



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

Tuesday, March 19, 2019

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

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 February 19, 2019 Meeting Minutes

REGULAR AGENDA

2. Monthly Planning Report – February 2019
3. **Public Hearing:** Files Z0037-19-D, Z0089-19-V; Z0039-19-CMP, Z0038-19-WBV and Z0040-19-CMP. Construction of a one-story 22,177 sq. ft. building and associated site improvements on a 1.97 acre parcel to function as the City's new Civic Center. 18505 Portland Avenue (2 2E 19AA, TL #02000) at the corner of Duniway Avenue and Portland Avenue, City of Gladstone.
4. **Public Hearing:** File Z0079-19-D. New 4 Unit Office Building, two-story 9,940 sq. ft. on currently vacant land, E. Clarendon at 82nd Drive (2 2E 20AD TL#03500, 03600 and 03700). Bob Sanders & Hans Thygeson, Park Place Business Suites LLC
5. Discussion of Planning Commission's Annual Work Plan (no attachments)

BUSINESS FROM THE PLANNING COMMISSION

ADJOURN



CONSENT AGENDA

GLADSTONE PLANNING COMMISSION WORK SESSION MINUTES of February 19, 2019

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

ROLL CALL:

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

ABSENT:

Commissioner Natalie Smith

STAFF:

Tami Bannick, City Recorder; Melissa Ahrens, Senior Planner; Spencer Parsons, City Attorney

CONSENT AGENDA:

1. Approval of January 15, 2019 Meeting Minutes

Commissioner de AElfweald made a motion to approve the Consent Agenda. Motion was seconded by Commissioner Pat Smith. Motion passed unanimously.

REGULAR AGENDA:

2. Monthly Planning Report – January 2019

Ms. Ahrens went over the report. Chair Rowlette noted an error – there was an approval that said it was for Auto Town when it should be Tonkin.

3. Briefings for Administrative Decisions, files Z0030-19-Floodplain Development Permit; Z0031-19-HCA Development Permit; Z0032-19-HCA Map Verification; Z0033-19-WQ Map Verification and Z0034-19-HCA Construction Management Plan – Improvements and Seismic Retro Fit of the 82nd Drive Bridge:

Lizbeth Dance, who is assisting Ms. Ahrens with planning work, introduced herself. She said all of the applications have been received. The project includes the removal of wooden beams under the bridge and creating a single cement span, seismic retro fits to the main span piers, and upgrade/replacement of the sanitary sewer force main on the downstream side of the river. This property is zoned open space. Water Environment Services is the applicant and Jessica Rinner is representing WES for Clackamas County. Oregon City has done land use reviews/approvals for work on the other side of the bridge. There was an easement approved last year to allow WES to do the work in this section of the bridge. There are five subsequent environmental reviews required because this work is happening near a habitat conservation area, water quality resource area, and the floodplain. She gave a presentation showing the improvement plans, the restoration plan for the area near the river, etc. There will be detour signs posted in the area for bicycle/pedestrian traffic during construction. Commissioner de AElfweald asked that a detour sign be posted for pedestrians at the entrance to the park.

Commissioner Wentz asked why the plants are going to be replaced on the Oregon City side of the river. Ms. Dance said there is nothing in the code that addresses where the restoration area has to be done as far as city limits – it just has to be within a proximity. Ms. Dance said she will work with WES on that. Jessica Rinner said that WES owns the bridge now, but not the property underneath it. She said that they structurally upgraded the bridge to allow for truck traffic in the event of an emergency. Commissioner Poole said he has concerns that while the bridge is closed

for six months it will become an attractive nuisance and graffiti might become an issue. Ms. Dance said they have discussed that issue – the Police and Fire Chiefs were included in the discussions and there will be chain link fencing up. Commissioner Pat Smith asked if the 4,000 sq. ft. of grading/disturbance is earth removed or moved around and put back. Ms. Dance said the 129 cubic yards will be removed from under the span. Commissioner Pat Smith asked if plants are being removed and not replaced what will control water run-off in that area. Ms. Dance said the replacement of grasses will help with erosion, there is also erosion control fencing, and there are additional State requirements in the construction management plan. The project hasn't gone out for bid yet so construction probably won't begin until June. During construction there may be periods of time when the bridge will be open for pedestrian/bicycle traffic.

4. Public Hearing: File Z0597-18-D and Z0598-18-C – Demolition of an existing single-family residence and the construction of a new tri-plex residential building with attached single car garages and associated site improvements on an existing 7,900 sq. ft. lot at 165 E. Exeter (2E 20CA, TL #07500), Iselin Architects:

Chair Rowlette said this is a quasi-judicial public hearing. He went over the procedures/rules for the public hearing. He said that a decision may be made by the Commission at the close of the public hearing or the matter may be continued to a time/date certain. Any party may request a continuance of this hearing or may request the record remain open for seven days. If the matter is continued to a date certain this will be the only notice of that date received. The Commission's decision will be final unless appealed to the City Council.

He asked if any members of the Commission wished to disclose any ex parte contacts, bias, or conflicts of interest and asked if members had visited this site. Commissioner Langston has driven by the site. Commissioner de AElfweald went by the site today. Commissioner Poole has been by the site. Commissioner Wentz has been by the site. Commissioner Pat Smith has been by the site and has discussed the removal of the two oaks trees with Commissioner de AElfweald. Chair Rowlette said he received the notification letter because he lives close to the site, he knows the people who used to live there, he has been in the house, he has discussed it with his wife – however, he doesn't feel any of this would make him change his decision and he feels he can make an unbiased/impartial decision so he will not recuse himself from the hearing. Chair Rowlette asked if any members of the audience wished to challenge the jurisdiction of the Commission to hear this matter – none did. He asked if any members of the audience wished to challenge any Planning Commission member's ability to participate – there were none. Ms. Ahrens went over the staff report. The proposed project includes demolition of an existing 1,053 sq. ft. single-family home build in 1940 and the construction of a new tri-plex residential building. The interior of the home is not suited for remodeling/restoration. The zoning of the property is R-5. Public noticing followed code requirements. The proposed tri-plex will contain two 2-story 3 bedroom units and one single-story 2 bedroom unit. The proposed development meets the minimum lot size area of 7,500 sq. ft. for three units, complies with the front, side, and rear set-backs, does not exceed 35 feet in height, and meets all the multi-family design standards. There will be six parking spaces, which meets the code requirements. They are requesting a revised landscaping plan and they have attached other special conditions so they can assure that the screening standards and other requirements are met. There was discussion regarding parking spaces/on-street parking. Ms. Ahrens went over the conditional use findings.

Commissioner de AElfweald asked if Ms. Ahrens could work with City staff to start including a link to the PDF on the City's website so the public can download it if they choose to. He also asked that if this is approved he would like the demo crew to be aware that there are cats living under the house right now. He asked the difference between B and D at the top of page 4-4. Ms.

Ahrens said that was a typo – it got included twice. He asked why a 7,900 sq. ft. lot is not R-7.2. Ms. Ahrens did not know the answer. There was discussion regarding possible reasons. He asked what she wanted them to change in the landscaping design. Ms. Ahrens said it will change because the driveway/curbs are going to change pursuant to Public Works requirements. There was discussion regarding screening requirements.

Commissioner Pat Smith said on page 4-6, building materials, it says screening for roof mounted equipment is also discussed in this section – but that’s the only mention of it. Ms. Ahrens said that is a typo – it should just end after that code section.

APPLICANT TESTIMONY:

Jessica Iselin from Iselin Architects wanted to clarify that the comments they received from Public Works were on a very preliminary proposal – the design they are looking at tonight shows the consolidated driveways. They are still working on some of the storm water issues with Public Works so there may be some minor modifications as part of the building permit review process. She gave some background information on the project. A relative of the owners will be living in the single-story unit and it will be designed to meet the ADA accessibility requirements. Chair Rowlette asked if the two oak trees will be removed – Ms. Iselin said that unfortunately they have to be removed. Commissioner Pat Smith asked if any consideration was given to a single-level construction – Ms. Iselin said there was discussion, but a duplex was not allowed in that area so in order to fit three units on the property they had to go with a second level.

PUBLIC TESTIMONY:

Linda Cosgrove said she supported a petition in 1998/99 to remove duplexes from the R-5 areas. The only reason tri-plexes weren’t included in the petition is because no one thought it would happen. She feels that the property would be ideal for a single-family home with an attached dwelling unit. She said the school population is down and one of the reasons is because there isn’t the available space for a young family to come in and purchase a home and invest in the community.

Mary Hanson had questions regarding what type of fencing will be put up. She asked if she is going to need permission in order to bring a truck onto the property to remove their cedar trees that are dying on her property. She said last summer they had sewer issues because there are 5-6 houses in that square block that are on one line. She asked if they will have a new sewer line put in. The City Attorney said the permission for truck access would have to come from the property owner, not the City. Ms. Ahrens said it is her understanding that the sewer capacity has been looked at and it can accommodate the proposed development but she does not know if it is on the same connection that Ms. Hanson is on. Chair Rowlette explained that the proposed development does not abut Ms. Hanson’s property. It was determined that the property in question belongs to the Community Club so Ms. Hanson will be contacting them with the assistance of Ms. Bannick.

APPLICANT REBUTTAL:

Ms. Iselin said the owners did consider a family home because of the proximity of the school – and that is part of the reason why they specifically wanted to create three-bedroom units because they could accommodate a young family better than a two-bedroom unit.

Commissioner de AElfweald made a motion to close the public hearing. Motion was seconded by Commissioner Poole. Motion passed unanimously.

Commissioner de AElfweald said he feels there is enough room for an extra car to park on the street. He is okay with the two entrances and getting six-off street parking spots. He believes

that is better than increasing the parking requirements off street. Commissioner Wentz agreed. Commissioner Poole is concerned about the parking and asked for clarification on the requirements. Ms. Ahrens said it meets the code requirement for parking spaces for multi-family. Commissioner Poole said it seems like we are losing on-street parking with every application. He sees the parking/access as being problematic. Ms. Ahrens said that this project did not require a traffic impact study because the threshold is 1,000 trips/day generated. There was further discussion regarding parking issues in Gladstone. Commissioner Poole wanted to make a clear concern about the loss of parking on this application to satisfy the change. Commissioner de AElfweald said the Commission needs to decide if they support the plan with Mr. Whynot's waiver.

Commissioner Wentz made a motion to accept the waiver as the Public Works Director suggested. Motion was seconded Commissioner de AElfweald. Motion passed unanimously.

Commissioner Poole asked if the Planning Commission is giving valid consideration to City parking in this situation because we are losing a City asset to make this happen. City Attorney pointed out that there are two conversations going on – one regarding this particular application and parking issues in general. He said the second conversation wouldn't necessarily be in the context of the quasi-judicial application because the criteria that the Planning Commission has to evaluate the application on are the adopted standards that the City has now with the exception of the waiver. Ms. Ahrens said that the parking standard for a multi-family unit is 1.5 parking spaces per dwelling unit so they are exceeding the standard. The trade-off for not going with the Public Works recommendation and waiving their standard would be to lose two off-street parking spaces.

Commissioner Poole made a motion to close the discussion regarding parking. Motion was seconded by Commissioner de AElfweald. (There was no vote taken)

Ms. Ahrens said she was given a verbal description of the proposed lighting plan but they haven't seen a plan yet, which is typical, but they will get one before building permits are issued. Commissioner de AElfweald asked that the applicant be provided with the City's timeframes for the noise ordinances. He said that the images they were given for the new property are a lot better than what it looks like today.

Commissioner Langston made a motion to approve the design review application Z0597-18-D and conditional use application Z0598-18-C and recommend the following findings of the conditions of support of approval for lighting, Public Works requirements, landscaping, Fire Department approval, design review plans, and Endangered Species Act. Motion was seconded by Commissioner Wentz. Ms. Bannick took a roll call vote: Commissioner Langston – yes. Commissioner de AElfweald – yes. Commissioner Poole – yes. Commissioner Wentz – yes. Commissioner Pat Smith – yes. Chair Rowlette – yes. Motion passed unanimously.

NEW BUSINESS:

Ms. Bannick said that Ms. Betz asked her to follow up with the Commission regarding an ordinance adopting the appointment to boards, commissions, and committees - Chapter 2.10.050, Organization and Operation, an annual work plan, that states each board, commission and committee shall prepare an annual work plan which will have elements of the City's strategic plan. These work plans shall be discussed with and approved by the City Council in a joint work session. Ms. Betz wanted the Commission to be aware that she is planning to schedule a meeting with City Council Liaison Mersereau and Chair Rowlette before the March meeting to talk about a work plan. It will be coming to the City

Council at a work session scheduled in March. Chair Rowlette said that would be a good time to discuss parking, changing the code, etc.

Chair Rowlette asked about time limits on approvals. Ms. Bannick said that Ms. Betz wanted to bring up the explanation for discussion of a one year extension for time limits for conditional use. She shared copies of the current language for time limits on conditional use approvals. The City is asking the Planning Commission if they want to consider extending design review approval to two years instead of one. If they do, then they can bring that information back to the Planning Commission to discuss in April or May. If the Commission wants to leave it as the one year there will be no further discussion. Ms. Betz wanted them to be aware that they have had two approvals expire in the past year. Chair Rowlette asked if the Commission wanted to discuss changing it to two years or leaving it at one year with an extension. Commissioner de AElfweald wanted to remind everyone that they added it specifically because a certain company was using the expiration and continuing without the permit with the assumption that they could because the City didn't have that kind of language in there. He said when this first came up the code changed during that year window and because they let it expire they had to comply with the new code. He said if we are looking at doing substantial code reviews/changes that is going to have an impact on this. It was agreed to discuss this issue at a future meeting.

BUSINESS FROM THE COMMISSION:

Commissioner Pat Smith:

He said they all received a nice note from Ms. Betz regarding old lots being built on that didn't have to go back through the Planning system. He said there's a duplex going up on Oatfield Road near Webster – he has never seen anything discussed about it. Ms. Ahrens said it was just a building permit – it's in the R-7.2 zone where duplexes are allowed.

Commissioner Pat Smith said Ms. Ahrens' presentations are always excellent. He said he found one statement in there to be very arbitrary. He said that Ms. Ahrens said that the proposal tonight "fits the neighborhood". He wondered what criteria she uses to decide if something does or doesn't fit the neighborhood. Ms. Ahrens said it is subjective. It is in the conditional use approval criteria. You want to find that it's suitable for the neighborhood - that it matches community character. She said they made the finding because there is an apartment complex next door, it's down the block from Portland Avenue, and there's a single-family dwelling on the other side – that it's a gray transition use between single-family and higher density apartments. Commissioner Pat Smith said he respectfully disagrees that it fits the neighborhood. He related this to the Webster Road Apartments scenario and said the building a two-story apartment in a layer of single-level homes, and the apartments are all single-level, it doesn't seem to him that it fits the neighborhood. He said that making sure that multi-family homes fit the neighborhood is the first criteria in making sure it's acceptable to the rest of the community. City Attorney said those criteria that have that kind of open-ended language is very deliberately written to be open-ended to allow the Planning Commission to exercise its discretion where it's allowed to. He said that if the Commission disagrees with the findings of staff they are free to pinpoint that criterion and say that the proposed finding in the staff report isn't exactly what we had in mind and we either don't feel that that criterion's met or it's met because of "blank". He said that as things change over time and as the composition of a decision-making body changes over time an interpretation can change with both of those.

Commissioner Poole:

He said he hopes the community, the City and the staff do a little more research of our tolling plan and how it's going to effect Gladstone because with the Abernethy Bridge and our configuration, the river, we're a choke point and there's a lot of concern about the volume of traffic that will be diverted off the freeway.

ADJOURN:

Meeting adjourned at approximately 8:26 P.M.

Minutes approved by the Planning Commission this _____ day of _____, 2019.

Randy Rowlette, Chair



March

REGULAR AGENDA



City of Gladstone Monthly Report | FEBRUARY 2019

PUBLIC CONTACTS/PLANNING ACTIONS

CUSTOMER CONTACT/Planning Actions	JANUARY	FEBRUARY	MARCH	APRIL	YEAR TOTALS
Customer Service Counter Contacts	8	4			12
Customer phone contacts	48	42			90
Building Permits Issued	0	1			1
Pre-application conferences	3	1			4
Administrative Decisions	0	0			0

PLANNING COMMISSION ACTIONS/DECISIONS

- APPROVAL OF Z0597-18-D, Z0598-18-C

CITY COUNCIL LAND USE ACTIONS/DECISIONS

- NONE

PRE-APPLICATION CONFERENCES

- Conversion of a residential building to commercial at 540 Portland Ave

BUILDING PERMITS

FEBRUARY

Date	Address	Building Permit #	Description
2/21	19300 McLoughlin	B0369418	Ron Tonkin Showroom

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
18595 Portland Ave, Gladstone	Gladstone Civic Center Development; Tentatively scheduled for March Planning Commission meeting	City of Gladstone
19120 SE McLoughlin Blvd	CarzPlanet Design Review application to modify previously approved landscaping; Tentatively scheduled for April Planning Commission meeting	CarzPlanet



REGULAR AGENDA



Agenda Item No. 3

PC Meeting Date: 3/19/18

DECISION: DESIGN REVIEW

Application No.:	Design Review Z0037-19-D; Variance Z0089-19-V; Environmental Overlay applications Z0039-19-CMP, Z0038-19-WBV, and Z0040-19-HMV
Applicant:	Jennifer Marsicek on behalf of City of Gladstone
Project Location:	18505 Portland Ave., Gladstone, OR 97027 Tax Lot 22E19AA02000; at the corner of Duniway Avenue and Portland Avenue.
Project Description:	Construction of a one-story 22,177 sq. ft. building and associated site improvements on a 1.97 acre parcel to function as the City's new Civic Center.

SUMMARY OF PLANNING COMMISSION DECISION

The Planning Staff is recommending APPROVAL of the Design Review application Z0037-19-D and recommends adoption of the following findings and following conditions in support of approval: (1) Trash, (2) Site Landscaping, (3) Signage, (4) ADA Access, (5) Parking, (6) Sanitary and Sewer, (7) Fire Department Approval, (8) Public Works Approval, (9) Design Review Plans, (10) Endangered Species Act.

The subject 1.97 acre property is zoned Light Industrial or LI and has historically been developed and used for commercial business operations, starting in the 1980's. The subject site is located on the west side of Portland Avenue, approximately 300 feet from the Gladstone high school's athletic field. The surrounding area is a mixture of low density and medium density residential development, as well as other light industrial properties directly adjacent to the subject site, such as the City's Public Works department office and storage yard. The proposed Design Review application is for the development of a new 22,177 sq. ft. one-story building to be used as the City's Civic Center. The proposed development would include a main City Hall, City offices, meeting rooms, police operations, records storage, and space to accommodate community meetings and court and council hearings.

Title 13 Habitat Conservation Area and Title 3 Wetlands are identified on site, however, the existing habitat overlays shown represent historic environmental conditions and the applicant has

submitted a wetland delineation and associated information demonstrating that wetland resources are no longer present on site. The environmental overlays are addressed through Habitat Conservation Area Construction Management Plan, Habitat Conservation Area Map Verification, and Water quality Resource area Boundary Determination applications and associated findings in Sections C and D of this staff report.

A variance application is also proposed to request reduction of a parking strip width requirement along Duniway, due to site constraints and City right of way (ROW) dedication requirements. The findings for the variance application and staff recommendation are included in Section E of this staff report.

The legal standard of review for the proposed project consists of applicable sections of the City of Gladstone's Municipal Code Title 17. The proposed community service facility use would be consistent with the outright permitted uses of the LI zoning district and would be compatible with the uses in the surrounding area. As proposed and conditioned, Planning Staff finds this Design Review application, and associated Variance and Habitat Overlay applications, consistent with all applicable standards from Title 17 of the Gladstone Municipal Code (GMC).

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EXHIBITS

- Exhibit 1. Location Map
- Exhibit 2. Visual Simulations
- Exhibit 3. Site Plan
- Exhibit 4. Landscape Plan
- Exhibit 5.

APPENDIX: SUBSTANSIVE FILE DOCUMENTS

A. Application Materials

I. REQUEST FOR COMMENTS

Sent to: City of Gladstone, Public Works, Gladstone Fire, Gladstone PD, Engineering

Responses Received: None (Note: comments were provided by City staff in the pre-application meeting forum)

II. STANDARD CONDITIONS

1. **Expiration.** The design review and variance land use 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. **Trash.** PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT, the applicant shall submit a letter to the city from the franchise hauler indicating approval of a plan for trash/recycling storage and collection. Alternatively, the applicant may submit calculations demonstrating compliance with the minimum standards method described in GMC Subsection 17.44.020(8). Trash/recycling enclosure to be fully enclosed and compatible with design of main building.
2. **Site Landscaping.** PRIOR TO THE ISSUANCE OF ANY BUILDING PERMITS, the applicant shall submit a final landscape plan in substantial conformance with the submitted landscaping plan dated 1/30/19, prepared by lango.hansen, for the review and written approval of the City. Said plan shall include the following:
 - c. A written commitment by the applicant that all required plantings included in the final landscaping plan shall be maintained in good growing condition, and whenever necessary, shall be replaced with new plant materials to ensure continued compliance with applicable landscape screening requirements.
3. **Signage.** All signs shall meet the provisions of Subsection 17.52 of the GMC.
4. **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.
5. **Parking.** PRIOR TO ISSUANCE OF ANY BUILDING PERMITS, the applicant shall submit a plan clearly depicting the parking areas that are intended to accommodate car pool or van pool parking only. Ten percent (10%) of the parking spaces will be dedicated to car pool or van pool parking.

6. **Sanitary and Sewer.** The proposed development shall meet all sanitary and storm sewer requirements pursuant to WES and Chapter 17.56 of the GMC.
7. **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.
8. **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.
9. **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.
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 subject 1.97 acre property, is zoned Light Industrial or LI and has historically been developed and used for commercial business operations, starting in the 1980's. The subject site is located on the west side of Portland Avenue, approximately 300 feet from the Gladstone high school's athletic field. The surrounding area is a mixture of low density and medium density residential development, as well as other light industrial properties directly adjacent to the subject site, such as the City's Public Works department office and storage yard. The proposed Design Review application is for the development of a new 22,177 sq. ft. one-story building to be used as the City's Civic Center. The proposed development would include a main City Hall, City offices, meeting rooms, police operations, records storage, and space to accommodate community meetings and court and council hearings. The hours of operation would be from 8am to 5pm Monday through Friday, excluding holidays. The number of regular employees is approximately 30.

The proposed Civic Center building is 17 ft. high and includes windows and landscaping along all street frontages. The proposed project would require 3,700 cubic yards of cut grading and 1,810 cubic yards of fill. Additionally, 25,848 sq. ft. of new landscaping is proposed on site.

On-site improvements include new paved parking areas, concrete pedestrian walkways, storm water treatment swales, interior and perimeter landscaping and lighting. Off-site improvements include new sidewalks and paved streets on Duniway, Portland and Watts new storm and water lines, street trees, landscaping and lighting. The material of the main building is painted concrete with storefront window systems.

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 subject application was initially deemed complete on February 19, 2019. As such, the application, as submitted, satisfies these requirements. *Section 17.80.100(1)* provides for approved design review to remain valid for one year. If construction has not begun by that time, the approval may be renewed once by the Planning Commission for not more than one year.

The LI Zoning District

Chapter 17.24 of the GMC establishes basic requirements for the Light Industrial District.

17.24.045 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.

[...]

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

[...]

(6) Required screening shall be a minimum of six feet 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.

Section 17.24.020 identifies uses permitted outright in the District, and includes Community service facility such as a fire station, library, community center, park, utility facility, as proposed by this application. The new building is proposed to accommodate a community service facility (a City Civic Center) and associated office and public meeting rooms. This criterion is met.

The proposed buildings are consistent with the required dimensional standards for the LI Zoning district. The LI zoning district implements a maximum height of 35 ft. and the buildings would be a maximum of 17 ft. high. The LI zoning district allows for a zero side yard and rear yard setback, except when a rear or side lot line abuts a residential zoning district, in which case the minimum rear or setback shall be 20 feet. However, the subject property does not abut a residential zoning district and would not be subject to a side or rear setback. The front and streetside setbacks for the LI zoning district are zero. The main site ingress and egress would be located on Duniway Ave., with access to a parking lot area also available on Watts St. The proposed City Civic Center building would be setback from the front property line approximately 8 ft. As such, all dimensional standards of Section 17.24.060 are met.

The proposed landscaping and building design would function to screen the parking lot and loading areas from residential properties that are located on the other side of Portland Ave. The screening would be accomplished with the building placement along Portland Ave frontage, as well as forest green oak trees and a mixture of other landscaping plants. As such, the screening requirements of Section 17.24.045 are met.

Building Siting and Design

Section 17.44.020(1) requires buildings to maximize solar access where practical

Section 17.44.020(2) requires buildings to have energy efficient designs.

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.

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. Metal siding is only permitted to be used for buildings, or the portions of buildings, that are not visible from a road or adjacent property.

Section 17.44.020(5) of the GMC establishes lighting standards. 17.44.020(6) establishes illumination level standards. It requires all on-site lighting to 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.

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

Section 17.44.020(8) requires new construction subject to Design Review 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.

Chapter 17.52 of the GMC establishes sign requirements.

Chapter 17.54 of the GMC establishes clear vision requirements.

The construction of the City Civic Center would be compatible with the surrounding industrial, commercial, and civic (City Public Works) uses in the area and has been designed to meet the criteria of the City's Section 17.44 building and siting design standards. Specifically, the proposed development has been designed and oriented to maximize solar access, with south facing principal building facades. As such, the proposed project meets the criteria of Section 17.44.020(1).

Additionally, the building has been designed to concentrate window areas on the south side (within twenty degrees of true south) of buildings where there is good southern exposure, use overhangs, covered entries, and the incorporate trees near the primary building to prevent excessive summer heat gains, catch and direct summer breezes for natural cooling and minimize effects of winter winds. Clerestory windows are also incorporated to provide natural lighting and/or solar heating of interior spaces. Furthermore, 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. As such, the proposed project meets the criteria of Section 17.44.020(2).

The construction of the City Civic Center would be compatible with the surrounding industrial, commercial, and civic (City Public Works) uses in the area and has been designed to orient parking lot areas away from the residential uses across Portland Ave. Additionally, all proposed mechanical equipment is proposed to be screened from view and trash and refuse storage areas would be appropriately enclosed. The proposed civic center is not anticipated to result in any increase in ambient noise beyond what currently exists in the surrounding area. As such, the proposed project meets all of the criteria of Section 17.44.020(3).

The applicant's submitted visual renderings and plan sets for the proposed project indicate that all building materials would meet the requirements of Section 17.44.020(4). The proposed exterior materials would consist of painted concrete, storefront windows and exposed wood awnings at each entry and would result in an aesthetically pleasing building exterior. As such, the proposed project meets all of the criteria of Section 17.44.020(4).

Regarding lighting, the applicant proposes 10 light pole fixtures in the parking lot, as well as 3 wall mounted fixtures on the building. Section 17.44.020(6) of the GMC establishes illumination level standards and 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. The proposed lighting plan indicates that all proposed lights will be shielded and downcast and avoid excessive off-site light spill. As such, the lighting standards of Section 17.44 are met.

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. There will be a PGE electrical transformer located in the landscaping near the east driveway off Duniway and the electrical switchgear for the building mounted to the wall about midway down (Duniway side). There are also 7 roof mounted mechanical units. These are shown on the roof plan and

sections on sheet A1.0 and are proposed to be screened with metal panels from view. As such, the standards of Section 17.44.020(7) are met.

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. The proposed plan proposes to construct new trash/recycling facilities, consistent with GMC requirements. The proposed new trash enclosure would be 125 sq. ft. and would meet the total required area of 96 sq. ft., dictated by Section 17.44.020(8)(b).

Therefore, as proposed, the subject Civic Center project meets all applicable criteria from the building and siting design standards of Chapter 17.44.

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(2)(a) requires that a parking or loading area providing ten or more spaces shall be improved with defined landscaped areas totaling no less than ten square feet per parking space. And (b) requires parking or loading area shall be separated from any lot line adjacent to a street by a landscaped strip at least 10 feet in width, and any other lot line by a landscaped strip at least five feet in width;

Subsection 17.46.020(3) requires that provisions for irrigating planting areas be made where needed.

Subsection 17.46.020(4) requires landscaping to be continuously maintained.

Subsection 17.46.020(1) requires a minimum of fifteen percent of the lot area be landscaped.

The proposed landscaping will result in approximately 30% coverage of the 1.97 acre property, greatly exceeding the 15% landscape coverage requirement of Section 17.46.020(1). Additionally, the proposed landscaping plan incorporates 63 new trees, along street frontages and in the interior landscaping of the subject site. Native plant species are emphasized on the landscaping plan and a large stormwater detention swale is proposed to be planted with appropriate plantings with the dual benefit of improved on site water infiltration and establishment of a landscaped wetland feature. **However, the proposed landscaping plan does not include a commitment for continuous landscape maintenance so Special Condition of Approval No. 2 is recommended to ensure compliance with Subsection 17.46.020(4).**

Subsection 17.46.020(2)(a) requires that a parking or loading area providing ten or more spaces shall be improved with defined landscaped areas totaling no less than ten square feet per parking space. Since 81 parking stalls are proposed, 810sq. ft. of internal landscaping is required in the parking lot area. The submitted landscaping plan meets this criteria by providing 11,973 sq. ft. of landscaping. However, due to City Public Works right of way improvement requirements along Duniway Ave the applicant is not able to meet Section 17.46.020(2)(b). This Code Section requires parking or loading area to be separated from any lot line adjacent to a street by a

landscaped strip at least 10 feet in width, and any other lot line by a landscaped strip at least five feet in width. As such, the applicant has submitted a variance application, which is combined with this staff report in Section E. Planning staff is recommending approval of the variance application, based on the findings in Section E of this report. If the variance is approved by the Planning Commission then the proposed project would not need to be compliant with this Section.

As such, as proposed and conditioned, and subject to an approval of a variance application, the project is consistent with applicable sections of Section 17.46 of the City's Municipal Code.

Parking and Access

Chapter 17.48 of the GMC regulates off-street parking and loading.

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.

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.

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.

Section 17.48.040(2)(f),(g) and (i) establish the minimum width of access aisles and the minimum dimensions of parking spaces.

Section 17.48.050 establishes requirements for bicycle parking.

17.48.060 Car pool and van pool parking. Requires new industrial, institutional and office developments requiring full site design review, including government offices, with 50 or more employee parking spaces, to designate at least 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."

The proposed project would be subject to the parking requirements of Table 1 of Section 17.48.030, which would require 1 parking space for every 75 sq. ft. of public meeting space, as well as 1 space per every administrative employee. The square footage of meeting room space would require 24 parking stalls. Additionally, the proposed amount of employees would include 12 administrative employees. The proposed number of parking stalls is 81, including 11 on-street spaces. As such, the required number of parking spaces would be 36 and the proposed project would be compliant with the parking requirements of the Municipal Code. The proposed parking stalls would not exceed the maximum parking space limit applied by the Municipal Code in Section 17.48. The applicant has not proposed any car pool or van pool parking spaces on the submitted plan set, however, they have indicated they are amenable to including dedicated spaces on the final plan set. **As such, Special Condition No. 5 is proposed to require that 10% of the parking spaces are dedicated to carpool or van pool parking. Therefore, the**

project, as proposed and conditioned, is consistent with the parking requirements of the Section 17.48.030.

The proposed parking stalls would be located within 200 ft. of the nearest building edge and would be permanently marked and located so that no backing movements or maneuvering within a right of way would be necessary. All proposed parking stalls would meet the minimum width of access aisles and dimensions of parking spaces. Additionally, five bicycle parking spaces would be provided, even though only 2 are required by Municipal Code Section 17.48.050. The proposed parking and loading areas are proposed 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, consistent with Section 17.48.040(1).

As such, as proposed and conditioned, the project is consistent with applicable sections of Section 17.48 of the City's Municipal Code.

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.

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

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

Subsection 17.50.020(6) pertains to pedestrian access.

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.

Section 17.50.040, Streets and Roads Generally:

The proposed project is located with frontage along Portland Ave, a minor arterial road as identified on the City's Comprehensive Plan Map No. 5, Streets Map, and Duniway Ave., a dead end street. The proposed project will generate approximately 254 vehicle trips on a typical weekday, including 36 trips during the AM peak hour and 34 trips during the PM peak hour. A traffic impact analysis was prepared by P&C Construction for the subject site, consistent with Section 17.17.50020 of the Municipal Code. The proposed development has been designed to minimize traffic volume increases on minor streets and underdeveloped streets. The traffic impact analysis also found that the surrounding transportation network, including multi-modal transit opportunities and public roadways, is adequate to accommodate the proposed development. Additionally, Watts St. will be improved and opened up as part of the proposed project to facilitate traffic circulation improvements. Furthermore, the proposed project

incorporates the recommendations of the Traffic Study and no traffic impacts are anticipated as a result of the proposed project.

The proposed project has limited the amount of impervious surfaces, where feasible, and has also included an on-site stormwater detention/infiltration basin. Separations for motor vehicular, bicycle, and pedestrian movement are provided on site, per the proposed plan set and curbs and sidewalks will be provided within the right of way along Duniway Ave., Portland ave, and Watts st. Handicapped, ADA accessible, ramps and walkways are incorporated into the proposed project design. City Public Works has reviewed the proposed improvements to Watts st. and Duniway Ave. and find the proposed plant set in general compliance with the Standard Construction Specifications. **However, Special Condition N. 8 is recommended so that Public Works can have final review of the plan set that is submitted to County building codes staff, prior to building permit issuance.**

As such, as proposed and conditioned, the project is consistent with applicable sections of Section 17.50 of the City's Municipal Code.

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.

17.56.020 [Standards] requires development standards to ensure adequate provisions are made for 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.

The proposed project site generally slopes to the south and west, with a centrally located low area of the site. There are existing public stormwater systems to the east in Portland Ave, and to the north and west in Duniway Ave. and Watts St. The Portland Ave system flows south and has been described to surcharge in heavy storm events. From conversations with Public Works staff, the stormwater system along Duniway and Watts St. also surcharges during heavy storm events. As such, the proposed project was designed to improve the existing stormwater facilities and ensure that proper drainage of surface waters was addressed. The proposed project incorporates a system of stormwater facilities, including two concrete-walled vegetated flow-through planters adjacent to the east side of the building (lined) and a vegetated flow-through planter with side slopes in the parking lot. These facilities provide both water quality and flow control for the proposed development's impervious areas to meet City of Gladstone stormwater standards.

Additionally, the project will include frontage improvements along Duniway Ave, Portland Ave and the development of Watts St. The public stormwater system along Duniway Ave. and south down Watts St to Barclay Ave will be completely replaced with new catch basins, manholes and storm pipe. It will be replaced at a consistent slope and provide for connection for an anticipated future City stormwater improvement project. The proposed stormwater facilities were sized per Gladstone and CCSD #1 stormwater standards.

As such, the proposed project will ensure adequate provisions are made for 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, consistent with the requirements of Section 17.56.

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 Water Quality Resource Area (WQRA) overlay for Title 3 regulated wetlands extends onto a portion of the property's southwest 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 development, the applicants applied for a WQRA map determination pursuant to GMC Section 17.27.042(2). To this end the applicants submitted a wetland memorandum report, prepared by Pacific Habitat Services, which concluded that no Title 3 wetland features were present on the subject property. City Planning Staff submitted the subject memo and a formal notice to the Department of State Lands (DSL) in 2018. A letter response from DSL provided concurrence that no jurisdictional wetlands were located on site and that the proposed project would not impact any of the Title 3 wetlands on site. No grading or site improvements are proposed within Title 3 wetlands or the 50 ft. WQRA buffer area, specified by GMC Section 17.27.020. As such, the development standards of GMC Section 17.27.045 do not apply.

As such, staff is recommending approval of WQRA map determination application Z0038-19-WBV.

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.

There is a mapped Habitat Conservation Area (HCA) in the southwest portion of the subject property, associated with a mapped Title 3 wetland on property to the southwest. The applicant concurs with the mapped boundary of the HCA, per 17.25.090A(1). As such the standards of Section 17.25 applies to the proposed project.

The subject property is located in proximity to the termination point of the Glen Echo wetland complex, however, any remnant habitat on the site had already been historically graded, paved, and developed. No wetland vegetation, upland riparian habitat, or wetland features remain on the subject property, despite the HCA map overlay. Additionally, DSL has concurred there are no wetlands remaining on the subject property. However, despite the lack of habitat present on site, the HCA development standards of Section 17.25 still apply to a small section of southwest portion of the property (see exhibit #2). The only proposed development within this habitat area would be considered exempt from the development permit requirements of Section 17.25. Specifically, Section 17.25.040 lists exempt uses in HCA overlays and exempts maintenance of roads and utilities, maintenance and repair of water control facilities (including storm water treatment facilities), removal of invasive vegetation, and construction of facilities that infiltrate stormwater onsite, from requiring a HCA development permit. Since the only proposed development in the HCA overlay on the property would be work to improve the roadway, utility lines, removal of invasive vegetation and construction of vegetated landscape filter strips and stormwater treatment facilities (that include only native vegetation), the proposed project would be considered exempt from Section 17.25.100.

Since the proposed project is an exempt use but occurs within 100 feet of the mapped HCA, the proposed project is required to obtain a HCA construction management plan. The proposed erosion control and sediment control measures are shown on the proposed plan set and comply with the requirements of Section 17.25.080. As such, the proposed project meets the requirements of Section 17.25.080, the HCA construction management plan.

As such, staff is recommending approval of Habitat Conservation Area land use applications Z0039-19-CMP and Z0040-19-HMV, as proposed.

E. VARIANCE FINDINGS

17.72.010 Authorization to grant or deny.

(1) Scope. Variances from this title may be approved where it can be shown that strict application of the provisions in this title would cause an undue or unnecessary hardship.

(2) Limitations. No variance shall be granted to authorize a use that is not allowed in the zoning district in which the property is located. Approval of a variance may be granted subject to conditions that are found necessary to protect the best interests of the surrounding area and otherwise achieve the purposes of this title.

17.72.020 Circumstances for granting.

A variance may be approved, pursuant to GMC Division VII (administrative procedures), if the applicant demonstrates the following:

(1) Exceptional or Extraordinary Circumstances. Exceptional or extraordinary circumstances apply to the property that do not apply generally to other properties in the same zoning district or vicinity and that result from lot size or shape, legally existing prior to the date of the ordinance codified in this title, topography or other circumstances over which the applicant has no control.

(2) Preservation of Rights. The variance is necessary for the preservation of a property right of the applicant that is substantially the same as owners of other property in the same zoning district or vicinity possess.

(3) Not Materially Detrimental. The variance would not be materially detrimental to the purposes of this title or to property in the same zoning district or vicinity and would not conflict with the comprehensive plan.

(4) Minimum Variance. The variance requested is the minimum variance that would alleviate the hardship.

(5) Not Result of an Illegal Act. The request for a variance is not the result of an illegal act.

The applicants are seeking a variance from Section 17.46.020(b), which states that a parking area shall be separated from any lot line adjacent to a street by a landscape strip at least ten ft. in width. As proposed, the only feasible project alignment along Duniway includes a parking area separated from the street lot line by a landscaped strip only five ft. in width. As such, the applicant is requesting a reduction from the 10 ft. landscaped strip requirement to a 5 ft. landscape strip width along Duniway Ave.

Planning staff has reviewed this request in reference to the applicable provisions of the GMC. Based upon this review, staff makes the following conclusions:

(1) Exceptional or Extraordinary Circumstances.

Based on compliance with the building and siting design standards of Section 17.44, the landscaping requirements of 17.46, the parking and loading requirements of 17.48, the vehicular and pedestrian circulation standards of 17.50, and the drainage standards of 17.56, the proposed building site orientation and design is the only feasible alternative for the property to be able to meet all of the other applicable Code criteria. The subject property is long and narrow, with a length of 529 ft. along Duniway Ave. and a 137 ft. width along Portland Ave. As such, the access points to the parking lot areas and the size and width of the buildings was required to accommodate the unique shape of the property. Additionally, due to the slope of the property the proposed stormwater facilities are required to be positioned in a particular location and require the parking lot area to abut Duniway Ave. Building and fire codes must also be followed in addition to the unique functional and safety requirements associated with a police facility.

Furthermore, the unique lot size configuration and site usage requirements, combined with the specific building and siting design requirements of Title 17, have resulted in a site layout which

establishes a new Watts street connection and right of way (ROW) dedication to the City on the east side of the property, and separate parking lot areas. The new Watts right of way includes a vegetated strip along the eastern edge which restores native plantings to the habitat conservation area overlay, eliminates a dead end condition at Duniway Ave, establishes a pedestrian connection and provides fire and emergency access to the south half of the site. These improvements reduced the affective site area to provide 10 ft. of landscape parking strip width along Duniway Ave.

As such, due to the extraordinary nature of the proposed use of the property and the extraordinary topography and lot size and shape the applicants are not able to modify the proposed site plan to comply with Section 17.46.020(b).

(2) Preservation of Rights.

The proposed property is bordered on three sides by City right of way (ROW). As such, the subject property is substantially more constrained by Section 17.46.020(b) than other adjacent, LI zoned, properties. Staff finds that the lack of landscape planter strip width flexibility for properties with three right of way frontages puts the subject property at a disadvantage in comparison to other LI zoned properties. As such, a variance is necessary to preserve a property right of the applicant that is substantially the same as owners of other property in the same zoning district or vicinity.

(3) Not Materially Detrimental.

The length of the site which cannot meet the ten foot landscaped setback requirement of 17.46.020(b) is 176ft. and 6in. of Duniway. A three foot dedication was required by the City of Gladstone along this entire Duniway frontage to provide right of way improvements which include a five-foot wide paved and planted area and a six-foot public sidewalk. The effective overall setback from the street to the parking lot is sixteen feet. The reduction of the landscape strip width to 5 ft. is required to effectuate a suite of public right of way, pedestrian, and traffic circulation improvements. As such, approval of the requested variance would result in an overall improvement to the general area and would not be materially detrimental to the purposes of Title 17, inconsistent with the comprehensive plan, or materially detrimental to property in the same zoning district or vicinity.

(4) Minimum Variance.

Requirements for public right of way dedications, adherence to other Title 17 standards, and unique site topography and lot size dimensions make the 5 ft. landscape planter strip along Duniway Ave that is proposed the largest feasible width. As such, staff finds that the five foot variance width is the minimum needed to meet all other site requirements.

(5) Not Result of an Illegal Act.

The proposed project has not been built yet and the variance request is not a result of an illegal act.

In conclusion, staff finds that the variance should be granted because the request is consistent with all five approval criteria.

EXHIBITS

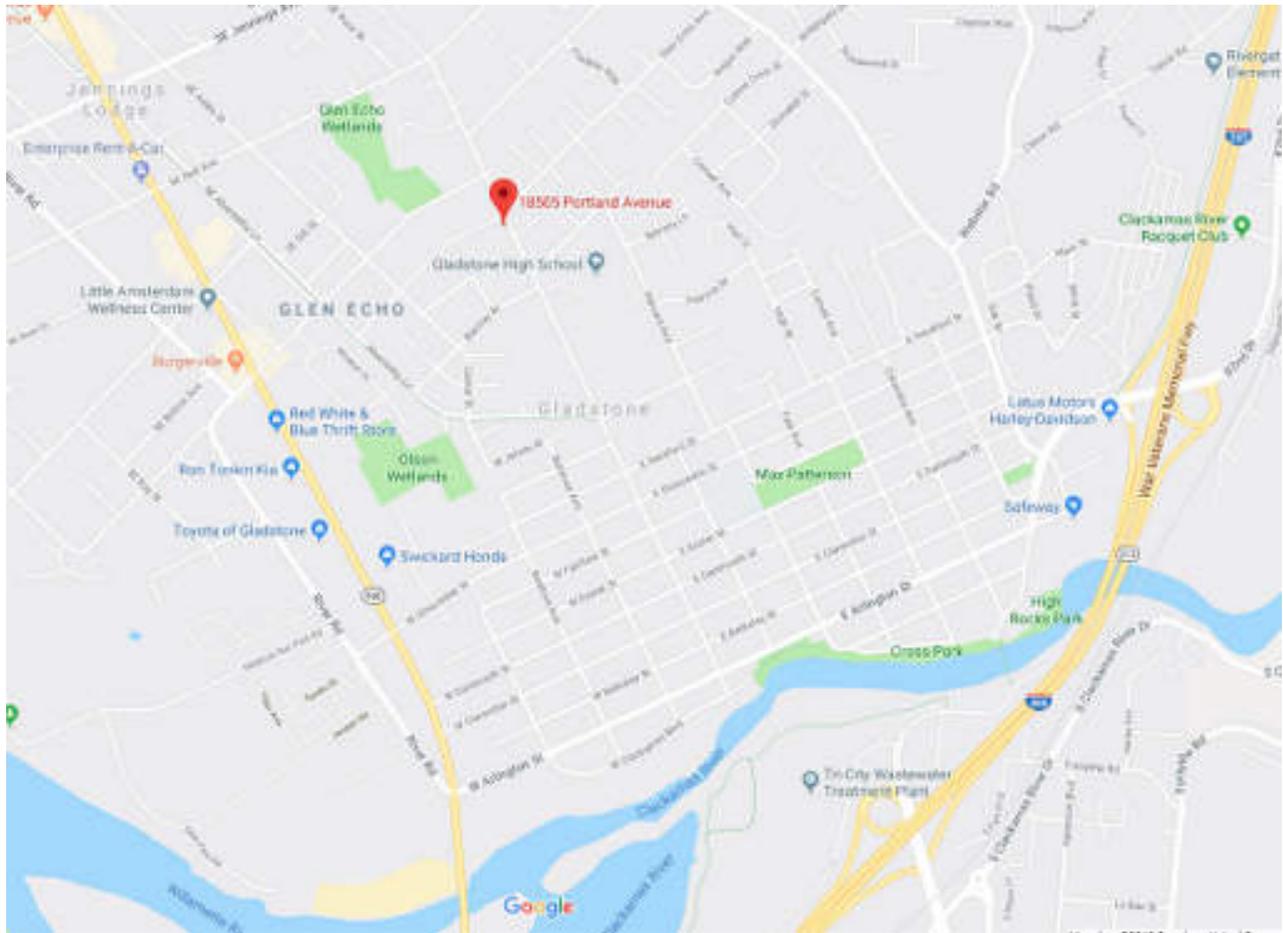
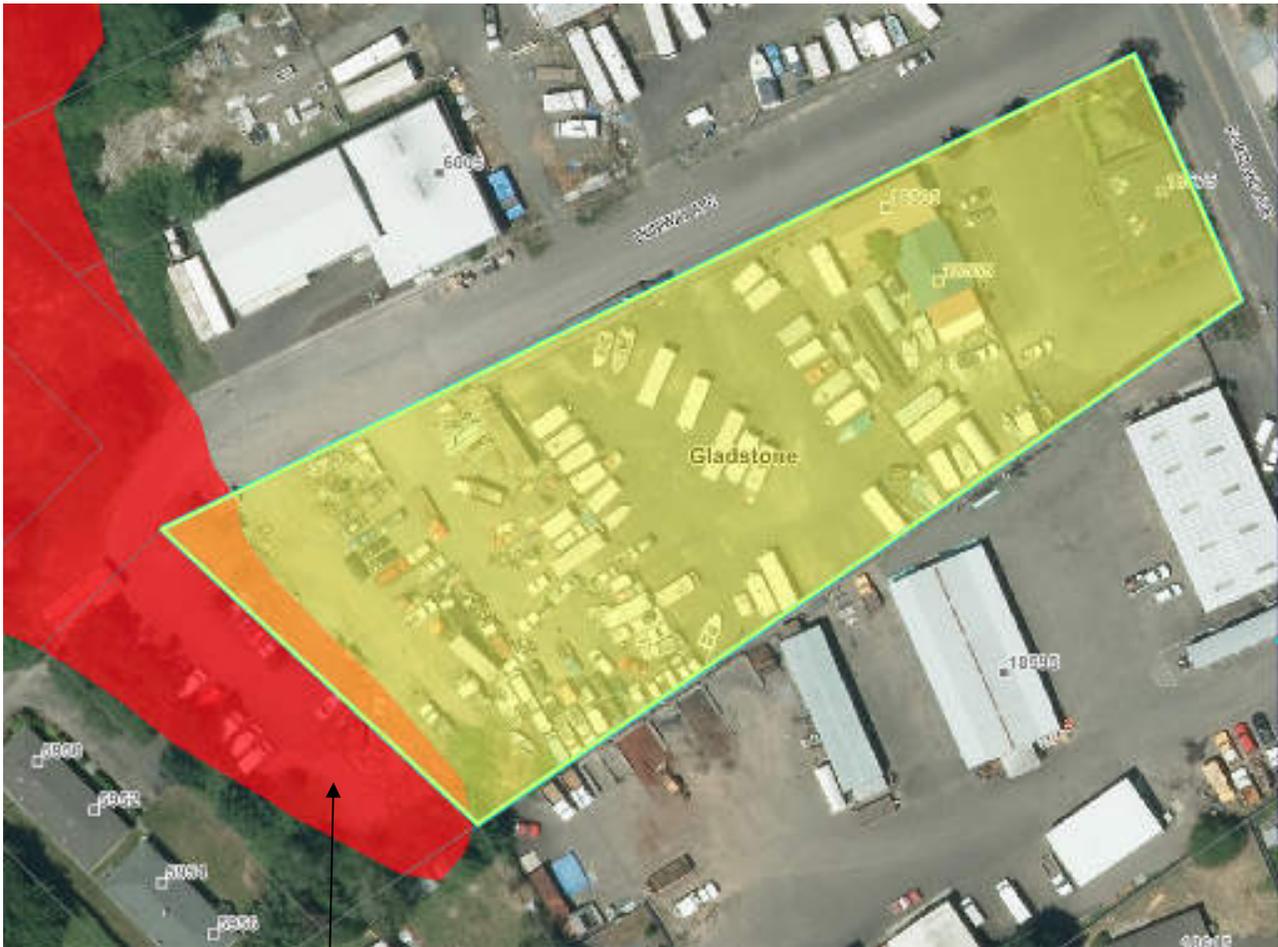


EXHIBIT 1
Project Area
Z0037-19-DR



HCA Overlay

EXHIBIT 2
HCA Overlay
Z0037-19-DR



EXHIBIT 3
Visual Simulation
Z0037-DR

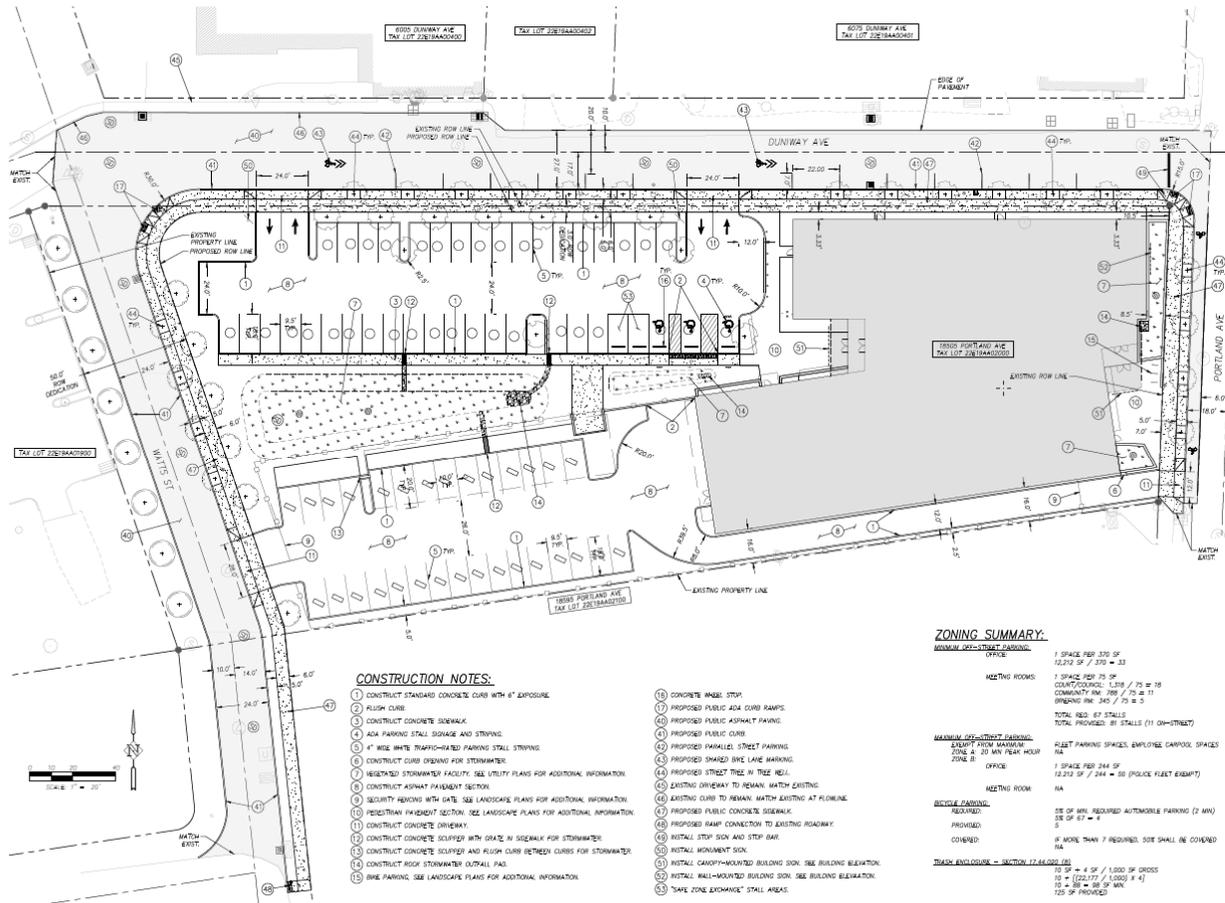


PERSPECTIVE OF EAST ENTRANCE FROM PORTLAND AVE.



PERSPECTIVE OF WEST ENTRANCE FROM PARKING LOT

EXHIBIT 4
Visual Simulation
Z0037-DR



CONSTRUCTION NOTES:

- 1) CONSTRUCT STANDARD CONCRETE CURB WITH 6" EXPOSURE
- 2) RUSH CURB
- 3) CONSTRUCT CONCRETE SIDEWALK
- 4) ADA PARKING STALL SIGNAGE AND STRIPING
- 5) 1" WIDE WHITE TRAFFIC-PAIRED PARKING STALL STRIPING
- 6) CONSTRUCT CURB OPENING FOR STORMWATER
- 7) IMPROVED STORMWATER FACILITY: SEE UTILITY PLANS FOR ADDITIONAL INFORMATION
- 8) CONSTRUCT ASPHALT PAVEMENT SECTION
- 9) SECURITY FENCING WITH GATE: SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 10) PEDESTRIAN FRIENDLY SECTION: SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 11) CONSTRUCT CONCRETE DRIVEWAY
- 12) CONSTRUCT CONCRETE SCURPER WITH GRATE IN SIDEWALK FOR STORMWATER
- 13) CONSTRUCT CONCRETE SCURPER AND RUSH CURB BETWEEN CURBS FOR STORMWATER
- 14) CONSTRUCT ROCK STORMWATER OUTFALL PAV.
- 15) BIKE PARKING: SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION
- 16) CONCRETE INSET STOP
- 17) PROPOSED PUBLIC ADA CURB RAMPS
- 18) PROPOSED PUBLIC ASPHALT PARKING
- 19) PROPOSED PUBLIC CURBS
- 20) PROPOSED PARALLEL STREET PARKING
- 21) PROPOSED DIMMED BIKE LAKE MARKING
- 22) PROPOSED STREET TREE IN TREE WELL
- 23) EXISTING DRIVEWAY TO REMAIN: MATCH EXISTING
- 24) EXISTING CURB TO REMAIN: MATCH EXISTING AT FLOORLINE
- 25) PROPOSED PUBLIC CONCRETE SIDEWALK
- 26) PROPOSED RAMP CONNECTION TO EXISTING ROADWAY
- 27) INSTALL STOP SIGN AND STOP BAR
- 28) INSTALL MONUMENT SIGN
- 29) INSTALL CANOPY-MOUNTED BUILDING SIGN: SEE BUILDING ELEVATION
- 30) INSTALL WALL-MOUNTED BUILDING SIGN: SEE BUILDING ELEVATION
- 31) "SAFE ZONE EXCHANGE" STALL AREAS

ZONING SUMMARY:

- MINIMUM OFF-STREET PARKING:**
- OFFICE: 1 SPACE PER 370 SF
 - 12,212 SF / 370 = 33
 - MEETING ROOMS: 1 SPACE PER 20 SF
 - COUNTY/COUNCIL: 1,318 / 75 = 18
 - COMMITTEE RM: 788 / 75 = 11
 - OPENING RM: 345 / 75 = 5
 - TOTAL REQ: 67 STALLS
 - TOTAL PROVIDED: 67 STALLS (1 ON-STREET)
- MAXIMUM OFF-STREET PARKING:**
- EXEMPT FROM MAXIMUM: 1 SPACE PER 200 SF
 - ZONE 4: 20 MIN PER HOUR
 - OFFICE: 1 SPACE PER 244 SF
 - 12,212 SF / 244 = 50 (POLICE EXEMPT)
 - MEETING ROOM: 1/4
- BIKE PARKING:**
- REQUIRED: 5% OF MIN. REQUIRED AUTOMOBILE PARKING (2 MIN)
 - 5% OF 67 = 4
 - PROVIDED: 5
 - COVERED: 0
 - IF MORE THAN 7 REQUIRED, ONE SHALL BE COVERED
 - 1/4
- TRAIN ENCLOSURE - SECTION 17.64.020 (4)**
- 10 SF ± = 1 SF / 1,000 SF GROSS
 - 10 = (22,177 / 1,000) ÷ 4
 - 10 ± 80 = 88 SF MIN.
 - 125 SF PROVIDED

EXHIBIT 5
Site Plan
Z0037-DR

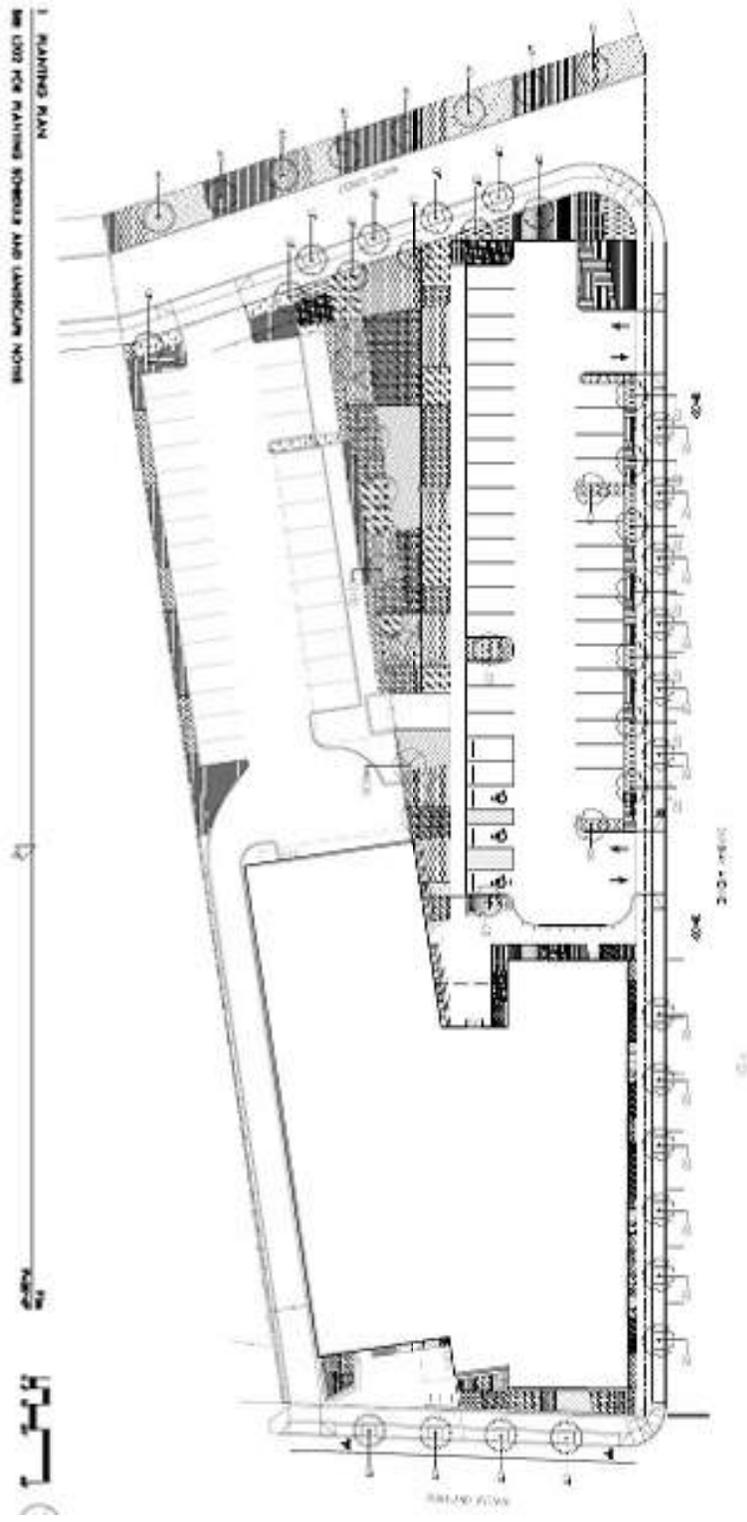


EXHIBIT 6
 Landscape Plan
 Z0037-DR



DESIGN REVIEW INFORMATION SHEET

WHAT IS DESIGN REVIEW?

Design review is required for all institutional, commercial, industrial and multifamily developments except as specifically exempted by Section 17.80.021 of the Gladstone Municipal Code (GMC). Design review provides a process for evaluating such elements as building design, landscaping, parking, street improvements and utilities.

WHAT IS NEEDED FOR APPROVAL?

All design review 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 design review request, according to the following chapters of the GMC: Chapter 17.80, the chapter regulating the underlying zoning district of the subject property and the chapters of Division IV of Title 17.

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

Design review 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 design review 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 DESIGN REVIEW APPLICATION?

- Complete a City of Gladstone Land Use Application- attached.
- Provide plans according to the requirements of Chapter 17.80.061 of the GMC.
- Submit the application form, plans and application fee of 0.384% of the construction cost (minimum fee is \$625, maximum fee is \$35,417) to the Clackamas County Planning Division. 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.



DESIGN REVIEW LAND USE APPLICATION

Gladstone planning services are provided by Clackamas County.
Submit all land use applications and correspondence to:
Clackamas County Planning Division, 150 Beavercreek Road, Oregon City, OR 97045
Phone: 503-742-4519 E-Mail: mahrens@clackamas.us

A completed application includes the APPLICATION FOR A DESIGN REVIEW 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: _____ Other Related Permit Applications: _____
 Pre-app: Staff _____ Date _____ Staff Member: _____
 Date Received: _____ Fee _____ Zone: _____
 Hearing Date: _____ Comp. Plan: _____

• APPLICANT INFORMATION •

PLEASE TYPE OR PRINT IN BLACK INK ONLY

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT Marsicek, Jennifer
LAST FIRST

MAILING ADDRESS Scott Edwards Architecture, 2525 E Burnside St CITY Portland ST OR ZIP 97214

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 _____ HM _____ CONTACT PERSON: WK: _____ HM _____

SITE ADDRESS: 18505 Portland Avenue, Gladstone, OR 97027 TOTAL LAND AREA: 1.97 Acres

LEGAL DESCRIPTION: T2 South R2 East SECTION 19 TAX LOT(S) 22E19AA02000

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) 22E19AA02100

City of Gladstone Public Works, 18595 Portland Ave

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

<u>Jacque Betz</u> NAME	<u>City of Gladstone, 525 Portland Ave, Gladstone, OR 97027</u> ADDRESS	<u>97027</u> ZIP	<u>Owner/City Administrator</u> RELATIONSHIP
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<u>Will Somme</u> NAME	<u>P&C Construction, 2133 NW York Street, Portland, OR 97210</u> ADDRESS	<u>97210</u> ZIP	<u>General Contractor</u> 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.

Jacque M Betz
OWNER'S SIGNATURE
Jacque M Betz
OWNER'S NAME (Print)

Jennifer L Marsicek
APPLICANT'S SIGNATURE
Jennifer L Marsicek
APPLICANT'S NAME (Print)

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:

Proposed development includes construction of a new Gladstone Civic Center on a vacant 1.97-acre parcel of land at the corner of Duniway Avenue and Portland Avenue in Gladstone. The building is one-story and consists of a city hall and associated city offices and meeting rooms; police operations, records, support and evidence storage. On-site improvements include new paved parking areas, concrete walkways, stormwater treatment swales, interior and perimeter landscaping and lighting. Off-site improvements include new sidewalks and paved streets on Duniway, Portland and Watts, new storm and water lines, street trees, landscaping and lighting. The main building material is painted concrete with storefront window systems. Reference included civil, landscape, architectural and electrical drawings for full extend of work proposed.

Hours of operation are Monday-Friday, 8am-5pm. The number of regular employees is approximately 30 but could include up to 50. Visitors to the building for court or council hearings, community meetings or to pay bills or submit applications could vary from zero to about 100.

2. Identify where in the GMC the use is listed as a conditional use in the underlying zoning district or explain why the use may be authorized pursuant to GMC Chapter 17.74 (authorization of similar uses).

The site is zoned L-1 Light Industrial, Community service facilities are an allowed use per 17.24.020.

3. Explain why the use is suitable for the proposed site, considering size, shape, location, topography, existence of improvements and natural features.

The proposed site for the new Gladstone Civic Center is located at the north end of Portland Avenue adjacent to the public works facility. It is vacant and gently slopes from a high point at the intersection of Duniway and Portland to the south west. The site is suitable for the proposed uses due to it's flat character, proximity to other city operations and offices, access to major roadways, and adequate site area for the new building, secure police parking as well as staff and visitor parking.

4. Explain why the use is timely, considering the adequacy of transportation systems, public facilities and services existing or planned for the area affected by the use.

Existing surrounding roadways and intersections are adequately sized for the new facility per the included Traffic Impact Analysis. Duniway is currently partially improved, but will be upgraded to include new sidewalks and asphalt paving for half the street plus a lane. At the direction of the public works director a 3' wide dedication will be made to increase the overall right of way width to 53'. Water, storm and sanitary sewer utilities will also be replaced where required by the public works director. To improve access in and around the site and eliminate a dead end at Duniway, a 50' wide dedication at the southwest property boundary is proposed including improvements to extend Watts street through to Sladen Ave.

5. Explain why the use will not alter the character of the surrounding area in a manner that substantially limits, impairs or precludes the use of surrounding properties for the primary uses listed in the underlying zoning district.

Adjacent site zoning is industrial and includes a food storage warehouse, parking lot, public works offices, garages and exterior storage and vehicle storage facilities; uses across adjacent streets are residential. There is no dominate or cohesive character to the area so the proposed civic center will provide a new strong civic presence to punctuate the end of Portland Avenue opposite the main downtown. The proposed civic center is one story in height with windows and landscaping along all street frontages so is similar in mass to nearby residential uses. Proposed off-site improvements to the existing and new roadways on three sides of the site will improve vehicle, pedestrian and bicycle access to this part of the city. In addition, upgrades to utility infrastructure will improve longstanding system deficiencies recognized by the public works director.

SECTION III. DIMENSIONAL SPECIFICS

- 6. Project height: Maximum height of structure (ft.) 17'
- 7. Gross floor area excluding parking (sq.ft.) 22,177 sf
- 8. Gross floor area including covered parking and accessory buildings (sq.ft.) 25,369 sf
- 9. Lot area (sq.ft. or acre) 85,785 sf / 1.97 acres

Lot Coverage	Existing (sq. ft.)	New Proposed (sq. ft.)	Total (sq. ft.)
Building	NA	22,177 sf	22,177 sf
Paved Area	11,149 sf*	37,760 sf	37,760 sf
Landscaped Area		25,848 sf	25,848 sf
Unimproved Area		0	
(*Existing paved area to be replaced with new building and driveway)		TOTAL (should equal total lot area)	85,785 sf

- 10. Is any grading proposed?..... Yes No

If yes, complete the following:	
a. Amount of cut	3,700 Cu.yds.
b. Amount of fill	1,810 Cu.yds

11. Parking:

- Is any existing parking being removed? Yes No
- If yes, how many spaces? 16 spaces

- 12. Does project include removal of trees or other vegetation? Yes No

If yes, indicate **number, type, and size** of trees One 7" diameter tree near the corner of Duniway and Portland will be removed, the remainder of the site is covered in asphalt, gravel and weeds.

Or other **type and area** of vegetation _____

13. Present Use of Property

- a. Are there existing structures on property..... Yes No
- b. If yes, describe _____
- c. Will any structures be demolished or removed? Yes No
- d. If yes, describe _____

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 17.80.061**; (Please note additional filing requirements may be required depending on the proposed project.)

- Vicinity Map
- Site Plan Grading Plan
- Architectural Drawings
- Landscape Plan
- Sign Plan, if signs are proposed [Sign locations have been shown on sheets C1.0 and A3.1](#)
- Application Filing fee
- Systems Development Charges with the City
- [Traffic Impact Analysis](#)
- [Preliminary Stormwater Report](#)
- [Exterior Lighting Cutsheets](#)



VARIANCE 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 VARIANCE 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: _____ Other Related Permit Applications: _____
 Pre-app: Staff _____ Date _____ Staff Member: _____
 Date Received: _____ Fee _____ Zone: _____
 Hearing Date: _____ Comp. Plan: _____

• APPLICANT INFORMATION •

PLEASE TYPE OR PRINT IN BLACK INK ONLY

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT Marsicek, Jennifer
LAST FIRST

MAILING ADDRESS Scott Edwards Architecture, 2525 E Burnside St CITY Portland ST OR ZIP 97214

APPLICANT IS: LEGAL OWNER CONTRACT BUYER OPTION BUYER AGENT

NAME OF CONTACT PERON (if other than applicant) _____

MAILING ADDRESS OF CONTACT _____

EMAIL ADDRESS OF APPLICANT jennifer@sealp.com

PHONE NUMBERS OF: APPLICANT: WK 503.896.5338 HM _____ CONTACT PERSON: WK: _____ HM _____

SITE ADDRESS: 18505 Portland Avenue, Gladstone, OR 97027 TOTAL LAND AREA: 1.97 Acres

LEGAL DESCRIPTION: T2 South R 2 East SECTION 19 TAX LOT(S) 22E19AA02000

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) 22E19AA02100

City of Gladstone Public Works, 18595 Portland Ave

OTHER PERSON (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

<u>Jacque Betz</u>	<u>City of Gladstone, 525 Portland Ave, Gladstone, OR 97027</u>	<u>Owner/City Administrator</u>
NAME	ADDRESS	RELATIONSHIP
		ZIP

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.

Jacque Betz
OWNER'S SIGNATURE

Jennifer Marsicek
OWNER'S NAME (Print)

Applicant's

Jacque m Betz
APPLICANT'S SIGNATURE

Jacque m Betz
APPLICANT'S NAME (Print)

signature

SECTION II. SUBMITTAL QUESTIONS

Describe your proposed development and the nature of the variance requested: _____

The proposed development includes construction of a new Gladstone Civic Center on a vacant 1.97-acre parcel of land at the corner of Duniway Avenue and Portland Avenue in Gladstone. The building is one-story and consists of a city hall and associated city offices and meeting rooms; police operations, records, support and evidence storage. On-site improvements include new paved parking areas, concrete walkways, stormwater treatment swales, interior and perimeter landscaping and lighting. Off-site improvements include new sidewalks and paved streets on Duniway, Portland and Watts, new storm and water lines, street trees, landscaping and lighting. Reference included site plan.

We are seeking a variance to the standard set in Section 17.46.020 (2) (b) which states that a parking area shall be separated from any lot line adjacent to a street by a landscaped strip at least ten feet in width. Along Duniway, the parking area is separated from the street lot line by a landscaped strip five feet in width.

It should be noted that the five foot setback provided complies with two other sections of the Gladstone Municipal Code: Section 17.24.060 (6) requires off-street parking be located a minimum of five feet from all property lines. Section 17.48.040 (2) states that parking spaces along the outer boundaries of a parking lot shall be setback a minimum of five feet from the property line.

Describe the exceptional or extraordinary circumstances that apply to the property that do not apply generally to other properties in the same zoning district or vicinity. *These circumstances must result from lot size or shape (legally existing prior to the adoption of Title 17 of the GMC), topography or other factors over which the applicant has no control.*

The project and site design have sought to comply with all the requirements of the Gladstone Municipal Code including parking and trash, landscaping, vehicle and pedestrian circulation and drainage and stormwater treatment as well as the habitat conservation area on the east side of the site. Building and fire code requirements also must be followed in addition to specific functional and safety aspects associated with a police facility.

This has resulted in a site layout which is creating a new Watts street connection and ROW dedication to the city on the east side of the property, a separate and secure parking area to serve the police facility and a public and staff parking lot along Duniway. The two parking areas are separated by a vegetated stormwater facility which all of the impervious surfaces on site are directed to (along with two smaller facilities along Portland). The new Watts right of way includes a vegetated strip along the eastern edge which restores native plantings to the habitat conservation area, eliminates a dead end condition at Duniway and Sladen with both a new street and pedestrian connection and provides fire and emergency vehicle access to the south half of the site. These improvements reduced the affective site area to provide parking, landscaping and pedestrian connections in the remainder of the site, but complies with all aspects of the municipal code excepting a small section along Duniway.

In meeting the building and zoning code requirements for the site a small area along Duniway is unable to meet the landscaped setback requirement.

Why is the granting of the variance necessary for the preservation of a property right of the applicant that is substantially the same as owners of other property in the same zoning district or vicinity possess?

Granting of the variance meets the overall intent of the Gladstone Municipal Code and meets the specific requirements for the new city hall and police facility as approved by staff of each.

Why will the variance not be materially detrimental to the purposes of Title 17 of the GMC or to property in the same zoning district or vicinity, or conflict with the Comprehensive Plan?

The length of the site which does not meet the ten foot landscaped setback requirement of Section 17.46.020 (2) (b) is 176'-6" long along Duniway. A three foot dedication was required by the City of Gladstone along this entire frontage to provide right of way improvements which include a five-foot wide paved and planted area and a six-foot public sidewalk before meeting the five-foot landscaped strip at the public parking lot. The effective overall setback from the street is sixteen feet at this location.

The overall on and off-site improvements provided at the site as approved by city hall, Gladstone police and public works staff are a net improvement to the area, streets and adjacent properties.

Explain why the variance requested is the minimum variance that would alleviate the hardship:

Setbacks, aisle widths, parking stall dimensions, pedestrian connections and the swale size all meet code or design requirements to serve their intended function. The five foot variance request along Duniway is the minimum needed to meet all other site requirements.

Is the request for a variance the result of an illegal act? No

If so, please describe: _____

NOT FOR
CONSTRUCTION

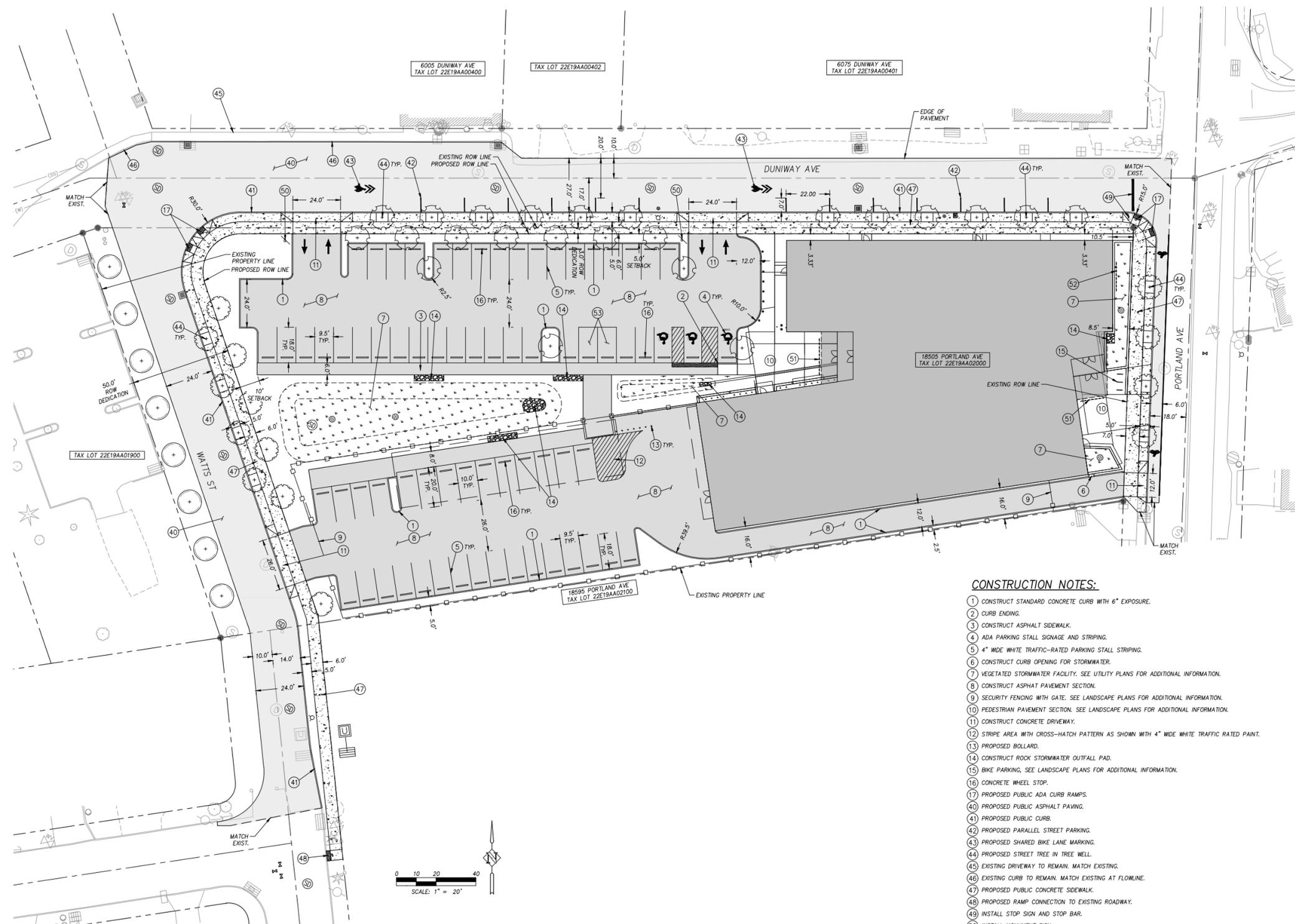
GLADSTONE CIVIC CENTER

Job Number: 18044
18505 PORTLAND AVENUE
GLADSTONE, OREGON



Harper
Hoof Peterson
Righellis Inc.

REGISTERED PLANNERS
LANDSCAPE ARCHITECTS/PURVEYORS
205 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hjpr.com fax: 503.221.1171



CONSTRUCTION NOTES:

- 1 CONSTRUCT STANDARD CONCRETE CURB WITH 6" EXPOSURE.
- 2 CURB ENDING.
- 3 CONSTRUCT ASPHALT SIDEWALK.
- 4 ADA PARKING STALL SIGNAGE AND STRIPING.
- 5 4" WIDE WHITE TRAFFIC-RATED PARKING STALL STRIPING.
- 6 CONSTRUCT CURB OPENING FOR STORMWATER.
- 7 VEGETATED STORMWATER FACILITY. SEE UTILITY PLANS FOR ADDITIONAL INFORMATION.
- 8 CONSTRUCT ASPHALT PAVEMENT SECTION.
- 9 SECURITY FENCING WITH GATE. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- 10 PEDESTRIAN PAVEMENT SECTION. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- 11 CONSTRUCT CONCRETE DRIVEWAY.
- 12 STRIPE AREA WITH CROSS-HATCH PATTERN AS SHOWN WITH 4" WIDE WHITE TRAFFIC RATED PAINT.
- 13 PROPOSED BOLLARD.
- 14 CONSTRUCT ROCK STORMWATER OUTFALL PAD.
- 15 BIKE PARKING. SEE LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
- 16 CONCRETE WHEEL STOP.
- 17 PROPOSED PUBLIC ADA CURB RAMPS.
- 40 PROPOSED PUBLIC ASPHALT PAVING.
- 41 PROPOSED PUBLIC CURB.
- 42 PROPOSED PARALLEL STREET PARKING.
- 43 PROPOSED SHARED BIKE LANE MARKING.
- 44 PROPOSED STREET TREE IN TREE WELL.
- 45 EXISTING DRIVEWAY TO REMAIN. MATCH EXISTING.
- 46 EXISTING CURB TO REMAIN. MATCH EXISTING AT FLOWLINE.
- 47 PROPOSED PUBLIC CONCRETE SIDEWALK.
- 48 PROPOSED RAMP CONNECTION TO EXISTING ROADWAY.
- 49 INSTALL STOP SIGN AND STOP BAR.
- 50 INSTALL MONUMENT SIGN.
- 51 INSTALL CANOPY-MOUNTED BUILDING SIGN. SEE BUILDING ELEVATION.
- 52 INSTALL WALL-MOUNTED BUILDING SIGN. SEE BUILDING ELEVATION.
- 53 "SAFE ZONE EXCHANGE" STALL AREAS.

THESE DRAWINGS ARE THE ORIGINAL UNPUBLISHED WORK OF THE ARCHITECT AND MAY NOT BE DUPLICATED OR USED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

DD SET 2/22/2019

ISSUE DATE

Drawing:
CIVIL SITE PLAN

Sheet No:

C1.0



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.



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 Beavercreek 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: _____ Other Related Permit Applications: _____
 Pre-app: Staff _____ Date _____ Staff Member: _____
 Date Received: _____ Fee _____ Zone: _____
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• APPLICANT INFORMATION •

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT Marsicek, Jennifer
LAST FIRST

MAILING ADDRESS Scott Edwards Architecture, 2525 E Burnside St CITY Portland ST OR ZIP 97214

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 _____ HM _____ CONTACT PERSON: WK: _____ HM _____

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LEGAL DESCRIPTION: T2 South R 2 East SECTION 19 TAX LOT(S) 22E19AA02000

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) 22E19AA02100

City of Gladstone Public Works, 18595 Portland Ave

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

<u>Jacque Betz</u>	<u>City of Gladstone, 525 Portland Ave, Gladstone, OR 97027</u>	<u>Owner/City Administrator</u>
NAME	ADDRESS	RELATIONSHIP
		ZIP

<u>Will Somme</u>	<u>P&C Construction, 2133 NW York Street, Portland, OR 97210</u>	<u>General Contractor</u>
NAME	ADDRESS	RELATIONSHIP
		ZIP

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.

Jacque M Betz
OWNER'S SIGNATURE

OWNER'S NAME (Print)

Jennifer Z. Marsicek
APPLICANT'S SIGNATURE

APPLICANT'S NAME (Print)

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:

Proposed development includes construction of a new Gladstone Civic Center on a vacant 1.97-acre parcel of land at the corner of Duniway Avenue and Portland Avenue in Gladstone. The building is one-story and consists of a city hall and associated city offices and meeting rooms; police operations, records, support and evidence storage. On-site improvements include new paved parking areas, concrete walkways, stormwater treatment swales, interior and perimeter landscaping and lighting. Off-site improvements include new sidewalks and paved streets on Duniway, Portland and Watts, new storm and water lines, street trees, landscaping and lighting. The main building material is painted concrete with storefront window systems. Reference included civil, landscape, architectural and electrical drawings for full extend of work proposed.

Hours of operation are Monday-Friday, 8am-5pm. The number of regular employees is approximately 30 but could include up to 50. Visitors to the building for court or council hearings, community meetings or to pay bills or submit applications could vary from zero to about 100.

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:

Reference attached Memorandum dated September 21, 2016 from Pacific Habitat Services, Inc. concludes that the property contains no wetlands.

A request for determination was made to the Department of State Lands by Melissa Ahrens from the City of Gladstone, reference attached notification response (DSL file Number: WN2018-0694).

(Use additional sheets to answer questions if necessary)

SECTION III. DIMENSIONAL SPECIFICS

3. Project height: Maximum height of structure (ft.) 17'
4. Gross floor area excluding parking (sq.ft.) 22,177 sf
5. Gross floor area including covered parking and accessory buildings (sq.ft.) 25,369 sf
6. Lot area (sq.ft. or acre) 85,785 sf / 1.97 acres

Lot Coverage	Existing (sq. ft.)	New Proposed (sq. ft.)	Total (sq. ft.)
Building	NA	22,177 sf	22,177 sf
Paved Area	11,149 sf*	37,760 sf	37,760 sf
Landscaped Area		25,848 sf	25,848 sf
Unimproved Area		0	
TOTAL (should equal total lot area)			85,785 sf

(*Existing paved area to be replaced with new building and driveway)

7. Is any grading proposed?..... Yes No

If yes, complete the following:	
a. Amount of cut	3,700 Cu.yds.
b. Amount of fill	1,810 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 7" diameter tree near the corner of Duniway and Portland will be removed, the remainder of the site is covered in asphalt, gravel and weeds.

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 _____

c. Will any structures be demolished or removed? Yes No

d. If yes, describe _____

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.



PACIFIC HABITAT SERVICES, INC.
9450 SW Commerce Circle, Suite 180
Wilsonville, Oregon 97070

Telephone number: (503) 570-0800 Fax number: (503) 570-0855

MEMORANDUM

Date: **September 21, 2016**

To: **Eric Swanson, City Administrator**
City of Gladstone
525 Portland Avenue
Gladstone, OR 97027

From: **John van Staveren, PWS**

Re: **Wetland Determination at 18505 Portland Avenue in**
Gladstone
(PHS #5948)

Pacific Habitat Services (PHS) conducted a determination to identify whether wetlands are located on a 1.93-acre property located at 18505 Portland Avenue in Gladstone (22E19AA02000).

To determine whether the property contains any wetlands, PHS used the required criteria of the *Corps of Engineers Wetland Delineation Manual Technical Report Y-87-1 (Environmental Laboratory, 1987)* and the *Western Mountains, Valleys and Coast Region* regional supplement to the 1987 Manual. These manuals state that an area to be considered wetland generally needs to have hydric soils, wetland hydrology and a dominance of wetland vegetation. During our on-site assessment, we found the property to have little or no vegetation and what is present is not considered to be hydrophytic (i.e. wetland). There were also no indications of hydric soils or wetland hydrology. Consequently, the determination found that no wetlands within the property.

Our conclusion, therefore, is that no part of the property contains wetlands. As such, developing the property will not require State or Federal wetland permits.

Please let me know if you have any questions.



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: WN2018-0694

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. Melissa Ahrens from city of Gladstone submitted a WLUN pertaining to local case file #: Pre-submittal stage.

Activity location:

township: 02S range: 02E section: 19 quarter-quarter section: AA

tax lot(s): 2000

street address: 18505 Portland Ave, Gladstone

city: Gladstone

county: Clackamas

latitude: 45.387888

longitude: -122.601224

Mapped wetland/waterway features:

- The national wetlands inventory shows a wetland/waterway on the property.
- The local wetlands inventory shows a wetland/waterway on the property.
- The county soil survey shows hydric (wet) soils on the property. Hydric soils indicate that there may be wetlands.

Oregon Removal-Fill requirement (s):

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.
- It is unlikely that there are jurisdictional wetlands or waterways on the property based upon a review of wetland maps, the county soil survey and other information.

Contacts:

- This is a preliminary jurisdictional determination and is advisory only.

Comments: The soil survey identifies hydric soils on this property. However, a review of the available information shows that this site has been developed and it is unlikely that wetlands or jurisdictional waters are present onsite. A wetland delineation will not be required for development.

Response by: Cherie Horvath date: 11/15/2018



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.



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: _____ Other Related Permit Applications: _____
 Pre-app: Staff _____ Date _____ Staff Member: _____
 Date Received: _____ Fee _____ Zone: _____
 Hearing Date: _____ Comp. Plan: _____

• APPLICANT INFORMATION •

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT Marsicek, Jennifer
LAST FIRST
 MAILING ADDRESS Scott Edwards Architecture, 2525 E Burnside St CITY Portland ST OR ZIP 97214
 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 _____ HM _____ CONTACT PERSON: WK: _____ HM _____
 SITE ADDRESS: 18505 Portland Avenue, Gladstone, OR 97027 TOTAL LAND AREA: 1.97 Acres
 LEGAL DESCRIPTION: T2 South R 2 East SECTION 19 TAX LOT(S) 22E19AA02000
 ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) 22E19AA02100
City of Gladstone Public Works, 18595 Portland Ave

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

<u>Jacque Betz</u> NAME	<u>City of Gladstone, 525 Portland Ave, Gladstone, OR 97027</u> ADDRESS	<u>97027</u> ZIP	<u>Owner/City Administrator</u> RELATIONSHIP
<u>Will Somme</u> NAME	<u>P&C Construction, 2133 NW York Street, Portland, OR 97210</u> ADDRESS	<u>97210</u> ZIP	<u>General Contractor</u> 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.

Jacque M Betz
OWNER'S SIGNATURE
Jacque M Betz
OWNER'S NAME (Print)

Jennifer L. Marsicek
APPLICANT'S SIGNATURE
Jennifer L. Marsicek
APPLICANT'S NAME (Print)

SECTION II. PROPOSED DEVELOPMENT

- 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:

Proposed development includes construction of a new Gladstone Civic Center on a vacant 1.97-acre parcel of land at the corner of Duniway Avenue and Portland Avenue in Gladstone. The building is one-story and consists of a city hall and associated city offices and meeting rooms; police operations, records, support and evidence storage. On-site improvements include new paved parking areas, concrete walkways, stormwater treatment swales, interior and perimeter landscaping and lighting. Off-site improvements include new sidewalks and paved streets on Duniway, Portland and Watts, new storm and water lines, street trees, landscaping and lighting. The main building material is painted concrete with storefront window systems. Reference included civil, landscape, architectural and electrical drawings for full extend of work proposed.

Hours of operation are Monday-Friday, 8am-5pm. The number of regular employees is approximately 30 but could include up to 50. Visitors to the building for court or council hearings, community meetings or to pay bills or submit applications could vary from zero to about 100.

- Describe how the proposed project will meet the requirements of Municipal Code Section Subsection 17.25.080: 17.25.080 Construction Management Plans:

A. An Erosion Control and Sediment Control measures have been shown on the Construction Management and ESC Plan sheet C5.0.

B.1. Disturbance of the HCA is sought per exempt uses in Section 17.25.040 Exempt Uses.

17.25.040 Exempt Uses:

The existing mapped area of Class I HCA area extends roughly along the southwest side of the site and is approximately 15' wide along the property boundary (reference sheet C0.5 Existing Conditions and Demo Plan). The area has been previously disturbed with the installation of a sanitary sewer line as well as vehicle maneuvering from previous land owners as well as those adjacent to the site (reference attached site aerial photo). Native soils have been compacted or covered with gravel and native vegetation no longer exists within the area. While the work within the HCA area of the Gladstone Civic Center project does not fit neatly into any one exempt use, the improvements proposed most closely align with exemption J.

J. Removal of invasive non-native or noxious vegetation and the planting or propagation of native vegetation, provided that:

- Handheld tools are used to remove invasive non-native or noxious vegetation; and*
- After such removal, all open soil areas greater than 25 sf are replanted with native vegetation.*

A 50' right of way dedication is proposed along the southwest property line which includes 15' of landscaping along the property boundary within the mapped HCA area. Invasive non-native and noxious weeds will be removed, the area will be regraded consistent with the requirements of the new street improvements along Watts, topsoil will be amended and added (as needed) and a combination of native trees, shrubs and grasses will be planted per the Planting Plan on sheet L201.

- Project height: Maximum height of structure (ft.) 17'
- Gross floor area excluding parking (sq.ft.) 22,177 sf
- Gross floor area including covered parking and accessory buildings (sq.ft.) 25,369 sf
- Lot area (sq.ft. or acre) 85,785 sf / 1.97 acres

Lot Coverage	Existing (sq. ft.)	New Proposed (sq. ft.)	Total (sq. ft.)
Building	NA	22,177 sf	22,177 sf
Paved Area	11,149 sf	37,760 sf	37,760 sf

(Existing paved area to be replaced with new building and driveway)

Landscaped Area		25,848 sf	25,848 sf
Unimproved Area		0	
TOTAL (should equal total lot area)			85,785 sf

7. Is any grading proposed?..... Yes No

If yes, complete the following:	
a. Amount of cut	3,700 Cu.yds.
b. Amount of fill	1,810 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 7" diameter tree near the corner of Duniway and Portland will be removed, the remainder of the site is covered in asphalt, gravel and weeds.

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 _____
- c. Will any structures be demolished or removed? Yes No
- d. If yes, describe _____

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).

Gladstone Aerial



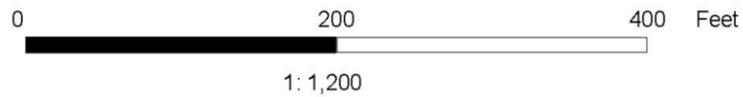
Legend

- Taxlots
- City Limits
- Basemap

Notes

Overview Map

The City of Gladstone makes no representations, express or implied, as to the accuracy, completeness and timeliness of the information displayed. This map is not suitable for legal, engineering, surveying or navigation purposes. Notification of any errors is appreciated.



Map created 7/5/2018

City of Gladstone
 525 Portland Ave
 Gladstone
 OR 97027
 (503) 656-5225
www.ci.gladstone.or.us





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.



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: _____ Other Related Permit Applications: _____
 Pre-app: Staff _____ Date _____ Staff Member: _____
 Date Received: _____ Fee _____ Zone: _____
 Hearing Date: _____ Comp. Plan: _____

• APPLICANT INFORMATION •

SECTION I. APPLICANT/ PROPERTY OWNER

NAME OF APPLICANT Marsicek, Jennifer email: jennifer@seallp.com
LAST FIRST

MAILING ADDRESS Scott Edwards Architecture, 2525 E Burnside St CITY Portland STOR ZIP 97214

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 503.896.5338 HM _____ CONTACT PERSON: WK: _____ HM _____

SITE ADDRESS: 18505 Portland Avenue, Gladstone, OR 97027 TOTAL LAND AREA: 1.97 Acres

LEGAL DESCRIPTION: T2 South R 2 East SECTION 19 TAX LOT(S) 22E19AA02000

ADJACENT PROPERTIES UNDER SAME OWNERSHIP: T _____ R _____ SECTION _____ TAX LOT(S) 22E19AA02100

City of Gladstone Public Works, 18595 Portland Ave

OTHER PERSONS (IF ANY) TO BE MAILED NOTICES REGARDING THIS APPLICATION:

<u>Jacque Betz</u>	<u>City of Gladstone, 525 Portland Ave, Gladstone, OR 97027</u>	<u>Owner/City Administrator</u>
<small>NAME</small>	<small>ADDRESS</small>	<small>RELATIONSHIP</small>
	<small>ZIP</small>	

<u>Will Somme</u>	<u>P&C Construction, 2133 NW York Street, Portland, OR 97210</u>	<u>General Contractor</u>
<small>NAME</small>	<small>ADDRESS</small>	<small>RELATIONSHIP</small>
	<small>ZIP</small>	

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

Jacque M Betz
OWNER'S SIGNATURE
Jacque M Betz
OWNER'S NAME (Print)

Jennifer L Marsicek
APPLICANT'S SIGNATURE
Jennifer L Marsicek
APPLICANT'S NAME (Print)

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:

Proposed development includes construction of a new Gladstone Civic Center on a vacant 1.97-acre parcel of land at the corner of Duniway Avenue and Portland Avenue in Gladstone. The building is one-story and consists of a city hall and associated city offices and meeting rooms; police operations, records, support and evidence storage. On-site improvements include new paved parking areas, concrete walkways, stormwater treatment swales, interior and perimeter landscaping and lighting. Off-site improvements include new sidewalks and paved streets on Duniway, Portland and Watts, new storm and water lines, street trees, landscaping and lighting. The main building material is painted concrete with storefront window systems. Reference included civil, landscape, architectural and electrical drawings for full extend of work proposed.

Hours of operation are Monday-Friday, 8am-5pm. The number of regular employees is approximately 30 but could include up to 50. Visitors to the building for court or council hearings, community meetings or to pay bills or submit applications could vary from zero to about 100.

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):

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.) 17'
4. Gross floor area excluding parking (sq.ft.) 22,177 sf
5. Gross floor area including covered parking and accessory buildings (sq.ft.) 25,369 sf
6. Lot area (sq.ft. or acre) 85,785 sf / 1.97 acres

Lot Coverage	Existing (sq. ft.)	New Proposed (sq. ft.)	Total (sq. ft.)
Building	NA	22,177 sf	22,177 sf
Paved Area	11,149 sf*	37,760 sf	37,760 sf
Landscaped Area		25,848 sf	25,848 sf
Unimproved Area		0	
(Existing paved area to be replaced with new building and driveway)		TOTAL (should equal total lot area)	85,785 sf

7. Is any grading proposed?..... Yes No

If yes, complete the following:	
a. Amount of cut	3,700 Cu.yds.
b. Amount of fill	1,810 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 7" diameter tree near the corner of Duniway and Portland will be removed, the remainder of the site is covered in asphalt, gravel and weeds.

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 _____

c. Will any structures be demolished or removed? Yes No
 d. If yes, describe _____

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.)

<input checked="" type="checkbox"/> IF YOU ARE <u>CONCURRING</u> WITH THE HCA MAP OVERLAY PLEASE ONLY SUBMIT: <ul style="list-style-type: none"> 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).



REGULAR AGENDA



Agenda Item No. 4

PC Meeting Date: 3/19/19

STAFF REPORT: DESIGN REVIEW

Application No.: Z0079-19 D

Applicant: Bob Sanders, Park Place Business Suites, LLC

Project Location: South side of E Clarendon Street between 82nd Drive and Union Avenue; T2S, R2E, Section 20AD Tax Lot 03500, 03600, 03700

Zoning: C3; General Commercial

Planning Staff: Lizbeth Dance, (503)742-4524, Ldance@clackamas.us

Project Description: Two-story 9,940 square feet office building designed to accommodate up to four tenant spaces. Two of the tenants are known at this time – real estate office and construction company office. 27 parking spaces are provided (six (6) on-street.) The proposed project was previously approved under Z0533-17-D, however, no extension was filed prior to the expiration date of that design review approval and, as such, the approval has expired.

SUMMARY OF PLANNING COMMISSION RECCOMENDATION

The Planning staff are recommending APPROVAL of the Design Review application Z0079-19-D; 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) Endangered Species Act.

The proposed project was previously approved under Z0533-17-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 Z0533-17-D. 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).

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EXHIBITS

- Exhibit 1. Location Map
- Exhibit 2. Site plan
- Exhibit 3. Landscape Plan
- Exhibit 4. Grading & Erosion Control Plan
- Exhibit 5. Elevations/Renderings

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: Public Works, Jim Whynot: as addresses in the expired decision Z0533-17 D - Water: need to upgrade existing main to 8 inch or loop the 6 inch main on Clarendon; Sanitary: connect to existing main; Stormwater: need infiltration, water quality detention, and conveyance to an acceptable downstream storm drain system; Streets: all existing sidewalks, driveway approaches and ramps shall be upgraded to meet current ADA Standards, including access around power poles and guy wires at the intersection.

II. STANDARD CONDITIONS

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**

1. **Interpretation.** Any questions of intent or interpretation of any condition will be resolved by the Planning Director for the City of Gladstone,
2. **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.
3. **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).
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. No signage has been reviewed or approved with this decision. Signage will required a separate administrative review.
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. **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.
5. **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.
6. **Final Occupancy.** PRIOR TO ISSUANCE OF A FINAL OCCUPANCY PERMIT, all conditions of the design review approval shall be met.
7. **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.
8. **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

A. PROJECT LOCATION AND PROPOSED DEVELOPMENT

Office building, two-story 9,940 square feet. The office building is designed to accommodate up to four tenant spaces. Two of the tenants are known at this time – real estate office and construction company office. The balance of the building is speculative office or medical office. 27 parking spaces are provided (six (6) on-street.) Subject property consists of three (3) tax lots comprising approximately 0.44 acres.

Frontage improvements including curb and sidewalk exist along both Clarendon and Union. There is no

storm system available in the streets fronting the site. Developer proposes to manage storm water through a series of ponds and swales located within the landscape areas. Sanitary and water will connect to existing lines.

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 retail and general office development 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 discusses dimensional standards. Building setbacks and height standards are met with this proposal. Off-street parking meets required setbacks from property lines. Staff is able to find applicable standards from Chapter 17.20 of the GMC are met with this proposal.

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.

Subject property is large enough to allow placement of proposed building such that solar access both on and off-site is maximized, and this proposal takes advantage of that fact. Building will be oriented in such a way and with windows placed so as maximize solar exposure (see submitted building elevations.)

Section 17.44.020(2) requires buildings to have energy efficient designs.

The proposed design includes abundant windows to provide 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 (as designed this will exceed those requirements.)

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.

The property is very visible. From Oatfield as well as being almost a gateway property into Gladstone from the 205 Freeway. See submitted site plans for detail and discussion. Properties to the south and across 82nd Drive to the east are involved with commercial uses. West and north in residential use.

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.

Refer to submitted building elevations for detail and materials samples/colors. As shown and discussed by the applicant this criterion is satisfied.

Section 17.44.020(5) of the GMC establishes lighting standards. 17.44.020(6) establishes illumination level standards. It requires all on-site lighting to 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.

Site lighting plan is as shown in the submitted application, which includes a photometric plan. Conditions of approval will require that fixtures not create light trespass beyond property lines and will promote dark skies.

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. 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.

The proposed plan identifies location and size of recycling/trash enclosures, and submitted elevation information shows detail that this standard is met. A condition of approval will require the applicant submit a letter to the file from the franchise hauler indicating approval of a plan for trash/recycling storage and collection.

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.

Applicant provides response to this criterion in the form of drawings and colors/materials along with discussion. See submitted building elevations/site plans for detail.

Staff finds the proposal as submitted satisfies applicable provisions from Chapter 17.44 of the GMC, Building Siting and Design.

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 submitted site plans indicate site area landscape of 15% will be exceeded with this development proposing 25.3% landscape area. The landscape plan provides detail in species, location etc. Staff is able to find landscape requirements are met/exceeded as shown. A condition of approval is warranted to require submission and approval of a final landscape plan showing satisfaction of this subsection.

Subsection 17.46.020(2)(a) requires that a parking or loading area providing ten or more spaces shall be improved with defined landscaped areas totaling no less than ten square feet per parking space.

Met as shown.

Subsection 17.46.020(3) requires that provisions for irrigating planting areas be made where needed. A condition of approval to this effect is warranted.

Subsection 17.46.020(4) requires landscaping to be continuously maintained. This standard can be met with conditions.

Subsection 17.46.020(5) pertains to the planting of trees under overhead utility lines or near sidewalks or curbs.

This can be dealt with as a condition of approval.

Subsection 17.46.020(7) pertains land within public road rights-of-way, and requires that land not developed as sidewalks or driveways shall be landscaped and maintained by the abutting property owners. This can be accomplished through conditions of approval.

Subsection 17.46.020(8) notes that street trees may be required of any development.

Street trees are shown.

Parking and Loading

Chapter 17.48 of the GMC regulates off-street parking and loading. At time of construction, enlargement or change of use of any structure or development subject to Design Review, and except as provided for in the C-2 District, off-street parking spaces shall be provided as described in this Chapter unless greater requirements are otherwise established in the Gladstone Code.

Based on use types/square footage, and the C-3 allowed use of general office and medical office applicant calculates minimum parking requirement as 27 spaces. Proposal shows 27 spaces including six (6) on-street, meeting minimum parking requirements. As proposed this condition is met. If the type of proposed occupancy increases requiring additional parking be provided a new Design Review application will be required. (*see 17.48.030(1)(f), on-street parking.*)

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. This standard is met.

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.

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. This standard is met.

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. Required parking is within the same 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 will be 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. This standard it met as shown.

Section 17.48.040(2)(f),(g) and (i) establish the minimum width of access aisles and the minimum dimensions of parking spaces. The parking lot proposal has the required 24 feet aisle width for 90 degree parking spaces.

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.

Section 17.48.040(3)(b),(c) and (d) establish requirements for loading areas and states, in part – buildings or structure to be built 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.

Applicant has identified off street parking and loading areas on the general site plan Keynote 12.

Section 17.48.050 establishes requirements for bicycle parking. Two bicycle parking spaces are proposed as shown on site plans Keynote 20, and meets requirements.

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. Based on submitted site plan information, staff is able to find that impervious surface is limited to that required by other sections of the Code and the urban nature of the site. 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. 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.

Applicant notes sidewalks/curbs will be repaired and/or replaced as required.

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

Subsection 17.50.020(6) pertains to pedestrian access. This Subsection is met with the proposal.

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. Bus stop(s) exist in the vicinity.

Section 17.50.040, Streets and Roads Generally: Many portions of this Section do not apply. Right-of-way is adequate along both frontages. Only minor improvements are being required through Public Works.

Applicable portions of this criterion are met or can be conditioned.

Chapter 17.52 of the GMC establishes sign requirements. No signage has been reviewed or approved with this decision. Signage will required a separate administrative review as outlined in 17.52.

Chapter 17.54 of the GMC establishes clear vision requirements. These standards will continue to be met and maintained, as shown on site plan.

Chapter 17.56 of the GMC establishes drainage requirements. Applicant to work with city regarding retention/detention.

Chapter 17.58 of the GMC establishes standards for grading and fill and requires enforcement of the Uniform Building Code (UBC). The city contracts with Clackamas County for administration of grading

permits. The county enforces its own Excavation and Grading Ordinance in lieu of Chapter 70 of the UBC. Only minor additional grading is proposed. Conditions of approval will require necessary permits be obtained.

Chapter 17.60 of the GMC establishes requirements for utilities. All utilities shall be installed consistent with the standards of this Chapter.

Chapter 17.90.120 of the GMC deals with changes to previous approvals. Applicant satisfies this Chapter through the submitted application.

V. RECOMMENDATION:

The Planning Commission is authorized to approve applications pursuant to *Subsection 17.94.060(2)(c) of the GMC*. Staff recommends the Planning Commission to approve this Design Review application as submitted; subject to the following conditions:

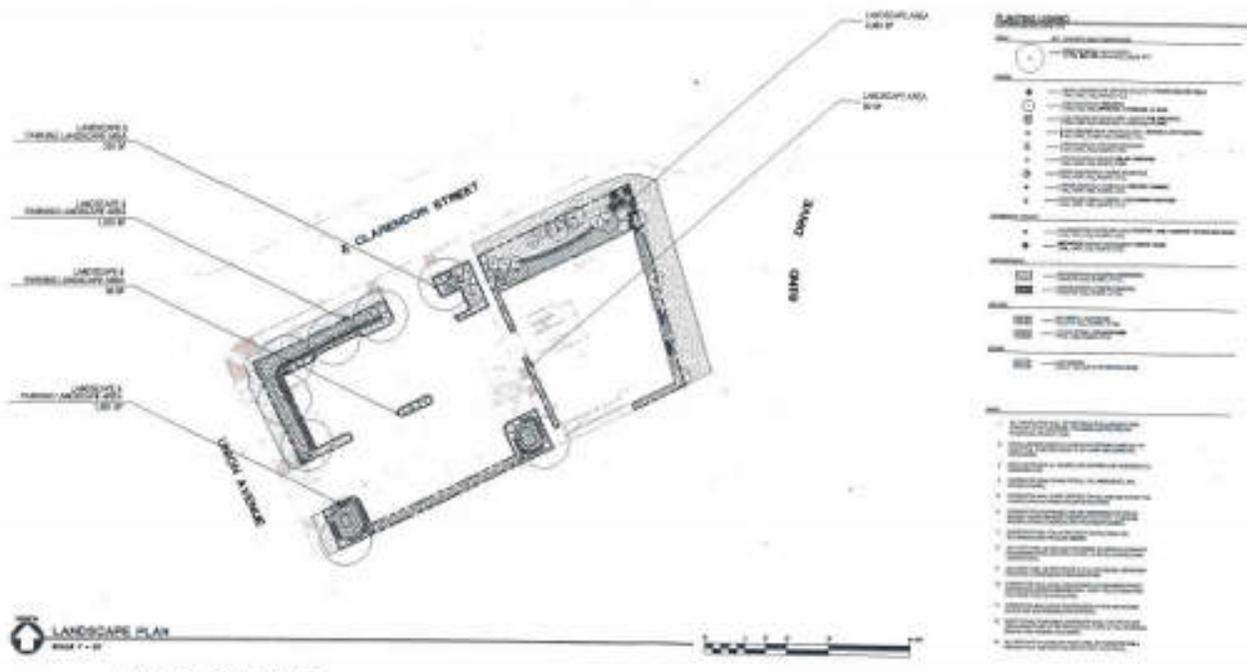
1. This approval shall remain valid for one year following the date of approval. If construction has not begun by that date, this approval shall expire unless the Planning Commission pursuant to Section 17.80.100 of the GMC grants an extension.
2. The applicant shall obtain a grading permit, if required, from Clackamas County for any proposed grading and fill. The applicant shall comply with the requirements of the permit.
3. New mechanical equipment and garbage receptacles shall be screened as required by the GMC.
4. 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.
5. New utility lines shall be placed underground unless prohibited by the utility service provider. New roof-mounted fixtures and utility cabinets or similar equipment shall be visually screened from public view as required by GMC Subsection 17.44.020(6).
6. The applicant shall submit a letter to the city from the franchise hauler indicating approval of a plan for trash/recycling storage and collection. Alternatively, the applicant may submit calculations demonstrating compliance with the minimum standards method described in GMC Subsection 17.44.020(8). Trash/recycling enclosure to be fully enclosed and compatible with design of main building.
7. The applicant shall submit calculations demonstrating compliance with the window to wall provisions of Subsection 17.44.024.
8. The landscaped area shall be provided with an automatic irrigation system.
9. The proposed landscaping shall be installed prior to occupancy, and be continuously maintained. Landscape maintenance shall be the responsibility of the owner.
10. All signs shall meet the provisions of Subsection 17.52 of the GMC.

11. This approval is subject to the development complying with the provisions of the Americans with Disabilities Act (ADA), including provisions for curb ramps.
12. Installation of curbs and sidewalks as defined, shall be constructed to city standards.
13. Water and sanitary sewer improvements shall be constructed to City and Tri-City Service District standards, respectively, and that plans are submitted to the City for approval prior to construction and that utilities be developed in accordance with the requirements of Chapter 17.60.
14. Applicant to submit letter to the city from the Fire Department indication all requirements from that agency have been satisfied.
15. Final certificate of occupancy shall not be granted until all conditions of the design review approval have been met.
16. Construction of storm drainage improvements associated with the development shall be consistent with city standards. Storm water detention area to meet or exceed NPDES regulations and be reviewed by the City engineer. Compliance with the drainage requirements of the plumbing code administered by Clackamas County.
17. Prior to issuance of a final occupancy permit, required improvements shall be installed and existing streets and other public facilities damaged during development shall be repaired or the developer shall file a financial guarantee of performance in a form acceptable to the city attorney. The financial guarantee must be valid until the improvements are complete or the damages repaired, as determined by the city.
18. All utilities shall be developed pursuant to Chapter 17.60 of the GMC.
19. 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
20. Any changes in the approved plans shall be submitted and approved prior to implementation. Any departure from the approved design review may cause revocation of building permits or denial of the final certificate of occupancy.

EXHIBITS



EXHIBIT 1
Location Map
Z0079-19-D



LANDSCAPE PLAN
DATE: 1-1-07

LANDSCAPE AREA SUMMARY

GRASSLANDS	12,100 SF
WOODS	1,200 SF
PLANTED LANDSCAPE AREAS	1,200 SF
PERMEABLE PAVEMENT	1,200 SF
IMPERVIOUS PAVEMENT	1,200 SF
WATER FEATURES	0 SF
STRUCTURED PLANTING	1,200 SF
ROCK PLANTING	1,200 SF
WOODEN DECKING	1,200 SF

EXHIBIT 3
Landscape Plan
Z0079-19-D

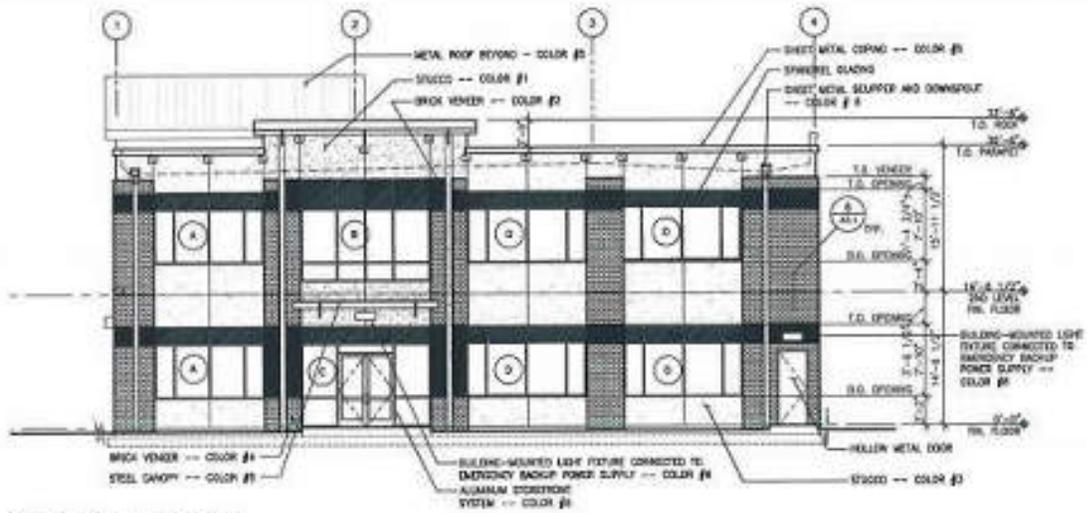


**GRADING AND
EROSION CONTROL
PLAN**

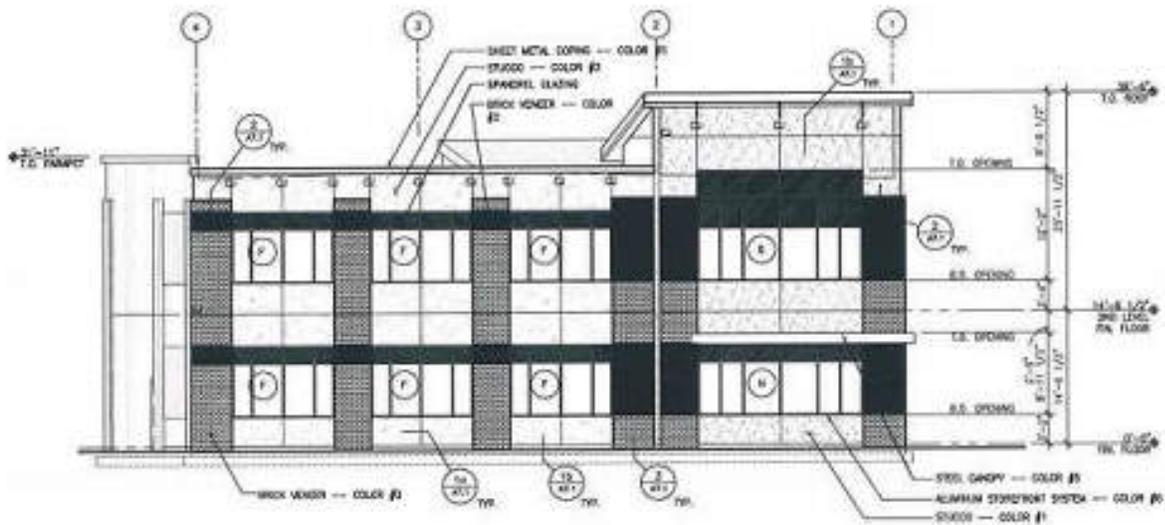
NORTH

 0 10 20 40
 SCALE: 1"=20'

EXHIBIT 4
Grading &
Erosion Control



1 WEST ELEVATION
 1/8" = 1'-0"



3 EAST ELEVATION
 1/8" = 1'-0"

EXHIBIT 5
 Elevations/Renderings
 Z0079-19-D

CLARENDON BUSINESS DEVELOPMENT

GLADSTONE, OREGON

STONE CREEK BUILDING

10121 SE SUNNYSIDE RD STE 170
CLACKAMAS, OREGON 97015
TELEPHONE: (503) 548-7383
FAX: N/A
CONTACT: MARK BEIRWAGEN

OWNER/ TENANT/ CONTRACTOR

SUMMA REAL ESTATE EXECUTIVES

10121 SE SUNNYSIDE RD STE 170
CLACKAMAS, OREGON 97015
TELEPHONE: (503) 558-2010
FAX: N/A
CONTACT: CHERYLE CLUNES

OWNER/ TENANT

CIDA, INC.

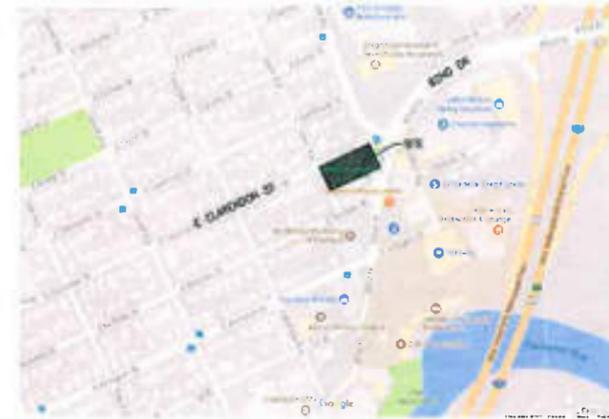
15895 SW 72ND AVE. SUITE 200
PORTLAND, OREGON 97224
TELEPHONE: 503-226-1285
FAX: 503-226-1670
CONTACTS: DUSTIN JOHNSON (ARCHITECT)
CURTIS GAGNER (STRUCTURAL ENGINEER)

ARCHITECT/ STRUCTURAL ENGINEER

AAI ENGINEERING

4875 SW GRIFFITH DR, SUITE 200
BEAVERTON, OREGON 97005
TELEPHONE: 503-620-3030
CONTACTS: YOSHI YANO (LANDSCAPE ARCHITECT)
NORM SCHEG (CIVIL ENGINEER)

LANDSCAPE DESIGN/ CIVIL ENGINEER



BUILDING ENVELOPE REQUIREMENTS (TABLE 502.1.1)

DESIGN CODE: 2014 OESCC
ROOFS (ATTIC & OTHER): R-38
WALLS ABOVE GRADE (WOOD FRAMED): R-21
SLAB-ON-GRADE (UNHEATED): NR
OPAQUE DOORS (SWINGING): U-0.70
FENESTRATION:
STOREFRONT FRAME: U-0.45, SHGC .40
DOORS W/ >50% GLAZING: U-0.46, SHGC .40

PROJECT DESCRIPTION

THIS APPLICATION PROPOSES A NEW 9,940 SQUARE FOOT (8,428 SF GROSS LEASABLE AREA) 2-STORY OFFICE BUILDING FOR MULTI-TENANT USE. THE SECOND LEVEL WILL BE TENANT-OCCUPIED BY THE OFFICES OF A CONSTRUCTION COMPANY (STONE CREEK BUILDING) AND REAL ESTATE COMPANY (SUMMA REAL ESTATE). TENANTS FOR THE LOWER ARE OFFICELAND AT THIS TIME BUT MAY INCLUDE UP TO 2,500 SF OF MEDICAL OFFICE, SUCH AS MASSAGE THERAPY.

DEFERRED SUBMITTALS

- T&I JOIST DESIGN
- ELECTRICAL
- PLUMBING
- MECHANICAL

BUILDING CODE INFORMATION

BUILDING CODE: 2014 OSSC
OCCUPANCY CLASSIFICATION: B (OFFICE)
CONSTRUCTION TYPE: V-B (NON-SPRINKLERED)
BASIC ALLOWABLE BUILDING AREA (PER TABLE 503, 2014 OSSC): 9,000 SF/STORY
ACTUAL BUILDING AREA:
1ST STORY - 4,970 SF
2ND STORY - 4,970 SF
TOTAL - 9,940 SF

LEGAL DESCRIPTION

TAX MAP: 02 2E 20AD
TAX LOTS: 3400, 3500 & 3600

ZONING CODE INFORMATION

ZONE: C-3 (GENERAL COMMERCIAL)
PARKING SPACES REQUIRED (BASED ON 8,428 SF GROSS LEASABLE AREA):

MED. OFFICE (2,500 SF) = 8.76 STALLS
GEN. OFFICE (6,242 SF) = 16.87 STALLS
TOTAL = 27 STALLS

PARKING SPACES PROVIDED:

TYPE	SIZE	# PROVIDED
STANDARD	9.5' x 18'	16 STALLS (6 ON-STREET)
COMPACT	8.5' x 16'	10 STALLS
H/C ACCESSIBLE	9.5' x 18'	2 STALLS
TOTAL:		27 STALLS

BICYCLE SPACES REQUIRED: 5% OF VEHICULAR PARKING OR MIN. 2 SPACES
BICYCLE SPACES PROVIDED: 2

MINIMUM SETBACKS:

FRONT: NONE (4+ FEET PROVIDED)
SIDE:
NORTH: 20 FEET (20+ FEET PROVIDED)
SOUTH: NONE (3+ FEET PROVIDED)
REAR: NONE (75+/- FEET PROVIDED)

LANDSCAPING REQUIRED: 15 % (2,873 SF)
LANDSCAPING PROVIDED: 28 % (5,555 SF)

SITE AREA: .44 ACRES (19,154 SF)
BUILDING FOOTPRINT: 4,970 SF
SITE COVERAGE: 26 %
IMPERVIOUS AREA: 13,589 SF

RELEASES		COVER SHEET	CIVIL AND LANDSCAPE	ARCHITECTURAL	STRUCTURAL
1	REALLY DASH MARK				
2	FLUENT FOR BRUSH SET				
3	WASH OF BRUSHING FROM SET				
4	FLUENT FROM BRUSH SET				
5	COVER SHEET	CS1			
6	NEW OR REVISED SHEET				
7	UNREVISED SHEET THIS ISSUANCE				
8	SHEET RELEASED IN PREVIOUS ISSUANCE				
9	1.1.1 CIVIL AND LANDSCAPE				
10	1.1.2 CIVIL AND LANDSCAPE				
11	1.1.3 CIVIL AND LANDSCAPE				
12	1.1.4 CIVIL AND LANDSCAPE				
13	1.1.5 CIVIL AND LANDSCAPE				
14	1.1.6 CIVIL AND LANDSCAPE				
15	1.1.7 CIVIL AND LANDSCAPE				
16	1.1.8 CIVIL AND LANDSCAPE				
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19	1.1.11 CIVIL AND LANDSCAPE				
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99	1.1.91 CIVIL AND LANDSCAPE				
100	1.1.92 CIVIL AND LANDSCAPE				



ISSUED DATE: 9.22.17
1 DESIGN REVIEW - 9.22.17
2 75% CHECK SET - 11.29.17
3 BUILDING PERMIT SET - 04.11.18
4 RESPONSE TO PLAN CHECK COMMENTS - 12.26.18

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NEW CONSTRUCTION FOR
CLARENDON BUSINESS DEV.
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GLADSTONE, OREGON 97027

COVER SHEET
CS1
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BUILDING CODE SUMMARY

GOVERNMENT CODE, 2014 OREGON STRUCTURAL SAFETY CODE (OSSC)

CHAPTER 3 - USE AND OCCUPANCY CLASSIFICATION

OCCUPANCY CLASSIFICATION (302):
B 'BUSINESS'

CHAPTER 8 - TYPES OF CONSTRUCTION

CONSTRUCTION CLASSIFICATION (802.3): V-B, (NON-SPRINKLERED)

TYPE V: TYPE V CONSTRUCTION IS THAT TYPE OF CONSTRUCTION IN WHICH THE STRUCTURAL ELEMENTS, EXTERIOR WALLS AND INTERIOR WALLS ARE OF ANY MATERIALS PERMITTED BY THIS CODE.

FIRE RESISTIVE RATING REQUIREMENTS FOR BUILDING ELEMENTS (TABLE 601):

PRIMARY STRUCTURAL FRAME: 0 HRS
BEARING WALLS:
EXTERIOR: 0 HRS
INTERIOR: 0 HRS
NON-BEARING WALLS & PARTITIONS:
EXTERIOR: SEE TABLE 602
INTERIOR: 0 HRS
FLOOR CONSTRUCTION: 0 HRS
ROOF CONSTRUCTION: 0 HRS

FIRE RESISTANCE FOR EXTERIOR WALLS BASED ON FIRE SEP. DISTANCE (TABLE 602):

NORTH WALL: 0-HR (X > 30FT)
EAST WALL: 0-HR (X > 30FT)
SOUTH WALL: 1-HR (X < 5FT)
WEST WALL: 0-HR (X > 30FT)

CHAPTER 7 - FIRE AND SMOKE PROTECTION

FIRE-RESISTANCE RATINGS (705.5): THE REQUIRED FIRE-RESISTANCE RATING OF EXTERIOR WALLS WITH A FIRE SEPARATION DISTANCE OF LESS THAN OR EQUAL TO 10 FEET SHALL BE RATED FOR EXPOSURE TO FIRE FROM BOTH SIDES.

MAXIMUM AREA OF EXTERIOR WALL OPENINGS BASED ON FIRE SEPARATION DISTANCE AND DEGREE OF OPENING PROTECTION (TABLE 705.8): 15% PROTECTED OPENINGS BASED ON FIRE SEPARATION DISTANCE OF 3 FEET TO LESS THAN 5 FEET (SOUTH WALL ONLY). AREA OF UNPROTECTED OR PROTECTED OPENINGS IS UNLIMITED AT ALL OTHER EXTERIOR WALLS.

PROTECTED OPENINGS (705.8.2): WHERE OPENINGS ARE REQUIRED TO BE PROTECTED, FIRE WINDOW ASSEMBLIES SHALL COMPLY WITH SECTION 716.6.

FIRE WINDOW ASSEMBLY FIRE PROTECTION RATINGS (TABLE 716.8): 3/4 HR MINIMUM FIRE WINDOW ASSEMBLY RATING BASED ON 1-HR RATING OF EXTERIOR WALL (SOUTH WALL ONLY).

CHAPTER 10 - MEANS OF EGRESS

MEANS OF EGRESS SIZING (1005):

REQUIRED CAPACITY BASED ON OCC. LOAD (1005.3):
STAIRWAYS: .3 INCHES/OCC. WHERE BUILDING IS NON-SPRINKLERED.
OTHER: .2 INCHES/OCC. WHERE BUILDING IS NON-SPRINKLERED.
(REQUIRED WIDTH: 12", PROPOSED WIDTH 48")

MEANS OF EGRESS ILLUMINATION (1006):
ILLUMINATION LEVEL (1006.2): 1 FOOTCANDLE AT WALKING SURFACE OF MEANS OF EGRESS, INCLUDING EXIT DISCHARGE.

EMERGENCY POWER FOR ILLUMINATION (1006.3): IN THE EVENT OF POWER FAILURE, MEANS OF EGRESS ILLUMINATION SHALL BE PROVIDED BY EMERGENCY POWER SYSTEM FOR NOT LESS THAN 90 MIN.

ACCESSIBLE MEANS OF EGRESS (1007):
ACCESSIBLE MEANS OF EGRESS REQUIRED (1007.1): WHERE MORE THAN ONE MEANS OF EGRESS ARE PROVIDED BY SECTION 1015.1 OR 1021.1 FROM ANY ACCESSIBLE SPACE, EACH ACCESSIBLE PORTION OF THE SPACE SHALL BE SERVED BY NOT LESS THAN TWO ACCESSIBLE MEANS OF EGRESS. (TWO ACCESSIBLE MEANS OF EGRESS ARE PROVIDED).

DOORS GATES AND TURNSTILES (1008):
SIZE OF DOORS (1008.1): 32 IN. MIN. (CLEAR), 48" MAX. LEAF WIDTH. (36 IN. PROPOSED THROUGHOUT).

EXIT ACCESS (1014):
COMMON PATH OF EGRESS TRAVEL (1014.3):
GROUP 'B' OCCUPANCY (NON-SPRINKLERED):
100 FEET WHERE OCC. LOAD IS < 30
75 FEET WHERE OCC. LOAD IS > OR = TO 30. (40'-0" MAX. PROPOSED)

TWO EXITS OR EXIT ACCESS DOORWAYS (1015.2.1):
WHERE TWO EXITS OR EXIT ACCESS DOORWAYS ARE REQUIRED FROM ANY PORTION OF THE EXIT ACCESS, THE EXIT DOORS OR EXIT ACCESS DOORS SHALL BE PLACED A DISTANCE APART EQUAL TO NOT LESS THAN ONE-HALF OF THE LENGTH OF THE MAXIMUM OVERALL DIAGONAL DIMENSION OF THE BUILDING OR AREA TO BE SERVED MEASURED IN A STRAIGHT LINE BETWEEN EXIT DOORS OR EXIT ACCESS DOORWAYS. (TWO EXITS ARE NOT REQUIRED FROM ANY ROOM)

EXIT ACCESS TRAVEL DISTANCE (1016):
LIMITATIONS (1016.2): TRAVEL DISTANCE SHALL NOT EXCEED VALUES OF TABLE 1016.2.
GROUP 'B' OCCUPANCY (NON-SPRINKLERED): 200 FEET (125'-0" MAX. PROPOSED)

NUMBER OF EXITS AND EXIT CONFIGURATION (1021):
EXITS FROM STORIES (1021.2): TWO EXITS OR EXIT ACCESS STAIRWAYS OR RAMPS PROVIDING ACCESS TO EXITS, FROM ANY STORY OR OCCUPIED ROOF SHALL BE PROVIDED WHERE ONE OF THE FOLLOWING CONDITIONS EXISTS:
1. THE OCCUPANT LOAD EXCEEDS ONE OF THE VALUES IN TABLE 1021.2(2)
2. THE EXIT ACCESS TRAVEL DISTANCE EXCEEDS THAT SPECIFIED IN THIS CODE.
(PROPOSED OCCUPANT LOAD EXCEEDS ALLOWABLE FOR STORIES WITH ONE EXIT PER TABLE 1021.2(2). TWO EXIT ACCESS STAIRS ARE PROPOSED).

ENERGY CONSERVATION (OEECS)

SEE COMcheck: ENVELOPE COMPLIANCE CERTIFICATES
COMcheck HVAC AND LIGHTING FORMS: TO BE PROVIDED BY DESIGN/BUILD SUBCONTRACTOR WITH DEFERRED SUBMITTAL TO CITY

PLUMBING FIXTURE COUNT

MINIMUM NUMBER OF REQUIRED PLUMBING FIXTURES

CATEGORY: BUSINESS B
WATER CLOSETS: (1 PER 25) FOR THE FIRST 50 (1 PER 50) FOR THE REMAINDER EXCEEDING 50
LAVATORIES: (1 PER 40 FOR THE FIRST 80 (1 PER 80) FOR THE REMAINDER EXCEEDING 80
MAX OCCUPANCY: BUILDING GROSS SF: 8,212 SF
B OCCUPANT LOAD FACTOR: 100
OCCUPANT LOAD: 83 (42 MALE, 42 FEMALE)

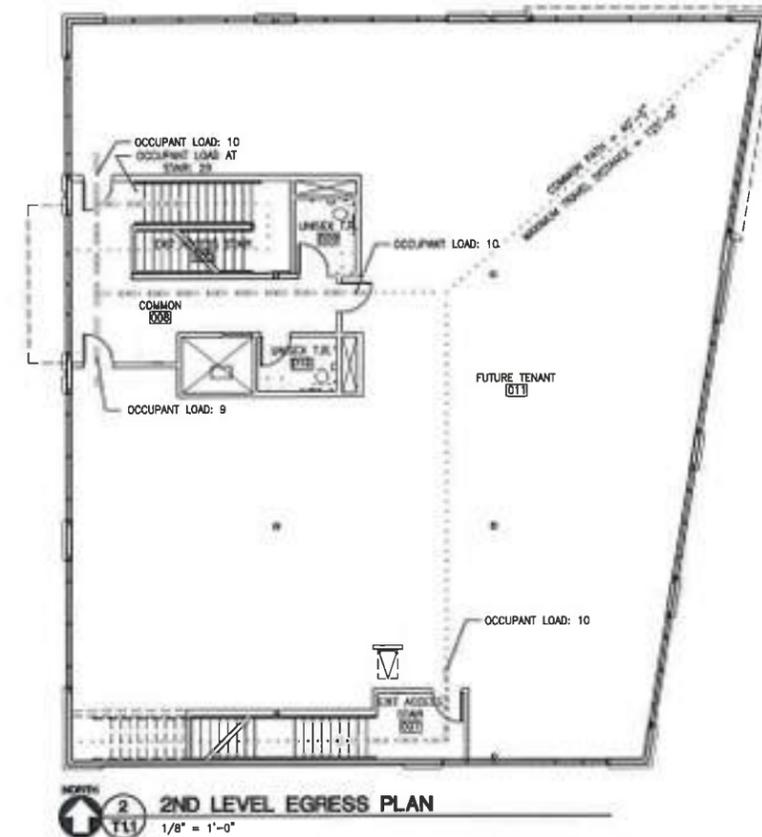
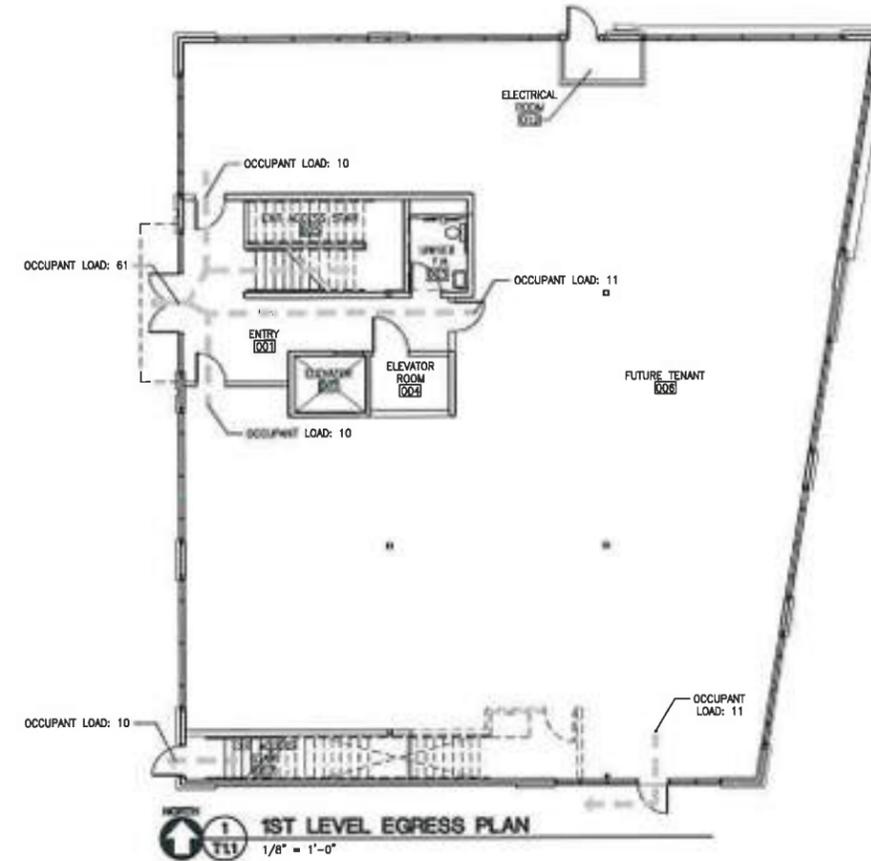
REQUIRED PROVIDED: 2 PER SEX (1 PER SEX + 1 UNISEX) 2 PER SEX (1 PER SEX + 1 UNISEX)

*NOTE: ADDITIONAL WATER CLOSET AND LAVATORY FIXTURES WILL BE PROVIDED AS NEEDED TO ACCOMMODATE FUTURE TENANTS AND PER TENANT IMPROVEMENT DRAWINGS

NUMBER	NAME	OCCUPANCY GROUP CLASSIFICATION	LOAD FACTOR	AREA	LOAD	EXIT REQ'D	EXIT PATH REQ'D
001	ENTRY	---	---	255	---	---	---
002	ELEVATOR	---	---	---	---	1	1
003	UNISEX T.R.	---	---	46	---	1	1
004	ELEVATOR ROOM	ACCESSORY STORAGE	300	46	1	1	1
005	STAR	---	---	---	---	1	1
006	FUTURE TENANT	BUSINESS	100	4148	42	1	4
007	STAR	---	---	---	---	1	1
008	COMMON	---	---	255	---	1	1
009	MEN'S T.R.	---	---	46	---	1	1
010	WOMEN'S T.R.	---	---	46	---	1	1
011	FUTURE TENANT	BUSINESS	100	3689	39	1	4
012	ELECTRICAL ROOM	ACCESSORY STORAGE	300	32	1	1	1
TOTAL OCCUPANT LOAD					83		

PLAN LEGEND

- ===== INTERIOR WALL
- ===== EXTERIOR WALL
- ← EXIT DISCHARGE
- EGRESS PATH OF TRAVEL



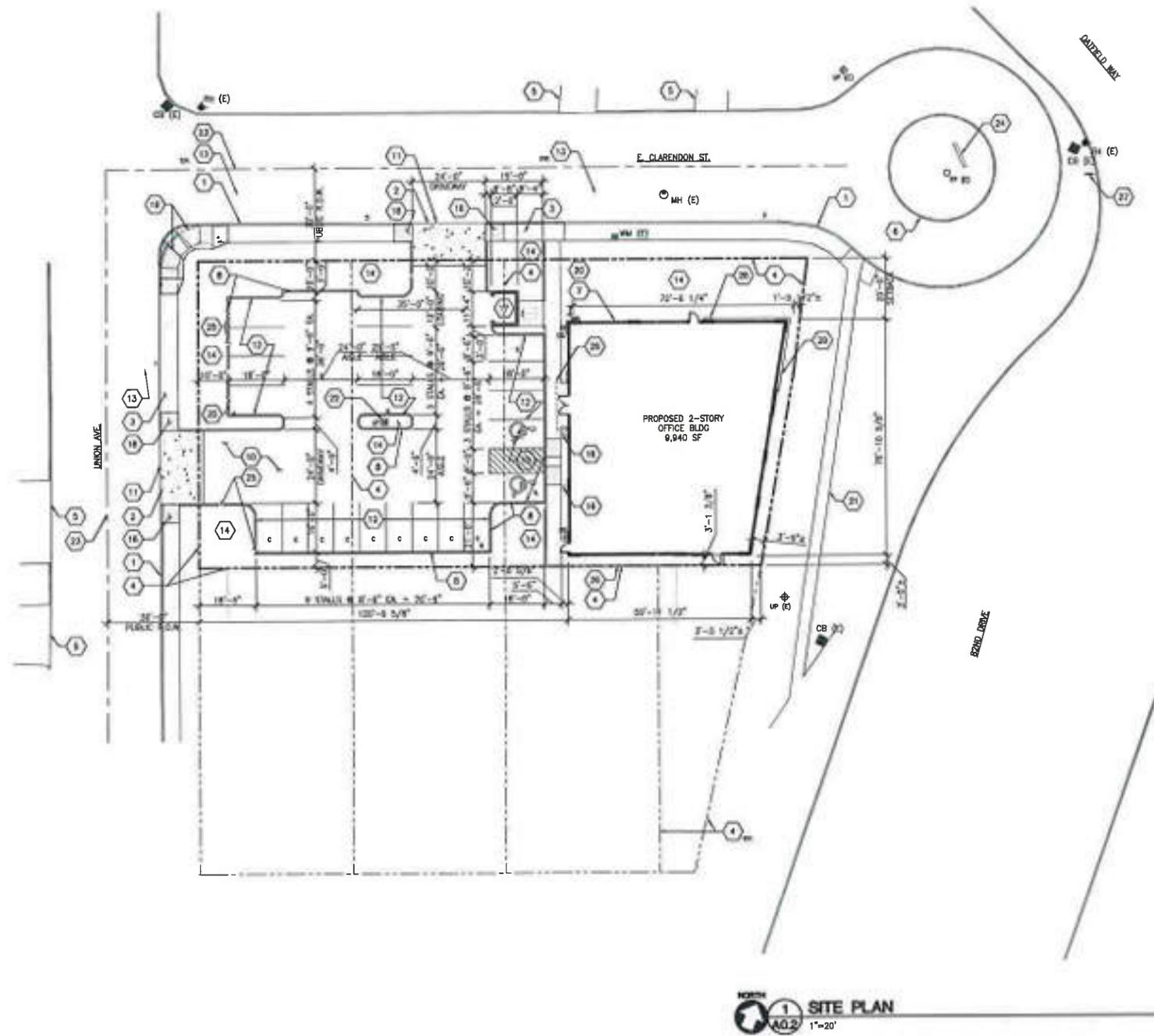
DESIGN REVIEW - 9.22.17
75% CHECK SET - 11.29.17
BUILDING PERMIT SET - 08.21.18



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NEW CONSTRUCTION FOR
CLARENDON BUSINESS DEV.
735 EAST CLARENDON STREET
GLADSTONE, OREGON 97027

TENANT FIRE LIFE
SAFETY PLAN &
CODE SUMMARY
FLS1
JOB NO. 170144.01



SITE PLAN
A02
1"-20'

GENERAL NOTES

- CONTRACTOR SHALL VERIFY AND CONFIRM EXISTING CONDITIONS SHOWN OR IMPLIED ON DRAWINGS PRIOR TO START OF CONSTRUCTION. NOTIFY A/E OF ANY DISCREPANCIES.
- TYPICAL CURB RADIUS = 3' UNLESS NOTED OTHERWISE.
- EXISTING CONDITIONS BASED ON TOPOGRAPHIC AND BOUNDARY SURVEY PREPARED BY LANDESIGN DATED 01/09/07.

LEGEND

- (C) HANDICAP PARKING STALL
- (C) COMPACT PARKING STALL
- (M) MANHOLE/DRYWELL
- (H) FIRE HYDRANT
- (F) FIRE DEPARTMENT CONNECTION
- (D) CATCH BASIN
- (E) EXISTING
- (S) DOWNSPOUT
- (L) LIGHT POLE
- (P) LIGHT POLE
- (W) WATER METER
- (M) FLAG POLE
- (F) HOSE BIB
- (N) CONCRETE

KEYNOTES

- EXISTING CURB AND 5'-6" SIDEWALK TO REMAIN.
- EXISTING CURB AND SIDEWALK TO BE REMOVED.
- EXISTING DRIVEWAY TO BE RELOCATED --- REPAIR SIDEWALK AS NEEDED.
- EXISTING PROPERTY LINE TO REMAIN.
- EXISTING RESIDENTIAL DRIVEWAY.
- EXISTING ROUND-A-BOUT LANDSCAPE ISLAND.
- PROPOSED 2-STORY BUILDING.
- NEW 6" CAST-IN-PLACE CONCRETE CURB --- SEE DETAIL 1 & 2/A0.3.
- NEW 5'-0" CONCRETE SIDEWALK --- SEE DETAIL 11/A0.3.
- NEW ASPHALT PAVING OVER APPROVED SUBSTRATE --- SEE GEOTECH REPORT
- NEW CONCRETE DRIVEWAY TO CLACKAMAS COUNTY STANDARDS --- SEE CIVIL DRAWINGS.
- NEW OFF-STREET PARKING AND LOADING TO CITY OF GLADSTONE STANDARDS.
- NEW ON-STREET PARKING TO CITY OF GLADSTONE STANDARDS.
- NEW LANDSCAPE AREA --- SEE LANDSCAPE DRAWINGS.
- NEW ADA ACCESSIBLE PARKING AND LOADING --- SEE DETAIL 5/A0.3.
- NEW ADA SIGNAGE --- SEE DETAIL 6/A0.3.
- NEW SOLID WASTE AND RECYCLING ENCLOSURE PER CITY OF GLADSTONE STANDARDS --- SEE DETAIL 8 & 12/A0.2.
- NEW ADA CURB RAMP TO CLACKAMAS COUNTY STANDARDS --- SEE CIVIL DRAWINGS.
- EXISTING CURB RAMP TO BE RECONSTRUCTED TO MEET ADA REQUIREMENTS--- SEE CIVIL DRAWINGS.
- BICYCLE PARKING RACK, 2 PARKING SPACES --- SEE DETAIL 4/A0.3.
- EXISTING 4'-0" CONCRETE SIDEWALK TO REMAIN.
- NEW POLE-MOUNTED LIGHT FIXTURE --- SEE SLO.1
- CENTERLINE OF STREET.
- EXISTING SIGNAGE TO REMAIN.
- CURB INLET --- COORDINATE WITH CIVIL DRAWINGS FOR FINAL LOCATION.
- NEW 3'-0" CONCRETE SIDEWALK.
- (E) BUS STOP
- APPROXIMATE LOCATION OF (N) ELECTRICAL SERVICE.
- CANOPY OVERHEAD.

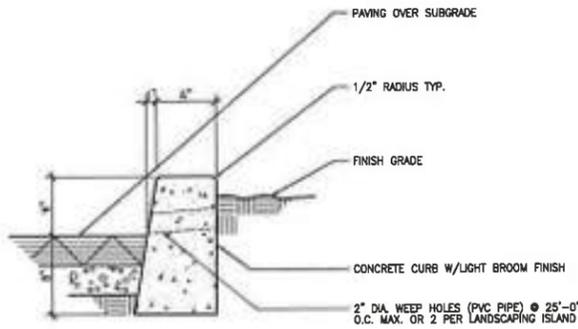


ISSUED DATE:
1 DESIGN REVIEW - 9.22.17
2 75% CHECK SET - 11.29.17
3 BUILDING PERMIT SET - 08.21.18

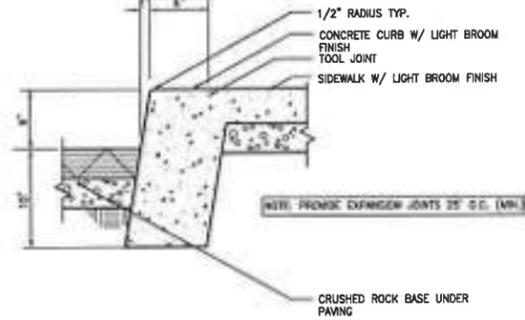


NEW CONSTRUCTION FOR
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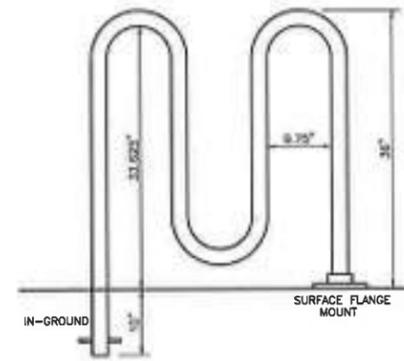
SITE PLAN
A02
JOB NO. 170144.01
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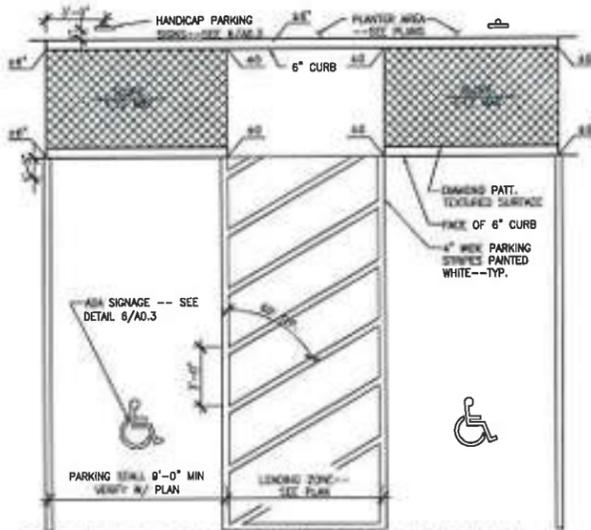
1 CAST-IN-PLACE CONCRETE CURB
A0.3 1/2" = 1'-0"



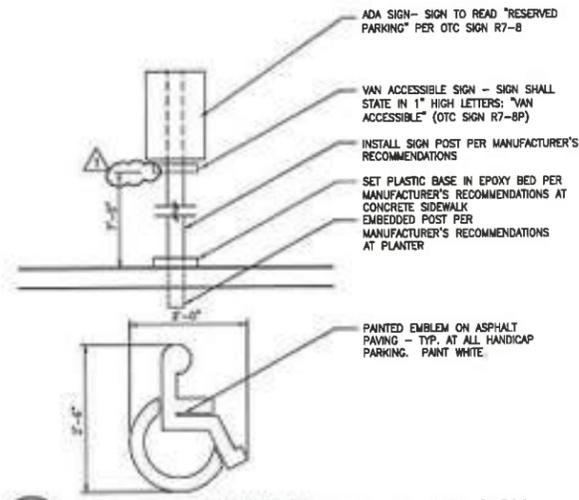
2 CAST IN PLACE CONC. CURB & SIDEWALK
A0.3 SCALE 1 1/2" = 1' 02888-12



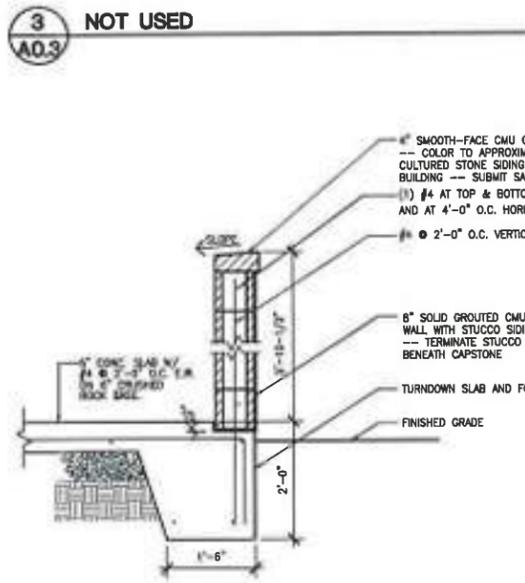
4 BICYCLE RACK
A0.3 NOT TO SCALE 02880-08



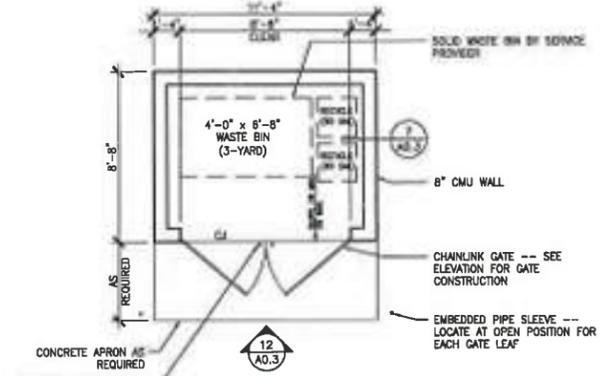
5 SINGLE LOADING HANDICAP PARKING STALL
A0.3 1/4" = 1'-0" 02883-53 (MODIFIED)



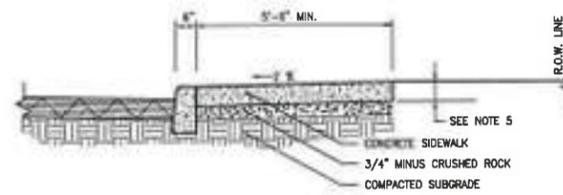
6 HANDICAP PARKING EMBLEM AND SIGN
A0.3 NOT TO SCALE 02880-04



7 WALL SECTION AT TRASH ENCLOSURE
A0.3 3/4" = 1'-0"



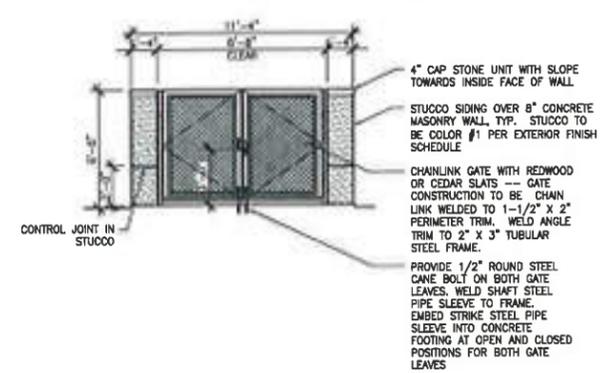
8 SOLID WASTE/ RECYCLING ENCLOSURE - PLAN
A0.3 1/4" = 1'-0"



SIDEWALK ADJACENT TO CURB

1. CONCRETE SHALL BE 3000 P.S.I. AT 28 DAYS, 6 SACK MIX, SLUMP RANGE OF 1-1/2" TO 3".
2. PANELS SHALL BE 5 FEET LONG.
3. EXPANSION JOINTS TO BE PLACED AT ENDS OF DRIVEWAY APPROACHES, UTILITY VAULTS, WHEELCHAIR RAMPS, AND AT SPACING NOT TO EXCEED 48 FEET.
4. FOR SIDEWALKS ADJACENT TO THE CURB AND POURED AT THE SAME TIME AS THE CURB, THE JOINT BETWEEN THEM SHALL BE A TROWELED JOINT WITH A MINIMUM 1/2" RADIUS.
5. SIDEWALK SHALL HAVE A MINIMUM THICKNESS OF 6 INCHES IF MOUNTABLE CURB IS USED OR IF SIDEWALK IS INTENDED AS PORTION OF DRIVEWAY. OTHERWISE CURB SHALL HAVE A MINIMUM THICKNESS OF 4 INCHES.
6. DRAIN BLOCKOUTS IN CURBS SHALL BE EXTENDED TO BACK OF SIDEWALK WITH 3" DIA. PVC PIPE AT 2% SLOPE. CONTRACTION JOINT TO BE PLACED OVER PIPE.

11 CITY OF WILSONVILLE CONCRETE SIDEWALK
A0.3 NTS 02888-10



12 SOLID WASTE/ RECYCLING ENCLOSURE - ELEVATION
A0.3 1/4" = 1'-0"



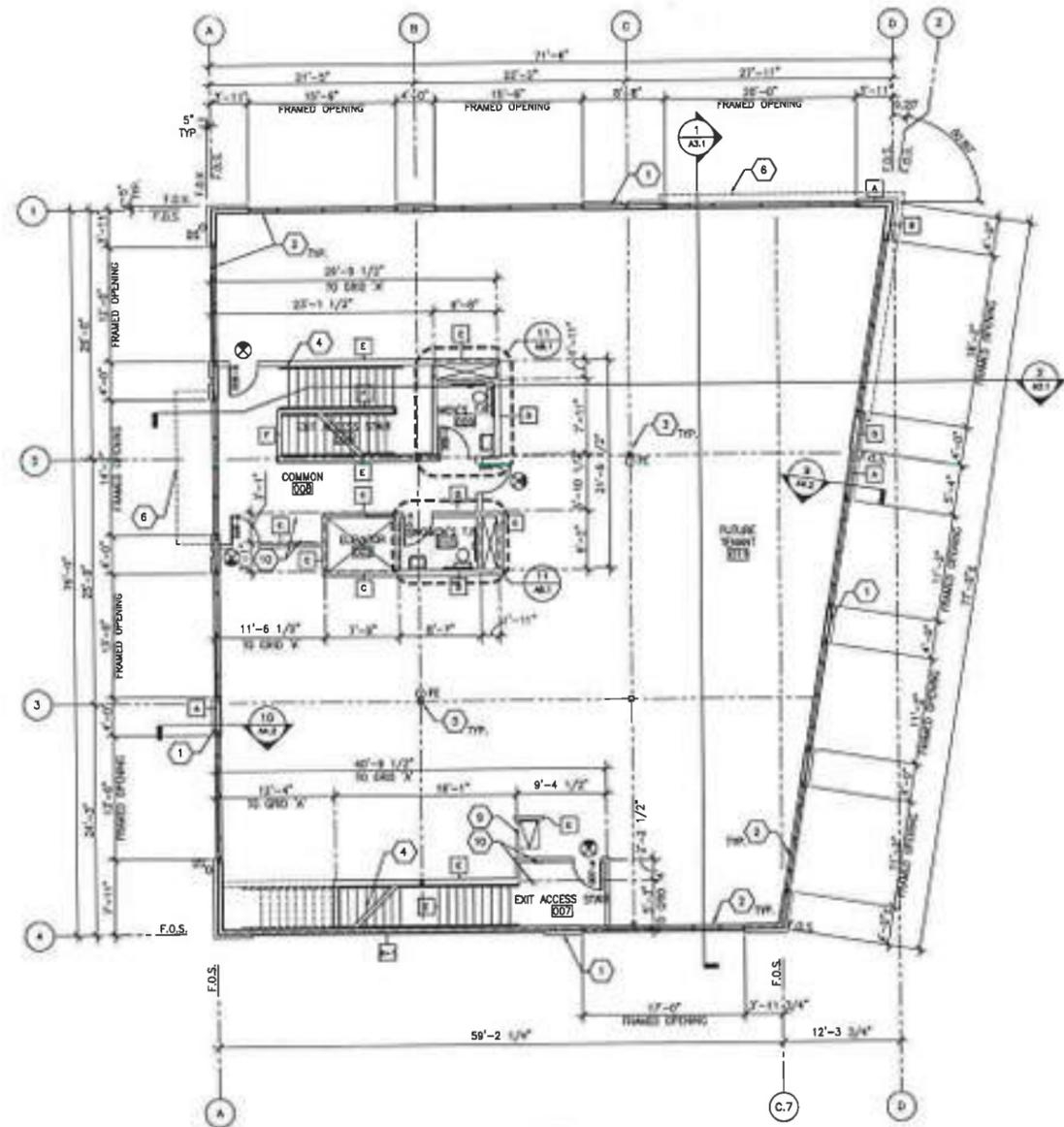
REVISION DATE
1 DESIGN REVIEW - 9.22.17
2 75% CHECK SET - 11.28.17
3 BUILDING PERMIT SET - 06.21.18
4 RESPONSE TO PLAN CHECK COMMENTS - 12.28.18



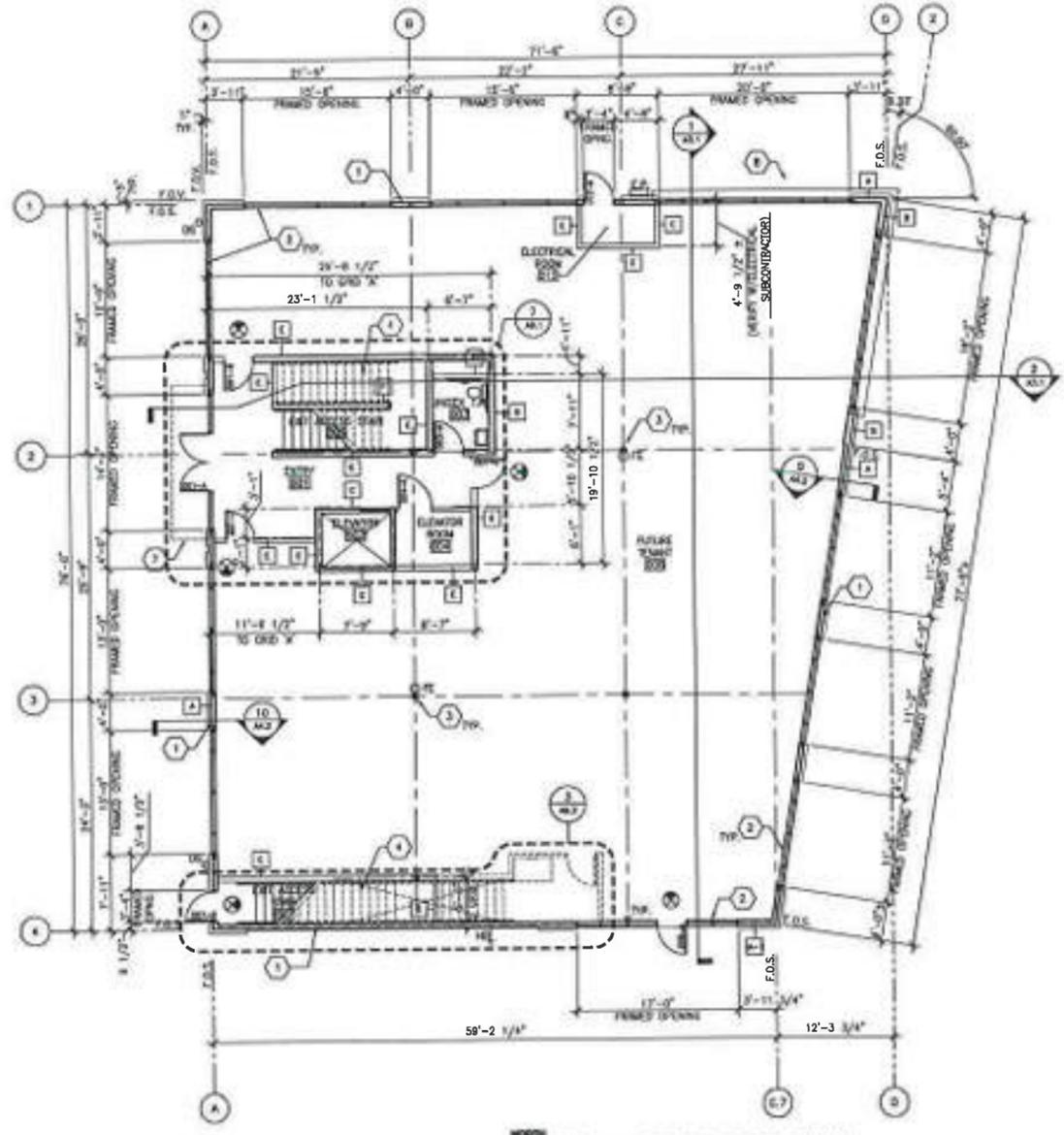
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SITE DETAILS
A0.3
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2ND LEVEL FLOOR PLAN
1/8" = 1'-0"



1ST LEVEL FLOOR PLAN
1/8" = 1'-0"

ARCHITECTURAL FLOOR PLAN GENERAL NOTES

FIRE EXTINGUISHERS SHALL BE LOCATED AS REQUIRED BY SECTION 906, OFC. COORDINATE LOCATION WITH FIRE MARSHALL.

GLASS USED IN DOORS OR GLAZING LOCATED WITHIN A 24" ARC OF THE NEAREST VERTICAL EDGE OF A DOOR OR IN AREAS SUBJECT TO HUMAN IMPACT OR OTHER HAZARDOUS LOCATIONS SHALL BE TEMPERED OR OF AN APPROVED SAFETY GLAZING MATERIAL PER SECTION 2406, OSSC.

LIGHT AND VENTILATION NOT INDICATED ON THESE PLANS SHALL BE PROVIDED AS PER SECTION 1203 & 1205 OF THE OSSC.

ALL INSULATION INDICATED ON PLANS SHALL COMPLY WITH OR EXCEED THE REQUIREMENTS IN SECTION 719, OSSC FOR SMOKE DENSITY AND FLAME SPREAD.

ROOFING MATERIAL INDICATED ON PLANS SHALL MEET OR EXCEED THE REQUIREMENTS OF SECTION 1507, OSSC.

PROVIDE SIGN STATING "THIS DOOR TO REMAIN UNLOCKED WHEN BUILDING IS OCCUPIED" PER SECTION 1008.1.B.3, OSSC ON ALL LOCKING ENTRANCE DOORS—COORDINATE WITH DOOR SCHEDULE.

PROVIDE EXIT ILLUMINATION AND SIGNAGE PER SECTION 1006 & SIGNAGE PER SECTION 1011 OF THE OSSC.

APPLICABLE CODES: ALL WORK SHALL BE IN CONFORMANCE WITH ALL FEDERAL, STATE, AND LOCAL CODES. SPECIFICATIONS AND STANDARDS SHALL MEAN, AND ARE INTENDED TO BE, THE LATEST EDITION, AMENDMENT OR REVISION OF SUCH REFERENCE STANDARDS IN EFFECT AS OF THE DATE OF THE CONTRACT DOCUMENTS.

CONTRACTOR SHALL COORDINATE ALL NECESSARY TESTING AND REQUIRED INSPECTIONS.

ALL HARDWARE SHALL COMPLY WITH REQUIREMENTS OF THE ADA AND ANSI 117.1.

ALL DOORS AND WINDOWS SHALL COMPLY WITH APPLICABLE ENERGY CODES.

INSTALL A VAPOR BARRIER OF ONE PERM OR LESS AT THE WARM SIDE (IN WINTER) OF ALL EXTERIOR WALLS, ROOF AND CEILING

KEYNOTES

- 1 EXTERIOR 2X STUD WALL --- SEE WALL SCHEDULE.
- 2 ALUMINUM STOREFRONT SYSTEM --- SEE SHEET A6.1 FOR STOREFRONT ELEVATIONS.
- 3 STEEL COLUMN --- SEE STRUCTURAL.
- 4 WOOD STAIR --- SEE SHEET A9.1 AND A9.2 FOR WOOD STAIR DESIGN.
- 5 NOT USED.
- 6 ROOF LINE ABOVE
- 7 STEEL CANOPY ABOVE --- SEE DETAIL 8/A7.1.
- 8 STEEL SUNSHADE ABOVE --- SEE DETAIL 4/A7.1.
- 9 ROOF ACCESS LADDER --- SEE DETAIL 4/A8.1.
- 10 30"x48" AREA OF RESCUE ASSISTANCE AND COMMUNICATION PANEL --- PROVIDE COMM. PANEL WITH 2-WAY AUDIO AND VISUAL COMMUNICATION BETWEEN AREAS OF RESCUE ASSISTANCE AND TROOP ENTRY. MOUNT COMM. PANEL AT 4'-8" A.F.F. INSTRUCTIONS FOR USE OF AREA DURING EMERGENCY CONDITION TO BE PROVIDED ADJACENT TO COMM. PANEL IN BOTH PRINT AND BRASS MOUNTED AT 4'-8" A.F.F. --- VERIFY SIGNAGE READS WITH ARCHITECT PRIOR TO ORDERING. PROVIDE WALL-MOUNTED SIGN STATING AREA OF RESCUE ASSISTANCE AND CONTAINING THE INTERNATIONAL SYMBOL OF RESCUEABILITY AT EACH AREA OF RESCUE ASSISTANCE LOCATION. SEE 3&7/A9.2 FOR MORE INFO.

LEGEND

[]	ROOM NUMBER	[]	NEW EXTERIOR WALL
101	DOOR NUMBER	[]	NEW INTERIOR WALL
102	HOSE BIB	[]	1-HR FIRE-RATED WALL
103	ILLUMINATED EXIT SIGN	[]	ELECTRICAL PANEL
104	DOWNSPOUT	[]	
105	FIRE EXTINGUISHER	[]	

WALL TYPES

- A EXTERIOR STUD WALL --- 2X6 STUDS @ 1'-4" O.C. WITH (1) LAYER 1/2" PLYWOOD SHEATHING OVERSIDE OF FLOOR/ROOF STRUCTURE AND (1) BATT INSULATION TO UNDERSIDE OF FLOOR STRUCTURE AND FROM 14"-8" A.F.F. TO PARAPET HT. --- 1/2" PLATE FINISH AT CEILING ROOF. PROVIDE EXTERIOR FINISH PER SHEET A2.1. SEE WALL SECTIONS ON SHEET A4.1 FOR MORE INFO. SEE STRUCTURAL DRAWINGS FOR SHEAR REQUIREMENTS.
- B EXTERIOR STUD WALL (1-HR) --- 2X6 STUDS @ 1'-4" O.C. WITH (1) LAYER 5/8" TYPE 'X' FIBERGLASS MAT GYPSUM BOARD WEATHING EXT. SEE AND (1) LAYER 5/8" TYPE 'X' GYP. BD. INTERIOR SIDE W/ R-23 MINERAL WOOL BATT INSULATION TO UNDERSIDE OF FLOOR STRUCTURE AND FROM 14"-8" A.F.F. TO PRODUCT HT. --- SEE TABLE 720.1(2) 15-1.12) PROVIDE EXTERIOR FINISH PER SHEET A2.1. SEE WALL SECTIONS ON SHEET A4.1 FOR MORE INFO. SEE STRUCTURAL DRAWINGS FOR SHEAR REQUIREMENTS.
- C 1-HR RATED FIRE WALL --- 2X6 STUDS @ 1'-4" O.C. W/ (1) LAYER 5/8" TYPE 'X' GYP. BD. OVER GYP. BOARD WEATHING EXT. SEE AND (1) LAYER 5/8" TYPE 'X' GYP. BD. INTERIOR SIDE W/ R-23 MINERAL WOOL BATT INSULATION TO UNDERSIDE OF FLOOR STRUCTURE AND FROM 14"-8" A.F.F. TO PRODUCT HT. --- SEE TABLE 720.1(2) 15-1.12) PROVIDE EXTERIOR FINISH PER SHEET A2.1. SEE WALL SECTIONS ON SHEET A4.1 FOR MORE INFO. SEE STRUCTURAL DRAWINGS FOR SHEAR REQUIREMENTS.
- D TOILET ROOM PARTITION --- 2x4 STUDS @ 3'-0" O.C. TO 8" ABOVE FINISHED CEILING W/ SOUND ATTENUATION INSULATION FULL BOTH OF CASEY AND 5" OF CSP. BD. EACH SIDE --- SEE DETAIL 7/M.1. VERIFY WALL DEPTH W/ PLUMBING CONTRACTOR AT PLUMBING WALLS (MIN. 2X8).
- E INTERIOR PARTITION --- 2x4 STUDS @ 16" O.C. TO UNDERSIDE OF FLOOR/ROOF STRUCTURE W/ (1) LAYER 5/8" GYP. BD. EACH SIDE FULL HEIGHT. PROVIDE SOUND ATTENUATION INSULATION AT ELEVATOR ROOM AND COMMON COR AND ENTRY OS1 FROM FUTURE STAIR SPACES. COORDINATE WITH STRUCTURAL AT LOAD BEARING/SHEAR WALLS. SEE DETAIL 1/A8.1.
- F STAIR PARTITION --- 2x4 STUDS @ 24" O.C. TO 3'-6" ABOVE NOSE OF TREAD/FIN. FLOOR W/ (1) LAYER 5/8" GYP. BD. EACH SIDE FULL HEIGHT.



ISSUED DATE
 1 DESIGN REVIEW - 9.22.17
 2 75% CHECK SET - 11.29.17
 3 BUILDING PERMIT SET - 08.21.18
 4 RESPONSE TO PLAN CHECK COMMENTS - 12.28.18



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735 EAST CLARENDON STREET
 GLADSTONE, OREGON 97027

CLARENDON BUSINESS DEV.

FLOOR PLANS
A11
 JOB NO. 170144.01

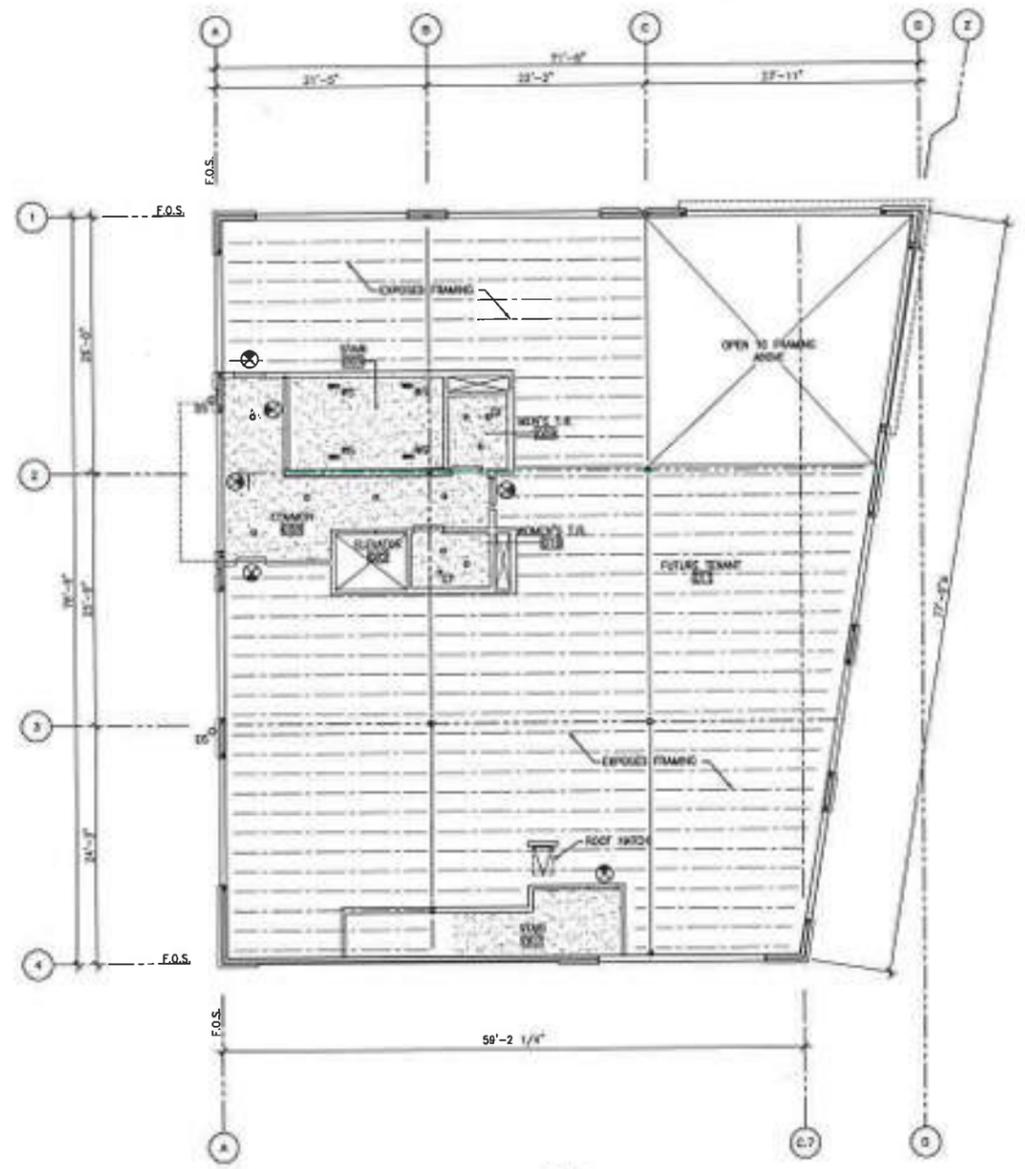


DESIGNED DATE: 9.22.17
 DESIGN REVIEW - 11.29.17
 2 75% CHECK SET - 11.29.17
 3 BUILDING PERMIT SET - 08.21.18

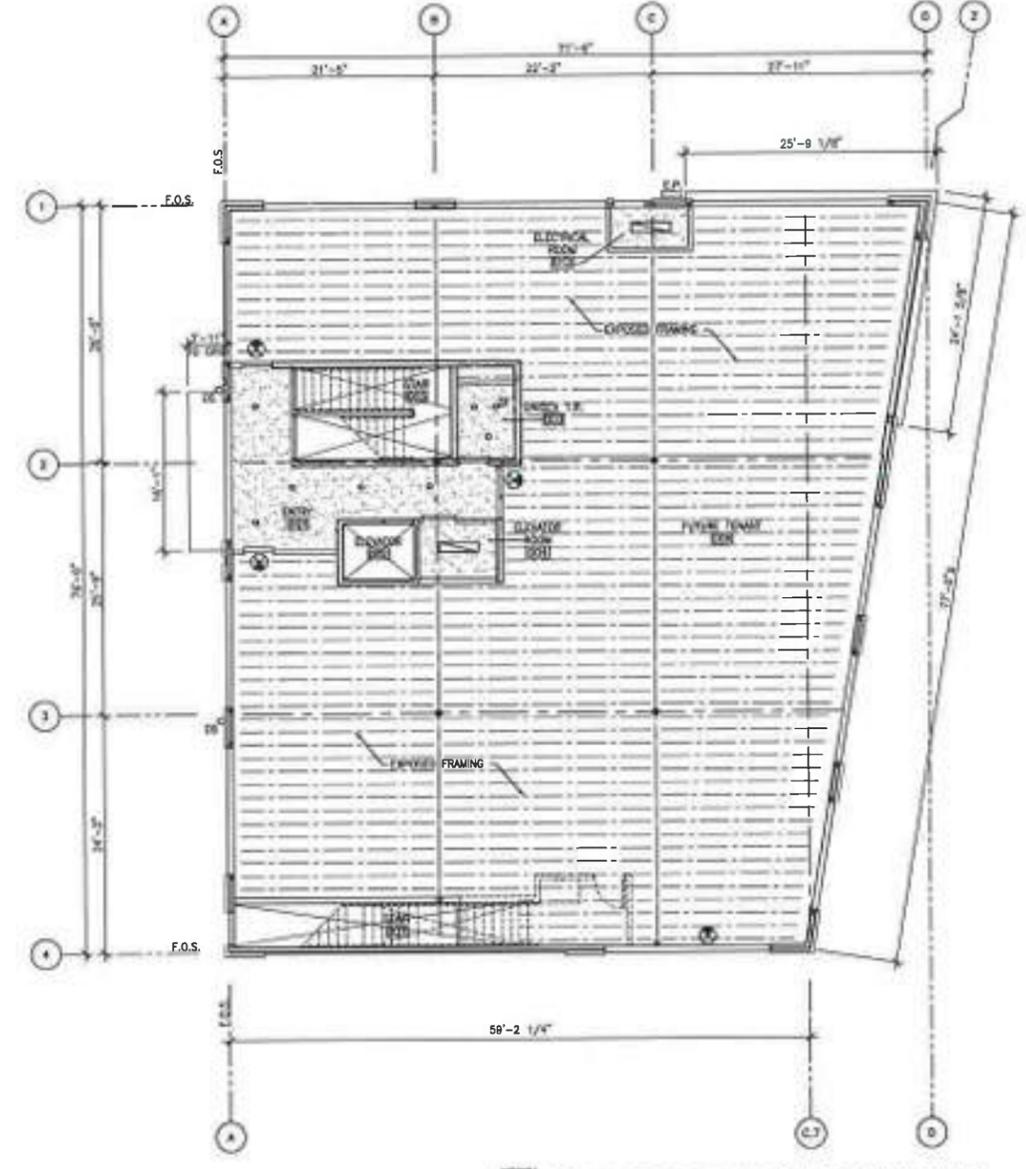


NEW CONSTRUCTION FOR
CLARENDON BUSINESS DEV.
 735 EAST CLARENDON STREET
 GLADSTONE, OREGON 97027

REFLECTED CEILING PLANS
A12
 JOB NO. 170144.01
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2ND LEVEL REFLECTED CEILING PLAN
 1/8" = 1'-0"



1ST LEVEL REFLECTED CEILING PLAN
 1/8" = 1'-0"

ROOM FINISH SCHEDULE							
NO.	ROOM NAME	FLOOR	BASE	N WALL	WALLS	WALL	REMARKS
001	LOBBY	F-2	C-1	C-1	C-1	C-1	
002	OFFICE	F-2	C-1	C-1	C-1	C-1	
003	CONFERENCE	F-2	C-1	C-1	C-1	C-1	
004	RECEPTION	F-2	C-1	C-1	C-1	C-1	
005	STAIR	F-2	C-2	C-2	C-2	C-2	
006	ELECTRICAL ROOM	F-2	C-2	C-2	C-2	C-2	
007	MECHANICAL ROOM	F-2	C-2	C-2	C-2	C-2	
008	RESTROOM	F-2	C-1	C-1	C-1	C-1	
009	STORAGE	F-2	C-1	C-1	C-1	C-1	
010	MECHANICAL ROOM	F-2	C-2	C-2	C-2	C-2	
011	STAIR	F-2	C-2	C-2	C-2	C-2	
012	MECHANICAL ROOM	F-2	C-2	C-2	C-2	C-2	

ROOM FINISHES INDEX			
BASE FINISH	WALL FINISH	CEILING FINISH	DOOR
B-1 4" RUBBER BASE - TYP. U.N.O.	W-1 PAINTED GYP. BOARD	C-1 PAINTED GYP. BOARD	D-1 4" RUBBER BASE - TYP. U.N.O.
B-2 6" COVE BASE	W-2 PLATE LAMINATE 4" AFF.	C-2 EXPOSED STRUCTURE	D-2 6" COVE BASE
B-3 4" WOOD BASE	W-3 EXPOSED BRICK FRAMING		D-3 4" WOOD BASE

REFLECTED CEILING PLAN GENERAL NOTES

- A. MEANS OF EGRESS ILLUMINATION CONTRIBUTION SHALL BE INSTALLED SUCH THAT A MINIMUM ILLUMINATION LEVEL OF 1 FOOTCANDLE IS MAINTAINED AT THE WALKING SURFACE ALONG THE PATH OF EGRESS, INCLUDING EXTERIOR WALKWAYS AT ALL EXIT TECHNIQUES. MEANS OF EGRESS LIGHTING SHALL BE CONNECTED TO AN EMERGENCY BACKUP POWER SYSTEM (TYPE INDICATED ON DRAWINGS) AND SHALL OPERATE FOR A MINIMUM OF 90 MINUTES IN THE EVENT THE BUILDING'S MAIN POWER SOURCE IS INTERRUPTED.
- B. LIGHTING INDICATED ON THIS PLAN IS FOR DESIGN INTENT ONLY AND IS CONSIDERED A DELIBERATE DESIGN OPTION. THE CONTRACTOR IS RESPONSIBLE FOR OBTAINING A FINISHED INTERIOR LIGHTING LAYOUT THAT COMPLIES WITH RECOMMENDED LIGHTING LEVELS FURNISHED IN THE CURRENT YES LIGHTING HANDBOOK FOR THE FUNCTION OF SPACES INDICATED. (NOTE TO DESIGNER: IF EXTERIOR CANOPY LIGHTING OR WALL SCONCES ARE USED SUPPLEMENT THIS NOTE WITH ILLUMINATION REQUIREMENT, E.G. 2 FOOTCANDLES AT EXTERIOR WALKING SURFACES). CONTRACTOR SHALL SUBMIT A PHOTO-METRIC STUDY WITH COMPLETED ENERGY CODE FORMS INCLUDING CODE COMPLIANCE AS WELL AS PROPOSED LIGHTING LAYOUT WITH ASSOCIATED PRODUCT CUT SHEETS FOR ARCHITECT APPROVAL. SEE SITE PLAN GENERAL NOTES FOR REQUIREMENTS REGARDING SITE LIGHTING (VERIFY).

LEGEND

- RECESSED CAN LIGHT --- PROVIDE IC RATED FIXTURES AT LOCATIONS WHERE FIXTURE IS IN CONTACT WITH INSULATION
- EXTERIOR CAN LIGHT CONNECTED TO EMERGENCY POWER SUPPLY
- ▭ SURFACE-MOUNTED 1 X 4 FLUORESCENT BOX W/ PARABOLIC LENS
- WS WALL SCONCE CONNECTED TO EMERGENCY POWER SUPPLY --- MOUNT AT 7'-0" ABOVE STAIR TREAD
- ▭ BUILDING-MOUNTED EXTERIOR LIGHT FIXTURE CONNECTED TO EMERGENCY POWER SUPPLY
- ⊗ EXIT SIGN
- ⊙ EF EXHAUST FAN
- ⊞ ELECTRICAL ROOM
- GYP. BOARD CEILING
- ▨ EXPOSED STRUCTURE

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DESIGNED DATE: 9.22.17
 1 DESIGN REVIEW - 9.22.17
 2 75% CHECK SET - 11.29.17
 3 BUILDING PERMIT SET - 08.21.18



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NEW CONSTRUCTION FOR
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ROOF PLAN
A13
 JOB NO. 170144.01
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DOWNSPOUT SIZ. CALCS

DESIGN CODE: 2014 OPSC

AVERAGE RAINFALL= 1.3 INCHES/HOUR (2 INCHES/HOUR USED)

DOWNSPOUT	SCUPPER AREA	LEADER SIZE	FEEDBACK
DS-1	970 SF	3"	2"
DS-2	215 SF	3"	3"
DS-3	1,714 SF	3"	3"
DS-4	2,332 SF	3"	3"

ATTIC VENTILATION CALCS

CONCEALED SPACE: 125 SF

REQUIRED: 125 SF/150= .83 SF= 10IN²

PROVIDED: (2) 4"x4" VENTS= 32IN²

ROOF PLAN GENERAL NOTES

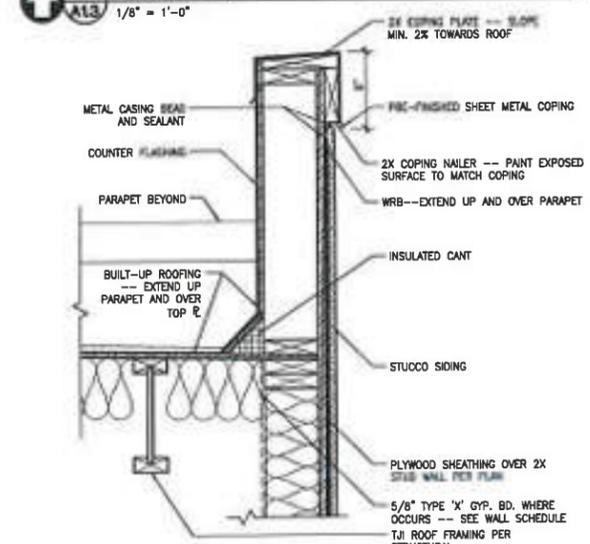
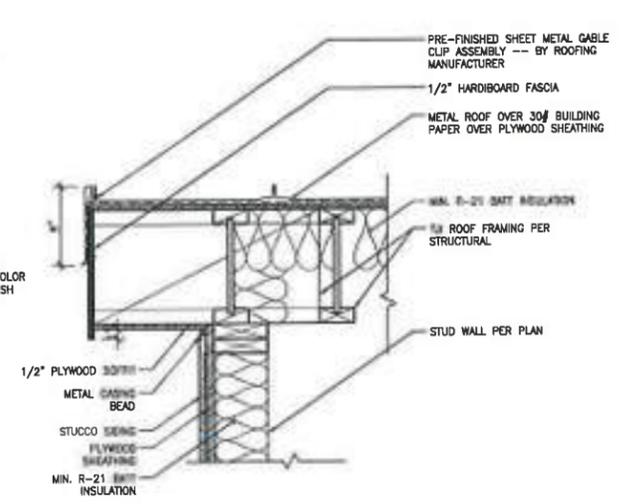
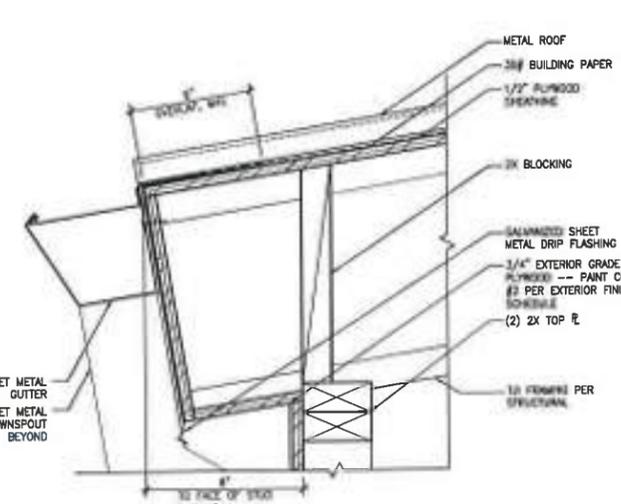
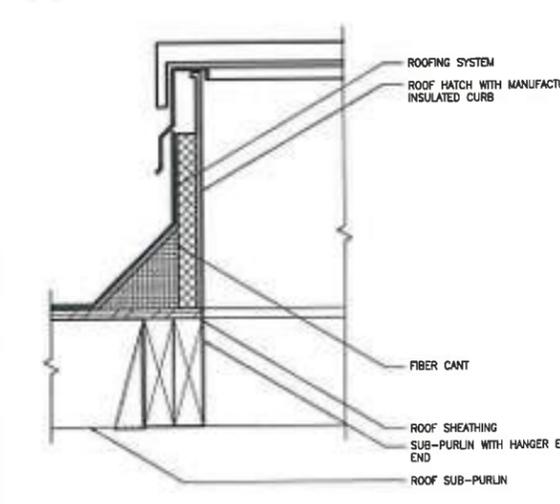
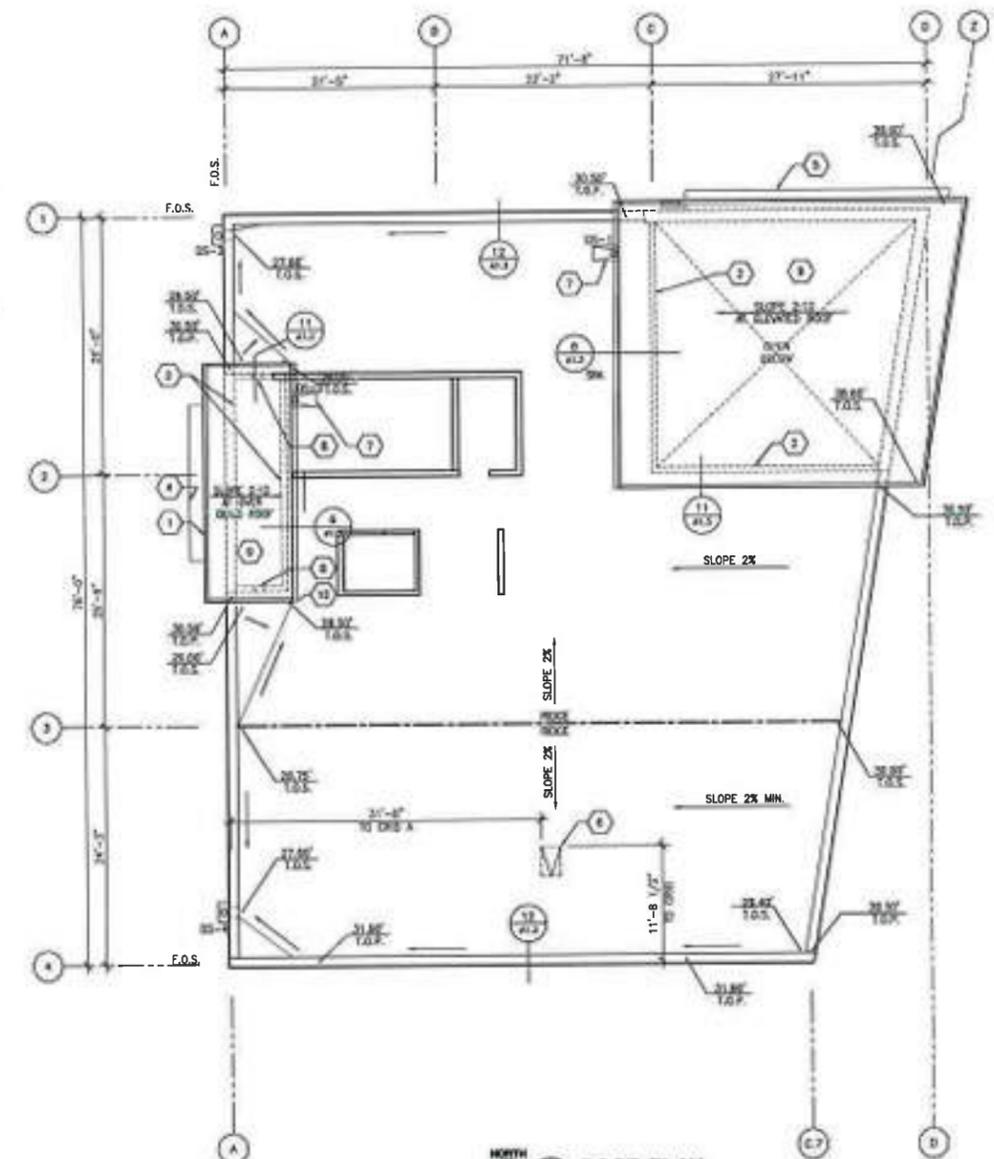
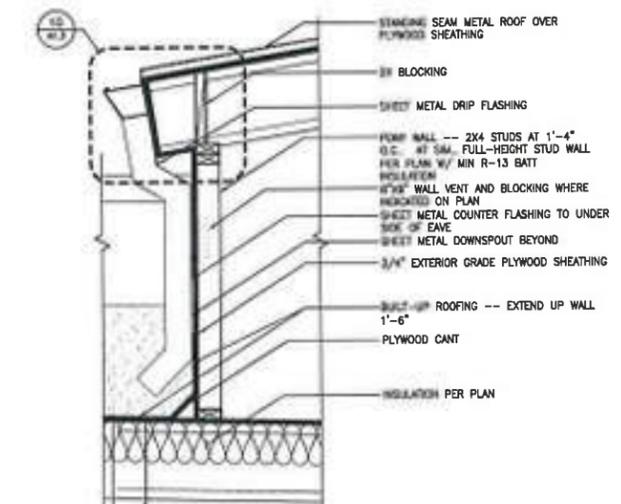
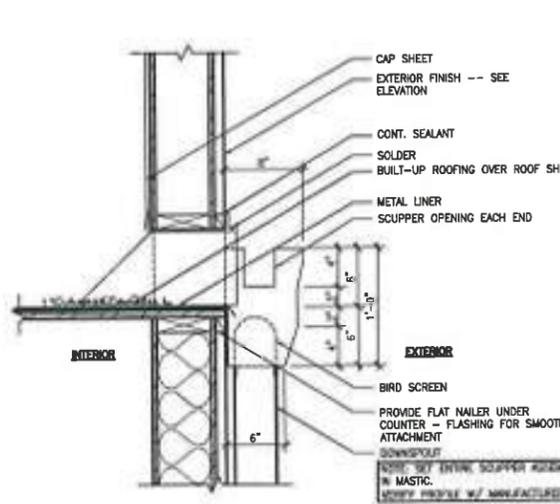
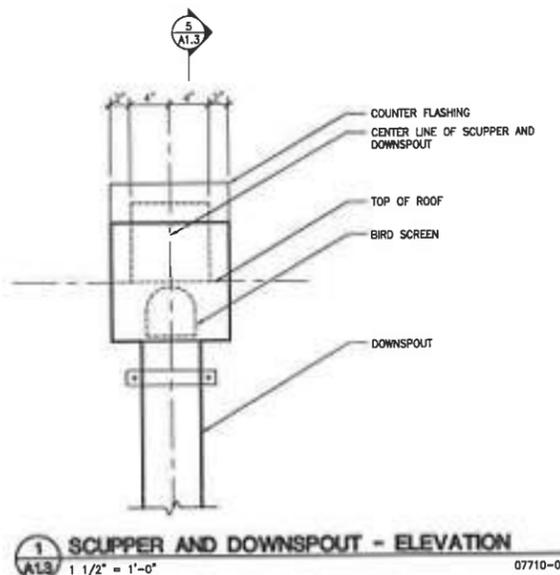
- A. ROOF SLOPE SHALL NOT BE LESS THAN 1/4" PER FOOT
- B. ROOF TOP LIMITS AND PENETRATIONS SHOWN FOR DIAGRAMMATIC PURPOSES ONLY-- CONTRACTOR IS SOLELY RESPONSIBLE FOR CONFORMANCE AND VERIFICATION OF EXACT LOCATIONS AND PENETRATION SIZES
- C. COORDINATE ALL PENETRATIONS INCLUDING, BUT NOT LIMITED TO, EXHAUST FANS AND PLUMBING VENTS WITH MECHANICAL DESIGN/BUILD CONTRACTOR.

LEGEND

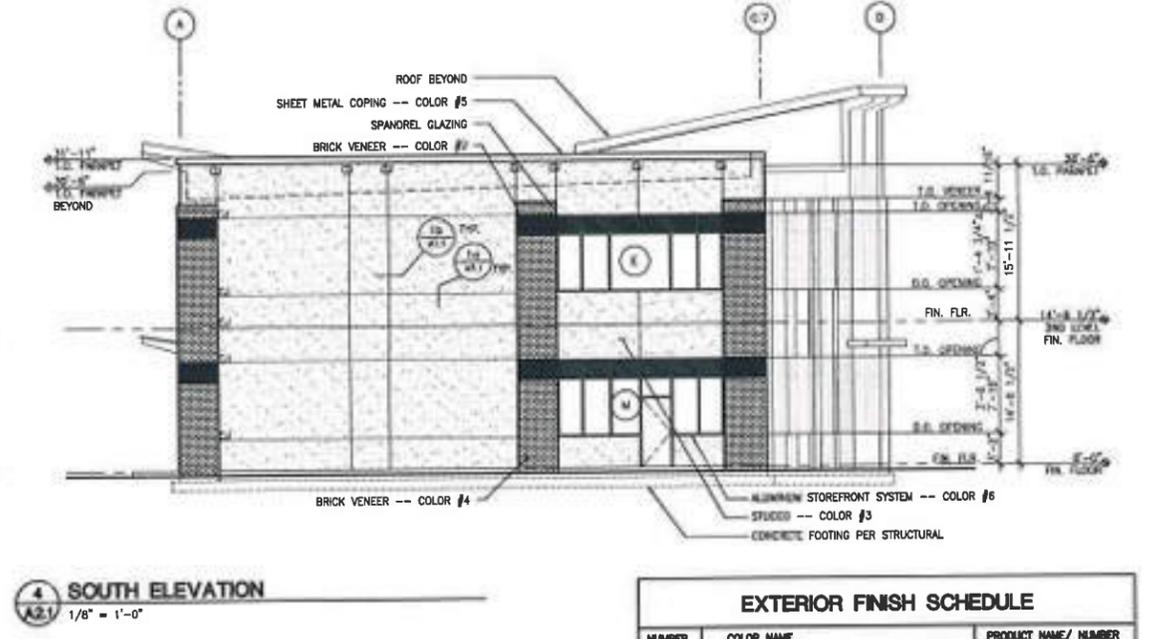
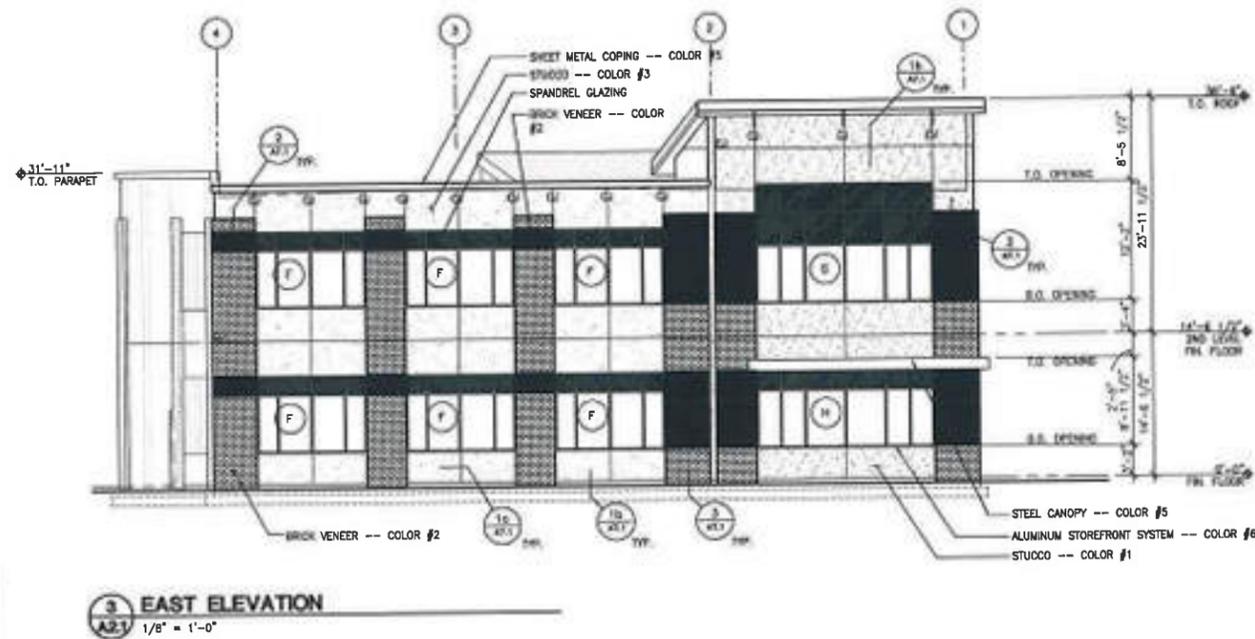
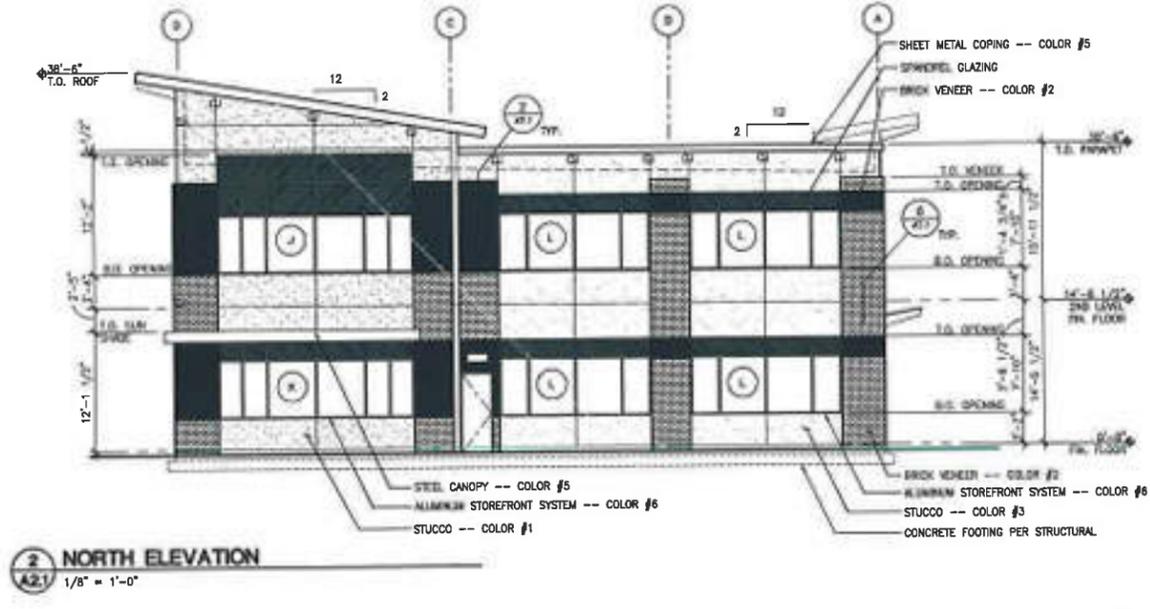
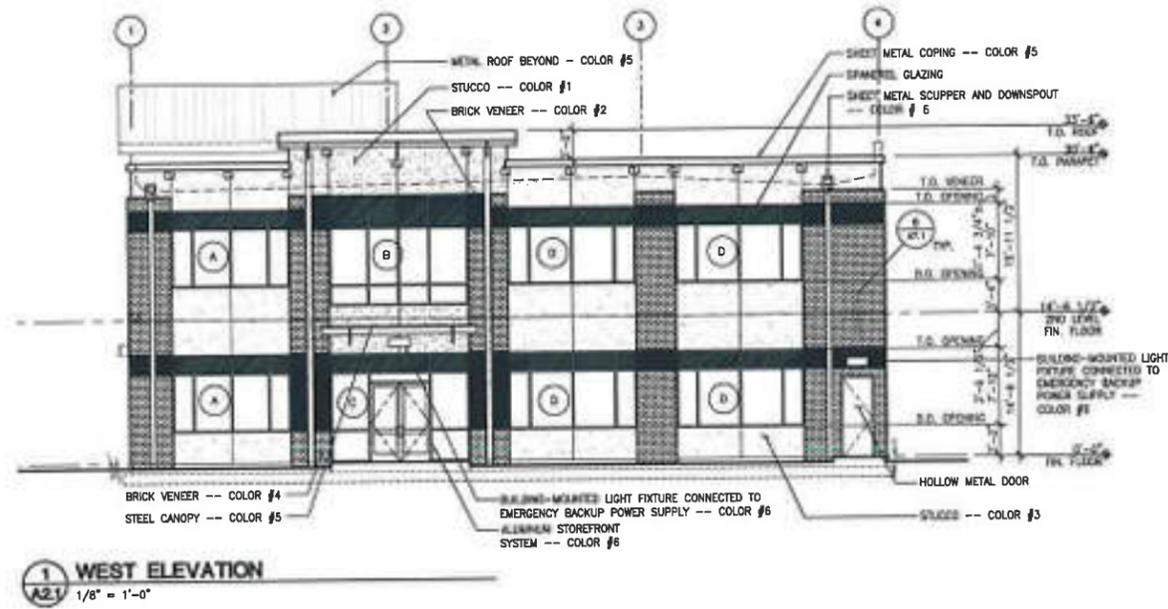
- TOP OF SHEATHING
- TOP OF PARAPET
- SCUPPER AND DOWNSPOUT --- SEE DETAIL 1/A1.3

KEYNOTES

- 1 OVER ROOF --- SEE WALL SECTIONS AND EXTERIOR ELEVATIONS FOR MORE INFO.
- 2 WALL BELOW.
- 3 NOT USED
- 4 CANOPY BELOW.
- 5 SUN SHADE BELOW.
- 6 24"x30" ROOF HATCH --- SEE DETAIL 9/A1.3.
- 7 CONCRETE SPLASH PAN.
- 8 8"x8" WALL VENT --- PROVIDE (1) VENT AT EA. END OF OVERBUILD ROOF.
- 9 STANDING SEAM METAL ROOFING SYSTEM OVER PLYWOOD DECKING.
- 10 3" GUTTER



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EXTERIOR FINISH SCHEDULE		
NUMBER	COLOR NAME	PRODUCT NAME/ NUMBER
1	STUCCO	...
2	BRICK VENEER	...
3	STUCCO	...
4	BRICK VENEER	...
5	STUCCO	...
6	ALUMINUM STOREFRONT SYSTEM	...

LEGEND
CJ CONTROL JOINT
-- SEE 1/77.1 FOR STUCCO CONTROL JOINTS
-- SEE 6/77.1 FOR BRICK VENEER CONTROL JOINTS

ISSUED DATE
1 DESIGN REVIEW - 9.22.17
2 75% CHECK SET - 11.29.17
3 BUILDING PERMIT SET - 08.21.18

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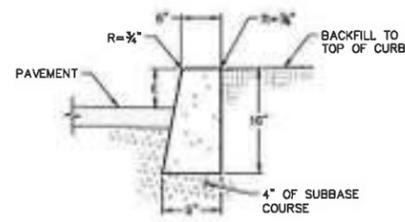
735 EAST CLARENDON STREET
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EXTERIOR ELEVATIONS

A2.1

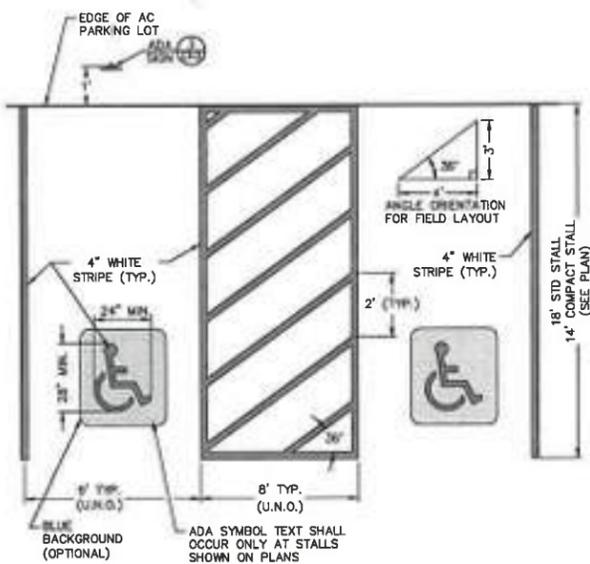
JOB NO. 170144.01
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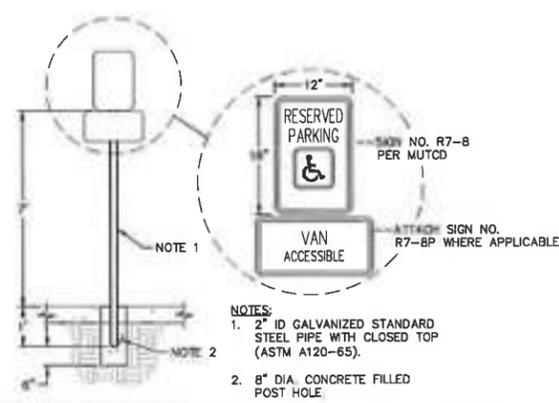


- NOTES:**
- CURB EXPOSURE 'E' = 6", TYP. VARY AS SHOWN ON PLANS OR AS DIRECTED.
 - CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMP. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY.
 - TOPS OF ALL CURBS SHALL SLOPE TOWARD THE ROADWAY AT 2% UNLESS OTHERWISE SHOWN OR AS DIRECTED.
 - DIMENSIONS ARE NOMINAL AND MAY VARY TO CONFORM WITH CURB MACHINE AS APPROVED BY THE ENGINEER.

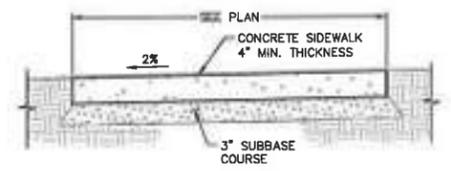
1 CONCRETE CURB - STANDARD
SCALE: NTS



2 TYPICAL PARKING LAYOUT
SCALE: NTS

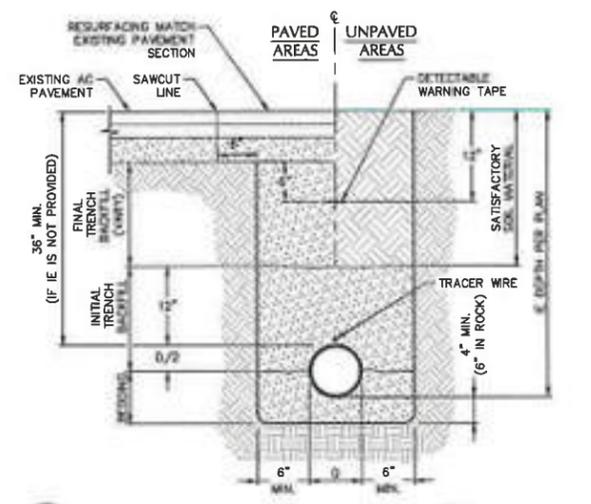


3 ADA PARKING SIGN
SCALE: NTS

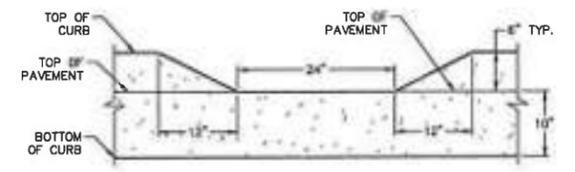


- NOTES:**
- CONSTRUCT CONTRACTION JOINTS AT 15' MAX. SPACING AND AT RAMP. CONSTRUCT EXPANSION JOINTS AT 200' MAX SPACING AT POINTS OF TANGENCY AND AT ENDS OF EACH DRIVEWAY, UNLESS NOTED OTHERWISE.

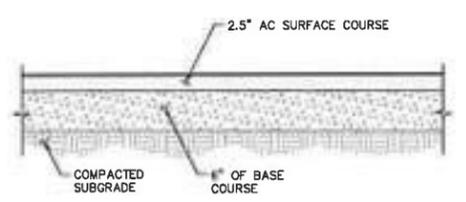
4 CONCRETE SIDEWALK
SCALE: NTS



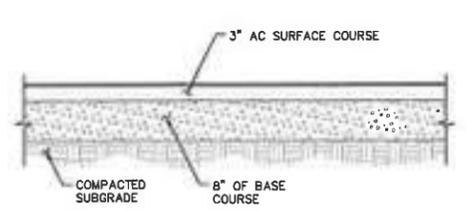
5 TYPICAL PIPE BEDDING AND BACKFILL
SCALE: NTS



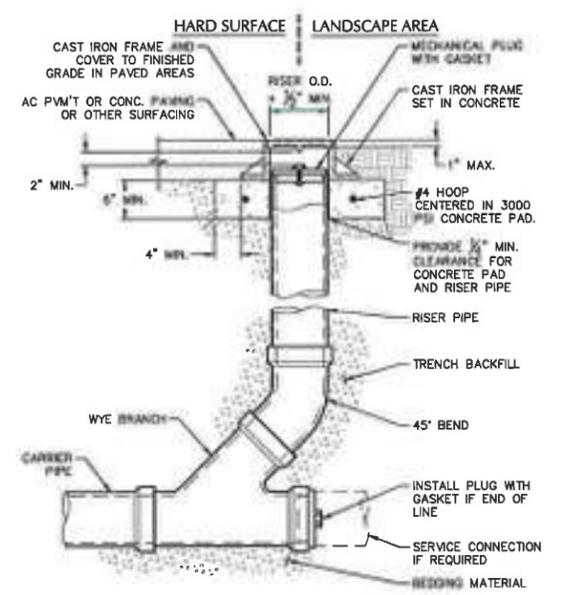
6 CURB SPILLWAY
SCALE: NTS



7 ASPHALT PAVEMENT SECTION - PARKING
SCALE: NTS

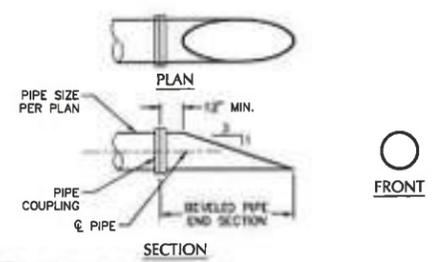


8 ASPHALT PAVEMENT SECTION - DRIVE AISLES/TRUCK
SCALE: NTS

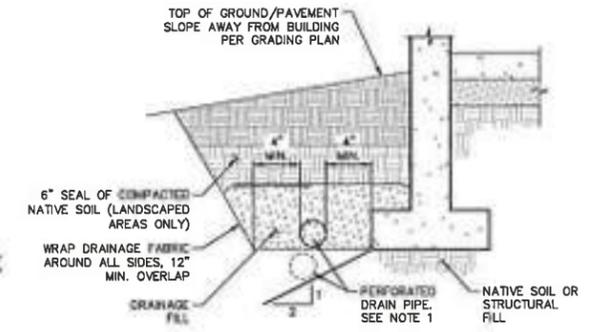


- NOTES:**
- CAST IRON FRAME AND COVER SHALL MEET H-20 LOAD REQUIREMENT.
 - FOR CARRIER PIPE SIZE 6" Ø AND LESS, PROVIDE RISER PIPE SIZE TO MATCH CARRIER PIPE.
 - FOR CARRIER PIPE SIZE 6" Ø AND LARGER, RISER PIPE SHALL BE 6" Ø.
 - RISER PIPE MATERIAL TO MATCH CARRIER PIPE MATERIAL.

9 STANDARD CLEANOUT (COTG)
SCALE: NTS

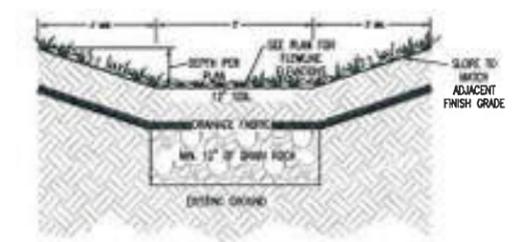


10 MITERED OUTFALL
SCALE: NTS



- NOTES:**
- LAY PERFORATED DRAIN PIPE ON MIN. 0.5% GRADIENT, WIDENING EXCAVATION AS REQUIRED. MAINTAIN PIPE ABOVE 2:1 SLOPE AS SHOWN.
 - CONNECT TO FOUNDATION DRAIN STUBOUT SHOWN ON PLANS.

11 PERIMETER FOUNDATION DRAIN
SCALE: NTS



12 INFILTRATION SWALE CROSS-SECTION
SCALE: NTS



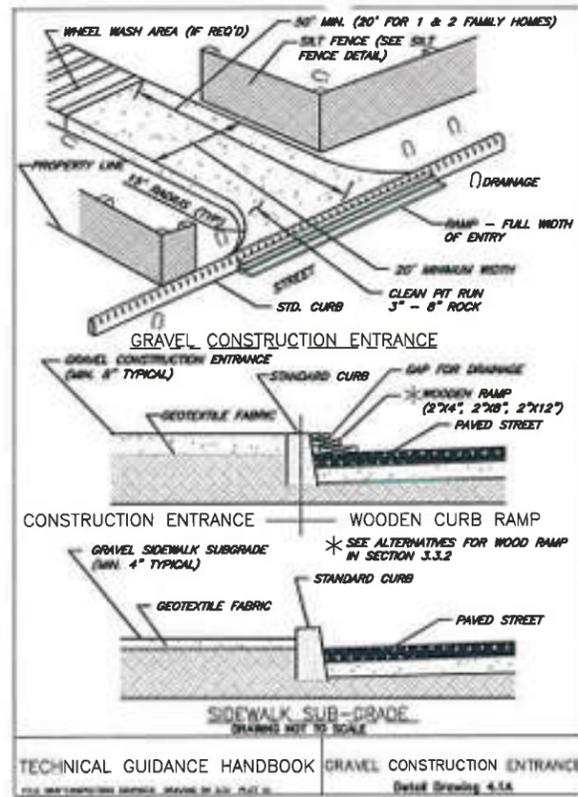
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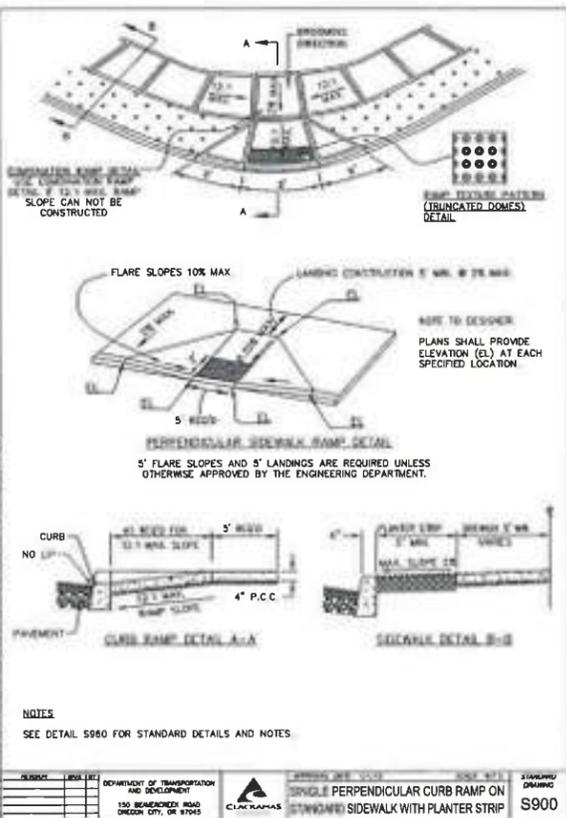
NEW CONSTRUCTION FOR
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735 EAST CLARENDON STREET
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DETAILS
C4.0
JOB NO. 170144.01

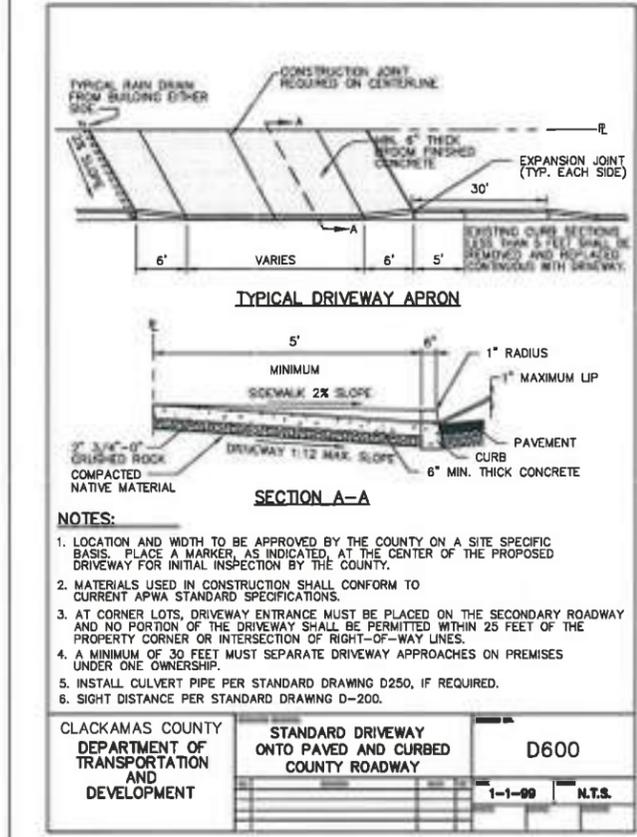
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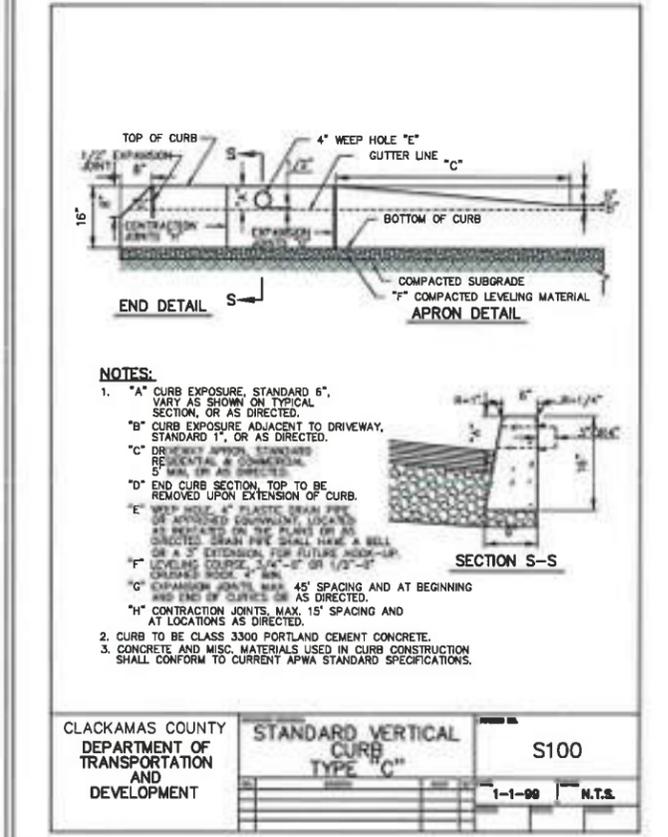
CONSTRUCTION ENTRANCE DETAIL



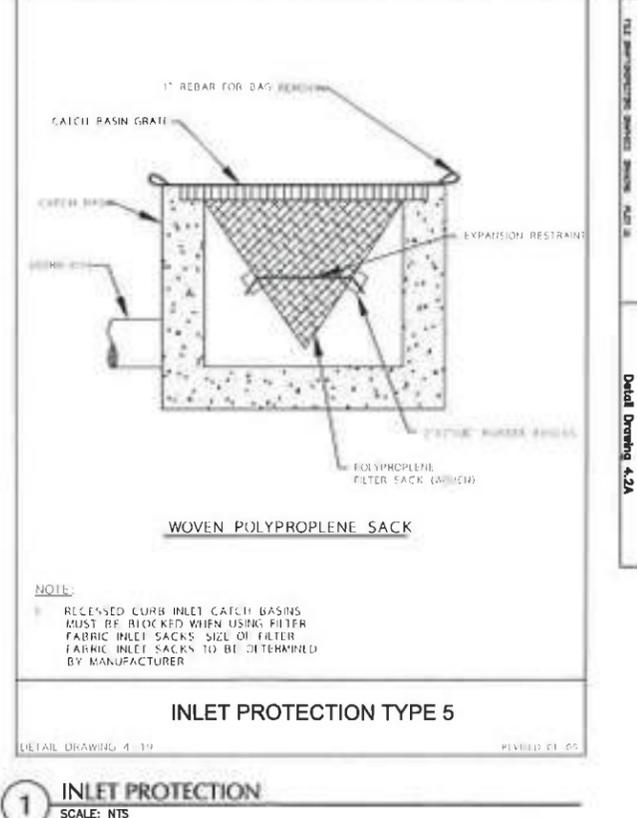
PERPENDICULAR CURB RAMP ON SIDEWALK DETAIL



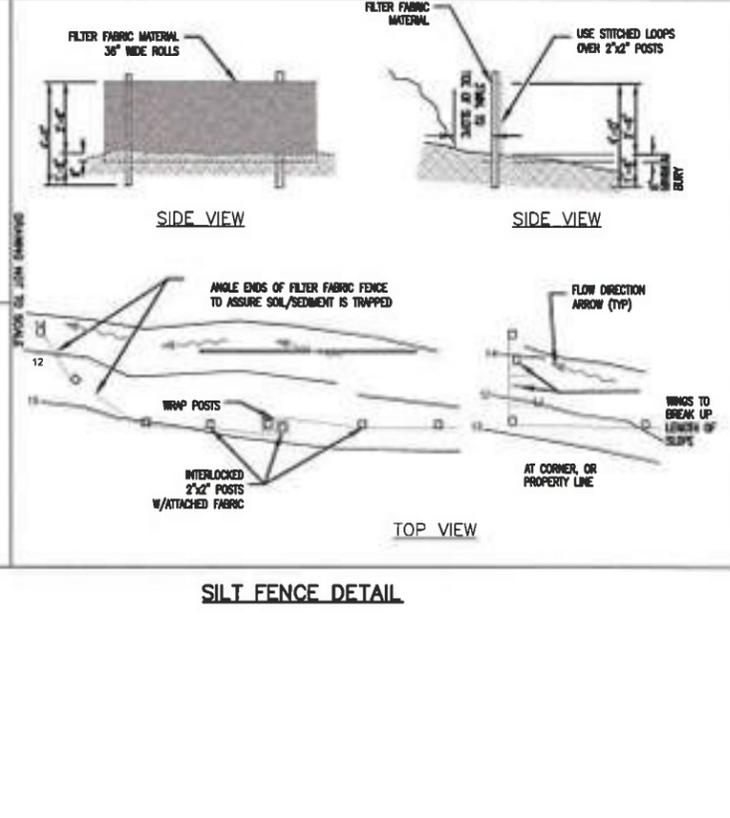
CLACKAMAS COUNTY DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT	STANDARD DRIVEWAY ONTO PAVED AND CURBED COUNTY ROADWAY	D600
		1-1-99 N.T.S.



CLACKAMAS COUNTY DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT	STANDARD VERTICAL CURB TYPE "C"	S100
		1-1-99 N.T.S.

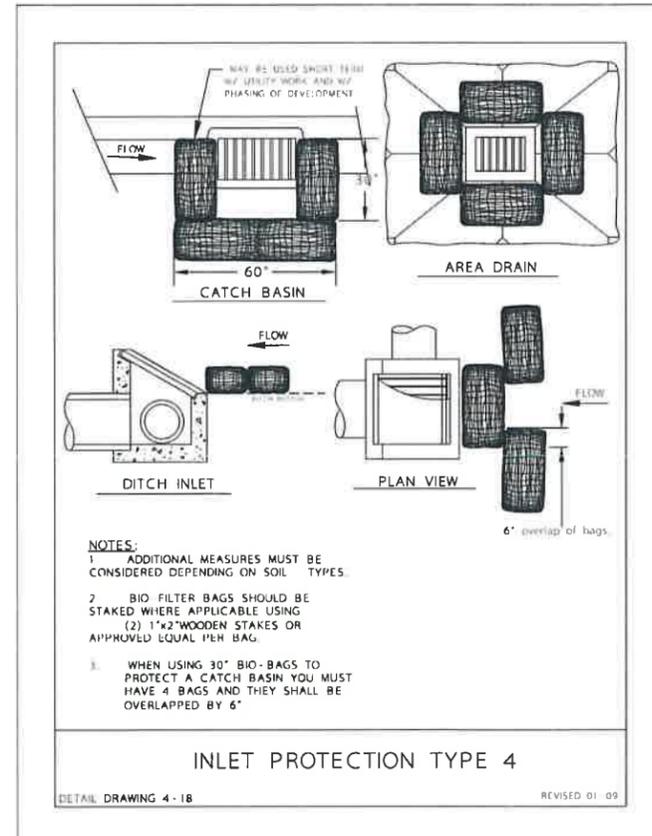


CLACKAMAS COUNTY DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT	WOVEN POLYPROPLENE SACK INLET PROTECTION TYPE 5	D600
		1-1-99 N.T.S.



CLACKAMAS COUNTY DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT	TEMPORARY SEDIMENT FENCE	D600
		1-1-99 N.T.S.

PREPARED DATE: _____
 REVIEWED DATE: _____
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1 INLET PROTECTION
SCALE: NTS



NEW CONSTRUCTION FOR
CLARENDON BUSINESS DEV.
 735 EAST CLARENDON STREET
 GLADSTONE, OREGON 97027

DETAILS
C4.2
 JOB NO. 170144.01
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MEMORANDUM

DATE: September 01, 2017
BY: Craig Harris, PE 
SUBJECT: Preliminary Utility Memo
PROJECT: Clarendon Business Dev. – 735 E. Clarendon St Gladstone, OR
PROJECT NO.: A17150.11

This memorandum is to outline the utility requirements and existing conditions for the proposed Clarendon Business Development at 735 E Clarendon Street in Gladstone, OR. The total site area is 19,210SF which slopes from the Northeast to the Southwest and is covered by grass. We will be constructing one building that is approximately 5,100SF, pedestrian connections, parking and vehicle maneuvering as well infiltration/water quality facilities. The utilities, water, sanitary and storm will be constructed now to serve the proposed building and other site features. At project completion the site will have 13,628SF impervious and 5,582F of pervious.

STORM

Storm runoff from the new parking lot and sidewalks will sheet flow to the infiltration basins and the roof runoff will be collected in downspouts. The basins have been designed to retain and infiltrate the 25-year design storm for the amount of impervious area draining to it. Since the infiltration basins will retain the 25-year storm and the water will percolate through a growing medium with vegetation they will provide the required infiltration and water quality. The site has been graded to provide an emergency overflow route from each basin, which will be above the max. water level of the 25yr design storm, to allow larger storm events to exit the facility and not cause adverse effects to the surrounding area. Per the Geotechnical Report by Geotech Solutions dated October 1, 2008 a DESIGN infiltration rate of 2" was used in our calculations. See the attached geotech report and HydroCAD calculations for verification of these design statements.

SANITARY

There is an existing sanitary stub to the property. We will tie into it to service our site.

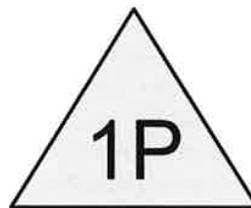
Water

There is an existing water stub to the property. We will tie into it to service our site with domestic water. There will be no sprinklers for the new building

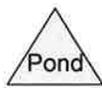
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Impervious



Basin 1 (Roof)



Routing Diagram for A17150.11 - Clarendon Business Center
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A17150.11 - Clarendon Business Center

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.117	98	Roof (1S)
0.117	98	TOTAL AREA

A17150.11 - Clarendon Business Center

Type IA 24-hr 25 yr Rainfall=4.10"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Impervious

Runoff Area=5,100 sf 100.00% Impervious Runoff Depth=3.86"

Tc=5.0 min CN=0/98 Runoff=0.11 cfs 0.038 af

Pond 1P: Basin 1 (Roof)

Peak Elev=97.95' Storage=454 cf Inflow=0.11 cfs 0.038 af

Outflow=0.02 cfs 0.038 af

Total Runoff Area = 0.117 ac Runoff Volume = 0.038 af Average Runoff Depth = 3.86"

0.00% Pervious = 0.000 ac 100.00% Impervious = 0.117 ac

Summary for Subcatchment 1S: Impervious

Runoff = 0.11 cfs @ 7.90 hrs, Volume= 0.038 af, Depth= 3.86"

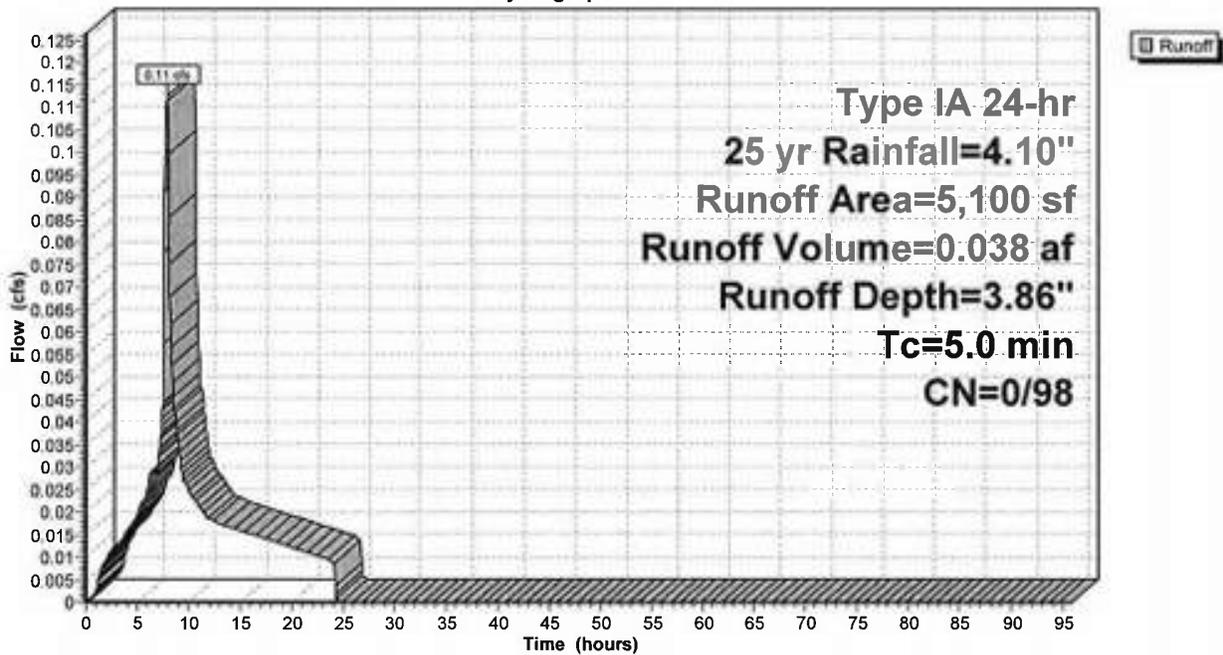
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 25 yr Rainfall=4.10"

Area (sf)	CN	Description
* 5,100	98	Roof
5,100		100.00% Impervious Area

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

Subcatchment 1S: Impervious

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr 25 yr Rainfall=4.10"

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Summary for Pond 1P: Basin 1 (Roof)

Inflow Area = 0.117 ac, 100.00% Impervious, Inflow Depth = 3.86" for 25 yr event
 Inflow = 0.11 cfs @ 7.90 hrs, Volume= 0.038 af
 Outflow = 0.02 cfs @ 10.73 hrs, Volume= 0.038 af, Atten= 80%, Lag= 169.8 min
 Discarded = 0.02 cfs @ 10.73 hrs, Volume= 0.038 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 97.95' @ 10.73 hrs Surf.Area= 172 sf Storage= 454 cf

Plug-Flow detention time= 230.1 min calculated for 0.038 af (100% of inflow)
 Center-of-Mass det. time= 230.0 min (890.2 - 660.2)

Volume	Invert	Avail.Storage	Storage Description
#1	93.00'	288 cf	Custom Stage Data (Conic) Listed below (Recalc) 1,049 cf Overall - 330 cf Embedded = 719 cf x 40.0% Voids
#2	95.50'	17 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1 171 cf Overall x 10.0% Voids
#3	96.50'	159 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
		463 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
93.00	223	0	0	223
95.50	223	558	558	355
98.00	171	491	1,049	490

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
95.50	171	0	0
96.50	171	171	171

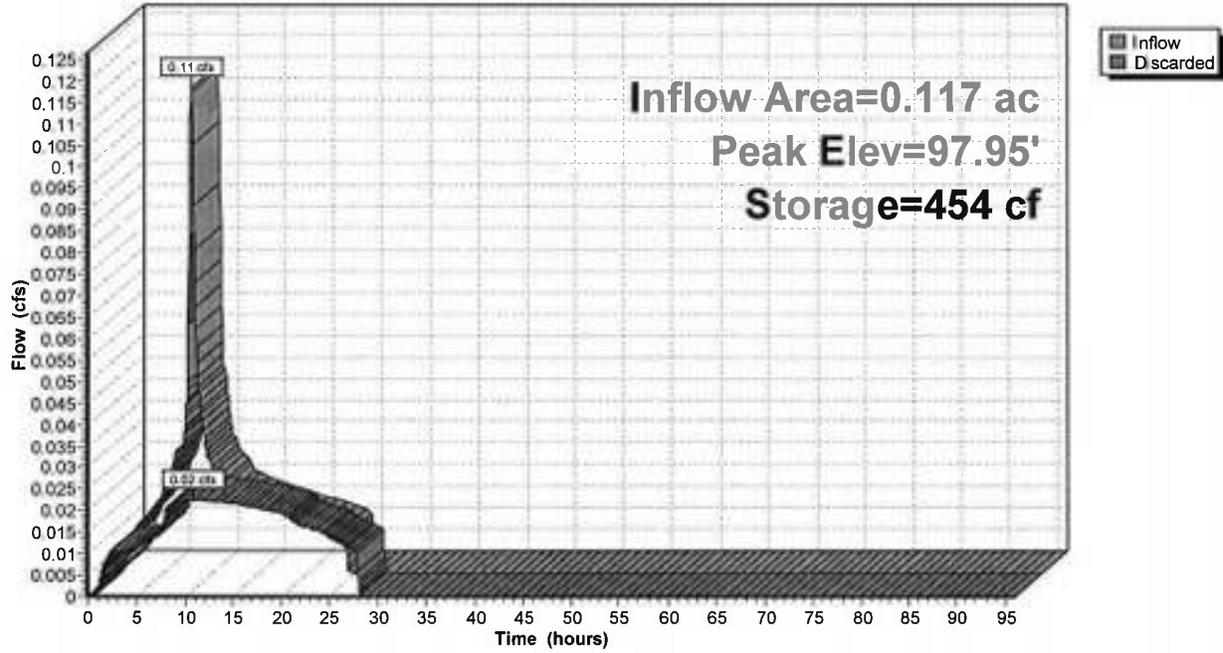
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
96.50	50	0	0
97.00	81	33	33
98.00	171	126	159

Device	Routing	Invert	Outlet Devices
#1	Discarded	93.00'	2.000 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.02 cfs @ 10.73 hrs HW=97.95' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.02 cfs)

Pond 1P: Basin 1 (Roof)

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr Infiltration Rainfall=0.50"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Impervious

Runoff Area=5,100 sf 100.00% Impervious Runoff Depth=0.32"

Tc=5.0 min CN=0/98 Runoff=0.01 cfs 0.003 af

Pond 1P: Basin 1 (Roof)

Peak Elev=93.04' Storage=4 cf Inflow=0.01 cfs 0.003 af

Outflow=0.01 cfs 0.003 af

Total Runoff Area = 0.117 ac Runoff Volume = 0.003 af Average Runoff Depth = 0.32"
0.00% Pervious = 0.000 ac 100.00% Impervious = 0.117 ac

Summary for Subcatchment 1S: Impervious

Runoff = 0.01 cfs @ 7.95 hrs, Volume= 0.003 af, Depth= 0.32"

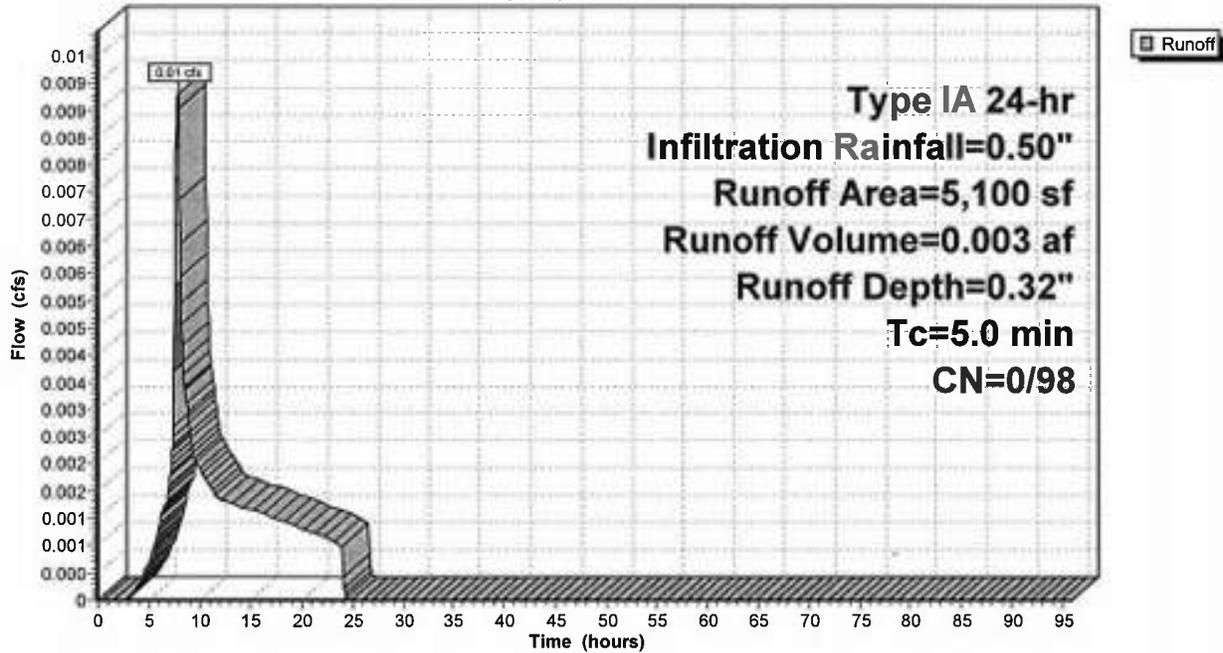
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
 Type IA 24-hr Infiltration Rainfall=0.50"

Area (sf)	CN	Description
* 5,100	98	Roof
5,100		100.00% Impervious Area

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

Subcatchment 1S: Impervious

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr Infiltration Rainfall=0.50"

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Summary for Pond 1P: Basin 1 (Roof)

Inflow Area = 0.117 ac, 100.00% Impervious, Inflow Depth = 0.32" for Infiltration event
 Inflow = 0.01 cfs @ 7.95 hrs, Volume= 0.003 af
 Outflow = 0.01 cfs @ 8.03 hrs, Volume= 0.003 af, Atten= 5%, Lag= 4.4 min
 Discarded = 0.01 cfs @ 8.03 hrs, Volume= 0.003 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 93.04' @ 8.03 hrs Surf.Area= 223 sf Storage= 4 cf

Plug-Flow detention time= 7.1 min calculated for 0.003 af (100% of inflow)
 Center-of-Mass det. time= 7.1 min (767.8 - 760.7)

Volume	Invert	Avail.Storage	Storage Description
#1	93.00'	288 cf	Custom Stage Data (Conic) Listed below (Recalc) 1,049 cf Overall - 330 cf Embedded = 719 cf x 40.0% Voids
#2	95.50'	17 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1 171 cf Overall x 10.0% Voids
#3	96.50'	159 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
		463 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
93.00	223	0	0	223
95.50	223	558	558	355
98.00	171	491	1,049	490

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
95.50	171	0	0
96.50	171	171	171

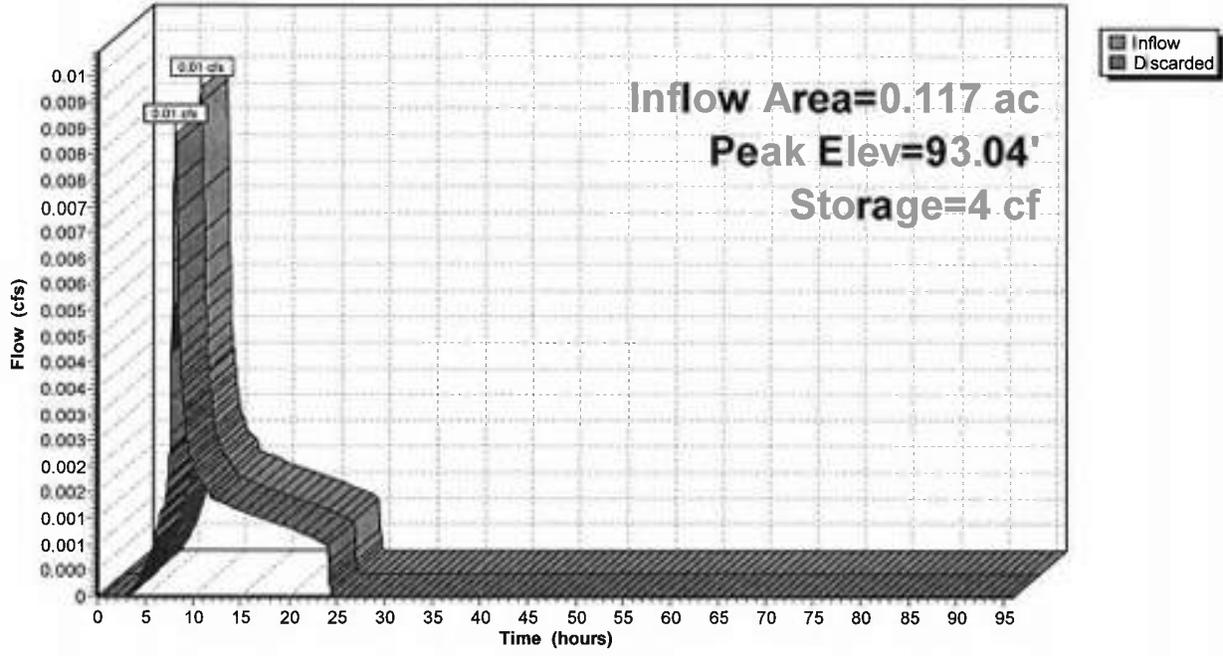
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
96.50	50	0	0
97.00	81	33	33
98.00	171	126	159

Device	Routing	Invert	Outlet Devices
#1	Discarded	93.00'	2.000 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.01 cfs @ 8.03 hrs HW=93.04' (Free Discharge)
 1=Exfiltration (Exfiltration Controls 0.01 cfs)

Pond 1P: Basin 1 (Roof)

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr WQ Rainfall=1.73"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 1S: Impervious

Runoff Area=5,100 sf 100.00% Impervious Runoff Depth=1.51"

Tc=5.0 min CN=0/98 Runoff=0.05 cfs 0.015 af

Pond 1P: Basin 1 (Roof)

Peak Elev=94.06' Storage=94 cf Inflow=0.05 cfs 0.015 af

Outflow=0.01 cfs 0.015 af

Total Runoff Area = 0.117 ac Runoff Volume = 0.015 af Average Runoff Depth = 1.51"

0.00% Pervious = 0.000 ac 100.00% Impervious = 0.117 ac

A17150.11 - Clarendon Business Center

Type IA 24-hr WQ Rainfall=1.73"

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Summary for Subcatchment 1S: Impervious

Runoff = 0.05 cfs @ 7.91 hrs, Volume= 0.015 af, Depth= 1.51"

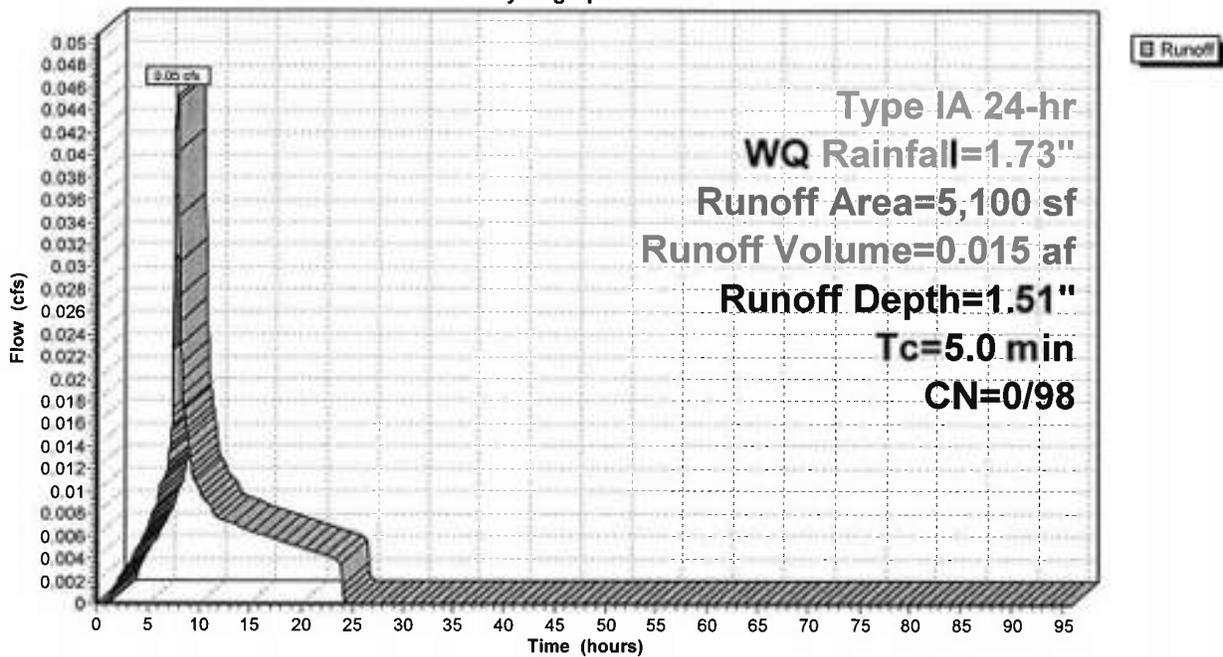
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
Type IA 24-hr WQ Rainfall=1.73"

Area (sf)	CN	Description
* 5.100	98	Roof
5,100		100.00% Impervious Area

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

Subcatchment 1S: Impervious

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr WQ Rainfall=1.73"

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Summary for Pond 1P: Basin 1 (Roof)

Inflow Area = 0.117 ac, 100.00% Impervious, Inflow Depth = 1.51" for WQ event
 Inflow = 0.05 cfs @ 7.91 hrs, Volume= 0.015 af
 Outflow = 0.01 cfs @ 9.17 hrs, Volume= 0.015 af, Atten= 71%, Lag= 75.9 min
 Discarded = 0.01 cfs @ 9.17 hrs, Volume= 0.015 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 94.06' @ 9.17 hrs Surf.Area= 223 sf Storage= 94 cf

Plug-Flow detention time= 48.0 min calculated for 0.015 af (100% of inflow)
 Center-of-Mass det. time= 48.0 min (735.3 - 687.3)

Volume	Invert	Avail.Storage	Storage Description
#1	93.00'	288 cf	Custom Stage Data (Conic) Listed below (Recalc) 1,049 cf Overall - 330 cf Embedded = 719 cf x 40.0% Voids
#2	95.50'	17 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1 171 cf Overall x 10.0% Voids
#3	96.50'	159 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
		463 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
93.00	223	0	0	223
95.50	223	558	558	355
98.00	171	491	1,049	490

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
95.50	171	0	0
96.50	171	171	171

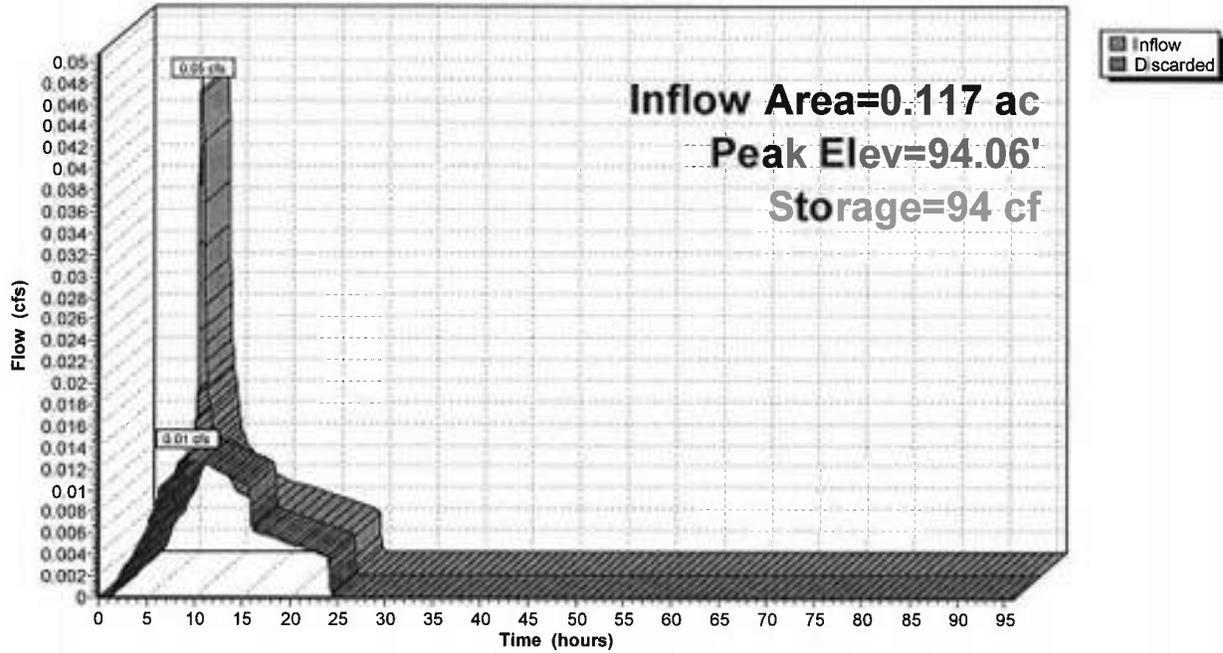
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
96.50	50	0	0
97.00	81	33	33
98.00	171	126	159

Device	Routing	Invert	Outlet Devices
#1	Discarded	93.00'	2.000 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.01 cfs @ 9.17 hrs HW=94.06' (Free Discharge)
 1=Exfiltration (Exfiltration Controls 0.01 cfs)

Pond 1P: Basin 1 (Roof)

Hydrograph





Impervious

Basin 2 (Parking South)



Routing Diagram for A17150.11 - Clarendon Business Center
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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.084	98	parking lot/sidewalk (2S)
0.084	98	TOTAL AREA

A17150.11 - Clarendon Business Center

Type IA 24-hr 25 yr Rainfall=4.10"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points
Runoff by SBUH method, Split Pervious/Imperv.
Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Impervious

Runoff Area=3,660 sf 100.00% Impervious Runoff Depth=3.86"
Tc=5.0 min CN=0/98 Runoff=0.08 cfs 0.027 af

Pond 2P: Basin 2 (Parking South)

Peak Elev=90.91' Storage=276 cf Inflow=0.08 cfs 0.027 af
Outflow=0.02 cfs 0.027 af

Total Runoff Area = 0.084 ac Runoff Volume = 0.027 af Average Runoff Depth = 3.86"
0.00% Pervious = 0.000 ac 100.00% Impervious = 0.084 ac

Summary for Subcatchment 2S: Impervious

Runoff = 0.08 cfs @ 7.90 hrs, Volume= 0.027 af, Depth= 3.86"

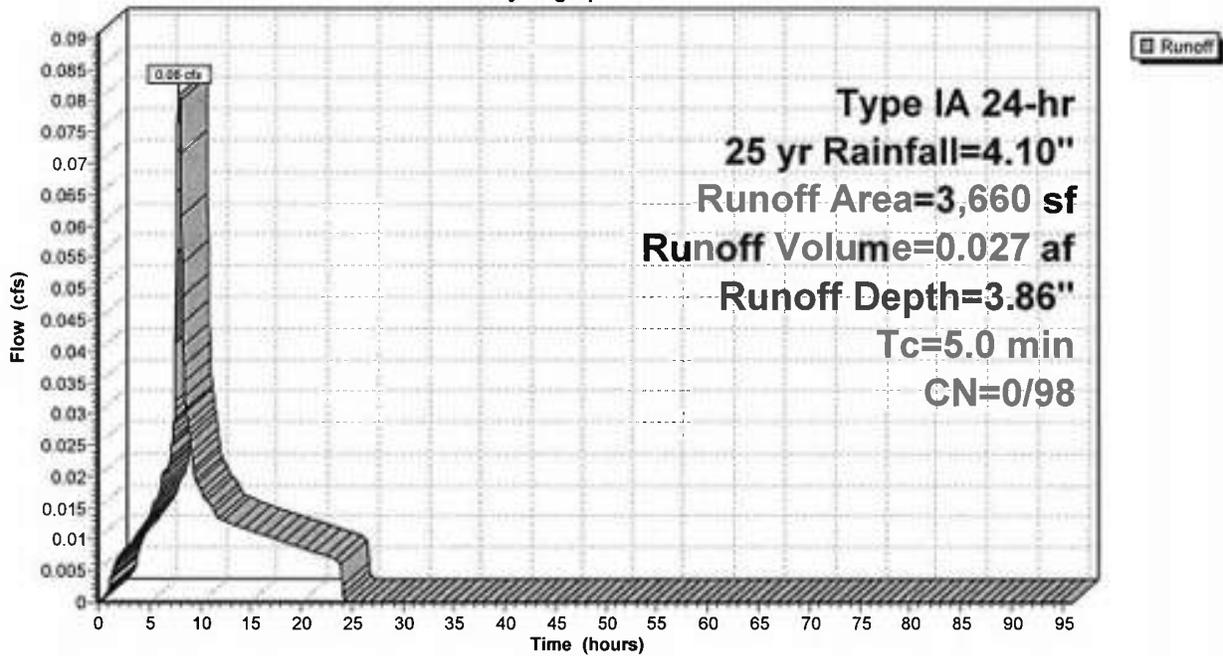
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 25 yr Rainfall=4.10"

Area (sf)	CN	Description
* 3,660	98	parking lot/sidewalk
3,660		100.00% Impervious Area

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

Subcatchment 2S: Impervious

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr 25 yr Rainfall=4.10"

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Summary for Pond 2P: Basin 2 (Parking South)

Inflow Area = 0.084 ac, 100.00% Impervious, Inflow Depth = 3.86" for 25 yr event
 Inflow = 0.08 cfs @ 7.90 hrs, Volume= 0.027 af
 Outflow = 0.02 cfs @ 10.04 hrs, Volume= 0.027 af, Atten= 78%, Lag= 128.7 min
 Discarded = 0.02 cfs @ 10.04 hrs, Volume= 0.027 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 90.91' @ 10.04 hrs Surf.Area= 210 sf Storage= 276 cf

Plug-Flow detention time= 154.8 min calculated for 0.027 af (100% of inflow)
 Center-of-Mass det. time= 154.8 min (815.0 - 660.2)

Volume	Invert	Avail.Storage	Storage Description
#1	87.50'	189 cf	Custom Stage Data (Conic) Listed below (Recalc) 945 cf Overall - 472 cf Embedded = 473 cf x 40.0% Voids
#2	88.50'	21 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1 210 cf Overall x 10.0% Voids
#3	89.50'	262 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
		472 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
87.50	210	0	0	210
92.00	210	945	945	441

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
88.50	210	0	0
89.50	210	210	210

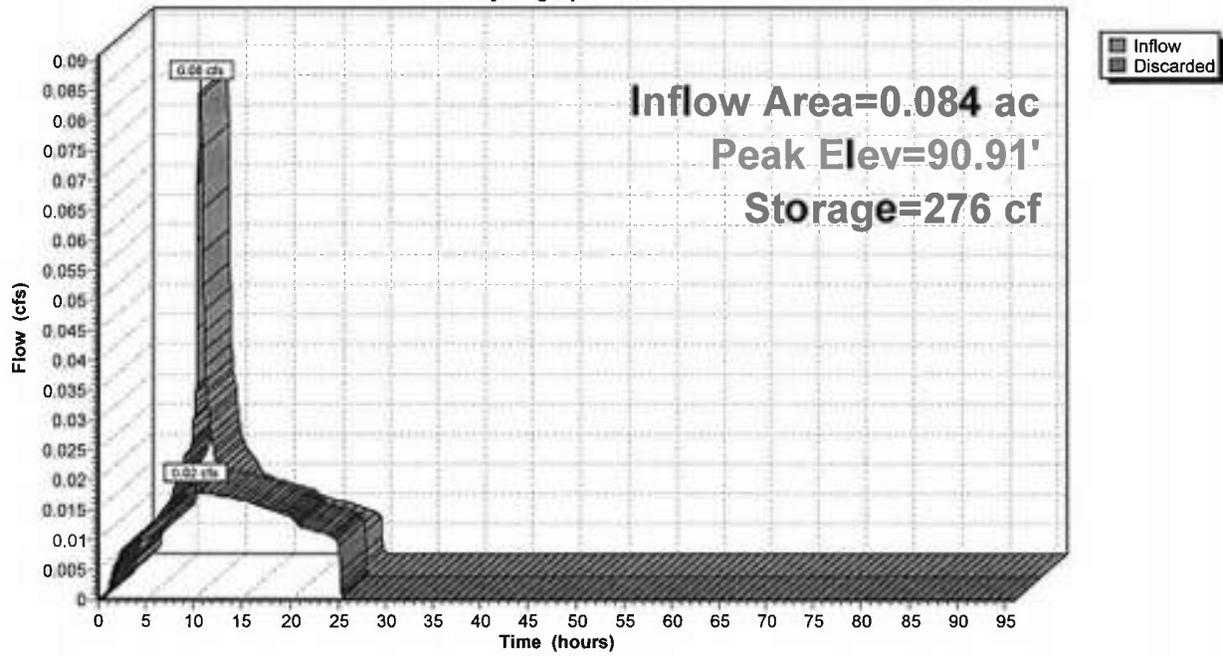
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
89.50	23	0	0
90.00	45	17	17
91.00	117	81	98
92.00	210	164	262

Device	Routing	Invert	Outlet Devices
#1	Discarded	87.50'	2.000 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.02 cfs @ 10.04 hrs HW=90.91' (Free Discharge)
 1=Exfiltration (Exfiltration Controls 0.02 cfs)

Pond 2P: Basin 2 (Parking South)

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr Infiltration Rainfall=0.50"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Impervious

Runoff Area=3,660 sf 100.00% Impervious Runoff Depth=0.32"

Tc=5.0 min CN=0/98 Runoff=0.01 cfs 0.002 af

Pond 2P: Basin 2 (Parking South)

Peak Elev=87.53' Storage=2 cf Inflow=0.01 cfs 0.002 af

Outflow=0.01 cfs 0.002 af

Total Runoff Area = 0.084 ac Runoff Volume = 0.002 af Average Runoff Depth = 0.32"

0.00% Pervious = 0.000 ac 100.00% Impervious = 0.084 ac

Summary for Subcatchment 2S: Impervious

Runoff = 0.01 cfs @ 7.95 hrs, Volume= 0.002 af, Depth= 0.32"

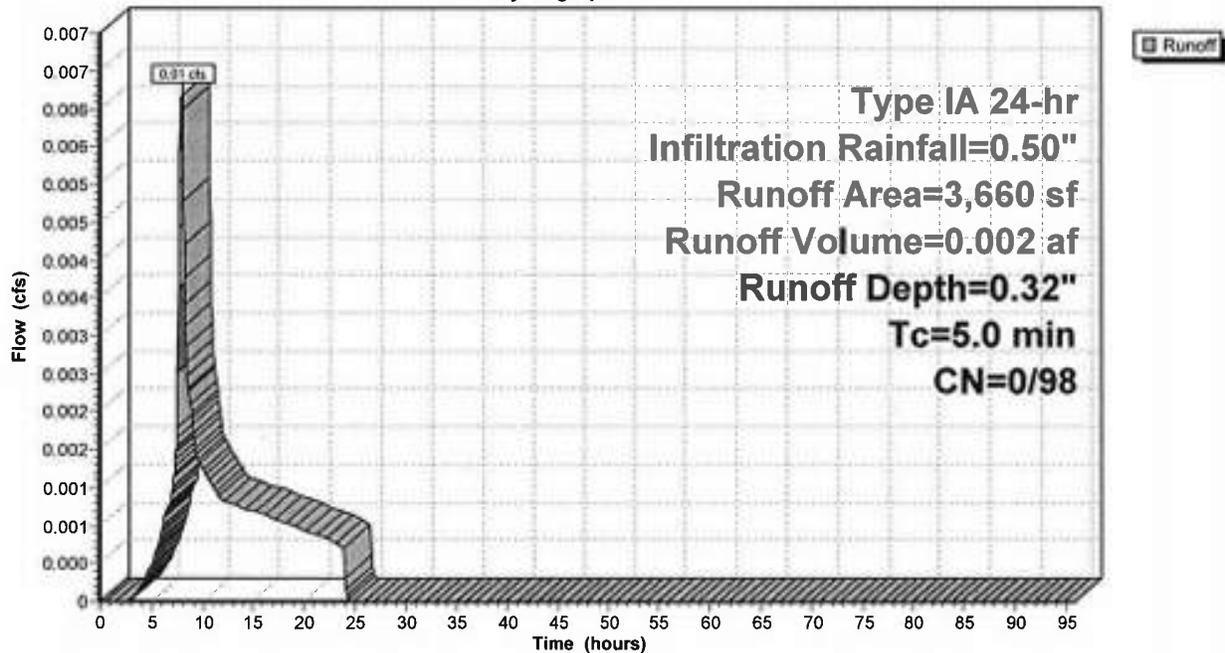
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
 Type IA 24-hr Infiltration Rainfall=0.50"

Area (sf)	CN	Description
* 3,660	98	parking lot/sidewalk
3,660		100.00% Impervious Area

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

Subcatchment 2S: Impervious

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr Infiltration Rainfall=0.50"

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Summary for Pond 2P: Basin 2 (Parking South)

Inflow Area = 0.084 ac, 100.00% Impervious, Inflow Depth = 0.32" for Infiltration event
 Inflow = 0.01 cfs @ 7.95 hrs, Volume= 0.002 af
 Outflow = 0.01 cfs @ 8.02 hrs, Volume= 0.002 af, Atten= 4%, Lag= 4.0 min
 Discarded = 0.01 cfs @ 8.02 hrs, Volume= 0.002 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 87.53' @ 8.02 hrs Surf.Area= 210 sf Storage= 2 cf

Plug-Flow detention time= 6.4 min calculated for 0.002 af (100% of inflow)
 Center-of-Mass det. time= 6.4 min (767.1 - 760.7)

Volume	Invert	Avail.Storage	Storage Description
#1	87.50'	189 cf	Custom Stage Data (Conic) Listed below (Recalc) 945 cf Overall - 472 cf Embedded = 473 cf x 40.0% Voids
#2	88.50'	21 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1 210 cf Overall x 10.0% Voids
#3	89.50'	262 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
		472 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
87.50	210	0	0	210
92.00	210	945	945	441

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
88.50	210	0	0
89.50	210	210	210

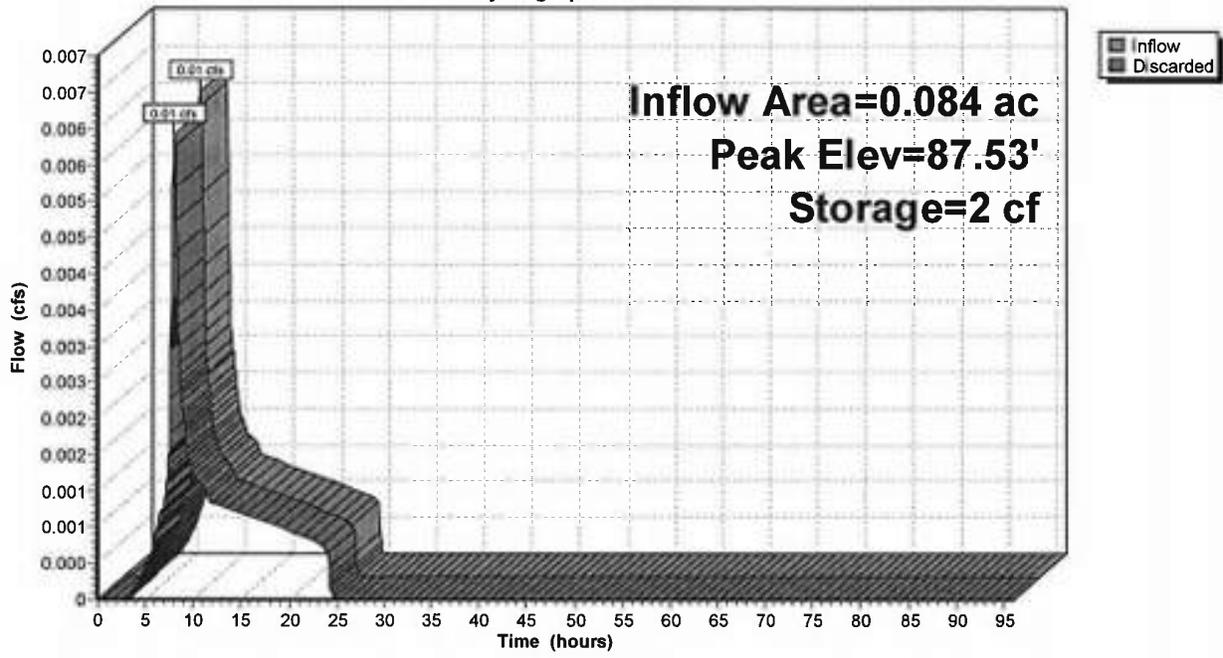
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
89.50	23	0	0
90.00	45	17	17
91.00	117	81	98
92.00	210	164	262

Device	Routing	Invert	Outlet Devices
#1	Discarded	87.50'	2.000 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.01 cfs @ 8.02 hrs HW=87.53' (Free Discharge)
 ↳ 1=Exfiltration (Exfiltration Controls 0.01 cfs)

Pond 2P: Basin 2 (Parking South)

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr WQ Rainfall=1.73"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 2S: Impervious

Runoff Area=3,660 sf 100.00% Impervious Runoff Depth=1.51"

Tc=5.0 min CN=0/98 Runoff=0.03 cfs 0.011 af

Pond 2P: Basin 2 (Parking South)

Peak Elev=88.12' Storage=52 cf Inflow=0.03 cfs 0.011 af

Outflow=0.01 cfs 0.011 af

Total Runoff Area = 0.084 ac Runoff Volume = 0.011 af Average Runoff Depth = 1.51"

0.00% Pervious = 0.000 ac 100.00% Impervious = 0.084 ac

Summary for Subcatchment 2S: Impervious

Runoff = 0.03 cfs @ 7.91 hrs, Volume= 0.011 af, Depth= 1.51"

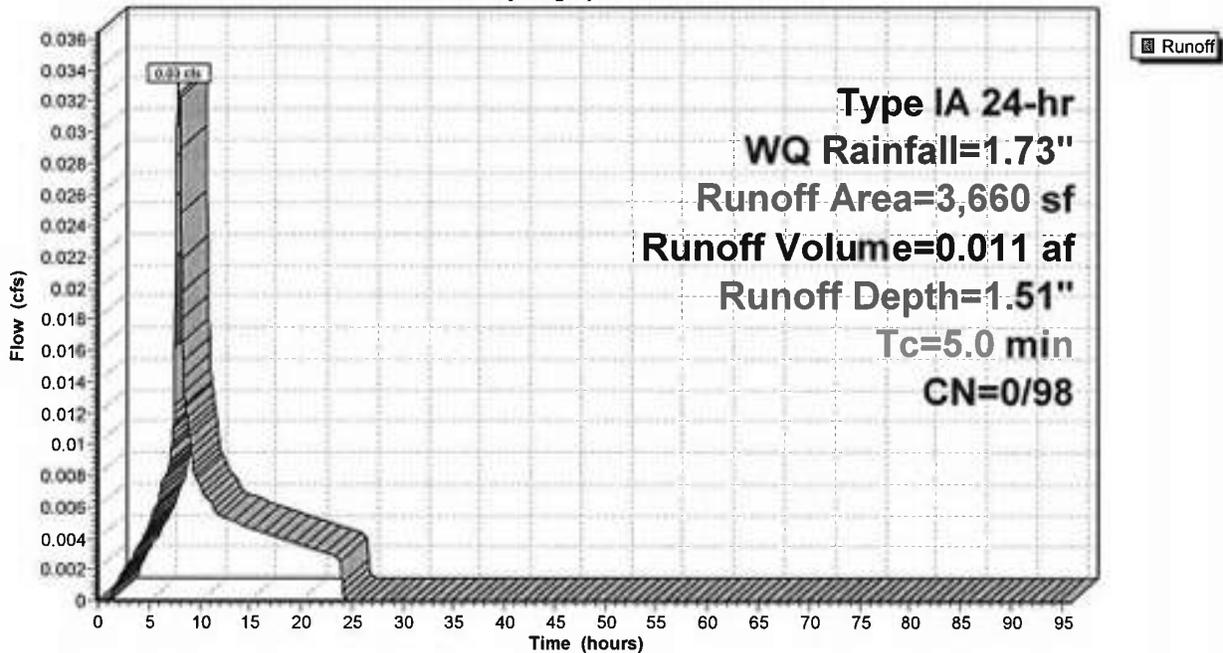
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
 Type IA 24-hr WQ Rainfall=1.73"

Area (sf)	CN	Description
* 3,660	98	parking lot/sidewalk
3,660		100.00% Impervious Area

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

Subcatchment 2S: Impervious

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr WQ Rainfall=1.73"

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Summary for Pond 2P: Basin 2 (Parking South)

Inflow Area = 0.084 ac, 100.00% Impervious, Inflow Depth = 1.51" for WQ event
 Inflow = 0.03 cfs @ 7.91 hrs, Volume= 0.011 af
 Outflow = 0.01 cfs @ 8.86 hrs, Volume= 0.011 af, Atten= 66%, Lag= 57.1 min
 Discarded = 0.01 cfs @ 8.86 hrs, Volume= 0.011 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 88.12' @ 8.86 hrs Surf.Area= 210 sf Storage= 52 cf

Plug-Flow detention time= 25.4 min calculated for 0.011 af (100% of inflow)
 Center-of-Mass det. time= 25.4 min (712.7 - 687.3)

Volume	Invert	Avail.Storage	Storage Description
#1	87.50'	189 cf	Custom Stage Data (Conic) Listed below (Recalc) 945 cf Overall - 472 cf Embedded = 473 cf x 40.0% Voids
#2	88.50'	21 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1 210 cf Overall x 10.0% Voids
#3	89.50'	262 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
		472 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
87.50	210	0	0	210
92.00	210	945	945	441

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
88.50	210	0	0
89.50	210	210	210

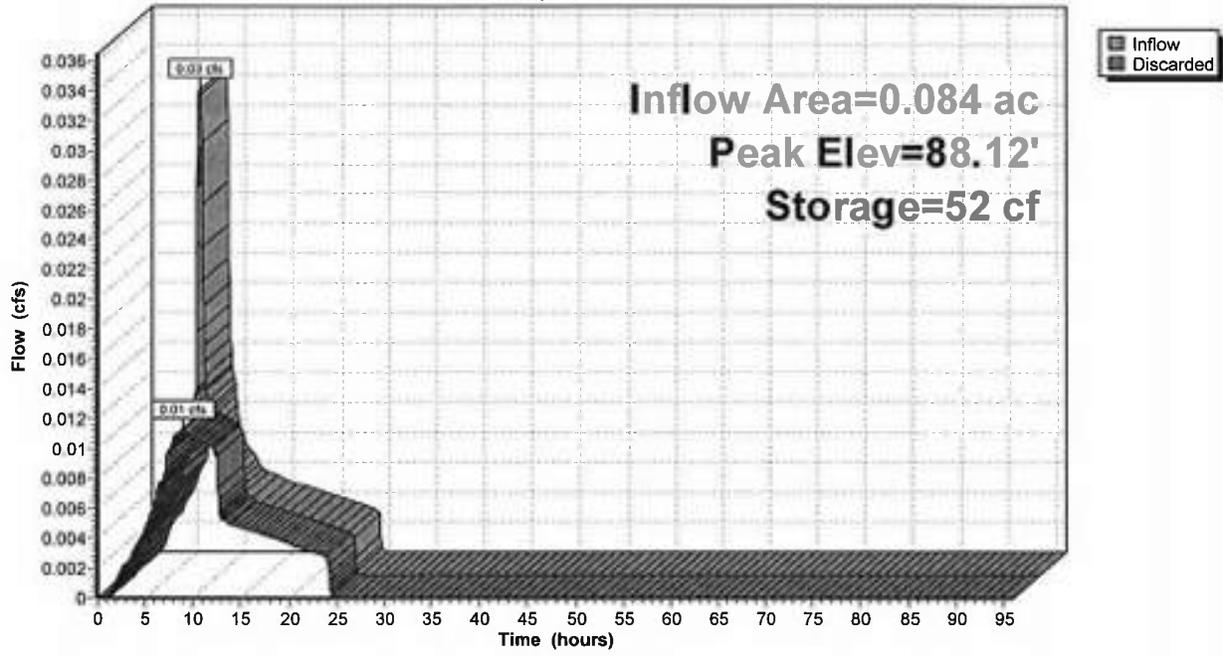
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
89.50	23	0	0
90.00	45	17	17
91.00	117	81	98
92.00	210	164	262

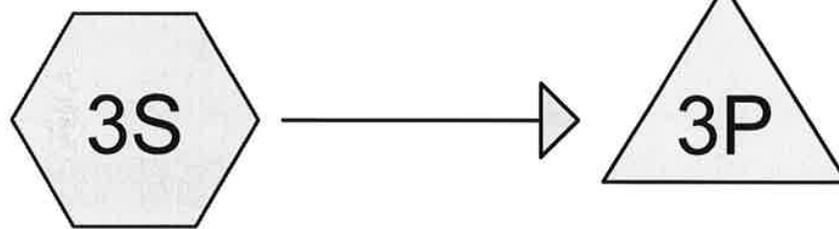
Device	Routing	Invert	Outlet Devices
#1	Discarded	87.50'	2.000 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.01 cfs @ 8.86 hrs HW=88.12' (Free Discharge)
 ↳1=Exfiltration (Exfiltration Controls 0.01 cfs)

Pond 2P: Basin 2 (Parking South)

Hydrograph





Impervious

Basin 2 (Parking North)



Routing Diagram for A17150.11 - Clarendon Business Center
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A17150.11 - Clarendon Business Center

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Area Listing (selected nodes)

Area (acres)	CN	Description (subcatchment-numbers)
0.112	98	parking lot/sidewalk (3S)
0.112	98	TOTAL AREA

A17150.11 - Clarendon Business Center

Type IA 24-hr 25 yr Rainfall=4.10"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: Impervious

Runoff Area=4,868 sf 100.00% Impervious Runoff Depth=3.86"

Tc=5.0 min CN=0/98 Runoff=0.11 cfs 0.036 af

Pond 3P: Basin 2 (Parking North)

Peak Elev=93.91' Storage=401 cf Inflow=0.11 cfs 0.036 af

Outflow=0.02 cfs 0.036 af

Total Runoff Area = 0.112 ac Runoff Volume = 0.036 af Average Runoff Depth = 3.86"

0.00% Pervious = 0.000 ac 100.00% Impervious = 0.112 ac

Summary for Subcatchment 3S: Impervious

Runoff = 0.11 cfs @ 7.90 hrs, Volume= 0.036 af, Depth= 3.86"

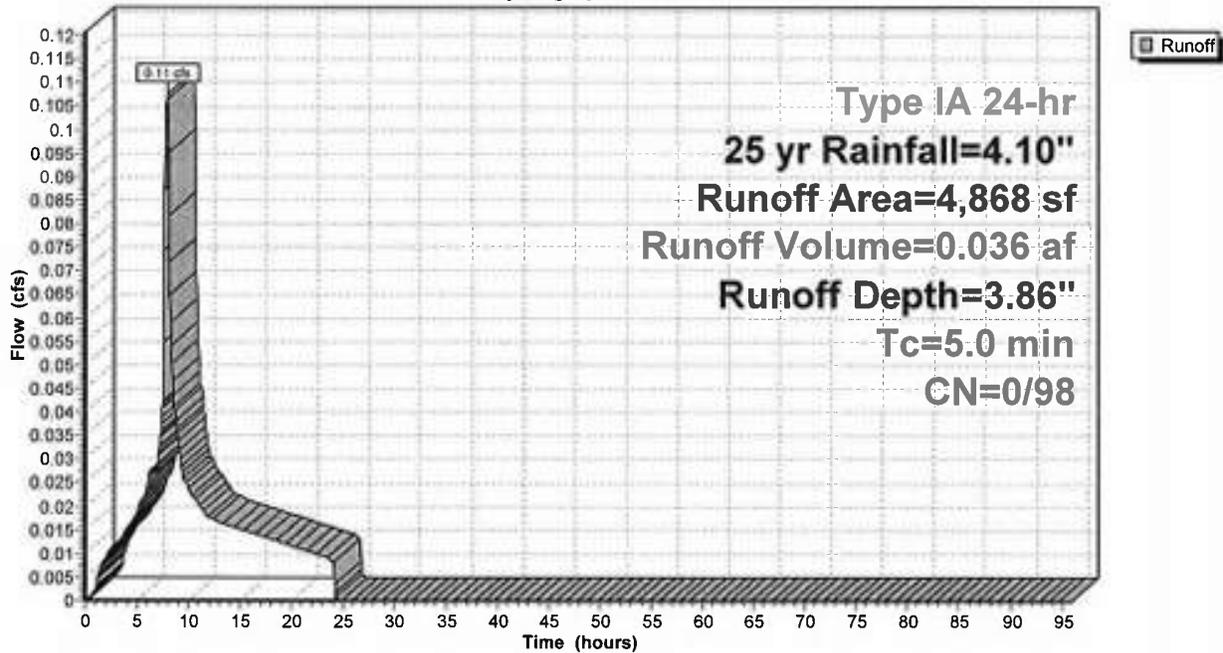
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
 Type IA 24-hr 25 yr Rainfall=4.10"

Area (sf)	CN	Description
* 4,868	98	parking lot/sidewalk
4,868		100.00% Impervious Area

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

Subcatchment 3S: Impervious

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr 25 yr Rainfall=4.10"

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Summary for Pond 3P: Basin 2 (Parking North)

Inflow Area = 0.112 ac, 100.00% Impervious, Inflow Depth = 3.86" for 25 yr event
 Inflow = 0.11 cfs @ 7.90 hrs, Volume= 0.036 af
 Outflow = 0.02 cfs @ 10.36 hrs, Volume= 0.036 af, Atten= 80%, Lag= 147.9 min
 Discarded = 0.02 cfs @ 10.36 hrs, Volume= 0.036 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 93.91' @ 10.36 hrs Surf.Area= 254 sf Storage= 401 cf

Plug-Flow detention time= 194.9 min calculated for 0.036 af (100% of inflow)
 Center-of-Mass det. time= 194.8 min (855.0 - 660.2)

Volume	Invert	Avail.Storage	Storage Description
#1	90.00'	243 cf	Custom Stage Data (Conic) Listed below (Recalc) 1,016 cf Overall - 409 cf Embedded = 607 cf x 40.0% Voids
#2	92.00'	25 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1 254 cf Overall x 10.0% Voids
#3	93.00'	155 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
		423 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
90.00	254	0	0	254
94.00	254	1,016	1,016	480

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
92.00	254	0	0
93.00	254	254	254

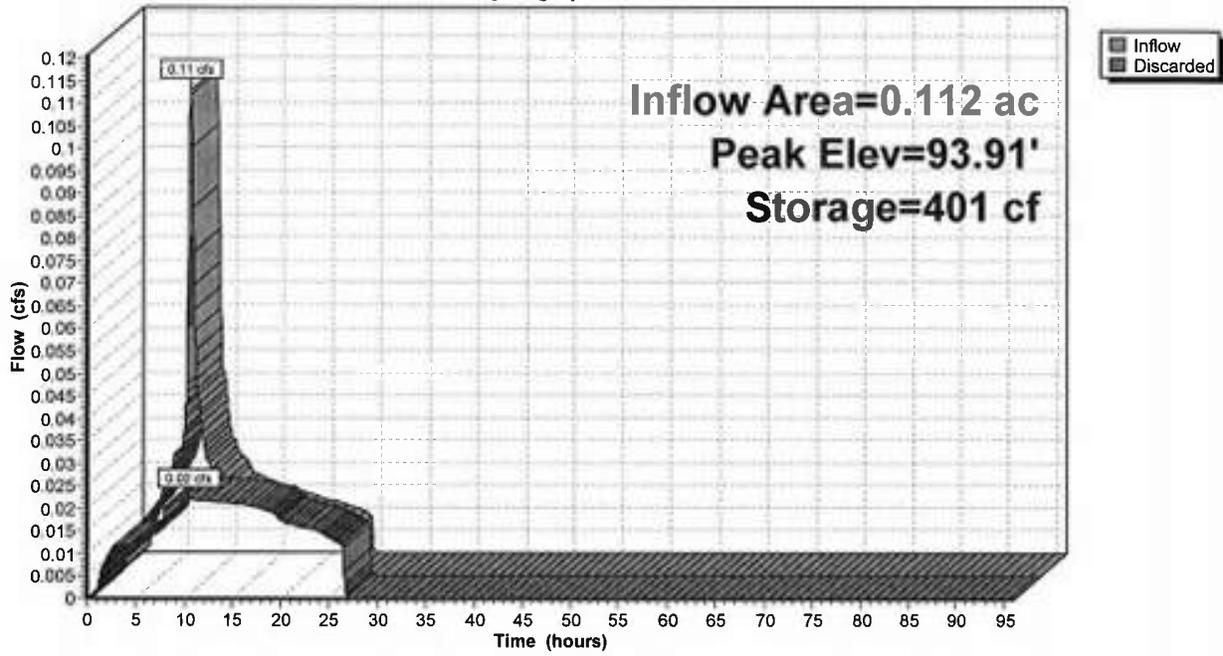
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
93.00	55	0	0
94.00	254	155	155

Device	Routing	Invert	Outlet Devices
#1	Discarded	90.00'	2.000 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.02 cfs @ 10.36 hrs HW=93.91' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.02 cfs)

Pond 3P: Basin 2 (Parking North)

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr Infiltration Rainfall=0.50"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: Impervious

Runoff Area=4,868 sf 100.00% Impervious Runoff Depth=0.32"

Tc=5.0 min CN=0/98 Runoff=0.01 cfs 0.003 af

Pond 3P: Basin 2 (Parking North)

Peak Elev=90.03' Storage=3 cf Inflow=0.01 cfs 0.003 af

Outflow=0.01 cfs 0.003 af

Total Runoff Area = 0.112 ac Runoff Volume = 0.003 af Average Runoff Depth = 0.32"
0.00% Pervious = 0.000 ac 100.00% Impervious = 0.112 ac

Summary for Subcatchment 3S: Impervious

Runoff = 0.01 cfs @ 7.95 hrs, Volume= 0.003 af, Depth= 0.32"

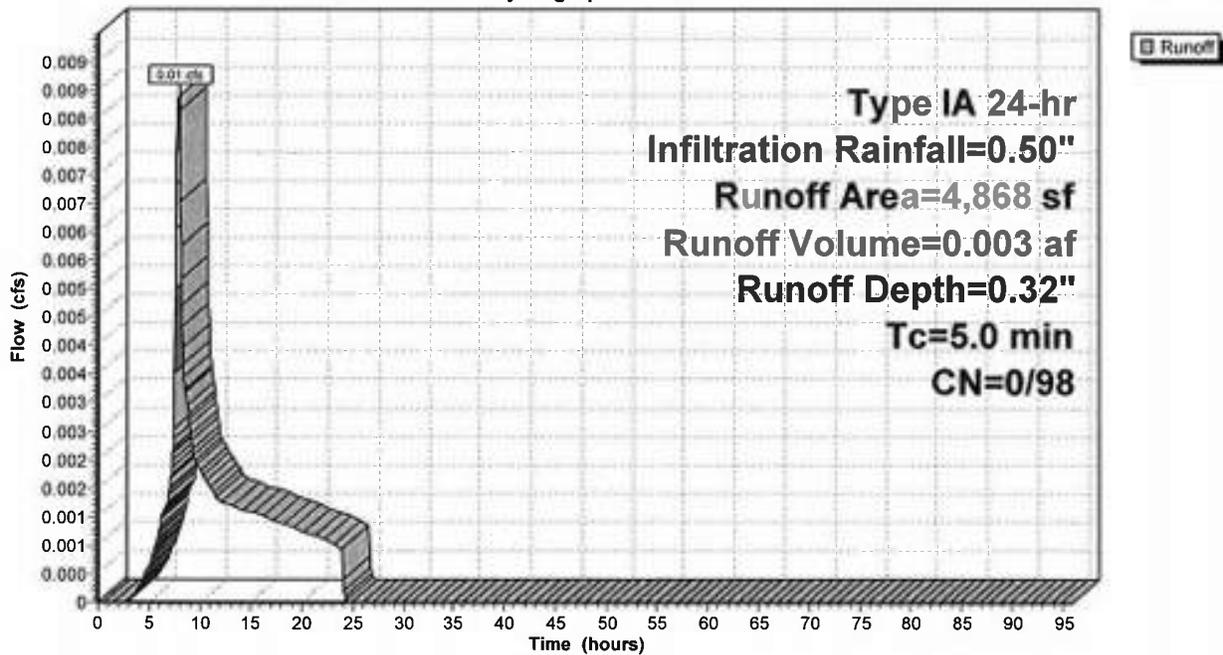
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
 Type IA 24-hr Infiltration Rainfall=0.50"

Area (sf)	CN	Description
* 4,868	98	parking lot/sidewalk
4,868		100.00% Impervious Area

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

Subcatchment 3S: Impervious

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr Infiltration Rainfall=0.50"

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Summary for Pond 3P: Basin 2 (Parking North)

Inflow Area = 0.112 ac, 100.00% Impervious, Inflow Depth = 0.32" for Infiltration event
 Inflow = 0.01 cfs @ 7.95 hrs, Volume= 0.003 af
 Outflow = 0.01 cfs @ 8.01 hrs, Volume= 0.003 af, Atten= 3%, Lag= 3.5 min
 Discarded = 0.01 cfs @ 8.01 hrs, Volume= 0.003 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 90.03' @ 8.01 hrs Surf.Area= 254 sf Storage= 3 cf

Plug-Flow detention time= 5.7 min calculated for 0.003 af (100% of inflow)
 Center-of-Mass det. time= 5.7 min (766.4 - 760.7)

Volume	Invert	Avail.Storage	Storage Description
#1	90.00'	243 cf	Custom Stage Data (Conic) Listed below (Recalc) 1,016 cf Overall - 409 cf Embedded = 607 cf x 40.0% Voids
#2	92.00'	25 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1 254 cf Overall x 10.0% Voids
#3	93.00'	155 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
		423 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
90.00	254	0	0	254
94.00	254	1,016	1,016	480

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
92.00	254	0	0
93.00	254	254	254

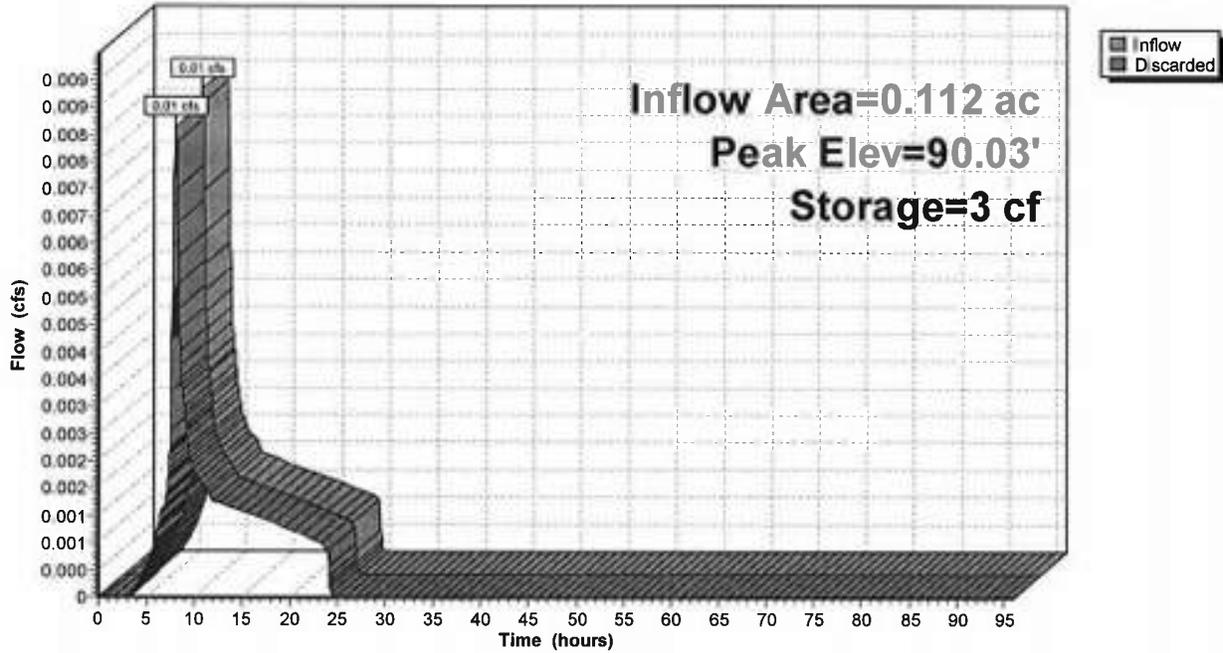
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
93.00	55	0	0
94.00	254	155	155

Device	Routing	Invert	Outlet Devices
#1	Discarded	90.00'	2.000 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.01 cfs @ 8.01 hrs HW=90.03' (Free Discharge)
 ↑1=Exfiltration (Exfiltration Controls 0.01 cfs)

Pond 3P: Basin 2 (Parking North)

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr WQ Rainfall=1.73"

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Time span=0.00-96.00 hrs, dt=0.05 hrs, 1921 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment 3S: Impervious

Runoff Area=4,868 sf 100.00% Impervious Runoff Depth=1.51"

Tc=5.0 min CN=0/98 Runoff=0.04 cfs 0.014 af

Pond 3P: Basin 2 (Parking North)

Peak Elev=90.75' Storage=76 cf Inflow=0.04 cfs 0.014 af

Outflow=0.01 cfs 0.014 af

Total Runoff Area = 0.112 ac Runoff Volume = 0.014 af Average Runoff Depth = 1.51"

0.00% Pervious = 0.000 ac 100.00% Impervious = 0.112 ac

A17150.11 - Clarendon Business Center

Type IA 24-hr WQ Rainfall=1.73"

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Summary for Subcatchment 3S: Impervious

Runoff = 0.04 cfs @ 7.91 hrs, Volume= 0.014 af, Depth= 1.51"

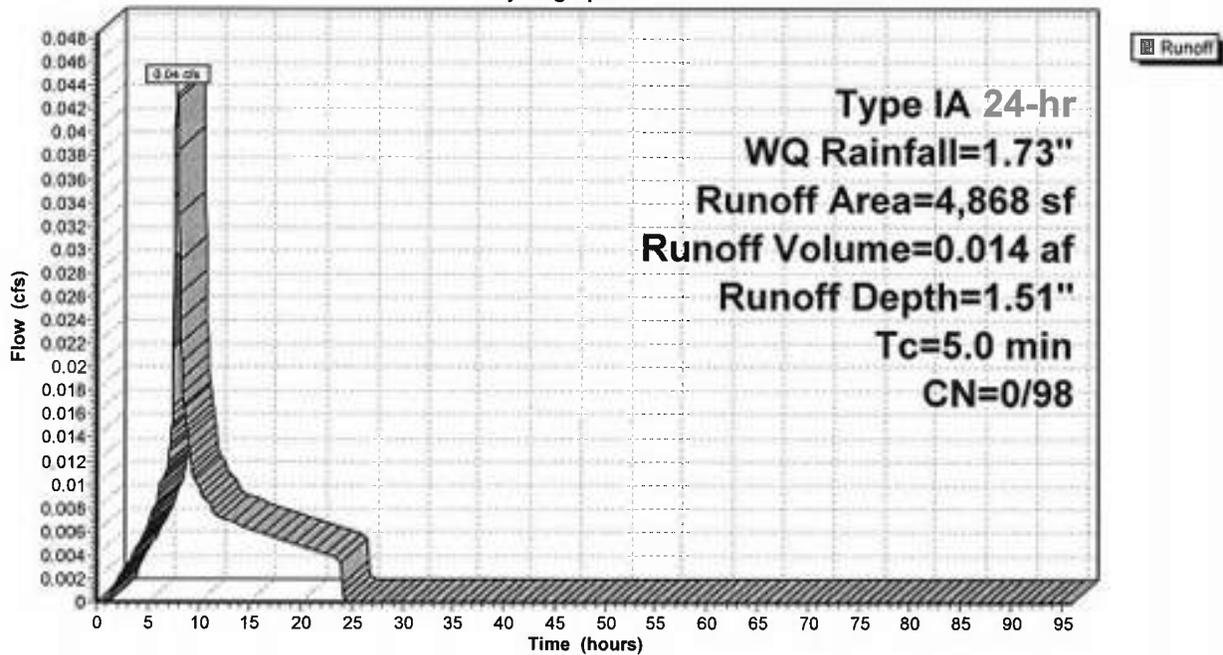
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-96.00 hrs, dt= 0.05 hrs
Type IA 24-hr WQ Rainfall=1.73"

Area (sf)	CN	Description
* 4,868	98	parking lot/sidewalk
4,868		100.00% Impervious Area

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

Subcatchment 3S: Impervious

Hydrograph



A17150.11 - Clarendon Business Center

Type IA 24-hr WQ Rainfall=1.73"

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Summary for Pond 3P: Basin 2 (Parking North)

Inflow Area = 0.112 ac, 100.00% Impervious, Inflow Depth = 1.51" for WQ event
 Inflow = 0.04 cfs @ 7.91 hrs, Volume= 0.014 af
 Outflow = 0.01 cfs @ 9.00 hrs, Volume= 0.014 af, Atten= 68%, Lag= 65.4 min
 Discarded = 0.01 cfs @ 9.00 hrs, Volume= 0.014 af

Routing by Stor-Ind method, Time Span= 0.00-96.00 hrs, dt= 0.05 hrs / 3
 Peak Elev= 90.75' @ 9.00 hrs Surf.Area= 254 sf Storage= 76 cf

Plug-Flow detention time= 31.4 min calculated for 0.014 af (100% of inflow)
 Center-of-Mass det. time= 31.4 min (718.7 - 687.3)

Volume	Invert	Avail.Storage	Storage Description
#1	90.00'	243 cf	Custom Stage Data (Conic) Listed below (Recalc) 1,016 cf Overall - 409 cf Embedded = 607 cf x 40.0% Voids
#2	92.00'	25 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1 254 cf Overall x 10.0% Voids
#3	93.00'	155 cf	Custom Stage Data (Prismatic) Listed below (Recalc) Inside #1
		423 cf	Total Available Storage

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)	Wet.Area (sq-ft)
90.00	254	0	0	254
94.00	254	1,016	1,016	480

Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
92.00	254	0	0
93.00	254	254	254

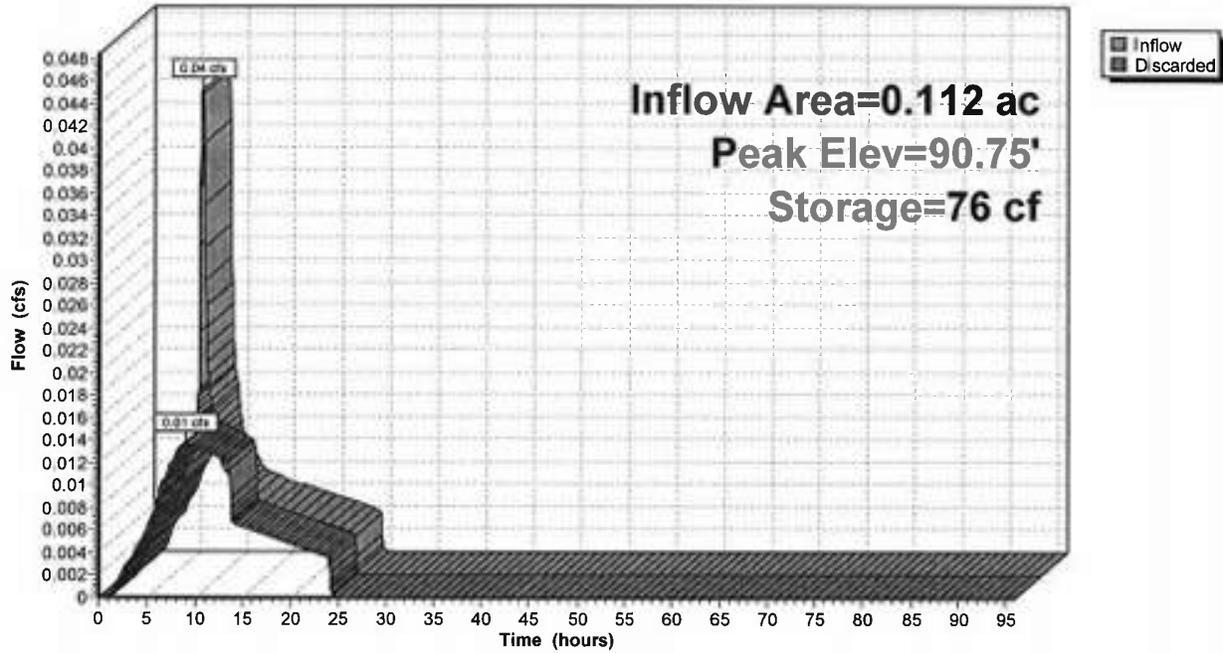
Elevation (feet)	Surf.Area (sq-ft)	Inc.Store (cubic-feet)	Cum.Store (cubic-feet)
93.00	55	0	0
94.00	254	155	155

Device	Routing	Invert	Outlet Devices
#1	Discarded	90.00'	2.000 in/hr Exfiltration over Wetted area

Discarded OutFlow Max=0.01 cfs @ 9.00 hrs HW=90.75' (Free Discharge)
 ↳ 1=Exfiltration (Exfiltration Controls 0.01 cfs)

Pond 3P: Basin 2 (Parking North)

Hydrograph



**E Clarendon Street Development
Gladstone, Oregon**

**Geotech
Solutions Inc.**

October 1, 2008

GSI Project: pacifctrading-08-01-gi

October 1, 2008

pacifictading-08-01-gi

Lu Clare Properties
2103 SE Adams Street
Milwaukie, Oregon 97222
Matt@pactradeinc.com

Attention: Matt White

**GEOTECHNICAL ENGINEERING REPORT
E Clarendon Street Development – Gladstone, Oregon**

We appreciate the opportunity to present this Geotechnical Engineering Report for the proposed project. Based on the preliminary information you provided, the approximate 0.5-acre site, located at the southeast corner of E Clarendon Street and Union Avenue in Gladstone, Oregon. Site topography is generally flat. The site is covered with grass.

We understand that development will include construction of a new, two-story building, with an approximate footprint of 4,300 square feet and associated underground utilities and asphalt paved driveway and parking areas. We anticipate that loads will be less than 150 kips for columns, 5 kips per foot for walls, and 250 psf for floors. Based on our site reconnaissance and the relatively flat terrain, we expect site grading to be limited to cuts and fills of less than 3 feet, with utilities no deeper than 12 feet in relation to existing grades.

The purpose of our work was to evaluate relevant subsurface conditions and provide recommendations addressing site development with emphasis on foundation support and on-site infiltration. Our specific scope of work included the following:

- Provide senior-level project management including management of field and subcontracted services, report writing, analyses, and invoicing.
- Review previous reports, geologic maps and vicinity geotechnical information in our files as indicators of subsurface conditions.
- Complete a site reconnaissance to observe surface features relevant to geotechnical issues, such as topography, vegetation, presence and condition of springs, exposed soils and rock, and evidence of previous grading.
- Complete 'One-Call' utility notification for location of public utilities.
- Explore subsurface conditions by excavating up to three test pits to depths of up to 10 feet or refusal using a backhoe.
- Complete two falling head infiltration tests and determine the infiltration rate for tested head conditions.
- Classify and sample materials encountered and maintain a detailed log of the explorations.
- Determine the moisture content of selected samples obtained from the explorations and complete soil classification testing as necessary.

- Provide recommendations for earthwork including site stripping and preparation, seasonal material usage, use of granular working pads, cut and fill slope inclinations, fill preparation and compaction, and trench backfill preparation and compaction.
- Provide recommendations for foundation support, including suitable soils, bearing pressures, sliding coefficient, seismic site class, and construction considerations.
- Provide recommendations for subsurface drainage including perimeter and underslab drainage as needed.
- Provide recommendations for concrete cantilever retaining/embedded building wall design including lateral earth pressures, drainage, and foundations, as needed.
- Provide recommendations for slab support including underslab rock thickness and materials.
- Provide recommendations for an infiltration rate, embedment and infiltration strata, backfill materials, and confirmation testing.
- Provide recommendations for site pavements including subgrade preparation and stabilization, base rock and asphalt concrete thicknesses based on traffic data provided by others.
- Provide a written report summarizing the results of our geotechnical evaluation.

SITE OBSERVATIONS AND CONDITIONS

Surface Conditions

The approximate 0.5-acre site is located at the southeast corner of the intersection of E Clarendon and Union Avenue in Gladstone, Oregon. The site is currently undeveloped and covered with grass. Site topography is generally flat, with a 4-ft high 3H:1V slope down to Union Avenue along the western property boundary. There are several shallow depressions and one large depression at the surface of the site which may indicate previous grading at the site. The proposed new structures and parking areas are shown on the attached **Site Plan**.

Subsurface Conditions

The site was explored by excavating three test pits (TP-1 through TP-3) on September 20, 2008 at the approximate locations shown on the attached **Site Plan**. Soils encountered to the depths explored generally consisted of silt fill overlying silt with variable amounts of sand overlying dense gravel and cobbles. Basalt bedrock or large boulders were encountered at depths of 8.5 and 9.0 feet in TP-1 and TP-2, respectively, resulting excavation refusal. Massive basalt outcrops are present near the site.

Approximately 6 to 9 inches of silt with trace to some fine organics (topsoil) was present in all explorations. Beneath this, subsurface conditions generally consisted of 1.5 to 2.0 feet of stiff to hard silt fill with trace to some sand over dense, sub-rounded gravel and cobbles, encountered at depths of 4 to 6 feet. The silt unit was not present in TP-3. Practical refusal was met at depths of 8.5 and 9.0 feet in TP-1 and TP-2, respectively.

Based on laboratory testing, moisture contents in the silt unit ranged from 14 to 32 percent (3 samples). Moisture contents in the gravel unit ranged from 7 to 22 percent (5 samples). The higher moisture contents in the gravel unit were likely a result of groundwater seepage (present in TP-1).

Groundwater - Slow groundwater seepage was observed at a depth of 8 feet in TP-1. No groundwater seepage was observed in our remaining explorations.

Caving - Minor to isolated caving was observed in the sand and gravel units below a depth of approximately 6 feet.

Infiltration Testing - Falling head infiltration testing was completed in test pit TP-2 and TP-3 at depths of 4.5 and 3.0 feet, respectively. Testing in TP-2 was completed through a 6-inch diameter casing in the silt unit. An open-hole test was completed in the gravel unit in TP-3 over an approximate 1-ft by 1-ft area. The drops in the water levels were monitored over a 45 minute period.

CONCLUSIONS AND RECOMMENDATIONS

General

Based on our observations and testing, construction of the planned facility is feasible by implementing the recommendations provided in the following sections of this report. Surficial soils at the site consist of (or contain) fine-grained silt which is easily disturbed when wet. If construction is planned for wet conditions, measures should be taken to minimize disturbance. Utilities may encounter hard rock, and contingencies for rock excavation should be included in the project budget and schedule.

Earthwork

Preparation - Prior to earthwork construction, the site should be prepared by removing any existing utilities and undocumented fill. Any excavation resulting from the aforementioned preparation should be brought back to grade with structural fill. Site preparation for earthwork will also require the removal of the topsoil/root zone from all pavement, building, and fill areas, and a 5-foot perimeter around those areas. The root zone thickness observed in our explorations was approximately 5 inches.

The thickness of the topsoil/rootzone observed in our explorations was approximately 6 to 9 inches. Thicker stripping depths may be necessary in areas of tall grass and weeds. We must be contacted to evaluate site preparation including removal of the topsoil during earthwork construction.

The test pit excavations were backfilled using relatively minimal compactive effort and soft spots can be expected at these locations. We recommend that these relatively uncompacted soils be removed from the test pits located within the proposed building and paved areas to a depth of 3.0 feet below finished subgrade. The resulting excavation should be brought back to grade with structural fill. If located beneath a footing, the uncompacted soils should be completely removed and replaced with structural fill.

Stabilization and Soft Areas - After stripping, we should be contacted to evaluate the exposed subgrade. This evaluation can be done by proof rolling in dry conditions or probing during wet conditions. Soft areas will require overexcavation and backfilling with well graded, angular crushed rock compacted as structural fill. A geosynthetic may also be required. For geosynthetic used for stabilization we recommend a woven geosynthetic with an AOS of #70 to #100 sieve, and a minimum puncture resistance of 120 pounds (such as Propex 2019 or equivalent).

Working Blankets and Haul Roads - Construction equipment must not operate directly on the subgrade when wet, as it is susceptible to disturbance and softening. Rock working blankets and haul roads placed over a geosynthetic in a thickened advancing pad can be used to protect subgrades. We recommend that sound, angular, pit run or crushed basalt with no more than 6 percent passing a #200 sieve be used to construct haul roads and working blankets. Working blankets should be at least 12 inches thick, and haul roads at least 24 inches thick. Alternatively, the soils could be amended to a

depth of 16 inches and covered with 4 inches of crushed rock. Some repair of working blankets and haul roads should be expected.

The above rock and amendment thicknesses are the minimum recommended. Subgrade protection is the responsibility of the contractor and thicker sections may be required based on subgrade conditions during construction and type and frequency of construction equipment.

On-site Silt Fill – The on-site silt, excluding topsoil, can be used for structural fill if properly moisture conditioned. This is not feasible during wet conditions. In dry summer conditions the soils will require drying by frequent mixing in thin lifts. Once moisture contents are within 3 percent of optimum, compaction should take place with a tamping foot type compactor and reach 92 percent relative to ASTM D 1557 (modified proctor). Fill should be placed in lifts no greater than 10 inches in loose thickness. In addition to meeting density specifications, fill will also need to pass a proof roll using a loaded dump truck, water truck, or similar size equipment.

On-site Sand and Gravel Fill – The on-site sand and gravel can be used for structural fill if properly if it contains less than 5 percent passing a No. 200 sieve. Fill should be placed in lifts no greater than 12 inches in loose thickness. In addition to meeting density specifications, fill will also need to pass a proof roll using a loaded dump truck, water truck, or similar size equipment.

Imported Granular Fill - In wet conditions, fill should be imported granular soil with less than 6 percent fines, such as clean crushed or pit run rock. This material should also be compacted to 95 percent relative to ASTM D 1557.

Rock - Test pit explorations, TP-1 and TP-2, were terminated due to refusal on nested boulders or basalt at depths of 8.5 feet and 9.0 feet, respectively. If utility excavations extend into the rock, it may be possible to re-use the material on-site if adequately fractured and graded. We should be consulted to provide specific recommendations for re-use of rock.

Slopes - All permanent and temporary cut slopes should be excavated with a smooth excavator bucket with the surface repaired if disturbed. In addition, upslope surface runoff should be rerouted so that it does not run down the face of the slopes. Equipment should not be allowed to induce vibration or infiltrate water above the slopes.

Permanent cut slopes up to 10 feet high can be inclined at 2H:1V in the medium stiff or better silt. The presence of slow seepage may require drainage in the form of a blanket of angular pit run rock or a suitably revegetated reinforced erosion control blanket (such as North American Green SC150 or equivalent). Faster seepage may require improved erosion control measures, including additional drainage elements, and/or flatter slopes, and we should be consulted. Exposed soils which are soft or loose may also require such measures.

Fill slopes should be inclined no steeper than 2H:1V for slopes up to 10 feet high. The face of the fill slope must be overbuilt and cut back into compacted materials with a smooth excavator bucket. If steeper fill slopes are desired, we should be consulted to evaluate use of amended soils or grid reinforcement. Erosion control is critical to maintaining fill slopes, and should be as described for cut slopes.

During dry conditions, temporary slopes may be inclined up to 1.5H:1V for slopes up to 10 feet high provided no seepage or sloughing is present. Such slopes should be expected to ravel somewhat, depending on weather conditions and duration of exposure, and may require base setbacks to allow for forms or accommodate construction personnel. As with permanent slopes, erosion control is critical to maintaining temporary slopes and drainage should be routed away from slope faces.

Trenches – Pipe bedding should be constructed in accordance with the pipe manufacturers' recommendations. Trench backfill above the pipe zone should consist of well graded, angular crushed rock with no more than 7 percent passing a #200 sieve. Trench backfill should be compacted to 92 percent relative to ASTM D 1557, and paving should not occur within one week of backfilling. Caving should be anticipated where seepage is encountered. Shoring of utility trenches will be required for depths greater than 4 feet and where seepage is encountered. Slow seepage was encountered at a depth of approximately 8 feet in TP-1 near the rock interface and should be anticipated for utility trench excavations below that depth.

Rock was encountered at depths of 8.5 and 9.0 feet in TP-1 and TP-2, respectively and may be encountered in utility trench excavations. Contingencies for rock excavation should be included in the project schedule and budget if utilities will be deeper than 8.5 feet.

Shallow Foundations

Footings should be embedded at least 18 inches below the lowest adjacent, exterior grade. Footings can be designed for an allowable bearing pressure of 3,000 psf on very stiff to hard silt or dense gravel. This can be increased to 6,000 psf for temporary wind and seismic loads. Continuous footings should be no less than 18 inches wide, and pad footings should be no less than 24 inches wide. Resistance to lateral loads can be obtained by a passive equivalent fluid pressure of 350 pcf against suitable footings, ignoring the top 12 inches of embedment, and by a friction force calculated using a friction coefficient of 0.35. Properly founded footings are expected to settle less than a total of 1 inch, with less than ½ inch differentially. Installation of the roofing and other significant building loads prior to installation of settlement sensitive materials (such as dry wall, tile, and tiled or planked flooring) can reduce settlement impacts.

Slabs

Floor slab loads of less than 250 psf are expected to induce less than one inch of settlement. A minimum of six inches of clean, angular crushed rock with no more than 5 percent passing a #200 sieve is recommended for underslab rock. Prior to slab placement the subgrade will need to be evaluated by us by probing, or will need to pass a proof roll with a fully loaded truck and meet 92 percent compaction relative to ASTM D 1557. In addition, any areas contaminated with fines must be removed and replaced with clean rock. If the base rock is saturated or trapping water, this water must be removed prior to slab placement.

Retaining Walls

General - The following recommendations are based on the assumptions that: (1) Wall backfill consists of level, drained, angular, granular material, (2) Walls are less than 6 feet in height, and (3) No surcharges such as stockpiled soil, equipment, or footings are located within 10 feet of the wall.

Walls restrained against rotation should be designed using an equivalent fluid pressure of 55 pcf. Walls not restrained against rotation should be design using an equivalent fluid pressure of 33 pcf. These forces can be resisted by passive pressure at the toe of the wall using an equivalent fluid pressure of 350 pcf (this should exclude the top 12 inches of embedment) and friction along the base using a friction coefficient of 0.35. Footings for retaining walls should be designed as recommended in the **Shallow Foundations** section of this report.

Backfill - Retaining walls should be backfilled with clean, imported, granular soil with less than 6 percent fines, such as clean sand or rock. This material should be compacted to a minimum of 92 percent relative to ASTM D1557 (modified proctor). Within 3 feet of the wall, backfill should be compacted to not more than 90 percent relative to ASTM D1557 using hand-operated equipment.

Drainage - Retaining wall drains should consist of a two-foot wide zone of drain rock encompassing a 4-inch diameter perforated pipe, all enclosed with a non-woven filter fabric. The drain rock should have no more than 2 percent passing a #200 sieve and should extend to within one foot of the ground surface. The geosynthetic should have an AOS of a #70 sieve, a minimum permittivity of 1.0 sec⁻¹, and a minimum puncture resistance of 80 pounds (such as Propex 4551 or equivalent). One foot of low permeability soil (such as the on-site silt) should be placed over the fabric at the top of the drain to isolate the drain from surface runoff.

Drainage and Ground Moisture

General - Perimeter foundation drains are required. If footing construction is to occur in wet conditions, a few inches of crushed rock should be placed at the base of footings to reduce subgrade disturbance and softening during construction. The surface around the building perimeter must be sloped to drain away from the building. Roof drains and gutters must be tight-lined to a suitable discharge and maintained as free-flowing. As stated previously, our retaining wall recommendations are based on drained conditions. All retaining walls must include a drain constructed as described in the following section.

Foundation Drains - Foundation drains should consist of a two-foot wide zone of drain rock encompassing a 4-inch diameter perforated pipe, all enclosed with a non-woven filter fabric. The drain rock should have no more than 2 percent passing a #200 sieve and should extend to within one foot of the ground surface. The geosynthetic should have an AOS of a #70 sieve, a minimum permittivity of 1.0 sec⁻¹, and a minimum puncture resistance of 80 pounds (such as Propex 4551 or equivalent). One foot of low permeability soil (such as the on-site silt) should be placed over the fabric at the top of the drain to isolate the drain from surface runoff.

Vapor Flow Retardant - Flooring manufacturers often require vapor barriers to protect flooring and flooring adhesives. Many flooring manufacturers will warrant their product only if a vapor barrier is installed according to their recommendations. Selection and design of an appropriate vapor barrier, if needed, should be based on discussions among members of the design team.

Infiltration

General - On-site infiltration of storm water is proposed through use of swales. In general, infiltration rates are slow. The following sections contain geotechnical recommendations for design of the

proposed infiltration system. Actual system design will be completed by the project civil engineer based on storm water volumes and rates.

Falling head infiltration testing was completed in test pit TP-2 and TP-3 at depths of 4.5 and 3.0 feet, respectively. Testing in TP-2 was completed through a 6-inch diameter casing in the silt unit. An open-hole test was completed in the gravel unit in TP-3 over an approximate 1-ft by 1-ft area. The drops in the water levels were monitored over a 45 minute period.

Design - Based on the results of our testing and analyses we recommend using a design infiltration rate of 2 cubic inches per hour per square inch (this includes a reduction factor of 3 applied to test results) for systems founded in the silt or gravel unit below depths of 3 feet. Basalt was encountered at a depth of 8.5 and 9.0 feet in TP-1 and TP-2, respectively, and may limit the depths of the infiltration systems. The provided rates should be applied only to the sides of the system in the silt and gravel units, at or below depths of 3 feet, to account for long term siltation. The aforementioned depths are relative to existing grades at the site.

Confirmation Testing - As actual subsurface conditions and infiltration can vary widely, testing of infiltration systems is required to confirm these preliminary estimates. Flexibility for adaptation of infiltration systems should be planned into the design and construction, with contingencies built into the budgets and schedules. Infiltration systems need to be maintained free of debris and silt in order to function properly.

Pavement Design

Pavement subgrades should be prepared in accordance with the **Earthwork** recommendations presented in this report. All pavement subgrades will need to pass a proofroll prior to paving. Soft areas should be repaired by overexcavating the areas, installing a stabilization geosynthetic, and brought to-grade with well graded, angular crushed rock compacted as structural fill. For a stabilization geosynthetic we recommend a woven geosynthetic with an AOS of #70 to #100 sieve, and a minimum puncture resistance of 120 pounds (such as Propex 2019 or equivalent).

We have developed pavement thickness at the site for 2, 5, and 10 panel-sized trucks per day (a truck factor of 0.6) and a 20-year design life. These volumes can be revised if specific traffic data is available. Our analyses are based on AASHTO methods and subgrade of structural fill or undisturbed medium stiff silt or better, having a resilient modulus of 6,000 psi. We have also assumed that pavement construction will be completed during an extended period of dry weather. Construction during wet conditions will likely require protection and stabilization of subgrades as recommended in the **Stabilization and Soft Areas and Working Blankets** and **Haul Roads** sections of this report. The results of our analyses based on these parameters are provided in the following table.

Trucks / Day	ESAL's	Asphalt Concrete inches	Crushed Rock inches
Cars Only	-	2.5	6
2	8760	2.5	6
5	21900	3	7
10	43800	3	8

The thicknesses listed in the table above are intended to the minimum acceptable. Crushed rock should conform to ODOT base rock standards and have less than 6 percent passing the #200 sieve. Asphalt concrete should be compacted in one lift to 91 percent of a Rice Density, or to 98 percent of the maximum density from a test strip.

Seismic Design

General - In accordance with the International Building Code (IBC) 2003 as adopted by State of Oregon Structural Specialty Code (SOSSC) and based on our explorations and experience in the site vicinity, the subject project should be evaluated using the parameters associated with Site Class C.

Liquefaction - Liquefaction occurs in loose, saturated, non-cohesive soils. Strong shaking, such as that experienced during earthquakes, causes densification, increased pore water pressures, strength loss, and subsequent deformation of these soils. Given the site topography, soil type and consistency encountered in our explorations, and depth to groundwater, the risk of such structurally damaging deformations is low.

LIMITATIONS AND OBSERVATION DURING CONSTRUCTION

We have prepared this report for use by Lu Clare Properties and the design and construction teams for this project only. The information herein could be used for bidding or estimating purposes but should not be construed as a warranty of subsurface conditions. We have made observations only at the aforementioned locations and only to the stated depths. These observations do not reflect soil types, strata thicknesses, water levels or seepage that may exist between observations. We must be consulted to observe all foundation bearing surfaces, proof rolling of slab and pavement subgrades, installation of structural fill, and any cut slopes. We must be consulted to review final design and specifications in order to see that our recommendations are suitably followed. If any changes are made to the anticipated locations, loads, configurations, or construction timing, our recommendations may not be applicable, and we must be consulted. The preceding recommendations should be considered preliminary, as actual soil conditions may vary. In order for our recommendations to be final, we must be retained to observe actual subsurface conditions encountered. Our observations will allow us to interpret actual conditions and adapt our recommendations if needed.

Within the limitations of scope, schedule and budget, our services have been executed in accordance with the generally accepted practices in this area at the time this report was prepared. No warranty, expressed or implied, is given.

< >

October 1, 2008

pacifctrading-08-01-gi

We appreciate the opportunity to work with you on this project and look forward to our continued involvement. Please call if you have any questions.

Sincerely,



Ryan White, MS, PE, GE
Senior Project Engineer



Don Rondema, MS, PE, GE
Principal

cc: Tara Lund, CIDA, Inc., TaraL@cidainc.com
Clint Davis, CIDA, Inc., ClintD@cidainc.com

Attachments – Site Plan, Test Pit Logs, Moisture Contents





BASE DRAWING PROVIDED BY CIDA, INC.

<p>Geotech Solutions Inc.</p>	<p>SITE PLAN pacifictrading-08-01-gi</p>
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Test Pit # Depth (ft) Soil Description

Explorations completed on September 20, 2008 with a John Deere 310E (15,000 lb backhoe).

TP-1 **Location:** Southeast corner of proposed building.
Surface conditions: Grass, weeds

0 - 0.8 Medium stiff, dark brown SILT with trace to some fine organics (topsoil; 5-inch thick root zone); moist.

0.8 - 2.0 Very stiff to hard, brown SILT (FILL?) with trace to some fine sand and sub-rounded gravel; moist.

2.0 - 4.0 Very stiff, brown SILT; moist.

4.0 - 9.0 Very dense, brown, partially cemented sandy GRAVEL; moist to wet.
9 - Refusal on nested boulders or basalt.

Slow seepage at 8 feet. Minor caving below 4 feet.

TP-2 **Location:** Northwest corner of proposed building.
Surface conditions: Grass, weeds

0 - 0.7 Medium dense, gray, angular GRAVEL FILL (3/4-inch minus crushed rock); dry to moist.

0.7 - 1.5 Very stiff to hard, brown SILT (FILL?) with trace to some fine sand and sub-rounded gravel; moist.

1.5 - 6.0 Stiff to very stiff, brown SILT; moist.
4 - falling head infiltration test through 6-inch diameter casing.

6.0 - 8.5 Dense, brown, sub-rounded GRAVEL with trace sand; moist to wet.
8.5 - Refusal on nested boulders or basalt.

No seepage observed. Minor caving below 6 feet.

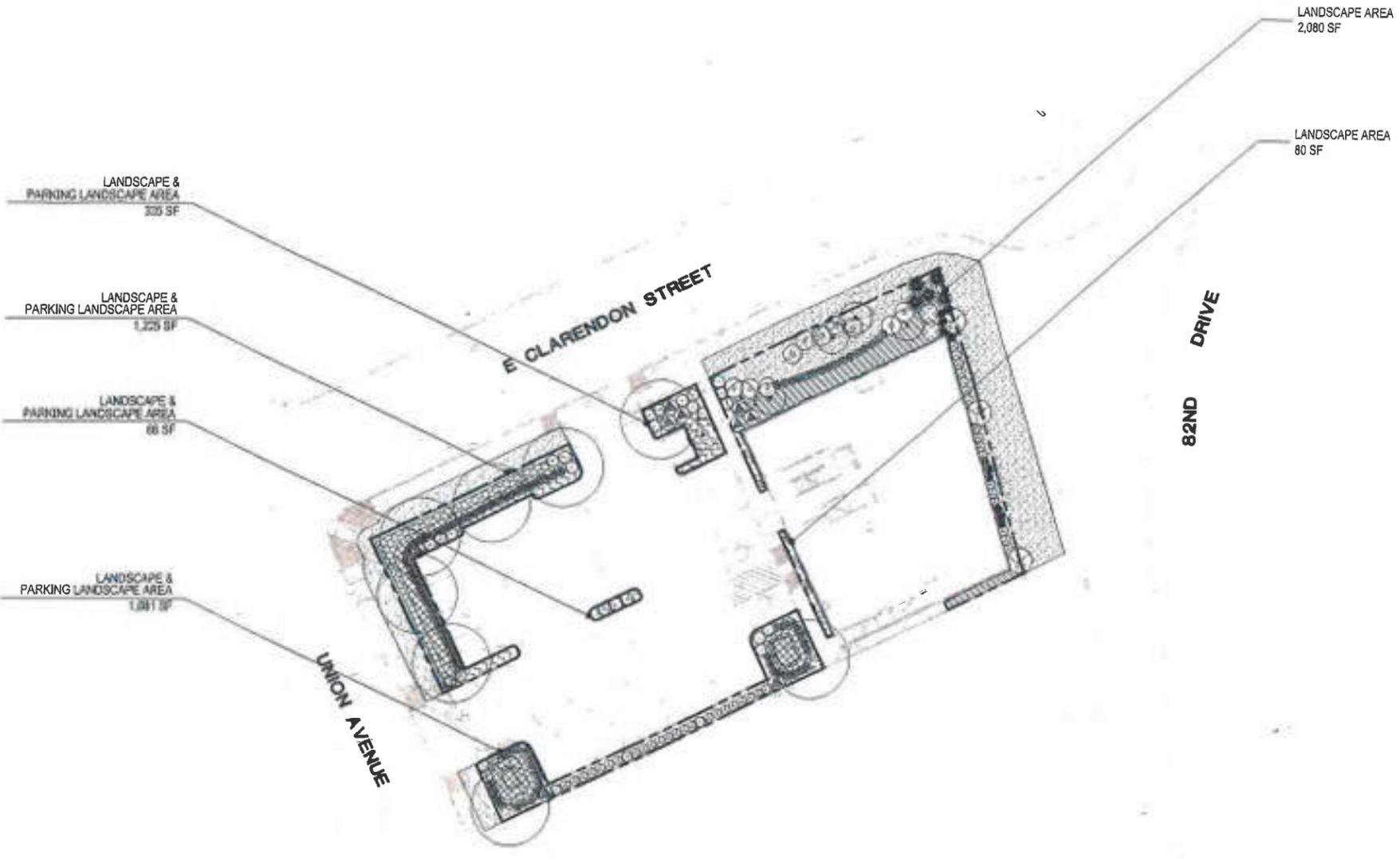
TP-3 **Location:** Southwest corner of property.
Surface conditions: Grass, weeds

0 - 0.5 Medium stiff, dark brown SILT with trace to some fine organics (topsoil; 5-inch thick root zone); moist.

0.5 - 10.0 Dense, brown, well-graded, sub-rounded GRAVEL with trace to some silt (3-inch minus); moist.

No seepage observed. Minor caving below 3 feet.

Test Pit	Depth, ft	Moisture Content
TP-1	1.5	15%
TP-1	4.0	7%
TP-1	9.0	22%
TP-2	2.0	14%
TP-2	4.0	32%
TP-2	8.5	14%
TP-3	2.0	7%
TP-3	9.0	8%



LANDSCAPE PLAN
SCALE 1" = 20'

LANDSCAPE AREA SUMMARY

MINIMUM LANDSCAPE	
SITE AREA	19,210 SF
REQUIRED LANDSCAPE AREA	19,210 SF X 15% = 2,881.5 SF
PROPOSED LANDSCAPE AREA	2,080+80+66+335+1,225+1,081 = 4,867 SF (25.3%)
PARKING LANDSCAPE AREA	
PARKING SPACES	= 21
REQUIRED PARKING LANDSCAPE AREA	10 SF X 21 = 210 SF
PROVIDED PARKING LANDSCAPE AREA	66+335+1,225+1,081 = 2,707 SF

PLANTING LEGEND

TREES

- NYSSA SYLVATICA / BLACK LOCUST 1.7 CAL. 988, WELL BRANCHED, 1.80' TO 6'
- BURNING BUSH / EUONYMUS ALATUS GOUCHER / EDWARD GOUCHER ABELA 1.5 CAL. 988, FULL PLANT, 1.5' TO 6'
- ⊙ VINE MAPLE 1.5 CAL. 988, BRANCHED, 3 STEMS MIN. AT BASE
- ⊙ VINE MAPLE 1.5 CAL. 988, BRANCHED, 3 STEMS MIN. AT BASE
- ⊙ GRAHAM BLANDY BOXWOOD 1.5 CAL. 988, FULL PLANT, 1.5' TO 6'
- ⊙ REDBAY DOGWOOD 1.5 CAL. 988, FULL PLANT, 1.5' TO 6'
- ⊙ HEAVENLY BAMBOO 1.5 CAL. 988, FULL PLANT, 1.5' TO 6'
- ⊙ INDIAN HAWTHORN 1.5 CAL. 988, FULL PLANT, 1.5' TO 6'

ORNAMENTAL GRASSES

- FOENSTERIA / KARL FOENSTER FEATHER REED GRASS 1.5 CAL. 988, FULL PLANT, 1.5' TO 6'
- MAIDEN GRASS 1.5 CAL. 988, FULL PLANT, 1.5' TO 6'

GROUNDCOVERS

- LANTANA / LANTANA CANADENSIS 1.5 CAL. 988, FULL PLANT, 1.5' TO 6'
- MANDARIN ORANGE 1.5 CAL. 988, FULL PLANT, 1.5' TO 6'

STONES

- 1.5 CAL. 988, FULL PLANT, 1.5' TO 6'
- 1.5 CAL. 988, FULL PLANT, 1.5' TO 6'

NOTES

- 1. ALL CONSTRUCTION SHALL BE PERFORMED IN ACCORDANCE WITH THE CITY OF CLATSOP, OREGON AND THE DESIGN OF THE LOCAL UTILITY DEPT.
- 2. ALL UTILITIES SHALL BE MARKED AND PROTECTED IN ACCORDANCE WITH THE CITY OF CLATSOP, OREGON AND THE DESIGN OF THE LOCAL UTILITY DEPT.
- 3. MARK AND PROTECT ALL UTILITIES, SITE FEATURES AND VEGETATION TO REMAIN IN PLACE.
- 4. CONTRACTOR SHALL PROVIDE TOPSOIL, SOIL AMENDMENTS, AND EROSION CONTROL.
- 5. CONTRACTOR SHALL PROVIDE EROSION CONTROL MEASURES FOR ALL EXPOSED SOILS.
- 6. CONTRACTOR SHALL PROVIDE A DRAINAGE PLAN FOR ALL EXPOSED SOILS.
- 7. CONTRACTOR SHALL FOLLOW ALL APPLICABLE REGULATIONS AND RECOMMENDATIONS FOR EROSION CONTROL.
- 8. ALL PLANTS SHALL BE INSTALLED ACCORDING TO THE CITY OF CLATSOP, OREGON AND THE DESIGN OF THE LOCAL UTILITY DEPT.
- 9. ALL PLANTS SHALL BE INSTALLED BY A FULLY LICENSED CONTRACTOR AND SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CLATSOP, OREGON AND THE DESIGN OF THE LOCAL UTILITY DEPT.
- 10. CONTRACTOR SHALL INSTALL AND MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
- 11. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
- 12. CONTRACTOR SHALL MAINTAIN ALL EROSION CONTROL MEASURES THROUGHOUT CONSTRUCTION.
- 13. ALL PLANTS INSTALLED SHALL BE INSTALLED IN ACCORDANCE WITH THE CITY OF CLATSOP, OREGON AND THE DESIGN OF THE LOCAL UTILITY DEPT.



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NEW CONSTRUCTION FOR
CLARENDON BUSINESS DEV.
735 EAST CLARENDON STREET
GLADSTONE, OREGON 97027

LANDSCAPE PLAN
L1.0
JOB NO. 170144.01

TRANSPORTATION CONSULTING GROUP

Transportation Engineering & Planning

Phone 503/989-8255

PO Box 262, Banks OR 97106

March 12, 2019

Mr. Bob Sanders, P.E.
Senior Development Manager
Creations Northwest LLC
HT Industrial Properties LLC & Affiliates
14020 SE Johnson Road, Suite 102
Milwaukie, OR 97267

RE: **Clarendon Business Development**
735 E. Clarendon Street, Gladstone OR
TCG Project No. 2018-02

Dear Bob:

At your request, this letter provides an estimate of average weekday daily trip generation for the subject proposed development. The site is located on T2S, R2E, Section 20AD, tax lots 3400, 3500, and 3600 and totals approximately 0.44 acres (19,154 square feet). Based upon the information you have provided, it is my understanding that the proposed development would be a single 2-story building totaling approximately 9,940 gross square feet of space. The anticipated use would be 75% general office use and 25% medical office use. Following is a summary of estimated average weekday daily traffic (ADT) based upon the above defined use and the Institute of Transportation Engineers 10th Edition Trip Generation Manual:

Land Use	Size	Trip Rate	ADT
General Office (ITE 710)	7.455 ksf	9.74 vpd/ksf	73 vpd
Medical Office (ITE 720)	2.485 ksf	34.80 vpd/ksf	86 vpd
Total Trip Generation			159 vpd

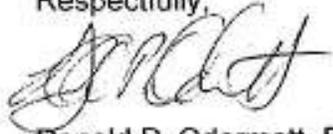
Utilizing the trip rates published in the City of Gladstone SDC Methodology Report developed by FCS Group, the following average daily traffic forecast is calculated:

Land Use	Size	Trip Rate	ADT
General Office (ITE 710)	7.455 ksf	7.37 vpd/ksf	55 vpd
Medical Office (ITE 720)	2.485 ksf	26.28 vpd/ksf	65 vpd
Total Trip Generation			120 vpd

Clarendon Office Building
March 12, 2019
Page 2

The above should satisfy the agency's required certification of trip generation as necessary to document that the proposed use will generate less than 1000 vehicle trips per day, thus not triggering the need for a Traffic Impact Analysis. Please let me know if any questions.

Respectfully,



Donald P. Odermott, PE, TE

