

PLANNING COMMISSION AGENDA
City Commission Chambers - City Hall
625 Center Street, Oregon City, Oregon 97045
May 24, 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. ADOPTION OF PLANNING COMMISSION MINUTES

- a. March 22, 2010 Draft Minutes

4. PLANNING COMMISSION HEARING

- a. CU 10-01 and SP 10-01. Conditional Use and Site Plan and Design Review for a Religious Institution with a New Education Building and Pre-school for Atkinson Memorial Church.

5. ADJOURN

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

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**CITY OF OREGON CITY
PLANNING COMMISSION HEARING**

March 22, 2010, 7:00 P.M.
City Commission Chambers - City Hall

1. CALL TO ORDER

Roll Call:

Chair Tim Powell

Commissioner Dan Lajoie

Commissioner Carter Stein

Commissioner

Groener

Staff Present:

Tony Konkol, Senior Planner

Laura Butler, Assistant Planner

Christina Robertson Gardiner, Associate

Planner

Pete Walter, Associate Planner

Carrie Richter, Assistant City Attorney

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.

ADOPTION OF PLANNING COMMISSION MINUTES

February 22, 2010 Minutes

Motion by Commissioner Dan Lajoie, second by Commissioner Chris Groener to to adopt the minutes of the February 22, 2010 Planning Commission minutes as written.

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

4. PLANNING COMMISSION HEARING

L 10-01

L 10-01 Commission Report

L 10-01 Staff Report

Chair Powell asked the Commission if they had any conflict of interest to declare. There was none.

Chair Powell said they brought this topic up years ago and the Commission had a discussion about it then.

Tony Konkol, Community Development Director, said this was a proposal to reduce the number of Planning Commissioners from seven to five members. The Planning Commission had been functioning with five members for at least seven years. They had difficulty recruiting individuals to commit to the job. The City Commission had requested this change be brought forward. He entered into the record an email from Mr. O'Brien and email response from Mayor Norris as Exhibits 1 and 2. This proposal had to be consistent with the goals and policies of the Comprehensive Plan and staff thought it did not conflict with these. Notice had been given to the Citizen Involvement Council and Neighborhood Associations as well as posting the information and no other comments had been received. Staff recommended approval of the amendment to the Code for consideration of the City Commission at their April 7, 2010 meeting.

Chair Powell opened the public hearing. There was no public comment.

Chair Powell closed the public hearing.

Commissioner Stein discussed the claims made in Mr. O'Brien's letter, and he emphasized that decisions had not been made without a quorum, no Commissioner was affiliated with any developers, and their decisions were based on the findings.

Commissioner Groener said he never had any concerns that the Commission had relationships that biased their opinion that they didn't claim before a hearing.

Commissioner Stein thought it made sense to change the number and did not compromise the integrity of the Commission.

Commissioner LaJoie said they were volunteers and working on the public's behalf to see the City was designed and moved forward in a way that was reflective of good growth.

Chair Powell thought it made sense and he was proud of the job the Planning Commission had done.

Motion by Commissioner Dan Lajoie, second by Commissioner Carter Stein to to approve L 10-01.

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

5. GENERAL BUSINESS

Resolution 10-01

Resolution 10-01 Commission Report

Resolution 10-01

Mr. Konkol said this was a request for the Planning Commission's support of a resolution to be submitted to ODOT as part of the grant application to update the City's Transportation System Plan. The City Commission also approved a resolution of support at their last meeting.

Motion by Commissioner Carter Stein, second by Commissioner Chris Groener to to adopt Resolution 10-01, a Resolution supporting the City of Oregon City's application for a Transportation and Growth Management Grant to update the Oregon City Transportation System Plan.

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

WORK SESSION

Natural Step Presentation

Natural Step Commission Report

Sustainability Presentation

Duke Castle of The Natural Step Network gave the Commission a

presentation regarding sustainability. There was discussion regarding green vs. sustainability, basic scientific principles for sustainability, how humans influence cycles, incentives in the Code to get other jurisdictions and businesses on board, how to measure success, examples of businesses and communities that have implemented sustainability, sustainability planning process, and keys to success.

Chair Powell thought the Commission and staff already were in philosophical agreement. This was a long term strategic look and they needed to know how to implement it and educate the community.

Commissioner Groener thought they needed to discuss how to institutionalize these ideas and create the programs. He suggested a Work Session to discuss ideas of how to move forward.

Commissioner Stein said they could use the updating of the Comprehensive Plan to institutionalize some of these principles and they could educate citizens during that process as well. They could also discuss them in the Transportation System Plan update. Mr. Konkol said staff would come back with steps to proceed.

Mr. Konkol updated the Commission on upcoming meetings and projects such as the Cove dredging, Farmer's Market downtown, Thayer Road subdivision application, conditional use permit for Atkinson Church, delay in the Cove project, potential Planning Commissioner, and the new City Manager, David Frasier, would start April 7.

6. ADJOURN

Chair Powell adjourned the meeting at 9:20 p.m.



FILE NO.: CU 10-01 – Conditional Use
SP 10-01 – Site Plan and Design Review

HEARING DATE / LOCATION: June 24, 2010
Oregon City City Hall – Chambers
625 Center Street
Oregon City, Oregon 97045

APPLICANT: Paul Falsetto
Carlton Hart Architecture
322 NW 8th Avenue, Portland, OR 97209

OWNER: Atkinson Memorial Church
C/O Patricia Lichen
710 6th Street Oregon City, OR 97045

LOCATION: 710 6th Street and 718 6th Street
22E-31AD TL 11200 & 11300

REQUEST: The applicant is seeking approval for Conditional Use and Site Plan and Design Review for a Religious Institution W/ a New Education Building and Pre-school for Atkinson Memorial Church.

REVIEWER: Pete Walter, AICP, Associate Planner (503) 496-1568

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:

The Atkinson Memorial Church (AMC) requires dedicated classrooms for its religious education programs, along with spaces specifically suited for preschool and nursery uses. AMC also desires to make its historic 1925 church accessible by use of a new elevator connecting to the building's main level and basement. A new building – called the 'education building' – is to provide these elements, and will be sited immediately adjacent to the church along 6th Street, extending eastward to Jefferson Street. The new building will continue to house the Oregon City Preschool during the weekdays.

To accommodate the proposed building, existing property lines are to be consolidated and a conditional use for "religious institution" activities requested. The existing house at 718 6th Street (the current location of Oregon City Preschool) and its garage are to be removed. This house, built in 1925, is a non-contributing building in the Conservation District.

Status of Historic Review Board review

The applicant applied separately for Historic Review Board approval for the new addition and to demolish the parsonage. The Historic Review Board approved HR 10-01 (the Addition) and HR 10-02 (Demolition) on February 23, 2010. This decision was then appealed to the City Commission. The City Commission heard the appeal AP 10-02 on April 21, 2010 and remanded the application back to the Historic Review Board for further specific review of the exterior building materials, in particular the use of fiber cement board panels. The applicant has subsequently revised the design to include lap-siding instead of panel board, revised parapets, entrances, canopies, cornice caps, trim bands and window trim. The Historic Review Board will review the revised building design at a public hearing on May 25, to determine whether the revised design complies with the historic review criterion OCMC 17.40.060(E)(6) which requires that the application demonstrate "*general compatibility of the exterior design, proportion, detail, scale, color, texture and materials proposed to be used in the construction of the new building or structure*". Although the City Commission's remand is related solely to the question of proper materials, the Historic Review Board's mandate is to determine that the exterior design of the building is generally compatible with the immediate context as well as the larger McLoughlin Conservation District.

The application before the Planning Commission includes the most recent revisions to the exterior which will be used to determine compliance with the applicable Site Plan and Design Review approval criteria.

II. BASIC FACTS:

A. Location and Current Use

The site for the proposed building slopes downward from east to west, with approximately four feet of fall along 6th Street, handled by a rolling slope down to sidewalk level. The landscape is mostly mowed lawn with some shrubs. An 8" diameter deciduous tree at the corner will be relocated if possible, or removed. Three birch trees located at the alley with diameters ranging from 14"-18" are to be removed to accommodate two new ADA parking spaces. All tree removal will be mitigated by the planting of new trees. The site is outside the 100 year floodplain and has no wetlands or other natural features of note. Within immediate vicinity of the site (inside a 250-foot radius) are a variety of public facilities and amenities. Across 6th Street is the Carnegie Center (1911), sited in the center of its block and bounded by park. Also nearby are the Pioneer Community Center, the Stevens Crawford Museum (1908), the Ermatinger House Museum (1845), and across Jefferson Street, the Richard Bloom Atkinson Memorial Church Education Building. Tots' Park. Other nearby historic properties include the Judge Ryan House (1892) located southward on Jefferson Street, and the Zumwalt House (1896) and Andresen House (1913), both cross corner to the site. There are no buildings directly across 6th and Jefferson Streets from the site.

B. Zoning

The property is zoned “MUC-1” Mixed Use Commercial and the Comprehensive Plan designation is “C” Commercial. Adjacent zoning and land uses are as follows:

Direction	Zoning	Land Use
North	I Institutional / MUC -1	Ermatinger House / Fire Station
North East	I	Carnegie Library Park
East	MUC-1	William B. Zumwalt House
Southeast	I	Richard Bloom Tot’s Park
South	R-3.5 / MUC-1	Residential
Southwest	MUC – 1	City-owned parking Lot
West	I	Pioneer Center - Building
Northwest	I	Pioneer Center - Garden

C. Proposed Project Description

The proposed education building will have a footprint of 3,997 square feet, with a 3,656 sf main floor, a 237 sf mezzanine, and a 456 sf basement. The mezzanine and basement will be set at the same level as the church’s main floor and basement, with ADA accessibility provided via a threestop, double door elevator. The main floor level will be set to match the level of the Jefferson Street sidewalk, and an ADA accessible entry provided connecting directly to the public right-of-way.

The other accessible entry is at the south of the building, connecting to two new ADA parking spaces. The third building entrance faces 6th Street, and is reached from a flight of stairs. Apart from the two ADA parking spaces, no on-site parking will be provided in conjunction with the new building, and the project is anticipated to create no additional traffic impact. Utilities to the building will be fed underground from Jefferson Street, in the area between it and the parsonage. An at-grade stormwater garden and underground detention vault near the 6th Street entry will handle the site’s stormwater according to the required standards.

The education building has been laid out in consideration and deference to the historic Atkinson Memorial Church. The main body of the building has been set back along its 6th Street elevation to not stand in front of the church. Since the MUC-1 zone requires a maximum setback of 5-feet at the front yard, a variance for the 8’-6” setback from sidewalk is requested. The education building has been narrowed down at its western end to allow maximum daylight penetration to the church’s large east window. A minimal connection will be made from the new building to the church at both floors by use of a ‘breezeway’, approximately 8-feet in width and designed to disturb as little historic fabric as possible. This connection will be structurally independent from the church, and can be removed with minimal disruption of historic fabric.

The church is a National Register property and a highly recognizable neighborhood landmark, distinguished by its cohesive design and form. Any new addition that confuses this form and aesthetic does a disservice to the integrity of the original design. With this understanding, the footprint, form and materials of the new education building were chosen to compliment the church, but not directly replicate it. A breezeway connection between the two buildings is tucked back from the main facades and provides a 10-foot separation between them, allowing the historic structure to retain its integrity of form. The use of brick for the lobby and elevator tower at the north façade (termed the ‘transition zone’) will provide an appropriate contrast to parge-coated concrete exterior of the church, though staying within the family of a related material (masonry).

The fenestration of the transition zone had been designed to resemble the vertical, punched opening character seen at the church. Although this is the tallest portion of the new building, it is still well below the main massing of the church, allowing it to retain its hierarchy on the block.

As the education building extends eastward away from the church, it changes scale to compliment that of the nearby residences and the Carnegie Center across 6th Street. Lap siding (fiber cement) becomes the primary wall material at the classroom wing of the building.. The paired windows are of a proportion similar to neighboring residences, and are projected to be of fiberglass.

Turning the corner to Jefferson Street, the building presents an east elevation more in scale with the neighboring residences. Located at this also elevation is the dedicated entry for Oregon City Preschool. Lap siding comprise the south elevation.

The mechanical equipment on the roof of the proposed addition was re-located to the center of the roof based on sightline studies and is proposed to be screened completely from view with a parapet.

The applicant has proposed a landscaping plan which will incorporate on-site water quality features such as a rain garden.

Parsonage change of use

A Conditional Use Approval is requested for the 'parsonage', a former residence owned by the Atkinson Memorial Church (AMC) and located at 517 Jefferson Street. This building, used until recently as a residence, was constructed in 1930 and is a non-contributing building in the Conservation District. The parsonage is a one-story building with attached garage, approximately 1,650 sq. ft. in area.

This building will temporarily house Oregon City Preschool during construction of the new education building, and used afterwards for religious education spaces. While occupied by Oregon City Preschool, there is anticipated to be no additional parking load in the neighborhood.

When the pre-school moves into the new education building, the parsonage will be used primarily by AMC for religious education classes on Sunday mornings between September and June. Few classes are anticipated for the summer months.

Land use approvals sought

The applicant is applying for Site Plan and Design Review for the addition and for a Conditional Use permit for religious institution uses for approval by the Planning Commission.

D. Public Comment

John Lewis, Public Works Maintenance Superintendent for the City of Oregon City submitted comments noting the division's interests for the reasons cited in Exhibit 4, including the applicant's obligation to provide new water hookups (taps), inspections, catchbasins, and address ADA concerns. These comments have been addressed in the attached Recommended Conditions of Approval.

No additional public comments were received prior to the release of this staff report.

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), religious uses are a conditional use in the MUC-1 Mixed Use Corridor 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 proposed location of the new education building will be on the same location that has been used by the AMC for a pre-school. The block surrounding the site is already fully developed with a complete street system including sidewalks, planter strips, curb and gutters. The site is essentially flat. The site is adjacent to the existing Atkinson Memorial Church, 7th Street commercial corridor, Carnegie Library Park, the Richard Bloom Tot's Park, Pioneer Community Center, several historic residential buildings, and is a short 4-block walk to the municipal elevator and McLoughlin Promenade. The proposed demolition plan (Sheet D1.1) indicates the removal of 5 existing trees on the site that require removal to make space for the proposed ADA parking lot, structure, interior courtyard and new lawn. Based on this review, the characteristics of the site are suitable for the proposed use.

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 applicant has provided a Traffic Analysis Letter (Exhibit j) prepared by Charbonneau Engineering LLC., and a schedule for the various activities on the site (Exhibit i).

The City's transportation consultant John Replinger, P.E. of Replinger and Associates, reviewed the proposal and commented that TAL essentially states that the same uses and same number of students will be accommodated in the new building as in the existing one, even though the new building will be about 80 percent larger than the existing house. In addition, the new building will be specifically designed with classrooms and a dedicated daycare area.

The applicant provided a monthly schedule for March 2010 indicating that the number of vehicles visiting the church varies from zero during the week to a maximum of 95 on Sundays. The schedule also states that the 95 vehicles may increase to 102 on Sunday mornings with the new building. The applicant has stated that there will be no significant change in the related traffic conditions generated by the facility.

Mr. Replinger's initial concern was that the applicant would be tempted to gradually expand use of the facility, with commensurate transportation impacts. Mr. Replinger concluded that depending on the uses to which the facility is put in the future, the project may be sufficient to trigger a full Transportation Impact Analysis rather than a TAL.

Upon further review of the information provided by the applicant, Mr. Replinger concluded that the TAL provides an adequate basis on which to evaluate the impact of the removal of the existing house with its replacement with a new education facility. The engineer does not recommend any mitigation. The expansion is likely to have minimal impact on the transportation system. As long as the facility operates during weekdays as it does currently (a pre-school with 32 participants), neither mitigation nor additional analysis is needed (Exhibit 5).

The Planning Commission may require that the applicant agree to some sort of limit for the new building, and that if more than 32 participants are anticipated to attend the new building church at any one time in the future then the applicant shall be required to provide the appropriate traffic analysis related the expanded use to determine the impacts and appropriate mitigation for the expansion.

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 surrounding area is zoned to allow a variety of mixed residential, institutional and commercial uses. The proposed use of the new education building will be the same that has been used for many years for the Oregon City Pre-school and the Atkinson Memorial Church. Although the zoning of the property allows the maximum allowable building envelope, the new structure will have setbacks that are similar to adjacent residential properties and the Atkinson Memorial Church, and which permits adjacent properties to continue to enjoy the space and view corridors that are typical of the existing block system and zoning. No changes are proposed to vehicular access and egress to the site, and traffic patterns will not be significantly affected by the proposed use. In summary, the proposed use will not substantially limit, impair or preclude the use of surrounding properties for the primary uses listed in the underlying district.

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, and its length along 6th Street has been broken up through a variety of vertical and horizontal articulations. Although the zoning of the property allows the maximum allowable building envelope, the new structure will have setbacks that are similar to adjacent residential properties and the Atkinson Memorial Church, and which permits adjacent properties to continue to enjoy the space and view corridors that are typical of the existing block system and zoning.

Policy 2.4.2

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

Finding: Complies as proposed. The AMC currently offers a variety of activities (see schedule in Exhibit i) to the community throughout the week on the site. The continued use of the site through a new and improved education facility helps to further Policy 2.4.2.

Policy 2.4.5: Ensure a process is developed to prevent barriers in the development of neighborhood schools, senior and childcare facilities, parks, and other uses that serve the needs of the immediate area and the residents of Oregon City.

Finding: Complies as proposed. The Oregon City Preschool will continue to operate at this location, providing a valued amenity to the residents of Oregon City.

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

Goal 5.3 Historic Resources. Encourage the preservation and rehabilitation of homes and other buildings of historic or architectural significance in Oregon City.

Finding: Complies as proposed. The Atkinson Memorial Church will receive an addition designed in a manner that maintains the historic building's architectural significance. The existing house at 718 6th Street and its garage are to be demolished. This house, built in 1925 and under ownership by AMC, is a non-contributing building in the Conservation District. AMC will conduct a series of mitigating actions regarding the building's removal, the first of which is offering it for relocation.

Policy 5.3.1: Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.

Finding: Complies as proposed. The proposed education building has been laid out in consideration and deference to the historic Atkinson Memorial Church. The main body of the building has been set back along its 6th Street elevation to not stand in front of the church, and a historic preservation incentive “variance” was approved by the Historic Review Board for this setback. A minimal connection will be made from the new building to the church at both floors by use of a ‘breezeway’, approximately 8-feet in width and disturbing as little historic fabric as possible. The scale and materials of the classroom wing are influenced by nearby buildings in the McLoughlin Conservation District.

Policy 5.3.7: Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.

Finding: Complies as proposed. AMC has been a careful and considerate steward of the Church, and this new addition allows them to better accommodate their activities.

Policy 5.3.8: Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.

Finding: Complies as proposed. The new education building provides the urban type of infill that the MUC-1 zone requires, but in a manner that is considerate of the scale of the immediate neighborhood.

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.

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 proposed. Light fixtures and lighting levels are appropriate to the building’s use, and have been designed to reduce glare towards the night sky. Compliance with *OCMC 17.62.065 – Outdoor Lighting*, is addressed later in this report.

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.

Policy 6.4.1: Provide for noise abatement features such as sound-walls, soil berms, vegetation and setbacks to buffer neighborhoods from vehicular noise and industrial noise.

Finding: Complies as proposed. The applicant states that no such noise shall be generated on site that would require such abatement features. Mechanical equipment to be installed on the new building roof will be completely screened by a parapet. Applicant’s site plan does not propose any other equipment that would appear to generate excessive noise.

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 11: Public Facilities

Goal 11.4 Stormwater Management. Seek the most efficient and economical means available for constructing, operating, and maintaining the City's stormwater management system while protecting the environment and meeting regional, state, and federal standards for protection and restoration of water resources and fish and wildlife habitat.

Finding: Complies as proposed. A stormwater garden is proposed to provide water quality capacity, and an in-ground retention tank will help meter the stormwater into the city system.

Policy 11.4.3: Ensure parking lot designs that mitigate stormwater impacts. Take measures to reduce waterflow and increase water absorption through the use of bioswales, vegetated landscaped islands with curb cuts to allow water inflow, and tree planting.

Finding: Complies as proposed. The two ADA parking spaces will be drained to the stormwater garden.

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 new ADA ramps will allow pedestrians and bicyclists to better cross 6th and Jefferson Streets.

Policy 12.5.3: Improve the safety of vehicular, rail, bicycle, and pedestrian crossings.

Finding: Complies as proposed. The new ADA ramps will allow pedestrians and bicyclists to better cross 6th and Jefferson Streets.

Section 13: Energy Conservation

Goal 13.1 Energy Sources. Conserve energy in all forms through efficient land-use patterns, public transportation, building siting and construction standards, and city programs, facilities, and activities.

Finding: Complies as proposed. The new building will be designed to the current energy codes, will be well insulated, and use windows with low u-values and the ability to provide natural ventilation.

Policy 13.1.2: Encourage siting and construction of new development to take advantage of solar energy, minimize energy usage, and maximize opportunities for public transit.

Finding: Complies as proposed. Applicant has stated that saving energy is a high goal of this project, and the building's envelop and mechanical systems are designed with this in mind. Vestibules at either end of the classroom wing help reduce conditioned air loss at points where a majority of the users will be located.

Policy 13.1.3: Enable development to use alternative energy sources such as solar through appropriate design standards and incentives.

Finding: Complies as proposed. The roof has been laid out to allow for photovoltaic panel installation in the future.

Policy 13.1.4: Wherever possible, design and develop public facilities to take advantage of solar energy, develop co-generation, and conserve energy in operations and public access.

Finding: Complies as proposed. Please see responses, above.

Policy 13.2.6: Support the concept of sustainability over the long term by:

- *encouraging education efforts such as developing and/or distributing educational materials to the public about energy efficiency and sustainability*
- *encouraging designs that achieve a minimum Leadership in Energy and Environmental Design (LEED) certification*
- *implementing sustainable concepts within the Oregon City government facilities that receive a minimum "Platinum" LEED rating*
- *implementing design guidelines that address sustainability for private sector development*
- *taking advantage of up-to-date technology to reduce energy use*
- *developing incentive programs to apply to private sector development, where feasible*

Finding: Complies as proposed. Energy efficiency is a strong consideration for this building. The Energy Trust is being engaged to see how their programs can be incorporated into this project.

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: The applicant has stated that there will be no significant change in the related traffic conditions generated by the facility since the size of the congregation is no changing appreciably.

The Planning Commission may require that the applicant agree to some sort of limit for the new building, and that if more than 32 participant are anticipated to attend the new building church at any one time in the future then the applicant shall be required to provide the appropriate traffic analysis related the expanded use to determine the impacts and appropriate mitigation for the expansion.

If the Planning Commission decides to limit the number of participants, staff recommends that the applicant be required to provide an annual report to the Community Development Director for a period of 10 years that describes the current schedule and number of visitors to the church, in order to the determine whether the applicant remains in compliance with the cap set by the Planning Commission, and / or whether additional traffic or parking analysis and mitigation is required. It shall be the applicant's responsibility to provide the annual report for review by the Community Development Director within one year of the issuance of a certificate of occupancy, and henceforth annually for a period of 10 consecutive years.

The applicant can meet this standard by complying with conditions of approval 1 and 2.

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 MUC-1 zone dimensional standards, with adjustments to the setbacks as approved by the Historic Review Board.

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 with Condition. The applicant has not requested future expansion of the facility at this time, although staff is recommending that the Planning Commission place a cap on the number of cars visiting the facility to that stated by the applicant. All future expansions in excess of this approval shall be heard by the Planning Commission or shall be reviewed by the Community Development Director as directed by the Planning Commission as a Condition of Approval. Annual reports documenting the adequacy of parking availability shall also be required and submitted by the applicant.

The applicant can meet this standard by complying with Conditions of Approval 1 and 2.

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.

17.56.060 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.

LAND USE	PARKING REQUIREMENTS		
	The parking requirements are based on spaces per 1,000 square feet gross leasable area unless otherwise stated.		
	MIN	MAX	PROVIDED
Religious Assembly	0.25	0.5 per	Existing off-site parking lot and on-street
Building	per	seat	parking

(existing)	seat		
Preschool / Nursery	2	3	2 new-onsite ADA spaces
(new)			

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 proposed. The existing church uses the non-conforming city parking lot located on the same block just to the south of site. The highest parking demand is on Sunday, when a total of 95 vehicles visit the church, including Sunday worship. According to the table in this section, a minimum of 2 spaces is required for Preschool Nursery/Kindergarten use, which has a useable square footage of 1,750 square feet, and will be the main use of the building during the weekdays. Both of these spaces can be accommodated through abutting on-street parking both on Jefferson and 6th Streets. Parking for the building's use on Sundays will be accommodated both through the city parking lot across the alleyway and other nearby on-street parking spaces.

17.52.020 - Administrative provisions.

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

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

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

17.52.030 – Design review.

Finding: Complies as proposed. The 2 ADA parking spaces are located on the alleyway, and will be designed according to City standards for dimensional requirements, surfacing, and drainage.

17.52.060 – Bicycle parking standards.

Pursuant to the standards of this section, secure, well lit bicycle parking shall be located in convenient, clearly marked locations that are appropriate for the proposed use, visible and accessible from the street or on-site building and which do not conflict with vehicle and pedestrian circulation.

Finding: Complies with Conditions: 2 spaces are required for Preschool, Nursery, Kindergarten use. The applicant has proposed that the spaces be provided through use of a single 'U' rack placed in the 6th Street parking strip near the entry. The parking strip is in the public ROW and may not be used as a bicycle parking space without the permission of the Public Works Dept. The applicant shall obtain a ROW permit for the proposed bicycle parking space or propose an alternative location for the bicycle parking space in accordance with city code. **Applicant can assure this standard is met through Condition of Approval 3.**

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 November 3, 2009.

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. Applicant has provided a landscaping plan stamped by a registered landscape architect. Growing plant material placed between the building and the public right of way (sidewalk) constitutes 17% of the lot area. This calculation excludes the landscaping interior to the lot, which

would increase this percentage substantially. 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. The new ADA parking spaces are located at the alley, with easy and safe access both from the right-of-way and into the 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 education building has been designed to allow the historic Atkinson Memorial Church to remain visually dominant on the block. The main body of the education building has been set back along its 6th Street elevation so as to not stand in front of the church. A minimal-sized connection will be made between the two buildings via a 'breezeway', made as visually unobtrusive and transparent as possible. The use of the breezeway to connect with the church will minimize the disruption of historic fabric. New 4-foot by 7-foot openings on both of the church's levels will be cut through the concrete walls, keeping all existing fenestration (and Povey Brothers windows) intact. The openings will be made in the interior at the location of two non-historic fireplaces.

The materials selected for the new building – brick, lap siding, panel board, have been selected for their contextual applicability and durability. The brick used for the 'transition zone' of the building reflect that material use at the Carnegie Center across the street (also an 'institutional' type use). The lap siding is similar to the siding of many of the historic residences, principally the Andresen House and the Ermatinger House

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.

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

Finding: compliance with 17.52 was demonstrated earlier in this report.

17.52.070 - Pedestrian access in off-street automobile parking areas.

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

Finding: Complies as proposed. the 2 ADA spaces are connected to the building accesses in compliance with this section. The sidewalks at 6th Street and Jefferson Street will be repaired where needed, and new ADA ramps added to the corners.

17.52.090 - Parking lot landscaping.

Finding: Complies as proposed. The 2 ADA spaces abut the inner courtyard and path that is landscaped on both sides.

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 applicant will be upgrading the ADA curb cuts at the east and west intersection on the block. The existing curb cut at 6th Street will be eliminated. Damages areas of sidewalk

along 6th and Jefferson are to be replaced, and these have been noted on the Civil drawings. All work will be done according to 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.

Finding: Complies as proposed. There are direct pathways to the principal entries at the north and east directly from the adjoining sidewalks. The north path width is 8-feet, and the east width just over 10-feet. The south entry is connected to the ADA parking at the alleyway with a 4-foot wide pathway, compliant with ADA standards. All surfaces will be 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 proposes to remove a total of four trees due to their locations within the construction area. An 8-inch diameter deciduous tree near the corner of the site will be removed (after examining the possibility of relocating it) and replaced with four trees planted up against the building at the north and east elevations. Three birch trees located at the alley with diameters ranging from 14"–18" are to be removed to accommodate the two new ADA parking spaces, and will be replaced by six new trees planted within the south yard. Mitigation tree shall be counted separately from and in addition to street trees required pursuant to Chapter 12.08. Applicant shall therefore 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. **Applicant can meet this standard through Conditions of Approval 4 and 8.**

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. A submitted Traffic Analysis Letter has concluded that there will be no impact to the neighborhood by this development.

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.

17. All utility lines shall be placed underground.

Finding: Complies as proposed. Utility lines will be placed underground.

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 proposed. Continuous and direct access from the public sidewalk into the building is provided at the Jefferson Street entrance. Two ADA parking spaces will be provided at the alleyway, with a compliant pathway to the south entry into the building.

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

Finding: Not applicable. This is not a residential development.

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.

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.

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.

Finding: Complies with condition. The rooftop mechanical units will be shielded on three sides by a parapet wall equal to the highest portion of the units. Applicant has proposed a transformer pad abutting the sidewalk on Jefferson Street. Applicant shall fully screen the transformer pursuant to this section to the extent practicable. **Applicant can meet this standard through Condition of Approval 5.**

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 contiguous 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.

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.

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.

Finding: Complies as proposed. The proposed exterior building materials include brick, cement fiber lap siding, and cement fiber panel on the breezeway, all in the preferred building materials category.

17.62.055 – Institutional and commercial building standards.

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

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

Finding: Complies as proposed. The proposed education building will contribute to the district by providing support spaces for the Atkinson Memorial Church, as well as being the continued home to Oregon City Preschool. The footprint, form and materials of the building were chosen to compliment the historic church, but not directly replicate it. The use of brick for the lobby and elevator tower at the north façade (termed the ‘transition zone’) provides an appropriate contrast to parge-coated concrete exterior of the church, though staying within the family of a related material (masonry). The fenestration of the transition zone had been designed to resemble the vertical, punched opening character seen at the church. As the education building extends eastward away from the church, it changes scale to compliment that of the nearby residences and the Carnegie Center across 6th Street. Lap siding becomes the primary wall material at the classroom wing of the building, providing a level of articulation to the facades. The paired windows are of a proportion similar to neighboring residences, and are projected to be of fiberglass. Turning the corner to Jefferson Street, the building presents an east elevation more in scale with the neighboring residences. The color of the transition zone’s brick and siding were selected to provide a complimentary hue to the church, while also provide a transition to the brown and tan scheme of the education wing.

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

Finding: Complies as proposed. This project’s design has been specifically tailored to its program and context.

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

Finding: Not applicable. This is a single building development.

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

Finding: Complies as proposed. This project has been submitted as HR 10-01 and HR 10-02 for Historic Design Review, addressing the standards therein, including setback adjustments and other building design considerations pursuant to OCMC 17.40.

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

Finding: Complies as proposed. The building has 106-feet of frontage along 6th Street. Out of deference to the landmark structure on the site to which it attaches, the building has been set back so as to not stand in front of the Atkinson Memorial Church. The nearest building elements to the northern property line have been set back 8’-6”. At the Jefferson Street elevation, the setback is 7’-7”, to be more in keeping with the residential scale of adjacent houses. A variance is requested for these greater setback dimensions.

D. Relationship of Buildings to Streets and Parking.

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

area. b. Cobbled, patterned or paved stone or enhanced concrete. c. Pedestrian scale lighting. d. Sculpture/public art. e. Fountains/Water feature. f. At least twenty square feet of landscaping or planter boxes for each tenant façade fronting on the activity area. g. Outdoor café. h. Enhanced landscaping additional landscaping. i. Other elements, as approved by the community development director, that can meet the intent of this section.

Finding: Complies as proposed. The proposed building has been set back greater than five feet on both its street frontages out of deference to historic buildings within the immediate context. Landscaping suitable to the neighborhood will fill the intervening space.

2. The front façade shall be oriented toward the street and shall be accessed from a public sidewalk.

Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.

Finding: Complies as proposed. Canopies are provided over the two main entries facing the public sidewalks.

3. Entryways. The primary entranceway for each commercial or retail establishment shall face the major street. The entrance may be recessed behind the property line a maximum of five feet unless a larger setback is approved pursuant to Section 17.62.055.D.1 and shall be accessed from a public sidewalk. Primary building entrances shall be clearly defined, highly visible and recessed or framed by a sheltering element including at least four of the following elements, listed below :a. Canopies or porticos; b. Overhangs; c. Recesses/projections; d. Arcades; e. Raised corniced parapets over the door; f. Peaked roof forms; g Arches; h Outdoor patios; i. Display windows; j Architectural details such as tile work and moldings which are integrated into the building structure and design; k Integral planters or wing walls that incorporate landscaped areas and/or places for sitting. l. Planter boxes and street furniture placed in the right-of-way shall be approved for use according to materials, scale and type.

Finding: Complies as proposed. There are entrances at both 6th Street and Jefferson Street, with a variance for a setback larger than five feet requested. The building elevations help define these entries, with recesses, canopies, windows, and brick soldier coursing.

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

Finding: Not applicable.

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

Finding: Complies as proposed. Neither of the canopies project into the public rights-of-ways.

E. Corner Lots. For buildings located at the corner of intersections, the primary entrance of the building shall be located at the corner of the building or within twenty-five feet of the corner of the building. Additionally, one of the following treatments shall be required:

1. Incorporate prominent architectural elements, such as increased building height or massing, cupola, turrets, or pitched roof, at the corner of the building or within twenty-five feet of the corner of the building.

2. Chamfer the corner of the building (i.e. cut the corner at a forty-five-degree angle and a minimum of ten feet from the corner) and incorporate extended weather protection (arcade or awning), special paving materials, street furnishings, or plantings in the chamfered area.

Finding: Complies as proposed. The east street entry is within twenty-five feet of the corner of the building. The north entrance has been placed near the church to which it attaches, to allow for quick and easy transport via stairs/elevator into the church's two levels. The east entrance has been placed at the center of its façade in a manner similar to that seen in nearby historic buildings, such as the Carnegie Center.

Since the building has been set back from the corner for contextual reasons, treatments would not be suitable.

F. Commercial First Floor Frontage.

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

Finding: Complies as proposed. This building is not intended for retail use. A projecting horizontal trim band has been placed at the ceiling level of the education wing, in part to respond to a similar treatment at the Carnegie Center.

G. Variation in Massing.

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

Finding: Complies as proposed. The building's massing has been articulated with a variety of projections and insets.

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

Finding: Complies as proposed. The building's massing has been articulated with a variety of projections and insets, along with height changes.

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

Finding: Complies as proposed. There is an underlying rationale for all changes in mass, specifically using higher masses to highlight entrances and a more horizontal massing for the classrooms.

H. Minimum Wall Articulation.

1. Façades shall add architectural interest and variety and avoid the effect of a single, long or massive wall with no relation to human size. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding thirty feet without including, but not be limited to, at least two of the following: i. Change in plane, ii. Change in texture or masonry pattern or color, iii. Windows, treillage with landscaping appropriate for establishment on a trellis. iv. An equivalent element that subdivides the wall into human scale proportions.

Finding: Complies as proposed. The street façades have been articulated with changes of planes, materials, heights, and windows.

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

Finding: Complies as proposed. The 6th Street façade measures 106'-9", and is broken up by the deep inset nature of the 'breezeway', and the inset of the 'transition zone' containing the building lobby. These recesses are greater than the 3% of the building's length (minimum 3.18') and constitute 38% of the total frontage length.

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

Finding: Not applicable. The facades facing the public streets have been designed to be contextual to the historic church and adjacent historic buildings. Facades of 60% or more of glazed area, entries, etc. are not seen to be in keeping with the historic neighborhood context. With the exception of certain building materials to be reviewed by the Historic Review Board, the ground floor facades have been approved by the Historic Review Board.

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.

Finding: Complies as proposed. Material (brick, lap siding), color, and texture have been repeated in a cohesive manner across the building facades.

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.

Finding: Complies as proposed. A number of insets occur along the building's facades, and at a minimum of 24" in depth.

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

Finding: Complies as proposed. Repeated elements are within the thirty foot limitation along the street facades. A projecting horizontal trim band at the classroom wing is used to break up this massing vertically.

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.

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

Finding: Complies with condition. The applicant states that the window-to-wall ratio has been designed to be compatible to both the historic church and the neighboring historic buildings. Transparent doors and sidelights/transoms have been placed at all entries, and will be within the required visual light reflectivity value. The main front elevation of the building is the Atkinson Memorial Church itself. The side elevation and new entrance to the education building are not considered "main front elevations" subject to this standard out of deference to the landmark. The applicant did not provide information regarding the reflectiveness of the proposed windows. Applicant shall provide information indicating compliance with this standard prior to issuance of a building permit. **Applicant can meet this standard through Condition of Approval 6.**

J. Roof Treatments.

1. All façades shall have a recognizable "top" consisting of, but not limited to: a. Cornice treatments, other than just colored "stripes" or "bands," with integrally textured materials such as stone or other masonry or differently colored materials; or b. Sloping roof with overhangs and brackets; or c. Stepped parapets; d. Special

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

Finding: Complies as proposed. Each façade has a recognizable top through soldier coursing for the brick walls, and a wide cornice cap for the lap siding.

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

Finding: Not applicable.

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

Finding: Not applicable.

K. Drive-through facilities shall:

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

2. *Be designed to maximize queue storage on-site.*

Finding: Not applicable.

17.62.065 – Outdoor lighting.

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

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

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

3. *Control trespass light onto neighboring properties to protect inhabitants from the consequences of stray light shining in inhabitants' eyes or onto neighboring properties;*

4. *Result in cost and energy savings to establishments by carefully directing light at the surface area or activity to be illuminated, using only the amount of light necessary; and*

5. *Control light pollution to minimize the negative effects of misdirected light and recapture views to the night sky.*

Finding: Complies with conditions. The exterior lighting plan can be found on drawing E1.1 (Site Plan) and cut sheets of all fixtures have been provided. Based on the photometric charts provided with the proposed fixtures, it appears the lighting standards can be met, however the applicant has not provided a photometric plan indicate site lighting levels.

- Exterior lighting at the three entries (Type 'SN') are specified to be Westwood 715 sconces.

- Lighting at the stairs and pathway from the ADA parking spaces (Type 'SB') are Lithonia KBC8 H.I.D. bollards.

- Wall fixtures leading to the trash enclosure (Type 'SA') will be Gullwing 13 H.I.D. fixtures.

- Stair lights at the main stairway (Type 'SC') are Gardco 942 fixtures.

Prior to release of a building permit, the applicant shall provide a photometric plan for the site indicating that all applicable lighting levels required pursuant to this section can be met. **Applicant can meet this standard through Condition of Approval 7.**

17.62.085 – Refuse and recycling standards for commercial, industrial, and multifamily 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;

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

C. Fully enclosed and visually screened;

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

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

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

G. Maintained by the property owner;

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

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

Finding: Complies as proposed. A dedicated refuse and recycling area has been located in the 6'-3" gap between the education building and the parsonage building. The ground surface will be concrete and there will be room for nine roll carts, supplying plenty of capacity into the foreseeable future. This area will be fenced and gated, providing the required enclosure and screening. It has direct access to the Jefferson Street sidewalk, where pickup occurs.

Chapter 12.08 - PUBLIC AND STREET TREES

12.08.015 - Street tree planting and maintenance requirements.

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

Finding: Complies with Conditions. The re-development site frontage measures approximately 240' on both frontages. $240 / 35 = 6.8$ or 7 street trees are required. Applicant has proposed to plant four street trees along the Jefferson Street parking strip. At the 6th Street parking strip the applicant has proposed to not plant street trees due to the narrow width of that strip and the heavy power lines overhead. Instead, the asphalt in the strip will be removed up to where the sidewalk is the full width of the right-of-way, and lawn planted, which is in keeping with the residential nature of the neighborhood. 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. The four trees along Jefferson plus the three trees along 6th will meet the planting requirements provided the applicant records a restrictive covenant for the 3 trees along 6th that identifies them as public street trees and requires permanent protection or replacement. Applicant shall cause to be recorded the size, species and location of the trees to be planted behind the sidewalk. All street trees shall be a minimum two-inch caliper at the time of planting and selected from the Oregon City Street Tree List or as recommended by a certified arborist as appropriate for the planting area. The three street trees shall be counted in addition to and separately from any on-site landscaping tree requirements. **Applicant can assure this standard is met through Condition of Approval 4.**

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 Religious Institution W/ a New Education Building and Pre-school for Atkinson Memorial Church.

EXHIBITS

The following exhibits are attached to this staff report.

1. Vicinity map;
2. Public Notice and Affidavit of Publishing
3. Application
 - b. Narrative
 - c. Responses to Code Criteria
 - i. Conditional Use (for use of Parsonage as Pre-School)
 - ii. Conditional Use (for Religious Institutions use) and Traffic Loading Schedule
 - iii. Site Plan and Design Review
 - d. Site Plans, Civil Plans and Color 3-D Renderings
 - e. Revised Exterior Elevations (Color) showing lap-siding instead of panel board, revised parapets, entrances, canopies, cornice caps, trim bands and window trim.
 - f. Architectural Elevations
 - g. Stamped Landscaping Plans
 - h. Materials Descriptions
 - i. Lighting Fixtures
 - j. Traffic Analysis Letter, Charbonneau Engineering, December 3, 2009.
 - k. Stormwater Report, MGH Associates, December 4, 2009.
4. Comments submitted by John Lewis, Public Works Operations Manager for the City of Oregon City.
5. Comments regarding Traffic Analysis Letter by John Replinger, City Transportation Consultant.
6. Public Comments received prior to Staff Report (none).

Recommended Conditions of Approval

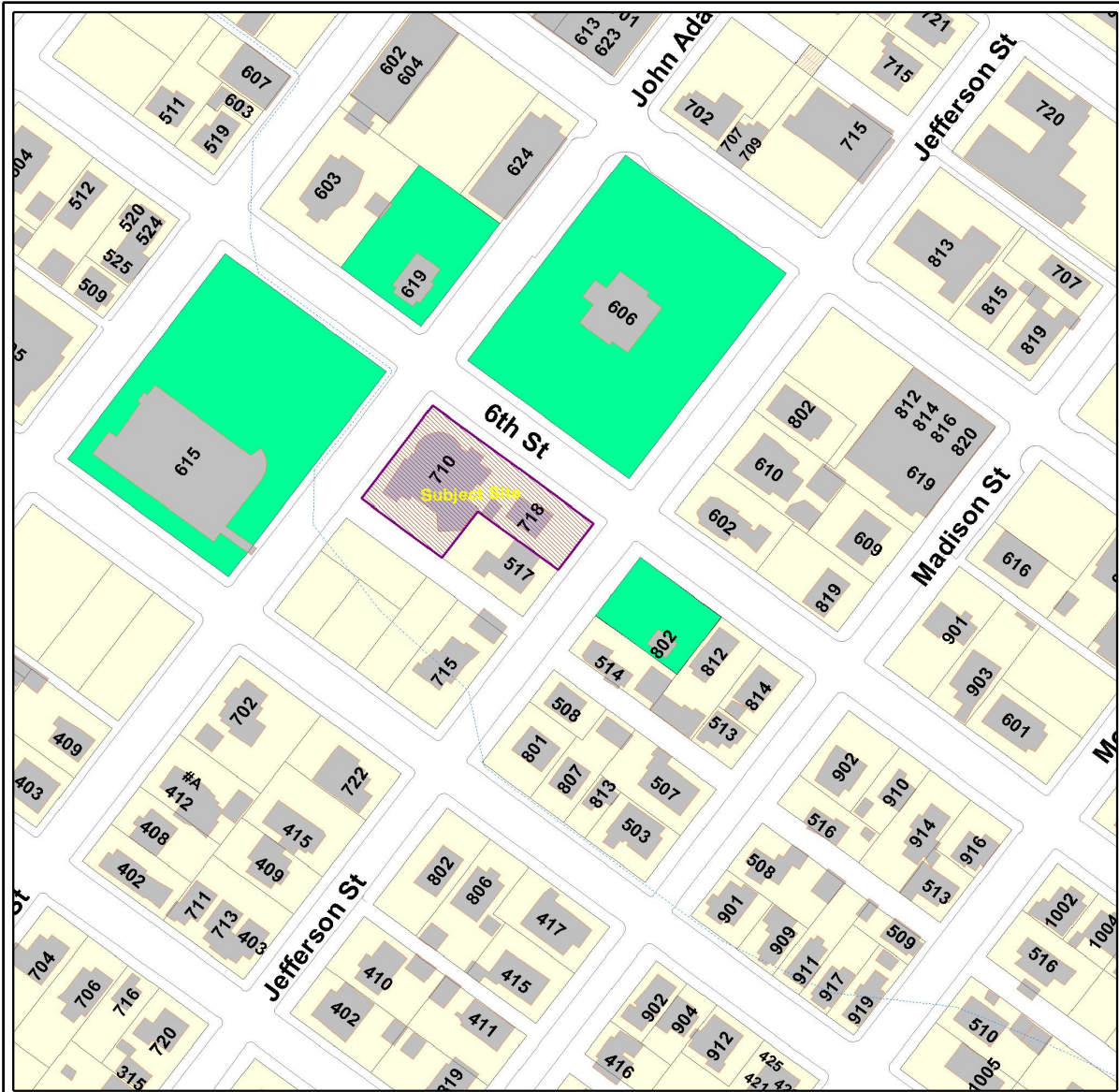
Planning File: CU 10-01 and SP 10-01

Planning Commission Hearing: May 24, 2010

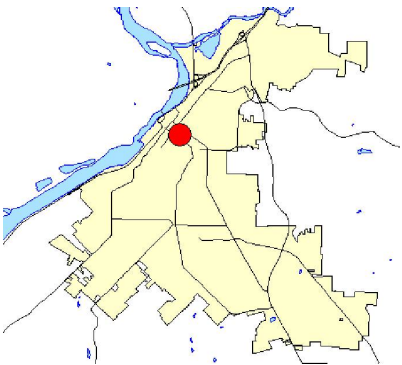
1. (Optional at Planning Commission's Discretion) The Planning Commission may require that the applicant agree to a limit on traffic load for the new building, and that if more than 32 participants are anticipated to attend the new education building at any one time in the future then the applicant shall be required to provide the appropriate traffic analysis related the expanded use to determine the impacts and appropriate mitigation for the expansion.
2. (Optional at Planning Commission's Discretion) If the Planning Commission decides to limit the number of participants pursuant to (1) above, staff recommends that the applicant be required to provide an annual report to the Community Development Director for a period of 10 years that describes the current schedule and number of visitors to the church, in order to the determine whether the applicant remains in compliance with the cap set by the Planning Commission, and / or whether additional traffic or parking analysis and mitigation is required. It shall be the applicant's responsibility to provide the annual report for review by the Community Development Director within one year of the issuance of a certificate of occupancy, and henceforth annually for a period of 10 consecutive years.
3. Bicycle Parking - ROW permit or relocate. The parking strip is in the public ROW and may not be used as a bicycle parking space without the permission of the Public Works Dept. The applicant shall obtain a ROW permit for the proposed bicycle parking space or propose an alternative location for the bicycle parking space in accordance with city code.
4. Revised Tree Planting Plan. Prior to final 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.
5. Screen Transformer Pad. Prior to final occupancy, the applicant shall screen the transformer on the Jefferson Street frontage pursuant to OCMC 17.62.050(A)(20)(c) to the extent practicable.
6. Details on Window Reflectivity. The applicant did not provide information regarding the reflectiveness of the proposed windows. Prior to issuance of a building permit, the applicant shall provide information indicating compliance with OCMC 17.62.055(I)(1).
7. Photometric Plan for property lines, bike parking, building entrances and pedestrian walkways. Prior to release of a building permit, 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.
8. Street Trees and Restrictive Covenant. The four trees along Jefferson plus the three trees along 6th will meet the planting requirements provided the applicant records a restrictive covenant for the 3 trees along 6th that identifies them as public street trees and requires permanent protection or replacement. Applicant shall cause to be recorded the size, species and location of the trees to be

planted behind the sidewalk. All street trees shall be a minimum two-inch caliper at the time of planting and selected from the Oregon City Street Tree List or as recommended by a certified arborist as appropriate for the planting area. The three street trees shall be counted in addition to and separately from any on-site landscaping tree requirements.

9. The applicant shall comply with the Engineering Policy 00-01 – Guidelines for Development, as needed for the duration of the project.
10. During civil construction plan review, the applicant shall coordinate with the Public Works Division to determine whether existing catch basins can be still used with new ADA ramps at both corners.



CU 10-01 & SP
10-01



4



City of Oregon City
P.O. Box 3040
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www.oregocity.org

This map is not suitable for survey, engineering, legal, or navigation purposes. Errors and omissions may exist.

Map created with OCMap 2010

04/23/2010



NOTICE OF PUBLIC HEARING

Notice Mailed: April 23rd, 2010

HEARING DATE:	On May 24th, 2010 the City of Oregon City Planning Commission will conduct a public hearing at 7:00 p.m. in the Commission Chambers at City Hall, 615 Center Street, Oregon City 97045 on the following Type III Land Use Application. Any interested party may testify at the public hearing or submit written testimony at or prior to the close of the Planning Commission hearing. Written comments on this Type III Land Use Application must be received by the Oregon City Planning Division, no later than May 10th, 2010 to be included in the Staff Report. Comments received after this date will be provided to the Planning Commission at the May 24 th , 2010 hearing. The public record will remain open until the Planning Commission closes the public hearing.
FILE NUMBER:	CU 10-01: Conditional Use SP 10-01: Site Plan and Design Review
APPLICANT:	Paul Falsetto Carlton Hart Architecture 322 NW 8 th Avenue, Portland, OR 97209
OWNER:	Atkinson Memorial Church C/O Patricia Lichen 710 6 th Street Oregon City, OR 97045
REQUEST:	The applicant is seeking approval for Conditional Use and Site Plan and Design Review for a Religious Institution W/ a New Education Building and Pre-school for Atkinson Memorial Church.
LOCATION:	710 6 th Street and 718 6 th Street 22E-31AD TL 11200 & 11300
CONTACT PERSON:	Pete Walter, AICP, Associate Planner (503) 722-3789
NEIGHBORHOOD ASSOCIATION:	McLoughlin Neighborhood Association
CRITERIA:	Administration and Procedures are set forth in Chapter 17.50, Conditional Use in Chapter 17.56, Site Plan and Design Review in Chapter 17.62, Off-Street Parking and Loading in Chapter 17.52, Tree Protection in Chapter 17.41 , and "MUC-1" - Mixed Use Corridor in Chapter 17.29 of the Oregon City Municipal Code . The City Code Book is available on-line at www.oregocity.org .

The application and all documents submitted by or on behalf of the applicant are available for inspection at no cost at the Oregon City Planning Division, 221 Molalla Avenue, Suite 200 from 8:00AM-5:00 PM. The staff report, with all the applicable approval criteria, will also be available for inspection **seven** days prior to the hearing. Copies of these materials may be obtained for a reasonable cost in advance.

Any interested party may testify at the public hearing or submit written testimony at or prior to the hearing. **Written comments must be received by the Planning Division by May 10th, 2010 to be included in the staff report.** The procedures that govern the hearing will be posted at the hearing and are found in OCMC Chapter 17.50 and ORS 197.763.

Please be advised that any issue that is intended to provide a basis for appeal must be raised before the close of the hearing, in person or by letter, with sufficient specificity to afford the Planning Commission and the parties an opportunity to respond to the issue. Failure to raise an issue with sufficient specificity will preclude any appeal on that issue. The decision of the Planning Commission may be appealed to the City Commission by parties with standing. Any appeal will be based 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.



CARLETON HART ARCHITECTURE

322 nw 8th avenue portland, oregon 97209
t 503 243 2252 | f 503 243 3261 | carletonhart.com

project: Atkinson Memorial Church Education Building date: 3/26/10
documenting: Site Plan & Design Review – Parsonage Conditional Use

▪ List of Permit Approvals Sought

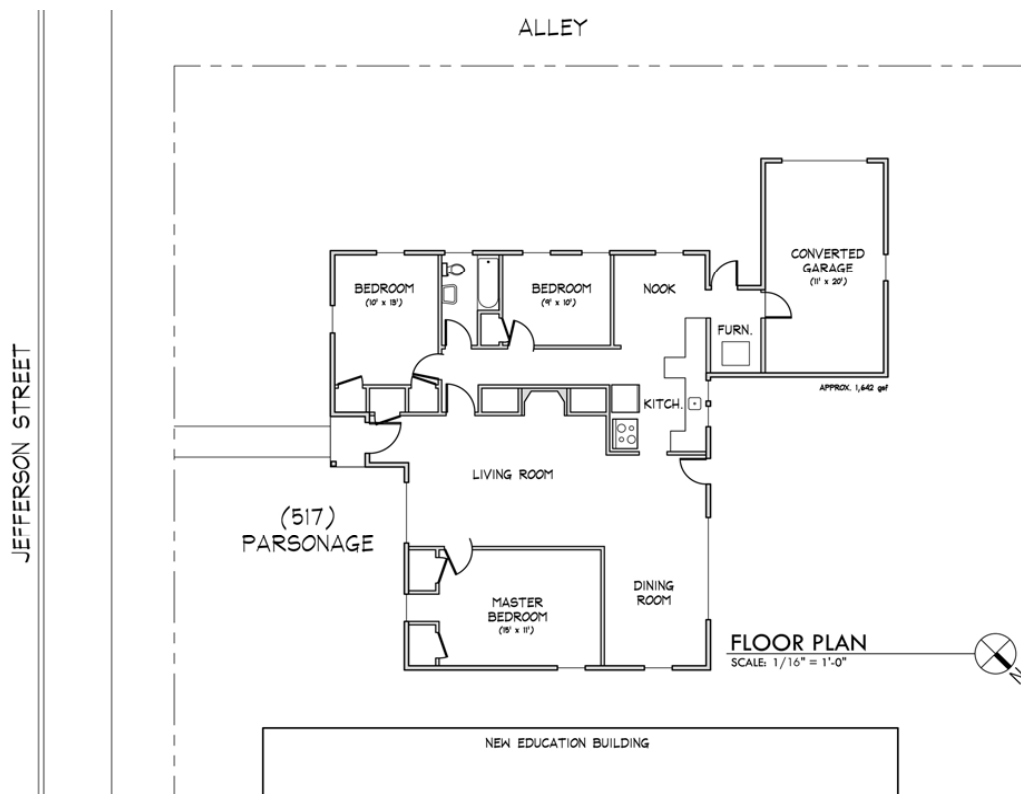
- **Conditional Use Approval** – Type III (requesting a “religious institutions” use)

▪ Project Narrative

A Conditional Use Approval is requested for the ‘parsonage’, a former residence owned by the Atkinson Memorial Church (AMC) and located at 517 Jefferson Street. This building, used until recently as a residence, was constructed in 1930 and is a non-contributing building in the Conservation District. The parsonage is a one-story building with attached garage, approximately 1,650 sq. ft. in area.

This building will temporarily house Oregon City Preschool during construction of the new education building, and used afterwards for religious education spaces. While occupied by Oregon City Preschool, there is anticipated to be no additional parking load in the neighborhood. When the Preschool moves into the new education building, the parsonage will be used primarily by AMC for religious education classes on Sunday mornings between September and June. Few classes are anticipated for the summer months.

Existing parsonage layout with proposed new education building location.



Jefferson Street elevation of the parsonage.





project: Atkinson Memorial Church Education Building date: 3/15/10
documenting: Site Plan & Design Review – OCMC Chapter 17.56 Conditional Uses

▪ 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;*
- 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 city comprehensive plan which apply to the proposed use.*

| **Response:** This project satisfies all the listed criteria, as shown in subsequent responses below.

▪ Comprehensive Plan Policies

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.*

| **Response:** The scale of the addition is in keeping with that of the immediate neighborhood, and its length along 6th Street has been broken up through a variety of vertical and horizontal articulations.

Policy 2.4.5: *Ensure a process is developed to prevent barriers in the development of neighborhood schools, senior and childcare facilities, parks, and other uses that serve the needs of the immediate area and the residents of Oregon City.*

| **Response:** The Oregon City Preschool will continue to operate at this location, providing a valued amenity to the residents of Oregon City.

Policy 2.6.3: *Protect the city's supply of undeveloped and underdeveloped land zoned for industrial uses by limiting non-industrial community uses, such as schools, parks, and churches on such properties and by limiting larger commercial uses within those areas.*

| **Response:** N/A (not industrially zoned).

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

Goal 5.3 Historic Resources. *Encourage the preservation and rehabilitation of homes and other buildings of historic or architectural significance in Oregon City.*

Response: The Atkinson Memorial Church will receive an addition designed in a manner that maintains the historic building's architectural significance. The existing house at 718 6th Street and its garage are to be demolished. This house, built in 1925 and under ownership by AMC, is a non-contributing building in the Conservation District. AMC will conduct a series of mitigating actions regarding the building's removal, the first of which is offering it for relocation.

Policy 5.3.1: *Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.*

Response: The proposed education building has been laid out in consideration and deference to the historic Atkinson Memorial Church. The main body of the building has been set back along its 6th Street elevation to not stand in front of the church, and a variance for this setback is requested. A minimal connection will be made from the new building to the church at both floors by use of a 'breezeway', approximately 8-feet in width and disturbing as little historic fabric as possible. The scale and materials of the classroom wing are influenced by nearby building in the Conservation District.

Policy 5.3.7: *Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.*

Response: AMC has been a careful and considerate steward of the Church, and this new addition allows them to better accommodate their activities.

Policy 5.3.8: *Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.*

Response: The new education building provides the urban type of infill that the MUC-1 zone requires, but in a manner that is considerate of the scale of the immediate neighborhood.

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.*

Response: No additional noise will accompany this project.

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.*

Response: Light fixtures and lighting levels are appropriate to the building's use, and have been designed to reduce glare towards the night sky.

Policy 6.3.1: *Minimize light pollution and reduce glare from reaching the sky and trespassing onto adjacent properties.*

Response: Light fixtures and lighting levels are appropriate to the building's use, and have been designed to reduce glare towards the night sky.

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.

Response: Light fixtures will be new and energy efficient, using mostly compact florescent bulbs.

Policy 6.4.1: Provide for noise abatement features such as sound-walls, soil berms, vegetation and setbacks to buffer neighborhoods from vehicular noise and industrial noises.

Response: N/A, no such noise will be generated.

Policy 6.4.2: Encourage land-use patterns along high-traffic corridors that minimize noise impacts from motorized traffic through building location, design, size and scale.

Response: N/A, not in a high-traffic corridor.

Section 7: Natural Hazards

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

Response: This project will be designed to current seismic codes.

Policy 7.1.9: Locate, design, and construct structures in conformance with current building codes and standards for seismic-resistant design.

Response: This project will be designed to current seismic codes.

Section 10 – Housing

Goal 10.1 Diverse Housing Opportunities. Provide for the planning, development and preservation of a variety of housing types and lot sizes to provide for needed affordable housing.

Response: N/A, this project is of an institutional-type use.

Policy 10.1.1: Maintain the existing residential housing stock in established older neighborhoods by maintaining existing comprehensive plan and zoning designations where appropriate.

Response: This project conforms to the standards of the MUC-1 zoning.

Section 11: Public Facilities

Goal 11.4 Stormwater Management. Seek the most efficient and economical means available for constructing, operating, and maintaining the City's stormwater management system while protecting the environment and meeting regional, state, and federal standards for protection and restoration of water resources and fish and wildlife habitat.

Response: A stormwater garden is being employed to provide water quality capacity, and an in-ground retention tank will help meter the stormwater into the city system.

Policy 11.4.3: Ensure parking lot designs that mitigate stormwater impacts. Take measures to reduce waterflow and increase water absorption through the use of bioswales, vegetated landscaped islands with curb cuts to allow water inflow, and tree planting.

Response: The two ADA parking spaces will be drained to the stormwater garden.

Section 12: Transportation

Goal 12.5 Safety. *Develop and maintain a transportation system that is safe.*

| **Response:** The parking spaces are safely accessed from the alley.

Policy 12.5.1: *Identify improvements that are needed to increase the safety of the transportation system for all users.*

| **Response:** 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.*

| **Response:** The new ADA ramps will allow pedestrians and bicyclists to better cross 6th and Jefferson Streets.

Policy 12.5.3: *Improve the safety of vehicular, rail, bicycle, and pedestrian crossings.*

| **Response:** The new ADA ramps will allow pedestrians and bicyclists to better cross 6th and Jefferson Streets.

Section 13: Energy Conservation

Goal 13.1 Energy Sources. *Conserve energy in all forms through efficient land-use patterns, public transportation, building siting and construction standards, and city programs, facilities, and activities.*

| **Response:** The new building will be designed to the current energy codes, will be well-insulated, and use windows with low u-values and the ability to provide natural ventilation.

Policy 13.1.2: *Encourage siting and construction of new development to take advantage of solar energy, minimize energy usage, and maximize opportunities for public transit.*

| **Response:** Saving energy is a high goal of this project, and the building's envelop and mechanical systems are designed with this in mind. Vestibules at either end of the classroom wing help reduce conditioned air loss at points where a majority of the users will be located.

Policy 13.1.3: *Enable development to use alternative energy sources such as solar through appropriate design standards and incentives.*

| **Response:** The roof has been laid out to allow for photovoltaic panel installation in the future.

Policy 13.1.4: *Wherever possible, design and develop public facilities to take advantage of solar energy, develop co-generation, and conserve energy in operations and public access.*

| **Response:** Please see responses, above.

Policy 13.2.6: *Support the concept of sustainability over the long term by:*

- *encouraging education efforts such as developing and/or distributing educational materials to the public about energy efficiency and sustainability*
- *encouraging designs that achieve a minimum Leadership in Energy and Environmental Design (LEED) certification*
- *implementing sustainable concepts within the Oregon City government facilities that receive a minimum "Platinum" LEED rating*

- *implementing design guidelines that address sustainability for private sector development*
- *taking advantage of up-to-date technology to reduce energy use*
- *developing incentive programs to apply to private sector development, where feasible*

Response: Energy efficiency is a strong consideration for this building.
The Energy Trust is being engaged to see how their programs can be incorporated into this project.



project: Atkinson Memorial Church Education Building date: 3/15/10
documenting: Site Plan & Design Review – OCMC Chapter 17.56 Conditional Uses

▪ 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;*
- 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 city comprehensive plan which apply to the proposed use.*

| **Response:** This project satisfies all the listed criteria, as shown in subsequent responses below.

▪ Comprehensive Plan Policies

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.*

| **Response:** The scale of the addition is in keeping with that of the immediate neighborhood, and its length along 6th Street has been broken up through a variety of vertical and horizontal articulations.

Policy 2.4.5: *Ensure a process is developed to prevent barriers in the development of neighborhood schools, senior and childcare facilities, parks, and other uses that serve the needs of the immediate area and the residents of Oregon City.*

| **Response:** The Oregon City Preschool will continue to operate at this location, providing a valued amenity to the residents of Oregon City.

Policy 2.6.3: *Protect the city's supply of undeveloped and underdeveloped land zoned for industrial uses by limiting non-industrial community uses, such as schools, parks, and churches on such properties and by limiting larger commercial uses within those areas.*

| **Response:** N/A (not industrially zoned).

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

Goal 5.3 Historic Resources. *Encourage the preservation and rehabilitation of homes and other buildings of historic or architectural significance in Oregon City.*

Response: The Atkinson Memorial Church will receive an addition designed in a manner that maintains the historic building's architectural significance. The existing house at 718 6th Street and its garage are to be demolished. This house, built in 1925 and under ownership by AMC, is a non-contributing building in the Conservation District. AMC will conduct a series of mitigating actions regarding the building's removal, the first of which is offering it for relocation.

Policy 5.3.1: *Encourage architectural design of new structures in local Historic Districts, and the central Downtown area to be compatible with the historic character of the surrounding area.*

Response: The proposed education building has been laid out in consideration and deference to the historic Atkinson Memorial Church. The main body of the building has been set back along its 6th Street elevation to not stand in front of the church, and a variance for this setback is requested. A minimal connection will be made from the new building to the church at both floors by use of a 'breezeway', approximately 8-feet in width and disturbing as little historic fabric as possible. The scale and materials of the classroom wing are influenced by nearby building in the Conservation District.

Policy 5.3.7: *Encourage property owners to preserve historic structures in a state as close to their original construction as possible while allowing the structure to be used in an economically viable manner.*

Response: AMC has been a careful and considerate steward of the Church, and this new addition allows them to better accommodate their activities.

Policy 5.3.8: *Preserve and accentuate historic resources as part of an urban environment that is being reshaped by new development projects.*

Response: The new education building provides the urban type of infill that the MUC-1 zone requires, but in a manner that is considerate of the scale of the immediate neighborhood.

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.*

Response: No additional noise will accompany this project.

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.*

Response: Light fixtures and lighting levels are appropriate to the building's use, and have been designed to reduce glare towards the night sky.

Policy 6.3.1: *Minimize light pollution and reduce glare from reaching the sky and trespassing onto adjacent properties.*

Response: Light fixtures and lighting levels are appropriate to the building's use, and have been designed to reduce glare towards the night sky.

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- *implementing design guidelines that address sustainability for private sector development*
- *taking advantage of up-to-date technology to reduce energy use*
- *developing incentive programs to apply to private sector development, where feasible*

Response: Energy efficiency is a strong consideration for this building.
The Energy Trust is being engaged to see how their programs can be incorporated into this project.

Atkinson Memorial Church Education Building Traffic Load

Atkinson Memorial Church Daily Schedule

Oregon City Preschool

Activity	Mon-Friday	Current Persons	Predicted change with new building
Drop off/Arrivals	7:30 AM	18	0
Pick up	11:30 AM	9	0
Drop off	12:00 PM	9	0
Pick up	2:30 PM	14	0
Staff leave	3:00 PM	4	0

Oregon City Alcoholics Anonymous

Activity	Mon-Sun	Current Persons	Predicted change with new building
Meeting	5:30 PM	30	0

* number of family units = the number of cars

Atkinson Memorial Church Monthly Schedule

March 2010 Calendar					Family Units*
1-Mar	Mon	7:00p -8:30p Chalice Circle		Meets offsite. For more info, contact the church office at 503-656-7296.	n/a
2-Mar	Tue				
3-Mar	Wed	10:00a -11:30a Chalice Circle		Meets in the Library. For more info, contact the church office at 503-656-7296.	6
		6:00p Meditation Group		Newcomers may join in on the first Wed of each month. This class is free of charge. Meets in the South Room. Questions? Contact Kris Armetta, or the church office at 503-656-7296.	10
		6:45p -8:15p AA District Meeting		Meets in the Martha White Room. For more information call the church office, 503-656-7296	15
		7:00p -9:00p Choir Practice		Join the choir in the Sanctuary for practice. For more information call Kris Armetta or the church office. 503-656-7296	8
4-Mar	Thu	12:30p -2:00p Knitting Group		Meets in the Library. Any type of handiwork in addition to knitting is welcome. Novices are also welcome--the group members are happy to teach you. For more info, contact Susan Landis-Steward or the church office at 503-656-7296.	6
5-Mar	Fri				
6-Mar	Sat				
7-Mar	Sun	9:15a Forum		This discussion group meets every Sunday at 9:15 am in the Martha White Room. The Forum discusses a wide range of topics--religious, political, etc--of interest to its members. For more info, contact Herb Beals or the church office at 503-656-7296.	6
		10:30a Worship Service		Visitors are welcome to attend our worship service, which starts at 10:30 am. Religious Education is also available for children. For more info, call the church office at 503-656-7296.	**95
		10:30a -11:45a Children's Chapel and Religious		On the first Sunday of each month, our children and youth gather downstairs at 10:30 instead of beginning the service upstairs as usual. The youth go directly to their classrooms, the children attend Children's Chapel in the Martha White Room.	
		12:00p -1:30p Chalice Circle		Meets in the Library. For more info, contact the church office at 503-656-7296.	
		12:00p -2:00p Positive Discipline		For more info contact Angie Koehler or the church office at 503-656-7296.	12
		6:00p -8:00p Credo Writing for Adults		For more info, contact Annie Scott or the church office at 503-656-7296.	

Atkinson Memorial Church Education Building Traffic Load

8-Mar	Mon	7:00p Men's Group	This Men's Group is a closed group; please contact Jim King for more information on additional Men's Groups, or call the church office at 503-656-7296	8
		7:00p SISTERS	All women in our church community are welcome! For more information call Marion Minar or the church office at 503-656-7296. Meets on the second Mondays at different locations.	0
9-Mar	Tue	6:30p Pastoral Associates	Pastoral Associates meets in the South Room. For more information call Dana Worsnop at the church office 503-656-7296	6
		7:00p PFLAG	Meets in the South Room on the second Tuesday of every month. For more info, visit www.clackamaspflag.org	15
10-Mar	Wed	6:00p Meditation Group	Newcomers may join in on the first Wed of each month. This class is free of charge. Meets in the South Room. Questions? Contact Kris Armetta, or the church office at 503-656-7296.	10
		7:00p - 9:00p Choir Practice	Join the choir in the Sanctuary for practice. For more information call Kris Armetta or the church office. 503-656-7296	8
11-Mar	Thu			
12-Mar	Fri	10:30a -11:30a Private rental	Meets in the Library on 2nd and 4th Fridays of every month.	6
13-Mar	Sat	9:00a -12:00p All-Church Work Party	Bring your handy talents and ideas, and join us in keeping up our church. We meet from 1 to 12 every second Sat. Pizza for lunch! For more information call Michael Stines or the church office 503-656-7296	10
14-Mar	Sun	Start Daylight Saving Time		
		9:15a Forum	This discussion group meets every Sunday at 9:15 am in the Martha White Room. The Forum discusses a wide range of topics--religious, political, etc--of interest to its members. For more info, contact Herb Beals or the church office at 503-656-7296.	**95
		10:30a Worship Service	Visitors are welcome to attend our worship service, which starts at 10:30 am. Religious Education is also available for children. For more info, call the church office at 503-656-7296.	
		10:30a -11:45a Children and Youth Religious	The children and youth join us for the beginning of the Worship Service at 10:30 am; 10 or 15 minutes into the Service, the children leave to attend Religious Education classes. For more information, contact Annie Scott, Director of Religious Education, at 503-655-7296.	
15-Mar	Mon	News and Views DEADLINE	Send your church-related articles for the newsletter to office@atkinsonchurch.org by TODAY!	
16-Mar	Tue	7:00p Committee Council	Meets in the Martha White Room. Contact the church office for more info: 503-656-7296	20
17-Mar	Wed	St. Patrick's Day		
		10:00a -11:30a Chalice Circle	Meets in the Library. For more info, contact the church office at 503-656-7296.	8
		6:00p Meditation Group	Newcomers may join in on the first Wed of each month. This class is free of charge. Meets in the South Room. Questions? Contact Kris Armetta, or the church office at 503-656-7296.	10
		7:00p -9:00p Choir Practice	Join the choir in the Sanctuary for practice. For more information call Kris Armetta or the church office. 503-656-7296	8
		7:00p -8:30p Chalice Circle	Meets in the Martha White Room. For more info, contact the church office at 503-656-7296.	8
18-Mar	Thu	12:30p -2:00p Knitting Group	Meets in the Library. Any type of handiwork in addition to knitting is welcome. Novices are also welcome--the group members are happy to teach you. For more info, contact Susan Landis-Steward or the church office at 503-656-7296.	8
		6:45p Board Meeting	Meets in the Martha White Room. For more information call Alice Ericksen or the church office 503-656-7296. Meets the third Thursdays of each month.	8
19-Mar	Fri			
20-Mar	Sat			
21-Mar	Sun	9:15a Forum	This discussion group meets every Sunday at 9:15 am in the Martha White Room. The Forum discusses a wide range of topics--religious, political, etc--of interest to its members. For more info, contact Herb Beals or the church office at 503-656-7296.	**95
		10:30a Worship Service	Visitors are welcome to attend our worship service, which starts at 10:30 am. Religious Education is also available for children. For more info, call the church office at 503-656-7296.	
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		Chalice Circle	Meets in the Library. For more info, contact the church office at 503-656-7296.	8
22-Mar	Mon	7:00p Men's Group	This Men's Group is a closed group; please contact Jim King for more information on additional Men's Groups, or call the church office at 503-656-7296	8
23-Mar	Tue			

Atkinson Memorial Church Education Building Traffic Load

24-Mar	Wed	6:00p Meditation Group	Newcomers may join in on the first Wed of each month. This class is free of charge. Meets in the South Room. Questions? Contact Kris Armetta, or the church office at 503-656-7296.	10
		7:00p -9:00p Choir Practice	Join the choir in the Sanctuary for practice. For more information call Kris Armetta or the church office. 503-656-7296	8
25-Mar	Thu			
26-Mar	Fri	10:30a -11:30a Private rental	Meets in the Library the second and fourth Friday of every month.	6
27-Mar	Sat			
28-Mar	Sun	9:15a Forum	This discussion group meets every Sunday at 9:15 am in the Martha White Room. The Forum discusses a wide range of topics--religious, political, etc--of interest to its members. For more info, contact Herb Beals or the church office at 503-656-7296.	**95
		10:30a Worship Service	Visitors are welcome to attend our worship service, which starts at 10:30 am. Religious Education is also available for children. For more info, call the church office at 503-656-7296.	
29-Mar	Mon			
30-Mar	Tue			
31-Mar	Wed	6:00p Meditation Group	Newcomers may join in on the first Wed of each month. This class is free of charge. Meets in the South Room. Questions? Contact Kris Armetta, or the church office at 503-656-7296.	10
		7:00p -9:00p Choir Practice	Join the choir in the Sanctuary for practice. For more information call Kris Armetta or the church office. 503-656-7296	8

**** The predicted change with the new building is a slight increase in Sunday attendance since the Church will be accessible for wheel chairs. The 95 units may go to between 98 to 102 on Sunday mornings, though the (2) new ADA parking spaces will accomodate some or all of this additional load.**



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EDUCATION BUILDING
ATKINSON MEMORIAL CHURCH
718 6th STREET
OREGON CITY, OREGON

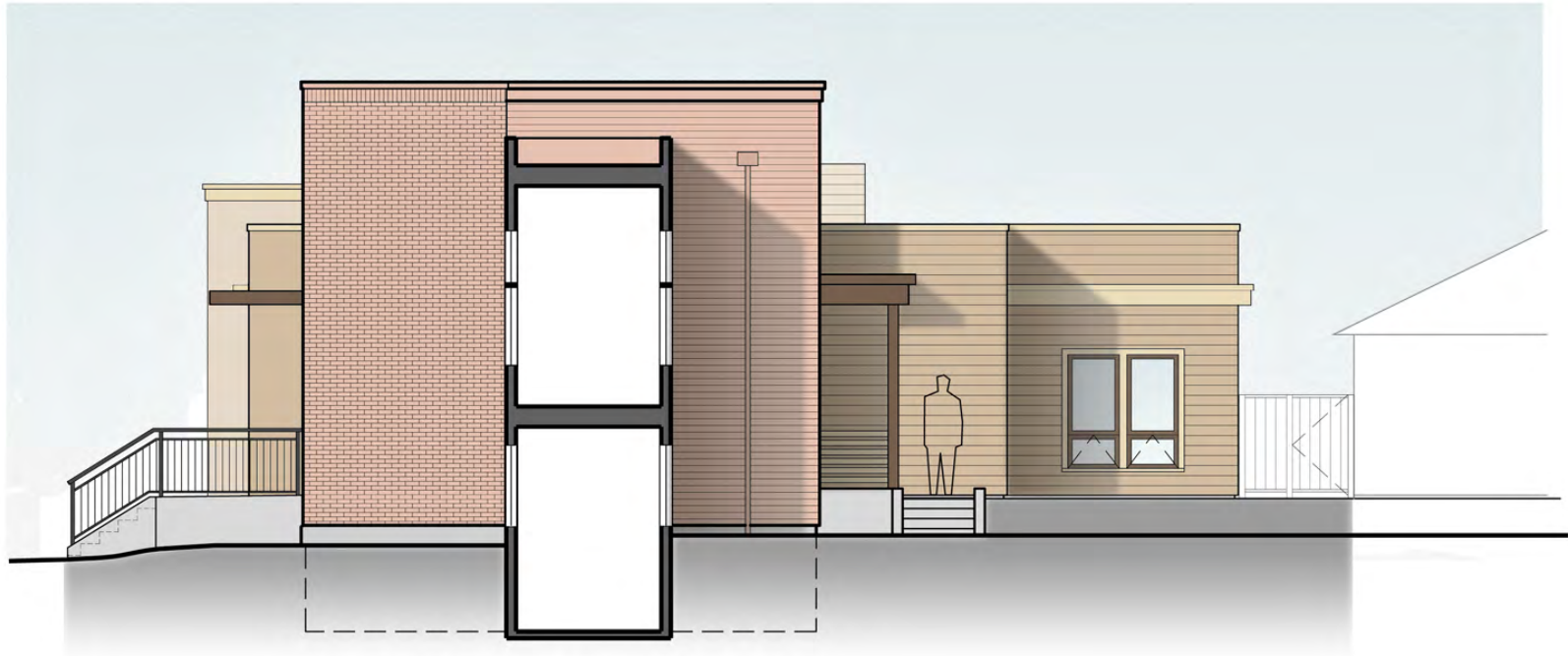
EXTERIOR ELEVATIONS
NORTH & EAST
COLOR RENDERING
PROJ NO.
20727.01
04.20.10

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A3.1



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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ATKINSON MEMORIAL CHURCH
718 6th STREET
OREGON CITY, OREGON

EXTERIOR ELEVATIONS
SOUTH & WEST
COLOR RENDERING

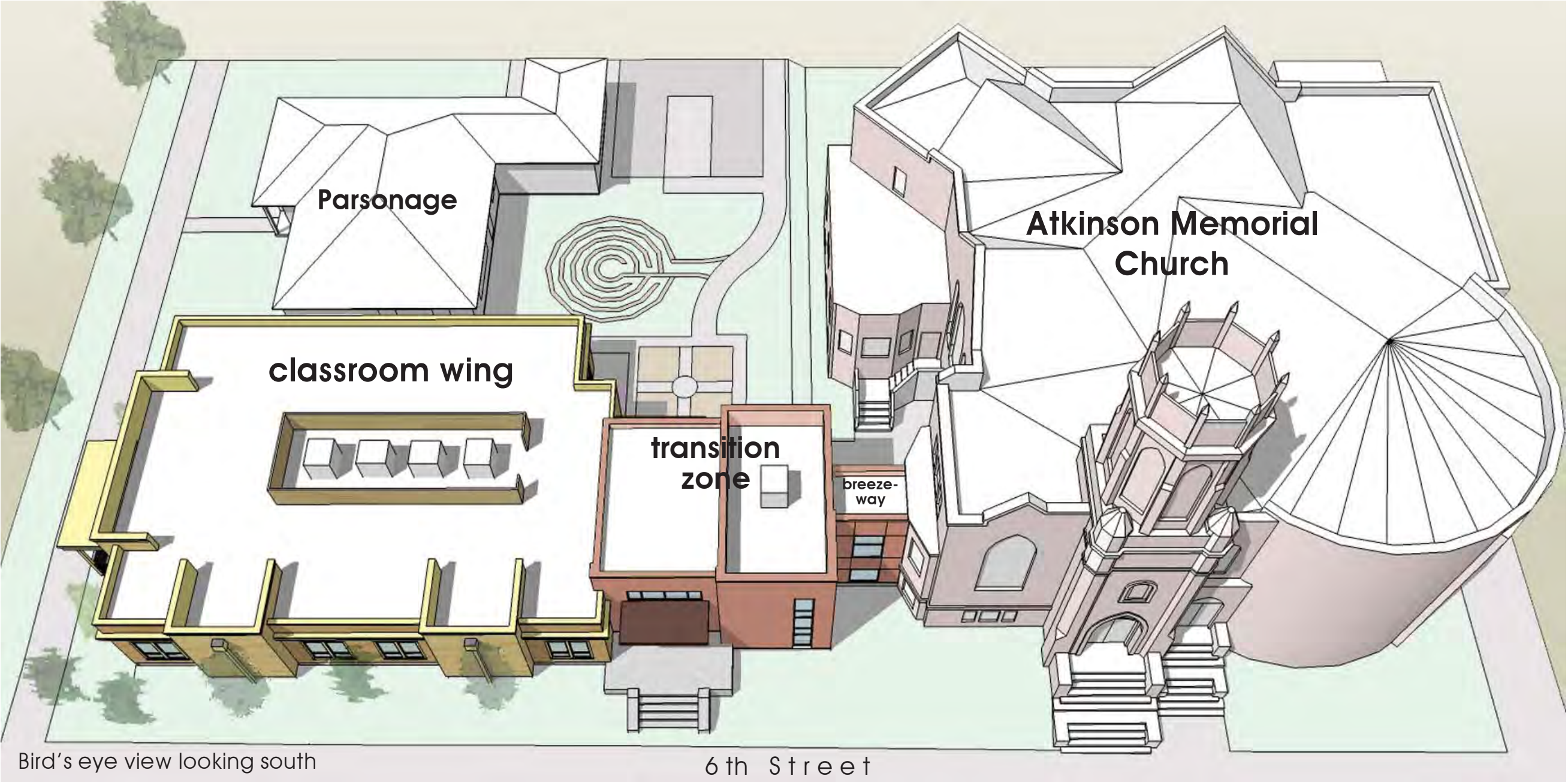
PROJ NO.
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04.20.10

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A3.2

3D Model Images



3D Model Images



North Elevation

3D Model Images



View eastward down 6th Street

3D Model Images



3D Model Images



East Elevation

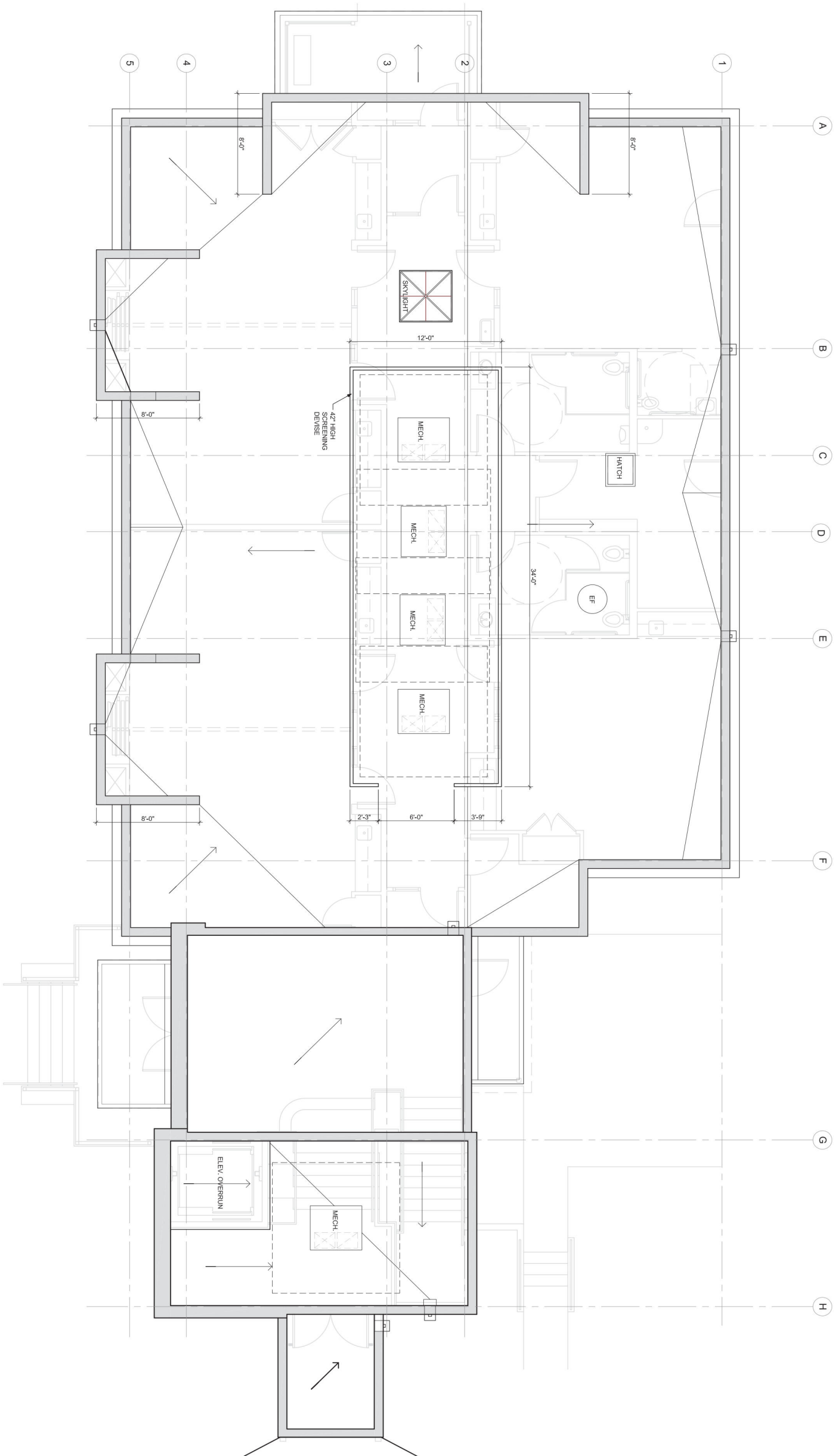
3D Model Images



View of the
"Atkinson Commons"



PLAN KEY NOTES	
1	STAINED CONCRETE FLOOR
2	SEALED CONCRETE FLOOR
3	MARMOLEUM FLOOR



1 ROOF PLAN
SCALE 1/4" = 1'-0"



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100% DD SET



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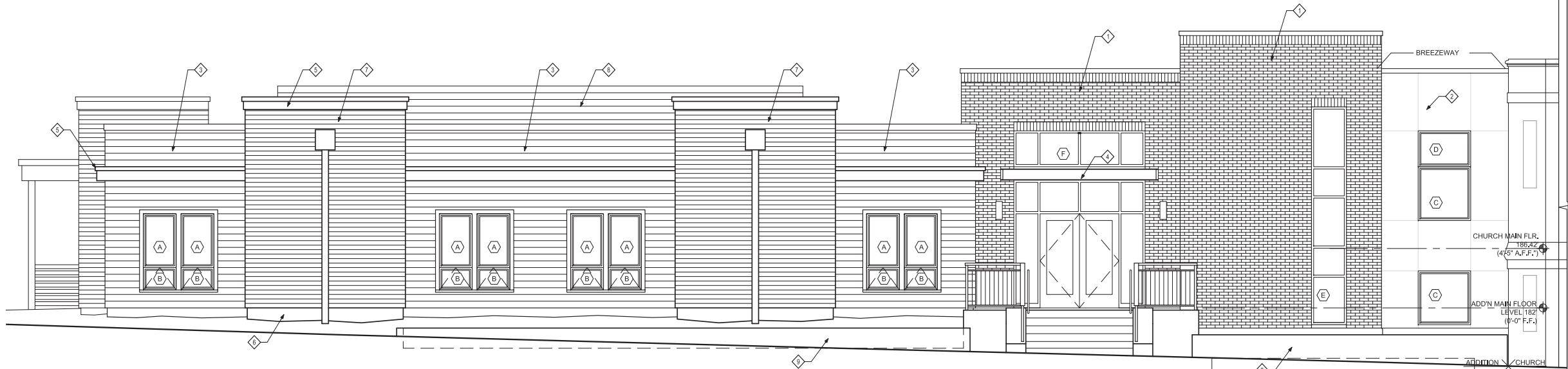
EDUCATION BUILDING
ATKINSON MEMORIAL CHURCH
718 6th STREET
OREGON CITY, OREGON

100% DESIGN DEVELOPMENT

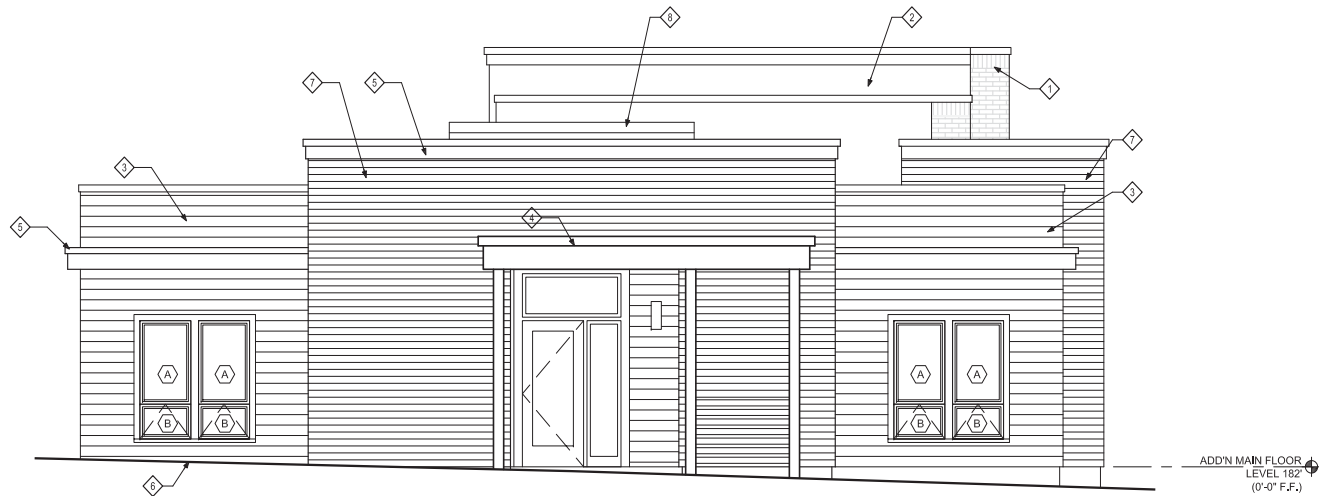
ROOF PLAN

PROJ NO.
20727.01
04.09.10

A2.3



1 NORTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"

ELEVATION KEY NOTES

- 1 BRICK VENEER OVER RAINSCREEN SYSTEM
- 2 FIBER CEMENT PANEL OVER RAINSCREEN SYSTEM
- 3 FIBER CEMENT LAP SIDING OVER RAINSCREEN SYSTEM, 6" EXPOSURE
- 4 CANOPY
- 5 FIBER CEMENT TRIM
- 6 CONCRETE FOUNDATION/ BASE
- 7 FIBER CEMENT LAP SIDING OVER RAINSCREEN SYSTEM, 4" EXPOSURE
- 8 MECHANICAL SCREENING SYSTEM
- 9 CONCRETE PLANTER WALL

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EDUCATION BUILDING
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100% DESIGN DEVELOPMENT

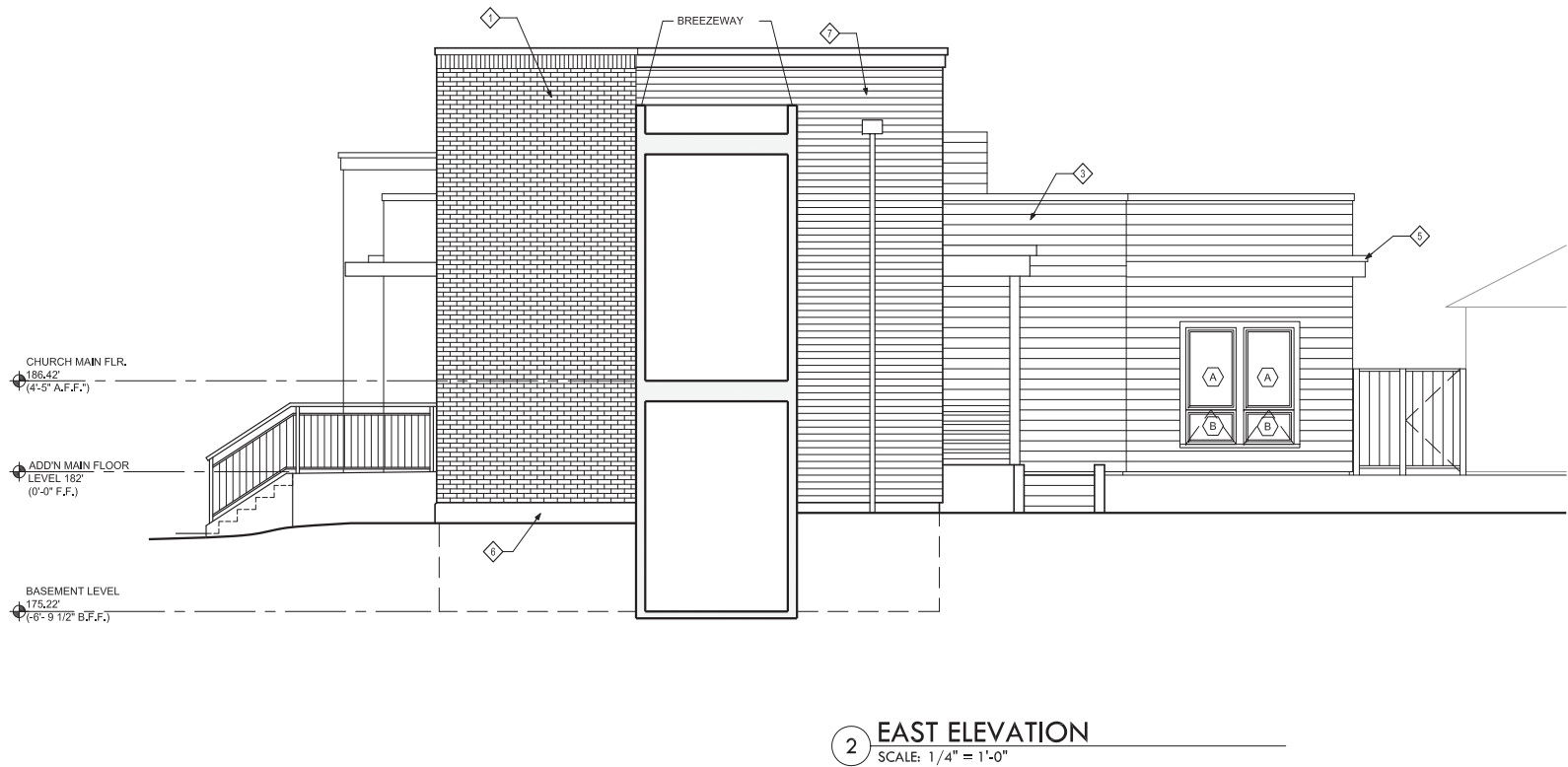
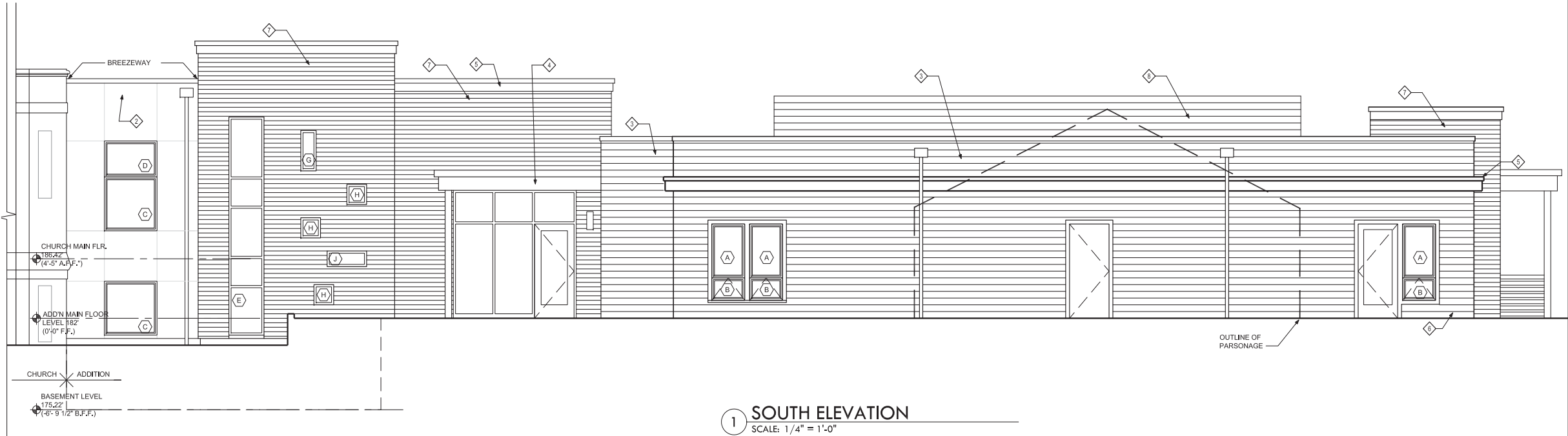
EXTERIOR ELEVATIONS
NORTH & EAST

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04.09.10

A3.1

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- 5 FIBER CEMENT TRIM
- 6 CONCRETE FOUNDATION/ BASE
- 7 FIBER CEMENT LAP SIDING OVER RAINSCREEN SYSTEM, 4" EXPOSURE
- 8 MECHANICAL SCREENING SYSTEM

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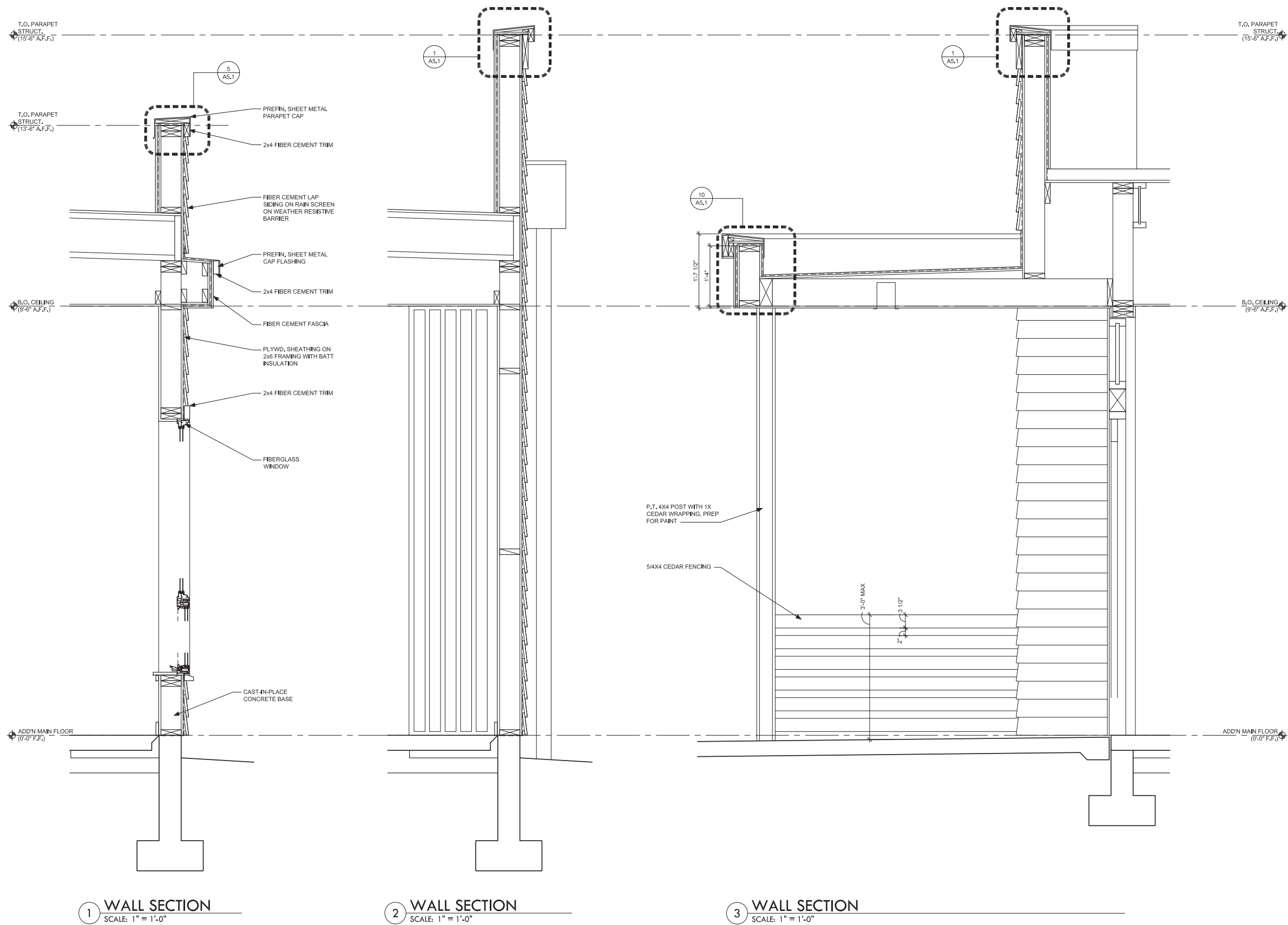
CARLETON HART ARCHITECTURE
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EDUCATION BUILDING
ATKINSON MEMORIAL CHURCH
718 6th STREET
OREGON CITY, OREGON
100% DESIGN DEVELOPMENT

EXTERIOR ELEVATIONS
SOUTH & WEST

PROJ NO.
20727.01
04.09.10

A3.2



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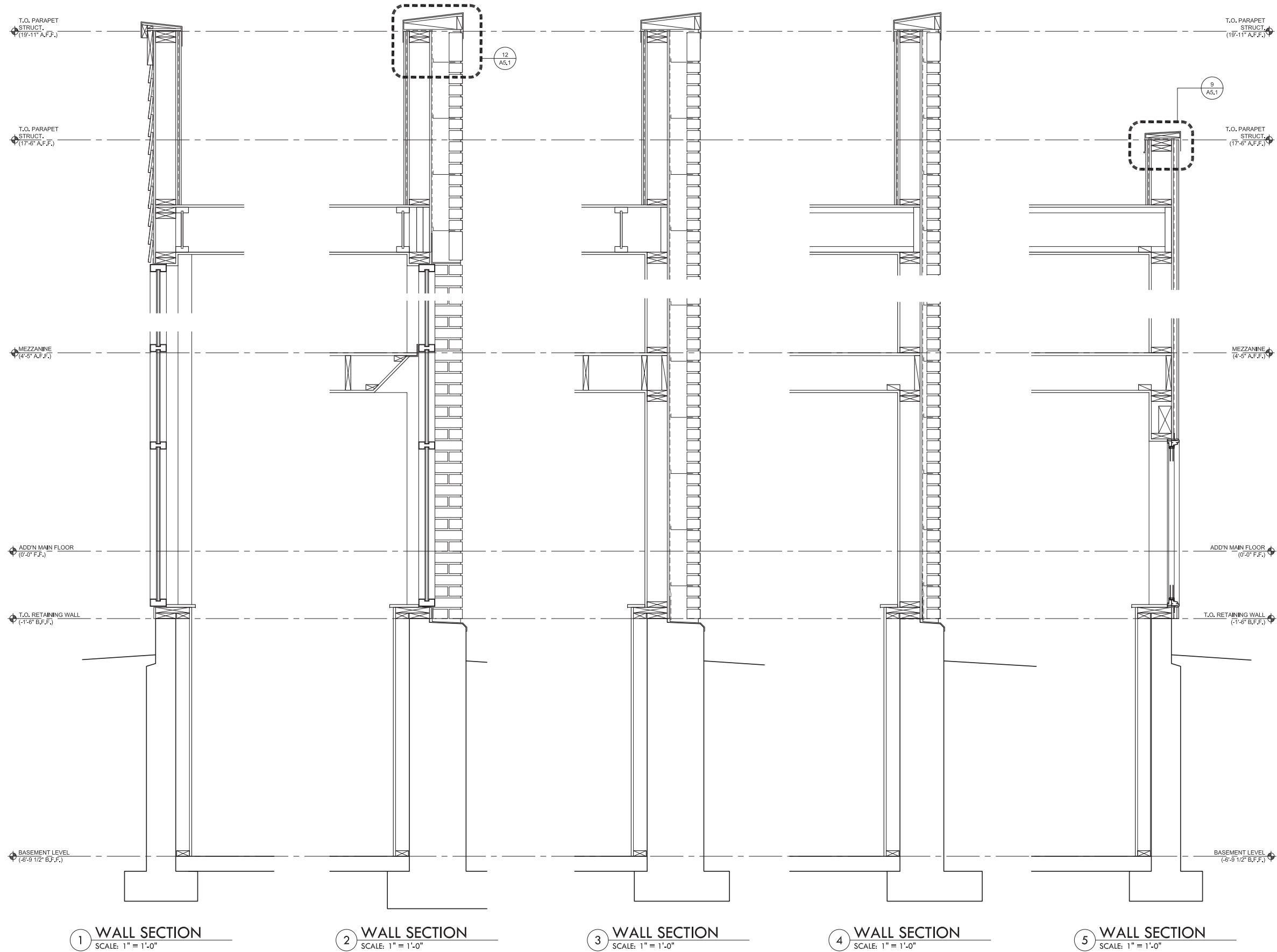
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WALL SECTIONS
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04.09.10

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WALL SECTIONS

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A4.4

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The image contains two architectural wall section drawings, labeled 1 and 2, showing structural details and materials.

Section 1 (Left):

- Top:** T.O. PARAPET STRUCT. (17'-6" A.F.F.)
- Left Wall:**
 - 10 A5.1 (Circular callout)
 - 1'-7 1/2" (Vertical dimension)
 - 1'-4" (Vertical dimension)
 - B.O. CEILING (9'-6" A.F.F.)
 - P.T. 4X4 POST WITH 1X CEDAR WRAPPING, PREP FOR PAINT
 - 5/4X4 CEDAR FENCING
 - 3'-0" MAX (Horizontal dimension)
 - 2" (Horizontal dimension)
 - 3 1/2" (Horizontal dimension)
 - ADD'N MAIN FLOOR (0'-0" F.F.)
- Right Wall:**
 - BRICK VENEER ON WEATHER RESISTIVE BARRIER
 - PLYWD. SHEATHING ON 2x6 FRAMING WITH BATT INSULATION
 - BRICK SOLDIER COURSE ON STEEL ANGLE & TUBE STEEL FRAME
 - STOREFRONT ENTRANCE SYSTEM
 - MEMBRANE ROOFING ON STEEL CHANNEL CANOPY
 - 11 A5.1 (Circular callout)
 - B.O. CEILING (9'-6" A.F.F.)
 - FIBER CEMENT SOFFIT PANELS
 - ADD'N MAIN FLOOR (0'-0" F.F.)

Section 2 (Right):

- Top:** T.O. PARAPET STRUCT. (17'-6" A.F.F.)
- Left Wall:**
 - 10 A5.1 (Circular callout)
 - 1'-7 1/2" (Vertical dimension)
 - 1'-4" (Vertical dimension)
 - B.O. CEILING (9'-6" A.F.F.)
 - P.T. 4X4 POST WITH 1X CEDAR WRAPPING, PREP FOR PAINT
 - 5/4X4 CEDAR FENCING
 - 3'-0" MAX (Horizontal dimension)
 - 2" (Horizontal dimension)
 - 3 1/2" (Horizontal dimension)
 - ADD'N MAIN FLOOR (0'-0" F.F.)
- Right Wall:**
 - BRICK VENEER ON WEATHER RESISTIVE BARRIER
 - PLYWD. SHEATHING ON 2x6 FRAMING WITH BATT INSULATION
 - BRICK SOLDIER COURSE ON STEEL ANGLE & TUBE STEEL FRAME
 - STOREFRONT ENTRANCE SYSTEM
 - MEMBRANE ROOFING ON STEEL CHANNEL CANOPY
 - 11 A5.1 (Circular callout)
 - B.O. CEILING (9'-6" A.F.F.)
 - FIBER CEMENT SOFFIT PANELS
 - ADD'N MAIN FLOOR (0'-0" F.F.)

Section 1 (Left):

1 WALL SECTION
SCALE: 1" = 1'-0"

Section 2 (Right):

2 WALL SECTION
SCALE: 1" = 1'-0"

GUARDRAIL AXON @ CORNER

NOTE:
ALL METAL TO BE HOT DIPPED
GALVANIZED AND PREPD FOR
PAINTING

3" WX2" D STEEL TUBE TOP RAIL
2" WX1" D STEEL TUBE RAIL
1/2" X 1/2" BAR STEEL VERTICALS, 4" O.C.
2" WX2" D STEEL TUBE CORNER POSTS
2" WX1" D STEEL TUBE RAIL
CONC. PATIO

3' 5"
3' 4"
3' 12"

4

GUARDRAIL
SCALE: 1" = 1'-0"

3

STAIR SECTION
SCALE: 1" = 1'-0"

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100% DESIGN DEVELOPMENT

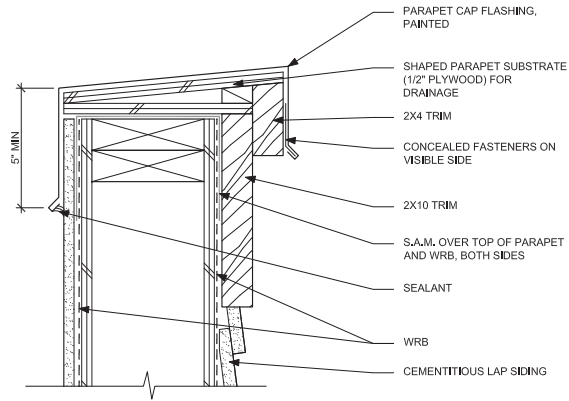
WALL SECTIONS

PROJ NO.
20727.01

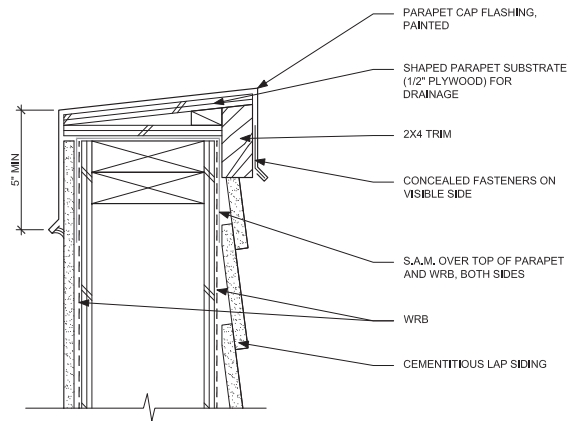
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A4.5

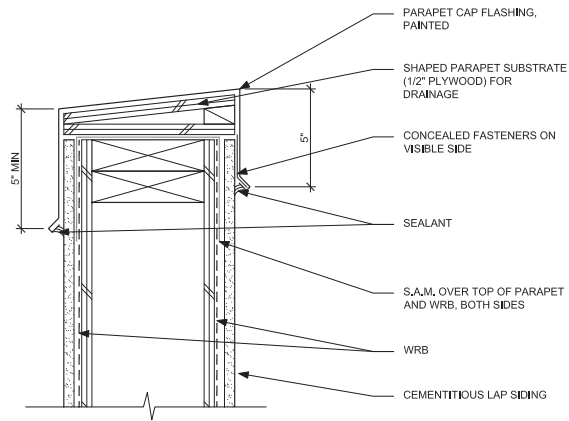
CONTRACTOR HAS ARCHITECTURE DO NOT BEDROCK WITHOUT PERMISSION



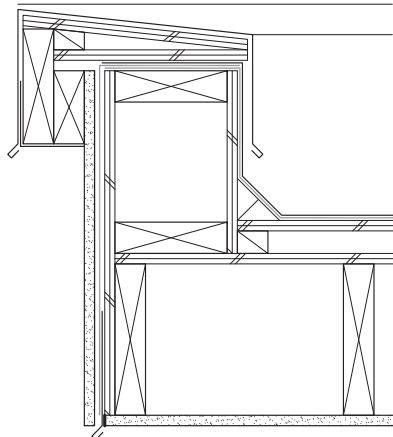
1 PARAPET CAP @ HIGH WALL
SCALE: 3" = 1'-0"



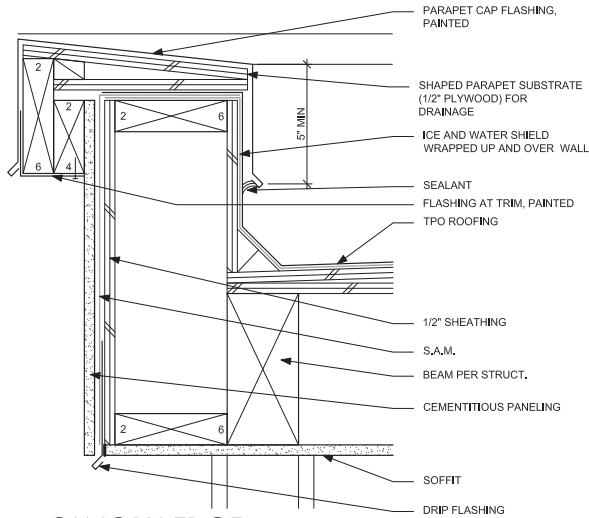
5 PARAPET CAP @ MID WALL
SCALE: 3" = 1'-0"



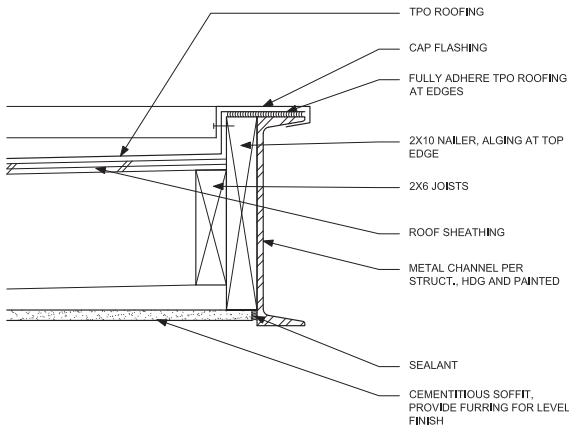
9 PARAPET CAP @ OTHER
SCALE: 3" = 1'-0"



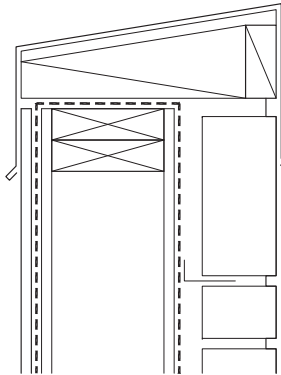
6 CANOPY EDGE
SCALE: 3" = 1'-0"



10 CANOPY EDGE
SCALE: 3" = 1'-0"



11 ENTRY CANOPY EDGE
SCALE: 3" = 1'-0"



12 PARAPET CAP @ BRICK
SCALE: 3" = 1'-0"

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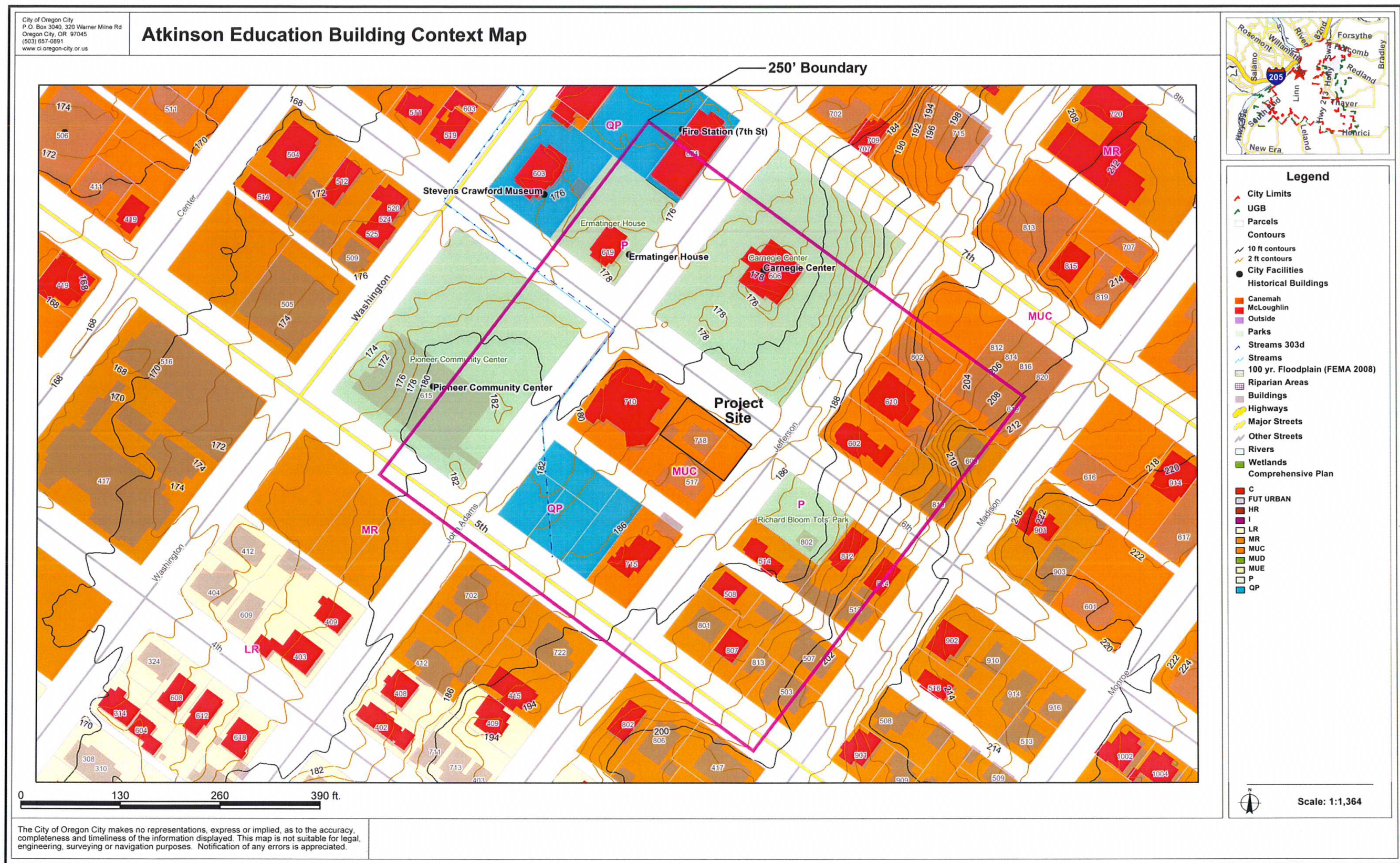
EXTERIOR DETAILS

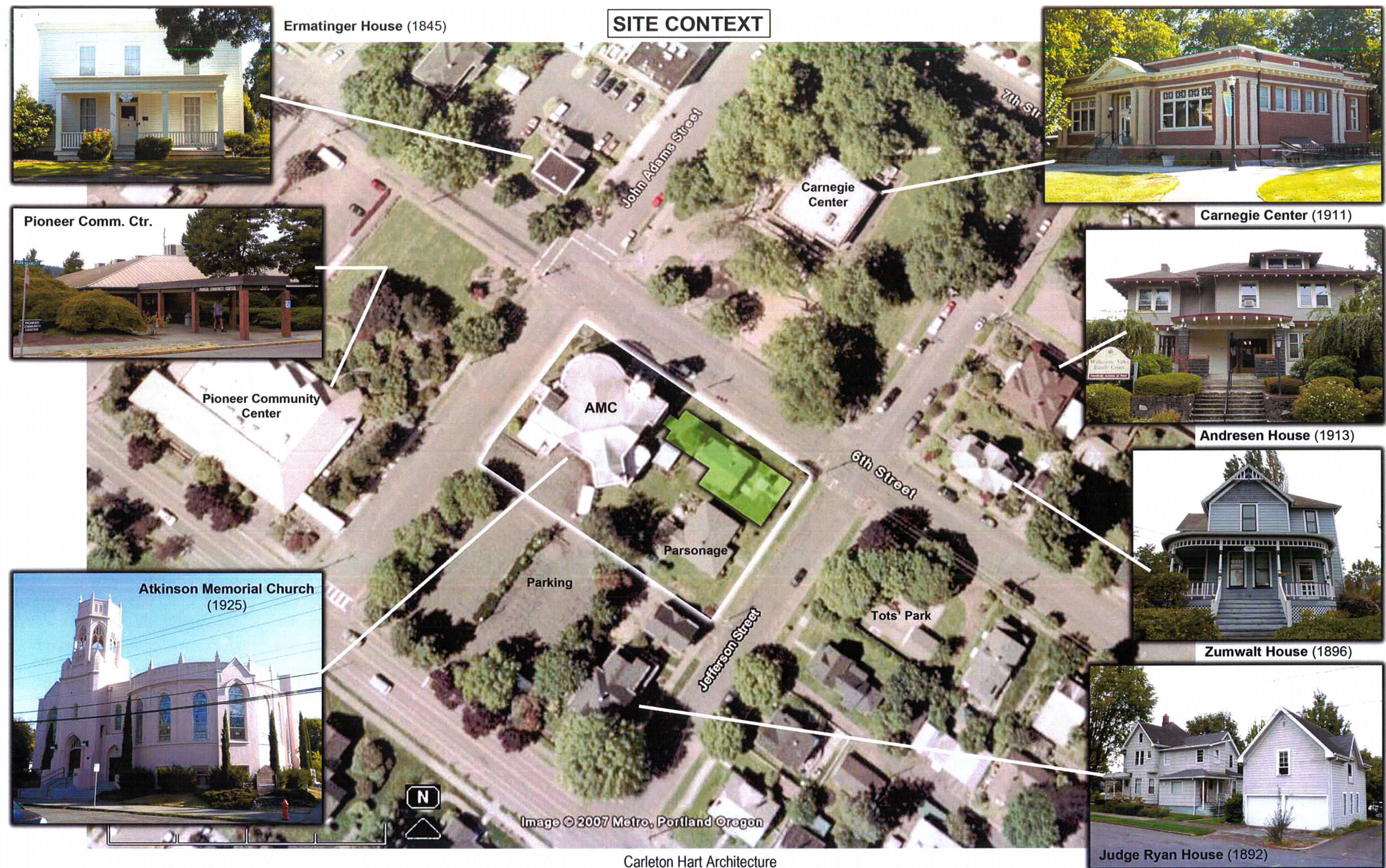
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04.09.10

A5.1

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Precedent Examples



Carnegie Center’s play of wall projection and inset

Andresen House
- welcoming porch, lap siding



Ermatinger House
- clean, classic proportions

Site and Immediate Context



Site frontage along 6th Street

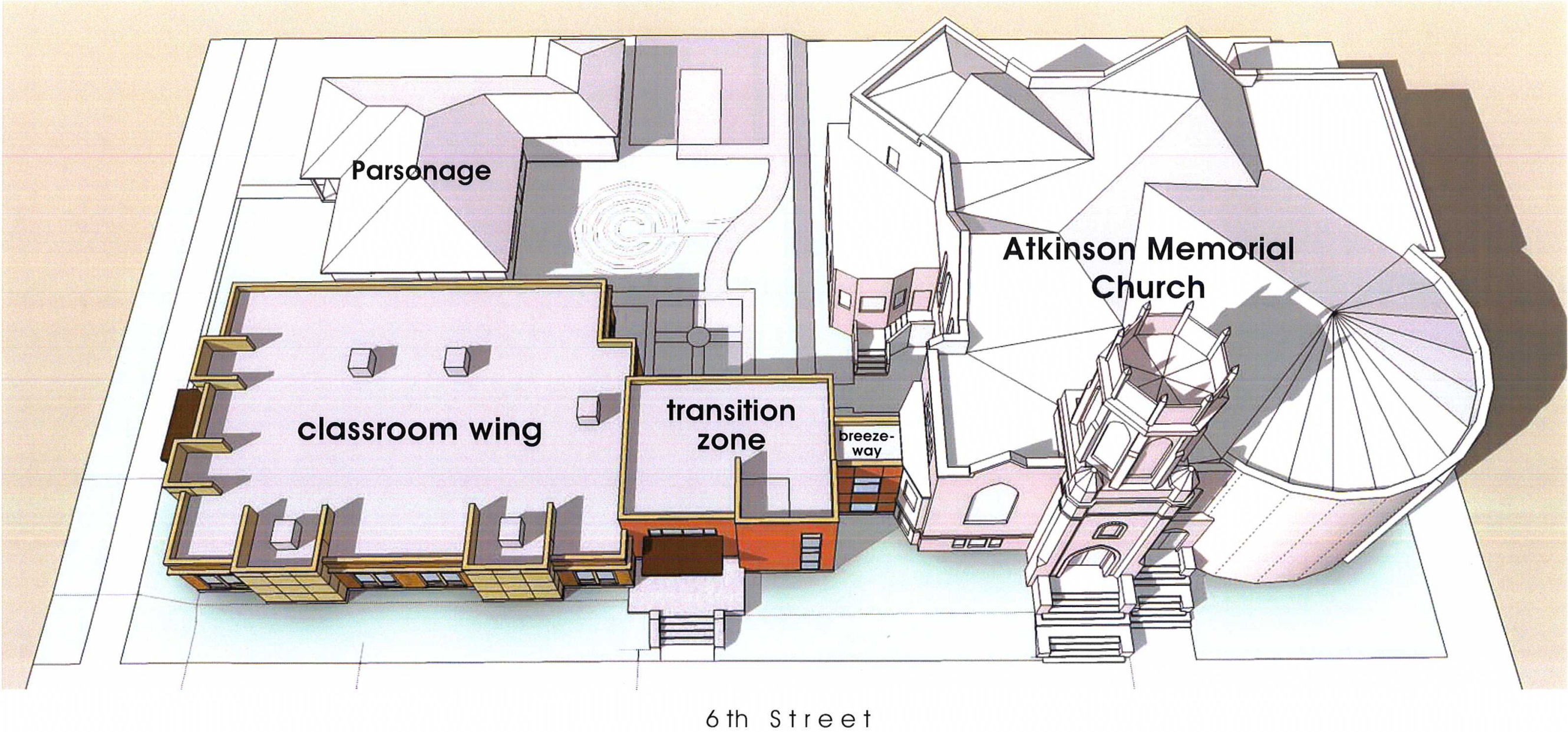


View directly across Jefferson Street looking towards the Tot's Park



View directly across 6th Street looking towards the Carnegie Center

3D Model Images





1 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



2 EAST ELEVATION
SCALE: 1/8" = 1'-0"

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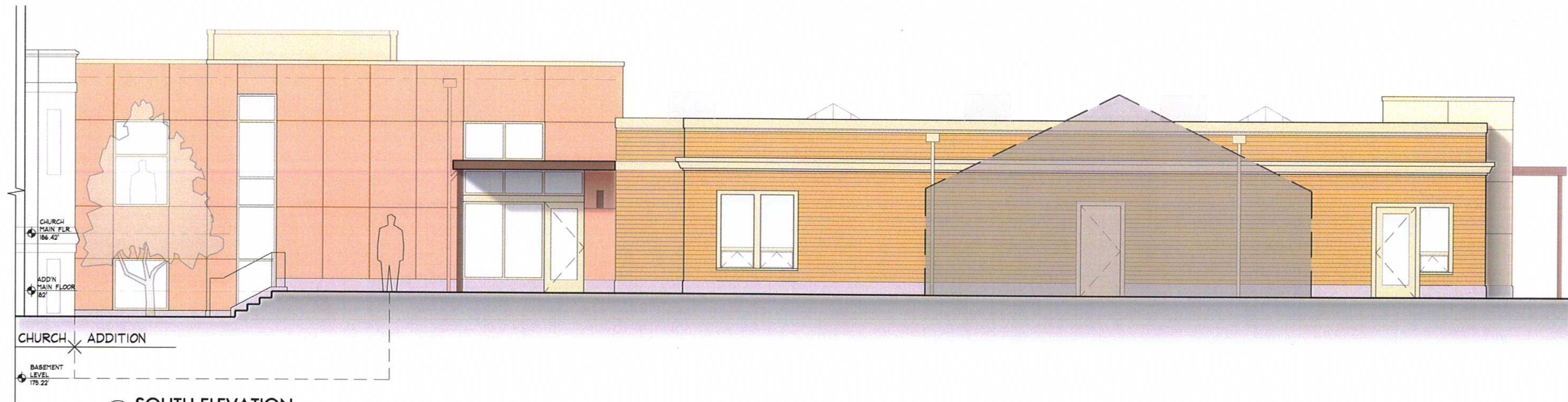
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EXTERIOR ELEVATIONS
NORTH & EAST
COLOR RENDERING
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A3.1



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
SCALE: 1/8" = 1'-0"

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SOUTH & WEST
COLOR RENDERING
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A3.2

3D Model Images



View from Carnegie Center looking south across 6th Street

3D Model Images



View eastward down 6th Street

Atkinson Memorial Church
A Unitarian Universalist Congregation, Oregon City, Oregon

ATKINSON MEMORIAL CHURCH
NEW EDUCATION BUILDING

1/31/10



CARLETON HART ARCHITECTURE

3D Model Images



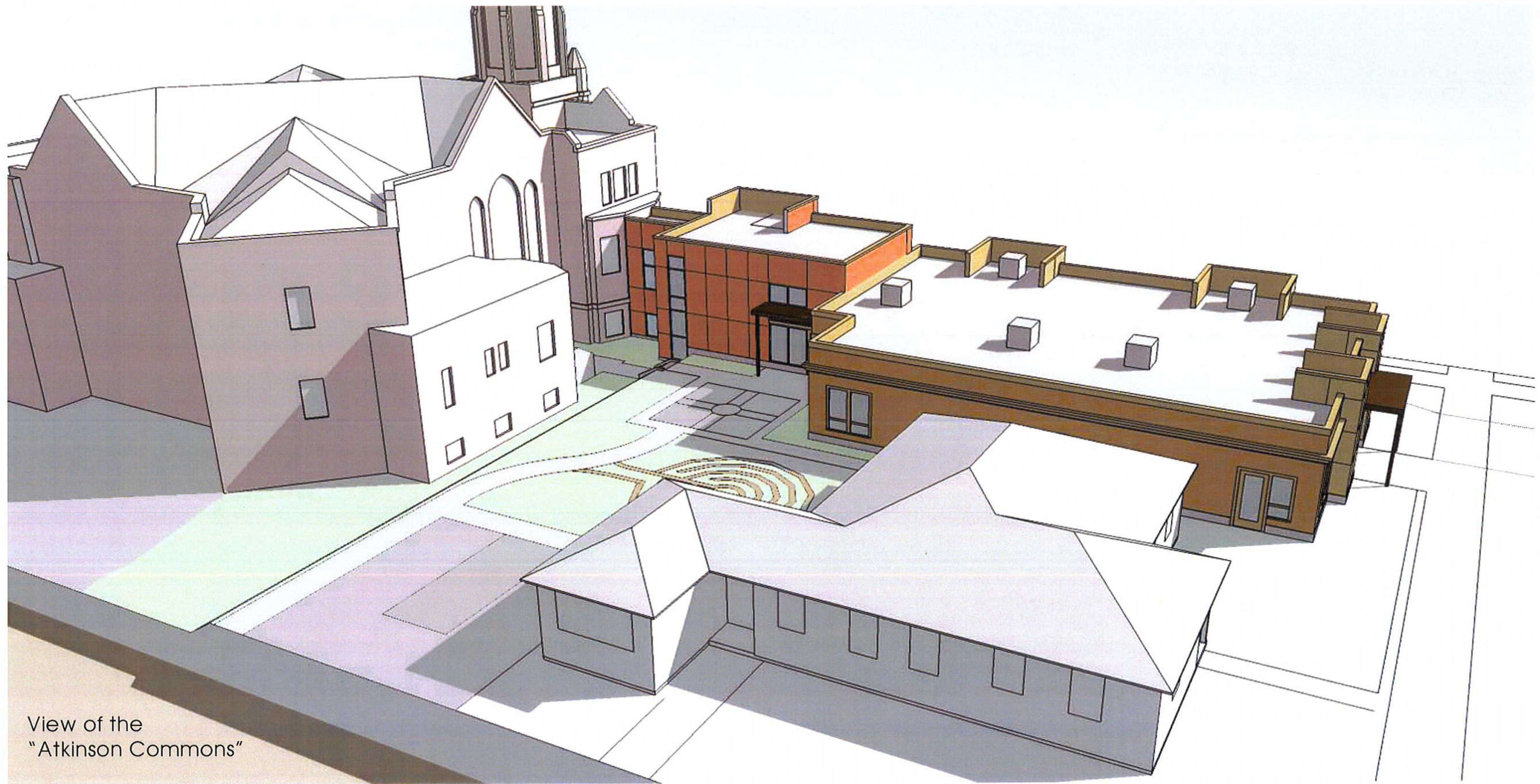
Corner of Jefferson Street and 6th Street

3D Model Images



View looking northwest looking across Jefferson Street

3D Model Images



View of the
"Atkinson Commons"

Atkinson Memorial Church

A Unitarian Universalist Congregation, Oregon City, Oregon



**ATKINSON MEMORIAL CHURCH
NEW EDUCATION BUILDING**

1/31/10

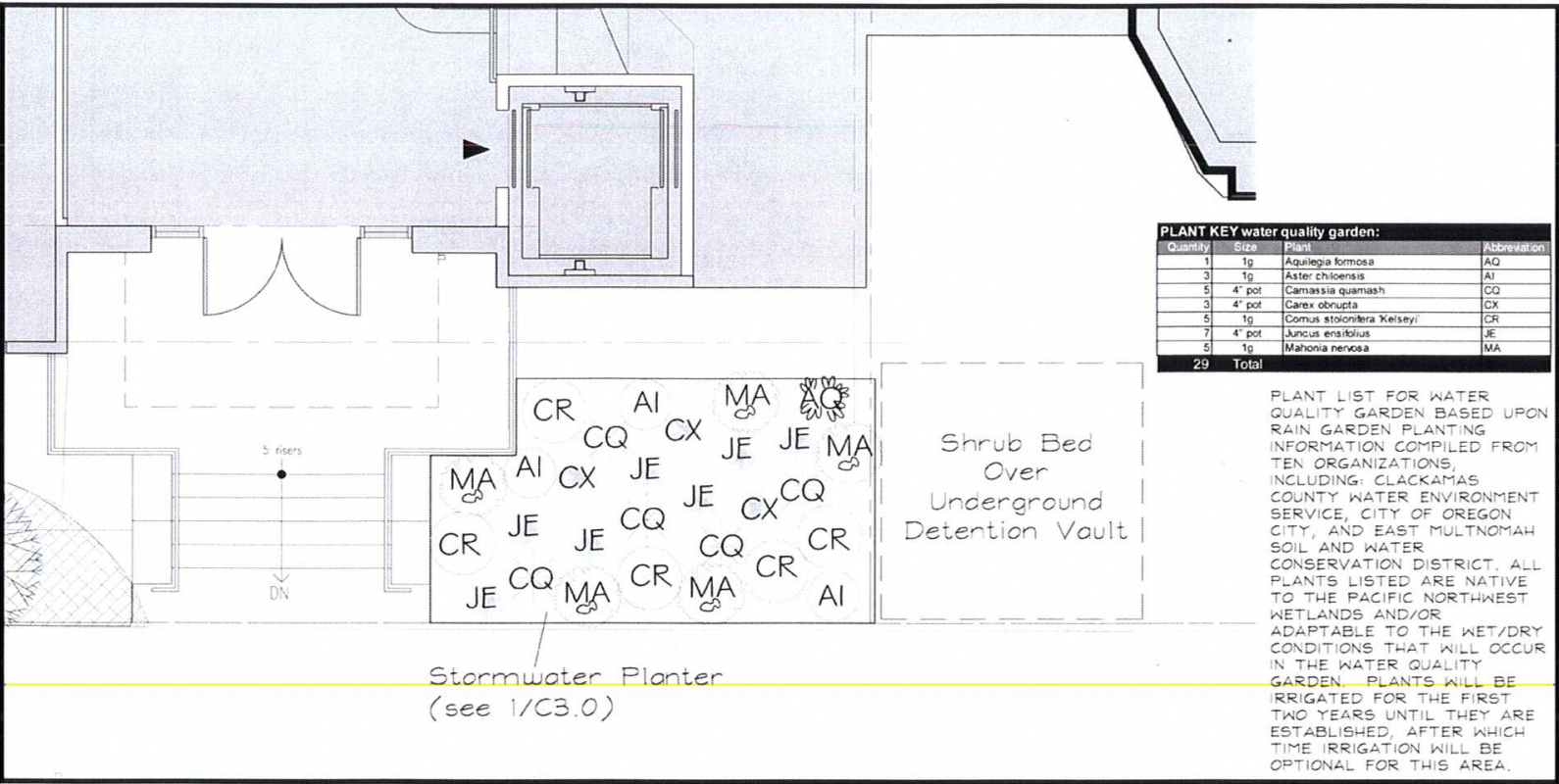


CARLETON HART ARCHITECTURE

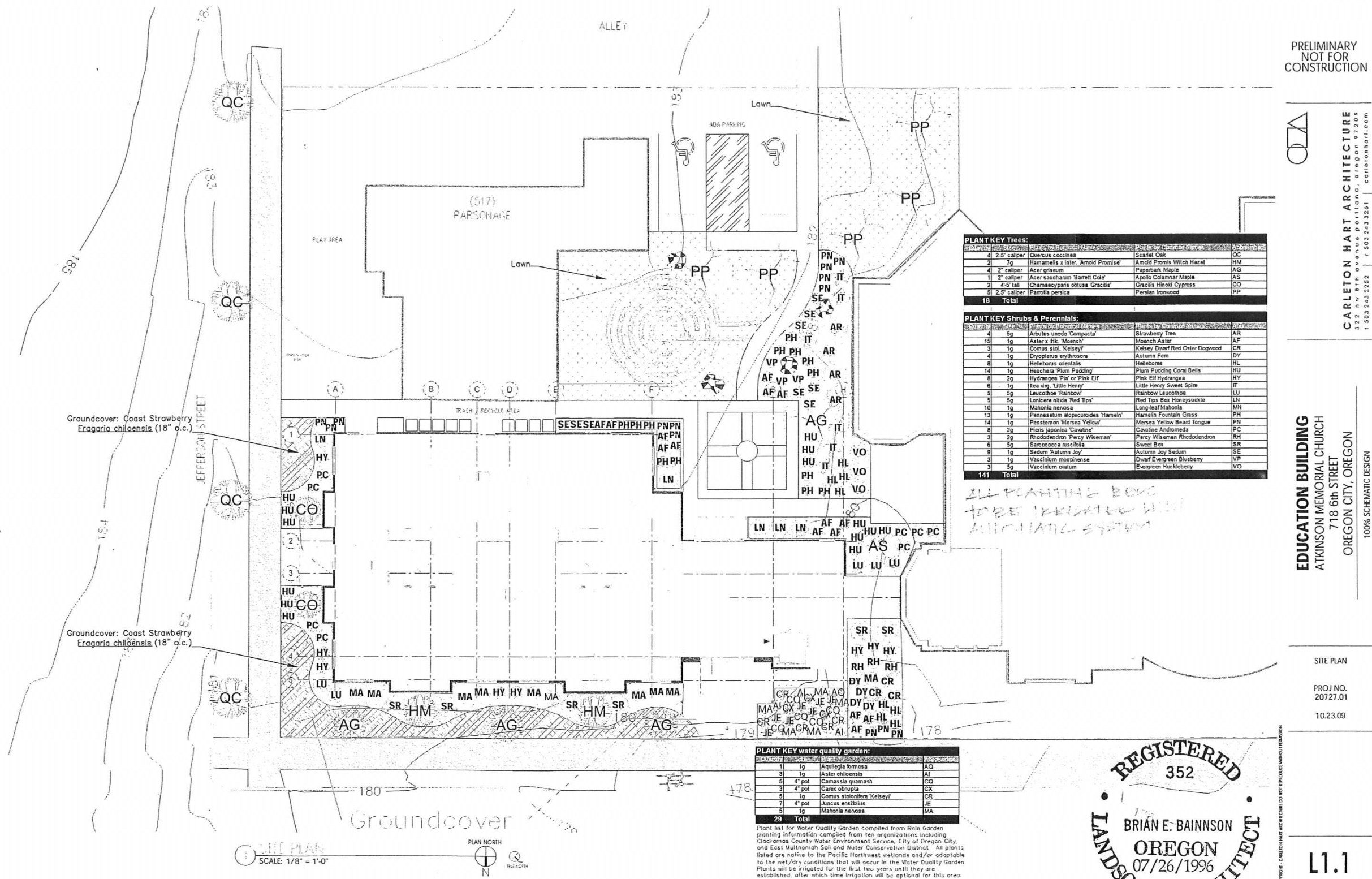
Stormwater Garden

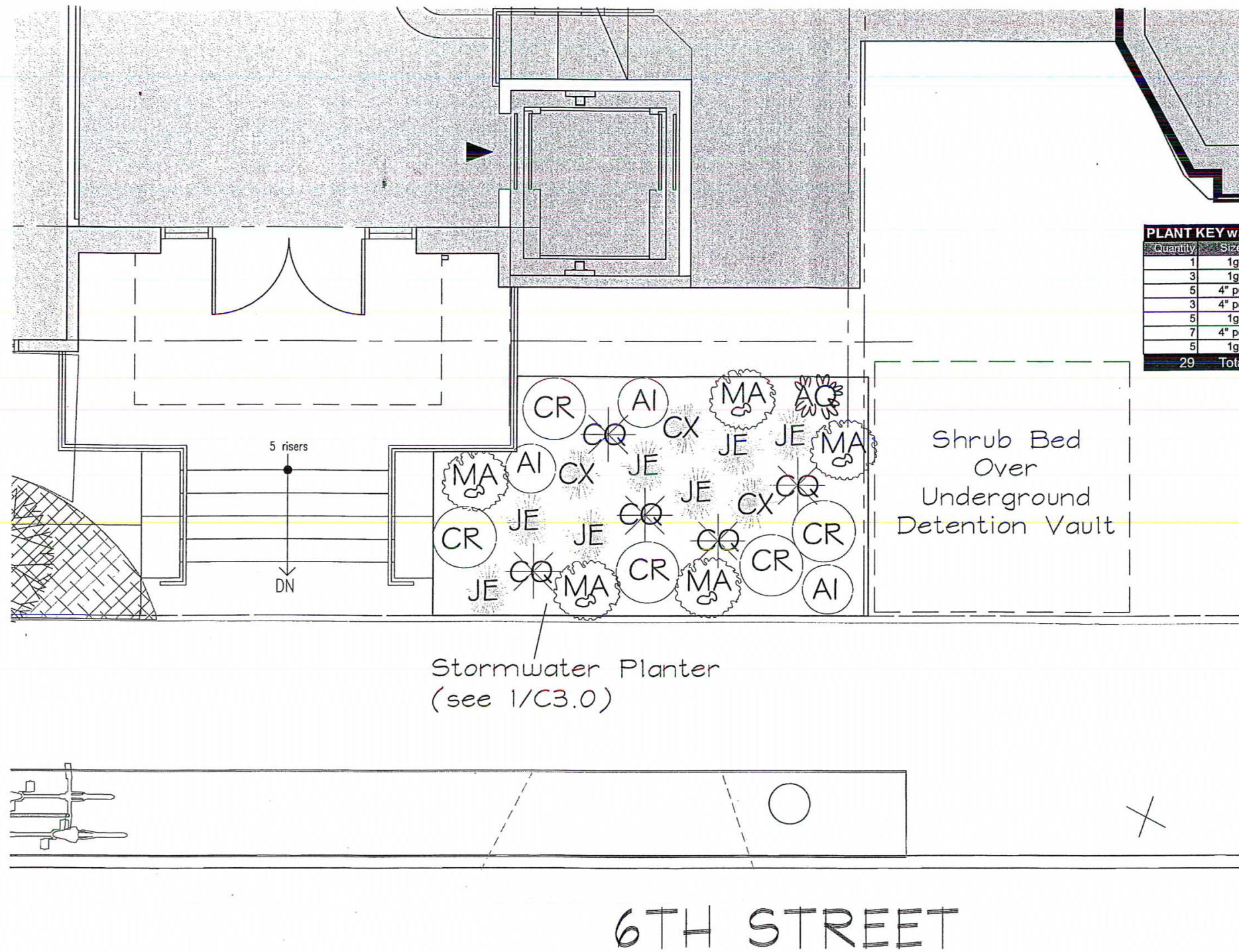


Images of stormwater gardens similar to that proposed for this project



Plan of proposed stormwater garden





PLANT KEY water quality garden:			
Quantity	Size	Plant	Abbreviation
1	1g	Aquilegia formosa	AQ
3	1g	Aster chiloensis	AI
5	4" pot	Camassia quamash	CQ
3	4" pot	Carex obovata	CX
5	1g	Cornus stolonifera 'Kelsey'	CR
7	4" pot	Juncus ensifolius	JE
5	1g	Mahonia nervosa	MA
29	Total		

PLANT LIST FOR WATER QUALITY GARDEN BASED UPON RAIN GARDEN PLANTING INFORMATION COMPILED FROM TEN ORGANIZATIONS, INCLUDING: CLACKAMAS COUNTY WATER ENVIRONMENT SERVICE, CITY OF OREGON CITY, AND EAST MULTNOMAH SOIL AND WATER CONSERVATION DISTRICT. ALL PLANTS LISTED ARE NATIVE TO THE PACIFIC NORTHWEST WETLANDS AND/OR ADAPTABLE TO THE WET/DRY CONDITIONS THAT WILL OCCUR IN THE WATER QUALITY GARDEN. PLANTS WILL BE IRRIGATED FOR THE FIRST TWO YEARS UNTIL THEY ARE ESTABLISHED, AFTER WHICH TIME IRRIGATION WILL BE OPTIONAL FOR THIS AREA.

① SITE PLAN
SCALE: 1/2" = 1'-0"



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100% SCHEMATIC DESIGN

STORMWATER PLANTER

PROJ NO.
20727.01
01.27.10



7907 STATE ST.
SALEM, OR 97317
503-384-8378

L1.2



ARTISAN®
EXTERIOR DESIGN
FOR HOME OWNERS

THE DURATECH™ TECHNOLOGY DIFFERENCE.



The DuraTech™ technology difference will define Artisan® Lap as one of today's preferred home building materials.

P

ositively stunning when viewed from the curb, Artisan Lap is equally as striking up close.

Our patented DuraTech technology provides a product with superior structural integrity.

• Specs:

- Width: 5-1/4", 7-1/4", and 8-1/4"
- Thickness: 5/8"
- Weight: 4.55 lbs./sq. ft.
- Texture: Smooth

Resulting from more than 15 years of rigorous research and testing, Artisan Lap sets a new standard for architectural achievement. With incomparable precision as demonstrated by an advanced, proven design, Artisan Lap offers a dramatic departure that puts it in a class by itself. Season after season, Artisan Lap retains its striking allure thanks to its incredible strength and durability.



DURATECH™ TECHNOLOGY

artisan[®] matrix[™] panel



ARTISAN® MATRIX™ PANEL

Product Specifications

Details

- Sanded to create a consistently smooth, flat surface
- Crisp, clean cut edges to create consistent architectural reveals
- Installed with proprietary James Hardie fiber cement furring strips
- Rainscreen application allows for drainage and ventilation of moisture
- Resistant to damage from insects, moisture and harsh weather
- Panels installed with finish nails and adhesive
- Pre-primed and ready to paint
- Non-Combustible

Finishing with Paint

100% acrylic paint

Basic Composition

Portland cement, ground sand, cellulose fiber, select additives and water. Contains no asbestos, glass fibers or formaldehyde.

Size/Weight/Texture

Length: 7' 11½"
Width: 3' 11½"
Thickness: 5/16"
Weight: 2.75 lbs./sq. ft.
Texture: Smooth

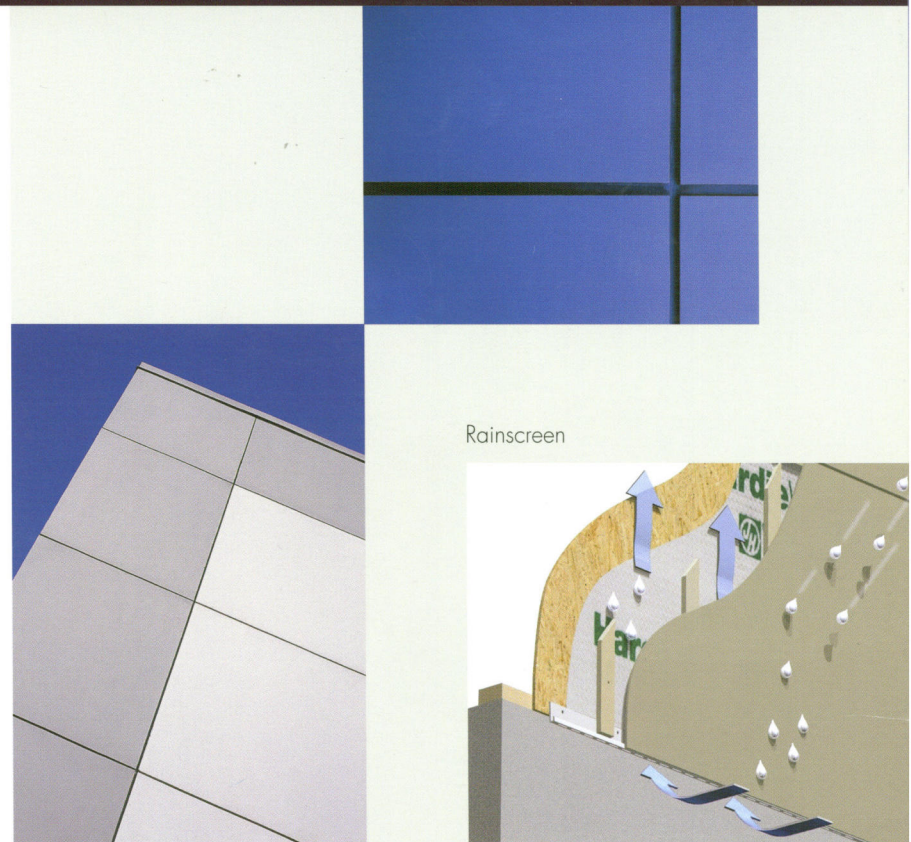
Warranty

Artisan® Matrix™ Panel is protected by an exclusive 30-year limited, transferable warranty. Ask your local James Hardie sales representative for a detailed copy of this industry leading warranty.

For additional information, warranties and warnings please visit www.ArtisanLuxury.com or call 888.800.7864.

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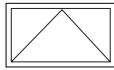
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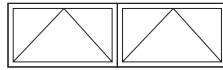
www.ArtisanLuxury.com
888.800.7864

3410, 3410U Awning Windows

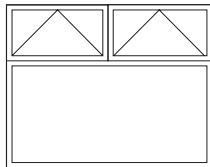
3000
SERIES
FIBERGLASS



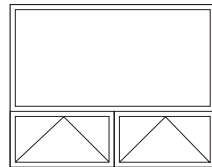
Full awning



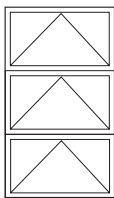
Double awning



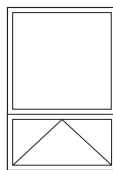
Double-top awning



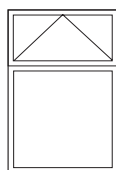
Double-bottom awning



Triple awning
vertical



Bottom
awning



Top
awning

- **FULL AWNING**
 - Min 1'1" Max 5'3"
- **DOUBLE AWNING**
 - Min 3'1" Max 10'3"
- **TRIPLE AWNING VERTICAL**
 - Min 1'4" Max 5'9"

Awning not available for egress

NOTE: For engineering approval contact your Milgard representative for any configuration over 40 square feet. Each Milgard Manufacturing plant reserves the right to alter or change sizes and configurations according to location capabilities. Ask your Milgard rep about specialty applications.

Windows over 40 square feet shipped open for field glazing. Varies by location.

WOOD FINISHING – WOODCLAD SERIES

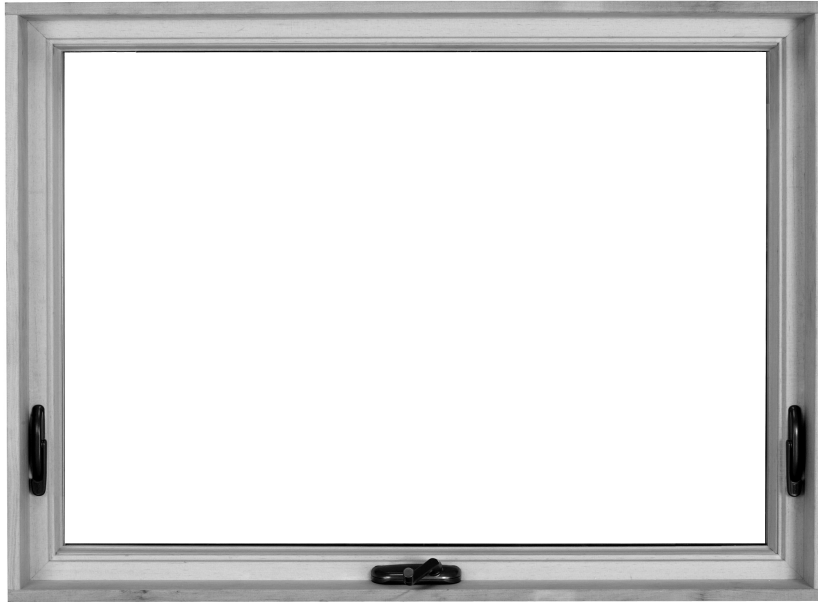
The unfinished wood interior surfaces must be finished and sealed promptly for best results and protection. For maximum protection, finish the interior wood surfaces prior to, or immediately after installation. If the product is to be stored for any length of time before installation, avoid exposure to any moisture conditions. Do not expose the unfinished wood to high heat, high humidity, or excessive construction moisture conditions. Unfinished wood surfaces subject to water damage at the jobsite, or left unfinished before/after installation so that the wood interior surfaces become stained or damaged, will not be considered as "defective in materials or workmanship" under the terms of Milgard's Warranty. Do not apply any finishes to the weatherstrip.



3410/3410U-1
FEBRUARY 2009

3410, 3410U Awning Windows

3000
SERIES
FIBERGLASS



The 3410, 3410U Series Awning in both WoodClad and Ultra Fiberglass Windows blend the energy efficiency and overall aesthetic appeal of wood windows with the low maintenance and structural integrity of pultruded fiberglass. Our available full finish wood liners are designed for both 2x4 and 2x6 construction. We can make your jamb liners virtually any custom size, therefore no jamb extensions are required. Outside, the durable painted finish won't peel or mildew – it never needs painting again. But unlike vinyl, it can be painted to complement any home. The windows can be constructed to your exact size specifications, subject to review by Milgard engineers.

Like all Milgard windows, patio doors and skylights, the Ultra™ & WoodClad™ Series carry a Full Lifetime Warranty to the original, single family homeowner, covering both materials and labor. The Ultra & WoodClad series also carry a lifetime glass breakage warranty. The Milgard Warranty is fully transferable for up to ten years.

Commercial and multi-family or apartment projects are covered by a 10 year Warranty from the date of manufacture, covering all materials and labor, including the glass unit(s). For complete warranty details visit milgard.com.

The 3410 and 3410U Series is designed as an awning window (the unit or "vent" is hinged from the top, swinging outward from the bottom). Awning windows can be used alone or in tandem with other fiberglass windows for virtually any design need.

COMPONENTS

COMPOSITE FRAME

Milgard's WoodClad composite frame consists of a structural pultruded fiberglass foundation joined with an interior reveal of premium wood veneer.

Milgard's Ultra frame is based on the same structural pultruded fiberglass foundation, with the interior reveal painted white. Other standard interior colors are available.

The pultruded fiberglass frame components are made from reinforced pultruded fiberglass with a .080" structural wall thickness. The exterior frame is available in any of the standard baked-on enamel finishes. Consult with your Milgard representative for additional color options.

3410/3410U-2
FEBRUARY 2009



WINDOWS
CURTAIN WALLS
ENTRANCES
STOREFRONTS

SYSTEM 403

2" x 4½"

THERMAL
STOREFRONT
FRAMING



SYSTEM 403

2" X 4 1/2"

THERMAL

STOREFRONT

FRAMING

System 403 thermally improved storefront framing should be used in applications requiring enhanced thermal performance. Two fabrication/erection options allow the installation method to fit the job conditions. Expansion mull and one-piece vertical mullion can be reinforced with steel for improved structural performance.



EFCO CORPORATION

1000 County Road • Monett, MO 65708

1-800-221-4169 FAX: 417-235-7313

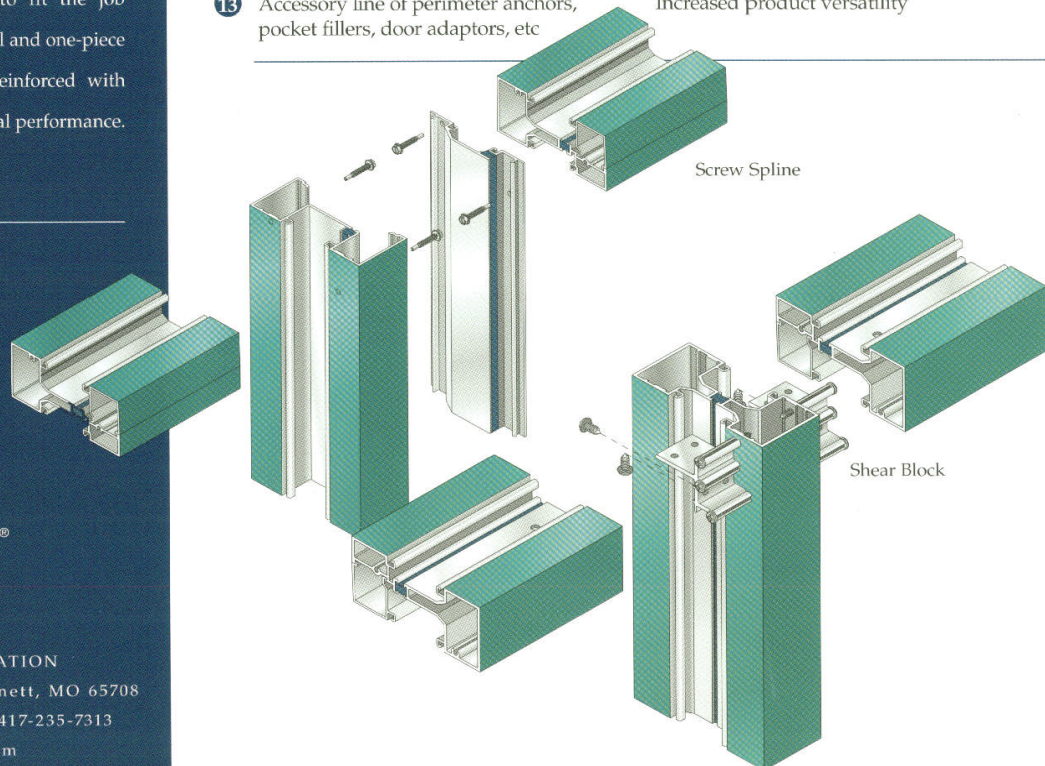
efcocorp.com

CONFIGURATIONS

Shear Block • Screw Spline

FEATURES AND BENEFITS

- | | | |
|----|---|--|
| 1 | Thermally improved frames | Enhanced thermal performance |
| 2 | Screw spline construction | Allows assembly of sections prior to installation |
| 3 | Shear block construction | Decreases installation time
Ability to erect on the job site |
| 4 | Optional Roto-Vent® ventilator | Allows ventilation while maintaining security |
| 5 | Accommodates 1/4" to 1 1/8" glass or panels | Expands design and energy savings options |
| 6 | Inside or outside glazing | Allows flexibility of construction methods |
| 7 | 2-way corner mullions (90° & 135°) | Multifaceted elevations |
| 8 | 3-way corner mullions (T-mullions) | Design flexibility |
| 9 | 0°-15° and 15°-30° variable mullions | Custom applications |
| 10 | Various height intermediate horizontals and sills | Ability to maintain desired sight line |
| 11 | Uniform glazing gasket is used for exterior and interior | Simplifies ordering and installation
Allows optimized use of gasket |
| 12 | Anodized and painted finishes available | Unlimited options to answer economic and aesthetic concerns |
| 13 | Accessory line of perimeter anchors, pocket fillers, door adaptors, etc | Increased product versatility |





WINDOWS
CURTAIN WALLS
ENTRANCES
STOREFRONTS

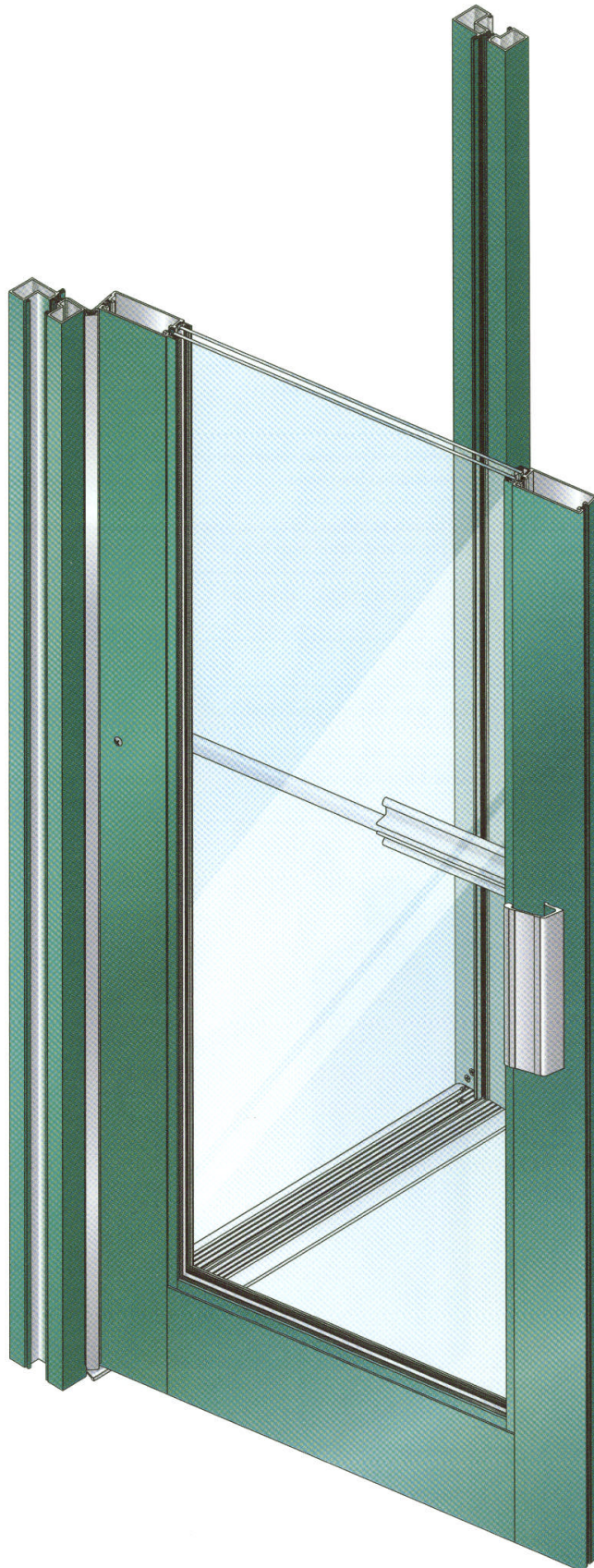
SERIES D202
NARROW STILE

SERIES D302
MEDIUM STILE



SERIES D502
WIDE STILE

2" THERMASTILE™
DOORS



SERIES D202 NARROW STILE

SERIES D302 MEDIUM STILE

SERIES D502 WIDE STILE

2" THERMASTILE™ DOORS

This entrance door system features rugged door members with a .125" nominal wall thickness. The doors are compatible with most EFCO wall systems. Contact applications engineering for system compatibility. This system meets or exceeds most specifications for heavy-duty entrances.



EFCO CORPORATION

1000 County Road • Monett, MO 65708

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CONFIGURATIONS

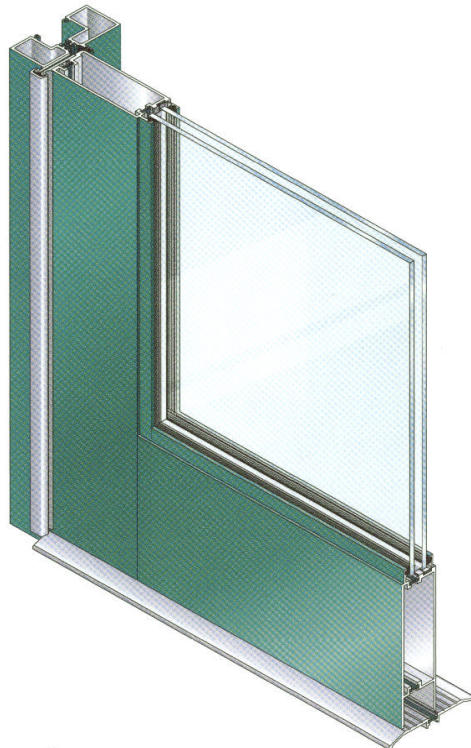
Narrow Stile (2 ¼")

Medium Stile (3 ½")

Wide Stile (5")

FEATURES AND BENEFITS

- | | | |
|---|--|--|
| 1 | Insulbar® thermal barrier in stiles and rails | Improves thermal performance
Enhances energy savings potential
Completely eliminates dry shrinkage
Dual finish on exterior and interior |
| 2 | Exterior corners are true mortise and tenon | Physical interlock between the rails and stiles increases strength of door |
| 3 | Interior corners are joined by concealed reinforcement brackets and deep penetration fillet weld | Improves ability to function correctly in high-usage applications |
| 4 | Accepts most major brands of locking hardware, panic devices, Rixson HD pivots and continuous hinges | Able to comply with special hardware specifications |
| 5 | Accommodates all surface mounted, concealed overhead and floor closers | Unrestricted closer choices |
| 6 | Tall bottom rails available | Meets ADA requirements |
| 7 | Variety of cross rails, door sweeps, and crash bars available | Increases configuration options |
| 8 | Anodized and painted finishes available | Unlimited options to answer economic and aesthetic concerns |



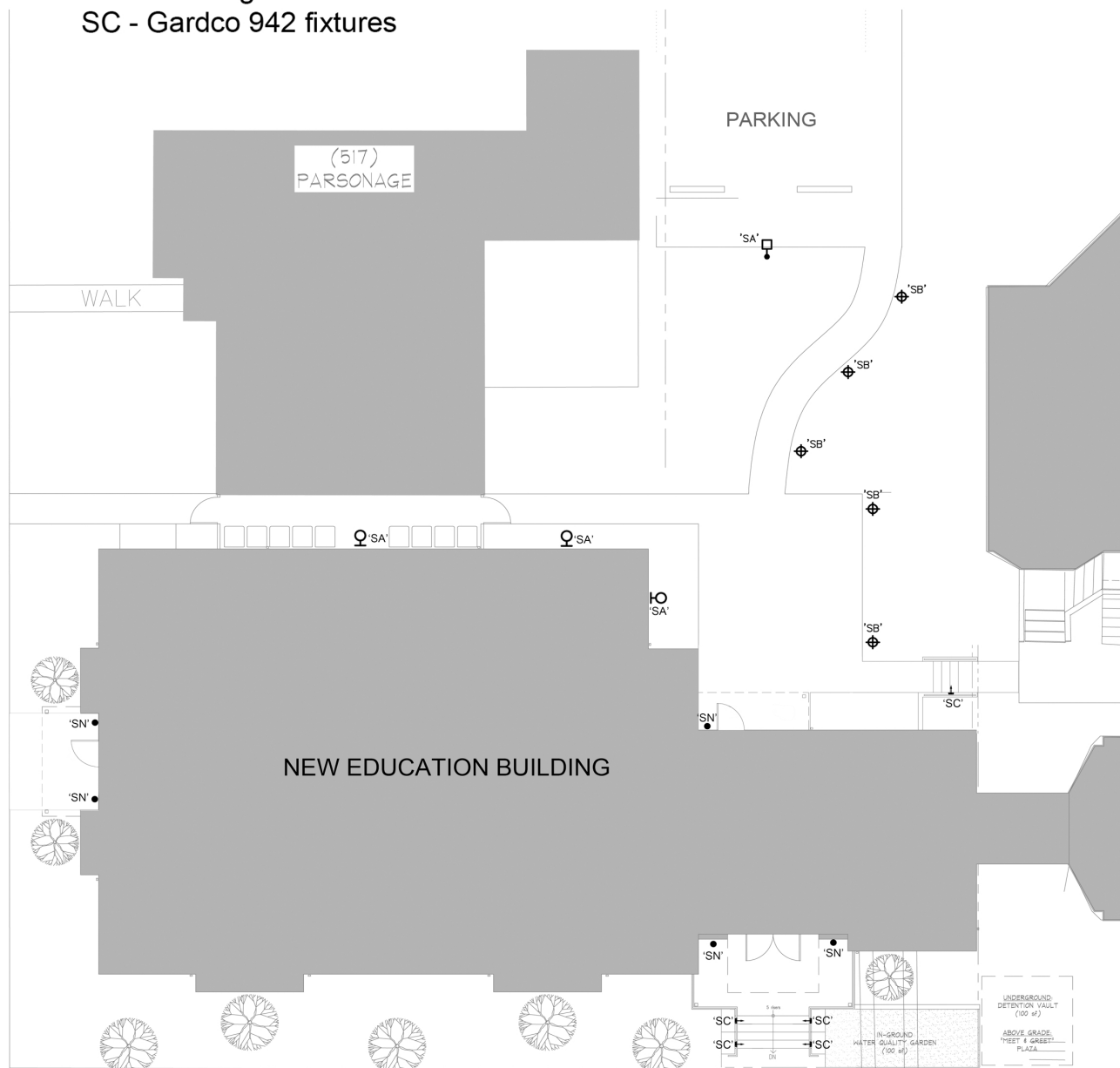


project: 20727.01 Atkinson Memorial Church Education Building
documenting: Lighting Fixtures

date: 2/1/10

LIGHT FIXTURE TYPES

- SN - Westwood 715 sconces
- SB - Lithonia KBC8 H.I.D. bollards
- SA - Gullwing 13 H.I.D. fixtures
- SC - Gardco 942 fixtures





CHARBONNEAU
ENGINEERING LLC

TRAFFIC ANALYSIS LETTER

Date: December 3, 2009

To: Paul Falsetto
Carleton Hart Architecture
322 NW 8th Avenue
Portland OR 97209

From: Frank Charbonneau, PE, PTOE

Subject: Traffic Analysis Letter (FL09140)
Atkinson Memorial Church
6th Street, City of Oregon City



This memorandum will serve as the traffic analysis letter in regards to the proposed building addition planned at the Atkinson Memorial Church site located on 6th Street in Oregon City. The building improvement work will entail the demolition of the existing residence (2,452 square feet) and detached garage (224 square feet) and construction of a new education building totaling 4,349 square feet. The new building will be connected directly to the church building.

Currently the church property bounded by, 6th Street, the alley, John Adams Street, and Jefferson Street contains the main church building totaling 16,136 square feet with a seating capacity of 1,148 seats. Church services occur on Sundays starting 10:30 AM. The current church schedule and associated school activities will be continued at completion of the new building improvements.

In association with the Sunday service religious education classes for 86 students are held within the church. During the week pre-school classes for 32 students are held daily between the hours of 8:30 AM and 2:15 PM in the existing house at 718 6th Street that will be demolished. At completion of the new building construction the religious education and pre-school will continue to operate with the same number of students and schedule.

Also on the site is a Parsonage building (517 Jefferson Street) serving as a residence and totaling 1,618 square feet. This building will be maintained on the site and either continue to serve as a residence or house church administration staff.

Parking for the site users is accommodated within the existing City-owned parking lot located across the alley on the south side of the church property and on-street within the surrounding neighborhood. The only parking change implemented with the new building addition will be the addition of two ADA classified parking spaces. These spaces will be positioned on the west side of the Parsonage building.

Considering the proposed building plan and continuance of the current site operations there will be no increase in the associated trip generation at the property site. As a result there will be no additional traffic impacts to the surrounding streets and intersections.

Based on these findings it is recommended that the City of Oregon City support the application for the new building addition as there will be no change in the related traffic conditions.

If you should have any questions, please contact Frank Charbonneau, PE, PTOE at 503.293.1118 or email Frank@CharbonneauEngineer.com.

9370 SW Greenburg Road, Suite 411, Portland, OR 97223 • Phone: (503) 293-1118 • Fax: (503) 293-1119

PLANNING & ENGINEERING



104 West 9th Street
Suite 207
Vancouver, WA 98660

P : 360.750.0399
F : 360.750.0433
www.mghassociates.com

December 4, 2009

Bob Cullison, EIT
Public Works Department
625 Center St.
PO Box 3040
Oregon City, OR 97045
(via email bcullison@orc.org)

**Subject: Atkinson Memorial Church – Education Building
Stormwater Narrative**

Attachments:

1. Site Plan
2. Stormwater Calculations
3. Stormwater Planter Detail

The site is currently covered with a one-story daycare building, garage and play ground area, all of which will be demolished. The project includes the construction of a new education building addition to the Atkinson Memorial Church building, new sidewalks, and handicap parking.

Upon review of the City of Oregon City Public Works Stormwater and Grading Design Standards, MGH has designed the Education Building to meet the following stormwater requirements:

Stormwater Quality Control


Water Quality runoff from all the entire drainage basin will be collected and piped to a vegetated planter for water quality treatment. Water Quality is achieved by infiltrating the entire water quality storm through the vegetation and soil before it is collected in perforated pipes and conveyed to the storm system. A vegetated planter was chosen to provide water quality control and is based on the 2008 City of Portland Stormwater Manual, see attached planter detail.

Stormwater Quantity Control

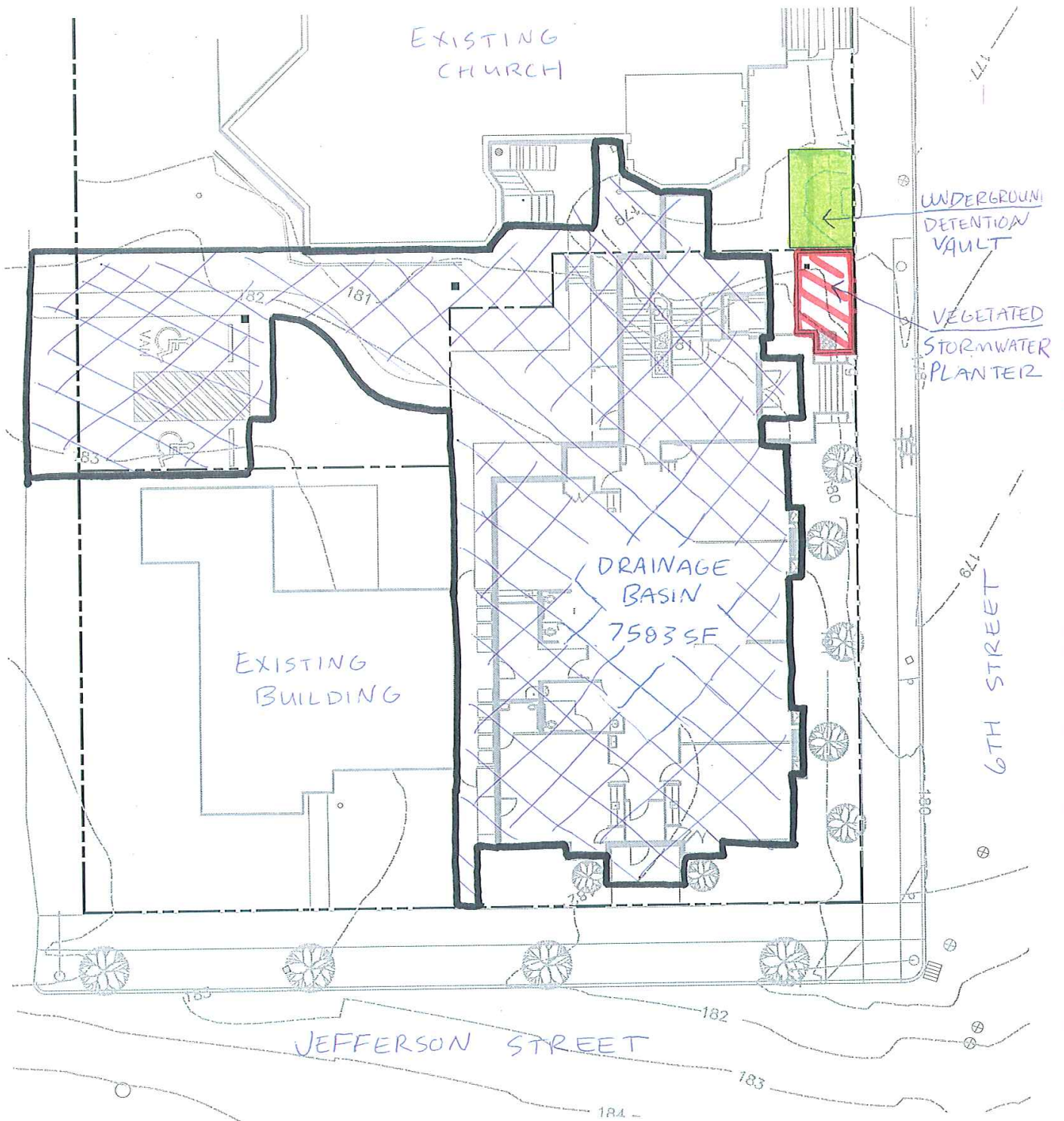
The City of Oregon City requires quantity control that will meet all of these three criteria 1) the peak flow from the 2 year post developed site shall not exceed fifty percent (50%) of the peak flow from the 2 year pre developed site, 2) The peak flow rate for the 5 year post developed site shall not exceed the peak flow rate for the 5 year pre developed site, and 3) the peak flow rate from the 25 year post developed site shall not exceed the peak flow rate for the 10 year pre developed site. We have met these requirements with the use of underground detention vault with flow control restrictor (Figure 4-8 from the Design Standards). Treated water from the vegetated planter as well as over flow from storms larger than the water quality design storm will be piped to the underground detention vault.

Please call if you have any questions or comments, (360)750-0399.

Sincerely,
MGH Associates, Inc.


Jennifer Reynolds, EIT

PEOPLE MAKING PLACES®

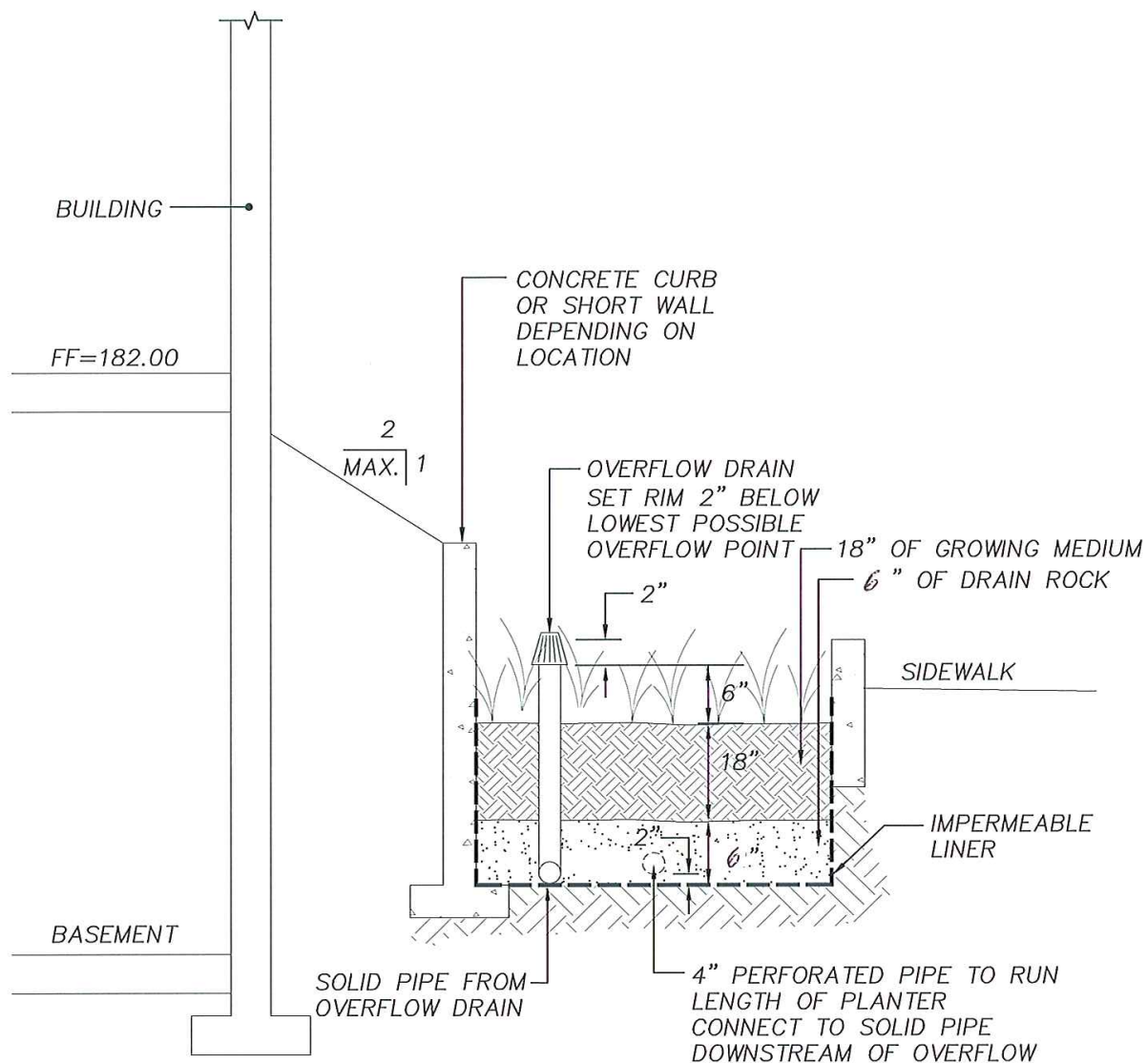


SITE PLAN

ATKINSON MEMORIAL CHURCH
EDUCATION BUILDING



1" = 20'



NOTES:

1. PLANTER SHALL BE WATERTIGHT WITH CONCRETE BOX OR IMPERMEABLE LINER.
2. GROWING MEDIUM SHALL BE A SAND/LOAM/COMPOST 3-WAY MIX.
3. DRAIN ROCK SHALL BE 3/8" TO 3/4".
4. IMPERMEABLE LINER SHALL BE 30 MIL PVC OR EQUIVALENT
5. INSTALL GROUTED ROCK PAD AT OUTFALL

1 STORMWATER PLANTER

NTS

Atkinson Memorial Church - Education Building Stormwater Flow Calculations

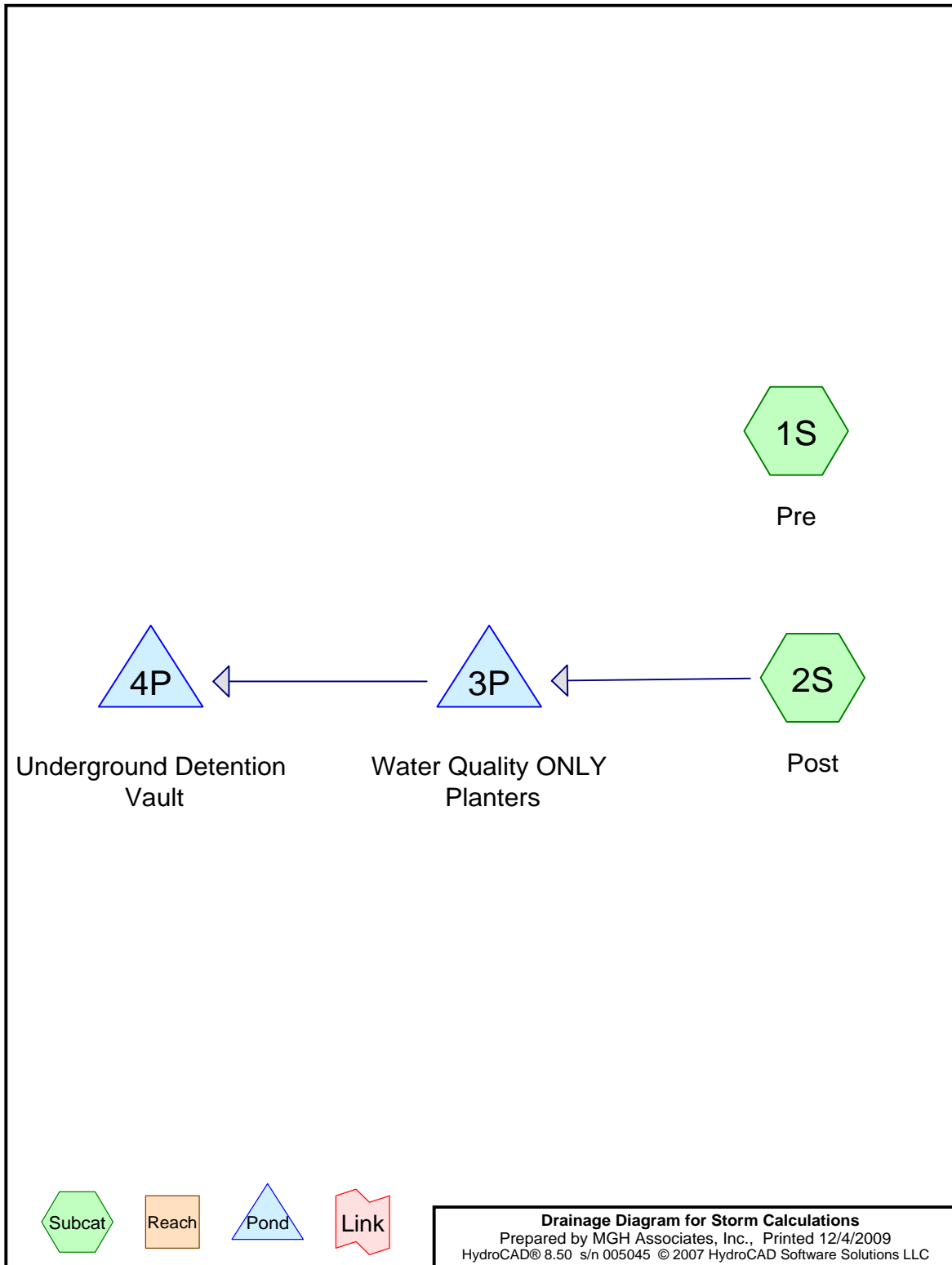
Drainage Basin Area	Pervious	Imperv.	Total
Existing Conditions - Pre	5,903	1,680	7,583
Proposed Site - Post	1,371	6,212	7,583

Storm Events	2yr	5yr	10yr	25yr
24hr Storm, In.	2.6	3.1	3.4	4.0

Peak Flows	2yr	5yr	10yr	25yr
Existing Conditions - Pre	0.044	0.060	0.070	N/A
Allowable OutFlow - Post	0.022 (1/2 2yr Pre)	0.060 (5yr Pre)	N/A	0.070 (10yr Pre)
Proposed Site -Post	0.022	0.043	N/A	0.070

Qaulity Control Requirements are Achieved

Peak flows for the post developed site do not exceed the corresponding peak flows for the pre developed site



Storm Calculations

Prepared by MGH Associates, Inc.

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Type IA 24-hr 2 YR Rainfall=2.60"

Printed 12/3/2009

Page 1

Summary for Subcatchment 1S: Pre

Runoff = 0.044 cfs @ 8.00 hrs, Volume= 803 cf, Depth= 1.27"

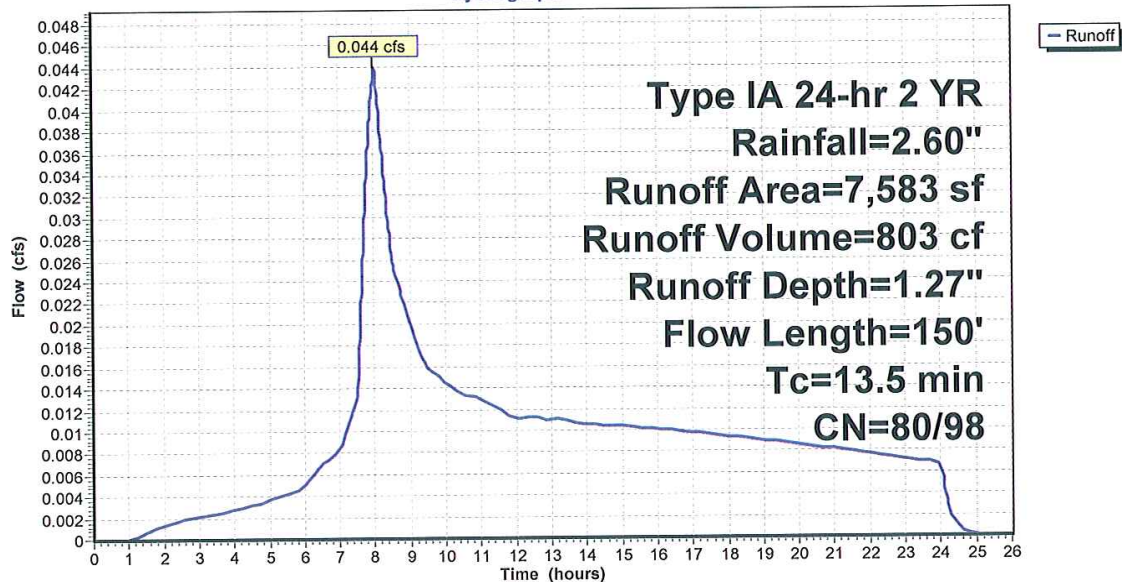
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2 YR Rainfall=2.60"

	Area (sf)	CN	Description
*	1,680	98	Existing Building and Paving
*	5,903	80	Grass
	7,583	84	Weighted Average
	5,903	80	Pervious Area
	1,680	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	90	0.0233	0.16		Sheet Flow, n= 0.150 P2= 2.60"
4.1	60	0.0800	0.24		Sheet Flow, n= 0.150 P2= 2.60"
13.5	150	Total			

Subcatchment 1S: Pre

Hydrograph



Storm Calculations

Prepared by MGH Associates, Inc.

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Type IA 24-hr 5 YR Rainfall=3.10"

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Page 3

Summary for Subcatchment 1S: Pre

Runoff = 0.060 cfs @ 8.00 hrs, Volume= 1,054 cf, Depth= 1.67"

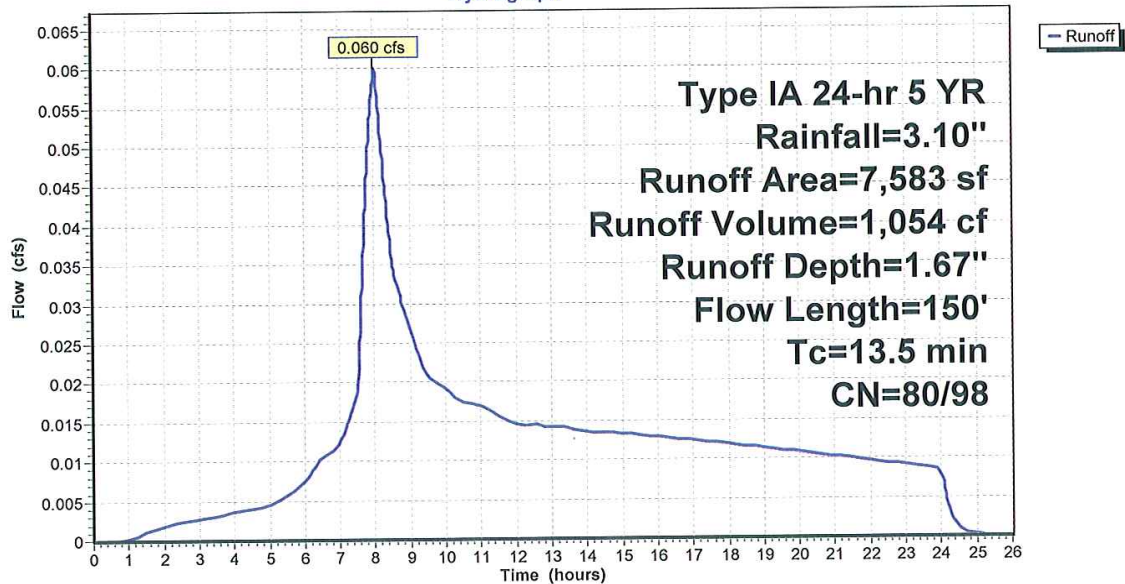
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
Type IA 24-hr 5 YR Rainfall=3.10"

	Area (sf)	CN	Description
*	1,680	98	Existing Building and Paving
*	5,903	80	Grass
	7,583	84	Weighted Average
	5,903	80	Pervious Area
	1,680	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	90	0.0233	0.16		Sheet Flow, n= 0.150 P2= 2.60"
4.1	60	0.0800	0.24		Sheet Flow, n= 0.150 P2= 2.60"
13.5	150	Total			

Subcatchment 1S: Pre

Hydrograph



Storm Calculations

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Type IA 24-hr 10 YR Rainfall=3.40"

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Page 5

Summary for Subcatchment 1S: Pre

Runoff = 0.070 cfs @ 8.00 hrs, Volume= 1,209 cf, Depth= 1.91"

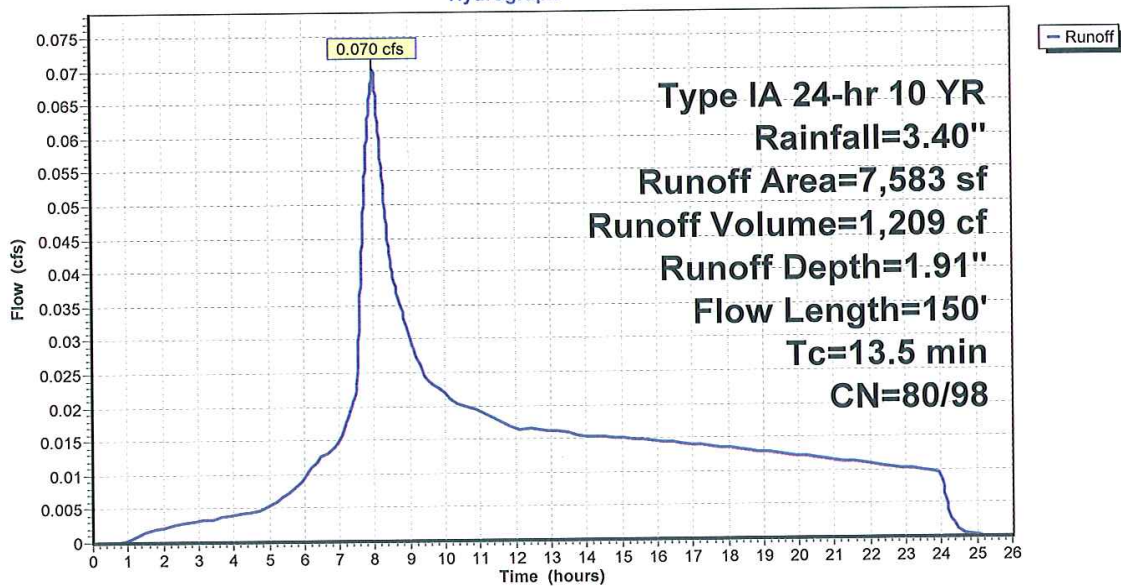
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
Type IA 24-hr 10 YR Rainfall=3.40"

	Area (sf)	CN	Description
*	1,680	98	Existing Building and Paving
*	5,903	80	Grass
	7,583	84	Weighted Average
	5,903	80	Pervious Area
	1,680	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
9.4	90	0.0233	0.16		Sheet Flow, n= 0.150 P2= 2.60"
4.1	60	0.0800	0.24		Sheet Flow, n= 0.150 P2= 2.60"
13.5	150	Total			

Subcatchment 1S: Pre

Hydrograph



Storm Calculations

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Type IA 24-hr 2 YR Rainfall=2.60"

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Page 2

Summary for Subcatchment 2S: Post

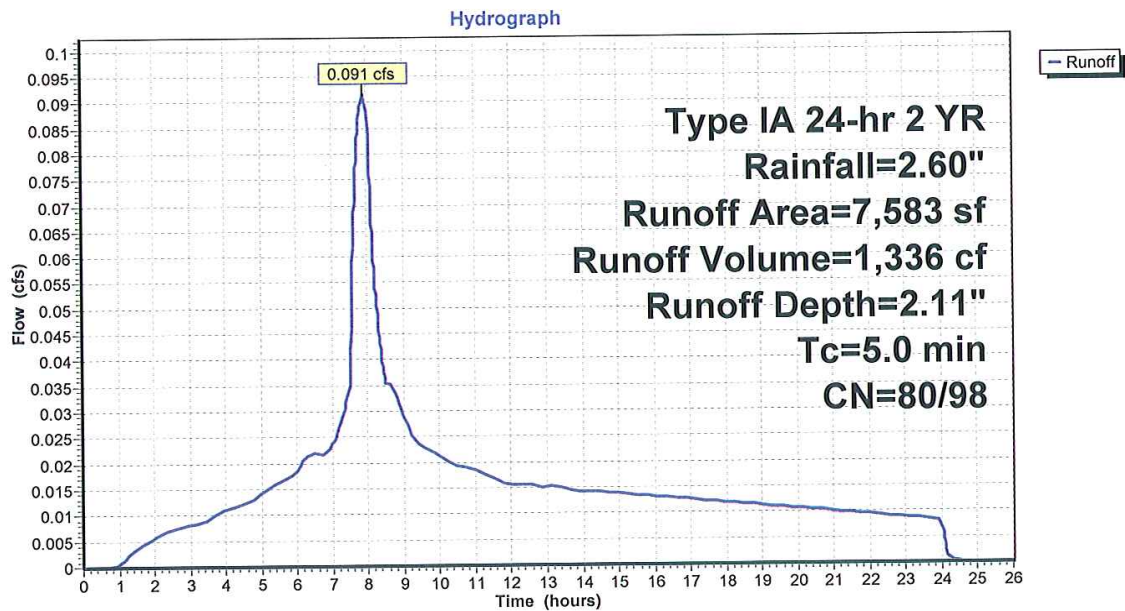
Runoff = 0.091 cfs @ 7.89 hrs, Volume= 1,336 cf, Depth= 2.11"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
Type IA 24-hr 2 YR Rainfall=2.60"

	Area (sf)	CN	Description
*	6,212	98	Impervious
*	1,371	80	Pervious
	7,583	95	Weighted Average
	1,371	80	Pervious Area
	6,212	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 2S: Post



Storm Calculations

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Type IA 24-hr 5 YR Rainfall=3.10"

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Page 4

Summary for Subcatchment 2S: Post

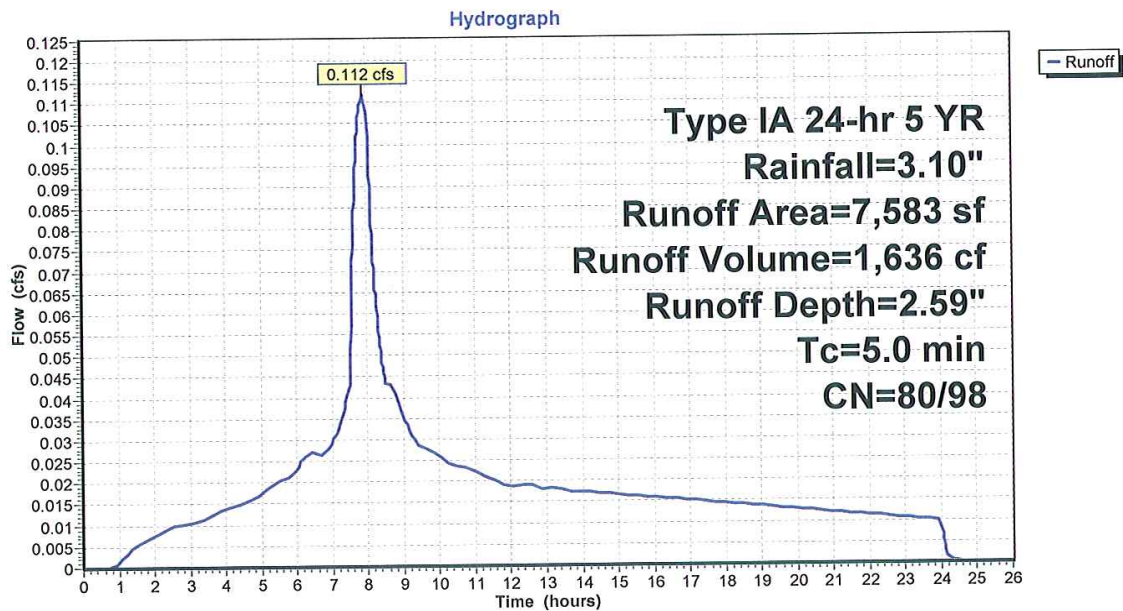
Runoff = 0.112 cfs @ 7.89 hrs, Volume= 1,636 cf, Depth= 2.59"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
Type IA 24-hr 5 YR Rainfall=3.10"

	Area (sf)	CN	Description
*	6,212	98	Impervious
*	1,371	80	Pervious
	7,583	95	Weighted Average
	1,371	80	Pervious Area
	6,212	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 2S: Post



Storm Calculations

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Type IA 24-hr 25 YR Rainfall=4.00"

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Page 8

Summary for Subcatchment 2S: Post

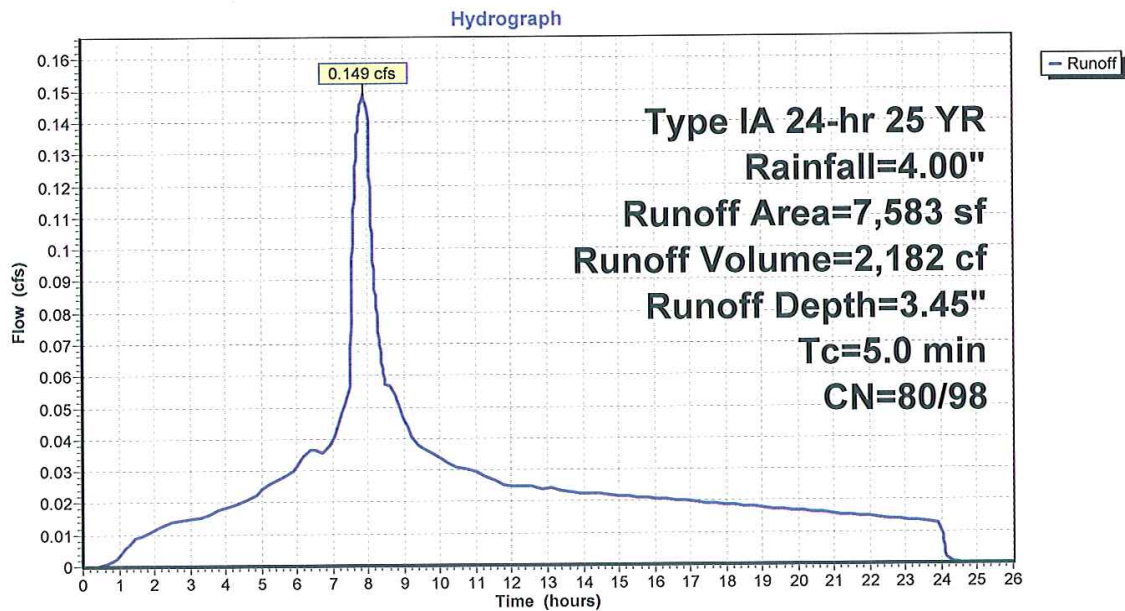
Runoff = 0.149 cfs @ 7.89 hrs, Volume= 2,182 cf, Depth= 3.45"

Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
Type IA 24-hr 25 YR Rainfall=4.00"

	Area (sf)	CN	Description
*	6,212	98	Impervious
*	1,371	80	Pervious
	7,583	95	Weighted Average
	1,371	80	Pervious Area
	6,212	98	Impervious Area

Tc (min)	Length (feet)	Slope (ft/ft)	Velocity (ft/sec)	Capacity (cfs)	Description
5.0					Direct Entry,

Subcatchment 2S: Post



Storm Calculations

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Type IA 24-hr 2YR-WQ Rainfall=0.87"

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Page 1

Summary for Pond 3P: Water Quality ONLY Planter

Inflow Area = 7,583 sf, 81.92% Impervious, Inflow Depth = 0.55" for 2YR-WQ event
 Inflow = 0.025 cfs @ 7.91 hrs, Volume= 350 cf
 Outflow = 0.006 cfs @ 6.90 hrs, Volume= 350 cf, Atten= 77%, Lag= 0.0 min
 Primary = 0.006 cfs @ 6.90 hrs, Volume= 350 cf

Routing by Stor-Ind method, Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
 Peak Elev= 100.49' @ 10.23 hrs Surf.Area= 120 sf Storage= 58 cf

Plug-Flow detention time= 84.2 min calculated for 350 cf (100% of inflow)
 Center-of-Mass det. time= 84.2 min (810.7 - 726.6)

Volume	Invert	Avail.Storage	Storage Description
#1	100.00'	79 cf	Custom Stage Data (Prismatic) Listed below (Recalc)
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
100.00	120	0	0
100.50	120	60	60
100.66	120	19	79

Device	Routing	Invert	Outlet Devices
#1	Primary	100.00'	2.000 in/hr Exfiltration over Surface area
#2	Primary	100.50'	10.0" Horiz. Orifice/Grate Limited to weir flow C= 0.600

Primary OutFlow Max=0.006 cfs @ 6.90 hrs HW=100.01' (Free Discharge)

1=Exfiltration (Exfiltration Controls 0.006 cfs)

2=Orifice/Grate (Controls 0.000 cfs)

Storm Calculations

Prepared by MGH Associates, Inc.

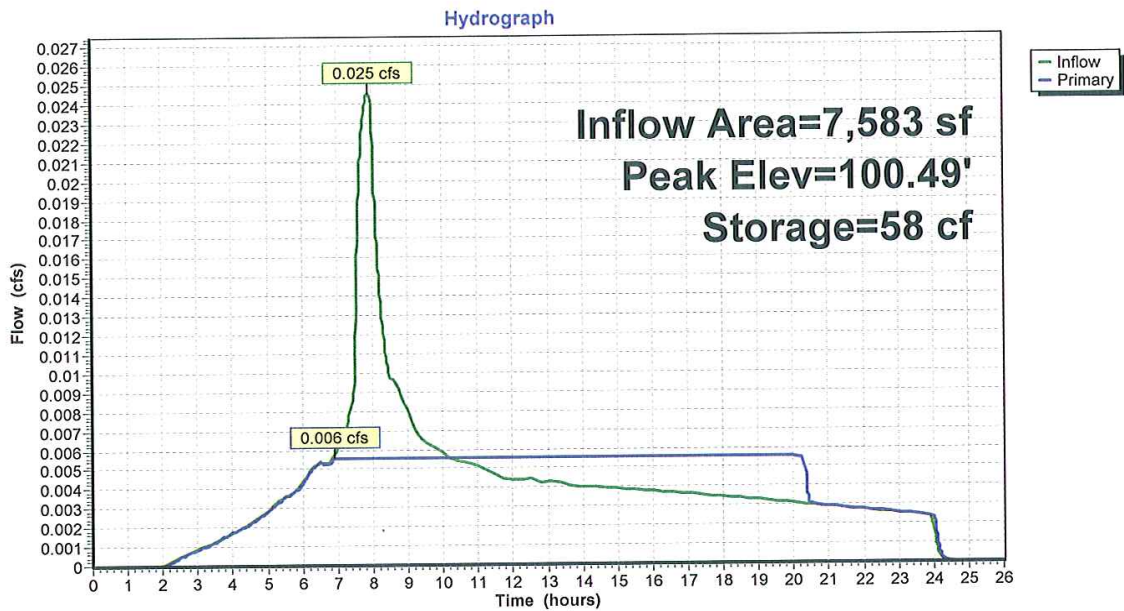
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Type IA 24-hr 2YR-WQ Rainfall=0.87"

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Page 2

Pond 3P: Water Quality ONLY Planter



Storm Calculations

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Type IA 24-hr 2 YR Rainfall=2.60"

Printed 12/3/2009

Page 3

Summary for Pond 4P: Underground Detention Vault

Inflow Area = 7,583 sf, 81.92% Impervious, Inflow Depth > 2.08" for 2 YR event
 Inflow = 0.091 cfs @ 7.90 hrs, Volume= 1,314 cf
 Outflow = 0.022 cfs @ 9.86 hrs, Volume= 1,171 cf, Atten= 76%, Lag= 117.2 min
 Primary = 0.022 cfs @ 9.86 hrs, Volume= 1,171 cf

Routing by Stor-Ind method, Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
 Peak Elev= 97.25' @ 9.86 hrs Surf.Area= 175 sf Storage= 393 cf

Plug-Flow detention time= 263.8 min calculated for 1,171 cf (89% of inflow)
 Center-of-Mass det. time= 183.7 min (913.5 - 729.8)

Volume	Invert	Avail.Storage	Storage Description
#1	95.00'	656 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
95.00	175	0	0
98.75	175	656	656

Device	Routing	Invert	Outlet Devices
#1	Primary	95.50'	0.8" Vert. Orifice/Grate C= 0.600
#2	Primary	98.04'	6.0" Horiz. Orifice/Grate Limited to weir flow C= 0.600
#3	Primary	97.26'	1.4" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.022 cfs @ 9.86 hrs HW=97.25' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.022 cfs @ 6.30 fps)
 2=Orifice/Grate (Controls 0.000 cfs)
 3=Orifice/Grate (Controls 0.000 cfs)

Storm Calculations

Prepared by MGH Associates, Inc.

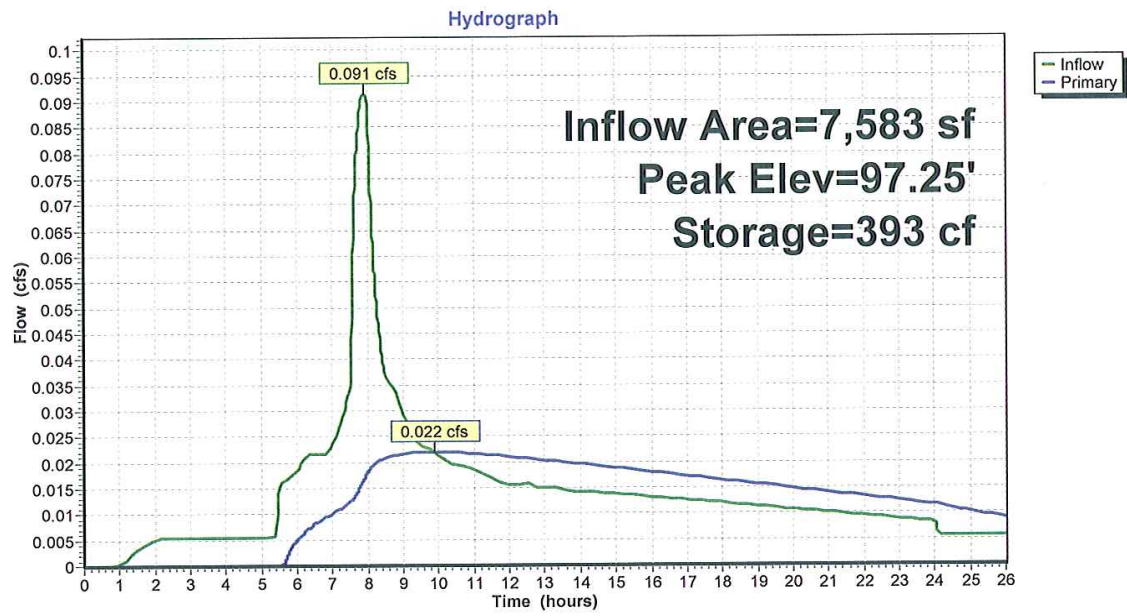
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Type IA 24-hr 2 YR Rainfall=2.60"

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Page 4

Pond 4P: Underground Detention Vault



Storm Calculations

Prepared by MGH Associates, Inc.

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Type IA 24-hr 5 YR Rainfall=3.10"

Printed 12/3/2009

Page 7

Summary for Pond 4P: Underground Detention Vault

Inflow Area = 7,583 sf, 81.92% Impervious, Inflow Depth > 2.55" for 5 YR event
 Inflow = 0.112 cfs @ 7.90 hrs, Volume= 1,613 cf
 Outflow = 0.043 cfs @ 8.66 hrs, Volume= 1,446 cf, Atten= 62%, Lag= 45.6 min
 Primary = 0.043 cfs @ 8.66 hrs, Volume= 1,446 cf

Routing by Stor-Ind method, Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
 Peak Elev= 97.46' @ 8.66 hrs Surf.Area= 175 sf Storage= 431 cf

Plug-Flow detention time= 245.4 min calculated for 1,446 cf (90% of inflow)
 Center-of-Mass det. time= 168.9 min (887.4 - 718.5)

Volume	Invert	Avail.Storage	Storage Description
#1	95.00'	656 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
95.00	175	0	0
98.75	175	656	656

Device	Routing	Invert	Outlet Devices
#1	Primary	95.50'	0.8" Vert. Orifice/Grate C= 0.600
#2	Primary	98.04'	6.0" Horiz. Orifice/Grate Limited to weir flow C= 0.600
#3	Primary	97.26'	1.4" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.043 cfs @ 8.66 hrs HW=97.46' (Free Discharge)

1=Orifice/Grate (Orifice Controls 0.023 cfs @ 6.69 fps)
 2=Orifice/Grate (Controls 0.000 cfs)
 3=Orifice/Grate (Orifice Controls 0.020 cfs @ 1.83 fps)

Storm Calculations

Prepared by MGH Associates, Inc.

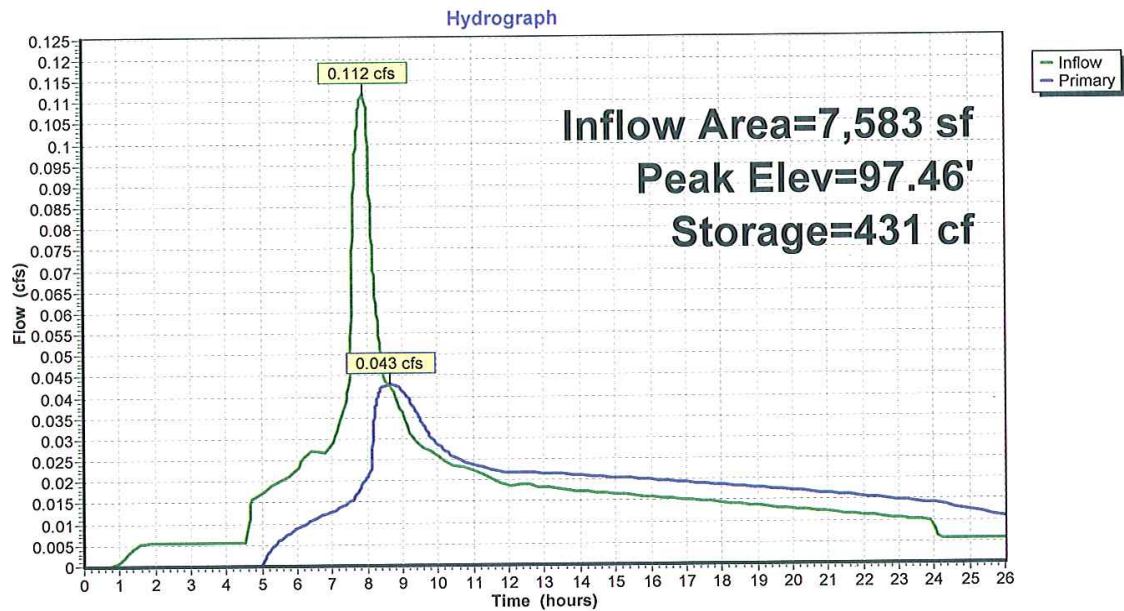
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Type IA 24-hr 5 YR Rainfall=3.10"

Printed 12/3/2009

Page 8

Pond 4P: Underground Detention Vault



Storm Calculations

Prepared by MGH Associates, Inc.

HydroCAD® 8.50 s/n 005045 © 2007 HydroCAD Software Solutions LLC

Type IA 24-hr 25 YR Rainfall=4.00"

Printed 12/3/2009

Page 15

Summary for Pond 4P: Underground Detention Vault

Inflow Area = 7,583 sf, 81.92% Impervious, Inflow Depth > 3.42" for 25 YR event
 Inflow = 0.149 cfs @ 7.90 hrs, Volume= 2,159 cf
 Outflow = 0.070 cfs @ 8.35 hrs, Volume= 1,940 cf, Atten= 53%, Lag= 27.0 min
 Primary = 0.070 cfs @ 8.35 hrs, Volume= 1,940 cf

Routing by Stor-Ind method, Time Span= 0.00-26.00 hrs, dt= 0.01 hrs
 Peak Elev= 98.03' @ 8.35 hrs Surf.Area= 175 sf Storage= 531 cf

Plug-Flow detention time= 216.6 min calculated for 1,940 cf (90% of inflow)
 Center-of-Mass det. time= 142.1 min (846.1 - 704.0)

Volume	Invert	Avail.Storage	Storage Description
#1	95.00'	656 cf	Custom Stage Data (Prismatic) Listed below (Recalc)

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
95.00	175	0	0
98.75	175	656	656

Device	Routing	Invert	Outlet Devices
#1	Primary	95.50'	0.8" Vert. Orifice/Grate C= 0.600
#2	Primary	98.04'	6.0" Horiz. Orifice/Grate Limited to weir flow C= 0.600
#3	Primary	97.26'	1.4" Vert. Orifice/Grate C= 0.600

Primary OutFlow Max=0.070 cfs @ 8.35 hrs HW=98.03' (Free Discharge)
 1=Orifice/Grate (Orifice Controls 0.027 cfs @ 7.61 fps)
 2=Orifice/Grate (Controls 0.000 cfs)
 3=Orifice/Grate (Orifice Controls 0.043 cfs @ 4.07 fps)

Storm Calculations

Prepared by MGH Associates, Inc.

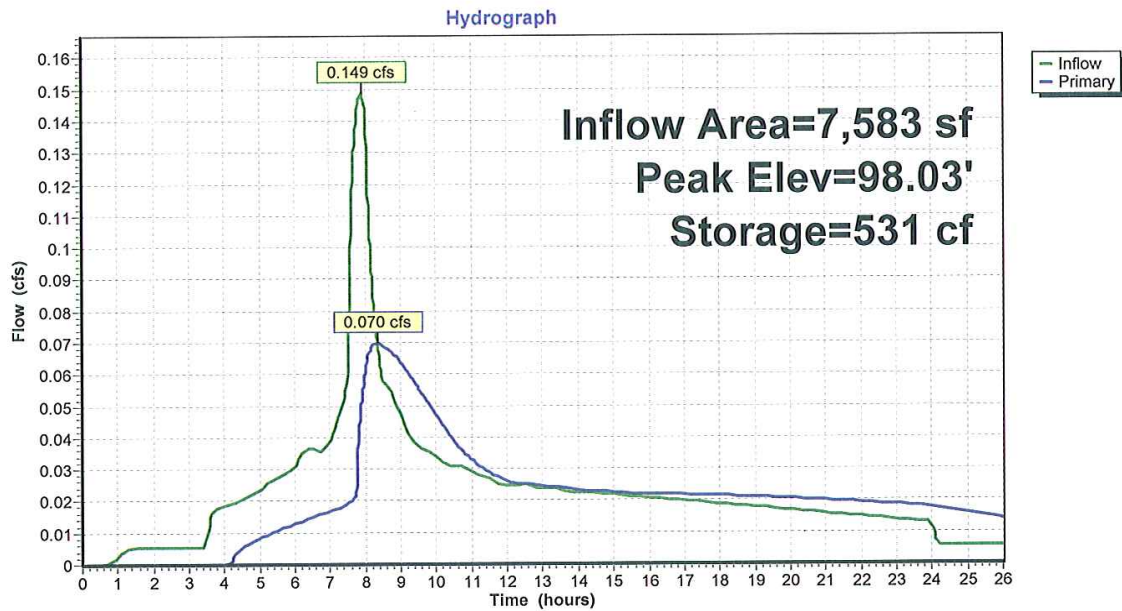
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Type IA 24-hr 25 YR Rainfall=4.00"

Printed 12/3/2009

Page 16

Pond 4P: Underground Detention Vault





OREGON CITY

Fan Schafer
Peter
Community Development - Planning

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

LAND USE APPLICATION TRANSMITTAL

April 23, 2010

IN-HOUSE DISTRIBUTION

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

MAIL-OUT DISTRIBUTION

- ☒ CICC
- ☒ Neighborhood Association Chair (MNA)
- ☒ Neighborhood Association Land Use Chair
- ☐ Clackamas County - Transportation
- ☐ Clackamas County - Planning
- ☒ Fire Chief
- ☐ ODOT - Division Review
- ☐ School District# 62
- ☐ Tri-Met
- ☐ Metro - Ray Valone
- ☐ Oregon City Postmaster
- ☐ DLCD

COMMENTS DUE BY: **May 17th, 2010**

HEARING DATE: **May 24th, 2010**

HEARING BODY: **Staff Review; XX PC; HRB; CC**

FILE # & TYPE: **CU 10-01: Conditional Use**

PLANNER: **SP 10-01: Site Plan and Design Review**

APPLICANT: **Pete Walter, AICP, Associate Planner**

REQUEST: **Paul Falsetto/Atkinson Memorial Church**
The applicant is seeking approval for Conditional Use and Site Plan and Design Review for a Religious Institution W/ a New Education Building and Pre-school for Atkinson Memorial Church.

ZONING: **"MUC-1" Mixed use Corridor**

LOCATION: **710 6th Street and 718 6th Street**
22E-31AD TL 11200 & 11300

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

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

Coordinate early w/OCPW (Eric Hand) on the replacement of the catchbasins. They may need to move to avoid ADA conflicts.

Signed *[Signature]* 5/11/10
 PLEASE RETURN YOUR COPY OF THE APPLICATION AND MATERIAL WITH THIS FORM.

MEMORANDUM
City of Oregon City

DATE: May 3, 2010

TO: John Lewis, Public Works Operations Manager
SUBJECT: Comment Form for Planning Information Requests

File Number CU 10-01

Name/Address: 710 6th Street
New Education Building & Pre-school for Atkinson Mem. Church

Water:

Existing Water Main Size = 4" along

Existing Location = 6th & Jefferson Streets

Upsizing required? Yes No X Size Required

Extension required? Yes No

Looping required? Yes No 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**

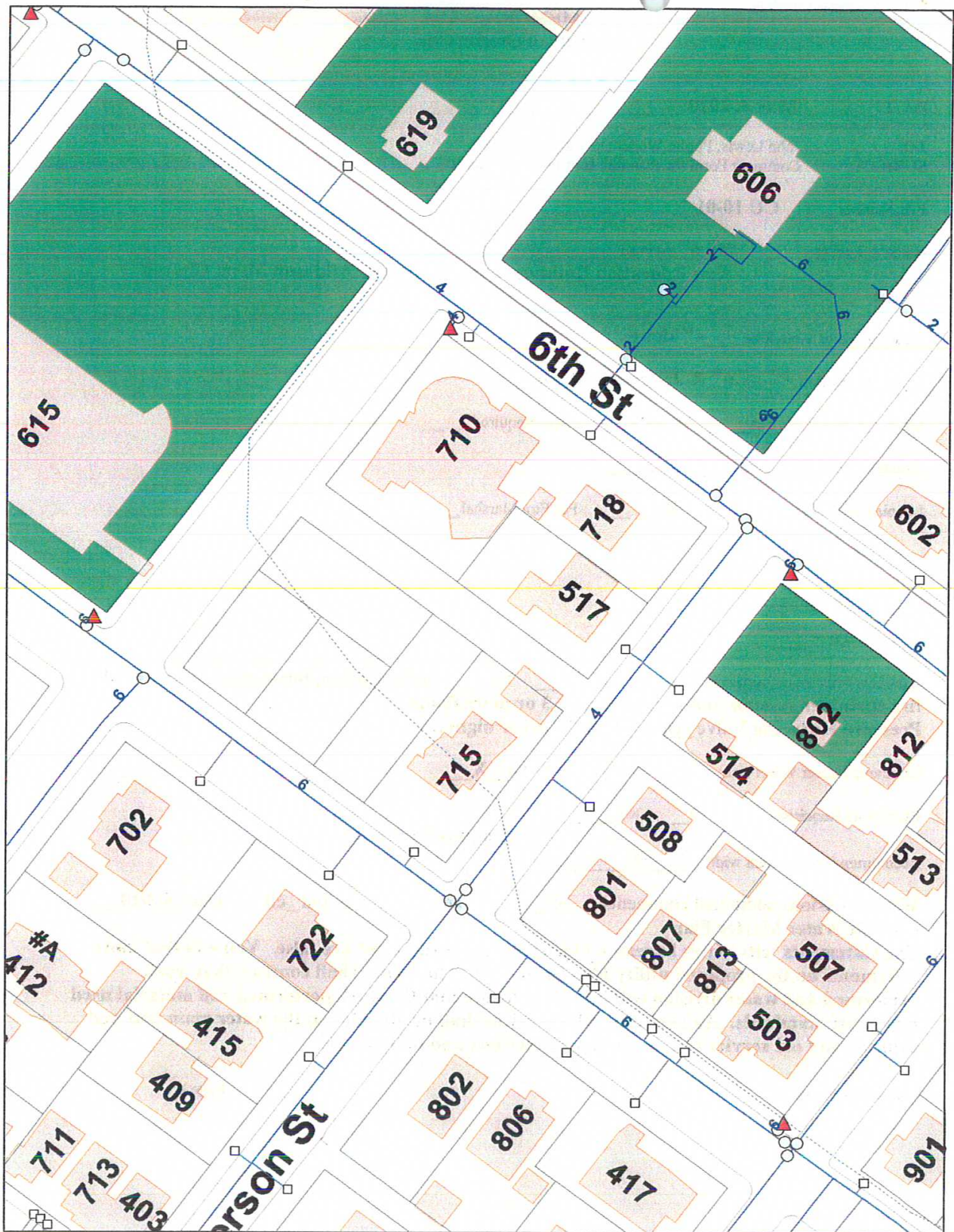
Recommended easement width → ft.

Water Divisions additional comments No Yes X Initial eli Date 5/3/10
Consult Water Master Plan.

The statements 'city water bureau will perform the water taps' are false. You will find those statements on the proposed utility plan sheet C3.0. The owner shall contract that work performed and water division will inspect to insure that the work performed and material used meets city standards. Any existing H2O services shall be abandon at the water main (cut and capped) and old service line, angle stop, meter box and lid removed.

Comment Sheet

Page 1



REPLINGER & ASSOCIATES LLC
TRANSPORTATION ENGINEERING

May 17, 2010

Mr. Pete Walter
City of Oregon City
PO Box 3040
Oregon City, OR 97045

**SUBJECT: REVIEW OF TRANSPORTATION ANALYSIS LETTER – ATKINSON
MEMORIAL CHURCH – CU10-01 & SP10-01**

Dear Mr. Walter:

In response to your request, I have reviewed the Traffic Analysis Letter (TAL) submitted in support of the proposed expansion of the Atkinson Memorial Church. The TAL, dated December 3, 2009, was prepared by Frank Charbonneau, PE of Charbonneau Engineering. The proposal consists of the removal of an existing residence on the property being used as a pre-school daycare facility and its replacement with building described as an "education wing." The existing residence is free-standing and measures 2,452 square feet. The new building to be connected to the existing church will measure 4,349 square feet. The applicant indicates that the pre-school will continue to operate on the same weekday schedule and with the same number of participants upon completion of the expansion.

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 TAL indicates there will be no change of activity level with the expansion. Thus, the engineer states no new traffic is anticipated.
- 2. Access Locations.** The TAL indicates that the only change to the parking lot is the addition of two new ADA compliant spaces, so no change to the existing site access is proposed.
- 3. Driveway Width.** The driveways are unchanged from existing conditions.
- 4. Intersection Spacing.** The development will not create any new intersections.
- 5. Sight Distance.** The sight distance at the existing parking lot entrance was not measured, but it is presumed to be adequate based on existing use and the absence of reported problems..
- 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.

Mr. Pete Walter
May 17, 2010
Page 2

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 removal of the existing house with its replacement with a new education facility. The engineer does not recommend any mitigation. The expansion is likely to have minimal impact on the transportation system. As long as the facility operates during weekdays as it does currently (a pre-school with 32 participants), neither mitigation nor additional analysis is needed.

An expansion of the pre-school program to greater numbers of participants or using the education facility for other purposes, such as a private school, would trigger the need for a new traffic analysis letter or transportation impact analysis depending on the size and number of students.

Subsequent to the submittal of the TAL, the applicant provided additional information about the other uses to which the education facility will be put. These activities include various events with a range of participants occupying 8 to 20 vehicles, except for the Sunday services that are predicted to generate 102 vehicles. The TAL does not specifically address whether the new education facility will cause an increase in the traffic associated with Sunday morning services.

The level of activity illustrated in the applicant's materials does not seem unreasonable, but there would appear to be a possibility of expansion beyond anticipated levels. It may be desirable to place some limit on additional activities or size of events beyond those currently observed.

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\CU10-01.docx

COMMENT FORM



PLEASE PRINT CLEARLY

- SPEAK INTO THE MICROPHONE AND STATE YOUR NAME AND ADDRESS
- Limit Comments to **3 MINUTES**.
- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 5-24-10

Item Number From Agenda 4

NAME: Alice Erickson

ADDRESS: Street: 39330 S. Sawtooth Rd.

City, State, Zip: Molalla, OR 97038

PHONE NUMBER: _____

SIGNATURE: Alice M. Erickson

COMMENT FORM



PLEASE PRINT CLEARLY

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Date of Meeting 5/24/2010

Item Number From Agenda 4

NAME: Eddie Sheenk

ADDRESS: Street: 11572 New Era Rd

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER: 971-285-6147

SIGNATURE: Eddie Sheenk

COMMENT FORM



*****PLEASE PRINT CLEARLY*****

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Date of Meeting 5/24/10

Item Number From Agenda 4

NAME:

Dean DeSantis

ADDRESS:

Street: 20140 S. Olympus Rd

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER:

503-632-2014

SIGNATURE:

Dean DeSantis

4

COMMENT FORM



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Date of Meeting 5-24

Item Number From Agenda 4.a

NAME:

Cynthia Towle

ADDRESS:

Street: 1504 10th St.

City, State, Zip: Oregon City

PHONE NUMBER:

503-317-3544

SIGNATURE:

Cynthia Towle

2

COMMENT FORM



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Date of Meeting 5/24/10

Item Number From Agenda 4

NAME: Kimberly Walch

ADDRESS: Street: 516 Madison St.

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER: 503-723-4365

SIGNATURE: Kimberly Walch

5

COMMENT FORM



*****PLEASE PRINT CLEARLY*****

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Date of Meeting May 24

Item Number From Agenda 4

NAME: Mick Montlock

ADDRESS: Street: 599 7th St

City, State, Zip: Lake Oswego, OR 97034

PHONE NUMBER: 503-330-5460

SIGNATURE: Mick Montlock

6

COMMENT FORM



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Date of Meeting 5/24/10

Item Number From Agenda

NAME:

Chuck Scott

ADDRESS:

Street: 12010 S Carnus Rd

City, State, Zip: Oregon City OR 97045

PHONE NUMBER:

503 806 2991

SIGNATURE:

Chuck Scott

7

COMMENT FORM



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Date of Meeting 5/24/10

Item Number From Agenda 4

NAME:

Eileen Schmeller

ADDRESS:

Street: 11572 Newberg Rd.

City, State, Zip: Oregon City OR ← 97045

PHONE NUMBER:

971 678 3529

SIGNATURE:

Eileen Schmeller

8

COMMENT FORM



PLEASE PRINT CLEARLY

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Request 15 minutes
17 exhibits

Date of Meeting 5/24/10

Item Number From Agenda 4 Atkinson Church

NAME: MARY JOHNSON, Attorney, rep Margaret For

ADDRESS: Street: 500 Abernethy Rd Ste 4

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER: (503) 656-4144

SIGNATURE: Mary M. Johnson

Request service of copy of decision

11

COMMENT FORM



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- Give to the City Recorder in Chambers **prior** to the meeting.

Date of Meeting 5/24/10

Item Number From Agenda 4a

NAME: Patrick Sweeney

ADDRESS: Street: 801 5th Street

City, State, Zip: Oregon City 97045

PHONE NUMBER: 503 381 2366

SIGNATURE: Patrick Sweeney

COMMENT FORM



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Date of Meeting

5/24/10

Item Number From Agenda

4A

NAME:

BOB FOSS

ADDRESS:

Street:

508 JEFFERSON

City, State, Zip:

OR CITY OR 97045

PHONE NUMBER:

503-656-3086

SIGNATURE:

RAJ

13

COMMENT FORM



PLEASE PRINT CLEARLY

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Date of Meeting

May 24, 2010

Item Number From Agenda

4

NAME:

Annie Scott

ADDRESS:

Street:

599 7th St.

City, State, Zip:

Lake Oswego OR 97034

PHONE NUMBER:

SIGNATURE:

Annie Scott

COMMENT FORM



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Date of Meeting 5/27/10

Item Number From Agenda

NAME: Greg Stults
ADDRESS: Street: 1182 Josephine St
City, State, Zip: Oregon City OR 97045
PHONE NUMBER: 503-650-0856
SIGNATURE: [Signature]

15

COMMENT FORM



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Date of Meeting 5-24-2010

Item Number From Agenda

NAME: Anita Trudeau
ADDRESS: Street: 408 JOHN ADAMS ST.
City, State, Zip: OREGON CITY OR
PHONE NUMBER: 503-723-6864
SIGNATURE: Anita Trudeau

COMMENT FORM



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Date of Meeting

May 24, 2010

Item Number From Agenda

CU 10-01 & SP 10-01

NAME:

Margaret Foss

ADDRESS:

Street:

508 Jefferson

City, State, Zip:

Oregon City OR 97045

PHONE NUMBER:

SIGNATURE:

COMMENT FORM



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Date of Meeting

May 24, 2010

Item Number From Agenda

CU 10-01 & SP 10-01

NAME:

Denyse McGriff, MNA Land Use chair

ADDRESS:

Street:

815 Washington Street

City, State, Zip:

Oregon City, OR 97045

PHONE NUMBER:

503-823-3295 (w) 503-656-3912 (h)

SIGNATURE:

Denyse McGriff

COMMENT FORM



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Date of Meeting 5/24/10

Item Number From Agenda 4

NAME: Kellie Sitton

ADDRESS: Street: 4268 SE Hillside Dr

City, State, Zip: Milwaukie Or 97267

PHONE NUMBER: 503-786-4710

SIGNATURE: Kellie Sitton

9

COMMENT FORM



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Date of Meeting 5-24-2010

Item Number From Agenda 4

NAME: Pat Lichen

ADDRESS: Street: 518 Willamette St.

City, State, Zip: Oregon City, OR 97045

PHONE NUMBER: 503-659-0263

SIGNATURE: Patricia Lichen