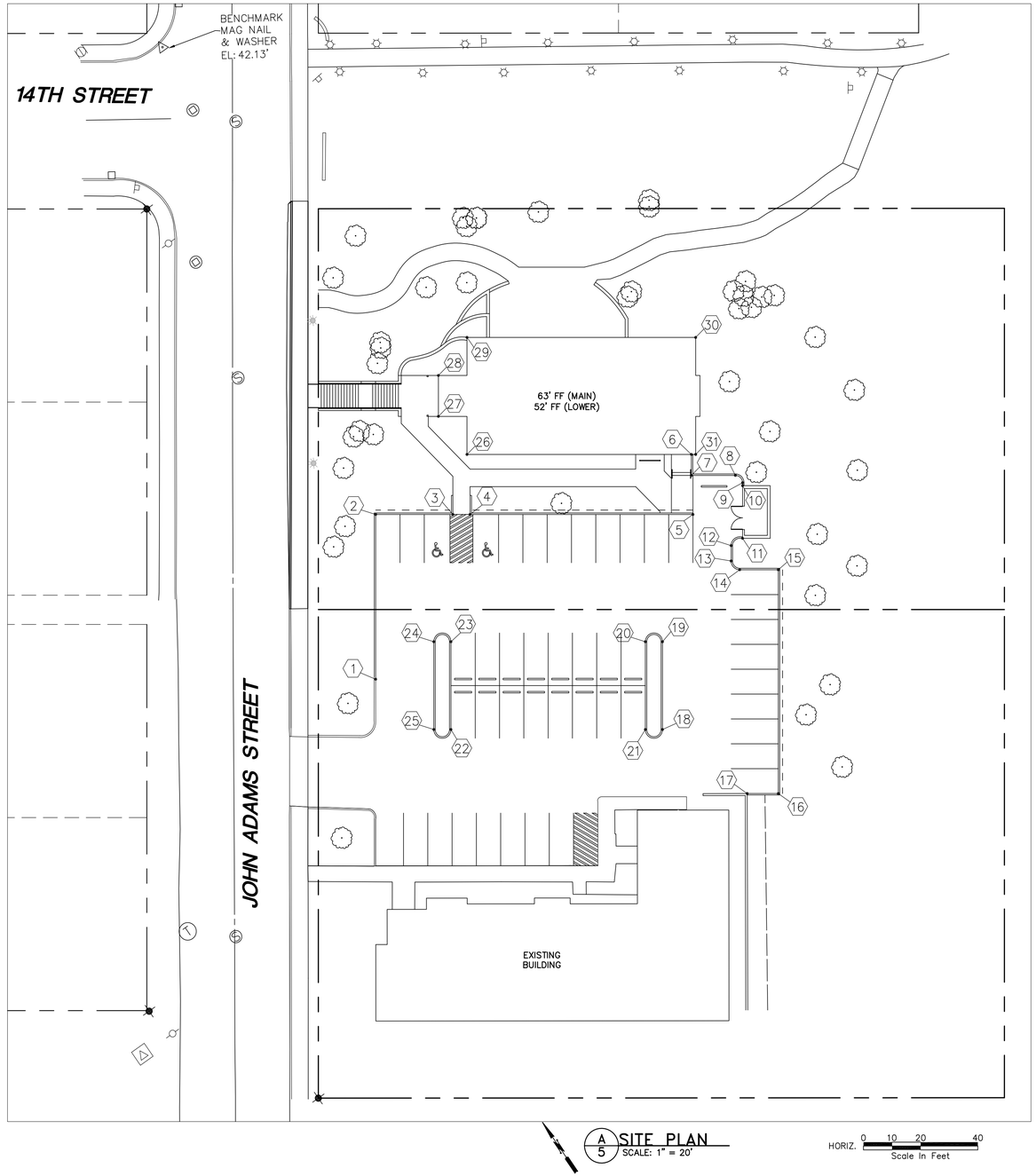
SCALE: 1"=20'	DATE: 10/17/08
DESIGNED BY: TED	CHECKED BY: BDL

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
SAVE TIME: 10/27/2008 1:21:49 PM
PLOT TIME: 10/27/2008 3:16 PM
PLOT SCALE: 1.0000 ' / INCH
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			

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

CIVIL SITE PLAN

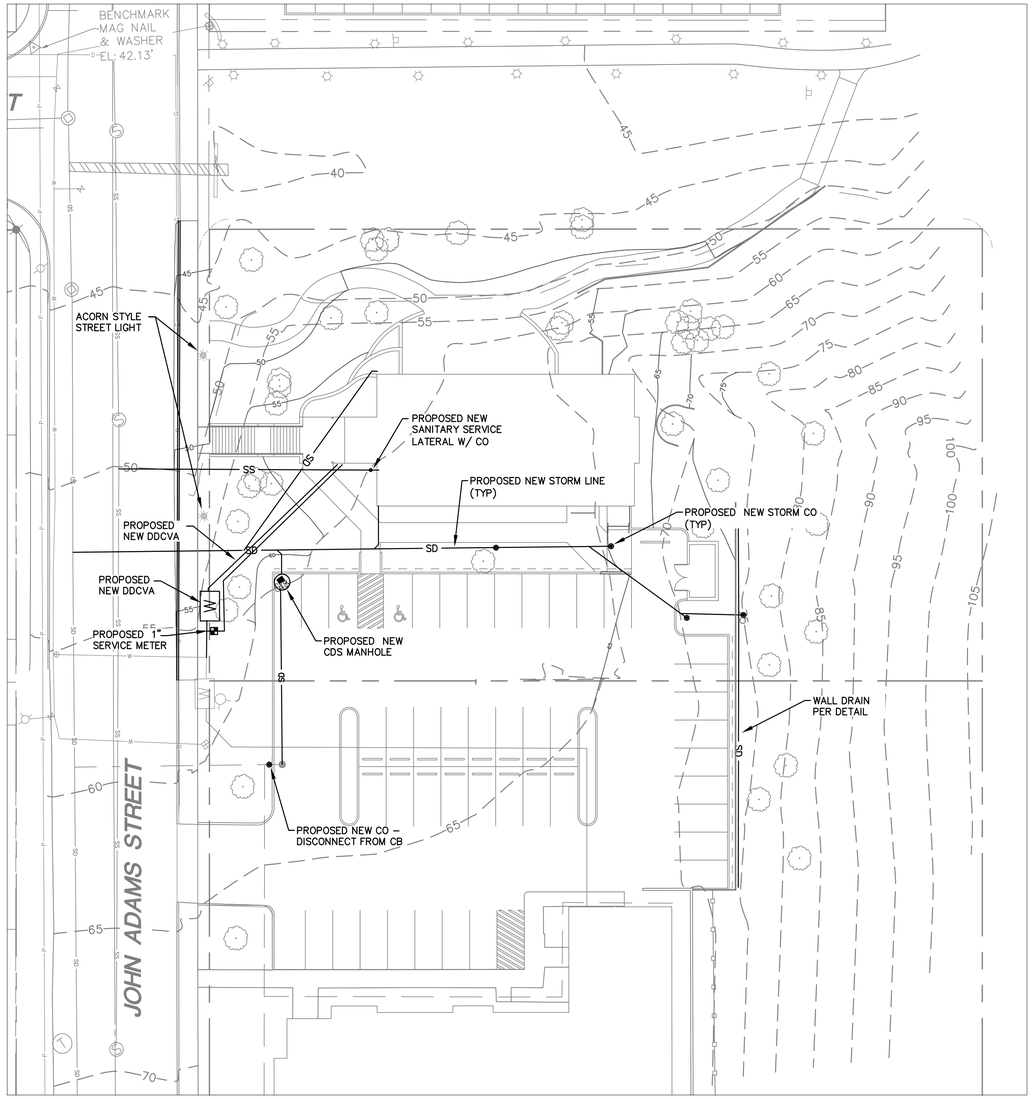
SCALE:	DATE:
1"=20'	10/17/08
DESIGNED BY: TED	CHECKED BY: BDL

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
USER NAME: Ted Lofgren
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
Art 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

UTILITY PLAN

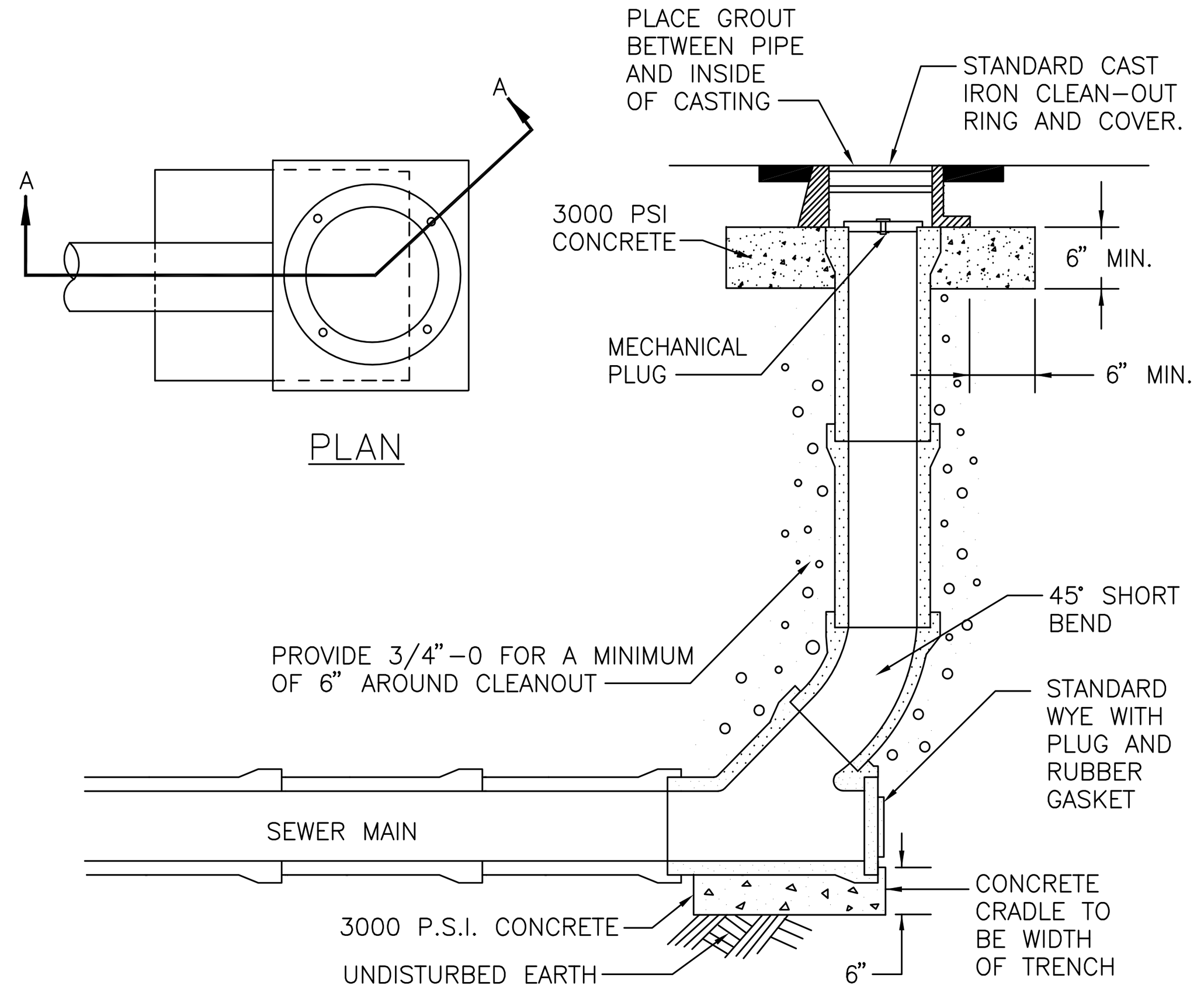
SCALE: 1"=20'	DATE: 10/17/08
DESIGNED BY: TED	CHECKED BY: BDL

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
SAVE TIME: 10/21/2008 2:35:40 PM
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,



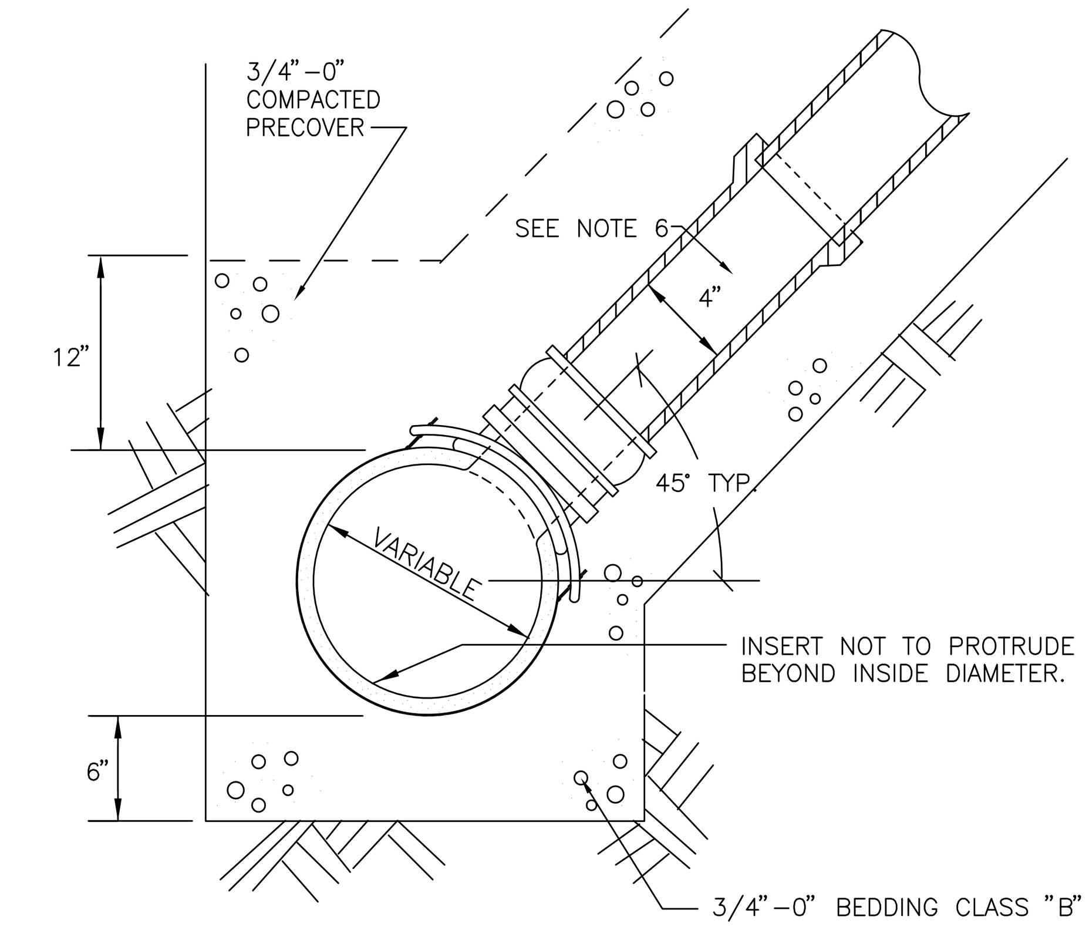
SECTION A-A

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.

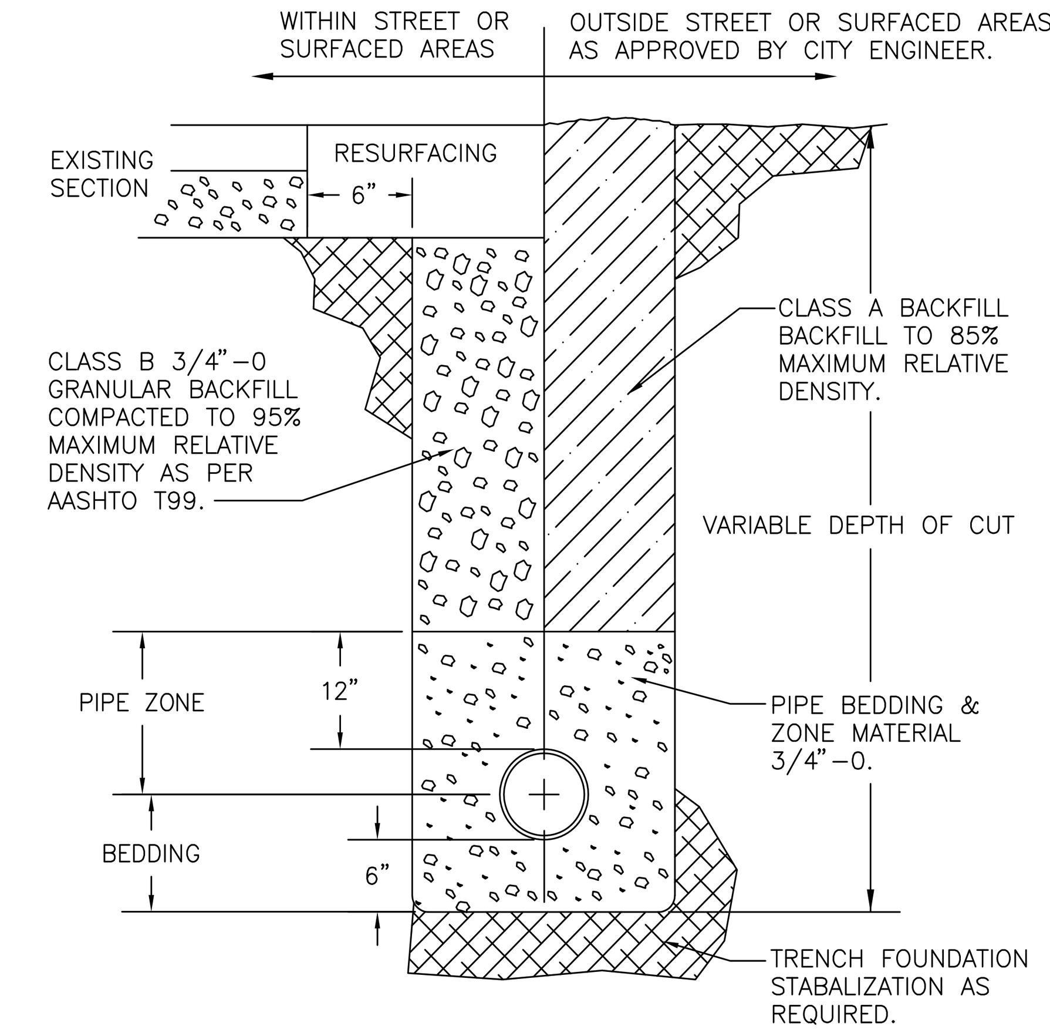


NOTES:

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.

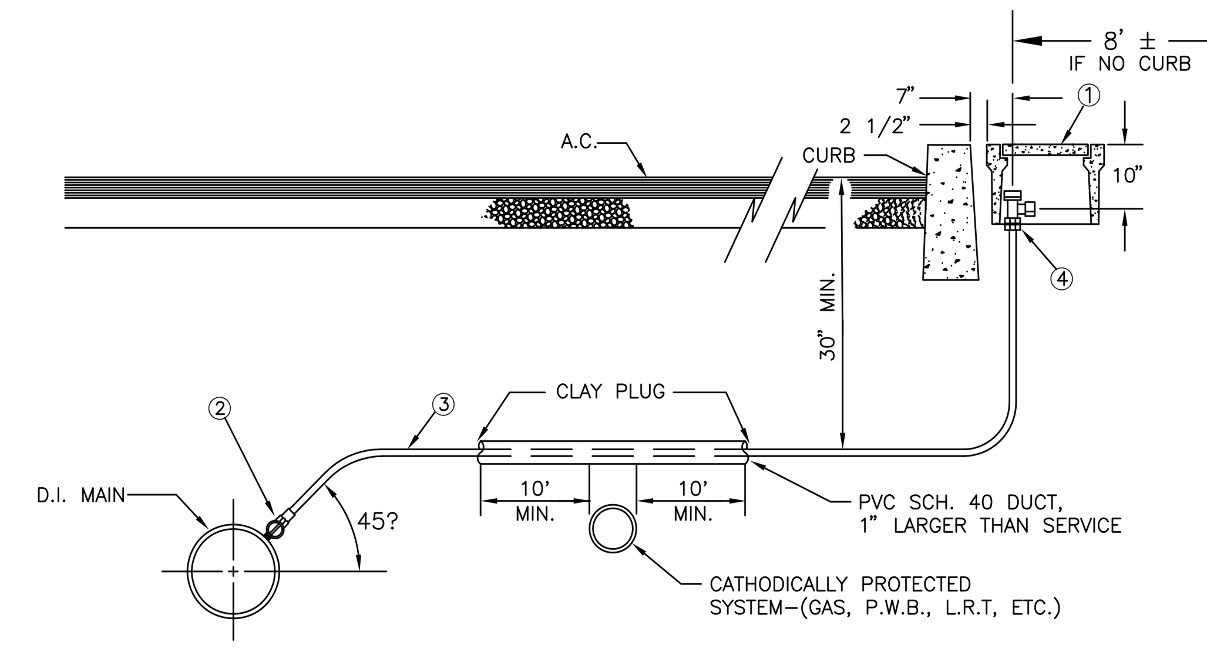


NOTES:

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:

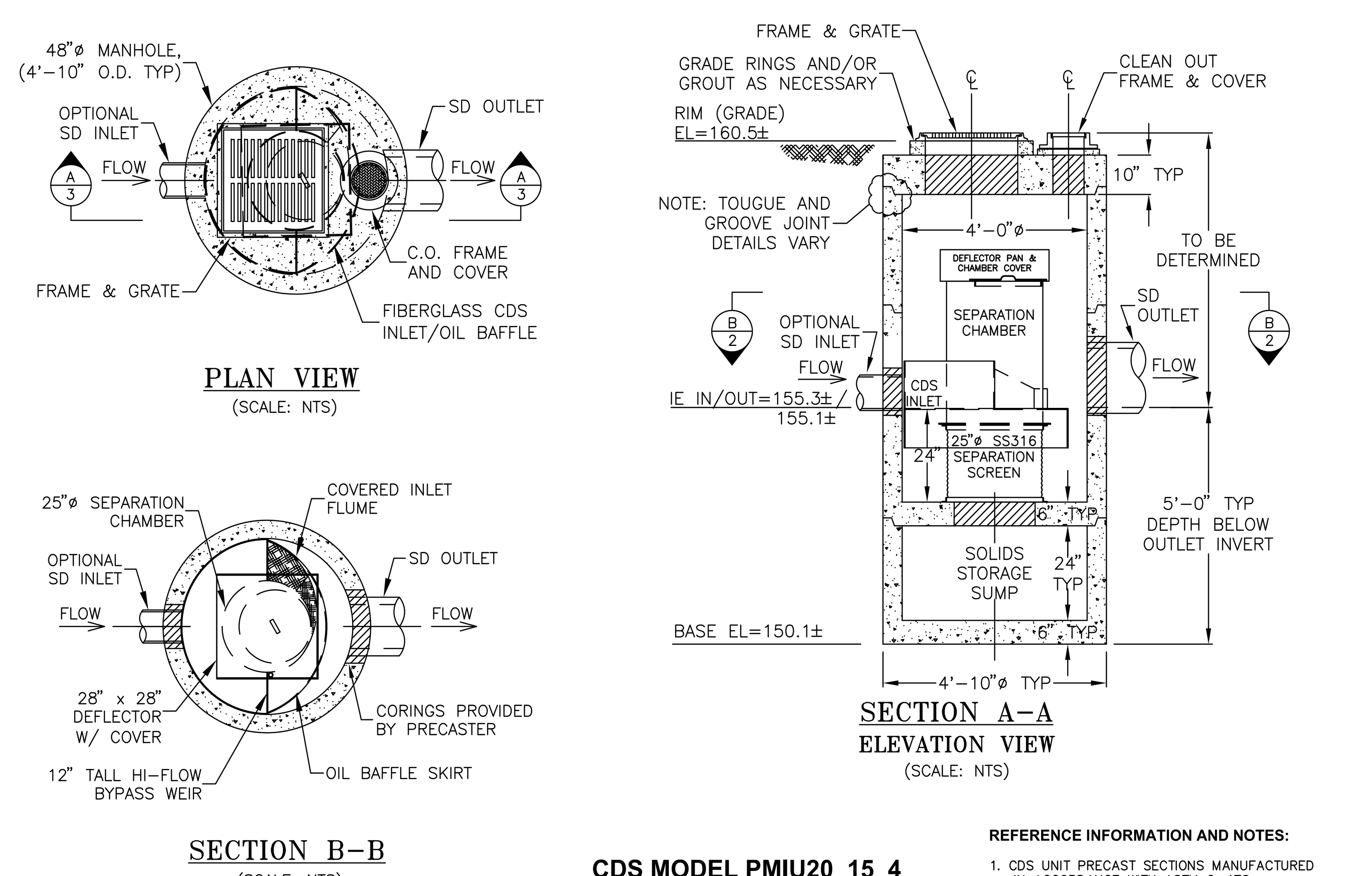
1. BROOKS METER BOX, BODY NO. 37.
2. MUELLER CORP. STOP NO. H-15000 OR FORD F600. SET CORP. STOP WITH OPERATING NUT AT 3 OR 9 O'CLOCK. ON 4" D.I. MAIN USE A 3/4" MUELLER THREAD X1" CORP. STOP.
3. 3/4" & 1" SOFT TEMPER, TYPE 'K' COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. H-14255 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.



CDS MODEL PMIU20_15_4
STORMWATER TREATMENT UNIT

D/7 CDS MANHOLE

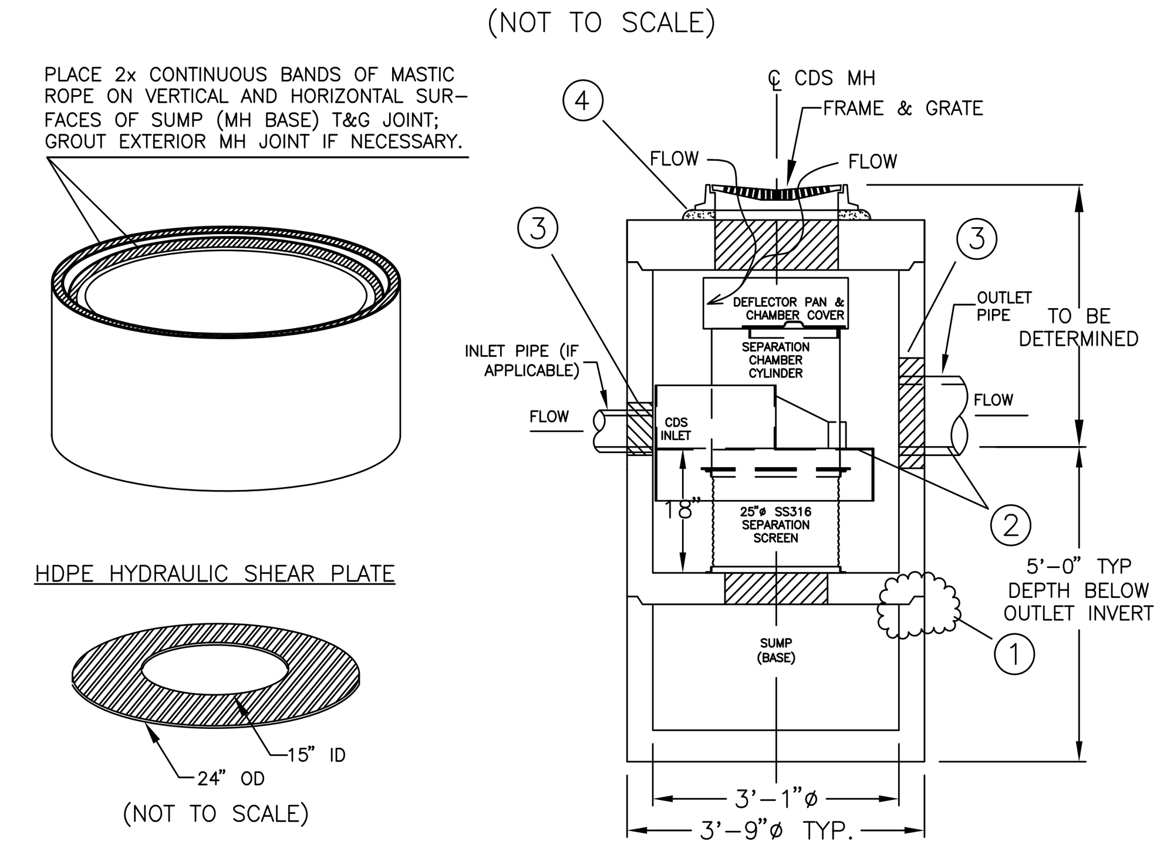
SCALE:NTS

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)

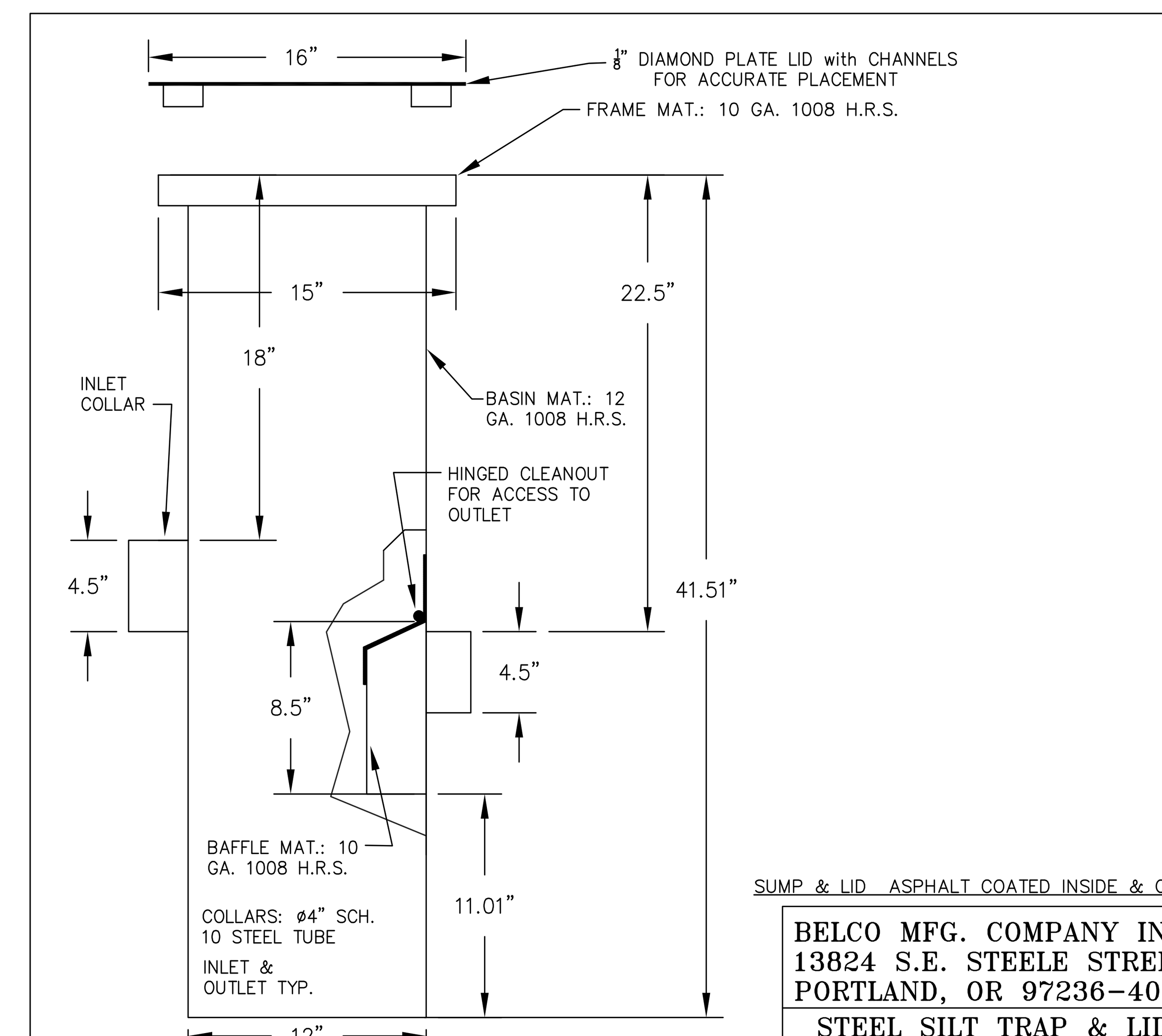


CONSTRUCTION NOTES:

1. APPLY BUTYL MASTIC TO SEAL JOINTS OF MANHOLE STRUCTURE (SEE 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.



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
s12425 silt trap | SCALE-1=7 | REV. none

SYM	REVISION	DATE

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

UTILITY DETAIL SHEET

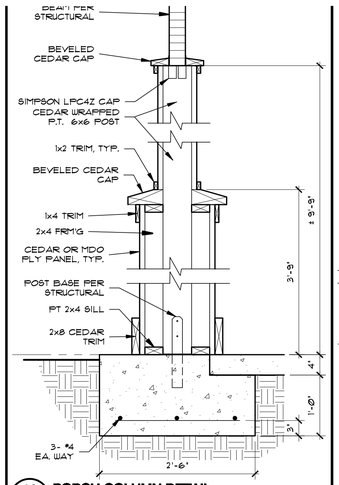
SCALE: 1"=20'	DATE: 10/17/08
DESIGNED BY: TED	CHECKED BY: BDL

JOB NUMBER 08857

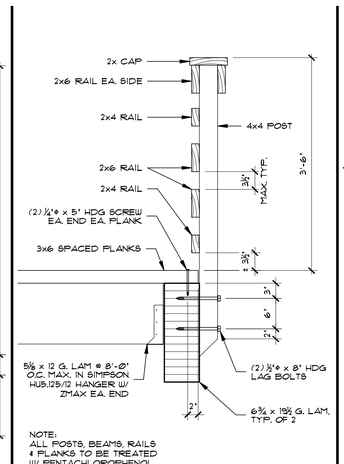
DWG NAME: 8 P08857-C4.1 Utility Details

SHEET C4.1

FILE NAME: P:\P08\08857 - ABERNETHY CENTER PROPERTIES, LLC - ABERNETHY CHAPEL\CAD\SHEETS\8 P08857-C4.1 UTILITY DETAILS.DWG
SAVE TIME: 10/27/2008 1:24:18 PM
PLOT TIME: 10/27/2008 3:22 PM
USER NAME:MICHAEL MONICAL
XREF FILES: X-08857 22X34 BORDER,

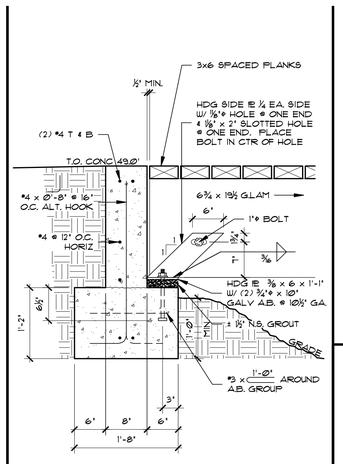


18 / A5.1 PORCH COLUMN DETAIL 1" = 1'-0"

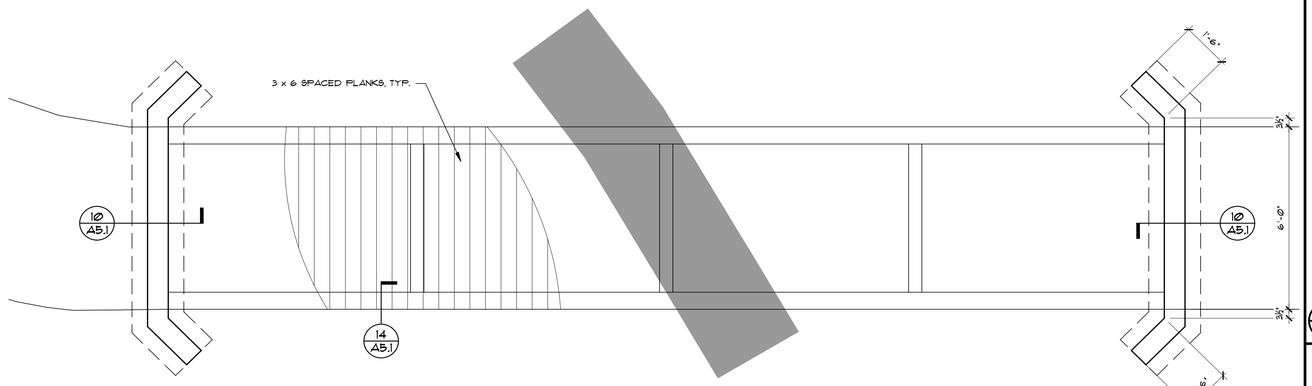


NOTE:
ALL POSTS, BEAMS, RAILS & PLANKS TO BE TREATED W/ PENTACHLOROPHENOL

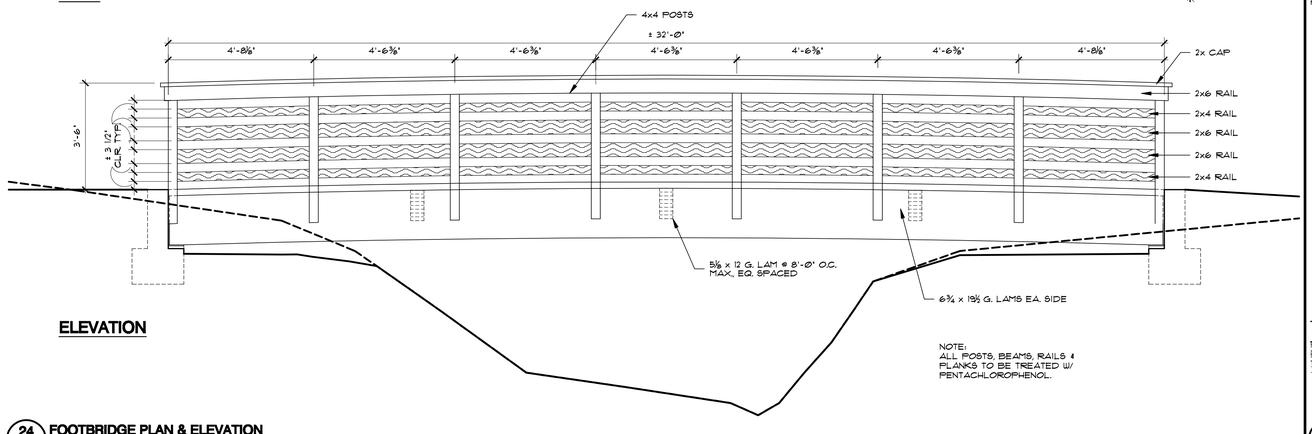
14 / A5.1 FOOTBRIDGE BEAM & RAILING 1" = 1'-0"



10 / A5.1 FOOTBRIDGE FOOTING 1" = 1'-0"



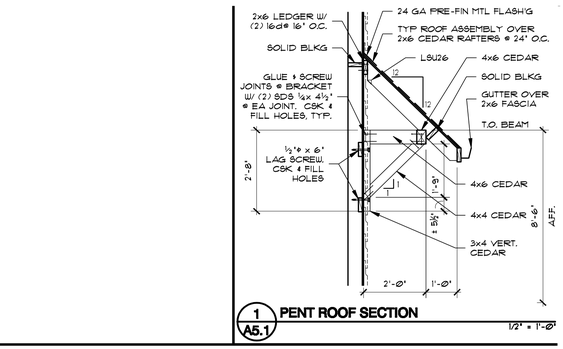
PLAN



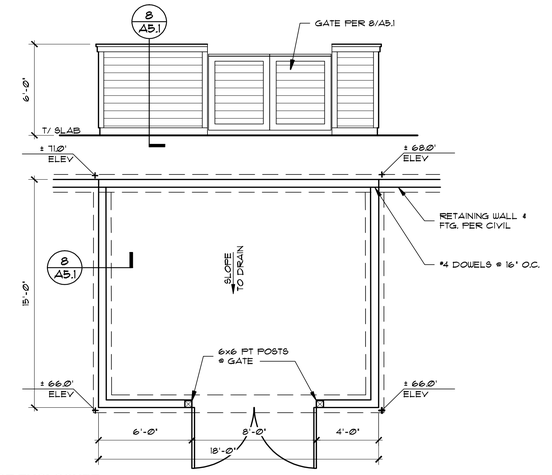
NOTE:
ALL POSTS, BEAMS, RAILS & PLANKS TO BE TREATED W/ PENTACHLOROPHENOL.

ELEVATION

24 / A5.1 FOOTBRIDGE PLAN & ELEVATION 1/2" = 1'-0"

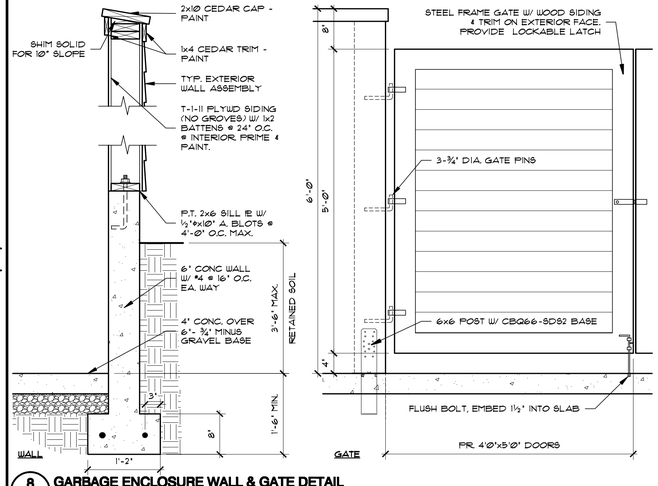


1 / A5.1 PENT ROOF SECTION 1/2" = 1'-0"



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

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

SITE PLAN
REF E1.1 FOR SITE LIGHTING LEGEND
1/60" = 1'-0"

SCALE: 1" = 40'
(11 x 17)

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.

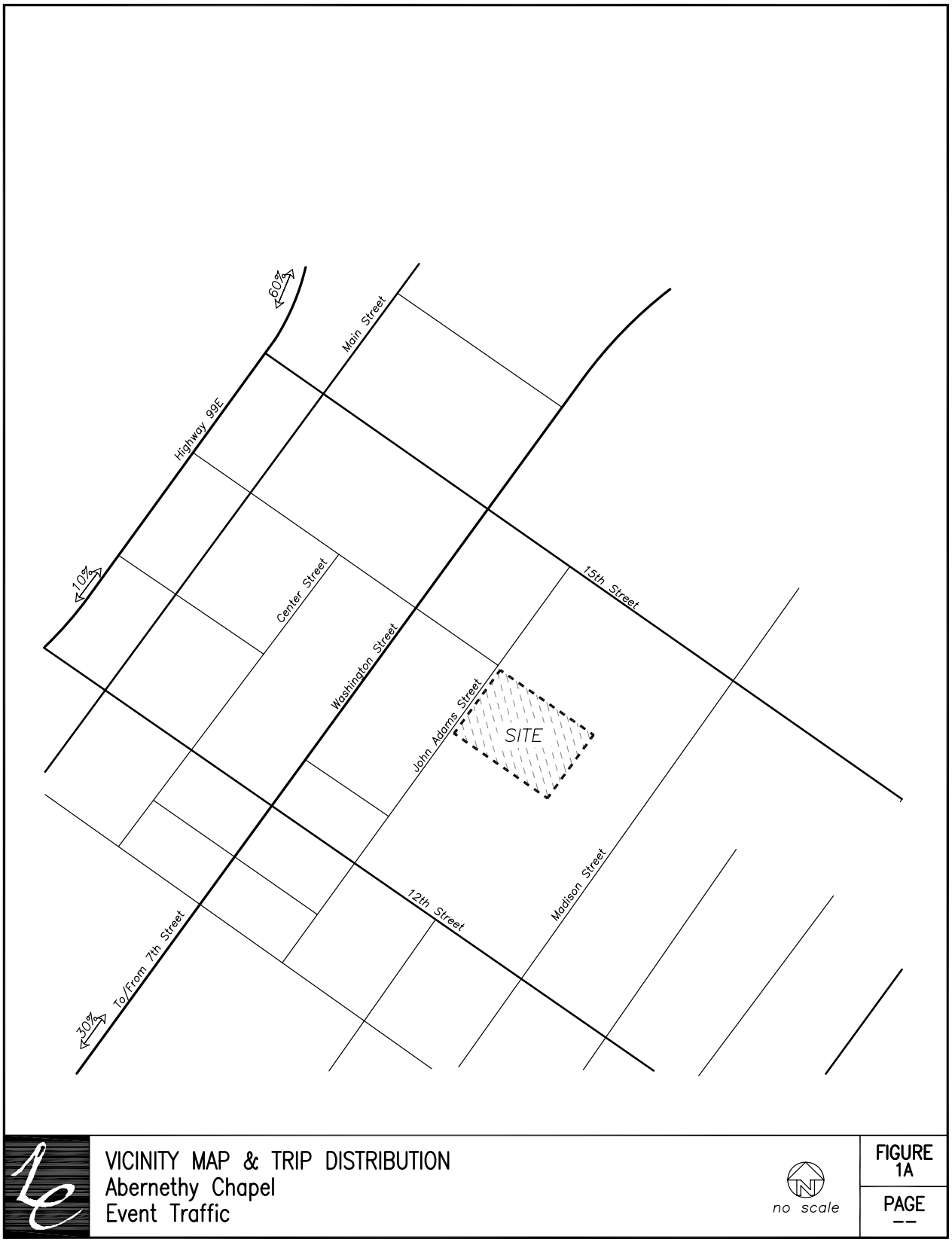
If you have any questions regarding this addendum or if you need any further assistance, please don't hesitate to call.

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



VICINITY MAP & TRIP DISTRIBUTION
Abernethy Chapel
Event Traffic

no scale

FIGURE 1A

PAGE --

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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:

- 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

Burns, S., 1998, Geologic and physiographic provinces of Oregon: p 3-14 *in* S. Burns, editor, *Environmental, Groundwater and Engineering Geology: Applications from Oregon*: Association of Engineering Geologists, Special Publication 11; Star Publishing Co., Belmont, Calif; 689 p.

Burns, S.F., Burns, W.J., James, D.H., and Hinkle, J.C., 1998, *Landslides in the Portland, Oregon Metropolitan Area Resulting from the Storm of February 1996: Inventory Map, Database and Evaluation*, Portland Metro Contract 905828, August 27, 1998.

Clackamas County Emergency Management and Geographic Information Systems, 2003, *Relative Earthquake and Landslide Hazards in Clackamas County*, DOGAMI Open File Report OFR-03-09 and O-03-10, 1 plate, 1 CD.

Madin, I., 2009, *Geologic Map of the Oregon City 7.5' Quadrangle, Clackamas County, Oregon*, DOGAMI GMS 119, scale 1:24,000.

Geomatrix Consultants, Inc., 1995, *Seismic Design Mapping, State of Oregon: Technical report to Oregon Department of Transportation, Salem, Oregon*, under Contract 11688, January 1995, unpaginated, 5 pls., scale 1:1,250,000.

Gerig, A.J., 1985, *Soil Survey of Clackamas County Area, Oregon*, U.S. Department of Agriculture Soil Conservation Service, 293p.

International Code Council, 2006, *2006 International Building Code*.

Mabey, M., Madin, I P., Black, G., Meier, D., Youd, T.L., Jones, C., and Rice, B., 1997, *Relative Earthquake Hazard for the Portland Metro Region, Clackamas, Multnomah, and Washington Counties, Oregon*, Oregon Department of Geology and Mineral Industries (DOGAMI) Interpretive Map Series IMS-1, 1 pl., 1:62,500 scale.

OSSC, 2007. *Oregon Structural Specialty Code*, Accessed from OSSC web site: http:// www2.iccsafe.org /states/oregon/07_Structural/Building07_Frameset.htm

Schlicker, H.G., and Finlayson, C.T., 1979. *Geology and Geologic Hazards of Northwestern Clackamas County, Oregon*. Oregon Department of Geology and Mineral Industries, Bulletin 99, 79p., 10 pl, 1:24,000 scale.

U.S. Geological Survey, 2006, *Quaternary fault and fold database for the United States*, accessed September 8, 2008, from USGS web site: http://earthquake.usgs.gov/regional/qfaults/.

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.

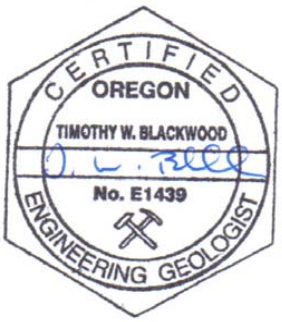
Within the limitations of scope, schedule and budget, our services have been executed in accordance with generally accepted practices in the field of geotechnical engineering in this area at the time this report was prepared. No warranty, express or implied, should be understood.

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,

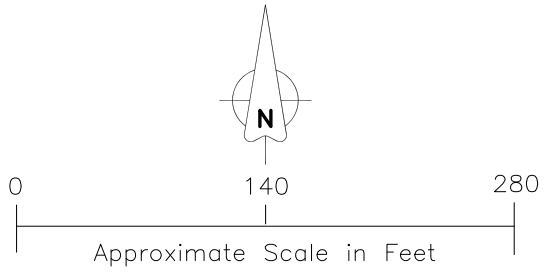


Tim W. Blackwood, P.E., C.E.G.
President

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

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

Legend:

TP-6 — Approximate Test Pit Location

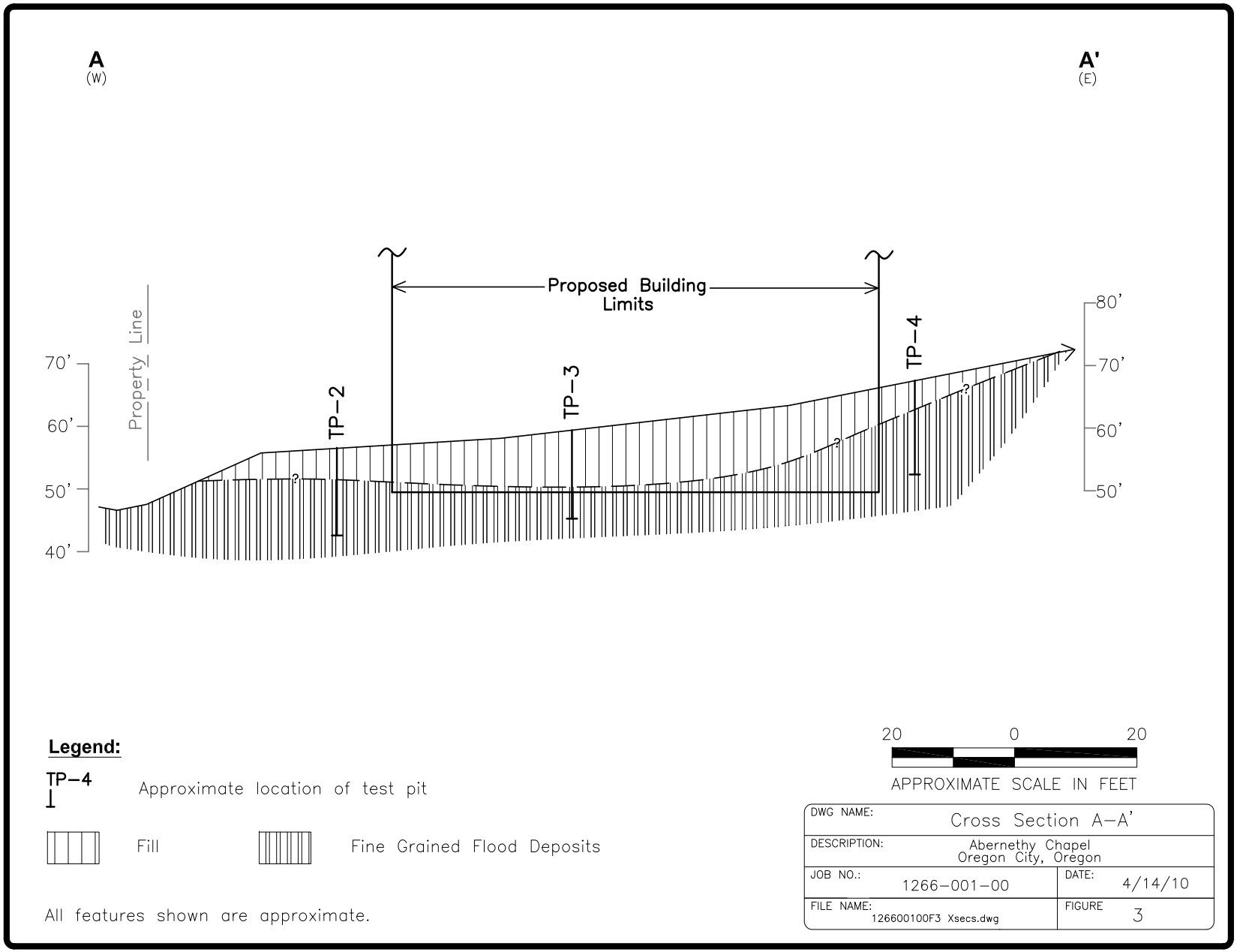
A — A' — Location of Cross-Section

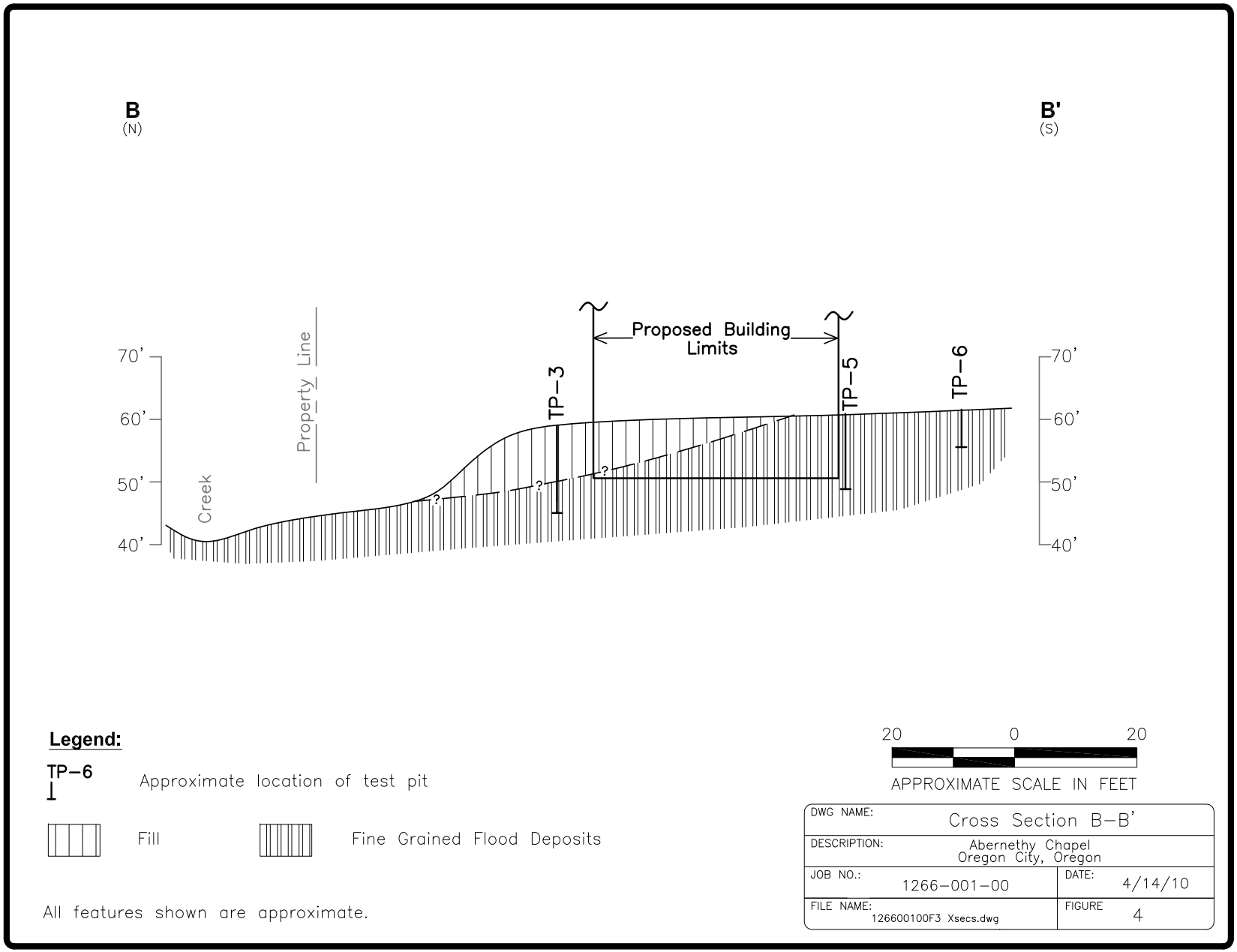
Qaf = Artificial Fill, limits approximate

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	Graphic Log	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		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		GRAB			20	SA, %F= 50.4 PP= 4.0 TSF
5					Grades to light tan with much fine sand and stiff.		
6	3		GRAB				
7							
8	4		GRAB			27	
9							
10	5		GRAB		Grades to coarse silt and rapid dilatancy.		
11							
12	6		GRAB				
13					Grades to stiff and wet.		
14	7		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:

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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
1–3					**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]		
4	1		GRAB		**ML** Yellow-brown SILT with trace fine sand. Low plasticity and rapid dilatancy. (moist, stiff) [Qff]	19	Fill thins to NW.
5–7					Grades to trace red-brown mottling and roots.		
8	2		GRAB			20	
9–11					Grades to gray-brown.		
12	3		GRAB			26	
13–20					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:

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

Pacific Geotechnical, LLC

Pacific Geotechnical, LLC
1419 Washington Street, Suite 101
Oregon City, Oregon 97045

LOG OF TEST PIT NO. TP-3

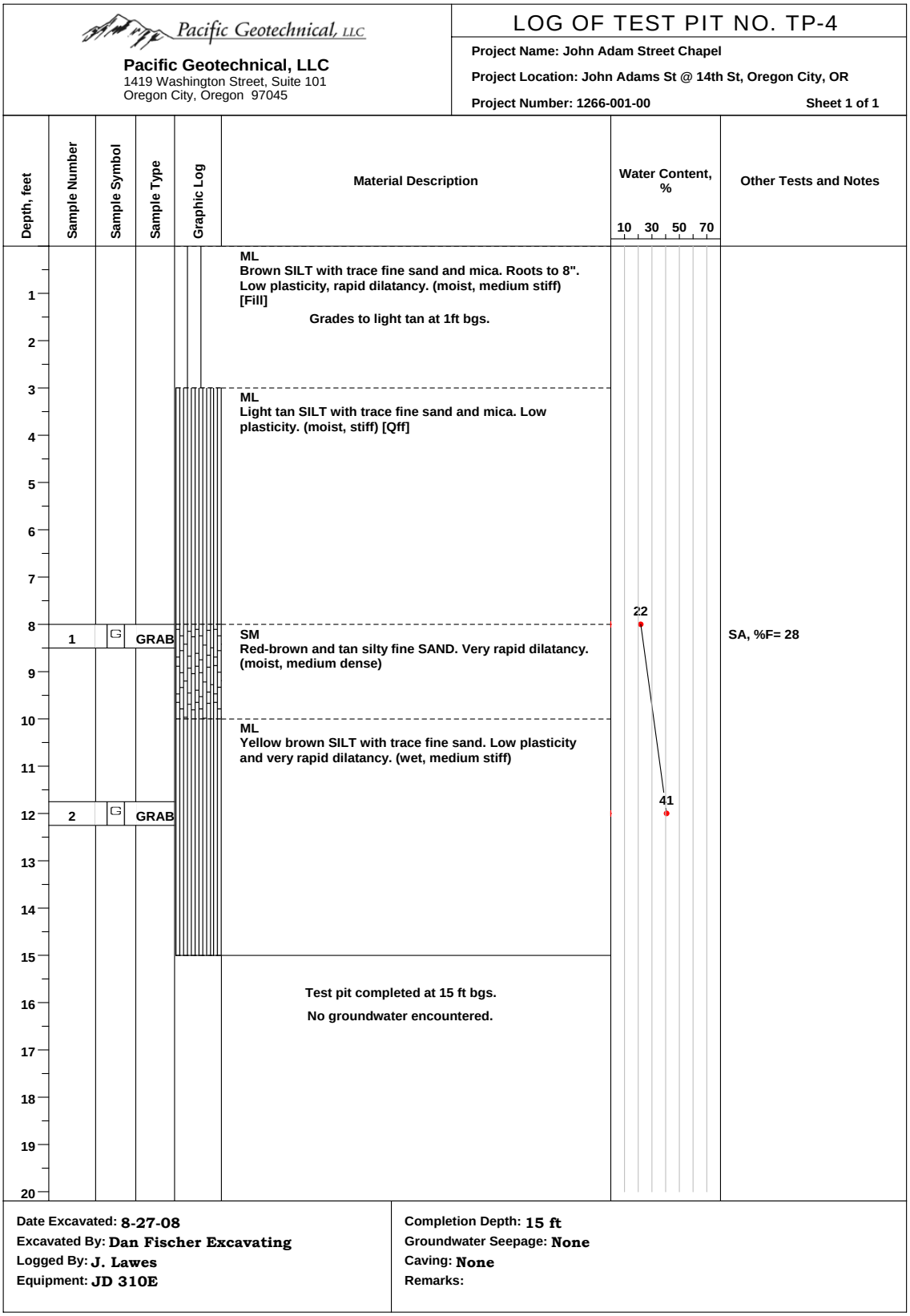
Project Name: John Adam Street Chapel
Project Location: John Adams St @ 14th St, Oregon City, OR
Project Number: 1266-001-00 **Sheet 1 of 1**

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							

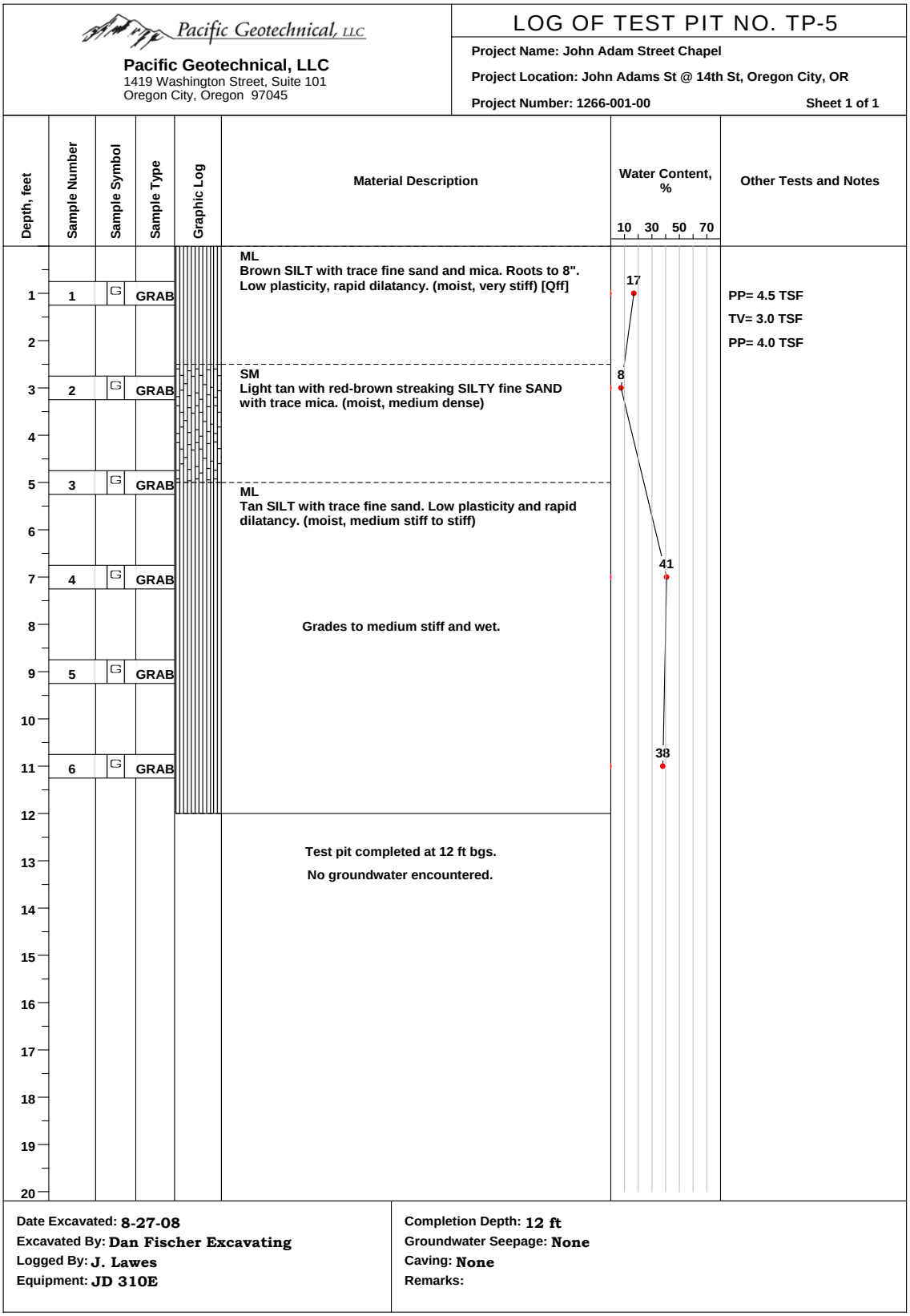
Date Excavated: 8-27-08
Excavated By: Dan Fischer Excavating
Logged By: J. Lawes
Equipment: JD 310E

Completion Depth: 14 ft
Groundwater Seepage: None
Caving: None
Remarks:

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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:

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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.

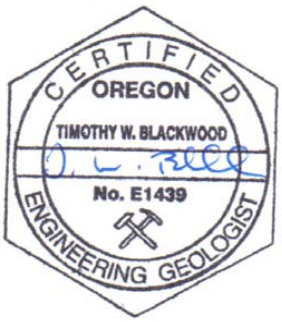
Change in Building Location

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.

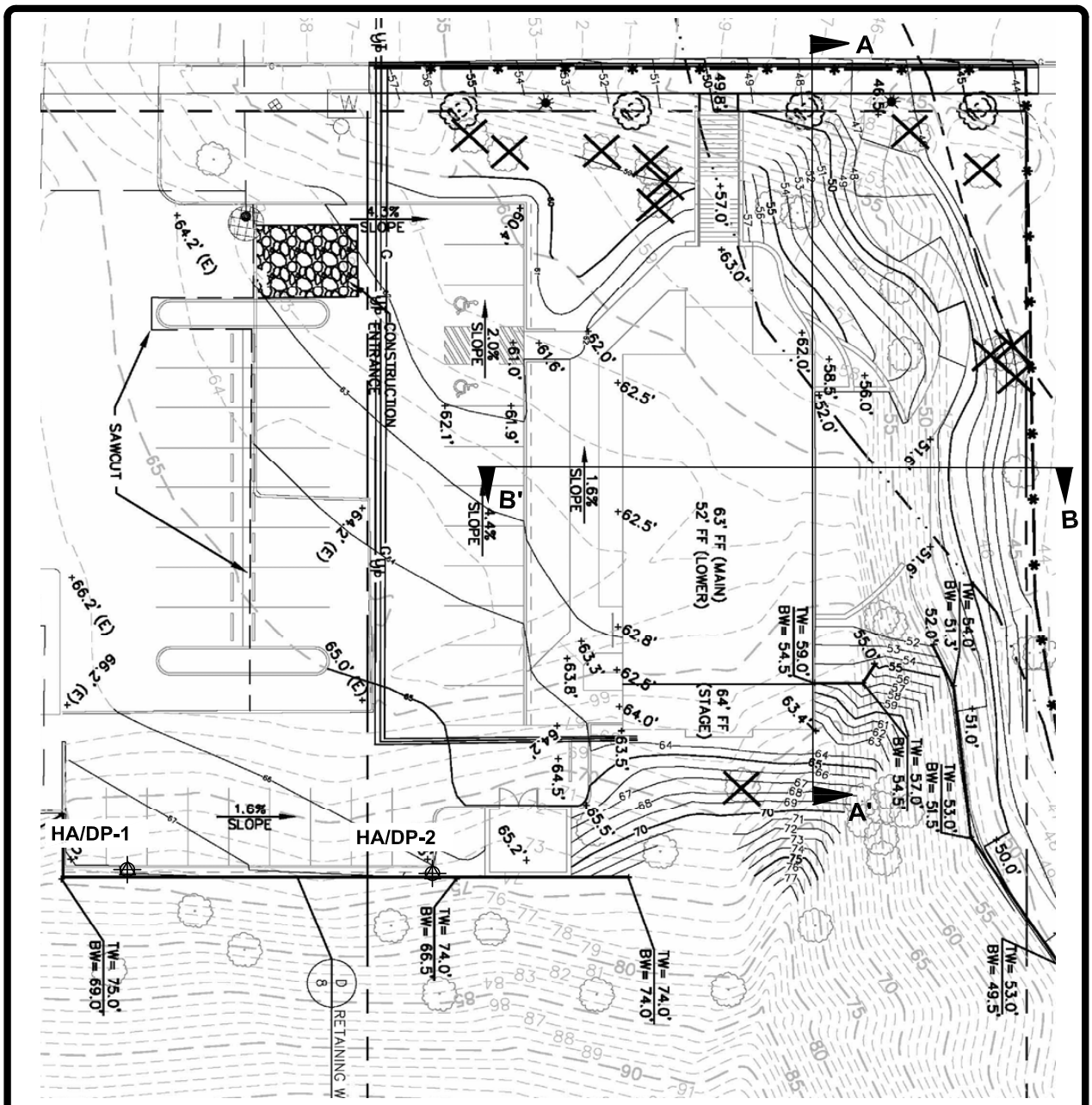
Sincerely,



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



Legend

HA/DP-2 ⊕ Approx. location of hand auger/drive probe

30 0 30

APPROXIMATE SCALE IN FEET

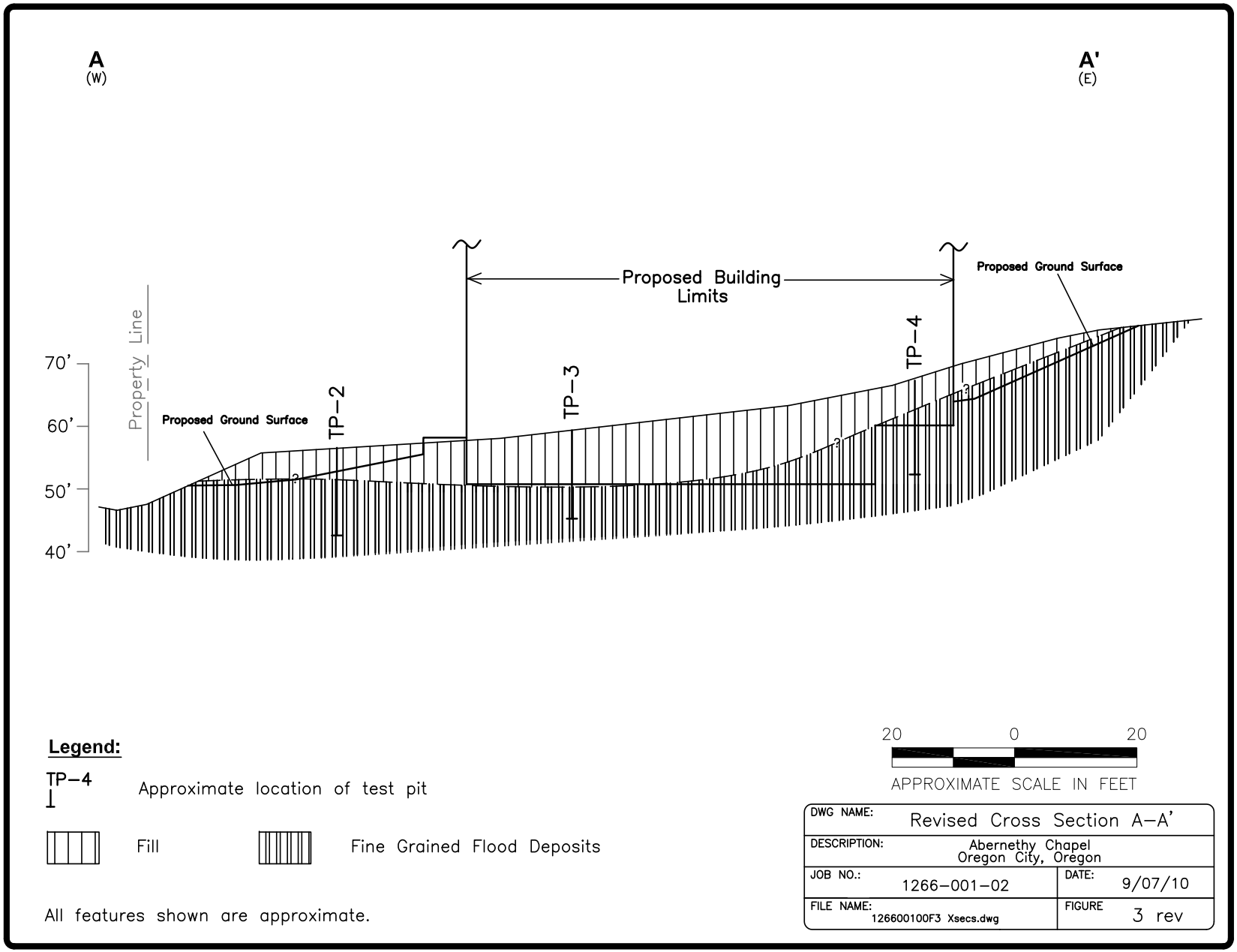
Notes:

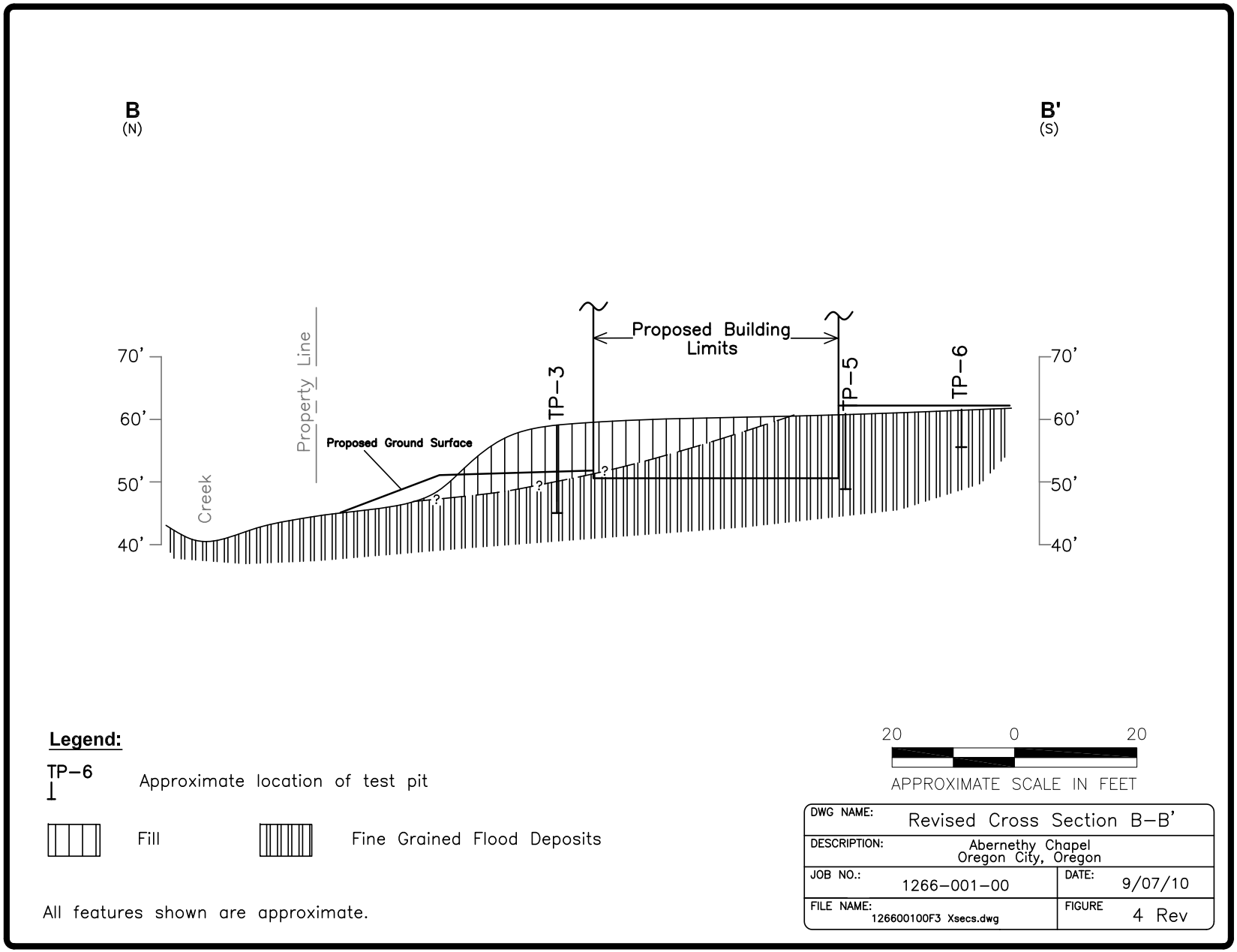
1. Base map adapted from "Abernethy Chapel, Grading and Erosion Control Plan", Sheet C2.0, by Pace, dated 4–22–10, original scale 1" = 20'.
2. All locations and dimensions approximate

DWG NAME:	Site and Exploration Plan		
DESCRIPTION:	Abernethy Chapel Oregon City, Oregon		
JOB NO.:	1266–001–02	DATE:	9/07/2010
FILE NAME:		FIGURE	

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the




B
(N)
B'
(S)
70'
60'
50'
40'
Creek
Property Line
Proposed Ground Surface
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: 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

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)	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		GRAB 1		14		
	Becomes moist. From 2.5' to 3', few thin layers of gray silty CLAY. Mottled brown between 3' and 3.5'.			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		
10.0				34		
	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

GEOTECH BH PLOTS DRIVE PROBE - GINT STD US LAB.GDT - 9/13/10 09:54 - P:\PROJECTS\PROJECTS-ACTIVE\1266-ABERNETHY CHAPEL\GINT\1266.GPJ

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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

GEOTECH BH PLOTS DRIVE PROBE - GINT STD US LAB.GDT - 9/13/10 09:54 - P:\PROJECTS\PROJECTS-ACTIVE\1266-ABERNETHY CHAPEL\GINT\1266.GPJ

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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**

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

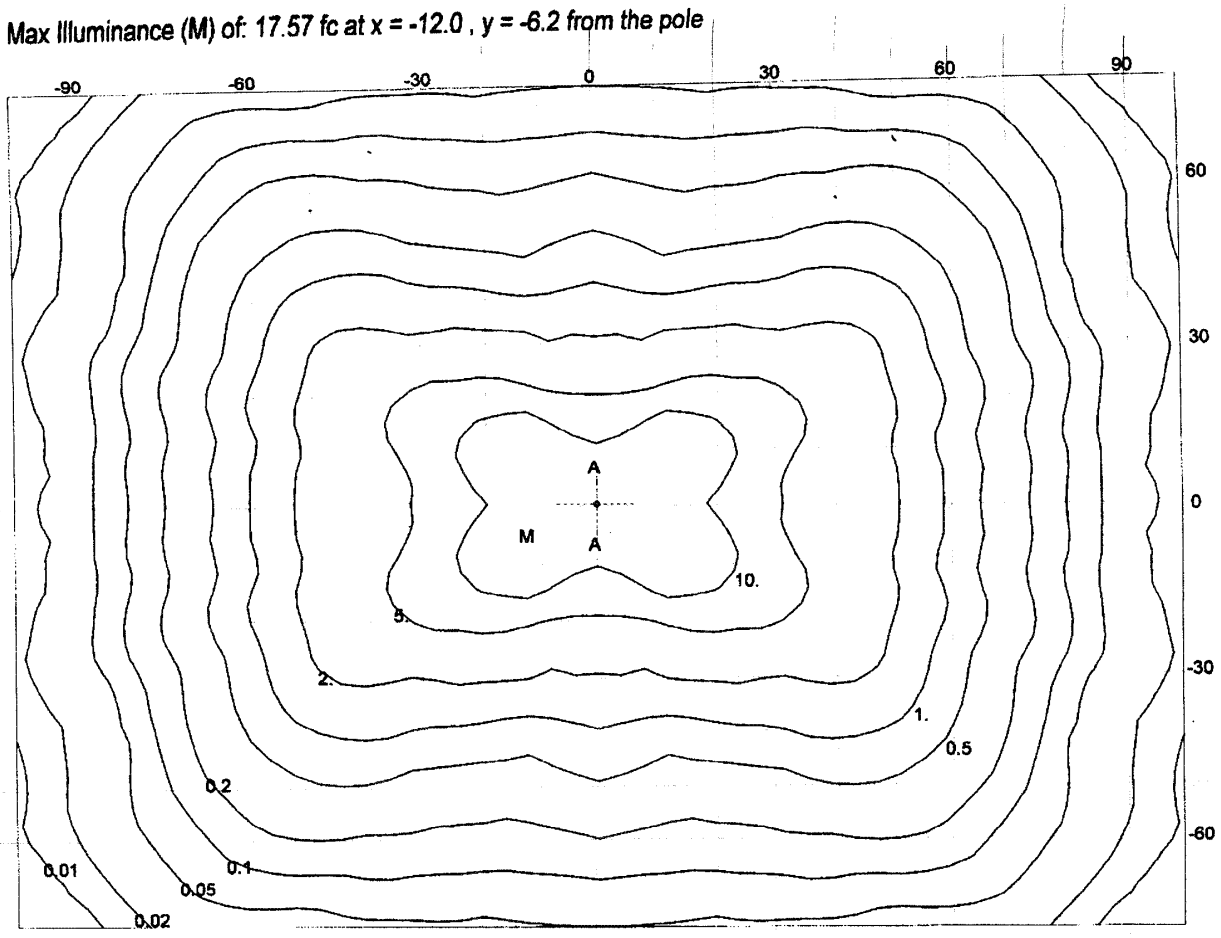
TRANSMITTING 6 PAGES INCLUDING THIS COVER

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

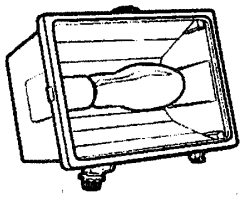
5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

LITHONIA LIGHTING®

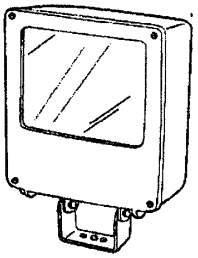
Catalog Number	
Notes	Type

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.

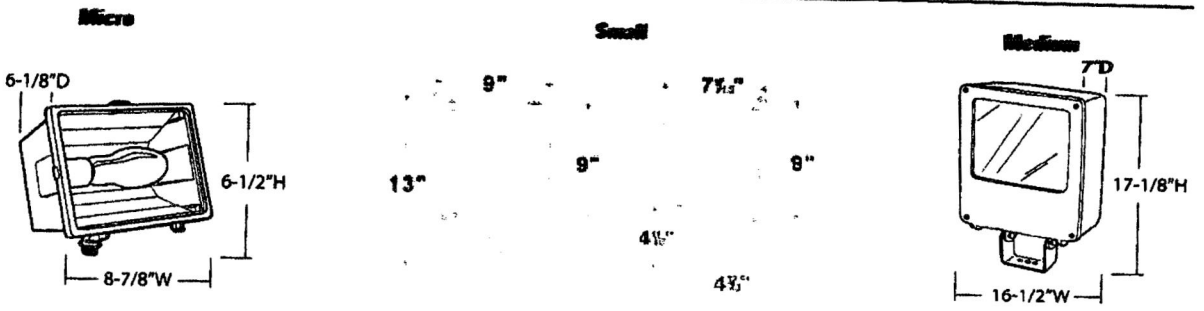
ORDERING INFORMATION

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.

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

Flood Lighting High Pressure Sodium and Metal Halide



LITHONIA LIGHTING®
An AcuityBrands Company

Sheet #: Floods-HPS-MH

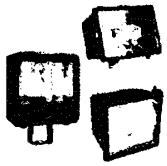
Lithonia Lighting
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

LITHONIA LIGHTING

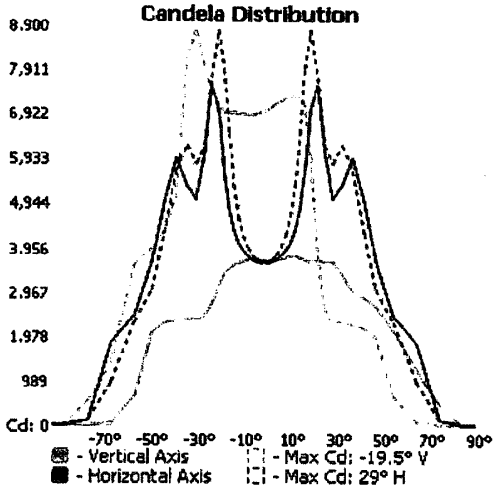
AcuityBrands

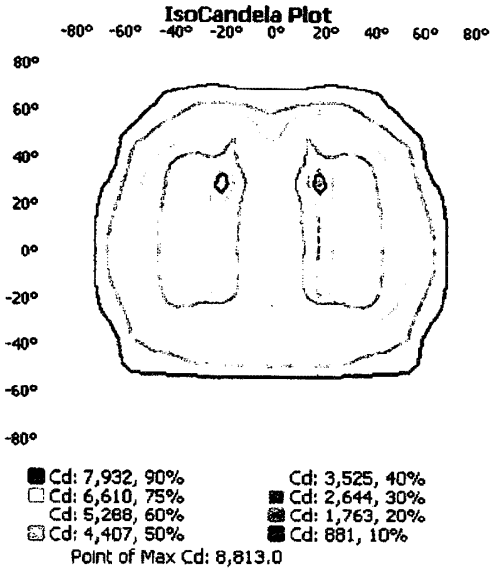
F250ML SCWA - FLOOD PHOTOMETRIC REPORT

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

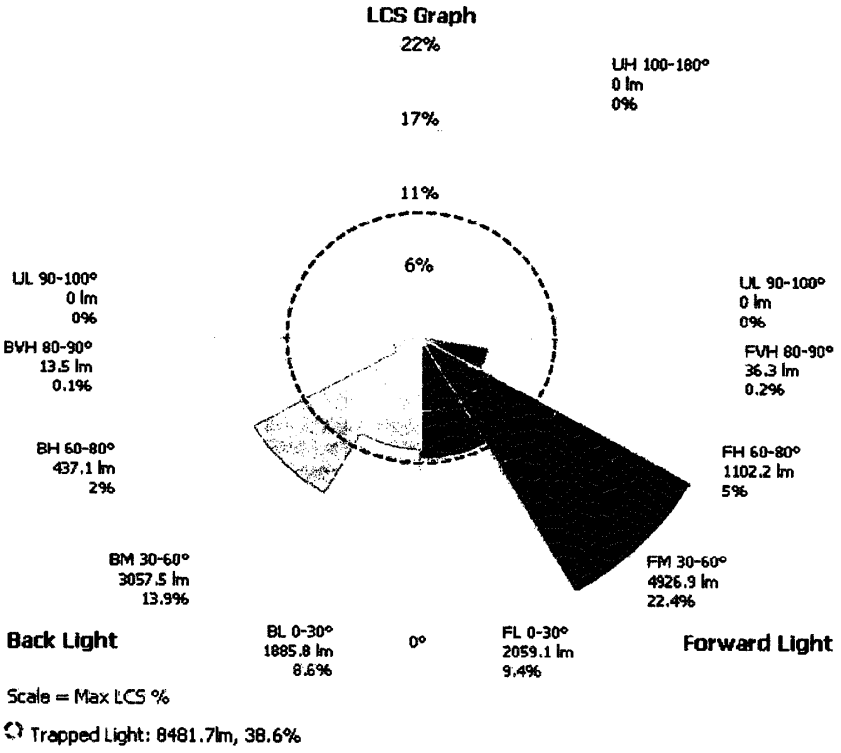




Flood Summary

	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		

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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.

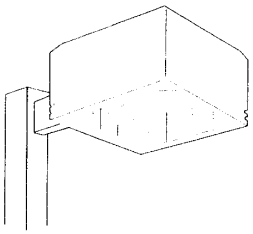
OPTICAL SYSTEM – Reflectors are anodized and segmented for superior uniformity and control, which allows the flexibility to mix distributions without compromising the overall lighting job. Reflectors attach with tool-less fasteners and are rotatable and interchangeable. Three cutoff distributions available: 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).

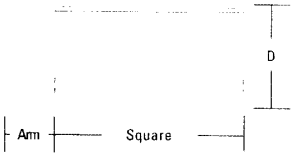


Area Lighting

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

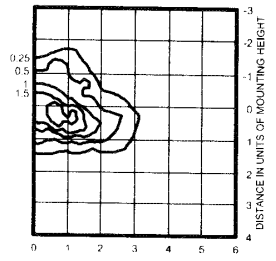
5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

KSE1 Premium Cutoff Lighting

Coefficient of Utilization _____
Initial Footcandles _____

KSE1 100M R2 TEST NO: 1195020560

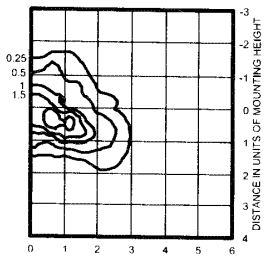
ISOILLUMINANCE PLOT (Footcandle)



100W lamp, rated 8500 lumens. Footcandle values based on 20' mounting height.
Classification: Type II, Short, Full Cutoff

KSE1 100M R3 TEST NO: 1195020546

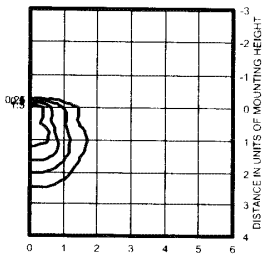
ISOILLUMINANCE PLOT (Footcandle)



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

Lithonia Lighting
Outdoor
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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

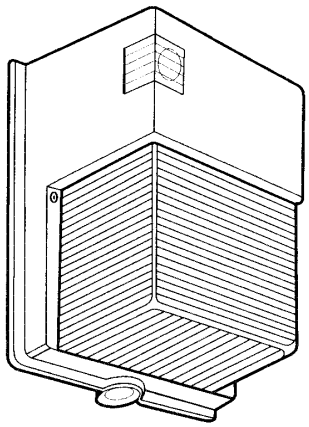
UL listed for wet locations. Listed and labeled to comply with Canadian Standards.

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

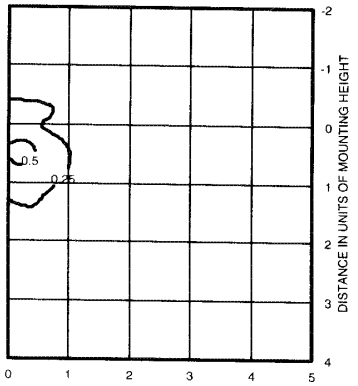
Order as separate catalog number
RK1 PEB1 Photocell kit (120V only)
TWSWG Wireguard

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

TWS Fluorescent Wall-Pak

TWS 13TT TEST NO : LTL12634

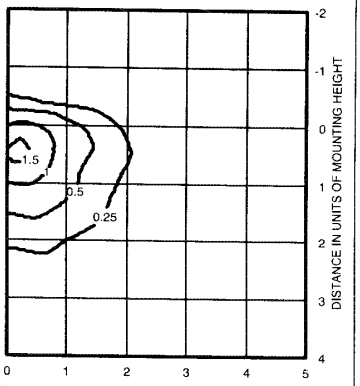
ISOILLUMINANCE PLOT (Footcandle)



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

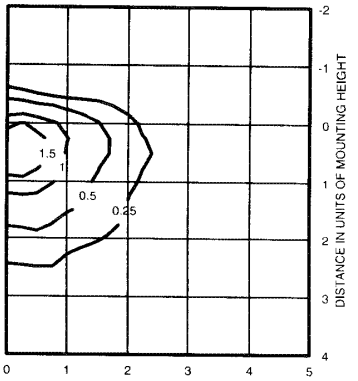
ISOILLUMINANCE PLOT (Footcandle)



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

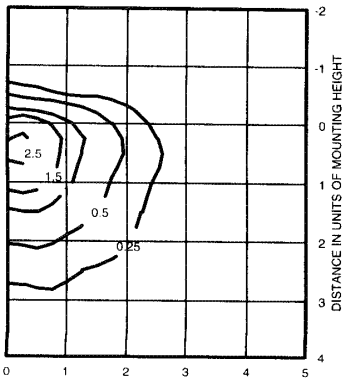
ISOILLUMINANCE PLOT (Footcandle)



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

Lithonia Lighting
Outdoor Lighting
One Lithonia Way, Conyers, GA 30012
Phone: 770-922-9000 Fax: 770-918-1209
www.lithonia.com

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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

TABLE OF CONTENTS

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

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

Page 186 of 286

Figure 13A - Landscape Plan overview (Sunrise Landscape Design, Inc)

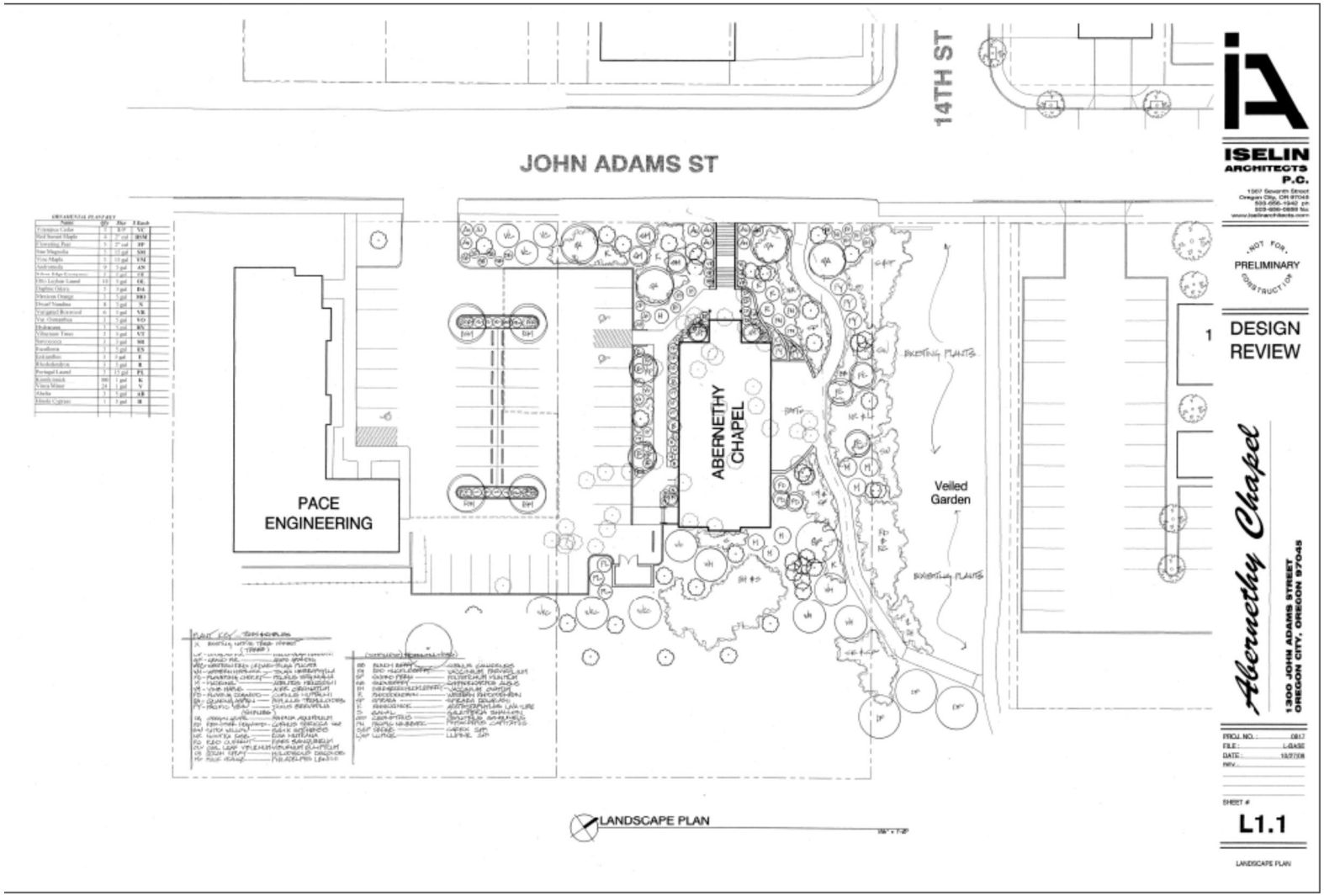


Figure 13B - Native Plants Used in Ornamental Landscape Areas of the Chapel Sunrise Landscape Design, Inc.; Vancouver, WA

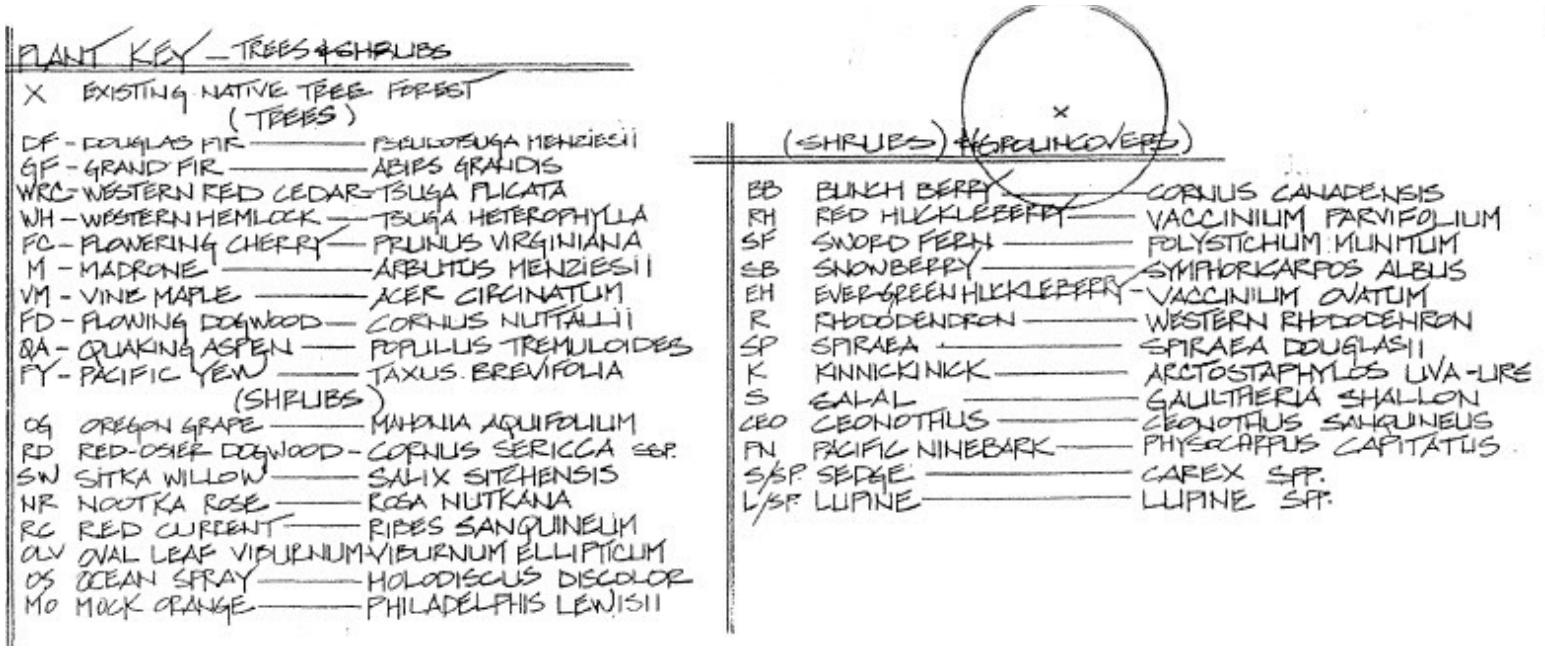
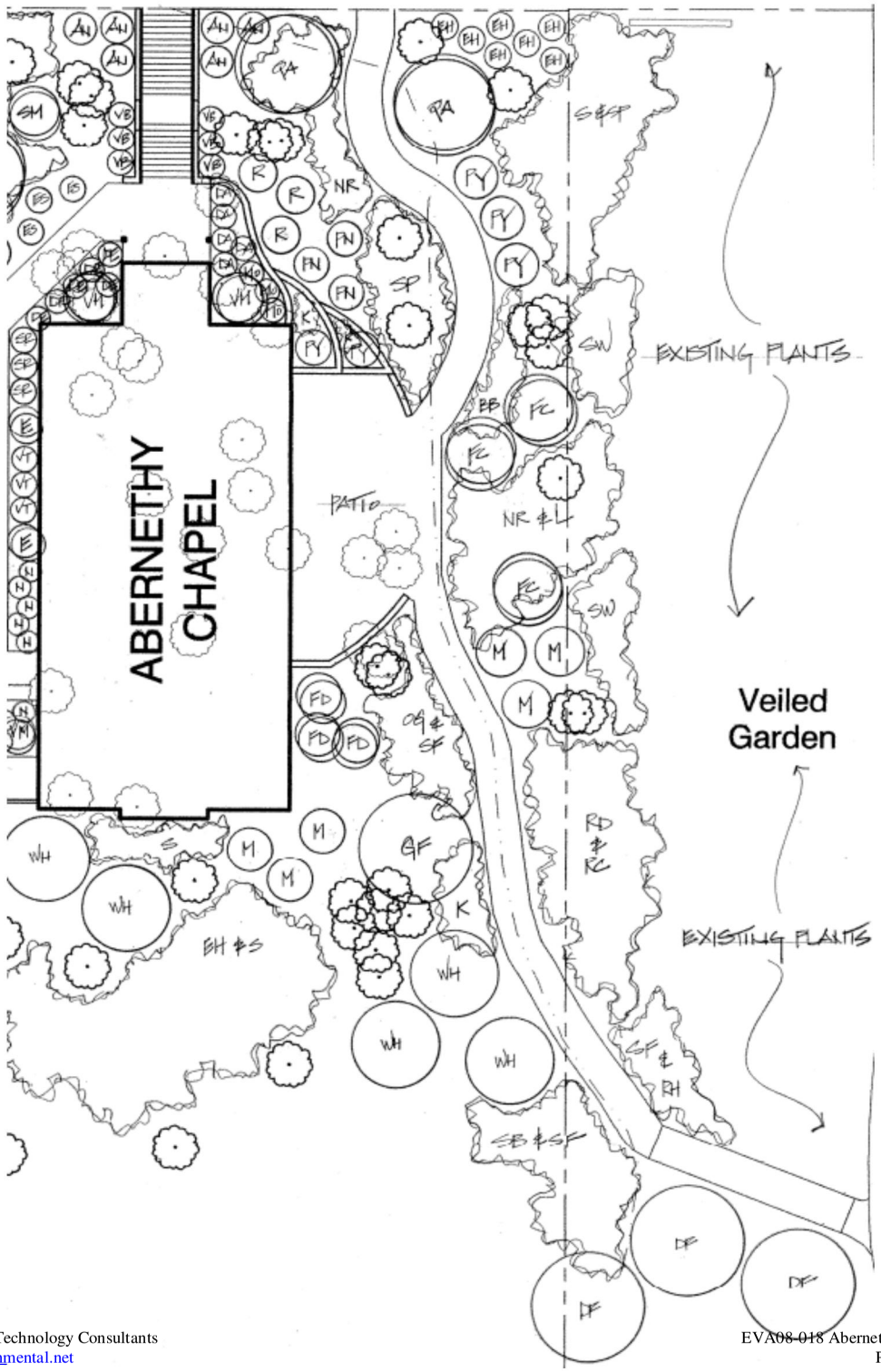


Figure 13C - Approximate Location Of Landscape Plantings In Nrod
Sunrise Landscape Design, Inc.



5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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

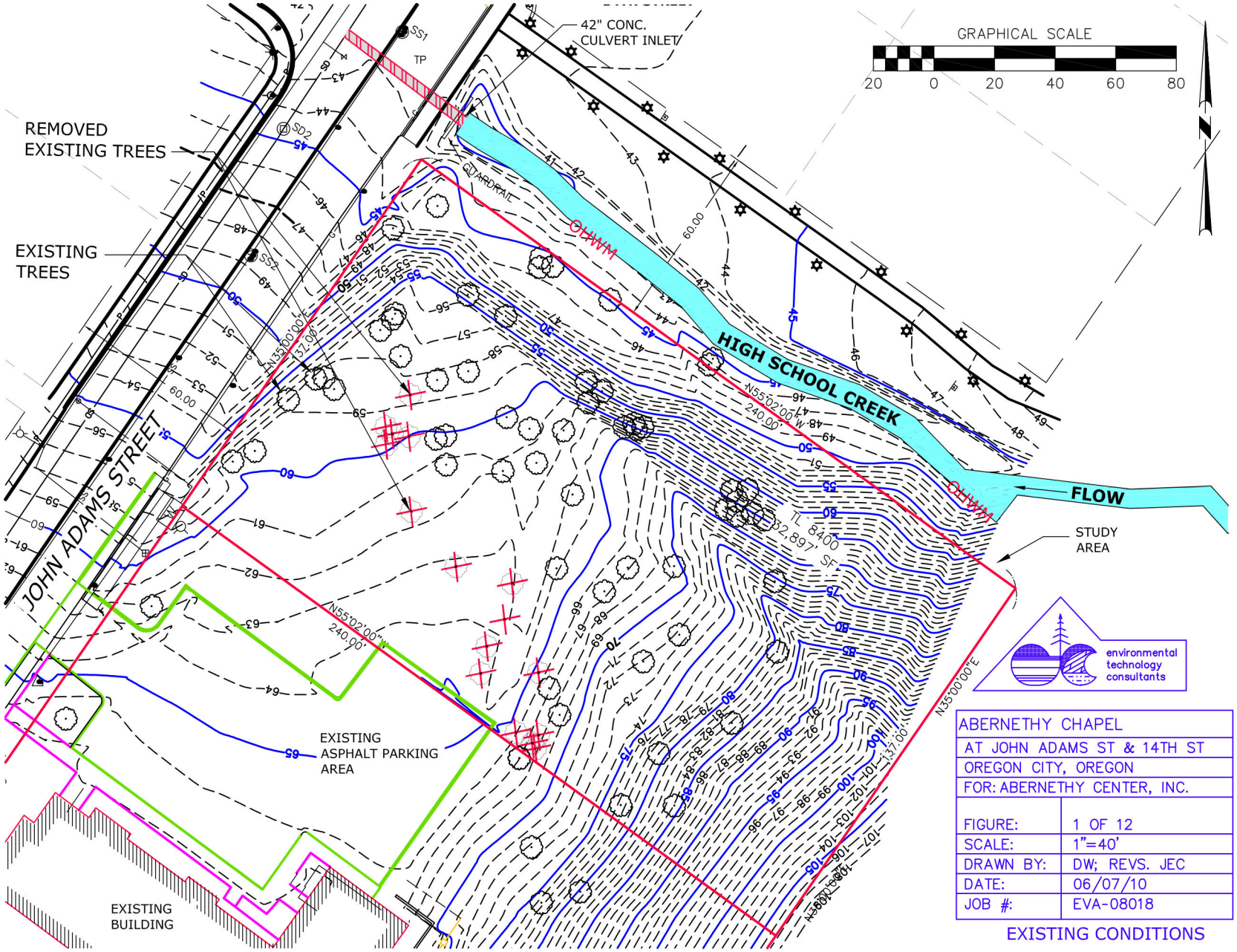
Figure 1. Note sloping riparian corridor above OHWM on left side of creek. *Robinia pseudoacacia* (Black Locust) across the creek to the right. Sandy loam soils have adequate moisture to support heavy growth of *Phalaris arundinacea* (Reed Canary Grass, FACW), yet shares dominance with dense population 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)

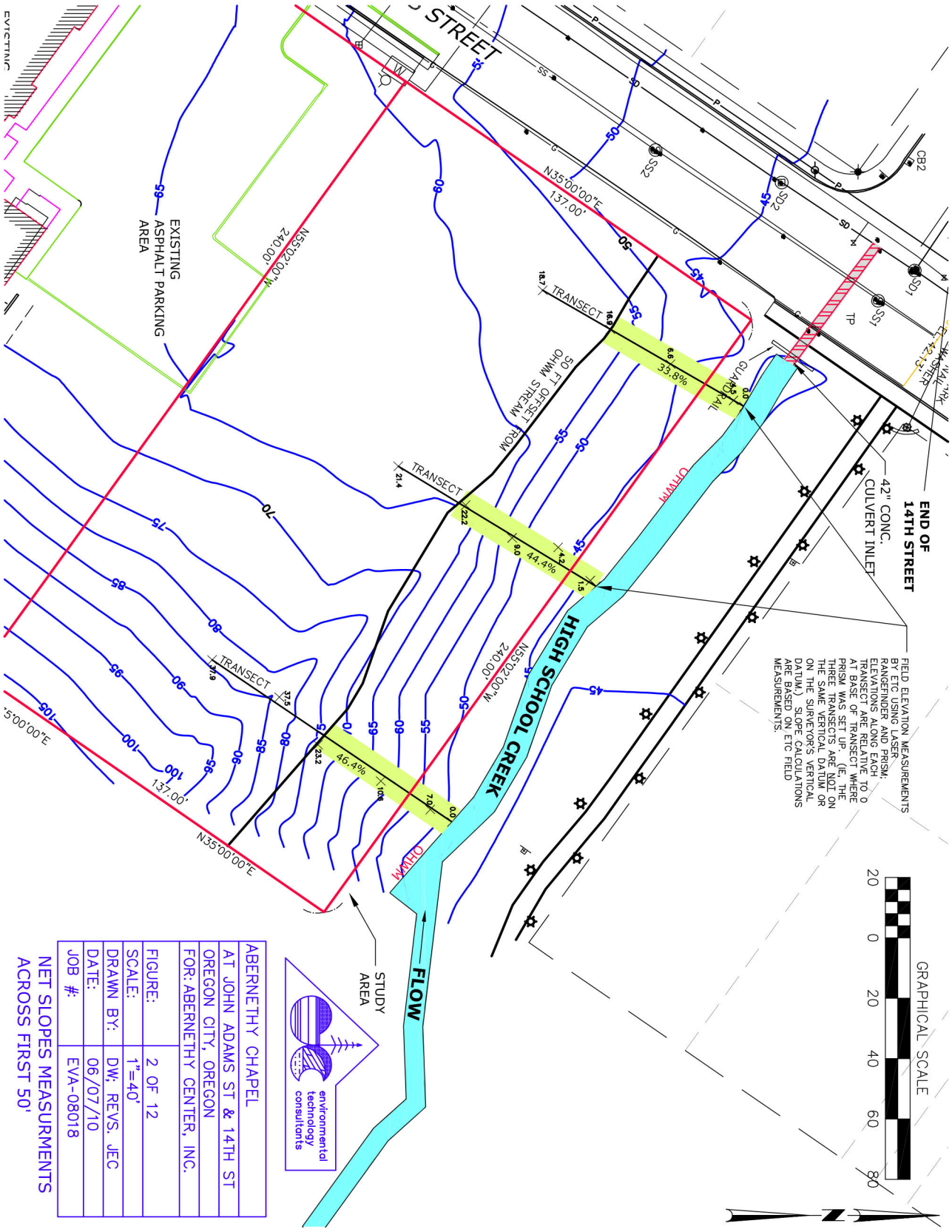
Figure 3. Next to toe of slope; Polystichum munitum (Sword Fern, FACU), Athyrium filix-femina (Ladyfern, FAC), Hedera helix (English Ivy, FACU)/

Figure 4. *Rosa gmnocarpa* (Baldhip Rose, FACU), mixed with Himalayan Blackberry and English Ivy

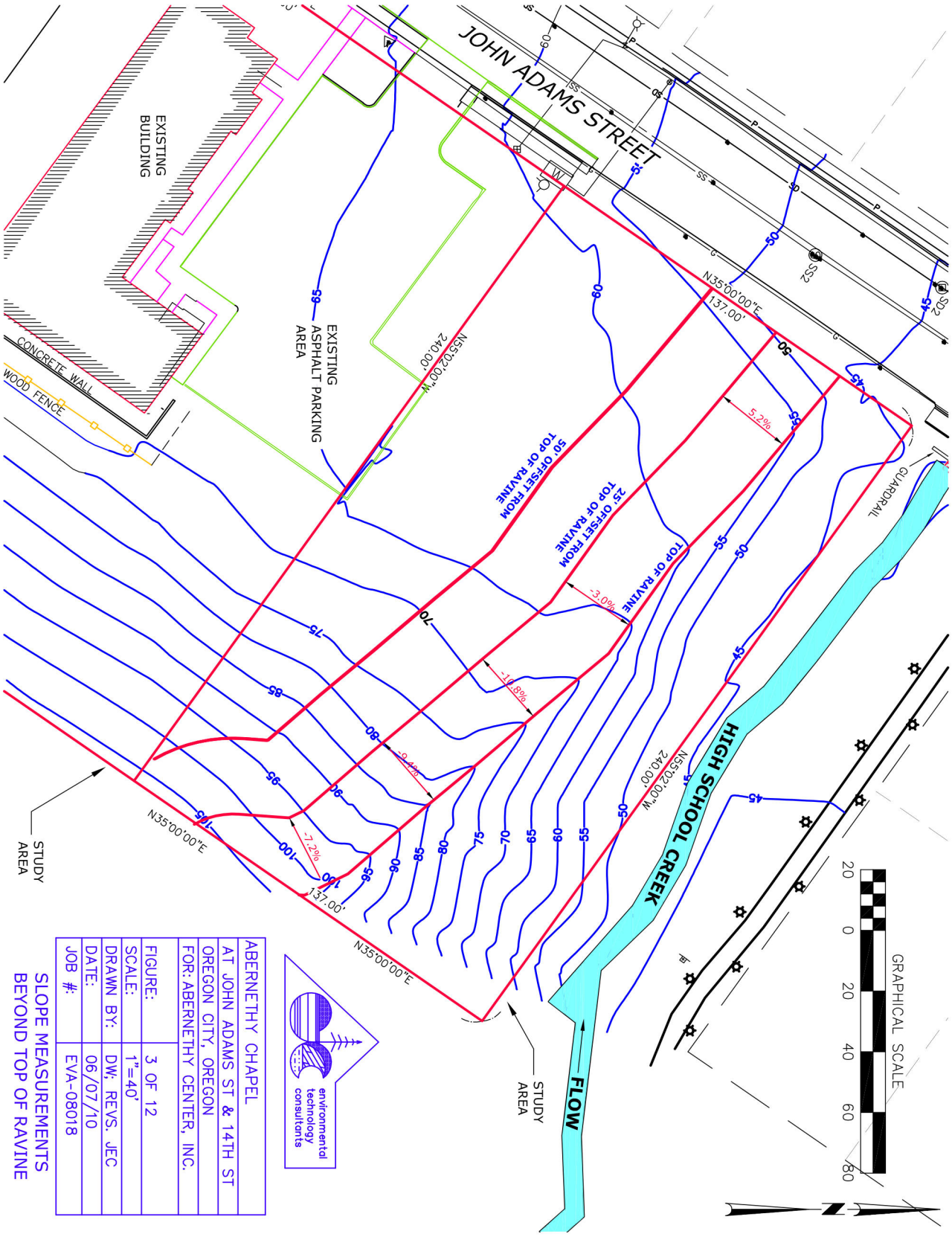
Figure 5. Break in sandy loam at 11" with moderate, but indistinct mottling Roots to bottom of 20" hole.



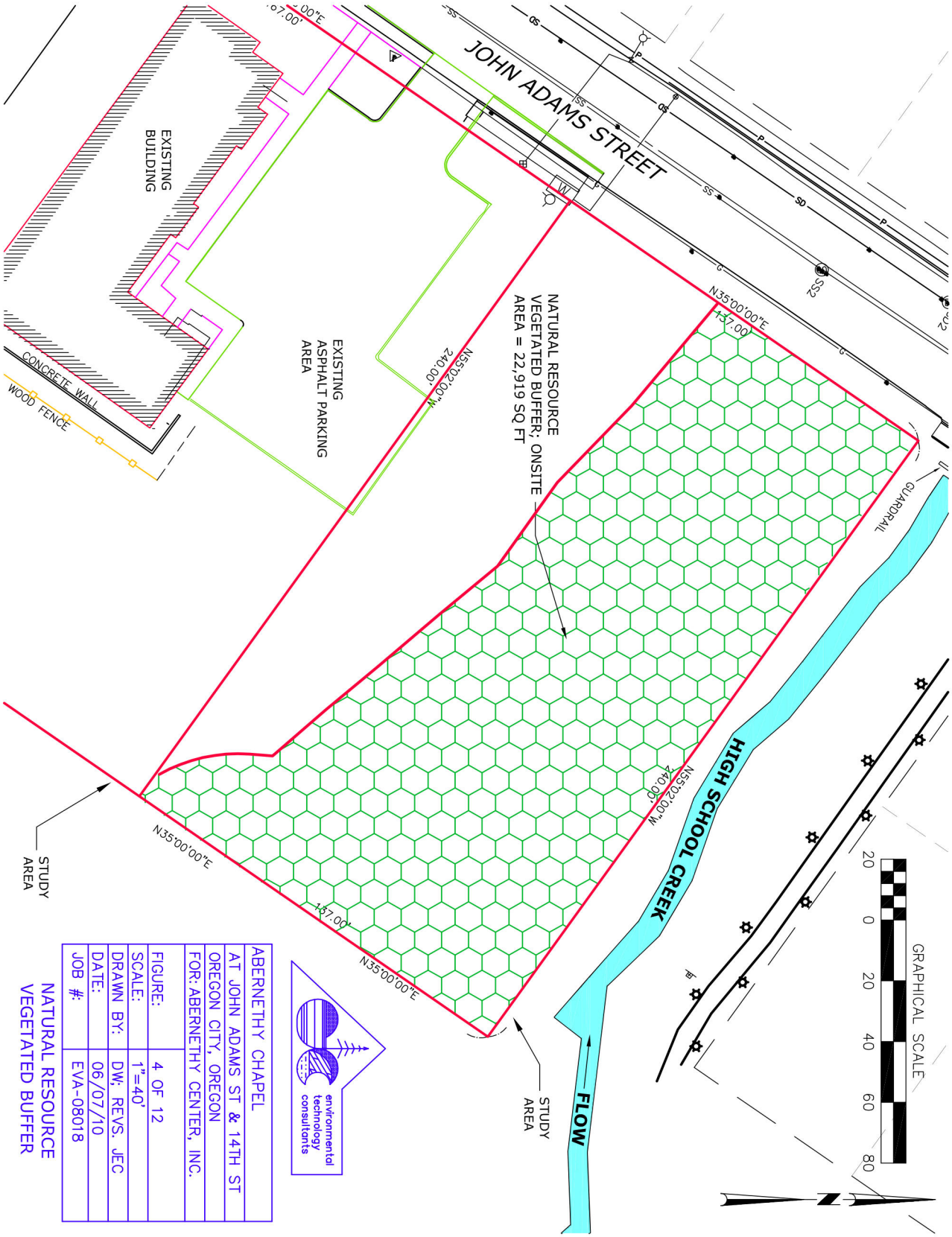
5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



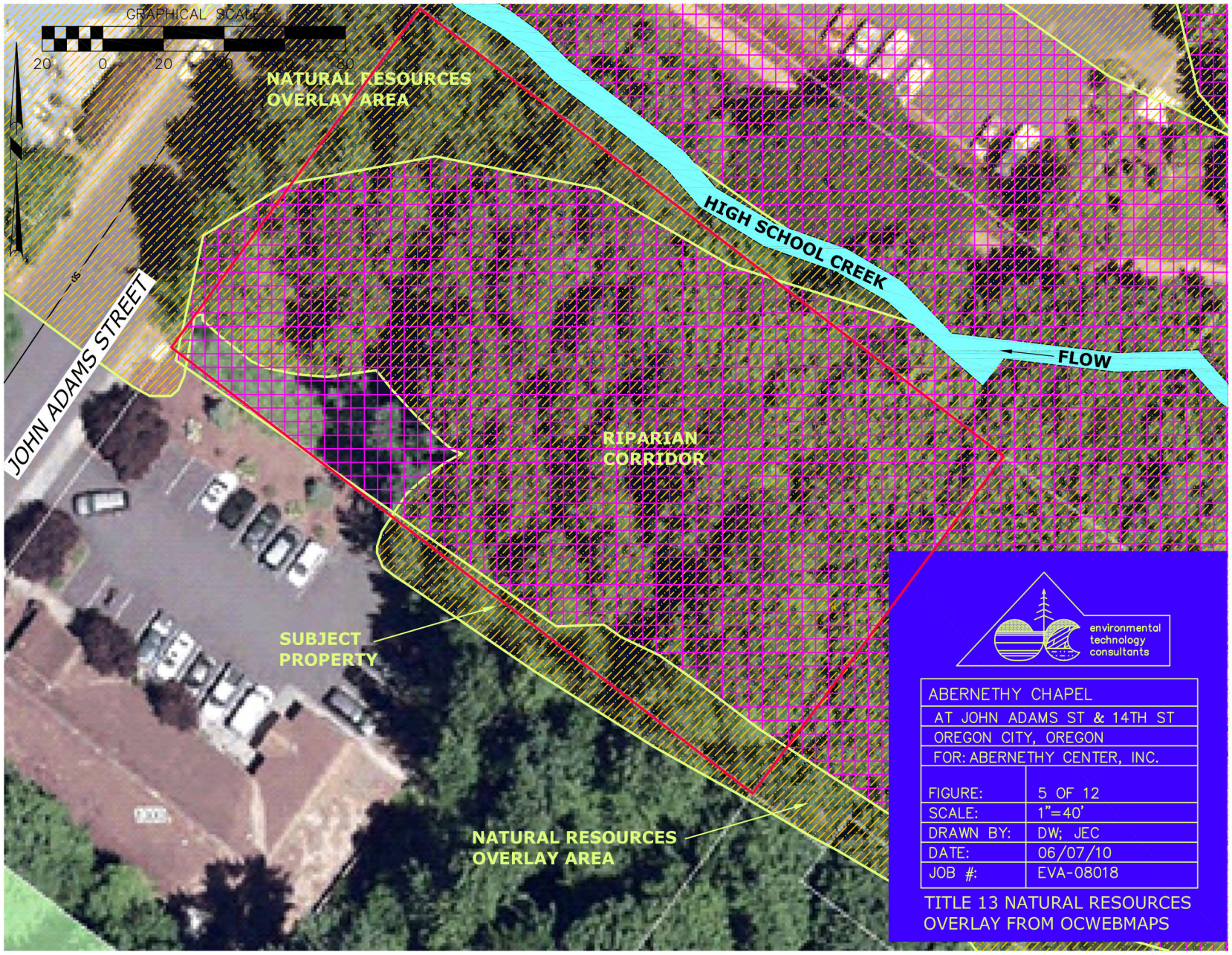
5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



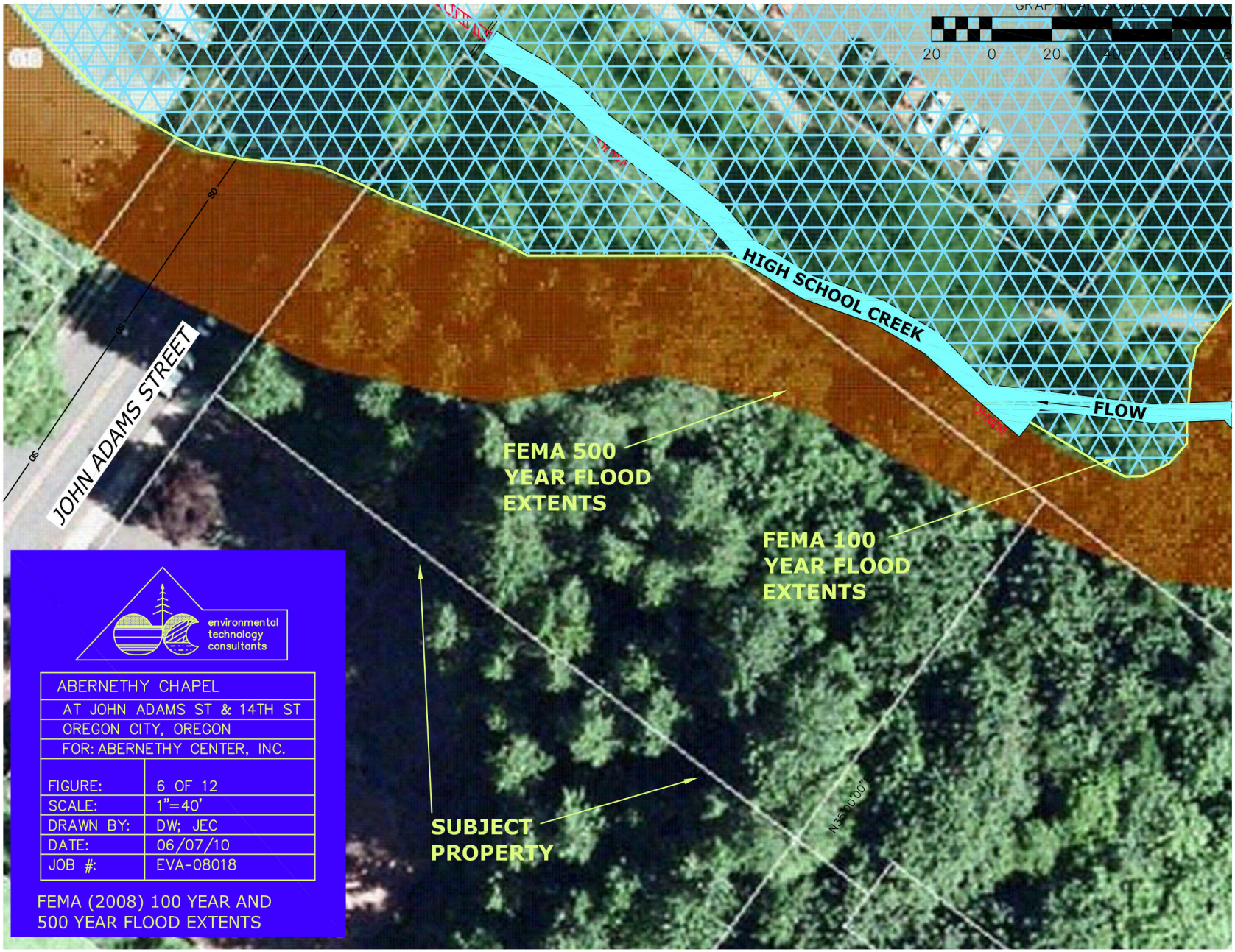
5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



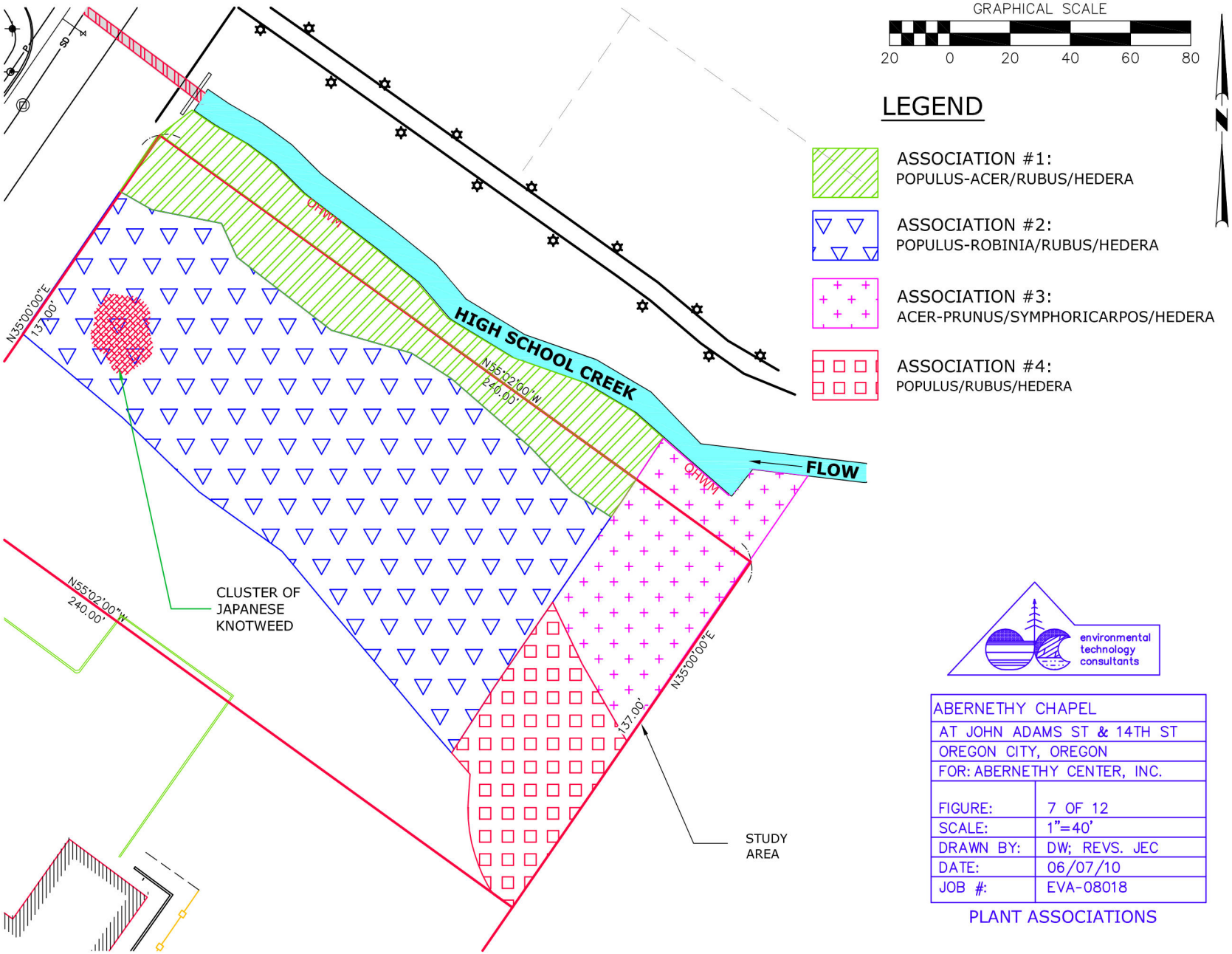
5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

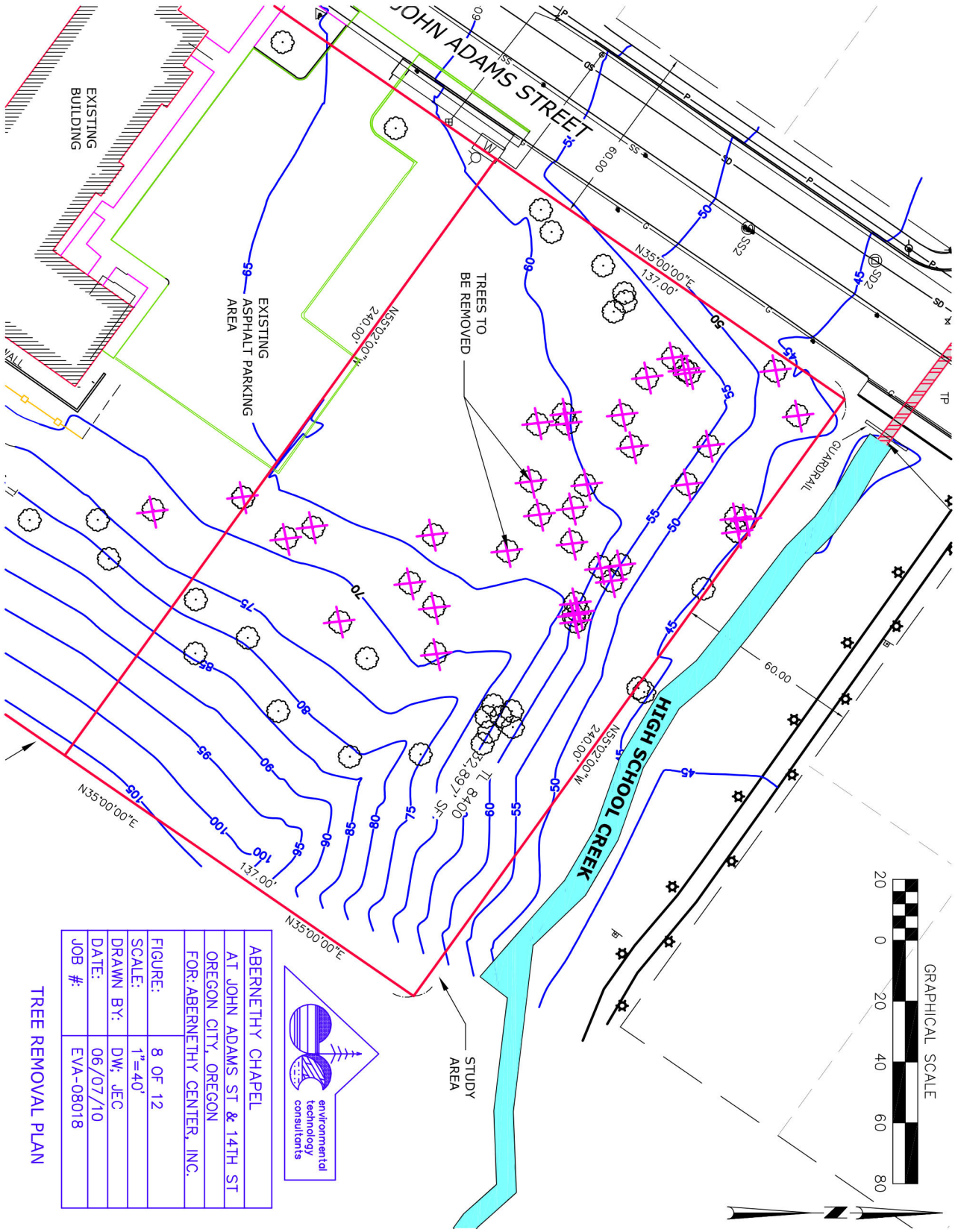


environmental technology consultants

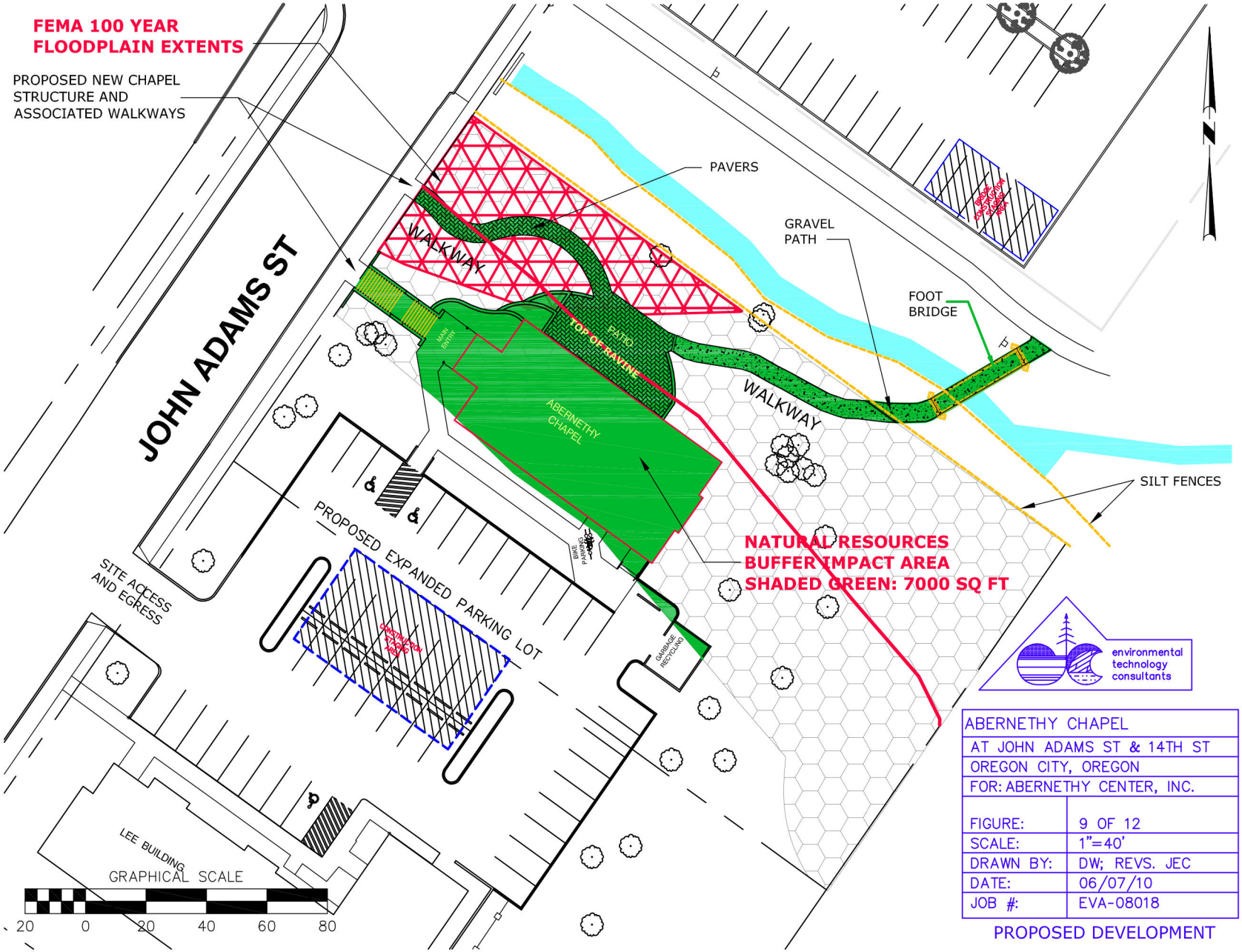
ABERNETHY CHAPEL	
AT JOHN ADAMS ST & 14TH ST	
OREGON CITY, OREGON	
FOR: ABERNETHY CENTER, INC.	
FIGURE:	7 OF 12
SCALE:	1"=40'
DRAWN BY:	DW; REVS. JEC
DATE:	06/07/10
JOB #:	EVA-08018

PLANT ASSOCIATIONS

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

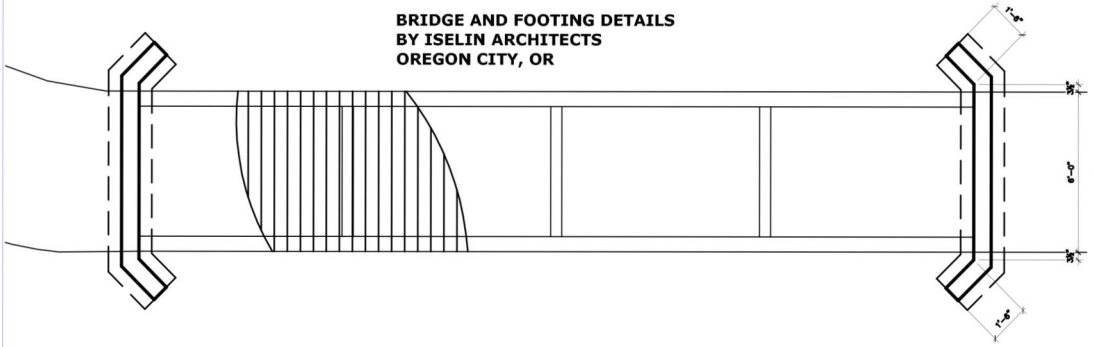


5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

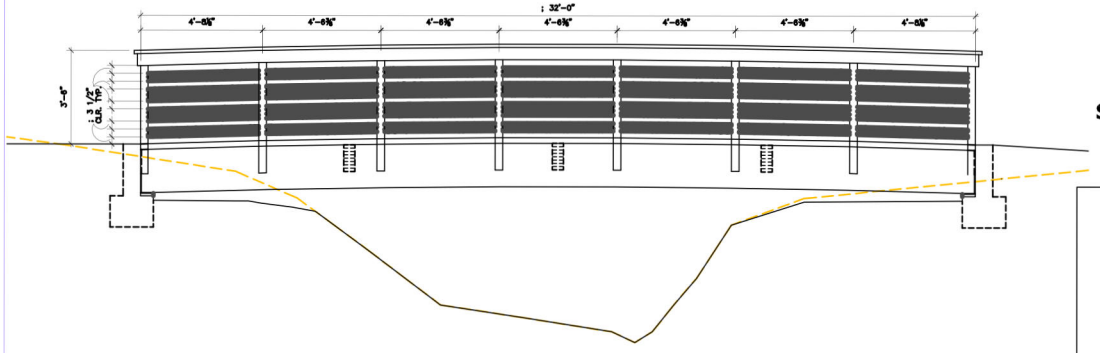


5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

BRIDGE AND FOOTING DETAILS
BY ISELIN ARCHITECTS
OREGON CITY, OR



TOP VIEW



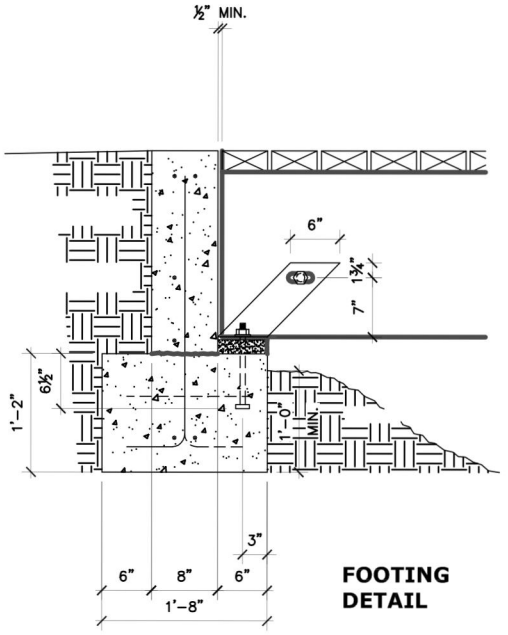
SIDE VIEW

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.

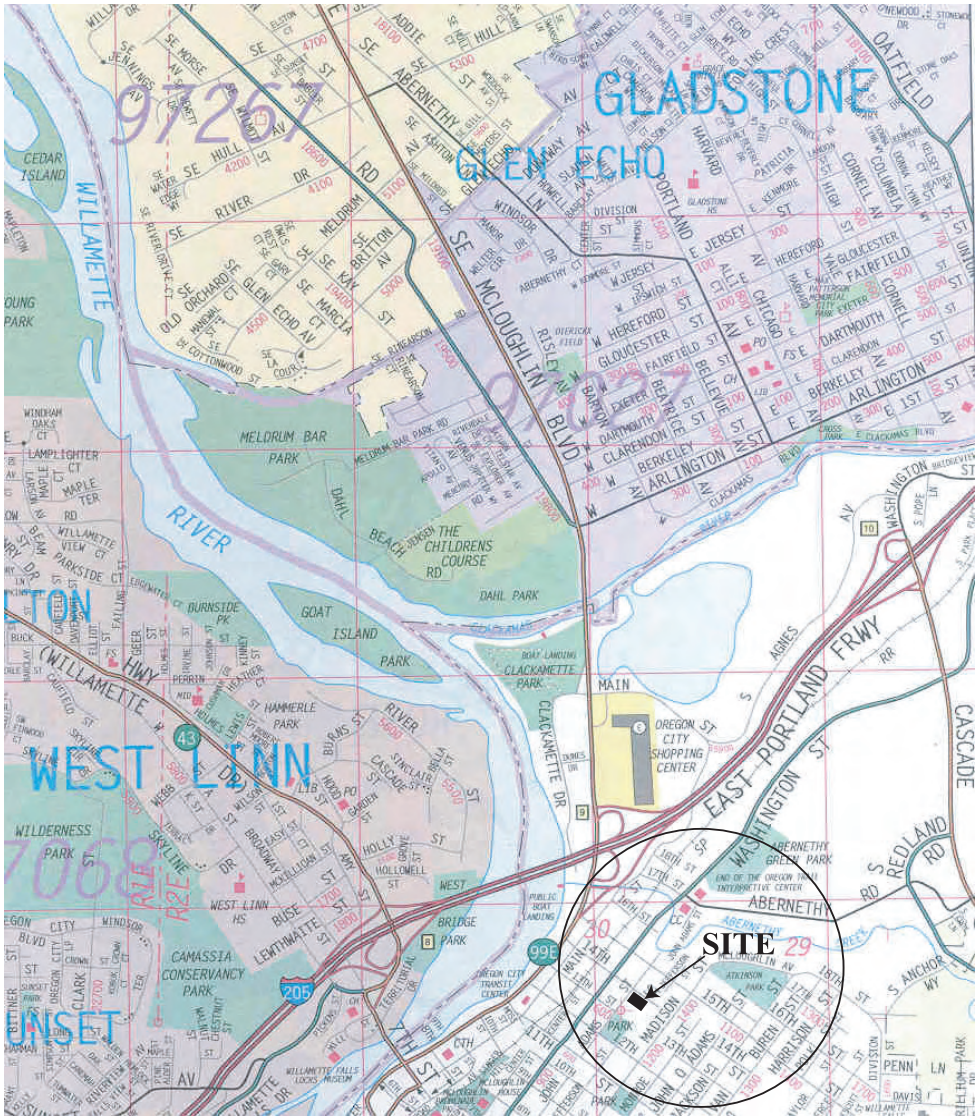


FOOTING DETAIL

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



Detail Map Scale
1 Inch to 1900 Feet

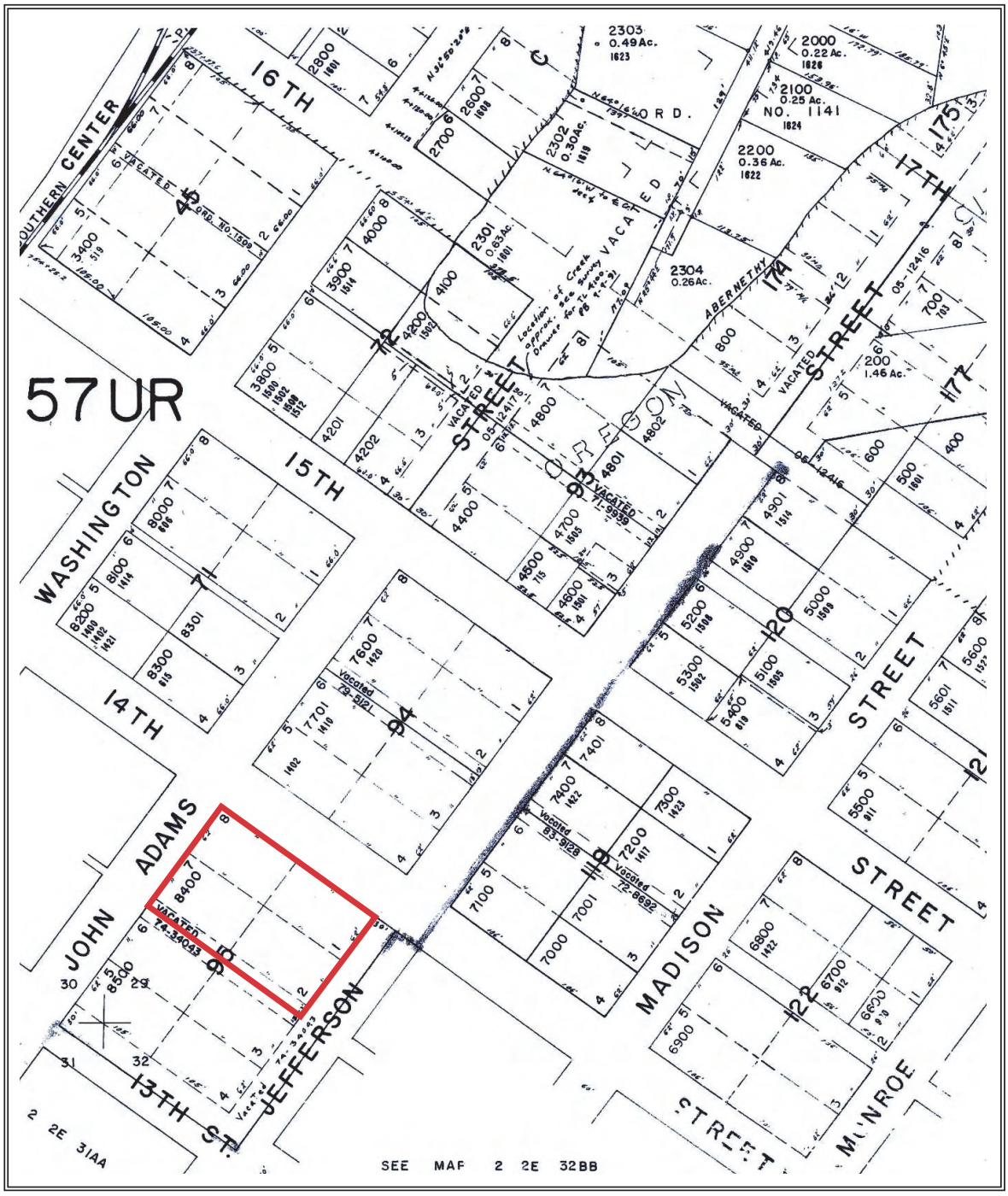
0 .25 .5 .75 Miles
0 .5 1.0 Kilometers

environmental technology consultants SITE VICINITY MAP **Source: Thomas Brothers, 1999**	**Subject Property:** **Abernethy Chapel** **Oregon City, Oregon**

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

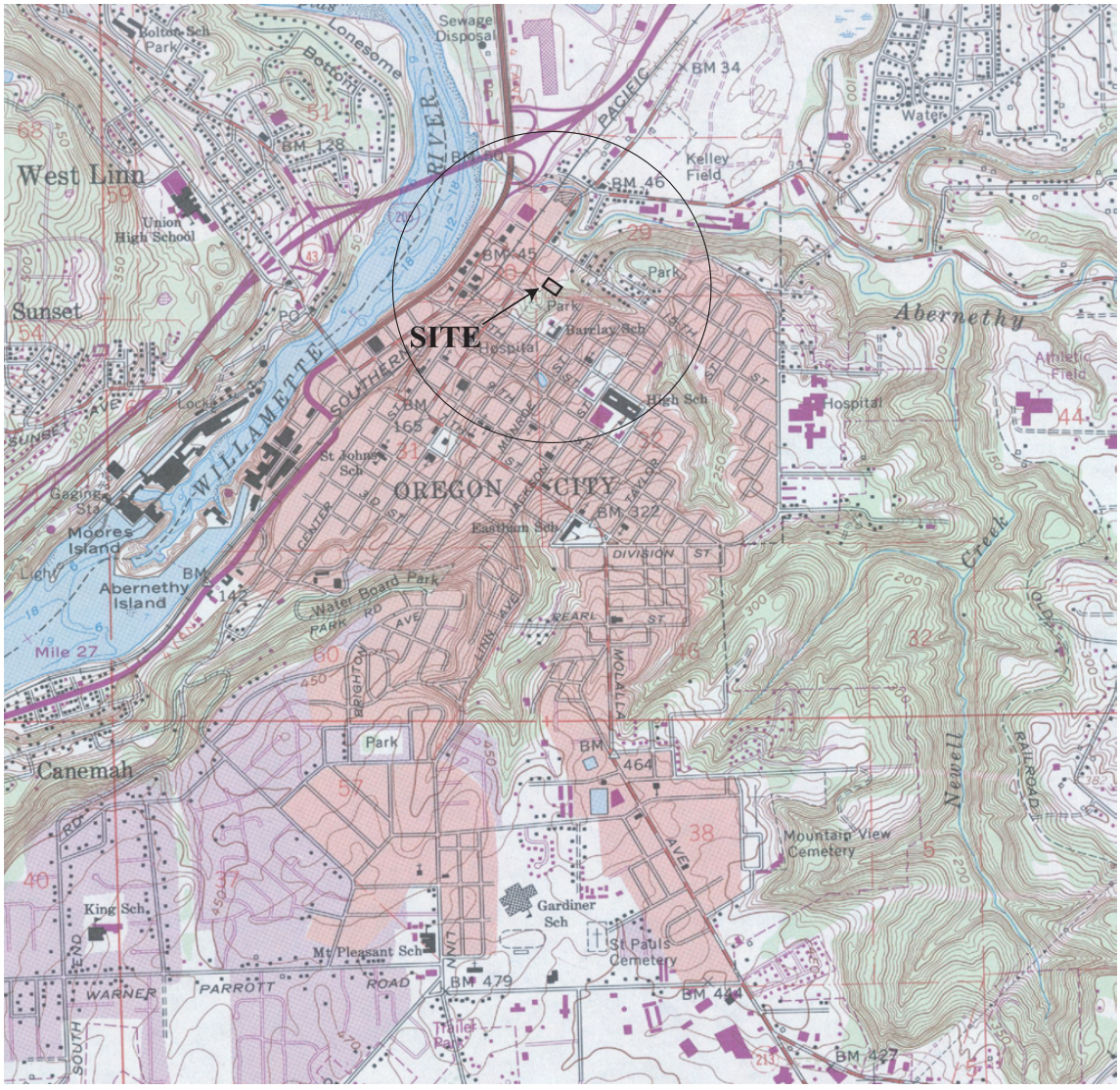
environmental technology consultants VICINITY MAP (SMALL SCALE) **Source: OCWebMaps**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



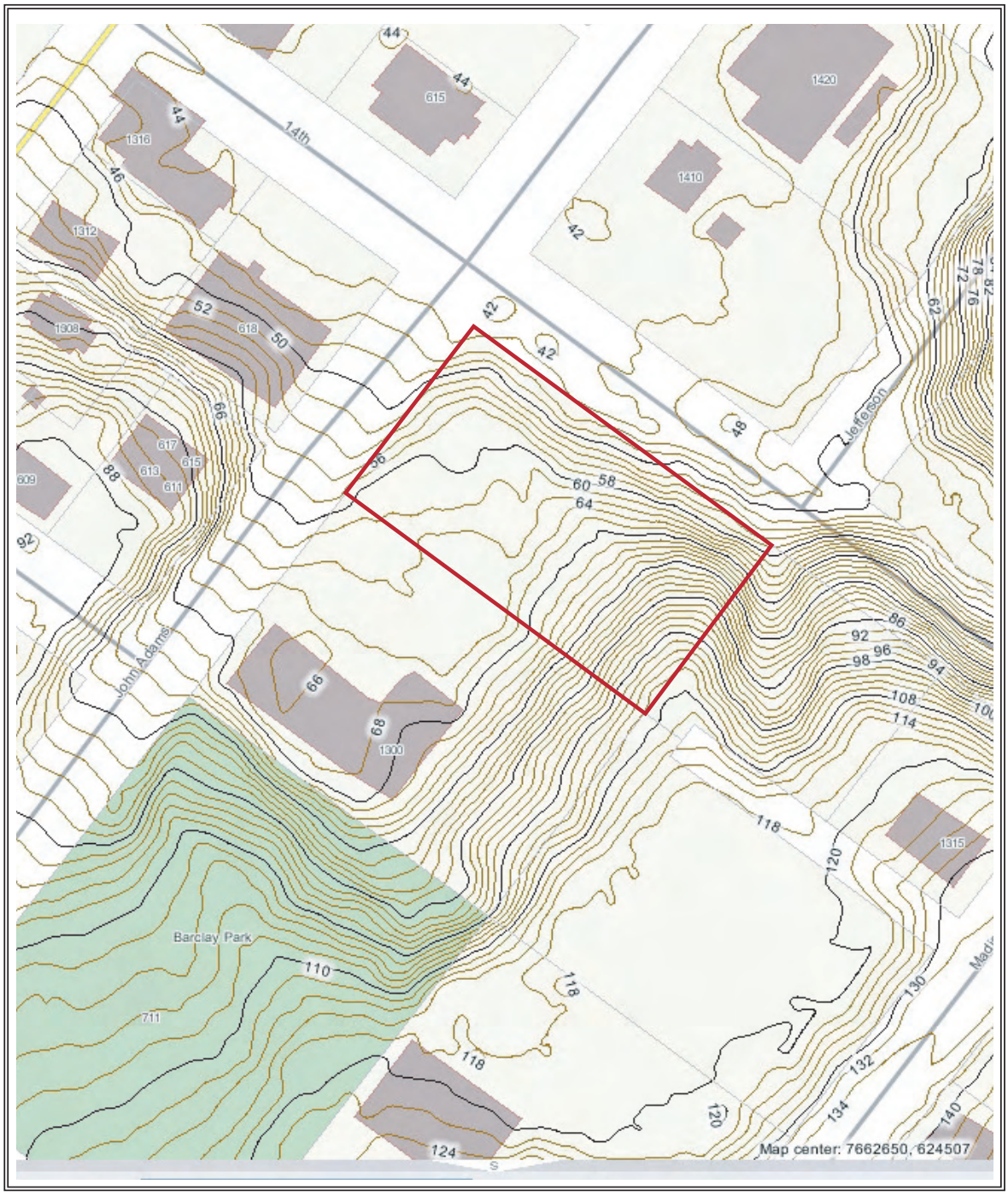
environmental technology consultants TAX MAP **Source: ORMap**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



environmental technology consultants PHYSICAL SETTING **Oregon City Quadrangle** **USGS 7.5 Minute Series 1961 (rev. 1985)**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

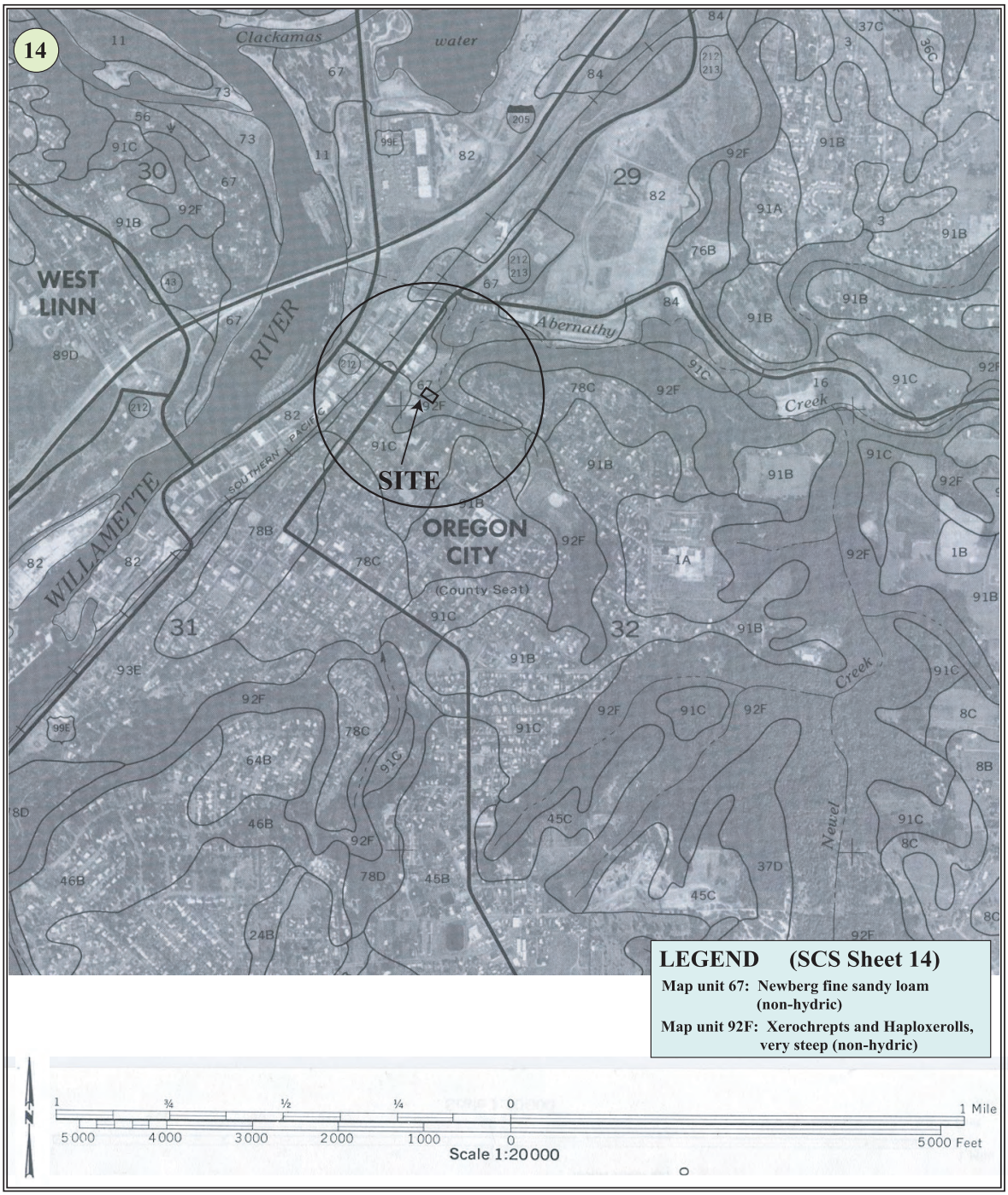


environmental **t**echnology **c**onsultants TOPOGRAPHY **Source: OCWebMaps**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

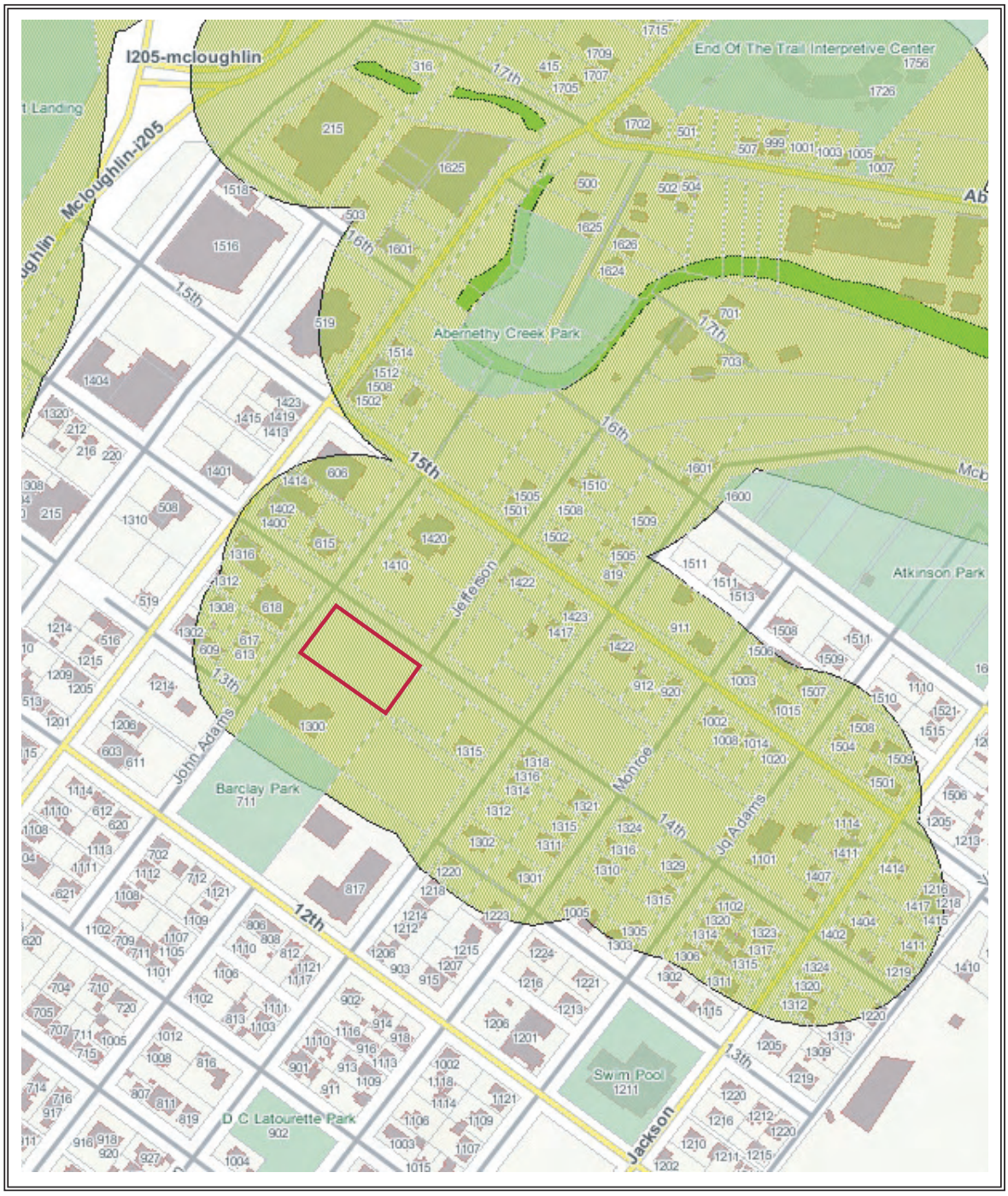
environmental technology consultants AERIAL PHOTOGRAPH **Source: Google Earth**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



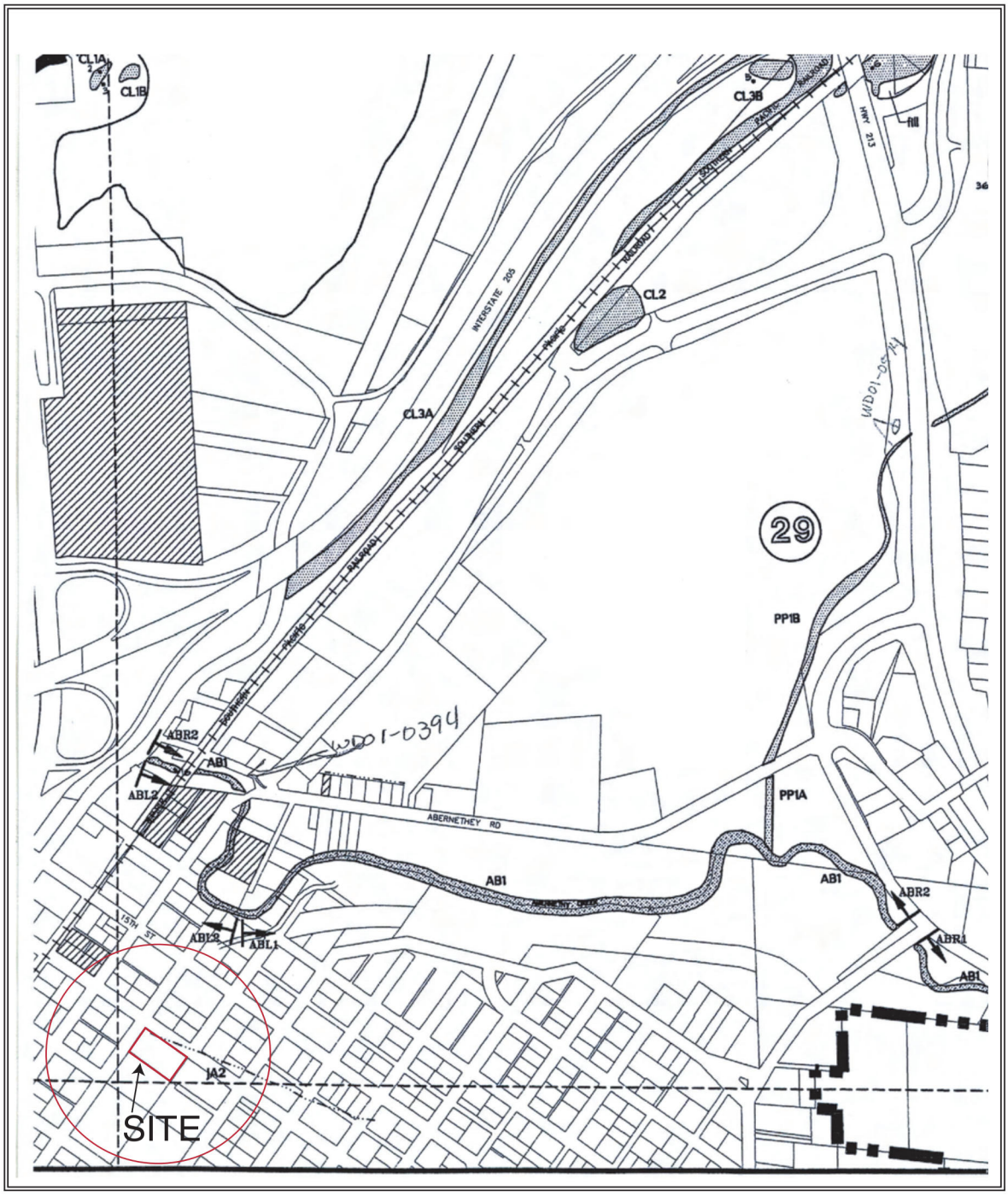
environmental technology consultants SCS SOIL SURVEY Map **Source: Soil Conservation Service, 1985**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



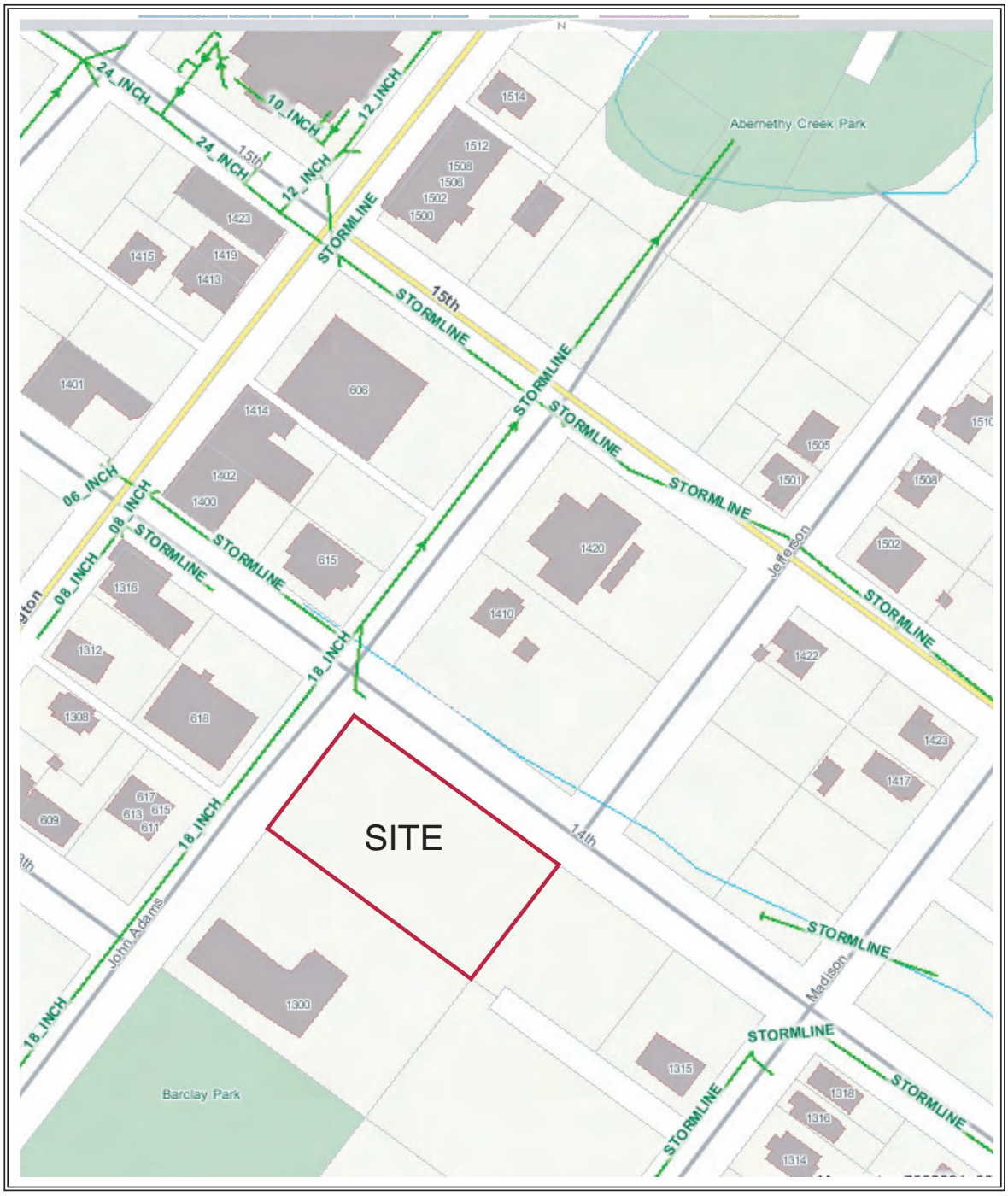
environmental **t**echnology **c**onsultants WATER QUALITY RESOURCE OVERLAY **Source: OCWebMaps**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



environmental technology consultants LOCAL WETLAND INVENTORY **Source: ODSL**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



environmental technology consultants STORM SYSTEM **Source: OCWebMaps**	**Subject Property:** **Abernethy Chapel (John Adams & 14th St)** **Oregon City, Oregon**

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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.

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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:_ _____

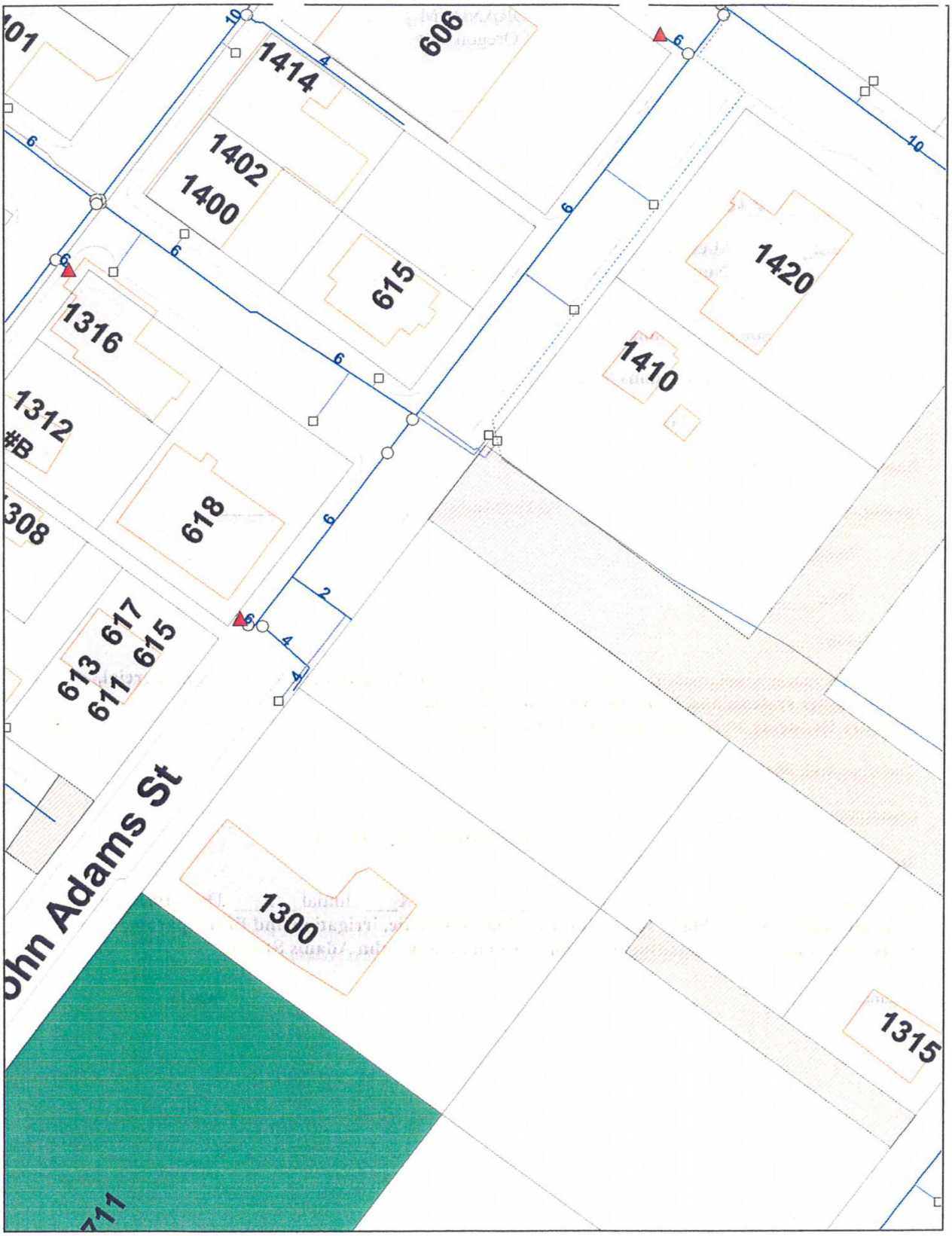
New line size = __ _

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.

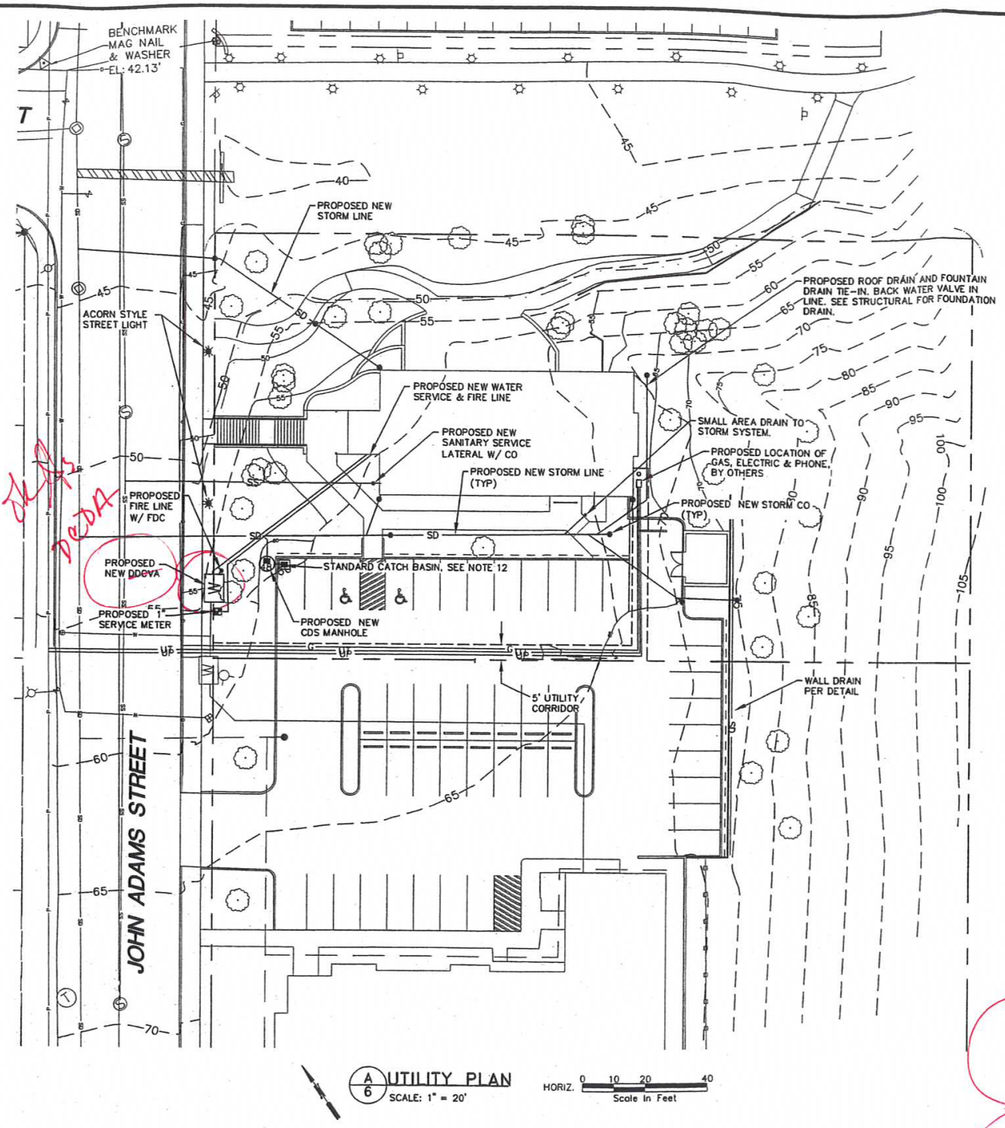
Clackamas River Water lines in area? Yes__ ___ No__X__

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.



5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



A/6 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 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.

DATE	REVISION	STM

PACE
A Engineering Services Company
5000 Meadows Road, Suite 345
Lake Oswego, OR 97035
P. 503.597.2222 | F. 503.597.7655
Civil | Structural | Planning | Survey
paceengrs.com

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 10, 1998
BRIAN D. LEE
EXPIRES:

ABERNETHY CHAPEL

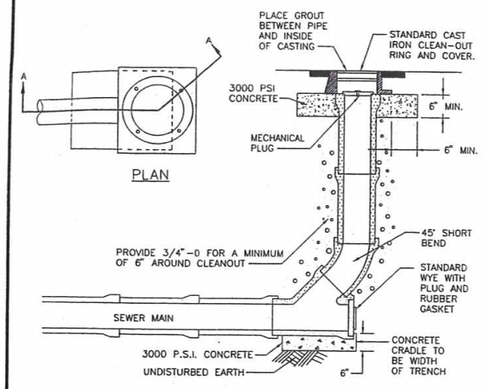
UTILITY PLAN

BAR IS ONE INCH ON ORIGINAL DRAWING	DATE: 4/22/2010
0 1"	
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
SAVE TIME: 5/5/2010 9:06:00 AM
PLOT TIME: 5/6/2010 8:37 AM
USER NAME: TM
XREF FILES: 08857 C-SURV-BASE, X-08857 C-ARCH-BASE, X-08857 C-CIVIL-BASE, PAGE34X22, SITE.

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the



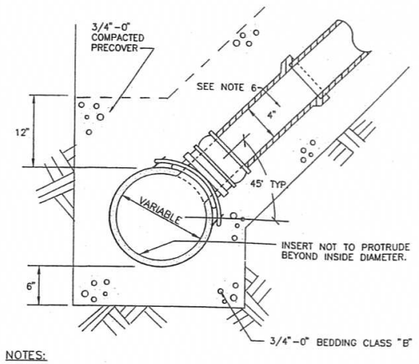
SECTION A-A

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.

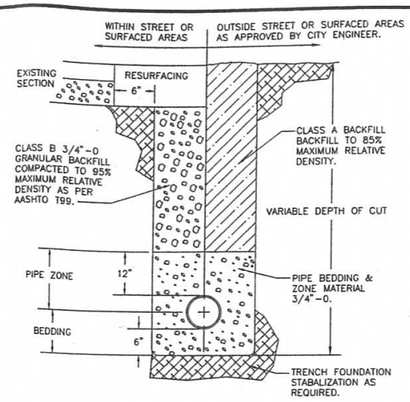


NOTES:

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.



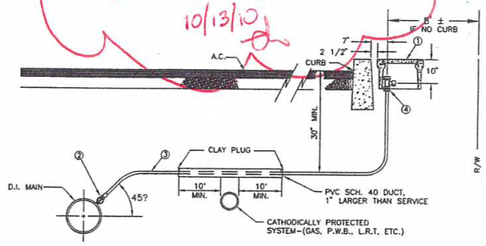
NOTES:

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:

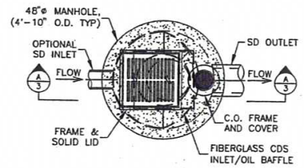
1. BROOKS METER BOX, BODY NO. 37.
2. MUELLER CORP. STOP NO. H-15000 OR FORD F600. SET CORP. STOP WITH OPERATING NUT AT 3 OR 9 O'CLOCK. ON 4" D.I. MAIN USE A 3/4" MUELLER THREAD X1" CORP. STOP.
3. 3/4" & 1" SOFT TEMPER, TYPE 'K' COPPER TUBING COMPLYING WITH ASTM B-88.
4. MUELLER ANGLE METER STOP NO. H-14255 OR H-14258.

NOTES:

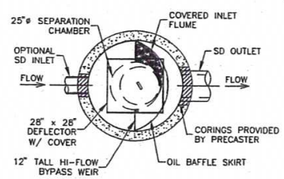
1. SUBSTITUTES FOR ANY MATERIALS SHOWN SHALL BE APPROVED BY THE CITY ENGINEER.
2. ALL PIPE AND STRUCTURE ZONES SHALL BE BACKFILLED USING 3/4" MINUS CRUSHED AGG. AND COMPACTED TO 95% MAX. DENS. AS DETERMINED BY AASHTO T-180.
3. WHEN AN ACTIVE CATHODIC PROTECTED SYSTEM IS ENCOUNTERED, SCH. 40 PVC SHALL 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.

E/7 STANDARD 3/4" AND 1" WATER SERVICE - 402

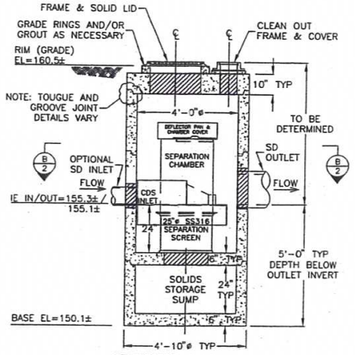
N.T.S.



PLAN VIEW
(SCALE: NTS)



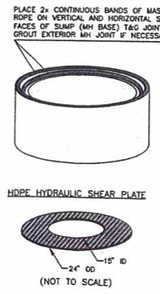
SECTION B-B
(SCALE: NTS)

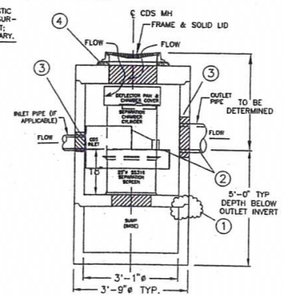


SECTION A-A
ELEVATION VIEW
(SCALE: NTS)

INSTALLATION INSTRUCTIONS & MISCELLANEOUS NOTES

(NOT TO SCALE)





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 ON 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.

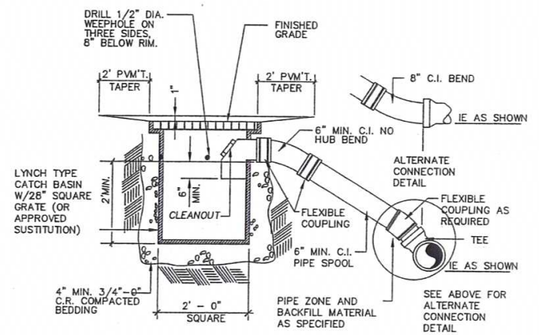
REFERENCE INFORMATION AND NOTES:

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.

CDS MODEL PMIU20_15_4
STORMWATER TREATMENT UNIT

D/7 CDS MANHOLE

SCALE NTS



E/7 STANDARD ON-SITE CATCH BASIN - 604

N.T.S.

REVISION | DATE | STM

PACE
An Engineering Nation Company
5000 Meadows Road, Suite 345
Lake Oswego, OR 97035
p. 503.597.3222 | f. 503.597.7655
Civil | Structural | Planning | Survey
pacenwgrs.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	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: 4/14/2010 10:37 AM
USER NAME: TM DOUGLAS
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.

5b. The applicant is requesting approval of Site Plan and Design Review and Variance application for a new wedding chapel / events center in the

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

1

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

Agenda Item No. 5c
Meeting Date: 13 Dec 2010

COMMISSION REPORT: CITY OF OREGON CITY

TO:	Planning Commission
FROM:	Christina Robertson-Gardiner, Planner
PRESENTER:	Christina Robertson-Gardiner, Planner
SUBJECT:	The applicant is seeking approval for Conditional Use and Site Plan and Design Review permit for a 951 square foot addition to the existing non-historic reception building at the Ainsworth House, a local Landmark. Planning Files: CU 10-04 Conditional Use & SP 10-13 Site Plan and Design Review (Associated file: HR 10-10).
Agenda Heading:	
Approved by: Tony Konkol, Community Development Director	

RECOMMENDED ACTION (Motion):

Staff recommends that the Planning Commission approve, with conditions, the proposed Conditional Use and Site Plan and Design Review applications for a building addition and site work at the Ainsworth House.

BACKGROUND:

See staff report.

BUDGET IMPACT:

FY(s):
Funding Source:

ATTACHMENTS:

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

FILE NO (S).:	CU 10-04 Conditional Use SP 10-13 Site Plan and Design Review
HEARING DATE:	Monday, December 13, 2010 7:00 p.m. - City Hall 625 Center Street Oregon City, Oregon 97045
APPLICANT/OWNER:	Kevin Yell 19130 Lot Witcomb Drive Oregon City, OR 97045
APPLICANT'S REPRESENTATIVE:	Ketih Kudrna K-2 Home Designs 160 NE 207th Place Fairview, OR 97024
LOCATION:	19130 Lot Witcomb Drive Clackamas County Map #3-2E 7AA Tax Lot 9600
REQUEST:	The applicant is seeking approval for Conditional Use and Site Plan and Design for a 951 square foot addition to the existing non-historic reception building at the Ainsworth House, a local Landmark. (Associated file: HR 10-10)
REVIEWER:	Christina Robertson-Gardiner, AICP, Associate Planner

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.

I. BACKGROUND:

Basic Facts

The property is located at 19130 Lot Whitcomb Drive and identified as Clackamas County Map 3-2E-07AA, Tax Lot 9600. It is identified as the Captain Ainsworth House. The property is designated a local Landmark and has been listed on the National Register since 1973. (Exhibits 1&2). The property is not longer under the State Special Assessment program.

The property was annexed to Oregon City in September 1989. The total site initially consisted of 17.73 acres before it was subdivided as part of the 1990 Ainsworth Estates Subdivision. The Captain John C. Ainsworth House is currently located on 2.12 acres.

The property is designated Low Density Residential on the Comprehensive Plan Map, and is zoned "R8 Single-Family Residential."

Ainsworth House History

Situated atop a slight knoll on the outskirts of Oregon City, the Ainsworth House commands a view of Mount Pleasant Heights south of the city. Built in 1851 for Captain John C. Ainsworth, a prominent pioneer steamship captain, merchant and financier, the house is one of the well known examples of the Classical Revival style in Oregon because of its dramatic two-story portico. Captain Ainsworth took a leading role in commercial development of the Pacific Northwest. (Exhibit 4). The House was designated a Landmark upon annexation to the city in the 1989.

Development History

In March of 1990, the Planning Commission approved a Conditional Use Permit (CU 90-10) to establish a bed and-breakfast and wedding/reception/meeting facility on the Ainsworth House property. The Condition Use approval was for a bed a breakfast facility of no more than three rooms with a maximum capacity of 100 people for the reception facility.

The original proposal was to have the reception and meeting activities in the Historic Ainsworth House. After additional analysis, the applicant decided that a detached building would be preferable for two primary reasons: 1) that no exterior alterations (e.g. fire escape/steps) would be needed on the Ainsworth House itself to accommodate the change use from a single family residence to an event facility/Bed and Breakfast 2) that the wear-and-tear on the Ainsworth House would be less if the reception activities are accommodated in a non-historic detached building. The Historic Review Board approved the request for the reception building as part of HR 90-14 (August 1990).

In 2005, the applicant received approval for a 930 square foot addition to the reception building (HR 10-05). The application was processed under a Minor Site Plan and Design Review and fell just under the threshold (1,000 square feet) that required a revision to the Conditional Use approval.

Current Proposal

The applicant is currently applying for a Historic Review (HR 10-10), a Conditional Use Review (CU 10-06), and Site Plan and Design Review (SP 10-13)for a new 951 square foot addition and parking lot alterations to allow aparking and loading area for event staff (option a, b, or c). While this application is under the 1,000 square foot minimum, the total square foot since the original CU approval is 1,881 square feet. Therefore, a revision to the existing Conditional Use is required. The Historic application (HR 10-10) was limited to the effect the addition and parking lot revisions will have on the historic Ainsworth House

According to the applicant, the current reception building can accommodate a maximum of 8 tables for dinner or 64 persons, with 8 per table. The existing Conditional Use (CU 90-10) gives permission to host events for up to 100 people and no request is being made to increase this number. However, if more than 65 guests are expected for an event, it is necessary to seat people on the existing patio for summer and to cover the patio with a tent in the winter. This limitation on indoor seating has proved to be a significant detraction when trying to book events, as both brides and event planners prefer all of their guests seated in one room, not split between different areas. This negative impact is even more pronounced in the "unreliable weather" months, which are effectively mid September to the end of June, three quarters of the year.

Site and Context

The site is located along Lot Whitcomb Drive where Cominger Dr intersects Lot Whitcomb Drive. The site has a natural slope draining to the southwest corner of the property. The area where the addition is proposed has a relatively flat grade, sloping approximately 6 inches. The site is approximately 93,400 square feet and is relatively level with a slope of no more than 4 feet sloping downward from north to south. The landscape is largely mowed lawn with bark mulch and trails underneath a large tree canopy on the northwest corner of the lot. There are two designated parking areas, one accessed from the north portion of the lot providing access to the main house as well as the office building. The other parking area is a large lot for approximately 32 cars located at the southwest corner of the property providing access to the conservatory. The site is surrounded on all sides by fully developed residential single family housing.

Building Design

The proposed addition will add approximately 951 square feet of seating and storage area as well as an additional 30 square feet of new outdoor covered patio to be used by caterers and other professional services. The floor will be exposed concrete and will match the height of the existing floor in the conservatory utilizing existing ADA entrances. The design for the overall structure and the exterior façade will match with the existing building, traditional wood construction with lap siding on the exterior walls, gypsum board sheathing on the inside face.

The roofing will be composite roofing to match the existing. The west face of the building will be located 11'-9" closer to the property line placing the new exterior approximately 20'-7" from the property line at its nearest location. The existing conservatory is of traditional northwest architectural styling with large gables at an 8/12 roof pitch. The proposed addition will continue in the same architectural style with a gable extending to the southwest mimicking the roof pitch of the existing conservatory. The exterior siding, color and roofing will match the existing conservatory.

The existing reception building utilizes a 12/12 roof pitch, the addition is proposed to be slightly less at 8/12.

Construction Schedule. At this time the anticipated construction schedule is for all of the work to be completed in the winter / early spring of 2011, during the "slow season" for bridal events and parties.

Historic Review. On November 23, 2010, the Historic Review Board approved HR 10-10 and found that the addition to the reception building met OCMC 17.40 Historic Overlay District and did not adversely affect the Historic Ainsworth House. The Board additional found that all of the applicant's parking options (a,b, and c) were compatible with the site.

A. Zoning

1. The property is zoned "R-8" Dwelling District and the Comprehensive Plan designation is "R" Residential.

2. The dimensional standards in the "R-8" Dwelling District are listed as follows:

Dimensional Standards in the R-8 District are:
A. Minimum lot areas, ten thousand square feet;
B. Minimum lot width, sixty feet;
C. Minimum lot depth, seventy-five feet;
D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
E. Minimum Required Setbacks:
1. Front yard fifteen feet minimum setback;
2. Front porch, ten feet minimum setback;
3. Attached and detached garage, twenty feet minimum setback from the public right-of-way where access is taken, except for alleys. Detached garages on an alley shall be setback a minimum of five feet in residential areas;
3. Interior side yard, nine feet minimum setback for at least one side yard, seven feet minimum setback for the other side yard;
4. Corner side yard, fifteen feet minimum setback;
5. Rear yard, twenty feet minimum setback;
6. Rear porch, fifteen feet minimum setback.
F. Garage Standards: See Chapter 17.20—Residential Design Standards.

G. Maximum Lot Coverage: The footprint of all structures two hundred square feet or greater shall cover a maximum of forty percent of the lot area.

D. Public Comment

Notice of the proposal was sent to property owners within three hundred feet of the subject property and the CIC. The applicant met with and presented their project to the CIC in October. The CIC did not provide any additional comment on the application. Additionally, the property was posted with a Notice of Land Use sign with details about the proposal. The Transmittals were sent to various City departments and other agencies regarding the proposed development plan. Relevant comments from City departments are addressed in this report as appropriate. Three public comments were received prior to the release of the staff report and can be found in Exhibit 3.

III. DECISION-MAKING CRITERIA:

Chapter 17.56 Conditional Uses

17.56.010 Permit--Authorization--Standards--Conditions.

The planning commission may allow a conditional use, provided that the applicant provides evidence substantiating that all the requirements of this title relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:

1. The use is listed as a conditional use in the underlying district;

Finding: Complies as proposed. Pursuant to 17.29.030(G), Bed and Breakfast/Reception facilities are a conditional use in the R-8 Residential Zone.

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features;

Finding: Complies as proposed. The new addition is located away from the Historic Ainsworth House, closer to the street. The site was approved for a Bed and Breakfast/reception facility in 1990 and this use was found to be compatible with the Historic house and the newly created Ainsworth Estates Subdivision. Nothing about the use is proposed to be altered except for providing additional space to accommodate the use and parking lot alterations. At the November 23, 2010 Historic Review Board meeting, the HRB found that the addition and parking lot improvements were compatible with the site and the Historic Ainsworth House.

3. The site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use;

Finding: Complies with Condition. The Ainsworth House sits on an oversized 2 acre corner lot. There is over 500 feet of linear abutting on-street parking in addition to the existing parking lot. The 1990 Conditional Use capped the number of attendants at Ainsworth House events at 100 people and approved the existing parking lot configuration. Per OCMC 17.52.10, the applicant has provided 32 spaces for onsite parking. This meets the minimum (25 spaces) and maximum (50) spaces allowed per code. The applicant has additionally proposed the addition of 4-6 parking spaces, which will allow some existing street parking to be transition to the parking lot onsite as the event staff moves to the new tandem parking spaces.

4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying district;

Finding: Complies as Proposed. The applicant is not requesting a change to originally approved reception size limit of 100 people. This request, should in fact, provide greater compatibility with the neighborhood by providing more off street parking and providing more indoor reception space. Three public comments from adjacent neighbors have been submitted (Exhibit 3) indicating that the addition is compatible and welcomed. All three neighbors state that the existing use an enhancement to the neighborhood.

5. The proposal satisfies the goals and policies of the city comprehensive plan which apply to the proposed use. The applicable Comprehensive Plan policies are as follows:

Section 2 – Land Use

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.
Finding: Complies as proposed. The scale of the addition is in keeping with that of the immediate neighborhood. Its architecture is comparable to the existing single family residential homes and compatible with the historic house. The site has allowed bed and breakfast/wedding and other events for over 20 years. The applicant is not requesting an extension to the number of attendants allowed onsite, rather he is requesting approval to accommodate them within the building.

Section 5
Open Spaces, Scenic and Historic Areas,
and Natural Resources

Historic Buildings Outside Identified District Boundaries
There are many historic buildings outside the designated Historic Districts. Some of the buildings are among the oldest in the city, and many stand alone because they were originally built outside of "urban" Oregon City in what used to be farm and pastureland. City areas outside the Canemah and McLoughlin areas have been surveyed to identify the most significant buildings.

Present Status. *Efforts to preserve individual historic buildings have been scattered. There is little public recognition of the historic value of significant buildings outside of McLoughlin and Canemah except for the more prominent and expensive estate homes. The Ely, Park Place, Rivercrest, and South End areas in particular have deteriorated, and some of the older homes have been demolished, often to the detriment of the area. Demolition and major incompatible remodeling are critical problems for historic preservation because they are usually irreversible. Private preservation and restoration efforts should be encouraged and assisted by local recognition of significant individual historic buildings throughout Oregon City.*

Finding: The Ainsworth House was saved from demolition in the 1990s through the Conditional Use approval as an event facility. Allowing historic buildings to adapt use over time can provide the needed income to maintain and protect these resources. It is in the city's interest to work with historic owners to allow these types of additions assuming the addition is compatible and does not adversely impact the historic building or adjacent properties.

Section 6 – Quality of Air, Water and Land Resources

Goal 6.4 Noise: Prevent excessive noise that may jeopardize the health, welfare and safety of the citizens or degrade the quality of life.
Finding: Complies as proposed. Other than the construction process, no additional noise is anticipated for the project upon completion. In fact, a reduction on neighborhood noise is anticipated as a result of this project. The additional reception space will allow the overflow table and bar to be located within the building thereby reducing noise impacts to adjacent neighbors.

Goal 6.3 Nightlighting: Protect the night skies above Oregon City and facilities that utilize the night sky, such as the Haggart Astronomical Observatory, while providing for nightlighting at appropriate levels to ensure safety for residents, businesses, and users of transportation facilities, to reduce light trespass onto neighboring properties, to conserve energy, and to reduce light pollution via use of night-friendly lighting.

Policy 6.3.1: Minimize light pollution and reduce glare from reaching the sky and trespassing onto adjacent properties.
Finding: Complies as Conditioned . The applicant would like to add additional lighting on the site. However, he has not formally submitted documentation explaining the style of lighting. Compliance with *OCMC 17.62.065 – Outdoor Lighting*, is addressed later in this report. By following the adopted lighting code, light fixtures and lighting levels are appropriate to the building's use, and can designed to reduce glare towards the night sky. Staff recommends that the applicant utilize full cut off simple shoe box down lighting for the parking lot that does not exceed more than .5 foot candles off site.

Policy 6.3.2: Encourage new developments to provide even and energy-efficient lighting that ensures safety and discourages vandalism. Encourage existing developments to retrofit when feasible.
Finding: Complies as proposed. Light fixtures will be new and energy efficient, using mostly compact florescent bulbs.

Section 7: Natural Hazards

Goal 7.1 Natural Hazards. Protect life and reduce property loss from the destruction associated with natural hazards.

Policy 7.1.9: Locate, design, and construct structures in conformance with current building codes and standards for seismic-resistant design.
Finding: Complies as proposed. This project will be designed to current seismic codes.

Section 12: Transportation

Goal 12.5 Safety. Develop and maintain a transportation system that is safe.
Finding: Complies with Condition. See finding regarding Conditional Use criterion (3) on Page 3.

Policy 12.5.1: Identify improvements that are needed to increase the safety of the transportation system for all users.
Finding: Complies as proposed. The sidewalks at 6th Street and Jefferson Street will be repaired where needed, and new ADA ramps added to the corners.

Policy 12.5.2: Identify and implement ways to minimize conflict points between different modes of travel.
Finding: Complies as proposed. The existing street system will remain.

Policy 12.5.3: Improve the safety of vehicular, rail, bicycle, and pedestrian crossings.
Finding: Complies as proposed. The existing street system will remain.

B. Permits for conditional uses shall stipulate restrictions or conditions which may include, but are not limited to, a definite time limit to meet such conditions, provisions for a front, side or rear yard greater than the minimum dimensional standards of the zoning ordinance, suitable landscaping, off-street parking, and any other reasonable restriction, condition or safeguard that would uphold the spirit and intent of the zoning ordinance, and mitigate adverse effect upon the neighborhood properties by reason of the use, extension, construction or alteration allowed as set forth in the findings of the planning commission.

Finding: Staff does not recommend any revision to the existing Conditional Use approval relating limitation on attendance,

C. Any conditional use shall meet the dimensional standards of the zone in which it is to be located pursuant to subsection B of this section unless otherwise indicated, as well as the minimum conditions listed below.
Finding: Complies as proposed. The use proposed is in compliance with the R-10 standards.

D. In the case of a use existing prior to the effective date of the ordinance codified in this title and classified in this title as a conditional use, any change of use, expansion of lot area or expansion of structure shall conform with the requirements for conditional use.
Finding: Applicable. The applicant has requested expansion of a use existing prior to the effective date of the ordinance codified in this title, and subsequently has applied for Conditional Use approval.

E. The planning commission may specifically permit, upon approval of a conditional use, further expansion to a specified maximum designated by the planning commission without the need to return for additional review. (Ord. 91-1025 §1, 1991; prior code §11-6-1)
Finding: Complies The applicant has not requested future expansion of the facility at this time,

17.56.040.A. Building Openings. The city may limit or prohibit building openings within fifty feet of residential property in a residential zone if the openings will cause glare, excessive noise or excessive traffic which would adversely affect adjacent residential property as set forth in the findings of the planning commission.
Finding: Not applicable. Staff does not anticipate that any building openings proposed by the applicant would cause glare, excessive noise or traffic.

17.56040.G Bed and Breakfast Inns. Upon approval of a conditional use application for a bed and breakfast inn, the planning commission shall include the following as additional standards and criteria:

1. The bed and breakfast inn shall maintain all applicable licenses required by governmental agencies for the use described in the application. **Finding: Complies as proposed.** The applicant has indicated that all applicable licenses have been obtained for this use.

2. All bed and breakfast inns shall be subject to design review. Special considerations for this use are:
a. Compatibility of the structure in appearance with the surrounding area; **Finding: Complies as proposed.** The Conditional Use request is in concert with Site Plan and Design Review and Historic Review. The application, as conditioned meets or exceeds city requirements for commercial additions to historic building. The proposal complies with Site Plan and Design Review and Historic Overlay design requirements. The residentially designed reception building is compatible with the Historic Ainsworth house and the adjacent 1990s R-8 Ainsworth Estates.

b. Compatibility of the parking facilities in appearance and circulation of traffic with the surrounding area. Parking facilities shall also comply with Chapter 17.52; **Finding: Complies as proposed**

c. Compatibility of the signage in appearance with the surrounding area. Signage shall also comply with Chapter 15.28; **Finding: Complies as proposed. No addional signage is being proposed.**

d. The number of rooms to be used as overnight public accommodations shall not exceed four rooms in an underlying residential zone, or seven rooms in an underlying nonresidential zone; **Finding: Complies as proposed.** The applicant is requesting to retain the right to utilize three rooms in the Histric house for bed and breakfast use.

e. The owner/operators shall reside in the bed and breakfast inn, or in a residence adjacent to the bed and breakfast inn. **Finding: Complies as proposed.** The applicant resides onsite.

f. The Planning Commission may allow up to an additional six non-guests to be served along with the guests at a meal. **Finding: Complies as proposed.** The applicant is not requesting any revisions to the bed and breakfast/reception hall approval of CU 90-10.

17.56.060 Revocation of conditional use permits.
Finding: Not Applicable. No previous conditional use permit is being revoked with this application.

17.56.070 Periodic review of conditional use permits.
Finding: Not Applicable. The site has not been identified as needing a periodic review.

OCMC 17.62 - Site Plan and Design Review
Responses to chapters 17.52 (Off-Street Parking) and 17.62 (Site Plan and Design Review) of the Oregon City Municipal Code are presented below.

17.52.010 - Number of spaces required.

	MIN	MAX	Existing	Proposed
Religious Assembly Building	0.25 per seat (25 spaces)	0.5 per Seat (50 space)	32	35-37 spaces Depending on option A,B, or C

*CU 90-10 limits the maximum number of guests at any event to be 100 people.

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.
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.
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 as conditioned. According to the Applicant, they are not seeking a change in the number of guests allowed onsite for a wedding. They, however, wish to increase the facility to better accommodate parking onsite for the occupancy they have at this time. According to the table in this section, the use most compatible with the reception hall is religious assembly which requires a minimum of .25 spaces per seat and a maximum of .5 spaces per seat. With an existing occupancy of 100 people the minimum number of spaces required is 25 and the maximum number is 50. At this time the parking has approximately 32 spaces. The parking lot is striped but the markings are very faded.

Proposed is an addition of up to a 5 space parking area to be used by caterers, photographers, wedding coordinators or other such professional services. The intent is that these people need parking located near the service entrance leaving parking spaces available for guests. These wedding support staff will often be the first people to arrive and the last to leave.

Parking Lot Option A

Nancy Kraushaar, Oregon City Public Works Director has reviewed parking options A,B, and C and has found that Option A does not meet the adopted policy for additional curb cuts on a property. There is another existing curb cut on north side of the property also accessed off of Lot Witcomb. A third curb cut is not supported and will not be approved by the Public Works Divison.

Parking Lot Option B
This option utilized two tandem spaces that have a direct backing up movement into the existing parking lot. Only one space will be removed as part of this option and perimeter landscaping is retained. Staff supports the use of this option.

Parking Lot Option C

Parking lot option C utilizes angled parking and is accessed by removing an existing parking space from the existing parking lot. The applicant has proposed to remove one parking space for access, however, the new lot dimensions create an awkward backup movement that is not recommended. Therefore Staff does not recommend this option.

17.52.040 ***TABLE A Required Bicycle Parking Spaces****
Bed and breakfast inns 1 per 10 guest rooms
Religious institutions 1 per 20 auto spaces

Base upon the above uses, the applicant is required to provide 3 bicycle parking spaces.

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.

Finding: Complies with Conditions. Per Condition of Approval # 1, prior to obtaining a Certificate of Occupancy, the applicant is required to provide 3 bicycle parking spaces onsite either at the main building entrance or a sign indicating the location of the bicycle parking area shall be installed. The bicycle parking shall be accessed directly from the public ROW or internal pedestrian walkways.

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. **Finding: Complies with Conditions of Approval #1**
>
> 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. **Finding: Complies with Conditions of Approval #1**

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. **Finding: Complies with Conditions of approval #1**

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 of approval #1**

17.52.060 Parking Lot Landscaping.

D. 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 storm water runoff, and provide pavement shade. Interior parking lot landscaping shall not be counted toward the fifteen percent minimum total site landscaping required by Section 17.62.050(1) unless otherwise permitted by the dimensional standards of the underlying zone district. 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 16-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 shall be provided between rows of parking shall be a minimum of six feet in width and a minimum of 10 feet in length.
    e. 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
    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 with Condition. The existing parking lot is not in compliance with the interior parking lot landscaping requirements. The parking lot currently does not have any interior landscaping. As part of the Site Plan and Design Review, a proportional upgrade to these requirements is needed. A minimum 144 square feet (8'x18') island shall be installed within the center of the existing parking lot. The landscape area shall be planted with native landscaping and a minimum 2 inch caliper shade tree.

New Event Staff Parking area
The applicant is proposing to provide two additional trees on either entrance to the newly proposed parking lot. Plant material placed between the building addition and the public right of way (sidewalk) constitutes 45% of the area. The existing hedge will remain.

Chapter 17.62 – Site Plan and Design Review

17.62.020 – Preapplication review.
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 as proposed. The pre-application meeting was held on September 23, 2010

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: Complies as Conditioned. The proposed addition to the existing reception building does not meet certain sections in OCMC 17.62.055- Commercial and Institutional standard. These sections relate to transparency, building location and orientation. The design of the reception hall looks both to the historic Ainsworth House for its architecture and scale and the surrounding single family residences of the Ainsworth Estates for its massing and location.

The simple one-story cross gabled addition (25 feet by 29 feet) utilizes the same lap siding reveal as the historic house and existing reception hall The rectangular wing is designed to be compatible in massing and architecture yet is clearly distinguished and is secondary in nature to the historic building. It is located to the rear of the site hidden from view by the extensive grove of oak trees. While technically a corner lot (Lot Witcomb bends to form a corner side), the reception hall is accessed by a side parking lot entrance and is as far to the rear of the site as possible. The commercial standards set forth in OCMC 17.62.055 are intended to activate a commercial corridor, not to provide compatible residential design to a historic house. The design as proposed by the applicant is more appropriate for this use. The existing internal pedestrian circulation system will not be affected by the application.

The Conditional Use request is in concert with Site Plan and Design Review and Historic Review. The application, as conditioned meets or exceeds city requirements for commercial additions to historic building. The proposal conditionally complies with Site Plan and Design Review and Historic Overlay design requirements. Moreover, the residentially designed reception building is compatible with the Historic Ainsworth house and the adjacent 1990s R-8 Ainsworth Estates.

17.62.035 - Minor site plan and design review.
This section provides for a minor site plan and design review process. This section is a Type II decision subject to administrative proceedings described in Oregon City Municipal Code 17.50. This section may be utilized as the appropriate review process only when authorized by the community development director. The purpose of this type of review is to expedite design review standard for uses and activities that require only a minimal amount of review, typical of minor modifications and/or changes to existing uses or buildings.

A. Generally. Minor site plan and design review applies to the following uses and activities:
1. Modification of an office, commercial, industrial, institutional, public or multi-family structure for the purpose of enhancing the aesthetics of the building and not increasing the interior usable space (for example covered walkways or entryways, addition of unoccupied features such as clock tower, etc.).

2. A maximum addition of up to one thousand square feet to a commercial, office, institutional, public, multi-family, or industrial building provided that the addition is not more than thirty-five percent of the original building square footage.
3. Other land uses and activities may be added if the community development director makes written findings that the activity/use will not increase off-site impacts and is consistent with the type and/or scale of activities/uses listed above.

Finding: Complies as proposed. The 951 square foot addition meets criterion two. The addition is less than 35% of the total building size.

B. Application. The application for the minor site plan and design review shall contain the following elements:
1.The submittal requirements of Chapter 17.50.
2. A narrative explaining all aspects of the proposal in detail and addressing each of the criteria listed in Section 17.62.035C. below.
3. Site plan drawings showing existing conditions/uses and proposed conditions/uses.
4. Architectural drawings, including building elevations and envelopes, if architectural work is proposed.
5. Additional submittal material may be required by the community development director on a case-by-case basis.

B. Development Standards for Minor Site Plan and Design Review.

1. All development shall comply with Section 17.62.050A.(1.—6. and 8.—15.) when deemed applicable by the community development director. The community development director may add conditions of approval to ensure the proposed modification meets the requirements and standards of site plan and design review.

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 onsite 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.

Finding: Complies as proposed. The applicant is proposing to provide two additional trees on either entrance to the newly proposed parking lot. Plant material placed between the building addition and the public right of way (sidewalk) constitutes 45% of the area. This calculation excludes landscaping on the rest of the site, which would increase the percentage. Except for the inclusion of ADA spaces, the applicant is not proposing to revise the existing parking lot.

The site is not within the Natural Resource Overlay District or the downtown design district.

2. Vehicular Access and Connectivity.
a. Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.
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.
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.
e. Sites abutting an alley shall be required to gain vehicular access from the alley.
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.
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.
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.
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: Complies as proposed. Ainsworth Estates doe not utilize an alley system. Additionally, staff is not recommending allowing any additional curb cuts on this site.

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.
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.
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.

Finding: Complies as proposed. The materials chosen for the building are consistent with the existing building and take their cues from the Classical Revival architecture of the Ainsworth House. The simple wood lap siding (8 inch reveal) creates a building that is compatible, yet secondary in architecture. The project received History Review Board approval on November 23, 2010.

4. Grading shall be in accordance with the requirements of Chapter 15.48 and the public works stormwater and grading design standards.
Finding: Complies as proposed. The grading for all site work will be in accordance to Oregon City standards.

5. Development subject to the requirements of the Geologic Hazard overlay district shall comply with the requirements of that district.
Finding: Not applicable. The project is not located within the Geologic Hazard Overlay District.

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 as proposed. This project drainage and stormwater system will addresses City standards, specifically through the use of an in-grade stormwater garden and underground retention vault. Grading design standards will also be addressed as required. Please see the Civil drawings for more specifics.

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 as proposed. The site is located within the Ainsworth Estates . Sidewalk and planter strips were provided at the time of subdivision platting.

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 as proposed. There are direct pathways to the principal entries of both the Ainsworth House and the reception hall onsite. All surfaces are of concrete, and to city standards.

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 as proposed. The owner will be maintaining their site to the appropriate city standard.

11. Site planning shall conform to the requirements of Oregon City Municipal Code Chapter 17.41—Tree Protection.
Finding: Complies with conditions. The applicant does not propose to remove any trees onsite.

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: Not applicable. This site does not fall within the Natural Resources Overlay District.

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 as proposed. The site development process will comply with these requirements.

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 with Conditions. The applicant shall comply with the Engineering Policy 00-01 – Guidelines for Development, as needed for the duration of the project.

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.
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.
Finding: Complies as proposed. The applicant received approval in 1990 to allow up to 100 guests at events onsite. The applicant is not requesting any expansion to this request. The additional impact to the site is expected.

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 as proposed. There is no bus service at the streets adjoining the site.

***The following are sections of 17.62 Site Plan and Design Review that as proposed do not meet the adopted standard. Staff has either provided specific conditions which will bring the project into compliance with this chapter or had provided additional findings for compliance under* 17.62.015 - Modifications that will better meet design review requirements.**

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 as Conditioned. Continuous and direct access from the public sidewalk into the building is provided at the front entrance. Two ADA parking spaces will be provided, with a compliant pathway entry into the building.

17.62.055- Institutional and Commercial Building Standards.

Finding: Complies. The proposed application does not meet the following standards for transparency and location. Staff, however believes that the applicant has proposed an addition that will result in a development that better meets design guidelines; and finds that the modification meets the intent of the standard. A traditional storefront building is inappropriate on a Historic Landmark within a residentially zoned neighborhood. The scale and massing of commercial buildings built to the adopted standards are intended to serve a commercial corridor . The applicant has proposed an addition that is both compatible with the Landmark and the adjacent residentially zone properties. On November 23, 2010, the Historic Review Board found the proposal to be compatible with the site and found that the addition did not have an adverse affect on the Captain Ainsworth House.

Staff finds that, on balance, the proposal will be consistent with the purpose of the standards for which a modification is requested.

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.

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.

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.

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.

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.

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.

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 foot-candles 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 900 lumens (13 watt compact fluorescent or 60 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 70.
3. The maximum height of any lighting pole serving a multi-family residential use shall be 20 feet. The maximum height serving any other type of use shall be 25 feet, except in parking lots larger than five acres, the maximum height shall be 35 feet if the pole is located at least 100 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		
Abutting property	N/A	.05	

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. Foreground 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 OCMC 12.28 shall be lighted with pedestrian-scale lighting. Accessway lighting shall be to a minimum level of one-half foot-candles, a one and one-half foot-candle 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 facade between 10:00 pm and 6:00 am.
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 1 foot-candle 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.

Finding: Complies with conditions. A Photometric Plan for property lines, bike parking, building entrances and pedestrian walkways will be required. Prior to obtaining a Certificate of Occupancy, the applicant shall provide a photometric plan for the site indicating that all applicable lighting levels required pursuant to OCMC 17.62.065 – Outdoor Lighting can be met. The applicant shall utilize simple shoe box down lighting for the parking lot that does not exceed more than .5 foot candles shine off site. The use of lighting other than simple shoe box lighting will require additional Historic Review.

RECOMMENDATION

Staff recommends that the Planning Commission approve the application as submitted by the applicant with the recommended conditions of approval for Conditional Use and Site Plan and Design Review for a an addition to the reception facility at the Historic Ainsworth House

EXHIBITS

The following exhibits are attached to this staff report.

1. Vicinity map
2. Application
3. Public Comments Received Prior To Hearing
   a. Michael and Kathleen Carr
   b. Marlee Mogil
   c. Shirlene Warnock
4. Ainsworth House National Register Nomination
5. CU 90-10

Recommended Conditions of Approval

Planning File: CU 10-04 and SP 10-13

Planning Commission Hearing: December 13, 2010

1. Prior to obtaining a Certificate of Occupancy, the applicant is required to provide 3 bicycle parking spaces onsite either at the main building entrance or a sign indicating the location of the bicycle parking area shall be installed. The bicycle parking shall meet al the requirements of OCMC 17.52.070 and be accessed directly from the public ROW or internal pedestrian walkways.

2. Revised Tree Planting Plan. Prior to obtaining a Certificate of Occupancy, the applicant shall prepare a revised tree-planting plan for all trees to be planted on site, including public street trees planted behind the sidewalk along 6th Street. Three trees are to be planted along the northern edge of the site near the 6th Street sidewalk to provide a buffer between the right-of-way and the building.

3. Photometric Plan for property lines, bike parking, building entrances and pedestrian walkways will be required. Prior to obtaining a Certificate of Occupancy, the applicant shall provide a photometric plan for the site indicating that all applicable lighting levels required pursuant to OCMC 17.62.065 – Outdoor Lighting can be met.

4. The applicant shall utilize simple shoe box down lighting for the parking lot that does not exceed more than .5 foot candles shine off site. The use of lighting other than simple shoe box lighting will require additional Historic Review.

5. The applicant shall comply with the Engineering Policy 00-01 – Guidelines for Development, as needed for the duration of the project.

6. Per ORS 477.233 a minimum of 2 ADA accessible parking spaces shall be provided, one of which shall be a van accessible space. The design and location of the ADA parking space will be finalized through the building permit process.

7. If the occupant load factor for the space based on the Oregon Structural Specialty Code Chapter 10 exceeds 100 occupants, the entire space will need to be provided with an automatic sprinkler system meeting the requirements of NFPA 13. The final analysis will be performed during the Building Permit process.

8. The existing parking lot and on-street parking meets the minimum parking requirement per OCMC 17.52.10. If the applicant chooses to pursue the addition of event staff parking they may construct additional parking per the details submitted for Option B only. Options A and C are not allowed. The additional parking will not be required as part of the CU approval and may be omitted in the Building Permit process.

9. Prior to receiving a Certificate of Occupancy, A minimum 144 square feet (8'x18') island shall be installed within the center of the existing parking lot. The landscape area shall be planted with native landscaping and a minimum 2 inch caliper shade tree.

5c.

The applicant is seeking approval for Conditional Use and Site Plan and Design

CU 10-04, SP 10-13, HR 10-10

4

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

Map created with OCMap 2010

10/29/2010

K-2 Home Designs 1603 NE 207th PL Fairview, Oregon 97024 (503) 380-0237

Project: Extension to the conservatory at the Ainsworth House

Document: Site Plan & Design Review – Narrative and Criteria

- **List of permit approvals sought**
  - Historic Design Review
  - Site plan and design review

- **Project Narrative**

Introduction

Ainsworth House has an existing conservatory on site located at the southwest portion of the property with existing parking for approximately 32 vehicles. The site has a natural slope draining to the southwest corner of the property. The area where the addition is proposed has a relatively flat grade, sloping approximately 6 inches.

The current reception building was constructed in 2005 as a seating area for receptions at the Ainsworth House. It can accommodate a maximum of 8 tables for dinner or 64 persons, with 8 per table. The current variance gives owner's permission to host events for up to 100 people and no request is being made to increase this number. However, if more than 65 guests are expected for an event, it is necessary to seat people on the existing patio for summer and to cover the patio with a tent for winter. This limitation on indoor seating has proved to be a significant detraction when trying to book events, as both brides and event planners prefer all of their guests seated in one room, not split between different areas. This negative impact is even more pronounced in the "unreliable weather" months, which are effectively mid September to the end of June, three quarters of the year.

The proposed new space would have no significant impact on the Ainsworth House as it would be confined to the existing patio are as well as the space to the west (away from) the House. A new proposed patio would be laid adjacent to the new building, extending approximately 25'-0" north, into the wooded area without the removal of any trees, enabling guests to view the southwesterly façade of the House. The added benefit of the proposed building is noise reduction for the neighbors, with all of the guests being seated indoors for dinner, not up to a third seated outside. Further, the bar would be located indoors as well, changing the current practice of locating the bar on the patio during the summer. This revision will also provide the opportunity to increase the restroom facilities on the reception portion of the site, from the current configuration of two single stall restrooms to one single use restroom as well as men's and women's restrooms with a minimum of two stalls each. The proposed addition will also increase much needed additional storage space.

Site and Context

The site is located along Lot Whitcomb Drive where S Cominger Dr intersects Lot Whitcomb Drive. The site is approximately 93,400 square feet and is relatively level with a slope of no more than 4 feet sloping downward from north to south. The landscape is largely mowed lawn with bark mulch and trails underneath a large tree canopy on the northwest corner of the lot. There are two designated parking areas, one accessed from the north portion of the lot providing access to the main house as well as the office building. The other parking area is a large lot for approximately 32 cars located at the southwest corner of the property providing access to the conservatory.

The site is surrounded on all sides by fully developed residential single family housing.

Building Design

The proposed addition will add approximately 951 square feet of seating and storage area as well as an additional 30 square feet of new outdoor covered patio to be used by caterers and other professional services. The floor will be exposed concrete and will match the height of the existing floor in the conservatory utilizing existing ADA entrances. The design for the overall structure and the exterior façade will match with the existing building, traditional wood construction with lap siding on the exterior walls, gypsum board sheathing on the inside face. The roofing will be composite roofing to match the existing.

The west face of the building will be located 11'-9" closer to the property line placing the new exterior approximately 20'-7" from the property line at its nearest location. The existing conservatory is of traditional northwest architectural styling with large gables at an 8/12 roof pitch. The proposed addition will continue in the same architectural style with a gable extending to the southwest mimicking the roof pitch of the existing conservatory. The exterior siding, color and roofing will match the existing conservatory.

Construction Schedule

At this time the anticipated construction schedule is for all of the work to be completed in the winter / early spring of 2011, during the "slow season" for bridal events and parties.

- **Review Criteria**

  Responses to chapters 17.52 and 17.62 of the Oregon City Municipal Code are presented below.

- **Chapter 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 shall be provided in accordance with this section.

Response: At this time the applicant is not seeking a change in occupancy, they wish to increase the facility to accommodate the occupancy they have at this time. According to the table in this section, the use will be under religious assembly and shall require .25 spaces per seat. With an existing occupancy of 100 people the minimum number of spaces required is 25. At this time the parking has approximately 32 spaces. The parking lot is striped but the markings are very faded.

Proposed is an additional 5 space parking area to be used by caterers, photographers, wedding coordinators or other such professional services. The intent is that these people need parking located near the service entrance as well as clearing up parking spaces for guests. These will often be the first people to arrive and the last to leave.

17.52.030 Design Review
Response: The 5 new parking spaces will be designed according to the City standards for dimensional requirements, surfacing and drainage.

17.52.060 Bicycle parking standards
Response: according to the table in the section, two bicycle spaces are needed per 20 cars. There are currently two bicycle parking spaces on site meeting the requirement.

17.52.090 Parking lot landscaping

Section B - item 1
Response: There is existing mature perimeter landscaping along the southeast portion of the parking area. This consists of a continuous 12'-0" tall hedge

Section B – item 2
Response: in the proposed new parking area there is a 5'-0" wide planting area propsed.

Section B – item 3
Response: The existing parking area will remain unchanged

Section B – item 4
Response: Two new shade trees are proposed for the new parking area.

- **<u>Chapter 17.56– Conditional uses</u>**

17.56.025 Minor modifications to legal conditional uses

Minor modifications to an approved conditional use permit may be permitted. If permitted, the modification shall be reviewed as a minor site plan and design review. A minor modification to an approved conditional use permit is considered one of the following:

A modification to a structure for the purpose of enhancing the aesthetics of the building and there is no increase in the interior usable space;

B.A maximum addition of up to one thousand square feet to a commercial, office, institutional, public, multi-family, or industrial building provided that the addition is not more than thirty-five percent of the original building square footage; or

C.Revisions to parking alignment and/or related vehicle circulation patterns.

Response: The proposed addition is a 981 square foot addition to the existing conservatory to achieve adequate seating area for the already permitted 100 persons.

- **Chapter 17.62 – Site Plan and Design Review**

17.62.020 Preapplication review

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.

Response: the preapplication meeting was held on September 23rd, 2010 with Bob Cullison and Christina Robertson-Gardiner

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 parking lot landscaping shall not be counted toward the fifteen percent minimum.

Response: Growing plan material placed between the building addition and the public right of way (sidewalk) constitutes 45% of the area. This calculation excludes landscaping on the rest of the site, which would increase the percentage.

2. Vehicular Access and Connectivity.

a.Parking areas shall be located behind buildings, below buildings, or on one or both sides of buildings.

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.

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.

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

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.

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.

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.

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.

Response: The proposed parking area is located behind the structure, away from view from the main house.

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.

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.

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.

Response: The addition to the conservatory shall match the construction type and style of the existing building. The materials chosen for the exterior, hardi panel lap siding, has been chosen to match the existing building and shall be painted to match.

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

Response: the grading for all site work will be in accordance to Oregon City standards.

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

Response: This project will be in accordance with any applicable Geologic Hazard overlay district requirements.

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.

Response: This project drainage and stormwater system addresses the City standards., specifically the use of splash blocks at all downspouts. Grading design standards will also be addressed as required.

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.

Response: All work will be done according to the City standards.

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.

Response: There are direct pathways to the conservatory along the northeast (front) of the building leading from the front entrance directly to the parking area. The concrete walkway is 5'-0" wide. The same path continues on to the main house.

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.

Response: The owner will be maintaining the site appropriate to the City standard.

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

Response: This proposal does not request that any existing trees be removed. Protection of all existing trees within the construction area will be per the City requirements.

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

Response: The site does not fall within the Natural Resources Overlay District

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.

Response: The site development process will comply with these requirements.

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.

Response: The current facilities were approved in 2005 with the construction of the conservatory. This proposal would increase those facilities.

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.

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.

Response: Based on the preapplication meeting no improvements are necessary for this site.

17.62.065 Outdoor lighting

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.

Response: The existing exterior lighting will be relocated to the North elevation along the proposed patio.

Applicability.

1General.

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.

Response: The lighting locations can be found on the exterior elevations. Existing fixtures will be reused.

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:

ASized appropriately to meet the needs of current and expected tenants, including an expansion area if necessary;

B.Designed with sturdy materials, which are compatible to the primary structure(s);

C.Fully enclosed and visually screened;

D.Located in a manner easily and safely accessible by collection vehicles;

E.Located in a manner so as not to hinder travel lanes, walkways, streets or adjacent properties;

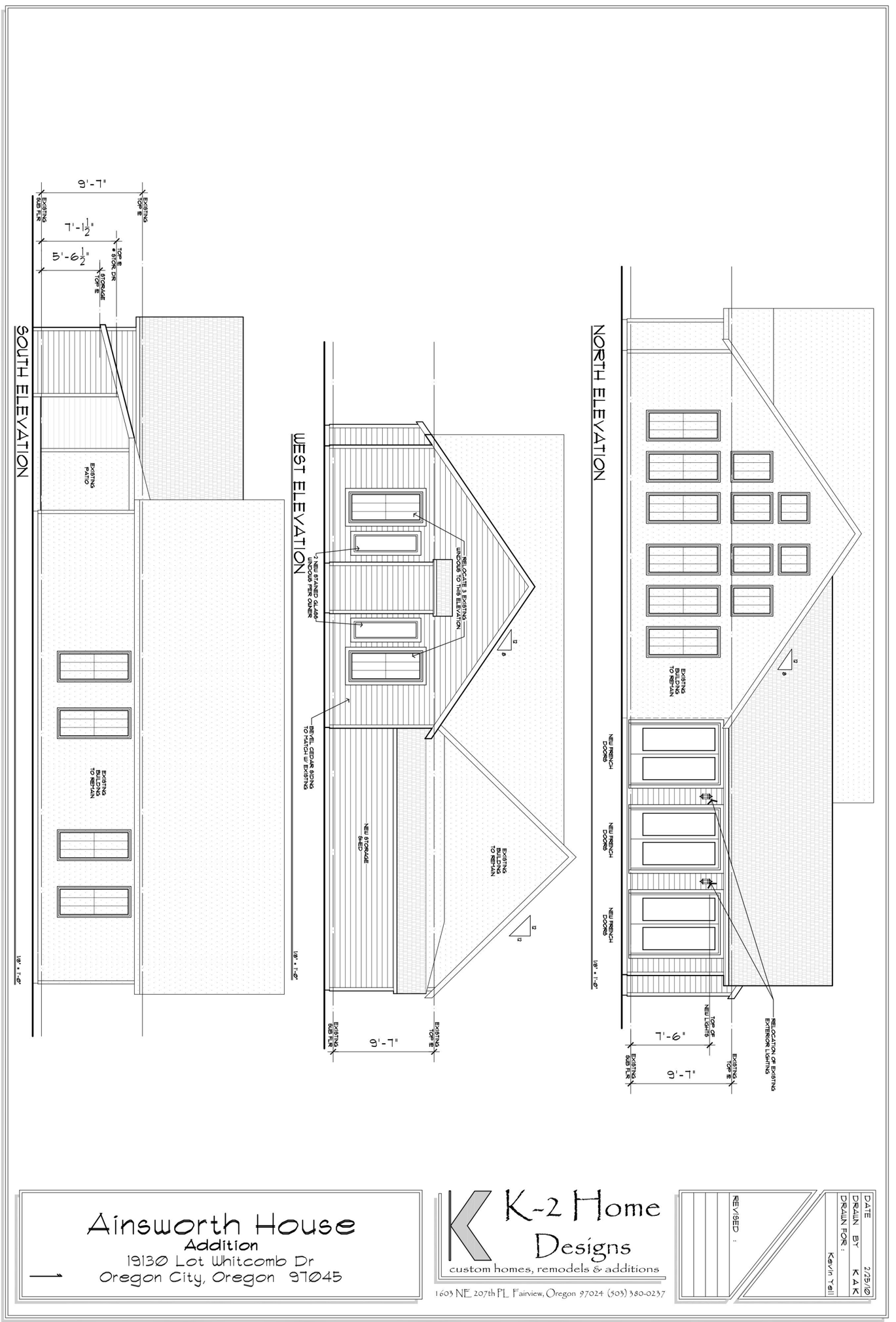
F.On a level, hard surface designed to discharge surface water runoff and avoid ponding;

G.Maintained by the property owner;

H.Used only for purposes of storing solid waste and recyclable materials;

I.Designed in accordance with applicable sections of the Oregon City Municipal Code (including Chapter 8.20-Solid Waste Collection and Disposal) and city adopted policies.

Response: The dedicated refuse and recycling area is located in the main parking lot on the southeast corner of the lot, nearest the office. This is existing and will not be relocated.



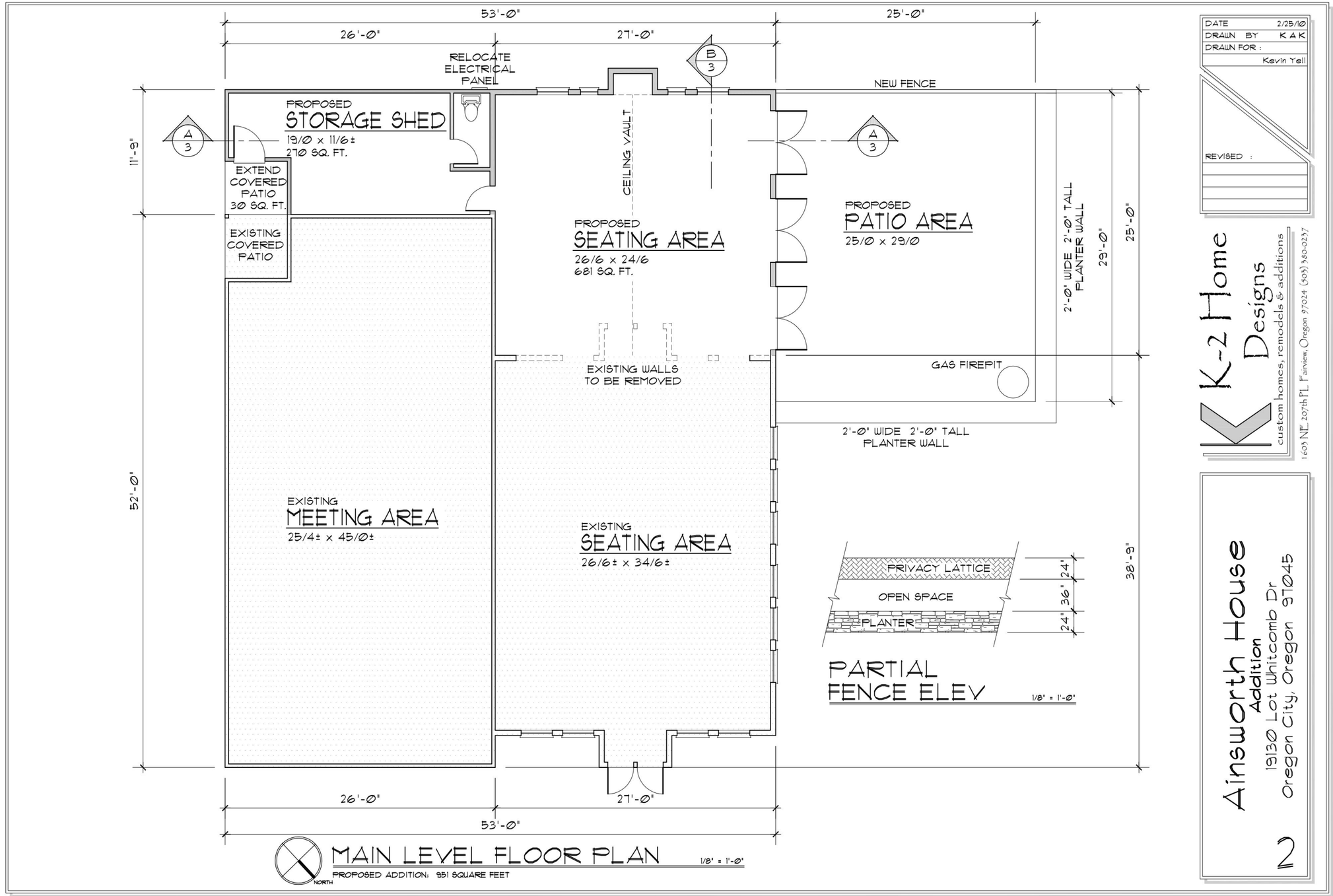
Ainsworth House
Addition
19130 Lot Whitcomb Dr
Oregon City, Oregon 97045

K-2 Home Designs
custom homes, remodels & additions
1603 NE 207th Pl. Fairview, Oregon 97024 (503) 380-0237

REVISED :

DATE 2/25/10
DRAWN BY KAK
DRAWN FOR : Kevin Yeil

5c.
The applicant is seeking approval for Conditional Use and Site Plan and Design



MAIN LEVEL FLOOR PLAN

1/8" = 1'-0"

PROPOSED ADDITION: 951 SQUARE FEET

PARTIAL FENCE ELEV

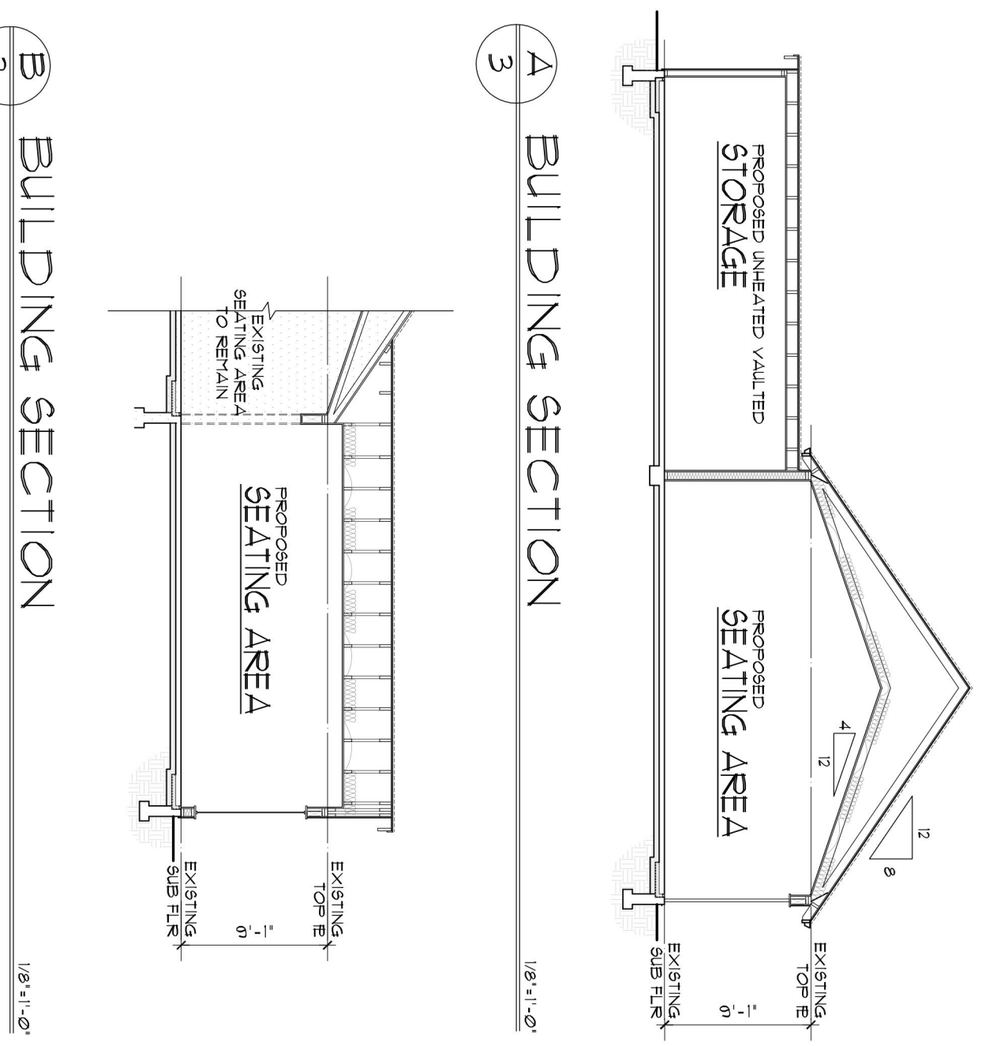
1/8" = 1'-0"

DATE	2/25/10
DRAWN BY	KAK
DRAWN FOR :	Kevin Yell
REVISED :	

K-2 Home Designs
custom homes, remodels & additions
1603 NE 207th PL Fairview, Oregon 97024 (503) 380-0237

Ainsworth House
Addition
19130 Lot Whitcomb Dr
Oregon City, Oregon 97045

2



Ainsworth House
Addition
19130 Lot Whitcomb Dr
Oregon City, Oregon 97045

3

K-2 Home Designs
custom homes, remodels & additions
1603 NE 207th Pl. Fairview, Oregon 97024 (503) 380-0237

REVISED :

DATE 2/25/10
DRAWN BY KAK
DRAWN FOR :
Kevin Yeil

EXTERIOR MATERIALS USED:

SIDING: HARDIPLANK LAP SIDING - SELECT CEDARMILL STYLE TO MATCH WITH EXISTING

COLOR: SHERWIN WILLIAMS OLD COLLONIAL COLLECTION. MAIN BODY: LANCASTER WHITEWASH. TRIM: ANTIQUE WHITE. ACCENT PAINT: SANDY HOOK

ROOFING: OWENS CORNING DURATION PREMIUM COMPOSITION ROOFING SHINGLES. COLOR TO MATCH EXISTING

ROOF PLAN

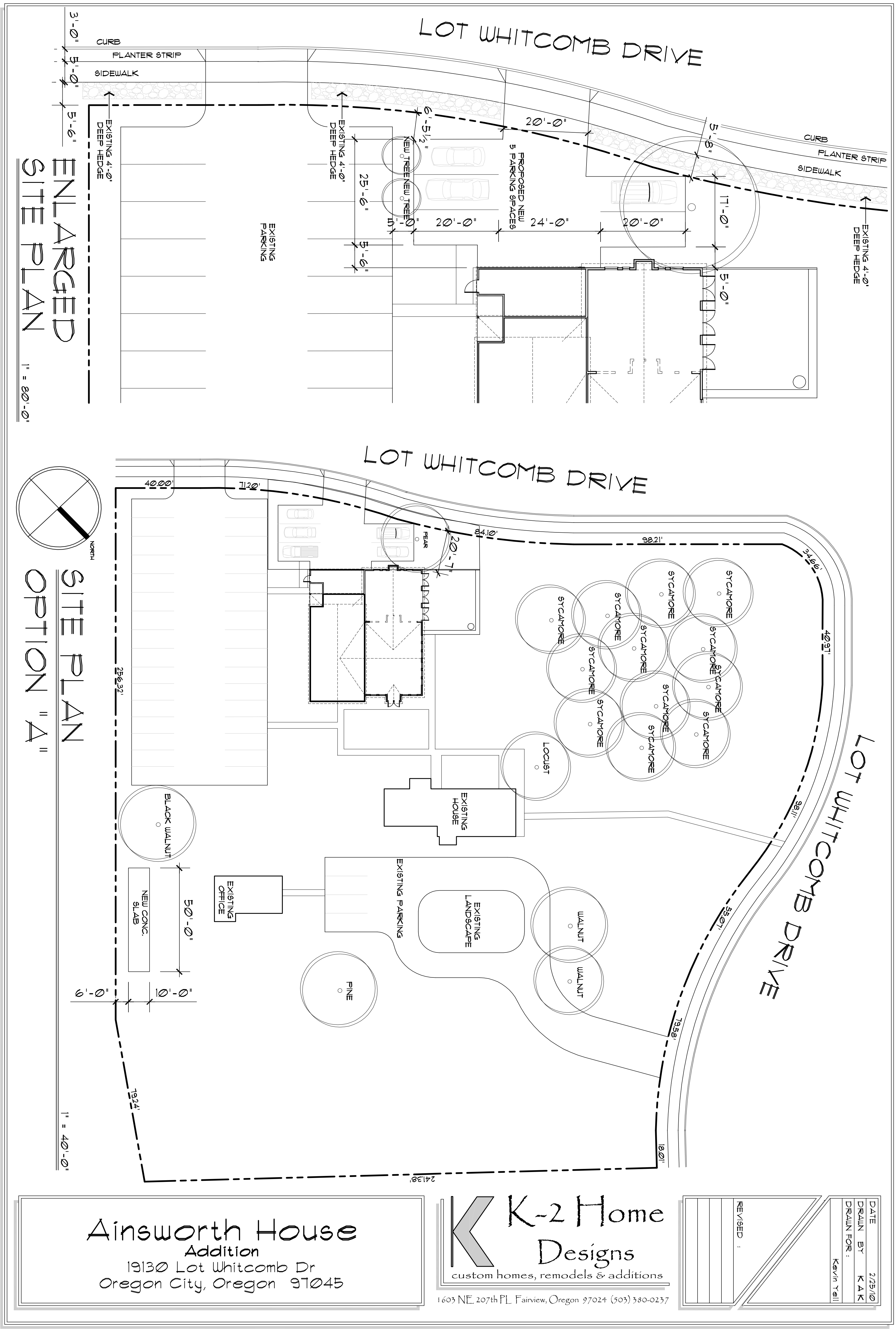
1/8" = 1'-0"

DATE 2/25/10
DRAWN BY KAK
DRAWN FOR :
Kevin Yell
REVISED :

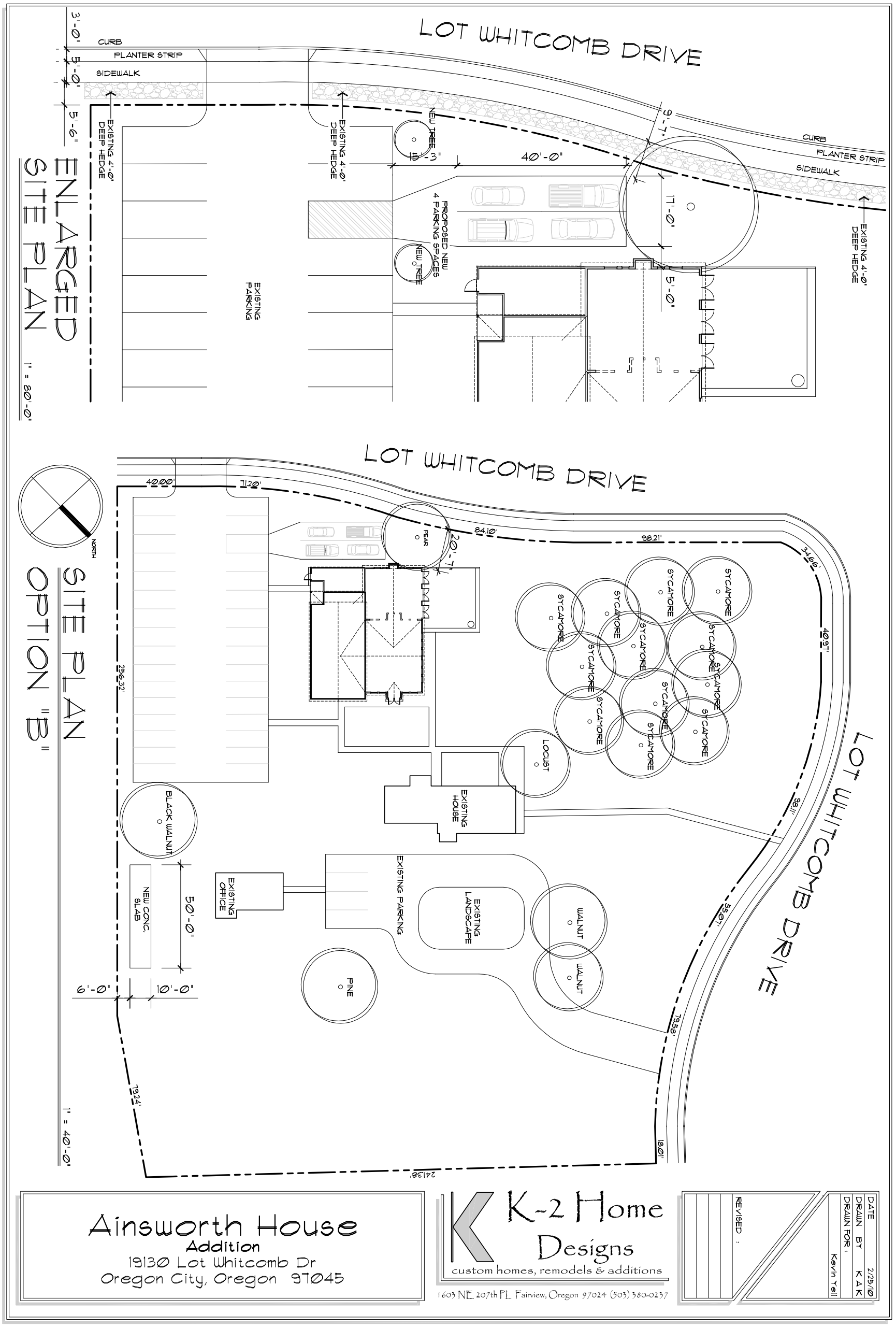
K-2 Home Designs
custom homes, remodels & additions
1603 NE 207th PL Fairview, Oregon 97024 (503) 380-0237

Ainsworth House
Addition
19130 Lot Whitcomb Dr
Oregon City, Oregon 97045

4

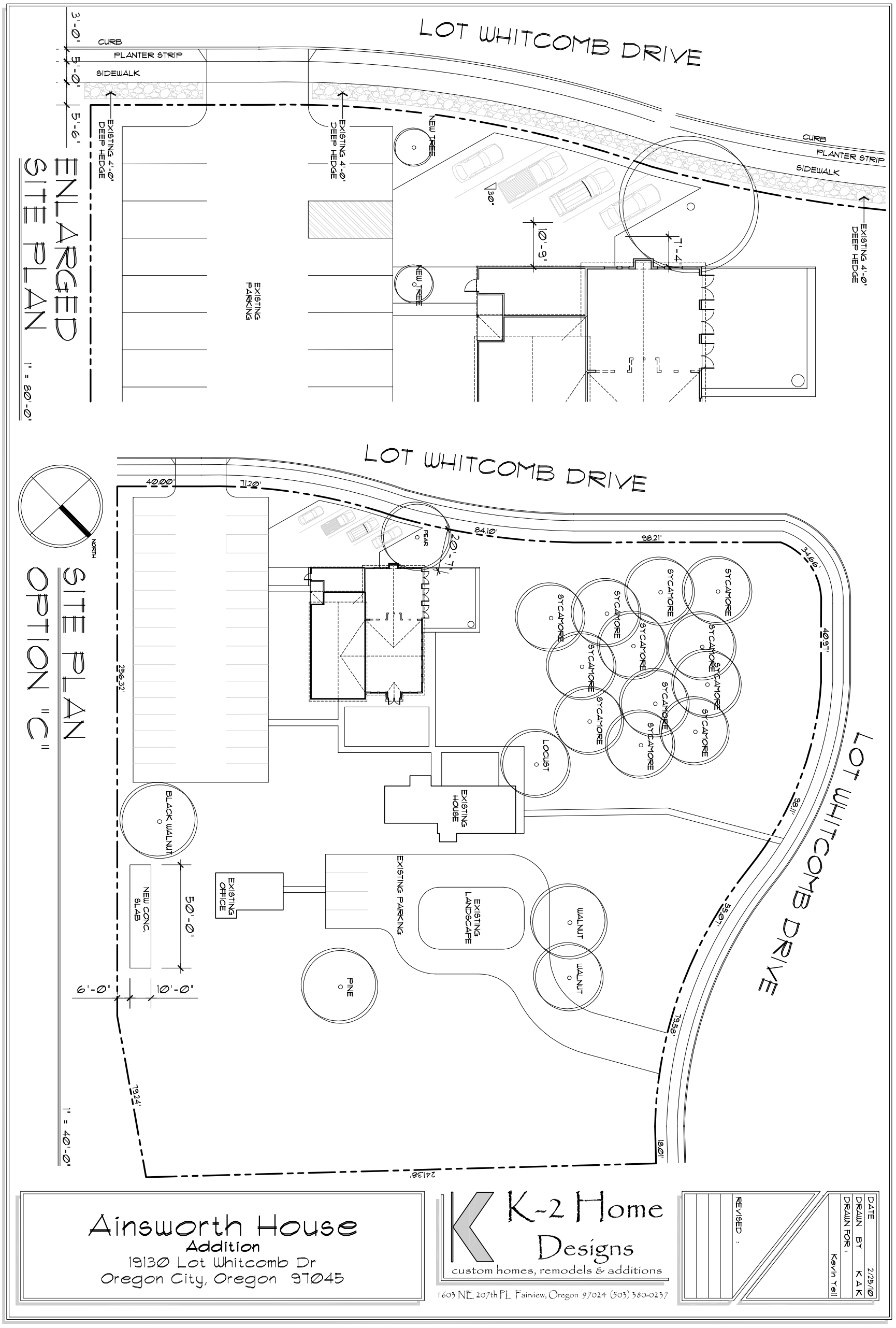


5c.
The applicant is seeking approval for Conditional Use and Site Plan and Design



5c.

The applicant is seeking approval for Conditional Use and Site Plan and Design



5c.

The applicant is seeking approval for Conditional Use and Site Plan and Design

December 5, 2010

To: Christina Robertson-Gardiner, AICP
City of Oregon City Associate Planner
221 Molalla Ave, Suite 200
PO Box 3040
Oregon City, OR 97045

From: Michael Carr – Ainsworth Recreation Association Treasurer & past VP
Kathleen Carr – Past ARA Treasurer
12401 Cominger Dr.
Oregon City, OR 97045
503.459.9347

Re: Ainsworth House Reception Building – aka The Conservatory

Dear Christina,
Just a brief note to let you know that we are in favor of the proposed expansion of the Ainsworth House Conservatory. This will provide the owners with much more flexibility during their larger events (up to 100 people) by keeping the function within one area. Currently there is often a need to separate a portion of an event to an outside patio area – which must be tented should bad weather fall upon them. Expansion would also keep event music contained within the structure and less likely offend surrounding neighbors. To my knowledge, excessive noise has been well controlled but would less likely require as much monitoring if all attendees could be confined to one space.

As you can well imagine, when you host an event of this size with liquid refreshments, two single stall bathrooms become heavily used. Additional bathroom space will be welcomed in the expansion.

Other neighbors we've discussed this with fully understand and agree the project should proceed.

Michael R. Carr

Kathleen M. Carr

Christina Robertson-Gardiner

From: Marylee Mogil [m_mogil@yahoo.com]
Sent: Sunday, December 05, 2010 5:28 PM
To: Christina Robertson-Gardiner
Subject: Ainsworth House

We live in the Ainsworth estates, our property is up against the Ainsworth house, our backyard looks onto the area where the stage/deck is. We love being able to watch the weddings and doings that occur there. We have no problem with the addition that Kevin wants to do, we feel the Ainsworth house enhances our neighborhood, and support what Kevin wants to do.
Marylee & Barry Mogil
19199 Captains Court

Christina Robertson-Gardiner

From: warnockfam@comcast.net
Sent: Friday, December 03, 2010 3:13 PM
To: Christina Robertson-Gardiner
Subject: Ainsworth House and Gardens Expansion

Dear Ms. Robertson~

I am writing in support of the expansion of the event hall located on the Ainsworth House and Gardens property (19130 Lot Whitcomb Dr.). My residence (19131 Lot Whitcomb Dr.) is located directly across the street from this beautiful facility. The expansion of the hall will assist the owners in continuing to care and upkeep this beautiful historic property, that is such an asset to our neighborhood and City.

Thank you.

Respectfully,
Shirlene K. Warnock
19131 Lot Whitcomb Dr.
Oregon City, OR 97045

Shirlene K. Warnock - CPC Innovative Growth Solutions 503-723-9295
shirlene@innovativegrowthsolutions.com
If you want to build a ship then don't drum up men to gather wood, give orders, and divide the work.
Rather teach them to yearn for the far and the endless sea - Antoine de Saint-Exupery.

Form 10-300 (July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES INVENTORY – NOMINATION FORM

(Type all entries – complete applicable sections)

STATE: Oregon
COUNTY: Clackamas
FOR NPS USE ONLY
ENTRY NUMBER | DATE

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC: Ainsworth (Captain John C.) House

2. LOCATION

STREET AND NUMBER: 19195 South Leland Road (see continuation sheet)

Oregon First Congressional District
Representative Wendell Wyatt

CITY OR TOWN: Oregon City vicinity

STATE	CODE	COUNTY:	CODE
Oregon	41	Clackamas	005

3. CLASSIFICATION

CATEGORY (Check One)	OWNERSHIP		STATUS	ACCESSIBLE TO THE PUBLIC
☐ District ☒ Building	☐ Public	Public Acquisition:	☒ Occupied	Yes:
☐ Site ☐ Structure	☒ Private	☐ In Process	☐ Unoccupied	☐ Restricted
☐ Object	☐ Both	☐ Being Considered	☐ Preservation work in progress	☒ Unrestricted
				☐ No

PRESENT USE (Check One or More as Appropriate)

☐ Agricultural	☐ Government	☐ Park	☐ Transportation	☐ Comments
☐ Commercial	☐ Industrial	☐ Private Residence	☐ Other (Specify)	
☐ Educational	☐ Military	☐ Religious		
☐ Entertainment	☒ Museum	☐ Scientific		

4. OWNER OF PROPERTY

OWNER'S NAME: Mrs. Albert H. Powers (Owner notified of proposed nomination 11-7-72.)

STREET AND NUMBER: 554 Warner-Parrot Road (see continuation sheet)

CITY OR TOWN: Oregon City

STATE: Oregon 97045 CODE: 41

STATE: Oregon

5. LOCATION OF LEGAL DESCRIPTION

COURTHOUSE, REGISTRY OF DEEDS, ETC: Clackamas County Courthouse

STREET AND NUMBER:

CITY OR TOWN: Oregon City

STATE: Oregon 97045 CODE: 41

COUNTY: Clackamas

6. REPRESENTATION IN EXISTING SURVEYS

TITLE OF SURVEY: Historic American Buildings Survey

DATE OF SURVEY: 1934 ☒ Federal ☐ State ☐ County ☐ Local

DEPOSITORY FOR SURVEY RECORDS: National Park Service

STREET AND NUMBER:

CITY OR TOWN: Washington

STATE: District of Columbia CODE: 11

FOR NPS USE ONLY
ENTRY NUMBER
DATE

5c.
The applicant is seeking approval for Conditional Use and Site Plan and Design

7. DESCRIPTION

CONDITION	(Check One)					
	XX Excellent	☐ Good	☐ Fair	☐ Deteriorated	☐ Ruins	☐ Unexposed
	(Check One)		(Check One)			
	XX Altered	☐ Unaltered	☐ Moved	XX Original Site		

DESCRIBE THE PRESENT AND ORIGINAL (*If known*) PHYSICAL APPEARANCE

Situated atop a slight knoll on the outskirts of Oregon City, the Ainsworth House commands a view of Mount Pleasant Heights south of the city. Built in 1851 for Captain John C. Ainsworth, a prominent pioneer steamship captain, merchant and financier, the house is one of the well-known examples of the Classical Revival style in Oregon because of its dramatic two-story portico.

The house is rectangular in plan, with gable ends oriented north to south, and it has an offset kitchen ell. Horizontal lap siding or clapboarding covers the south, east an west exterior walls. On the north face the pedimented gable end and the area protected by the portico have flush wall boards. The porch was designed as a tetrastyle-prostyle portico with a colossal order. The Ainsworth House is believed to be a unique example of the temple front type on a large scale west of the Rockies. The four columns supporting the pediment are octagonal rather than turned. To simulate fluting, lathes were attached to the planes of the octagon. A half balcony on the second story is independent of the columns. At the corners of the facade are two-story pilasters with elaborately molded capitals. The cornice of the rear gable end has returns. The gable roof has a boxed cornice and frieze that is divided into two registers by a strip of molding. An interior brick flue with corbelled cap is located on the ridge of the roof.

Fenestration is unusual in that coupled openings are used on the sides of the house with double-hung sash windows with six lights over six. Openings of the three-bay facade are of the so-called French type extending to the floor line with sashes of six lights over nine. Lintels are slightly tapered and decorated with molding to suggest shallow pediments. The off-center entry serving a side stair hall consists of a six panel door with side lights and transom. Directly above it, a similar entry opens onto the balcony from the second story.

The interior of the house has been essentially unaltered. A projecting bay with sash windows was added to the east elevation to serve the dining room and a bedroom above. The current owner partially restored the house in 1965 and has operated it for the past several years as a house museum accessible on a regular basis during the summer and by appointment.

SEE INSTRUCTIONS

5c.
The applicant is seeking approval for Conditional Use and Site Plan and Design

8. SIGNIFICANCE

PERIOD (Check One or More as Appropriate)

☐ Pre-Columbian	☐ 16th Century	☐ 18th Century	☐ 20th Century
☐ 15th Century	☐ 17th Century	☒ 19th Century	

SPECIFIC DATE(S) (If Applicable and Known) ca. 1851

AREAS OF SIGNIFICANCE (Check One or More as Appropriate)

Aboriginal	☐ Education	☐ Political	☐ Urban Planning
☐ Prehistoric	☐ Engineering	☐ Religion/Philosophy	☐ Other (Specify),
☐ Historic	☐ Industry	☐ Science	_____
☐ Agriculture	☐ Invention	☐ Sculpture	_____
☒ Architecture	☐ Landscape Architecture	☐ Social/Humanitarian	_____
☐ Art	☐ Literature	☐ Theater	_____
☒ Commerce	☐ Military	☐ Transportation	_____
☐ Communications	☐ Music		_____
☐ Conservation			_____

STATEMENT OF SIGNIFICANCE

In 1851, the year after his arrival in Oregon, Captain John Commingers Ainsworth built his large house that was one of the most fully-developed examples of the Classical Revival style in Oregon. Captain Ainsworth took a leading role in commercial development of the Pacific Northwest.

Born and raised in Ohio, Ainsworth was thirteen years old when his father died. He immediately began to earn his own living as a storekeeper. When still in his teens he was employed on the Mississippi and gained rapid promotion, becoming a pilot and subsequently master of a passenger steamship plying between St. Louis and up-river points. Attracted to California in 1850 by the gold rush, Ainsworth was in Sacramento when offered the command of a new steamer that was under construction at Milwaukie, Ore. Ainsworth came to the state late in 1850 to take command of the Lot Whitcomb, the first steamer built on the Willamette River, and the first steamer to ply a regular route on the Willamette and Columbia Rivers. From this point Ainsworth's mercantile activities grew in proportion to the rapid settlement of the country, and it was at this juncture that he ordered his house built south of Oregon City. Remarkably elegant for the period and conditions, his house was for a time a center of hospitality. When Portland displaced Oregon City as the center of trade and commerce, Ainsworth sold his house and moved to Portland to manage his business dealings down river.

Ainsworth helped organize the Oregon Steamship and Navigation Company, and was its leading spirit until the company merged with the Oregon Railroad and Navigation Company. Ainsworth became president of the new corporation and remained at the helm until 1881, whe the Henry Villard syndicate purchased the operation. However, Captain Ainsworth's connection with transportation interests were not terminated. He was a factor in the construction of the Missouri Pacific Railroad from California to the South. As the years passed and the Northwest developed he made extensive investments in real estate in Tacoma on the southern end of Puget Sound in Washington and he promoted the building of a railroad between Puget Sound and the terminus of the Northern Pacific Railroad on the Columbia River.

In 1881 Ainsworth erected the Ainsworth Block in downtown Portland and later extended his activities to Oakland, California. He established the Central Bank in that city and remained its president until his death in 1893. In 1883 he organized the Ainsworth National Bank of Portland. Many of the most important Portland business projects of the day were backed by Ainsworth. He was also instrumental in the development of Redondo Beach, one of the fashionable seaside resorts of Los Angeles. By the end of his career, Ainsworth was well recognized for his business acumen among eastern financial circles as well as

SEE INSTRUCTIONS

5c.
The applicant is seeking approval for Conditional Use and Site Plan and Design

"Ainsworth House Possible Landmark," Oregonian (June 18, 1970), 24.

9. MAJOR BIBLIOGRAPHICAL REFERENCES

Ross, Marion D., "Architecture in Oregon, 1845-1895," Oregon Historical Quarterly, Vol. 57, No. 1 (March 1956), 40.

Scott, Harvey W., History of the Oregon Country, Vol.2 (Cambridge: Riverside Press, 1924), 273-274.

Johansen, Dorothy O., Empire of the Columbia (New York: Harper and Row, 1967), 280.

Corning, Howard McKinley, ed., Dictionary of Oregon History (Portland: Binfords and Mort, 1956), 5. 152, 186.

Caufield, Vara, "Ainsworth House," Oregon Historic Landmarks (Portland: Oregon Society of the Daughters of the American Revolution, 1957), 38-39.

Johnston, Dick, "Ainsworth Home Now Memorial to Colorful Old Salt," Oregonian (September 5, 1965), HG7.

10. GEOGRAPHICAL DATA

LATITUDE AND LONGITUDE COORDINATES DEFINING A RECTANGLE LOCATING THE PROPERTY						OR	LATITUDE AND LONGITUDE COORDINATES DEFINING THE CENTER POINT OF A PROPERTY OF LESS THAN TEN ACRES					
CORNER	LATITUDE			LONGITUDE				LATITUDE			LONGITUDE	
	Degrees	Minutes	Seconds	Degrees	Minutes	Seconds		Degrees	Minutes	Seconds	Degrees	Minutes	Seconds
NW	°	'	"	°	'	"		45°	19'	44"	122°	36'	12"
NE	°	'	"	°	'	"							
SE	°	'	"	°	'	"							
SW	°	'	"	°	'	"							

APPROXIMATE ACREAGE OF NOMINATED PROPERTY: 9.5 acres

LIST ALL STATES AND COUNTIES FOR PROPERTIES OVERLAPPING STATE OR COUNTY BOUNDARIES

STATE:	CODE	COUNTY	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE
STATE:	CODE	COUNTY:	CODE

11. FORM PREPARED BY

NAME AND TITLE: Paul Hartwig, Assistant Park Historian

ORGANIZATION: Oregon State Highway Division

DATE: February 1971

STREET AND NUMBER: State Highway Building

CITY OR TOWN: Salem

STATE: Oregon 97310

12. STATE LIAISON OFFICER CERTIFICATION

As the designated State Liaison Officer for the National Historic Preservation Act of 1966 (Public Law 89-665), I hereby nominate this property for inclusion in the National Register and certify that it has been evaluated according to the criteria and procedures set forth by the National Park Service. The recommended level of significance of this nomination is:

National XX State ☐ Local ☐

Name George McBaldwin

Title Administrator of Highways

NATIONAL REGISTER VERIFICATION

I hereby certify that this property is included in the National Register.

Chief, Office of Archeology and Historic Preservation

Date

ATTEST:

Keeper of The National Register

SEE INSTRUCTIONS

5c.

The applicant is seeking approval for Conditional Use and Site Plan and Design

Form 10-300a
(July 1969)

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES
INVENTORY - NOMINATION FORM

(Continuation Sheet)

STATE	
Oregon	
COUNTY	
Clackamas	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

(Number all entries)

AINSWORTH (CAPTAIN JOHN C.) HOUSE

2. Location

The Ainsworth House is located in the NE 1/4 Sec. 7, T. 3 S., R. 2 E. of the Willamette Meridian, in Clackamas County, Oregon.

New street number assigned to Ainsworth House is 19131 South Leland Road. 19195 is number of caretaker's cottage on premises.

6. Representation in Existing Surveys

Statewide Inventory of Historic Sites and Buildings

1970

Parks and Recreation Section
Oregon State Highway Division
Salem, Oregon 97310

Code: 41

4. Owner of Property

Property changed ownership in spring of 1973. Current owners as of August 1973 are Keith Kinsman and Mary Jo Poujade, 19131 South Leland Road, Oregon City.

5c.
The applicant is seeking approval for Conditional Use and Site Plan and Design

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
Oregon	
COUNTY	
Clackamas	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME
   - COMMON:
   - AND/OR HISTORIC: Ainsworth (Captain John C.) House
2. LOCATION
   - STREET AND NUMBER: 19195 South Leland Road
   - CITY OR TOWN: Oregon City vicinity
   - STATE: Oregon — CODE: 41 — COUNTY: Clackamas — CODE: 005
3. PHOTO REFERENCE
   - PHOTO CREDIT: Oregon State Highway Division
   - DATE OF PHOTO: 1971
   - NEGATIVE FILED AT: Parks and Recreation Section, State Highway Building Salem, Oregon 97310
4. IDENTIFICATION
   - DESCRIBE VIEW, DIRECTION, ETC.: Facade, or north face, showing two-story portico.

5c.
The applicant is seeking approval for Conditional Use and Site Plan and Design

UNITED STATES DEPARTMENT OF THE INTERIOR
NATIONAL PARK SERVICE

NATIONAL REGISTER OF HISTORIC PLACES

PROPERTY PHOTOGRAPH FORM

(Type all entries - attach to or enclose with photograph)

STATE	
Oregon	
COUNTY	
Clackamas	
FOR NPS USE ONLY	
ENTRY NUMBER	DATE

SEE INSTRUCTIONS

1. NAME

COMMON:

AND/OR HISTORIC: Ainsworth (Captain John C.) House

2. LOCATION

STREET AND NUMBER: 19195 South Leland Road

CITY OR TOWN: Oregon City vicinity

STATE:	CODE	COUNTY:	CODE
Oregon	41	Clackamas	005

3. PHOTO REFERENCE

PHOTO CREDIT: Oregon State Highway Division

DATE OF PHOTO: 1971

NEGATIVE FILED AT: Parks and Recreation Section, State Highway Building
Salem, Oregon 97310

4. IDENTIFICATION

DESCRIBE VIEW, DIRECTION, ETC.

East elevation, showing kitchen ell.

CITY OF OREGON CITY

Incorporated 1844

DEVELOPMENT SERVICES
DEPARTMENT
Planning, Building,
Engineering
320 Warner Milne Road
Oregon City, OR 97045
(503) 657-0895

STAFF REPORT
OREGON CITY PLANNING COMMISSION
MARCH 27, 1990

FILE NO.:	CU90-04
HEARING DATE:	Tuesday, March 27, 1990 7:00 PM City Hall, 320 Warner Milne Road, Oregon City
APPLICANT:	Carol Wood, Claire Met 504 - 6th Street Oregon City, OR 97045
PROPERTY OWNER:	Keith Kinsman 19131 S. Leland Road Oregon City, OR 97045
REQUEST:	Convert two existing residences into a bed-and-breakfast inn with reception facilities
LOCATION:	19131 S. Leland Road Tax Lot 1701, Map 3-2E-7A
REVIEWER:	Kate Daschel

CRITERIA:

The criteria for a Conditional Use Permit are set forth in Section 11-6-1 of the City Code, as follows:

1. The use is listed as a conditional use in the underlying district.

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, existence of improvements and natural features.

3. The site and proposed development are timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.

4. The proposed use will not alter the character of the surrounding area in a manner which substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying district.

5. The proposal satisfies the goals and policies of the Oregon City Comprehensive Plan which apply to the proposed use.

5c.
The applicant is seeking approval for Conditional Use and Site Plan and Design

BASIC FACTS:

1. The property is addressed as 19131 S. Leland Road, and is further identified as Tax Lot 1701, Map 3-2E-7A. The site is commonly known as the Ainsworth property.

2. The total site consists of 17.73 acres. The Captain John C. Ainsworth House and 9.5 acres were entered in the National Register of Historic Places on March 26, 1973. The property was annexed to Oregon City in September 1989. The property was changed from County plan/zoning designations to City plan/zoning designations in January 1990. The property is designated Low Density Residential on the Comprehensive Plan Map, and is zoned "R-10" Single-Family. The houses and 9.5 acres are also subject to the Historic Overlay District regulations.

3. The history and description of the Captain John C. Ainsworth House is as follows: (excerpts from the National Register of Historic Places nomination form)

> "Situated atop a slight knoll on the outskirts of Oregon City, the Ainsworth House commands a view of Mount Pleasant Heights south of the city. Built in 1851 for Captain John C. Ainsworth, a prominent pioneer steamship captain, merchant and financier, the house is one of the well-known examples of the Classic Revival style in Oregon because of its dramatic two-story portico.
>
> The house is rectangular in plan, with gable ends oriented north to south, and it has an offset kitchen ell. Horizontal lap siding or clapboarding covers the south, east and west exterior walls. On the north face, the pedimented gable end and the area protected by the portico have flush wall boards. The porch was designed as a tetrastyle-prostyle portico with a colossal order. The Ainsworth House is believed to be a unique example of the temple front type on a large scale west of the Rockies. The four columns supporting the pediment are octagonal rather than turned. To simulate fluting, lathes were attached to the planes of the octagon. A half balcony on the second story is independent of the columns. At the corners of the facade are two-story pilasters with elaborately molded capitals. The cornice of the rear gable end has returns. The gable roof has a boxed cornice and frieze that is divided into two registers by a strip of molding. An interior brick flue with corbelled cap is located on the ridge of the roof.
>
> Fenestration is unusual in that coupled openings are used on the sides of the house with double-hung sash windows with six lights over six. Openings of the three-bay facade are of the so-called French type extending to the floor line with sashes of six lights over nine. Lintels are slightly tapered and decorated with

molding to suggest shallow pediments. The off-center entry serving a side stair hall consists of a six panel door with side lights and transom. Directly above it, a similar entry opens onto the balcony from the second story.

The interior of the house has been essentially unaltered. A projecting bay with sash windows was added to the east elevation to serve the dining room and a bedroom above. The current owner partially restored the house in 1965 and has operated it for the past several years as a house museum accessible on a regular basis during the summer and by appointment.

In 1851, the year after his arrival in Oregon, Captain John Commingers Ainsworth built his large house that was one of the most fully-developed examples of the Classical Revival style in Oregon. Captain Ainsworth took a leading role in commercial development of the Pacific Northwest.

Born and raised in Ohio, Ainsworth was thirteen years old when his father died. He immediately began to earn his own living as a storekeeper. When still in his teens he was employed on the Mississippi and gained rapid promotion, becoming a pilot and subsequently master of a passenger steamship plying between St. Louis and up-river points. Attracted to California in 1850 by the gold rush, Ainsworth was in Sacramento when offered the command of a new steamer that was under construction in Milwaukie, Ore. Ainsworth came to the state late in 1850 to take command of the Lot Whitcomb, the first steamer built on the Willamette River, and the first steamer to ply a regular route on the Willamette and Columbia Rivers. From this point Ainsworth's mercantile activities grew in proportion to the rapid settlement of the country, and it was at this juncture that he ordered his house built south of Oregon City. Remarkably elegant for the period and conditions, his house was for a time a center of hospitality. When Portland displaced Oregon City as the center of trade and commerce, Ainsworth sold his house and moved to Portland to manage his business dealings down river.

Ainsworth helped organize the Oregon Steamship and Navigation Company, and was its leading spirit until the company merged with the Oregon Railroad and Navigation Company. Ainsworth became president of the new corporation and remained at the helm until 1881, when the Henry Villard syndicate purchased the operation. However, Captain Ainsworth's connection with transportation interests were not

> terminated. He was a factor in the construction of the Missouri Pacific Railroad from California to the South. As the years passed and the Northwest developed he made extensive investments in real estate in Tacoma on the southern end of Puget Sound in Washington and he promoted the building of a railroad between Puget Sound and the terminus of the Northern Pacific Railroad on the Columbia River.
>
> In 1881 Ainsworth erected the Ainsworth Block in downtown Portland and later extended his activities to Oakland, California. He established the Central Bank in that city and remained its president until his death in 1893. In 1883 he organized the Ainsworth National Bank of Portland. Many of the most important Portland business projects of the day were backed by Ainsworth. He was also instrumental in the development of Redondo Beach, one of the fashionable seaside resorts of Los Angeles. By the end of his career, Ainsworth was well recognized for his business acumen among eastern financial circles as well as those of the West."

The property is listed in the 1934 Historic American Building Survey, and the 1983 Architecture Oregon Style (p. 34-35).

> "**John Ainsworth House**, 1851, Oregon City. Oregon's best example of the Greek Revival temple form exhibits a front facade pedimented gable, full entablature, colossal two-story octagonal columns, pilasters, six-over-six double-hung front windows that extend to the floor, transom and side lights surrounding the front entry, narrow weatherboard siding, a recessed balustraded balcony, and an inconspicuously sited chimney. The bay window is a later addition. John C. Ainsworth, captain of the steamboat Lot Whitcomb, built the house on a slight knoll with a commanding view of Oregon's Mount Pleasant Area."

4. Surrounding land use is entirely residential, on medium and large-sized lots.

5. The Historic Review Board is currently working with the property developer on the following applications:

    1. Determination of appropriate lot size and configuration for the Ainsworth House within the subdivision.

    2. Design guidelines for new single-family residences that will be built within the 9.5 acre National Register boundary.

The applicant's site plan shows a lot area of approximately 1.2 acres, with an interior lot. This plan is based on the applicant's current understanding with the property developer. However, based on the initial hearing before the Historic Review Board, the developer's engineer has submitted a revised concept drawing (attached). That plan provides the Ainsworth property with a lot approximately 1.7 acres in area, on a corner lot. The Historic Review Board will consider the revised concept plans on Thursday, March 29, 1990.

6. The Ainsworth House and the small house on the property are both used as single-family residences. The applicant requests to convert the two houses into a bed-and-breakfast inn, with reception facilities. The applicant is negotiating to purchase the house, along with a lot between one and two acres in area. The final lot configuration will be determined as part of the Historic Review Board and subdivision process.

7. Specifics of the bed-and-breakfast/reception facility are as follows. A maximum of two rooms will be used for lodging in the Ainsworth House. The one-bedroom cottage adjacent to the Ainsworth House will be used primarily as a "honeymoon cottage." An area at the back of the Ainsworth House will be used for living quarters for a resident caretaker. The ballroom on the second floor of the Ainsworth House and public areas downstairs would be available for use for wedding receptions, meetings, etc. Site landscaping and a parking lot are also included with the proposal.

8. Transmittals on the request were sent to affected agencies, with the following responses:

   Building Official: States that structures shall connect to sanitary sewer when it is available for use.

   City Engineer: States that when the site is subdivided, the existing houses shall connect to sewer. The bed-and-breakfast/reception facility may use the existing septic-drainfield system if certified as adequate for that occupancy by the Clackamas County Soils Division. The septic-drainfield system is approved only on an interim basis.

   Fire Department: State concern regarding inadequate water supply and access for emergency vehicles.

   Police Department: No conflicts.

   Development Services Director: No response at time of staff report.

   Clackamas County: No response at time of staff report.

ANALYSIS AND FINDINGS:

1. Criterion #1: Bed-and-breakfasts meet the definition of "boarding and lodging houses", and are listed as a conditional use in any zone. The reception facility is similar to an auditorium or other place of assembly, and also is listed as a conditional use in any zone. This standard is met.

2. Criterion #2: The site as it currently exists is nearly 18 acres in area and is quite isolated from any surrounding residences. This character will be substantially altered with development of a 50+ lot subdivision, but the applicant states that a lot of at least 1.2 acres will be reserved for the bed-and-breakfast/reception facility use. According to the applicant, a 25-30 space parking lot will be developed. Parking space requirements for boarding and lodging houses are determined as part of the conditional use process; parking requirements for places of assembly are one space per four seats. Based on a maximum occupancy of 100, a parking lot of 30 spaces will be adequate (one space per 4 persons, plus one space per guest room, plus two spaces for the resident caretaker).

   The site plan shows a 7-space parking lot at the eastern boundary of the 1.2 acre site, and a 23-space lot at the southwest corner. Although they can be accommodated within the boundaries of the site as shown, the parking lots and accessways create a great deal of paved area on the site. A larger site would provide better screening from adjacent (future) residential lots, and create better open space for the Ainsworth property. The 1.7 acre corner lot as shown on the attached concept plan would provide adequate open space and area for parking and accessways.

   The house currently takes access from S. Leland Road via a gravel driveway. The bed-and-breakfast/reception facility will have access from either of two streets within the proposed subdivision, from S. Leland Road and S. Pease Road. See the attached preliminary concept sketch. All streets in the subdivision will be built to full City standards (with curbs and sidewalks).

   If the subdivision does not develop, then the bed-and-breakfast could be considered only if it included the entire 17.73 acre site. If this occurs, then additional improvements would be necessary for the driveway.

3. Criterion #3: The road currently providing access to the site is S. Leland Road, which has a right-of-way of 50 feet, but is only paved to approximately 20 feet. A half-street improvement will be required as part of subdivision development; that improvement will include sidewalks and curbs. Pease Road will also provide access to the Ainsworth property as shown in the preliminary subdivision plans. See attached concept plans.

   City water and sewer service will also be provided as part of subdivision development. As noted by the City Engineer, the houses can remain on a septic system on an interim basis, but only if the Clackamas County Soils Division

4. Interim Septic System: If the bed-and-breakfast/reception facility opens prior to availability of sewer, then the septic system is approved on an interim basis, if the system is determined adequate by the Clackamas County Soils Division. Written documentation shall be provided to the Planning Division. The houses shall be connected to sewer immediately upon availability.

5. Access: If the bed-and-breakfast/reception facility opens prior to completion of street improvements within the subdivision, interim access improvements shall receive written approval of the City Engineer, Fire Department and Clackamas County Department of Transportation and Development prior to use.

6. Design Review: All improvements to the site are subject to staff design review. All system development charges shall be applicable.

APPROVAL IF SUBDIVISION IS NOT DEVELOPED AT THIS TIME:

1. Capacity: The maximum capacity for the bed-and-breakfast is three rooms, as proposed by the applicant. Maximum capacity for the reception facility is 100 people (60 upstairs/40 downstairs), as set by the City Building Official.

2. Parking: A minimum of 30 parking spaces shall be provided (1 per guest room, plus two spaces for the resident caretaker, plus 25 for the reception facility). Parking lots on the site shall meet all City dimensional standards.

3. Trees: Trees on the site shall be retained to the extent practical, based on the location for parking lots and accessways. Any trees proposed for removal shall be flagged and written approval shall be required from the Planning Division.

4. Interim Septic System: The septic system is approved on an interim basis, if the system is determined adequate by the Clackamas County Soils Division. Written documentation shall be provided to the Planning Division. The houses shall be connected to sewer immediately upon availability. The property owner shall sign a non-remonstrance agreement for connection to sewer.

5. Fire Protection: Because the existing water system is inadequate for fire protection, the Ainsworth House shall be fully sprinklered. The system shall receive written approval of the Oregon City Fire Department.

6. Access: The driveway leading from S. Leland Road to the house shall be paved to a minimum of 20 feet wide; the driveway approach shall be approved by the City Engineer, Fire Department and Clackamas County Department of Transportation and Development.

7. Design Review: All improvements to the site are subject to staff design review. All system development charges shall be applicable.

CITY OF OREGON CITY, OREGON

Proceedings of the

PLANNING COMMISSION

FINAL ORDER

In the matter of the application of Claire Met and Carol Wood, for property located at 19131 S. Leland Road (Tax Lot 1701, Map 3-2E-7A)

for the following action or permit: Conditional Use Permit, to establish a bed-and-breakfast inn and reception facility at the Ainsworth House

A hearing having been held on the 27 day of March, 1990, it is hereby

ORDERED that:

( ) Application is allowed.

( ) Application is allowed with the following modifications and/orconditions:

( ) Application is denied.

This Order is based upon findings attached and incorporated as if fully set forth herein.

DATED, March 27, 1990.

MICHAEL H. MULKEY, Chairman

FINAL ORDER

5c.

The applicant is seeking approval for Conditional Use and Site Plan and Design