

February 9, 2018

Attention: Brett Kelper

City of Milwaukie
Community Development Department
6101 SE Johnson Creek Boulevard
Milwaukie, Oregon 97206

Rowe Middle School – Supplemental Information
CSU-2017-010 – 3606 SE Lake Road

Dear Mr. Kelper,

This letter has been prepared on behalf of the North Clackamas School District to provide the materials requested in the City's January 16, 2018 completeness determination for the Community Service Use Application associated with the Rowe Middle School. We appreciate the City's continued involvement and assistance with this project and we trust that this information will be useful as the City completes the review of the project.

The following items were identified as potentially useful to staff in facilitating the review of the District's proposal:

1. Provide a clearer summary of the proposal. To make the proposal easier to understand, a summary narrative and references to one or two summary plan sheets should be provided to describe and illustrate the proposed improvements.

Applicant's Response:

The Applicant has provided this narrative as a detailed description of the site and the proposed uses of the new improvements on the property. Due to the timing of this submission, the preparation of summary sheets is not possible. We hope that the narrative, combined with the proposed development plans will be sufficient to illustrate the proposed development. All proposed improvements are shown on the plans and described within the narrative.

2. Provide additional information about the tennis courts and play fields. Information regarding any change in the use of the tennis courts and fields compared to today in terms of lighting, hours of use, or number of participants. Of interest is the potential for any adverse impacts on the surrounding neighborhood.

Applicant's Response:

The district intends to locate two new tennis courts west of the existing tennis courts on the northern end of the main sports fields. A new JV baseball field for the high school's use will also be constructed on the northern edge of the site. No lighting has been proposed for either the fields or the tennis courts. The two new tennis courts have been proposed in anticipation of the replacement of the tennis courts at the High School's main campus. The new JV baseball field has been proposed in anticipation of the conversion of the Lake Road JV field to a Varsity baseball field. The fields and tennis courts will likely be utilized for after school practices and on the weekends for regularly scheduled games and matches. As no lighting has been proposed, the fields and courts will only be used during daylight hours. Due to the scheduling of practice and games during off-school hours, no significant impacts to the neighborhood are anticipated.



3. Provide bike parking information. The application shows the location of the replacement bike parking, but not the design of the racks. Please include the bike rack design details and address the related bike rack design standards in MMC Section 19.609.

**Applicant's
Response:**

Attached is a detail sheet showing the proposed design of the bike racks which are planned for the Rowe site. This is shown on page two (2) of the attached supplemental building plans. While three (3) new bike racks were previously proposed, the Applicant is now proposing to locate six new bike racks near the front entrance to the building. MMC 19.609 specifies that three (3) bike racks are required based upon the site's parking ratios. 19.609 also requires the provision of a 2x6 feet clear area for each bike parking space. The Applicant has provided at least 2x6 feet for each proposed rack. A spec sheet showing the proposed design of the bike racks has been provided.

4. Address the issue of carpool/vanpool parking. The existing parking does not provide for carpool/vanpool parking as required in MMC Section 19.610. Please provide the rationale, based upon MCC criteria, for continuing to be non-compliant with this code section.

**Applicant's
Response:**

The Applicant has not proposed to add any van or carpool parking as part of the proposed improvements to the fields or buildings at Rowe. The site currently does not have any marked van or carpool parking and this condition is an acceptable and functional nonconforming situation. The proposed development and improvements to the building will necessitate the removal of several parking stalls. Taking additional parking stalls out of use for visitors and staff and restricting stalls to van and/or carpool parking is not necessary to provide service to the site. The City's chapters on nonconforming uses states that "most nonconforming uses and development may be maintained... but shall be brought into conformance with applicable land use and development regulations when redevelopment occurs". The district has proposed to make additions to the existing building and minor improvements to the site's sport complex but is not proposing a wholesale redevelopment of the site. Alterations to the site's car-pool/van-pool parking are not proposed. If redevelopment is ever proposed by the District, the Applicant acknowledges that the site may need to be brought into full conformance with the City's codes.

As requested, we have also provided a revised building plan package with labels for each of the proposed uses within the building. Our office has also provided a signed submission requirements form. We trust that these materials will assist with your review of the application.

Please feel free to give me a call if you have any questions or need any additional clarification.

Sincerely,



Andrew Tull
Principal Planner
3J Consulting, Inc.

copy: File



 × 4, 6, 8, 10, 12

BIKE CORRALS RAMBLER

City of Portland approved,
freestanding Bike Corrals
protects bikes and allows
them their own "parking lot,"
on the street - or the sidewalk.

CONSTRUCTION/ MATERIAL OPTIONS

- 1.5" Sch. 40 Round Steel Pipe
(shown)
- 2" × 2" Square Steel Tubing
(Inset, Pipecutter Proof)
- Sheet Steel Flanges or
C-Channel Rails

DIMENSION/CAPACITY OPTIONS

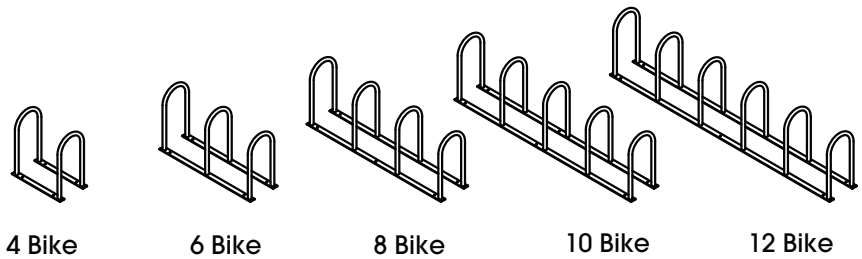
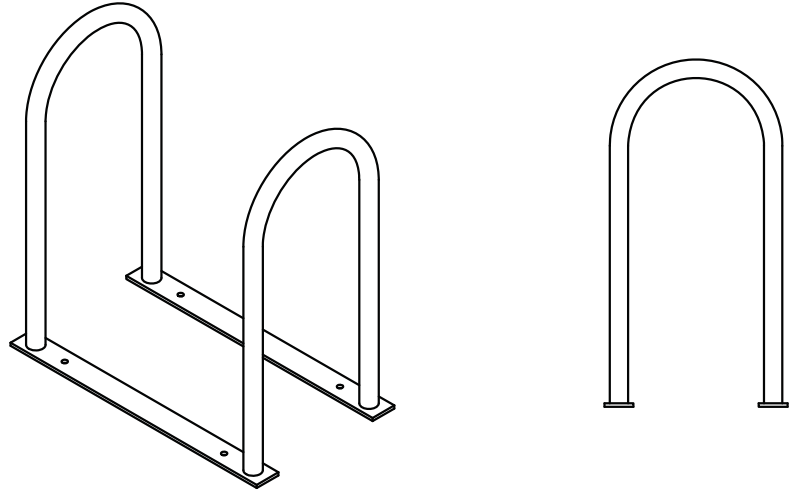
- 19" Width
- 36" Height
- 4 bike 34" Length
- 6 bike 64" Length
- 8 bike 94" Length
- 10 bike 124" Length
- 12 bike 154" Length

MOUNTING OPTIONS

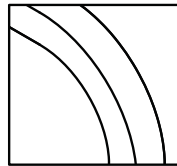
- Flange Mount (Shown)
.63" Mounting Holes
- C-Channel Mount
(knockdown)
.63" Mounting Holes

FINISH OPTIONS

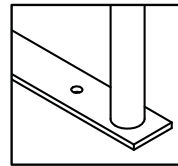
- Hot Dipped Galvanized
- Powder Coating
#
- Thermoplastic Coating
#



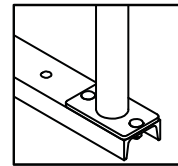
BUILD OPTIONS



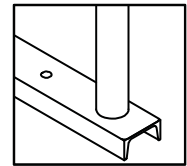
Square Tubing



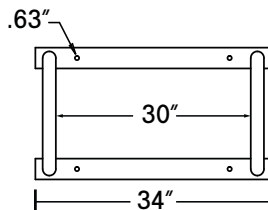
Welded Flange



C-Channel
(knockdown)



Welded
C-Channel



CONTRACTOR: _____

JOB: _____

NOTES: _____

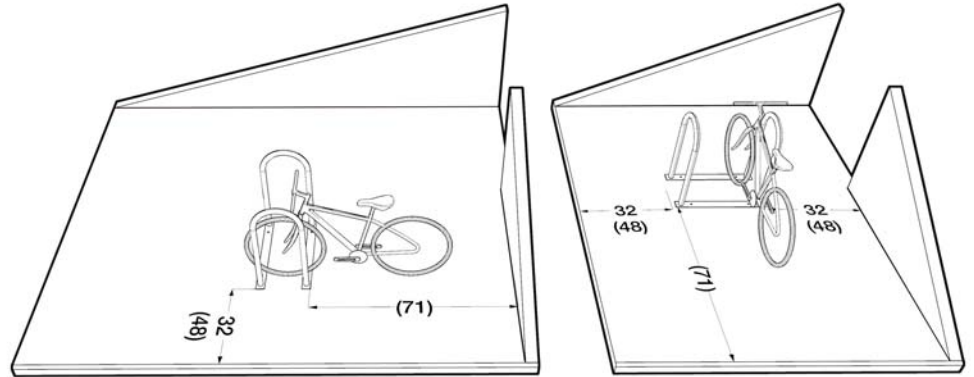
 × 4, 6, 8, 10, 12

RECOMMENDED LAYOUT

BIKE CORRALS

RAMBLER

City of Portland approved,
freestanding Bike Corrals
protects bikes and allows
them their own "parking lot,"
on the street - or the sidewalk.



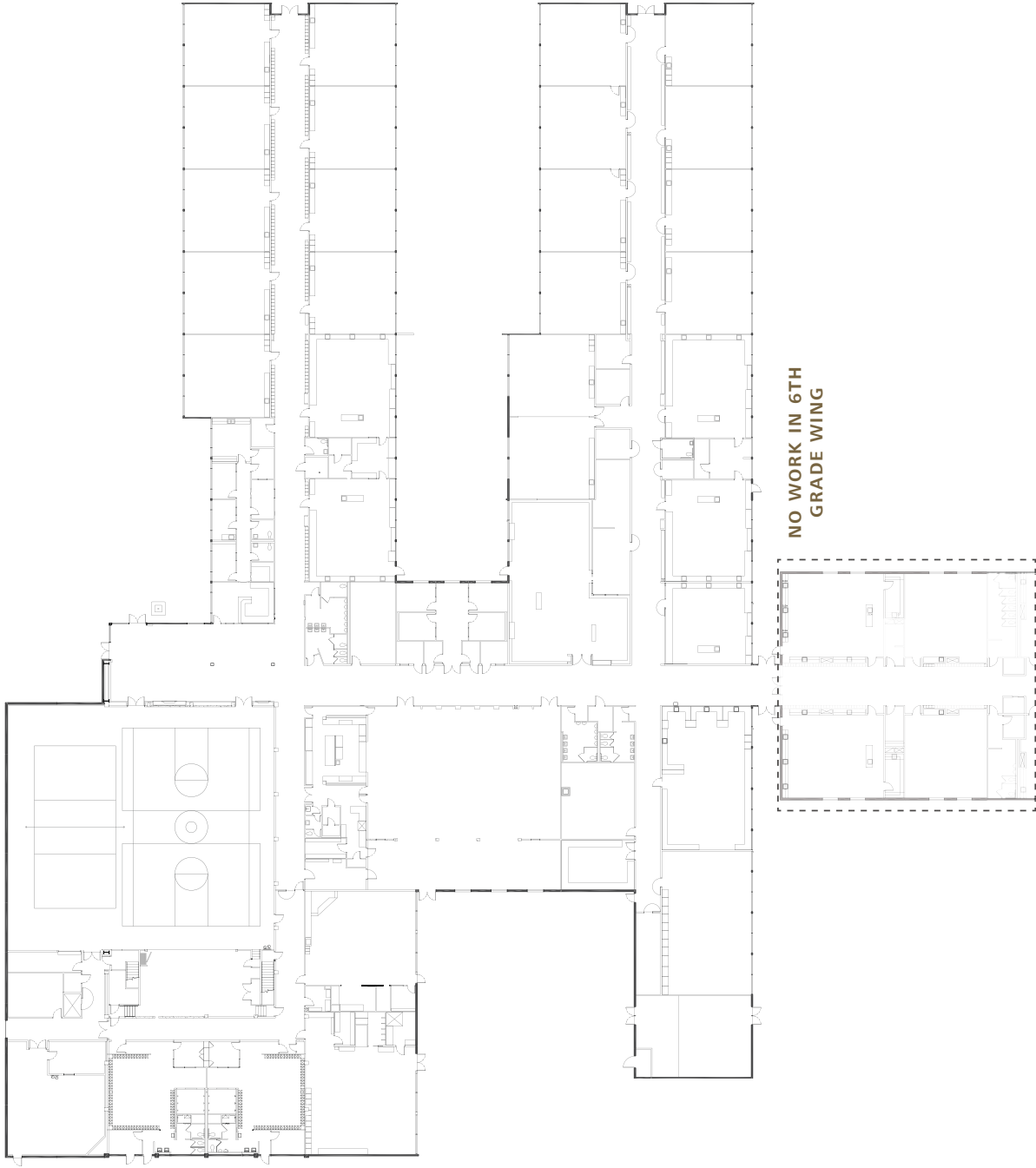
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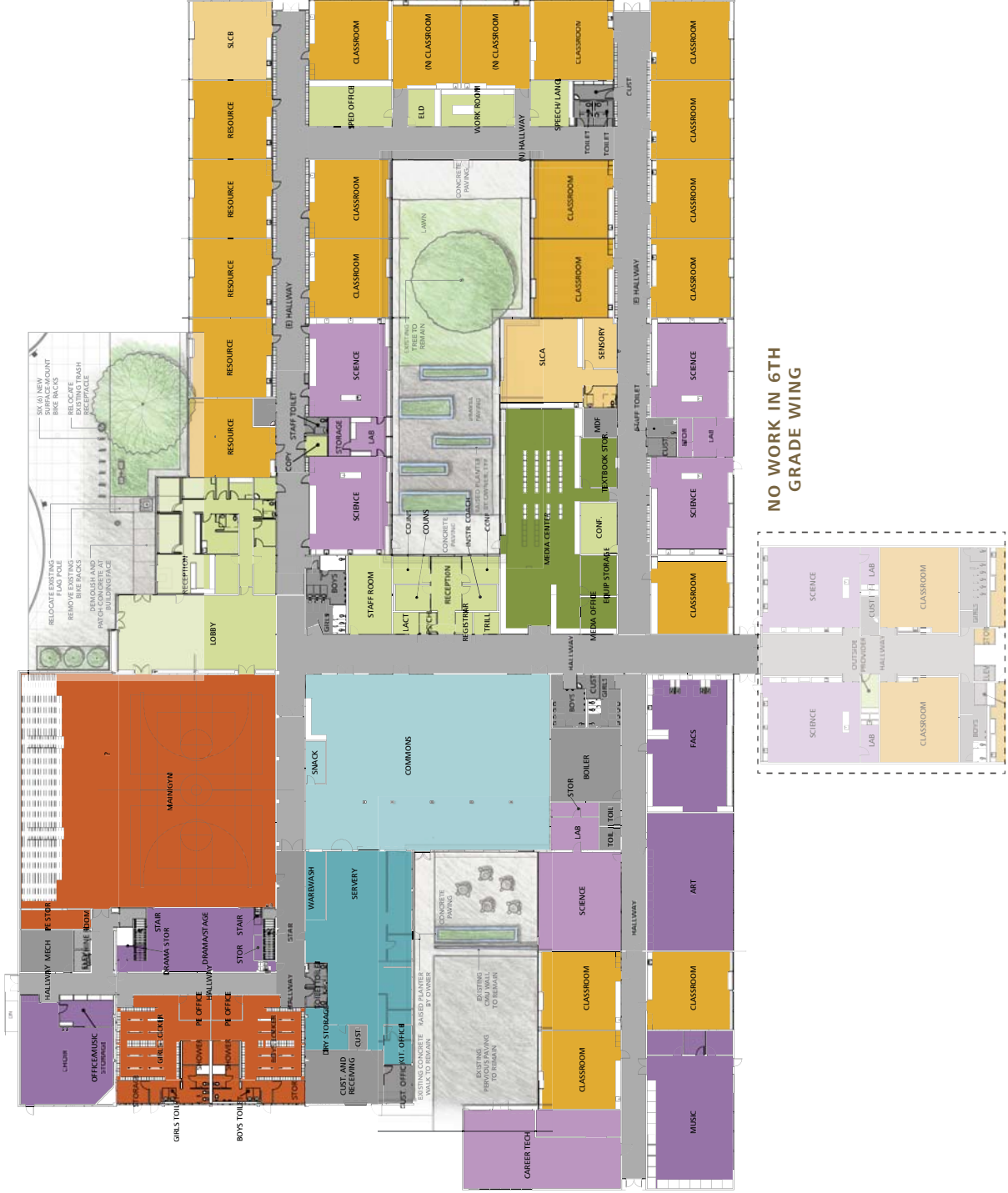
NOTES: _____

EXISTING FLOOR PLAN

ROOM	#	ED SPEC COMPLIANCE
COMMONS	1	-1850 SF
KITCHEN	1	-1000 SF
MEDIA	1	-1500 SF
CLASSROOMS	19	(-2)
SCIENCE	5	(2) 200 SF UNDER
SLCA	1	LACKS ADEQUATE ADJACENT SPACES
SLCB	1	Y
MUSIC	2	Y
SHOP	1	Y
ART	1	Y
FACS	1	Y
TOTAL LEARNING SPACES	31	-4750 SF

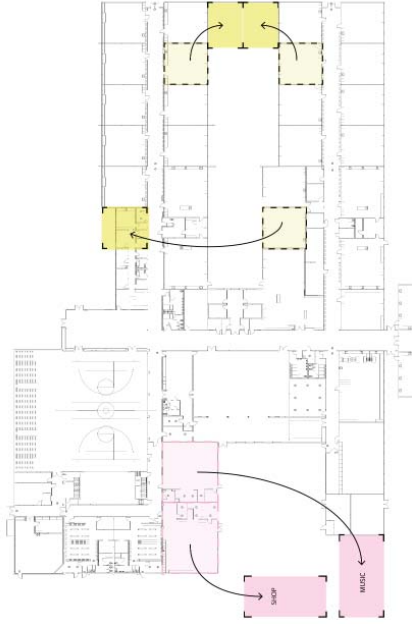


PROPOSED PLAN

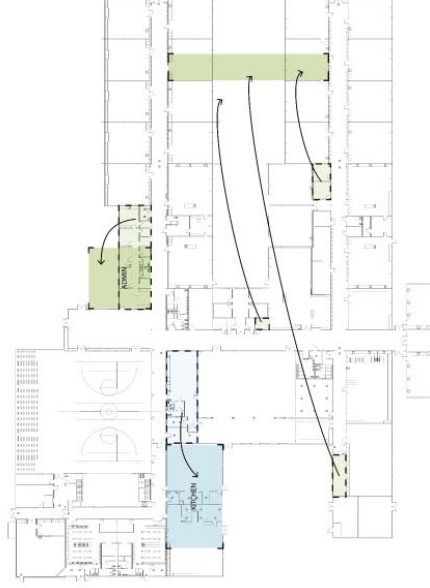


ROOM	#	ED SPEC COMPLIANCE
COMMONS	1	Y
KITCHEN	1	Y
MEDIA	1	-600 SF
CLASSROOMS	21	Y
SCIENCE	5	Y
SLCA	1	Y
SLCB	1	Y
MUSIC	2	Y
SHOP	1	Y
ART	1	Y
FACS	1	Y
TOTAL LEARNING SPACES	33	-600 SF

WORK WITHIN EXISTING GRAIN TO
IMPROVE PROGRAMMING



- Connect** "H" with East Loop
- Move** Shop and Music to SW Wing
- Redistribute** Classrooms



- Move and enlarge** Kitchen
- Add** to Administration Zone
- Consolidate** Offices to East Loop



- Expand** Media
- Create** efficiency from Receiving to Kitchen
- Enlarge** Servery and Commons

DEMO PLAN GENERAL NOTES

- A. REFER TO SHEETS A-11 AND A-12 FOR EXTENT OF CASWORK TO BE DEMOLISHED.
- B. ALL CASING AND HARDWARE TO BE BALANCED FOR REUSE. SEE DOOR SCHEDULE.

KEYNOTES

01	EXISTING CONSTRUCTION TO REMAIN
02	REMOVE EXISTING CONSTRUCTION TO BE REUSED
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DEMO PLAN LEGEND

NO WORK IN THIS AREA (NG)

DEMOLITION WORK IN EXISTING AREAS

EXISTING 2-HOUR RATED WALL TO REMAIN

EXISTING CONSTRUCTION TO REMAIN

EXISTING CONSTRUCTION TO BE REMOVED

EXISTING DOOR AND FRAME TO REMAIN



FOR REFERENCE ONLY

NORTH CLACKAMAS SCHOOL DISTRICT
ROVE MIDDLE SCHOOL
 ADDITION AND MODERNIZATION
 3008 SE LAKE RD
 MILWAUKEE OR 97222

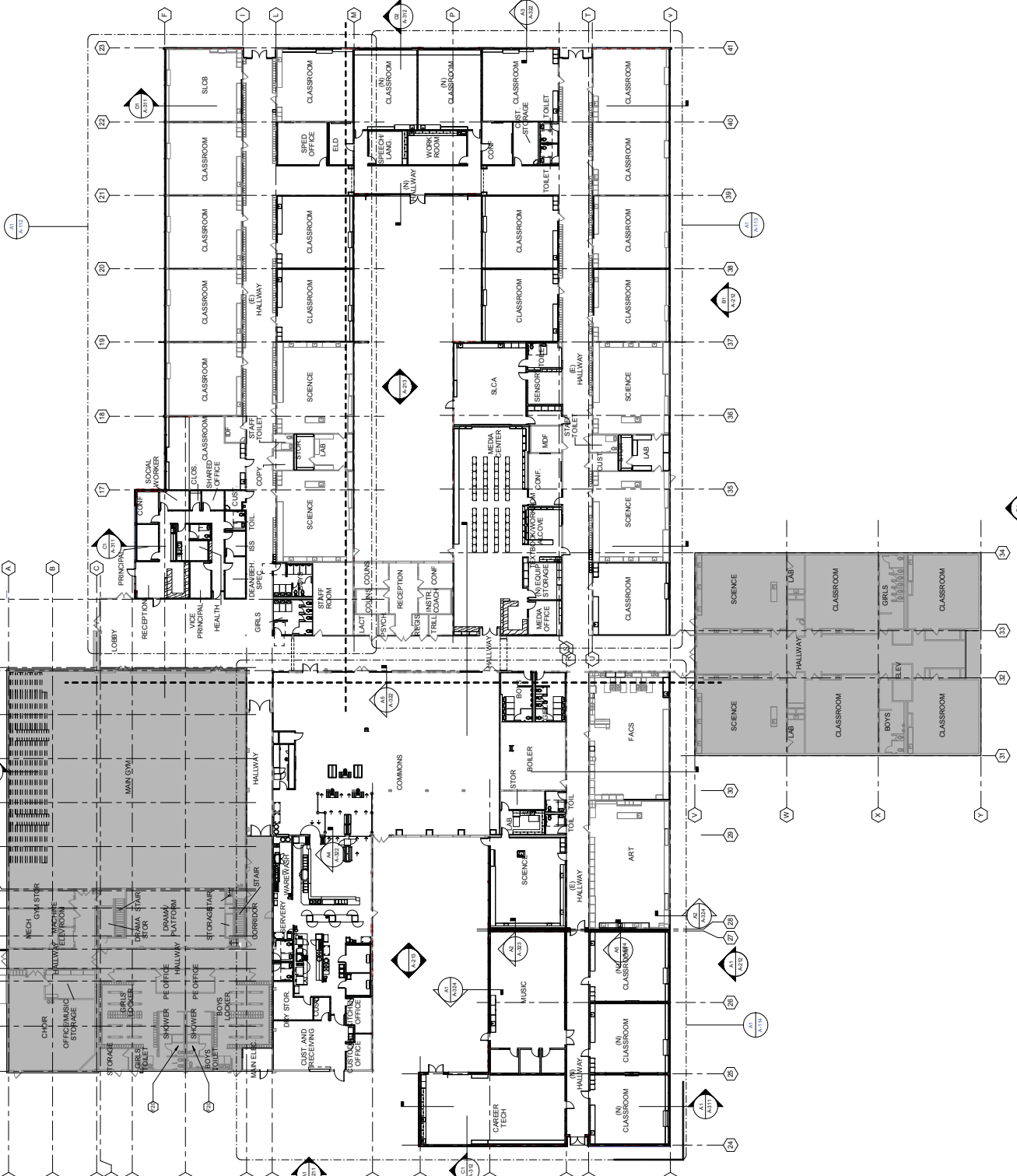
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OVERALL PLAN GENERAL NOTES

A. REFER TO SECTOR FLOOR PLANS SHEETS A1.15, A1.16, AND A1.18 FOR ADDITIONAL INFORMATION AND SPECIFICATIONS.

PLAN LEGEND

[Symbol]	NO WORK IN THIS AREA (ND)
[Symbol]	RENOVATION WORK IN EXISTING AREAS
[Symbol]	NEW WORK TO EXISTING BUILDING
[Symbol]	EXISTING 2-HOUR RATED WALL
[Symbol]	NEW 2-HOUR FIRE WALL AND SOUND BARRIER
[Symbol]	EXISTING 1-HOUR RATED WALL
[Symbol]	SECTOR PLAN BOUNDARY



A1 OVERALL FIRST FLOOR PLAN
 100% - 1/2"