

TYPE II APPLICATION – LAND USE

File #: DR224-0002

TYPES – PLEASE CHECK ONE:

- Design review
- Tentative Plan for Partition
- Tentative Plan for Subdivision
- Type II Major Modification
- Variance _____
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: Soderstrom Architects - Att: Breanna Geiser

ADDRESS: 1331 NW Lovejoy St #775 CITY: Portland STATE: OR ZIP: 97209

EMAIL ADDRESS: breannag@sdra.com PHONE: 503-228-5617 MOBILE: _____

OWNER (if different from above): George Fox University PHONE: _____

ADDRESS: 414 N Meridian St. CITY: Newberg STATE: OR ZIP: 97132

ENGINEER/SURVEYOR: Andrew Burke - Architect CONTACT: _____

EMAIL ADDRESS: aburke@sdra.com PHONE: (503) 228-5617 MOBILE: _____

GENERAL INFORMATION:

PROJECT LOCATION: About 307 Carlton Way PROJECT VALUATION: \$ 7,000,000

PROJECT DESCRIPTION/USE: Cinematic and Digital Arts / Campus Accessory Building

MAP/TAX LOT NO. (i.e. 3200AB-400): 3217CC-0100 SITE SIZE: .93 SQ. FT. ACRE

COMP PLAN DESIGNATION: Institutional CURRENT ZONING: I - Institutional

CURRENT USE: George Fox University - Campus Accessory Use - Parking

SURROUNDING USES:

NORTH: George Fox University: Klages Center SOUTH: George Fox University: Parking Lot

EAST: George Fox University: Weesner Village WEST: George Fox University: Pennington Residence Hall

ATTACHED PROJECT CRITERIA AND REQUIREMENTS (check all that apply)

- General Checklist:** Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature
- 1 Digital copy of complete Application Packet 2 Hard copies of complete Application Packet

For detailed checklists, applicable criteria for the written response, and other requirements per application type, turn to:

- Design Review p. 13
- Land Division (Partition & Subdivision Tentative Plat) p. 15
- Variance Checklist p. 20
- Short-term Rental p. 22

The Application Packet can be submitted to Planning@newbergoregon.gov or at 414 E First St., Newberg OR. 9713
2 physical copies of the Applications must be mailed or brought into the Community Development Department

Tentative plans must substantially conform to all standards, regulations, and procedures officially adopted by the City of Newberg. All owners must sign the application or submit letters of consent. Incomplete or missing information may delay the approval process.

The above statements and information herein contained are in all respects true, complete, and correct to the best of my knowledge and belief.

Breanna Geiser 03/05/2024
Applicant Signature Date

Breanna Geiser
Print Name

Jeremiah I Horton 3/6/24
Owner Signature Date

Jeremiah I Horton
Print Name

DESIGN REVIEW CRITERIA RESPONSE

TYPE 2 - DESIGN REVIEW

For

George Fox University - Cinematic Arts

Newberg OR 97132

Approx. 309 Carlton Way

Tax. Lot 3217CC-0100

March 5th, 2024



GEORGE FOX
UNIVERSITY

414 N. Meridian Street
Newberg, OR 97132-2697

Contact: Jeremiah Horton
Assistant Vice President of Facilities, Physical Plant
503.554.2013 - jhorton@georgefox.edu

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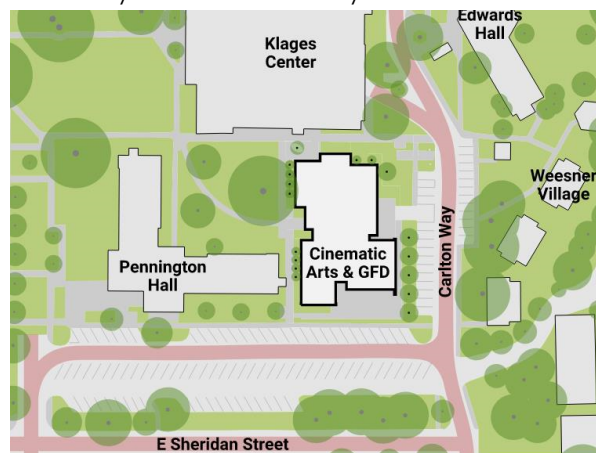
Attachments:

Demolition Plan	C 1.1
Site Plan	C 2.0
Grading Plan	C 3.0
Utility Plan	C 4.0
Fire Access Diagram	FS-1
Proposed Floor Plan	A-01
Proposed Roof Plan	A-02
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Proposed Project Description

The proposed project is the construction of an Academic Cinematic and Sculptural Arts building for George Fox University. The proposed building is located on an existing parking lot and yard area in the center of campus and located at approximately 309 Carlton Way in Tax lot 3217CC-0100 and in the Institutional (I) Zone. The building will be a single story with a gross area of 12,400 sq. ft. plus a partially covered open plaza area.

Site work includes constructing new sidewalks, additional landscaping adjacent to the proposed building, and exterior display areas for sculptural work created at the college.



Design Review Criteria Response

- (1) **Design Compatibility** - The proposed design review request incorporates an architectural design which is the same as 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.

The proposed Academic building is a one-story structure with a total gross building area of 12,400 sq. ft., containing a fenced in utility court to the east, a partially covered outdoor work area to the south, and a display plaza near the north entrance. The main entrance faces west, and the massing is intended to match the nearby buildings in both materiality and scale.

Building architecture - The building is a single-story exposed post and beam structure with an expansive flat roof and open glass facades reminiscent of the mid-century modern style. Several different volumes interrupt the structure to house larger program elements and break up the regularity of the exterior elements. A slightly larger volume near the entrance houses a screening room while a larger back volume contains the sound stage and encloses the mechanical systems.



Bird's eye view looking North-east from above Pennington Parking Lot.

Materials and Color – The exterior is to be clad in a mixture of brick, wheat-colored concrete block, metal panels, and modern aluminum framed windows. The interior will remain largely exposed with modest finishes to reflect the industrial nature. The building structure will be left largely exposed to highlight the wood beams and emphasize the pacific Northwest character. The paint and brick colors are to match the

nearby buildings, including Klages Center to the north and Pennington Residence Hall to the west.



View of the main entrance from the northwest.

Roof design - The light-colored membrane roof matches the nearby campus buildings and the university standard for flat roofs.

Landscape Design – Plantings to match nearby, lawn with trees and decorative plantings adjacent to buildings. Sidewalks and plaza spaces to match the nearby concrete sidewalks. The existing parking lot will be removed to make way for the new building, while a patch of trees abutting Carlton Way has already been removed. An additional walkway will be added to cut across the grassy lawn to the west, curving to hug the dripline of the large redwood tree in the courtyard.

The proposed development site is bounded on all sides by existing campus buildings and well-established campus landscape features. New exterior light fixtures will be LED fixtures mounted on poles, walls, or bollards to illuminate the nearby pathways for enhanced security and ambiance.

Signage – Exterior building signage to match university standards, blue with white text adjacent to entrances. No building signage is to be visible from public right-of-way.

- (2) **Parking and On-Site Circulation.** *Parking areas shall meet the requirements of NMC 15.440.010. Parking studies shall 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 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. Setbacks and general requirements – The proposal shall comply with §§ 15.415.010 et seq. dealing with height restrictions and public access; and §§ 15.410.010 et seq. dealing with setbacks, coverage, vision clearance, and yard requirements.

Parking for the proposed venue will be primarily the Pennington lot to the south (85 spaces) with additional parking along Carlton Way (14 spaces) to the east with a combined capacity of 99 parking spots. The proposed project will remove the 41 parking spaces located in the existing lollypop lot, including 6 staff spaces and 2 ADA spaces. 4 additional parking stalls will be made available in the Pennington lot with the removal of the lollypop lot entrance. The parking area along Carlton way will be extended and restriped to provide additional space for ADA parking and a loading area for the new building while maintaining the 14 parking stalls.

The net change is (-37) parking stalls in the nearby lots.

The revised number of campus wide parking spaces required with this proposed development in accordance with Development Code Section 15.440.030 is 1,471 as shown in Appendix A1. This includes the number of required parking spaces for Assembly type buildings per code section 15.440.030.3.G(1) as provided by the Shared Parking Agreement approved by previous development projects (reference final decisions for DR212-01, DR214-010, DR116-013, and DR221-013). The number of parking spaces provided campus wide with the changes proposed by this development and 2 additional parking expansions that are expected to be completed fall of 2024 is 1,562, as shown in Appendix A2, allowing 91 surplus parking spaces.

LED Victorian style pole mounted pathway lights are to be installed adjacent to the new pedestrian path leading to the main entrance of the building. The LED fixtures are energy efficient and shielded to reduce light pollution. All proposed new lighting is located at least 150 ft from the nearest property line edge to ensure the .5 footcandle requirements at adjacent property lines.

Code section 15.440.100 requires one bicycle parking space per 10,000 sq. ft. of gross building area. Therefore, this proposed development includes bike parking facilities (a ribbon rack) for at least two additional bicycle parking spaces.

- (3) **Setbacks and General Requirements.** *The proposal shall comply with NMC 15.415.010 through 15.415.060 dealing with height restrictions, public access, residential development standards and home occupations; 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.*

The proposed building has a maximum height of 28 feet. The distance from the proposed building to the nearest public ROW frontage is Sheridan Street, located about 120 ft to the south of the proposed building. The Meridian Street public ROW is about 700 feet to the west from the front of the proposed building. This meets the

maximum 75 foot height allowed where the proposed building has at least a 100 ft. setback per Code Section 15.415.020.D.

The proposed development has ADA accessible parking located to the west of the building in an existing parking area that shall be resurfaced and restriped to accommodate the new stalls. ADA accessible sidewalks will be connected to the existing sidewalk network and extend to ADA parking spaces in the adjacent parking lot as well as the main campus, Meridian Street and Sheridan Street public ROWs.

The proposed building is located on tax lot 3217CC-0100. This lot is part of the contiguous property lot for the main campus based on the following Declaration of Deed of Restrictions, Yamhill County Records:

No. 200818891 dated 11/20/2008 for the East Campus area

No. 201306260 dated 4/26/2013 for the main campus area

No. 201504818 dated 4/14/2015 to combine East and Main Campus areas

No. 200719037 dated 8/24/2007 for vacation of the Sherman Street ROW

This 81 acre area is roughly bounded by Fulton Street on the north, Villa Road on the east, Hwy 99W on the south, and Meridian Street on the west.

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

The proposed effected area of work is about 40,600 sq. ft. , including the building area, pathways, lawn, landscaping, and parking restriping. New ornamental plant beds will cover about 3,100 sq. ft. and new and replanted grass lawn areas will cover about 6,680 sq. ft. as shown on the Planting Plan L201. This is about 24% of the total site area, exceeding the 15 percent requirement in code section 15.420.010.B. The landscaping work, including automatic irrigation, will be completed in accordance with code section 15.420.010. See attached plans L201 and L202 for more detail about the landscaping areas and proposed types of plants.

The proposed development plan is internal to the main campus area and does not include any work adjacent to any public ROW frontages. The existing street trees and landscaping along the frontage streets is somewhat eclectic but mature and well developed and therefore no changes in landscaping is planned along any of the campus public ROW frontages.

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

This proposed project does not include any exterior signage that will be legible from a public right-of-way. This is in compliance with 15.435.020.A.5.

(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.

These elements are not present in the proposed project.

(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.

The proposed building will provide academic space (Cinematic arts sound stage, screening room, art class studio, and Pottery lab) for the University. This an accessory use and is permitted in the Institutional zone per section 15.305.020.

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

The proposed development is located completely within the Institutional (I) Zone. Only a few residential properties remain in the Institutional Overlay (IO) sub-district, namely the closest one a residence at 1205 E. Hancock Street that is about 250 ft. south of the proposed development site.

(9) **Alternative Circulation, Roadway Frontage Improvements and Utility Improvements.** 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.

The property on which the proposed development is located is neither connected to nor needed for access to any adjacent property not owned by George Fox University. The nearest frontage is E. Sheridan Street, an existing public Right-of-way with sidewalks only along the south side of the street. George Fox owns all the properties along both sides of Sheridan Street from Meridian Street to Carlton Way. The main Campus frontage to the west of the proposed building is Meridian Street and is fully developed.

Vehicular access to the proposed development from Sheridan Street will be along Carlton Way from Sheridan Street.

Regarding storm water plan for the proposed project, the new impervious surface area will be built on existing impervious areas (previously known as the Lollypop parking lot).

Total site area - 40,600 sq. ft. (about .93 acres)

Pre-development Impervious area – 12,818 sq. ft. (32% of the total site area)

Proposed development Impervious area – 30,820 sq. ft. (76% of the total site area)

The storm water system will be designed to meet the City design standards and will be connected to the existing private storm water drain system running east along the north side of the proposed development toward Hess Creek.

(10) **Traffic Study Improvements.** *If a traffic study is required, improvements identified in the traffic study shall be implemented as required by the director.*

The expected traffic generation for this project is less than 40 peak PM trips and therefore does not require a traffic study to be completed.

The proposed development will generate 8.2 Peak PM weekday trips. This is based on a 12,400 sq. ft. building with a student to building gross area factor of 334 (see reference about Kittelson methodology below) and a PM peak traffic generation of 0.21 trips from the ITE manual Land use code 550.

The Kittelson methodology has been accepted and approved by the City for all projects since Stevens Center was constructed in 2000 including over 300,000 sq. feet of new building development since then. The first Kittelson Study report dated February 2, 2000 included a student to gross building area factor of 460 based on historical data from 1950 through 2000. This study was updated in a report dated January 17, 2012 and included a student to gross building area factor of 460 based on historical data from 1950 through 2012. The student to gross building area factor was further

updated to 334 using more current data as presented in the Written Criteria Response for DR2-17-005 and DR2-18-0002, Reference the historical data set presented in Appendix B. The ratio has increased a little since 2018 with the addition of Newlin dormitory and a slight reduction in student enrolment but for this application the applicant is agreeable with using the same factor as was agreed to for the most recent Design review decisions. Note that a higher student to gross building area factor results in a greater number of students and greater traffic generation.

APPENDIX A1

Required Parking Spaces Fall Semester 2021 FTE Current FTE for Newberg Campus Only Newberg Code section 15.44.030
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Description	Calculation	Parking Spaces
Full Time Equivalent (FTE) Students (1)	2634.7 / 3	879
Accessory Buildings		
[1-E] Fraternities, dorms, ect (Avalible beds)	1423 / 6	238
[3-G(a)] Auditoriums Ect.		
Bauman	1,140	
Miller Gym	1,800	
Stoffer Stadium	2,114	
Baseball Stadium	150	
Softball Stadium	150	
Chapel	254	
Wood-Mar Theater	240 / 8	30
Additional Spaces Required per Street Vacation		59
Total Required Parking Spaces		1471

Total Parking Spaces Provided	1562
no. of surplus spaces	91

Note (1) FTE based on Common Data Set per email from Steve Olsen on May 24, 2016

Note (2) Shared Parking agreement based on design review approvals DR2-12-011, DR-14-01, &DR1-16-013. A major event is defined as an event such as a football game, track meet or Commencement ceremony which has the potential to fill the bleachers or spectator seats and bring visitors to campus.

Appendix A2

George Fox University

Newberg Campus

Parking Lot Capacity

3/4/2024

Previous	Current	
Project	Project	
Total	Total	Handicap
Spaces	Spaces	Spaces

Wood-Mar Hall (414 N. Meridian St.)	34	34	0
Hoover Hall (412 N. Meridian St.)	58	58	4
Stevens Center (330 N. Meridian St.)	87	87	4
Steven Center lot Expansion		14	
River Street House (1009 E Sheridan)	18	18	1
River Street (East side of Presidents Office)	2	2	0
Development Office (206 N. Meridian)	16	16	0
Winters Apartments (201 &205 N. River)	34	34	1
Pennington Dorm (310 N. River St)	81	85	1
Pennington /Commons (Lollypop Lot)	41	0	2
Hester House (212 N. River)	12	12	0
Woodward House (200 N. River)	5	5	1
Wesner House (206 N. Carlton)	19	19	1
Parker Duplex (1204 &1206 E. Sheridan)	4	4	0
Millage Duplex (1113 &1115 E. Hancock St.)	2	2	0
Fox Hole (111 E. Sheridan)	2	2	0
Financial Affairs/HR Office (215 N. River)	1	1	1
Pennington House (1000 E. Sheridan)	2	2	0
Video Center (903 E. North)	4	4	0
Humanities House(605 N. Center)	5	5	1
Event Services (1003 E. North)	0	0	0
Lemmons Center - North Street Parallel Parking	10	10	0
Newlin Apartments (1007 E. North)	6	6	0
Ross / Bauman (1009 E. North St.(incl. Kroecker house)	219	219	7
Art Annex (1010 E. North)	3	3	0
Minthorn (1016 E. North St.)	0	0	1
Chapel (Previously tennis Courts)	0	0	0
MLRC (Carlton Way)	4	4	0
Edwards Dorm (400 Carlton Way)	4	4	2
Weesner Village (208, 210, and 212 Carlton Way	28	28	0
Circle Drive (1200 E. Fulton St.)	8	8	0
Fulton St. Lot (formally Wheeler Lot - 1504 E. Fulton St.)	270	270	11
Munn House (1314 E. North)	0	0	0
East Campus	76	76	3
Lewis Apartments (1404 E. Sherman)	12	12	2
East Sherman Street on-street Parking	5	5	0
Macy (1308 E. Sherman)	27	27	0
Sutton / Hobson (1307 E. Sherman)	11	11	1
Kershner House (1400 E. Sherman)	0	0	0
Woolman Apartments (1114 E Hancock	15	15	1
Fry House (1210 E. Sheridan)	2	2	0
Plant Services (1101 N. Villa Rd.	86	86	3
Plant Services / Morse Lot Expansion		86	
Wilder House (1415 Portland Rd.	12	12	0
Schomberg House (608 N. Meridian)	1	1	0
Gail House (1314 E. Sherman St.)	0	0	0
Roberts Academic Complex main lot (old Hospital)	112	112	6
Roberts Academic Complex North / Brandt Res Hall	109	109	4
Hadlock Student Center and Roberts Back lot	52	52	4
TOTAL PARKING SPACES	1499	1562	62

Handicap Total ratio (must be <40)

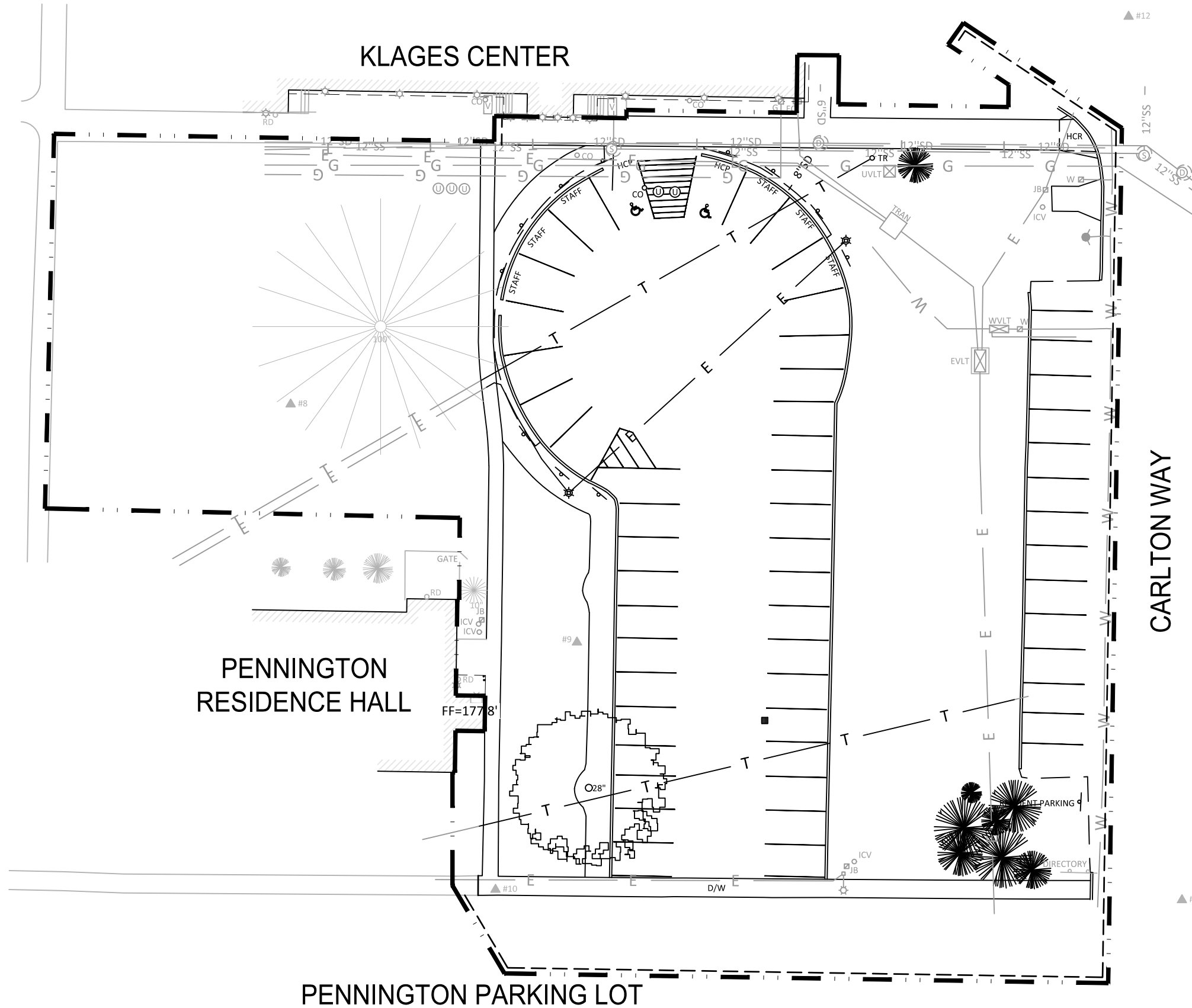
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Note: This project includes the removal of the lollipop lot and restriping of a parking area in the Pennington dorm Lot. The expansion of Stevens lot and the Morse Lot Expansion is not included in this project but is expected to be completed in the fall of 2024.


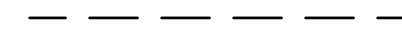
APPENDIX B

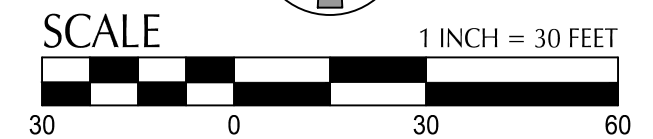
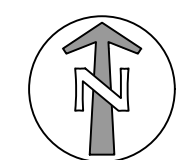
George Fox University - Newberg Main Campus
 Student FTE and Building GFA
 GFA:FTE Ratio

Year	Student FTE	GFA sq. ft.	Ratio	5 yr average Ratio	10 yr average ratio
1950	157	88086	561		
1960	175	82791	473		
1970	472	197932	419		
1971	441	206432	468		
1972	431	218124	506		
1973	463	224320	484		
1974	482	226032	469		
1975	550	225032	409		
1976	601	240682	400		
1977	643	287318	447		
1978	710	353633	498		
1979	715	355889	498	450	450
1980	727	359630	495	468	459
1981	734	359630	490	485	468
1982	690	381162	552	507	478
1983	673	381162	566	520	486
1984	630	381162	605	542	495
1985	585	381162	652	573	506
1986	546	381162	698	615	520
1987	569	381162	670	638	533
1988	626	381162	609	647	544
1989	727	395974	545	635	563
1990	847	400574	473	599	576
1991	992	415672	419	543	582
1992	1164	439452	378	485	580
1993	1291	487592	378	438	571
1994	1382	505904	366	403	557
1995	1474	513959	349	378	538
1996	1522	549833	361	366	513
1997	1569	563413	359	363	486
1998	1601	653992	409	369	458
1999	1614	659381	409	377	432
2000	1487	688473	463	400	412
2001	1460	689473	472	422	400
2002	1421	689473	485	448	396
2003	1525	689473	452	456	398
2004	1590	690673	434	461	404
2005	1737	692096	398	449	411
2006	1807	786446	435	441	419
2007	1860	786346	423	429	425
2008	1898	786346	414	421	430
2009	1897	785146	414	417	434
2010	2055	789326	384	414	436
2011	2033	803326	395	406	434
2012	2106	827876	393	400	429
2013	2305	827876	359	389	423
2014	2503	827876	331	372	414
2015	2629	872496	332	362	405
2016	2754	902159	328	349	396
2017	2754	938917	341	338	387
2018	2741	987217	360	338	379
2019	2735	987217	361	344	371
2020	2635	987217	375	353	365



SHEET LEGEND

-  DEMOLITION / WORK LIMITS. BOLD LINEWORK DENOTES ITEMS TO BE REMOVED / DEMOLISHED (SHOWN OFFSET FOR CLARITY)
-  SAWCUT LINE



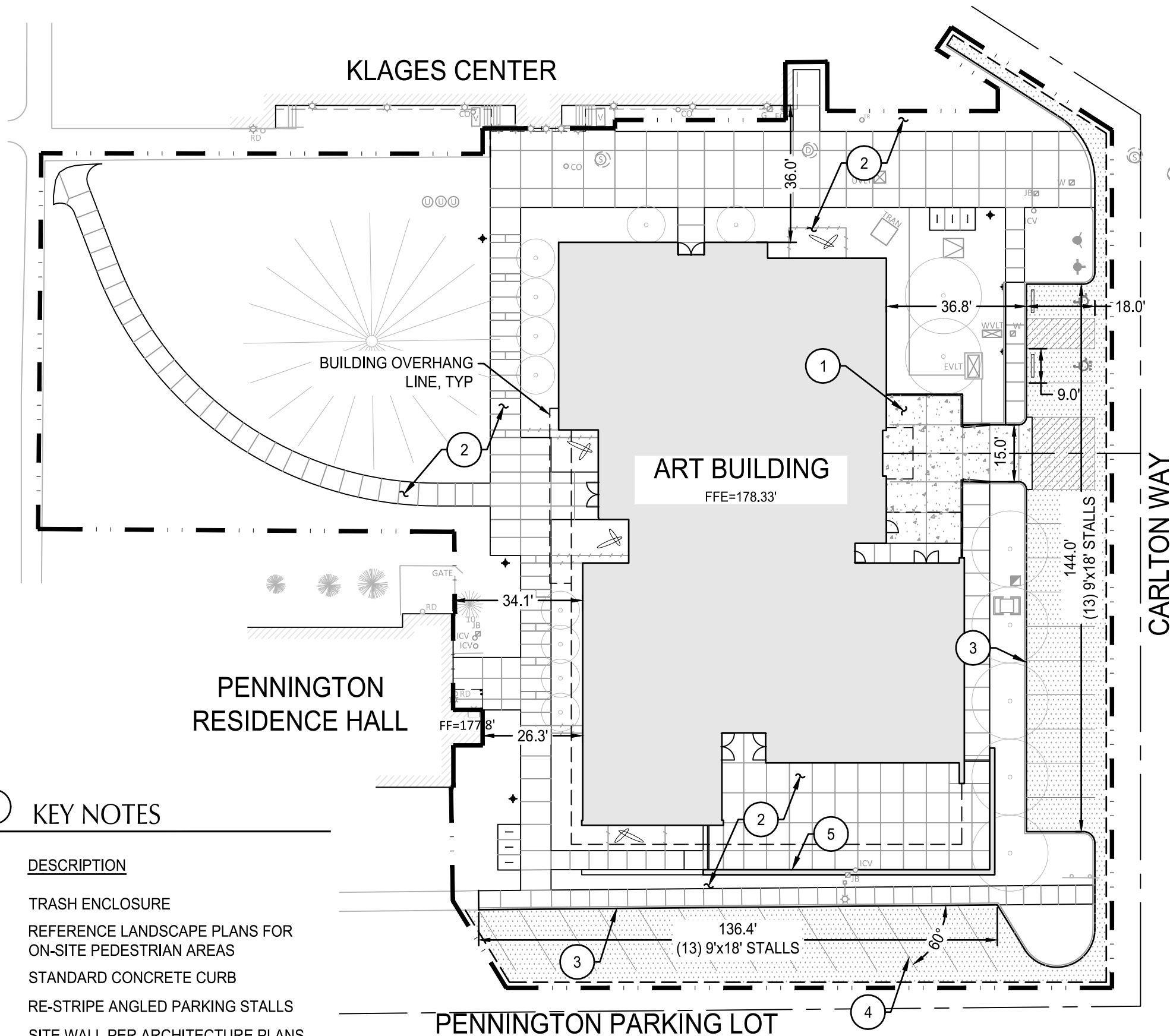
Cinematic Arts & GFD
 George Fox University
 03/01/2024

DEMOLITION PLAN



111 SW Fifth Ave., Suite 2600
 Portland, OR 97204
 O: 503.842.2860
 F: 503.224.4681
www.kpff.com

Design Review
 C1.1
Soderstrom Architects



KLAGES CENTER

BUILDING OVERHANG LINE, TYP

ART BUILDING

FFE=178.33'

PENNINGTON RESIDENCE HALL

PENNINGTON PARKING LOT

CARLTON WAY

(X) KEY NOTES

#	DESCRIPTION
1	TRASH ENCLOSURE
2	REFERENCE LANDSCAPE PLANS FOR ON-SITE PEDESTRIAN AREAS
3	STANDARD CONCRETE CURB
4	RE-STRIPE ANGLED PARKING STALLS
5	SITE WALL PER ARCHITECTURE PLANS

SHEET NOTES

PARKING TALLY
45 STALLS REMOVED

SITE AREA
TOTAL WORK EXTENTS AREA: 48,217 SF

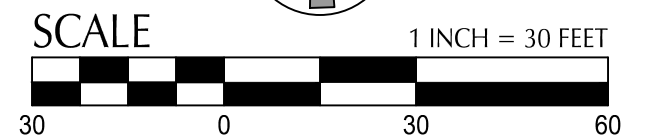
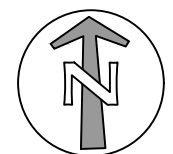
PRE-DEV IMPERVIOUS AREA: 22,543 SF
PRE-DEV PERVIOUS AREA: 25,674 SF (53%)

POST-DEV IMPERVIOUS AREA: 31,082 SF
POST-DEV PERVIOUS AREA: 17,135 SF (36%)

STORMWATER MANAGEMENT
THE PROJECT PROPOSES TO INCREASE THE IMPERVIOUS AREA. A FEE-IN-LIEU PAYMENT WILL BE MADE AS THERE IS NOT SPACE ENOUGH TO PROVIDE A STORMWATER TREATMENT AND DETENTION FACILITY.

SHEET LEGEND

	DEMOLITION / WORK LIMITS (SHOWN OFFSET FOR CLARITY)
	SAWCUT LINE
	CONCRETE SIDEWALK
	CONCRETE PAVEMENT
	STANDARD ASPHALT PAVEMENT



SITE PLAN

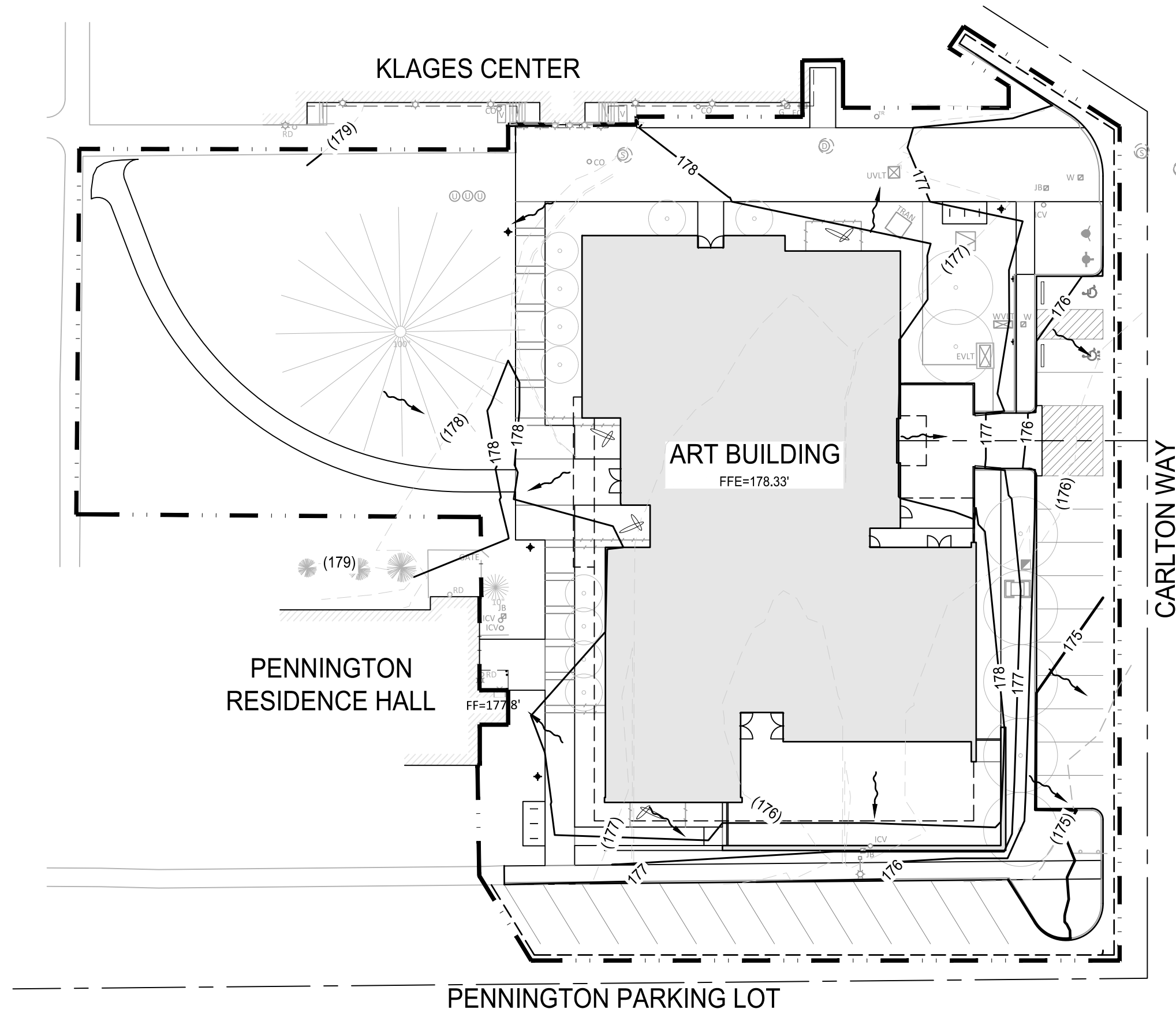


Cinematic Arts & GFD
George Fox University
03/01/2024



111 SW Fifth Ave., Suite 2600
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O: 503.542.2860
F: 503.224.4681
www.kpff.com

Design Review
C2.0
Soderstrom Architects



GRADING LABEL LEGEND

CALLOUT	DESCRIPTION
X.X%	GRADING SLOPE AND DIRECTION (DOWNHILL)

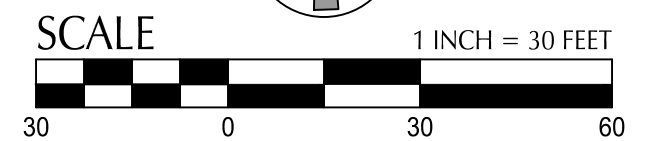
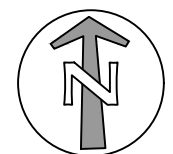
SHEET LEGEND

	DRAINAGE FLOW DIRECTION
- - - - - 49	EX. CONTOUR MINOR
- - - - - 50	EX. CONTOUR MAJOR
————— 49	CONTOUR MINOR (FG)
————— 50	CONTOUR MAJOR (FG)

EARTHWORK VOLUME ESTIMATE

CUT:	65 CY
FILL:	1,300 CY
NET:	1,235 CY (FILL)

NOTE:
EARTHWORK VOLUMES ARE "CLEAN" AND DO NOT INCLUDE EXCAVATION FOR PLACEMENT OF PAVEMENT BASE LAYERS, BUILDING BASEMENTS OR FOUNDATIONS, AND UTILITY TRENCHES.



KLAGES CENTER

ART BUILDING
FFE=178.33'

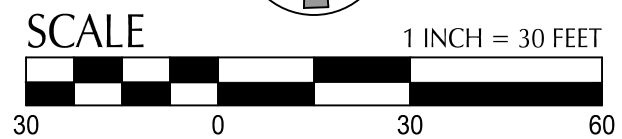
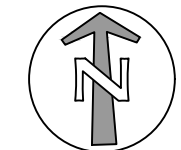
PENNINGTON
RESIDENCE HALL
FF=177.8'

PENNINGTON PARKING LOT

CARLTON WAY

X UTILITY KEY NOTES

NOTE	DESCRIPTION
1	PROPOSED ELECTRICAL TRANSFORMER
2	RE-ROUTE EX TELECOM
3	RE-ROUTE EX POWER
4	RE-ROUTE EX SANITARY SEWER
5	RE-ROUTE EX STORM DRAINAGE
6	PERFORATED PERIMETER FOUNDATION DRAIN
7	RELOCATED TELECOM RISER
DCD	DOUBLE CHECK DETECTOR VAULT
E	CONNECT TO ELECTRICAL SYSTEM. SEE ELECTRICAL PLANS FOR CONTINUATION
FDC	FIRE DEPARTMENT CONNECTION STANDPIPE
FH	EX PUBLIC FIRE HYDRANT
FP	CONNECT TO FIRE PROTECTION SYSTEM. SIZE AS NOTED. SEE PLUMBING PLANS FOR CONTINUATION.
S	CONNECT TO WASTE LINE. SEE PLUMBING PLANS FOR CONTINUATION
SD	CONNECT TO STORM DRAIN/ROOF DRAIN. SEE PLUMBING PLANS FOR CONTINUATION
T	CONNECT TO TELECOM SYSTEM. SEE TECHNOLOGY PLANS FOR CONTINUATION
W	CONNECT TO COLD WATER SYSTEM. SEE PLUMBING PLANS FOR CONTINUATION
WM	DOMESTIC WATER METER



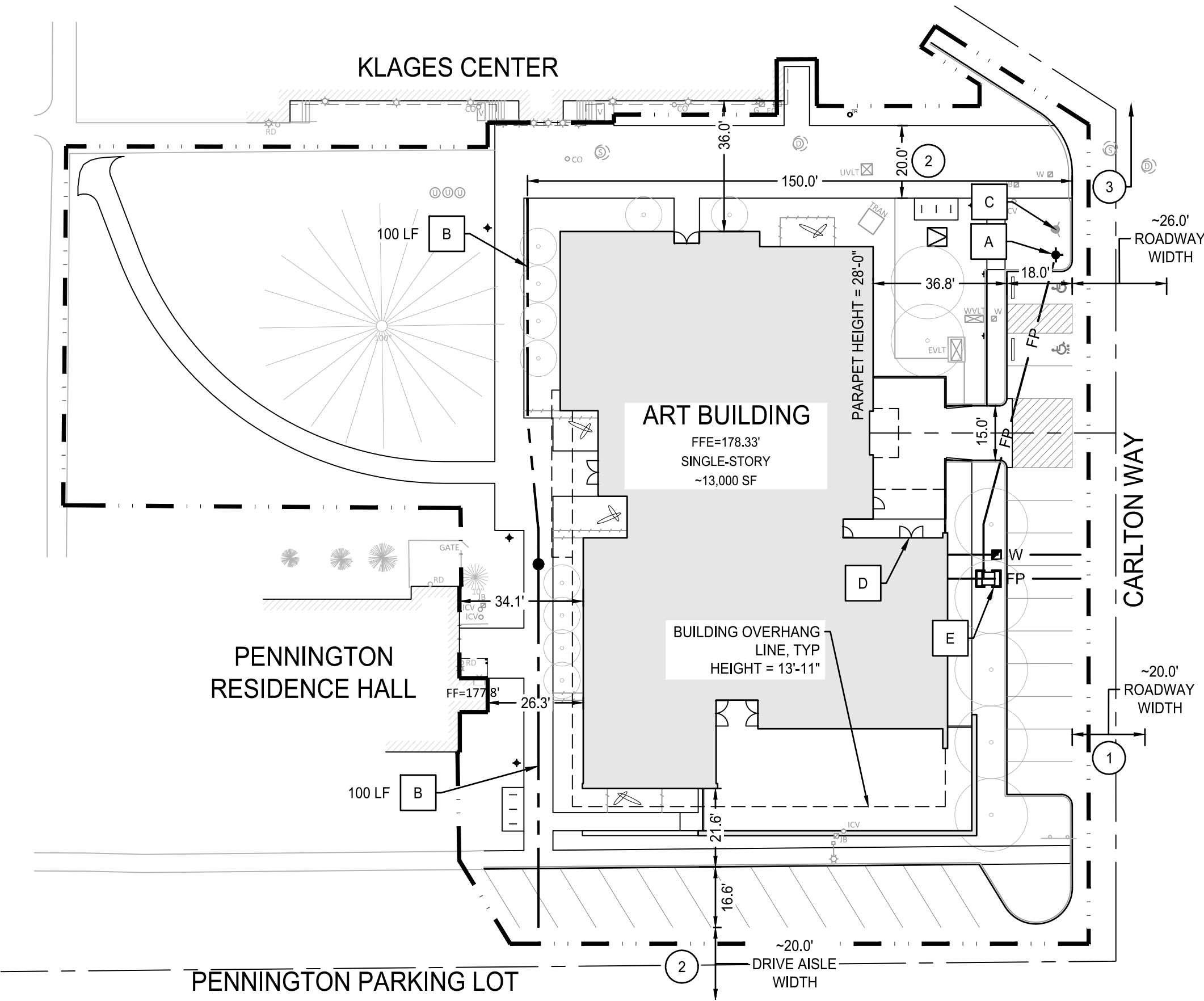
Cinematic Arts & GFD
George Fox University
03/01/2024

UTILITY PLAN



111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.542.2860
F: 503.224.4681
www.kpff.com

Design Review
C4.0
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SHEET NOTES

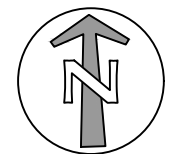
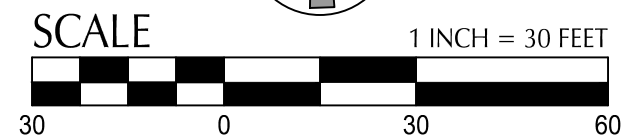
1. FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS AND SHALL BE SURFACED WITH ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
2. FOR ADDITIONAL LIFE SAFETY DESIGN INFORMATION SEE ARCHITECTURAL PLANS.
3. TEMPORARY ADDRESSES OF 6-INCHES SHALL BE PROVIDED AT EACH CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION MATERIALS OR WORKERS ARRIVING ONSITE.
4. THE BUILDING ADDRESSING SHALL MEET THE OREGON FIRE ADDRESSING POLICY.

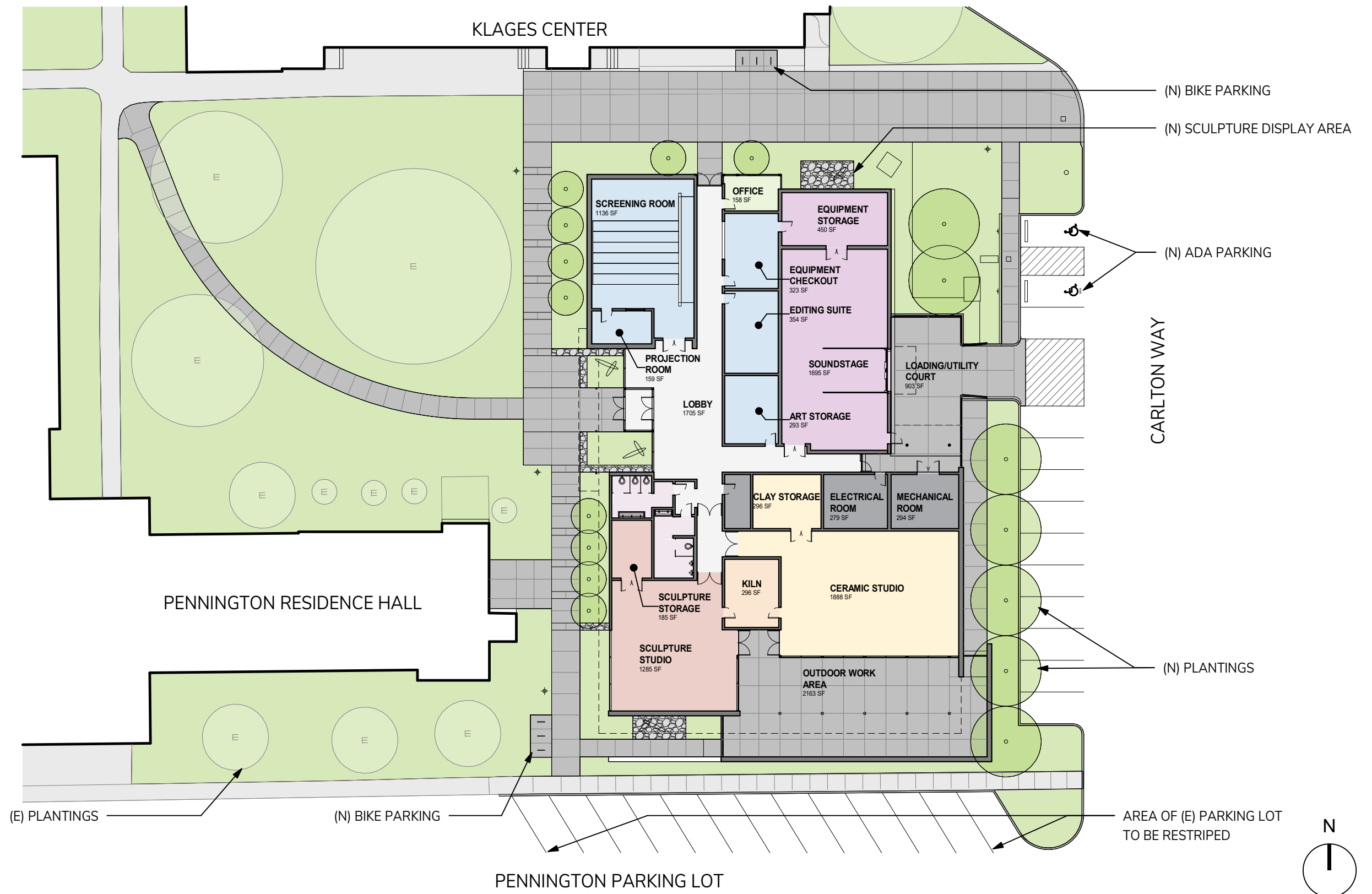
X FIRE STRUCTURE KEY NOTES

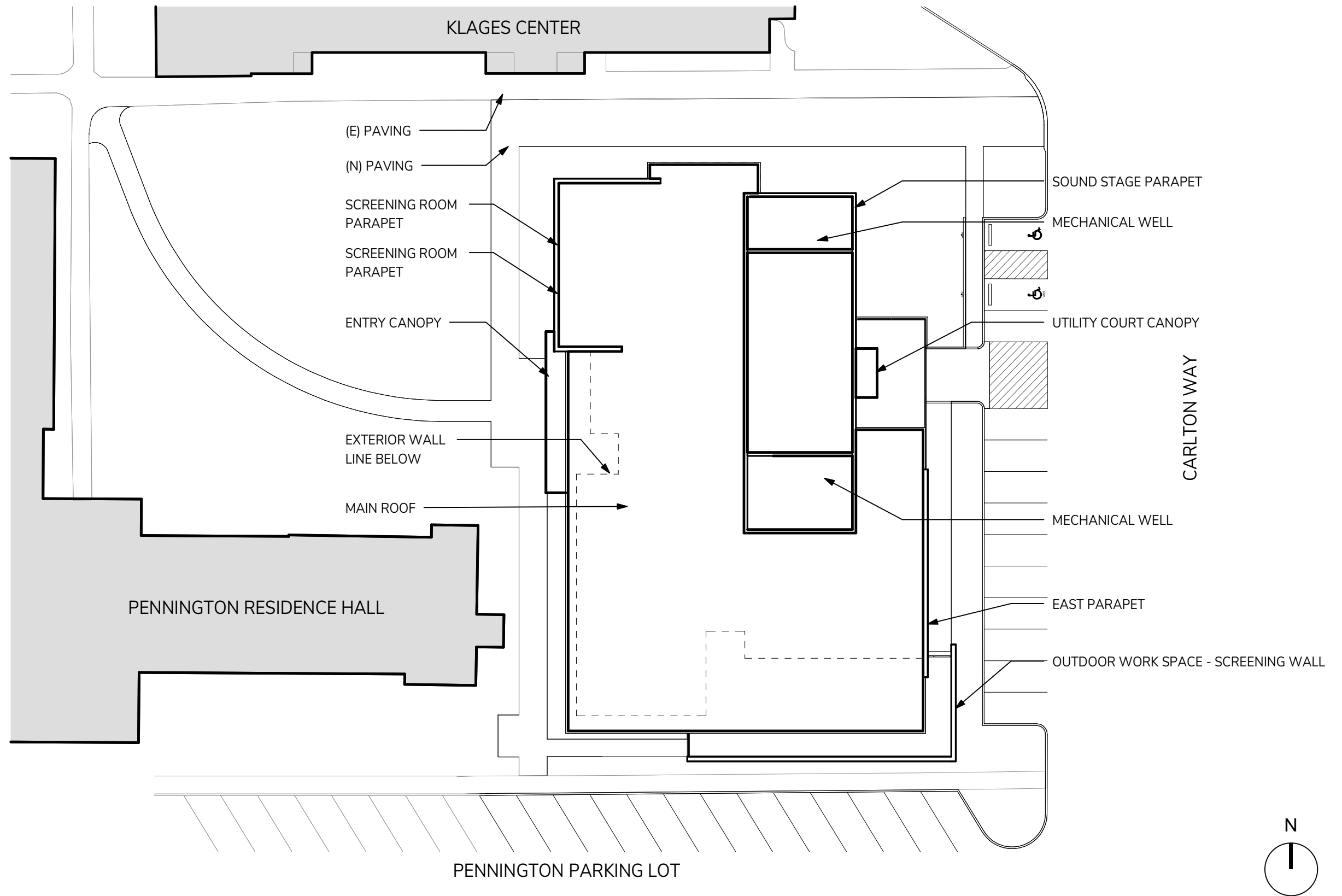
- A' PROPOSED FIRE DEPARTMENT CONNECTION
- B FIRE HOSE REACH PATH AROUND BUILDING. LENGTH AS NOTED
- C EXISTING PUBLIC FIRE HYDRANT
- D BUILDING FIRE RISER ROOM ACCESS WITH KNOX BOX
- E FIRE SUPPLY DOUBLE CHECK DETECTOR ASSEMBLY IN VAULT

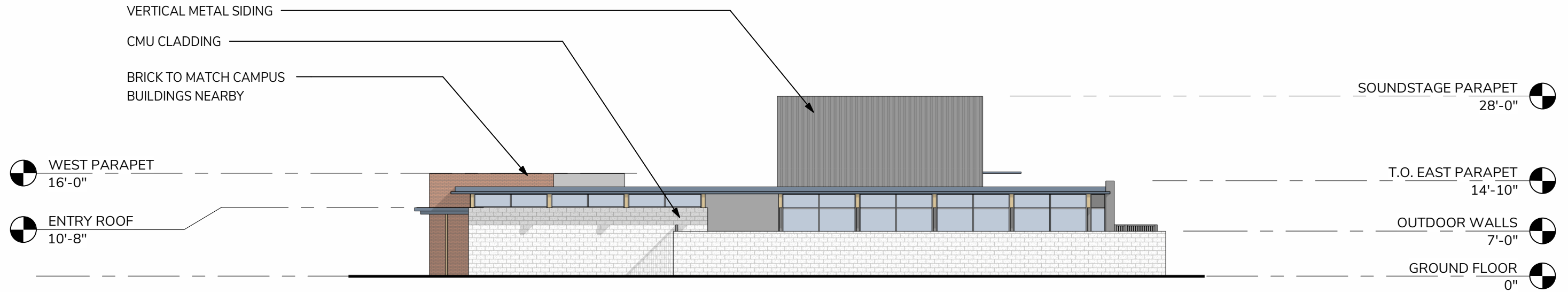
(X) FIRE ACCESS KEY NOTES

- 1' PRIMARY FIRE ACCESS POINT
- 2 SECONDARY FIRE ACCESS POINT
- 3 DEAD-END FIRE TURNAROUND LOCATED BETWEEN MURDOCK LIBRARY AND KLAGES CENTER

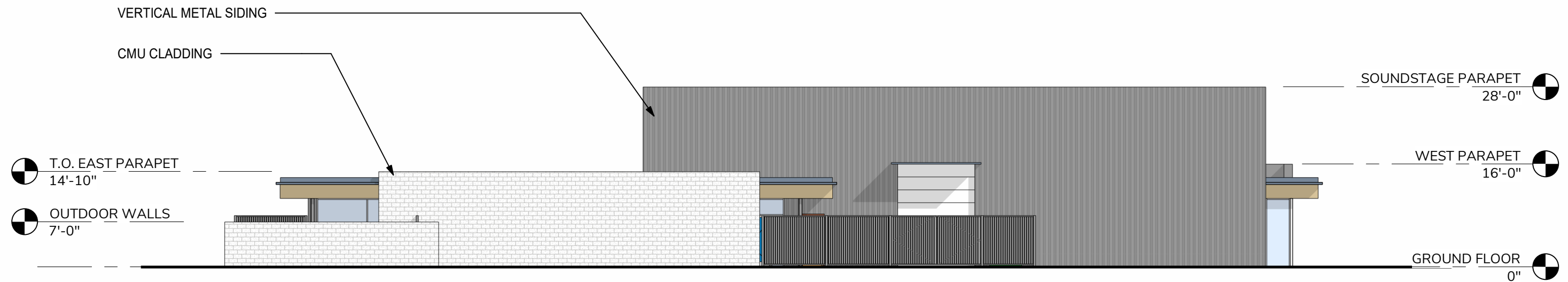






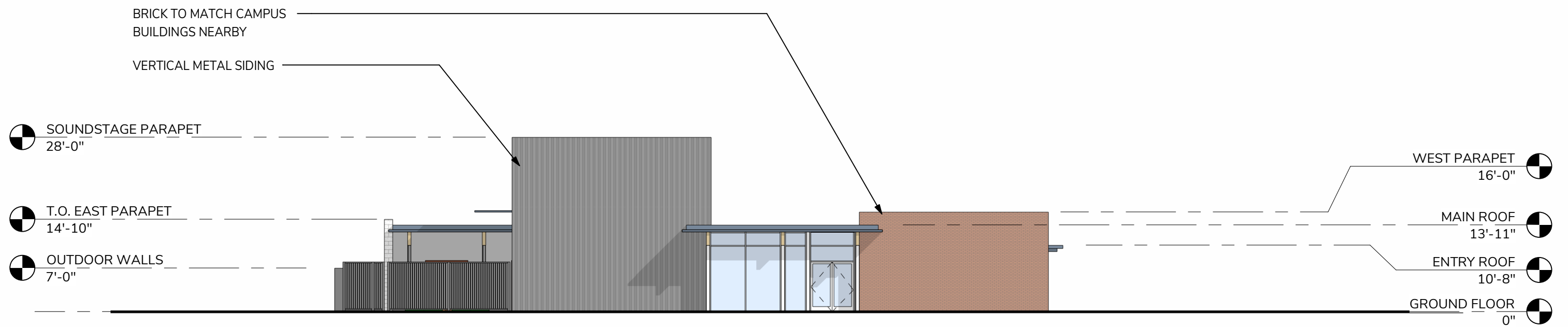


ARCHITECTURAL ELEVATION - SOUTH
 1/16" = 1'-0"

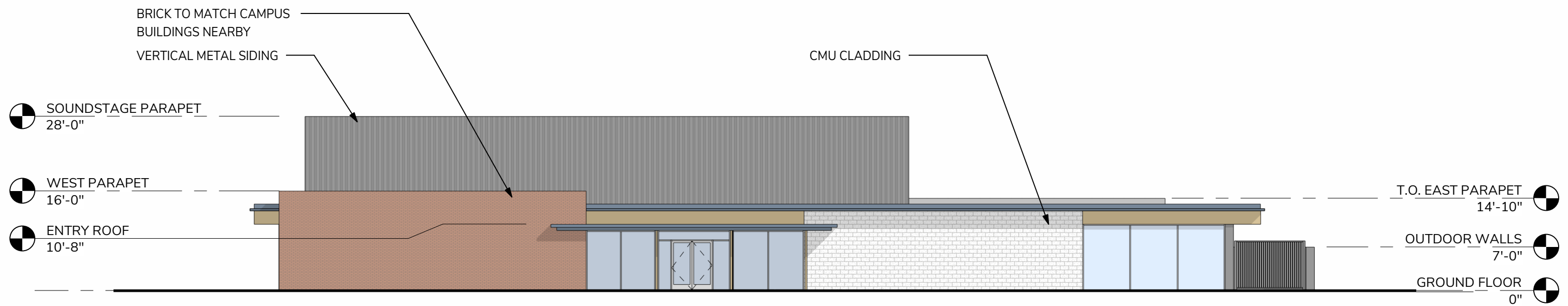


ARCHITECTURAL ELEVATION - EAST
 1/16" = 1'-0"





ARCHITECTUAL ELEVATION - NORTH
 1/16" = 1'-0"



ARCHITECTUAL ELEVATION - WEST
 1/16" = 1'-0"





Cinematic Arts
George Fox University
3/5/2024

AERIAL VIEW

Cinematic Arts Building | A-05

Soderstrom Architects

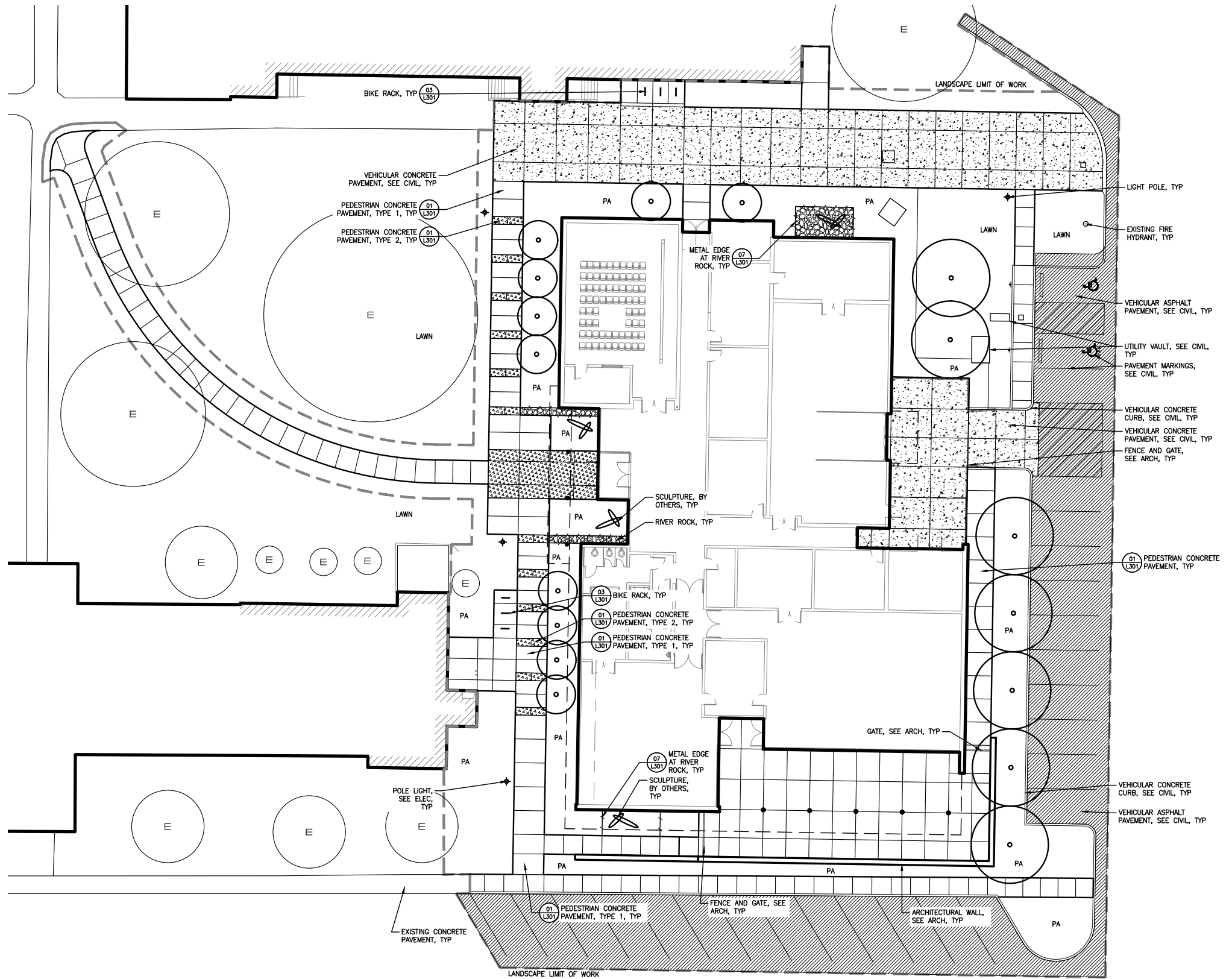


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3/5/2024

VIEW FOM PENNINGTON

Cinematic Arts Building | A-06

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LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE/RIGHT-OF-WAY
- [Pattern] PEDESTRIAN CONCRETE PAVEMENT, TYPE 1
- [Pattern] PEDESTRIAN CONCRETE PAVEMENT, TYPE 2
- [Pattern] VEHICULAR CONCRETE PAVEMENT, SEE CIVIL
- [Pattern] VEHICULAR ASPHALT PAVEMENT, SEE CIVIL
- [Pattern] RIVER ROCK
- CONCRETE CURB
- BIKE RACK
- [Symbol] SITE LIGHT, SEE ELEC
- [Symbol] AREA DRAIN, SEE CIVIL
- (E) EXISTING TREE TO REMAIN

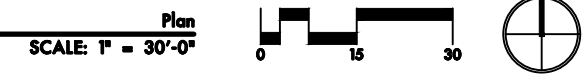
MATERIALS NOTES

1. THIS PLAN IS BASED ON A SURVEY BY KPFF DATED 01/21/2022. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN. SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. SEE CIVIL DRAWINGS FOR LOCATION OF UTILITIES.
4. SEE ELECTRICAL DRAWINGS FOR FURTHER INFORMATION REGARDING SITE LIGHTING AND ELECTRIC UTILITIES.
5. SEE CIVIL DRAWINGS FOR ALL VEHICULAR AREA IMPROVEMENTS, INCLUDING PAVING, CURBS, DRIVEWAY APRONS, STRIPING AND SIGNAGE.

ABBREVIATIONS

ARCH	ARCHITECTURAL
CONC	CONCRETE
DWG	DRAWINGS
ELEC	ELECTRICAL
MECH	MECHANICAL
NIC	NOT IN CONTRACT
PA	PLANTING AREA
SIM	SIMILAR
SPECS	SPECIFICATIONS
STRUC	STRUCTURAL
TYP	TYPICAL
W/	WITH

1 MATERIALS PLAN DESIGN REVIEW

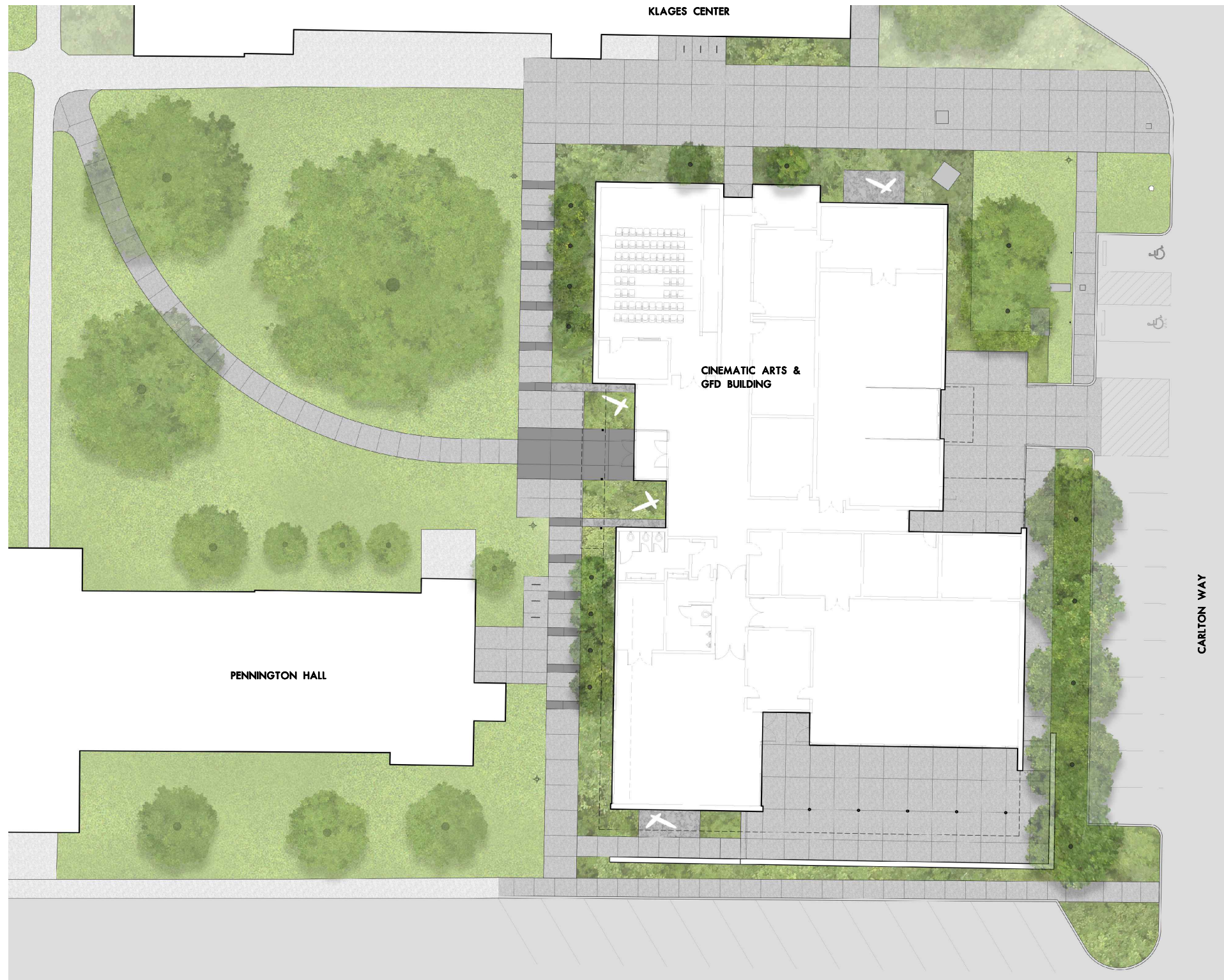


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George Fox University
02/23/2024

**MATERIALS PLAN
DESIGN REVIEW**



**Design Review
L101**
Soderstrom Architects



1 ILLUSTRATIVE PLAN DESIGN REVIEW

Plan
SCALE: 1" = 30'-0"

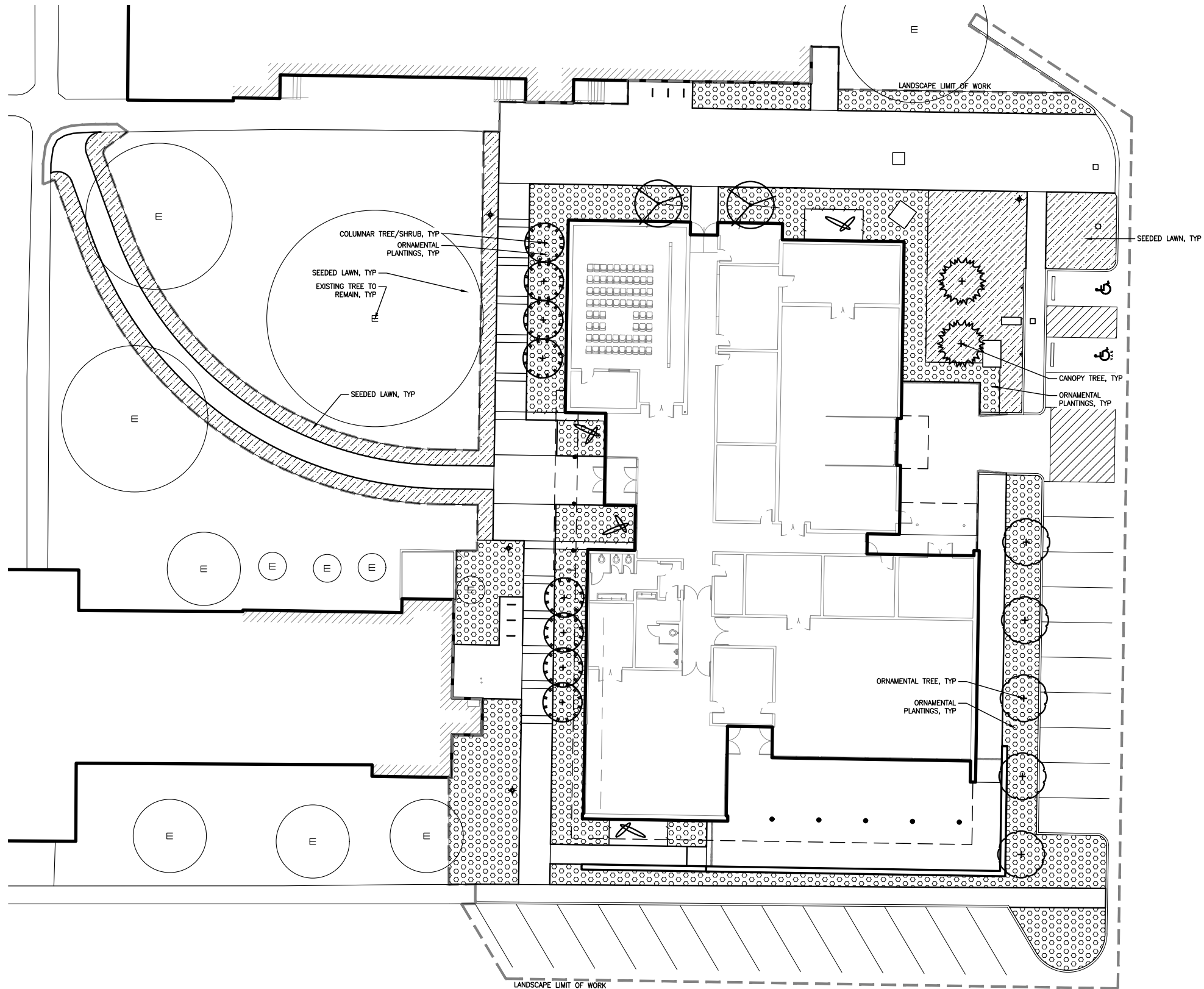


Cinematic Arts & GFD
George Fox University
02/23/2024

ILLUSTRATIVE PLAN DESIGN REVIEW

lango.hansen
LANDSCAPE ARCHITECTS
1100 n.w. glisan #3b
portland or 97209

Design Review
L102
Soderstrom Architects



LEGEND

- LANDSCAPE LIMIT OF WORK
- PROPERTY LINE/RIGHT-OF-WAY
- ◻ (with dots) ORNAMENTAL PLANTING
- ◻ (with diagonal lines) SEEDED LAWN
- CONCRETE CURB
- BIKE RACK
- ⊕ SITE LIGHT, SEE ELEC
- ◻ (with cross) AREA DRAIN, SEE CIVIL
- (with E) EXISTING TREE TO REMAIN

ABBREVIATIONS

- B&B BALLED & BURLAPPED
- CAL CALIPER
- CONT CONTAINER
- DIA DIAMETER
- DBH DIAMETER AT BREAST HEIGHT
- EQ EQUAL
- HT HEIGHT
- MIN MINIMUM
- MAX MAXIMUM
- NO NUMBER
- O.C. ON CENTER
- SIM SIMILAR
- SL SEEDED LAWN
- SPECS SPECIFICATIONS
- TYP TYPICAL
- # CONTAINER SIZE

PLANTING NOTES

1. THIS PLAN IS BASED ON A SURVEY BY KPFF DATED 01/21/2022. NOTIFY OWNER'S REPRESENTATIVE OF ANY DISCREPANCIES IDENTIFIED ON SITE RELATED TO SURVEY INFORMATION PRIOR TO INSTALLATION.
2. PROTECT EXISTING VEGETATION TO REMAIN; SEE SPECIFICATION SECTION 015639 FOR FENCING AND OTHER REQUIREMENTS.
3. ALL PLANT MATERIAL SHALL BE NURSERY GROWN, WELL ROOTED, AND WELL BRANCHED. ALL TREES MUST BE FREE OF INSECTS, DISEASES, MECHANICAL INJURY, AND OTHER OBJECTIONABLE FEATURES WHEN PLANTED. ALL PLANT MATERIAL SHALL CONFORM TO "AMERICAN STOCK STANDARDS" LATEST EDITION.
4. ALL PLANT MATERIAL TO BE APPROVED BY LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. SEE SPECIFICATIONS.
5. PLANT SPACING SHALL TAKE PRECEDENCE OVER VALVE BOX LOCATIONS. INSTALLED VALVE BOXES THAT CONFLICT WITH ACCEPTED PLANT LAYOUT SHALL BE MOVED TO POSITION BETWEEN PLANTS.
6. PLANT COUNTS FOR TREES AND SHRUBS ARE SUPPLIED FOR THE CONTRACTOR'S CONVENIENCE. CONTRACTOR RESPONSIBLE FOR INSTALLING ALL PLANTS IN LOCATIONS AND QUANTITIES SHOWN. FOR GROUNDCOVER PLANTING, SEE DETAIL 01/L302.
7. CLEAR PLANT BEDS OF ALL GRAVEL AND DEBRIS PRIOR TO SOIL PREPARATION AND PLANTING, FOR APPROVAL BY LANDSCAPE ARCHITECT.
8. REPAIR AND RESEED ALL LAWN AREAS DISTURBED BY CONSTRUCTION ACTIVITY, INCLUDING SOIL PREPARATION. SEE 329100 AND 329300.
9. ALL LANDSCAPE AREAS THAT HAVE A SLOPE GREATER THAN 1 VERTICAL FOOT IN 3 HORIZONTAL FEET SHALL RECEIVE JUTE MATTING, SEE SPECIFICATIONS.
10. ALL PARKING LOT TREES MUST HAVE 6' CLEAR HEIGHT TO LOWEST BRANCHES.

DESIGN REVIEW NOTES

A MINIMUM OF 15% OF THE LOT AREA SHALL BE LANDSCAPED.
 SITE AREA: 40,597 SF
 REQUIRED LANDSCAPED AREA: 6,090 (15%)
 LAWN: 3,063 SF
 ORNAMENTAL PLANTING: 6,255 SF
 TOTAL PROPOSED LANDSCAPED AREA: 9,318 SF (23%)

1 PLANTING PLAN DESIGN REVIEW



Cinematic Arts & GFD
 George Fox University
 02/23/2024

**PLANTING PLAN
 DESIGN REVIEW**



**Design Review
 L201**
 Soderstrom Architects

PLANT SCHEDULE						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	SPACING	QUANTITY
TREES						
	AG	Abies grandis	Grand Fir	8' HEIGHT B&B	AS SHOWN	2
	CB	Carpinus betulus 'Frans Fontaine'	Frans Fontaine Hornbeam	3" CAL B&B	AS SHOWN	2
	GB	Ginkgo biloba 'PNI 2720'	Princeton Sentry Ginkgo	3" CAL B&B	AS SHOWN	8
	PS	Prunus serrulata 'Kwanzan'	Kwansan on Serrula Flowering Cherry	3" CAL B&B	AS SHOWN	5

PLANT SCHEDULE						
SYMBOL	ABBR	BOTANICAL NAME	COMMON NAME	SIZE/ CONDITION	SPACING	
ORNAMENTAL PLANTINGS						
	ARUV	Arctostaphylos uva-ursi	Kinnikinnick	#1/CONT.	18" O.C.	
	CAJA	Camellia japonica 'Nuccio's Bella Rossa'	Nuccio's Bella Rossa Camellia	#15/CONT.	AS SHOWN	
	CEGR	Ceanothus griseus var horizontalis 'Diamond Heights'	Diamond Heights Carmel Creeper	#1/CONT.	AS SHOWN	
	ILGL	Ilex glabra 'Shamrock'	Inkberry	#5/CONT.	AS SHOWN	
	LAST	Lavandula stoechas 'Otto Quast'	Lavander Otto Quast	#5/CONT.	AS SHOWN	
	LJA	Ligustrum japonicum 'Texanum'	Waxleaf Privet	#5/CONT.	AS SHOWN	
	LIMU	Liriope muscari 'Royal Purple'	Lilyturf	#2/CONT.	AS SHOWN	
	MASC	Mahonia 'Soft Caress'	Soft Caress Mahonia	#5/CONT.	AS SHOWN	
	NATE	Nassella tenuissima	Mexican Feather Grass	#3/CONT.	AS SHOWN	
	PEHA	Pennisetum alopecuroides 'Hameln'	Hameln Fountain Grass	#3/CONT.	AS SHOWN	
	POMU	Polystichum munitum	Sword Fern	#5/CONT.	AS SHOWN	
	PRLA	Prunus laurocerasus 'Otto Luyken'	Otto Luyken Dwarf English Laurel	#5/CONT.	AS SHOWN	
	RUCA	Rubus calycinoides 'Emerald Carpet'	Emerald Carpet Creeping Raspberry	#1/CONT.	18" O.C.	
	SARU	Sarcococca ruscifolia	Fragrant Sweetbox	#5/CONT.	AS SHOWN	



PLANTING SCHEDULE DESIGN REVIEW





Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

refer to landscape plans for site lighting locations

Whether you are looking to beautify or add a sense of security and well-being to your outdoor space, the highly configurable Hadco LED refractive post tops paired with the latest LumiLock light engine GX4 will definitely help you achieve your goals. A multitude of exterior luminaire styles allow you to create promenades and areas exuding timeless, historical charm both day and night. The configurable LED light engine GX4 is an ideal alternative to HID sources, providing you with significant energy savings, and more choices for light levels, optics and controls. Includes Service Tag, the innovative way to provide assistance throughout the life of the product.

Ordering guide

example: **RL32 B A A B 1 H W N R5 N A 5 N N N N SP2**

Series	Pod	Roof	Cage	Finial	Fastener	Finish	Optic	Pod Photo Control (location inside of pod)
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
RL32 Narrow Body Type 3	A Octagonal style B Round fitter with scalloped petals	A Victorian B Acorn C Tall D Short	A Cage for narrow body globe (8 legs) B Cage for narrow body globe E Band for narrow body globe F Band for narrow body globe H Cage for narrow body globe (4 legs) N None	A B C' D' E F G H N None	1 Hex head 2 Allen head	A Black B White G Verde H Bronze J Green	S Short W Wide	E 120 VAC Button Eye H 208/240/277 Button Eye R ^{2,3} 3-Pin Receptacle N None
RL52 Narrow Body Type 5	C Fluted tapered hourglass D Smooth tapered hourglass G Tall round fluted H Round contemporary L Round fluted long T Decorative leaf w/scalloped petals							

Optional programs

Future Proof Photo Control	Color Temp	Voltage	Drive Current	Integral Control Options	Option 1	Option 2	Option 3	Surge Protection
<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>
R5 ^{3,4} 5-pin receptacle on the engine R7 ^{3,4} 7-pin receptacle on the engine N None	W 3000K N 4000K	A 120-277 VAC B 347-480 VAC	2 ⁷ 200mA 3 350mA 4 ⁷ 450mA 5 530mA	<i>Dynadimmer</i> ^{5,8} DA 4 Hrs 25% Reduction DB 4 Hrs 50% Reduction DC 4 Hrs 75% Reduction DD 6 Hrs 25% Reduction DE 6 Hrs 50% Reduction DF 6 Hrs 75% Reduction DG 8 Hrs 25% Reduction DH 8 Hrs 50% Reduction DJ 8 Hrs 75% Reduction DL ⁵ DALI S ⁹ FAWS Switch N None	AST ⁵ Adjustable start up time N None	CLO ⁵ Constant light output N None	OTL ⁵ Over the life N None	SP1 10kV/10kA Surge Protector SP2 ⁶ 20kV/20kA Surge Protector

1 Cannot be used with B roof.
 2 Twistlock photocell receptacle (R) only available in A, B, G, H, L and T pods.
 3 Use of photoelectric cell (pod photo control (R) only) or shorting cap is required to ensure proper illumination. When R, R5, R7 options are selected, product will ship with shorting cap(s) installed.
 4 Only available with A or B Clear Roof options. Not available with drive currents 4 or 5.
 5 Optional Dynadimer dimming schedules, DALI, AST, CLO, and OTL not available with 347-480 VAC.

6 When SP2 option is selected, luminaire will be fitted with SP2 instead of SP1.
 7 Not available with B 347-480 voltage.
 8 Not available with R5 or R7.
 9 FAWS not available with CLO.



RL32/RL52 Refractive globe with Lumilox LED engine GX4

Post top

LED Wattage and Lumen Values: 4000K

Ordering Code	Total LEDs	LED current (mA)	Average system watts ¹ (W)	Short			Wide		
				Delivered lumens ²	Efficacy (LPW)	BUG rating	Delivered lumens ²	Efficacy (LPW)	BUG rating
RL32, Acrylic Roof									
RL32xAxxxxxxNx2xxxxx	64	200	39	5170	131.6	B1-U5-G3	5105	129.9	B1-U5-G3
RL32xAxxxxxxNx3xxxxx	64	350	69	8729	126.5	B2-U5-G4	8619	124.9	B2-U5-G5
RL32xAxxxxxxNx4xxxxx	64	450	88	10663	121.7	B2-U5-G4	10529	120.2	B2-U5-G5
RL32xAxxxxxxNx5xxxxx	64	530	104	12399	118.9	B3-U5-G4	12243	117.4	B2-U5-G5
RL32, Metal Roof									
RL32xDxxxxxxNx2xxxxx	64	200	39	4383	111.5	B1-U3-G3	4111	104.6	B1-U3-G3
RL32xDxxxxxxNx3xxxxx	64	350	69	7399	107.2	B2-U4-G3	6940	100.6	B2-U3-G5
RL32xDxxxxxxNx4xxxxx	64	450	88	9039	103.3	B2-U4-G4	8478	96.9	B2-U4-G5
RL32xDxxxxxxNx5xxxxx	64	530	104	10510	100.9	B3-U5-G4	9859	94.6	B2-U4-G5
RL52, Acrylic Roof									
RL52xAxxxxxxNx2xxxxx	64	200	39	5149	132.0	B2-U5-G2	5038	129.2	B2-U5-G3
RL52xAxxxxxxNx3xxxxx	64	350	69	8653	126.3	B3-U5-G3	8499	124.1	B3-U5-G4
RL52xAxxxxxxNx4xxxxx	64	450	87	10543	121.3	B3-U5-G3	10524	121.1	B3-U5-G4
RL52xAxxxxxxNx5xxxxx	64	530	104	12268	118.1	B3-U5-G4	12192	117.3	B3-U5-G5
RL52, Metal Roof									
RL52xDxxxxxxNx2xxxxx	64	200	39	4339	111.0	B2-U3-G2	4035	103.2	B2-U3-G3
RL52xDxxxxxxNx3xxxxx	64	350	69	7325	106.8	B3-U4-G3	6811	99.3	B3-U3-G4
RL52xDxxxxxxNx4xxxxx	64	450	87	8948	102.9	B3-U4-G3	8321	95.6	B3-U3-G4
RL52xDxxxxxxNx5xxxxx	64	530	104	10405	100.4	B3-U4-G3	9675	93.4	B3-U4-G4

LED Wattage and Lumen Values: 3000K

Ordering Code	Total LEDs	LED current (mA)	Average system watts ¹ (W)	Short			Wide		
				Delivered lumens ²	Efficacy (LPW)	BUG rating	Delivered lumens ²	Efficacy (LPW)	BUG rating
RL32, Acrylic Roof									
RL32xAxxxxxxWx2xxxxx	64	200	39	4563	116.1	B1-U4-G3	4505	114.6	B1-U4-G3
RL32xAxxxxxxWx3xxxxx	64	350	69	7700	111.6	B2-U5-G3	7603	110.2	B2-U5-G4
RL32xAxxxxxxWx4xxxxx	64	450	88	9411	107.4	B2-U5-G4	9292	106.1	B2-U5-G5
RL32xAxxxxxxWx5xxxxx	64	530	104	10936	104.9	B2-U5-G4	10798	103.5	B2-U5-G5
RL32, Metal Roof									
RL32xDxxxxxxWx2xxxxx	64	200	39	3868	98.4	B1-U3-G3	3628	92.3	B1-U3-G3
RL32xDxxxxxxWx3xxxxx	64	350	69	6527	94.6	B2-U4-G3	6122	88.7	B2-U3-G4
RL32xDxxxxxxWx4xxxxx	64	450	88	7977	91.1	B2-U4-G4	7483	85.4	B2-U3-G5
RL32xDxxxxxxWx5xxxxx	64	530	104	9270	88.9	B2-U4-G4	8695	83.4	B2-U4-G5
RL52, Acrylic Roof									
RL52xAxxxxxxWx2xxxxx	64	200	39	4541	132.0	B2-U4-G2	4444	113.9	B2-U4-G3
RL52xAxxxxxxWx3xxxxx	64	350	69	7632	126.3	B3-U5-G3	7496	109.4	B3-U5-G3
RL52xAxxxxxxWx4xxxxx	64	450	87	9299	121.3	B3-U5-G3	9283	106.8	B3-U5-G4
RL52xAxxxxxxWx5xxxxx	64	530	104	10820	118.1	B3-U5-G3	10753	103.5	B3-U5-G4
RL52, Metal Roof									
RL52xDxxxxxxWx2xxxxx	64	200	39	3829	97.9	B2-U3-G2	3560	91.0	B2-U3-G3
RL52xDxxxxxxWx3xxxxx	64	350	69	6462	94.2	B3-U4-G3	6008	87.6	B3-U3-G3
RL52xDxxxxxxWx4xxxxx	64	450	87	7897	90.8	B3-U4-G3	7343	84.4	B3-U3-G4
RL52xDxxxxxxWx5xxxxx	64	530	104	9177	88.6	B3-U4-G3	8533	82.4	B3-U4-G4

Due to rapid and continuous advances in LED technology, LED luminaire data is subject to change without notice and at the discretion of Hadco.

Lumen output by optic type will vary slightly. See IES files and specification sheets when available. All technical data is subject to change.

Lumen values based on photometric tests performed in compliance with IESNA LM-79.

Note: Some data may be scaled based on tests of similar, but not identical, luminaires.

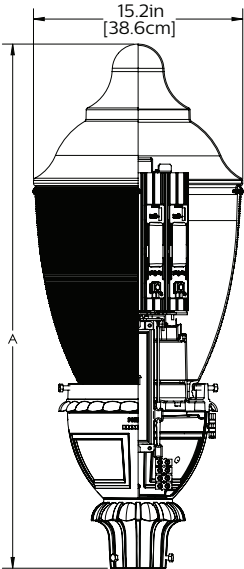
RL32/RL52 Refractive globe with Lumilox LED engine GX4

Post top

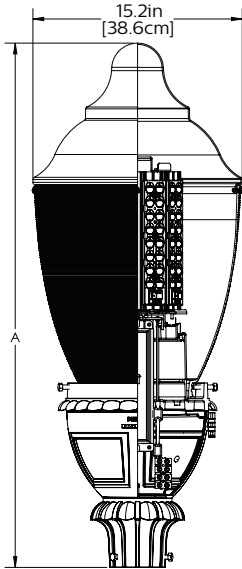
Dimensions

RL32 - Type 3

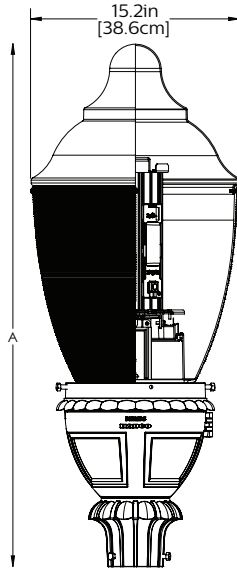
RL52 - Type 5



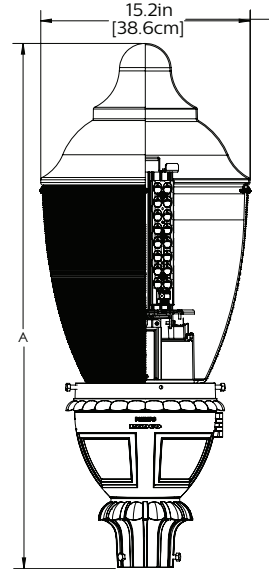
RL32BCNNxxW configuration shown



RL32BCNNxxS configuration shown



RL52BCNNxxW configuration shown



RL52BCNNxxS configuration shown

Roof	Dimension "A"	
	(in)	(cm)
A Victorian	38.0	96.6
B Acorn	35.4	89.8
C Tall	38.0	96.6
D Short	34.1	86.7

EPA: 2.08 sq. ft. (Varies depending on options selected)
Weight: 55lbs (maximum)

Dimensions will vary when other pod, cage and brim options are specified.
See specification text on pages 5 and 6 for option dimensions.

Housing Options

Fitter/Pod Options



A Octagonal



B Round with Scalloped Petals



C Fluted Tapered Hourglass



D Smooth Tapered Hourglass



G Tall Round Fluted



H Round Contemporary



L Round Fluted Long



T Decorative Leaf w/Scalloped Petals

Roof Options



A Victorian



B Acorn



C Tall



D Short

Cage/Band Options



A Cage for Narrow Body Globe



B Cage for Narrow Body Globe



F Band for Narrow Body Globe



E Band for Narrow Body Globe



H Cage for Narrow Body Globe

Finial Options



A



B



C



D



E



F



G



H

RL32/RL52 Refractive globe with Lumilox LED engine GX4



Post top

Predicted Lumen Depreciation Data

Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L70 is the predicted time when LED performance depreciates to 70% of initial lumen output. Calculated per IESNA TM21-11. Published L70 hours limited to 6 times actual LED test hours.

Driver mA	Optic	Ambient Temperature °C	Calculated L70 Hours	L70 per TM-21 (Hours)	Lumen Maintenance % at 60,000 hrs
530	Wide	25	>85,000	>60,000 hours	>88%
530	Short	25	>100,000	>54,000 hours	>98%
450	Wide	25	>100,000	>60,000 hours	>93%
450	Short	25	>100,000	>54,000 hours	>98%
350	Wide	25	>100,000	>60,000 hours	>94%
350	Short	25	>100,000	>54,000 hours	>98%
200	Wide	25	>100,000	>60,000 hours	>94%
200	Short	25	>100,000	>54,000 hours	>98%

Field Adjustable Wattage (FAWS) Multiplier Chart

All 350, 450, and 530 mA Configurations

FAWS Position	Typical Delivered Lumens Multiplier	Typical System wattage and typical current
1	0.30	0.28
2	0.53	0.48
3	0.62	0.56
4	0.73	0.67
5	0.78	0.73
6	0.83	0.78
7	0.87	0.85
8	0.91	0.89
9	0.95	0.93
10	1.00	1.00

All 200mA Configurations

FAWS Position	Typical Delivered Lumens Multiplier	Typical System wattage and typical current
1	0.30	0.35
2	0.50	0.55
3	0.59	0.62
4	0.69	0.72
5	0.77	0.80
6	0.83	0.85
7	0.88	0.90
8	0.93	0.92
9	0.96	0.97
10	1.00	1.00

RL32/RL52 Refractive globe with Lumilox LED engine GX4

Post top

Specifications

Housing

Optional Pods:

A: Octagonal style fitter is constructed of die-cast 360 aluminum alloy with bottom-hinged door providing 135° entry into the fitter assembly for easy access to the electrical components. Accepts standard HADCO Twistlock ballast assemblies. Wiring block to accept three #8 solid or stranded wires. Optional internal twist-lock photo eye receptacle or optional button eye photocell. Easy access to photo eye through the door on the pod. Heavy cast aluminum post fitter utilizes four 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering ballast compartment. Globe is held by utilizing four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). All hardware to be stainless steel and captive. Pod height is 10-3/4" and width is 10-1/4".

B: Round fitter with scalloped petals is constructed of die-cast 360 aluminum alloy with side-hinged door providing 180° entry into the fitter assembly for easy access to the electrical components. Accepts standard HADCO Twistlock ballast assemblies. Wiring block to accept three #8 solid or stranded wires. Optional internal twist-lock photo eye receptacle or optional button eye photocell. Easy access to photo eye through the door on the pod. Heavy cast aluminum post fitter utilizes four 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering ballast compartment. Globe is held by utilizing four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). All hardware to be stainless steel and captive. Pod height is 12-1/4" and width is 11-1/2".

C: Fluted tapered hourglass fitter is constructed of 356 HM High-Strength, Low-Copper cast aluminum. Accepts standard HADCO Twistlock ballast assemblies. Wiring block to accept three #8 solid or stranded wires. Optional internal button eye photocell. Heavy cast aluminum post fitter utilizes four 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering ballast compartment. Globe is held by utilizing four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). All hardware to be stainless steel and captive. Pod height is 8" and width is 8-3/4".

D: Smooth tapered hourglass fitter is constructed of 356 HM High-Strength, Low-Copper cast aluminum. Accepts standard HADCO Twistlock ballast assemblies. Wiring block to accept three #8 solid or stranded wires. Optional internal

button eye photocell. Heavy cast aluminum post fitter utilizes four 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering ballast compartment. Globe is held by utilizing four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). All hardware to be stainless steel and captive. Pod height is 8" and width is 9-1/4".

G: Tall Round fluted fitter is constructed of die-cast 360 aluminum alloy with removable door providing entry into the fitter assembly for easy access to the electrical components. Accepts standard HADCO Twistlock ballast assemblies. Wiring block to accept three #8 solid or stranded wires. Optional internal button eye photocell. Easy access to photo eye through the door on the pod. Heavy cast aluminum post fitter utilizes four 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering ballast compartment. Globe is held by utilizing four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). All hardware to be stainless steel and captive. Pod height is 9" and width is 9".

H: Round contemporary fitter is constructed of 356 HM High-Strength, Low-Copper cast aluminum. Accepts standard HADCO Twistlock ballast assemblies. Wiring block to accept three #8 solid or stranded wires. Optional internal twist-lock photo eye receptacle or optional internal button eye photocell. Easy access to photocell through tool-less door on pod. Heavy cast aluminum post fitter utilizes four 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering ballast compartment. Globe is held by utilizing four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). All hardware to be stainless steel and captive. Pod height is 10" and width is 10".

L: Round fluted long fitter is constructed of 356 HM High-Strength, Low-Copper cast aluminum with a side-hinged door providing entry into the fitter assembly for easy access to the electrical components. Accepts standard Hadco Twistlock ballast assemblies. Wiring block to accept three #8 solid or stranded wires. Optional internal twist-lock photo eye receptacle or button eye photocell. Tool-less access to photo eye through the door on the pod. Heavy cast aluminum post fitter utilizes three 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering the ballast

compartment. Globe is attached using four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). Pod height is 12-1/2" and width is 10-3/4".

T: Decorative Leaf fitter with scalloped petals is constructed of 356 HM High-Strength, Low-Copper cast aluminum with side-hinged door providing 180° entry into the fitter assembly for easy access to the electrical components. Accepts standard HADCO Twistlock ballast assemblies. Wiring block to accept three #8 solid or stranded wires. Optional internal twist-lock photo eye receptacle or optional button eye photocell. Easy access to photo eye through the door on the pod. Heavy cast aluminum post fitter utilizes four 5/16-18 black cadmium stainless steel set screws (Hex head or Allen head as specified) for mounting to 3" O.D. post tenon. Globe holder has an internal water trap to prevent water from entering ballast compartment. Globe is held by utilizing four 5/16-18 black cadmium stainless steel fasteners (Hex head or Allen head as specified). Pod height is 15-1/4" and width is 11-1/2".

Roof

A: Victorian style roof is clear injection molded U.V. stabilized acrylic with 79 horizontal prisms for a soft, even glow. 10-1/4" height and 14-15/16" width. The roof and bottom globe sections are secured in a slip-fit, 1/2" overlap design and use four #10-24 stainless steel pan head screws with four aluminum nutserts providing a mechanical lock and enabling easy future replacement of either the roof or bottom globe section if required.

B: Acorn style roof is clear injection molded U.V. stabilized acrylic with 59 horizontal prisms for a soft, even glow. 7-3/4" height and 15" width. The roof and bottom globe sections are secured in a slip-fit, 1/2" overlap design and use four #10-24 stainless steel pan head screws with four aluminum nutserts providing a mechanical lock and enabling easy future replacement of either the roof or bottom globe section if required.

C: Roof is 0.090" thick spun aluminum. 10" height and 15-3/16" width. The roof and bottom globe sections are secured in a slip-fit, 1/2" overlap design and use four #10-24 stainless steel pan head screws with four aluminum nutserts providing a mechanical lock and enabling easy future replacement of either the roof or bottom globe section if required.

D: Roof is 0.090" thick spun aluminum. 6-1/2" height and 15-3/16" width. The roof and bottom globe sections are secured in a slip-fit, 1/2" overlap design and use four #10-24 stainless steel pan head screws with four aluminum nutserts providing a mechanical lock and enabling easy future replacement of either the roof or bottom globe section if required.

RL32/RL52 Refractive globe with Lumilo LED engine GX4

Post top

Specification (continued)

Cages and Bands

A: Cage for narrow body globes (15" dia.) is constructed of die-cast 360 aluminum alloy. Cage has 4 legs each with round cast aluminum flower block. Open rectangular band around top of cage. Height of cage is 16" and width of cage is 17-1/2". Finish is polyester thermoset powdercoat.

B: Cage for narrow body globes (15" dia.) is constructed of die-cast 360 aluminum alloy. Cage has 4 legs each with square decorative flower block. Solid rectangular band around top of cage. Height of cage is 17" and width of cage is 17". Finish is polyester thermoset powdercoat.

E: Band for narrow body globes (15" dia.) is architectural slotted aluminum. Supported at 4 points by cast aluminum square flower blocks. Finish is polyester thermoset powdercoat.

F: Band for narrow body globes (15" dia.) is architectural slotted aluminum supported at 4 points by cast aluminum round flower blocks. Finish is polyester thermoset powdercoat.

H: Cage for narrow style globes (15" dia.) is constructed of 356 HM High-Strength, Low-Copper cast aluminum. Cage has 4 curved legs. Solid rectangular band around the top of cage. Height of cage is 15" and width of cage is 16-1/2".

Finials

All finials are cast aluminum mounted with 1/4-20 stainless steel threaded studs. Standard finial finish will match fixture finish as specified. Finish is thermoset powdercoat. (NOTE : C, D, and E finials are not available with "B" Roof.)

Fasteners

Used to secure post fitter to post tenon and globe to globe holder.

- 1: Hex Head Bolts: Black cadmium stainless steel.
- 2: Allen Head Bolts: Black cadmium stainless steel.

Light engine

GX4 is composed of four main components: Heat Sink, LED, Optical System, and Driver. Electrical components are RoHS compliant.

Entire luminaire is rated for operation in ambient temperature of -40°C / -40°F up to +40°C / +104°F. B Voltage configurations rated for operation in ambient temperature of -40°C / -40°F up to +35°C / +95°F.

LED & Optics

Composed of 64 high power LEDs. LED board substrate is MCPCB (Metal Core Printed Circuit Board), designed to minimize thermal resistance from LED junction to heat sinks. Color temperature as per ANSI/NEMA bin Neutral White, 4000 Kelvin nominal (3985K+ / 275K or 3710K to 4260K) or Warm White, 3000 Kelvin

nominal (3045K +/- 175K or 2870K to 3220K), CRI 70 Min. 75 Typical.

(W) Wide and (S) Short Optic choices are available. Both optics are made of optical grade PC and have been optimized to achieve maximum spacing, target lumens, and a superior lighting uniformity.

Wide Optics – Superior performance and light level uniformity for applications where typical pole spacing is approximately six times mounting height of luminaire.

Short Optics – Superior performance and light level uniformity for applications where typical pole spacing is approximately five times mounting height of luminaire. Provides higher illumination levels under pole area, ideal for increased security and applications requiring superior facial recognition.

Type 3 and Type 5 distribution choices are available.

LEDs and optics (S) Short or (W) Wide form an IP66 light engine to ensure complete environmental protection against water and dust ingress and corrosion, critical to long term LED reliability. All wiring is full copper, with 105C rated insulation. LED modules are secured to heatsinks using #8 stainless steel hardware, guaranteeing construction rigidity and vibration resistance.

Heat sinks

LED Engine construction consists of four 6063-T5 aluminum heat sinks, clear anodized to MIL-A-8625 specifications for excellent corrosion resistance and surface finish. Fin spacing has been optimized for maximum convective heat transfer under natural convection conditions, maximizing LED life and efficiency. Heat sinks provide greater than 700 sq. in. of convective surface area total, ensuring proper junction temperature control, lumen maintenance, and system reliability. Extruded heatsinks meet or exceed tolerances as specified by AEC (Aluminum Extruders Council) standards and have been designed to provide superior surface flatness, ensuring excellent contact between heatsinks and LEDs. Product does not use any cooling device with moving parts (passive cooling only).

Heat sinks are secured using galvanized steel brackets and stainless steel hardware to provide additional corrosion resistance.

Globe Assembly

Narrow globe is constructed of clear injection molded U.V. stabilized acrylic. A two-piece (Globe and Roof) slip-fit, 1/2" overlap, design utilizes nutserts and stainless steel fasteners, which eliminates a seam appearance.

The optical section of the globe has a neck opening of 7-3/8" and an outside neck diameter of 8". Globe (less the roof) has a 15-1/2" height

and 15" width at the top with 114 horizontal prisms and 360 highly polished vertical prisms.

Driver

Driver comes standard with 0-10V dimming capability. High power factor of 95%. Electronic driver, operating range 50/60 Hz. Auto adjusting universal voltage input from 120 to 277 VAC rated for both application line to line or line to neutral. Class I, THD of 20% max. Driver operating ambient temperature range is -40F (-40C) to +130F (+55C). Certified in compliance to UL1310 cULus requirement (dry and damp location). Assembled on a LumiLock twistlock removable cover with Tyco quick disconnect plug resisting to 221°F (105°C). The current supplying the LEDs will be reduced by the driver if the driver experiences internal overheating as a protection to the LEDs and the electrical components. Output is protected from short circuits, voltage overload and current overload. Automatic recovery after correction. Standard built in driver surge protection of 2.5kV (min).

Driver Options

AST: Pre-set driver for progressive start-up of the LED module(s) to optimize energy management and enhance visual comfort at start-up.

CLO: Pre-set driver to manage the lumen depreciation by adjusting the power given to the LEDs offering the same lighting intensity during the entire lifespan of the LED module.

OTL: Pre-set driver to signal end of life of the LED module(s) for better fixture management.

Dimming Options

- DA:** 4 Hrs 25% Reduction
- DB:** 4 Hrs 50% Reduction
- DC:** 4 Hrs 75% Reduction
- DD:** 6 Hrs 25% Reduction
- DE:** 6 Hrs 50% Reduction
- DF:** 6 Hrs 75% Reduction
- DG:** 8 Hrs 25% Reduction
- DH:** 8 Hrs 50% Reduction
- DJ:** 8 Hrs 75% Reduction
- DALI:** Pre-set driver compatible with DALI logarithmic control system.

FAWS

Field Adjustable Wattage Selector, pre set to the highest position, can be easily switched in the field to the required position. This reduces total luminaire wattage consumption and reduces the light level – see the FAWS multiplier chart for more details.

Note: It is not recommended to use FAWS with other dimming or controls; if you do, set the switch to position 10 (maximum output) to enable the other dimming or controls. Switching FAWS to any position other than 10 will disable the other dimming or controls.

RL32/RL52 Refractive globe with Lumilox LED engine GX4



Post top

Specification (continued)

Scenarios	Pod Photo Control Options	Future Proof Photo Control Options
Scenario 1: Basic Level of Controls only	Choose E, H or R options	Choose None
Scenario 2 - Network Control Solutions are being used immediately on this project	Choose None	Choose R5 or R7 (will ship with a shorting cap for you to remove and replace with your node)
Scenario 3 - You would like the product to be future proof because one day you will use a networked lighting controls system. You also require the use of a basic photo control system now to turn your lights on and off	Choose E, H or R depending on your requirements	Choose R5 or R7 (will ship with a shorting cap for you to remove and replace with your node, then move the shorting cap to the pod receptacle). If you used a button eye, disconnect the button eye.

Future Proof Photo Control Options

R5 - Receptacle with 5 pins enabling dimming. Can be used with a twist lock node or a shorting cap. Will ship with a shorting cap installed for this product. Remove shorting cap when you are ready to install your node.

R7 - Receptacle with 7 pins enabling dimming and additional functionality (to be determined). Can be used with a twist lock node or a shorting cap. Will ship with a shorting cap installed for this product. Remove shorting cap when you are ready to install your node.

Surge Protection

Surge protector tested in accordance with ANSI/IEEE C62.45 per ANSI/IEEE C62.41.2 Scenario I Category C High Exposure 10kV/10kA waveforms for Line Ground, Line Neutral and Neutral Ground, and in accordance with U.S. DOE (Department of Energy) MSSLC (Municipal Solid State Street Lighting Consortium) model specification for LED roadway luminaires electrical immunity requirements for High Test Level 10kV / 10kA. Option for SP2 20kV/20kA.

Finish

Color in accordance with the AAMA 2603 standard. Application of polyester powder coat paint (4 mils/100 microns) with ± 1 mils / 24 microns of tolerance. The Thermosetting resins provides a discoloration resistant finish in accordance with the ASTM D2244 standard, as well as luster retention in keeping with the ASTM D523 standard and humidity proof in accordance with the ASTM D2247 standard. The surface treatment achieves a minimum of 2000 hours for salt spray resistant

finish in accordance with testing performed and per ASTM B117 standard.

Luminaire Useful Life

Refer to IES files for energy consumption and delivered lumens for each option. Based on ISTMT in situ thermal testing in accordance with UL1598 and UL8750, using LM-80 data from LED manufacturers and engineering prediction methods, the luminaire useful life is expected to reach 100,000+ hours with >L70 lumen maintenance @ 25°C. 530mA configurations with short optics expected to reach 95,000+ hours with >L70 lumen maintenance @ 25C. 530mA configurations with wide optics expected to reach >75,000 hours with >L70 lumen maintenance @ 25C. Luminaire useful life accounts for LED lumen maintenance and additional factors, including LED life, driver life, PCB substrate, solder joints on/off cycles and burning hours for nominal applications. Lifetime statements do not include the use of controls, including networked controllers.

LED products manufacturing standard

The electronic components sensitive to electrostatic discharge (ESD) such as light emitting diodes (LEDs) are assembled in compliance with IEC61340 5 1 and ANSI/ ESD S20.20 standards so as to eliminate ESD events that could decrease the useful life of the product.

Quality Control

The manufacturer must provide a written confirmation of its ISO 9001 2008 and ISO 14001 2004 International Quality Standards Certification.

Vibration Resistance

Meets the ANSI C136.31 2001, American National Standard for Roadway Luminaire Vibration specifications for Normal Applications.

Service Tag

Each individual luminaire is uniquely identifiable, thanks to the Service tag application. With a simple scan of a QR code, placed inside the luminaire, you gain instant access to the luminaire configuration, making installation and maintenance operations faster and easier, no matter what stage of the luminaire's lifetime. Just download the APP and register your product right away.

For more details visit: philips.com/servicetag

Certifications and Compliance

cETL listed to Canadian safety standards for wet locations. Manufactured to ISO 9001:2008 Standards. UL8750 and UL1598 compliant. ETL listed to U.S. safety standards for wet locations. LM80 & LM79 tested. IP Rating: IP66 sealed light engine. The LED driver is IP66 rated. LED luminaires are Design Lights Consortium qualified.

Warranty

5 year extended warranty.

See philips.com/warranties for details and restrictions.



Flutes

Project: _____
 Location: _____
 Cat.No: _____
 Type: _____
 Lamps: _____ Qty: _____
 Notes: _____

Order guide

example: 306- 8 ABS B B D

Product Code	Pole Height	Finish	Outlet Location	Outlet Options	Tenon	Photoeye
306						
306	8' 10' 12' 14' 16'	ABS Antique Brass ACP Antique Copper ARD Antique Red ASI Antique Silver BLK Black BRN Brown BRZ Bronze FGN Forest Green GRA Granite IRN Ironstone RBZ Rustic Bronze SRT Shadow Rust VBZ Verde Bronze VCP Verde Copper VGN Verde VTC Vintage Copper WBZ Weathered Bronze WHT White	B 4" from Top of Base T 12" from Top of Pole	D Standard Duplex G GFI Duplex	N/A	B 120V C 208V - 277V

EPA values based on destructive break testing. For AASHTO ratings, contact factory.

Pole Data

Pole Model	Pole Shape	Pole Type	Shaft Dimension	Pole Fluted	Anchor Base Shape	Bolt Circle	Base Dim (in)
306	Round	Straight	4	Fluted	round	7	17 x 21.625

Pole Family	Catalog Number	Nominal Height (ft)	Tenon Section (in)	Wall Thickness (in)	EPA Rating 80 MPH (sq. ft)	EPA Rating 110 MPH (sq. ft)	EPA Rating 130 MPH (sq. ft)	Anchor Bolts (in)
306	306-8	8	3	0.125	19.69	9.94	8.47	3/4-15 bs
306	306-10	10	3	0.125	14.3	6.93	5.6	3/4-15 bs
306	306-12	12	3	0.125	10.69	4.96	3.68	3/4-15 bs
306	306-14	14	3	0.125	8.49	3.54	2.23	3/4-15 bs
306	306-16	16	3	0.125	6.86	2.42	1.07	3/4-15 bs

Specifications

CONSTRUCTION:

Cast aluminum anchor base. Cast aluminum removable access door. Round fluted post welded to base. Tenon secured to post top.

FINISH:

Resilient TGIC thermoset polyester powdercoat paint is electrostatically applied to every fixture. Specially formulated for Signify Outdoor Lighting, it provides UV protection, and the highest temperature rating in the industry. In addition to the standard color choices shown, a spectrum of custom colors is available.

WARRANTY:

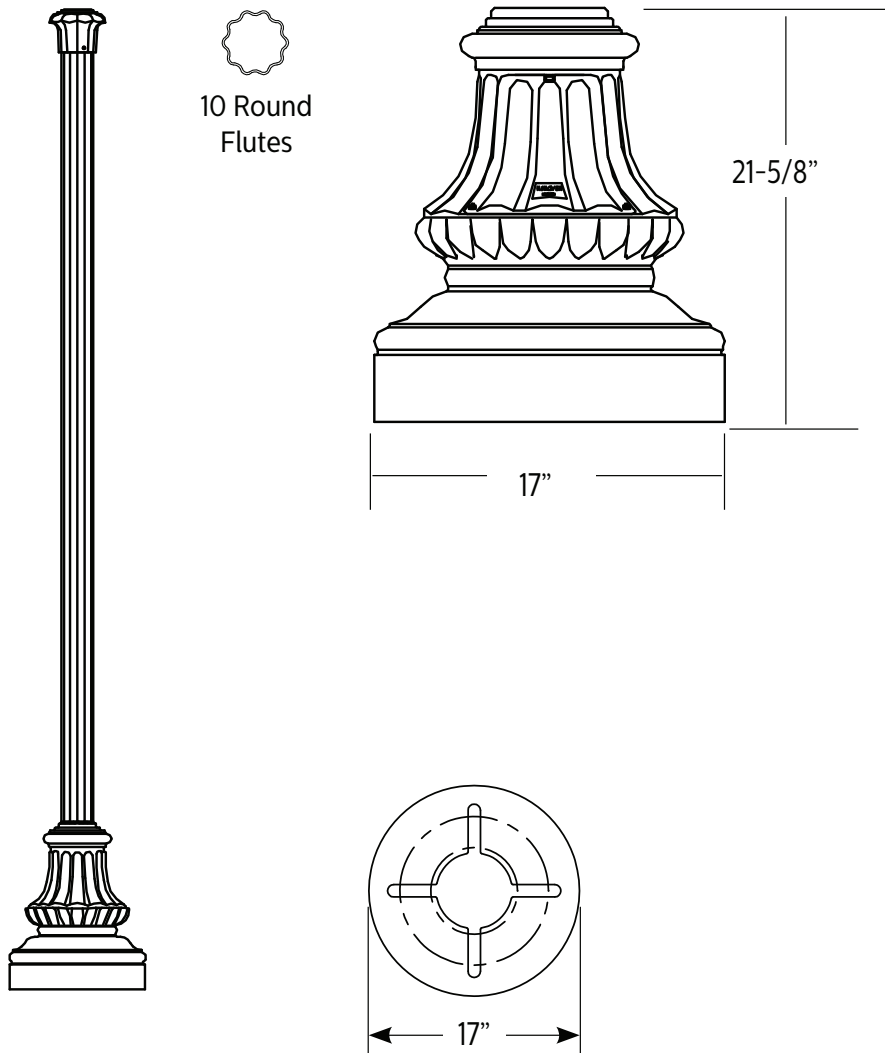
Please visit www.signify.com/warranties for more details on structural and finish warranty.

OUTLET:

GFI Duplex Outlet has dual-function indicator light, universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B). Weather resistant. Standard Duplex Outlet has universal metal weatherproof cover. Weatherproof while in use. Heavy-duty all-metal construction. Lockable security cover. Meets NEC 406.9 (B). Weather resistant.

306 Poles and Brackets

Straight Round Fluted



The information presented in this document is not intended as any commercial offer and does not form part of any quotation or contract.



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Signify North America Corporation
200 Franklin Square Drive,
Somerset, NJ 08873
Telephone 855-486-2216

Signify Canada Ltd.
281 Hillmount Road,
Markham, ON, Canada L6C 2S3
Telephone 800-668-9008

Summary

Candela Array

CU Graph

Polar Curves

Isolines

LCS Graph

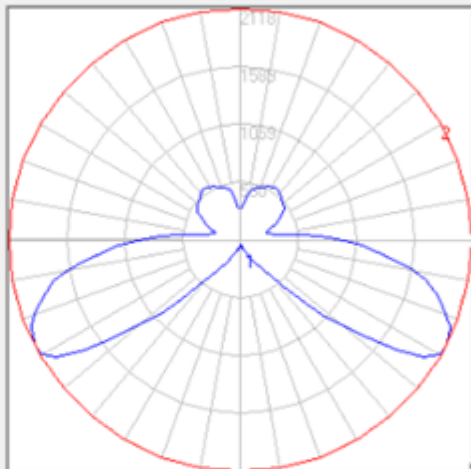
Polar Curve Display

Vertical Plane Through Horizontal Angles:

- | Angles | Color |
|---|-------------------------|
| <input checked="" type="checkbox"/> 0 - 180 | Blue (Through Max. Cd.) |
| <input type="checkbox"/> 0 - 180 | Black |
| <input type="checkbox"/> 0 - 180 | Green |
| <input type="checkbox"/> 0 - 180 | Magenta |

Horizontal Cone Through Vertical Angle:

- | Angle | Color |
|--|------------------------|
| <input checked="" type="checkbox"/> 62.5 | Red (Through Max. Cd.) |
| <input type="checkbox"/> 0 | Purple |
| <input type="checkbox"/> 0 | Orange |
| <input type="checkbox"/> 0 | Green |



Scaling

- Use Maximum Candela Horizontal Angle Vertical Angle
 Set Plot Extents

Save Settings As Defaults

Close

Print...

Help

Settings...

About...

IES

Road Report

**FIRE CODE / LAND USE / BUILDING REVIEW
APPLICATION**



North Operating Center
11945 SW 70th Avenue
Tigard, OR 97223
Phone: 503-649-8577

South Operating Center
8445 SW Elligsen Rd
Wilsonville, OR 97070
Phone: 503-649-8577

REV 6-30-20

Project Information

Applicant Name: Shawn Salatino
Address: 111 SW 5th Avenue, Suite 2600
Phone: 503-983-7906
Email: shawn.salatino@kpff.com
Site Address: 414 N Meridian St.
City: Newberg
Map & Tax Lot #: R3217CC 00100
Business Name: George Fox University
Land Use/Building Jurisdiction: Newberg
Land Use/ Building Permit # (pending)

Choose from: Beaverton, Tigard, Newberg, Tualatin, North Plains, West Linn, Wilsonville, Sherwood, Rivergrove, Durham, King City, Washington County, Clackamas County, Multnomah County, Yamhill County

Project Description

New ~13,000 square foot single story education building on existing lot used primarily for surface parking.

Permit/Review Type (check one):

- Land Use / Building Review - Service Provider Permit
- Emergency Radio Responder Coverage Install/Test
- LPG Tank (Greater than 2,000 gallons)
- Flammable or Combustible Liquid Tank Installation (Greater than 1,000 gallons)
 - * Exception: Underground Storage Tanks (UST) are deferred to DEQ for regulation.
- Explosives Blasting (Blasting plan is required)
- Exterior Toxic, Pyrophoric or Corrosive Gas Installation (in excess of 810 cu.ft.)
- Tents or Temporary Membrane Structures (in excess of 10,000 square feet)
- Temporary Haunted House or similar
- OLCC Cannabis Extraction License Review
- Ceremonial Fire or Bonfire (For gathering, ceremony or other assembly)

For Fire Marshal's Office Use Only

TVFR Permit # 2024-0025
Permit Type: SPP Newberg
Submittal Date: 2-22-24
Assigned To: DFM Ann
Due Date: NA
Fees Due: Ø
Fees Paid: Ø

**Approval/Inspection Conditions
(For Fire Marshal's Office Use Only)**

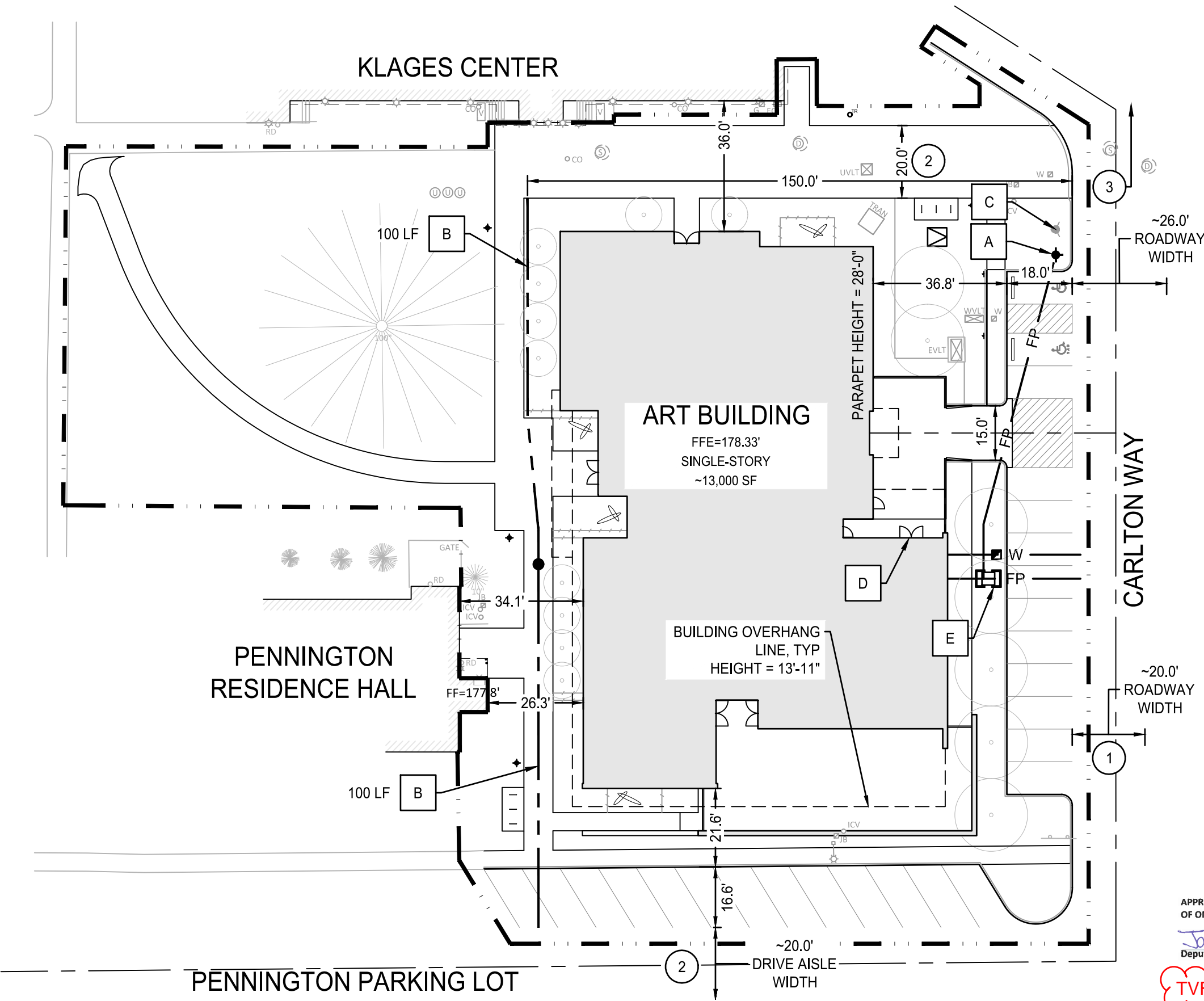
This section is for application approval only

[Signature] 04130 3-5-24
Fire Marshal or Designee Date
Conditions:
See approved plans
See Attached Conditions: Yes No
Site Inspection Required: Yes No

This section used when site inspection is required

Inspection Comments:

Final TVFR Approval Signature & Emp ID Date



SHEET NOTES

1. FIRE APPARATUS ROADS SHALL BE DESIGNED AND MAINTAINED TO SUPPORT THE IMPOSED LOAD OF FIRE APPARATUS WEIGHING AT LEAST 75,000 POUNDS AND SHALL BE SURFACED WITH ASPHALT, CONCRETE OR OTHER APPROVED DRIVING SURFACE TO PROVIDE ALL WEATHER DRIVING CAPABILITIES.
2. FOR ADDITIONAL LIFE SAFETY DESIGN INFORMATION SEE ARCHITECTURAL PLANS.
3. TEMPORARY ADDRESSES OF 6-INCHES SHALL BE PROVIDED AT EACH CONSTRUCTION ENTRANCE PRIOR TO ANY CONSTRUCTION MATERIALS OR WORKERS ARRIVING ONSITE.
4. THE BUILDING ADDRESSING SHALL MEET THE OREGON FIRE ADDRESSING POLICY.

X FIRE STRUCTURE KEY NOTES

- A' PROPOSED FIRE DEPARTMENT CONNECTION
- B FIRE HOSE REACH PATH AROUND BUILDING. LENGTH AS NOTED
- C EXISTING PUBLIC FIRE HYDRANT
- D BUILDING FIRE RISER ROOM ACCESS WITH KNOX BOX
- E FIRE SUPPLY DOUBLE CHECK DETECTOR ASSEMBLY IN VAULT

(X) FIRE ACCESS KEY NOTES

- 1' PRIMARY FIRE ACCESS POINT
- 2 SECONDARY FIRE ACCESS POINT
- 3 DEAD-END FIRE TURNAROUND LOCATED BETWEEN MURDOCK LIBRARY AND KLAGES CENTER

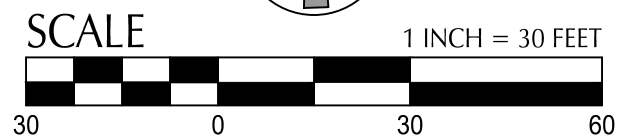
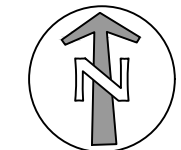


APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Jason Am...
Deputy Fire Marshal II

TVF&R Permit #2024-0025



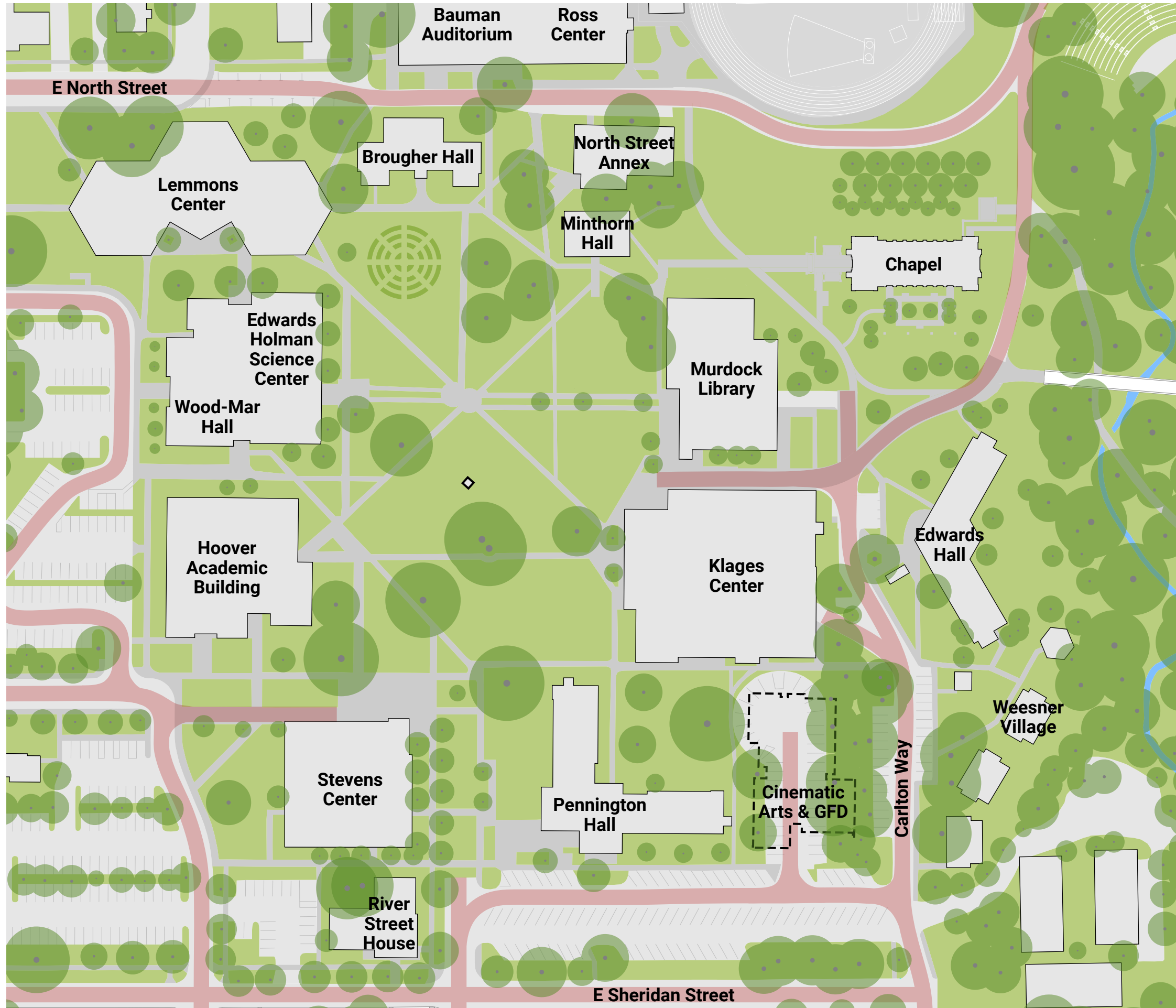
Cinematic Arts & GFD
George Fox University
03/01/2024

FIRE ACCESS DIAGRAM



111 SW Fifth Ave., Suite 2600
Portland, OR 97204
O: 503.842.2860
F: 503.224.4681
www.kpff.com

Design Review
FS-1
Soderstrom Architects

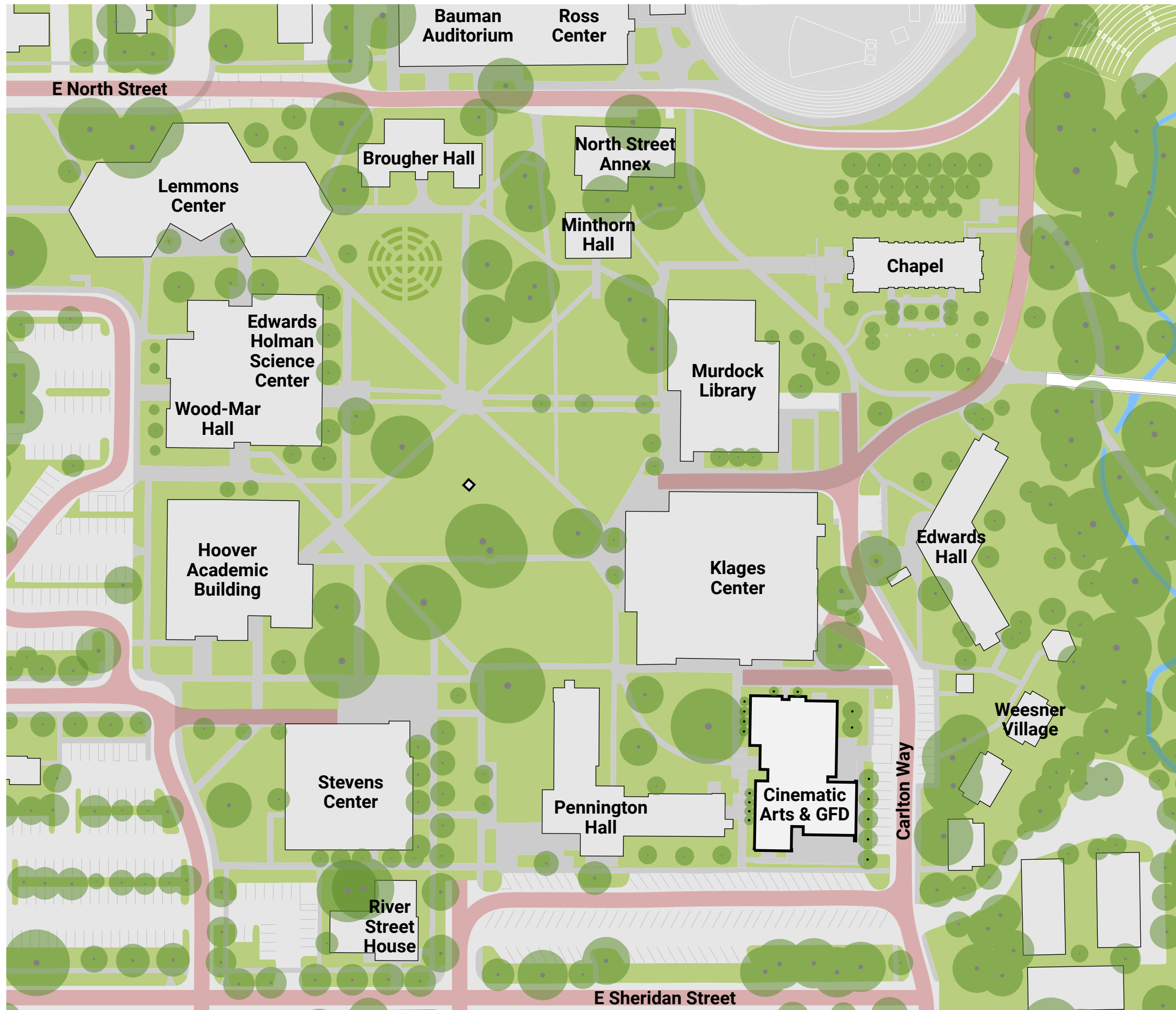


Central Campus

Existing Fire Access

- Fire Access Route
- Proposed Building





Central Campus

Proposed Fire Access

- Fire Access Route
- Proposed Building



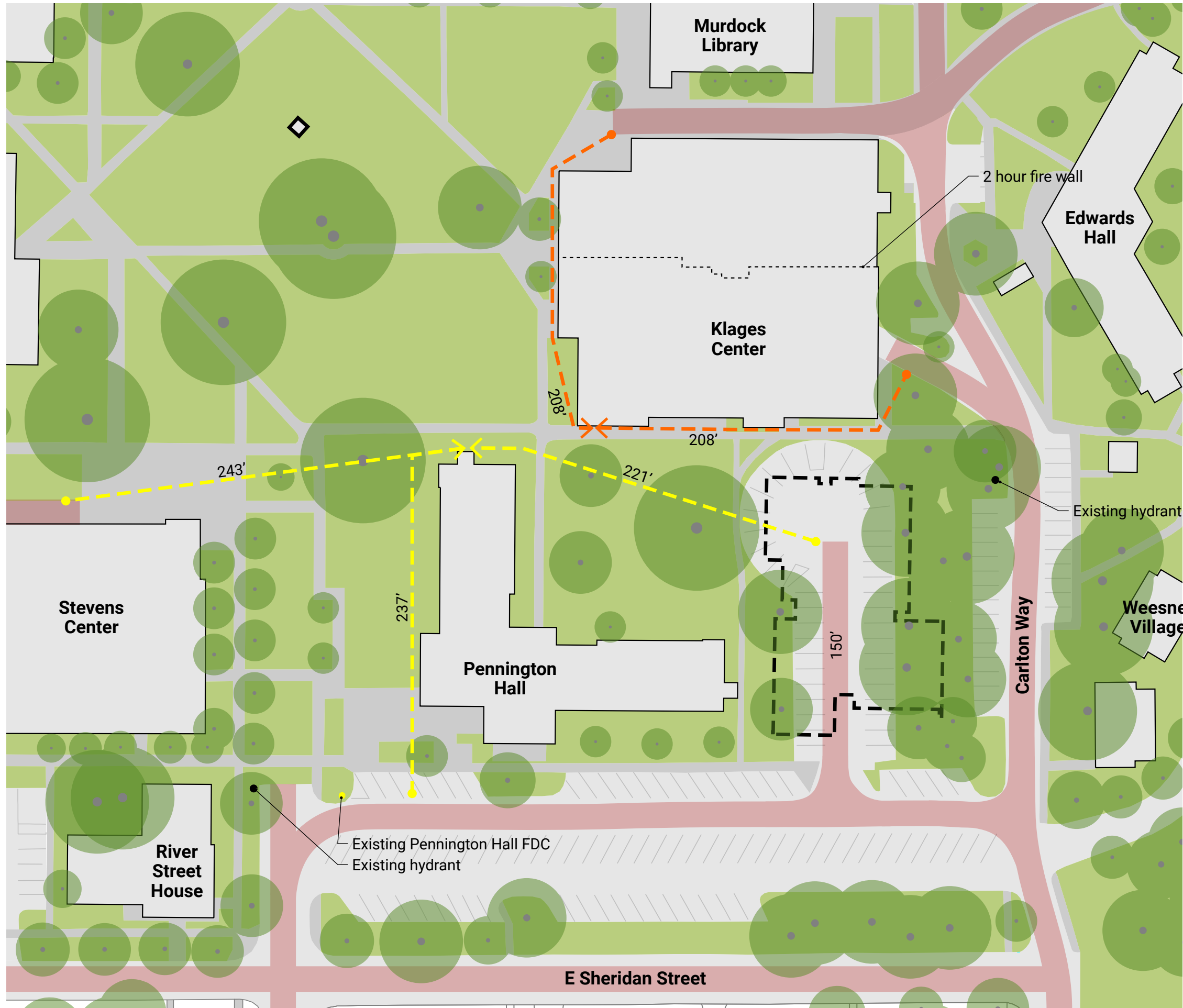
APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Jason Ann Jambler
Deputy Fire Marshal II

TVF&R Permit #2024-0025

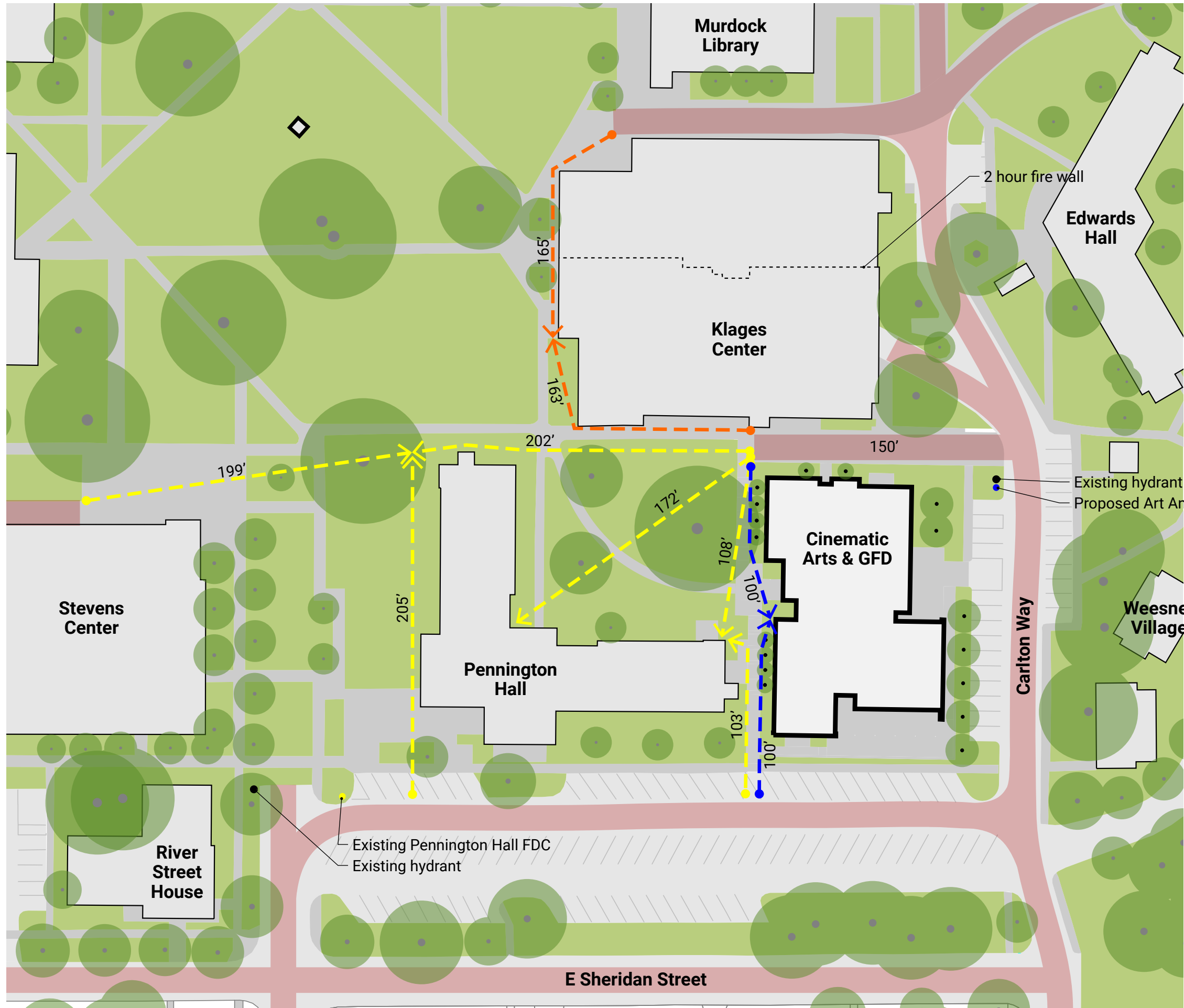




Art Annex

Existing Fire Access

- Fire Access Route
- Hydrant
- Hose Run Length



Art Annex

Proposed Fire Access

- █ Fire Access Route
- Hydrant
- Hose Run Length

2 hour fire wall
 Edwards Hall
 Existing hydrant
 Proposed Art Annex FDC



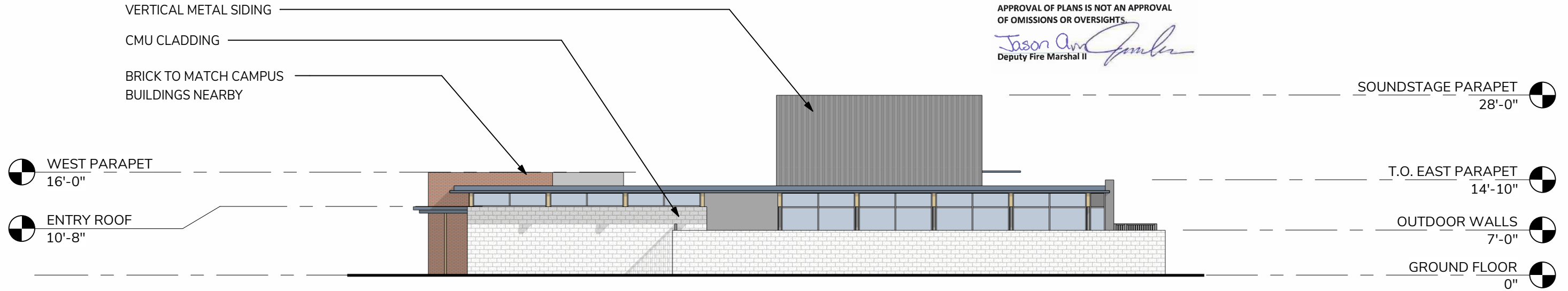
APPROVED PLANS

APPROVAL OF PLANS IS NOT AN APPROVAL OF OMISSIONS OR OVERSIGHTS.

Jason Ann Jambler
 Deputy Fire Marshal II

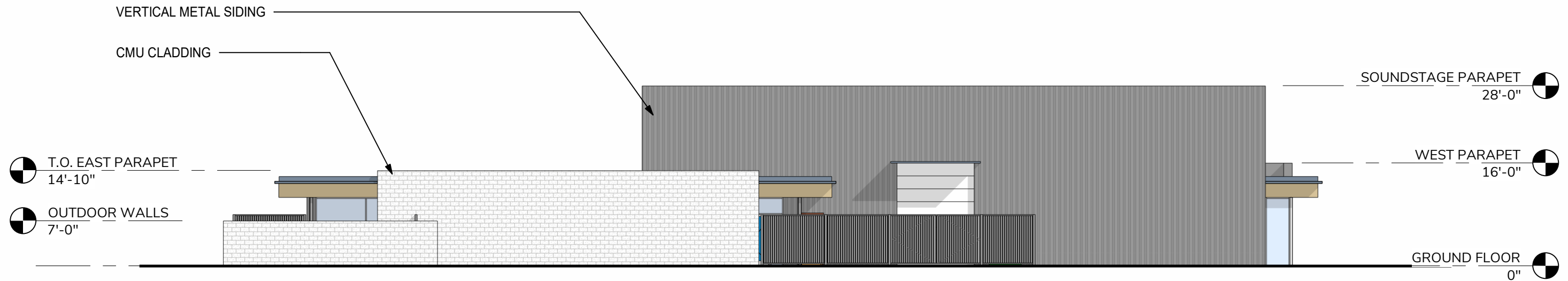
TVF&R Permit #2024-0025





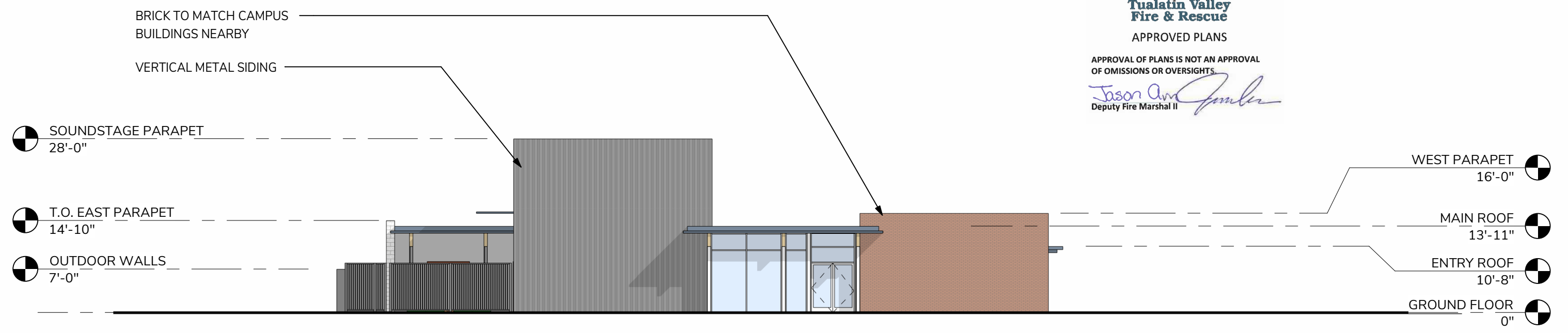
ARCHITECTUAL ELEVATION - SOUTH

1/16" = 1'-0"



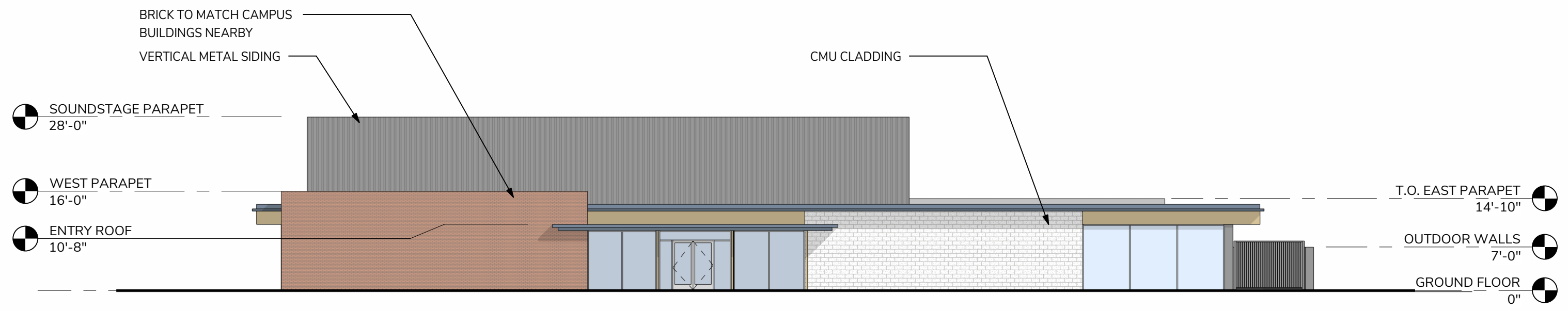
ARCHITECTUAL ELEVATION - EAST

1/16" = 1'-0"



ARCHITECTUAL ELEVATION - NORTH

1/16" = 1'-0"



ARCHITECTUAL ELEVATION - WEST

1/16" = 1'-0"

After recording return to:

John T. Bridges

Brown, Tarlow, Bridges, Palmer & Stone, P.C.

515 East First Street

Newberg, OR 97132

OFFICIAL YAMHILL COUNTY RECORDS
BRIAN VAN BERGEN, COUNTY CLERK

201306260



00414368201300062600090093

\$76.00

04/26/2013 11:49:29 AM

DMR-DRDMR Cnt=1 Stn=2 ANITA
\$45.00 \$5.00 \$11.00 \$15.00

DECLARATION OF DEED RESTRICTION

THIS DECLARATION OF DEED RESTRICTION (this "Deed Restriction") is made this 18th day of APRIL, 2013, by **GEORGE FOX UNIVERSITY**, ("Declarant").

RECITALS

A. Declarant is the owner of certain real property in Yamhill County, Oregon, described in the attached Exhibit A (the "Property") and depicted in the attached Exhibit B.

B. This Deed Restriction is intended to fulfill a Condition of the approval of the Property consolidation, which requires Declarant to restrict the division and conveyance of the Property.

DECLARATION

1. Declarant hereby declares that this Deed Restriction shall run with the land and be binding upon its successors, assigns, and heirs.

2. Declarant declares that the Property is hereby consolidated as one lot for planning and zoning purposes under the City of Newberg planning and zone regulations.

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3. Declarant declares that the Property shall not be divided or partitioned, and no portion of it shall be conveyed separate and apart from any other portion, unless and until the Property is divided in accordance with the regulations of the city of Newberg.

DECLARANT:

GEORGE FOX UNIVERSITY,



[Signature]
By: THEODORE E. ALLEN
Its: EVP

STATE OF OREGON)
) ss.
County of Yamhill)

This instrument was acknowledged before me on APRIL 18, 2013, by THEODORE E. ALLEN of GEORGE FOX UNIVERSITY.

Kathi Leigh Becker
Notary Public for Oregon

Exhibit "A"

Real property in the County of Yamhill, State of Oregon, described as follows:

PARCEL 1: (BK 32/289)

Beginning at a point 615 feet North of the Southwest corner of Mary C. Goodrich land being the Southeast of the D. D. Deskins Donation Land Claim; thence running West 106.5 feet; thence running North 287 feet; thence running West 520 feet to the center of Meridian Street; thence running North along center of said street 630 feet; thence running East 520.5 feet; thence running South 37.86 feet; thence running East 100 feet; thence running South 884.14 feet to point on place of beginning.

Also the following: Beginning at a point 615 feet North of the Southwest corner of Mary C. Goodrich land which is the South East part of the D. D. Deskins Donation Land Claim; thence running East 658 feet to stake in the middle of creek; thence running North 310.5 feet to a stake; thence running East 52.5 feet to a fir tree 18 inches in diameter; thence running North 573.64 feet; thence running West 717 feet to West line of Mary C. Goodrich land; thence running South 884.14 feet to place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 2: (BK 111/485)

Situate, lying and being in Yamhill County, State of Oregon, and being a part of the Daniel D. Deskins Donation Land Claim, Notification No. 1475, Claim No. 54, in Township 3 South of Range 2 West of the Willamette Meridian, and the part thereof herein conveyed being particularly described as follows, to-wit:

Commencing at a point 25.08 chains South and 10.75 chains West of the Northeast corner of said Claim, and running thence North 451.44 feet; thence West 448.50 feet; thence South 148.92 feet; thence West 100.00 feet; thence North 148.92 feet; thence West 50.00 feet; thence South 268.92 feet; thence West 200.00 feet; thence North 240.00 feet; thence West 60.00 feet; thence South 120.00 feet; thence West 60.00 feet; thence South 150.00 feet; thence West 20.00 feet; thence South 270.00 feet; thence East 130.00 feet; thence North 117.48 feet; and thence East 808.50 feet, to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 3: (BK 114/148)

Situate, lying and being in the County of Yamhill and State of Oregon, and being a part of the Donation Land Claim of D. D. Deskins Claim No. 54 in Township 3 South, of Range 2 West of Willamette Meridian in said County and State, and the part of said Claim herein conveyed being particularly described as follows, to-wit: Beginning at a point 22.57 1/2 chains North and eight (8) chains East, (Var. 21' East) of the intersection of the section line between Sections 19 & 20, said Township and Range, and the South line of said Donation Land Claim; running thence East (Var. 21' East) 12.80 chains; thence North 2.35 chains; thence West (Var. 21' East) 12.80 chains; thence South 2.35 chains to place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 4: (BK 116/444)

Situate, lying and being in the City of Newberg, Yamhill County, Oregon, and more particularly described as follows, to-wit:

Beginning at an iron pipe at the Southeast corner of the intersection of Fulton Street and River Street extended, in said City of Newberg, Yamhill County, Oregon, running thence East 106 feet; thence South

60 feet; thence East 94 feet; thence South 180 feet to an Iron stake; thence West 200 feet to an Iron stake, and thence North 240 feet to place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 5: (BK 90/460)

Situate, lying and being in Yamhill County, State of Oregon, and being a part of the Donation Land Claim of Daniel D. Deskins, Claim No. 54, Notification No. 1475, in Township 3 South of Range 2 West of the Willamette Meridian, said County and State, and the part thereof herein conveyed being particularly described as follows, to-wit:

Commencing at a point 1228.84 feet South and 1248 feet West of the Northeast corner of said Donation Land Claim, said beginning point being also 171 feet East and 25 feet South of the most Westerly Southwest corner of that certain tract of land conveyed by grantors herein to William Perkins and is also on the South line of Fulton Street 250 feet East of the East line of River Street extended; thence South 120 feet; thence East 100 feet; thence North 120 feet; and thence West 100 feet to beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 6: (BK 130/457)

Being a part of the Donation Land Claim of DANIEL D. DESKINS, Notification No. 1475, Claim No. 54, in Township 3 South, of Range 2 West of the Willamette Meridian, in said County and State, and more particularly described as follows, to-wit:

Beginning at the North line of North Street in the City of Newberg, at a point 120 feet East of the East line of East Street; thence East following the North line of said North Street 100 feet; thence North parallel with the East line of said East Street 200 feet; thence West parallel with the North line of said North Street 100 feet; and thence South parallel with the East line of said East Street 200 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 7: (FV 22/285)

Situate, lying and being in the City of Newberg, Yamhill County, Oregon, and beginning on the South side of Pine Street (now known as Fulton Street) 140 feet East of the East side of East Street in said City of Newberg; thence running South parallel with the East side of East Street, 120 feet; thence East 60 feet; thence North parallel with East side of East Street 120 feet to South line of Pine Street (now known as Fulton Street); and thence West 60 feet to beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 8: (FV 64/538)

Beginning at an iron pipe on the South line of Fulton Street in the City of Newberg, Yamhill County, Oregon and which said iron pipe is 200 feet East of the intersection of the South line of Fulton Street with the East line of River Street; thence West 94 feet; thence South 60 feet; thence East 94 feet; and thence North 60 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 9: (FV 81/1031)

The East half of a tract of land in the D. D. Deskins Donation Land Claim in Section 17, Township 3

South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

Beginning at the intersection of the North line of North Street and the East line of East Street (Now North Center Street) in the City of Newberg, Yamhill County, Oregon; thence North along the East line of said East Street (now North Center Street), 120 feet; thence East 120 feet; thence South 120 feet to the North line of said North Street; thence West along the North line of said North Street, 120 feet to the place of beginning.

Tax Parcel Number: R3217CC-1000

PARCEL 10: (FV 98/1730)

The West half of the following described tract of land:

A tract of land in the D. D. Deskins Donation Land Claim in Section 17, Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, State of Oregon, described as follows:

Beginning at the intersection of the North line of north Street and the East line of East Street (now North Center Street) in the City of Newberg, Yamhill County, Oregon; thence North along the East line of said East Street (now North Center Street) 120 feet; thence East 120 feet; thence South 120 feet to the North line of said North Street; thence West along the North line of said North Street, 120 feet to the place of beginning.

Tax Parcel Number: R3217CC-900

PARCEL 11: (#199718240)

Beginning on the East line of East Street, now known as Center Street, 150 feet North and 20 feet East of the intersection of the center lines of North and Center Streets in the City of Newberg, Yamhill County, Oregon, said point being the Southwest corner of that tract conveyed by deed recorded April 18, 1961 in Film Volume 16, Page 98, Deed and mortgage Records; thence from place of beginning North 60 feet; thence East 120 feet; thence South 60 feet; thence West 120 feet to the place of beginning.

Tax Parcel Number: R3217CC-800

PARCEL 12: (#200323468)

Part of the Daniel D. Deskins Donation Land Claim No. 54 in Township 3 South, Range 2 West of the Willamette Meridian in Yamhill County, Oregon, described as follows:

BEGINNING at a point on the East line of East Street, now Center Street, 300 feet North and 20 feet East of the intersection of the center lines of North Street and East Street in the Town of Newberg, said place being the Northwest corner of land conveyed to C. A. Evans by Deed recorded January 5, 1921 in Book 82, Page 473, Deed Records; thence North 100 feet to the True Point of Beginning; thence East along a line parallel to the North line of said C. A. Evans tract, 140 feet; thence North 50 feet to the South line of land conveyed to B. E. Evans by deed recorded September 7, 1915 in Book 70, Page 159 Deed Records; thence West along the South line of said B. E. Evans tract, 140 feet to the East line of East Street; and thence South 50 feet to the True Place of Beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 13: (#200600436)

Beginning at the intersection of the South line of Fulton Street with the East line of East Center Street in the City of Newberg, in Yamhill County, Oregon; thence South 120 feet; thence East 74 feet; thence North 120 feet; thence West 74 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 14: (FV 12/979)

Being a part of Block 1 in DESKINS' FOURTH ADDITION to the Town (now City) of Newberg, in Yamhill County, Oregon, according to the duly recorded plat thereof, said part of said Block being particularly described as follows, to-wit:

Beginning at the Northeast corner of Lot 6 in said Block 1, said Deskins' Fourth Addition aforesaid, and running thence South along the East line of said Lot 120 feet to the Southeast corner of said Lot; thence running West parallel with the north line of said Block 80 feet; thence running North parallel with the East line of said Lot 120 feet to the North line of said Block; and thence East 80 feet to the place of beginning.

ALSO: The West 20 feet of the North 70 feet of Lot 7 and the East 5 feet of the North 70 feet of Lot 8 in Block 1, of DESKINS' FOURTH ADDITION to Newberg, in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 15: (FV 111/1407)

The North 70 feet of Lot 9 and the north 70 feet of the West 45 feet of Lot 8, in Block 1 of DESKIN'S FOURTH ADDITION to Newberg in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 16: (FV 241/1554)

A tract of land in Lots 16, 17 and 18, in Block 1 of DESKINS FOURTH ADDITION to the City of Newberg, in Yamhill County, Oregon, described as follows:

Beginning at the Southeast corner of Lot 18, in said Block 1; thence North along the East line of said Lot 90 feet; thence West 150 feet to the West line of Lot 16; thence South along the West line of said Lot 16, 90 feet to the Southwest corner of said Lot 16; thence East along the South line of Lots 16, 17 and 18, 150 feet to the place of beginning.

EXCEPTING the West 48 feet conveyed to Orville Clifton Parrett, et ux, by deed recorded in Book 175, Page 699, Deed Records.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 17: (FV 243/1595)

BEGINNING at the Southwest corner of Lot 16 in Block 1 of DESKINS FOURTH ADDITION to the Town of Newberg in Yamhill County, Oregon; thence North along the Lot line 90 feet; thence East 48 feet; thence South 90 feet; thence West 48 feet to the place of beginning.

SUBJECT to reservation of a sewer line easement contained in deed from Frank Neely and wife to Orville Clifton Parrett and wife, recorded January 21, 1955 in Book 175, Page 699, Deed Records.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 18: (FV 101/1965)

The East 50 feet of the South 90 feet of Lot 15, Block 1 of DESKINS FOURTH ADDITION to Newberg in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 19: (#199916532)

Beginning at a point on the East line of and 50 feet South of the Northeast corner of Block 1, in DESKINS FOURTH ADDITION to Newberg; thence West 100 feet; thence South 50 feet; thence East 100 feet; thence North 50 feet to the point of beginning, in the City of Newberg, Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 20: (FV 298/63)

South 30' Lots 8 & 9 and South 50' of West 25' Lot 7 and North 30' Lots 10 & 11, Block 1, Deskins 4th Addition, Newberg, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 21: (FV 294/1388)

Beginning at a point 90 feet North and 90 feet West of the Southeast corner of Block 1 (one) in Deskins Fourth Addition to the Town (now City) of Newberg, Yamhill County, Oregon; thence North 50 feet; thence West 110 feet; thence South 50 feet; thence East 110 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 22: (FV 257/1279)

The North 50 feet of Lots 1 and 2 and the East 21 feet of the North 100 feet of Lot 3 in Block 1 of DESKIN'S FOURTH ADDITION to the Town of Newberg in Yamhill County, Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 23: (FV 249/1719)

Beginning at a point 200 feet West of the Northeast corner of Block Numbered 1 in DESKIN'S FOURTH ADDITION to the Town (now City) of Newberg, in Yamhill County, Oregon; and running thence East 50 feet; thence South 100 feet; thence West 50 feet; and thence North 100 feet to the place of beginning.

ALSO the following described real property, to wit:

Beginning at the Northwest corner of Lot 3, Block 1, DESKIN'S FOURTH ADDITION to the Town (now City) of Newberg in Yamhill County, Oregon; running thence East along the North line of said Lot 3, 8 feet; thence South parallel with the West line of said Lot 3, 100 feet; thence West 8 feet to the said West line of said Lot 3; and thence North along said West line of said Lot 3, 100 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 24: (FV 252/651)

The North 100 feet of lot 3 in Block 1 of DESKINS FOURTH ADDITION to the town of Newberg, in Yamhill County, Oregon.

EXCEPTING THEREFROM the West 8 feet of the north 100 feet of said lot; also excepting the East 21 feet of the North 100 feet of said lot.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 25: (FV 268/1021)

The South 90 feet of Lots 10 and 11 in Block 1 of DESKIN'S FOURTH ADDITION, in the City of Newberg, County of Yamhill and State of Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 26: (#199904568)

Lot 13 in Block 1 of Deskins Fourth Addition to the City of Newberg.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 27: (#199605419)

Lot 12, Block 1, DESKIN'S FOURTH ADDITION, in the City of Newberg, Yamhill County, State of Oregon.

Tax Parcel Number: R3217CC-100 (Part)

PARCEL 28: (FV 251/1578)

Beginning on the East line of and 100 feet South of the Northeast corner of Block No. 1 of DESKINS' FOURTH ADDITION to the Town of Newberg, in Yamhill County, Oregon, according to the duly recorded Plat thereof, and running thence East parallel with North line of said Block, 90 feet; thence South 50 feet; thence West parallel with the North line of said Block, 90 feet to the East line of said Block; thence North 50 feet to the place of beginning.

Tax Parcel Number: R3217CC-100 (Part)

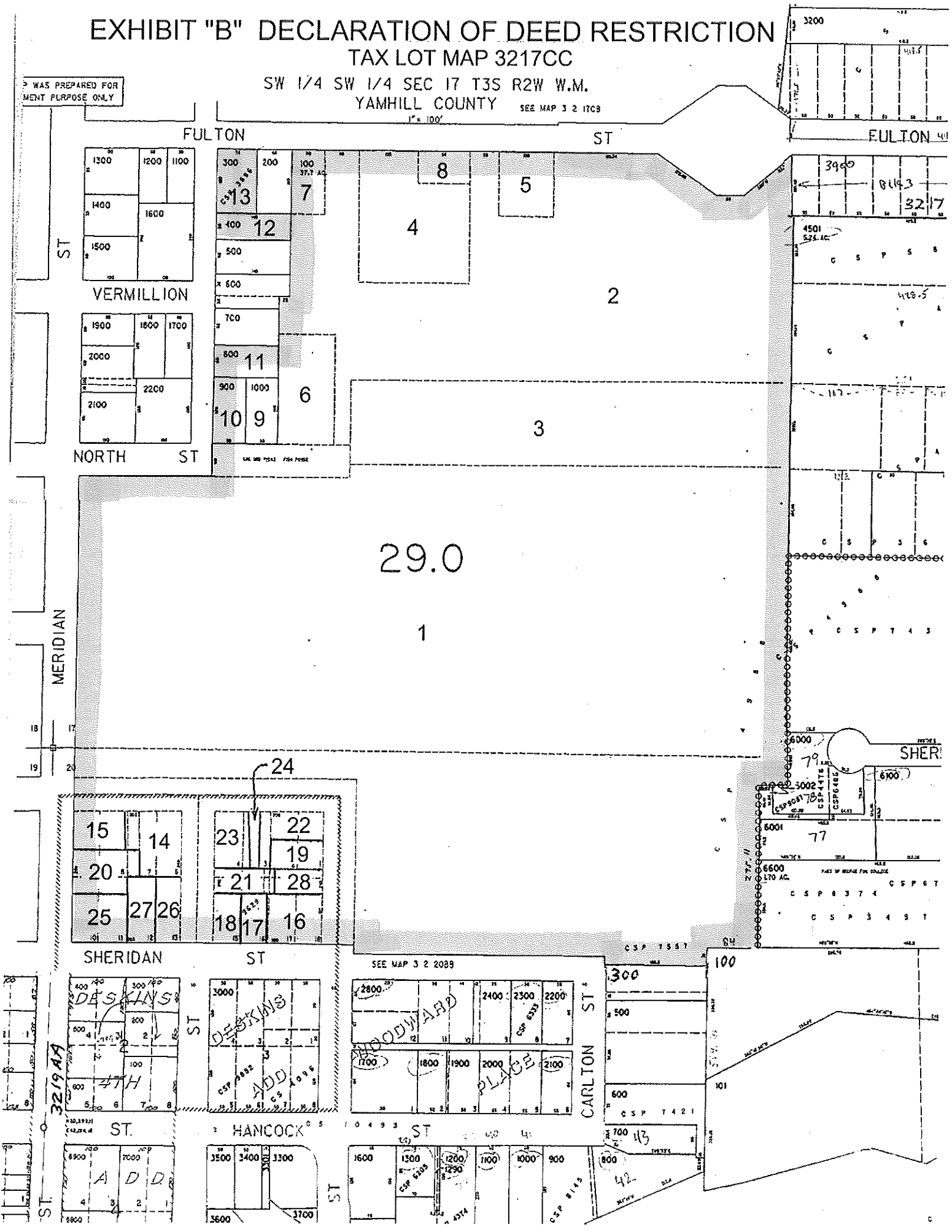
EXHIBIT "B" DECLARATION OF DEED RESTRICTION

TAX LOT MAP 3217CC

SW 1/4 SW 1/4 SEC 17 T3S R2W W.M.
 YAMHILL COUNTY SEE MAP 3 2 17C9

1" = 100'

WAS PREPARED FOR
 COMMENT PURPOSE ONLY





Community Development Department

P.O. Box 970 ▪ 414 E First Street ▪ Newberg, Oregon 97132
503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

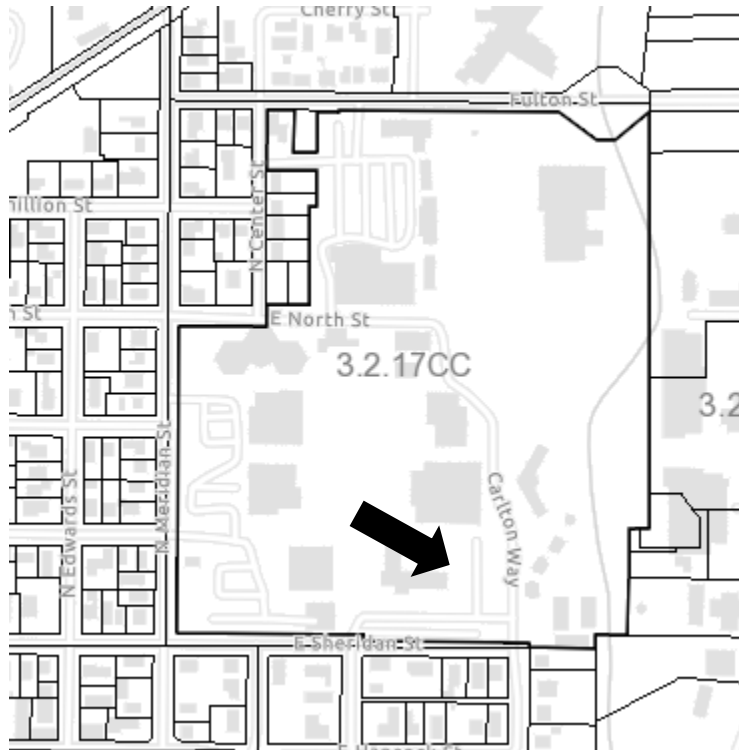
WE WANT YOUR COMMENTS ON A PROPOSED NEW DEVELOPMENT IN YOUR NEIGHBORHOOD

A property owner in your neighborhood submitted an application to the City of Newberg to construct a new one story, 12,400 sf Cinematic Arts building in place of the existing parking lot located south of the Klages Center building. You are invited to take part in the City's review of this project by sending in your written comments. For more details about giving comments, please see the back of this sheet.

The development would include the removal of an existing parking lot located at the south side of the George Fox Campus with a single story building that would house the cinematic, sculptural, and ceramic art programs for the university along with surrounding landscaping and site work.

APPLICANT: *Soderstrom Architects / Breanna Geiser*
TELEPHONE: *(503) 228-5617*

PROPERTY OWNER: *George Fox University*
LOCATION: *Approx. 309 Carlton Way*
TAX LOT NUMBER: *3217CC-0100*



We are mailing you information about this project because you own land within 500 feet of the proposed new project. We invite you to send any written comments for or against the proposal within 14 days from the date this notice is mailed.

If you mail your comments to the City, please put the following information on the outside of the envelope:

Written Comments: **File No.TBD**
City of Newberg
Community Development Department
PO Box 970
Newberg, OR 97132

You can look over all the information about this project or drop comments off at Newberg City Hall, 414 E. First Street. You can also buy copies of the information for a cost of 25 cents a page. If you have any questions about the project, you can call the Newberg Planning Division at 503-537-1240.

All written comments must be turned in by 4:30 p.m. on **TBD 2024**. Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be submitted to the City in writing before this date. You must include enough detail to enable the decision maker an opportunity to respond. The applicable criteria used to make a decision on this application for design review approval are found in Newberg Development Code 15.220.050(B).

The Community Development Director will make a decision at the end of a 14-day comment period. If you send in written comments about this project, you will be sent information about any decision made by the City relating to this project.

Date Mailed: ***Date notice is mailed***

Land Use Notice

FILE # (insert the file number assigned to you at the time of application)

PROPOSAL: New one story, 12,400 sf Cinematic Arts building in place of the existing parking lot located south of the Klages Center building.

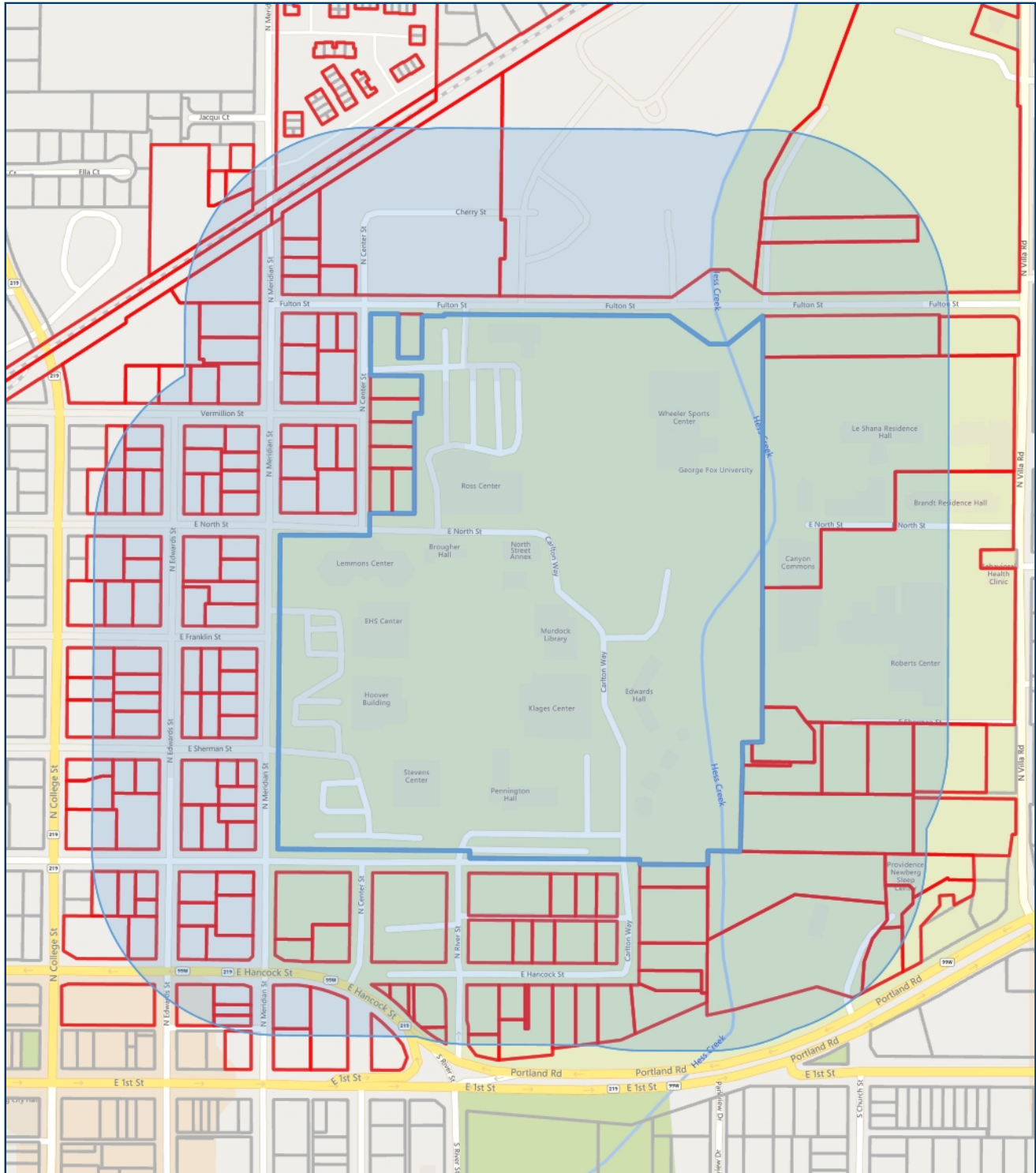
City of Newberg
Community Development Department
414 E First Street
Phone: 503-537-1240



500 ft Buffer

1009 E North St, Newberg, OR 97132

Report Generated: 2/26/2024



The present data and maps are intended for informational purposes only. Some information has been procured from third-party sources and has not been independently verified. Individual parts are owned by their respective copyright owners and not by First American. First American Title Company makes no express or implied warranty respecting the information presented and assumes no responsibility for errors or omissions.

R3220BB 01300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 01400
Patrick & Anne Barnes
704 N Meridian St
Newberg, OR 97132

R3218DD 05600
North Edwards Dp LLC
4318 N Sagewood Cir
Mesa, AZ 85207

R3220BB 01700
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 01200
Dalshi Investments LLC
16872 SW Edy Rd UNIT 211
Sherwood, OR 97140

R3219AA 01300
Whopper Properties LLC
Chris Brecke
Wilsonville, OR 97070

R3217CC 00900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 01290
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 06400
Dragonfly Properties Of Oregon
Po Box 571
Salem, OR 97308

R3220BB 02800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 12900
Arnold & Barbara Mitchell
1001 E Fulton St APT 3208
Newberg, OR 97132

R3219AA 07000
Sasi Real Estate Holdings LLC
817 E 1st St
Newberg, OR 97132

R3219AA 06900
112 N Meridian LLC
18450 NE Hill Dr
Newberg, OR 97132

R3218DD 13400
David Wellikoff & Leigh Kane-Wellikoff
Po Box 713
Newberg, OR 97132

R3218DD 00600
Janelle Baugh
1008 N Villa Rd
Newberg, OR 97132

R3218DD 13000
Dana Robinson & Brooks Lampe
415 N Meridian St
Newberg, OR 97132

R3218DD 05500
Timothy & Lori Hoffman
515 N Edwards St
Newberg, OR 97132

R3218DA 02800
Justino Rizo & Romualda Sanchez
925 N Meridian St
Newberg, OR 97132

R3219AA 01800
Michael & Heidi Pender
708 E Sheridan St
Newberg, OR 97132

R3218DA 02803
Rebekah Shirts & Ronald Adamski
923 N Meridian St
Newberg, OR 97132

R3218DD 06100
Richard Rupp & Erin Lynch
709 E Franklin St
Newberg, OR 97132

R3217CC 01100
Rollin & Nancy Robertson
914 E Fulton St
Newberg, OR 97132

R3217CC 01500
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 04400
Hans & Kristi Larsen
85125 Battle Creek Rd
Eugene, OR 97402

R3218DD 12300
Bryan & Ann Lynch
415 N Edwards St
Newberg, OR 97132

R3218DD 11700
Mark Gaidos
414 N College St
Newberg, OR 97132

R3219AA 01000
215 Meridian LLC
17410 Schalit Way
Lake Oswego, OR 97035

R3219AA 01000
215 Meridian LLC
17410 Schalit Way
Lake Oswego, OR 97035

R3217CD 06000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 04300
Heidemarie & John Czarnecki
610 N Edwards St
Newberg, OR 97132

R3218DD 04001
Dennis & Lori Fitzgerald
607 N Edwards St
Newberg, OR 97132

R3218DD 13500
Cheryl Nelson
11320 SW Cottonwood Ln
Portland, OR 97223

R3218DD 00200
Jason Dale
Po Box 248
Newberg, OR 97132

R3218DD 12200
Ryan & Emily Forbes
411 N Edwards St
Newberg, OR 97132

R3217CD 05900
George Fox University
414 N Meridian St
Newberg, OR

R3220BB 03500
Oregon Department Of Transport
417 Transportation
Salem, OR 97310

R3219AA 06800
Richard & Sandra Drew
112 N Meridian St
Newberg, OR 97132

R3217CD 06002
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 00800
Peter Sully
803 E Vermillion St
Newberg, OR 97132

R3220BB 01600
Lamitchell Properties LLC
440 N Villa Rd
Newberg, OR 97132

R3218DD 05700
Steven & Patricia Vanmarter
704 E North St
Newberg, OR 97132

R3220BA 00500
Harold & Dorothy Medici
28005 NE Bell Rd
Newberg, OR 97132

R3217CC 01000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD RAILS
Railroad
Mailing Unavailable

R3218DD 12600
Jason Recker
807 E Sherman St
Newberg, OR 97132

R3218DD 12800
Oliphant Enterprises LLC
11645 SW Lynnridge Ave
Portland, OR 97225

R3217CC 02100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 00600
George Fox University
200 N Carlton Way
Newberg, OR 97132

R3217CD 06200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 06100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 00600
George Fox University
616 N Center St
Newberg, OR 97132

R3220BB 00900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 00800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 12000
Divonna Crecelius
403 N Edwards St
Newberg, OR 97132

R3217CA 04000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 14500
Morrison
717 E Sheridan St
Newberg, OR 97132

R3220BB 03700
Oregon Department Of Transport
Right Of Way Section
Salem, OR 97302

R3217CB 00200
Friendsview Manor Inc
1301 E Fulton St
Newberg, OR 97132

R3220BB 03300
Brett & Amy Veatch
Po Box 24
Newberg, OR 97132

R3220BB 00700
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 06600
Nicholas & Sarah Mehler
111 N Meridian St
Newberg, OR 97132

R3219AA 06700
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 14000
Patricia Capasso
313 N Edwards St
Newberg, OR 97132

R3218DD 03700
Morrison
707 E North St
Newberg, OR 97132

R3218DD 03900
Silas & Catherine Olson
715 E North St
Newberg, OR 97132

R3218DD 12400
Timothy Timmerman
800 E Franklin St
Newberg, OR 97132

R3218DD 13200
Benjamin Salisbury
1731 NW 25th Ave
Portland, OR 97210

R3218DA 02801
Michael & Barbara Doran
Po Box 1015
Newberg, OR 97132

R3219AA 01600
Degaje LLC
708 E Sheridan St
Newberg, OR 97132

R3218DA 02804
Daniel & Lydia Yun
921 N Meridian St
Newberg, OR 97132

R3219AA 00100
Allen Page & Donna Settlor
16095 SW Wimbledon Ct # 16
Portland, OR 97224

R3220BB 01900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 01800
Von Stevens
912 E Vermillion St
Newberg, OR 97132

R3218DD 12500
Jerry & Melinda Babcock
400 N Edwards St
Newberg, OR 97132

R3218DD 11900
Traci & Richard Sutherland
400 N College St
Newberg, OR 97132

R3218DD 12700
David & Leigh Wellikoff
401 N Meridian St
Newberg, OR 97132

R3217CB 01100
Friendsview Manor Inc
1301 E Fulton St
Newberg, OR 97132

R3220BB 02200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 01000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 01700
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 14400
Robert & Annie Soppe
709 E Sheridan St
Newberg, OR 97132

R3219AA 06100
George Fox University
808 E Hancock St
Newberg, OR 97132

R3220BB 00300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 03000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 00200
George Fox University
1008 E Fulton St
Newberg, OR 97132

R3219AA 00200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 03301
Oregon Department Of Transport
Right Of Way Section
Salem, OR 97302

R3219AA 01500
Scott & Diana Winter
22430 NE Hidden Springs Rd
Dundee, OR 97115

R3217CB RAILS
Railroad
Mailing Unavailable

R3218DD 00300
Nabor & Maria Pereda
Po Box 382
Newberg, OR 97132

R3218DD 14100
Delany Kriz & Andrew Halstead
712 E Sherman St
Newberg, OR 97132

R3218DD 14200
Linda Newton-Curtis
314 N College St
Newberg, OR 97132

R3218DD 00700
Robert & Kathy Dexter
801 E Vermillion St
Newberg, OR 97132

R3217CD 06700
Oregon Care Group LLC
302 9th St
Wenatchee, WA 98801

R3218DD 05100
Benjamin & Kirsten Mund
2215 NE Alameda St
Portland, OR 97212

R3218DD 05200
Bellingar Enterprises LLC
24055 NE North Valley Rd
Newberg, OR 97132

R3220BB 01800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 06000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3219AA 01100
Christopher Thomas
221 Navigator Dr
Scotts Valley, CA 95066

R3220BB 02000
David & Nancy Haupt
1205 E Hancock St
Newberg, OR 97132

R3217CC 02200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 04600
David & Susan Hampton
607 N Meridian St
Newberg, OR 97132

R3217CC 00500
John Kalenda
706 N Center St
Newberg, OR 97132

R3218DD 05000
Timothy & Karen Forsyth
511 N Meridian St
Newberg, OR 97132

R3217CC 01300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 14300
Robert & Stephanie Caneday
310 N College St
Newberg, OR 97132

R3217CA 03200
Minnie Owen
414 N Meridian St
Newberg, OR 97132

R3217CB 01200
Engle Family Properties III LLC
12901 SE 97th Ave STE 395
Clackamas, OR 97015

R3220BB 02400
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 01600
Carleton & Connie Lloyd
915 E Vermillion St
Newberg, OR 97132

R3217CD 06300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 05300
Adam & Rebecca Carpenter
508 N Edwards St
Newberg, OR 97132

R3220BB 00500
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 00100
Newberg Area Habitat For Human
Po Box 118
Newberg, OR 97132

R3220BB 03400
Oregon Department Of Transport
417 Transportation
Salem, OR 97310

R3219AA 02100
Francis Enterprises Inc
2950 Crater Ln
Newberg, OR 97132

R3219AA 01400
Francis Enterprises Inc
2950 Crater Ln
Newberg, OR 97132

R3218DD 03600
Thomas & Leah Payne
705 E North St
Newberg, OR 97132

R3218DD 00400
Richgrove Investments LLC
1319 N Main St
Newberg, OR 97132

R3218DD 13100
Degaje LLC
708 E Sheridan St
Newberg, OR 97132

R3219AA 00700
Cst Meridian LLC
2855 E Hayes St STE 100
Newberg, OR 97132

R3220BB 02100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 04100
Tammy Wright
704 E Vermillion St
Newberg, OR 97132

R3219AA 00600
Nw Yearly Meeting Of Friends
200 N Meridian St
Newberg, OR 97132

R3219AA 05400
First Federal Savings & Loan
Po Box 239
Mcminnville, OR 97128

R3220BB 03600
Center Street Partners
Po Box 24
Newberg, OR 97132

R3218DD 04200
Charles & Julia Buckley
5124 E Burnside St
Portland, OR 97215

R3218DD 04700
Michael & Elizabeth Simmons
611 N Meridian St
Newberg, OR 97132

R3217CC 00800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 01200
Michael & Karen Riggan
912 E Fulton St
Newberg, OR 97132

R3220BB 01100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 01200
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 13800
Greg & Kim Armbrust
305 N Meridian St
Newberg, OR 97132

R3220BB 01500
Lamitchell Properties LLC
440 N Villa Rd
Newberg, OR 97132

R3218DD 13300
Jane Wilson
808 E Sherman St
Newberg, OR 97132

R3218DD 03800
Timothy & Laura Feighery
711 E North St
Newberg, OR 97132

R3218DD 04601
Rachel & Matthew Getsinger
603 N Meridian St
Newberg, OR 97132

R3218DD 04900
Craig Kosmicki & Patrick Casey
23855 NE Old Yamhill Rd
Newberg, OR 97132

R3218DD 13700
Stephan Thornton
301 N Meridian St
Newberg, OR 97132

R3219AA 00800
211 Meridian LLC
17410 Schalit Way
Lake Oswego, OR 97035

R3219AA 01700
Lames & Louise Broadwell
714 E Sheridan St
Newberg, OR 97132

R3218DD 06200
James Family Investments LLC
20280 SW Seely Ln
Sherwood, OR 97140

R3217CC 01900
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 04000
Daniel Stevens
615 N Edwards St
Newberg, OR 97132

R3218DD 04500
Shelley Willmore
807 E North St
Newberg, OR 97132

R3219AA 06500
David & Marjorie Hegeman
109 N Meridian St
Newberg, OR 97132

R3217CC 00700
Tim & Teresa Mcganty
612 N Center St
Newberg, OR 97132

R3218DD 04800
Conrado Pereda & Pereda Nabor
Po Box 382
Newberg, OR 97132

R3218DD 05400
Cheryl Howard
501 N Meridian St
Newberg, OR 97132

R3218DD 13900
Petersen
311 N Meridian St
Newberg, OR 97132

R3220BB 02300
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CB 01400
Friendsview Manor
1301 E Fulton St
Newberg, OR 97132

R3218DD 12100
Gary Buhler
405 N Edwards St
Newberg, OR 97132

R3220BA 00400
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 11800
Richard & Donna Rohr
410 N College St
Newberg, OR 97132

R3217CC 02000
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 13600
Marc & Kelly Shelton
803 E Sheridan St
Newberg, OR 97132

R3217CB 01300
David & Martha Park
804 N Meridian St APT 2
Newberg, OR 97132

R3217CB 01000
Helen Cadd
909 E Fulton St
Newberg, OR 97132

R3217CB 00500
Friendsview Manor Inc
1301 E Fulton St
Newberg, OR 97132

R3218DA 90000
Spaulding Oaks Homeowners Association
1100 N Meridian St
Newberg, OR 97132

R3217CD 04501
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BA 00402
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 06001
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CC 00100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DA RAILS
Railroad
Mailing Unavailable

R3220BB 00100
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CA 02800
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BA 00401
George Fox University
414 N Meridian St
Newberg, OR 97132

R3217CD 06600
George Fox University
414 N Meridian St
Newberg, OR 97132

R3220BB 00101
George Fox University
414 N Meridian St
Newberg, OR 97132

R3218DD 00500
Olson LLC
Po Box 687
Pinedale, WY 82941