

Brett Kelter

From: Andrew Tull <andrew.tull@3j-consulting.com>
Sent: Tuesday, April 03, 2018 5:11 PM
To: Brett Kelter
Cc: Dennis Egner; Liden; Alex Roller
Subject: RE: completeness letter for Lake Rd fields project (CSU-2018-001)
Attachments: 2-0.pdf; 5-5.pdf

Hi Brett,

So sorry for the tardy response. I've extracted the comments from the approvability items and provided responses below:

1. Parking Determination

a.
The narrative's note that the Lake Rd fields site is a nonconforming use is inaccurate, as the use has been approved as a Community Service Use (CSU). It is more accurate to suggest that the site may be nonconforming with respect to the off-street parking standard, and the point of the proposed parking determination is to establish a required range of parking quantity. One result of the determination could be that the proposed number of parking spaces is the number determined to be necessary.

We acknowledge this point.

b.
The revised narrative still offers only a limited comparison of situations (i.e., Happy Valley and Hillsboro) as the basis of the proposed parking determination. The discussion would benefit from more comparative examples, as well as from a comparison of the current parking and field usage with the proposed parking and field usage. For example, do buses currently access the site to pick up and drop off students? If so, do buses remain on the site until time to transport again? Will the proposed development result in a similar or different situation?

We've not been able to pull together any subsequent examples but we may be able to provide something if this is an issue at the hearings.

As with the existing condition, busses are not permitted to park at the Lake Road Facility. Busses will make drop-offs and pick-ups but will be instructed to park off-site until pick up times.

c.
Although a formal shared parking agreement is not needed for the overall site (since the School District is the owner of both lots), the standards of MMC Subsections 19.605.4.B.1 and B.2 still apply. The revised narrative still does not address the issue of potential competition for use of the parking spaces at Milwaukie Elementary School by school activities and athletic activities (both school- and community-related). Nor does it note how far the spaces on the Milwaukie Elementary School site are from the Lake Rd fields site and vice versa, with respect to the 1,000-ft maximum distance allowed for shared parking. Also, note that the existing spaces at the main

campus, which are mentioned in the narrative, could not be counted as shared parking unless a variance was granted for them to exceed the 1,000-ft standard.

The parking lots at the elementary school are located approximately 300 feet from the Lake Road Complex. Most, if not all athletic events at the Lake Road Sports Fields will be scheduled for the afternoons and early evenings. The district does not anticipate any consistent or regular competition for parking spaces at MES for evening activities as the elementary students and faculty will likely be departing prior to the start of afternoon practices and/or games.

While the District does anticipate that students will walk from the High School to the Lake Road Complex, this distance is more than 1,000 feet and a variance has not been pursued in order to enable these spaces to be considered to be counted towards the total number of available spaces.

d.

The revised narrative suggests that only 3 athletic fields would be in use at any given time (JV softball, varsity softball, and varsity baseball), although it seems reasonable to expect that there could be 4 fields in simultaneous use (JV softball, varsity softball, and the 2 practice fields). Using the applicant's suggested average of 32.33 spaces needed per athletic field, the total demand for 4 fields would be 129 instead of 97 spaces. Please consider addressing this point.

The district maintains that it is highly unlikely that more than three fields could be in use at the same time because of the different seasons in which these sports are scheduled. What is more likely is that the District may have JV Softball, Varsity Softball, and Baseball playing at the same time.

2.

Parking Lot Landscaping – Although the code requires perimeter landscaping buffers only between parking areas and abutting properties or public rights-of-way (and not between parking areas and interior portions of the site), staff suggests that the applicant consider planting 1 tree every 40 lineal feet along the eastern perimeter of the parking area. This would provide additional screening of ambient light created by the proposed new field lights and would also reduce the urban heat island effect on the site, which serves the purpose of parking lot landscaping as established in MMC Subsection 19.606.2.A. Regardless, note that at least 1 tree will be required at the southeast end of the new parallel parking spaces, where the site is adjacent to a residential property.

The requirements are noted. The applicant will be ready to consider additional vegetation along the eastern boundary if this becomes a contentious issue at the hearing.

3. On-

Site Walkways – Note that the design standards of MMC Subsection 19.504.9.E apply to all walkways on the site, including in off-street parking areas. Note that the requirement that all walkways shall be permeable for stormwater includes the proposed new 6-ft sidewalk along the eastern edge of the parking area, and that wheelstops will be required in the adjacent stalls to ensure that the minimum 5-ft walking surface is maintained.

The requirements are noted.

4.

Carpool/Vanpool Parking – The requirements of MMC Section 19.610 are in fact applicable to the proposed development. Note that a condition will be established to require a minimum number of carpool spaces, equal to 10% of the minimum number of vehicle spaces required as per the proposed parking determination. The applicant might consider

expanding the narrative for the proposed parking determination to assert a low demand for carpool parking.

The requirements are noted.

5.

CSU Impacts – Staff anticipates that the hours and levels of operation of the field site will change as a result of the proposed development. The new artificial turf surface will allow field usage even in wet conditions and the new lights will allow longer hours of use. In addition, the relocation of varsity softball to the site, as well as the reconfiguration of the varsity baseball field to serve as 2 practice fields when not in use for baseball, will change the nature and intensity of use of the site. The applicant may consider providing additional analysis and discussion of the potential impacts to neighboring properties in advance of the public hearing.

Onsite lighting will be scheduled to be automatically shut off at 10pm. With multiple new parking options, the District does not anticipate much of an impact to the existing neighborhood. The site's proposed lighting provides for spectacular levels of light-spill control. We think that the video we plan to show at the public hearing help to make this point clear.

6.

Accessory Structures – Regarding the requirements for accessory structures and a general consideration of the impacts of the proposed development, it would be helpful to see elevations of the proposed bleachers.

Elevations are attached – Plan 5-5.

7.

Landscaping – Note that on Sheet L1.0 it is difficult to distinguish between the areas where artificial turf is proposed and where natural grass will remain. This relates to the calculation of minimum vegetation for the site.

The attached plan should help clarify – Plan 2-0.

Andrew Tull

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From: Brett Kelter [mailto:KelterB@milwaukieoregon.gov]

Sent: Tuesday, March 20, 2018 3:22 PM

To: Andrew Tull <andrew.tull@3j-consulting.com>

Cc: David Hobbs (hobbsd@nclack.k12.or.us) <hobbsd@nclack.k12.or.us>; Steve Nicholas <nicholasst@nclack.k12.or.us>; Dennis Egner <EgnerD@milwaukieoregon.gov>; Liden <Keith.liden@gmail.com>; Alex Roller <RollerA@milwaukieoregon.gov>

Subject: completeness letter for Lake Rd fields project (CSU-2018-001)

Andrew,

Attached is the completeness letter for the Lake Rd fields project. It includes Approvability and Informational items for you to consider in advance of the public hearing scheduled with the Planning Commission for April 24. If possible, we would love to get any new information from you by next Monday (March 26)—however, I recognize that is not much time. In reality, we can probably work with new info from you if we receive by April 2. Let me know if you think you'll want to submit any supplemental information.

I'll put a hard copy of the letter in the mail to you this afternoon as well.

BRETT KELVER

Associate Planner

City of Milwaukie

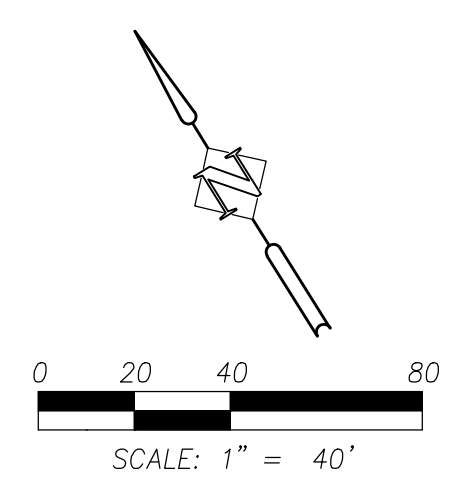
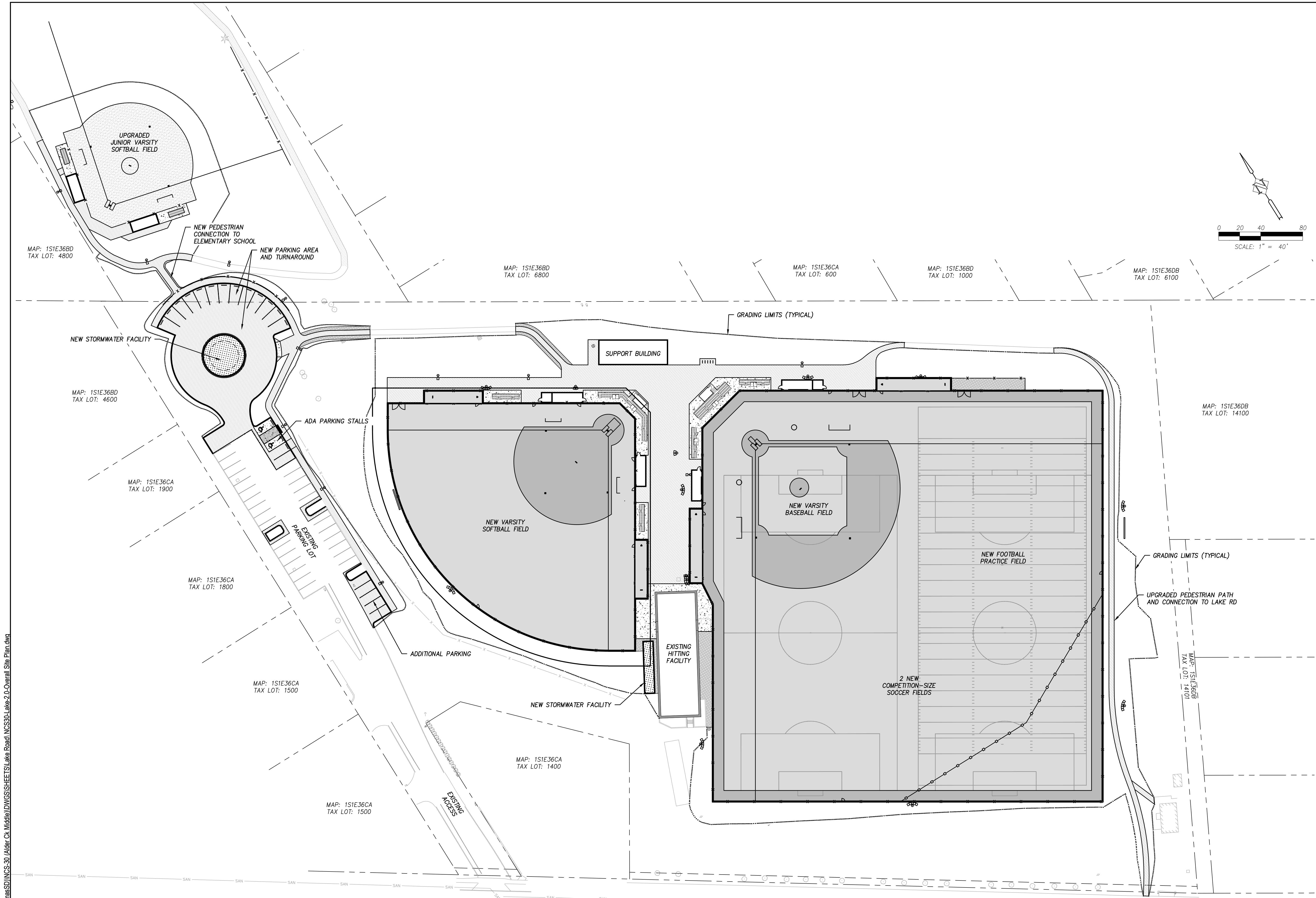
o: 503.786.7657 f: 503.774.8236

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SE LAKE ROAD
PLAN VIEW

BID SET

OVERALL SITE PLAN
MILWAUKIE HS LAKE RD FIELD IMPROVEMENTS
MILWAUKIE, OREGON

Harper Houf Peterson Righellis Inc.
ENGINEERS + PLANNERS
LANDSCAPE ARCHITECTS + SURVEYORS
206 SE Spokane Street, Suite 200, Portland, OR 97202
phone: 503.221.1131 www.hhpr.com fax: 503.221.1171

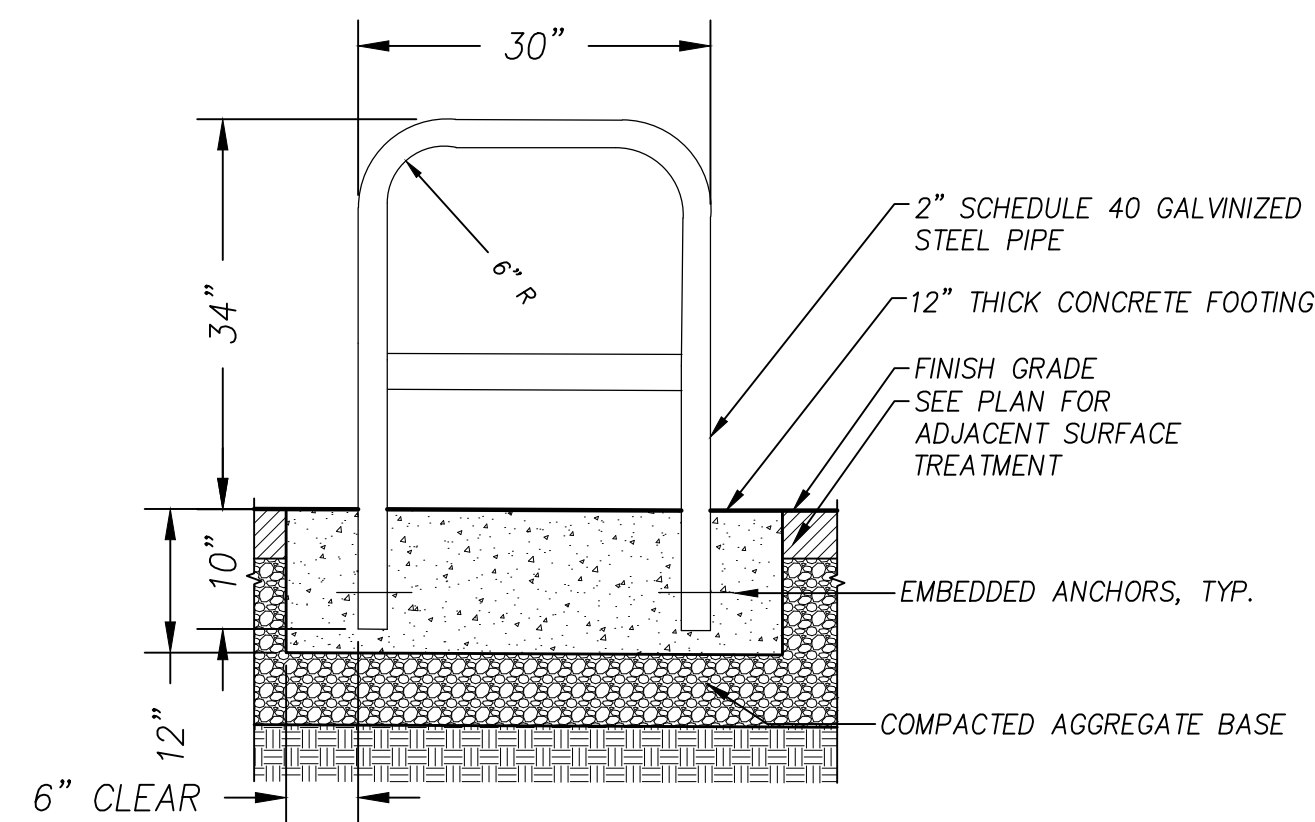
REGISTERED ARCHITECT
Daniel K. Chin
OREGON
LANDSCAPE ARCHITECT
2021/01/13

DESIGNED:	HHPR TEAM
DRAWN:	HHPR TEAM
CHECKED:	DSH
DATE:	3/2/2018

DATE	NO.	DESCRIPTION
		R E V I S I O N S

SHEET NO.	2.0
JOB NO.	NCS-30

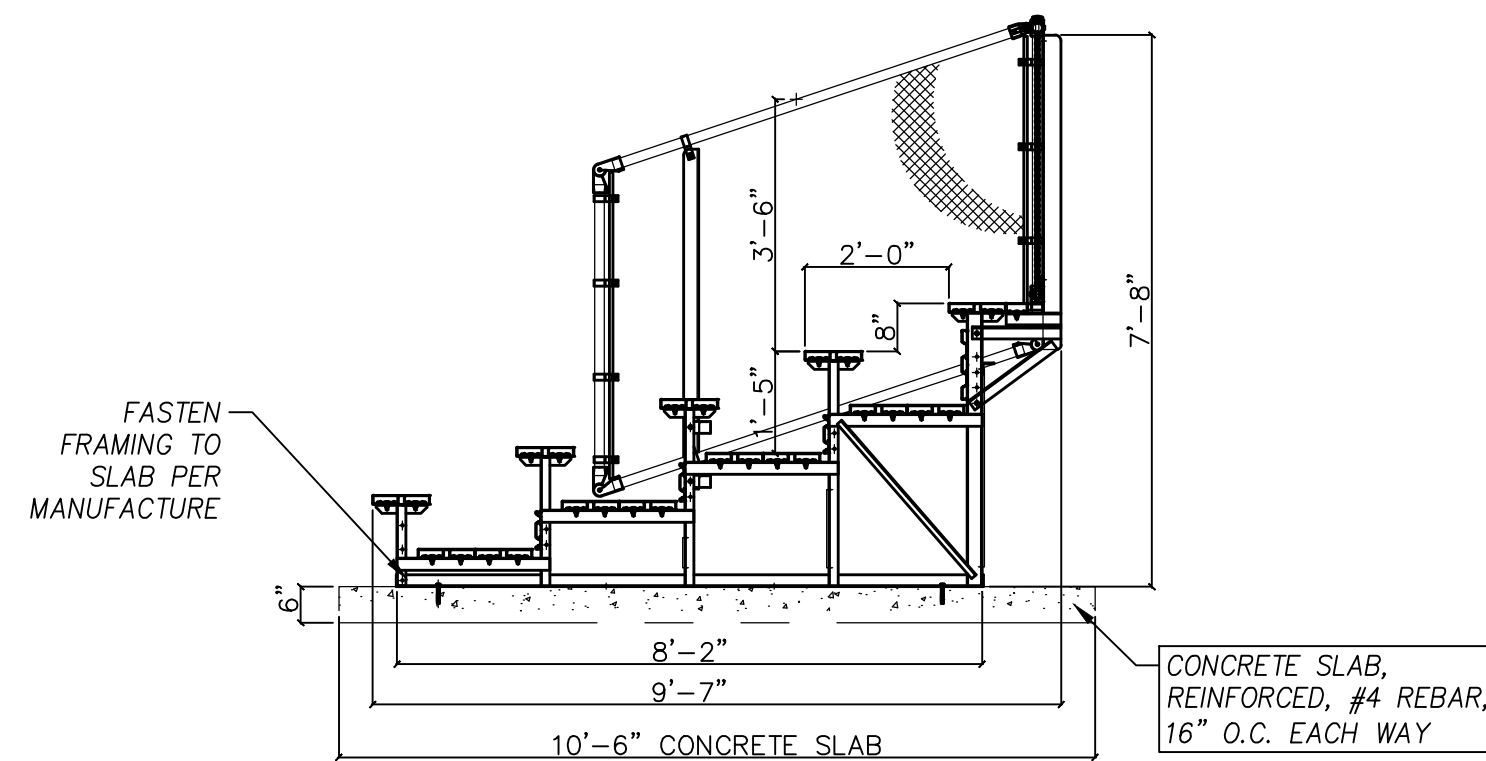
P:\NCS (North Clackamas)\SD\NCS-30 (Alder Ck Middle)\DWG\SSHEETS\Lake Road\NCS30-Lake-2-D-Overall_Site Plan.dwg



STAPLE BIKE RACK
N.T.S.

NOTES:

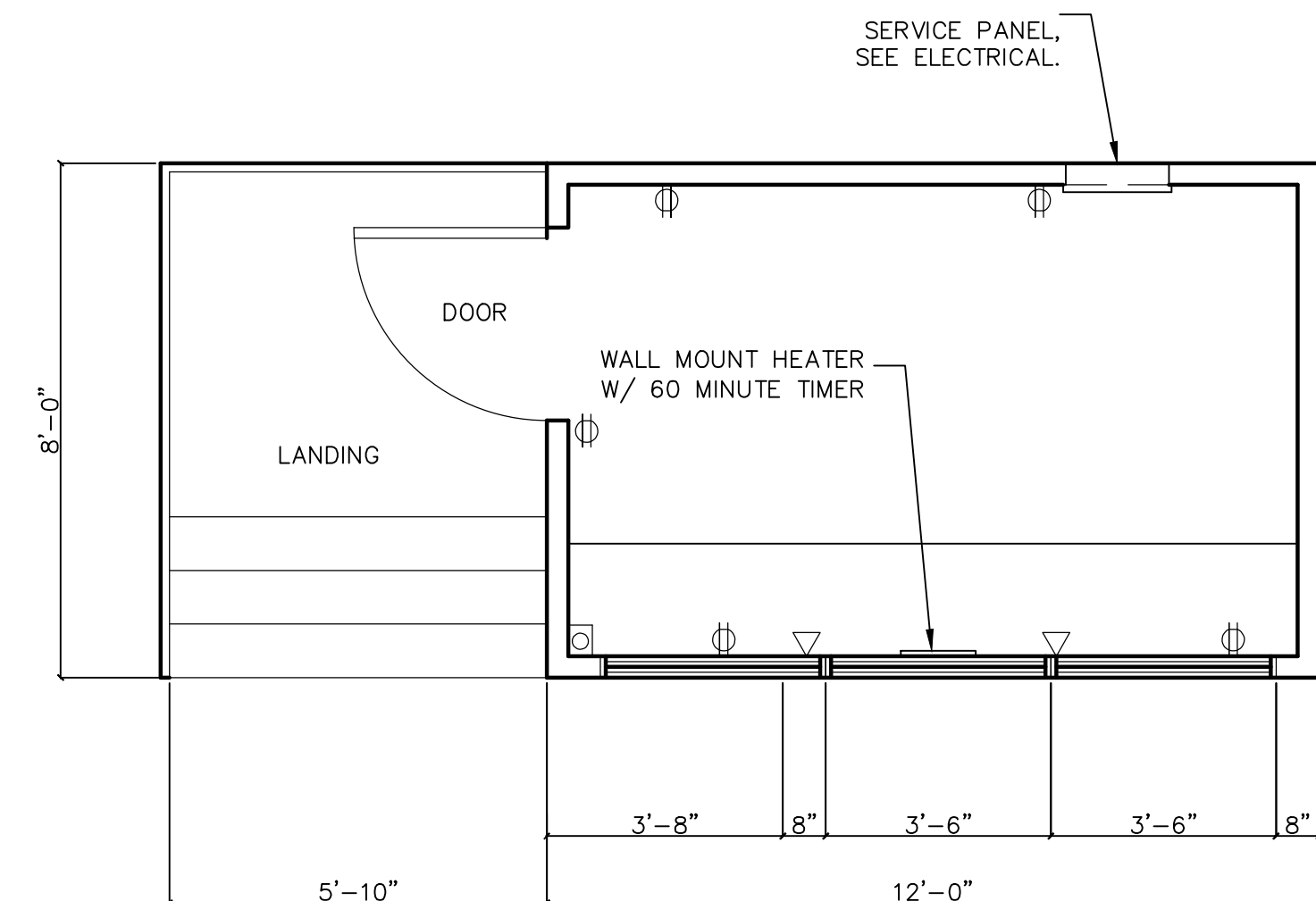
1. ANCHOR EACH FRAME TO SLAB WITH (2) SA3/BX3 SCREW ANCHORS. ALL OTHER HOLES ARE TO REMAIN EMPTY.



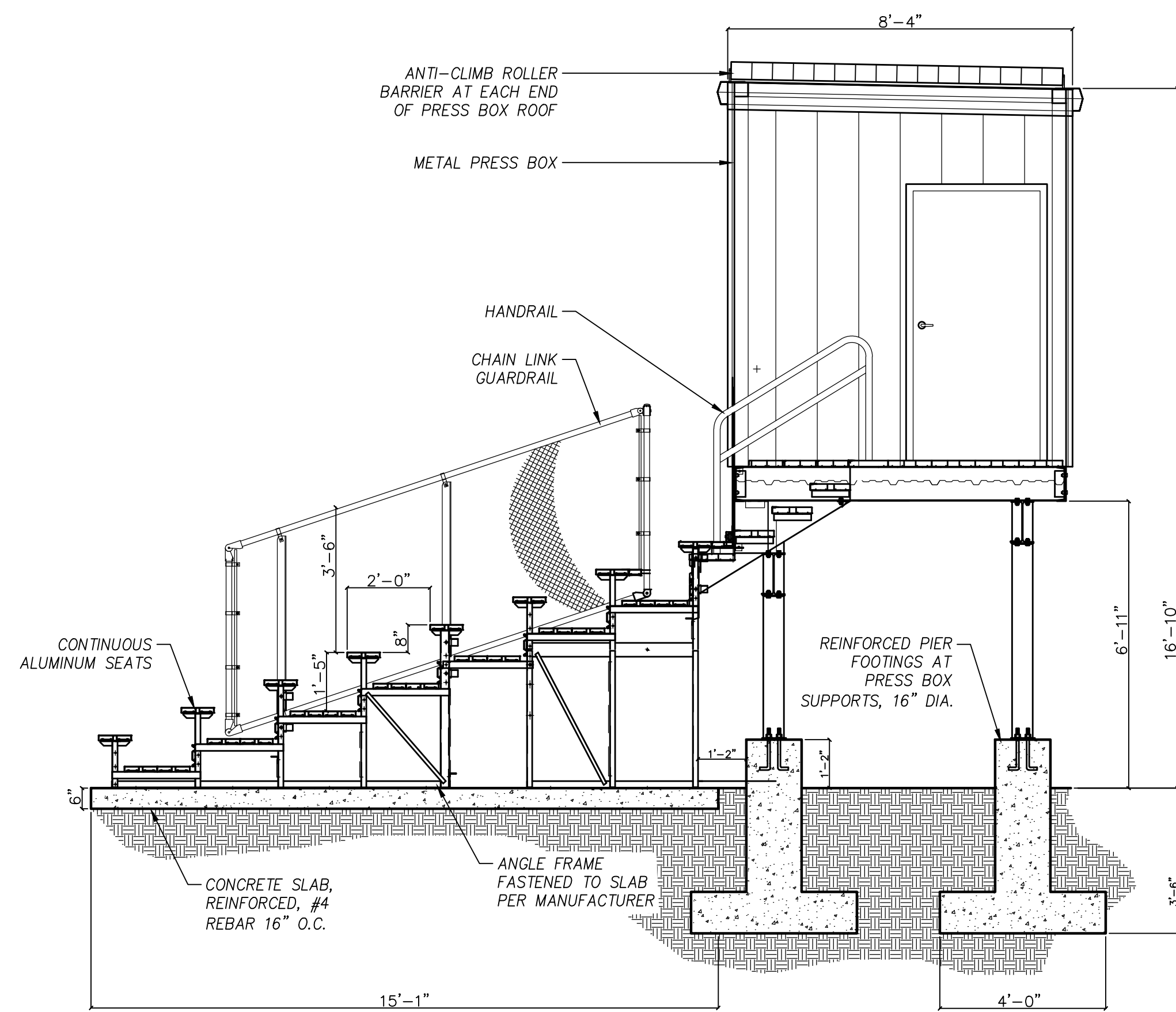
**ANGLE FRAME CROSS SECTION –
NON –ELEVATED BLEACHERS**
N.T.S.

NOTES:

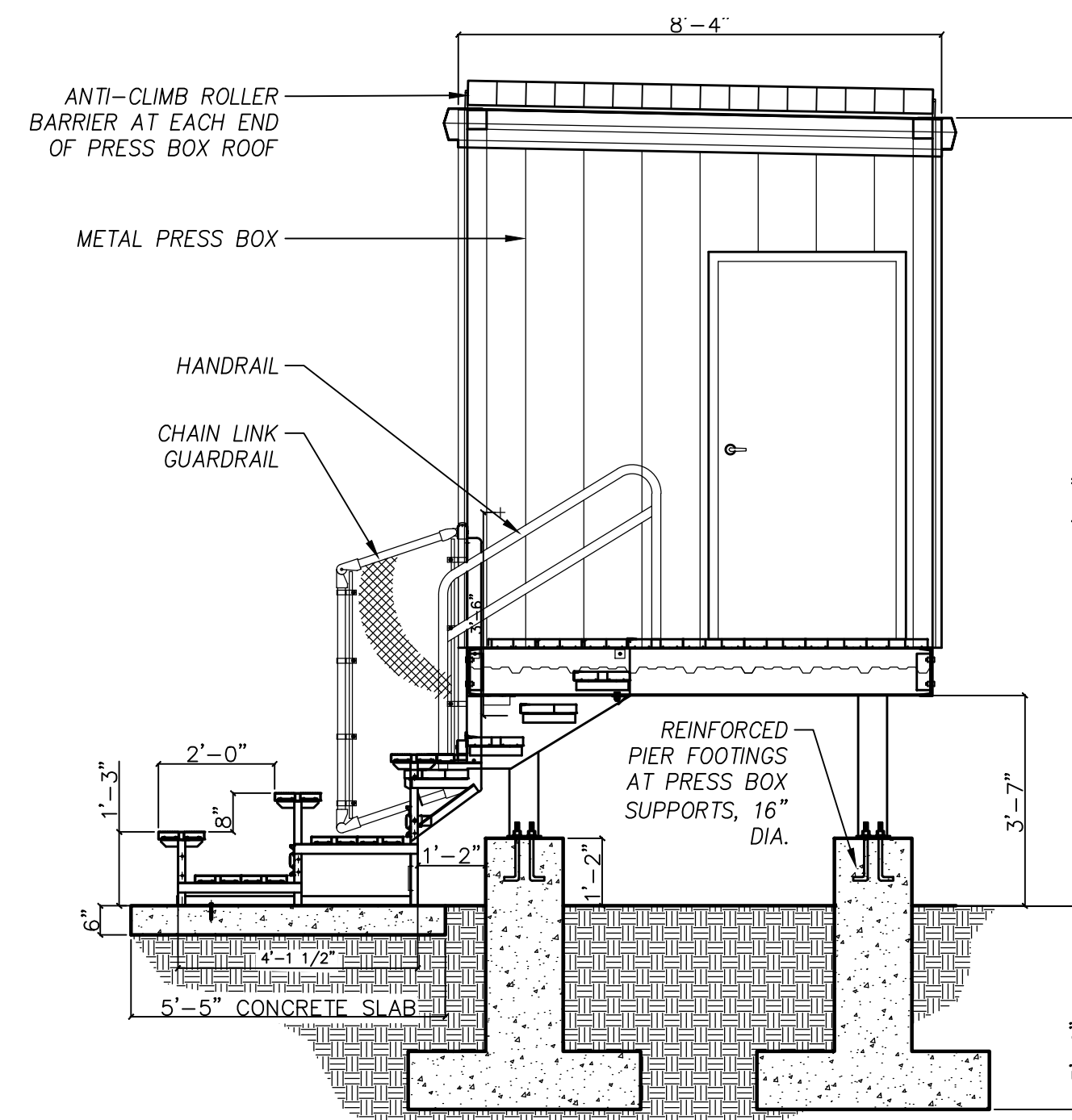
1. PREFABRICATED PRESS BOX INTEGRAL TO BLEACHER STRUCTURE.
2. CONTRACTOR TO PROVIDE SHOP DRAWINGS FOR APPROVAL.
3. INSTALLATION OF PA SYSTEM TO BE COORDINATED WITH OWNER.



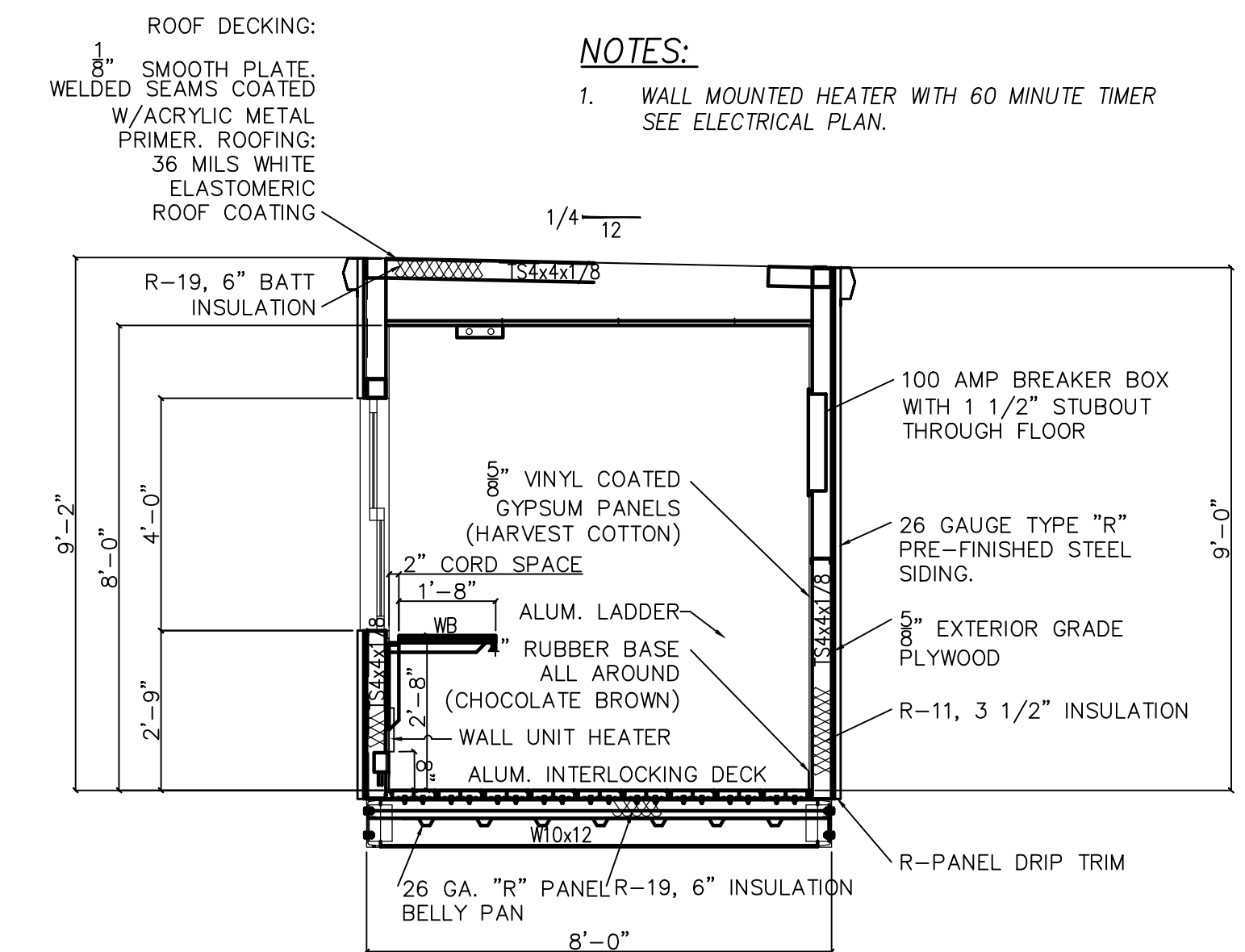
METAL PRESS BOX – PLAN
N.T.S.



**ANGLE FRAME SECTION WITH PRESS BOX –
BASEBALL BLEACHERS**
N.T.S.



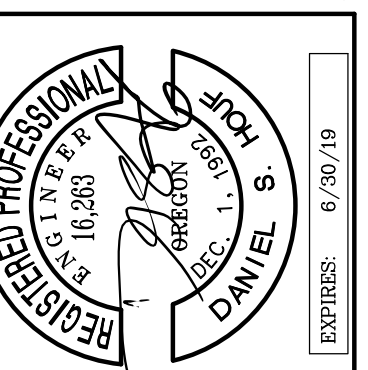
**ANGLE FRAME SECTION WITH PRESS BOX –
SOFTBALL BLEACHERS**
N.T.S.



METAL PRESS BOX – SECTION
N.T.S.

NOTES:

1. WALL MOUNTED HEATER WITH 60 MINUTE TIMER SEE ELECTRICAL PLAN.



DESIGNED:	HHPR TEAM
DRAWN:	HHPR TEAM
CHECKED:	DSH
DATE:	3/2/2018

DATE	NO.	DESCRIPTION
		R E V I S I O N S

SHEET NO.

5.5

BID SET

JOB NO. NCS-30