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MAR 19 2018

CITY OF MILWAUKIE
PLANNING DEPARTMENT



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MEMORANDUM

Date: March 19, 2018

To: Vera Koliass, AICP
 City of Milwaukie

From: Amber Clark

RE: City of Milwaukie Ledding Library, #CSU-2018-002

This memorandum is a response to the review conducted by ESA for the Milwaukie Ledding Library Land Use Application (ESA, March 6, 2018). Pacific Habitat Services has evaluated the review and is in agreement with ESA's assessment. There are a few items that need to be addressed to further meet the City of Milwaukie's code requirements.

The majority of the comments were related to the alternative analysis, described on page 7 of the Natural Resources Review (PHS, January 17, 2018). PHS has copied the alternative analysis and added necessary information (*italicized*) below.

Alternative Analysis:

In 2016, the City of Milwaukie passed a bond measure to fund improvements and expand the Ledding Library, and as a result, the City proposes to replace the existing library with a new, larger library building. The proposed improvements and expansion are required to meet community needs. Both the existing and proposed buildings are partially located within WQR and mapped HCA.

The existing building is too small accommodate the current needs, and a new 20,000 sq.ft. building is proposed to replace the existing building. The proposed design incorporates three primary areas for library patrons: a children's library, an adult's library, and a space for community events. The applicant proposes to exceed the maximum of 24 spaces by four for a total of 28 (including two ADA spaces and two carpool spaces). The applicant proposes that the four additional spaces are required due to special circumstances of this site to accommodate visitors to Scott Park without impacting the 24 spaces allowed to meet typical library parking demand. The existing lot that currently serves Scott Park and the Ledding Library contains 38 spaces. The events at the amphitheater create a seasonal parking demand that further support exceeding the maximum number of spaces by a modest amount. Because of the location and extent of WQR and HCA on the site, it is not possible to build a larger library with the necessary parking and totally avoid

disturbance to the WQR and HCA.

The Applicant considered building a new library on a different site that is not constrained by WQR and HCA; however, that alternative was determined to be infeasible. The property associated with the existing library was donated to the City by the Ledding family. Mrs. Ledding stated in her will that the property of the existing (and proposed) library was donated by the Ledding family with the condition that the land must be utilized as a public library use and if not, the land would return to the ownership of the Ledding family heirs. Forfeiting the land value and the existing library infrastructure to transfer the library to an alternate site are not financially viable options for the City.

As part of the design process, a two-story design alternative was considered in order to reduce the overall footprint of the new building and minimize disturbance to the WQR and HCA. However, a two-story building was determined to be not practicable for the following reasons:

- The addition of a second floor to a library building would increase the distance that materials must be moved through the building to provide the expected service. The use of elevators and dumbwaiters to transport materials between floors would increase the time needed to move materials and result in a loss of efficiency.
- The addition of a second floor to the library would require increased staff to provide direct supervision in all public areas. This additional staffing would result in increased costs to operate the library.
- The addition of a second floor would result in an increase in ongoing expenses associated with maintenance of an elevator and additional restrooms and work spaces.

For these reasons, a one-story building *with 28 parking spaces on the existing Ledding Library site* was selected as the preferred alternative for the library improvement and expansion. The existing library is approximately 12,000 sq.ft.; the City proposes a new building of approximately 20,000 sq.ft. to meet community needs.

Figures and Tree Protection:

Additional revisions to the figures have also been provided (attached). Figure 3 has been updated to show the three vegetation sample point locations. The sample point locations correspond to the vegetation inventory documented in the Natural Resource Review.

Figure 5 has been updated to include an additional note that all invasive species, including English ivy, are proposed to be removed from the Native and Restoration Planting Areas.

From the proposed construction notes provided in the design specifications, the contractor will protect all trees that are proposed to not be removed. This includes the heritage oak tree on the southeast corner of the site by the road. The contractor will also provide a temporary 6-foot-high chain link fence that encompasses the rootzone at 1 foot per 1 inch of tree diameter. This will insure that there is limited pedestrian and vehicular access in the protected rootzone.

City of Milwaukie Ledding Library, #CSU-2018-002/ PHS #6314

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We look forward to the further review and acceptance of this project into the land use application process. Please do not hesitate to contact me if you have any questions.

Sincerely,

A handwritten signature in black ink that reads "Amber Clark". The signature is written in a cursive style with a large, stylized initial 'A'.

Amber Clark
Biologist



Existing Asphalt Path and Concrete Seating Area

Wetland

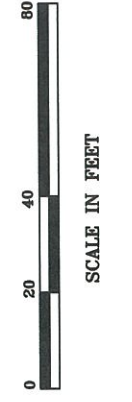
Existing Building

21ST STREET

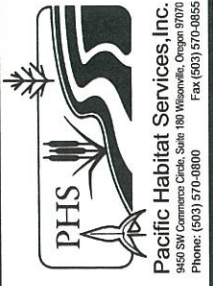
HARRISON STREET

LEGEND

- Wetland
- Study Area Boundary
- Limit of WQR
- Vegetated Corridor Existing Encroachment (5,260 sf / 0.12 ac)
- HCA (34,026 sf / 0.78 ac)
- HCA Existing Encroachment (3,104 sf / 0.07 ac)
- Slope Measurement
50%
0%
- Vegetated Corridor (21,389 sf / 0.49 ac)
- Class A (Good) WQR (8,360 sf / 0.19 ac)
- Class B (Marginal) WQR (8,051 sf / 0.18 ac)
- Sample Point



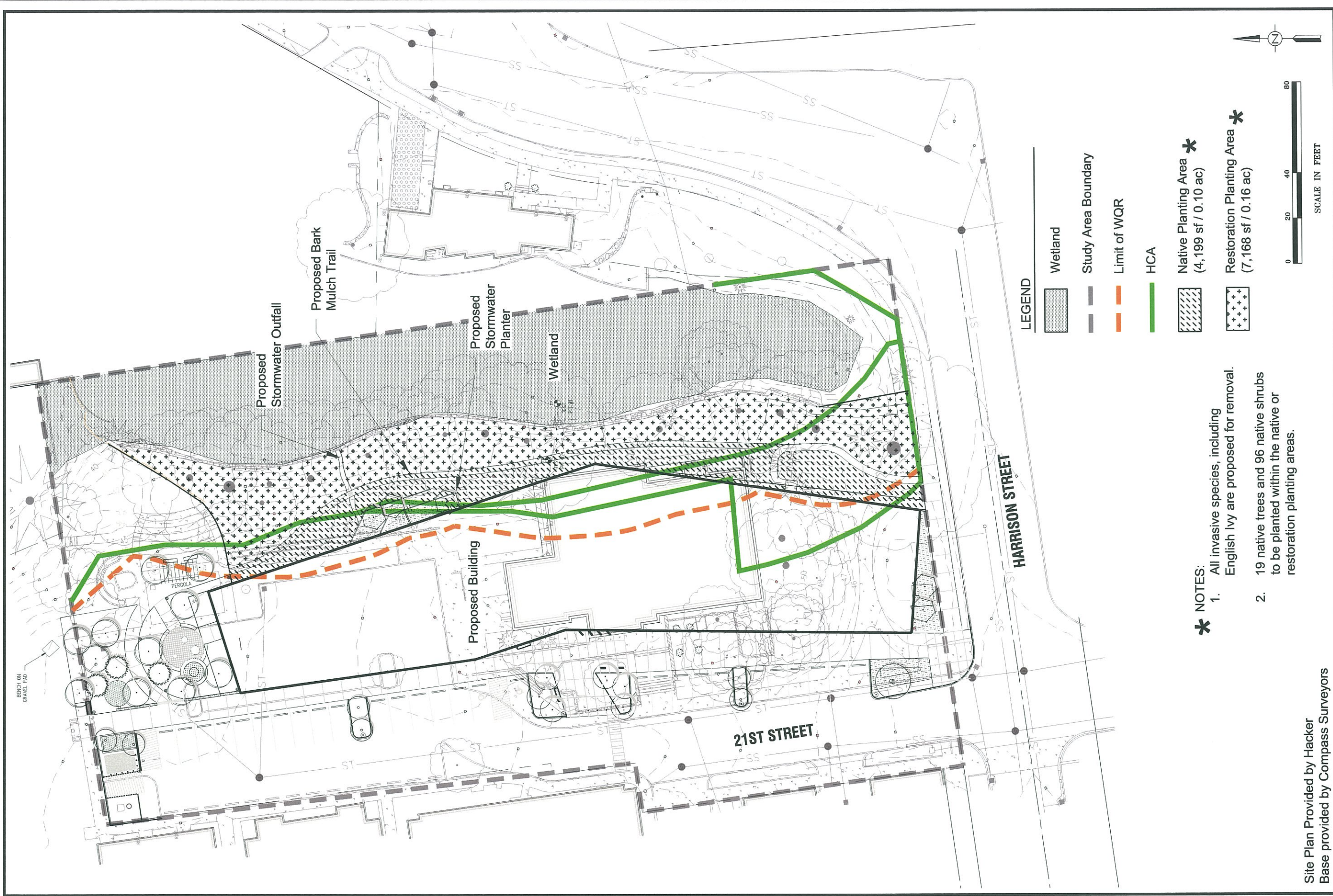
Base provided by Compass Surveyors









Existing Conditions
Milwaukie Ledding Library - Milwaukie, Oregon

FIGURE
3

3-13-2018



LEGEND

-  Wetland
-  Study Area Boundary
-  Limit of WQR
-  HCA
-  Native Planting Area *
(4,199 sf / 0.10 ac)
-  Restoration Planting Area *
(7,168 sf / 0.16 ac)

- * NOTES:**
1. All invasive species, including English Ivy are proposed for removal.
 2. 19 native trees and 96 native shrubs to be planted within the native or restoration planting areas.



Site Plan Provided by Hacker
Base provided by Compass Surveyors



Mitigation Plan
Milwaukie Ledding Library - Milwaukie, Oregon

FIGURE
5

3-13-2018