



**GLADSTONE PLANNING COMMISSION AGENDA
GLADSTONE CITY HALL, 525 PORTLAND AVENUE**

Tuesday, January 15, 2019

6:30 P.M. CALL TO ORDER
ROLL CALL
FLAG SALUTE

ELECTION OF PLANNING COMMISSION CHAIR AND VICE-CHAIR

CONSENT AGENDA

All items listed below are considered to be routine and will be enacted by one motion. There will be no separate discussion of these items unless a commission member or person in the audience requests specific items be removed from the Consent Agenda for discussion prior to the time the commission votes on the motion to adopt the Consent Agenda.

1. Approval of December 18, 2018 Meeting Minutes

REGULAR AGENDA

2. Monthly Planning Report – December 2018
3. **Public Hearing:** File Z0615-18-D; Z0616-18-HMV; Z0617-18-CMP; Z0618-18-WBV. Reconstruction of showroom at Tonkin Hyundai, new enclosed service reception drive, remodel service department, re-grade/re-surface a portion of the site to include new display plaza. 19300 McLoughlin Blvd, Axis Design Group/Bett Investments LLC.

BUSINESS FROM THE PLANNING COMMISSION

ADJOURN

(Boards, Committees and Commission Training and Orientation for members has been scheduled for Wednesday, January 30, 2019 from 5:30-7:30 pm)



CONSENT AGENDA

GLADSTONE PLANNING COMMISSION WORK SESSION MINUTES of December 18, 2018

Meeting was called to order at approximately 6:30 P.M.

ROLL CALL:

Commissioner Andriel Langston, Commissioner Natalie Smith, Commissioner Malachi de AElfweald, Commissioner Les Poole, Commissioner Libby Wentz, Commissioner Patrick Smith, Chairman Randy Rowlette

ABSENT:

None

STAFF:

Jacque Betz, City Administrator; Tami Bannick, City Recorder; Melissa Ahrens, Senior Planner; Tammy Stempel, Mayor; Councilor Milch; Councilor Mersereau; Councilor Tracy

SEVERELY RENT BURDENED POPULATION DISCUSSION:

Ms. Betz said she received a letter a couple of months ago that said people can't afford to live in Gladstone. She realized other cities in Oregon received that letter as well. She is referring to House Bill 4006, which designated Gladstone as being a severely rent burdened population. Gladstone is going to be doing their own housing audit so they will know where the issues are and where we need to focus. Cities with populations over 10,000 where greater than 25% of renter households pay more than 50% of monthly income on rent must hold one public meeting to discuss rent burden causes and potential solutions, they must report meeting minutes and the attendees, and complete and submit a survey. Gladstone did partially submit a survey and the other questions they are going to be asked tonight will help them report the remainder of the questions on the survey. The intent of HB4006 was to increase local awareness of rent burdened causes and potential solutions in an effort to encourage local jurisdictions to take steps or to communicate support on how we should be addressing severely rent burdened populations in our community. They also need to collect housing related information. There is funding available to assist cities in housing planning efforts. Ms. Betz went over the requirements for invitations to the public meeting and the items that will be discussed.

Ms. Ahrens said there are two projects that are funded from the State grant associated with the housing information/outreach effort. One is the County-wide housing needs analysis – the intent is to gather data to help inform policy making for alleviating barriers to housing. The results of the analysis are expected in June of next year. Another effort is the code audit to identify where it could be improved, streamlined, etc. to help facilitate housing in the City. A consultant was selected by the State - Siegel Planning Services. There will be two public stakeholder meetings as well as advisory committee meetings. There will be Planning Commission and City Council work sessions in April/May of 2019. She said if anyone is interested in being involved in the public stakeholder process or advisory committee contact her and she can put you in touch with the consultant.

Ms. Betz said that audience members have been given electronic voting “clickers” to use during the meeting. They were asked to rate their level of agreement or disagreement with the following statements relative to their perceptions of the housing needs in Gladstone:

- 1) There is a lack of market rate rental units.
- 2) There is a lack of regulated affordable rental units.
- 3) There is a lack of market rate rental units that are family-sized.
- 4) There is a lack of regulated affordable rental units that are family-sized.
- 5) There is a lack of units that are manufactured homes.

- 6) There is a lack of emergency shelters for the homeless.
- 7) Concentrated poverty is a problem.

In the next series of questions people were asked to indicate the extent to which they perceive the following to be a barrier to reducing rent burden in Gladstone:

- 1) Lack of economic opportunity (wages are too low and too few jobs to support housing costs).
- 2) Lack of affordable housing units.
- 3) Lack of funding for development of new affordable housing units.
- 4) Lack of affordable housing development in high opportunity areas.
- 5) Lack of housing vouchers.
- 6) Lack of family-sized affordable housing units.
- 7) Increasing demand for affordable housing units.

Trell Anderson, Executive Director from Northwest Housing Alternatives and Clayton Crowhurst, a Housing Developer gave an overview of their operation. They have been operating out of their Milwaukie campus since 1982 – they were founded in Clackamas County by former Clackamas County employees and community members to address affordable housing issues and to operate the Annie Ross House. The whole campus is under redevelopment/construction right now. They will have a new Annie Ross House that will serve eight families at a time, 28 units of family-sized affordable housing, and their new headquarters all in one campus. They expect to move back this time next year. They have approximately 1,800 units around the state in their portfolio, primarily serving seniors and families. They also have a portfolio of group homes around the State for people with developmental disabilities. In addition to the Annie Ross House they also run homeless prevention programs and rapid rehousing programs. There was discussion regarding homeless kids in the schools and the reasons behind it – there are 58 of them in Gladstone schools.

Mr. Crowhurst said that most of their work is spent gathering funding sources to make projects happen. It took two years to secure funding for the rehab project at the River Glen Apartments. There was discussion regarding building energy efficient housing. There was discussion regarding acquiring existing properties and constructing housing.

Julie Garver, Housing Development Director from Innovative Housing, Inc., said they have approximately 890 units in the metro area – they will be adding 150 more units this year. They build and redevelop properties and own them for the long-term. They provide resident services – staff is on-site at the apartment complexes and are working with families to provide housing stability. Affordable housing is regulated and people have to income qualify to live there – it is regulated to make sure that people earning lower incomes can access those lower rents. It is subsidized by the Federal, State, and local government. She shared information regarding where their housing units are located across the state. She showed some examples of ADU's. She showed slides of their Albany project. She spoke about funding options through Clackamas County (grants/tax credits).

Councilor Milch feels that what's missing in Gladstone is an R-2.4 zone where a 5,000 sq. ft. lot could be divided into two smaller homes or two lots together could be a cluster of cottages surrounding a central shared yard for the people who want to live in a smaller home. He would like to us replace large older homes that are going to be torn down with multiple homes.

Mayor Stempel feels there needs to be a conversation about those people who are severely rent burdened today and could potentially be homeless if they lost their jobs. Commissioner Pat Smith asked how many affordable housing units we currently have in Gladstone – that will be determined as part of the housing needs analysis. Ms. Betz said that Gladstone hasn't done that kind of inventory before. The County Commissioners just allocated 1.2 million dollars toward an affordable housing and services fund.

Commissioner Natalie Smith said this needs to be a three tiered approach to needs: immediate, intermediate, and long-term.

There was discussion regarding for-profit private developers versus non-profit developers. Commissioner de AElfweald asked how we find out who the rent burdened people are in Gladstone. Ms. Betz did not have an answer for that, and said that she wasn't sure we need to know who they are, but she feels that a lot of that will be flushed out through the housing needs analysis that will be done in June of 2019. Ms. Ahrens said that the consultant will cover ADU's, parking requirements for ADU's, size limitations for ADU's, etc. as part of the code revisions. She said that community involvement is key because it can be a controversial issue.

Commissioner Poole said we need to be very careful with what we do with ADU's because we're talking about the environment and infill. He agrees that community input/education is important.

Bill Osburn wonders why we don't differentiate between affordable housing and low income housing. Ms. Crowhurst said the legal affordable definition is people who are 80% of area median income or below. Most of their properties are serving 60% or even 30% of area median income. Commissioner de AElfweald recommends that they use the HUD definition in future discussions so there is no confusion. Commissioner Natalie Smith asked if affordable housing is the same as Section 8. Ms. Crowhurst said that is not the case at all. Section 8 is just a subsidy form. Commissioner Natalie Smith feels that it's important that affordable housing is related with all the services that can help people too. Commissioner Patrick Smith asked if there are any other organizations that should have a seat at the table during these conversations such as Habitat for Humanity. Other suggestions were: Proud Ground. During the RFP process other organizations will be invited to be at the table.

There was further discussion regarding private developers and incentives. Ms. Ahrens said that this was discussed during the LCD planning conference – they showed stats/data from communities that had reduced SDC fees to accommodate ADU development and they showed that it really didn't help that much. Commissioner de AElfweald said that when they come before the Planning Commission the SDC's are never something they complain about – it's setbacks, the amount of landscaping, parking, etc.

Bob Stewart, Superintendent from Gladstone School District, said the number of kids entering first grade has declined by 15% in the last 30 months. The most common reason they hear from families is that it's about housing costs. The number of resident kindergartners went from an average of 120-140 in 2013/14 to 84 this year. He said the label "homeless" in relation to kids in the schools is given when staff knows they are in a situation where the student is "couch surfing", when two families are living in one residence, etc.

Ms. Betz thanked everyone for their input. She said that Gladstone is ahead of a lot of cities in this process because six months ago they entered into the contract to do the housing needs analysis and code audit. Commissioner Natalie Smith asked what the next step will be after the study is completed. Ms. Betz said that the study will be presented to the City Council. Ms. Ahrens said that there will be a final code audit, proposed code update schedule, and an implementation plan. The LDC staff have explained that they anticipate another round of grant funding available for an actual code update. Ms. Betz said that at the January 8th Council meeting the Clackamas County Health, Housing, and Human Services will be presenting a "State of Homelessness in Clackamas County". In February they will come back to discuss what is next with the Metro housing bond fund.

There was discussion regarding what the consultants will do.

ADJOURN:

Meeting adjourned at approximately 8:31 P.M.

Minutes approved by the Planning Commission this _____ day of _____, 2018.

Randy Rowlette, Chair



REGULAR AGENDA



City of Gladstone Monthly Report | DECEMBER 2018

PUBLIC CONTACTS/PLANNING ACTIONS

CUSTOMER CONTACT/Planning Actions	May	June	July	August	September	October	November	December	YEAR TOTALS
Customer Service Counter Contacts	11	9	5	6	10	8	6	9	90
Customer phone contacts	70	55	30	65	37	41	52	38	533
Building Permits Issued	6	2	1	1	2	2	2	0	28
Pre-application conferences	0	0	0	2	0	3	2	0	8
Administrative Decisions	0	0	1	0	0	0	0	0	1

PLANNING COMMISSION ACTIONS/DECISIONS

- SEVERLY RENT BURDENED POPULATION INFORMATIONAL MEETING

CITY COUNCIL LAND USE ACTIONS/DECISIONS

- NONE

PRE-APPLICATION CONFERENCES

- NONE

BUILDING PERMITS

DECEMBER

Date	Address	Building Permit #	Description
12/11/2018	285 Ipswich	B0634618	SFR Addition
12/05/2018	660 Barbary Place	B0596418	CONVERT GARAGE INTO 5 FOSTER CARE ROOMS & 2 BATHS, CONVERT LAUNDRY INTO BATH & CLOSET INTO LAUNDRY ROOM

FUTURE ITEMS/PROPERTY UPDATES

Location	Topic	Contact
82 nd Ave Bridge	Retrofits and structural improvements to 82 nd ave bridge, suite of staff administrative decisions	County WES
18085 se Webster Ridge Rd.	Comp Plan/Zone change; (Design Review and Conditional Use Permit to follow at a subsequent hearing) for a multi-family apartment complex development	Cascadia Planning
310 W. Arlington	Building permit-Demolition of existing home, re-establishment of two platted lots; development of two new homes	N/A
165 E. Exeter	Design Review and Conditional Use for construction of a Tri-Plex; tentatively scheduled for the February PC meeting	Iselin Architects



Agenda Item No. 3

PC Meeting Date: 1/15/19

STAFF REPORT: DESIGN REVIEW

Application No.: Z0615-18-D; Z0616-18-HMV; Z0618-18-WBV; Z0617-18-CMP

Applicant: AXIS Design Group, for Bett Investments, LLC

Project Location: 19300 Mcloughlin Boulevard; east side of Mcloughlin Boulevard between Gloucester Street and Glen Echo Avenue; T2S, R2E, Section 19AD, Tax Lot 09400

Zoning: C3; General Commercial

Project Description: Renovation at existing Tonkin Hyundai, to include reconstruction of showroom, new enclosed service reception drive, remodel service dept., and re-grade/re-surface a portion of the site to include new display plaza.

SUMMARY OF PLANNING COMMISSION RECCOMENDATION

The Planning staff are recommending **APPROVAL** of the Design Review application Z0615-18-D; Habitat Conservation Overlay Map Verification application Z0616-18-HMV; water quality resource area map determination Z0618-18-WBV; and Habitat Conservation Overlay Construction Management Plan Z0617-18-CMP, and recommend the following findings and following conditions in support of approval: (1) Lighting (2) Signage, (3) ADA Access, (4) Erosion Control Plan (5) Public Works Approval, (6) Fire Department Approval, (7) Final Occupancy (8) Design Review Plans (9) HCA Construction Management Plan (10) Endangered Species Act.

The proposed project was previously approved under Z0582-17-D, however, no extension was filed prior to the expiration date of that design review approval and, as such, the approval has expired. The applicants have resubmitted the same project that the Planning Commission approved under Z0582-17-D. In the previous approval a Habitat Conservation Area Construction Management Plan (CMP) was a condition of approval, however, as part of the current application the applicants have submitted all required environmental land use applications for concurrent review with the Design Review. This request is subject to Chapter 17.20, C-3, General Commercial District; Chapter 17.80, Design Review, and the Development Standards of Title 17 of the Gladstone Municipal Code (GMC), along with Chapter 17.25 Habitat Conservation Area and 17.27, Water Quality Resource Area District.

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EXHIBITS

- Exhibit 1. Location Map
- Exhibit 2. DSL Concurrence

APPENDIX: SUBSTANSIVE FILE DOCUMENTS

- A. Application Materials

I. REQUEST FOR COMMENTS

Sent to: Property owners within two hundred fifty (250) feet of the subject property, City of Gladstone, Public Works, Gladstone Fire, Gladstone PD, Engineering, Tri-Cities

Responses Received: City of Gladstone Public Works, Clackamas County Water Environment Services (WES)

II. STANDARD CONDITIONS

1. **Expiration.** This approval shall remain valid for one year following the date of approval. If use has not commenced by that date, this approval shall expire unless the Planning Commission pursuant to Section 17.80.100 of the GMC grants an extension prior to expiration of approval.
2. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Planning Director for the City of Gladstone,
3. **Assignment.** The permit may be assigned to any qualified person, provided assignee files with the City Planning Department an affidavit accepting all terms and conditions of the permit.
4. **Terms and Conditions Run with the Land.** These terms and conditions shall be perpetual, and it is the intention of the Commission and the permittee to bind all future owners and possessors of the subject property to the terms and conditions.
5. **Building Permits.** The applicant shall obtain required building permits from Clackamas County. The applicant shall comply with requirements of the permits.

III. SPECIAL CONDITIONS

1. **Lighting.** Any new on-site lighting shall comply with Subsections 17.44.020(4) and (5) of the GMC, including compliance with IES standards. “Dark sky” fixtures shall be used to the extent possible. Developer to submit final lighting plan showing compliance prior to issuance of final occupancy permit.
2. **Signage.** All signs shall meet the provisions of Subsection 17.52 of the GMC.
3. **ADA Access.** This approval is subject to the development complying with the provisions of the Americans with Disabilities Act (ADA), including provisions for curb ramps.
4. **Erosion Control Plan.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS the proposed development shall submit an erosion control plan and receive an erosion control permit from Clackamas County Water Environment Services (WES).

5. **Public Works Approval.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, Applicant shall receive approval in writing from the Gladstone Public Works Department indicating all requirements from that agency have been satisfied.
6. **Fire Department Approval.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, Applicant shall receive approval in writing from the Gladstone Fire Department indicating all requirements from that agency have been satisfied.
7. **Final Occupancy.** PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT, all conditions of the design review approval shall be met.
8. **Design Review Plans.** Any changes in the approved design review plans shall be submitted and approved prior to execution. Any departure from the approved design review may cause revocation of building permits or denial of the final certificate of occupancy.
9. **Habitat Conservation Area Construction Management Plan.** The proposed project will comply with the submitted Construction Management Plan dated 2/9/18, prepared by Axis design group, and will specifically meet the following standards
 - (a) Erosion prevention and sediment control (EPSC) measures shall be required and shall comply with the standards of Water Environment Services (WES) of Clackamas County.
 - (b) Orange construction fencing (i.e. safety fencing, snow fencing, or a comparable product) shall be installed on or outside the boundary of the HCA vegetation, except where the drip line of a protected tree extends outside the HCA, in which case the drip line shall be included inside the fencing. The fencing shall be installed in such a manner as to protect the waterway feature and upland riparian habitat and any area of the HCA where naturalized vegetative cover exists.
 - (c) Trees in the HCA shall not be used as anchors for stabilizing construction equipment.
 - (d) Native soils disturbed during development shall be conserved on the subject property.
 - (e) Development shall not commence until the EPSC measures and fencing required pursuant to (a) and (b) are in place.
 - (f) Compliance with the Construction Management Plan shall be maintained until the development is complete.
10. **Endangered Species Act.** The approval of the application granted by this decision concerns only the applicable criteria for this decision. The decision does not include any conclusions by the county concerning whether the activities allowed will or will not come in conflict with the provisions of the federal Endangered Species Act (ESA). This decision should not be construed to or represented to authorize any activity that will conflict with or violate the ESA. It is the applicant, in coordination if necessary with the federal agencies responsibility for the administration and enforcement of the ESA, who must ensure that the approved activities are designed, constructed, operated and maintained in a manner that complies with the ESA.

IV. FINDINGS AND DECLARATIONS

The Planning Commission hereby finds and declares:

A. PROJECT LOCATION AND PROPOSED DEVELOPMENT

The construction of the new showroom and service reception drive will add approximately 3,020 square feet to the existing footprint of the main showroom and service building. Building materials to be used are as described and shown in the submitted application. A new accessible entrance is proposed with an accessible path to parking area and existing right-of-way. The new display plaza will front Mcloughlin Blvd, and will consist of scored concrete. Existing site light fixtures and supports will be replaced. Landscape meets requirements and will remain the same.

The subject property is approximately 3.20 acres in size, part of the Mcloughlin commercial corridor. An auto dealership is in place comprised of two main buildings along with the parking/display field. Sanitary sewer, storm sewer and water are in place and serve the property. A Title 13 Habitat Area is mapped in the southeast portion of the site. There is an associated Title 3 wetland on property to the southeast. These areas and associated buffers are not proposed for development or change of any kind. This stretch of Mcloughlin is “auto row”, made up largely of a series of auto sales/service businesses on both sides of the street along with other strip commercial uses. The subject property is on the east side of Mcloughlin Boulevard. Adjacent to the east and southeast is a City-owned Title 3 Wetland and associated habitat. Car sales/service business has been in place here in one form or another for many years.

However, due to the presence of the WQRA and HCA overlay on the site, the proposed project also requires the approval of the WQRA map determination, a HCA map verification and an HCA construction management plan. The applicant has submitted applications for these approvals and they are combined with this Design Review staff report pursuant to GMC Section 17.25.060B(4) and 17.27.030(1). The applicants have submitted all of the required filing materials for a complete application for both the HCA and WQRA review. No proposed development will occur within the HCA or WQRA overlays.

B. DESIGN REVIEW CONSISTENCY FINDINGS

Design Review

Chapter 17.80 of the GMC establishes the requirements for design review. Pursuant to *Subsection 17.80.021(1)*, site development in the C-3 zoning district is subject to design review.

Section 17.80.061 lists submittal requirements for Design Review. The application as submitted satisfies these requirements.

Section 17.80.100(1) provides for approved design plans to remain valid for one year. If construction has not begun by that time, design plan approval may be renewed once by the Planning Commission for not more than one year.

General Commercial District

Chapter 17.20 of the GMC establishes basic requirements for the General Commercial District. *Section 17.20.020* identifies uses permitted outright in the General Commercial District, and includes automobile sales and service such as is in place. This criterion is met.

Section 17.20.050 establishes dimensional standards for the C-3 district. The proposed buildings as shown comply with setbacks and the 35-foot maximum building height standard.

Section 17.20.050(4) requires off-street parking areas to be a minimum of five feet from all property lines. No change in parking proposed at this time.

The proposed remodel occurs in a C-3 zoning district. The current use of the site is for an auto dealership and the use will not change under the scope of the project. Since the auto dealership is an approved use the standards of this section are met.

General Siting and Design

Chapter 17.44 of the GMC identifies standards for building siting and design.

These standards apply to all development that is subject to Design Review. *Section 17.44.020(1)* deals with siting specifically, and requires that, where there are no conflicts with other design standards or requirements in Title 17, to site buildings to maximize solar access where practical, using such techniques as maximizing east-west street length; orienting buildings within twenty degrees of true south as well as maximizing their south-facing dimension; placing higher buildings on the north portion of the site while protecting solar access for adjacent sites, and placing major yard spaces on south side of buildings.

The subject property is irregular in shape, with two buildings in place. Submitted site plan information shows how the demo/additions will occur. The new showroom will be in essentially the same location as existing but with a slightly enlarged footprint. Same for the service building. Exterior for the new showroom will consist of high quality composite metal panel system with extensive windows.

Section 17.44.020(2) requires buildings to have energy efficient designs. The proposed remodel includes increasing windows both in number and size, thereby enhancing natural lighting. The building will be required to meet the energy codes of the Oregon Structural Specialty Code, which will be evaluated through the building permit process. This is consistent with this subsection of the GMC.

Section 17.44.020(3) of the GMC addresses compatibility in building design. This subsection encourages the arrangement of structures and use areas to be compatible with adjacent developments and surrounding land uses. As noted, this auto sales business is in an area of like activities. The changes as proposed will be compatible with adjacent development and surrounding land uses.

Section 17.44.020(4) of the GMC deals with building materials. That Section requires buildings be constructed using high-image exterior materials and finishes such as masonry, architecturally treated tilt-up concrete, glass, wood or stucco. Screening of roof-mounted equipment is also discussed in this section.

This application proposes, in part, installation of metal panels on the exterior. Along with the new energy efficient storefront glazing, the intent of this subsection is met. *This criterion is satisfied.*

Section 17.44.020(5) of the GMC establishes lighting standards. This proposal includes changing out all existing lights/poles. These new lights will be cut-off and hooded to limit light spillover. *This criterion is met.*

Section 17.44.020(6) of the GMC establishes illumination level standards. It requires that all on-site lighting shall be designed, located, shielded or deflected so as not to shine into off-site structures or impair the vision of the driver of any vehicle. *Applicant has submitted photometric plan showing satisfaction of this criterion.*

Section 17.44.020(7) regarding equipment and facilities establishes that all utility lines shall be placed underground. All roof-mounted fixtures and utility cabinets or similar equipment, which must be installed above ground, shall be visually screened from public view. A condition of approval shall require compliance with this subsection for new utility lines, roof-mounted fixtures, utility cabinets or similar equipment installed aboveground.

Section 17.44.020(8) regarding trash disposal and recycling collection requires new construction to incorporate functional and adequate space for on-site storage and efficient collection of mixed solid waste and source separated recyclables prior to pick-up and removal by haulers. This proposal does not plan changes to the existing trash/recycling facilities.

Section 17.44.024 establishes design standards for nonresidential construction. These provisions require that new, non-residential buildings, with the exception of buildings housing institutional, warehouse or manufacturing uses shall be subject to the following design standards:

- (1) Ground floor windows. Ground floor windows shall be required on walls fronting a public street and shall comply with the following standards:
 - (a) The windows shall cover at least 50% of the length and 25% of the ground level wall area. Ground level wall areas include all exterior wall area up to nine feet above the finished grade. The bottom of required window shall be no more than 4 feet above the adjacent exterior finished grade.
 - (b) Required windows shall be windows that allow views into work areas or lobbies, pedestrian entrances or display windows set into the wall. Display cases attached to the outside wall shall not qualify.

The new showroom addition will maximize solar access by increasing the glazing significantly from the existing showroom. The orientation is limited due to the location of the property line. The proposed remodel will incorporate 'low-e' glazing on all new exterior glazing systems. The new roof proposed over the showroom and service reception drive will have R-values meeting or exceeding current energy code requirements. New mechanical and electrical systems will function more efficiently and will utilize energy-efficient technologies. The proposed remodel will also provide visual order and interest to the showroom and service reception. The existing refuse area will remain, and the loading area will be oriented away from existing residences. Any proposed mechanical equipment will be screened from view. The applicant has submitted evidence that new glazing will bring the development closer to meeting/exceeding requirements of this subsection.

The locations and specification of the proposed fixtures will be cut-off so as not to deflect lighting to adjacent properties or impair the vision of the driver of any vehicle. Special Condition No. 1 will also require the applicant to meet the Code's lighting requirements in full. This criterion is met.

Landscaping

Chapter 17.46 of the GMC identifies landscaping standards and states that these standards are applicable to all developments subject to design review.

Subsection 17.46.020(1) requires a minimum of fifteen percent of the lot area be landscaped. The development currently exceeds this requirement, and no changes are planned through this application. This criterion is met.

Subsection 17.46.020 (9) states the following:

(9) Exceptions. The following exceptions apply to properties with frontage on Mcloughlin Blvd.:

- (a) The use of sod along Mcloughlin Blvd. shall be encouraged in landscape plans for development of Mcloughlin Blvd.;*
- (b) The use of sod along Mcloughlin Blvd. may be allowed in lieu of required street trees;*
- (c) The 10-foot-wide landscape strip along Mcloughlin Blvd. may be allowed in the right-of-way if applicant agrees to relocate the 10-foot strip whenever the right-of-way is improved. This strip may be included in total landscape area calculations.*

The existing property abuts general commercial C-3 zoned properties to the North and South and Multi-Family residential MR and Single Family Residential R7.2 to the East and Northeast. Existing landscaping will remain to continue providing visual screening and buffering. The property currently meets the landscaping coverage requirements and the proposed project will enhance and improve existing landscaped areas on site.

The proposed development occurs along Mcloughlin Blvd, therefore, this proposal will take advantage of the Code's landscape exceptions. Sod is proposed along Mcloughlin Blvd in lieu of the required street trees. A 10 ft. wide landscaping strip will be added in the R.O.W in front of the showroom where new development is to occur. Existing landscaping along the R.O.W to the North and South of the showroom is proposed to remain. Landscaping within the R.O.W will be counted toward landscape area calculations.

Parking and Loading

Chapter 17.48 of the GMC regulates off-street parking and loading. The site has 20-minute peak hour transit service and is therefore considered Zone A. As an auto sales business, the bulk of the property is a parking lot. Applicant provides calculation of parking requirements based on square footage of buildings on site. Minimum parking requirements are met and will continue be so through this development.

Section 17.48.040(1)(a) requires parking and loading areas to be paved with asphalt and/or concrete meeting city standards, maintained adequately for all-weather use and so drained as to avoid flow of water across public sidewalks. The existing development meets this requirement.

Section 17.48.040(1)(c) requires areas for standing and maneuvering vehicles, other than for the off-street parking and storage of truck tractors and /or semi-trailers, to be paved. The existing development is paved.

Section 17.48.040(2)(a) states that required parking spaces must be located within two hundred feet of the building or use they are required to serve. The required parking spaces meet this provision.

Section 17.48.040(2)(b) states that required parking shall be provided in the same zoning district or a different zoning district of a more intensive use. Existing/required parking is located in the C-3 zoning district.

Section 17.48.040(2)(c) prohibits parking for a commercial or industrial use from being located in a residential district except in the case of a conditional use. As noted above, all parking is located in the C-3 district,

Section 17.48.040(2)(d) requires groups of more than four parking spaces to be permanently marked and so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley. Existing development complies with this subsection.

Section 17.48.040(2)(f),(g) and (i) establish the minimum width of access aisles and the minimum dimensions of parking spaces. No change to parking is anticipated or required through this application.

Section 17.48.040(2)(h) requires parking areas to be designed to the maximum extent practicable, to avoid large, uninterrupted rows of parking spaces. Again, no changes proposed.

Section 17.48.040(3)(b),(c) and (d) establish requirements for loading areas. Met as shown.

Section 17.48.050 establishes requirements for bicycle parking. This application proposes to add bike parking just east of the service entry.

Applicable portions of Section 17.48 are satisfied.

Vehicular and Pedestrian Circulation

Chapter 17.50 of the GMC establishes the requirements for vehicular and pedestrian circulation. Subsection 17.50.020(1) requires that provisions be made for the least amount of impervious surface necessary to adequately service the type and intensity of proposed land uses within developments as well as providing adequate access for service vehicles. No additional impervious surface will result. This standard is met.

Subsection 17.50.020(2) requires provisions to be made, when feasible, for a separation of motor vehicular, bicycle and pedestrian traffic. Again, no site changes are proposed. Separation will remain as is. This standard is met.

Subsection 17.50.020(3) requires curbs, associated drainage and sidewalks within the right-of-way or easement for public roads and streets. Sidewalks currently exist along site frontage.

Subsection 17.50.020(4) requires provisions to be made to accommodate any increased volume of traffic resulting from the development. Applicant does not expect additional traffic as a result of this project. Staff concurs.

Subsection 17.50.020(5) requires provisions to be made for the special needs of the handicapped. This Subsection is met.

Subsection 17.50.020(6) pertains to pedestrian access. No changes proposed at this time.

Subsection 17.50.020(7) deals with new development requiring full site design review that, when completed, generate an average daily traffic count of 1000 trips or greater. In such case, a transit stop shall be provided. This is a remodel of an existing building/use. There is no evidence this proposal will result in an ADT of 1000 trips or greater.

Section 17.50.040, Streets and Roads Generally, Full improvements exist along McLoughlin.

Applicable portions of Section 17.48 are satisfied.

Drainage and Stormwater

17.56.010 [Drainage] Applicability.

The development standards for surface water drainage shall apply to all new or redevelopment activities in the City of Gladstone that result in the creation or disturbance of 5,000 square feet or more impervious surface except for substantial improvement or lesser remodel or reconstruction of existing single-family or two-family dwellings.

17.50.020 Vehicular and pedestrian circulation generally.

Vehicular and pedestrian circulation facilities, including walkways, provisions for the handicapped, interior drives and parking as provided under GMC Chapter 17.48 (off-street parking and loading), shall be designated as follows:

- (1) Impervious Surface. Provide for least amount of impervious surface necessary to adequately serve the type and intensity of proposed land uses within developments as well as providing adequate access for service vehicles.*

[...]

The entire area shown for development is impervious surface currently. A proposed detention swale will improve drainage on site and improve water quality of site runoff. Special Condition No. 5 will require the proposed project to meet the City Public Works Storm water requirements. The existing storm drainage system is consistent with the standards of this Chapter.

C. WATER QUALITY RESOURCE AREA (WQRA) MAP DETERMINATION FINDINGS

17.27.020 Applicability.

The WQRA chapter shall apply to development in the WQ district. The WQ district is composed of water quality resource areas and is an overlay district. "Water quality resource areas" means vegetated corridors and the adjacent protected water features as established by this chapter.

17.27.042(2) Administration.

Establishes the application requirements for a WQRA map determination.

17.27.040 Uses Within the WQ District.

Establishes uses allowed outright, uses allowed under prescribed conditions, and uses subject to review.

The mapped WQRA overlay for Title 3 regulated wetlands extends onto a portion of the property's northwest property line. Therefore, Chapter 17.27 of the GMC applies to the subject property. However, to verify the accurate location of the WQRA in relation to the proposed office development, the applicants applied for a WQRA map determination pursuant to GMC Section 17.27.042(2). City Planning Staff submitted a formal notice to the Department of State Lands (DSL) in 2017. A letter response from DSL provided concurrence that the proposed project would not impact any of the Title 3 wetlands on site. No grading or site improvements are proposed within the WQRA or the 50 ft. buffer area, specified by GMC Section 17.27.020. As such, the development standards of GMC Section 17.27.045 do not apply.

D. HABITAT CONSERVATION AREA (HCA) FINDINGS

17.25.020 Area of Application.

Chapter 17.25 applies in the Habitat Conservation Area District (HCAD). The HCAD applies to all parcels containing a Habitat Conservation Area (HCA). The HCAD also applies to any area that is less than 100 feet outside the boundary of an HCA even if the area is not located on the same parcel as the HCA. HCAs are identified on maps adopted by reference in Chapter 6 of the Comprehensive Plan (hereinafter referred to as the HCA Map) and are categorized as High, Moderate, or Low HCA.

17.25.060 Development Review Requirements.

In order to confirm the location of an HCA, HCA Map Verification, consistent with Section 17.25.090, shall be required

17.25.040 Exempt Uses

Establishes uses exempt from the requirements of Chapter 17.25.

17.25.060 Development review requirements.

The following review requirements are applicable to development in the Habitat Conservation Area District (HCAD) unless such development is exempt pursuant to Section 17.25.040.

A. A Construction Management Plan (CMP), consistent with Section 17.25.080, shall be required for development in the HCAD, regardless of whether development will occur within an HCA

There is a mapped HCA in the southeastern portion of the subject property, associated with a mapped Title 3 wetland on property to the southeast. . The applicant concurs with the mapped boundary of the HCA, per 17.25.090A(1). No development is proposed within or near the HCA. No new impervious surface is proposed anywhere on the property. No vegetation removal will occur.

The proposed project occurs within approximately 18 ft. of the mapped HCA and as, such, the applicant was required to submit a HCA map verification application. The applicant chose to concur with the location of the mapped HCA pursuant to Section 17.25.090A(1). As such the mapped HCA overlay applies to a portion of the project area.

Since the proposed project is not an exempt use and occurs within 100 feet of the mapped HCA, the proposed project is required to obtain a HCA construction management plan. However, since no development is proposed within the HCA itself, a HCA development permit is not required. The HCA is located approximately 18 ft. below the construction area and approximately 62 feet away from the construction area. Orange construction fencing will be installed outside the boundary of the HCA to protect the existing creek from any construction related activity. Trees within the HCA are a minimum of 60 ft. away from the construction area and will not be disturbed. A designated stockpile area will be located on the north end of the project site, 370 feet away from the HCA, to prevent sediment movement to the HCA. Development can begin after the required fencing has been installed and compliance with the CMP will be maintained until development is complete, consistent with Special Condition No. 9.

EXHIBITS

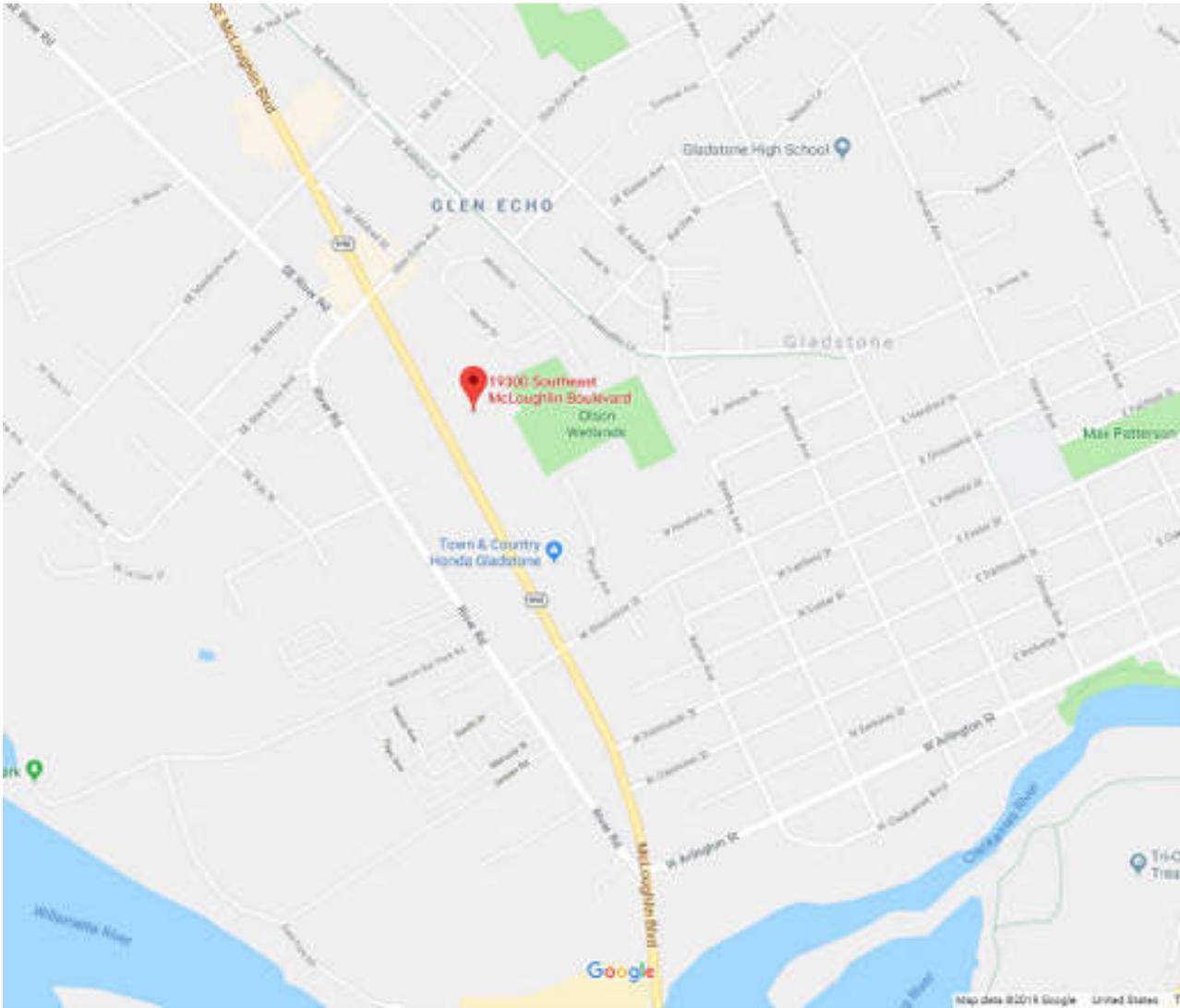


EXHIBIT 1
Location Map
Z0615-18-DR



WETLAND LAND USE NOTIFICATION RESPONSE
OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone (503) 986-5200
www.oregonstatelands.us

DSL File Number: WN2017-0600

Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. Clay Glasgow from county of Clackamas submitted a WLUN pertaining to local case file #: Z0581-17-D.

Activity location:

township: 02S range: 02E section: 19 quarter-quarter section: AD
tax lot(s): 9400
street address: 19300 McLoughlin Blvd Gladstone
city: _____ county: Clackamas
latitude: 45.383125 longitude: -122.60591

Mapped wetland/waterway features:

The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Oregon Removal-Fill requirement (s):

A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water of streams, within other waters of the state, or below highest measured tide where applicable.

Your activity:

A state permit will not be required for the proposed project because based on the submitted site plan the project appears to avoid impacts to jurisdictional wetlands and waters.

Contacts:

This is a preliminary jurisdictional determination and is advisory only.

Comments: Based on the information provided, the proposed minor remodel of an existing auto sales business appears to avoid impacts to jurisdictional wetlands and waters.

Response by: _____ date: 12/06

EXHIBIT 2
DSL Response
Z0615-18-DR

**NOTICE OF PUBLIC HEARING
GLADSTONE PLANNING COMMISSION**

DATE & TIME:

January 15th, 2019. This item will not begin earlier than **6:30 p.m.** However, it may begin later depending on the length of preceding items.

PLACE:

Council Chambers of Gladstone City Hall, 525
Portland Ave., Gladstone, OR 97027

FILE NO:

**Z0615-18-D, Z0616-18-HMV, Z0617-18-CMP,
Z0618-18-WBV**

PURPOSE/PROPOSAL:

Reconstruction of showroom at Tonkin Hyundai, new enclosed service reception drive, remodel service dept., re-grade/re-surface a portion of the site to include new display plaza.

SUBJECT PROPERTY:

T2S, R2E, Section 19AD Tax Lot 9400; AKA 19300
SE McLoughlin

CURRENT ZONING:

C-3, General Commercial

APPLICANT:

Axis Design Group

PROPERTY OWNER:

Bett Investments, LLC

REVIEW STANDARDS:

17.25, 17.27, 17.20, 17.80, 17.94 and the Development
Standards of Title 17 of the Gladstone Municipal Code

You may attend, offer testimony or seek information at the hearing. Any correspondence received in advance of the meeting will be forwarded to the Planning Commission.

The staff report relating to this application will be available for inspection seven (7) days prior to the hearing at the Clackamas County Planning Division, 150 Beavercreek Road, Oregon City, OR 97045. Copies will be available for a reasonable cost. For further information, contact Clay Glasgow at 503-742-4520.

Those eligible to appeal this matter to the City Council are the owner, applicant, a representative of petitioners and persons who submitted oral or written testimony. Appeals must be filed within 15 days of the decision filing date on forms available from the Clackamas County Planning Division. Failure to raise the issue in person or by letter at the hearing with sufficient specificity to afford the decision-maker an opportunity to respond will preclude the ability to appeal. Furthermore, failure at the time of the hearing to specify, in person or by letter, to what land use standard(s) your comments or objections are directed, will preclude the ability to raise those issues on appeal.



Clackamas County Planning Division, 150 Beaver Creek Rd., Oregon City, OR 97045
(503) 742-4500
(July - 2012)

APPLICATION FOR DESIGN REVIEW

*****Note: A pre-application conference is required prior to filing of this application.*****

FOR STAFF USE ONLY

Date Received: 12/20/18 File No.: 20615-18-D
 Staff Member: Melissa Ahrens Design Review Fee: \$ 1000.00
 Zone: C3 - General Commercial .384% of Construction Cost: \$ _____
 Comp. Plan: _____ (\$650.00 Minimum / \$36,835.00 Maximum Fee)
 Development No.: _____ Project No.: _____

Name of Applicant: AXIS Design Group / Kendra Kozak
 Mailing Address: 11104 SE Stark St, Portland OR 97216
 Phone: 503-284-0988 Email: kendrak@axisdesigngroup.com Fax: _____

The proposal involves the demolition and reconstruction of the Tonkin Hyundai showroom, modifications. This application was approved Nov 2017 by City of Gladstone planning commission. This is a resubmittal of the same application due to lapse in one-year approval period.

Proposed Title: Tonkin Hyundai Gladstone Sq. Ft. Each Structure 16,835 SF / 4,850 SF
 Estimated Completion Date: Nov 2019 Estimated Cost of Constr (Labor & Materials): \$ 2.5 million
 Site Address: 19300 McLoughlin Blvd, Gladstone OR 97027 Total Land Area: 3.18 Acres

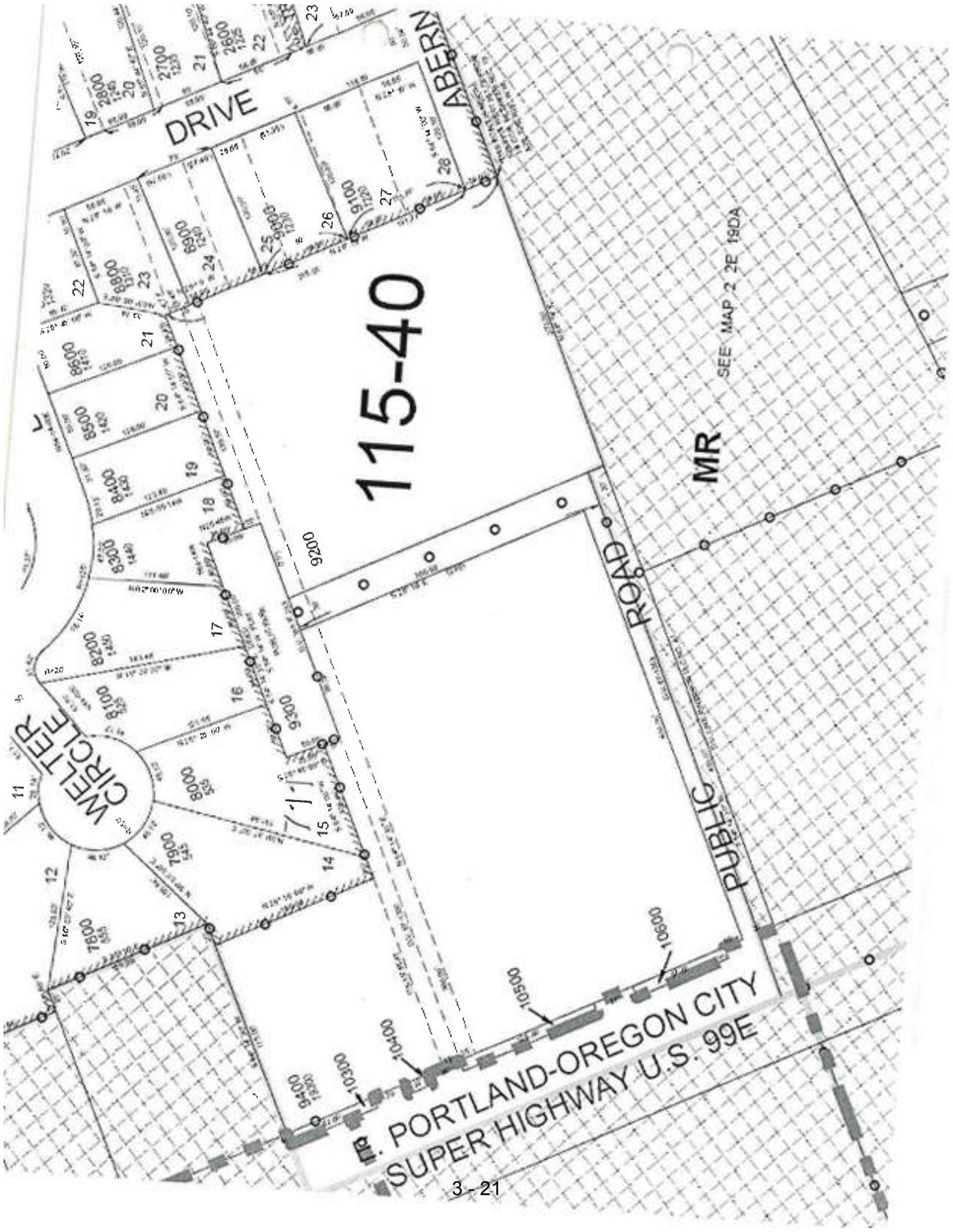
Legal Description: T 2S R 2E Section: 19AD Tax Lot(s): 9400
 Adjacent Properties Under Same Ownership: T _____ R _____ Section _____ Tax Lot(s) _____

Other Persons (If Any) To Be Mailed Notices Regarding This Application:

Name	Address	Relationship

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Property Owner's Name (Print) BETT Properties, Shana Redmond Project Manager
 Property Owner's Signature [Signature] Date 12/18/2018
 Applicant's Name (Print) Kendra J. Kozak
 Applicant's Signature [Signature] Date 12/19/2018



115-40

SEE MAP 2 2E 19DA

MR

ROAD

PUBLIC

PORTLAND-OREGON CITY
SUPER HIGHWAY U.S. 99E



December 19, 2018

Clackamas County Planning & Zoning Division
Development Services Building, Suite 225
150 Beaver Creek Road
Oregon City, OR 97045

Attn: Melissa Ahrens, Senior Planner

RE: **Tonkin Hyundai – Design Review Application**
File: Z0582-17-D

Hi Melissa,

The purpose of this letter is to provide follow-up responses to conditions of approval made in the Gladstone Planning Commission Decision document issued November 28, 2017 based on Hearing held November 21, 2017.

IV. *DECISION*

1. *This approval shall remain valid for one year following the date of approval. If construction has not begun by that date, this approval shall expire unless the Planning Commission pursuant to Section 17.80.100 of the GMC grants an extension prior to expiration.*

Response: Approval has expired for this application November 28, 2018. Applicant seeks to resubmit required documentation by December 19, 2018 for presentation at January 15, 2018 planning commission hearing.

2. *Necessary building permits to be obtained prior to construction.*

Response: Applicant will obtain necessary building permits prior to construction.

3. *On-site/on-building lighting shall comply with Subsections 17.44.020(4) and (5) of the GMC.*

Response: All proposed on-site and exterior building lighting will comply with requirements of Subsections 17.44.020(4) and (5) of the GMC. Light fixture cut sheets and site photometric plan are provided in Appendix C of the Design Review Narrative.

4. *Final Certificate of Occupancy shall not be granted until all conditions of the design review approval have been met.*

Response: Applicant understands final Certificate of Occupancy will not be granted until conditions of approval have been met.

5. *Any changes in the approved design review plans shall be submitted and approved prior to execution. Any departure from the approved design review may cause revocation of building permits or denial of the final certificate of occupancy.*

Response: There have been no significant changes to the building/site/parking design since approval was issued November 28, 2017. See application drawings provided in Appendix H of the Design Review Narrative.

6. *Stopping and/or parking vehicles upon State highway right of way for the maintenance of adjoining property or in furtherance of any business transaction or commercial establishment is strictly prohibited. Loading and unloading of vehicles within the state highway right of way is not permitted. The applicant must provide adequate on-site circulation for the parking and maneuvering of all vehicles anticipated to deliver product (cars/trucks.)*

Response: Applicant and owner understand loading/unloading is not permitted in the State Highway right-of-way. All loading/unloading activities will occur on-site. Adequate on-site circulation will be provided for truck delivery, and the existing loading/unloading area is proposed to remain. See A-102 Site Plan of the application drawings provided in Appendix H of the Design Review Narrative.

7. *Developer to satisfy ODOT requirements.*

Response: Applicant understands development is required to meet ODOT requirements. A miscellaneous permit application was filed February 2018, and approval has yet to be obtained. Per meeting on December 13, 2018, Clackamas County has offered to reach out to the ODOT staff responsible for reviewing the application and issuing approval.

8. *Prior to issuance of building permits applicant to receive approval for Construction Management Plan.*

Response: Applicant understands the Construction Management Plan requested is a Habitat Conservation Area Construction Management Plan. This application will be submitted with design review documentation by December 19, 2018 for presentation at January 15, 2018 planning commission hearing.

9. *Applicant to receive approval from DSL relative to potential impact on wetlands, or in the alternative information shall be submitted from that Agency indicating no concerns.*

Response: Approval from DSL was dated 12/6/2017. See attached approval letter.



WETLAND LAND USE NOTIFICATION RESPONSE
OREGON DEPARTMENT OF STATE LANDS
775 Summer Street NE, Suite 100, Salem, OR 97301-1279
Phone (503) 986-5200
www.oregonstatelands.us

DSL File Number: WN2017-0600

Cities and counties have a responsibility to notify the Department of State Lands (DSL) of certain activities proposed within wetlands mapped on the Statewide Wetlands Inventory. Clay Glasgow from county of Clackamas submitted a WLUN pertaining to local case file # Z0581-17-D.

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Oregon Removal-Fill requirement (s):

A state permit is required for 50 cubic yards or more of removal and/or fill in wetlands, below ordinary high water of streams, within other waters of the state, or below highest measured tide where applicable.

Your activity:

A state permit will not be required for the proposed project because based on the submitted site plan the project appears to avoid impacts to jurisdictional wetlands and waters.

Contacts:

This is a preliminary jurisdictional determination and is advisory only.

Comments: Based on the information provided, the proposed minor remodel of an existing auto sales business appears to avoid impacts to jurisdictional wetlands and waters.

Response by  date: 12/06/2017

TONKIN HYUNDAI
19300 SE McLoughlin Blvd
Gladstone, OR 97027



DEALERSHIP SHOWROOM RENOVATION
Design Review Application

October 25, 2017
Resubmitted December 19, 2018



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Introduction to Development Project

I. GENERAL INFORMATION:

Applicant: Axis Design Group Architecture + Engineering, Inc.
Attn: Kendra Kozak
11104 SE Stark Street
Portland, Oregon 97216
Phone: (503) 284-0988
Fax: (503) 546-9276
Email: kendrak@axisdesigngroup.com

Owner: Gee Automotive Portland XIII, LLC dba Tonkin Gladstone Hyundai
19300 SE McLoughlin Blvd, Gladstone OR 97027

Project Location: Tonkin Hyundai
19300 SE McLoughlin Blvd
Gladstone, Oregon 97027

Application Type: Design Review

Property ID: C164427

County: Clackamas

State ID: 22E19AD09400

Alt Account #: 523605

Tax Code: 115-040

Site Size: Tax Lot 19300: 3.18 acres

Use: Auto Dealership

Zoning: General Commercial District (C-3)

Pre-Application Date: Waived per phone conversation 9/6/2016 with Clay Glasgow

II. SUMMARY OF PROPOSAL:

The scope of this proposal involves demolishing and reconstructing the showroom at Tonkin Hyundai, constructing an enclosed service reception drive, remodeling the service department, and re-grading and re-surfacing a portion of the site to include a new display plaza and accessible pedestrian sidewalk connecting to the right-of-way. See Sheet A-102 for more information.

III. EXISTING CONDITIONS:

Tonkin Hyundai is located at 19300 SE McLoughlin Blvd in Gladstone, OR. The auto dealership is located in the General Commercial District (C-3) and is an approved use in this zoning district. Tonkin Hyundai displays, sells and services new and used vehicles. The total site area is 3.18 acres. The topography has a significant downward slope from North to South across the site. See Appendix B for tax map and Civil Drawings for more information.

The site currently has two existing access drives from McLoughlin Blvd. Both drives are proposed to remain. The site currently has two (2) buildings. The first building (4,850 SF), is located at the rear of the site and serves as a detailing and service garage. The second building, with a footprint of 13,815 SF, serves as the main showroom and service building for the dealership.

Adjacent properties to the site are zoned Single-Family Residential (R-7.2) and Multi-Family Residential (MR). The property across McLoughlin Blvd is zoned Local Commercial (C-1).

IV. PROPOSED DEVELOPMENT:

The construction of the new Hyundai showroom and service reception drive will add approximately 3,020 SF to the existing footprint of the main showroom and service building. Materials for the new showroom building will consist of bronze ACM panels (Aluminum Composite Material) and clear anodized aluminum storefront system with frameless structural clear glazing. Secondary building materials will include painted concrete block and stucco finish. New building signage will include Hyundai logo and lettering, Dealer name, and Service lettering and logo. Proposed showroom height is 22'-2", and proposed service reception drive height is 18'-2". See Sheet A-221 for more information.

A new accessible entrance is proposed with an accessible path to parking area and existing right-of-way. The new display plaza will front McLoughlin Blvd, and will consist of scored concrete. Existing site light fixtures and poles to be replaced with new. All overhead wires to be undergrounded. Existing and proposed site meets current landscape percentage requirements. See Sheet A-102 for more information.

17.20 C-3 General Commercial District

17.20.020: USES ALLOWED OUTRIGHT

According to 17.20.020 – Uses allowed outright:

In a C-3 zoning district, the following uses and their accessory uses are allowed outright. Outside or open storage shall be an allowed accessory use.

- (1) Automobile service station, car wash or repair garage, body and fender paint shop, sales of new and used vehicles.*
- (2) Business, governmental or professional office.*
- (3) Community service facility such as a fire station, library, community center, park, utility facility, meeting hall or transit facility.*
- (4) Eating or drinking establishment.*
- (5) Financial institutions.*
- (6) Funeral home.*
- (7) Hotel or motel.*
- (8) Medical clinic.*
- (9) Personal and business service establishment such as a barber shop, tailoring shop, printing shop, laundry and dry cleaning, sales agency or photography studio.*
- (10) Recreation vehicles sales, services, rental.*
- (11) Recycling center.*
- (12) Retail trade.*
- (13) Roller rink, bowling alley, motion picture theater or similar extensive commercial amusement or recreational facility.*
- (14) School and associated buildings, structures and facilities.*
- (15) Small appliance repair including radio, television and electronics repair.*
- (16) Small parts wholesaling or retailing.*
- (17) Veterinary clinic or small animal hospital, but not including a kennel or a cattery.*

Response: The proposed remodel occurs in a C-3 zoning district. The current use is an auto dealership, and the use will not change under the scope of this project. Since the auto dealership use is an approved use, the standards of this section are met.

17.20.045: SCREENING

According to 17.20.045 – Screening:

The following screening standards shall apply:

- (1) Off-street parking and loading areas and business activities, such as service, repair, processing, storage and merchandise display, that are conducted outside of a wholly enclosed building, shall be screened from abutting properties where such properties are in a residential zoning district and from abutting unimproved public street rights-of-way where property on the opposite side of the unimproved right-of-way is in a residential zoning district.*
- (2) Business activities, such as service, repair, processing, storage and merchandise display, that are conducted outside of a wholly enclosed building, shall be screened from abutting properties where*

such properties are in a C-1 or C-2 zoning district and from abutting unimproved public street rights-of-way where property on the opposite side of the unimproved right-of-way is in a C-1 or C-2 zoning district.

(3) Storage, with the exception of merchandise display, outside of a wholly enclosed building shall be screened from abutting improved public street rights-of-way. Off-street parking and loading areas for customer vehicles, employee vehicles and vehicles for sale are not required to be screened from improved public street rights-of-way. However, off-street parking and loading areas for other types of vehicle storage (e.g. towed vehicles, recreational vehicles being stored as a service) shall be screened from abutting improved public street rights-of-way.

(4) Required screening shall be accomplished by building placement, a landscaped earth berm or a sight-obscuring fence or hedge.

(5) Required screening shall be reviewed pursuant to GMC Chapter 17.80 (design review). When design review is not required, screening shall be reviewed by the City Administrator or designee.

(6) Required screening shall be a minimum of six feet (6') high. With the exception of equipment and vehicles, stored merchandise and materials shall not exceed the height of required screening. Stored equipment and vehicles may exceed the height of the required screening provided such equipment and vehicles are not stacked on top of one another.

(7) Required screening shall be sited so that it does not conflict with GMC Chapter 17.54 (clear vision). In locations where perimeter landscaping adjacent to a street is required as a condition of land use approval, required screening shall be located behind such landscaping.

Response: The existing property abuts General Commercial C-3 zoned properties to the North and South and Multi-Family Residential MR and Single-Family Residential R-7.2 to the East and Northeast. Existing landscaping to remain where screening requirements are currently being met. All service repairs occur within enclosed structures and are not visible from the right-of-way.

17.20.050: DIMENSIONAL STANDARDS

According to 17.20.050 – Dimensional Standards:

Except as provided in GMC Chapters 17.38 (planned unit development), Chapter 17.72 (variances) and Chapter 17.76 (exceptions), the following dimensional standards shall apply in a C-3 zoning district:

(2) Front Setbacks. There shall be no minimum front setback requirement except when a front lot line abuts a residential zoning district or abuts a street where property on the opposite side of the street is in a residential zoning district, in which cases the minimum front setback shall be twenty feet (20').

Response: No minimum front setback required. Street-side lot line does not abut residential zoning, and property on the opposite side of the street is zoned C-1.

(3) Street Side Setbacks. There shall be no minimum street-side setback requirement except when a street-side lot line abuts a residential zoning district or abuts a street where property on the opposite side of the street is in a residential zoning district, in which cases the minimum street side setback shall be twenty feet (20').

Response: No minimum street-side setback required. Street-side lot line does not abut residential zoning, and property on the opposite side of the street is zoned C-1. The existing building is currently set back 27'-6" to the South and 28'-0" to the North. The proposed showroom

will be set back 12'-0" to the South and 12'-6" to the North.

- (4) Side and Rear Setbacks. There shall be no minimum side or rear setback requirements.

Response: No minimum side or rear setback required.

- (5) Off-Street Parking. The boundary of any area developed or intended for off-street parking shall be located a minimum of five feet (5') from all property lines.

Response: All proposed off-street parking to be located minimum 5'-0" from property lines. See A-102 Site Plan.

- (5) Architectural Features. Architectural features such as cornices, eaves, gutters, chimneys and flues may project a maximum of two feet (2') into a required setback area.

- (6) Building Height. The maximum building height shall be thirty-five feet (35'). This restriction may be varied as follows:

(a) Maximum building height may be increased by one (1) story if the building is provided with an approved automatic sprinkler system throughout as provided in Section 506 of the Oregon Structural Specialty Code or its successor; Vertical projections such as chimneys, spires, domes, elevator shaft housings, towers, aeriels, flagpoles and similar objects not used for human occupancy are exempt from the maximum building height standard;

(b) Maximum building height may be increased if the city fire department reports that it possesses sufficient fire-fighting capability to provide emergency response to a structure of the height proposed.

Response: Maximum proposed building height is 22'-2". See A-221 Exterior Elevations. No building features are proposed to extend into required setback area.

- (7) Equipment Setbacks. There shall be no minimum setback requirements for central air conditioners, heat pumps and similar equipment except when a lot line abuts a residential zoning district, in which case the minimum setback requirement from the lot line abutting the residential zoning district shall be ten feet (10').

- (8) Hotels and Motels:

(a) The minimum lot area shall be five hundred (500) square feet per dwelling unit;

(b) The minimum frontage shall be one hundred feet (100').

- (9) Portable Storage Container Setbacks. When a lot line abuts a residential district, a setback does not apply to Portable Storage Containers as defined in Chapter 5.22.

Response: No equipment or portable storage containers are proposed along lot lines.

17.42 General Provisions

17.42.020: USE OF PUBLIC RIGHT-OF-WAY

According to 17.42.020 – Use of public right-of-way:

Use of public right-of-way for the sale, display or storage of goods and off-street parking is prohibited

on interior side of curbs, however, this requirement may be waived upon City Council approval.

Response: There is no intent to use the public right-of-way for the sale, display or storage of goods under the scope of this project.

17.42.030: IMPROVEMENTS

According to 17.42.030 – Improvements:

Improvements installed by a developer, either as a requirement or at his or her option, shall conform to the standards of this title, GMC Chapter 12.02 (street excavation requirements) and to any supplemental design and construction specifications adopted by the city for such improvements. Improvements shall be installed in accordance with the following procedure:

(1) Improvement work shall not begin until plans have been checked for adequacy and approved by the city.

(a) To the extent necessary for evaluation of the proposal, the plans may be required before land use approval is issued.

(b) Plans shall be prepared in accordance with the requirements of the city.

(2) Improvement work shall not begin until the city has been notified, and if work has been discontinued for any reason, it shall not be resumed until the city has been notified.

(3) Improvements shall be constructed under the inspection and to the satisfaction of the city.

(a) The city may require changes in typical sections and details in the public interest if unusual conditions arise during construction to warrant the change.

Response: This proposal seeks to meet the requirements stated in this section.

17.44 Building Siting and Design

17.44.020: GENERAL STANDARDS

According to 17.44.020 – General Standards:

Building siting and design standards are as follows:

(1) Siting. Where there are no conflicts with other design standards or requirements in this Title, site buildings to maximize solar access where practical, using such techniques as:

(a) Maximizing east-west street length so that principal building facades will face south;

(b) Orienting buildings within twenty degrees of true south as well as maximizing their south-facing dimension;

(c) Placing higher buildings on the north portion of the site, while protecting solar access for adjacent sites;

(d) Placing major yard spaces on south side of buildings.

Response: The new showroom portion of the building will maximize solar access by increasing the glazing significantly from the existing showroom. The orientation is limited due to the location of the property line. See A-221 Exterior Elevations for more information.

(2) Energy Efficient Design. Where there are no conflicts with other design standards or requirements in this Title, design buildings that are conducive to energy efficiency and conservation,

using techniques including, but not limited to, those listed below which are most appropriate to the development:

(a) Concentrate window areas on the south side (within twenty degrees of true south) of buildings where there is good southern exposure, and provide overhangs, balconies, or other shading devices to prevent excessive summer heat gains;

(b) Use architectural features, shapes or buildings, fences, natural landforms, berms and vegetation to catch and direct summer breezes for natural cooling and minimize effects of winter winds;

(c) Provide skylights or clerestory windows to provide natural lighting and/or solar heating of interior spaces.

Response: The proposed remodel will incorporate 'low-e' glazing on all new exterior glazing systems. The new roof proposed over the showroom and service reception drive will have R-values meeting or exceeding current energy code standards. New mechanical and electrical systems will function more efficiently and will utilize energy-efficient technologies.

(3) Compatibility. Arrange structures and use areas to be compatible with adjacent developments and surrounding land uses, considering the following design and siting techniques:

(a) Locate and design structures to protect scenic views or vistas from adjacent properties and public thoroughfares. Setbacks, building height and bulk should be considered;

(b) Design structures to provide visual order and avoid monotony in layout and design;

(c) Orient major service activity areas (e.g., loading and delivery areas) of the proposed project away from existing residences;

(d) Provide opaque enclosures and gates for all refuse storage areas;

(e) Screen mechanical equipment, except solar collection apparatus, from view or place such equipment in locations where it will not be viewed by the public. Screening shall be accomplished by the use of a sight-obscuring fence or hedge, a landscaped earth berm, building placement or other design techniques;

(f) Buffering and/or screening shall be used to mitigate adverse visual impacts, dust, noise and pollution, and to provide for compatibility between dissimilar adjoining uses. Special consideration will be given to the buffering, screening and siting of commercial and industrial uses to ensure that noise and odors are not detectable to normal sensory perception on adjacent residential properties. All development shall comply with GMC Chapter 8.12 (noise control).

Response: The proposed remodel will provide visual order and interest to the showroom and service reception. The existing refuse storage area will remain, and the loading area will be oriented away from existing residences. See A-102. Any proposed mechanical equipment will be screened from public view.

(4) Building Materials. Buildings shall be constructed using high-image exterior materials and finishes such as masonry, architecturally treated tilt-up concrete, glass, wood or stucco. Buildings shall not be constructed with metal siding material, except as approved by the design review committee for specific high-image materials, except for:

(a) Canopies, awnings, screening for roof-mounted fixtures, or other architectural features;

(b) Utility equipment cabinets;

(c) Structures no greater than two hundred (200) square feet in floor area and ten (10) feet in height; and,

(d) Buildings, the portions of buildings that are not visible from a road or adjacent property.

Response: Proposed exterior building materials at the new showroom include clear glazing and a high-

quality composite metal panel system with concealed fasteners. The other building facades will incorporate stucco, and glass. See Appendix D for proposed exterior finishes board. See A-221 Exterior Elevations for more information.

(5) Lighting. Adequate exterior lighting shall be provided to protect public safety and shall be deflected so as not to shine on a lot in a residential district.

Response: All existing site poles and fixtures are proposed to be replaced. The locations and specifications of the proposed fixtures will be adequate to protect public safety and will not shine on adjacent residential lots. See Appendix C for photometric plan and proposed exterior lighting cut sheets. See A-102 Site Plan for locations of site lighting and A-221 Exterior Elevations for locations of new exterior building-mount light fixtures.

(6) On-site Lighting. All on-site lighting shall be designed, located, shielded, or deflected so as not to shine into off-site structures or impair the vision of the driver of any vehicle. When required, engineered site lighting plans shall be developed consistent with Illuminating Engineering Standards (IES) including, but not limited to, average maintained illumination and maximum to minimum ratios. A master plan for on-site lighting shall include the design, height, and location of all proposed exterior lights, including:

- (a) Parking and loading area lighting;
- (b) Pedestrian walkway lighting;
- (c) Internal access road lighting;
- (d) Lighting of public entrances into buildings;
- (e) Flood lights illuminating buildings or significant natural features.

Response: The locations and specifications of the proposed fixtures will be cut-off so as to not deflect lighting to adjacent properties or impair the vision of the driver of any vehicle. See Appendix C for photometric plan and proposed exterior lighting cut sheets. See A-102 Site Plan for locations of site lighting and A-221 Exterior Elevations for locations of new exterior building-mount light fixtures.

(7) Equipment and Facilities. All utility lines shall be placed underground. All roof-mounted fixtures and utility cabinets or similar equipment which must be installed above ground shall be visually screened from public view.

Response: All proposed on-site utility lines will be installed underground, and all roof-mounted fixtures will be screened from public view.

(8) Trash Disposal and Recycling Collection. In addition to the preceding standards, new construction requiring full site plan review shall incorporate functional and adequate space for on-site storage and efficient collection of mixed solid waste and source separated recyclables prior to pick-up and removal by haulers.

(a) Minimum storage area for trash and recyclables shall be established by one of the following methods: minimum standards method or franchise hauler review method.

(A) Franchise Hauler Review Method. The applicant shall submit plans for storage and collection of solid waste and recyclables that are acceptable to the city's franchise solid waste hauler; acceptance may be indicated on the site plan and/or by separate attachment; or

(B) Minimum Standards Method. The applicant shall submit plans for storage of solid waste and recyclables in accordance with the following:

(i) Multi-family complexes containing ten (10) or fewer dwelling units shall provide a minimum fifty (50) square feet; developments containing more than ten (10) residential units shall provide an additional five (5) square feet per dwelling unit above ten (10).

(ii) Non-residential developments shall provide a minimum storage area of ten (10) square feet plus:

- (aa) office - 4 square feet /1,000 square feet gross floor area (GFA)
- (bb) retail - 10 square feet /1,000 square feet GFA
- (cc) wholesale/warehouse/manufacturing - 6 square feet /1,000 square feet GFA
- (dd) educational & institutional - 4 square feet / 1,000 square feet GFA
- (ee) Other - 4 square feet /1,000 square feet GFA

(C) The storage area requirement is based on the predominate use of the building, as described above in subparagraph (a)(B)(ii) of this subsection. If a building has more than one use and that use occupies twenty percent (20%) or less of the floor area of the building, the floor area occupied by that use shall be counted toward the floor area of the predominate use. If a building has more than one of the uses listed in subparagraph (a)(B)(ii) of this subsection, and that use occupies more than twenty percent (20%) of the floor area of the building, then the storage area requirement for the whole building shall be the sum of the requirement for the area of each use.

(D) The specific requirements shall meet the Uniform Fire Code and are based on an assumed storage height of four feet (4') for solid waste/recyclables. Vertical storage higher than four feet (4') but not higher than seven feet (7') may be used to accommodate the same volume of storage in a reduced floor space.

Response: The existing trash enclosure is proposed to remain. See A-101 for more information.

17.44.024: NON-RESIDENTIAL DESIGN STANDARDS

According to 17.44.024 – Non-residential design standards:

New non-residential buildings, with the exception of buildings housing institutional, warehouse or manufacturing uses, shall be subject to the following design standards:

(1) Ground Floor Windows. Ground floor windows shall be required on walls fronting a public street and shall comply with the following standards:

(a) The windows shall cover at least fifty percent (50%) of the length and twenty-five percent of the ground level wall area. Ground level wall areas include all exterior wall areas up to nine feet (9') above the finished grade. The bottom of required windows shall be no more than four feet (4') above the adjacent exterior finished grade.

(b) Required windows shall be windows that allow views into work areas or lobbies, pedestrian entrances or display windows set into the wall. Display cases attached to the outside wall shall not qualify.

Response: New exterior glazing will meet the requirements for ground floor windows in the showroom area as set forth in the standards above. See Sheet A-221 for more information.

(2) Distinct Ground Floor. The ground level of primary buildings shall be visually distinct from upper floors. This separation shall be provided by one of the following mechanisms:

- (a) A cornice above ground level;
- (b) An arcade
- (c) Change in material or texture or architectural design; or
- (d) A row of clerestory windows on the building's street-facing elevation.

Response: The proposed remodel to the existing showroom space will not include a second level.

17.46 Landscaping

17.46.020: STANDARDS

According to 17.46.020 – Standards:

Landscaping requirements shall be as follows:

- (1) Minimum Requirement. *A minimum of fifteen percent (15%) of the lot area shall be landscaped, except when a greater percentage is required elsewhere in this title.*

Response: Proposed modifications to the site will maintain the minimum 15% landscaping requirement. See A-102 Site Plan for landscaping calculations.

- (2) Parking and Loading Areas. *The following landscape requirements shall apply to off-street parking and loading areas:*

(a) *An off-street parking and loading area providing ten (10) or more parking spaces shall be improved with defined landscaped areas totaling no less than ten square feet per parking space;*

(b) *A parking or loading area shall be separated from any lot line adjacent to a street by a landscaped strip at least ten feet (10') in width, and any other lot line by a landscaped strip at least five feet (5') in width;*

(c) *A landscaped strip separating a parking or loading area from a street shall contain:*

(A) *Street trees spaced as appropriate to the species, not to exceed twenty-five feet (25') apart, on the average,*

(B) *Low shrubs not to reach a height greater than three feet (3') spaced no more than five feet (5') apart, on the average, and*

(C) *Vegetative ground cover.*

(d) *If a fence or wall is required or proposed, it shall be located behind required landscaped strips where such strips are adjacent to a street.*

Response: See A-102 Site Plan for parking and landscape calculations. Existing loading area is to remain and does not occur adjacent to a street or lot line.

- (3) Irrigation. *Provision shall be made for watering planting areas where such care is required.*

Response: Where new landscaping is being proposed under the scope of this project, new irrigation connections shall be provided, as required, to the existing system. See Landscape drawings for more information.

- (4) Maintenance Required. *Landscaping shall be continuously maintained.*

Response: It is understood landscaping maintenance will be the responsibility of the property owner after the guarantee period has expired.

- (5) Plant Species. *The general characteristics of tree species shall be considered when planting under overhead utility lines or near sidewalks or curbs to assure that damage will not result when maturity is reached.*

Response: Care will be taken into the selection and placement for any new landscaping proposed under the scope of this proposal.

- (6) Grading. *The natural form of the site shall be preserved insofar as practicable unless berming or contouring of land is required.*

Response: Existing grade along McLoughlin will be maintained under the scope of this proposal. The

new display plaza will require re-grading of the existing site. See Civil drawings for more information.

- (7) Public Rights-of-Way. Land within the public road right-of-way, not developed as sidewalks or driveways, shall be landscaped and maintained by the abutting property owners. Landscaping will be of the variety that would not create a road hazard or impair sight distance.

Response: Land within the public right-of-way is currently landscaped with vegetative ground cover. Any new work proposed under the scope of this proposal will ensure the right-of-way will continue to be landscaped and maintained by the property owner.

- (8) Street Trees. Street tree planting may be required of any development and, if planted, shall be according to city requirements and of a species compatible with the width of the planting strip, and nearby street tree species.

Response: This proposal will take advantage of the exception stated in Section 17.46.020 (9)(b) regarding street trees along McLoughlin. See this section for more information.

- (9) Exceptions. The following exceptions apply to properties with frontage on McLoughlin Blvd.:

- (a) The use of sod along McLoughlin Blvd. shall be encouraged in landscape plans for development of McLoughlin Blvd.;
- (b) The use of sod along McLoughlin Blvd. may be allowed in lieu of required street trees;
- (c) The ten-foot (10') wide landscape strip along McLoughlin Blvd. may be allowed in the right-of-way if applicant agrees to relocate the ten-foot (10') strip whenever the right-of-way is improved. This strip may be included in total landscape area calculations.

Response: The proposed development occurs along McLoughlin Blvd, therefore, this proposal will take advantage of the exceptions listed above. Sod is proposed along McLoughlin Blvd in lieu of required street trees. A 10'-0" wide landscape strip will be added in the R.O.W. in front of the showroom where new development is to occur. Existing landscaping along the R.O.W. to the North and South of the showroom is proposed to remain. Landscaping within the R.O.W. will be counted toward landscape area calculations. See Sheet A-102 for more information.

- (10) Nonconforming Uses and Nonconforming Development. Additions or alterations to nonconforming uses and nonconforming development on a commercial or industrial site which does not comply with the landscaping requirements of this title must provide landscaping in a scale with the modification, as follows:

- (a) Major remodeling, or structural additions of less than 1,000 square feet, require at least an additional three percent (3%) landscaping, up to the minimum landscaping requirements for new development in the district.
- (b) Structural additions of 1,000 to 1,999 square feet are required to landscape at least an additional five percent (5%) of the developed site area, up to the minimum landscaping requirements for new development in the district.
- (c) Structural additions of 2,000 to 4,999 square feet are required to landscape at least an additional ten percent (10%) of the developed site area, up to the minimum landscaping requirements for new development in the district.
- (d) Structural additions of 5,000 square feet or more are required to meet the current minimum landscape requirements for new development.

(e) Where successive structural additions occur the landscape requirement shall accumulate until total conformance is reached.

Response: The existing and proposed landscaping calculations meet minimum standards. See A-101 Existing Site Plan and A-102 Site Plan for more information.

17.48 Off-Street Parking and Loading

17.48.030: STANDARDS FOR DEVELOPMENTS SUBJECT TO DESIGN REVIEW

According to 17.48.030 – Standards for developments subject to design review:

At the time of construction, enlargement, or change of use of any structure or development subject to GMC Chapter 17.80 (design review), except as provided in the C-2 district, off-street parking spaces shall be provided as follows unless greater requirements are otherwise established under this title:

(1) Calculation of parking requirements.

(a) Square Footage as Basis for Requirement. Where square feet of the structure or use is specified as the basis for the parking requirement, the calculation shall be based on the gross leasable area (GLA).

(b) Number of Employees as Basis for Requirement. When the number of employees is specified as the basis for the parking space requirement, the calculation shall be based on the number of employees working on the premises during the largest shift at peak season.

(c) If more than one use occupies a single structure or lot, the total minimum and maximum parking requirements for the structure or lot shall be the sum of the requirements for each use computed separately.

(d) When calculation of a minimum or maximum parking requirement results in a fractional space requirement, such fraction shall be rounded down to the nearest whole number.

(e) Owners of two or more uses, structures or lots may agree to utilize jointly the same parking and loading spaces when the peak hours of operation do not substantially overlap. Satisfactory legal evidence shall be presented to establish the joint use. Shared parking spaces shall be included in the calculation of the minimum parking requirement for each of the joint users. For the purpose of calculating the maximum permitted parking for each of the joint users, shared spaces shall be apportioned between the joint users.

(f) On-street parking may count towards fulfilling up to one-quarter of the off-street parking requirements where on-street parking is allowed and the applicant can demonstrate that on-street parking is available.

(g) Parking spaces fulfilling the minimum off-street parking space requirement shall not be used for display or storage and shall not be rented, leased or assigned to any other person or organization, except as authorized under Subsection 17.48.030(f)(e).

(2) Minimum and maximum permitted parking.

(a) The number of surface parking spaces provided at no charge for a particular use shall not be less than the minimum nor exceed the maximum parking ratios identified for that use in Table 1. Minimum parking ratios for those uses not identified in Table 1 (below) shall be determined by the Planning commission during design review.

(b) For purposes of the maximum parking ratios identified in Table 1 (below), Zone A shall include those areas where 20-minute peak hour transit service is provided within a one-quarter (1/4) mile walking distance for bus transit stops or stations or one-half (1/2) mile walking distance for high capacity transit stops or stations. Zone B shall include all other areas.

(c) The following types of parking spaces are exempt from the maximum parking ratios:

(A) Parking spaces in parking structures;

- (B) Fleet parking spaces;
- (C) Parking spaces used to store vehicles that are for sale, lease or rent;
- (D) Employee carpool parking spaces that are clearly delineated with signs;
- (E) Dedicated valet parking spaces.

Response: According to 17.48.030 Table 1 for minimum and maximum off-street parking requirements, under 6(b) Commercial (service or repair shop, retail store handling exclusively bulky merchandise such as automobiles or furniture), the minimum off-street parking spaces required is one (1) space per 600 SF. Because the site has a 20-minute peak hour transit service provided within a one-quarter (1/4) mile walking distance for bus transit stops per Section 17.48.030 (2)(b), this site occurs in Zone A. The Zone A maximum allowed for this site is one (1) space per 294 SF. The gross leasable area of the existing building is 18,865 SF. Based on this, the minimum off-street parking requirement for the existing building is 31 spaces. The maximum off-street parking requirement for the existing building is 63 spaces. The existing site provides 38 parking spaces. The building area post-renovation is 21,685 SF. Based on a difference of 3,020 SF, 36 total parking spaces are required. Proposed development provides 37 parking spaces, meeting current code requirement. See A-102 Site Plan for parking locations and calculations. It is understood the parking spaces used to store vehicles that are for sale, lease or rent are exempt from the maximum parking ratios and do not apply to the minimum parking ratios.

(d) Upon expansion of a nonconforming development or nonconforming use that does not comply with minimum or maximum parking ratios, additional parking spaces shall be provided as follows:

(A) If the existing number of parking spaces is less than the minimum parking ratio in Table 1 (below), the number of additional parking spaces required shall be based only on the floor area or capacity added and not on the area or capacity existing prior to the expansion.

(B) If the existing number of parking spaces exceeds the maximum parking ratio in Table 1 (below), additional parking spaces may only be provided if compliance with the maximum parking ratio will be met for the entire development or use following the expansion.

(e) Exceptions to the minimum and maximum parking ratios may be granted pursuant to GMC Section 17.80.090 (minor exception). Exceptions exceeding twenty-five percent (25%) of the requirement shall be subject to GMC Chapter 17.72 (variances).

Response: Existing and proposed parking spaces meet the requirements of the code, therefore no exception is required.

17.48.030 Table 1				
MINIMUM AND MAXIMUM				
OFF-STREET PARKING REQUIREMENTS				
USE		MINIMUM REQUIRED	ZONE A MAXIMUM ALLOWED	ZONE B MAXIMUM ALLOWED
(1) RESIDENTIAL USES				
(a)	Single-Family Dwelling	1 space	Not Applicable	Not Applicable
(b)	Two-Family or Multi-Family Dwelling	1.5 spaces per dwelling unit	Not Applicable	Not Applicable
(c)	Rooming-house or Boarding-house	Spaces equal to eighty percent (80%) of the number of guest accommodations plus one additional space for the owner or manager	Not Applicable	Not Applicable
(d)	Senior Housing Center	.5 spaces per residential suite	Not Applicable	Not Applicable
(2) COMMERCIAL RESIDENTIAL USES				
(a)	Hotel or Motel	1 space per guest room or suite plus 1 additional space for the owner or manager and 1 space per 2 employees	Not Applicable	Not Applicable
(3) INSTITUTIONAL USES				
(a)	Welfare or Correctional Institution, Nursing Home or Homes for the Aged	1 space per 10 beds for patients or inmates plus 1 space per 2 employees	Not Applicable	Not Applicable
(b)	Convalescent Hospital	1 space per 4 beds	Not Applicable	Not Applicable
(c)	Hospital	1.5 spaces per bed	Not Applicable	Not Applicable
(4) PLACES OF PUBLIC ASSEMBLY				
(a)	Church	1 space per 6 seats or 8 feet of bench length in the main auditorium or 75 square feet of floor area of a main auditorium not containing fixed seats	.6 space per seat or 1.33 feet of bench length in the main auditorium or 12.5 square feet of floor area of a main auditorium not containing fixed seats	8 space per seat or 1.33 feet of bench length in the main auditorium or 12.5 square feet of floor area of a main auditorium not containing fixed seats
(b)	Library, Reading Room	1 space per 400 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(c)	Preschool, Nursery, Kindergarten, Day Care Center	2 spaces per full-time staff person	Not Applicable	Not Applicable
(d)	Primary or Middle School	1 space per classroom plus 1 space per administrative employee plus 1 space per 4 seats or 8 feet of bench length in the main auditorium or 75 square feet of floor	Not Applicable	Not Applicable

		area of a main auditorium not containing fixed seats		
(e)	High School, College or Commercial School for Adults	1 space per classroom plus 1 space per administrative employee plus 1 space for each 6 students or 1 space per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater	1.5 spaces per classroom plus 1.5 spaces per administrative employee plus 1.5 spaces for each 6 students or 1.5 spaces per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater	1.5 spaces per classroom plus 1.5 spaces per administrative employee plus 1.5 spaces for each 6 students or 1.5 spaces per 4 seats or 8 feet of bench length in the main auditorium, whichever is greater
(f)	Non-School Auditorium, Meeting Room, Community or Senior Center	1 space per 6 seats or 8 feet of bench length in an assembly room or 75 square feet of floor area of an assembly room not containing fixed seats, plus 1 space for each administrative employee, plus 1 space for each classroom for lounge, plus requirements for other uses included in the building	Not Applicable	Not Applicable
(5) COMMERCIAL AMUSEMENT				
(a)	Stadium, Arena, Theater	1 space per 4 seats or 8 feet of bench length	4 space per seat or 2 feet of bench length	.5 space per seat or 2 feet of bench length
(b)	Bowling Alley	3 spaces per alley	Not Applicable	Not Applicable
(c)	Dancehall	1 space 100 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(d)	Skating Rink	1 space per 200 square feet plus 1 space per 2 employees	Not Applicable	Not Applicable
(e)	Sports Club/Recreation Facility	4.3 spaces per 1,000 square feet	5.4 spaces per 1,000 square feet	6.5 spaces per 1,000 square feet
(f)	Tennis/Racquetball Court	1 space per 1,000 square feet	1.3 spaces per 1,000 square feet	1.5 spaces per 1,000 square feet
(6) COMMERCIAL USE				
(a)	Retail Store	1 space per 300 square feet	1 space per 196 square feet	1 space per 161 square feet
(b)	Service or Repair Shop, Retail Store Handling Exclusively Bulky Merchandise Such as Automobiles or Furniture	1 space per 600 square feet	1 space per 294 square feet	1 space per 161 square feet
(c)	Bank	1 space per 300 square feet	1 space per 185 square feet	1 space per 154 square feet
(d)	Office	1 space per 370 square feet	1 space per 294 square feet	1 space per 244 square feet

(e)	Medical, Dental Clinic	1 space per 256 square feet	1 space per 204 square feet	1 space per 170 square feet
(f)	Eating or Drinking Establishment Except Fast Food Restaurant with Drive-Thru	1 space per 300 square feet	1 space per 52 square feet	1 space per 44 square feet
(g)	Fast Food Restaurant with Drive-Thru	1 space per 300 square feet	1 space per 81 square feet	1 space per 67 square feet
(h)	Mortuary	1 space per 6 seats or 8 feet of bench length in chapels	Not Applicable	Not Applicable
(7) INDUSTRIAL USES				
(a) Manufacturing and Processing				
	Less than 25,000 square feet	1 space per 600 square feet	Not Applicable	Not Applicable
	Greater than or equal to 25,000 square feet and less than 50,000 square feet	1 space per 700 square feet	Not Applicable	Not Applicable
	Greater than or equal to 50,000 square feet and less than 80,000 square feet	1 space per 800 square feet	Not Applicable	Not Applicable
	Greater than or equal to 80,000 square feet and less than 200,000 square feet	1 space per 1,000 square feet	Not Applicable	Not Applicable
	Greater than or equal to 200,000 square feet	1 space per 2,000 square feet	Not Applicable	Not Applicable
(b) Warehousing and Distribution				
	Less than 50,000 square feet	1 space per 2,000 square feet	Not Applicable	Not Applicable
	Greater than or equal to 50,000 square feet and less than 150,000 square feet	1 space per 5,000 square feet	Not Applicable	Not Applicable
	Greater than or equal to 150,000 square feet	1 space per 5,000 square feet	Not Applicable	Not Applicable
(c)	Rail and Trucking Terminal	1 space per employee	Not Applicable	Not Applicable
(d)	Wholesale Establishment	1 space per employee plus 1 space per 700 square feet of patron service area	Not Applicable	Not Applicable

17.48.030 FIGURE 1	
OFF-STREET PARKING DESIGN STANDARDS	
Parallel Parking	45° Parking
Minimum Turning Radius	60° Parking
	90° Parking

17.48.040: DESIGN REQUIREMENTS FOR PERMANENT OFF-STREET PARKING AND LOADING

According to 17.48.040 – Design requirements for permanent off-street parking and loading:

All structures and developments subject to design review shall provide permanent off-street parking and loading as follows:

(1) Parking and Loading:

- (a) *Parking and loading areas shall be paved with asphalt and/or concrete meeting city standards, maintained adequately for all weather use and so drained as to avoid flow of water across public sidewalks;*

Response: Proposed off-street parking areas and areas for standing and maneuvering vehicles will be paved with asphalt and/or concrete meeting current city standards. Grading will be designed as to avoid flow of water across public sidewalks. See Civil Drawings.

- (b) *Off-street parking and loading areas shall be screened from abutting properties located in a residential zoning district unless such abutting properties are developed with nonresidential uses. Required screening shall be accomplished by building placement, a landscaped earth berm or a sight-obscuring fence or hedge. Required screening shall be a minimum of six feet (6') high and shall not conflict with GMC Chapter 17.54 (clear vision).*

Response: Existing off-street parking areas are currently screened from adjacent residential properties with earthen berms and dense site-obscuring landscaping meeting or exceeding 6'-0" in height.

- (c) *Areas for standing and maneuvering vehicles, other than for the off-street parking and storage of truck tractors and/or semitrailers, shall be paved with an asphalt and/or concrete surface meeting city standards. The parking of truck tractors and/or semitrailers in off-street parking areas used exclusively for the parking and/or storage of said vehicles may be allowed utilizing a durable and dustless surface other than an asphalt and/or concrete surface. Such surface must be graded, compacted and surfaced in such a manner that it will adequately support these vehicles, including trailer standing gear, will not produce dust, will not produce tracking of mud or other materials onto adjoining streets or properties, and otherwise complies with other applicable provisions of this code.*

Response: Proposed off-street parking areas and areas for standing and maneuvering vehicles will be paved with asphalt and/or concrete meeting current city standards.

(2) Parking:

- (a) *Required parking spaces shall be located not further than two hundred feet from the building or use they are required to serve, measured in a straight line from the building;*

Response: Proposed parking occurs directly adjacent to a building and meets the maximum 200 ft requirement.

- (b) *Required parking shall be provided in the same zoning district or a different zoning district of a more intensive use;*

- (c) *In no case shall required parking for a commercial or industrial use be provided in a residential district, except for approved conditional uses;*

Response: Proposed off-street parking spaces shall be provided on the same property for which the building occurs.

(d) Groups of more than four parking spaces shall be permanently marked and so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley;

Response: Proposed off-street parking spaces shall be located so their use will require no backing movements or other maneuvering within a street right-of-way.

(e) Parking spaces along the outer boundaries of a parking lot shall be contained by a curb at least four inches (4") high and setback a minimum of five feet (5') from the property line. A bumper rail may be substituted for a curb;

Response: Existing vehicle storage areas located at the perimeter of the property are proposed to remain. Existing vehicle display areas along the frontage of McLoughlin Blvd to the North and South of the showroom are proposed to remain. New vehicle display areas located at the showroom will be set back a minimum of 5'-0" from the property line. See A-102 Site Plan for more information.

(f) Off-street parking and loading areas, including parking spaces and access aisles, shall meet or exceed the minimum dimensional standards identified in Tables 2 and 3 and Figure 1 (below). Access aisles shall be of sufficient width for all vehicular turning and maneuvering;

Response: Proposed off-street parking areas shall meet the dimensional and access standards of this section. See Sheet A-102 for more information.

(g) Up to fifty percent (50%) of required parking spaces may be provided for compact cars;

Response: See Sheet A-102 for off-street parking locations and dimensions.

(h) Parking areas shall be designed, to the maximum extent practicable, to avoid large, uninterrupted rows of parking spaces.

Response: See Sheet A-102 for proposed off-street parking locations.

(3) Loading:

(a) A driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers shall be located on the site of any school having a capacity greater than twenty-five (25) students;

Response: This is not a school use, therefore, this section does not apply to the review of this proposal.

(b) Buildings or structures to be built or substantially altered which receive and distribute material or merchandise by truck shall provide and maintain off-street loading berths in sufficient numbers and size to adequately handle the needs of the particular use. If loading space has been provided in connection with an existing use or is added to an existing use, the loading space shall not be eliminated if elimination would result in less space than is required to adequately handle the needs of the particular use;

(c) Off-street parking areas used to fulfill the requirements of this section shall not be used for loading and unloading operations except during periods of the day when not required to take care of parking needs;

(d) Loading facilities shall be located at least twenty feet (20') from residential property. Loading spaces shall be located on the site and directly accessible to the main structure.

Response: The existing loading area is located approximately 40'-0" from residential property. See A-101 Existing Site Plan. No modifications to the existing loading area will be included under the scope of this proposal.

17.48.040 Table STANDARD PARKING DIMENSIONS IN FEET			
Parking Angle	Stall Width	Stall Depth	Aisle Width
45°	9.5'	18.0'	14.0'
60°	9.5'	18.0'	16.0'
90°	9.5'	18.0'	24.0'

17.48.040 Table COMPACT PARKING DIMENSIONS IN FEET			
Parking Angle	Stall Width	Stall Depth	Aisle Width
45°	8.5'	16.0'	14.0'
60°	8.5'	16.0'	16.0'
90°	8.5'	16.0'	24.0'

17.48.050: BICYCLE PARKING STANDARDS

According to 17.48.050 – Bicycle parking standards:

(1) Standards for bicycle parking apply to full-site design review of new construction for multi-family residential (four units and larger) and new commercial/industrial developments. The Planning Commission may grant exemptions to bicycle parking requirements in connection with temporary uses or uses that are not likely to generate the need for bicycle parking.

(2) Required bicycle parking must be lighted and be located within fifty feet (50') of an entrance to the building:

(a) Location. Bicycle parking may be provided within a building if the location is easily accessible for bicycles;

(b) Covered Spaces. Cover for bicycle parking can be accommodated by buildings or roof overhangs, awnings, bicycle lockers, bicycle storage within buildings or free-standing shelters;

(c) Signs. If the bicycle parking is not visible from the street or main building entrance, then a sign conforming to the city's standards for on-site traffic control, Section 17.52.060(1), shall be posted indicating the location of the parking facilities;

(d) Rack Type and Dimensions:

(A) Bicycle racks must hold bicycles securely by the frame and be securely anchored;

(B) Bicycle racks must accommodate:

(i) Locking the frame and one wheel to the rack with a high-security U-shaped shackle lock, or approved substitute; or

(ii) Locking the frame and both wheels to the rack with a chain or cable not longer than six feet (6');

(C) The Planning Commission may approve alternate bicycle racks provided they are convenient and secure;

(e) Bicycle parking spaces must be at least six feet (6') long and two feet (2') wide, and in covered situations the overhead clearance must be at least seven feet (7'). An aisle five feet (5') wide for bicycle maneuvering must be provided;

(f) Areas set aside for required bicycle parking must be clearly marked and reserved for bicycle parking only;

(g) Required parking in all developments required to comply with this section shall provide a minimum five percent (5%) bicycle parking spaces based on the city's required minimum number of automobile parking spaces:

(A) All development shall have a minimum two (2) bicycle parking spaces;

(B) If more than seven (7) bicycle parking spaces are required, fifty percent (50%) of the spaces shall be covered. One hundred percent (100%) of all bicycle parking spaces for multi-family development of four (4) units and more shall be covered.

Response: Five percent (5%) of the minimum number of automobile spaces (36) equates to a minimum of two (2) bicycle parking spaces. Proposed bicycle parking spaces will be provided within 50 feet of the main entrance to the showroom. See A-102 Site Plan.

17.48.060: CAR POOL AND VAN POOL PARKING

According to 17.48.060 – Car pool and van pool parking:

New industrial, institutional and office developments requiring full site design review, including government offices, with fifty (50) or more employee parking spaces, shall designate at least ten (10%) percent of the parking spaces for car pool or van pool parking. The car pool/van pool spaces shall be clearly marked "reserved - car pool/van pool only."

Response: This proposal does not involve new industrial, institutional or office development, therefore, this section does not apply to the review of this proposal.

17.50 Vehicular and Pedestrian Circulation

17.50.020: VEHICULAR AND PEDESTRIAN CIRCULATION GENERALLY

According to 17.50.020 – Vehicular and pedestrian circulation generally:

Vehicular and pedestrian circulation facilities, including walkways, provisions for the handicapped, interior drives and parking as provided under GMC Chapter 17.48 (off-street parking and loading), shall be designated as follows:

(1) Impervious Surface. Provide for least amount of impervious surface necessary to adequately serve the type and intensity of proposed land uses within developments as well as providing adequate access for service vehicles.

Response: The service drives and the majority of the site will remain as existing. There will be a minimal amount of new asphalt to match the existing where new grading is to occur. See Civil Drawings for more information.

(2) Traffic Separation. Provide when feasible, a separation of motor vehicular, bicycle and pedestrian traffic.

Response: Vehicular traffic will continue to use the existing driveways. An ADA accessible pedestrian walkway will be provided from McLoughlin Blvd to the North entrance of the showroom. See A-102 Site Plan for locations.

(3) Curbs and Sidewalks. Provide curbs, associated drainage, and sidewalks within the right-of-way or easement for public roads and streets.

Response: Curbs and sidewalks currently exist along McLoughlin Blvd. No modifications are proposed at this time.

(4) Traffic Volume Expansion. Provision shall be made to accommodate any increased volume of traffic resulting from the development. If streets adjacent to or serving the site are inadequate, widening, dedication of property for future widening, or other street improvements may be required. The development shall be designed to minimize traffic volume increases on minor streets and underdeveloped streets.

Response: Because the use is staying the same, and the expansion of building footprint is minimal, traffic volume is not expected to increase.

(5) Handicapped Needs. Provide for the special needs of the handicapped such as wheelchair ramps and braille signs.

Response: Accessible site access is proposed under the scope of this project. See A-102 Site Plan for ADA parking space locations and proposed connection to the right-of-way.

(6) Pedestrian Circulation Standards. An on-site pedestrian circulation system shall be provided for new non-residential and multi-family developments and for new buildings added to existing non-residential and multi-family developments. The system shall comply with the following standards:

(a) The system shall connect all adjacent streets to the main entrances of non-residential buildings and to unit and/or building entrances of multi-family developments;

(b) The system shall connect all buildings and other areas of the site, such as parking areas, bicycle parking, recreational areas, common outdoor areas and any pedestrian amenities.

(c) The system shall be hard-surfaced. For non-residential development, the system shall be a minimum of six feet (6') wide. For multi-family residential development, the system shall be a minimum of five feet (5') wide.

(d) The system and off-street parking and loading areas shall be designed to avoid, to the maximum extent possible, the system's crossing off-street parking and loading areas. Where the system crosses driveways or off-street parking and loading areas, the system shall be clearly identifiable through the use of elevation changes, speed bumps, a different paving material or other similar method. Striping shall not fulfill this requirement;

(e) Where the system is parallel and adjacent to an auto travel lane, the system shall be a raised path or be separated from the auto travel lane by a raised curb, bollards, landscaping or other physical barrier. If a raised path is used, the ends of the raised portions shall be equipped with curb ramps;

(f) The system shall comply with the Americans with Disabilities Act (ADA).

Response: An ADA accessible pedestrian walkway with a minimum 6' width, will be provided from McLoughlin Blvd to the North entrance of the showroom. A-102 Site Plan for walkway location.

(7) New industrial, institutional, retail and office developments requiring full site design review that, when completed, generate an average daily traffic of 1,000 trips or greater based on the most recent edition of Institute of Transportation Engineers Report on Generation shall provide either a transit stop on-site or connection to a transit stop along a transit route when the transit operator requires such an improvement.

Response: A transit stop is currently located along McLoughlin Blvd approximately 400'-0" from the S corner of the showroom. No modifications are proposed to the location of this transit stop.

17.52 Signs

17.52.040: GENERAL PROVISIONS

According to 17.52.040 – General Provisions:

(1) Permit required. Unless exempted under this chapter, a permit is required to place, construct, erect, display or modify a sign.

Response: A separate sign permit will be submitted for all proposed signage on site. See A-221 Exterior Elevations and Appendix E for proposed site sign elevations.

(2) Review process. The city administrator or his designee will review applications for sign permits for compliance with this chapter unless otherwise stated in this chapter. The city administrator's decision will be rendered in accordance with GMC 17.94 and may be appealed in accordance with GMC 17.92.

(3) Structural code compliance. A sign must comply with the applicable provisions of the State of Oregon Structural Specialty Code and any related or similar provisions adopted by the City, unless such compliance is modified by this chapter.

(4) Sign clearance. A minimum clearance of eight (8) feet above sidewalks and fifteen (15) feet above driveways must be provided under a freestanding sign.

Response: All proposed signage will meet the minimum clearance requirements stated above in addition to meeting all current structural requirements. See A-221 Exterior Elevations and Appendix E for proposed site sign elevations.

(5) Vision and sight consideration. A sign must be situated in a manner so as not to adversely affect public safety. Compliance with the City's regulations regarding clear vision is required.

(6) Blanketing. A sign must not be situated in a manner that results in the blanketing or obfuscation of an existing sign on an adjacent property.

Response: All proposed signage will meet the requirements of vision clearance areas, and no proposed sign will obfuscate the visibility of signage on adjacent properties. See A-221 Exterior Elevations and Appendix E for proposed site sign elevations.

(7) Illuminated signs and electric elements.

(a) A sign illuminated in any manner must shield, deflect or otherwise prevent the light illuminating the sign from shining into or onto a neighboring property or impair the vision of any vehicle operator;

(b) No sign or illuminating device associated with a sign may have blinking, flashing or fluttering lights, except as otherwise allowed under this chapter;

(c) No sign or illuminating device associated with a sign may be used in a manner that may be confused with or construed to be traffic signals, traffic control devices, or lights on emergency vehicles;

(d) Except as otherwise provided in this chapter, an illuminated sign cannot be located closer than twenty-five (25) feet to a lot in a residential zoning district;

(e) The light intensity of an illuminated sign or illuminating device associated with a sign must conform to the accepted standards of the sign industry, as provided by the Oregon Electric Sign Association.

(f) A sign containing any electrical components or elements, or illuminated by electrical lighting must be approved under the National Electric Code, as modified by Oregon's regulations, and any related or similar provisions adopted by the City.

(g) An illuminated sign or illuminating device associated with a sign requiring an electric power source must use an Oregon-approved power outlet.

(h) As used in this chapter:

(A) A "directly" illuminated sign means a sign with exposed lighting or neon tubes on the sign's face, and includes a sign where the message or image is created by light projected onto a surface.

(B) An "indirectly" illuminated sign means a sign with light source that is separate from the sign face and is directed to shine onto the sign.

(C) An "internally" illuminated sign means a sign where the light source is not exposed and is concealed within the sign.

Response: All proposed illuminated signage will deflect the lighting from impairing the vision of vehicle operators. No proposed signage will have blinking, flashing, or fluttering lights. No proposed signage will have lighting which would be confused as traffic signals. Light intensities and electrical components of proposed illuminated signs will meet all current standards. See A-221 Exterior Elevations and Appendix E for proposed site sign elevations.

(8) Moving signs. Except as otherwise allowed under this chapter, a sign must remain in a static state, and cannot be designed to rotate, flutter or appear to move.

(9) Maintenance and hazards.

(a) A sign must be in good repair and maintained in a neat, attractive and safe condition, and no sign may be used or situated in a manner that creates a hazard to the public.

(b) Failure to use a sign's copy area for a period of more than twelve (12) consecutive months will constitute a discontinuance of the sign's use and may be declared a nuisance by the City.

Response: No moving signs will be proposed under the scope of this proposal.

(10) Nonconforming signs. A sign that lawfully exists at the time this chapter or any amendment thereto becomes effective, but does not conform to this chapter's standards, may only be altered if:

(a) The alteration does not increase a sign's nonconformity with this chapter's standards; and

(b) The alteration is reviewed under this chapter.

(c) Nonconforming government owned or maintained signs may be altered to the extent of their existing nonconformity notwithstanding this chapter's standards.

Response: The scope of this proposal does not seek to modify any existing nonconforming signage on site.

(11) Setbacks.

(a) Unless otherwise stated herein, the minimum setback for a sign with a sign face of twenty-four (24) square feet or less in area is one-half of the minimum setback required in the zoning district in which

the sign is located. If no setback exists, the sign must be located in an area that ensures it does not compromise public safety, as determined by the city administrator or designee.

(b) Unless otherwise stated herein, the minimum setback for a sign with a sign face greater than twenty-four (24) square feet in area is the same as the minimum setback required in the zoning district in which the sign is located. If no setback exists, the sign must be located in an area that ensures it does not compromise public safety, as determined by the city administrator or designee.

Response: Proposed signage will meet the minimum setback requirements for the General Commercial District (C-3).

(12) Area Calculation.

(a) Unless otherwise stated herein, the sign face area limitations established by this chapter will apply on a per-side basis. Every sign is limited to a maximum of two (2) sides.

(b) Sides may be of no greater area than that necessary to provide a frame or support structure to the sign face.

(c) For signs that are allowed a maximum area of twenty-four (24) square feet or more:

(A) Sides cannot exceed the maximum area standard by more than one (1) foot in width, unless the applicant demonstrates to the city administrator's satisfaction that a greater width is necessary to provide adequate support for the sign faces; and

(B) Two (2) support poles may be excluded from the area calculation provided that the caliper of any pole does not exceed one (1) foot, unless the applicant demonstrates to the city administrator's satisfaction that a greater caliper is necessary to provide adequate support for the sign.

(d) For signs required to have a maximum area of less than twenty-four (24) square feet:

(A) Sides cannot exceed the maximum area standard by more than six (6) inches in width, unless the applicant demonstrates to the city administrator's satisfaction that a greater width is necessary to provide adequate support for the sign faces; and

(B) One (1) support pole may be excluded from the area calculation provided that the caliper of any pole does not exceed six (6) inches, unless the applicant demonstrates to the city administrator's satisfaction that a greater caliper is necessary to provide adequate support for the sign.

(e) Support structures excluded from the area calculation may only contain copy or graphics to the extent that such markings are placed on the support structures by the structures' manufacturer.

(f) Requests to allow sides to exceed the maximum widths or to allow support poles to exceed the maximum calipers established herein will be reviewed pursuant to the GMC's design review standards. In no event may a side exceed a maximum width by more than two (2) feet, or may a caliper be larger than two (2) feet.

Response: All proposed signage will meet the area calculation requirements as stated in this section. See A-221 Exterior Elevations and Appendix E for proposed site sign elevations.

(13) Definitions.

(a) "Electronic message center sign" is a sign whose informational content can be changed or altered by electronic means and whose message is typically delivered through the use of LED lights.

(b) "Freestanding sign" is a ground or pole mounted sign not attached to a building, but does not include a portable A-frame sign.

(c) "On-building sign" is a sign attached to any part of a building.

(d) "Portable A-frame sign" or "A-frame" is a sign with two (2) sides, the frame or support structure of which is hinged or connected at the top of the sign in such a manner that the sign is easily moved and erected.

(e) "Temporary sign" is a sign that historically advertised events of a limited duration, such as political campaigns, real estate sales, special sales, etc. As opposed to other signs permitted under this chapter, temporary signs cannot be displayed permanently. For this chapter's purposes, a temporary sign may be a freestanding or on-building sign, but cannot be an A-frame sign.

Response: Proposed signage under the scope of this proposal will include freestanding signs and on-building signs. See A-221 Exterior Elevations and Appendix E for proposed site sign elevations.

17.52.070: SIGNS IN COMMERCIAL AND INDUSTRIAL DISTRICTS

According to 17.52.070 – Signs in commercial and industrial districts:

- (1) Freestanding signs. Freestanding signs are allowed in commercial and industrial zones.
 - (a) Number. One (1) freestanding sign is allowed for a development or complex, even when more than one tax lot or ownership is included in the development. A second freestanding sign is permitted in the following cases:
 - (A) If the development has a public vehicular access point on each of two (2) or more streets, and two (2) freestanding signs are desired, each must be located at access points on different streets; or
 - (B) The development has more than three hundred (300) feet of continuous frontage on a major arterial. In this instance, the combined sign face area of the two freestanding signs cannot exceed the area allowed under GMC 17.52.070(1)(c)(B).
 - (C) Regardless of whether a development qualifies under 1(a)(A) and 1(a)(B) above, no more than two (2) freestanding signs will be permitted.
 - (b) Height.
 - (A) Pole signs: The maximum height of a freestanding pole sign is twenty (20) feet from the ground.
 - (B) Monument signs: The maximum height of a monument sign is five (5) feet from the ground.
 - (c) Area. The maximum sign face area for a freestanding sign is forty (40) square feet. The maximum sign face area for a freestanding sign may be exceeded only in the following instances:
 - (A) The applicant demonstrates that an increased sign face area is warranted due to one or more of the following factors. Under this subsection, the maximum sign face area cannot exceed sixty (60) square feet.
 - (i) The development upon which the sign will be placed is significantly larger than other developments in the City;
 - (ii) The sign will be constructed of wood, brick or stone, or a combination of the same, and illuminated indirectly;
 - (iii) An electronic message sign or other changeable text copy sign will be included, as permitted by this chapter.
 - (B) The property has frontage on a major arterial, in which case the sign face area may be one-half (1/2) of a square foot per lineal foot of major arterial frontage. Regardless of total frontage, the maximum sign face area under this subsection cannot exceed two hundred (200) square feet.
 - (d) Illumination. A freestanding sign may be internally or indirectly illuminated consistent with this chapter's standards regarding the illumination of signs.

Response: This site has more than 300 feet of continuous frontage on a major arterial (McLoughlin Blvd), therefore, the development is allowed a maximum of two (2) freestanding signs with a combined area not to exceed 200 square feet. See A-221 Exterior Elevations and Appendix E for proposed site sign elevations.

- (2) On-building signs. On building signs are allowed in commercial and industrial zones.
- (a) Number. The maximum on-building sign face area may be distributed among any number of signs.
- (b) Area. The maximum on-building sign area is calculated as follows:
- (A) If no freestanding sign exists for a development, the maximum on-building sign face area for each tenant of that development is one and one-half (1½) square feet per lineal foot of the tenant's primary building wall.
- (B) If a freestanding sign exists for a development, the maximum on-building sign face area for each tenant of that development is one (1) square foot per lineal foot of the tenant's primary building wall.
- (C) Each tenant is allowed a minimum of thirty-two (32) square feet of on-building sign face area.
- (D) No individual on-building sign may exceed two hundred (200) square feet in sign face area.
- (c) Wall graphics. The use of external walls for graphics, artwork or other displays shall be subject to this chapter's limitations for on-building signs.
- (d) Illumination. An on-building sign may be internally or indirectly illuminated consistent with this chapter's standards regarding the illumination of signs.
- (e) Alternative to on-building sign. A monument sign within a development is permitted as an alternative to an on-building sign provided the monument sign:
- (A) Is located in front of the building with which it is associated;
- (B) Does not exceed twelve (12) square feet in total area;
- (C) Does not exceed five (5) feet in height; and
- (D) Uses materials and colors that are the same, or substantially the same, as those used on the building associated with the sign.
- (E) A monument sign meeting the standards of this subsection is permitted in addition to any freestanding sign otherwise permitted by this chapter.

Response: Because freestanding signs will occur on the development under the scope of this proposal, the maximum on-building sign face area will equal one (1) square foot per lineal foot of primary building wall with no individual sign exceeding 200 square feet. See A-221 Exterior Elevations and Appendix E for proposed site sign elevations.

- (3) Changeable Copy Signs. Electronic message center signs or manually changeable copy signs (a.k.a. "readerboards"), may be incorporated into a freestanding or on-building sign subject to the following provisions.
- (a) Number. Only one (1) such sign is allowed in a development.
- (b) Area. Such a sign will be included in the maximum area allowed for a freestanding or on-building sign.
- (A) An electronic message center sign cannot comprise more than thirty percent (30%) of the sign's area of which it is a part.
- (B) A manually changeable copy sign cannot comprise more than eighty percent (80%) of the sign's area of which it is a part.
- (c) Design. A changeable copy sign must be integrated into the design of the freestanding or on-building sign of which it is a part.
- (d) Duration. If an electronic message center sign displays a segmented message, the entire message must be completed within ten (10) seconds.

(e) Integration required. A changeable copy sign will only be permitted if it is part of a freestanding or on-building sign. This subsection does not allow for such signs to be displayed independent of a freestanding or on-building sign.

Response: No changeable copy signs will be proposed under the scope of this proposal.

(4) Portable A-frame signs. Portable A-frame signs are allowed in commercial and industrial zones.
(a) Number. One (1) A-frame sign is allowed per business. If no business exists on a parcel of property, then one (1) A-frame sign is allowed for that property. If a business or property, as relevant, uses an A-frame sign, then a temporary sign under 17.52.100 cannot be erected.

(b) Location. An A-frame sign must be located within a property's setback, or within another commercially or industrially zoned business's setback, except as provided below.

(A) If the sign is located on another commercially or industrially zoned property, the sign owner must obtain written consent from the business's owner, or from the property's owner if no business exists on the property. As only one (1) A-frame sign is allowed per business or property, as relevant, this consent must also explicitly waive the owner's right to an additional A-frame sign.

(B) For properties without setbacks, or for properties that directly abut a sidewalk, the sign cannot impede pedestrian access along the business's frontage. A sign placed on or near a sidewalk must allow for at least five (5) feet of unobstructed sidewalk width.

(C) An A-frame sign cannot be placed within a roadway, or in medians, traffic islands or any other area within a roadway. Any sign so placed constitutes a safety hazard any may be removed by the City.

(c) Height. The maximum height of an A-frame sign is four (4) feet.

(d) Area. The maximum sign face area for an A-frame sign is six (6) square feet per side.

(e) Duration. A-frame signs may be displayed permanently, and may be displayed when a business is closed.

(f) Business license. After initial issuance of a permit for an A-frame sign, the permit will be renewed contemporaneously with business license renewal on an annual basis.

(A) The city administrator or designee will provide a permit form to be completed by and issued to the sign's owner prior to the owner's use of an A-frame sign. The form will include an acknowledgement by the sign's owner of the City's rules regarding A-frame signs, describe the precise location of the sign, and include other information necessary to ensure compliance with the City's sign code.

(B) If an A-frame sign owner's business license expires or is otherwise rendered invalid, the owner's use of its A-frame sign is prohibited until a new business license is issued.

(C) A business cannot obtain more than one (1) business license in order to have more than one (1) A-frame sign.

Response: No portable A-frame signs will be proposed under the scope of this proposal.

(5) Other signs in commercial and industrial districts. Signs under this subsection are allowed within commercial and industrial zones. Signs allowed under this subsection are in addition to other signs permitted under this chapter.

(a) Internal Sign.

(A) Location. An internal sign must be directed at visitors who have entered a given development, and not be directed to traffic passing by the development. To that end, the minimum setback for an internal sign is two (2) times the minimum setback required in the zoning district in which the internal sign is located, or at another location that ensures the sign is only directed at visitors of a development, as determined by the city administrator or designee. An internal sign traditionally identifies tenants or destinations within a development and directs traffic to such tenants or destinations.

- (B) Area. The maximum area allowed for an internal sign is forty (40) square feet.
- (C) Number. A development may have no more than four (4) internal signs, and the total aggregate area for all such signs cannot exceed forty (40) square feet.
- (D) Height. An internal sign cannot exceed five (5) feet in height.
- (E) Sight distance. An internal sign cannot obscure sight distance for on-site traffic.
- (b) External Sign.
 - (A) Location. As opposed to an internal sign, an external sign may only be directed at traffic passing by or leaving a development. To that end, the setback for an external sign is one-half (1/2) of the minimum setback required in the zoning district in which the external sign is located, or at another location that ensures the sign is only directed at traffic passing by or leaving a development, as determined by the city administrator or designee. An external sign traditionally directs traffic to or from a given development.
 - (B) Area. The maximum area allowed for an external sign is three (3) square feet.
 - (C) Number. A development may have two (2) external signs per frontage.
 - (D) Height. An external sign cannot exceed four (4) feet in height.
 - (E) Clear vision. An external sign must comply with all corner vision and clear vision requirements.

Response: All proposed internal and external signage will meet the requirements of this section. See A-221 Exterior Elevations and Appendix E for proposed site sign elevations.

17.54 Clear Vision

17.54.020: CLEAR VISION AREA

According to 17.54.020 – Clear vision area:

(1) Obstruction Prohibited. On property at any corner formed by the intersection of two streets, or a street and a railroad, it is unlawful to install, set out or maintain, or to allow the installation, setting out or maintenance of any sign, fence, hedge, shrubbery, natural growth or other obstructions to the view higher than three feet above the level of the center of the adjacent intersection with that triangular area between the property line and a diagonal line joining points on the property lines at the distance from the intersection specified in this regulation. In the case of rounded corners, the triangular areas shall be between the lot lines extended in a straight line to a point of intersection and so measured, and a third side which is a line across the center of the lot joining the nonintersecting ends of the other two sides. The following measurements shall establish clear-vision areas:

Right-of-Way (in feet)	Measurement Each Lot Line (in feet)
80'	20'
60'	30'
50' or less	40'

(2) Exceptions. Provisions set out in Subsection (1) of this section shall not apply to:

- (a) Public utility poles; trees trimmed (to the trunk) to a line at least eight feet (8') above the level of the intersection; provided, that the remaining limbs and foliage of the trees must be trimmed as to leave, at all seasons, a clear and unobstructed cross-view of the intersection; saplings, or plant species of open growth habits and not planted in the form of a hedge, which are so planted and trimmed as to leave at all seasons a clear and unobstructed cross-view of the

intersection, supporting members of appurtenances to permanent buildings existing on the date when this ordinance in this Chapter becomes effective; official warning signs or signals; places where the contour of the ground is such that there can be no cross-visibility at the intersection; or to signs mounted ten or more feet above the ground and whose supports do not constitute an obstruction as described in Subsection (1) of the section.

(b) At a driveway serving a parking lot with capacity of more than eight automobiles and at corners of an intersection of a street controlled by stop signs or a traffic signal if the street intersection or driveway has an unobstructed sight distance specified in a 2001 publication titled "A Policy on Geometric Design of Highways and Streets" prepared by the American Association of State Highway and Transportation Officials (AASHTO), summarized in the table below; however, the Planning Commission may approve a driveway location with less than minimum intersection sight distance if no other suitable location is available:

Posted Speed Limit	Minimum Intersection Sight Distance
20	225 ft.
25	280 ft.
30	335 ft.
35	390 ft.
40	445 ft.
45	500 ft.

Response: There are two existing access drives at the site entrance along McLoughlin Blvd. No modifications are being proposed to the existing curb cuts under the scope of this proposal, however, any modifications to the site surrounding the drives will meet the requirements for clear vision. The posted speed limit for McLoughlin is 40MPH, which requires 445 feet of sight distance. Existing and proposed conditions meet this requirement. See A-102 Site Plan for more information.

17.56 Drainage

17.56.020: STANDARDS

According to 17.56.020 – Standards:

Adequate provisions shall be made to ensure proper drainage of surface waters, to preserve natural flow of watercourses and springs and to prevent soil erosion and flooding of neighboring properties or streets. Such provisions shall include, but not be limited to the following:

- (1) *Generally. All development shall be planned, designed, constructed and maintained to:*
 - (a) *Protect and preserve existing drainage channels to the maximum practicable extent;*
 - (b) *Protect development from flood hazards;*
 - (c) *Provide a system by which water within the development will be controlled and managed without causing damage or harm to the natural environment, or to property or persons within the drainage basin;*
 - (d) *Assure that waters drained from new or redevelopment sites are substantially free of pollutants, including sedimentary materials, through the use of stormwater treatment facilities as referenced herein and appropriate erosion and sediment control practices;*

(e) *Assure that runoff drained from new and redevelopment sites is managed in accordance with criteria outlined in the City of Gladstone Stormwater Treatment and Detention Standards as to not cause erosion to any greater extent than would occur in the absence of development;*

(f) *Avoid placement of surface detention or retention facilities in road rights of way.*

(2) Watercourses. *Where culverts cannot provide sufficient capacity without significant environmental degradation, the city may require the watercourse to be bridged or spanned.*

(3) Easements. *In the event that a development or any part thereof is traversed by any watercourse, channel, stream or creek, gulch or other natural drainage channel, adequate easements for storm drainage purposes shall be provided to the city. This does not imply maintenance by the city.*

(4) Obstructions. *Channel obstructions are not allowed, except as approved for the creation of a detention or retention facility. Fences with swing gates may be utilized.*

(5) Surface Drainage and the Storm Sewer System. *Stormwater treatment and detention facilities shall be designed and installed in accordance with criteria outlined in the City of Gladstone Stormwater Treatment and Detention Standards.*

Response: See Civil Drawings for all proposed site grading and drainage plans.

17.58 Grading and Fill

17.58.020: GENERAL PROVISIONS

According to 17.58.020 – General Provisions:

(1) Grading of Building Sites. *Grading and fill of building sites shall conform to Chapter 70 of the Uniform Building Code. The character of soil for fill and the characteristics of lots and parcels made usable by fill shall be suitable for the purpose intended. When deemed necessary, the building official may require geological studies to determine the suitability of the site.*

(2) U.B.C. Requirements. *The building official shall enforce Chapter 70 of the U.B.C. and shall require soils reports and/or engineering studies before issuing a building permit for fill, excavation, construction or related activities involving soils with restrictive features such as instability, wetness, flooding or other limitations.*

Response: See Civil Drawings for all proposed site grading and drainage plans. The proposed grading and fill will be in accordance with current standards.

17.60 Utilities

17.60.020: STANDARDS

According to 17.60.020 – Standards:

Utility services and facilities shall be appropriate to the scale and type of development and consideration shall include, but not be limited to the following standards:

(1) Site Disturbance. *The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site.*

(2) Electricity, Gas, Communications. *All development which has a need for electricity, gas and communications services shall install them pursuant to the requirements of the district or company servicing the development. Except where otherwise prohibited by the utility district or company, all such facilities shall be underground.*

(3) Underground Facilities. *The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting and cable television, shall be placed underground.*

Response: All proposed modifications or alterations to existing utilities will be with minimal disturbance to the soil and existing site. Alterations will be coordinated with the appropriate utility companies prior to installation. All new utilities will be placed underground.

(4) Sanitary Sewers. *All development which has a need for sanitary sewers shall install the facilities pursuant to the requirements set forth by the public works department. Installation of such facilities shall be coordinated with the extension of necessary water services and storm drainage facilities. Requirements for development shall include the following:*

(a) *Sanitary sewers shall be installed to city standards to serve or be available to all development. Design shall take into account the capacity and grade to allow for desirable extension beyond the development. If required, sewer facilities will, without further sewer construction, be sized to directly serve property outside the development;*

(b) *If the area outside the development to be directly served by the sewer line has reached a state of development to justify sewer installation at the time, the Planning Commission may recommend to the City Council construction as an assessment project with such arrangement with the developer as is desirable to assure financing his share of the construction. If it is determined by the city that a larger sized line than normally required to serve the property is desirable to provide for future extension, the city will reimburse the developer the difference in cost of pipe between that required to serve the development and that stipulated by the city;*

(c) *In areas that will not be served by a public sewer, the minimum lot and parcel sizes shall permit compliance with the requirements of the department of environmental quality and shall take into consideration problems of sewage disposal, particularly problems of soil structure and water table as related to sewage disposal by septic tank.*

Response: Sanitary sewer service currently exists on site. See Civil Drawings for proposed connections to the existing sanitary service.

(5) Water Services. *All development which has a need for water service shall install water facilities and grant necessary easements pursuant to the requirements of the utility district serving the development. In addition, requirements for development shall include the following:*

(a) *Water lines to serve residential developments shall be a minimum six inch (6") nominal diameter and water lines to service commercial and industrial developments shall be a minimum eight inch nominal diameter with valves and fire hydrants serving each building site in the development and connecting the development to city mains shall be installed. Prior to starting building construction, the design shall take into account provisions for extension beyond the development and to adequately grid the city system. Hydrant spacing to be based on accessible area served according to A.I.A. recommendations and as approved by the Fire Chief;*

(b) *If the city determines that a water line size greater than the required minimum in diameter is required to provide for future extension of the water system, the city will reimburse the developer the difference in cost of pipe and valves between that of the minimum diameter and the size stipulated by the city.*

Response: Commercial water service currently services the site. Two fire hydrants currently exist along the frontage of McLoughlin Blvd. See Civil Drawings for proposed connections to the existing water service.

(6) Coordination with Street Surfacing. All underground utilities, sanitary sewers and storm drains installed in streets by the developer or by any utility company shall be constructed prior to the surfacing of the streets. Stubs for service connections for underground utilities and sanitary sewers shall be placed to a length minimizing the necessity for disturbing the street improvements when service connections are made.

Response: Resurfacing of streets will not be required under the scope of this proposal.

(7) As-built Submittals. A map showing all public improvements, as built, shall be filed with the city engineer upon completion of the improvements.

Response: Any modifications to existing public improvements shall be filed with the city upon completion.

(8) Conditions for Refund to Developer.

(a) If required water mains or sewer facilities will without further construction other than individual laterals, directly serve properties outside the development, the city may enter into an agreement with the developer to require owners of the other benefiting properties to refund to the developer, a pro rata portion of the cost of the extension prior to allowing the benefiting property to connect thereto;

(b) Any such agreement shall contain a provision that the developer agrees to completely indemnify and hold harmless the city for any claim or injury or action arising from the city's administration of such agreement;

(c) The right to require such a refund shall not continue for more than ten years after the date of installation of the extension;

(d) The amount to be refunded and the individual proration of the same shall be determined by the city and such determination shall be final.

Response: Current water mains and sewer facilities already service the site, therefore, this section does not apply to the review of this proposal.

17.76 Exceptions

17.76.020: NONCONFORMING USES AND NONCONFORMING DEVELOPMENTS

According to 17.76.020 – Nonconforming uses and nonconforming developments:

(1) Continuance of a Nonconforming Use or a Nonconforming Development: Alteration of a Nonconforming Development. Except as provided herein, a nonconforming use may be continued but may not be altered or extended. The extension of a nonconforming use to a portion of a development which was arranged or designed for the nonconforming use at the time of passage of the ordinance codified in this title is not an enlargement or expansion of a nonconforming use. A nonconforming development which conforms with respect to use may be altered or extended provided the alteration or extension conforms to the standards of this title.

Response: Some of the existing vehicle storage spaces to remain along the perimeter of the site do not meet the setback, and/or curb requirements according to GMC 17.46.020 (2)(b) and 17.48.040 (2)(e). These are existing nonconforming conditions to remain. All new parking spaces will meet GMC requirements.

(2) Discontinuance of a Nonconforming Use. If a nonconforming use is discontinued for a period of one (1) year, further use of the property shall conform to this title.

(3) Maintenance. Normal maintenance of structures and premises that are part of a nonconforming use shall be permitted provided there are no significant use or structural alterations. Normal maintenance may include painting, roofing, siding, interior remodeling, electrical work, plumbing work, re-paving of access roads and parking/loading areas, replacement of landscaping elements or other similar tasks. Normal maintenance does not include increasing the number of dwelling units, constructing new structures or constructing additions to existing structures except to the extent that an addition is necessary to render a structure accessible to the disabled.

(4) Alterations Required by Law. Alteration of a nonconforming use shall be permitted when necessary to comply with any lawful requirement for alteration of the use or structures and premises associated with the use. Such alteration shall be subject to building, plumbing, electrical and other permit requirements in effect at the time the alteration is begun.

(5) Alterations Not Required by Law. A nonconforming use may be altered, expanded or changed to another nonconforming use pursuant to GMC Division VII (administrative procedures) and subject to the following criteria:

(a) The alteration, expansion or change of use will, after the imposition of conditions as authorized below, have no greater adverse impact on the neighborhood than the existing use. At a minimum, factors that shall be considered under this criterion include traffic generation, noise, vibration, smoke, dust, fumes, glare and visual compatibility with surrounding uses;

(b) Conditions of approval may be imposed on any alteration, expansion or change of use when deemed necessary to ensure the mitigation of any adverse impacts of such alteration, expansion or change of use. These conditions may include, but are not limited to, the following:

(A) Limiting the hours, days, place and manner of operation;

(B) Requiring design features that minimize environmental impacts such as noise, vibration, smoke, dust, fumes and glare;

(C) Requiring increased setbacks, lot area, lot depth and lot width;

(D) Limiting the building height, size, lot coverage and location on the site;

(E) Designating the size, number, location and design of vehicle access points;

(F) Requiring street right-of-way to be dedicated and streets to be improved;

(G) Requiring landscaping, screening, drainage and surfacing of parking and loading areas;

(H) Limiting the number, size, location, height and lighting of signs;

(I) Regulating the location and intensity of outdoor lighting; and

(J) Requiring a sight-obscuring fence or hedge to screen the nonconforming use from adjacent or nearby property.

Response: This is not a site of a nonconforming use, therefore, Sections 17.76.020 (2) through 17.76.020 (5) do not apply to the review of this proposal.

(6) Destruction of a Nonconforming Use or a Nonconforming Development. If a nonconforming use or a nonconforming development is destroyed by any cause to an extent exceeding seventy-five percent (75%) of its fair market value as indicated by the records of the Clackamas County Assessor, a future use or development on the site shall conform to the requirements of this title. Nonconforming single-family dwellings shall not be deemed nonconforming for the purpose of this subsection and may be replaced regardless of the extent of destruction provided that replacement commences within one (1) year of destruction. Nonconforming two-family dwellings in the R-5 zoning district shall not be deemed nonconforming for the purpose of this subsection and may be replaced regardless of the extent of destruction provided that the number of stories and the area of the structure footprint of a replacement two-family dwelling shall not exceed those of the two-family dwelling being replaced and provided that replacement commences within one (1) year of destruction.

Response: The scope of this proposal does not seek to destroy to an extent exceeding 75% of the development's fair market value.

(7) *Plans Otherwise Approved.* Nothing contained in this chapter shall require any change in the plans, construction, alteration or designated use of a structure for which a building permit has been approved by the city and issued by Clackamas County and for which construction has commenced prior to the adoption of the ordinance codified in this title provided that the structure, if nonconforming or intended for a nonconforming use, is completed and in use within one year of the date the building permit is issued.

Response: All prior construction on site has been approved and permitted.

(8) *Residential Uses.* Nonconforming single-family dwellings, nonconforming two-family and multi-family dwellings in commercial and industrial zoning districts and nonconforming two-family dwellings in the R-5 zoning district shall not be deemed nonconforming for the purpose of expansion, remodeling or alteration for residential use or for residential accessory uses provided that there is no increase in the number of dwelling units other than the addition of an accessory dwelling unit when otherwise permitted by this title. The number of stories and the area of the structure footprint of a two-family dwelling in the R-5 zoning district shall not be increased.

Response: This is not a residential site, therefore, this section does not apply to the review of this proposal.

17.76.030: LOT SIZE REQUIREMENTS

According to 17.76.030 – Lot size requirements:

A lot of record that has an area less than the minimum lot area standard of the zoning district in which it is located may be developed with a use allowed in the zoning district. In a zoning district where dwellings are an allowed use, residential development shall be limited to one (1) single-family dwelling. Development on an undersized lot of record shall comply with other applicable standards of this title.

Response: According to Section 17.20.050 Dimensional Standards for the General Commercial District (C-3), there is no minimum lot area standard established for the use of an auto dealership. See Section 17.20.050 Dimensional Standards for more information.

17.76.040: SETBACK REQUIREMENTS

According to 17.76.040 – Setback requirements:

The following exceptions to setback requirements may be authorized for a lot in any zoning district:

(1) *Average of Adjacent Front Setbacks.* If there are buildings on both abutting lots which are within one hundred feet (100') of the intervening lot, and the buildings have front setbacks of less than the minimum for the zoning district, the front setback for the intervening lot need not exceed the average front setback of the abutting lots or ten feet (10'), whichever is greater. However, in all cases the minimum front setback requirement of the zoning district shall be maintained for a garage or carport if the garage vehicle entrance or an open side of the carport faces the front lot line.

(2) *Related to Abutting Front Setbacks.* If there is a building on one (1) abutting lot which is within one hundred feet (100') of the lot, and this building has a front setback of less than the minimum for the zoning district, the front setback for the lot need not exceed the average of the front setback of the abutting lot and the minimum front setback for the zoning district, or ten feet (10'), whichever is greater. However, in all cases the minimum front setback requirement of the underlying zoning district shall be

maintained for a garage or carport if the garage vehicle entrance or an open side of the carport faces the front lot line.

(3) Corner Lots with Frontage on a Private Street. *Where a corner lot has frontage on a public street and also has frontage on a private street from which it does not receive vehicular access, the lot line abutting the private street shall be considered a side lot line for the purpose of determining the minimum setback requirement.*

(4) Front Setbacks from Private Streets or Flag Lot Accesses. *Where the front lot line of a lot in an R-5 or R-7.2 zoning district abuts a private street or the narrow deeded strip of land or easement providing access to a flag lot, the front setback may be reduced to ten feet (10'). However, if a garage vehicle entrance or an open side of a carport faces the front lot line, a minimum setback of twenty feet (20') shall be maintained between the garage or carport and the interior edge of the private street or flag lot access drive.*

(5) Flag Lots. *For the purpose of determining the minimum setback requirements for a flag lot, the designation of front, rear and side property lines may be modified to allow flexibility in the placement of structures when one or both of the following conditions apply:*

(a) *It is not possible to extend the narrow deeded strip of land or easement providing access to the flag lot to serve additional lots due to physical conditions such as topography or existing development; or*

(b) *It is not necessary to extend the narrow deeded strip of land or easement providing access to the flag lot to serve additional lots because the subject property and adjacent property are fully developed or have adequate alternative access from existing streets.*

(6) Fences and walls. *There shall be no minimum setback requirements for fences and walls. Compliance with GMC Chapter 17.54 (clear vision) shall be required.*

(7) Through lots. *In the case of a through lot, either of the lot lines separating the lot from a street other than an alley may be designated by the property owner as the front lot line with the other such lot line designated as a rear lot line. However, in a residential zoning district, a minimum setback of twenty feet (20') shall be maintained between a garage vehicle entrance or an open side of a carport and a street.*

Response: Setback requirements will be met for proposed work. See A-102 Site Plan.

17.80 Submittal Requirements

17.80.061: SUBMITTAL REQUIREMENTS

According to 17.80.061 – Submittal requirements:

(1) *An application for design review shall include a minimum of twelve (12) copies of the following plans drawn to scale. A project summary shall accompany the application when necessary to describe special circumstances such as a request for a minor exception pursuant to GMC Section 17.80.090 (minor exceptions).*

Response: Twelve (12) copies of the plans drawn to scale on 22"x34" sheets will be provided with this submittal.

(a) *Vicinity Map: The vicinity map shall show the location of the subject property relative to well-known landmarks in all directions and shall be at least four inches (4") by four inches (4") in size.*

Response: See G-000 Cover Sheet for vicinity map.

(b) *Site Plan: The site plan shall include the following:*

(A) The applicant's entire property and the surrounding area to a distance sufficient to determine the relationship between the applicant's property and proposed development and adjacent property and development;

(B) Lot lines, dimensions and area of the subject property;

(C) Complete names, addresses and telephone numbers of the property owner, applicant and project designer;

(D) Natural features including, but not limited to, individual trees greater than six inches (6") in diameter at five feet (5') above the ground (identify the species), wooded areas, wildlife habitat areas, streams and stream corridors, marsh and wetland areas, underground springs, surface features such as earth mounds and large rock outcroppings, significant views, natural drainage on the subject property and adjacent properties, areas of special flood hazard and potential geologic hazards such as areas of mass movement and soil hazards. Identify proposed alterations to natural features;

(E) Location, dimensions and names of all proposed rights-of-way and all existing rights-of-way within or adjacent to the subject property. Include proposed new curbs and sidewalks. Include existing curbs and sidewalks where necessary to show a connection to new curbs and sidewalks;

(F) Location and dimensions of existing and proposed easements, to which property they are conveyed and for what purposes(s). Include easements on the subject property and off-site easements conveyed to the subject property;

(G) Identification of existing uses of the subject property, including the location and exterior dimensions of existing structures. Identify whether existing structures will remain on the property or be removed;

(H) Location of proposed and existing utilities on the subject property and the location of adjacent off-site utilities to which on-site utilities will connect. Include water, sanitary sewer, storm drainage, gas, electric (including power poles) and other utilities;

(I) Location and exterior dimensions of all proposed structures;

(J) Relation of the subject property to nearby transit stops;

(K) Location and dimensions of individual parking spaces, parking lot access aisles, driveways and pedestrian and bicycle circulation;

(L) Lighting (include type);

(M) Service areas for trash disposal, recycling, loading and delivery and bicycle parking;

(N) Location of potential noise sources in the proposed development;

(O) Information about significant climatic variables including, but not limited to, solar potential, wind direction and wind velocity.

Response: See A-102 Site Plan for information requested for Sections 17.80.061 (1)(b)(A) – (O).

(c) *Grading Plan: The preliminary grading plan shall indicate where and to what extent grading will occur and shall include approximate proposed contour lines, slope ratios, slope stabilization proposals and natural resources protection proposals. Existing contour lines shall also be shown. Proposed and existing contour lines shall be shown at maximum intervals of two feet (2') for slopes less than ten percent (10%), five feet (5') for slopes between ten (10) and twenty percent (20%) and ten feet (10') for slopes exceeding twenty percent (20%). A slope analysis shall be provided showing portions of the site according to the following slope ranges: less than ten percent (10%), ten (10) to less than twenty percent (20%), twenty (20) to less than thirty-five percent (35%), thirty five percent (35%) to less than fifty percent (50%) and fifty percent (50%) or greater. Approximate area calculations shall be provided for each of these slope ranges.*

Response: See C2.0 Grading and Utility Plan and Appendix F for Stormwater Management Approach.

- (d) *Architectural Drawings:*
- (A) *Building elevations and sections;*

Response: See A-221 Exterior Elevations.

- (B) *Building materials, including color and type;*

Response: See A-221 Exterior Elevations for building materials including color and type.

(C) *Sufficient architectural details pertaining to exterior building materials, including samples and views from roads and other properties, as determined by the City Administrator or designee, to assure compliance with 17.44.020(4);*

Response: See Appendix D for exterior finishes board.

- (D) *Floor plans.*

Response: See A-111 Existing / Demo Floor Plan and A-121 Floor Plan.

(e) *Landscape Plan: The landscape plan shall be at the same scale as the site plan and shall include:*

- (A) *Lot lines and adjacent rights-of-way;*
- (B) *Proposed structures and existing structures to remain;*
- (C) *Parking and loading areas and driveways;*
- (D) *Locations of proposed plants and existing plants to remain, keyed to a legend identifying botanical names, common names, sizes at planting and numbers;*
- (E) *Description of soil conditions and plans for soil treatment such as stockpiling of topsoil. Include plant selection requirements relating to soil conditions;*
- (F) *Erosion controls, including plant materials and soil stabilization, if any;*
- (G) *Irrigation systems;*
- (H) *Landscape-related structures such as fences, terraces, decks, patios, shelters, play areas, etc.;*
- (I) *Boundaries of open space, recreation or reserved areas to remain, access to open space and any alterations proposed;*
- (J) *Locations of pedestrian and bikeway circulation within landscaped areas;*
- (K) *Method of planting and maintenance.*

Response: See L1.0 Landscape Planting Plan for information requested in Sections 17.80.061 (1)(e)(A) – (K).

(f) *Signs:*

- (A) *Freestanding signs:*
 - (i) *Location on-site plan;*
 - (ii) *Elevation drawing (indicate size, total height, height between bottom of sign and ground, color, materials and means of illumination).*
- (B) *On-building signs:*
 - (i) *Building elevation with location of sign (indicate size, color, materials and means of illumination);*
 - (ii) *Site plan showing location of on-building sign in relation to adjoining property.*

Response: See A-102 Site Plan for proposed location of freestanding signs. See A-221 Exterior Elevations and Appendix E for proposed site sign elevations.

(2) A transportation impact analysis shall be submitted if deemed necessary by the City Administrator or designee to assess the impacts of the proposed development.

Response: Unless requested by the City Administrator, the proposal does not warrant a transportation impact analysis for this development. No modifications are being proposed to existing drives, and the increase in overall building footprint is minimal.

(3) The City Administrator or designee may waive any submittal requirements of this chapter if they are deemed not necessary or not applicable due to the scale or nature of the development proposal.

Response: See responses to each section to see whether that section has been deemed applicable or not applicable.



Appendix A

COST BREAKDOWN



MEMO

Date: **October 25, 2017**
 To: Clackamas County Planning Division
 150 Beavercreek Road
 Oregon City, OR 97045

From: Kendra Kozak
 Project: Tonkin Hyundai – Phase II Remodel

Subject: **Construction Cost Estimate – Tonkin Hyundai
 Design Review Application**

Construction cost estimate is based upon the following scope of work:

Construction of a new Hyundai showroom and service reception drive (approximately 3,020 SF). Materials for the new showroom building will consist of bronze ACM panels and clear anodized aluminum storefront system with frameless structural clear glazing. Secondary building materials will include painted concrete block and stucco finish. Proposed showroom height is 22'-2", and proposed service reception drive height is 18'-2".

New accessible access path from R.O.W. to parking area. New concrete display plaza with retaining wall along McLoughlin Blvd. New exterior site lighting poles and fixtures. Existing overhead power lines on site to be undergrounded. New landscaping in front of the Showroom building, modifying irrigation as required.

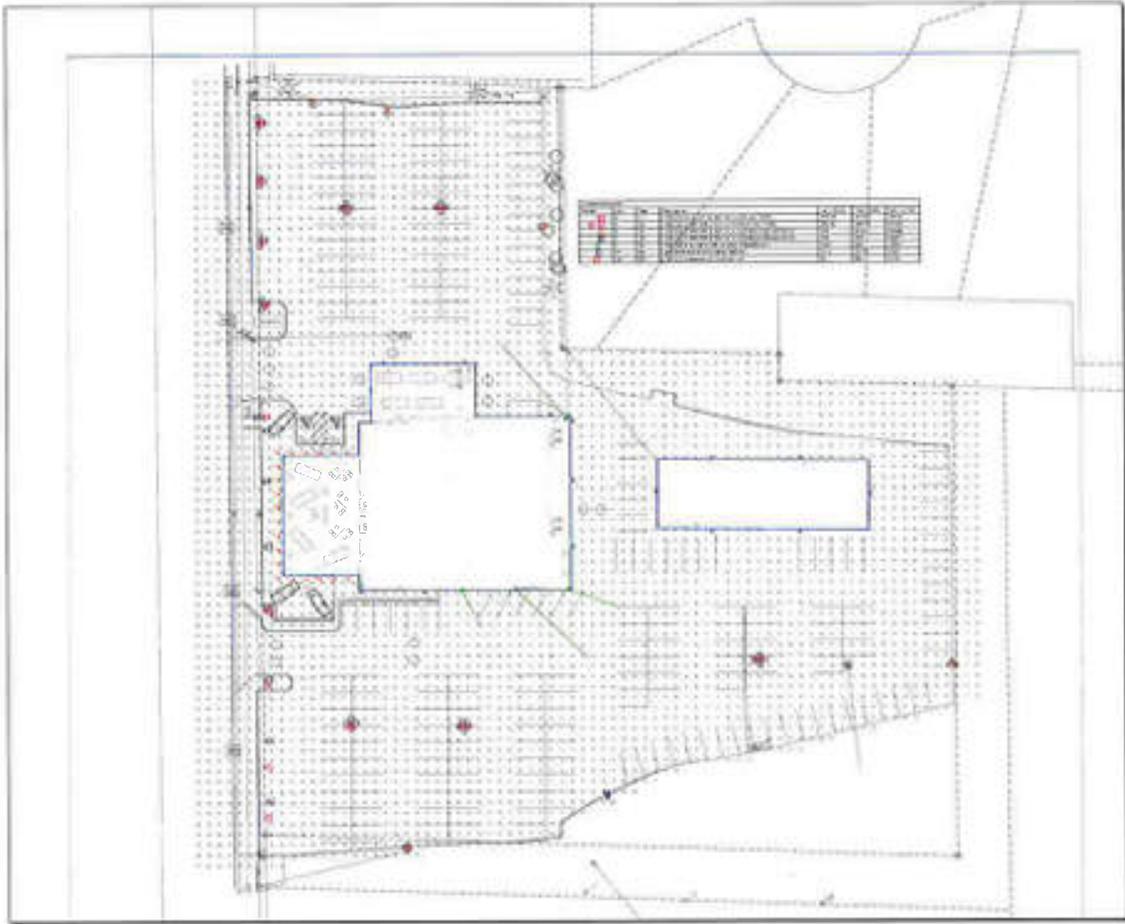
General Conditions.....	\$150,000
Site Work.....	\$150,000
<u>Building Construction....</u>	<u>\$2,200,000</u>
Total.....	\$2,500,000

Appendix B

TAX MAP

Appendix C

SITE PHOTOMETRIC PLAN & LIGHTING CUT SHEETS



TLP

THE LIGHTING PROJECT

Title: **SITE LIGHTING PLAN**
 Project: **Franklin Pyramidal**
 Date: **11/11/2011**
 Scale: **AS SHOWN**
 Drawing No.: **11-01**

OSQ Series

OSQ™ High Output LED Area/Flood Luminaire featuring Cree TrueWhite® Technology

S1

Product Description

The OSQ™ High Output Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The OSQ high output luminaire is a suitable upgrade for HID applications with one or even multiple 1000 Watt luminaires.

Applications: Auto dealerships, parking lots, campuses, facade lighting, high-mast and general site lighting applications

Performance Summary

- Utilizes Cree TrueWhite® Technology on 5000K Luminaires
- NanoOptic® Precision Delivery Grid™ optic
- Assembled in the U.S.A. of U.S. and imported parts
- Initial Delivered Lumens:** Up to 68,691
- Efficacy:** Up to 125 LPW
- CRI:** Minimum 70 CRI (3000K, 4000K & 5700K); 90 CRI (5000K)
- CCT:** 3000K (+/- 300K), 4000K (+/- 300K), 5000K (+/- 300K), 5700K (+/- 500K)
- Limited Warranty:** 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

1 See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Backlight Shield (One pair) OSQ-HO-BLSF - Front Facing Optics	OSQ-HO-BLSR - Rotated Optics

Ordering Information

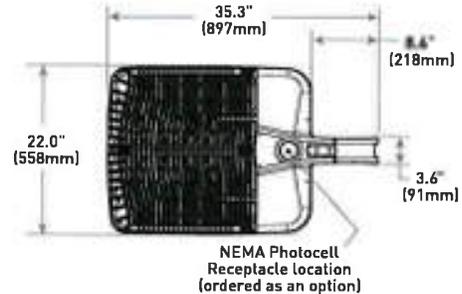
Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-HO-AA-SV + **Luminaire:** OSQ-HO-A-NM-2ME-40L-40K-UL-SV

Mount (Luminaire must be ordered separately)		
OSQ-HO-		
OSQ-HO-AA Adjustable Arm	Color Options: SV Silver BK Black	BZ Bronze WH White
OSQ-HO-AA Direct Arm		

Luminaire (Mount must be ordered separately)								
OSQ-HO	A	NM						
Product	Version	Mounting	Optic	Lumen Package**	CCT	Voltage	Color Options	Options
OSQ-HO	A	NM No Mount	Asymmetric 2ME* Type II Medium 3ME* Type III Medium 4ME* Type IV Medium AF* Automotive FresnelOptic™	45L 50L 65L***	30K 3000K - 70 CRI 40K 4000K - 70 CRI 50K 5000K - 90 CRI 57K 5700K - 70 CRI	US Universal 120-277V US Universal 347-480V	BK Black BZ Bronze SV Silver WH White	F Fuse - When code dictates fusing, use time delay fuse - Available for U.S. applications only - Consult factory for use with 65L Q9/Q8/Q7/Q6/Q5/Q4/Q3/Q2/Q1 Field Adjustable Output - Must select Q9, Q8, Q7, Q6, Q5, Q4, Q3, Q2, or Q1 - Consult factory for use with 65L when ordered w/R option - Offers full range adjustability - Refer to pages 13-15 for power and lumen values R NEMA 7-Pin Photocell Receptacle - 7-pin receptacle per ANSI C136.41 - Intended for downlight applications with maximum 45° tilt - Factory connected 0-10V dim leads - Seven conductor cord exits luminaire - Photocell and shorting cap by others RL Rotate Left - LED and optic are related to the left RR Rotate Right - LED and optic are related to the right
			Symmetric 5ME Type V Medium 5SH Type V Short 15D 15" Flood 25D 25" Flood 40D 40" Flood 60D 60" Flood 120D 120" Flood WSN Wide Sign					

* Available with Backlight Shield when ordered with field-installed accessory (see table above). Contact Cree for availability on AF with backlight shield
 ** Lumen Package selection codes identify approximate light output only. Actual lumen output levels vary depending on CCT and optic selection. Refer to Initial Delivered Lumen tables for specific lumen values
 *** Specifications for 65L are preliminary. Contact Cree for availability

DA Mount



Lumen Package	Voltage	Weight
40/50L	120-480V	70.0 lbs (31.8kg)
65L	120-480V	72.0 lbs (32.7kg)



Rev. Date: V1 08/02/2017



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Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

OSQ™ High Output LED Area/Flood Luminaire featuring Cree TrueWhite® Technology

Product Specifications

CREE TRUEWHITE® TECHNOLOGY

A revolutionary way to generate high-quality white light, Cree TrueWhite® Technology is a patented approach that delivers an exclusive combination of 90+ CRI, beautiful light characteristics and lifelong color consistency, all while maintaining high luminous efficacy – a true no compromise solution.

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Adjustable arm that mounts to a horizontal or vertical 2" (51mm) IP, 2.375-2.50" (60-64mm) O.D. steel tenon. Tenon length must be a minimum of 3.75" (95mm)
- Adjustable arm mount can be adjusted 180° in 5.0° increments
- Includes 12.6" (32cm) 18/5 SEOW cord out of luminaire. When ordered with R option, cord is 12.6" (32cm) 18/7 SOOW cord
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** See Dimension and Weight Chart on pages 1 and 12

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- Designed with 0-10V dimming capabilities. Controls by others
- Refer to Dimming spec sheet for details
- **Maximum 10V Source Current:** 0.30mA
- **Operating Temperature Range:** 40L & 50L: -40°C to 40°C [-40° F to 104° F]; 65L: Pending

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed (65L pending)
- Suitable for wet locations
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions (65L pending)
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant (65L pending). Consult factory for additional details
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to <https://www.designlights.org/search/> for most current information

Electrical Data*							
Lumen Package	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
40L	341	2.93	1.65	1.43	1.23	1.00	0.71
50L	420	3.61	2.03	1.76	1.51	1.23	0.87
65L	550	4.73	2.66	2.30	1.98	1.59	1.15

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended OSQ Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Optic	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² / Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	Asymmetric	1.04	1.00	0.95	0.91 ³	0.87
	Symmetric	1.05	1.04	1.04	1.04 ²	1.04
10°C (50°F)	Asymmetric	1.03	0.99	0.94	0.90 ³	0.86
	Symmetric	1.04	1.03	1.03	1.03 ²	1.03
15°C (59°F)	Asymmetric	1.02	0.98	0.93	0.89 ³	0.86
	Symmetric	1.02	1.02	1.02	1.02 ²	1.02
20°C (68°F)	Asymmetric	1.01	0.97	0.93	0.89 ³	0.85
	Symmetric	1.01	1.00	1.00	1.00 ²	1.00
25°C (77°F)	Asymmetric	1.00	0.96	0.92	0.88 ³	0.84
	Symmetric	1.00	0.99	0.99	0.99 ²	0.99

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

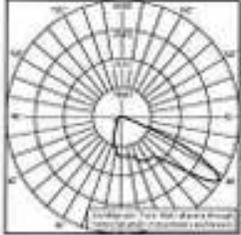


OSQ™ High Output LED Area/Flood Luminaire featuring Cree TrueWhite® Technology

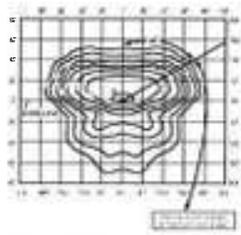
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/area-osq-high-output>

AF



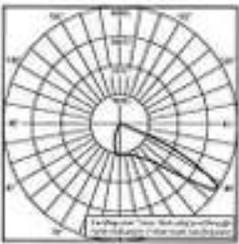
CESTL Test Report #: PL10910-001A
OSQ-HO-A-**-AF-40L-40K-UL
Initial Delivered Lumens: 44,921



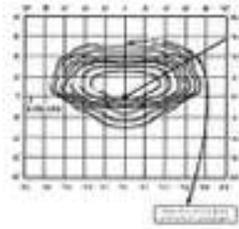
OSQ-HO-A-**-AF-40L-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 41,880
Initial FC at grade

Automotive FrontLineOptic™ Distribution								
Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	39,751	B4 U0 G3	41,880	B4 U0 G3	33,920	B3 U0 G3	42,702	B4 U0 G3
50L	48,950	B4 U0 G3	51,571	B4 U0 G3	41,434	B4 U0 G3	52,583	B4 U0 G3
65L	63,945	B4 U0 G4	67,369	B4 U0 G4	53,848	B4 U0 G3	68,691	B4 U0 G4

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf> Valid with no tilt



CESTL Test Report #: PL10911-001A
OSQ-HO-A-**-AF-40L-40K-UL
w/OSQ-HO-BLSF
Initial Delivered Lumens: 35,558



OSQ-HO-A-**-AF-40L-40K-UL
w/OSQ-HO-BLSF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 33,151
Initial FC at grade

Automotive FrontLineOptic™ w/BLS Distribution								
Lumen Package	3000K/70 CRI		4000K/70 CRI		5000K/90 CRI		5700K/70 CRI	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
40L	31,466	B3 U0 G2	33,151	B3 U0 G2	26,850	B3 U0 G2	33,802	B3 U0 G2
50L	38,747	B3 U0 G2	40,822	B3 U0 G3	32,798	B3 U0 G2	41,623	B3 U0 G3
65L	50,617	B4 U0 G3	53,327	B4 U0 G3	42,625	B3 U0 G3	54,374	B4 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf> Valid with no tilt



OSQ™ High Output LED Area/Flood Luminaire featuring Cree TrueWhite® Technology

Luminaire EPA

Adjustable Arm Mount – OSQ-HO-AA Weight: 40L/50L, 120-480V: 73.0 lbs (33.1kg); 65L, 120-480V: 75.0 lbs (34.0kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Tenon Configuration [0°-80° Tilt]; If used with Cree tenons, please add tenon EPA with Luminaire EPA							
							
PB-1A*; PW-1A3**	PB-2A*; PB-2R2.375; PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*	PB-3A*	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
0° Tilt							
1.16	2.03	2.03	2.90	2.63	2.90	3.77	3.77
10° Tilt							
1.67	3.06	3.06	4.45	4.27	4.45	5.83	5.83
20° Tilt							
2.35	4.41	4.41	6.48	6.34	6.48	8.54	8.54
30° Tilt							
2.99	5.70	5.70	8.41	8.29	8.41	11.12	11.12
45° Tilt							
3.85	7.41	7.41	10.98	10.89	10.98	14.54	14.54
60° Tilt							
4.51	8.73	8.73	12.95	12.91	12.95	17.18	17.18
70° Tilt							
4.83	9.37	9.37	13.91	13.88	13.91	18.45	18.45
80° Tilt							
5.02	9.76	9.76	14.50	14.44	14.50	19.24	19.24
90° Tilt							
5.02	9.76	9.76	14.50	14.44	14.50	19.24	19.24
Direct Mount – OSQ-HO-DA Weight: 40L/50L, 120-480V: 70.0 lbs (31.8kg); 65L, 120-480V: 72.0 lbs (32.7kg)							
PB-1A*; PW-1A3**	PB-2A*; PB-2R2.375; PW-2A3**	PB-2A*	PB-3A*	PB-3A*	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° Tilt							
1.06	1.93	1.93	2.80	2.53	2.80	3.67	3.67

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]

OSQ™ High Output LED Area/Flood Luminaire featuring Cree TrueWhite® Technology

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

Tenons and Brackets ¹ (must specify color)			
Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" (76-152mm) square aluminum or steel poles		Round External Mount Vertical Tenons (Steel) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons	
PB-1A* - Single	PB-4A*(90) - 90° Quad	PB-2R2.375 - Twin	PB-4R2.375 - Quad
PB-2A* - 180° Twin	PB-4A*(180) - 180° Quad	PB-3R2.375 - Triple	
PB-3A* - 180° Triple			
Wall Mount Brackets - Mounts to wall or roof		Mid-Pole Bracket - Mounts to square pole	
WM-2 - Horizontal for OSQ-HO-AA mount		PW-1A3** - Single	
WM-4 - L-Shape for OSQ-HO-AA mount		PW-2A3** - Double	
WM-DM - Plate for OSQ-HO-DA mount			

¹ Refer to the [Product and Service website](#) for more details

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Direct Mount Configurations

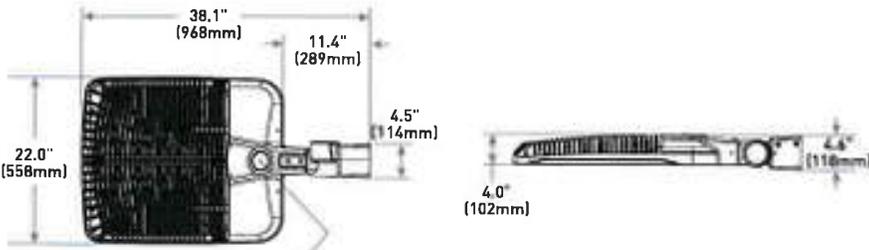
Compatibility with OSQ-HO-DA Direct Arm Mount					
Input Delivered Lumens	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
40L/50L/65L	N/A	✓	N/A	N/A	N/A
3" Round					
40L/50L/65L	N/A	✓	N/A	✓	N/A
4" Square					
40L/50L/65L	✓	✓	✓	N/A	✓
4" Round*					
40L/50L/65L	✓	✓	✓	✓	✓
5" Square					
40L/50L/65L	✓	✓	✓	N/A	✓
5" Round					
40L/50L/65L	✓	✓	✓	✓	✓
6" Square					
40L/50L/65L	✓	✓	✓	N/A	✓
6" Round					
40L/50L/65L	✓	✓	✓	✓	✓

* Note: only 0.10" clearance between mounts on 4 @ 90°

AA Mount



Lumen Package	Voltage	Weight
40/50L	120-480V	73.0 lbs (33.1kg)
65L	120-480V	75.0 lbs (34.0kg)



NEMA Photocell Receptacle location (ordered as an option)



OSQ Series

OSQ™ LED Area/Flood Luminaire – Large

S2, S3 & S4

Product Description

The OSQ™ Area/Flood luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'T' input power designator is a suitable upgrade for HID applications up to 750 Watts, and the 'U' input power designator is a suitable upgrade for HID applications up to 1000 Watts.

Applications: Parking lots, walkways, campuses, auto dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 27,103

Efficacy: Up to 139 LPW

CRI: Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed

Backlight Shield
OSQ-BLS1
- Front facing optics
OSQ-BLS2
- Rotated optics **S3 & S4**

Hand-Held Remote
XA-SENSREM
- For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately.
Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-T-40K-UL-SV

Mount (Luminaire must be ordered separately)*

OSQ-

OSQ-AA Adjustable Arm
OSQ-DA Direct Arm

Color Options: SV Silver BK Black BZ Bronze WH White

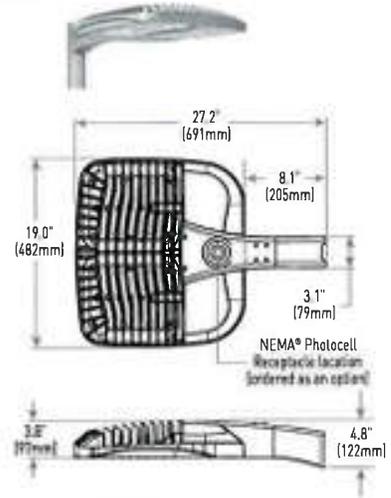
* Reference EPA and pole configuration suitability data beginning on page 7

Luminaire (Mount must be ordered separately)

OSQ	A	NM							
Product	Version	Mounting	Optic	Input Power Designator	CCT	Voltage	Color Options	Options	
OSQ	A	NM No Mount	Asymmetric 2ME* Type II Medium 4ME* Type IV Medium 3ME* Type III Medium Symmetric 5ME 25D Type V Medium Flood 5SH 40D Type V Short Flood WSN 60D Wide Sign Flood 15D 15" Flood	T 160W U 215W 30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UR Universal 347-480V	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming - Control by others - Refer to Dimming spec sheet for details - Can't exceed wattage of specified input power designator F Fuse - When code dictates fusing, use time delay fuse - Available for U.S. applications only ML Multi-Level - Refer to ML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt PML Programmable Multi-Level, 20-40° Mounting Height - Refer to PML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt	PML2 Programmable Multi-Level, 10-30° Mounting Height - Refer to PML2 spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt Q9 Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shunting cap by others RL Rotate Left - LED and optic are rotated to the left RR Rotate Right - LED and optic are rotated to the right	

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

DA Mount



Weight
28.5 lbs. (13kg)



T (800) 236-6800 F (262) 504-5415

Rev. Date: V12 09/06/2017

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

OSQ™ LED Area/Flood Luminaire – Large

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" (76-152mm) square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" (51mm) centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" (51mm) IP, 2.375" (60mm) O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 28.5 lbs. (13kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to <https://www.designlights.org/search/> for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to <http://darksky.org/fsa-products/> for most current information

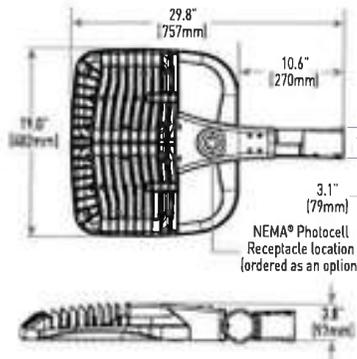
Electrical Data*							
Input Power Designator	System Watts 120-480V	Total Current (A)					
		120V	208V	240V	277V	347V	480V
T	166	1.41	0.83	0.72	0.62	0.49	0.35
U	215	1.83	1.08	0.93	0.81	0.62	0.45

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/- 10%

Recommended OSQ Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Optic	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² / Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	Asymmetric	1.04	1.00	0.95	0.91 ³	0.87
	Symmetric	1.05	1.04	1.04	1.04 ²	1.04
10°C (50°F)	Asymmetric	1.03	0.99	0.94	0.90 ³	0.86
	Symmetric	1.04	1.03	1.03	1.03 ²	1.03
15°C (59°F)	Asymmetric	1.02	0.98	0.93	0.89 ³	0.86
	Symmetric	1.02	1.02	1.02	1.02 ²	1.02
20°C (68°F)	Asymmetric	1.01	0.97	0.93	0.89 ³	0.85
	Symmetric	1.01	1.00	1.00	1.00 ²	1.00
25°C (77°F)	Asymmetric	1.00	0.96	0.92	0.88 ³	0.84
	Symmetric	1.00	0.99	0.99	0.99 ²	0.99

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

AA Mount



Weight
28.5 lbs. (13kg)

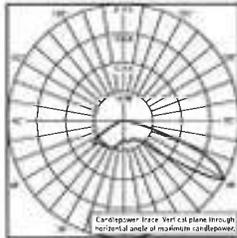


OSQ™ LED Area/Flood Luminaire – Large

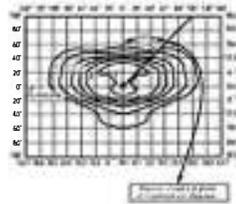
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

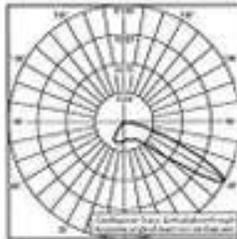
2ME



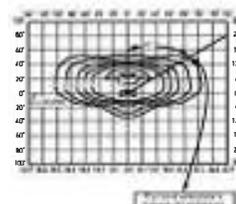
CESTL Test Report #: PL07701-001A
OSQ-A**-2ME-U-40K-UL
Initial Delivered Lumens: 26,946



OSQ-A**-2ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G
Initial Delivered Lumens: 26,583
Initial FC at grade

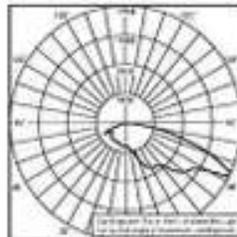


CESTL Test Report #: PL07700-001A
OSQ-A**-2ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,822

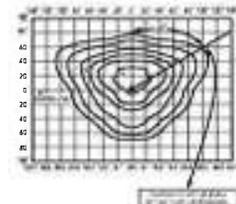


OSQ-A**-2ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G
Initial Delivered Lumens: 20,427
Initial FC at grade

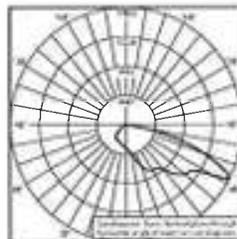
3ME



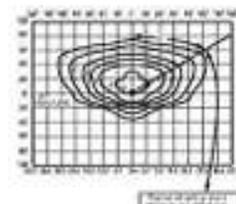
CESTL Test Report #: PL07698-001A
OSQ-A**-3ME-U-40K-UL
Initial Delivered Lumens: 27,305



OSQ-A**-3ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G
Initial Delivered Lumens: 26,583
Initial FC at grade



CESTL Test Report #: PL07699-001A
OSQ-A**-3ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 23,601



OSQ-A**-3ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G
Initial Delivered Lumens: 20,986
Initial FC at grade

Type II Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	20,688	B3 U0 G3	21,902	B3 U0 G3	22,330	B3 U0 G3
U	25,246	B3 U0 G3	26,583	B3 U0 G3	27,103	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Type II Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	15,897	B2 U0 G2	16,830	B3 U0 G2	17,159	B3 U0 G2
U	19,400	B3 U0 G2	20,427	B3 U0 G2	20,826	B3 U0 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Type III Medium Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	20,688	B3 U0 G3	21,902	B3 U0 G3	22,330	B3 U0 G3
U	25,246	B3 U0 G3	26,583	B3 U0 G3	27,103	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Type III Medium w/BLS Distribution

Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	16,333	B2 U0 G2	17,291	B2 U0 G2	17,629	B2 U0 G3
U	19,931	B2 U0 G3	20,986	B2 U0 G3	21,397	B2 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

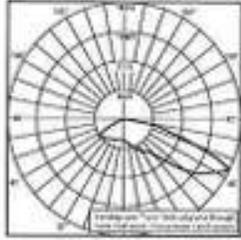
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

OSQ™ LED Area/Flood Luminaire – Large

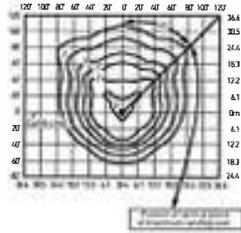
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

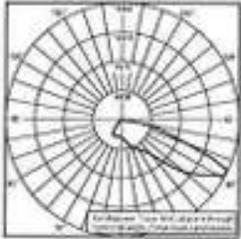
4ME



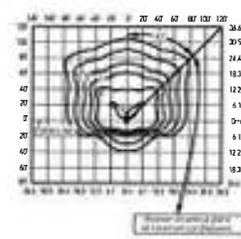
CESTL Test Report #: PL07690-001A
OSQ-A-4ME-U-40K-UL
Initial Delivered Lumens: 27,527



OSQ-A-4ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,583
Initial FC at grade

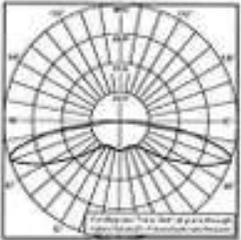


CESTL Test Report #: PL07692-001A
OSQ-A-4ME-U-57K-UL w/OSQ-BLSLF
Initial Delivered Lumens: 22,793

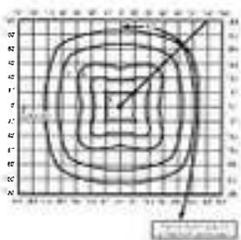


OSQ-A-4ME-U-40K-UL w/OSQ-BLSLF
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 20,427
Initial FC at grade

5ME

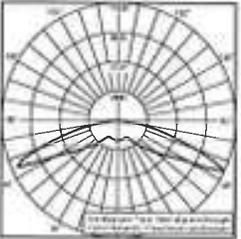


CESTL Test Report #: PL07882-001A
OSQ-A-5ME-U-40K-UL
Initial Delivered Lumens: 21,410



OSQ-A-5ME-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 24,666
Initial FC at grade

5SH



CESTL Test Report #: PL0754-001A
OSQ-A-5SH-U-40K-UL
Initial Delivered Lumens: 25,479



OSQ-A-5SH-U-40K-UL
Mounting Height: 25' (7.6m) A.F.G.
Initial Delivered Lumens: 26,051
Initial FC at grade

Type IV Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	20,688	B3 U0 G3	21,902	B3 U0 G3	22,330	B3 U0 G3
U	25,246	B4 U0 G3	26,583	B4 U0 G3	27,103	B4 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Type IV Medium w/BLS Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	15,897	B2 U0 G3	16,830	B2 U0 G3	17,159	B2 U0 G3
U	19,400	B3 U0 G3	20,427	B3 U0 G3	20,826	B3 U0 G3

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Type V Medium Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	18,544	B4 U0 G5	21,469	B5 U0 G5	21,842	B5 U0 G5
U	21,305	B5 U0 G5	24,666	B5 U0 G5	25,095	B5 U0 G5

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt

Type V Short Distribution						
Input Power Designator	3000K		4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
T	19,586	B5 U0 G3	22,675	B5 U0 G3	23,069	B5 U0 G3
U	22,502	B5 U0 G3	26,051	B5 U0 G3	26,504	B5 U0 G4

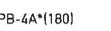
* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>. Valid with no tilt



OSQ™ LED Area/Flood Luminaire – Large

Luminaire EPA

Fixed Arm Mount – OSQ-DA Weight: 28.5 lbs (13kg)						
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 90°
						
0.80	1.61	1.26	2.06	1.68		2.52
S3 & S4		S2				

Adjustable Arm Mount – OSQ-AA Weight: 28.5 lbs (13kg)							
Single	2 @ 180°	2 @ 90°	3 @ 90°	3 @ 120°	3 @ 180°	4 @ 180°	4 @ 90°
Tenon Configuration (0°-80° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*; PD-2A4(90); PT-2(90)	PB-3A*; PD-3A4(90); PT-3(90)	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375; PD-4A4(90); PT-4(90)
0° Tilt							
0.80	1.61	1.26	2.06	1.68	3.33	4.66	2.52
10° Tilt							
0.81	1.61	1.62	2.42	2.32	4.40	6.08	3.24
20° Tilt							
1.24	1.61	2.04	2.84	3.13	5.68	7.80	4.08
30° Tilt							
1.64	1.64	2.44	3.24	3.97	6.88	9.40	4.88
45° Tilt							
2.20	2.20	3.00	3.80	5.07	8.55	11.64	6.00
60° Tilt							
2.63	2.63	3.43	4.23	5.73	9.84	13.36	6.86
70° Tilt							
2.82	2.82	3.62	4.42	5.73	10.41	14.12	7.24
80° Tilt							
2.93	2.93	3.73	4.53	5.73	10.74	14.56	7.46
Tenon Configuration (90° Tilt); If used with Cree tenons, please add tenon EPA with Luminaire EPA							
							
PB-1A*; PT-1; PW-1A3**	PB-2A*; PB-2R2.375; PD-2A4(180); PT-2(180); PW-2A3**	PB-2A*	PB-3A*	PB-3A*; PT-3(120)	PB-3A*; PB-3R2.375	PB-4A*(180)	PB-4A*(90); PB-4R2.375
90° Tilt							
2.95	2.95	4.84	6.52	5.73	10.81	14.64	11.19

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")



OSQ™ LED Area/Flood Luminaire – Large

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"] for single, double or triple luminaire orientation or 4 [4"], 5 [5"], or 6 [6"] for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 [3"], 4 [4"], 5 [5"], or 6 [6"]

Tenons and Brackets* (must specify color)

Square Internal Mount Vertical Tenons (Steel)	Round External Mount Vertical Tenons (Steel)
- Mounts to 3-6" (76-152mm) square aluminum or steel poles	- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
PB-1A* - Single PB-2A* - 180° Twin PB-3A* - 180° Triple	PB-4A*(90) - 90° Quad PB-4A*(180) - 180° Quad PB-2R2.375 - Twin PB-3R2.375 - Triple PB-4R2.375 - Quad
Square Internal Mount Horizontal Tenons (Aluminum)	Round External Mount Horizontal Tenons (Aluminum)
- Mounts to 4" (102mm) square aluminum or steel poles	- Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons
PD-2A4(90) - 90° Twin PD-2A4(180) - 180° Twin	- Mounts to square pole with PB-1A* tenon PT-1 - Single (Vertical) PT-2(90) - 90° Twin PT-2(180) - 180° Twin
PD-3A4(90) - 90° Triple PD-4A4(90) - 90° Quad	PT-3(90) - 90° Triple PT-4(90) - 90° Quad
Wall Mount Brackets	Mid-Pole Bracket
- Mounts to wall or roof	- Mounts to square pole
WM-2 - Horizontal for OSQ-AA mount WM-4 - L-Shape for OSQ-AA mount WM-DM - Plate for OSQ-DA mount	PW-1A3** - Single PW-2A3** - Double
Ground Mount Post	
- For ground mounted flood luminaires	
PGM-1 - for OSQ-AA mount	

* Refer to the [lighting and tenons and brackets](#) for more details

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
T & U	N/A	✓	N/A	N/A	N/A
3" Round					
T & U	N/A	✓	N/A	N/A	N/A
4" Square					
T & U	✓	✓	✓	N/A	✓
4" Round					
T & U	✓	✓	✓	✓	✓
5" Square					
T & U	✓	✓	✓	N/A	✓
5" Round					
T & U	✓	✓	✓	✓	✓
6" Square					
T & U	✓	✓	✓	N/A	✓
6" Round					
T & U	✓	✓	✓	✓	✓

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US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

OSQ Series

OSQ™ LED Area/Flood Luminaire – Medium

S5

Product Description

The OSQ™ Area/Flood Luminaire blends extreme optical control, advanced thermal management and modern, clean aesthetics. Built to last, the housing is rugged cast aluminum with an integral, weathertight LED driver compartment. Versatile mounting configurations offer simple installation. Its slim, low-profile design minimizes wind load requirements and blends seamlessly into the site providing even, quality illumination. The 'B' Input power designator is a suitable upgrade for HID applications up to 250 Watt, and the 'K' Input power designator is a suitable upgrade for HID applications up to 400 Watt.

Applications: Parking lots, walkways, campuses, car dealerships, office complexes, and internal roadways

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

Assembled in the U.S.A. of U.S. and imported parts

Initial Delivered Lumens: Up to 17,291

Efficacy: Up to 136 LPW

CRI: Minimum 70 CRI (4000K & 5700K; 3000K asymmetric optics); 80 CRI (3000K symmetric optics)

CCT: 3000K (+/- 300K), 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms

Accessories

Field-Installed	
Backlight Shield OSQ-BLSMF - Front facing optics OSQ-BLSMR - Rotated optics	Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

Fully assembled luminaire is composed of two components that must be ordered separately:

Example: **Mount:** OSQ-AASV + **Luminaire:** OSQ-A-NM-2ME-B-40K-UL-SV

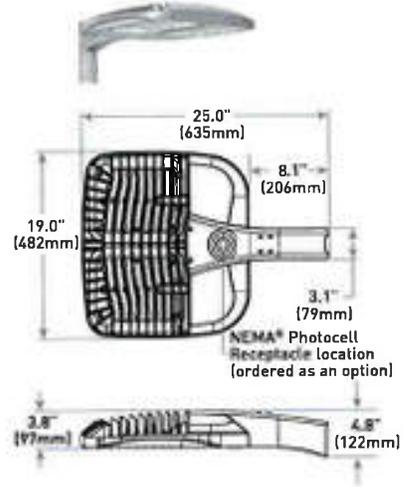
Mount (Luminaire must be ordered separately)*		
OSQ-		
OSQ-AA Adjustable Arm	Color Options:	SV Silver
OSQ-UK Universal Arm		BK Black
		BZ Bronze
		WH White

* Reference EPA and pole configuration suitability data beginning on page 7

Luminaire (Mount must be ordered separately)									
OSQ	A	NM	Optic		Input Power Designator	CCT	Voltage	Color Options	Options
OSQ	A	NM No Mount	Asymmetric 2ME* Type II Medium 4ME* Type IV Medium 3ME* Type III Medium Symmetric SME 25D Type V Medium SSH 45D Type V Short WSN 60D Wide Sign 15D 15" Flood	B 86W K 135W 30K 3000K 40K 4000K 57K 5700K	UL Universal 120-277V UH Universal 347-480V	BK Black BZ Bronze SV Silver WH White	DIM 0-10V Dimming - Control by others - Refer to Dimming Spec Sheet for details - Can't exceed wattage of specified input power designator F Fuse - When code dictates fusing, use time delay fuse - Available for U.S. applications only ML Multi-Level - Refer to ML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt PML Programmable Multi-Level, 20-40' Mounting Height - Refer to PML spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt	PML2 Programmable Multi-Level, 10-30' Mounting Height - Refer to PML2 spec sheet for details - Available with UL voltage only - Intended for downlight applications at 0° tilt Q9 Field Adjustable Output - Refer to Field Adjustable Output spec sheet for details R NEMA® Photocell Receptacle - Intended for downlight applications with maximum 45° tilt - 3-pin receptacle per ANSI C136.10 - Photocell and shorting cap by others RL Rotate Left - LED and optic are rotated to the left RR Rotate Right - LED and optic are rotated to the right	

* Available with Backlight Shield when ordered with field-installed accessory (see table above)

DA Mount



Weight
26.5 lbs. (12kg)



Rev. Date: V12 09/06/2017

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

OSQ™ LED Area/Flood Luminaire – Medium

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design minimizes wind load requirements
- Luminaire housing is rugged die cast aluminum with an integral, weathertight LED driver compartment and high performance heat sink
- Convenient interlocking mounting method on direct arm mount. Mounting adaptor is rugged die cast aluminum and mounts to 3-6" [76-152mm] square or round pole, secured by two 5/16-18 UNC bolts spaced on 2" [51mm] centers
- Mounting for the adjustable arm mount adaptor is rugged die cast aluminum and mounts to 2" [51mm] IP, 2.375" [60mm] O.D. tenon
- Adjustable arm mount can be adjusted 180° in 2.5° increments
- Designed for uplight and downlight applications
- Exclusive Colorfast DeltaGuard® finish features an E-Coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, bronze, black, and white are available
- **Weight:** 26.5 lbs. [12kg]

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347-480V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- **10V Source Current:** 0.15mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529 when ordered without R option
- Consult factory for CE Certified products
- Certified to ANSI C136.31-2001, 3G bridge and overpass vibration standards
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- DLC and DLC Premium qualified versions available. Some exceptions apply. Please refer to <https://www.designlights.org/search/> for most current information
- RoHS compliant. Consult factory for additional details
- Dark Sky Friendly, IDA Approved when ordered with 30K CCT. Please refer to <http://darksky.org/fsa/fsa-products/> for most current information

Electrical Data*							
Input Power Designator	System Watts 120-480V	Total Current [A]					
		120V	208V	240V	277V	347V	480V
B	86	0.73	0.43	0.37	0.32	0.25	0.19
K	130	1.09	0.65	0.56	0.49	0.38	0.28

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-480V +/-10%

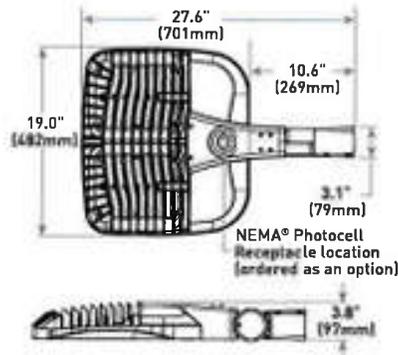
Recommended OSQ Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Optic	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² Calculated ³ LMF	100K hr Calculated ³ LMF
5°C (41°F)	Asymmetric	1.04	1.00	0.95	0.91 ³	0.87
	Symmetric	1.05	1.04	1.04	1.04 ²	1.04
10°C (50°F)	Asymmetric	1.03	0.99	0.94	0.90 ³	0.86
	Symmetric	1.04	1.03	1.03	1.03 ²	1.03
15°C (59°F)	Asymmetric	1.02	0.98	0.93	0.89 ³	0.86
	Symmetric	1.02	1.02	1.02	1.02 ²	1.02
20°C (68°F)	Asymmetric	1.01	0.97	0.93	0.89 ³	0.85
	Symmetric	1.01	1.00	1.00	1.00 ²	1.00
25°C (77°F)	Asymmetric	1.00	0.96	0.92	0.88 ³	0.84
	Symmetric	1.00	0.99	0.99	0.99 ²	0.99

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

AA Mount



Weight
26.5 lbs (12kg)

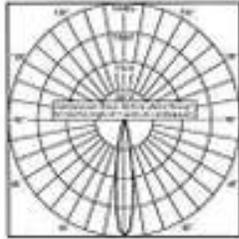


OSQ™ LED Area/Flood Luminaire – Medium

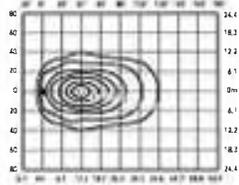
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/area/osq-series>

15D



CESTL Test Report #: PL07689-001A
OSQ-A-**-15D-U-30K-UL
Initial Delivered Lumens: 23,254

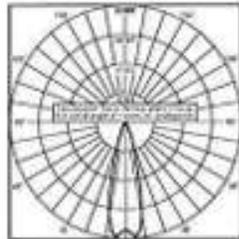


OSQ-A-**-15D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

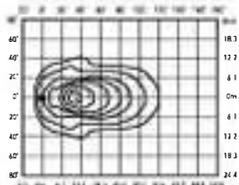
15° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	9,914	11,478	11,678
K	14,595	16,897	17,191

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

25D



CESTL Test Report #: PL07687-001A
OSQ-A-**-25D-U-30K-UL
Initial Delivered Lumens: 23,265

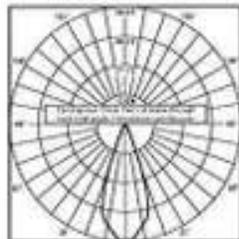


OSQ-A-**-25D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

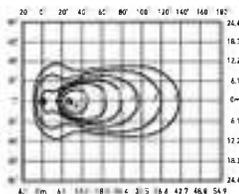
25° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	9,914	11,478	11,678
K	14,595	16,897	17,191

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens

40D



CESTL Test Report #: PL07697-001A
OSQ-A-**-40D-U-30K-UL
Initial Delivered Lumens: 22,943



OSQ-A-**-40D-B-40K-UL
Mounting Height: 25' (7.6m) A.F.G., 60° Tilt
Initial Delivered Lumens: 11,478
Initial FC at grade

40° Flood Distribution			
Input Power Designator	3000K	4000K	5700K
	Initial Delivered Lumens*	Initial Delivered Lumens*	Initial Delivered Lumens*
B	9,914	11,478	11,678
K	14,595	16,897	17,191

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens



OSQ™ LED Area/Flood Luminaire – Medium

Tenon EPA

Part Number	EPA
PB-1A*	None
PB-2A*	0.82
PB-3A*	1.52
PB-4A*(180)	2.22
PB-4A*(90)	1.11
PB-2R2.375	0.92
PB-3R2.375	1.62
PB-4R2.375	2.32
PD Series Tenons	0.09
PT Series Tenons	0.10
PW-1A3**	0.47
PW-2A3**	0.94
WM-2	0.08
WM-4	0.25
WM-DM	None

* Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6") for single, double or triple luminaire orientation or 4 (4"), 5 (5"), or 6 (6") for quad luminaire orientation
 ** These EPA values must be multiplied by the following ratio: Fixture Mounting Height/Total Pole Height. Specify pole size: 3 (3"), 4 (4"), 5 (5"), or 6 (6")

Tenons and Brackets ² (must specify color)	
Square Internal Mount Vertical Tenons (Steel) - Mounts to 3-6" (76-152mm) square aluminum or steel poles PB-1A* - Single PB-2A* - 180° Twin PB-3A* - 180° Triple PB-4A*(90) - 90° Quad PB-4A*(180) - 180° Quad	Round External Mount Vertical Tenons (Steel) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons PB-2R2.375 - Twin PB-3R2.375 - Triple PB-4R2.375 - Quad
Square Internal Mount Horizontal Tenons (Aluminum) - Mounts to 4" (102mm) square aluminum or steel poles PD-2A4(90) - 90° Twin PD-2A4(180) - 180° Twin PD-3A4(90) - 90° Triple PD-4A4(90) - 90° Quad	Round External Mount Horizontal Tenons (Aluminum) - Mounts to 2.375" (60mm) O.D. round aluminum or steel poles or tenons - Mounts to square pole with PB-1A* tenon PT-1 - Single (Vertical) PT-2(90) - 90° Twin PT-2(180) - 180° Twin PT-3(90) - 90° Triple PT-4(90) - 90° Quad
Wall Mount Brackets - Mounts to wall or roof WM-2 - Horizontal for OSQ-AA mount WM-4 - L-Shape for OSQ-AA mount WM-DM - Plate for OSQ-DA mount	Mid-Pole Bracket - Mounts to square pole PW-1A3** - Single PW-2A3** - Double
	Ground Mount Post - For ground mounted flood luminaires PGM-1 - for OSQ-AA mount

² Refer to the [Product and Tenon and Bracket](#) for more details

Direct Mount Configurations

Compatibility with OSQ-DA Direct Mount Bracket					
Input Power Designator	2 @ 90°	2 @ 180°	3 @ 90°	3 @ 120°	4 @ 90°
3" Square					
B & K	N/A	✓	N/A	N/A	N/A
3" Round					
B & K	N/A	✓	N/A	N/A	N/A
4" Square					
B & K	✓	✓	✓	N/A	✓
4" Round					
B & K	✓	✓	✓	✓	✓
5" Square					
B & K	✓	✓	✓	N/A	✓
5" Round					
B & K	✓	✓	✓	✓	✓
6" Square					
B & K	✓	✓	✓	N/A	✓
6" Round					
B & K	✓	✓	✓	✓	✓

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XSP Series

XSPW™ LED Wall Mount Luminaire

S6

Product Description

The XSPW™ LED wall mount luminaire has a slim, low profile design intended for outdoor wall mounted applications. The rugged lightweight aluminum housing and mounting box are designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes. The luminaire allows for through-wired or conduit entry from the top, bottom, sides and rear. The housing design is intended specifically for LED technology including a weathertight LED driver compartment and thermal management. Optic design features industry-leading NanoOptic® Precision Delivery Grid™ system in multiple distributions.

Applications: General area and security lighting

Performance Summary

NanoOptic® Precision Delivery Grid™ optic

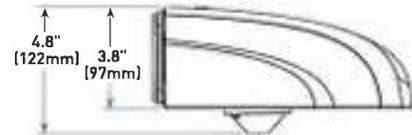
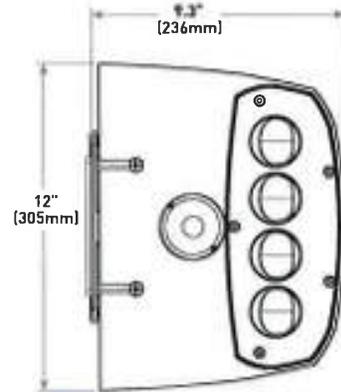
Assembled in the U.S.A. of U.S. and imported parts

CRI: Minimum 70 CRI

CCT: 4000K (+/- 300K), 5700K (+/- 500K)

Limited Warranty*: 10 years on luminaire/10 years on Colorfast DeltaGuard® finish

* See <http://lighting.cree.com/warranty> for warranty terms



Multi-Level Sensor location (ordered as an option)

Weight

9.5 lbs. (4.3kg)

Accessories

Field-Installed

Beauty Plate

WM-PLT12** - 12" (305mm) Square

WM-PLT14** - 14" (356mm) Square

- Covers holes left by incumbent wall packs

** Must specify color

Ordering Information

Example: XSPW-A-0-2-F-C-U-Z

Product	Version	Mounting	Optic	Modules	Input Power Designator	Voltage	Color Options	Options
XSPW	A	0						
XSPW	A	0 Wall	2 Type II Medium 3 Type III Medium	F 4000K H 5700K	C LFW B 25W	U Universal 120-277V 1 120V 2 208-277V 6* 347V	S Silver T Black W White Z Bronze	K Multi-Level - Refer to ML spec sheet for details - Available with Input Power Designator C only - Available with U and 6 voltages only P Photocell - Not available with K option - Available with 1 or 2 voltages only

* Available in Canada only. 347V utilizes magnetic step-down transformer. For input power for 347V, refer to the Electrical Data table



US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Rev. Date: Version A V8 09/06/2017

Canada: www.cree.com/canada



T (800) 473-1234 F (800) 890-7507

XSPW™ LED Wall Mount Luminaire

Product Specifications

CONSTRUCTION & MATERIALS

- Slim, low profile design
- Luminaire housing specifically designed for LED applications with advanced LED thermal management and driver
- Luminaire mounting box designed for installation over standard single gang J-Boxes and mud ring single gang J-Boxes
- Luminaire can also be direct mounted to a wall and surface wired
- Secures to wall with four 3/16" (5mm) screws (by others)
- Conduit entry from top, bottom, sides, and rear
- Designed and UL approved for easy through-wiring
- Designed for downlight applications only
- Exclusive Colorfast DeltaGuard® finish features an E-coat epoxy primer with an ultra-durable powder topcoat, providing excellent resistance to corrosion, ultraviolet degradation and abrasion. Silver, black, white and bronze are available
- **Weight:** 9.5lbs. (4.3kg)

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347V, 50/60Hz
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- Class 2 driver
- Integral 10kV surge suppression protection standard
- When code dictates fusing, a slow blow fuse or type C/D breaker should be used to address inrush current
- C Input Power Designator is designed with 0-10V dimming capabilities standard. Controls by others
- **10V Source Current:** 0.15 mA

REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Enclosure rated IP66 per IEC 60529
- DLC qualified, Please refer to www.designlights.org/QPL for most current information
- 10kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Luminaire and finish endurance tested to withstand 5,000 hours of elevated ambient salt fog conditions as defined in ASTM Standard B 117
- Meets Buy American requirements within ARRA
- RoHS compliant. Consult factory for additional details

Electrical Data*							
Input Power Designator	System Watts 120-277V	System Watts 347V	Total Current (A)				
			120V	208V	240V	277V	347V
C	42	46	0.36	0.21	0.19	0.16	0.14
G	25	27	0.22	0.13	0.11	0.10	0.08

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-347V +/- 10%

Recommended XSPW Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Input Power Designator	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² LMF	100K hr Calculated ³ LMF
5°C (41°F)	C	1.04	1.02	1.01	1.00	1.00
	G					
10°C (50°F)	C	1.03	1.01	1.00	0.99	0.99
	G					
15°C (59°F)	C	1.02	1.00	0.99	0.98	0.98
	G					
20°C (68°F)	C	1.01	0.99	0.98	0.97	0.97
	G					
25°C (77°F)	C	1.00	0.98	0.97	0.96	0.96
	G					

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing

² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration [in hours] for the device under testing (DUT) i.e. the packaged LED chip

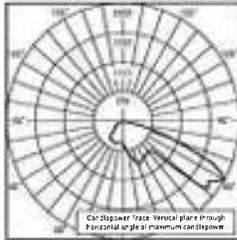
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration [in hours] for the device under testing (DUT) i.e. the packaged LED chip

XSPW™ LED Wall Mount Luminaire

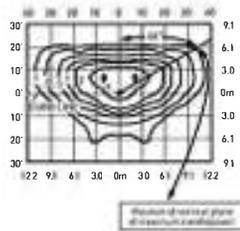
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: <http://lighting.cree.com/products/outdoor/wall-mount/xsp-series-wall>

2



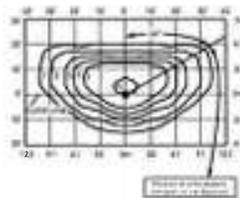
CESTL Test Report #: 2014-0017
XSPW-A*-2-F-G-U-S
Initial Delivered Lumens: 2,739



XSPW-A*-2-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade

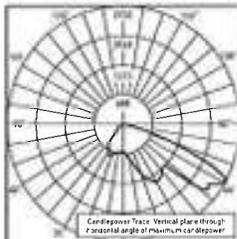
Type II Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>

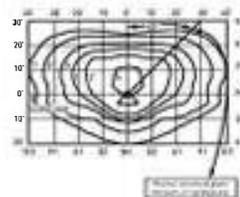


XSPW-A*-3-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

3



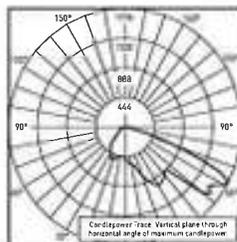
CESTL Test Report #: 2014-0018
XSPW-A*-3-F-C-U-S
Initial Delivered Lumens: 4,187



XSPW-A*-3-F-C-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 3,819
Initial FC at grade

Type III Medium Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
C	3,819	B1 U0 G1	4,109	B1 U0 G1
G	2,529	B1 U0 G1	2,722	B1 U0 G1

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
** For more information on the IES BUG (Backlight-Uplight-Glare) Rating visit: <https://www.ies.org/wp-content/uploads/2017/03/TM-15-11BUGRatingsAddendum.pdf>



CESTL Test Report #: 2014-0019
XSPW-A*-3-F-G-U-S
Initial Delivered Lumens: 2,692



XSPW-A*-3-F-G-U-S
Mounting Height: 10' (3.0m) A.F.G.
Initial Delivered Lumens: 2,529
Initial FC at grade

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US: lighting.cree.com

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507



R6NC

Specifications/Features

Housing/Mounting

Specification grade 6" housing, 6-1/2" aperture. 6-5/8" Ceiling opening.
 16 Gauge galvanized steel housing with die-cast aluminum heat sink. Requires minimum 3" clearance around fixture from insulation material. Thermal protection provided in case of improper insulation use. Dual nailer hanger bars are adjustable for 16" and 24" center joists (14-1/4" to 24-1/2"). Nailer bars enable easy installation; may be extended to rest on T-bar ceilings. Optional clip-on T-bar hangers also available.
 Quick-connect LED light engine enables easy installation and removal. LED Drivers are fully accessible from below the ceiling, and can be easily removed.



Electrical

UL8750 and Class 2 Compliant, RoHS Compliant.
 Output over-voltage, over-current and short circuit protection. Approved for through-circuit wiring. Max: (8) 12AWG (4in/4out). Wiring should be rated for at least 75°C.
 Pre-wired junction box with convenient screwdriver pry-outs. (6) 1/2" and (1) 1/2" x 3/4" concentric knockout.
 Optional emergency battery pack with remote test switch is available.

Lamp

Light engine consists of a single, high output multi-chip LED array enabling precise optical control. Excellent fixture-to-fixture color consistency with a 3-step MacAdam Ellipse tolerance. System designed and rated for 50,000 hours at 70% lumen maintenance.

Dimming

All R6 downlights are available for non-dimming and dimming applications. For a list of compatible dimmers, refer to [LED Dimming Catalog](#).

Trims

Specification Grade trims are available in several different styles and finishes for your space. Featuring a high quality Alzak™ finish; optically designed for reduced glare while maintaining maximum lumen output. See "6" LED Recessed Trims" spec sheet for information and details.

Warranty

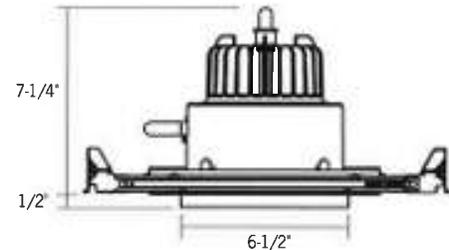
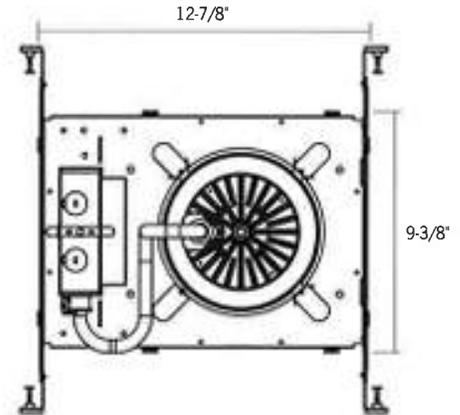
This complete fixture is covered by ConTech's full five (5) year replacement guarantee after date of purchase.

Labels/Usage

cCSAus Certified to UL Standards. Suitable for damp locations.
 cCSAus Certified to UL924 Standard for Emergency Lighting.
 Assembled in the USA.

Energy Star certified:

- Series 1 through 6.
- Certified trims only: C6322-PL, C6322-WHT and C6322-CLR (all beam distributions). The -C and -SL options are not Energy Star certified.
- Lutron and eldoLED dimming options are not Energy Star certified.
- 347V option is not Energy Star Certified.



Ceiling Opening: 6-5/8"
 Ceiling Thickness: 1/2" - 2"

	Series 1	Series 2	Series 3	Series 4	Series 5	Series 6
Input Wattage (W)	10	14	20	28	37	43
Input Current (A) 120/277/347	08/.04/.03	12/.06/.04	17/.08/.06	.23/.11/.08	31/.14/.11	36/.16/.12
Input Voltage						
Standard Driver (120V & 277V)	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
Standard Driver (347V)	347V AC, 50/60Hz					
Lutron HiLume® Driver	120V AC, 50/60Hz					
Lutron Eco-System® Driver	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
eldoLED ECOdrive / SOLOdrive	120V AC, 50/60Hz					
	277V AC, 50/60Hz					
Color Temp	2700K/3000K/3500K/4000K					
CRI Standard/High	83 (80min) / 90+					
Driver						
Power Factor	> 0.90					
THD	< 20%					

R6NC

Ordering Information

Example Order: -

Housing	LED Series	Color Temp	Electrical	Dimming	Options
R6NC	6	40K	12	D	
R6NC	<ul style="list-style-type: none"> 1 - 10W, 1000lm 2 - 14W, 1400lm 3 - 20W, 2000lm 4 - 28W, 2600lm 5 - 37W, 3200lm 6 - 43W, 3600lm 	<ul style="list-style-type: none"> 27K - 2700K 30K - 3000K 35K - 3500K 40K - 4000K 27KC - 2700K, 90+ CRI 30KC - 3000K, 90+ CRI 35KC - 3500K, 90+ CRI 40KC - 4000K, 90+ CRI 	<ul style="list-style-type: none"> 12 - 120V 27 - 277V 34¹ - 347V 	<ul style="list-style-type: none"> D² - Triac, ELV, 0-10V Dimming D2¹ - 347V, 0-10V Dimming Only D3³ - Lutron Hi-Lume 1% 2-Wire LED Driver (120V Forward Phase Only) D4 - Lutron Hi-Lume 1% EcoSystem LED Driver with Soft-on, Fade-to-Black D6⁴ - eldoLED ECOdrive, 0-10V, 1% Dimming D7⁴ - eldoLED ECOdrive, DALI, 1% Dimming D8⁴ - eldoLED SOLdrive, 0-10V, 0.1% Dimming D9⁴ - eldoLED SOLdrive, DALI, 0.1% Dimming DMX^{4,5} - eldoLED POWERdrive, DMX 0.0% Dimming 	<ul style="list-style-type: none"> ER⁶ - Factory Installed 7W/200mA Emergency Battery Backup (Remote Test Switch)

Accessories (Standard Hanger Bars Supplied with Housing)

- RL-KIT** - Commercial Mounting Brackets
- HB-24** - 27" Flat Hanger Bars for RL-KIT
- HBC-24** - 25" C-Channel Hanger Bars for RL-KIT in Grid Ceiling Construction
- HB-30** - T-Bar Hanger Set
- RSA6L-5-WHT** - 6" Slope Ceiling Adapter, 5° Pitch
- RSA6L-10-WHT** - 6" Slope Ceiling Adapter, 10° Pitch
- RSA6L-15-WHT** - 6" Slope Ceiling Adapter, 15° Pitch
- RSA6L-20-WHT** - 6" Slope Ceiling Adapter, 20° Pitch
- RSA6L-25-WHT** - 6" Slope Ceiling Adapter, 25° Pitch
- RSA6L-30-WHT** - 6" Slope Ceiling Adapter, 30° Pitch

Trims

See "6" LED Recessed Trims" sheet for trim information and details.

1. Only available for 347V Dimming option (D2). Cannot be used with Emergency Battery Backup option.
2. Triac and ELV dimming for 120V only
3. Lutron Hi-Lume dimming only available in 120V
4. eldoLED Drivers are programmed for linear curve dimming as standard. For logarithmic curve dimming, please consult factory.
5. Verify DMX Driver and Control System compatibility with factory prior to ordering.
6. Emergency battery backup option: 725 lumen nominal average for any Series 1 through 6.

R6 Series



Specification Grade Specular Reflector

Specification grade specular reflector: narrow beam clear, medium beam clear, wide beam clear, platinum, platinum wheat, or white. OD: 7"; ID: 5-3/4"
Add "-C" (clear lens) or "-SL" (sandblast lens) after finish code for wet location approved trim.



- C6322N-CLR*** - 34° Clear Reflector
- C6322M-CLR*** - 65° Clear Reflector
- C6322W-CLR*** - 75° Clear Reflector
- C6322-PL*** - Platinum Reflector
- C6322-PLWHE*** - Platinum Wheat Reflector
- C6322-WHT** - White Reflector

*Available with White Painted Flange, add "-WPF" to part number.



Two Piece Reflector Trim

Two piece reflector: clear or white upper reflector, clear or platinum lower cone; Includes (1) LF38-CL glass lens. OD: 7"; ID: 5-3/4"



Approved for dry/damp locations. Approved for wet locations when glass lens is installed.

- C6321-CLR-(CLR,PL)** - Clear Reflector/
Clear or Platinum Lower Cone
- C6321-WHT-(CLR,PL)** - White Reflector/
Clear or Platinum Lower Cone



Two Piece Reflector/Baffle Trim

Two piece reflector/baffle: clear or white upper reflector, black or white lower baffle; Includes (1) LF38-CL glass lens. OD: 7"; ID: 5-3/4"



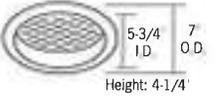
Approved for dry/damp locations. Approved for wet locations when glass lens is installed.

- C6321-CLR-(B,P)** - Clear Reflector/
Black or White Lower Baffle
- C6321-WHT-(B,P)** - White Reflector/
Black or White Lower Baffle



Two Piece Reflector Trim with Lens

Two piece reflector: Clear or white upper reflector, clear or platinum lower cone; regressed prismatic convex lens, Wet Location Listed. OD: 7"; ID: 5-3/4"



- C6327-CLR-(CLR,PL)** - Clear Reflector/
Clear or Platinum Lower Cone
- C6327-WHT-(CLR,PL)** - White Reflector/
Clear or Platinum Lower Cone



Two Piece Reflector/Baffle Trim with Lens

Two piece aluminum reflector and baffle with lens: Clear or white upper reflector, black or white lower baffle with regressed prismatic convex glass lens; 1-1/2" Regress. Wet Location Listed. OD: 7"; ID: 5-3/4"



- C6327-CLR-(B,P)** - Clear Reflector/
Black or White Lower Baffle
- C6327-WHT-(B,P)** - White Reflector/
Black or White Lower Baffle



Lensed Wall Wash Trim

Lensed Wall Wash Trim; Clear, Platinum or White Reflector. OD: 7"; ID: 5-5/8"



- C6323-CLR*** - Clear Reflector
- C6323-PL*** - Platinum Reflector
- C6323-WHT** - White Reflector

*Available with White Painted Flange, add "-WPF" to part number.



Floating Glass Trim

Floating glass disc; clear or white reflector. 1-1/4" Drop from ceiling. Glass OD: 8-3/4"



CTR6325L2-(CLR,WHT)-P



Floating Glass Ring

Floating glass ring; clear or white reflector. 1-1/4" Drop from ceiling; 3-1/2" center hole. Glass OD: 8-3/4"



CTR6326L2-(CLR,WHT)-P



Floating Single Acrylic Ring

Single sandblasted floating colored acrylic ring supported by three (3) posts. Clear or white reflector. 1-1/2" Drop from ceiling.



Acrylic Ring OD: 8-5/8"; ID: 6-1/8"

CTR6324L2-(CLR,WHT)-P
1AR6(B,F,G,R,Y)



Floating Double Acrylic Ring

Stacked floating colored, sandblasted acrylic rings supported by three (3) posts. Clear or white reflector. 2-3/4" Drop from ceiling.



Acrylic Ring OD: 8-5/8"; ID: 6-1/8"

CTR6324L2-(CLR,WHT)-P
2AR6(B,F,G,R,Y)

Acrylic Ring Finishes: -B (blue), -F (frosted), -G (green), -R (red), -Y (yellow)

R6NC

Photometrics

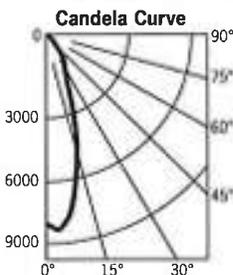
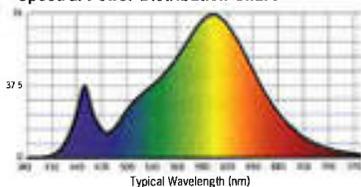
Multiplication Factors

CCT	STD CRI	HIGH CRI	SERIES 1	SERIES 2	SERIES 3	SERIES 4	SERIES 5	WHT/PL REFLECTORS
2700K	0.94	0.70	0.29	0.39	0.53	0.73	0.90	1.0
3000K	N/A	0.75	0.29	0.39	0.53	0.73	0.90	1.0
3500K	1.0	0.81	0.29	0.39	0.53	0.73	0.90	1.0
4000K	1.0	0.87	0.29	0.39	0.53	0.73	0.90	1.0

R6NC630K12D/C6322N-CLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85531

Light Output (Fixture Delivered Lumens): 3544
 Total Watts@120V: 43.0
 Lumens Per Watt: 82.4
 Color Rendering Index (CRI)¹: 83
 Color Temperature (CCT)²: 3034K
 Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	8149	
5	8114	731
15	4969	1336
25	1863	898
35	1073	530
45	35	28
55	15	14
65	6	6
75	2	2
85	0	0
95	0	0

Intensity Distribution

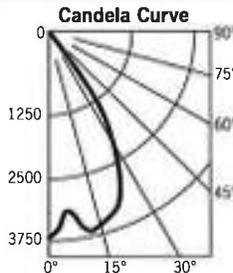
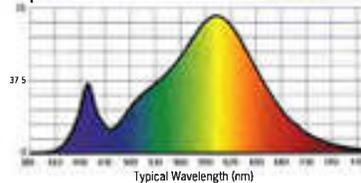
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6	276.4	3.4
8	127.3	4.6
10	81.5	5.7
12	56.6	6.9
14	41.6	8.0
16	31.8	9.1

Beam Distribution: 34°
 Spacing Criteria: 0.56

R6NC630K12D/C6322M-CLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85912

Light Output (Fixture Delivered Lumens): 3539
 Total Watts@120V: 43.3
 Lumens Per Watt: 81.7
 Color Rendering Index (CRI)¹: 82
 Color Temperature (CCT)²: 3088K
 Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	3647	
5	3210	320
15	3537	994
25	2954	1328
35	1389	761
45	95	76
55	43	39
65	15	16
75	4	5
85	1	1
95	0	0

Intensity Distribution

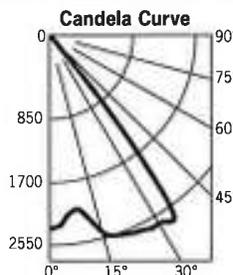
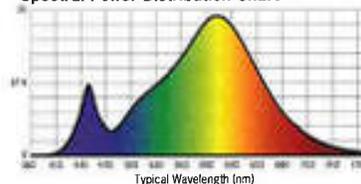
DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6	101.7	6.2
8	57.0	8.3
10	36.5	10.4
12	25.3	12.5
14	18.6	14.6
16	14.2	16.7

Beam Distribution: 66°
 Spacing Criteria: 0.95

R6NC630K12D/C6322W-CLR

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 85700

Light Output (Fixture Delivered Lumens): 3521
 Total Watts@120V: 44.0
 Lumens Per Watt: 80.0
 Color Rendering Index (CRI)¹: 82
 Color Temperature (CCT)²: 3075K
 Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	2330	
5	2183	208
15	2469	691
25	2596	1203
35	2475	1235
45	114	118
55	49	44
65	16	17
75	4	5
85	1	1
95	0	0

Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6	64.7	8.6
8	36.4	11.5
10	23.3	14.4
12	16.2	17.3
14	11.9	20.1
16	9.1	23.0

Beam Distribution: 75°
 Spacing Criteria: 1.11

1. Accuracy of rendering colors
 2. Color appearance of light source
 3. Colors present within the light source

*Dependent on surrounding temperatures

R6NC

Photometrics

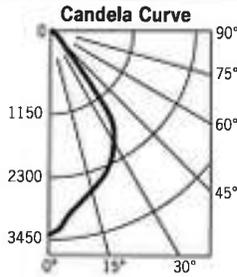
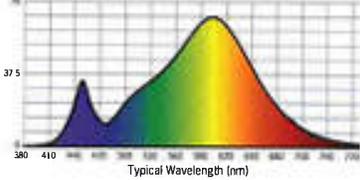
Multiplication Factors

CCT	STD CRI	HIGH CRI	SERIES 1	SERIES 2	SERIES 3	SERIES 4	SERIES 5	WHT/PL REFLECTORS
2700K	0.94	0.70	0.29	0.39	0.53	0.73	0.90	1.0
3000K	N/A	0.75	0.29	0.39	0.53	0.73	0.90	1.0
3500K	1.0	0.81	0.29	0.39	0.53	0.73	0.90	1.0
4000K	1.0	0.87	0.29	0.39	0.53	0.73	0.90	1.0

R6NC630K12D/C6322-PL

Designed for 50,000 Hour Lamp Life*; LM-63 Test No. 86084

Light Output (Fixture Delivered Lumens): 3304
 Total Watts@120V: 43.2
 Lumens Per Watt: 76.5
 Color Rendering Index (CRI)¹: 82
 Color Temperature (CCT)²: 3030K
 Spectral Power Distribution Chart³



Candlepower Summary

FROM 0	CANDELA	LUMENS
0	3359	
5	3092	289
15	2708	764
25	2346	1073
35	1612	852
45	244	194
55	95	88
65	31	32
75	9	10
85	1	2
95	0	

Intensity Distribution

DISTANCE (FT.)	FOOTCANDLES (FC)	BEAM DIAMETER (FT.)
6	93.3	5.8
8	52.5	7.7
10	33.6	9.7
12	23.3	11.6
14	17.1	13.6
16	13.1	15.5

Beam Distribution: 69°
 Spacing Criteria: 0.97

1. Accuracy of rendering colors
 2. Color appearance of light source
 3. Colors present within the light source

*Dependent on surrounding temperatures

Appendix D

EXTERIOR FINISHES BOARD



Appendix E

EXTERIOR SIGN PACKAGE

Wall Signs

Art represents an approximation of sign and aluminum composite material (ACM) panel appearance.

Dealer to provide 120 volt, 20 amp dedicated circuit to each sign. Larger signs may require additional circuits (e.g., HCS-57/HCL-41).

Dealer to provide behind-the-wall systems for installation and structural support for signs.

Dealer is responsible for covering signage mounting/wires/transformers if they are visible on the inside of the building.

If an engineer alters quoted signage a change order will be provided to the dealer.

Please refer to AGI's Architectural Imaging's ACM proposal for details on that separate scope of work (e.g., entry element logo/letters are included on the ACM quote).

Copy on and placement of signs to be verified by dealer.

Proposal assumes the completed building will require a field survey to determine if any signage modifications are necessary. A change order will be provided if necessary.

Dealer to supply notes above to GC, architect, and other construction team members.

Rendering based on AGI conceptual design drawings, revision 1, 10/24/16. Dealer is responsible for verifying that this brandbook matches final architectural plans.



19300 S.E. McLoughlin Blvd.
Gladstone, OR 97027



Location: OR037 - Tonkin Gladstone Hyundai AGI Rep: J.B. Drawn by: MAH

Survey ID: N/A

Project Title: Hyundai GDSI

Site ID: N/A

Scale: 1/16"=1'

Date: 10/26/16

Date Revised:

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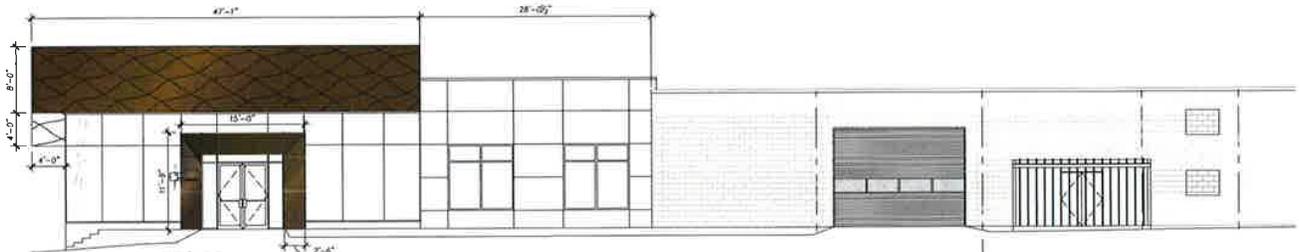
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Wall Signs

Art represents an approximation of sign and aluminum composite material (ACM) panel appearance.
 Dealer to provide 120 volt, 20 amp dedicated circuit to each sign. Larger sets may require additional circuits (e.g., HCS-57/HCL-41).
 Dealer to provide behind-the-wall access for installation and structural support for signs.
 Dealer is responsible for covering signage mounting/wires/transformers if they are visible on the inside of the building.
 If an engineer alters quoted signage a change order will be provided to the dealer.
 Please refer to AGI's Architectural Imaging's ACM proposal for details on that separate scope of work (e.g., entry element logo/letters are included on the ACM quote).
 Copy on and placement of signs to be verified by dealer.
 Proposal assumes the completed building will require a field survey to determine if any signage modifications are necessary. A change order will be provided if necessary.
 Dealer to supply notes above to GC, architect, and other construction team members.

Rendering based on AGI conceptual design drawings, revision 1, 10/24/16. Dealer is responsible for verifying that this brandbook matches final architectural plans.



HEG-11
1.60 sq ft (SYMBOL & LOGO)

PROPOSED SOUTH SIDE EXTERIOR VIEW

19300 S.E. McLoughlin Blvd.
 Gladstone, OR 97027



Location: OR037 - Tonkin Gladstone Hyundai AGI Rep: J.B.		Drawn by: MAH
Survey ID: N/A	Project Title: Hyundai GDSI	
Site ID: N/A	Scale: 1/16"=1'	
Date: 10/26/16	Date Revised:	

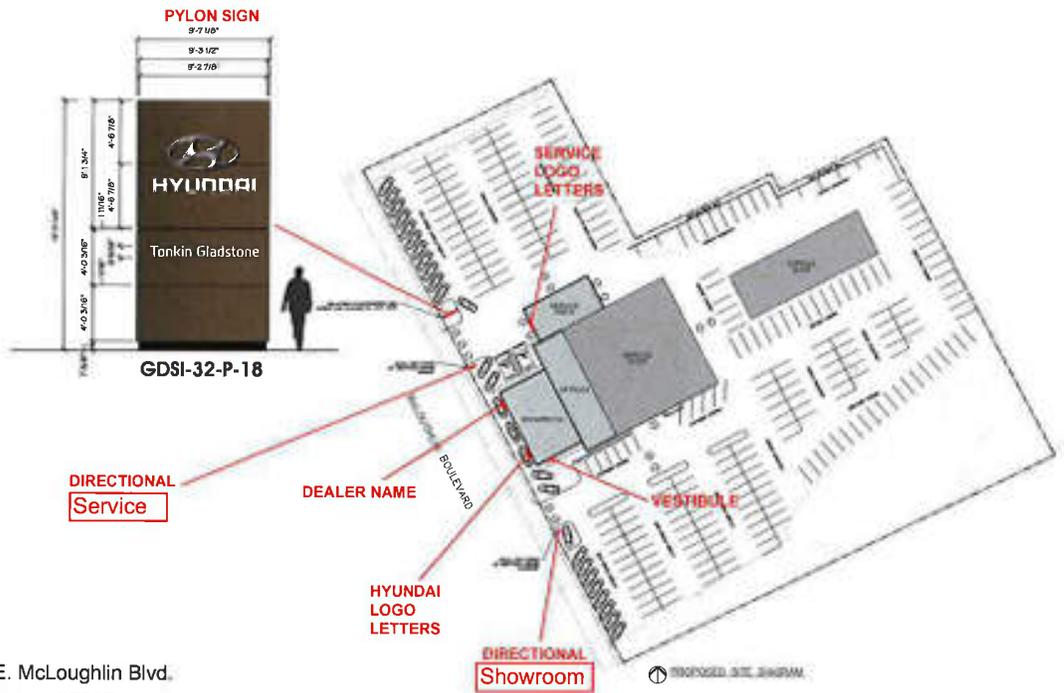
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Rendering based on AGI conceptual design drawings, revision 1, 10/24/16
 Dealer is responsible for verifying that this brandbook matches final architectural plans.

Ground sign to be installed on new foundation.
 Exact location of sign to be determined. Final location of sign subject to municipality approval.
 Copy on and placement of any directional signs to be verified by dealer.

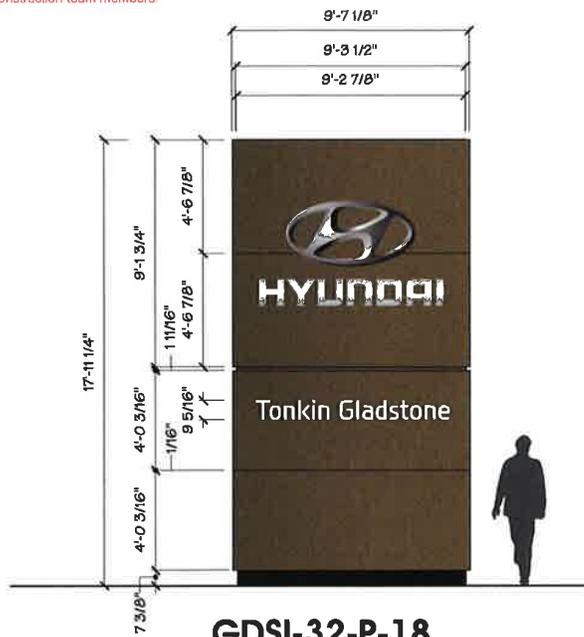


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	Site ID: N/A	Scale: NTS	
	Date: 10/26/16	Date Revised:	

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 www.AGI2sign.com

Ground Signs
 Art represents approximation of sign appearance.
 Ground sign to be installed on new foundation.
 Exact location of sign to be determined. Final location of sign subject to municipality approval.
 Ground sign recommendation/pricing assumes installation in earth, without obstructions, on level grade. Dealer to locate private utilities, and identify location.
 Dealer to provide 120 volt, 20 amp dedicated circuit to sign.
 If an engineer alters quoted signage a change order will be provided to the dealer.
 Copy on and placement of any signs, including directional signs, to be verified by dealer.
 Dealer to supply above to GC, architect, and other construction team members.



GDSI-32-P-18
32 sq ft

19300 S.E. McLoughlin Blvd.
 Gladstone, OR 97027

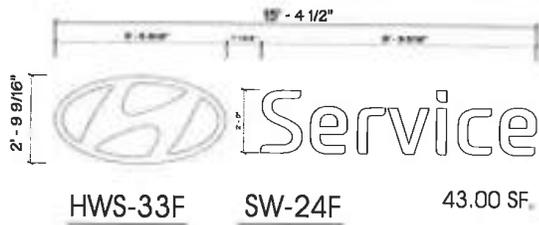
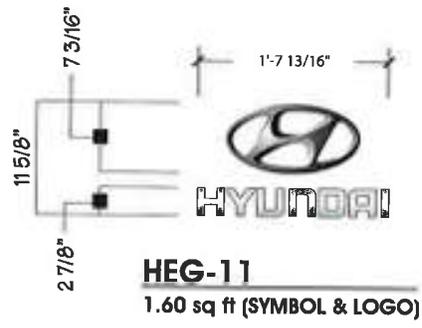


Location: OR037 - Tonkin Gladstone Hyundai AGI Rep: J.B.		Drawn by: MAH
Survey ID: N/A	Project Title: Hyundai GDSI	
Site ID: N/A	Scale: NTS	
Date: 10/26/16	Date Revised:	

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	Site ID: N/A	Scale: NTS	
	Date: 10/26/16	Date Revised:	



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GDSI-DIR-48
9.79 SF.



GDSI-DIR-48
9.79 SF.

19300 S.E. McLoughlin Blvd.
Gladstone, OR 97027



Location: OR037 - Tonkin Gladstone Hyundai AGI Rep: J.B. Drawn by: MAH

Survey ID: N/A

Project Title: Hyundai GDSI

Site ID: N/A

Scale: NTS

Date: 10/26/16

Date Revised:

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Removals at former address:
16900 S.E. McLoughlin Blvd., Milwaukie, OR, 97267

- o Pylon -- refaced to GSP
- o HF-LG
- o DB-24 McLoughlin
- o DB-24 McLoughlin
- o HBL-24/SB-18 Service
- o HD-48 directional

Removals by AGI



16900 S.E. McLoughlin Blvd.
 Milwaukie, OR 97267

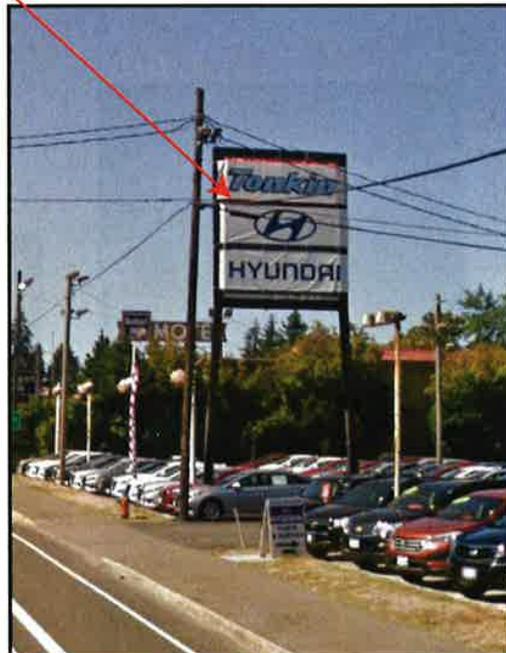
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	Survey ID: N/A	Project Title: Hyundai GDSI	
	Site ID: N/A	Scale: NTS	
	Date: 10/26/16	Date Revised:	

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- o AGI will remove the existing double-legged pylon

Removals by AGI



19300 S.E. McLoughlin Blvd.
Gladstone, OR 97027



Location: OR037 - Tonkin Gladstone Hyundai AGI Rep: J.B. Drawn by: MAH

Survey ID: N/A

Project Title: Hyundai GDSI

Site ID: N/A

Scale: NTS

Date: 10/26/16

Date Revised:

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Appendix F

STORMWATER MANAGEMENT APPROACH

Appendix G

EXISTING AND PROPOSED PERSPECTIVE VIEWS



Existing Google Streetview - Dated August 2016



Representational Image of Proposed Streetview. Image shown may not be an exact representation of actual design, construction, and site utilities

Appendix H

11 X 17 APPLICATION DRAWINGS (HALF-SIZE)

General

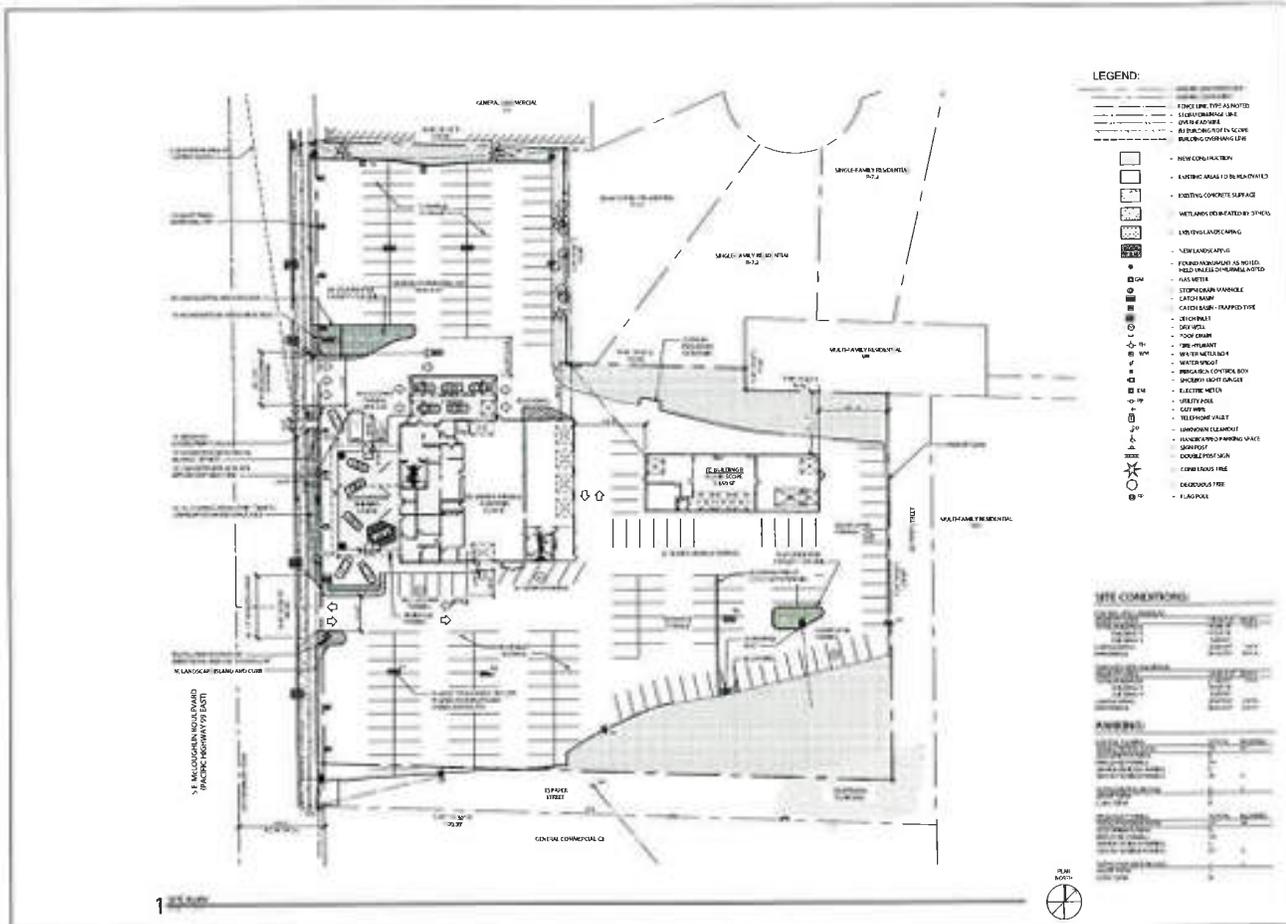
- G-000 Cover Sheet

Civil

- C1.0 Existing Conditions and Demolition Plan
- C2.0 Grading and Utilities Plan
- C3.0 Utility Plan
- L1.0 Landscape Planting Plan

Architectural

- A-101 Existing / Demo Site Plan
- A-102 Site Plan
- A-111 Existing / Demo Floor Plan
- A-121 Floor Plan
- A-211 Existing / Demo Exterior Elevations
- A-221 Exterior Elevations



LEGEND:

- FENCE LINE TYPE AS NOTED
- EXISTING CONCRETE CURB
- DRIVE AS NOTED
- AS SHOWN ON IN SITE PLAN
- BUILDING FOOTPRINT
- NEW CONSTRUCTION
- EXISTING ROAD TO BE MAINTAINED
- EXISTING CONCRETE SURFACE
- WETLANDS Delineated by STMS
- EXISTING LANDSCAPING
- NEW LANDSCAPING
- FENCED/UNFENCED AS NOTED
- FIELD (FIELD OR UNMAINTAINED)
- GRASS/STRAW
- STOP SIGN VARIABLE
- CATCH BASIN
- CATCH BASIN - TRAPPED TIRE
- JUNCTION
- DRIVE
- FOOT CRAWL
- DRIVEWAY
- WETLAND BUFFER
- WATER STOP
- ELECTRICAL CONTROL BOX
- STREET LIGHT COLUMN
- ELECTRIC METER
- UTILITY POLE
- CURB
- TELEPHONE VAULT
- UNDERGROUND CABLE
- UNDERGROUND CABLE TRAY
- GROUP
- DOUBLE STREET SIGN
- CONCRETE WALK
- DECORATIVE TREE
- FLAGPOLE

NOTE CONDITIONS:

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/11
2	ISSUED FOR PERMIT	11/11/11
3	ISSUED FOR PERMIT	11/11/11
4	ISSUED FOR PERMIT	11/11/11
5	ISSUED FOR PERMIT	11/11/11
6	ISSUED FOR PERMIT	11/11/11
7	ISSUED FOR PERMIT	11/11/11
8	ISSUED FOR PERMIT	11/11/11
9	ISSUED FOR PERMIT	11/11/11
10	ISSUED FOR PERMIT	11/11/11



AXIS ENGINEERING
11 BUCKLE STREET, MELB
VIC 3000 AUSTRALIA

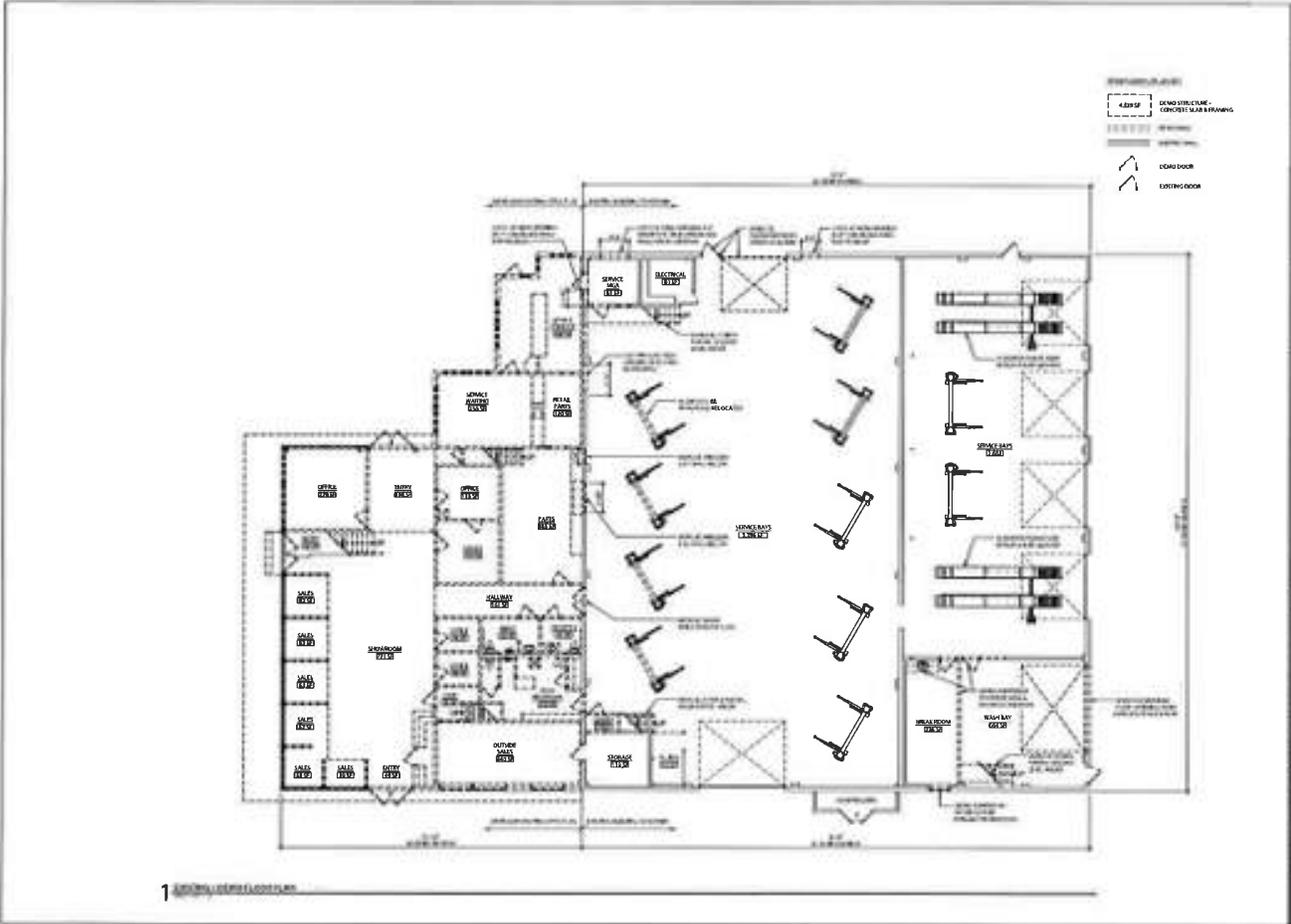


**TONKIN GLADSTONE
HYUNDAI - PHASE II**

NO.	DESCRIPTION	DATE
1	ISSUED FOR PERMIT	11/11/11
2	ISSUED FOR PERMIT	11/11/11
3	ISSUED FOR PERMIT	11/11/11
4	ISSUED FOR PERMIT	11/11/11
5	ISSUED FOR PERMIT	11/11/11
6	ISSUED FOR PERMIT	11/11/11
7	ISSUED FOR PERMIT	11/11/11
8	ISSUED FOR PERMIT	11/11/11
9	ISSUED FOR PERMIT	11/11/11
10	ISSUED FOR PERMIT	11/11/11

A-102
TOTAL AREA: 10000

5:\projects\14\140000\140000.dwg (AutoCAD) - 10/14/14 10:14:14 AM



City of

GLADSTONE

DECISION

GLADSTONE PLANNING COMMISSION

File: Z0582-17-D
Applicant: AXIS Design Group, for Bett Investments, LLC
Hearing Date: November 21, 2017

I. GENERAL INFORMATION

- A. Proposal: Renovation at existing Tonkin Hyundai, to include reconstruction of showroom, new enclosed service reception drive, remodel service dept., and re-grade/re-surface a portion of the site to include new display plaza.

The construction of the new showroom and service reception drive will add approximately 3,020 square feet to the existing footprint of the main showroom and service building. Building materials to be used are as described and shown in the submitted application. A new accessible entrance is proposed with an accessible path to parking area and existing right-of-way. The new display plaza will front McLoughlin Blvd, and will consist of scored concrete. Existing site light fixtures and supports will be replaced. Landscape meets requirements and will remain the same.

- B. Legal Description: T2S, R2E, Section 19AD, Tax Lot 09400
- C. Location: 19300 McLoughlin Boulevard; east side of McLoughlin Boulevard between Gloucester Street and Glen Echo Avenue.
- D. Zone: C-3; General Commercial
- E. Comprehensive Plan Designation: Commercial

City Hall
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5223
FAX: (503) 650-8938
E-Mail: (last name)@
ci.gladstone.or.us

Municipal Court
525 Portland Avenue
Gladstone, OR 97027
(503) 656-5224 ext. 1
E-Mail: municourt@
ci.gladstone.or.us

Police Department
535 Portland Avenue
Gladstone, OR 97027
(503) 656-4253
E-Mail: (last name)@
ci.gladstone.or.us

Fire Department
555 Portland Avenue
Gladstone, OR 97027
(503) 557-2776
E-Mail: (last name)@
ci.gladstone.or.us

Public Library
135 E. Dartmouth
Gladstone, OR 97027
(503) 656-2411
FAX: (503) 655-2438

Senior Center
1050 Portland Avenue
Gladstone, OR 97027
(503) 655-7701
FAX: (503) 650-4840

City Shop
18595 Portland Avenue
Gladstone, OR 97027
(503) 656-7957
FAX: (503) 722-9078

- F. Site Information: The subject property is approximately 3.20 acres in size, part of the McLoughlin commercial corridor. An auto dealership is in place comprised of two main buildings along with the parking/display field. Sanitary sewer, storm sewer and water are in place and serve the property. A Title 13 Habitat Area is mapped in the southeast portion of the site. There is an associated Title 3 wetland on property to the southeast. These areas and associated buffers are not proposed for development or change of any kind.
- G. Vicinity Description: This stretch of McLoughlin is “auto row”, made up largely of a series of auto sales/service businesses on both sides of the street along with other strip commercial uses. The subject property is on the east side of McLoughlin Boulevard. Adjacent to the east and southeast is a City-owned Title 3 Wetland and associated habitat.
- H. Background: Car sales/service business has been in place here in one form or another for many years. There have been no recent land use applications.

II. FINDINGS

This request is subject to Chapter 17.20, C-3, General Commercial District; Chapter 17.80, Design Review, and the Development Standards of Title 17 of the Gladstone Municipal Code (GMC), along with Chapter 17.25 Habitat Conservation Area and 17.27, Water Quality Resource Area District.

III. CONCLUSIONS

Planning staff has reviewed this request in reference to the applicable provisions of the GMC. The site is fully developed and this proposal involves remodel and minor building additions. Nevertheless staff has reviewed those provisions applicable to this proposal. Based upon this review, staff makes the following conclusions:

1. *Chapter 17.80* of the GMC establishes the requirements for design review. Pursuant to *Subsection 17.80.021(1)*, site development in the C-3 zoning district is subject to design review.

Section 17.80.061 lists submittal requirements for Design Review. The application as submitted satisfies these requirements.

Section 17.80.100(1) provides for approved design plans to remain valid for one year. If construction has not begun by that time, design plan approval may be renewed once by the Planning Commission for not more than one year.

2. *Chapter 17.20* of the GMC establishes basic requirements for the General Commercial District. *Section 17.20.020* identifies uses

permitted outright in the General Commercial District, and includes automobile sales and service such as is in place. This criterion is met.

Section 17.20.050 establishes dimensional standards for the C-3 district. The proposed buildings as shown comply with setbacks and the 35-foot maximum building height standard.

Section 17.20.050(4) requires off-street parking areas to be a minimum of five feet from all property lines. No change in parking proposed at this time.

3. *Chapter 17.44 of the GMC* identifies standards for building siting and design.

These standards apply to all development that is subject to Design Review. *Section 17.44.020(1)* deals with siting specifically, and requires that, where there are no conflicts with other design standards or requirements in Title 17, to site buildings to maximize solar access where practical, using such techniques as maximizing east-west street length; orienting buildings within twenty degrees of true south as well as maximizing their south-facing dimension; placing higher buildings on the north portion of the site while protecting solar access for adjacent sites, and placing major yard spaces on south side of buildings.

The subject property is irregular in shape, with two buildings in place. Submitted site plan information shows how the demo/additions will occur. The new showroom will be in essentially the same location as existing but with a slightly enlarged footprint. Same for the service building. Exterior for the new showroom will consist of high quality composite metal panel system with extensive windows.

Section 17.44.020(2) requires buildings to have energy efficient designs. The proposed remodel includes increasing windows both in number and size, thereby enhancing natural lighting. The building will be required to meet the energy codes of the Oregon Structural Specialty Code, which will be evaluated through the building permit process. This is consistent with this subsection of the GMC.

Section 17.44.020(3) of the GMC addresses compatibility in building design. This subsection encourages the arrangement of structures and use areas to be compatible with adjacent developments and surrounding land uses. As noted, this auto sales business is in an area of like activities. The changes as proposed will be compatible with adjacent development and surrounding land uses.

Section 17.44.020(4) of the GMC deals with building materials. That Section requires buildings be constructed using high-image exterior materials and finishes such as masonry, architecturally treated tilt-up

concrete, glass, wood or stucco. Screening of roof-mounted equipment is also discussed in this section.

This application proposes, in part, installation of metal panels on the exterior. Along with the new energy efficient storefront glazing, the intent of this subsection is met. *This criterion is satisfied.*

Section 17.44.020(5) of the GMC establishes lighting standards. This proposal includes changing out all existing lights/poles. These new lights will be cut-off and hooded to limit light spillover. *This criterion is met.*

Section 17.44.020(6) of the GMC establishes illumination level standards. It requires that all on-site lighting shall be designed, located, shielded or deflected so as not to shine into off-site structures or impair the vision of the driver of any vehicle. *Applicant has submitted photometric plan showing satisfaction of this criterion.*

Section 17.44.020(7) regarding equipment and facilities establishes that all utility lines shall be placed underground. All roof-mounted fixtures and utility cabinets or similar equipment, which must be installed above ground, shall be visually screened from public view. A condition of approval shall require compliance with this subsection for new utility lines, roof-mounted fixtures, utility cabinets or similar equipment installed aboveground.

Section 17.44.020(8) regarding trash disposal and recycling collection requires new construction to incorporate functional and adequate space for on-site storage and efficient collection of mixed solid waste and source separated recyclables prior to pick-up and removal by haulers. This proposal does not plan changes to the existing trash/recycling facilities.

Section 17.44.024 establishes design standards for nonresidential construction. These provisions require that new, non-residential buildings, with the exception of buildings housing institutional, warehouse or manufacturing uses shall be subject to the following design standards:

(1) Ground floor windows. Ground floor windows shall be required on walls fronting a public street and shall comply with the following standards:

(a) The windows shall cover at least 50% of the length and 25% of the ground level wall area. Ground level wall areas include all exterior wall area up to nine feet above the finished grade. The bottom of required window shall be no more than 4 feet above the adjacent exterior finished grade.

(b) Required windows shall be windows that allow views into work areas or lobbies, pedestrian entrances or display windows set into the wall. Display cases attached to the outside wall shall not qualify.

The applicant has submitted evidence that new glazing will bring the development closer to meeting/exceeding requirements of this subsection. This criterion is met.

3. *Chapter 17.46 of the GMC* identifies landscaping standards and states that these standards are applicable to all developments subject to design review.

Subsection 17.46.020(1) requires a minimum of fifteen percent of the lot area be landscaped. The development currently exceeds this requirement, and no changes are planned through this application. This criterion is met.

4. *Chapter 17.48 of the GMC* regulates off-street parking and loading. The site has 20-minute peak hour transit service and is therefore considered Zone A. As an auto sales business, the bulk of the property is a parking lot. Applicant provides calculation of parking requirements based on square footage of buildings on site. Minimum parking requirements are met and will continue be so through this development.

Section 17.48.040(1)(a) requires parking and loading areas to be paved with asphalt and/or concrete meeting city standards, maintained adequately for all-weather use and so drained as to avoid flow of water across public sidewalks. The existing development meets this requirement.

Section 17.48.040(1)(c) requires areas for standing and maneuvering vehicles, other than for the off-street parking and storage of truck tractors and /or semi-trailers, to be paved. The existing development is paved.

Section 17.48.040(2)(a) states that required parking spaces must be located within two hundred feet of the building or use they are required to serve. The required parking spaces meet this provision.

Section 17.48.040(2)(b) states that required parking shall be provided in the same zoning district or a different zoning district of a more intensive use. Existing/required parking is located in the C-3 zoning district.

Section 17.48.040(2)(c) prohibits parking for a commercial or industrial use from being located in a residential district except in the case of a

conditional use. As noted above, all parking is located in the C-3 district,

Section 17.48.040(2)(d) requires groups of more than four parking spaces to be permanently marked and so located and served by driveways that their use will require no backing movements or other maneuvering within a street right-of-way other than an alley. Existing development complies with this subsection.

Section 17.48.040(2)(f),(g) and (i) establish the minimum width of access aisles and the minimum dimensions of parking spaces. No change to parking is anticipated or required through this application.

Section 17.48.040(2)(h) requires parking areas to be designed to the maximum extent practicable, to avoid large, uninterrupted rows of parking spaces. Again, no changes proposed.

Section 17.48.040(3)(b),(c) and (d) establish requirements for loading areas. Met as shown.

Section 17.48.050 establishes requirements for bicycle parking. This application proposes to add bike parking just east of the service entry.

Applicable portions of Section 17.48 are satisfied.

5. *Chapter 17.50 of the GMC* establishes the requirements for vehicular and pedestrian circulation. Subsection 17.50.020(1) requires that provisions be made for the least amount of impervious surface necessary to adequately service the type and intensity of proposed land uses within developments as well as providing adequate access for service vehicles. No additional impervious surface will result. This standard is met.

Subsection 17.50.020(2) requires provisions to be made, when feasible, for a separation of motor vehicular, bicycle and pedestrian traffic. Again, no site changes are proposed. Separation will remain as is. This standard is met.

Subsection 17.50.020(3) requires curbs, associated drainage and sidewalks within the right-of-way or easement for public roads and streets. Sidewalks currently exist along site frontage.

Subsection 17.50.020(4) requires provisions to be made to accommodate any increased volume of traffic resulting from the development. Applicant does not expect additional traffic as a result of this project. Staff concurs.

Subsection 17.50.020(5) requires provisions to be made for the special needs of the handicapped. This Subsection is met.

Subsection 17.50.020(6) pertains to pedestrian access. No changes proposed at this time.

Subsection 17.50.020(7) deals with new development requiring full site design review that, when completed, generate an average daily traffic count of 1000 trips or greater. In such case, a transit stop shall be provided. This is a remodel of an existing building/use. There is no evidence this proposal will result in an ADT of 1000 trips or greater.

Section 17.50.040, Streets and Roads Generally, Full improvements exist along Mcloughlin.

6. *Chapter 17.52 of the GMC* establishes sign requirements. Applicant provides discussion and site plan information here - sign change are proposed. As shown signage meets this Chapter's standards.
7. *Chapter 17.54 of the GMC* establishes clear vision requirements. These standards will be continue to be met and maintained.
8. *Chapter 17.56 of the GMC* establishes drainage requirements. The entire area shown for development is impervious surface currently. No changes to that fact are proposed. The existing storm drainage system is consistent with the standards of this Chapter.
9. *Chapter 17.60 of the GMC* establishes requirements for utilities. All utilities shall be installed consistent with the standards of this Chapter.
10. *Chapter 17.25 deals with Habitat Conservation Areas (HCA)*. There is a mapped HCA in the southeastern portion of the subject property, associated with a mapped Title 3 wetland on property to the southeast. . The applicant concurs with the mapped boundary of the HCA, per 17.25.090A(1). No development is proposed within or near the HCA. No new impervious surface is proposed anywhere on the property. No vegetation removal will occur. Condition of approval will require applicant received approval for Construction Management Plan to ensure protection of the natural features.
11. Chapter 17.27 of the GMC provides guidance relative to Water Quality Resource Areas, wetlands. There is a wetland on property to the southeast of the subject. Area proposed for development here is well outside (100+ feet) of the mapped boundary and buffer of the wetland. No impact on this resource feature.

REQUEST FOR COMMENTS:

City of Gladstone Public Works, Gladstone Fire, Gladstone Police,
Water Environment Services (WES), ODOT, Sisul Engineering,
Building Department, owners of property within 250 feet

RESPONSES RECEIVED:

Gladstone Chief of Police submitted comments to the effect: "No L.E. concerns....." No other comments received as of this Decision.

IV. DECISION

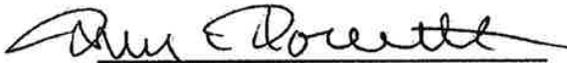
The Planning Commission is authorized to approve design review applications pursuant to *Subsection 17.94.060(2)(c) of the GMC*. The Planning Commission by unanimous decision approves this application for Design Review as submitted and discussed, subject to the following conditions:

1. This approval shall remain valid for one year following the date of approval. If construction has not begun by that date, this approval shall expire unless the Planning Commission pursuant to Section 17.80.100 of the GMC grants an extension prior to expiration.
2. Necessary building permits to be obtained prior to construction.
3. On-site/on-building lighting shall comply with Subsections 17.44.020(4) and (5) of the GMC.
4. Final Certificate of Occupancy shall not be granted until all conditions of the design review approval have been met.
5. Any changes in the approved design review plans shall be submitted and approved prior to execution. Any departure from the approved design review may cause revocation of building permits or denial of the final certificate of occupancy.
6. Stopping and/or parking vehicles upon State highway right of way for the maintenance of adjoining property or in furtherance of any business transaction or commercial establishment is strictly prohibited. Loading and unloading of vehicles within the state highway right of way is not permitted. The applicant must provide adequate on-site circulation for the parking and maneuvering of all vehicles anticipated to deliver product (cars/trucks.)
7. Developer to satisfy ODOT requirements.

8. Prior to issuance of building permits applicant to receive approval for Construction Management Plan.
9. Applicant to receive approval from DSL relative to potential impact on wetlands, or in the alternative information shall be submitted from that Agency indicating no concerns.

Approved at public hearing on November 21, 2017

Signed this 28 day of November, 2017



Randy Rowlette, Planning Commission Chair

Pursuant to Section 17.92.020 of the Gladstone Municipal Code, the decision of the Planning Commission may be appealed to the City Council within 15 days of the mailing of the Planning Commission's written decision. In order to appeal a decision of the Planning Commission, a party must have appeared orally or in writing before the Planning Commission. The filing fee for the appeal is \$250.00. If no appeal is filed within 15 days, the decision of the Planning Commission shall be final.



HCA MAP VERIFICATION LAND USE APPLICATION

Gladstone planning services are provided by Clackamas County.
Submit all land use applications and correspondence to:
Clackamas County Planning Division, 150 Beaver Creek Road, Oregon City, OR 97045
Phone: 503-742-4519 E-Mail: mahrens@clackamas.us

A completed application includes the APPLICATION FOR A HCA MAP VERIFICATION LAND USE APPLICATION and the items identified in the ATTACHMENT CHECKLIST below.

- ✓ Please answer all questions. If a question is not applicable to your project, indicate "N.A."
- ✓ Incomplete applications will not be accepted for filing.
- ✓ All exhibits must be legible.

• FOR STAFF USE ONLY •

File No: 20616-18-HMV Other Related Permit Applications: _____
 Pre-app Staff _____ Date _____ Staff Member: Melissa Ahrens
 Date Received: 12/20/18 Fee: 565.00 Zone: C3 - General Commercial
 Hearing Date: _____ Comp. Plan: _____

• APPLICANT INFORMATION •

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT Kozak Brunner Kendra J. Kozak Timothy
LAST FIRST

MAILING ADDRESS 11104 SE Stark St CITY Portland ST OR ZIP 97216

APPLICANT IS: LEGAL OWNER CONTRACT BUYER OPTION BUYER AGENT

NAME OF CONTACT PERON (if other than applicant) _____

MAILING ADDRESS OF CONTACT _____

PHONE NUMBERS OF: APPLICANT: WK 503-284-0988 HM _____ CONTACT PERSON: WK: _____ HM _____

SITE ADDRESS 19300 McLoughlin Blvd, Gladstone OR, 97027 TOTAL LAND AREA: 3.18 Acres

LEGAL DESCRIPTION: T 2S R 2E SECTION 19AD TAX LOT(S) 9400

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) _____

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME	ADDRESS	ZIP	RELATIONSHIP

NAME	ADDRESS	ZIP	RELATIONSHIP

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

OWNER'S SIGNATURE _____

Shana Redmond
OWNER'S NAME (Print)

APPLICANT'S SIGNATURE _____

Kendra J. Kozak Timothy R. Brunner
APPLICANT'S NAME (Print)



HABITAT CONSERVATION AREA MAP VERIFICATION INFORMATION SHEET

WHEN IS A HCA MAP VERIFICATION REQUIRED?

The Habitat Conservation Area District (HCAD) applies to all parcels containing a Habitat Conservation Area (HCA). The HCAD also applies to any area that is less than 100 feet outside the boundary of an HCA even if the area is not located on the same parcel as the HCA. HCAs are identified on maps adopted by reference in Chapter 6 of the Comprehensive Plan (hereinafter referred to as the HCA Map) and are categorized as High, Moderate, or Low HCA. Uses that are exempt from HCAD regulations are listed in Municipal Code section **17.25.040**.

A HCA Map Verification, consistent with Section 17.25.060, is required for development that is proposed to be either in an HCA or less than 100 feet outside of the boundary of an HCA, as shown on the HCA Map; or development on a parcel that:

- Either contains an HCA, or any part of which is less than 100 feet outside the boundary of an HCA, as shown on the HCA Map; and
- Is the subject of a land use application for a partition, subdivision, or any other land use application the approval of which would authorize new development on the subject parcel.

A HCA Map Verification is still required even if the applicant/property owner agrees with the mapped HCA overlay.

WHAT IS NEEDED FOR APPROVAL?

All HCA Map Verification applications are discretionary and may be approved after evaluation according to criteria in the GMC. The city must make written findings to support the decision. The applicant is responsible for providing evidence to support a HCA Map Verification request, according to the following chapters of the Gladstone Municipal Code (GMC): Chapter 17.25.

WHAT ARE CHANCES FOR APPROVAL?

Staff cannot predetermine the decision on any application. A decision will only be made after the complete application is processed. This includes review of citizen and agency comments. The decision is based on criteria appropriate to the application as listed in the GMC. To address the necessary criteria, the information requested in the application form and required to be included on submitted plans should be as thorough as possible.

APPLICATION PROCESS

HCA Map Verification applications are subject to the quasijudicial process and public notice. Public comments received from property owners, agencies, and other interested parties may affect the decision on the application. Special conditions may be attached to an approval. All HCA Map Verification applications are reviewed at a public hearing before the Gladstone Planning Commission. The Planning Commission's decision may be appealed to the City Council, where an additional public hearing will be held. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals.

HOW DO I MAKE A HCA MAP VERIFICATION APPLICATION?

- Complete a City of Gladstone Land Use Application- attached.
- Provide attachments required by Chapter 17.80.061 of the GMC.
- Submit the application form, plans and application fee¹. Provide a statement giving the estimated cost of construction (labor and materials). **Submit a minimum of twelve copies of large plans or other items that cannot easily be reproduced by the Planning Division.**
- Although not required, it is strongly suggested that you attend the Planning Commission and, if applicable, the City Council hearings to speak on behalf of your proposal.

¹ Application fees are set by the County per City of Gladstone Resolution 1135, as such please refer to the County's fee schedule.

SECTION II. PROPOSED DEVELOPMENT

1. Describe your proposed development. Include secondary improvements such as grading, septic tanks, water wells, roads, driveways, outbuildings, fences, etc. (Attach additional sheets as necessary.) Identify the number of people associated with the use (employees, students, congregation members, clients, etc.); days and hours of operation; building materials, including type and color, unless no new buildings or modifications of existing buildings are proposed; and buildings, vehicles, equipment and materials associated with the use:

The proposal involves the demolition and reconstruction of the Tonkin Hyundai showroom, new service reception drive addition, renovation of the existing service department, exterior finish upgrades, and site modifications. Driveways will be brought up to meet ADA. Portions of the site will be re-graded around areas of new work. Business operates Sunday 10am to 8pm, Monday - Saturday 8:30am-8pm. Proposed building materials are bronze ACM panels and light beige stucco. 10-15 employees present.

2. Describe whether you are concurring with the mapped HCA overlay, per Section 17.25.090 (A)(1) or if you are applying to dispute the HCA overlay pursuant to 17.25.090(A)(2), (3), or (4):

Yes we are concurring with the mapped HCA overlay.

(Use additional sheets to answer questions if necessary)

SECTION III. DIMENSIONAL SPECIFICS

3. Project height: Maximum height of structure (ft.) 22'-2"
4. Gross floor area excluding parking (sq.ft.) Showroom building footprint 16,835 Service Outbuilding footprint: 4,850 SF
5. Gross floor area including covered parking and accessory buildings (sq.ft.) Total Building Footprint: 21,685
6. Lot area (sq.ft. or acre) 138,624 SF

Lot Coverage	Existing (sq. ft.)	New Proposed (sq. ft.)	Total (sq. ft.)
Building	18,665 SF	3,020 SF	21,685 SF
Paved Area	94,336 SF	(-5,671) SF	88,665 SF
Landscaped Area	25,623 SF	(-5,671) SF	88,665 SF
Unimproved Area	0 SF	0 SF	0 SF
TOTAL (should equal total lot area)			138,624 SF

7. Is any grading proposed?..... Yes No

If yes, complete the following:		
a. Amount of cut	305	Cu.yds.
b. Amount of fill	350	Cu.yds

8. Does the project include removal of trees or other vegetation? Yes No

If yes, indicate **number, type, and size** of trees _____

One large shrub will be demolished directly adjacent to the existing showroom building. _____

Or other **type and area** of vegetation: _____

9. Present Use of Property

a. Are there existing structures on property..... Yes No

b. If yes, describe _____

Existing showroom/service building and metal outbuilding.

c. Will any structures be demolished or removed? Yes No

d. If yes, describe Existing showroom building being demolished and replaced with new. _____

SECTION IV. ATTACHMENT CHECKLIST

Please also include the items in the following **ATTACHMENT CHECKLIST**, which is provided for the convenience of applicants in gathering necessary application materials and is based on the requirements of **Municipal Code section 17.25.070 (B)**: (Please note additional filing requirements may be required depending on the proposed project.)

IF YOU ARE CONCURRING WITH THE HCA MAP OVERLAY PLEASE ONLY SUBMIT:

- o A completed land use application on a form provided by the County Planning Division;
- o A summer 2002 aerial photograph of the subject property, with lot lines shown, at a scale of at least one map inch equal to 50 feet for lots of 20,000 or fewer square feet, and a scale of at least one map inch equal to 100 feet for larger lots (available from the Metro Data Resource Center, 600 N.E. Grand Ave., Portland, OR 97232; 503-797-1742);

IF YOU ARE CHALLENGING THE HCA MAP OVERLAY PER Section 17.25.090(A)(2) PLEASE SUBMIT:

- o A documented demonstration of the misalignment between the HCA Map (generated from the summer 2002 aerial photographs) and the tax lot lines of the subject property. For example, the applicant could compare the road rights-of-way boundaries shown on the tax lot layer for roads within 500 feet of the subject property with the location of such roads as viewed on the summer 2002 aerial photograph of the same area to provide evidence of the scale and amount of incongruity between the HCA Map and the tax lot lines, and the amount of adjustment that would be appropriate to accurately depict habitat on the subject property

OR

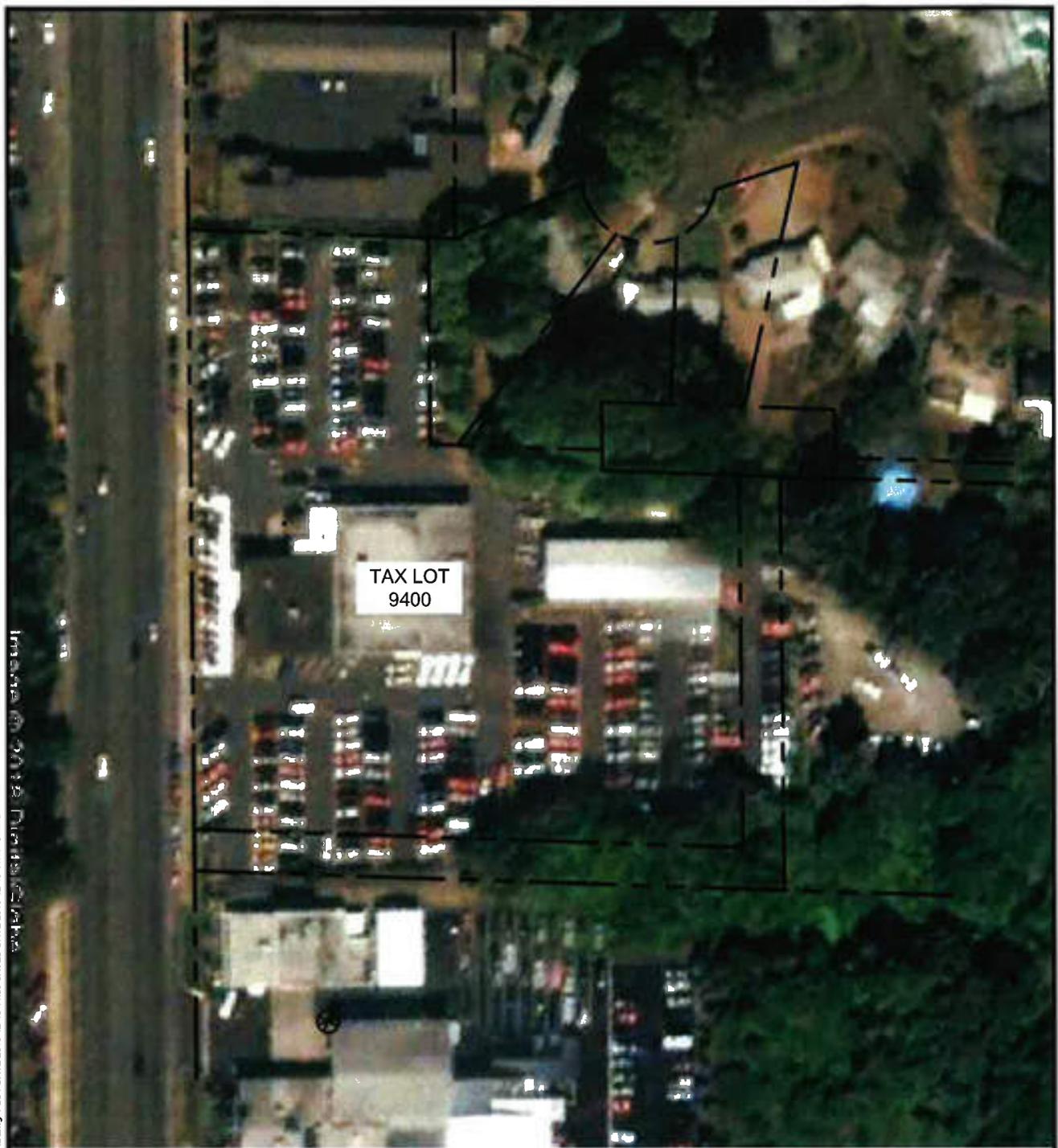
- o A documented demonstration of another type of computer mapping error that was made in the creation of the HCA map

IF YOU ARE CHALLENGING THE HCA MAP OVERLAY PER Section 17.25.090(A)(3) PLEASE SUBMIT:

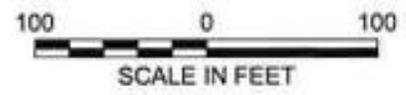
- A site plan of the subject property, drawn to scale and identifying the following:
 - Location and type of existing development, including but not limited to, building footprints, roads, driveways, parking areas, utilities, onsite sewage disposal systems, wells, landscaping, and filling or grading in an amount greater than 10 cubic yards. Label the elements that were developed after August 1, 2002;
 - Location and width of existing adjacent roads and road rights-of-way;
 - Location of the HCA as shown on the HCA Map, including off-site HCA where review is required due to proposed development within 100 feet outside the HCA boundary and including the location of High, Moderate, and Low HCA; and
 - Location of the HCA as proposed by the applicant, including the location of High, Moderate, and Low HCA;
- A summer 2005 aerial photograph of the subject property (or, if available, an aerial photograph taken closer to, but not after, December 8, 2009), with lot lines shown, at a scale of at least one map inch equal to 50 feet for lots of 20,000 or fewer square feet, and a scale of at least one map inch equal to 100 feet for larger lots (available from the Metro Data Resource Center, 600 N.E. Grand Ave., Portland, OR 97232; 503-797-1742);
- Any approved development permits (e.g. building, grading, land use) and site plans related to the development of the property that took place between August 1, 2002, and December 8, 2009; and
- A narrative that correlates with the submitted site plan and development permits and identifies the type and scope of the new development that has occurred and the previously identified habitat that no longer exists because it is now part of a developed area; and

IF YOU ARE **CHALLENGING** THE HCA MAP OVERLAY PER Section **17.25.090(A)(4)** PLEASE SUBMIT:

- A site plan of the subject property, drawn to scale and identifying the following:
 - Location and type of existing development, including but not limited to, building footprints, roads, driveways, parking areas, utilities, onsite sewage disposal systems, wells, landscaping, and filling or grading in an amount greater than 10 cubic yards;
 - Location and width of existing adjacent roads and road rights-of-way;
 - Location of the HCA as shown on the HCA Map, including off-site HCA where review is required due to proposed development within 100 feet outside the HCA boundary and including the location of High, Moderate, and Low HCA;
 - Location of the HCA as proposed by the applicant, including the location of High, Moderate, and Low HCA;
 - Location of any rivers, streams, wetlands, and flood areas;
 - Location of agricultural areas (e.g. pastures, orchards);
 - Location of naturalized areas (e.g. meadows, woods); and
- A report prepared and signed by either a qualified natural resource professional—such as a wildlife biologist, botanist, or hydrologist—or an environmental engineer registered in Oregon. The report shall include:
 - A description of the qualifications and experience of all persons that contributed to the report, and, for each person that contributed, a description of the elements of the analysis to which the person contributed;
 - Additional aerial photographs if the applicant believes they provide better information regarding the subject property, including documentation of the date and process used to take the photographs and an expert's interpretation of the additional information they provide;
 - A topographic map of the subject property, drawn to scale and shown by contour lines of two-foot intervals for slopes less than 15 percent and 10-foot intervals for slopes 15 percent or greater. On properties that are two acres or larger, such a contour map is required only for the portion of the property to be developed; and
 - A narrative analysis and any additional documentation necessary to address each step of the verification process set forth in Subsection 17.25.090(E).



C:\22114404-0165CA\Deliverables\2018-12-18 - MapInfo\CS-EX-HYUND-2img PLOT DATE 2018-12-18 11:30 SAVED DATE 2018-12-18 11:07 USER: ratbud



DOWL
www.dowl.com
 720 SW Washington Street, #750
 Portland, Oregon 97205
 971-280-8641

TONKIN GLADSTONE HYUNDAI - PHASE II
 19300 SE MCGLOUGHLIN BLVD. GLADSTONE, OR 97207
 TAX LOT 9400

PROJECT	14404.01
DATE	12/18/2018

FIGURE 1



CONSTRUCTION MANAGEMENT PLAN LAND USE APPLICATION

Gladstone planning services are provided by Clackamas County. Submit all land use applications and correspondence to: Clackamas County Planning Division, 150 Beaver Creek Road, Oregon City, OR 97045
Phone: 503-742-4519 E-Mail: mahrens@clackamas.us

A completed application includes the APPLICATION FOR A CMP LAND USE APPLICATION and the items identified in the ATTACHMENT CHECKLIST in Section IV below.

- ✓ Please answer all questions. If a question is not applicable to your project, indicate "N.A."
- ✓ Incomplete applications will not be accepted for filing.
- ✓ All exhibits must be legible.

• FOR STAFF USE ONLY •

File No: 20617-18-CMP Other Related Permit Applications: _____
 Pre-app: Staff _____ Date _____ Staff Member: Melissa Ahrens
 Date Received: 12/20/18 Fee: \$341.00 Zone: C3- General Commercial
 Hearing Date: _____ Comp. Plan: _____

• APPLICANT INFORMATION •

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT Kozak Kendra
 LAST FIRST
 MAILING ADDRESS 11104 SE Stark St CITY Portland ST OR ZIP 97216
 APPLICANT IS: LEGAL OWNER CONTRACT BUYER OPTION BUYER AGENT
 NAME OF CONTACT PERON (if other than applicant) _____
 MAILING ADDRESS OF CONTACT _____
 PHONE NUMBERS OF: APPLICANT: WK 503-284-0988 HM _____ CONTACT PERSON: WK: _____ HM _____
 SITE ADDRESS: 19300 McLoughlin Blvd, Gladstone OR 97027 TOTAL LAND AREA: 3.18 acres
 LEGAL DESCRIPTION: T 2S R 2E SECTION 19AD TAX LOT(S) 9400
 ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) _____

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME	ADDRESS	ZIP	RELATIONSHIP
NAME	ADDRESS	ZIP	RELATIONSHIP

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge.

Shana Redmond
 OWNER'S SIGNATURE
Shana Redmond, Project Manager
 OWNER'S NAME (Print)
Gre automotive Holdings

Kendra J. Kozak
 APPLICANT'S SIGNATURE
Kendra J Kozak
 APPLICANT'S NAME (Print)



HABITAT CONSERVATION AREA CONSTRUCTION MANAGEMENT PLAN (CMP) INFORMATION SHEET

WHEN IS A HCA CONSTRUCTION MANAGEMENT PLAN (CMP) REQUIRED?

The Habitat Conservation Area District (HCAD) applies to all parcels containing a Habitat Conservation Area (HCA). The HCAD also applies to any area that is less than 100 feet outside the boundary of an HCA even if the area is not located on the same parcel as the HCA. HCAs are identified on maps adopted by reference in Chapter 6 of the Comprehensive Plan (hereinafter referred to as the HCA Map) and are categorized as High, Moderate, or Low HCA. Uses that are exempt from HCAD regulations are listed in Municipal Code section **17.25.040**.

The City of Gladstone Municipal Code requires a Construction Management Plan for all development within the Habitat Conservation Area District (HCAD).

WHAT IS NEEDED FOR APPROVAL?

All Construction Management Plans (CMPs) are discretionary and MAY be permitted after evaluation according to criteria in the Municipal Code. The City must make written findings to support the decision. The applicant is responsible for providing evidence to support the CMP request, according to Municipal Code Section 17.25.

WHAT ARE CHANCES FOR APPROVAL?

Staff cannot predetermine the decision on this or any application. A decision of approval or denial will only be made after the complete application is processed. This includes review of citizen and agency comments. The decision is based on criteria appropriate to this application as listed in the ordinance. In order to address the necessary criteria, the information requested in this application should be as thorough and complete as possible.

APPLICATION PROCESS

CMPs are subject to administrative approval. Once an application is deemed complete written notice of the City Administrator's or designee's decision shall be mailed to the applicant, the owner of the subject property and owners of record—as identified on the most recent Clackamas County property tax assessment roll—of property located within one hundred feet (100') of the subject property. Notice shall also be provided to affected agencies, recognized neighborhood or community organizations whose boundaries include the subject property unless the application is filed concurrently with another land-use application that requires review by the Planning Commission, in which case the application will be consolidated and reviewed pursuant to the hearing process outlined in Section 17.94 of the Code. The Decision of the City Administrator or designee shall become final unless appealed in writing within fifteen (15) days of the notice of decision

An application for a CMP shall be reviewed pursuant to Section 17.94.050 unless the application is filed concurrently with another land use application that requires review by the Planning Commission or City Council, in which case the applications will be consolidated and reviewed pursuant to Section 17.94.040.

HOW LONG WILL IT TAKE TO GET A FINAL DECISION ON AN APPLICATION?

Approximately 60 days for Administrative Action applications or 120 days if the initial decision is appealed.

HOW DO I MAKE A CONSTRUCTION MANAGEMENT PLAN CMP APPLICATION?

- Complete a City of Gladstone Land Use Application- attached.
- Provide attachments according to the requirements of Chapter 17.25.070(A), detailed in Section IV of this application.
- Submit the application form, attachments, and application fee¹. **Submit two copies of large plans or other items that cannot easily be reproduced by the Planning Division.**

¹ Application fees are set by the County per City of Gladstone Resolution 1135, as such please refer to the County's fee schedule.

SECTION II. PROPOSED DEVELOPMENT

1. Describe your proposed development. Include secondary improvements such as grading, septic tanks, water wells, roads, driveways, outbuildings, fences, etc. (Attach additional sheets as necessary.) Identify the number of people associated with the use (employees, students, congregation members, clients, etc.); days and hours of operation; building materials, including type and color, unless no new buildings or modifications of existing buildings are proposed; and buildings, vehicles, equipment and materials associated with the use:

The proposal involves the demolition and reconstruction of the Tonkin Hyundai showroom, new service reception drive addition, renovation of the existing service department, exterior finish upgrades, and site modifications. Driveways will be brought up to meet ADA. Portions of the site will be re-graded around areas of new work. Business operates Sunday 10am to 8pm, Monday - Saturday 8:30am-8pm. Proposed building materials are bronze ACM panels and light beige stucco. 10-15 employees present.

2. Describe how the proposed project will meet the requirements of Municipal Code Section Subsection 17.25.080:

The Habitat Conservation Area (HCA) Construction Management Plan (CMP) describes the erosion prevention and sediment control measures required to protect the existing creek/wetland located on the southeast corner of the project site. The HCA is located approximately 18 feet below the construction area and approximately 62 feet away from the construction area. Orange construction fencing will be installed outside the boundary of the HCA to protect the existing creek from any construction related activity. There will be no disturbance within the boundaries of the HCA. Trees within the HCA are a minimum of 60 feet away from the construction area, and will not be disturbed. A designated stockpile area will be located on the north end of the project site, 370 feet away from the HCA, to prevent sediment movement to the HCA. Development will begin after required fencing has been installed and compliance with the CMP will be maintained until development is complete.

(Use additional sheets to answer questions if necessary)

SECTION III. DIMENSIONAL SPECIFICS

3. Project height: Maximum height of structure (ft.) 22'-2"
4. Gross floor area excluding parking (sq.ft.) Showroom building footprint: 16,835 SF, Service outbuilding footprint: 4,850 SF
5. Gross floor area including covered parking and accessory buildings (sq.ft.) Total building footprint: 21,685 SF
6. Lot area (sq.ft. or acre) 138,624 SF

Lot Coverage	Existing (sq. ft.)	New Proposed (sq. ft.)	Total (sq. ft.)
Building	18,665 SF	3,020 SF	21,685 SF
Paved Area	94,336 SF	(-5,671) SF	88,665 SF

Landscaped Area	25,623 SF	(+2,651) SF	28,274 SF
Unimproved Area	0 SF	0 SF	0 SF
TOTAL (should equal total lot area)			138,624 SF

7. Is any grading proposed? Yes No

If yes, complete the following:	
a. Amount of cut	305 Cu.yds.
b. Amount of fill	350 Cu.yds

8. Will the proposed project alter a watercourse? Yes No

9. Does the project include removal of trees or other vegetation? Yes No

If yes, indicate **number, type, and size** of trees One large shrub will be demolished directly adjacent to the existing showroom building.

Or other **type and area** of vegetation _____

10. Present Use of Property

a. Are there existing structures on property Yes No

b. If yes, describe Existing showroom/service building and metal outbuilding.

c. Will any structures be demolished or removed? Yes No

d. If yes, describe Existing showroom building being demolished and replaced with new.

SECTION IV. ATTACHMENT CHECKLIST

Please also include the items in the following **ATTACHMENT CHECKLIST**, which is provided for the convenience of applicants in gathering necessary application materials and is based on the requirements of **Municipal Code section 17.25.070(A)**: (Please note additional filing requirements may be required depending on the proposed project.)

A completed CMP land use application form;

A site plan of the subject property, drawn to scale and identifying the following:

- Location and type of existing and proposed development, including but not limited to, building footprints, roads, driveways, parking areas, utilities, onsite sewage disposal systems, wells, landscaping, and filling or grading in an amount greater than 10 cubic yards. Label each element as existing or proposed;
- Location and width of existing adjacent roads and road rights-of-way;
- Location of the Habitat Conservation Area (HCA) as shown on the HCA Map or as identified pursuant to an approved HCA Map Verification;
- Drip lines outside the HCA of trees that are inside the HCA;
- Distance between the HCA boundary and proposed development outside the HCA;
- The site ingress and egress proposed to be used by construction vehicles;
- Proposed equipment and material staging and stockpile areas; and
- Proposed orange construction fencing required pursuant to Subsection 17.25.080(B);

An Erosion Prevention and Sediment Control (EPSC) plan. This plan may be included on the site plan if acceptable to the EPSC regulatory authority; and

If a modification or waiver of the construction fencing requirement of Subsection 17.25.080(B) is proposed, a narrative demonstrating compliance with Subsection 17.25.080(B)(1) or (2).



WQRA DETERMINATION LAND USE APPLICATION

Gladstone planning services are provided by Clackamas County.
Submit all land use applications and correspondence to:
Clackamas County Planning Division, 150 Beaver Creek Road, Oregon City, OR 97045
Phone: 503-742-4519 E-Mail: mahrens@clackamas.us

A completed application includes the APPLICATION FOR A WQRA DETERMINATION LAND USE APPLICATION and the items identified in the ATTACHMENT CHECKLIST below

- ✓ Please answer all questions. If a question is not applicable to your project, indicate "N.A."
- ✓ Incomplete applications will not be accepted for filing.
- ✓ All exhibits must be legible.

• FOR STAFF USE ONLY •

File No: 20618-18-WBV Other Related Permit Applications: _____
 Pre-app: Staff _____ Date _____ Staff Member: Melissa Ahrens
 Date Received: 2/20/18 Fee: 42300 Zone: C3-General Commercial
 Hearing Date: _____ Comp Plan: _____

• APPLICANT INFORMATION •

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT ~~Kozak~~ Brunner Kendra J Kozak Timothy
 LAST FIRST

MAILING ADDRESS 11104 SE Stark St CITY Portland ST OR ZIP 97216

APPLICANT IS: LEGAL OWNER CONTRACT BUYER OPTION BUYER AGENT

NAME OF CONTACT PERON (if other than applicant) _____

MAILING ADDRESS OF CONTACT _____

PHONE NUMBERS OF: APPLICANT: WK 503-284-0988 HM _____ CONTACT PERSON: WK: _____ HM _____

SITE ADDRESS: 19300 McLoughlin Blvd, Gladstone OR, 97027 TOTAL LAND AREA: 3.18 Acres

LEGAL DESCRIPTION: T 2S R 2E SECTION 19AD TAX LOT(S) 9400

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) _____

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

NAME	ADDRESS	ZIP	RELATIONSHIP

NAME	ADDRESS	ZIP	RELATIONSHIP

I hereby certify the statements contained herein, along with the evidence submitted, are in all respects true and correct to the best of my knowledge

Shana Redmond
 OWNER'S SIGNATURE

Shana Redmond, Project Manager, Gee Automotive
 OWNER'S NAME (Print)

Kendra J Kozak Timothy Brunner
 APPLICANT'S SIGNATURE

Kendra J Kozak Timothy Brunner
 APPLICANT'S NAME (Print)



WATER QUALITY RESOURCE AREA DISTRICT MAP **DETERMINATION INFORMATION SHEET**

WHEN IS A WQRA DETERMINATION REQUIRED?

The Water Quality Resource Area District (WQRAD) applies to all parcels containing a Water Quality Resource Area (WQRA). However, the WQRA overlay may also apply to any area outside the boundary of a WQRA even if the area is not located on the same parcel as the WQRA. WQRAs are identified on Map 12 adopted as part of the Comprehensive Plan (hereinafter referred to as the WQRA Map). The map identifies protected water features generally, but does not map the boundaries of the features. Because the text of this chapter controls and the map is reference only, there may be water features not shown on the map that require protection pursuant to the text.

A WQRA Determination, consistent with Section 17.27.042(2), is an option for applicants who want to undertake development within or adjacent to mapped water quality resource areas but do not think Chapter 17.27 of the GMC is applicable to the development. "Water quality resource areas" means vegetated corridors and the adjacent protected water features as established by this chapter, as shown on the WQRA Comprehensive Map 12.

WHAT IS A WQRA?

WQRAS include **primary protected water features**, including all rivers and perennial streams, intermittent streams draining greater than 100 acres, natural lakes, and springs that feed streams and wetlands and have year-round flow, as well as **secondary protected water features** including all intermittent streams draining 100 acres or less.

WHAT IS NEEDED FOR APPROVAL?

All WQRA Determination applications are discretionary and may be approved after evaluation according to criteria in the GMC. The city must make written findings to support the decision. The applicant is responsible for providing evidence to support a WQRA Determination request, according to the following chapters of the Gladstone Municipal Code (GMC): Chapter 17.27.

WHAT ARE CHANCES FOR APPROVAL?

Staff cannot predetermine the decision on any application. A decision will only be made after the complete application is processed. The decision is based on criteria appropriate to the application as listed in the GMC. To address the necessary criteria, the information requested in the application form and required to be included on submitted plans should be as thorough as possible.

APPLICATION PROCESS

Water quality resource area determination applications are subject to the City Administrator decision process, pursuant to 17.94.050. Once an application is deemed complete written notice of the City Administrator's or designee's decision shall be mailed to the applicant, the owner of the subject property and owners of record—as identified on the most recent Clackamas County property tax assessment roll—of property located within one hundred feet (100') of the subject property. Notice shall also be provided to affected agencies, recognized neighborhood or community organizations whose boundaries include the subject property unless the application is filed concurrently with another land-use application that requires review by the Planning Commission, in which case the application will be consolidated and reviewed pursuant to the hearing process outlined in Section 17.94 of the Code. The Decision of the City Administrator or designee shall become final unless appealed in writing within fifteen (15) days of the notice of decision.

HOW DO I MAKE A WQRA DETERMINATION APPLICATION?

- Complete a City of Gladstone Land Use Application- attached.
- Provide attachments required by Section 17.27.042(2) of the GMC.
- Submit the application form, plans and application fee¹.

¹ Application fees are set by the County per City of Gladstone Resolution 1135, as such please refer to the County's fee schedule.

SECTION II. PROPOSED DEVELOPMENT

1. Describe your proposed development. Include secondary improvements such as grading, septic tanks, water wells, roads, driveways, outbuildings, fences, etc. (Attach additional sheets as necessary.) Identify the number of people associated with the use (employees, students, congregation members, clients, etc.); days and hours of operation; building materials, including type and color, unless no new buildings or modifications of existing buildings are proposed; and buildings, vehicles, equipment and materials associated with the use:

The proposal involves the demolition and reconstruction of the Tonkin Hyundai showroom, new service reception drive addition, renovation of the existing service department, exterior finish upgrades, and site modifications. Driveways will be brought up to meet ADA. Portions of the site will be re-graded around areas of new work. Business operates Sunday 10am to 8pm, Monday - Saturday 8:30am-8pm. Proposed building materials are bronze ACM panels and light beige stucco. 10-15 employees present.

2. Describe what evidence you have included in your application to show that your property and the proposed development are not located within a WQRA or protected buffer area:

See Oregon Department of State Lands response to show wetland is located on the property, and all construction activity will take place at least 60' from wetland area.

(Use additional sheets to answer questions if necessary)

SECTION III. DIMENSIONAL SPECIFICS

3. Project height: Maximum height of structure (ft.) 22'-2"
4. Gross floor area excluding parking (sq.ft.) Showroom building footprint 16,835 Service Outbuilding footprint: 4,850 SF
5. Gross floor area including covered parking and accessory buildings (sq.ft.) Total Building Footprint: 21,685
6. Lot area (sq.ft. or acre) 138,624 SF

Lot Coverage	Existing (sq. ft.)	New Proposed (sq. ft.)	Total (sq. ft.)
Building	18,665 SF	3,020 SF	21,685 SF
Paved Area	94,336 SF	(-5,671) SF	88,665 SF
Landscaped Area	25,623 SF	(+2,651) SF	28,274 SF
Unimproved Area	0 SF	0 SF	0 SF
TOTAL (should equal total lot area)			138,624 SF

7. Is any grading proposed?..... Yes No

If yes, complete the following:		
a. Amount of cut	305	Cu.yds.
b. Amount of fill	350	Cu.yds

8. Does the project include removal of trees or other vegetation? Yes No

If yes, indicate **number, type, and size** of trees _____

One large shrub will be demolished directly adjacent to the existing showroom building.

Or other **type and area** of vegetation _____

9. Present Use of Property

a. Are there existing structures on property..... Yes No

b. If yes, describe _____

Existing showroom/service building and metal outbuilding.

c. Will any structures be demolished or removed? Yes No

d. If yes, describe Existing showroom/service building and metal outbuilding.

SECTION IV. ATTACHMENT CHECKLIST

Please also include the items in the following **ATTACHMENT CHECKLIST**, which is provided for the convenience of applicants in gathering necessary application materials and is based on the requirements of **Municipal Code section 17.27.42(2)**: (Please note additional filing requirements may be required depending on the proposed project.)

A **SITE PLAN**, prepared to the following specifications:

- The site plan shall be drawn at a scale of no less than one inch equaling 20 feet;
- The site plan shall show the location of the proposed development and the lot lines of the property on which development is proposed;
- The site plan shall show the location of the protected water feature. If the protected water feature is a wetland, the delineation shall be made by a qualified wetlands specialist pursuant to the Division of State Lands' recommended wetlands delineation process. For all other protected water features, the location shall be established by a registered professional engineer or surveyor licensed by the State of Oregon.
- The site plan shall show the location of the water quality resource area, including slope and drainage information sufficient to classify the protected water feature under Table 1.

Applicants are required to submit a **field-verified delineation of the water quality resource area** on the subject property as part of the application. Only if the protected water feature is not located on the subject property and access to the water feature, for purposes of completing a delineation, is denied may existing data be used to delineate the boundary of the water quality resource area. To receive an exemption from the requirement to submit a field-verified delineation, an applicant must submit the following:

- A copy of a letter addressed to the owner of the property on which the protected water feature exists requesting access to the property for the purpose of completing a delineation of the protected water feature; and
- A copy of a return receipt from the US Postal Service verifying that the letter was mailed certified and was received or refused.

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: Z0615-18
Application Type: Planning/PD-HO-Ministerial/NA/NA
Address: 19300 MCLOUGHLIN BLVD
GLADSTONE, OR 97027

Receipt No. 1278287

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Credit Card		\$1000.00	12/21/2018	MSALO	PAID BY: TIMOTHY BRUNNER 11104 SE STARK ST PORTLAND, OREGON 97216	TIMOTHY BRUNNER

\$1000.00

Owner Info.: BETT INVESTMENTS LLC
BRAD TONKIN
GLADSTONE, OR 97027

Work Description: Design Review

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: Z0616-18
Application Type: Planning/PD-HO-Ministerial/NA/NA
Address: 19300 MCLOUGHLIN BLVD
GLADSTONE, OR 97027

Receipt No. 1278289

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Credit Card		\$565.00	12/21/2018	MSALO	PAID BY: TIMOTHY BRUNNER 11104 SE STARK ST PORTLAND, OREGON 97216	TIMOTHY BRUNNER
		<u>\$565.00</u>				

Owner Info.: BETT INVESTMENTS LLC
BRAD TONKIN
GLADSTONE, OR 97027

Work Description: HCA - Map Verification

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: Z0618-18
Application Type: Planning/PD-HO-Ministerial/NA/NA
Address: 19300 MCLOUGHLIN BLVD
GLADSTONE, OR 97027

Receipt No. 1278291

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Credit Card		\$423.00	12/21/2018	MSALO	PAID BY: TIMOTHY BRUNNER 11104 SE STARK ST PORTLAND, OREGON 97216	TIMOTHY BRUNNER
		<u>\$423.00</u>				

Owner Info.: BETT INVESTMENTS LLC
BRAD TONKIN
GLADSTONE, OR 97027

Work Description: Water Quatlity - Boundary Verification

RECEIPT

Clackamas County
DEVELOPMENT SERVICES BUILDING
150 BEAVERCREEK RD.
OREGON CITY, OR 97045

Application: Z0617-18
Application Type: Planning/PD-HO-Ministerial/NA/NA
Address: 19300 MCLOUGHLIN BLVD
GLADSTONE, OR 97027

Receipt No.	1278292					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Comments	Payor
Credit Card		\$341.00	12/21/2018	MSALO	PAID BY: TIMOTHY BRUNNER 11104 SE STARK ST PORTLAND, OREGON 97216	TIMOTHY BRUNNER
		<u>\$341.00</u>				

Owner Info.: BETT INVESTMENTS LLC
BRAD TONKIN
GLADSTONE, OR 97027

Work Description: Construction Management Plan

