

# Edwards Elementary School Modification

## Land Use Application

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Site Location: 714 E 8<sup>th</sup> Street, Newberg OR 97132

Tax Lot: R3219DA 04200

Site Size: 14.28 acres

Zoning: R-2 Medium Density Residential



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## I. Description of Proposal

### Existing Conditions

Edwards Elementary School is located at 714 E 8<sup>th</sup> Street in Newberg, Oregon. The site is located within the R-2 (Medium Density Residential) Zone, in which primary and secondary schools are permitted outright. Existing buildings consist of Edwards Elementary, a cafeteria, and a portable. A playground and covered play area are on site. Parking areas exist along the frontage and to the south of the Edwards Elementary building. The school serves grade levels K-5 with a current enrollment of 538 students. The school is staffed by 32 teachers and 10 educational assistants.



## Project Site Map



## Proposal

The applicant, Newberg School District, is proposing the demolition, construction, and renovation of several structures. The cafeteria and two covered play structures will be demolished. The proposed North Wing, approximately 19,000 sq. ft., will be constructed on the former cafeteria site. The North Wing will house a welcome center, cafeteria, and classrooms. The proposed South Wing, approximately 11,000 sq. ft., will consist of classrooms and student support spaces. An 1,800 sq. ft. portable classroom is proposed to be relocated. The temporary portable will accommodate two classes of students during construction, after which it will be removed from the site. A covered play area will also be constructed.

Interior renovations proposed include the conversion of the existing gymnasium into an open, flexible use "Maker Space." Site improvements include a new parking area with access from E 6<sup>th</sup> street and a revised bus drop-off area at the front entry. The proposed north parking area will provide an additional drop-off area and service loading berth for the school's kitchen.

Twenty-four new parking stalls are proposed on the site to accommodate additional classrooms. An existing water main is to be relocated and stormwater facilities and water connections are to be added. Additional utilities will be extended from existing on-site services. Site vegetation includes several mature trees more than 36" in diameter, which will be preserved. Smaller mature trees may be removed to accommodate construction.

## II. Response to Applicable Newberg Development Code Standards and Approval Criteria

### Chapter 15 – Development Code

#### 15.100 Land Use Processes and Procedures

**Response:** Edwards Elementary is in the R-2 (Medium Density Residential) Zoning District. According to the Zoning Use table in Section 15.305.020, the R-2 zone permits primary and secondary schools outright. The proposed improvements will be on the existing Edward Elementary campus. The development will be processed under a Type II review procedure.

#### 15.210 Code Adjustments

##### **15.210.020 Type I Adjustments and Approval Criteria**

*The director may authorize adjustments from the following requirements through a Type I procedure subject to the following:*

*A. Yard Setback Dimensions, Lot Area, Percentage of Lot Coverage, Lot Dimensions*

*1. The director may approve adjustments to:*

- a. Setbacks/Street Trees. Maximum adjustment of 25 percent of the dimensional standards for front yard setback requirements and the spacing of street trees.*

**Response:** The applicant is requesting an adjustment to the yard setback of a relocated temporary portable classroom. The approximately 1,800 sq. ft. portable will be used to support two classes of students for the duration of construction only. Afterwards it will either be demolished or removed. The minimum setback adjustment according to 15.210.020 (A)(1)(a) is 6'-3" resulting in a minimum setback requirement of 18'-9". The proposed setback of the portable is 19', meeting this requirement. Please see Sheet A08, Temporary Portable, for greater detail.

*2. Approval Criteria. Approval of an adjustment shall be based on written findings. The director shall find that approval will result in:*

- a. More efficient use of the site.*  
*b. Preservation of natural features, where appropriate.*  
*c. Adequate provisions of light, air and privacy to adjoining properties.*  
*d. Adequate emergency access.*  
*e. The adjustment is consistent with the setbacks, lot area, and/or coverage of buildings or structures previously existing in the immediate vicinity.*

**Response:** Relocation of the temporary portable promotes the efficient use of the site through the reuse of a structure planned to be demolished. Additionally, the portable will maximize the usable space of the site while construction is ongoing. The one-story portable will not detract from the light, air, or privacy of nearby residential properties. Adjacent to E 8<sup>th</sup> Street and an existing parking lot, the portable will have ample emergency access. Please see Sheet A08, Temporary Portable, for greater detail.

*B. Interior Yard Setback Requirements in Residential Zones.*



1. *Except for lots designated as “zero lot line lots,” the director may approve an adjustment in the interior yard requirements so that a distance not less than three feet is maintained.*

**Response:** The proposed interior yard setback of the temporary portable will be 3’, meeting the approval criterion of an adjustment. Please see Sheet A08, Temporary Portable, for greater detail.

2. *Approval Criteria. Approval of an adjustment to the interior yard setback shall be based upon the following:*
  - a. *A site plan is approved by the director prior to issuance of a building permit. IN approving a site plan, the director may attach any conditions necessary to fulfill the purpose of this code.*
  - b. *Adequate light, air and open space is provided on the lot.*
  - c. *The building is limited to one story.*
  - d. *The building is compatible with physical conditions and adjacent property.*
  - e. *The adjustment is consistent with the setbacks, lot area, and/or coverage of buildings or structures previously existing in the immediate vicinity.*

**Response:** The one-story portable allows for adequate light, air, and open space on site. The portable is currently in use on site and is compatible with the existing school and nearby properties. The adjustment, while temporary, is not inconsistent with setbacks, lot area, and/or coverage of existing buildings in the immediate vicinity. Please see Sheet A08, Temporary Portable, for greater detail.

## 15.220 Site Design Review

### **15.220.020 Site Design Review Applicability**

- A. *Applicability of Requirements. Site design review shall be required prior to issuance of building permits or commencement of work for all improvements noted below. Site design review permits shall be processed as either Type I or Type II, as noted below.*
  2. *Type II.*
    - a. *Any new development or remodel which is not specifically identified within subsections (A)(1) of this section.*

**Response:** This project is subject to a Type II review procedure.

### **15.220.030 Site Design Review Requirements**

- B. *Type II. The following information is required to be submitted with all Type II applications for site design review:*
  1. *Site Development Plan. A site development plan shall be to scale and shall indicate the following as appropriate to the nature of the use:*
    - a. *Access to site from adjacent right-of-way, streets and arterials;*
    - b. *Parking and circulation areas;*
    - c. *Location and design of buildings and signs;*
    - d. *Orientation of windows and doors;*
    - e. *Entrances and exits;*
    - f. *Private and shared outdoor recreation spaces;*





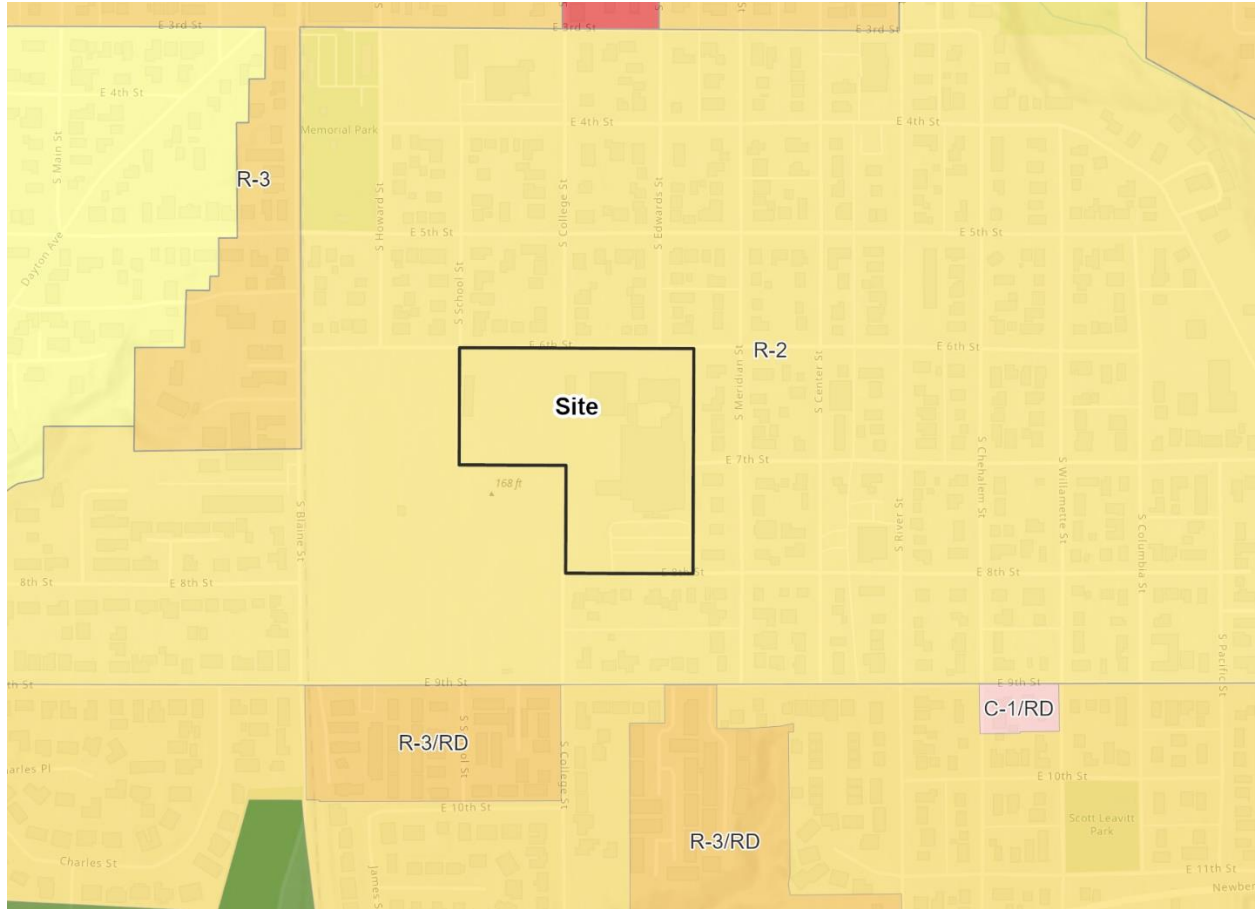
- g. Pedestrian circulation;*
- h. Outdoor play areas;*
- i. Service areas for uses such as mail deliver, trash disposal, above-ground utilities, loading and delivery;*
- j. Areas to be landscaped;*
- k. Exterior lighting;*
- l. Special provisions for handicapped persons;*
- m. Other site elements and spaces which will assist in the evaluation of site development;*
- n. Proposed grading, slopes, and proposed drainage;*
- o. Location and access to utilities including hydrant locations; and*
- p. Streets, driveways, and sidewalks.*

**Response:** All applicable and required plans are submitted with this narrative. This includes, but is not limited to, architectural, civil, and landscaping plans. Plan sets will be referenced in this narrative as they apply to standards and approval criteria. See the attached plan set for details.

- 2. *Site Analysis Diagram. A site analysis diagram shall be to scale and shall indicate the following characteristics on the site and within 100 feet of the site:*
  - a. Relationship of adjacent lands;*
  - b. Location of species of trees greater than four inches in diameter at four feet above ground level;*
  - c. Existing and proposed topography;*
  - d. Natural drainage and proposed drainage and grading;*
  - e. Natural features and structures having visual or other significant relationship with the site.*

**Response:** All applicable and required diagrams are included with this narrative. Please see the attached plan set for details. The project site is in the R-2 zone. An R-3 zone is nearby, to the northwest and south, further than 100 feet from the project site. An area zoning map is included below.





3. *Architectural Drawings. Architectural drawings shall be prepared which identify floor plans and elevations.*

**Response:** Architectural drawings included with this narrative illustrate floor plans for existing and proposed buildings, as well as elevation and building materials. Please see Sheets A02-A07 for details.

4. *Landscape Plan. The landscape plan shall indicate:*
  - a. *The size, species and approximate locations of plant materials to be retained or placed on the site together with a statement which indicates the mature size and canopy shape of all planter materials;*
  - b. *Proposed site contouring; and*
  - c. *A calculation of the percentage of the site to be landscaped.*

**Response:** Landscape plans are included with this narrative and can be found on sheets L0.00-L4.02-A. The plans include landscaping details, tree protection and removal, and grading.

5. *Special Needs for Handicapped. Where appropriate, the design review plan shall indicate compliance with handicapped accessibility requirements including, but not limited to, the location of handicapped parking spaces, the location of accessible routes from the entrance to the public way, and ramps for wheelchairs.*



**Response:** Any modifications to the existing site will meet the Americans with Disabilities Act (ADA) standards. Proposed modifications include new ADA ramps and sidewalk improvements, as seen on Sheet ST-00.

6. *Existing Features and Natural Landscape. The plan shall indicate existing landscaping and existing grades. Existing trees or other features intended to be preserved or removed shall be indicated on the plans.*

**Response:** Landscaping and planting plans includes existing natural features, landscaping, and trees to be preserved or removed. An effort will be made to protect all trees suitable for retention. This includes Sycamore Maples, ranging from 52”-49” in diameter, along E 6<sup>th</sup> Street. Smaller mature trees will be removed due to their health or to accommodate construction. Several diseased European White Birch trees will be removed along E 6<sup>th</sup> Street. Please see Sheet L0.01-L0.02 for greater detail.

7. *Drives, Parking and Circulation. Proposed vehicular and pedestrian circulation, parking spaces, parking aisles, and the location and number of access points shall be indicated on the plans. Dimensions shall be provided on the plans for parking aisles, back-up areas, and other items as appropriate.*

**Response:** Overall Site Plan C3.00 A and B include the required drive, parking, and circulation modifications. The project proposes a parking lot on site, with access from E 6<sup>th</sup> Street. All modifications to circulation and parking occur entirely on site.

8. *Drainage. The direction and location of on- and off-site drainage shall be indicated on the plans. This shall include, but not be limited to, site drainage, parking lot drainage, size and location of storm drain lines, and any retention or detention facilities necessary for the project.*

**Response:** The Stormwater Management Report and Overall Utility Plan C5.00 contain the proposed drainage plan. Site modifications will connect to existing lines running east-west on E 7<sup>th</sup> Street. The north-south alignment will be relocated, and stormwater facilities and water connections are to be added. Stormwater will be collected and discharged to the new public storm main extension in E 8<sup>th</sup> Street. The storm main in E 6<sup>th</sup> Street will be extended for the collection of runoff. 1.40 acres of impervious area will be treated and flow-controlled equating to managing more than the required 1.17 acre minimum.

9. *Buffering and Screening. Buffering and screening areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking and similar accessory areas and structures shall be shown on the plans.*

**Response:** The existing trash enclosure, shown on sheet A04, is screened by a CMU enclosure with secured gates, measuring 7’4” tall. Mechanical equipment is proposed to be located on the roof of the North Addition and South Addition. Mechanical equipment will be screened with metal wall panels and is shown on sheets A05-A06. Buffering and screening is via landscaping is included in Planting Plan L4.01 and L4.02.



*10. Signs and Graphics. The location, colors, materials, and lighting of all exterior signs, graphics or other informational or directional features shall be shown on the plans.*

**Response:** There are no new signs proposed for this project. Any future signage will be applied for under separate cover.

*11. Exterior Lighting. Exterior lighting within the design review plan shall be indicated on the plans. The direction of the lighting, size and type of fixtures, and an indication of the amount of lighting shall be shown on the plans.*

**Response:** A detailed lighting plan can be found on sheets E0.01L and E0.10L-E0.13L. Lighting is appropriately shielded when required and meets photometric standards.

*12. Trash and Refuse Storage. All trash or refuse storage areas, along with appropriate screening, shall be indicated on the plans. Refuse storage areas must be constructed of brick, concrete block, or other similar products as approved by the director.*

**Response:** As indicated on Sheet A02 and A04, the existing trash and refuse storage is currently screened and will remain compliant with applicable standards. The enclosure is constructed of a CMU enclosure with secured gates, measuring 7'4" tall.

*13. Roadways and Utilities. The proposed plans shall indicate any public improvements that will be constructed as part of the project, including, but not limited to, roadway and utility improvements.*

**Response:** All proposed public improvements can be found in detail on Sheet ST-00. Improvements include the construction of curb and sidewalk, ADA compliant ramps and crossings, domestic water and fire protection connections, and frontage improvements.

*14. Traffic Study. A traffic study shall be submitted for any project that generates in excess of 40 trips per p.m. peak hour. This requirement may be waived by the director when determination is made that a previous traffic study adequately addresses the proposal and/or when off-site and frontage improvements have already been completed which adequately mitigate any traffic impacts and/or the proposed use is not in a location which is adjacent to an intersection which is functioning at a poor level of service. A traffic study may be required by the director for projects below 40 trips per p.m. peak hour where the use is located immediately adjacent to an intersection functioning at a poor level of service. The traffic study shall be conducted according to the City of Newberg design standards. [Ord. 2619, 5-16-05; Ord. 2451, 12-2-96. Code 2001 § 151.192.]*

**Response:** A transportation evaluation conducted by Lacy Brown, P.E. and Jenna Bogart, P.E. of DKS associates found that a full traffic impact study is not required per City code. The proposed modifications to Edwards Elementary will accommodate the school's current student population, which will remain the same or decrease slightly after site changes are implemented. The early childhood suite on site will be increasing from one classroom to two classrooms. According to the transportation evaluation, this will result in an additional 14 p.m. peak hour trips. Therefore, no traffic impact study is required.



### 15.220.050 Criteria for Design Review

*B. Type II. The following criteria are required to be met in order to approve a Type II design review request:*

- 1. Design Compatibility. The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.*

**Response:** The proposed improvements and expansion are compatible with the existing elementary school's architectural and design elements. Similar building materials and colors are proposed, and any landscaping introduced will be compatible with existing landscape conditions and plant species. Please see sheet A03 and A07 for detailed architectural and material plans and Sheet L4.01-L4.02 for landscaping and planting plans.

- 2. Parking and On-Site Circulation. Parking areas shall meet the requirements of NMC 15.440.010. Parking studies may be required to determine if adequate parking and circulation are provided for uses not specifically identified in NMC 15.440.010. Provisions shall be made to provide efficient and adequate on-site circulation without using the public streets as part of the parking lot circulation pattern. Parking areas shall be designed so that vehicles can efficiently enter and exit the public streets with a minimum impact on the functioning of the public street.*

**Response:** All modifications have been designed to maintain efficiency with minimal impact on the functioning of public streets. The proposed parking lot on the north of the site will line up with S College Street, promoting adequate on-site circulation. See Section 15.440.010 for greater detail.

- 3. Setbacks and General Requirements. The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions and public access; and NMC 15.405.010 through 15.405.040 and 15.410.010 through 15.410.070 dealing with setbacks, coverage, vision clearance, and yard requirements.*

**Response:** All height restriction, public access, and general lot standard requirements of the R-2 Zone have been considered and met with this project. Additional details can be found in the relevant standard and approval criteria sections of this narrative.

- 4. Landscaping Requirements. The proposal shall comply with NMC 15.420.010 dealing with landscape requirements and landscape screening.*

**Response:** All landscaping requirements, including the standards outlined in Section 15.420 of the Newberg Municipal Code, are met in this plan. Please see the attached landscaping plan L 4.01 and L 4.02 for details.

- 5. Signs. Signs shall comply with NMC 15.435.010 et seq. dealing with signs.*

**Response:** No new signs are proposed in this application. Any future signs will be applied for using the appropriate standards and regulations.



6. *Manufactured Dwelling, Mobile Home and RV Parks. Manufactured dwelling and mobile home parks shall also comply with the standards listed in NMC 15.445.075 through 15.445.100 in addition to the other clear and objective criteria listed in this section. RV parks also shall comply with NMC 15.445.170 in addition to the other criteria listed in this section.*

**Response:** The above criteria does not apply to this project as manufactured dwellings, mobile homes, and RV parks are not proposed.

7. *Zoning District Compliance. The proposed use shall be listed as a permitted or conditionally permitted use in the zoning district in which it is located as found in NMC 15.305.010 through 15.336.020. Through this site review process, the director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.*

**Response:** The proposed modifications to Edwards Elementary School adhere to the standards and approval criteria of the R-2 Zone, in which primary and secondary schools are permitted outright. Please see Section 15.305, the Zoning Use Table.

8. *Subdistrict Compliance. Properties locate within subdistricts shall comply with the provisions of those subdistricts located in NMC 15.340.010 through 15.348.060*

**Response:** The project site is not located within a subdistrict.

9. *Alternative Circulation, Roadway Frontage Improvements and Utility Improvements. Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.*

**Response:** This project proposes a new vehicular access point on E 6<sup>th</sup> Street. The associated improvements include new ADA ramps and crossings as well as new sidewalk and frontage improvements. Any sidewalk damaged during construction will be replaced to ADA standards. Existing access points on E 8<sup>th</sup> Street will remain.

10. *Traffic Study Improvements. If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director. [Ord. 2889 § 2 (Exh. B § 6), 12-6-21; Ord. 2763 § 1 (Exh. A § 7), 9-16-13; Ord. 2747 § 1 (Exh. A § 5), 9-6-11; Ord. 2451, 12-2-96. Code 2001 § 151.194.]*

**Response:** No traffic study is required. See Section 15.220.030 (14).



## 15.302 Districts and their Amendment

### 15.302.032 Purposes of Each Zoning District

*B. R-2 Medium Density Residential District.*

1. *The purpose of this land use designation is to provide a wide range of dwelling types and styles at an average overall density of nine units per gross buildable acre, and/or middle housing densities consistent with applicable minimum lot sizes, in the district.*
2. *Typical housing types will include single-family dwellings on small lots, duplex dwellings, triplex dwellings, quadplex dwellings, townhouse dwellings, cottage cluster projects, multifamily dwellings, and manufactured dwelling parks. The district also is intended to allow low intensity institutional uses that operate consistent with peaceful enjoyment of residential neighborhoods. The R-2 district is intended to be consistent with the medium density residential (MDR) designation of the comprehensive plan.*

**Response:** Edwards Elementary School is a pre-existing approved use under the R-2 zoning designation. Neither density nor housing types associated with the applicable purpose statement are proposed.

## 15.305 Zoning Use Table

### 15.305.020 Zoning Use Table – Use Districts

Use	R-2
Schools	
School, primary or secondary	P

Key: P = Permitted use

**Response:** As Table 15.305.020 indicates, primary and secondary schools are permitted outright in the R-2 zone.

### 15.305.030 Zoning Use Table – Use Subdistricts

**Response:** The site is not located within a subdistrict.

## 15.405 Lot Requirements

### 15.405.010 Minimum and Maximum Lot Area

Zone	Min. lot area for single family	Min. lot area for duplex dwelling	Min. lot area for triplex dwelling	Min. lot area for quadplex dwelling	Min. lot area for townhouse	Min. lot area for cottage cluster	Min. lot area per dwelling unit for multifamily
R-2	3,000 SF	3,000 SF	5,000 SF	7,000 SF	1,500 SF	7,000 SF	3,000 SF

**Response:** There are no existing or proposed dwelling units on the site. The above standards do not apply to this project.



### **15.405.040 Lot Coverage and Parking Coverage Requirements**

- A. *Purpose. The lot coverage and parking coverage requirements below are intended to:*
  - 1. *Limit the amount of impervious surface and storm drain runoff on residential lots.*
  - 2. *Provide open space and recreational space on the same lot for occupants of that lot.*
  - 3. *Limit the bulk of residential development to that appropriate in the applicable zone.*
- B. *Residential uses in residential zones shall meet the following [...]*
- C. *All other districts and uses not listed in subsection (B) of this section shall not be limited as to lot coverage and parking coverage except as otherwise required by this code. [Ord. 2889 § 2 (Exh. B § 28), 12-6-21; Ord. 2880 § 2 (Exh. B § 39), 6-7-21; Ord. 2832 § 1 (Exh. A), 7-2-18; Ord. 2746 § 1 (Exh. A § 1), 8-15-11; Ord. 2730 § 1 (Exh. A (3)), 10-18-10; Ord. 2647, 6-5-06; Ord. 2451, 12-2-96. Code 2001 § 151.568.]*

**Response:** According to Section 15.405.040 (C), above, lot and parking coverage requirements are not limited for uses not listed in subsection (B). Therefore, primary and secondary schools are not subject to lot and parking coverage limits.

### **15.410 Yard Setback Requirements**

#### **15.410.020 Front Yard Setback**

- A. *Residential (see Appendix A, Figure 10)*
  - 1. *AR, R-1 and R-2 districts shall have a front yard of not less than 15 feet. Said yard shall be landscaped and maintained.*

**Response:** Please see Section 15.410.040 for setback requirements for schools. Adjustments are requested for the setbacks of a temporary portable, please see Section 15.210.020 for details.

#### **15.410.030 Interior Yard Setback**

- A. *Residential.*
  - 1. *All lots or development sites in the AR, R-1, R-2 and R-3 districts shall have interior yards of not less than five feet, except that where a utility easement is recorded adjacent to a side lot line, there shall be a side yard no less than the width of the easement.*
  - 2. *All lots or development sites in the RP district shall have interior yards of not less than eight feet.*
  - 3. *All lots with townhouse dwellings shall have no minimum interior yard setback where units are attached.*

**Response:** Please see Section 15.410.040 for setback requirements for schools. Adjustments are requested for the setbacks of a temporary portable, please see Section 15.210.020 for details.

#### **15.410.040 Setback and Yard Restrictions as to Schools, Churches, Public Buildings**

- A. *Building Setback. No building shall be erected, used or maintained for a school, church or public or semi-public building or use, institution or similar use under the regulations of this code unless such building is removed at least 25 feet from every boundary line of any property included in any residential district.*





**Response:** Edwards Elementary has an existing frontage on E 7<sup>th</sup> Street, with no changes proposed. The proposed North Addition building has a setback exceeding 30'. Please reference sheet C3.00A. A future phase proposed for this project with a 25' setback can be found on sheet C3.00B. The proposed South Addition building has a setback exceeding 50'. Please reference sheet C3.00A. An adjustment is requested for the setback of a relocated temporary portable, please see Section 15.210.020 and sheet A08.

- B. Required Yard. No required front or interior yard of the lot on which such building or use is located shall be used for play or parking purposes. [Ord. 2451, 12-2-96. Code 2001 § 151.553.]*

**Response:** The proposed parking lot is not within the required interior yard, nor is the covered play area. An existing pre-approved parking lot abutting E 8<sup>th</sup> Street will remain. Please see the Overall Site Plan, C3.00A and C.300B for details.

#### **14.410.050 Special Setback Requirements to Planned Rights-of-Way**

**Response:** The proposed North Addition building abuts E 6<sup>th</sup> Street, which is classified as a Local Residential Road. According to Newberg's Transportation System Plan, no modifications to E 6<sup>th</sup> Street are proposed. An existing parking lot on the site abuts E 8<sup>th</sup> Street, a Local Residential Road. No modifications to E 8<sup>th</sup> Street are proposed.

#### **15.410.060 Vision Clearance Setback**

*The following vision clearance standards shall apply in all zones (see Appendix A, Figure 9).*

- A. At the intersection of two streets, including private streets, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 50 feet in length.*
- B. At the intersection of a private drive and a street, a triangle formed by the intersection of the curb lines, each leg of the vision clearance triangle shall be a minimum of 25 feet in length.*
- C. Vision clearance triangles shall be kept free of all visual obstructions from two and one-half feet to nine feet above the curb line. Where curbs are absent, the edge of the asphalt or future curb location shall be used as a guide, whichever provides the greatest amount of vision clearance.*
- D. There is no vision clearance requirement within the commercial zoning district(s) located within the riverfront (RF) overlay subdistrict. [Ord. 2564, 4-15-02; Ord. 2507, 3-1-99; Ord. 2451, 12-2-96. Code 2001 § 151.555.]*

**Response:** The requirements of 15.410.060 (B) apply to this project. A vision clearance triangle of 25 feet, free from visual obstructions, is proposed at the intersection of E 6<sup>th</sup> Street and College Street. Please see Sheet C3.00A and C3.00B.

#### **15.410.070 Yard Exceptions and Permitted Intrusions into Required Yard Setbacks**

- D. Fences and Walls.*
  - 1. In the residential district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows:*
    - a. Not to exceed six feet in height. Located or maintained within the required interior yards. For purposes of fencing only, lots that are corner lots or through lots may select one of the street frontages as a front yard and all other yards shall be considered as interior yards, allowing the placement of a six-foot fence*



- on the property line. In no case may a fence extend into the clear vision zone as defined in NMC 15.410.060.*
- b. Not to exceed four feet in height. Located or maintained within all other front yards.*
2. *In any commercial, industrial, or mixed employment district, a fence or wall shall be permitted to be placed at the property line or within a yard setback as follows”*
- a. Not to exceed eight feet in height. Located or maintained in any interior yard except where the requirements of vision clearance apply. For purposes of fencing only, lots that are corner lots or through lots may select one of the street frontages as a front yard and all other yards shall be considered as interior yards, allowing the placement of an eight-foot fence on the property line.*
- b. Not to exceed four feet in height. Located or maintained within all other front yards.*
3. *If chain line (wire-woven) fences are used, they are manufactured of corrosion-proof materials of at least 11-1/2 gauge.*
4. *The requirements of vision clearance shall apply to the placement of fences.*

**Response:** An existing chain link fence installed on the south side of the lot, adjacent to E 8<sup>th</sup> Street, is proposed to remain. A 6’ ornamental fence is proposed along the perimeter of the play area extending to the North Addition building and on the interior of the campus, as shown on sheets L1.01 and L1.02.

## 15.415 Building and Site Design Standards

### **15.415.020 Building Height Limitation**

- A. *Institutional. The maximum height of any building or structure will be 75 feet except as follows.*
- 1. Within 50 feet of an interior property line abutting a C-1, R-1, R-2, or R-P district, no main building may exceed 30 feet.*
  - 2. Within 50 feet of an interior property line abutting an R-3 district, no main building may exceed 45 feet.*
  - 3. Within 100 feet of a property line abutting a public street or railroad right-of-way, or within 100 feet of property lines abutting parcels with an R-1, R-2, R-3, R-P, C-1, C-2, C-3, M-1, M-2, or M-3 zoning designation, no main building may exceed 50 feet in height.*
  - 4. To utilize the maximum permitted height standard, at least 80 percent of the building’s ground coverage must be beyond the setback area designated in subsection (D)(3) of this section. The maximum encroachment may not exceed 25 feet.*

**Response:** This project complies with required height limitations. The South Addition building has a proposed height of 16’ with a metal clad roof screen extending 9’ for a total height of 25’. The North Addition building is within 100 feet of a property line abutting E 6<sup>th</sup> Street. This building has a proposed height of 29’-9”, with a future phase of the building reaching approximately 33’, not exceeding the maximum height of 50’. See sheets A04-A07 for details.



## 15.420 Landscaping and Outdoor Areas

### **15.420.010 Required Minimum Standards**

- B. *Required Landscaped Area. The following landscape requirements are established for all developments except single-family detached dwellings, duplex dwellings, triplex dwellings, quadplex dwellings, townhouse dwellings and cottage cluster projects:*
1. *A minimum of 15 percent of the lot area shall be landscaped; provided, however, that computation of this minimum may include areas landscaped under subsection (B)(3) of this section [...]*
  2. *All areas subject to the final design review plan and not otherwise improved shall be landscaped.*

**Response:** The proposed landscaped area will be 30% of the lot area, totaling 48,537 sq. ft. This exceeds the minimum standard of 15%. See sheet L4.00 for details.

3. *The following landscape requirements shall apply to the parking and loading areas:*
  - a. *A parking or loading area providing 10 or more spaces shall be improved with defined landscaped areas totaling no less than 25 square feet per parking space.*

**Response:** This project complies with the standard stated above. The proposed north parking area provides 24 spaces. The spaces require a total landscaped area of 600 sq. ft. Over 2,000 square feet of landscaped area is proposed as shown in Sheet L4.02, exceeding the requirement. The existing parking lot abutting E 8<sup>th</sup> Street contains 47 spaces. The required amount of landscaping totals 1,175 square feet. There is a proposed 2,031 square feet of landscaping, exceeding the requirement.

- b. *A parking, loading area, or drive aisle which runs adjacent to a property line shall be separate from any lot line adjacent to a street by a landscaped strip at least 10 feet in interior width or the width of the required yard, whichever is greater, and any other lot line by a landscaped strip of at least five feet in interior width. See subsections (B)(3)(c) and (d) of this section for material to plant within landscape strips.*

**Response:** The existing parking lot running adjacent to E 8<sup>th</sup> Street is buffered by a landscaped strip exceeding 10'. The proposed parking lot on the north side of the property runs adjacent to a property line and is separated from any lot line adjacent to a street by a landscaped area exceeding 25' as shown on sheet L1.02.

- c. *A landscaped strip separating a parking area, loading area, or drive aisle from a street shall contain street trees spaced as appropriate to the species, not to exceed 50 feet apart on average, and a combination of shrubs and ground cover, or lawn. This landscaping shall provide partial screening of these areas from the street.*

**Response:** The existing landscaped strip separating the parking area from E 8<sup>th</sup> Street meets the stated requirement, as seen in Overall Site Plan C3.00A and C3.00B. The existing tree spacing complies with the standard stated above, averaging 35' apart.



- d. *A landscaped strip separating a parking area, loading area, or drive aisle from an interior lot line shall contain any combination of trees, shrubs, ground cover, or lawn. Plant material shall be selected from at least two different plant material groups (example: trees and shrubs, or lawn and shrubs, or lawn and trees and shrubs).*
- e. *Landscaping in a parking or loading area shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area.*
- f. *Landscaping areas in a parking lot, service drive or loading area shall have an interior width of not less than five feet.*

**Response:** Both the existing parking area abutting E 8<sup>th</sup> Street and the proposed parking area south of E 6<sup>th</sup> Street meet the requirements stated above. Katsura and Shademaster Honey Locust trees are proposed for the north and south parking areas, complimenting the existing trees. Ground cover, lawn, and shrubs are also proposed. Details on landscaping and materials can be found on sheets L0.00-L1.02-A.

- g. *All multifamily, institutional, commercial, or industrial parking areas, service drives, or loading zones which abut a residential district shall be enclosed with a 75 percent opaque, site-obscuring fence, wall or evergreen hedge along and immediately adjacent to any interior property line which abuts the residential district. Landscape plantings must be large enough to provide the required minimum screening requirement within 12 months after initial installation. Adequate provisions shall be maintained to protect walls, fences or plant materials from being damaged by vehicles using said parking areas.*

**Response:** The above requirement does not apply to this project as the site is within, not abutting, a residential district. Additionally, the proposed north parking area is removed from the property line and buffered by groundcover.

- h. *An island of landscaped area shall be located to separate blocks of parking spaces. At a minimum, one deciduous shade tree per seven parking spaces shall be planted to create a partial tree canopy over and around the parking area. No more than seven parking spaces may be grouped together without an island separation unless otherwise approved by the director based on the following alternative standards:*
  - I. *Provision of a continuous landscaped strip, with a five-foot minimum width, which runs perpendicular to the row of parking spaces.*
  - II. *Provision of tree planting landscape islands, each of which is at least 16 square feet in size, and spaced no more than 50 feet apart on average, within areas proposed for back-to-back parking.*

**Response:** No more than seven parking spaces are grouped together without an island separation as illustrated in Sheet L4.02. Three Shademaster Honey Locust trees are proposed to be planted for 24 parking spaces in addition to three existing trees adjacent to the lot. The proposed parking area meets the requirements stated above. Please see sheet L0.00 for greater detail.



4. *Trees, Shrubs, and Ground Covers. The species of street trees required under this section shall conform to those authorized by the city council through resolution. The director shall have the responsibility for preparing and updating the street tree species list which shall be adopted in resolution form by the city council.*
  - a. *Arterial and minor arterial street trees shall have spacing of approximately 50 feet on center. These trees shall have a minimum two-inch caliper tree trunk or stalk at a measurement of two feet up from the base and shall be balled and burlapped or boxed.*
  - b. *Collector and local street trees shall be spaced approximately 35 to 40 feet on center. These trees shall have a minimum of one and one-half or one and three-fourths inch tree trunk or stalk and shall be balled and burlapped or boxed.*
  - c. *Accent Trees. Accent trees are trees such as flowering cherry, flowering plum, crab-apple, Hawthorne and the like. These trees shall have a minimum one and one-half inch caliper tree trunk or stalk and shall be at least eight to 10 feet in height. These trees may be planted bare root or balled and burlapped. The spacing of these trees should be approximately 25 to 30 feet on center.*
  - d. *All broad-leaved evergreen shrubs and deciduous shrubs shall have a minimum height of 12 to 25 inches and shall be balled and burlapped or come from a two-gallon can. Gallon-can sized shrubs will not be allowed except in ground covers. Larger sizes of shrubs may be required in special areas and locations as specified by the design review board. Spacing of these shrubs shall be typical for the variety, three to eight feet, and shall be identified on the landscape planting plan.*
  - e. *Ground Cover Plant Material. Ground cover plant material such as greening juniper, cotoneaster, minor Bowles, English ivy, hypericum and the like shall be one of the following sizes in specified spacing for that size:*

<i>Gallon cans</i>	<i>3 feet on center</i>
<i>4" containers</i>	<i>2 feet on center</i>
<i>2-1/4"</i>	<i>18" on center</i>
<i>Rooted cuttings</i>	<i>12" on center</i>

**Response:** Trees proposed along E 6<sup>th</sup> Street, a Local Residential Street, are spaced approximately 30' apart and have a 2" caliper trunk. The species, Katsura Tree, is on the City of Newberg's Preferred Tree List. Katsura Trees in a similar formation are proposed for the southside of the existing Edwards Elementary building, adjacent to the parking lot. Existing trees along E 8<sup>th</sup> Street will remain. Heritage River Birch, Katsura Tree, Forest Pansy Eastern Redbud, and Shademaster Honey Locust trees are proposed throughout the property as accent trees. Please see sheet L.4.00-L4.02 for detailed tree and ground cover information.

5. *Automatic, underground irrigation systems shall be provided for all areas required to be planted by this section. The director shall retain the flexibility to allow a combination or irrigated and nonirrigated areas. Landscaping material used within nonirrigated areas must consist of drought-resistant varieties. Provision must be made for alternative irrigation during the first year after initial installation to provide sufficient moisture for plant establishment.*



6. *Required landscaping shall be continuously maintained.*
7. *Maximum height of tree species shall be considered when planting under overhead utility lines.*

**Response:** No new trees are proposed beneath overhead utility lines. All new and modified connections will be placed underground. Please see sheet C5.00, the Overall Utility Plan, for details.

8. *Landscaping requirements and standards for parking and loading areas (subsection (B)(3) of this section) will apply to development proposals unless the institution has addressed the requirements and standards by an approved site development master plan. With an approved site development master plan, the landscape requirements will be reviewed through an administrative Type I review process.*

**Response:** This project complies with the requirements and standards for landscaping within parking and loading areas. Please see sheet L4.01-L4.02.

- C. *Installation of Landscaping. All landscaping required by these provisions shall be installed prior to the issuance of occupancy permits, unless security equal to 110 percent of the cost of the landscaping as determined by the director is filed with the city, insuring such installation within six months of occupancy. A security – cash, certified check, time certificates of deposit, assignment of a savings account, bond or such other assurance of completion as shall meet with the approval of the city attorney – shall satisfy the security requirements. If the installation of the landscaping is not completed within the six-month period, or within an extension of time authorized by the director, the security may be used by the city to complete the installation. Upon completion of the installation, any portion of the remaining security deposited with the city shall be returned to the applicant. [Ord. 2889 § 2 (Exh. B § 34), 12-6-21; Ord. 2880 § 2 (Exh. B §§ 42, 43), 6-7-21; Ord. 2720 § 1(16, 17), 11-2-09; Ord. 2647, 6-5-06; Ord. 2564, 4-15-02; Ord. 2561, 4-1-02; Ord. 2513, 8-2-99; Ord. 2451, 12-2-96. Code 2001 § 151.580.]*

**Response:** All approved landscaping proposed with this application is planned to be installed prior to the issuance of occupancy permits. If this requirement cannot be met, the district will provide a security bond as required.

## 15.425 Exterior Lighting

### **15.425.020 Applicability and Exemptions**

- A. *Applicability. Outdoor lighting shall be required for safety and personal security in areas of assembly, parking, and traverse, as part of multifamily residential, commercial, industrial, public, recreational and institutional uses. The applicant for any Type I or Type II development permit shall submit, as part of the site plan, evidence that the proposed outdoor lighting plan will comply with this section. This information shall contain but not be limited to the following:*
  1. *The location, height, make, model, lamp type, wattage, and proposed cutoff angle of each outdoor lighting fixture.*





2. *Additional information the director may determine is necessary, including but not limited to illuminance level profiles, hours of business operation, and percentage of site dedicated to parking and access.*
3. *If any portion of the site is used after dark for outdoor parking, assembly or traverse, and illumination plan for these areas is required. The plan must address safety and personal security.*

**Response:** A detailed lighting and electrical plan addressing lighting standards and approval criteria can be found in the plan set as sheets E0.01L and E0.10L-E0.13L.

### **15.425.040 Requirements**

#### *A. General Requirements – All Zoning Districts.*

1. *Low-level light fixtures include exterior lights which are installed between ground level and six feet tall. Low-level light fixtures are considered nonintrusive and are unrestricted by this code.*
2. *Medium-level light fixtures include exterior lights which are installed between six feet and 15 feet above ground level. Medium-level light fixtures must either comply with the shielding requirements of subsection (B) of this section, or the applicant shall show that light trespass from a property has been designed not to exceed one-half foot-candle at the property line.*

**Response:** All luminaires mounted between 6’ and 15’ will emit a maximum of 0.5 foot-candles at the property line and are oriented toward the ground. Please see sheet E0.11L and E013L for photometrics.

3. *High-level light fixtures include exterior lights which are installed 15 feet or more above ground level. High-level light fixtures must comply with the shielding requirements of subsection (B) of this section, and light trespass from a property may not exceed one-half foot-candle at the property line.*

**Response:** All luminaires mounted above 15’ will be house-side shielded and emit a maximum 0.5 foot-candles at the property line and are oriented toward the ground. Please see sheet E0.11L and E013L for photometrics.

## **15.430 Underground Utility Installation**

### **15.430.010 Underground Utility Installation**

- A. *All new utility lines, including but not limited to electric, communication, natural gas, and cable television transmission lines, shall be placed underground. This does not include surface-mounted transformers, connection boxes, meter cabinets, service cabinets, temporary facilities during construction, and high-capacity electric lines operating at 50,000 volts or above.*
- B. *Existing utility lines shall be placed underground when they are relocated, or when an addition or remodel requiring a Type II design review is proposed, or when a developed area is annexed to the city.*



C. *The director may make exception to the requirement to underground utilities based on one or more of the following criteria:*

1. *The cost of undergrounding the utility is extraordinarily expensive*
2. *There are physical factors that make undergrounding extraordinarily difficult.*
3. *Existing utility facilities in the area are primarily overhead and are unlikely to be changed. [Ord. 2537, 11-6-00. Code 2001 § 151.589.]*

**Response:** All new and modified utility lines, connections, and relocations will be placed underground in compliance with this standard. Please see sheet C.500, Overall Utility Plan, for details.

### 15.435 Signs

**Response:** No new signs are proposed for this project.

## 15.440 Off-Street Parking, Bicycle Parking, and Private Walkways

### **15.440.010 Required Off-Street Parking**

- A. *Off-street parking shall be provided on the lot or development site for all R-1, C-1, M-1, M-2 and M-3 zones. In all other zones, the required parking shall be on the lot or development site or within 400 feet of the lot or development site which the parking is required to serve. All required parking must be under the same ownership as the lot or development site served except through special covenant agreements as approved by the city attorney, which bind the parking to the lot or development site.*
1. *In cases where the applicant is proposing off-street parking, refer to subsection (F) of this section for the maximum number of parking spaces.*

**Response:** The project is within the R-2 zone and subject to providing parking on the lot or development site or within 400 feet. All proposed and existing parking is located on or adjacent to the lot, meeting this standard.

- F. *Maximum Number of Off-Street Automobile Parking Spaces. The maximum number of off-street automobile parking spaces allowed per site equals the minimum number of required spaces, pursuant to NMC 15.440.030, multiplied by a factor of:*
1. *One and one-fifth spaces for uses fronting a street with adjacent on-street parking spaces; or*
  2. *One and one-half spaces for uses fronting no street with adjacent on-street parking; or*
  3. *A factor determined according to a parking analysis. [Ord. 2889 § 2 (Exh. B § 35), 12-6-21; Ord. 2862 § 1 (Exh. A § 2), 6-15-20; Ord. 2851 § 1 (Exh. A § 2), 1-21-20; Ord. 2810 § 2 (Exhs. B, C), 12-19-16; Ord. 2763 § 1 (Exh. A § 15), 9-16-13; Ord. 2564, 4-15-02; Ord. 2561, 4-1-02; Ord. 2451, 12-2-96. Code 2001 § 151.610.]*

### **15.440.030 Parking Spaces Required**

Use	Minimum Parking Spaces Required
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Institutional Types	
Schools	Elementary or junior high, 1-1/2 for each teaching station plus 4 for every classroom, or 1 for every 42 sq. ft. of seating area where there are no fixed seats in an auditorium or assembly area

**Response:** According to Table 15.440.030, the site must provide 112 parking spaces for the 26 existing and proposed classrooms on site. The combined number of on site and on street parking is 116 stalls, exceeding the requirement outlined above.

**15.440.060 Parking Area and Service Drive Improvements**

*All public or private parking areas, outdoor vehicle sales areas, and service drives shall be improved according to the following:*

- A. *All parking areas and service drives shall have surfacing of asphaltic concrete or Portland cement concrete or other hard surfacing such as brick or concrete pavers. Other durable and dust-free surfacing materials may be approved by the director for infrequently used parking areas. All parking areas and service drives shall be graded so as not to drain stormwater over the public sidewalk or onto any abutting public or private property.*

**Response:** The proposed parking area on site will be constructed with asphalt. The area will be graded to prevent any stormwater drainage onto any public sidewalk or abutting property. Please see sheet L1.02 and C4.00 for the materials and grading plans.

- B. *All parking areas shall be designed not to encroach on public streets, alleys, and other rights-of-way. Parking areas shall not be placed in the area between the curb and sidewalk or, if there is no sidewalk, in the public right-of-way between the curb and the property line. The director may issue a permit for exceptions for unusual circumstances where the design maintains safety and aesthetics.*

**Response:** An existing parking lot is located between the Edwards Elementary building and E 8<sup>th</sup> Street. There is an existing buffer of landscaped area and trees. The proposed parking lot adjacent to E 6<sup>th</sup> Street does not encroach on the public right-of-way. Please see Overall Site Plan C3.00 for details.

- C. *All parking areas, except those required in conjunction with a single-family detached, duplex, triplex, quadplex or townhouse dwelling, or cottage cluster project, shall provide a substantial bumper which will prevent cars from encroachment on abutting private and public property.*

**Response:** The perimeter of the proposed parking area will be equipped with a concrete curb, buffered by pedestrian concrete paving, preventing cars from encroaching on abutting properties. In addition, the parking area does not directly abut any adjacent properties.

- D. *All parking areas, including service drives, except those required in conjunction with single-family detached, duplex, triplex, quadplex or townhouse dwellings or cottage cluster projects, shall be screened in accordance with NMC 15.420.010(B).*



**Response:** The proposed parking area is not adjacent to a street. The parking area will be buffered by an irrigated lawn area and existing trees. The existing parking lot complies with this standard and is equipped with a buffer of irrigated lawn area and existing trees. Please see Section 15.420.010 for details.

- E. *Any lights provided to illuminate any public or private parking area or vehicle sales area shall be so arranged as to reflect the light away from any abutting or adjacent residential district.*

**Response:** Luminaires mounted 6' and above will emit a maximum of 0.5 foot-candles at the property line. Luminaires above 15' will be equipped with a house-side shield and will be oriented toward the ground. Please see sheet E0.13L for photometrics.

- F. *All service drives and parking spaces shall be substantially marked and comply with NMC 15.440.070.*

**Response:** All proposed parking spaces will be appropriately marked in compliance with the standard stated above.

- G. *Parking areas for residential uses shall not be located in a required front yard, except as follows:*
  - 1. *Single-family detached, duplex, triplex, quadplex, and townhouse dwellings: parking is authorized in a front yard on a service drive which provides access to an improved parking area outside the front yard.*

**Response:** The existing and proposed use as an elementary school is not residential, therefore the above criterion does not apply.

- H. *A reduction in size of the parking stall may be allowed for up to a maximum of 30 percent of the total number of spaces to allow for compact cars. For high turnover uses, such as convenience stores or fast-food restaurants, at the discretion of the director, all stalls will be required to be full-sized.*

**Response:** No compact parking stalls are proposed for this project.

### **15.440.080 Off-Street Loading**

- A. *Buildings to be built or substantially altered which receive and distribute materials and merchandise by trucks shall provide and maintain off-street loading berths in sufficient number and size to adequately handle the needs of the particular use.*

- 1. *The following standards shall be used in establishing the minimum number of berths required:*

<b>Gross Floor Area of the Building in Square Feet</b>	<b>No. of Berths</b>
Up to 10,000	1
10,000 and over	2

- 2. *A loading berth shall contain a space 10 feet wide and 35 feet long and have a vertical clearance of 14 feet. Where the vehicles generally used for loading and unloading exceed these dimensions, the required length of these berths shall be increased.*



**Response:** A service loading berth is required for the kitchen located in the proposed North Addition building. The building will have an area of approximately 19,000 sq. ft., requiring two loading berths. One formal loading berth is proposed with access from the north parking lot. The berth will be 36.5’ wide and approximately 100’ long. The north parking lot also has a loading and drop-off area that is 24’ wide and 125’ long, functioning as a second loading berth when necessary. Please see Sheet C3.00, Overall Site Plan, for details.

## Article II. Bicycle Parking

### 15.440.100 Facility Requirements

*Bicycling parking facilities shall be provided for the uses shown in the following table. Fractional space requirements shall be rounded up to the next whole number.*

Use	Minimum Number of Bicycle Parking Spaces Required
New commercial, industrial, office, and institutional developments, including additions that total 4,000 square feet or more	One bicycle parking space for every 10,000 square feet of gross floor area.

**Response:** The total area of the buildings on site, existing and proposed, is 88,500 sq. ft. According to the table above, 8.85 bicycle parking spaces are required. Four existing bike racks, typical of four, will serve at least eight bicycles. The existing bicycle racks on site will be reused and relocated north of the existing parking lot on E 8<sup>th</sup> Street, east of the new south building. Please see sheet L1.01.

### 15.440.110 Design

- A. *Bicycle parking facilities shall consist of one or more of the following:*
  1. *A firmly secured loop, bar, rack, or similar facility that accommodates locking the bicycle frame and both wheels using a cable or U-shaped lock.*
  2. *An enclosed locker.*
  3. *A designated area within the ground floor of a building, garage, or storage area. Such area shall be clearly designated for bicycle parking.*
  4. *Other facility designs approved by the director.*
- B. *All bicycle parking spaces shall be at least six feet long and two and one-half feet wide. Spaces shall not obstruct pedestrian travel.*
- C. *All spaces shall be located within 50 feet of a building entrance of the development.*
- D. *Required bicycle parking facilities may be located in the public right-of-way adjacent to a development subject to approval of the authority responsible for maintenance of that right-of-way.*

**Response:** The existing, preapproved, bike rack will be relocated on site and will accommodate locking a bicycle frame and both wheels. For placement, please see sheet L1.01. Please consult the project architects, BRIC Architecture Inc., for further information if required.



## 15.505 Public Improvements Standards

### **15.505.030 Street Standards**

#### *R. Vehicular Access Standards*

- 4. Driveways. More than one driveway is permitted on a lot accessed from either a minor collector or local street as long as there is at least 40 feet of lot frontage separating each driveway approach. More than one driveway is permitted on a lot accessed from a major collector as long as there is at least 100 feet of lot frontage separating each driveway approach.*

**Response:** E 8<sup>th</sup> Street, classified as a Local Residential Road under the jurisdictional authority of the City of Newberg, has two vehicle access points. There is 235 feet of frontage separating the access points, exceeding the standard of 40 feet.

### **15.505.040 Public Utility Standards**

#### *C. General Standards.*

- 1. The design and construction of all improvements within existing and proposed rights-of-way and easements, all improvements to be maintained by the city, and all improvements for which city approval is required shall conform to the Newberg public works design and construction standards and require a public improvements permit.*
- 2. The location, design, installation and maintenance of all utility lines and facilities shall be carried out with minimum feasible disturbances of soil and site. Installation of all proposed public and private utilities shall be coordinated by the developer and be approved by the city to ensure the orderly extension of such utilities within public right-of-way and easements.*

**Response:** All required utilities, including sanitary sewer and stormwater, will be extended from the existing utility lines when possible, ensuring the minimum disturbance of soil on site. A new 6" lateral is proposed, connecting to an existing public sanitary main. Other connections include a 15" storm lateral, an 8" storm lateral, and a public storm manhole. There is a proposed reroute of a public water main which is part of a separate public works permit. Please see Sheet C5.00, the Overall Utility Plan, for details.

#### *D. Standards for Water Improvements.*

- 1. All developments shall be required to be linked to existing water facilities adequately sized to serve their intended area by the construction of water distribution lines, reservoirs and pumping stations which connect to such water service facilities. All necessary easements required for the construction of these facilities shall be obtained by the developer and granted to the city pursuant to the requirements of the city.*
- 2. Specific location, size and capacity of such facilities will be subject to the approval of the director with reference to the applicable water master plan. All water facilities shall conform with city pressure zones and shall be looped where necessary to provide*





*adequate pressure and fire flows during peak demand at every point within the system in the development to which the water facilities will be connected. Installation costs shall remain entirely the developer's responsibility.*

3. *The design of the water facilities shall take into account provisions for the future extension beyond the development to serve adjacent properties, which, in the judgment of the city, cannot be feasibly served otherwise.*
4. *Design, construction and material standards shall be as specified by the director for the construction of such public water facilities in the city.*

**Response:** The proposed project will link to existing water mains on E 6<sup>th</sup> Street and E 8<sup>th</sup> Street. All water facilities will be designed to conform to the requirements set by the City of Newberg. The future extension of water facilities has been considered.

- F. *Easements. Easements for public and private utilities shall be provided as deemed necessary by the city, special districts, and utility companies. Easements for special purpose uses shall be of a width deemed appropriate by the responsible agency. Such easements shall be recorded on easement forms approved by the city and designated on the final plat of all subdivisions and partitions. Minimum required easement width and locations are as provided in the Newberg public works design and construction standards. [Ord. 2810 § 2 (Exhs. B, C), 12-19-16.]*

**Response:** According to the Newberg Public Works Design and Construction Standards, mains placed in easements along a property line shall have a minimum width of 10'. An easement along the western portion of the site is proposed as 15' wide, exceeding the standard.

#### **15.505.050 Stormwater System Standards**

- C. *General Requirement. All stormwater runoff shall be conveyed to a public storm wastewater or natural drainage channel having adequate capacity to carry the flow without overflowing or otherwise causing damage to public and/or private property. The developer shall pay all costs associated with designing and constructing the facilities necessary to meet this requirement.*

**Response:** Stormwater will be collected and discharged to the proposed public storm main extension in E 8<sup>th</sup> Street. Due to site topology, some runoff will be directed to the north. The storm main in E 6<sup>th</sup> Street will be extended for collection of northern runoff. A vegetated rain garden is proposed with a 3H:1V side slope. The rain garden will hold the water and infiltrate through the growing media into the underground detention facility. A two filter Water Quality Catch Basin is proposed, connecting to the underground detention facility. Due to shallow existing stormwater infrastructure, a 24" perforated detention pipe system is proposed.

- D. *Plan for Stormwater and Erosion Control. No construction of any facilities in a development included in subsection (B) of this section shall be permitted until an engineer registered in the State of Oregon prepares a stormwater report and erosion control plan for the project. This plan shall contain at a minimum:*
  - a. *The methods to be used to minimize the amount of runoff, sedimentation, and pollution created from the development both during and after construction.*



- b. Plans for the construction of stormwater facilities and any other facilities that depict line sizes, profiles, construction specifications, and other such information as is necessary for the city to review the adequacy of the stormwater plans.*
- c. Design calculations shall be submitted for all drainage facilities. These drainage calculations shall be included in the stormwater report and shall be stamped by a licensed professional engineer in the State of Oregon. Peak design discharges shall be computed based upon the design criteria outlined in the public works design and construction standards for the city.*

**Response:** A preliminary stormwater management report has been prepared by Andrew Chung, PE and Mark Wharry, PE of KPFF Consulting Engineers and is provided with this application. The preliminary report addresses the standards and criteria required in this section.

### III. Conclusion

This summary of the request and attachments demonstrate compliance with the City of Newberg’s applicable standards and approval criteria for a Type II review procedure. The applicant respectfully requests the approval of this application.

