

APPLICATION
FOR
CONDITIONAL USE PERMIT
and
DESIGN REVIEW
and
CLASS 2 VARIANCE
for
PLACEMENT OF UP TO 4
PORTABLE TWO CLASSROOM UNITS

River Grove Elementary School
Case File No. PA 12-0002

APPLICATION NARRATIVE
29 March 2012

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EXHIBIT F-1
LU 12-0016

TABLE OF CONTENTS

| <u>SECTION</u> | <u>PAGE</u> |
|---|-------------|
| INTRODUCTION | 4 |
| COMPREHENSIVE PLAN | 5 |
| GOAL 2 LAND USE PLANNING | 5 |
| GOAL 12 TRANSPORTATION LAND USE ELEMENT and PARKING POLICIES | 6 |
| ZONING COMPLIANCE | 5 |
| DEVELOPMENT STANDARDS | 7 |
| TREE PROTECTION | 7 |
| CLASS 2 VARIANCE | 12 |
| DEVELOPMENT STANDARDS | 13 |

EXHIBIT LIST

| DESCRIPTION | EXHIBIT # |
|---|-----------|
| Applications | |
| Land Use Application | 1A |
| Plans and Studies | |
| Portable Option 1 | 2A |
| Civil Site Plan | 2A-1 |
| Architectural Site Plan | 2A-2 |
| Isometric Sketch | 2A-3 |
| Photo Rendering | 2A-4 |
| Photometric Plan | 2A-5 |
| Portable Option 2 | 2B |
| Civil Site Plan | 2B-1 |
| Architectural Site Plan | 2B-2 |
| Isometric Sketch | 2B-3 |
| Photo Rendering | 2B-4 |
| Photometric Plan | 2B-5 |
| Portable Option 3 | 2C |
| Civil Site Plan | 2C-1 |
| Architectural Site Plan | 2C-2 |
| Isometric Sketch | 2C-3 |
| Photo Rendering | 2C-4 |
| Photometric Plan | 2C-5 |
| Typical Floor Plan with Exterior Elevations | 2D |
| Open Space Plan | 2E |
| Tree Protection Plan | 2F |
| Landscape Plan | 2G |
| Storm Management Letter with Calculations | 2H |
| Light Fixture Cut Sheet | 2I |
| Traffic Analysis | 2J |
| Zoning Map | 2K |
| Color Chart | 2L |
| Public Meeting per LOC 50.77.025 | |
| Affidavit of Posting | 3A |
| Affidavit of Mailing | 3B |
| Meeting Coordination | 3C |
| Letter to Neighbors | 3D |
| Mailing Lists | 3E |
| USPS Certified Mail Receipts | 3F |
| Meeting Minutes – March 22, 2012 | 3G |
| Pre-Application Conference Notes | 4A |

RIVER GROVE ELEMENTARY SCHOOL DESIGN REVIEW FOR MAJOR DEVELOPMENT

INTRODUCTION

The Lake Oswego School District (district) is submitting this application to preserve the option for the possible placement of up to 4 portable two classroom units at River Grove Elementary School for up to two and possibly as long as three years. This is to provide classroom capacity for growth in the River Grove attendance area. If approved by the school board, these portable classrooms could be a bridge to permanent improvements to add classrooms at River Grove Elementary School.

While the school board will not make decisions on the placement of portables until later this spring, the district is submitting this application now to preserve the option for the 2012-13 school year. We presently expect the school board to make decisions by the end of April that will determine whether this application will continue forward. The district understands the placement of portables is not wholly desirable from a number of perspectives, especially in relation to school buildings that may remain closed while portables are used.

Unfortunately, the continued instability and shortfalls in state funding for the next several years requires the district to explore all least cost options as it relates to providing enrollment capacity for its students. Adding portables and constructing a permanent improvement at River Grove would allow the district to provide its elementary programs at six elementary schools. Over a 15 year period, it is estimated that the cost of that would be approximately \$11 million less than the cost of operating seven elementary schools and not adding portables or permanent improvements. That is approximately \$730,000 per year on average, which is equivalent to roughly 9 full-time teaching positions per year.

River Grove Elementary School is located on a 9.62 acre parcel south of McEwan Road and west of Pilkington Road. The subject property is zoned PF by the City of Lake Oswego.

Land uses surrounding the River Grove Elementary School are as follows:

| <u>Direction</u> | <u>Zoning</u> | <u>Use</u> |
|------------------|---------------|---|
| North: | R-10 | McEwan Road, Single-family residences outside of city limits. |
| South: | R- 10 | Pilkington Park, Single-family residences outside of city limits. |
| East: | R-10 | Pilkington Park, Single-family residences outside of city limits. |
| West: | R-10 | Single-family residences outside of city limits. |

COMPLIANCE WITH THE COMPREHENSIVE PLAN

GOAL 2 LAND USE PLANNING

SECTION 1 LAND USE POLICIES AND REGULATIONS

POLICY 1

Require development to be adequately served by the full range of public facilities and services including: water, sanitary sewer, transportation facilities, fire and police protection, parks, open space, and recreation facilities, surface water management and storm drainage facilities, and schools. Services shall be available or committed prior to approval of development.

Response: River Grove Elementary School is presently served by the River Grove Water District, and by City of Lake Oswego, sanitary sewer, storm drainage facilities, police, and fire protection. River Grove Elementary is located on 9.62 acres with 75.5 percent open space after the installation of the maximum requested portable classrooms. River Grove Elementary is bordered on the south east corner by Pilkington Park.

POLICY 5

Maintain residential neighborhoods at existing zone and plan designations, except where: ...

- a. Changes to higher residential density designations are necessary to be consistent with development on the subject property at the time of this policy's adoption; or,
- b. An applicant demonstrates that a proposed zone/plan density change complies with the following criteria: [PA 4-97/ZC 3-97-1239; 10/21/97]

Response: This policy does not relate to this application because it applies to the city's adoption of zone and plan designations. The property is zoned PF which prohibits residential and commercial uses. See LOC 50.13A.025 (Prohibited Uses).

POLICIES 14

Ensure that amendments to the Comprehensive Plan and Zoning Map are subject to specific locational criteria and other standards, including:

Response: These policies address residential developments or comprehensive land use planning and do not specifically relate to this application.

POLICY 24

Comprehensively evaluate proposed land use actions to determine the full range of potential negative impacts and require applicants to provide appropriate solutions prior to approval.

Response: Lake Oswego School District is requesting to place up to four portable two classroom units on the east side of the property south of the parking lot, (see Exhibits 2A, 2B, & 2C). These portable classrooms will provide space to support programs for additional students due to the closure of two elementary schools.

Each portable classroom unit is a one story building constructed with lapped siding, nylon windows, with black in color composite roofing, (see Exhibit 2D). These features are compatible to homes in the area. The siding will be painted with Miller "Fern Gully" # 0436 and the trim will be painted Miller "Wildwood" # 0214. The covered walk posts and exposed wood will be painted with Miller "Wildwood" and the metal trim will be a DuraTech 5000 color "Cool Dark Bronze" (see Exhibit 2L).

The portables will be placed 148 feet from the north property line, (see Exhibits 2A-1, 2B-1, & 2C-1), and will be at least 25 feet from the east property line, (see Exhibit 2A-2, 2B-2, & 2C-2) minimizing the massing.

The north and east side of the portables will have plantings to break up the wall mass and provide screening, (see Exhibit 2G). Storm water will be collected by gutters along the roof line and directed through a flow through planter to detain and treat the storm water, (see Exhibits 2A-1, 2B-1, 2C-1, & 2H).

POLICY 25

Require developers to bear the burden of proof to demonstrate how proposed land use actions are consistent with the Comprehensive Plan and applicable codes and land use regulations.

Response: This policy is met with the responses in this application and attached exhibits to policies and regulations as defined during the pre-application conference (see Exhibit 4A).

POLICY 26

Require developers, prior to application for permits, to discuss development proposals with neighborhood groups, residents and City staff.

Response: The applicant met with City staff and engaged in a public process to inform the public and to become informed. The process included a neighborhood meeting at River Grove Elementary on the evening of March 22, 2012, (see Exhibits 3A through 3G).

GOAL 12 TRANSPORTATION LAND USE POLICY ELEMENT AND PARKING POLICIES

Group Mackenzie was commissioned to conduct a traffic analysis (see Exhibit 2J). Group Mackenzie found; "No appreciable impact to driveway traffic operations is anticipated... increased River Grove enrollment marginally adds to daily traffic..."

SUBGOAL 1 MAJOR STREETS SYSTEM

POLICY 1

The arterial and major collector street network shall be designed and maintained to service level "E" during peak hours. The design of the roadway system shall also take into consideration:

- a. Balancing roadway size and scale with the need to provide efficient and safe transportation for all modes of travel, including bike, pedestrian and transit,**
- b. Giving preference to transportation projects that increase the efficiency, safety, design capacity or level of service of a transportation facility, without increasing corridor width; and**
- c. Preserving community aesthetics by considering existing topography and vegetation.**

Response: Group Mackenzie conducted a traffic study, (see Exhibit 2J), and found; the study intersections are expected to operate at level of service "B" or better during the morning and afternoon peak. This level of operation meets or exceeds the City of Lake Oswego's standards.

POLICY 2

Direct access onto major streets shall be controlled and consolidated over time through the development review process and the implementation of major street projects. In particular, access to state highways shall be reviewed subject to the regulations of the Oregon Department of Transportation and the City of Lake Oswego. Where regulations conflict, the more restrictive requirements shall apply.

Response: Group Mackenzie conducted a traffic study, (see Exhibit 2J), and found; the study intersections are expected to operate at level of service "B" or better during the morning and afternoon peak. This level of operation meets or exceeds the City of Lake Oswego's standards.

POLICY 5

The City shall require the mitigation of negative impacts upon pedestrian and bicycle mobility, noise levels, safety, aesthetics and air quality when new residential development is located adjacent to major streets.

Response: Group Mackenzie conducted a traffic study, (see Exhibit 2J), and found; the study intersections are expected to operate at level of service "B" or better during the morning and afternoon peak. This level of operation meets or exceeds the City of Lake Oswego's standards.

SUBGOAL 3 NEIGHBORHOOD COLLECTORS AND LOCAL RESIDENTIAL STREETS

POLICY 5

The City shall ensure that new development which will use new and existing neighborhood collectors and local residential streets is compatible with these streets' function and character. Development approval of new land uses shall ensure that: The quiet residential quality of neighborhood streets is fostered and maintained. Street improvements required to serve new land uses are designated in accordance with the adopted neighborhood plan and to the minimum necessary scale.

Response: Group Mackenzie conducted a traffic study, (see Exhibit 2J), and found; the study intersections are expected to operate at level of service "B" or better during the morning and afternoon peak. This level of operation meets or exceeds the City of Lake Oswego's standards.

SUBGOAL 4 LAND USE AND TRANSPORTATION RELATIONSHIPS

POLICIES 1

The City shall use the following criteria when reviewing proposals for new street development or for improvements to the existing system:

Response: This policy does not relate to this application.

POLICY 4

The City shall require that a proposed increase in land use intensity be accompanied by a detailed traffic analysis, using current information, which finds that existing streets and intersections both on and off site will accommodate the projected traffic increases, or; necessary improvements can be constructed which are in conformance with the Comprehensive Plan Transportation Map. Mitigation of negative impacts (noise, aesthetics, safety, bicycle and pedestrian mobility) shall be paid for by the developer of the property.

Response: The applicant commissioned Group Mackenzie to conduct a traffic analysis demonstrating the existing streets can accommodate the traffic generated by the projected increase in student population, (see Exhibit 2J).

POLICY 9

9. The City shall, for all development projects, evaluate the adequacy of all transportation modes, to, from, and within the development site.

The City shall ensure that:

- a. The design and location of driveways provides for safe and efficient property access and does not interfere with the safe flow of traffic or degrade the design capacity and adjacent streets; and
- b. Alternative transportation modes have been provided for, such as public transit, bicycling and walking.

Response: River Grove Elementary is currently service by TriMet route 36. Students currently access River Grove via walking path from Pilkington Park, across the field from Benfield Avenue, Lake Oswego School District bus service, and private transportation. According to the traffic analysis by Group Mackenzie, there is no increase in density that will affect traffic patterns (see Exhibit 2J).

GOAL 5 TRANSPORTATION DEMAND MANAGEMENT

Lake Oswego shall develop strategies and implement programs that reduce the number of automobiles traveling in Lake Oswego, especially during peak morning and evening traffic hours.

Response: This goal does not relate to this application.

GOAL 6 WALKING

POLICY 3

Connect local walkways to activity centers such as schools, employment areas, parks, commercial areas, and transit centers and corridors.

Response: Student currently walk to school from Pilkington Park along a natural path, from Benfield road across the play field, and along natural walk paths along side of McEwan Road. The majority of the increase in student population will arrive due to the closure of two elementary schools and are not expected to increase foot traffic, (see Exhibit 2J).

POLICY 7

The City shall require developers to provide pathway connections from new development projects to the existing bicycle and pedestrian system.

Response: The proposed portables classrooms will not change the exiting bicycle and pedestrian systems, (see Exhibit 2J).

SUBGOAL 8 TRANSIT SYSTEM

The City shall encourage transit ridership by working with Metro, Tri-Met, and ODOT to develop a transit system which is fast, comfortable, accessible and economical through development of land use patterns, development design standards and street and pedestrian/bikeway improvements which support transit.

Response: This goal does not relate to this application.

ZONING COMPLIANCE

Section 50.13A.005

Purpose

The Public Functions (PF) Zone is intended to specify appropriate land uses and development standards for public uses, such as government services, education, and similar activities.

Section 50.13A.010

Permitted Uses

1. **Uses that are accessory and incidental to conditional uses**

Response: Schools are an "education use" which may be permitted in a PF Zone as a conditional use.

2. **Minor Public Facilities, including collocated telecommunication facilities but excluding new telecommunication facilities.**

Response: This requirement does not apply to this application.

Section 50.13A.015

Conditional Uses

1. **Schools and School District office buildings.**

Response: Schools are an "education use" which may be permitted in a PF Zone as a conditional use.

2. **Libraries.**

3. **Public buildings, including fire stations, community centers, police stations, city administrative or other city office buildings, and city motor pools or maintenance buildings.**

4. **Temporary private uses of public properties.**

5. **New telecommunication facilities.**

Response: Requirements 2, 3, 4, & 5 do not apply to this application.

Section 50.13A.020

Prohibited Uses

Residential or commercial uses, other than those that are incidental and accessory to public uses. Incidental and accessory uses could include such uses as caretaker residences, and retail or food service areas within public buildings.

Response: This requirement does not apply to this application.

Section 50.13A.025

Site Development Limitations.

1. **Setbacks:** The following setbacks shall be required for the construction of any structure in this zone:

a. The setback of any respective yard (front, side, street side, or rear) shall be equal to the minimum required yard for the property abutting the respective yard's lot line, except as provided in subsections (1)(b) and (1)(c), below.

Response: The River Grove Elementary has a front yard on McEwan Road. The minimum setback for the front yard is 25 feet. The proposed portable classrooms are 148 feet from McEwan Road at the north property line, (see Exhibits 2A-1, 2B-1, & 2C-1), and will be at least 25 feet from the east property line, (see Exhibit 2A-2, 2B-2, & 2C-2).

b. In cases where the lot line of the PF-zoned property abuts properties with two or more different yard requirements, the required setback for the yard abutting the properties with the two or more different yard requirements shall be equal to the average of the minimum yards required for the two or more abutting properties.

Response: The PF zone abuts residential property outside the City of Lake Oswego on the north, west, south, and east zoned R10. Pilkington Park a PNA zone abuts the PF zone on the south and east corner. Both zones have the minimum yard requirements, see LOC 50.08.030 and 50.13A.025.

c. Additional setback requirements for any yard may be established through the Conditional Use Permit process for any development that is subject to Conditional Use approval, pursuant to LOC 50.69.010 (2)(b).

Response: The proposed portable classrooms are 148 feet from McEwan Road at the north property line, (see Exhibits 2A-1, 2B-1, & 2C-1), and will be at least 25 feet from the east property line, (see Exhibit 2A-2, 2B-2, & 2C-2).

2. **Height of structure:** Except as otherwise permitted by LOC 50.22.015, the maximum height of any portion of a structure shall be the greater of:

a. 35 feet, or

Response The proposed portable elevation is 16 feet see Exhibit 2D

b. A height as determined by the ratio of one foot in height for every 3.5 feet of distance from the portion of the structure to the lot line of the nearest residentially zoned property, to a maximum height of 75 feet.

Response: The proposed portable is 25 feet from the nearest property line thus the maximum height permitted is 75 feet. The proposed portable elevation is 16 feet, see exhibit 2D.

3. **Lot coverage:** The maximum lot coverage shall not exceed 50%, except if the lot adjoins residentially zoned properties on two or more sides, in which event the lot coverage shall not exceed 35%.

Response: The lot is 419,150 square feet. The total hardscape is 102,316 square feet or 24.5%, (see Exhibit 2E).

4. **All development in any Public Function zone will be developed under a unified site plan. The site plan will identify circulation patterns and access points, method of provision of public services and general placement of lots and structures, general area and type of uses. Proposals with multiple ownerships shall include a written agreement of all owners that development of the site will occur pursuant to the site plan approved.**

Response: The addition of the proposed portable classrooms will not change the existing circulation patterns, (see Exhibit 2J).

Section 50.16.005-50.16.110

Sensitive Lands Overlay Districts

Response: The proposed development is located south of the parking lot on the east side of the existing building, (see Exhibits 2A-2, 2B-2, & 2C-2). The sensitive lands are located along the east, and north property lines and at the north east corner of the River Grove as depicted in exhibits 2A -1, 2B-1, and 2C-1 and noted as tree resource 1B-7B and 1B-7C as defined on the City of Lake Oswego Resource Map found at http://www.ci.oswego.or.us/engineer/documents/ExistingSensitiveLandsMap10_08.pdf.

Section 50.22.035

Special Street Setbacks

Response: McEwan Road is not listed in LOC 50.22.035 and therefore does not have a special street setback .

Section 50.69.005

Intent and Purpose; Effect of Use Under Prior Code Which Is Conditional Under Current Code

Section 50.69.010 Authorization to Permit or Deny Conditional Uses.

1. **An application for a conditional use shall be allowed if:**
 - a. **The requirements of the zone are met; and**

Response: Schools are an "education use" which may be permitted in a PF Zone as a conditional use.

- b. **Special conditions found in LOC 50.69.050 to 50.69.085, if applicable, are met; and,**

Response: This requirement does not apply to this application.

- c. **The site is physically capable of accommodating the proposed use; and,**

Response: This criterion requires that a site can physically accommodate a proposed use. The city has interpreted this standard to require a review of the physical characteristics of a proposed use and whether it will fit on a particular site considering the physical characteristics of the site. The analysis is not whether the surrounding uses will be impacted by the characteristics of the use, which is reviewed under LOC 50.69.010 (1)(d) below. This criterion does not require a determination that the aesthetics of a particular use are appropriate. The appearance of a proposed use is reviewed under the development standards. The city has interpreted the standard of whether a site can physically accommodate a use, as requiring the site to be able to meet all setback and height requirements of a particular zone (see Exhibits 2A-1, 2A-2, 2B-1, 2B-2, 2C-1, 2C-2, & 2D). The applicant has addressed the site development requirements in the response to LOC 50.69.60 and under the development standards at the end of this application. The following narrative

discusses the applicant's "proposed use" and how the River Grove Elementary School site can accommodate it.

The Proposed Use

- a. **The functional characteristics of the proposed use are such that it can be made to be reasonably compatible with uses in its vicinity.**

Response: This standard requires a showing that the functional characteristics of the proposed use are such that it can be made to be reasonably compatible with uses in its vicinity. Compatible is a term of some ambiguity. The City has often looked at the purpose section of 50.69.005 to determine how compatibility should be applied to conditional use applications. Thus in determining whether a proposed use is reasonably compatible with uses in its vicinity, there is a three part test of compatibility: (1) the proposed use is as compatible as practical; (2) the proposed use conforms to the purposes and requirements of the zone, if any; and (3) the proposed use complies with other applicable criteria and standards. The portions of this application that address the code and comprehensive plan address the second and third part of this criterion.

Compatibility Standard: The request is to place up to four portable two classroom units south of the parking lot on the east side of the existing school building, (see Exhibits 2A-2, 2B-2, & 2C-2). The compatibility standard does not require 100% compatibility. It requires that all reasonable effort be made, given the site conditions and necessary characteristics of the proposed use, to make the proposed use compatible with the surrounding uses in the vicinity. The ordinary meaning of compatibility is: "capable of existing together without discord or disharmony, modified however by the requirement for reasonableness and practicality.

Vicinity: River Grove Elementary is located in the city limits of Lake Oswego but is surrounded by residential property outside the city limits of Lake Oswego. Pilkington Park a PNA zone within the city limits of Lake Oswego and abuts River Grove and the south and east property line.

2. **In permitting a new conditional use, or the modification of an existing conditional use, the hearing body, or the City Manager in the case of a minor modification, may impose conditions which are suitable and necessary to assure compatibility of the proposed use with other uses in the vicinity.**

Response: With this request, the District is proposing finishes on the proposed portables to assure the compatibility of use with the other uses in the vicinity. See Policy 24 above.

Section 50.69.015 Procedure.

1. Application for a conditional use shall be made on forms provided by the City for that purpose and shall be signed by the property owner, or shall be accompanied by the owner's written authorization.
2. The City Manager shall prepare a report to the hearing body evaluating the application for conformance with applicable requirements and standards, including the City Manager's recommended conditions of approval and commission action. The staff report shall be made available to the applicant, the hearing body, the public and the affected recognized neighborhood association, not less than 10 days prior to the public hearing. The staff report shall contain factual findings and information supporting its conclusions and recommendations.
3. The hearing body shall hold a public hearing within approximately 30 days of the filing of a completed application for conditional use in accordance with the hearings and notification procedures in LOC Articles 50.82 and 50.83.

Response: By submission of this document and related exhibits the applicant has fulfilled this criterion.

Section 50.69.020 Modification of Conditional Use Permit.

A request by the conditional use permit holder to substantially modify a conditional use permit shall be processed in the same manner as a request for a conditional use permit. Minor modifications of permits may be approved by the City Manager. The criteria set forth in LOC 50.86.025 shall be used by the City Manager in determining whether a request to modify is substantial or minor.

Response: River Grove Elementary School was originally constructed within the County of Clackamas no known Conditional Use Permit exists, see Pre-Application conference notes exhibit 4A.

Section 50.69.025 Abandonment of Conditional Use Permit.

1. A conditional use permit shall be void after two years if 15% of the structural construction has not occurred pursuant to the approval. The two year limitation does not apply to permits issued for major public facilities.

Response If the Lake Oswego School Board determines that portable classrooms are required for the 2012-2013 academic year the placement of the portable classrooms would take place before September of 2012.

2. If a use operating pursuant to a conditional use permit is discontinued for a period of at least six months, any further use of the property shall conform to the requirements of this Code. Such a conditional use shall not operate without first obtaining a new conditional use permit

Response If the Lake Oswego School Board determines that portable classrooms are required for the 2012-2013 academic year. The use would be continuous.

Section 50.69.030 Review of Conditional Use Permits; Amendment and Revocation Procedures.

Response: A response to these requirements is not applicable to this application.

Section 50.69.060

Specific Standards for Schools

Public, private or parochial, elementary, secondary, preschools, nursery schools, kindergartens and daycare centers are included.

- 1. Walkways, both on and off-site, will be provided as necessary for safe pedestrian access to adjacent residential uses.**
- 2. Sight-obscuring fence of four to six feet in height shall be provided to separate the play area from adjacent residential uses.**
- 3. Public services are adequate to serve the facility.**
- 4. Safe loading and ingress and egress will be provided on and to the site.**

Response: Section 50.69.060 (1-4) standards for schools is applicable to this application.

DEVELOPMENT CODE

OTHER APPLICABLE REQUIREMENTS

| | |
|-----------------------------|--|
| SECTION 50.77.007 | Burden of Proof |
| SECTION 50.79.025 | Review Criteria for Minor Developments |
| SECTION 50.79.035 | Review Criteria for Major Developments |
| SECTION 50.79.040 | Conditions of Approval |
| SECTION 50.81.005-50.81.20 | Review of Minor Development Applications |
| SECTION 50.82.005-50.82.20 | Review of Major Development Applications |
| SECTION 50.84.070-58.84.075 | Decision |
| SECTION 50.87.005-50.86.030 | Compliance with Approved Permit |

DEVELOPMENT STANDARDS

SECTION 50.41.005-50.41.030 Drainage for major Development

Response: Storm water runoff will be collected by gutters along the roof line and directed through a flow through planter to detain and treat the storm water, (see Exhibits 2A-1, 2B-1, 2C-1, & 2H).

Building Design

SECTION 50.45.005

Applicability

This standard is applicable to development involving a structure for commercial, industrial, institutional, public use (including major public facilities and minor public facilities), multi-family residential, attached single-family (three or more units) residential development, and to all minor development within the DD Zone. This standard is also applicable to exterior modifications of a structure which does not qualify as a ministerial development pursuant to LOC 50.79.010 (2)(c).

SECTION 50.45.010

Standards for Approval

1. Buildings shall be designed and located to complement and preserve existing buildings, streets and paths, bridges and other elements of the built environment, and to assure accessibility for bicyclists, pedestrians, and users of other transportation modes.

- a. Design buildings to be complementary in appearance to adjacent structures of good design with regard to:

- i. Materials

Response: Each portable classroom unit is a one story building constructed with lapped siding, nylon windows, with black in color composite roofing, (see Exhibit 2D). These features are compatible to homes in the area. The Covered walk way is designed to match the existing covered walkways around the existing building. The siding of the portable classrooms will be painted will Miller "Fern Gully" # 0436 and the trim will be painted Miller "Wildwood" # 0214. The covered walk posts and exposed wood will be painted with Miller "Wildwood" and the metal trim will be a DuraTech 5000 color "Cool Dark Bronze" (see Exhibit 2L).

- ii. Setbacks (for retail/commercial part specifically)

Response: This requirement does not apply.

- iii. Roof lines

Response: As described on the attached plans, (see Exhibit 2D), the proposed portable classrooms will have atypical peaked roof similar to residence surrounding River Grove Elementary. The covered walkway will have a flat roofline to match the existing covered walkways around the building.

- iv. Height

Response: As described on the attached plans, (see Exhibit 2D), the proposed portable classroom height will not exceed the maximum allowable height. The portable classroom is 25 feet from the nearest property line thus the maximum height permitted is 75 feet. The proposed portable elevation is 16 feet, see exhibit 2D. No changes in height are proposed to the existing school.

- v. Overall Proportions

Response: As described on the attached plans, (see Exhibits 2A, 2B, 2C, & 2D), the proposed portable classroom units are 28'x 64'x16'. These dimensions are similar in overall proportions to the existing buildings on the site. See Exhibits 2A-4, 2B-4, and 2C-4 for color rendering.

- b. Where existing buildings are to remain on site, new development shall be designed to:
 - i. Integrate the remaining buildings into the overall design, or

Response: As described on the attached plans, (see Exhibits 2A, 2B, 2C, & 2D), the proposed portable classroom units will be place near the existing school connect by a similar covered walkway thus creating a sense of continuity and compatibility to the surrounding structures on the site and in the neighborhood.

- ii. Provide separate landscaping, remodeling or other treatment which establishes a distinct character and function for the remaining buildings. Where a residential building is to remain, a lot meeting the zone requirements must be provided.

Response: As described on the attached plans, (see Exhibits 2A, 2B, 2C, & 2D), the proposed portable classroom units will be place near the existing school connect by a similar covered walkway. The north and east side of the portables will have plantings to break up the wall mass and provide screening, (see Exhibit 2G).

- c. Design bus shelters, drinking fountains, benches, mail boxes, etc., to be complementary in appearance to buildings.

Response: This requirement does not apply.

- d. Design those elements listed below to be complementary in appearance to those buildings or structures upon which they are located.

- | | |
|------------------------|--|
| • Awnings | • Signs |
| • Chimneys | • Stairs |
| • Decks and railings | • Utility connections and meters |
| • Doors | • Vents |
| • Downspouts | • Windows |
| • Foundations | • Weather vanes, aerials, and other appendages attached to the roof or projecting above the roofline |
| • Lights | |
| • Mailboxes | |
| • Mechanical equipment | |

Response: As described on the attached plans, (see Exhibits 2A, 2B, 2C, & 2D), the proposed portable classroom units will be place near the existing school connect by a similar covered walkway thus creating a sense of continuity and compatibility to the surrounding structures on the site and in the neighborhood.

- e. Design awnings, signs, and lights at a specific height to define the first floor or retail cornice height.

Response: This requirement does not apply.

- f. Use trees and other natural elements to help define building proportion relationships and to provide scale to the structure as a whole.

Response: As described on the attached plans, (see Exhibits 2A, 2B, 2C, & 2D), the proposed portable classroom units will be place near the existing school connect by a similar covered walkway. The north and east side of the portables will have plantings to break up the wall mass and provide screening, (see Exhibit 2G).

- g. Limit the variety of styles of building elements.

Response: As described on the attached plans, (see Exhibits 2A, 2B, 2C, & 2D), the proposed portable classroom units will be place near the existing school connect by a similar covered walkway thus creating a sense of continuity and compatibility to the surrounding structures on the site and in the neighborhood.

- h. Screen mechanical equipment from view, or place in locations where they will generally not be visible.**

Response: As described on the attached plans, (see Exhibits 2A, 2B, 2C, & 2D), the proposed portable classroom units will be placed near the existing school connect by a similar covered walkway. The orientation of the portable classrooms and the planting identified on the Landscape plan will inhibit the view of the mechanical units, (see Exhibit 2G).

- i. Every attempt shall be made to design and locate buildings to provide access to desirable views, while not blocking the views of others unnecessarily (density reduction not required).**

Response: This requirement does not apply.

- 2. Buildings shall be designed and located to complement and preserve existing natural land forms, trees, shrubs and other natural vegetation.**
 - a. Consider land forms and trees as design elements which must relate to building elevations to determine scale and proportion.**
 - b. Design foundations to match the scale of the building being supported. Berming, resiting, or sheathing the foundation structure with wall siding are examples of methods which accomplish this purpose.**
 - c. Use decks, railings, and stairs to relate a building to the contours of the land.**

Response: As described on the attached plans, (see Exhibits 2A, 2B, 2C, & 2D), the proposed portable classroom units will be placed near the existing school connect by a similar covered walkway. The north and east side of the portables will have plantings to break up the wall mass and provide screening, (see Exhibit 2G).

- 3. Buildings shall be designed to minimize the personal security risks of users and to minimize the opportunities for vandalism and theft. Building hardware that discourages forced entry and provides approved egress capability shall be used.**

Response: As described on the attached plans, (see Exhibits 2A, 2B, 2C, & 2D), the proposed portable classroom units will meet these requirements.

- 4. Building shall be designed and constructed to reduce noise impacts on interior occupied spaces and adjacent property.**
 - a. Use solid barriers such as fences, berms, natural land forms and structures to reduce sound levels. The effectiveness of the barrier increases as barrier height increases and as it is moved closer to either the source or the receiver.**
 - b. Minimize the window surface on sides facing adverse sound sources, where possible.**
 - c. Heat pumps, or similar mechanical equipment shall be located so that operating noise does not affect use of living areas such as bedrooms, outdoor decks or patio areas and adjacent property.**

Response: The proposed portable classroom units utilize mechanical units that are designed to limit the production of noise and will not impact adjacent properties.

- 5. Buildings shall be designed and constructed with roof angles, overhangs, flashings, and gutters to direct water away from the structure.**

Response: As described on the attached plans, (see Exhibits 2A, 2B, 2C, & 2D), the proposed portable classroom units will be placed in a grassy area near the existing building with a drainage system to collect surface water, (see Exhibits 2A-1, 2B-1, 2C-1, & 2H).

6. Buildings shall incorporate features such as arcades, roofs, alcoves, porticoes and awnings to protect pedestrians from the elements. These projections shall maintain a minimum vertical clearance of 13 ft. 6 inches where over fire lanes.

Response: As described on the attached plans, (see Exhibits 2A, 2B, & 2C), the proposed portable classroom units will be connected to the existing school covered walkway providing a continuity of walkway protecting students and staff.

7. Building orientation shall be designed to encourage pedestrian access from public streets and make the street pedestrian friendly.
 - a. This subsection shall apply to:
 - i. new construction, including removal of existing structure and construction of new structure within existing footprint, and
 - ii. modifications of existing buildings that are not removed and reconstructed, and that expand the building footprint by more than 50% as measured cumulatively from the footprint existing on December 6, 2005.
 - b. Building orientation shall include:
 - i. Locating buildings within 30 feet of a public street except where prevented by topographic constraints, existing natural resources, or where, in multi-building complexes, the configuration of the lot prevents locating all buildings within 30 feet of a public street.
 - ii. Buildings that are within 30 feet of a public street shall have a public entrance directly from the street.
 - iii. Buildings located on sites adjacent to a transit street shall have at least one public entrance within 30 feet of the transit street.
 - iv. Buildings located on sites with multiple frontages on public and/or transit streets shall provide at least one public entrance within 30 feet of the transit street.

Response: The proposed portable classroom units are not for general public use. The portable classrooms are located behind the main entrance to encourage visitors to check in at the main office. This arrangement provide for overall site management by the school principal.

SECTION 50.46.010-50.46.030 Park and Open Spaces

Response: For schools, 20% open space is required. River Grove Elementary is located on 9.62 acres with 75.5 percent open space after the installation of the maximum requested portable classrooms, (see Exhibit 2E).

SECTION 50.47.005-50.47.030 Landscaping, Screening and Buffering

Response: This standard requires landscaping, screening and buffering for all major development. For public facilities, a minimum of 15% of net buildable area or 20% depending on the use must be landscaped. River Grove Elementary is located on 9.62 acres with 75.5 percent of the property a combination of grass playfields, formal plant beds, and tree resource area, (see Exhibit 2E).

SECTION 50.56.005-50.56.025 Transit System

Response: This criterion applies to major public facility structures located on a transit street or within one-quarter mile of a transit street. River Grove Elementary is currently service by TriMet route 36 via Pilkington Road, (see Exhibit 2J).

SECTION 50.57.005-50.57.035 Access

Response: All access points to the River Grove Elementary are existing and will accommodate the increase in student population, (see Exhibit 2J).

SECTION 50.58.005-50.58.035 On-site circulation–Driveways and Fire Access Roads

Response: River Grove Elementary School has existing circulation and driveways that will accommodate the increase in student population, (see Exhibit 2J). An standpipe will be installed in response to the Lake Oswego Fire Department, (see Exhibits 4A, 2A-1, 2B-1, & 2C-1).

SECTION 50.59.005-50.59.030 Onsite Circulation - Bikeways, Walkway and Accessways

Response: The onsite circulation, bikeways, walkways and accessways to River Grove Elementary are existing and will accommodate the increase in student population, (see Exhibit 2J).

SECTION 50.63.005-50.63.010 Street (Pathway, Parking Lots) Lights

Response: The placement of the portable classrooms will not change or impact the existing street or parking lot lights. The covered walkway will utilized ceiling mount florescent light fixtures, (see Exhibits (2A-5, 2B-5, 2C-5, and 2I).

SECTION 50.63.020(3) Lighting Standard

3. (A) **All outdoor lighting shall comply with either the Prescriptive Option or the Performance Option, below. The applicant may be required to pay for the services of a qualified professional civil or electrical engineer to review such submittals and the cost thereof shall be an additional fee charged to the applicant.**
 1. **Prescriptive Option. If the lighting is to comply with this Prescriptive Option, the installed lighting shall meet all of the following requirements.**
 - a. **The maximum luminaire lamp wattage and shielding shall comply with LOC Appendix 50.63.020-1.**

Response: The covered walkway will utilized ceiling mount florescent light fixtures, (see Exhibits (2A-5, 2B-5, 2C-5, and 2I).

- b. **The total lighting power for the site shall be less than or equal to the allowed lighting power. The allowed lighting power shall be determined according to LOC Appendix 50.63.020-2.**

Response: The covered walkway will utilized ceiling mount florescent light fixtures, (see Exhibits (2A-5, 2B-5, 2C-5, and 2I). The power requirements for the proposed new fixtures is negligible and fractional to the total approved lighting power for the site.

- c. **The maximum pole or mounting height shall not exceed the values listed in LOC Appendix 50.63.020-3.**

Response: The ceiling mounted light fixtures are 10'-0" above grade. This mounting height is well below the maximum allowable values, (see Exhibit 2A-5, 2B-5, & 2C-5).

- d. **Each luminaire shall be set back from all property lines at least three times the mounting height of the luminaire.**

Response: The proposed portable classrooms are 148 feet from McEwan Road at the north property line, (see Exhibits 2A-1, 2B-1, & 2C-1), and will be at least 25 feet from the east property line, (see Exhibit 2A-2, 2B-2, & 2C-2). The photometric plans demonstrate that the light will drop off to 0 foot-candles within 10 feet of the covered walkway, (see Exhibits (2A-5, 2B-5, & 2C-5).

SECTION 50.64.005-50.64.030 Utilities

Response: All utilities are exiting to the site.

SECTION 50.68.010 Variance Standards

1. The reviewing authority may grant a variance from the requirements of this Code, except as expressly prohibited, if it is established that:
 - b. Class 2 Variance.
 - i. Class 2 Variance Standards.
 - (1) The request is necessary to prevent unnecessary hardship; and

Response: Schools have an inherent duty to provide a safe learning environment for all members of the school. The proposed portable classroom units are not for general public use. The portable classrooms were sited south of the parking lot and east of the existing building to provide safe and efficient student access. The portable classrooms are located behind the main entrance to encourage visitors to check in at the main office. This arrangement provides for overall site management by the school principal.

- (2) Development consistent with the request will not be injurious to the neighborhood in which the property is located or to property established to be affected by the request; and

Response: The proposed portable classrooms are located well within the site to provide safe and efficient access to students and staff. For these reasons the location is ideal as compared to placing the portable classrooms within the parking lot which would be considered a blight to the area.

- (3) The request is the minimum variance necessary to make reasonable use of the property; and

Response: Schools have an inherent duty to provide a safe learning environment for all members of the school. The proposed portable classroom units are not for general public use. The portable classrooms were sited south of the parking lot and east of the existing building to provide safe and efficient student access. The portable classrooms are located behind the main entrance to encourage visitors to check in at the main office. This arrangement provides for overall site management by the school principal For these reasons the location is the minimum variance necessary.

- (4) The request is not in conflict with the Comprehensive Plan.

Response: This development and it is not in conflict with the Comprehensive Plan.

Section 50.77.007

Burden of Proof

Response: Per LOC 50.77.007, the applicant for a development permit has the burden of proof that the application complies with all applicable review criteria, or can be made to comply with applicable criteria by imposition of conditions of approval. The applicant has provided evidence to enable staff to perform a thorough evaluation to determine compliance with applicable criteria in the application and with various Exhibits to the application.

The reviewing authority may impose conditions of approval on a major development.

Response: The applicant is complying with existing conditions of approval. No additional conditions are required.

OTHER ORDINANCES

SECTION 55.08.010 – 55.08.040 Tree Protection

55.08.020 Tree Protection Plan Required.

1. A Tree Protection Plan approved by the City Manager shall be required prior to conducting any development activities including, but not limited to clearing, grading, excavation, or demolition work on a property or site, which requires ministerial, minor, or major development approval.

Response: No construction is planned within any tree “dripline”, (see Exhibit 2F).

55.08.030 Tree Protection Measures Required.

1. Except as otherwise determined by the City Manager, all required tree protection measures set forth in this section shall be instituted prior to any development activities, including, but not limited to clearing, grading, excavation or demolition work, and shall be removed only after completion of all construction activity, including landscaping and irrigation installation.

2. Chain link fencing, a minimum of 6 feet tall with steel posts placed no farther than ten feet apart, shall be installed at the edge of the tree protection zone or dripline, whichever is greater, and at the boundary of any open space tracts or conservation easements that abut the parcel being developed.

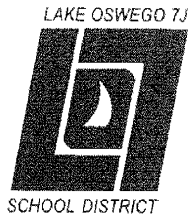
3. The fencing shall be flush with the initial undisturbed grade.

Response: Chain link fence panels and fabric are detail in the tree protection plan, (see Exhibit 2F).

4. Approved signs shall be attached to the chain link fencing stating that inside the fencing is a tree protection zone, not to be disturbed unless prior approval has been obtained from the City Manager and arborist for the project.

Response: Tree protection signage is detailed in the tree protection plan, (see Exhibit 2F).

END OF NARRATIVE



Lake Oswego School District

Office of the Superintendent
2455 SW Country Club Road
P.O. Box 70
Lake Oswego, Oregon 97034-0070
503-534-2000

RECEIVED
MAY 21 2012
CITY OF LAKE OSWEGO
Community Development Dept.

May 21, 2012

Debra Andreades
Senior Planner
City of Lake Oswego
P.O. Box 369
Lake Oswego, OR 97034

RE: Addendum to LU 12-0016

Dear M.S. Andreades:

Please find below the District's response to the request for additional information.

1. The Parking standard, LOC 50.55, was not addressed.

Per the table in Appendix 50.55-A, Minimum Off-Street Parking Space Requirements, (Ord. No. 2316, Added 02/05/2002), Section (C) Places of Public Assembly, subsection (4) Elementary or Middle School ..., the requirement is "16.6 spaces per 1000 square feet G.F.A. in the auditorium or 2 spaces per classroom, whichever is greater" as River Grove Elementary does not have an auditorium the applicant used the two parking space per classroom method to determine the minimum number of parking spaces. River Grove with the maximum number of portables would have 27 classrooms times 2 yields a minimum of 54 parking spaces required. The site has a total of 57 existing parking spaces yielding 3 spaces over the minimum, see Exhibit AD-1 sheet A1.3. This requirement is met.

2. With regard to the Building Design Standard,...

The design of the proposed covered walk was developed to be complementary to the existing covered walk. Exhibit AD-2 provides elevations of the proposed covered walk. Exhibit AD-7 is a photo of the existing covered walk along east side of River Grove Elementary. Exhibit AD-8 is a close-up of the covered walk edge. Exhibit AD-7 is labeled to identify the major components of the existing covered walk. The new covered walk will be constructed with tube steel columns, wooden joist covered with sheeting and roofing. The edges of the walk will have a sheet-metal

EXHIBIT F-2
LU 12-0016

drip edge that will integrate with the roofing and extend over the edge partially covering the wood joist. The exposed wood will be painted as identified in the submitted color chart exhibit 2L. The color of the sheet metal is identified in the submitted color chart, exhibit 2L.

3. The Site plan and building elevations need additional information,...

Exhibit AD-1 identifies the locations of the mechanical units with relationship to the portable. Elevation tags are provided on Exhibit AD-1 around the perimeter of the portables. Exhibit AD-2 provides elevations of the portables with outlines of the mature landscape in the foreground. As designed the mechanical units are located at the end of each portable and are screened by landscape.

The elevations on Exhibit AS-2 provide heights of building elements with respect to their height from the ground.

4. Additional comments and Engineering incomplete items.

Height limitation

As identified on page three of the Pre-Application Conference Notes, Exhibit 4A of the application, "The properties abutting the site north and northeast of the proposed classrooms are unincorporated...", see exhibit AD-10. Per Article 50.13A.25, Site Development Limitations., (Ord. 2525, Amended, 11/01/2011; Ord. 2543, Amended, 02/25/2010; Ord. 2398, Amended, 12/06/2005; Ord. 2334, Added, 12/17/2002), subsection (2) Height of structure: the requirement is:

"Except as otherwise permitted by LOC 50.22.015, the maximum height of any portion of a structure shall be the greater of:

a. 35 feet, or

b. A height as determined by the ratio of one foot in height for every 3.5 feet of distance from the portion of the structure to the lot line of the nearest residentially zoned property, to a maximum height of 75 feet."

The proposed height of the portables as identified in Exhibit AD-2 is 15'-3 ½" which is less than the either of the allowed maximum heights. The requirement is met.

Engineering Completeness Review Comments

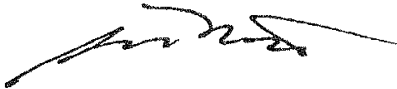
"The only completeness item that the Engineering Division has regarding the submitted application is that a new pathway, to be constructed..."

The Engineering Division Memorandum dated April 26, 2012, exhibit AD-11, does not calculate the rough proportionality ratio to show the impacts the portable buildings will have to create the need for a frontage pedestrian pathway adjacent to McEwan. *Dolan* stands for the proposition that a city wide requirement for a bike path (or pedestrian path) cannot be imposed

on a development application just because there is a code provision requiring it – that is an unconstitutional exaction. Under *Dolan*, the city has the burden to show that the increased school enrollment generated by the portables classrooms creates the need for the McEwan pedestrian pathway. See e.g. *McClure v. City of Springfield*, 175 Or App. 425 (2001) for Dolan Methodology. It is clear from the TSP and the Safe Access Grant that there is a city wide need, regardless of whether River Grove Elementary sites the new portable classrooms. If the District places a pedestrian pathway from McEwan onto its property to mitigate the impacts of the increased enrollment, there will be no justification for a frontage dedication.

Notwithstanding the above, the District proposes to construct a pathway with an alignment that will ensure safe passage of pedestrians from McEwan to school. Exhibits AD-1, AD-3, AD-4, AD-5, AD-6 and AD-9 identify the alignment of a pathway that would connect the school walk to the to-be-constructed Pilkington Pathway at the east side of the property and extend the path from the west end of the walk to McEwan at the west edge of the property. We believe these are the safest access pathways to the school. A pathway that extends along the whole frontage of McEwan would, in our opinion, decrease safe pedestrian and bike access to school as it would expose students and likely mix them with the traffic from the site's vehicle entrance and exit.

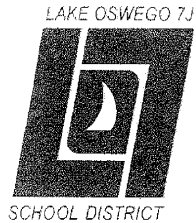
Sincerely,

A handwritten signature in black ink, appearing to read 'Stuart Ketzler', written over a horizontal line.

Stuart Ketzler
Executive Director of Finance

Enclosed:

- Exhibit AD-1 Drawing A1.3
- Exhibit AD-2 Drawing A1.4
- Exhibit AD-3 Drawing C101
- Exhibit AD-4 Drawing C102
- Exhibit AD-5 Drawing C103
- Exhibit AD-6 Drawing C200
- Exhibit AD-7 Existing Covered Walk Photo
- Exhibit AD-8 Existing Covered Walk Photo
- Exhibit AD-9 Arborist Report
- Exhibit AD-10 Planning Completeness Memo
- Exhibit AD-11 Engineering Division Memorandum



Lake Oswego School District

Office of the Superintendent
2455 SW Country Club Road
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503-534-2000

RECEIVED

JUN 13 2012

City of Lake Oswego
Community Development Dept.

June 13, 2012

Debra Andreades
Senior Planner
City of Lake Oswego
P.O. Box 369
Lake Oswego, OR 97034

RE: Addendum to LU 12-0016

Dear Ms. Andreades:

Thank you for convening the meeting in your office on June 6, 2012 with Hamid Pishvaie, Erica Rooney, Todd Knepper and me to clarify the District's application, LU 12-0016. As a follow-up to those discussions and by request the District provides the following information and exhibits.

Lake Oswego School District provides a comprehensive K-12 educational program and related services to all of its students. The educational program at the elementary level includes a home room where most of the day to day teaching and social interaction takes place, physical education in the gym and outside, a comprehensive music program in the music room, TAG, a foundation teacher to enhance reading and math skills, computer labs, a library, and other support services to address the needs of students outside of the classroom. Typically each day all students begin the day in their home room. Students during a normal day could have an educational experience in the library, with music, or physical education and also would likely be broken into small groups for reading and math and may even have additional small group or one-on-one instruction. Each of these specialized programs and services require space, but do not increase student population.

Due to the ongoing economic conditions, the District has seen a significant reduction in funding for the programs and services that it provides while certain costs have increased significantly, most notably PERS; see Exhibit AD2-1. In response to those economic challenges, the Lake Oswego School Board in the spring of 2011 made the decision to close Palisades elementary school in the summer of 2011 and to close Bryant and Uplands elementary schools in the summer of 2012 and move the 6th grade students to the junior high schools; see Exhibit AD2-2. During the spring of 2012 the school board affirmed the previous closure decision and set new boundaries for the elementary schools impacted by the 2012 closures, see Exhibits AD2-3.

EXHIBIT F-3
LU 12-0016

The District submitted a land use application, LU 12-0016, for the installation of portables at River Grove to accommodate the incoming students and provide the space to deliver the District's programs and services in the facility spaces that work best for student learning. Realizing that the portables may not be available for the start of the 2012-2013 school year, the administration recommended to the school board a change in the delivery of program by implementing two portable computer labs and relocating the music room to the stage; see Exhibit AD2-4. In addition to these recommendations the science storage room will be converted to a TAG and Foundation teacher support room opening another classroom. These strategic changes and actions provide the space for the incoming students.

The enrollment for River Grove has varied each year for the last thirty years from a low of 208 students in 1988 to a high of 399 in 1997. The District projects a student population of 410 students for the 2012-2013 school year, see Exhibit AD2-5. However, the actual number of students attending River Grove may be less depending upon several factors including enrollment in the language immersion program sited at Lake Grove elementary and transfer requests to other District elementary schools.

River Grove Elementary was designed in 1967 with an administrative and support building, three six classroom pods and one two classroom pod. One six classroom pod and a two classroom pod were to be constructed sometime in the future for a total of 20 classrooms, see Exhibits AD2-6, AD2-7, AD2-8, and AD2-9. In 1990 a special services room with offices and meeting rooms, three classrooms, and a music room were added to the existing facility, see Exhibits AD2-10 and AD2-11.

The Uniform Building Code contains language to determine the maximum occupancy of a building, (number of students) on a square foot basis. The occupant load factor is one person per twenty square feet of classroom area. The fully designed 1967 school of twenty classrooms would have had a maximum of 895 students and teachers using the UBC metric. Again using the UBC metric, the twelve classrooms constructed in 1967 would have had a maximum of 543 students and teachers. The 1990 addition increased the maximum number of students from 543 to 759.

Upon the approval of land use application LU 12-0016, the District will place two portable units with two classrooms each for a total of four classrooms for the 2012-2013 school year. River Grove elementary will have a total of twenty classrooms equivalent to the full 1967 design with the installation of these four classrooms. As stated above and using the UBC metrics, these classrooms will provide space for a total of 895 students and teachers without specialized rooms for music, Foundation teacher, or computer labs.

The District is requesting approval to site up to four (4) portable two (2) classroom buildings, with only two placed initially and the additional two units added as enrollment growth demands. We are further requesting that this approval be valid for a period of four years from the date of final written decision. Due to the fluctuating nature of school enrollment and the resultant need for the district to be flexible, the District is also requesting to site any combination of the maximum allowed 4 portable classroom buildings in the four year period i.e. one portable, two, three or all four units. It is the District's understanding that when all necessary permits for at least one of the portable classroom building has been issued by the building department, the conditional use is "operating"

pursuant to LOC 50.69.025(2) and the conditional use approval for the other portable classrooms will remain effective.

Sincerely,



Robert Dreier
Director of Building Infrastructures

Enclosed:

- Exhibit AD2-1 Phase 3: Strategic Planning Recommendations for 2011-12
- Exhibit AD2-2 Board Meeting Summary April 25, 2011
- Exhibit AD2-3 LOSD News: School Board Decision on Scenario B Adjustments April 30, 2012
- Exhibit AD2-4 River Grove Classroom Allocation
- Exhibit AD2-5 School Enrollment History
- Exhibit AD2-6 River Grove 1967 Site Plan – Sheet 1
- Exhibit AD2-7 River Grove 1967 Administrative and Support floor plan – Sheet 2
- Exhibit AD2-8 River Grove 1967 B Pod floor plan – Sheet 11
- Exhibit AD2-9 River Grove 1967 C Pod floor plan – Sheet 12
- Exhibit AD2-10 River Grove 1990 Site plan – Sheet R1
- Exhibit AD2-11 River Grove 1990 floor plan – Sheet R2

