

PLANNING COMMISSION AGENDA

July 12, 2012

7 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

- I. **CALL MEETING TO ORDER**
- II. **ROLL CALL**
- III. **CONSENT CALENDAR** (items are considered routine and are not discussed unless requested by the commissioners)
 1. Approval of June 14, 2012 Planning Commission Meeting Minutes
- IV. **PUBLIC COMMENTS** (5 minute maximum per person)
 1. For items not listed on the agenda
- V. **QUASI-JUDICIAL PUBLIC HEARINGS** (complete registration form to give testimony - 5 minute maximum per person, unless otherwise set by majority motion of the Planning Commission). No new public hearings after 10 p.m. except by majority vote of the Planning Commissioners.

APPLICANT/OWNER: Chehalem Park and Recreation District

REQUEST: Design review/historic review for a Concept Master Site Development Plan for the full build-out of the site; Variance to reduce off-street parking for the full build-out to 53 spaces; Design review/historic review for remodeling the gymnasium into a ballroom, and construction of a new northern entrance to the ballroom.

LOCATION: 415 E. Sheridan Street

TAX LOTS: 3218DD-15700

FILE NO.: HISD-12-002/DR2-12-010/VAR-12-001

ORDER NO.: 2012-04

CRITERIA: Newberg Development Code Sections 15.215.040, 15.220.020, 15.220.050(B), 15.344.030, 15.430.010

- VI. **ITEMS FROM STAFF**
 1. Update on Council items
 2. Other reports, letters, or correspondence
 3. Next Planning Commission Meetings:
 - a. July 19, 2012- Special meeting on Transportation Plan
 - b. August 9, 2012

VII. **ITEMS FROM COMMISSIONERS**

VIII. **ADJOURN**

FOR QUESTIONS PLEASE STOP BY, OR CALL 503-537-1240, PLANNING & BUILDING DEPT. - P.O. BOX 970 - 414 E. FIRST STREET

ACCOMMODATION OF PHYSICAL IMPAIRMENTS:

In order to accommodate persons with physical impairments, please notify the City Recorder's office of any special physical accommodations you may need as far in advance of the meeting as possible and no later than 48 hours prior to the meeting. To request these arrangements, please contact the city recorder at (503) 537-1283. For TRS services please dial 711.

PLANNING COMMISSION MINUTES

June 14, 2012

7:00 p.m. Regular Meeting

Newberg Public Safety Building

401 E. Third Street

TO BE APPROVED AT THE JULY 12, 2012 PLANNING COMMISSION MEETING

I. CALL MEETING TO ORDER:

Chair Thomas Barnes opened the meeting at 7:00 p.m.

II. ROLL CALL:

Present:	Thomas Barnes, Chair	Cathy Stuhr, Vice Chair
	Art Smith	Lon Wall
	Philip Smith	Gary Bliss
	Mayor Bob Andrews, Ex-Officio	Kale Rogers, Student PC

Absent: Allyn Edwards (excused)

Staff Present: Barton Brierley, Planning & Building Director
Steve Olson, Associate Planner
Jessica Nunley, Assistant Planner
DawnKaren Bevill, Minutes Recorder

III. CONSENT CALENDAR:

Approval of the May 10, 2012 Planning Commission Meeting Minutes

MOTION #1: Bliss/Stuhr approve the minutes from the Planning Commission Meeting of May 10, 2012. Motion carried (6 Yes/ 0 No/ 1 Absent [Edwards]).

IV. COMMUNICATIONS FROM THE FLOOR:

No items were brought forward.

IV. QUASI-JUDICIAL PUBLIC HEARING:

APPLICANT: MJG Development, Inc.

APPELLANT: Todd Waters

REQUEST: Appeal of the approval of the Oak Grove Apartment project

LOCATION: 3411 Hayes Street

TAX LOTS: 3216-02016 and 3216-02017

FILE NO.: PAR-12-002, DR2-12-003, ADJP-12-002, and ADJC-12-001

ORDER NO.: 2012-03

CRITERIA: Newberg Development Code sections 15.210, 15.230, 15.235, 15.310, 15.405, Appendix A, B & File No. PUD-07-04/ADJ-131-04.

Opening of the Hearing:

Chair Barnes read ORS §197.763 and opened the hearing. He asked the Commissioners for any abstentions, conflicts of interests, or objections to jurisdiction. Commissioner Bliss is familiar with the applicant who is a personal friend and past client but stated this will not affect his decision in this matter.

Jessica Nunley presented the staff report (see official meeting packet for details), and used a PowerPoint presentation. The application was deemed complete April 20, 2012. The Planning and Building Director approved the proposal on May 10, 2012. The Planning Director's decision was appealed to the Planning Commission on May 24, 2012, by Todd Waters. Ms. Nunley noted new information that was not included in the meeting packet: The applicant has proposed to submit a revised site plan that would include the two off-street parking spaces; that would make the property line adjustment no longer necessary. The apartment project is located in an area that has been planned and zoned for an apartment development as part of the Springbrook Oaks Specific Plan. This particular parcel is Phase 5 of a planned unit development project. The proposed apartment complex would have 84 units contained in seven different buildings that would range from two to three stories in height. The buildings would be oriented to the perimeters of the property, including along Hayes Street, with the drive aisles and parking spaces located in the interior of the property.

The appellant, Todd Waters, has listed four main objections to the Planning Director's decision. 1. The proposal is for 84 units instead of 60 units; which the appellant contends that only 60 units should be permitted on the site due to the previous approval of PUD-07-04. Staff finds that the proposal for 84 units meets the density requirements for the zone. The applicant is now proposing 84 multi-family units for the property, which meets the intent of the previous PUD proposal to provide multi-family units within the project area in the final phase. 2. Number of off-street parking spaces provided, and permitting on-street parking. The appellant contends that there are not adequate parking spaces available for the project, and that the Planning Director erred when approving the requested Code adjustment to the number of required off-street parking spaces. The appellant also does not believe that Hayes Street can be used for on-street parking. The applicant proposed to revise the site plan to include the two additional off-street parking spaces in accordance with the Code. The applicant requests the Planning Commission consider the code adjustment request withdrawn, and instead have the Planning Commission add a condition of approval to submit a revised site plan showing 125 off-street parking spaces. Regarding the on-street parking, Hayes Street is a major collector roadway, with an existing curb-to-curb pavement width of 46 feet. The Development Code states that on-street parking is permitted with the approval of the Director, and there is available width for two bike lanes, two travel lanes, and parking along the north side. 3. Path to Fred Meyer is proposed as stairs, not a ramp. The appellant contends that the proposed path to Fred Meyer must be a ramp in order to comply with the Development Code. Staff stated the project will be compliant with the applicable building code and ADA requirements. 4. Stream corridor protection/barrier. The appellant contends that the stream corridor will be polluted by proximity to the apartments. Staff stated the project proposal divides the stream corridor into its own tract as part of the partition, thus the apartment complex would be on a separate parcel adjacent to the stream corridor. In addition, the stream corridor is protected by separate provisions in the Development Code. The applicant will submit a plan showing how the stream corridor will be protected during construction.

Staff Recommendation: Staff recommends the Planning Commission adopt Order 2012-03; approving the requested project, with the revised findings in Exhibit A and the revised conditions of approval in Exhibit B.

Mike Gougler, applicant for Oak Grove Apartments, explained to the commission and audience that he had received 36 letters of concern and apologized for not holding a community meeting. The apartments are extremely difficult to design. The units are going to be unique in Newberg as all will be equipped with air conditioning. Windows will not be enclosed and all units are equipped with a fresh air economizer; a high-

volume, low noise air system. The build quality of the units will exceed the building code and provide tenants with healthy, quiet, apartments. Smoking will not be permitted in the units. Pets will be allowed with a deposit and at the northwest corner a strip of fenced land will be provided for dog walking. There will be a place for a community vegetable garden as well. All units have fire extinguishers and the complex will have heated, secure storage units with cages. The units are going to take advantage of an existing water detention and a treatment pond. High-definition security cameras will be on-site providing safety for the tenants. Of the 36 letters, most were concerned with traffic. He provided traffic studies and tried to design the project to appeal to professionals and retired people. The project will use dark skies lighting fixtures. The interior will have high-end trim.

Questions:

Commissioner Bliss asked in regard to the criteria, from the curbside tire to the outside edge of the rearview mirror measures seven-feet and does not allow distance for a bike to pass a parked car. An eight-foot parking with six-foot bike lane would offer better distance. Mr. Gougler would definitely do that if the Planning Department agrees to it. Commissioner Bliss asked what type of lighting will be used for outside parking areas. Mr. Gougler stated shoebox lighting will be used; an extensive lighting plan was provided to the Planning Department. Acorn lights will not be used.

Commissioner Art Smith asked how extensive the ban on smoking is. Mr. Gougler stated his intent is to make sure there is no smoking on the landings but will designate some exterior areas for people to smoke which have proper ventilation, but out of the rain.

TIME – 7:43 PM

Proponents:

Rick Rogers, Habitat for Humanity, is in favor of the project and stated high density residential apartments are lacking in Newberg. There is a need for apartment housing. His hope is the addition of 84 units will help the existing rental rates in Newberg.

Joe Schieve works for the Saunders Company and is the project manager. In regards to the overall Springbrook Oaks, he has been involved in the civil development elements and infrastructure for the projects, and worked with the traffic engineer in looking at the impact analysis. Hayes Street is far below its capacity. The dual access in and out of the site for safety, although not required, was appreciated by the Fire Marshal. He did research regarding parking spaces and he found in similar cities he has worked in that are of a similar size, required 1.5 minimum parking spaces per apartment unit; the City of Newberg requires 1.7. Also, all the lights will be fully shielded and will stay below the half foot candle at the property line.

Commissioner Stuhr stated with respect to parking on Hayes Street, there has been much public concern regarding the sight distance. Will parking be allowed all along that area? Mr. Schieve replied the City has a vision triangle and that will be complied with.

Opponents:

Todd Waters, the appellant, stated he is concerned in keeping the neighborhood nice and this project will change the neighborhood quite a bit. His comments are included in the appeal application, (see meeting packet for details.) This would cause a 40% increase in apartment units from 60 to 84 units and many parking problems. There have already been two changes to the design plan: moving the east location of the trash receptacle, and the increased number of off-street parking, and the developer has already mentioned he erred in not including the neighbors in the design process. The homeowner minutes for the past two years have shown parking as a major issue. Compensating for lack of parking by putting cars on the street will not work. The street is fenced on both sides; no front doors face Hayes Street. Sixty units was the approved number in the original 2004 plan, and

nowhere in the previous reports is it listed as a minimum; but listed as a maximum twice. The change to 84 units changes the parking from the original plan. The total required parking spaces is as he understands it should total 165 spaces according to the language in the City Code. The project calculation is different. The developer proposes only 123 off-street spaces plus a very questionable 18 on-street spaces equaling 141 spaces. His other objections are in regard to the ramp that is needed to Fred Meyer, but the developer only proposes steps. Also, there is no barrier between the apartments and the stream corridor. Mr. Waters stated the on-street parking is his major objection. He wishes there could have been a meeting earlier with the residents of the neighborhood to help work these issues out.

Commissioner Wall asked if Mr. Waters would still object to the project if it was specified for 60 units. Mr. Waters replied 60 units with no on-street parking.

Brian Davis stated many of his concerns have already been voiced by Mr. Waters. He too is concerned in adding 84 units with two cars per unit, which will make it very difficult to park and he fears it will affect the children playing and cause more traffic flow through the area. This will not fit with the neighborhood. If the code stated 60 units are the maximum, 84 units should not be allowed.

Undecided:

Brian Francis owns the 99W Drive-In Theater and is concerned with the lighting plan. He is glad to hear acorn lighting will not be used. He is also concerned with the parking area light and asked what kind of exterior lighting will be used on the outside of the buildings. Also, along the stream corridor, will the trees be trimmed along that line? The trees help darken the area for better effect on the movie screen.

Judy Moshberger lives across the street from the proposed apartment project. She appreciates the dumpster location being moved but is concerned with the parking and traffic. Many drive up Hayes Street and cut through the townhomes to Fred Meyer. Both ends of the streets have signs for local traffic only but they do not help. Now a driveway and 84 units being added will cause the same thing; cutting through to Fred Meyer to avoid Hayes Street and Brutscher Street. She has no problem with the design, but the traffic needs to be addressed. As long as there is a driveway on Oak Grove Street there will be an issue. If there was a way to close that driveway it would help.

Commissioner Philip Smith asked if the ideal situation is to close off the access. What other possible solutions are there if the Fire Marshal does not approve of that? Ms. Moshberger replied there is another driveway off of Brutscher and Springbrook, as well. Commissioner Smith suggested a speed bump. Ms. Moshberger stated that would be very helpful.

Commissioner Stuhr asked if this issue has been brought before the Traffic Safety Commission. Ms. Moshberger replied yes it was in the past, although she was not present at those meetings. She thinks that is why the local access only signs were put up, but nothing else was done. Making it less convenient as a thoroughfare would be appreciated.

TIME – 8:24 PM

Rebuttal:

Mike Gougler stated yes, he can build 60 units, but they will have to be subsidized. He has been approached to do a Section 8 housing unit on that site, but the only way to make the economics work is to build 84 units. He posted his phone number and address and only had one person contact him directly regarding project concerns. Changes have been made and submitted to the City hoping to be proactive. His financial model is available for anyone on the Planning Commission and City Council to review.

Commissioner Philip Smith asked for clarification regarding government subsidized, Section 8. Mr. Gougler explained the owner of the property has very strict limits based on what can be spent on dirt and the facilities themselves; the amount of return is also regulated. On the renter's side, the ranges of those who can live in that unit vary as to their income.

Commissioner Bliss stated he did not find any indication of a maximum of 60 units in the plan. The appellant indicated he saw 60 maximum. Mr. Gougler stated he was aware at the time the PUD was done eight years ago that a number was needed to show the City a minimum number of apartments would be developed. They had to show the City a minimum of 60 apartments because they had just modified the specific plan with respect to the high-density housing and that is what enabled the town homes to be built and the smaller lot homes on the south side of Hayes Street. The original plan was to have apartments in the acreage just south of Hayes and there would have been no separation of the apartments from the single family housing. Chair Barnes stated the maximum number of units on that space per City Code is 88 units.

Commissioner Art Smith asked would it be possible to have all off-street parking with the 84 units. Mr. Gougler replied he does not believe it is. There would be no interior landscaping if he could find the additional space for parking.

Commissioner Wall asked if there is any way to mitigate the 18 parking spaces on the street. Mr. Gougler replied there are some alternative parking opportunities for tenants he believes tenants will take. There are people who park in the Fred Meyer lot and at the strip mall. It is not inconceivable that tenants will do the same from these apartments.

Todd Waters stated he never mentioned greed as a concern at all. The homeowners of the Springbrook community appreciate the design. He referred to page 270 of the meeting packet, Phase 5, which states the final phase will include up to 60 multi-family units in apartment-style buildings. The site plan will include off-street parking. A detailed design review will be required prior to construction of this phase. That wording is also contained in Exhibit A. He understands the financial issue for the developer.

Timi Parker, who opposes the project, questioned the design of the apartments regarding the proposed appearance. The apartments have a modern design with sloping flat roofs, which looks nothing like the homes in the Oaks which are English cottage style and Craftsman style homes. It is not consistent. She walks through the townhomes and it is the most congested area regarding parking in Newberg. She wonders if the City could put up short poles to block the driveway that can be removed for emergency purposes.

Marsha Anderson is speaking for herself and her husband who are both opposed to the project. They live on the corner where the most traffic accumulates in the project area. The fear of increased traffic is a concern. She personally does not have a problem with Section 8 housing and stated the tone in which the developer brought up the Section 8 housing was inappropriate as it sounded ugly and she takes objection to that statement.

Chair Barnes closed public testimony at 8:51 PM.

Final Comments from Staff:

Jessica Nunley pointed out in the Development Code the requirement for dwelling units per code is 126 spaces. All of those but one would be accommodated on site. The Code also requires 17 visitor's spaces; 18 on-street would virtually all be for visitors. The parking on Hayes Street was planned to be wide enough to accommodate a couple configurations depending on what was needed for development in the area. Hayes Street is wide enough to allow for parking and bike lanes. Overall, the project as proposed meets the density requirements for the zone and as envisioned in the Springbrook Oaks Specific Plan for the area.

Barton Brierley referred to the zoning map and addressed the previous decision in regard to the original plan. This particular property was in the Springbrook Oaks Specific Plan. It is important to look at the zoning of the area south of Hayes Street, which is an R-3, multi-family zone. Single family homes are not permitted in the R-3 zone unless you do a planned unit development. As part of that application, there was a concern there would not be apartments in the area and the vision of the plan and the multi-family units proposed for this area would never materialize. The applicant had stated up to 60 units, which the Planning Commission was concerned with since they did not want to see less than 60 units built. Thus, a condition was placed on the project, (page 317 of the meeting handout), that development of the Phase 5 property must include 60 multi-family dwelling units. On page 318 at the top, it shows the density allowed for this plan would be 88 units on the property.

Ms. Nunley stated after public testimony, staff's recommendation is that the Planning Commission moves to revise the findings shown in Exhibit A to remove findings for the Code Adjustment (151.210.020 (C)), to amend the conditions of approval to require the applicant to submit a revised site plan showing 125 off-street parking spaces, and that the Planning Commission adopt Order 2012-03 approving the requested project with revised findings in Exhibit A and conditions of approval in Exhibit B.

MOTION #2: Art Smith/Cathy Stuhr moved to revise the findings shown in Exhibit A to remove findings for the Code Adjustment (151.210.020 (C)), and to amend the conditions of approval to require the applicant to submit a revised site plan showing 125 off-street parking spaces, and to adopt Order 2012-03 approving the requested project, with the revised findings in Exhibit A and the revised conditions of approval in Exhibit B. (6Yes/ 0 No/ 1 Absent [Edwards]) Motion carried.

MOTION #3: Philip Smith/Lon Wall to amend the motion to state the Planning Commission finds the proposed development will increase traffic on the streets around Fred Meyer; therefore, condition the approval with the applicant providing a speed bump at the entrance to Fred Meyer on Little Oak Street unless the Fire Marshal or Police Chief objects, and the north side of Hayes Street shall be striped along the Oak Grove Apartment's frontage to provide for an eight-foot parking lane and six-foot bike lane with the approval of the City Engineer. (6Yes/ 0 No/ 1 Absent [Edwards]) Motion carried.

VI. ITEMS FROM STAFF:

Update on Council items

The City Council is still working on the South Industrial Urban Growth Boundary and should make a decision at the June 18, 2012, meeting. At their July 2, 2012, meeting they are scheduled to hear a batch annexation.

The next Planning Commission Meeting is scheduled for Thursday, July 12, 2012.

An additional Planning Commission Meeting will be held on Thursday, July 19, 2012, regarding updates to the Transportation System Plan. Commissioner Art Smith will not be in attendance.

VII. ITEMS FROM COMMISSIONERS:

Commissioner Bliss stated in reiterating his comments from last month's Planning Commission meeting, he would like the City departments to include comments, such as from the Engineering Department, to help the Planning Commission in decision making. He believes a summary would be helpful in an application such as was heard tonight. Mr. Brierley stated staff does discuss details in great length with Engineering and does include their comments in the staff report. The applicant met with the Engineering and Planning Departments before submitting the application and all comments were incorporated into the report. This application was required to have a pre-application meeting.

The Commission discussed the procedure regarding testifying regarding an appeal. Mr. Brierley stated there is no definitive correct procedure; the applicant was allowed to go first because they still have the burden of showing that their application meets the criteria. The hearing was a new hearing where any issue could be raised.

VIII. ADJOURN:

Chair Barnes adjourned the meeting at 9:45 p.m.

Approved by the Planning Commission on this 12th day of July, 2012.

AYES:

NO:

ABSENT:

ABSTAIN:

Planning Recording Secretary

Planning Commission Chair

OUTLINE FOR QUASI-JUDICIAL PUBLIC HEARING
Newberg Planning Commission

- 1. CALL TO ORDER**
OPEN THE PUBLIC HEARING, ANNOUNCE THE PURPOSE, DISCUSS TESTIMONY PROCEDURE, AND TIME ALLOTMENTS
- 2. CALL FOR ABSTENTIONS, BIAS, EX PARTE CONTACT, AND OBJECTIONS TO JURISDICTION**
- 3. LEGAL ANNOUNCEMENT**
READ “QUASI-JUDICIAL ANNOUNCEMENTS” SHEET
- 4. STAFF REPORT**
COMMISSION MAY ASK BRIEF QUESTIONS FOR CLARIFICATION
- 5. PUBLIC TESTIMONY**
5 MINUTE TIME LIMIT PER SPEAKER (15 MINUTE LIMIT FOR APPLICANT AND PRINCIPAL OPPONENT). SPEAKER GOES TO WITNESS TABLE, STATES NAME & PRESENTS TESTIMONY. COMMISSION MAY ASK QUESTIONS OF SPEAKERS.
 - A. APPLICANT(S)
 - B. OTHER PROPONENTS
 - C. OPPONENTS AND UNDECIDED
 - D. STAFF READS WRITTEN CORRESPONDENCE (TIME LIMIT APPLIES)
 - E. APPLICANT REBUTTAL
- 6. CLOSE OF PUBLIC TESTIMONY PORTION OF HEARING**
- 7. FINAL COMMENTS FROM STAFF AND RECOMMENDATION**
- 8. PLANNING COMMISSION DELIBERATION INCLUDING DISCUSSION OF CRITERIA WITH FINDINGS OF FACT**
- 9. ACTION BY THE PLANNING COMMISSION**
 - A. ORDER OR RESOLUTION – Usually requires passage of order if the commission is the final decision maker, or a resolution if the commission is only advisory to the council.
 - B. VOTE – Vote is done by roll call.
 - C. COMBINATION – Can be combined with other commission action; separate vote on each action is required.

**QUASI-JUDICIAL
PUBLIC HEARING PROCESS
TESTIMONY AND EVIDENCE REQUIREMENTS**

ORS 197.763 requires certain statements to be made at the commencement of a public hearing.

- The applicable City and State zoning criteria must be listed. This means that we must advise you of the standards that must be satisfied by the applicant prior to our approval of an application. The Planning Staff will list the applicable criteria during his or her presentation of the staff report.
- Persons wishing to participate in this hearing must direct their testimony or the evidence toward the criteria stated by the Planner or other specific City or State criteria which you believe apply. You must tell us why the testimony or evidence relates to the criteria.
- Any issue which might be raised in an appeal of this case to the Land Use Board of Appeals (LUBA) must be raised in person or by letter at the local level prior to the City approving or denying the application. The law states that the issue must be raised in enough detail to afford the decision-maker and the parties an opportunity to respond. This part of the law is also known as the "raise it or waive it" requirement. If you do not bring it up now, you can't bring it up at LUBA.
- Failure of the applicant to raise constitutional or other issues relating to proposed conditions of approval in enough detail to allow the local government or its designee to respond to the issue precludes an action for damages in Circuit Court.
- Prior to the conclusion of the initial evidentiary hearing on an application, any participant may request an opportunity to present additional evidence or testimony regarding the application. The Planning Commission will grant such a request through a continuance or extension of the record.

PLANNING COMMISSION STAFF REPORT
CHEHALEM CULTURAL CENTER: CONCEPT MASTER SITE
DEVELOPMENT PLAN DESIGN REVIEW/HISTORIC REVIEW, PARKING
VARIANCE, BALLROOM REMODEL DESIGN REVIEW/HISTORIC REVIEW

HEARING DATE: July 12, 2012

FILE NO: HISD-12-002/DR2-12-010/VAR-12-001

REQUEST: Design review/historic review for a Concept Master Site Development Plan for the full build-out of the site; Variance to reduce off-street parking for the full build-out to 53 spaces; Design review/historic review for remodeling the gymnasium into a ballroom, and construction of a new northern entrance to the ballroom.

LOCATION: 415 E. Sheridan Street

TAX LOT: 3218DD-15700

APPLICANT/
OWNER: Chehalem Park and Recreation District

ZONE: I (Institutional), with Civic Corridor overlay & Historic Landmark overlay

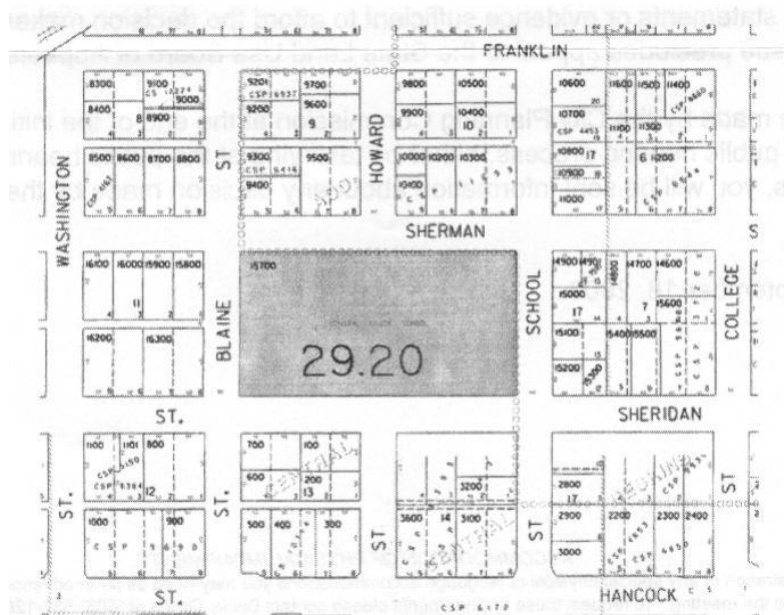
PLAN DISTRICT: PQ (Public/quasi-public)

ATTACHMENTS:

Order 2012-04 with

Exhibit "A": Findings
Exhibit "B": Conditions

1. Aerial Photo
2. Site Plan
3. Application
4. Public Comments/
Correspondence Received (none
as of the writing of this report)



- A. DESCRIPTION OF APPLICATION:** The applicant, Chehalem Park and Recreation District (CPRD), has requested: 1) A design review/historic review for a Concept Master Site Development Plan for the eventual full build-out of the Chehalem Cultural Center site; 2) A variance to reduce off-street parking for the full build-out to 53 spaces; and 3) a design review/historic review for remodeling the gymnasium into a ballroom, and construction of a new northern entrance to the ballroom.

Previous historic review/design review approvals: The Planning Commission has approved several projects for the Cultural Center in recent years. The Commission approved Phase I of the Cultural Center in 2008, which approved the remodel of most of the ground floor, a remodeled southern entrance, a northern kiln room, trash enclosure, and a small amount of parking. A later modification approved a larger gravel parking lot while PCC was using the building. The Commission approved a 53-space parking lot in 2011 and allowed the temporary gravel parking lot to remain. The parking lot was built with pervious pavers.

Current proposal: The only new physical improvement that the applicant is currently requesting approval for is to remodel the gymnasium into a ballroom, and build a new lobby entrance on the northern side of the building for the ballroom. This is a historic building and site, so the ballroom project requires a historic review and a design review.

The applicant also has a concept plan that shows how they would like to eventually build out the site. Newberg's Development Code has an option for institutions that would like to create a master plan for a campus or large site; they can apply for approval of a Concept Master Site Development Plan, and address issues like traffic impact, parking, and historic compatibility for the entire site. If the Concept Master Site Development Plan is approved then later phases of the Chehalem Cultural Center would only require a Type II Design Review/Type I Historic Review, which would focus on whether the proposed improvement matched the approved Concept Master Site Development Plan.

The Concept Master Site Development Plan shows 53 off-street parking spaces at full build-out of the site. The Development Code would require substantially more parking spaces, so the applicant has also applied for a variance to reduce the amount of off-street parking at full build-out to 53 spaces. The reduction request is based on the availability of parking in the nearby public parking lot and on the adjacent streets, and on a parking management plan for large events.

Newberg Cultural District master plan: The Chehalem Cultural Center (CCC), the City of Newberg and CPRD have worked together over the last few years to develop a vision plan for the "Cultural District" area surrounding the Newberg Public Library and the CCC. The plan was based on work by the Project for Public Spaces group, and refined over the course of several meetings. On April 2, 2012 the Newberg City Council passed Resolution 2012-2998, which:

- 1) Declared the area bounded by Hancock, Blaine, Sherman and School Streets to be designated the "Cultural District". The designation was in name only, and did not carry with it any land use changes, restrictions or conditions;
- 2) Accepted the Cultural District master plan dated 3/16/12 as the guidance document for future improvements within the Cultural District. It is important to note that the plan

- was accepted as a guidance document, not approved as a design review. This was not a land use decision;
- 3) Directed the city manager to develop an intergovernmental agreement (IGA) with CPRD to address designation, management, and maintenance of the open space; outdoor event coordination, and specifically a parking management program to address parking needs for events within the district and convene a neighborhood advisory group. Said agreement shall be presented to and approved by city council prior to development of site areas E1, E2, E3, and C3 (the areas on the west and south sides of the CCC).
 - 4) The Concept Master Site Development plan design review application is based on the Cultural District vision plan. If approved, this will give formal land use approval to the portion of the vision plan that surrounds the CCC.

B. SITE INFORMATION:

1. Location: 415 E. Sheridan Street (old Central School building)
2. Size: 40,500 square foot building on a 2.5 acre lot
3. Topography: Fairly flat, with a slight slope to the south. The yards slope away from the building.
4. Current Land Uses: Chehalem Cultural Center (Phase One). Rotary Centennial Park is located on the southeast corner of the site.
5. Natural Features: Primarily lawns, with some street trees on Sherman Street.
6. Adjacent Land Uses:
 - a. North: Primarily single family residential, with a bed & breakfast inn.
 - b. East: Primarily single family residential
 - c. South: Newberg public library, Masonic building, some single family residential.
 - d. West: Primarily single family residential.
7. Access and Transportation: The parking lot has driveway accesses on Sherman Street and on Blaine Street. Sidewalk ADA ramps have been constructed at all four corners of the site.
8. Utilities: The site has existing sanitary sewer and water connections.
 - a. There are downstream stormwater issues, so any new impervious surfaces on the site will have to address stormwater detention and quality issues. The new parking lot was constructed with pervious pavers and a deep gravel base, which combine to provide detention for parking lot stormwater.

- b. There are overhead utility lines on the Sherman Street and School Street frontages. The parking lot design review approval required the adjacent utility line on Sherman Street to be placed underground; this work is scheduled to be done when Sheridan Street is improved in 2013.

C. PROCESS: The historic review request is a Type III application and follows the procedures in Newberg Development Code 15.100.050. The design review and variance applications are Type II applications, but are considered a joint application with the historic review and are therefore all reviewed through a Type III process. The Planning Commission will hold a quasi-judicial hearing on the application. The Commission is to make a decision on the application based on the criteria listed in the attached findings. The Planning Commission's decision is final unless appealed. Important dates related to this application are as follows:

1. 6/25/12: The planning director deemed the application complete.
2. 6/21/12: The applicant mailed notice to the property owners within 500 feet of the site.
3. 6/25/12: The applicant posted notice on the site.
4. 6/27/12: The *Newberg Graphic* published notice of the Planning Commission hearing.
5. 7/12/12: The Planning Commission will hold a quasi-judicial hearing to consider the application.

D. AGENCY COMMENTS: The application was routed to several city departments, public agencies, and franchise utilities for review and comment: City Manager, Planning & Building Director, Building Official, City Engineer, Fire Marshal, Police, Finance, Public Works Maintenance Supervisor, Legal, State Historic Preservation Office, Southern Pacific Railroad, NW Natural Gas, PGE, Comcast, Frontier/Verizon, Waste Management, and Newberg School District. Comments and recommendations from city departments have been incorporated into the findings and conditions in this report. As of the writing of this report, the city received the following agency comments:

1. **PGE:** *Reviewed; no conflict*
2. **Engineering:** Had several comments related to sidewalk improvements, undergrounding, and future stormwater requirements.

Transportation:

The parking variance application indicates the use of public on-street parking in the vicinity of the Cultural Center as mitigation. The pedestrian accessibility to the on-street parking areas will require improvements at the following street intersections:

1. *School and Sheridan: SE curb return, SW curb return, and the NW curb return*
2. *Blaine and Sheridan: NE curb return, SE curb return, and the SW curb return.*
3. *Blaine and Sherman: SW curb return, NW curb return, and the NE curb return.*
4. *Howard and Sherman: NE curb return, and the NW curb return.*
5. *School and Sherman: NE curb return, and the SE curb return.*

The City of Newberg will construct the pedestrian accessibility improvements at intersections #1 and #2 above as a part of the Sheridan Street Improvement project,

currently planned for the summer of 2013. The applicant will be required to complete the pedestrian accessibility enhancements at intersections #3, #4, and #5 above, to meet current ADA standards.

Utilities:

The applicant is required to address the utility undergrounding requirements and criteria in the Development Code.

Storm Drainage:

The 2001 Drainage Master Plan identifies a downstream deficiency in the conveyance system in Hancock Street between School Street and Meridian Street; Capital Improvement Project #H7. The downstream deficiency shall either be repaired per the Master Plan, or stormwater detention facilities shall be constructed to store the runoff from any newly created impervious surface. The detention system shall store the runoff volume between the pre-developed and post developed site flows for the 2, 5, 10, and 25 year storm events.(Note: this applies to future phases that create new impervious surfaces).

E. PUBLIC COMMENTS: As of the writing of this report, the city has not received any written public comments. If the city receives written comments by the comment deadline, planning staff will forward them to the commissioners.

F. ANALYSIS:

1. **Parking:** The site has a new parking lot with 53 spaces. The Development Code requires substantially more off-street parking at full build out of the CCC. The applicant has applied for a variance to reduce the amount of required off-street parking to 53 spaces, based on available adjacent on-street parking, a nearby public parking lot, and a parking management plan for large events. The applicant performed a parking survey, which collected good data about the use of on-street parking in the area and found that most of it is commonly available. It appears that the 53 space parking lot will be adequate for the typical usage of the CCC, but it is more difficult to determine if the existing parking and the parking management plan will be adequate during large events.
2. **Historic review:** The ballroom remodel will replace some existing windows, add a large glass overhead door on the west side of the building, and add a lobby/ballroom entrance on the north side of the building. The new windows and doors are similar in style and materials to the existing ones on the building. The new lobby addition also has doors and windows similar to the existing ones, but uses stained cedar siding on the exterior. The existing building has brick walls. Staff believes that the applicant has made a good case that the small size, flat roof, and storefront windows make the addition historically compatible, while the cedar siding differentiates it from the existing building. The review standards for historic buildings do call for new additions to be visibly differentiated, but it could be argued that this standard could still be met while using brick siding on the lobby addition.
3. **Civic Corridor design standards:** These standards call for the building façade to have a base, field, and crown design. The existing building does not meet these standards, however, so this creates a conflict; the historic standards want new additions to protect the historic character of the building, while the Civic Corridor standards prescribe a design that some historic buildings in Newberg have. The applicant has emphasized

- maintaining the historic character of the existing building. Staff believes the applicant has taken the best approach, but an argument could be made that the design should be modified to meet the base/field/crown requirements of the Civic Corridor.
4. Sheridan Street improvements: The City has budgeted funds to improve the section of Sheridan Street between Blaine Street and School Street. The City Engineering division will prepare design drawings this year, and contract for construction in 2013. As part of that project they expect to make necessary ADA sidewalk improvements along Sheridan, and to underground the overhead utility lines along Sheridan.
 5. Overhead lines along School Street: The Development Code requires overhead lines to be undergrounded when a site undergoes design review, but allows an exception to this based on a few criteria. If undergrounding the lines will be extraordinarily expensive then an exception can be granted. Staff has looked at the overhead lines on School Street and concluded they would be extraordinarily expensive to underground, due to the number of lines on the street, the number of cross lines they tie into, and the need to maintain utility poles on the corners to anchor the adjacent system of overhead lines. Staff concluded that the applicant should not have to underground the School Street overhead lines.

G. PRELIMINARY STAFF RECOMMENDATION: The preliminary staff recommendation is made in the absence of public hearing testimony, and may be modified subsequent to the close of the public hearing. At this writing, staff recommends the following motion:

Move to adopt Planning Commission Order 2012-04, which approves the requested historic review/design review, and partially approves the parking variance, with the attached conditions.



PLANNING COMMISSION ORDER 2012-04

AN ORDER APPROVING HISTORIC REVIEW/DESIGN REVIEW HISD-12-002/DR2-12-010 FOR A DESIGN REVIEW/HISTORIC REVIEW FOR A CONCEPT MASTER SITE DEVELOPMENT PLAN FOR THE FULL BUILD-OUT OF THE CHEHALEM CULTURAL CENTER SITE; A DESIGN REVIEW/HISTORIC REVIEW FOR REMODELING THE GYMNASIUM INTO A BALLROOM, AND CONSTRUCTION OF A NEW NORTHERN LOBBY ENTRANCE TO THE BALLROOM; AND PARTIALLY APPROVING VAR-12-001, A VARIANCE REQUEST TO REDUCE THE AMOUNT OF REQUIRED OFF-STREET PARKING, 415 E. SHERIDAN STREET, YAMHILL COUNTY TAX LOT 3218DD-15700

RECITALS

1. On June 12, 2012 Chehalem Park and Recreation District submitted an application for a historic review/design review for a Concept Master Site Development Plan for the Chehalem Cultural Center site, for the remodel of the gymnasium into a ballroom, and for a variance to reduce the amount of required off-street parking at the Chehalem Cultural Center, 415 E. Sheridan Street, Yamhill County Tax Lot 3218DD-15700.
2. After proper notice, the Newberg Planning Commission held a hearing on July 12, 2012 to consider the application. The Commission considered testimony, and deliberated.
3. The Newberg Planning Commission finds that the historic review/design review applications meet the applicable criteria with conditions, and that the variance application partially meets the criteria with conditions, as shown in the findings shown in Exhibit "A".

The Newberg Planning Commission orders as follows:

1. Historic Review/Design Review application HISD-12-002/DR2-12-010 is hereby approved, and the Variance application VAR-12-001 partially approved, subject to the conditions contained in Exhibit "B". Exhibit "B" is hereby adopted and by this reference incorporated.
2. The findings shown in Exhibit "A" are hereby adopted. Exhibit "A" is hereby adopted and by this reference incorporated.
3. This order shall be effective July 27, 2012 unless appealed prior to that date.
4. This order shall expire one year after the effective date above if the applicant does not obtain a building permit pursuant to this application by that time, unless an extension is granted per Newberg Development Code 15.225.100.

Adopted by the Newberg Planning Commission this 12th day of July, 2012.

ATTEST:

Planning Commission Chair

Planning Commission Secretary

List of Exhibits:

Exhibit "A": Findings

Exhibit "B": Conditions

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**Exhibit “A” to Planning Commission Order 2012-04
Findings –File HISD-12-002/DR2-12-010/VAR-12-001
Chehalem Cultural Center: Concept Master Site Development Plan, Parking
Variance, Ballroom Remodel**

**CONCEPT MASTER SITE DEVELOPMENT PLAN:
DESIGN REVIEW/HISTORIC REVIEW**

A. Concept Master Site Development Plan - Design Review Criteria That Apply - Newberg Development Code

15.220.020 Site design review applicability.

D (2). Institutions and other large developments that anticipate significant development over time, but cannot provide detailed information about future projects or phases of development in advance, can develop a concept master site development plan which addresses generic site development and design elements including but not limited to general architectural standards and materials, landscaping standards and materials, on-site vehicular and pedestrian circulation, institutional sign program, and baseline traffic and parking studies and improvement programs. The applicant will be required to undergo Type II site design review, per the requirements of NMC 15.220.030(B), for each project or phase of development at the time of construction, including demonstration of substantial compliance with the generic development and design elements contained within the approved concept master site development plan. The more detailed and comprehensive the generic elements in the concept master site development plan are, the more reduced is the scope of discretionary review at the time of actual construction of a project or phase of development. For purposes of this subsection, “substantial compliance” will be defined as noted in subsection (D)(1)(a) of this section.

4. The approval(s) granted in this section shall be in effect as follows:

b. Institutions submitting a concept master site development plan shall be held to the same requirement provided in subsection (D)(2)(a) of this section, unless the plan specifically includes an expiration date. In no case shall a concept master site development plan cover a period exceeding 10 years.

Finding: The applicant has submitted a Concept Master Site Development Plan for the build-out of the entire Chehalem Cultural Center (CCC) site. The master plan will be reviewed below according to the design review and historic review criteria. If the master plan is approved then future phases of the CCC will be able to be reviewed through a Type II design review/Type I historic review process; if the applicant is able to demonstrate in the Type II design review that future phases of the project are in substantial compliance with the approved Concept Master Site Development Plan then they will not have to apply for a Type III Historic Review for each additional phase. The applicant has requested that the master plan approval cover a period of ten years. This is the maximum period allowed by the Development Code, but is appropriate for a project of this size due to the lengthy fundraising needed for each phase of improvements.

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15.220.050(B) Design Review criteria:

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

Finding: The Concept Master Site Development Plan (CMSDP) shows that over half of the site has already been developed according to the plan, and that few additional changes are planned for the building itself. In Phase 1 most of the ground floor and two classrooms on the second floor were remodeled and put to use. In Phase 2 the ground-floor ballroom will be remodeled and an entrance lobby will be built. Future phases of building improvements will include primarily internal improvements such as remodeling the theater and the remaining second floor classrooms. The eastern portion of the grounds has been developed (Rotary Centennial Park, and the lawn used for Tunes on Tuesday), and the northern portion of the grounds has been developed with a parking lot. The master plan shows that the western portion of the grounds is expected to be developed with gardens and courtyards, while the southern portion of the grounds will be developed into a forecourt for the CCC.

The site has older residential houses on the west, north and east sides. South of the site is the Masonic Temple building, Newberg Public Library, and a historic residential house. The surrounding structures and the Central School building formed a compatible neighborhood.

The CMSDP building plan and site plan are compatible with the residential structures in the immediate vicinity because they keep the basic form of the old Central School intact while adding attractive gardens, courtyards, parking, and active spaces around the building. The Central School site was inactive for several years, and was a quiet site. As the master plan is developed in phases and the CCC becomes more active the site will have more noise and activity. The additional landscaping around the building and parking lot will help to buffer the surrounding area as the old Central School resumes active use as the Chehalem Cultural center. Any lighting that is added to the site will be required to meet the Development Code light-trespass limits, which will control the impacts on adjacent properties and ensure compatibility.

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

Finding: The applicant built a 53 space parking lot in 2011. The Development Code requires the full build-out of the CMSDP to have the following amount of parking:

Area of CCC	Parking space standard	Base requirement	Subtotal per phase
Phase 1:			
School, commercial	1 per 3 seats	20 spaces	
Art gallery	1 per 250 sf	8 spaces	
Office	1 per 400 sf	2 spaces	
Public assembly rooms	1 per 4 seats	7 spaces	Phase 1: 37 spaces
Phase 2:			
Assembly hall - ballroom	1 per 4 seats	80 spaces	Phase 2: 80 new spaces, 117 total spaces
Future phases:			
Assembly hall - theater	1 per 4 seats	55 spaces	
Public assembly rooms	1 per 4 seats	25 spaces	
Office	1 per 400 sf	5 spaces	
School, commercial	1 per 3 seats	12 spaces	Future phases: 97 new spaces, 214 total spaces
214 spaces			

The Development Code allows the base requirement to be reduced in two different ways:

B. Joint Uses of Parking Facilities. *The director may, upon application, authorize the joint use of parking facilities required by said uses and any other parking facility; provided, that:*

1. The applicant shows that there is no substantial conflict in the principal operating hours of the building or use for which the joint use of parking facilities is proposed.

C. Commercial establishments *within 200 feet of a commercial public parking lot may reduce the required number of parking spaces by 50 percent. [Ord. 2451, 12-2-96. Code 2001 § 151.614.]*

Commercial establishments within 200 feet of a public parking lot can reduce the number of required spaces by 50%. The site is within 200 feet of the public parking lot on Hancock Street, and in the 2008 design review approval the Planning Commission did use this standard when calculating the amount of required parking. The applicant applied this standard, which reduced the total amount of required parking in Phase 1 to 19 spaces, in Phase 2 to 59 spaces, and in full build-out to 107 spaces. One problem with applying this standard is that the CCC is not a typical commercial establishment; it is a non-profit education/arts center, an art gallery, a commercial school, and will rent out the ballroom and theater for events. It is also in an Institutional zone, and is adjacent to residential neighborhoods. The other problem is a question of scale. The nearby public parking lot has 28 spaces. If the 50% reduction is applied at full build out then the 28 space parking lot is being used to reduce the amount of required parking at the CCC by 107 spaces. The 50% parking reduction may be reasonable for Phase 2, but seems unrealistic at Phase 3. Another factor, however, is the number of adjacent on-street parking spaces. The code does not provide a credit for adjacent on-street parking for commercial/institutional sites, but the applicant's parking survey showed that most of the 49 adjacent on-street parking spaces were readily available.

If we accept that the 50% reduction fully applies then that still leaves the CCC site short 54 parking spaces. The applicant based their calculation on the 50% reduction and has applied for a variance to reduce the amount of require parking to 53 spaces total.

The Development Code also allows the base parking requirement to be reduced if the operating hours of the joint uses do not substantially overlap. Based on the applicant's comments, the ballroom will be used mostly evenings and weekends, when the rest of the center is not at peak use. If we assume that during weekdays the center is at full capacity and the ballroom is at 1/2 capacity, and that on weekends the ball room is at full capacity and the rest of the center is at 1/2 capacity, then a more realistic parking calculation for Phase II is:

Area	Base Required Parking	Weekday Req. Pkg. - joint uses	Evening/Weekend Req. Pkg. - joint uses
Rest of Center	37	37	19
Ballroom	80	40	80
Total	117	77	99

For Phase 3, if you assume that the ballroom and theater events do not occur simultaneously, and that 1/2 of the rest of the center is open during those events, you get the following calculation:

Area	Base Required Parking	Weekday Req. Pkg. - Joint uses	Ballroom Event Req. Pkg. - joint uses	Theater Event Req. Pkg. - joint uses
Phase I	37	37	19	19
Ballroom	80	40	80	0
Phase III (except Theater)	42	42	21	21
Theater	55	0	0	55
Total	214	119	120	95

Based on a reduction for joint uses, the real code requirement for **Phase 2 would be 99 spaces** for the peak load, and for **Phase 3 it would be 120 spaces** for the peak load. The applicant has a 53 space parking lot, and a temporary gravel parking lot on the west side of the building with 26 spaces. If the gravel parking lot is used then two of the paved parking spaces cannot be used, for a net total

of 77 paved and gravel parking spaces. The gravel parking lot will remain in Phase 2, so the applicant needs a variance to reduce the amount of required parking by 22 spaces, from 99 to 77 spaces. If the variance is approved then Phase 2 will meet the parking standards in the Development Code.

If the gravel parking lot is removed in Phase 3 then the applicant needs a variance to reduce the parking requirement from 120 spaces to 53 spaces. If this variance is approved then Phase 3 will meet the parking standards in the Development Code.

There is a 6-space bicycle parking rack located near the south east entrance, which was added in a previous phase and meets the minimum standards of the Development Code. The applicant is encouraged to add additional bicycle parking near the new north entrance.

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

Finding: The Institutional zone requires a front yard setback of 25 feet for structures and parking. The building and parking lot shown on the plan already exist, and no future building or parking additions are planned. There are no plans to increase the height of the building, or to make changes that would affect vision clearance area. The site has public access on all four sides. As proposed, the CMSDP complies with the height restrictions and public access requirements, setback, coverage, vision clearance and yard requirements of the Code.

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

Finding: The CMSDP shows that over 50% of the site consist of landscaping, plazas, play areas and walkways. The building and parking lot have appropriate landscape screening and buffering. The plan also shows street trees on all four sides of the site, as required by code. Street trees have been installed on Sherman Street adjacent to the parking lot. The street trees on Blaine and Sheridan Streets shall be installed after the adjacent site improvements have been completed. The site improvements on the eastern part of the CCC have already been completed, however, so the street trees along the eastern section of Sherman Street and along School Street should be installed as part of Phase II. Following compliance with design review conditions, the landscape plan complies with NMC 15.420.010. All areas subject to the final design review plan and not otherwise improved are landscaped.

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

Finding: The CMSDP does not explicitly cover signage. The applicant will submit specific sign plans with each phase, and will have to comply with the Civic Corridor sign code. The applicant has submitted plans for a new wall sign as part of the ballroom, which will be reviewed in the ballroom

design review.

6. Manufactured Home, Mobile Home and RV Parks. *Manufactured home, mobile home, and recreational vehicle parks shall also comply with the standards listed in NMC 15.445.050 et seq. in addition to the other criteria listed in this section.*

Finding: Not applicable. The development proposal is not a manufactured home, mobile home, or RV park.

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 15.304.010 through 15.328.040. 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.*

Finding: The site is zoned Institutional. The CCC is a community center, which is an outright permitted use in this zone.

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 site is within the Civic Corridor subdistrict. The following development standards apply:

15.350.060 Development standards.

In addition to the standards of NMC 15.220.080, the following development standards shall apply to new development or redevelopment within the civic corridor overlay subdistrict.

A. Elements of the Street-Facing Facade.

1. Base, Field, and Crown. *For new or redeveloped buildings, all street-facing facades shall be clearly divided into three separate elements: base, field and crown. Separations shall be made by changes in material or by shifts in the depth of the facade. Merely painting the facade different colors without some other physical delineation is not sufficient. For new or redeveloped buildings, elements of the street-facing facade shall comply with the standards below:*

a. Base. *The base of the facade shall be a maximum of four feet for single-story buildings, a maximum of one story for two- to four-story buildings, and a maximum of two stories for buildings greater than four stories. Bases shall be expressed in heavier-appearing materials (e.g., stone or brick) and have a more horizontal emphasis.*

b. Field. *The field of a facade is all the floors between the base and the crown. The field element shall be expressed as a series of repetitive vertical elements that include windows, pilasters and trim.*

c. Crown. *The crown can be expressed as part of the top floor of the building or as a decorative cornice. Crowns shall be more elaborate than the field element of the facade and shall incorporate*



detailed elements that articulate the top of the building.

Finding: The Civic Corridor standards apply to buildings and signs, and so do not apply directly to a site plan review. The applicant does not plan extensive changes to the exterior of the building after the ballroom/lobby phase. The applicant has supplied elevation drawings for the proposed ballroom/lobby building changes, which will be reviewed in the ballroom/lobby design review. It should be noted that the existing CCC building has a fairly modern style and does not meet the base/field/crown standards, so any additions will have to balance the Civic Corridor standards and historic compatibility standards. If future phase make only minor building changes, such as replacing existing windows, then they may not have to address the Civic Corridor design standards. If future phases make more substantial changes to the building then they will need to address the Civic Corridor standards during that phase.

B. Street-Facing Facade Articulation.

1. Detail at First Floor. Buildings that have highly detailed ground floors contribute significantly to the pedestrian experience. To accomplish this desirable characteristic, ground-floor elements like window trim, pilaster ornamentation, the texture of the base material, and even whimsical sculptural pieces embedded in the facade like busts or reliefs are highly encouraged. Especially desirable are details that relate to the history or culture of the surrounding region.

2. Cornice Treatment. Flat-roof buildings shall have cornices. Cornices shall have a combined width plus depth of at least three feet. An additional one foot shall be added to this required total for every story above one.

C. Street-Facing Windows – Depth of Windows. Windows shall be recessed at least three inches from the general plane of the facade. This creates shadow lines and visual interest, giving the facade the perception of depth. Depth in the facade promotes the perception of high quality and durable construction, and contributes to the district’s historic character.

D. Street-Facing Facade Materials.

1. Dominant Material. All facades shall be comprised primarily of brick. The color of the brick shall be a reddish-brown of generally the same tonal quality as the existing brick buildings within the civic corridor. When used as a veneer material, the brick must be at least two and one-half inches thick. Additional materials are allowed as accents.

2. Allowed Accent Materials. Allowed accent materials include horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, shakes, and copper or brass. Lap siding, shingles, and shakes shall leave exposed a maximum of six inches to the weather. In board and batten siding, battens shall be spaced at most eight inches on center. In addition, rusticated concrete block, or stone masonry is allowed, but when used as a veneer material, it must be at least two and one-half inches thick. Cement-based stucco is allowed.

3. Changes in Material. *Brick street-facing facades shall return at least 18 inches around exposed side walls.*

Finding: The existing windows on the building have adequate depth and the existing facades are comprised primarily of brick. Each future phase will need to address these standards in their design reviews.

E. Signage Standards. *In addition to the C-3 signage requirements of NMC 15.435.010 through 15.435.120, to encourage the historic character of the civic corridor as described in NMC 15.350.010, signs within the civic corridor shall include four of the following six elements:*

- 1. The most prominent element on a sign, such as the business' name, uses a serif font and does not exceed eight inches in height.*
- 2. The sign includes a frame, background or lettering in natural wood materials.*
- 3. The sign includes a frame, background or lettering in copper or brass in natural finishes.*
- 4. The sign incorporates decorative wrought iron.*
- 5. The lettering is in a raised relief.*
- 6. The sign is attached to a mounting bracket and allowed to swing freely. [Ord. 2561, 4-1-02. Code 2001 § 151.526.6.]*

Finding: The existing signage on the building meets the Civic Corridor sign standards. Any future signs will be reviewed as part of each design review. The ballroom/lobby design review will address the proposed sign on the lobby entrance.

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

Finding: The CMSDP does not propose any significant changes to Blaine Street, Sherman Street, or School Street. All will continue to have parallel parking, and all will eventually have street trees as the adjacent part of the site is developed. The CMSDP does show improvements on Sheridan Street; the western half will be widened to allow additional on-street parking, the central portion will be integrated with the building forecourt, and the entire length will be repaved. The city has budgeted funds to improve this section of Sheridan Street in 2013, and at that time will underground the overhead utility line and make necessary ADA sidewalk and ramp improvements.

Stormwater drainage: The city's 2001 Drainage Master Plan identifies a downstream deficiency in the conveyance system in Hancock Street between School Street and Meridian Street; Capital Improvement Project #H7. The downstream deficiency shall either be repaired per the Drainage Master Plan, or stormwater detention facilities shall be constructed to store the runoff from any newly created impervious surface. The detention system shall store the runoff volume between the

pre-developed and post developed site flows for the 2, 5, 10, and 25 year storm events. Future phases of the CMSDP that create new impervious surfaces will be required to address stormwater detention issues.

Undergrounding utility lines: The applicant was conditioned to underground the single overhead utility line on Sherman Street, and will complete that in 2013 when the Sheridan Street improvements are constructed. There are also overhead lines on School Street, which the code requires to be undergrounded unless: the cost will be extraordinarily expensive; or there are physical factors that make undergrounding extraordinarily difficult; or existing utility facilities in the area are primarily overhead and are unlikely to be changed. There are multiple overhead lines on School Street, and the poles are connected into a network of east-west and north-south lines. Two of the poles also serve as light poles. If the utility lines were undergrounded on the School Street frontage it would likely only eliminate one utility pole, as the others would be required to be retained and tethered with cables to support the surrounding network of overhead lines. Several utility lines would need to be extended under the street to maintain service to adjacent homes. Staff believes that undergrounding the School Street overhead lines will be extraordinarily expensive, and that the project therefore meets the criteria for an exception to the undergrounding requirement on School Street.

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

Finding: The applicant had a traffic study completed in 1998 for the build-out of a community center at this site. The study examined nearby intersections and found that there were no significant issues due to accidents or level of service that needed to be mitigated. The site is in a well connected street grid and has access in multiple directions. While the level of background traffic has increased over time, we can also anticipate some future reduction in truck traffic and overall background traffic levels when the first phase of the Newberg-Dundee bypass is completed in a few years. The first phase of the CCC was completed in 2008 and has not created traffic issues near the site. The applicant's traffic engineer has estimated that the build-out of the remainder of the site will generate approximately 36.4 trips in the p.m. peak hour. This is less than 40 trips in the p.m. peak hour, so a new traffic study is not required for the build-out of the CMSDP.

B. *Historic Landmark Review Criteria That Apply - Newberg Development Code 15.344.030.*

The Planning Commission, in considering applications for permit approval for any alteration, shall base their decision on substantial compliance with the following criteria and guidelines.

a. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include:

i. Average setback. When a new structure is being constructed on an infill lot, the front yard setback shall be the same as the buildings on either side. When the front setbacks of the adjacent buildings are different, the front setback of the new structure shall be an average of the two.

ii. Architectural elements. The design shall incorporate architectural elements of the

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city's historic styles, including Queen Anne, Colonial Revival, Dutch Colonial Revival, and Bungalow styles. Ideally, the architectural elements should reflect and/or be compatible with the style of other nearby historic structures. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, roof dormers, and decorative trim boards.

iii. Building orientation. The main entrance of the new structure shall be oriented to the street. Construction of a porch is encouraged but not required. Such a porch shall be at least six feet in depth.

iv. Vehicle parking/storage. Garages and carports shall be set back from the front facade of the primary structure and shall relate to the primary structure in terms of design and building materials.

v. Fences. Fences shall be built of materials which are compatible with the design and materials used in the primary structure.

Finding: The exterior changes to the ballroom and lobby will be reviewed in a separate design review/historic review. The remainder of the CMSDP does not anticipate any significant changes to the exterior of the building. Future phases will likely include some window and door replacement, but no building additions or outbuildings. The average setback, building orientation and architectural elements will remain the same. The site itself has historically had an open character with large lawns. The planned courtyard and gardens on the west side and the planned forecourt on the south side will maintain the open character of the site. As proposed, the build-out of the CMSDP will maintain the historic character of the site.

b. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

c. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

d. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved to the extent possible.

Finding: The exterior changes to the ballroom and lobby will be reviewed in a separate design review/historic review. The remainder of the CMSDP does not plan to significantly change the exterior of the building and will not create a false sense of historical development. Future window or door replacements will match the existing features and finishes.

e. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

f. Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

g. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Finding: The exterior changes to the ballroom and lobby will be reviewed in a separate design review/historic review. The remainder of the CMSDP does not anticipate replacing any deteriorated historic features, other than windows and doors as needed. No sandblasting is anticipated, and there are no known significant archeological resources on the site.

h. New additions, exterior alterations, or related new construction shall not destroy historic character of the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Finding: The exterior changes to the ballroom and lobby will be reviewed in a separate design review/historic review. The remainder of the CMSDP does not anticipate any new additions or significant exterior alterations to the building.

Conclusion: The CMSDP meets the historic landmark modification criteria as conditioned.

PARKING VARIANCE REQUEST

Variance Criteria That Apply –Newberg Development Code 15.215.040

A. That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of the zoning ordinance.

Finding: The Development Code requires a minimum of 99 parking spaces for Phase 2 of the CCC, and 120 spaces for Phase 3 of the CCC. These requirements are based on a reduction for joint uses, as the ballroom and theater uses are not expected to overlap with each other or with the busy hours of the remainder of the center.

The applicant has a 53 space parking lot, and a temporary gravel parking lot on the west side of the building with 26 spaces. If the gravel parking lot is used then two of the paved parking spaces cannot be used, for a net total of 77 paved and gravel parking spaces. The applicant's site plan shows that the gravel parking lot will remain in Phase 2, so the applicant needs a variance in Phase 2 to reduce the amount of required parking by 22 spaces, from 99 to 77 spaces. If the variance is approved then Phase 2 will meet the parking standards in the Development Code.

If the gravel parking lot is removed in Phase 3 then the applicant needs a variance to reduce the parking requirement from 120 spaces to 53 spaces. If this variance is approved then Phase 3 will meet the parking standards in the Development Code.

The objective of the zoning ordinance is to implement the Newberg Comprehensive Plan. Some of the relevant plan goals and policies are:

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J. Urban Design:

n. The City shall encourage innovative design and ensure that developments consider site characteristics and the impact on surrounding areas.

m. The City shall encourage flexibility in design review and interpretation of policies and regulations by ensuring that functional design and community benefit remain as the principal review criteria. Consider variance procedures where interpretation of regulations impede fulfillment of these criteria.

Downtown policies:

a. The City shall encourage the improvement of the central business district as the economic, cultural, business and governmental center of the Newberg area.

Goal 5: Maximize pedestrian, bicycle and other non-motorized travel throughout the City.

A variance is supported if the literal interpretation and enforcement of the code would create a hardship or practical difficult inconsistent with the objectives of the zoning ordinance. The applicant has requested a parking variance primarily based on two factors: there are available parking spaces in the nearby public parking lot and on adjacent streets, and they have drafted a parking management plan for large events. The applicant's parking survey demonstrated that most of the adjacent on street parking is readily available, and the city does intend that the 28 space public parking lot be used to help reduce the parking needs of nearby uses. The applicant's parking management plan has not been thoroughly tested, but it was used at least once for the Camellia Festival. The zoning ordinance and the Comprehensive plan intend that the downtown area be a vital economic and cultural center, and that downtown be a vital pedestrian area. The Comprehensive Plan also encourages flexibility in design review, as long as the design is functional and considers the benefit to the community. If the parking code is enforced literally then the CCC will not be able to create gardens and plazas on the west side of the CCC, which could reduce the vitality of the CCC site and reduce its contribution to the vitality of downtown. It would also encourage auto traffic at the CCC site, when the intent of the Comprehensive Plan is to strengthen pedestrian connections downtown. Strict enforcement of the code would create some hardships inconsistent with the objectives of the zoning ordinance.

B. That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zoning district.

Finding: The property is in the Institutional zoning district. Most of the Institutional sites in the city (Providence Newberg Medical Center, Hazelden, George Fox University) are all much larger and have more opportunities for future expansion for buildings and parking. The CCC site is the smallest Institutional district in the city and is already mostly developed, so it faces exceptional circumstances and limitations which do not apply generally to other properties in the Institutional district.

C. That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

Finding: The other Institutional properties in the city have some flexibility in how they choose

to develop because of their larger sites. If the parking standards are applied literally to the CCC then the applicant will have to pave the remainder of their site and will not have any design flexibility.

D. That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

Finding: Other properties in the Institutional district have some flexibility with regards to parking standards. The parking for George Fox University is calculated on a campus-wide basis, for example, so that each campus building does not have to have its own parking lot. Granting a variance to allow the CCC to reduce the amount of required off-street parking would not constitute a grant of special privilege inconsistent with the limitations on other properties in the Institutional district.

E. That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

Finding: The Development Code requires a minimum of 99 parking spaces for Phase 2 of the CCC, and 120 spaces for Phase 3 of the CCC. The applicant has a 53 space parking lot, and a temporary gravel parking lot on the west side of the building with 26 spaces. If the gravel parking lot is used then two of the paved parking spaces cannot be used, for a net total of 77 paved and gravel parking spaces. The applicant's site plan shows that the gravel parking lot will remain in Phase 2, so the applicant needs, at a minimum, a variance to reduce the amount of required parking by 22 spaces, from 99 to 77 spaces. If the variance is approved then Phase 2 will meet the parking standards in the Development Code.

If the gravel parking lot is removed in Phase 3 then the applicant needs a variance to reduce the parking requirement from 120 spaces to 53 spaces.

There are 28 parking spaces in the nearby public parking lot, and 49 on-street parking spaces immediately adjacent to the site. The applicant's parking survey showed that most of the nearby on-street parking is available most of the time, so relying on the on-street parking to meet some of the parking demand should be possible without harming the public welfare or being materially injurious to nearby properties. The applicant can mitigate some negative impacts by improving some sidewalk ramps near the site; since the applicant is relying on using on-street parking it is important to make it easy for people to park nearby and then walk to the site on the sidewalks. The proposed parking management plan will no doubt have some positive effect, but it is difficult to determine how effective it will be. There is also no reason not to take advantage of the temporary gravel parking lot in the short term, since the applicant plans to keep it in Phase 2 of the CCC. Based on the adjacent on-street parking spaces and keeping the gravel parking spaces, a variance to reduce the required 99 parking spaces in Phase 2 to 77 spaces can be justified.

It is more difficult to approve a variance for Phase 3 at this point, as the parking management plan may well change when the joint City/CPRD/CCC IGA is drawn up and the neighborhood advisory group meets. At this point the information we have does not support approving a variance to reduce

the Phase 3 parking requirements to 53 spaces, as we cannot determine that it would not be injurious to neighboring properties. After the neighborhood advisory group has met and the IGA agreements are signed off then the applicant can apply for another Type II variance for Phase 3 to reduce the amount of required parking to 53 spaces and to remove the gravel parking, based on the adopted IGA parking management plan.

Mitigation: The parking variance application indicates the use of public on-street parking in the vicinity of the Cultural Center. The pedestrian accessibility to the on-street parking areas will require improvements at the following street intersections:

1. School and Sheridan: SE curb return, SW curb return, and the NW curb return
2. Blaine and Sheridan: NE curb return, SE curb return, and the SW curb return.
3. Blaine and Sherman: SW curb return, NW curb return, and the NE curb return.
4. Howard and Sherman: NE curb return, and the NW curb return.
5. School and Sherman: NE curb return, and the SE curb return.

The City of Newberg will construct the pedestrian accessibility improvements at intersections #1 and #2 above as a part of the Sheridan Street Improvement project, currently planned for the summer of 2013. The applicant will be required to complete the pedestrian accessibility enhancements at intersections #3, #4, and #5 above, to meet current ADA standards.

Conclusion: The application meets the variance criteria for Phase 2 as conditioned. The application does not meet the criteria for Phase 3 at this time, but may be able to in the future when the Cultural District IGA and parking management plan has been finalized, and the Neighborhood Advisory group has met.

BALLROOM REMODEL & LOBBY ADDITION - DESIGN REVIEW/HISTORIC REVIEW

- A. *Design Review; Criteria That Apply - Newberg Development Code 15.220.050(B):***
- 1. *Design compatibility. The proposed design review request incorporates an architectural design which is compatible with and/or superior to existing or proposed uses and structures in the surrounding area. This shall include, but not be limited to, building architecture, materials, colors, roof design, landscape design, and signage.***

Finding: As proposed, the lobby structure is compatible with structures in the immediate vicinity. The structure is small, has been designed to match the existing gymnasium in style, and has a flat roof. The overall design will blend with the surrounding area by the use of landscaping buffering and screening.

Storm run-off from the roofs will be required to be directed into the storm drain system as required by building codes. Exterior lights will be directed onto the site so as to not adversely affect the adjoining properties. The photometric plan demonstrates that the proposed lighting will meet the light trespass standards.

- 2. *Parking and On-Site Circulation. Parking areas shall meet the requirements of NMC 15.440.010. Parking studies may be required to determine if adequate parking and circulation***

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

Finding: The parking requirements for Phase 2 have been addressed within the preceding variance findings.

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

Finding: The proposed lobby addition is one story, only extends a short distance from the building, and meets all height restrictions and public access requirements, setback, coverage, vision clearance and yard requirements of the Code.

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

Finding: The applicant will add some landscaping near the lobby entrance that will enhance the appearance of the entrance and soften the lines of the structure. The landscaping meets the intent of the landscape requirements.

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

Finding: The proposed sign on the lobby entrance matches the sign over the front entrance in style. The size is well under the allowed limits, and meets the requirements of the Institutional zone.

6. Manufactured Home, Mobile Home and RV Parks. Manufactured home, mobile home, and recreational vehicle parks shall also comply with the standards listed in NMC 15.445.050 et seq. in addition to the other criteria listed in this section.

Finding: Not applicable. The development proposal is not a manufactured home, mobile home, or RV park.

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 15.304.010 through 15.328.040. 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.

Finding: The site is zoned Institutional. A community center is an outright permitted use in this zone.

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 site is within the Civic Corridor subdistrict. The following development standards apply:

15.350.060 Development standards.

In addition to the standards of NMC 15.220.080, the following development standards shall apply to new development or redevelopment within the civic corridor overlay subdistrict.

A. Elements of the Street-Facing Facade.

1. Base, Field, and Crown. *For new or redeveloped buildings, all street-facing facades shall be clearly divided into three separate elements: base, field and crown. Separations shall be made by changes in material or by shifts in the depth of the facade. Merely painting the facade different colors without some other physical delineation is not sufficient. For new or redeveloped buildings, elements of the street-facing facade shall comply with the standards below:*

a. Base. *The base of the facade shall be a maximum of four feet for single-story buildings, a maximum of one story for two- to four-story buildings, and a maximum of two stories for buildings greater than four stories. Bases shall be expressed in heavier-appearing materials (e.g., stone or brick) and have a more horizontal emphasis.*

b. Field. *The field of a facade is all the floors between the base and the crown. The field element shall be expressed as a series of repetitive vertical elements that include windows, pilasters and trim.*

c. Crown. *The crown can be expressed as part of the top floor of the building or as a decorative cornice. Crowns shall be more elaborate than the field element of the facade and shall incorporate detailed elements that articulate the top of the building.*

Finding: The proposed lobby addition to the ballroom is a small building with a flat roof, storefront window systems with a bronze finish, and stained cedar siding. The new overhead door on the west side of the ballroom is glass with bronze finished window frames. These improvements do not meet the base/field/crown standards, but it should be noted that the existing building also does not meet these standards. The applicant has attempted to balance the design to meet the historic standards and keep the improvements compatible with the building. The improvements do not worsen the status of the existing building in regards to the base/field/crown standards.

B. Street-Facing Facade Articulation.

1. Detail at First Floor. *Buildings that have highly detailed ground floors contribute significantly to the pedestrian experience. To accomplish this desirable characteristic, ground-floor elements like window trim, pilaster ornamentation, the texture of the base material, and even whimsical sculptural pieces embedded in the facade like busts or reliefs are highly encouraged. Especially desirable are details that relate to the history or culture of the surrounding region.*

2. Cornice Treatment. *Flat-roof buildings shall have cornices. Cornices shall have a combined width plus depth of at least three feet. An additional one foot shall be added to this required total for every story above one.*

C. Street-Facing Windows – Depth of Windows. Windows shall be recessed at least three inches from the general plane of the facade. This creates shadow lines and visual interest, giving the facade the perception of depth. Depth in the facade promotes the perception of high quality and durable construction, and contributes to the district’s historic character.

D. Street-Facing Facade Materials.

1. Dominant Material. All facades shall be comprised primarily of brick. The color of the brick shall be a reddish-brown of generally the same tonal quality as the existing brick buildings within the civic corridor. When used as a veneer material, the brick must be at least two and one-half inches thick. Additional materials are allowed as accents.

2. Allowed Accent Materials. Allowed accent materials include horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, shakes, and copper or brass. Lap siding, shingles, and shakes shall leave exposed a maximum of six inches to the weather. In board and batten siding, battens shall be spaced at most eight inches on center. In addition, rusticated concrete block, or stone masonry is allowed, but when used as a veneer material, it must be at least two and one-half inches thick. Cement-based stucco is allowed.

3. Changes in Material. Brick street-facing facades shall return at least 18 inches around exposed side walls.

Finding: The lobby addition is one story tall. While it is a simple design and is not detailed it will add interest to the flat rear wall of the ballroom and improve the appearance of the north façade. The storefront window systems provide window depth and visual interest. The lobby façade will be primarily stained cedar wood siding. While it does not have a brick façade, it is a small addition and it is true that the north façade of the Cultural Center building will still be primarily brick.

E. Signage Standards. In addition to the C-3 signage requirements of NMC 15.435.010 through 15.435.120, to encourage the historic character of the civic corridor as described in NMC 15.350.010, sign lettering within the civic corridor shall not exceed 12 inches in height, and signs shall include at least one of the following elements:

1. The sign includes a frame, background or lettering in copper, bronze or brass in natural finishes, comprising at least five percent of the sign face.

2. The sign is a freestanding brick monument sign.

3. The sign lettering is in a raised relief, and is constructed of either naturally finished metal or white-painted wood (or material that appears to be wood).

4. The sign lettering is engraved in either metal or masonry.

5. The sign is attached to a mounting bracket and allowed to swing freely. [Ord. 2744 § 1 (Exh. A), 7-18-11; Ord. 2561, 4-1-02. Code 2001 § 151.526.6.]

Finding: The proposed sign matches the style of the sign over the front entrance to the CCC. The sign earns more than 10 points on the C-3 point system and meets the C-3 standards. The letters are less than 12 inches tall, are bronze raised letters, and include two of the listed design elements. The sign meets the Civic Corridor standards as proposed.

9. Alternative Circulation, Roadway Frontage Improvements and Utility Improvements. Where applicable, new developments shall provide for access for vehicles and pedestrians to adjacent

properties which are currently developed or will be developed in the future. This may be accomplished through the provision of local public streets or private access and utility easements. At the time of development of a parcel, provisions shall be made to develop the adjacent street frontage in accordance with city street standards and the standards contained in the transportation plan. At the discretion of the city, these improvements may be deferred through use of a deferred improvement agreement or other form of security.

Finding: The applicant has not proposed any frontage or utility improvements as part of Phase 2. As noted in the CMSDP review above, the CMSDP does show improvements on Sheridan Street; the western half will be widened to allow additional on-street parking, the central portion will be integrated with the building forecourt, and the entire length will be repaved. The city has budgeted funds to improve this section of Sheridan Street in 2013, and at that time will underground the overhead utility line and make necessary ADA sidewalk and ramp improvements.

Undergrounding utility lines: The applicant was conditioned to underground the single overhead utility line on Sherman Street, and will complete that in 2013 when the Sheridan Street improvements are constructed. There are also overhead lines on School Street, which the code requires to be undergrounded unless the cost will be extraordinarily expensive. There are multiple overhead lines on School Street, and the poles are connected into a network of east-west and north-south lines. Two of the poles also serve as light poles. If the utility lines were undergrounded on the School Street frontage it would likely only eliminate one utility pole, as the others would be required to be retained and tethered with cables to support the surrounding network of overhead lines. Several utility lines would need to be extended under the street to maintain service to adjacent homes. Staff believes that undergrounding the School Street overhead lines will be extraordinarily expensive, and that the project therefore meets the criteria for an exception to the undergrounding requirement on School Street. The applicant will be adding street trees on School Street, which will mitigate the appearance of the overhead utility lines.

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

Finding: Not applicable - No new traffic study is required at this time as fewer than 40 trips per PM peak hour will occur as a result of this project.

A. Historic Landmark Review Criteria That Apply - Newberg Development Code 15.344.030.

The Planning Commission, in considering applications for permit approval for any alteration, shall base their decision on substantial compliance with the following criteria and guidelines.

a. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include:

i. Average setback. When a new structure is being constructed on an infill lot, the front yard setback shall be the same as the buildings on either side. When the front setbacks of the adjacent buildings are different, the front setback of the new structure shall be an average of the two.

ii. Architectural elements. The design shall incorporate architectural elements of the city's historic styles, including Queen Anne, Colonial Revival, Dutch Colonial Revival, and Bungalow styles. Ideally, the architectural elements should reflect and/or be compatible with the style of other nearby historic structures. Typical design elements which should be considered include, but are not limited to, "crippled hip" roofs, Palladian-style windows, roof eave brackets, roof dormers, and decorative trim boards.

iii. Building orientation. The main entrance of the new structure shall be oriented to the street. Construction of a porch is encouraged but not required. Such a porch shall be at least six feet in depth.

iv. Vehicle parking/storage. Garages and carports shall be set back from the front facade of the primary structure and shall relate to the primary structure in terms of design and building materials.

v. Fences. Fences shall be built of materials which are compatible with the design and materials used in the primary structure.

Finding: The proposed lobby addition is small, and has a flat roof to match the gymnasium/ballroom. The lobby has a simple modern design, which matches the design of the ballroom area. The stained cedar siding does not match the brick walls of the ballroom, but is a relatively small portion of the north façade. The bronze-finished storefront windows match the windows on the main building. The landscaping adjacent to the building buffers the view of the lobby addition and helps it blend with the site. The lobby extends beyond the building and extends the average setback but is very similar in scale to the additions that were added to the front of the building years ago (for reference, the Chamber of Commerce used to be located in one of the front additions). The entrance is oriented to the street. The new overhead door on the western façade of the ballroom is also oriented to the street, and matches the style and materials of the existing windows on the western façade.

b. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

Finding: The proposed lobby addition and ballroom overhead door do not create a false sense of historical development.

c. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Finding: The gymnasium was added to the original building in the 1950s, and has acquired historic significance in its own right. The lobby addition and western overhead door are intended to be compatible with the style of the gymnasium structure and existing windows.

d. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved to the extent possible.

Finding: The proposed changes do not remove distinctive exterior features of the existing building.

e. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.

Finding: The proposed changes are additions, and are not replacing deteriorated historic features.

f. Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.

Finding: No sandblasting or harsh cleaning methods are proposed.

g. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.

Finding: There are no known significant archeological resources on the site.

h. New additions, exterior alterations, or related new construction shall not destroy historic character of the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

Finding: The new addition is similar in mass and scale to the previous additions that were added to the front of the CCC. The addition uses stained cedar siding, which serves to differentiate it from the existing building. The siding is very different from the brick but is a relatively small portion of the north façade and does not destroy the historic character of the site.

i. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

Finding: While it is unlikely that the lobby addition would ever be removed, it would be possible to remove it without impairing the form of the historic property.

Conclusion

Based on the above mentioned findings, the application meets the criteria required within the Newberg Development Code Sections 15.220.050(B) and 15.344.030.

**Exhibit “B” to Planning Commission Order 2012-04
Conditions for –File HISD-12-002/DR2-12-010/VAR-12-001
Chehalem Cultural Center: Concept Master Site Development Plan, Parking
Variance, Ballroom Remodel**

A. THE FOLLOWING MUST BE COMPLETED BEFORE THE CITY WILL ISSUE A BUILDING PERMIT:

1. **Permit Submittal:** Submit a building permit application, two (2) complete working drawing sets of the proposed project, two (2) complete electrical plans, and two (2) copies of a revised site plan. Show all the features of the plan approved through design review, including the following:
 - a. Mechanical details
 - b. O.S.S.C. Chapter 11 (ADA) requirements relating to access from the public way, parking spaces and signage
 - c. Structural details
 - d. Utility plan
2. **Conditions of Approval:** Either write or otherwise permanently affix the conditions of approval contained within this report onto the first page of the plans submitted for building permit review.
3. **Street trees:** Submit a landscaping plan for review and approval showing street trees along the eastern section of Sherman Street and along School Street.
4. **Disabled/ADA Requirements:** Coordinate with the Building Division to comply with O.S.S.C. Chapter 11 requirements.
5. **Gravel parking:** The gravel overflow parking lot shall be maintained on the site as part of Phase 2. It may be able to be removed at a later date if a later variance determines there is adequate parking on the site and the gravel parking lot is not needed.

B. THE FOLLOWING MUST BE ACCOMPLISHED PRIOR TO OCCUPANCY

1. **ADA sidewalk improvements:** The pedestrian accessibility to the on-street parking areas will require improvements at the following street intersections:
 1. School and Sheridan: SE curb return, SW curb return, and the NW curb return
 2. Blaine and Sheridan: NE curb return, SE curb return, and the SW curb return.
 3. Blaine and Sherman: SW curb return, NW curb return, and the NE curb return.
 4. Howard and Sherman: NE curb return, and the NW curb return.
 5. School and Sherman: NE curb return, and the SE curb return.

The City of Newberg will construct the pedestrian accessibility improvements at intersections #1 and #2 above as a part of the Sheridan Street Improvement project, currently planned for the summer of 2013. The applicant will be required to complete the pedestrian accessibility enhancements at intersections #3, #4, and #5 above, to meet current ADA standards.

2. **Fire Department Requirements:** This project is subject to compliance with all Fire Department standards relating to access and fire protection.
3. **Design Review Conditions:** Contact the Planning Division (503-537-1240) to verify that all design review conditions have been completed.
4. **Site Inspection:** Contact the Building Division (503-537-1240) for Building, Mechanical, and Plumbing final inspections. Contact the Fire Department (503-537-1260) for Fire Safety final inspections. Contact Yamhill County (503-538-7302) for electrical final inspections. Contact the Planning Division (503-537-1240) for landscaping final inspections.

C. DEVELOPMENT NOTES

1. The Concept Master Site Development Plan approval will expire in 10 years. Future phases of the CCC improvements will require a Type II design review/Type I historic review application.
2. The undergrounding of the overhead line on Sherman Street must be completed prior to the completion of the Sheridan Street improvements, which are expected to be completed in 2013, per a previous design review.
3. Stormwater drainage: The city's 2001 Drainage Master Plan identifies a downstream deficiency in the conveyance system in Hancock Street between School Street and Meridian Street; Capital Improvement Project #H7. The downstream deficiency shall either be repaired per the Drainage Master Plan, or stormwater detention facilities shall be constructed to store the runoff from any newly created impervious surface. The detention system shall store the runoff volume between the pre-developed and post developed site flows for the 2, 5, 10, and 25 year storm events. Future phases of the CMSDP that create new impervious surfaces will be required to address stormwater detention issues.
4. Phase III parking variance & Cultural District IGA: After the neighborhood advisory group has met and the IGA agreements are signed off then the applicant can apply for another Type II variance for Phase 3 to reduce the amount of required parking to 53 spaces and to remove the gravel parking, based on the adopted IGA parking management plan.

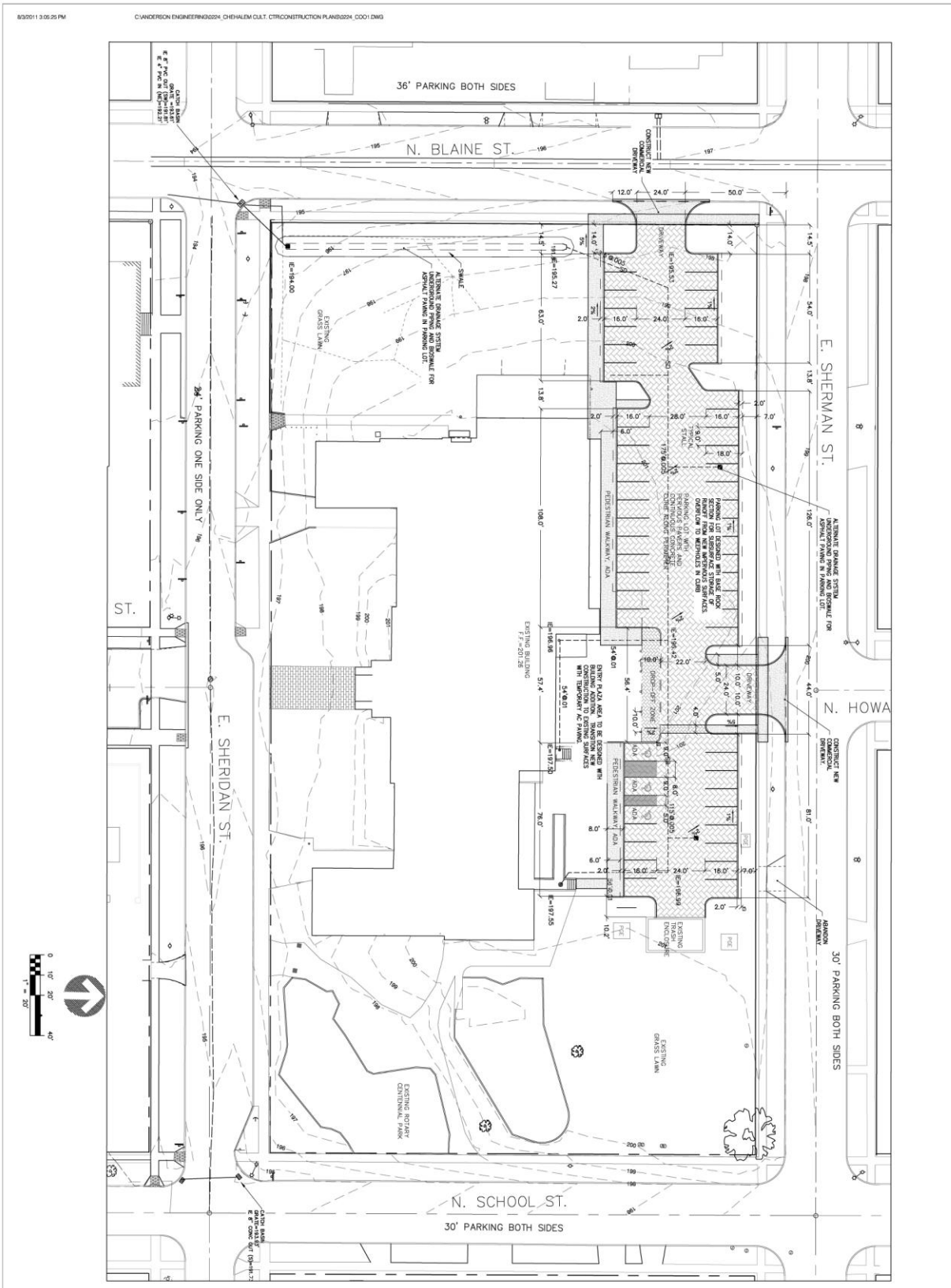
Attachment 1: Aerial Photo



"Working Together For A Better Community-Serious About Service"

Z:\WP5FILES\FILES.H\2012\HISD-12-002.DR2-12-010.VAR-12-001. CCC master plan and ballroom\HISD-12-002.DR2-12-010.VAR-12-001 CCC staff report - master plan-ballroom.doc

Attachment 2: Site Plan



"Working Together For A Better Community-Serious About Service"

Z:\WP5FILES\FILES.H\2012\HISD-12-002.DR2-12-010.VAR-12-001.CCC master plan and ballroom\HISD-12-002.DR2-12-010.VAR-12-001.CCC staff report - master plan-ballroom.doc

Chehalem Cultural Center – Land Use Application
415 E. Sheridan Street
Newberg, Oregon 97132

Applications for:

TYPE II Land Use Review – DR2-12-010

Design Review: Section 15.220.020.D.2 - Concept Master Site Development Plan

TYPE II Land Use Review – VAR-12-001

Variance: Section 15.215.040 – Parking reduction for Concept Master Site Development Plan

TYPE III Land Use Review – HISD-12-002

Historic Landmark Alteration / Modification: Section 15.344.030.A – Ballroom Renovation and Lobby Addition

TYPE II Land Use Review – DR2-12-010

Design Review: Section 15.220.020.A.2 – Ballroom Renovation and Lobby Addition

Index

- A. Application Documents**
 - Type II Application – Design Review and Variance Review
 - Type III Application – Historic Review
 - Public Notice Information
 - Current Title Report

- B. Written Information**
 - Introduction
 - Type II Design Review Criteria Response – Concept Master Site Development Plan
 - Type II Variance Written Statement – Concept Master Site Development Plan
 - Type II Variance Criteria Response – Concept Master Site Development Plan
 - Type III Historic Landmark Project Statement – Ballroom Renovation & Lobby Addition
 - Type III Historic Landmark Criteria Response – Ballroom Renovation & Lobby Addition
 - Type II Design Review Criteria Response – Ballroom Renovation & Lobby Addition
 - Conclusion

- C. Supplemental Information**
 - 1998 Traffic Study
 - Traffic Study Statement and Trip Generation Summary
 - Parking Utilization Survey
 - Exterior Lighting Cut Sheet
 - City Council Resolution 2012-2998

June 12, 2012

ATTACHMENT 3

Chehalem Cultural Center parking management plan
Letter of agreement regarding undergrounding of utilities

D.

Graphic Information

Newberg Cultural District Master Plan with Concept Master Site Development Plan

Area

DR-1A Site Area and Parking Summary Concept Master Plan

DR-2A First Floor Plan Concept Master Plan

DR-3A Second Floor Plan Concept Master Plan

Perspectives

Existing Reference Site Plan

DR-1 Site Plan

DR-2 First Floor Plan

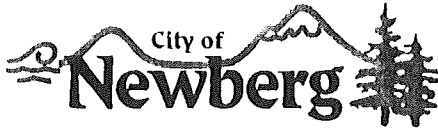
DR-3 Second Floor Plan

DR-4 Exterior Elevations

L-1 Landscape Plan

L-2 Landscape Details

SL-1 Site Plan Photometrics



ATTACHMENT 3

TYPE III APPLICATION - 2012
(QUASI-JUDICIAL REVIEW)

File #: _____

TYPES - PLEASE CHECK ONE:

- Annexation
Comprehensive Plan Amendment (site specific)
Zoning Amendment (site specific)
Historic Landmark Modification/alteration

- Conditional Use Permit
Type III Major Modification
Planned Unit Development
Other: (Explain)

APPLICANT INFORMATION:

APPLICANT: Chehalem Parks and Recreation, Attn: Jim McMaster / Don Clements
ADDRESS: 125 South Elliott Road, Newberg, OR 97132
EMAIL ADDRESS: jmcmaster@cpdnewberg.org
PHONE: 503-537-2909 MOBILE: FAX:
OWNER (if different from above): PHONE:
ADDRESS:
ARCHITECT: Scott Edwards Architecture, Attn: Jennifer Marsicek PHONE: 503-226-3617
ADDRESS: 2525 E. Burnside Street, Portland, OR 97214

GENERAL INFORMATION:

PROJECT NAME: Chehalem Cultural Center Phase II PROJECT LOCATION: 415 E. Sheridan Street, Newberg, OR
PROJECT DESCRIPTION/USE: Remodel and addition to existing cultural center to create new ballroom/event space and lobby/entry.
MAP/TAX LOT NO. (i.e.3200AB-400): 3218DD 15700 ZONE: I SITE SIZE: 110,670 SQ. FT. ACRE
COMP PLAN DESIGNATION: Public-Quasi Public TOPOGRAPHY: gently sloping to the southwest and southeast
CURRENT USE: Cultural Center
SURROUNDING USES:
NORTH: Single family residential SOUTH: Single family residential and commercial
EAST: Single family residential WEST: Single family residential

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

Annexationp. 15
Comprehensive Plan / Zoning Map Amendment (site specific)p. 19
Conditional Use Permitp. 21
Historic Landmark Modification/Alterationp. 23
Planned Unit Developmentp.26

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

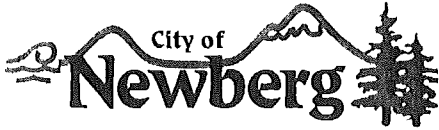
Applicant Signature Date

Owner Signature Date 5-9-12

Print Name

Print Name W Don Clements Superintendent

Attachments: General Information, Fee Schedule, Noticing Procedures, Planning Commission Schedule, Criteria, Checklists



TYPE II APPLICATION (LAND USE) -- 2012

File #: _____

TYPES – PLEASE CHECK ONE:

- Design review
- Tentative Plan for Partition
- Tentative Plan for Subdivision

- Type II Major Modification
- Variance Section 15.440.030 Parking Spaces Required
- Other: (Explain) _____

APPLICANT INFORMATION:

APPLICANT: Chehalem Parks and Recreation, Attn: Jim McMaster / Don Clements
 ADDRESS: 125 South Elliott Road, Newberg, OR 97132
 EMAIL ADDRESS: jmcmaster@cpdnewberg.org
 PHONE: 503-537-2909 MOBILE: _____ FAX: _____
 OWNER (if different from above): _____ PHONE: _____
 ADDRESS: _____
 ARCHITECT: Scott Edwards Architecture, Attn: Jennifer Marsicek PHONE: 503-226-3617
 ADDRESS: 2525 E. Burnside Street, Portland, OR 97214

GENERAL INFORMATION:

PROJECT NAME: Chehalem Cultural Center Phase II PROJECT LOCATION: 415 E. Sheridan Street, Newberg, OR
 PROJECT DESCRIPTION/USE: Remodel and addition to existing cultural center to create new ballroom/event space and lobby/entry.
 MAP/TAX LOT NO. (i.e. 3200AB-400): 3218DD 15700 ZONE: 1 SITE SIZE: 110,670 SQ. FT. ACRE
 COMP PLAN DESIGNATION: Public-Quasi Public TOPOGRAPHY: gently sloping to the southwest and southeast
 CURRENT USE: Cultural Center
 SURROUNDING USES:
 NORTH: Single family residential SOUTH: Single family residential and commercial
 EAST: Single family residential WEST: Single family residential

SPECIFIC PROJECT CRITERIA AND REQUIREMENTS ARE ATTACHED

General Checklist: Fees Public Notice Information Current Title Report Written Criteria Response Owner Signature

For detailed checklists, applicable criteria for the written criteria response, and number of copies per application type, turn to:

- Design Reviewp. 12
- Partition Tentative Platp. 14
- Subdivision Tentative Platp. 17
- Variance Checklistp. 20

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

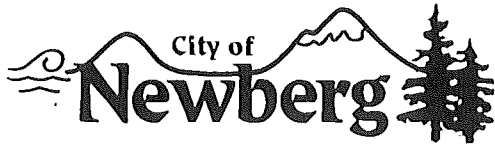
 Applicant Signature Date

Don Clements 5-9-12
 Owner Signature Date

Print Name

W Don Clements, Superintendent
 Print Name

Attachments: General Information, Fee Schedule, Criteria, Checklists



Planning and Building Department
 P.O. Box 970 • 414 E First Street • Newberg, Oregon 97132
 503-537-1240. Fax 503-537-1272 www.newbergoregon.gov

NOTICE OF PLANNING COMMISSION HEARING ON HISTORIC REVIEW, DESIGN REVIEW AND VARIANCE REVIEW

A property owner in your neighborhood submitted an application to the City of Newberg to *remodel the Chehalem Cultural Center*. The application includes Historic Landmark Review, Design Review and Variance Review. The Newberg Planning Commission will hold a hearing on July 12th at 7pm at the Newberg Public Safety Building, 401 E. Third Street, Newberg, OR, to evaluate the proposal. You are invited to take part in the City's review of this project by sending in your written comments or testifying before the Planning Commission. For more details about giving comments, please see the back of this sheet.

The development would include *a remodel of the existing 5300 square foot gym into a ballroom and event space and addition of a 700 square foot one-story lobby adjacent to it on the north side including a paved and landscaped exterior plaza and passenger drop off area. An existing stair will be removed for the addition of the lobby space. The remodeled gym will remain the same on the exterior with the addition of two new glass doors, a glass overhead door and a new window. The new lobby materials consist of stained cedar siding and dark bronze glass storefront and entry doors. The application also includes review of a Concept Master Site Development Plan with variance request for a reduction in parking for the eventual full build out of the Cultural Center.*

APPLICANT: *Chehalem Parks and Recreation*
 TELEPHONE: *503.537.2909*

PROPERTY OWNER: *Chehalem Parks and Recreation*

LOCATION: *415 E. Sheridan Street*

TAX LOT NUMBER: *3218DD 15700*



Working Together For A Better Community-Serious About Service"

ATTACHMENT 3

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. DR2-12-010, VAR-12-001 and HISD-12-002
City of Newberg
Planning & Building 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 *enter date two weeks from date you mailed notice.* 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 City Planning 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 # DR2-12-010 / VR-12-001 /
HISD-12-002

PROPOSAL: Design review, variance request and historic modification review for concept master site development plan and partial interior renovation with exterior modifications.

FOR FURTHER INFORMATION, CONTACT:

City of Newberg
Planning & Building Department
414 E First Street
Phone: 503 537 1240



First American Title

This map has been copied from the public records and is provided solely for the purpose of assisting in locating the premises. No liabilities are assumed for inaccuracies contained herein or for variations, if any, in dimensions, area or location of the premises or the location of improvements ascertained by actual survey.



ATTACHMENT 3


First American Title
[<Click to Change Title>](#)

ParcelID	Site Addr	Site City	Site Zip	Acres	Beds	Baths	SqFt	Owner
R3218DC09100	314 N Garfield St	Newberg	97132	0.1312	2	1.00	994	Harris Robert A
R3218DC09200	312 N Garfield St	Newberg	97132	0.1281	4	2.00	1652	Mills Kenneth M
R3218DC09300	203 E Sheridan St	Newberg	97132	0.2594	3	2.00	1760	Lewis John D & JO H
R3218DC09400	211 E Sheridan St	Newberg	97132	0.1424	4	2.50	1728	Johnson Kurt J
R3218DC09401	215 E Sheridan St	Newberg	97132	0.1165	3	1.50	1414	Veatch Amy D
R3218DC09500	311 N Washington St	Newberg	97132	0.0717	3	1.00	1032	Chlumak Martin & Emily
R3218DC09600	313 N Washington St	Newberg	97132	0.0918	2	1.00	780	Harrington Caroline A & Michael C
R3218DC09700	315 N Washington St	Newberg	97132	0.0957	2	1.00	866	Long Nolan S
R3218DC09800	415 N Washington St	Newberg	97132	0.1365	2	1.00	1012	Myers Mariya C & Steven G
R3218DC09900	409 N Washington St	Newberg	97132	0.1457	0	0.00	0	Engnell Richard A & Roberta R
R3218DC10000	215 E Sherman St	Newberg	97132	0.1274	4	2.50	2944	Clark Trisha L
R3218DC10100	209 E Sherman St	Newberg	97132	0.1280	3	1.00	1048	Brewer Marianela M
R3218DC10200	207 E Sherman St	Newberg	97132	0.2934	2	1.00	1104	Petersen Joanne M & Jeffery P
R3218DC10300	201 E Sherman St	Newberg	97132	0.1708	1	1.00	600	Nelson Daniel R
R3218DD01000	500 E Illinois St	Newberg	97132	5.5900	0	0.00	0	Iea Inc
R3218DD06700	510 N School St	Newberg	97132	0.1239	2	1.00	906	Todd David A
R3218DD06800	605 E Franklin St	Newberg	97132	0.1027	2	1.00	808	Pereda Nobor
R3218DD06900	603 E Franklin St	Newberg	97132	0.1452	2	1.00	710	Harker Gary G
R3218DD07000	607 E Franklin St	Newberg	97132	0.1377	2	1.00	828	Land Janet A
R3218DD07100	503 N College St	Newberg	97132	0.2315	4	4.00	2809	Sprecher Joyce J
R3218DD07200	507 N College St	Newberg	97132	0.2307	5	3.00	2732	Irwin R Thomas & Christine S Trustees OF
R3218DD07400	511 N School St	Newberg	97132	0.1297	2	1.00	1048	Clark Dorothy B
R3218DD07500	504 E North St	Newberg	97132	0.1297	2	1.00	936	Dauray, Nicole
R3218DD07600	500 E North St	Newberg	97132	0.1297	2	1.00	871	Davey Sari I & Fred E
R3218DD07700	501 E Franklin St	Newberg	97132	0.1297	2	1.00	1108	Hoover Holly T
R3218DD07800	505 E Franklin St	Newberg	97132	0.2334	3	2.00	1285	Corum Cindy D
R3218DD07900	515 E Franklin St	Newberg	97132	0.1556	4	1.50	4542	Dupont Richard H
R3218DD08000	501 N Howard St	Newberg	97132	1.1200	0	0.00	0	Edy Morton & Edy LLC
R3218DD08200	315 E Franklin St	Newberg	97132	0.4100	0	0.00	0	Tedford Properties LLC
R3218DD08300	414 N Washington St	Newberg	97132	0.1147	2	1.00	931	Plummer Christopher S & Bobby JO
R3218DD08400	410 N Washington St	Newberg	97132	0.1446	3	2.00	1190	Brown Simon D & Rian T
R3218DD08500	301 E Sherman St	Newberg	97132	0.1297	3	1.00	1594	Clemans David C & Mary
R3218DD08600	307 E Sherman St	Newberg	97132	0.1297	2	1.00	928	Wright Coni E
R3218DD08700	311 E Sherman St	Newberg	97132	0.1297	3	1.00	1355	Garlough Kevin M
R3218DD08800	315 E Sherman St	Newberg	97132	0.1297	3	2.00	1442	Golden Steven S & Donna L
R3218DD08900	411 N Blaine St	Newberg	97132	0.1147	3	1.00	1400	Mourer Jacquelin S
R3218DD09000	0 N Blaine St	Newberg	97132	0.0068	0	0.00	0	Mourer Donna Z
R3218DD09100	415 N Blaine St	Newberg	97132	0.1377	3	1.50	1462	McDaniel Joseph P & Heather A
R3218DD09200	412 N Blaine St	Newberg	97132	0.1446	3	1.00	1700	Braithwait Leonard & Mona A
R3218DD09201	400 E Franklin St	Newberg	97132	0.1147	3	1.00	1014	Wise Nellie A
R3218DD09300	406 N Blaine St	Newberg	97132	0.1101	2	1.00	1089	Pollock Michael S & Stephanie R

ATTACHMENT 3

R3218DD09400	400 N Blaine St	Newberg	97132	0.1492	3	2.50	1791	Miller David C Jr
R3218DD09500	401 N Howard St	Newberg	97132	0.2594	5	6.00	3170	Llp Properties LLC
R3218DD09600	413 N Howard St	Newberg	97132	0.1675	2	1.00	564	Laarman Christopher J
R3218DD09700	415 N Howard St	Newberg	97132	0.0918	2	1.00	864	Davey Fred J
R3218DD09800	502 E Franklin St	Newberg	97132	0.1297	2	1.00	816	Oregon Beach Rentals. Com LLC
R3218DD09900	410 N Howard St	Newberg	97132	0.1297	3	2.50	1670	Dittman Charles & Mary Lou
R3218DD10000	406 N Howard St	Newberg	97132	0.0550	2	1.00	780	Bouneff Doria J Trustee For
R3218DD10100	503 E Sherman St	Newberg	97132	0.0746	2	1.00	1025	Francis Enterprises Inc
R3218DD10200	505 E Sherman St	Newberg	97132	0.1297	2	1.00	1006	Artajo Marcia G
R3218DD10300	515 E Sherman St	Newberg	97132	0.2594	3	2.50	1809	Johnson Erik S
R3218DD10400	411 N School St	Newberg	97132	0.1331	2	1.00	820	Llp Properties LLC
R3218DD10500	415 N School St	Newberg	97132	0.1262	3	2.00	1393	Arnold Bruce A & Teresa L
R3218DD10600	414 N School St	Newberg	97132	0.1239	2	1.00	1292	Jones Tamara A
R3218DD10700	406 N School St	Newberg	97132	0.1239	4	1.00	1542	MacY Amy J & Nathan A
R3218DD10800	404 N School St	Newberg	97132	0.0826	3	1.00	1276	Chlumak Martin & Emily A
R3218DD10900	402 N School St	Newberg	97132	0.0826	3	2.00	1606	Mehler David & Sally
R3218DD11000	400 N School St	Newberg	97132	0.0826	3	2.50	1516	Chlumak Martin H & Emily A
R3218DD11100	605 E Sherman St	Newberg	97132	0.1836	2	1.00	946	Russo Antonio & Connie
R3218DD11200	403 N College St	Newberg	97132	0.3396	3	2.50	2646	Russo Antonio & Constance K
R3218DD11300	409 N College St	Newberg	97132	0.1543	4	3.50	3714	Goodman Terry L & Janis M
R3218DD11400	415 N College St	Newberg	97132	0.1551	3	2.00	2409	Troiani Martin A & Laurie A
R3218DD11500	608 E Franklin St	Newberg	97132	0.0918	3	2.00	1014	Odenweller Patricia
R3218DD11600	606 E Franklin St	Newberg	97132	0.0918	2	1.00	922	Federal National Mortgage Association
R3218DD11700	414 N College St	Newberg	97132	0.2295	5	2.00	1608	Gaidos Mark F
R3218DD11800	410 N College St	Newberg	97132	0.1721	4	1.50	2268	Rohr Richard A
R3218DD11900	400 N College St	Newberg	97132	0.2869	3	2.50	2490	Sutherland Traci & Richard M
R3218DD14200	314 N College St	Newberg	97132	0.1481	3	2.00	2011	Fitzgerald Bryant & Brenda L
R3218DD14300	310 N College St	Newberg	97132	0.2364	3	2.00	2062	Murray, Matthew F & Alison J
R3218DD14400	709 E Sheridan St	Newberg	97132	0.3304	3	1.50	2345	Soppe Robert E
R3218DD14600	315 N College St	Newberg	97132	0.1721	4	2.00	2151	Llp Properties LLC
R3218DD14700	610 E Sherman St	Newberg	97132	0.1377	3	1.00	1292	Hottmann Gregg A & Patricia A
R3218DD14800	606 E Sherman St	Newberg	97132	0.0950	2	2.00	1428	Holman Kathleen A
R3218DD14900	314 N School St	Newberg	97132	0.0661	2	1.00	720	Fox Trustee For
R3218DD14901	604 E Sherman St	Newberg	97132	0.0578	2	1.00	1076	Pereda Conrado
R3218DD15000	310 N School St	Newberg	97132	0.1239	3	1.00	1111	Bell Esther M Trustee For
R3218DD15100	306 N School St	Newberg	97132	0.1239	3	2.00	1306	Richardson Aubrey
R3218DD15200	601 E Sheridan St	Newberg	97132	0.0688	1	1.00	1042	Garrick Emily
R3218DD15300	605 E Sheridan St	Newberg	97132	0.0550	1	1.00	720	Bailey Waide A & Libbie R
R3218DD15400	609 E Sheridan St	Newberg	97132	0.1143	3	1.50	1138	Vandehey Dustin S & Laralee
R3218DD15500	611 E Sheridan St	Newberg	97132	0.1377	3	1.00	1186	Berry George T & Johanna Co-Trustees For
R3218DD15600	301 N College St	Newberg	97132	0.3595	0	0.00	0	Hindman Larry C & Nola O Trustees For
R3218DD15700	415 E Sheridan St	Newberg	97132	2.5500	0	0.00	0	Chehalem Park & Recreation
R3218DD15800	314 E Sherman St	Newberg	97132	0.1297	3	1.00	984	Bullard Mark E & Sally P
R3218DD15900	310 E Sherman St	Newberg	97132	0.1297	2	1.00	1076	Breckenridge Sarah L
R3218DD16000	306 E Sherman St	Newberg	97132	0.1297	3	1.00	920	Porter Jason A & Mindee L
R3218DD16100	300 E Sherman St	Newberg	97132	0.1297	3	1.00	1259	Kelso John & Kathryn V
R3218DD16200	303 E Sheridan St	Newberg	97132	0.2594	0	0.00	0	Flippen Robert J Jr
R3218DD16300	315 E Sheridan St	Newberg	97132	0.2594	3	2.00	2183	Hawblitzel Matthew & Deborah K
R3219AA01800	708 E Sheridan St	Newberg	97132	0.1928	4	3.00	2044	Pender Michael & Heidi
R3219AA01900	700 E Sheridan St	Newberg	97132	0.1296	4	51.9625	1756	Baldwin Clint B & Sarah B T

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R3219AA02000	208 N College St	Newberg	97132	0.0769	2	0.00	0	0	0	Divas Daniel & Julie L
R3219AA02100	202 N College St	Newberg	97132	0.4660	0	0.00	3360			Francis Enterprises Inc
R3219AA02200	611 E Hancock St	Newberg	97132	0.2320	0	0.00	0			Cain James L & Darlene L Trustees For
R3219AA02300	615 E Hancock St	Newberg	97132	0.1365	0	0.00	0			Cain James L & Darlene L Trustees For
R3219AA02400	619 E Hancock St	Newberg	97132	0.1377	0	0.00	0			Cain James L & Darlene L Trustees For
R3219AA02500	614 E Sheridan St	Newberg	97132	0.1377	3	2.50	1304			Allen Gary R & Janice C
R3219AA02501	618 E Sheridan St	Newberg	97132	0.1377	3	2.50	1540			Federal National Mortgage Association
R3219AA02600	610 E Sheridan St	Newberg	97132	0.2327	4	2.00	1976			Horn Barry R & Kristen A
R3219AA02700	600 E Sheridan St	Newberg	97132	0.1367	3	1.00	1456			Meeuwesen Micah & Bradian
R3219AA02800	210 N School St	Newberg	97132	0.1047	0	0.00	0			Taylor Austin J & Taaryl A
R3219AA02900	206 N School St	Newberg	97132	0.1210	2	1.00	1254			Suffield Janette
R3219AA03000	601 E Hancock St	Newberg	97132	0.1099	0	0.00	0			Gmb Investors LLC
R3219AA03100	515 E Hancock St	Newberg	97132	0.2672	0	0.00	0			Carter Finis D Trustee For
R3219AA03200	211 N School St	Newberg	97132	0.1078	3	1.50	1456			Buell Megan
R3219AA03300	215 N School St	Newberg	97132	0.1678	3	2.00	2478			Bowman Sharon K Trustee For
R3219AA03400	0	Newberg	97132	0.1377	0	0.00	0			Newberg City OF
R3219AA03500	503 E Sheridan St	Newberg	97132	0.1377	0	0.00	0			Newberg City OF
R3219AA03600	503 E Hancock St	Newberg	97132	0.2754	0	0.00	0			Newberg Public Library
R3219AA03700	500 E Hancock St	Newberg	97132	0.1262	0	0.00	0			Eagle Newspapers Inc
R3219AA03800	0	Newberg	97132	0.2560	0	0.00	0			Eagle Newspapers Inc
R3219AA03900	501 E 1st St	Newberg	97132	0.0662	0	0.00	0			Yamhill Development Corp
R3219AA04000	503 E 1st St	Newberg	97132	0.0520	0	0.00	0			Nisly Lloyd W & Viola M Trustees OF
R3219AA04100	505 E 1st St	Newberg	97132	0.1182	0	0.00	0			Louie Benny F & Ann S
R3219AA04200	515 E 1st St	Newberg	97132	0.2369	0	0.00	0			Tarlow Donald O & Patricia A 1/2
R3219AA04300	109 N School St	Newberg	97132	0.0778	0	0.00	0			Eagle Newspapers Inc
R3219AA04400	115 N School St	Newberg	97132	0.0454	0	0.00	0			Eagle Newspapers Inc
R3219AA04500	114 N School St	Newberg	97132	0.3009	0	0.00	0			First Interstate Bank
R3219AA04501	115 N College St	Newberg	97132	0.3776	0	0.00	0			Slpd Properties LLC
R3219AA04700	601 E 1st St	Newberg	97132	0.1182	0	0.00	0			First Interstate Bank
R3219AA04800	603 E 1st St	Newberg	97132	0.1195	0	0.00	0			Corrigan Daniel O Trustee For
R3219AB00100	213 N Howard St	Newberg	97132	0.1446	0	0.00	0			Willamette Education Service District
R3219AB00200	211 N Howard St	Newberg	97132	0.1147	0	0.00	0			Newberg City OF
R3219AB00300	415 E Hancock St	Newberg	97132	0.1889	0	0.00	0			Llp Properties LLC
R3219AB00400	407 E Hancock St	Newberg	97132	0.1893	0	0.00	0			Oregon State OF
R3219AB00500	401 E Hancock St	Newberg	97132	0.1202	0	0.00	0			Oregon State OF
R3219AB00600	210 N Blaine St	Newberg	97132	0.1193	2	1.00	960			Meshishnek David A
R3219AB00700	402 E Sheridan St	Newberg	97132	0.1400	0	0.00	0			Newberg Masonic Temple Assn
R3219AB00800	312 E Sheridan St	Newberg	97132	0.2625	3	1.50	2630			Llp Properties LLC
R3219AB00900	215 N Blaine St	Newberg	97132	0.1767	0	0.00	0			Noah John Claire LLC
R3219AB01000	307 E Hancock St	Newberg	97132	0.3257	0	0.00	0			Jahnke Jonathon & Patti O
R3219AB01100	302 E Sheridan St	Newberg	97132	0.1292	3	2.00	2288			Porter Steven & Cynthia
R3219AB01101	304 E Sheridan St	Newberg	97132	0.1003	3	2.00	1152			Thornburg Hubert L & Vivian Trustees For
R3219AB01200	214 E Sheridan St	Newberg	97132	0.1297	3	1.00	1002			Boyes Janitorial Inc
R3219AB01300	210 E Sheridan St	Newberg	97132	0.1297	2	1.00	1112			Crowley Patricia J
R3219AB01400	206 E Sheridan St	Newberg	97132	0.1297	3	1.00	1724			Currie Deborah & Wade
R3219AB01500	200 E Sheridan St	Newberg	97132	0.1297	2	1.00	900			Simmons Phillip A & Carrie A
R3219AB01700	205 E Hancock St	Newberg	97132	0.1260	2	1.00	1064			Pereda Nabor
R3219AB01800	201 N Washington St	Newberg	97132	0.2511	0	0.00	0			Hatfield Ronald C & Sharon
R3219AB06700	115 N Washington St	Newberg	97132	0.2525	3	2.00	1900			Llp Properties LLC

ATTACHMENT 3

R3219AB06900	0	Newberg	97132	0.2516	0	0.00	0	Barajas Gregorio & Rosa
R3219AB07200	311 E 1st St	Newberg	97132	0.1182	0	0.00	0	Audreys Holding LLC
R3219AB07300	0 E 1st St	Newberg	97132	0.0605	0	0.00	0	Brown Martha A & Denton C 24.25
R3219AB07400	315 E 1st St	Newberg	97132	0.0576	0	0.00	0	Brown Martha A & Denton C 24.25
R3219AB07500	109 N Blaine St	Newberg	97132	0.0774	0	0.00	0	Brown Martha A & Denton C 24.25
R3219AB07600	113 N Blaine St	Newberg	97132	0.1812	0	0.00	0	Minthorne Roger M & Mildred H Trustees
R3219AB07700	400 E Hancock St	Newberg	97132	0.1147	3	3.00	1904	Janssen Ronald F & Janie L
R3219AB07800	404 E Hancock St	Newberg	97132	0.1205	0	0.00	0	Oregon First Community Credit Union
R3219AB07900	115 N Howard St	Newberg	97132	0.2830	0	0.00	0	Oregon First Community Credit Union
R3219AB08000	411 E 1st St	Newberg	97132	0.2364	0	0.00	0	Newberg City OF
R3219AB08100	401 E 1st St	Newberg	97132	0.2869	0	0.00	0	Usa



First American

First American Title Insurance Company of Oregon
775 NE Evans Street
McMinnville, OR 97128
Phn - (503)472-4627
Fax - (866)800-7294

YAMHILL COUNTY TITLE UNIT

FAX (866)800-7294

Title Officer: **Clayton Carter**

(503)472-4627

ctcarter@firstam.com

LOT BOOK SERVICE

Chehalem Park & Recreation District
125 S. Elliott Rd.
Newberg, OR 97132

Order No.: 1039-1880418

May 04, 2012

Attn:

Phone No.: - Fax No.: (503)538-9669

Email: McMastj@cprdnewberg.org

Re: Cultural Center

Fee: \$n/c

We have searched our Tract Indices as to the following described property:

The land referred to in this report is described in Exhibit A attached hereto.

and as of April 30, 2012 at 8:00 a.m.

We find that the last deed of record runs to

Chehalem Park and Recreation District

We also find the following apparent encumbrances within ten (10) years prior to the effective date hereof:

1. Subject property is under public ownership and is tax exempt. Any change in ownership before delivery of assessment roll may result in tax liability. Account No. R3218DD-15700.
2. The rights of the public in and to that portion of the premises herein described lying within the limits of streets, roads and highways.
3. Reversion contained in deed recorded April 4, 1997 as Instrument No. 199705278; re-recorded April 30, 1997 as Instrument No. 199706918; and also re-recorded May 1, 1997 as Instrument No. 199707011 as follows: "so long as said property remains in the public domain, and if said property ceases to remain so, the interest of the Grantee or its assigns shall automatically terminate and revert to the Grantor or its assigns"

ATTACHMENT 3

Lot Book Service

Guarantee No.: **1039-1880418**

Page 2 of 3

4. Unrecorded leases or periodic tenancies, if any.

We have also searched our General Index for Judgments and State and Federal Liens against the Grantee(s) named above and find:

NONE

We also find the following unpaid taxes and city liens: NONE

NOTE: Taxes for the year 2011-2012 PAID IN FULL

Tax Amount:	\$177.37
Map No.:	R3218DD-15700
Property ID:	46792
Tax Code No.:	29.20

THIS IS NOT a title report since no examination has been made of the title to the above described property. Our search for apparent encumbrances was limited to our Tract Indices, and therefore above listings do not include additional matters which might have been disclosed by an examination of the record title. We assume no liability in connection with this Lot Book Service and will not be responsible for errors or omissions therein. The charge for this service will not include supplemental reports, rechecks or other services.

ATTACHMENT 3

Lot Book Service

Guarantee No.: **1039-1880418**

Page 3 of 3

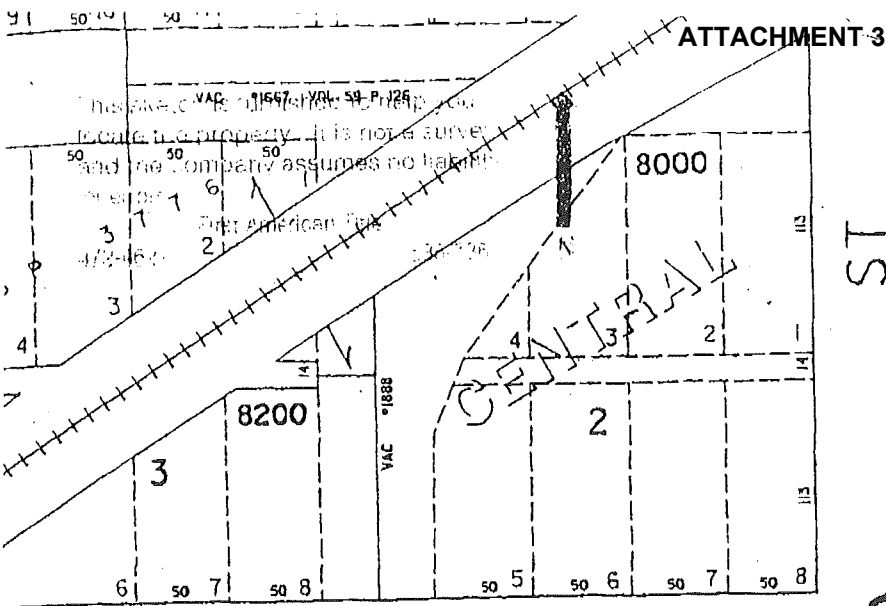
Exhibit "A"

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

A part of the Donation Land Claim of D.D. Deskins in Yamhill County, Oregon, and bounded and described as follows:

Commencing at a point 780 feet East and 600 feet North of the Southwest corner of said Deskins Donation Land Claim; thence North 300 feet to a stake; thence East 570 feet to a stake; thence South 300 feet to a stake; thence West 570 feet to the place of beginning, and containing $3 \frac{59}{100}$ acres, and to be known as the School Block and to conform to and correspond to the 4th and 5th blocks East from Main Street and the 3rd block North from First Street in the Town of Newberg, Oregon, in a proposed Addition to Newberg with a street on all sides of said School Block hereby conveyed. But there is to be no Street through said School Block unless the School Directors desire it. The 30 feet around said School Block is hereby conveyed for the purpose of a Street around said Block.

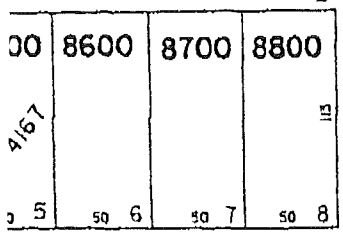
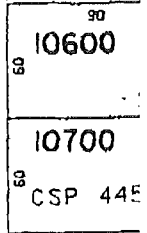
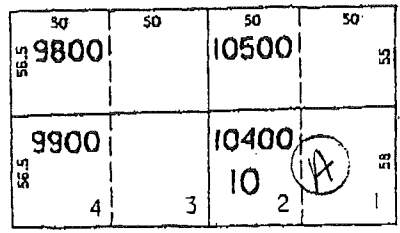
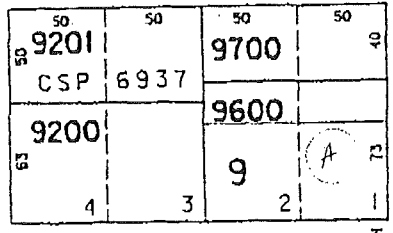
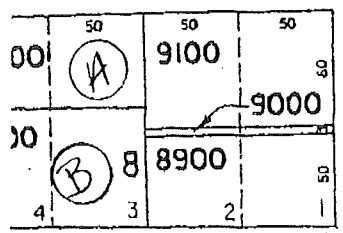
Tax Parcel Number: R3218DD-15700



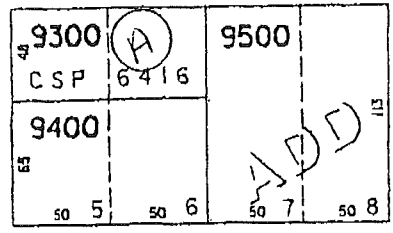
ST

ST

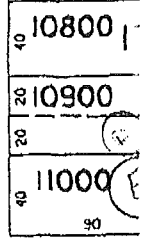
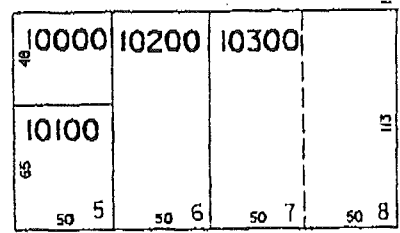
29.0 FRANKLIN



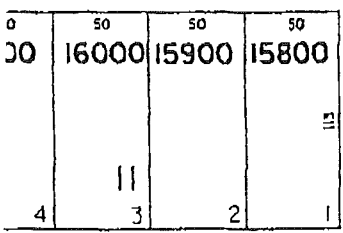
ST



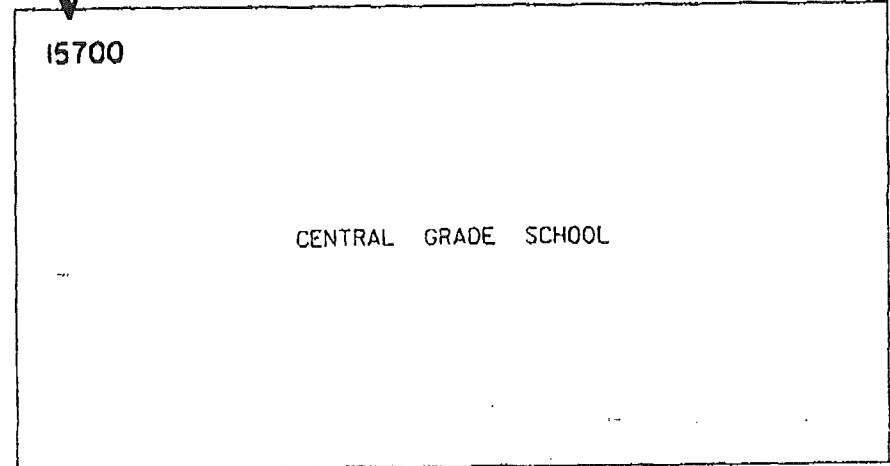
HOWARD



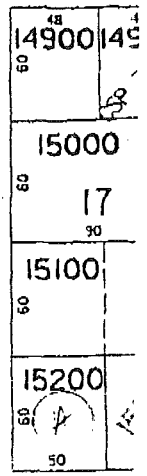
SHERMAN



BLAINE



SCHOOL



SHERIDAN

REVISED 6-11-01 CT

SEE MAP 3 2 19AB

This deed is being re-recorded to correct the error in the information box below. The Grantor is "Newberg School District 29Jt" not "McMinnville School District". This correction has been signed before the Notary Public listed below.

QUITCLAIM DEED H. Wesley Smith Superintendent

KNOW ALL MEN BY THESE PRESENTS, That Newberg School District 29Jt, referred to as "GRANTOR", for the consideration stated, does hereby RELEASE and QUITCLAIM to Chehalem Park and Recreation District, referred to as "GRANTEE", all of that certain real property situated in the County of Yamhill, State of Oregon, described as follows:

More particularly described on "EXHIBIT A" attached hereto and made a part hereof by this reference.

Together with all improvements located on the above-described property.

To have and to hold the above-described property so long as said property remains in the public domain, and if said property ceases to remain so, the interest of the Grantee or its assigns shall automatically terminate and revert to the Grantor or its assigns.

The true and actual consideration for this conveyance does not consist of money, but rather, consists of or includes other property or value given or promised.

This conveyance is made pursuant to Newberg School District 29J's authority under ORS 312.172(5) to convey real property which has been determined by the school board not to be required for the district's educational purposes.

As used herein, the singular shall include the plural and the plural the singular. The masculine and neuter shall each include the feminine, and the neuter as the context so requires. Generally, all grammatical changes shall be made, assumed and implied to make the provisions hereof apply equally to one or more individuals and/or corporations.

THIS INSTRUMENT WILL NOT ALLOW USE OF THE PROPERTY DESCRIBED IN THIS INSTRUMENT IN VIOLATION OF APPLICABLE LAND USE LAWS AND REGULATIONS. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY APPROVED USES.

IN WITNESS WHEREOF, Grantor has executed this instrument on the 4 day of April, 1997.

Recorded in Official Yamhill County Records
CHARLES STERN, COUNTY CLERK



20.00

199706918 2:32pm 04/30/97

001 10018473 10 04
1 0 D08 2 10.00 10.00 0.00 0.00 0.00 0.00

STATE OF OREGON)
County of Yamhill) ss

Newberg School District 29J

By: H. Wesley Smith
Title: Superintendent of Schools

The above-named H. Wesley Smith personally appeared before me and acknowledged the foregoing instrument to be his voluntary act and deed this 4 day of April, 1997.



Joyce E. McGee
NOTARY PUBLIC FOR OREGON
My Commission Expires: 2/14/98

AFTER RECORDING RETURN TO:

GRANTOR: Newberg
McMinnville School District 29Jt
GRANTEE: Chehalem Park and Recreation

Robert Johnstone, P.O. Box 626, McMinnville, OR 97133

Recorded in Yamhill County, Oregon
CHARLES STERN, COUNTY CLERK



40.00

199705270 10:33am 04/04/97

001 0021461 00 05
1 0 D08 2 10.00 10.00 20.00 0.00 0.00 0.00

Recorded in Yamhill County, Oregon
CHARLES STERN, COUNTY CLERK



20.00

199707011 3:43pm 05/01/97

001 0021062 00 05
1 0 D08 2 10.00 10.00 0.00 0.00 0.00 0.00

5-1-97

1/2

Exhibit "A"

A part of the Donation Land Claim of D D. Deskins, in Yamhill County, State of Oregon and bounded and described as follows: Commencing at a point Seven hundred and eighty feet East and Six Hundred feet North of the South West corner of said Deskins Donation Claim; thence North three hundred feet to a stake; thence East Five Hundred and Seventy feet to a stake; thence South three Hundred feet to a stake; thence West Five Hundred and Seventy feet to the place of beginning, and containing 3 59/100 acres, and to be known as the School Block and to conform to and correspond to the fourth and fifth (4 & 5) Blocks East from Main Street and the third Block North from First Street in the Town of Newberg, Oregon in a proposed Addition to Newberg with a street on all sides of said School Block hereby conveyed. But there is to be no Street through said School Block unless the School Directors desire it. The thirty feet around said School Block is hereby conveyed for the purpose of a Street around said Block.

INDIVIDUAL ACKNOWLEDGMENT

State of Oregon }
County of Yamhill } SS. On this the 28th day of April 1997, before me,
Irene M. Rose

the undersigned Notary Public, personally appeared

H. Wesley Smith

personally known to me

proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) I.S. subscribed to the within instrument, and I acknowledge that he executed it. WITNESS my hand and official seal.



Irene M. Rose
Notary's Signature

ATTENTION NOTARY: Although the information included herein is OPTIONAL, it shall provide a permanent attachment of this certificate to the instrument.

THIS CERTIFICATE
MUST BE ATTACHED
TO THE DOCUMENT
DESCRIBED AT RIGHT:

Title or Type of Document Quitclaim Deed (Re-recorded to correct)
Number of Pages 2 Date of Document 4 April 1997
Signor(s) Other Than Named Above None

7100-010

© 1997 BY NATIONAL NOTARY ASSOCIATION, 1825 National Ave., P.O. Box 718411, Irvine, CA 92714-1104

5-1-97

7/2

YAMHILL COUNTY

STATEMENT OF ACCOUNT

PIN#: R3218DD 15700

001 ACCOUNT 46792

INT/DISC TO: 05152012

START YEAR: 2005

05/15/2012

YEAR	LEVIED TAX	UNPAID TAX	FEE(S)	INT/DISC	PAYMENTS	AMOUNT DUE
2011	177.37+				177.37-	
2010	181.92+				181.92-	
2009						
2008						
2007						
2006						
2005						

TOTAL DUE:

----- ACTIONS -----

SI: 415 E SHERIDAN ST

CHEHALEM PARK & RECREATION

TXBL: 10694+

NEWBERG OR 97132

PEN: M#:

OMIT/HIST:

DQTX: LEVY CODES: 29.20

LEGAL: CENTRAL ADDITION = 2.55 ACRES SCHOOL GROUND BLOCK



ATTACHMENT 3

PAR1 T000002MAY0312

CHEH
PARTIAL EXEMPT

YAMHILL COUNTY
REAL PROP ASSESSMENT INQUIRY #1

NEXT ACTIVITY:

PIN#: R3218DD 15700

1 ACCOUNT#: 46792

LEVY CODE(S): 29.20

PCA: 2043 STAT CLASS: 810 NBRHOOD: CMM3

OWNER: CHEHALEM PARK & RECREATION
BUYER:
AGENT:
ADDRESS:

NEWBERG OR 97132 -

EXEMPTION-ORS #: 307.090

EXEMPT:

1/4 %:

SR CIT:

DISABLED CIT:

CURRENT YR (2011) ASS'D VALUES	
ASSESSED VALUE:	215,742+
TOTAL EXEMPTIONS:	205,048-
TOTAL TAXABLE:	10,694+

CURRENT YR RMV:	
LAND:	764,087
IMPS:	1,921,409
TOTL:	2,685,496

PRIOR YR (2010) VALUES	
RMV:	3,306,174
TAXABLE:	10,382

SPECIAL ASSESSMENTS

-TYPE- -UNITS-

PERSONAL PROP: P1429

MORE PP

RELATED PIN'S:

DISQ TAX:

DISQ DATE:

RELATED MFD STR:

DISQ REASON:

XMT NEXT BACK

CHEH
PARTIAL EXEMPT

YAMHILL COUNTY
REAL PROP ASSESSMENT INQUIRY #2

PIN#: R3218DD 15700

ACCOUNT#: 46792

SITUS: HOUSE #: 415 STREET: E SHERIDAN ST
UNIT: CITY: NEWBERG

LEGAL: CENTRAL ADDITION = 2.55 ACRES
SCHOOL GROUND BLOCK

VOL/PAGE: / 0000 INSTR YR/NBR: 1997/07011 PARENT PIN#:
COURT DEC: PAR1 MH#:
REVIEW: MH PIN#:
BOPTA: MH PIN#:
MAGISTRATE: MH PIN#:
D OF R:
TAX CT:

NOTES: 2010 CHG'D FROM FULL TO
PARTIAL EXEMPTION

ZONES: C

AFFIDAVITS:

SPECIAL CONDITION CODE:

LAST UPDATE: 11/21/2011

XMP NEXT BACK

ATTACHMENT 3

LEGAL 000002MAY0312

NEXT ACTIVITY

CHEH

YAMHILL COUNTY

PARTIAL EXEMPT

LEGAL DESCRIPTION

PIN#: R3218DD 15700

001 ACCOUNT #: 46792

LOT/BLOCK/SUBDIV:

CENTRAL ADDITION

ACREAGE:

2.55

SQUARE FOOTAGE:

0

NEXT LEGAL:

0

A/C/D

DESCRIPTION

LINE

A/C/D	DESCRIPTION	LINE
	SCHOOL GROUND BLOCK	1
A		0
A		0
A		0
A		0
A		0
A		0
A		0
A		0
A		0
A		0
A		0
A		0
A		0

CARTOG NOTES:

- NO
- YES
- GO

REVISION REMARKS:

- NO
- YES
- GO

PPENTT000001MAY0412

INQ

NEXT ACTIVITY

YAMHILL COUNTY
PERSONAL PROPERTY ASSESSMENT ENTRY

PIN #: P1429
DATE REPORTED: 03162012
BUSINESS NAME: CHEHALEM VALLEY CHAMBER OF COMMERCE
OWNERS NAME:
BILLING ADDRESS: 415 E. SHERIDAN ST

LEVY CODE: 29.0

001 ACCOUNT #: 544939
REPORTING YEAR: 2012
BUSINESS CODE: 90
AREA:
YR APPRAISED: 0

NEWBERG OR

97132 -

AFFIDAVIT #:
REVIEW: S/R/I/D/P
BOPTA: S/R/I/D/P
MAGISTR: S/R/I/D/P
D OF R: S/R/I/D/P
TAX CT: S/R/I/D/P
NOTES:

TOO LOW: O/R
LEASED/RENTED: 3283
NON INV PROP: 300
FLOATING PROP: 0
PROF LIBRARIES: 0
ALL OTHER PROP: 3050
TRUE CASH VALUE: 6633
ASSESSED VALUE: 0
TAXABLE: 0 IPR
PENALTY: 0

BUSINESS LOCATION:
415 E SHERIDAN ST
NEWBERG

RP PIN#: R3218DD 15700 ARE

LAST UPDATE: 03202012

SPECIAL CONDITIONS CODE:

03162012

BLOCK NAME

XMT NEXT BACK

CISTOT000001MAY0412

NEXT ACTIVITY

YAMHILL COUNTY

STATEMENT OF ACCOUNT

PIN#:

001 ACCOUNT

INT/DISC TO:

START YEAR:

05/15/2012

YEAR	LEVIED TAX	UNPAID TAX	FEE(S)	INT/DISC	PAYMENTS	AMOUNT DUE
2011						
2010						
0						
0						
0						
0						
0						

TOTAL DUE:

---- ACTIONS ----

SI: 415 E SHERIDAN ST

CHEHALEM VALLEY CHAMBER OF COMMERCE
415 E SHERIDAN ST
NEWBERG OR 97132

TXBL:

PEN:

DQTX:

M#:

LEVY CODES: 29.20

OMIT/HIST:

LEGAL:

PPENTT000001MAY0412

INQ

NEXT ACTIVITY

YAMHILL COUNTY
PERSONAL PROPERTY ASSESSMENT ENTRY

PIN #: P1429 LEVY CODE: 29.0 001 ACCOUNT #: 544939
 DATE REPORTED: 03162012 REPORTING YEAR: 2012
 BUSINESS NAME: CHEHALEM VALLEY CHAMBER OF COMMERCE BUSINESS CODE: 90
 OWNERS NAME: AREA:
 BILLING ADDRESS: 415 E SHERIDAN ST YR APPRAISED: 0

NEWBERG OR

97132 -

AFFIDAVIT #:
 REVIEW: S/R/I/D/P
 BOPTA: S/R/I/D/P
 MAGISTR: S/R/I/D/P
 D OF R: S/R/I/D/P
 TAX CT: S/R/I/D/P
 NOTES:

TOO LOW: O/R
 LEASED/RENTED: 3283
 NON INV PROP: 300
 FLOATING PROP: 0
 PROF LIBRARIES: 0
 ALL OTHER PROP: 3050
 TRUE CASH VALUE: 6633
 ASSESSED VALUE: 0
 TAXABLE: 0 IPR
 PENALTY: 0
 RP PIN#: R3218DD 15700 RE

BUSINESS LOCATION:
 415 E SHERIDAN ST
 NEWBERG

LAST UPDATE: 03202012

SPECIAL CONDITIONS CODE:

03162012

BLOCK NAME

EXIT NEXT BACK

CISTOT000001MAY0412

NEXT ACTIVITY

YAMHILL COUNTY

STATEMENT OF ACCOUNT

PIN#:

001 ACCOUNT

INT/DISC TO:

START YEAR:

05/15/2012

YEAR	LEVIED TAX	UNPAID TAX	FEE(S)	INT/DISC	PAYMENTS	AMOUNT DUE
2011						
2010						
0						
0						
0						
0						
0						

2011

2010

0

0

0

0

0

TOTAL DUE:

---- ACTIONS ----

SI: 415 E SHERIDAN ST

CHEHALEM VALLEY CHAMBER OF COMMERCE
415 E SHERIDAN ST
NEWBERG OR 97132

TXBL:

PEN:

DQTX:

M#:

LEVY CODES: 29.20

OMIT/HIST:

LEGAL:

PINQ T000001MAY0412

NEXT ACTIVITY

**YAMHILL COUNTY
PERSONAL PROPERTY PIN#'S ON REAL PROPERTY ACCOUNT**

PIN#:

001 ACCOUNT #:

A/D	PERSONAL PROPERTY PIN#
<input type="checkbox"/>	P1429
<input type="checkbox"/>	P15016
A	
A	
A	
A	
A	
A	
A	
A	
A	
A	
A	
A	
A	
A	

ATTACHMENT 3



2525 E Burnside Street
Portland, Oregon 97214
503.226.3617 phone
503.226.3715 fax
seallp.com

Chehalem Cultural Center – Land Use Application
415 E. Sheridan Street
Newberg, Oregon 97132

Applications for:

TYPE II Land Use Review – DR2-12-010

Design Review: Section 15.220.020.D.2 - Concept Master Site Development Plan

TYPE II Land Use Review – VAR-12-001

Variance: Section 15.215.040 – Parking reduction for Concept Master Site Development Plan

TYPE III Land Use Review – HISD-12-002

Historic Landmark Alteration / Modification: Section 15.344.030.A – Ballroom Renovation and Lobby Addition

TYPE II Land Use Review – DR2-12-010

Design Review: Section 15.220.020.A.2 – Ballroom Renovation and Lobby Addition

B. Written Information

Introduction

Type II Design Review Criteria Response – Concept Master Site Development Plan

Type II Variance Written Statement – Concept Master Site Development Plan

Type II Variance Criteria Response – Concept Master Site Development Plan

Type III Historic Landmark Project Statement – Ballroom Renovation & Lobby Addition

Type III Historic Landmark Criteria Response – Ballroom Renovation & Lobby Addition

Type II Design Review Criteria Response – Ballroom Renovation & Lobby Addition

Conclusion

June 12, 2012

Introduction

Since the transfer of the vacant Central Elementary School from the Newberg School District to the Chehalem Parks and Recreation District in 1997 planning, rehabilitation and remodel of the now Chehalem Cultural Center has occurred in phases. The most recently completed in 2010/11 included substantial upgrades to the buildings infrastructure, lobby, gallery and classroom space on the first and second floors and a new perviously paved and landscaped parking lot. This allowed the building to officially open to the public. The center is now in its second year of operation and is moving on to the next phase of build out to include remodeling of the gym into a ballroom and event space as well as adding a formal entry to the north side of the building. In addition to this the center is moving forward with gaining formal approval of a master plan for the complete build out of the project in the next ten years. This plan is based on the one accepted by resolution of the city council as part of the Newberg Cultural District on April 2, 2012. In conjunction with this master plan a variance is being sought for a reduction in required parking on site.

The Cultural Center site is within the Institutional Zone and has both Historic Landmark and Civic Corridor Overlays. Exterior modifications and alterations of the ballroom and lobby addition are processed through Type III Historic Landmark Review as well as Type II Design Review. The Concept Master Site Development Plan for complete build out of the project is processed through Type II Design Review and the variance for a reduction in required on-site parking through a Type II Variance Review. The last two reviews are being requested for the maximum period of ten years.

Section A of this submittal includes the application forms for both Type II Design and Variance Review and Type III Historic Review as well as the public noticing information and title report.

Section B includes the written responses to first the Concept Master Site Development Plan, then the Variance request and finally the Historic Landmark and Design Review for the ballroom renovation and lobby addition.

Section C includes supplemental information in support of the written responses including the traffic study and updates, a parking utilization survey, exterior lighting cut sheet, City Council Resolution 2012-2998, parking management plan and letter of agreement regarding undergrounding of utilities on Sherman Street.

Section D is comprised of the supporting graphic information including the concept master plan drawings, exterior perspective views, site, floor, landscape and lighting plans.

15.220.050 – TYPE II Design Review Criteria Response – Concept Master Site Development Plan

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

Response:

The Concept Master Site Development Plan represents the full build out of the center and site over the next 10 years. The area is defined as shown on the attached Newberg Cultural District Master Plan. The site includes development of event, garden and forecourt spaces while the building includes build out of the ballroom, north lobby, theater, meeting rooms, classrooms and offices. See included sheets DR-2A and DR-3A for the building floor plans. Total built out area will be 41,900 sf and the site will be over 50% landscape, plazas, play areas and walkways with 53 on-site parking spaces. (See DR-1A for area and parking summary)

Concurrent with this application is a request for approval of the next phase of development of the building including renovation of the ballroom and lobby addition on the north side of the building. It includes demolition of an existing stair, renovation of the old gym including window replacement and new glass doors on the west end, a 700 sf lobby addition of stained cedar siding and dark bronze storefront windows and doors. Please see included application, written statement and drawings.

Subsequent phases of the project are not anticipated to involve significant exterior modification to the building other than door and window replacement, building repairs and mechanical equipment. Proposed event, garden and forecourt spaces identified as E2, E3 and C3 on the attached master plan will be designed to reinforce the identity of the larger cultural district to include vertical markers, site furnishings, special paving, trees and planting. Space C3 is to be developed as the forecourt to the Cultural Center as a flexible plaza for outdoor sitting/dining and events such as the farmer's market, art, cultural and craft fairs. Space E2 west of the ballroom is envisioned as an event court/garden acting as an extension of the ballroom space or independent of it. It will be available daily as a space open to the public and may include a water feature, lighting, accent walls, seating and plantings. Area E3 is an extension of E2 for more event space, a sculpture garden or informal bocce ball area.

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

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Response:

Per attached parking summary on sheet DR-1A, full build out of the Cultural Center requires 107 parking spaces. The recently completed north parking lot includes 53 off-street parking spaces.

A variance to the parking requirement is being submitted concurrently with this application.

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

Response:

This project and site are in compliance with the setbacks and general requirements of the Newberg Zoning Code as defined in the above sections.

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

Response:

The proposal is in compliance with the landscape and screening requirements in section 15.420.010. The site will be over 50% landscape, plazas, play areas and walkways with 53 on-site parking spaces.

5. *Signs. Signs shall comply with 15.435.010 et sep. dealing with signs.*

Response:

New signage is proposed with the next phase ballroom renovation and addition per included application materials. Future signage will match this design and construction and meet the requirements of this code.

6. *Manufactured home, mobile home and RV parks.*

Response:

Not applicable.

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 15.302 through 15.370. Through this site review process, the Director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the Director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.*

Response:

Per 15.328 of the Newberg Zoning Code, Permitted Buildings and Uses in the Institutional District (I), community centers are permitted outright.

8. *Sub-district compliance. Properties located within sub-districts shall comply with the provisions of those sub-districts located in 15.334 through 15.354.*

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The site is in the Civic Corridor sub-district. The following development standards apply:

A. Elements of the Street-Facing Facade.

1. *Base, Field, and Crown.* For new or redeveloped buildings, all street-facing facades shall be clearly divided into three separate elements: base, field and crown. Separations shall be made by changes in material or by shifts in the depth of the facade. Merely painting the facade different colors without some other physical delineation is not sufficient. For new or redeveloped buildings, elements of the street-facing facade shall comply with the standards below:

a. *Base.* The base of the facade shall be a maximum of four feet for single-story buildings, a maximum of one story for two- to four-story buildings, and a maximum of two stories for buildings greater than four stories. Bases shall be expressed in heavier-appearing materials (e.g., stone or brick) and have a more horizontal emphasis.

b. *Field.* The field of a facade is all the floors between the base and the crown. The field element shall be expressed as a series of repetitive vertical elements that include windows, pilasters and trim.

c. *Crown.* The crown can be expressed as part of the top floor of the building or as a decorative cornice. Crowns shall be more elaborate than the field element of the facade and shall incorporate detailed elements that articulate the top of the building.

B. Street-Facing Facade Articulation.

1. *Detail at First Floor.* Buildings that have highly detailed ground floors contribute significantly to the pedestrian experience. To accomplish this desirable characteristic, ground-floor elements like window trim, pilaster ornamentation, the texture of the base material, and even whimsical sculptural pieces embedded in the facade like busts or reliefs are highly encouraged. Especially desirable are details that relate to the history or culture of the surrounding region.

2. *Cornice Treatment.* Flat-roof buildings shall have cornices. Cornices shall have a combined width plus depth of at least three feet. An additional one foot shall be added to this required total for every story above one.

C. *Street-Facing Windows – Depth of Windows.* Windows shall be recessed at least three inches from the general plane of the facade. This creates shadow lines and visual interest, giving the facade the perception of depth. Depth in the facade promotes the perception of high quality and durable construction, and contributes to the district's historic character.

D. Street-Facing Facade Materials.

1. *Dominant Material.* All facades shall be comprised primarily of brick. The color of the brick shall be a reddish-brown of generally the same tonal quality as the existing brick buildings within the civic corridor. When used as a veneer material, the brick must be at least two and one-half inches thick. Additional materials are allowed as accents.

2. *Allowed Accent Materials.* Allowed accent materials include horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, shakes, and copper or brass. Lap siding, shingles, and shakes shall leave exposed a maximum of six inches to the weather. In board and batten siding, battens shall be spaced at most eight inches on center. In addition, rusticated concrete block, or stone masonry is allowed, but

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when used as a veneer material, it must be at least two and one-half inches thick. Cement-based stucco is allowed.

3. *Changes in Material.* Brick street-facing facades shall return at least 18 inches around exposed side walls.

E. *Signage Standards.* In addition to the C-3 signage requirements of NMC 15.435.010 through 15.435.120, to encourage the historic character of the civic corridor as described in NMC 15.350.010, sign lettering within the civic corridor shall not exceed 12 inches in height, and signs shall include at least one of the following elements:

1. The sign includes a frame, background or lettering in copper, bronze or brass in natural finishes, comprising at least five percent of the sign face.

2. The sign is a freestanding brick monument sign.

3. The sign lettering is in a raised relief, and is constructed of either naturally finished metal or white-painted wood (or material that appears to be wood).

4. The sign lettering is engraved in either metal or masonry.

5. The sign is attached to a mounting bracket and allowed to swing freely. [Ord. 2744 § 1 (Exh. A), 7-18-11; Ord. 2561, 4-1-02. Code 2001 § 151.526.6.]

Response:

In addition to the Civic Corridor overlay the site is also subject to Historic Landmark review and those criteria, the proposed design for the ballroom and lobby addition have attempted to satisfy both sets of requirements, see included response per that application. Subsequent phases of the project per this master plan are not anticipated to involve significant exterior modification to the building other than door and window replacement, building repairs and mechanical equipment. These criteria will be addressed in full with each phase of work.

9. *Alternative circulation, roadway frontage improvements and utility improvements.*

Response:

Not applicable.

10. *Traffic study improvements.*

Response:

A traffic study is not required, improvements are not applicable. See 1998 traffic study, traffic study statement and trip generation summary included with this application.

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TYPE II Variance Written Statement – Concept Master Site Development Plan

Per attached parking summary on sheet DR-1A, full build out of the Cultural Center requires 107 parking spaces. The recently completed north parking lot includes 53 off-street parking spaces.

The remaining site uses around the building include existing playground and play structures within Rotary Centennial Park, a grass play area in the northeast and gravel and grass areas to the south and west of the building. As shown on the included Concept Master Site Development Plan the underutilized site areas surrounding the Cultural Center have been identified for future use as garden and event spaces to the west and a cultural forecourt to the south (items E2, E3 and C3). This plan and the surrounding Cultural District have also been accepted through resolution by the city council "as a guidance document for future improvements". (See included City Council Resolution 2012-2998)

This is one of several steps part of making the full Cultural District a reality and will allow the Cultural Center portion of the plan to be adopted as a Master Plan. A variance to Section 15.440.030 parking spaces required is being sought to allow the underutilized site areas around the Cultural Center be used as shown in the Master Plan for garden and event spaces instead of parking spaces resulting in total parking on-site at full build out of 53 spaces.

The variance requested is being sought for a period of 10 years matching the Concept Master Site Development Plan.

15.215.040 – TYPE II Variance Criteria Response – Concept Master Site Development Plan

(A) That strict or literal interpretation and enforcement of the specified regulation would result in practical difficulty or unnecessary physical hardship inconsistent with the objectives of this code.

Response:

As shown in the attached master plan the area to the west of the ballroom identified as E2 is intended to function together or independent of the adjacent ballroom as activity and event space or as a park open to the public. Area E3 is an extension of E2 for more event space, a sculpture garden or informal bocce ball area. These alternate multi-use public spaces have been identified as preferable to a parking lot that would be mostly empty except for special event days. The literal interpretation and enforcement of the parking requirement is inconsistent with the practical function of the building and site and would create a vast area of unused paving.

(B) That there are exceptional or extraordinary circumstances or conditions applicable to the property involved or to the intended use of the property which do not apply generally to other properties classified in the same zoning district.

Response:

As a central piece of the newly accepted Newberg Cultural District the Chehalem Cultural Center has been identified to fulfill a specific civic and cultural role within the city. As it develops over time it will be governed not only by its own board, the parks department and the city's planning and building department, but also must satisfy the needs required of it as an integral part of the Newberg Cultural District. Prior to the development of event and forecourt spaces identified as E2, E3 and C3 on the master plan an Intergovernmental Agreement (IGA) including a parking management plan for the whole cultural district is required to be presented and approved by city council. Other uses in the institutional zone do not carry this broad of governance and special agreements and can make decisions to build and expand (within the constructs of planning and zoning codes) on their own accord. The IGA and management plan already required by city council serve as an additional check and public review of these spaces.

(C) That strict or literal interpretation and enforcement of the specified regulation would deprive the applicant of privileges enjoyed by the owners of other properties classified in the same zoning district.

Response:

As stated above in the response to criteria (B), the center has already agreed to governance atypical of other properties in the same zoning district. Enforcing this specific parking requirement regulation would deprive them of functions identified by these outside entities as priorities.

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(D) That the granting of the variance will not constitute a grant of special privilege inconsistent with the limitations on other properties classified in the same zoning district.

Response:

As stated above in the response to criteria (B), the center is governed by several factors beyond its control and as such also has agreed to additional regulation and management as well as additional public review for its uses and functions both current and in the future. Granting of this variance is consistent with its role in the community and not a special privilege.

(E) That the granting of the variance will not be detrimental to the public health, safety or welfare or materially injurious to properties or improvements in the vicinity.

Response:

There are 53 off-street parking spaces on the north side of the Cultural Center. Code requires the center have 19 spaces with its current build out of classroom, meeting and gallery space. Typical day to day classes and events rarely utilize more than 15 of these spaces. The proposed ballroom and lobby build out will have seating for around 320 people bringing the parking required up to 59 spaces. The need for 59 will seldom occur though as the ballroom will not have regular daily events or classes for this number of people. Ballroom functions will typically occur outside of the peak use of the center, mainly on weekends or evenings. Typical event size is anticipated to be 100-150 people with parking required from 25-37; combined with the typical utilization means the parking demand will be covered on site most of the time. The full build out of the center including a theater, meeting, office and classroom area will bring the total required parking up to 107 spaces. The theater and public meeting rooms make up most of the additional parking requirement but will also mainly occur at intermittent times either on weekends or evenings and not on a daily basis so regular use of the fully built out center is still expected to be able to accommodate its parking demand in the existing 53 space lot.

Through general observation and discussion with the cultural center and park staff it is believed however that there is also ample underutilized public parking surrounding the center several blocks out. A parking utilization survey was conducted in order to confirm this observation. The survey was taken on weekdays during and after typical business hours as well as on a weekend and included two occasions where a special event in or outside of the center was also taking place. See included Parking Utilization Survey and spreadsheet results for a full description and tally of each survey period. The results of the survey confirm the significant number of public parking spaces around the center and show the highest use occurring during normal weekday business hours during a special event and the lowest use on a weekday evening with no special event. Even during the busiest time though there were still over 450 available public spaces in the walkable area surrounding the center. When ballroom or theater events would typically occur on evenings or weekends the number increases by 40-60 additional spaces.

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Adjacent to the site boundaries on the four sides of the property there are 49 on street parking spaces available. Including the on-site parking this amounts to 102 spaces potentially available during the day. (and 97 spaces after 6pm as parking is limited on the west section of Sheridan) A public parking lot with 28 spaces is also available on the block to the south. The street and public lot spaces are shared with the businesses, patrons and residents in the area, but when the ballroom and theater will typically be in use on evenings and weekends these have a higher chance of availability for the cultural center patrons as the included survey shows. As the fully built out center only requires 107 parking spaces (54 more than are provided on site), the additional can easily be accommodated in the immediate surrounding area without detriment to the neighborhood.

Prior to its current use the center was a kindergarten through eighth grade elementary school. Per the current code this type of use with approximately 13 classrooms, 20 teachers and an auditorium would require about 70 parking spaces and would have considerably more regular traffic to and from the site at various times throughout the busiest part of the day. As most of the site was dedicated to playground, field and basketball courts most of the parking, loading and unloading would have occurred on the surrounding streets, but again as the included survey shows, this would not have been a problem.

The full build out of the center does present the possibility though of the ballroom, theater, meeting and classroom spaces all being in use at the same time. This would result in peak demand of all the available parking spaces both on site, on the public parking lot to the south and potentially on the street. For times such as this where anticipated attendance may exceed the normal use (more than 350 people in any 1-hour period) the Cultural Center and Parks Department have developed a parking management plan. This plan identifies several private lots within a quarter mile of the center which may be secured for additional parking. As part of the use agreement it is up to the responsible party to show they have provided sufficient parking for their event and to provide shuttles and parking attendants if necessary. The center used this plan for the Camelia festival and did not encounter any problems. (see included Parking Management Plan) The Cultural Center and Parks Department also recognize that use of the center and site as well as its parking needs are not static and have committed to annually reviewing the parking management plan with affected agencies, groups and concerned citizens.

Parking with respect to the new Newberg Cultural District as a whole was a major concern during recent hearings prior to its acceptance. Because of this the City Council specifically resolved that 'a parking management program to address parking needs for events within the district and convene a neighborhood advisory group' be part of an intergovernmental agreement with the Chehalem Park and Recreation District. This management plan as well as an IGA are also required prior to the sites identified as E2, E3 and C3 being developed. The Chehalem Cultural Center will be an integral part of this continuing discussion and is committed to lessening the hardships caused by parking demand on nearby residences.

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TYPE III Historic Landmark Modification/Alteration Review Project Statement – Ballroom Renovation & Lobby Addition

The existing facility is a 40,500 square foot, two-story, brick school building built in the 1930's. A full gym and two small, one story classroom wings were added in 1950's. Phase I of the facility remodel was completed in 2010 and included the entry, classrooms and art gallery on primarily the first floor. Also part of Phase I, but completed separately was the north parking lot renovation. This Phase II proposal includes several exterior modifications to the existing structure on primarily the north and west sides. The first is the addition of a new 700 sf lobby entrance on the north side of the building adjacent to the art gallery and gym spaces and includes a new roof top mechanical unit and landscaped plaza and drop off area. The addition will require the demolition of an existing stair. The existing gym space will be renovated into a ballroom and event space and will have two new roof mounted mechanical units and new windows and doors on the north and west sides.

Architectural elements of the existing ballroom have been maintained and enhanced with the window replacement and restoration of a former window on the north side. A dark bronze window finish is proposed to match the remainder of the new windows in the building. Along the west side the new glass overhead door uses a similar mullion pattern to the existing classroom wing to the south.

The lobby addition is in direct contact with the existing structure. As such, its design and materials differ from the existing architecture allowing new and old to be clearly delineated. Materials include stained cedar siding and entry columns over a concrete base with dark bronze storefront windows and doors. The height of the lobby is limited by the auditorium windows above and will have a low slope roof towards the north.

The proposed mechanical unit screen for the new roof top units uses panels similar in color and pattern to those used on the Phase I kiln enclosure which also matches the existing brick color.

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15.344.030 (A) – TYPE III Historic Landmark Modification/Alteration Review Criteria Response – Ballroom Renovation & Lobby Addition

(A) The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided. Specific design elements which must be addressed include: Average setback, Architectural elements, Building orientation, Vehicle parking/storage and Fences.

Response:

This proposal includes several exterior modifications to the existing structure on primarily the north and west sides. The first is the addition of a new 700 sf lobby entrance on the north side of the building adjacent to the art gallery and gym spaces and includes a new roof top mechanical unit and landscaped plaza and drop off area. The addition will require the demolition of an existing stair. The existing gym space will be renovated into a ballroom and event space and will have two new roof mounted mechanical units and new windows and doors on the north and west sides. Please see DR-1 for the specific location of proposed work.

All modifications have been designed to have little impact on the historic presence of the structure. The average setback along the north side of the building is essentially the same with the new lobby addition extending only a few feet past the demolished stair. Architectural elements of the existing ballroom have been maintained and enhanced with the window replacement and restoration of a former window on the north side. A dark bronze window finish is proposed to match the remainder of the new windows in the building. Along the west side the new glass overhead door uses a similar mullion pattern to the existing classroom wing to the south. The existing buildings as well as the lobby addition are oriented towards the street and provide a second 'front' entry off the parking lot to both the ballroom and art gallery spaces.

The lobby addition is in direct contact with the existing structure. As such, its design and materials differ from the existing architecture allowing new and old to be clearly delineated. The design intent is to provide a small, but adequately scaled ceremonial entry to the new ballroom space that allows for gathering both inside and out. Materials include stained cedar siding and entry columns over a concrete base with dark bronze storefront windows and doors. The height of the lobby is limited by the auditorium windows above and will have a low slope roof towards the north. (see Perspectives and DR-4)

The proposed mechanical unit screen for the new roof top units uses panels similar in color and pattern to those used on the Phase I kiln enclosure which also matches the existing brick color. The top of the mechanical unit screen walls are approximately 5'-6" above the existing ballroom and lobby roofs. (see Perspectives and DR-4)

(B) Each property shall be recognized as a physical record of its time, place and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.

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Response:

The focus of this phase of the renovation to the Central School is the gym which was added to the main building in the 1950's. The gym will undergo only minor exterior changes as part of this project with new windows of the same mullion pattern as the existing and same finish as the other new windows replaced in the building. The new west wall glass overhead door is clearly different in size and scale than the rest of the windows in the gym but will utilize the same material finish and similar mullion pattern as windows on the classroom wing to the south. The proposed lobby addition is clearly different from the architecture of the rest of the building, but is modest in size and scale and compliments the existing structure while creating a new record of the time on the north side. (see Perspectives and DR-4)

(C) Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

Response:

The gym was added to the main building in the 1950's and has become an historically significant part of the rest of the structure. The fairly minor improvements proposed will preserve and enhance it for the future to come. The large scale of the stair to the east of the gym put the art gallery and theater portion of the building behind it out balance. It is also no longer required as an exit from the second level and will be removed to make room for the smaller more appropriately scaled lobby addition. (see Perspectives and DR-4)

(D) Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved to the extent possible.

Response:

The existing gym will be preserved and enhanced with new windows on the north and west sides. The brick parapet and portion of wall where the stair is removed will be restored to match the rest of the gym exterior. (see Perspectives and DR-4)

(E) Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall reasonably match the old in design, color, texture, and other visual qualities and where possible, materials. Replacement of missing features shall be substantiated by documentary, physical or pictorial evidence.

Response:

Windows in the existing gym walls have severely deteriorated over time and will be replaced to match the size, style and mullion pattern of the existing with the same finish used throughout the remainder of the building. (see Perspectives and DR-4)

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(F) *Chemical or physical treatments, such as sandblasting, that cause extensive damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.*

Response:

The exterior walls of the gym are in good condition and will only require minor cleaning and repairs. No harsh chemical or physical treatments will be utilized.

(G) *Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.*

Response:

The site does not contain any significant archeological resources.

(H) *New additions, exterior alterations or related new construction shall not destroy historic character of the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale and architectural features to protect the historic integrity of the property and its environment.*

Response:

As stated previously, the lobby addition is in direct contact with the existing structure and as such, its design and materials differ from the existing architecture allowing new and old to be clearly delineated. The design intent is to provide a small, but adequately scaled ceremonial entry to the new ballroom space that allows for gathering both inside and out. It replaces the large awkwardly scaled, non-functioning stair from the second floor theater space. The lobby also utilizes two existing building walls as its enclosure minimizing the new construction required.

Materials include stained cedar siding and entry columns over a concrete base with dark bronze storefront windows and doors. The height of the lobby is limited by the auditorium windows above and will have a low slope roof towards the north. The existing brick building is simply detailed with clean, orthogonal lines. The addition will maintain the existing relationships and clean detailing aesthetic.

The proposed mechanical unit screen for the new roof top units uses panels similar in color and pattern to those used on the Phase I kiln enclosure which also matches the existing brick color. The top of the mechanical unit screen walls are approximately 5'-6" above the existing ballroom and lobby roofs. (see Perspectives and DR-4)

(I) *New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

Response:

The proposed lobby addition does not compromise the essential form or integrity of the original structure and could be removed in the future without harming the historic property.

15.220.050 – TYPE II Design Review Criteria Response – Ballroom Renovation & Lobby Addition

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

Response:

The existing facility is a 40,500 square foot, two-story, brick school building built in the 1930's. A full gym and two small, one story classroom wings were added in 1950's. Phase I of the facility remodel was completed in 2010 and included the entry, classrooms and art gallery on primarily the first floor. Also part of Phase I, but completed separately was the north parking lot renovation. This Phase II proposal includes several exterior modifications to the existing structure on primarily the north and west sides. The first is the addition of a new 700 sf lobby entrance on the north side of the building adjacent to the art gallery and gym spaces and includes a new roof top mechanical unit and landscaped plaza and drop off area. The addition will require the demolition of an existing stair. The existing gym space will be renovated into a ballroom and event space and will have two new roof mounted mechanical units and new windows and doors on the north and west sides. Please see DR-1 for the specific location of proposed work.

The lobby addition is in direct contact with the existing structure. As such, its design and materials differ from the existing architecture allowing new and old to be clearly delineated. The design intent is to provide a small, but adequately scaled ceremonial entry to the new ballroom space that allows for gathering both inside and out. Materials include stained cedar siding and entry columns over a concrete base with dark bronze storefront windows and doors. The height of the lobby is limited by the auditorium windows above and will have a low slope roof towards the north. Signage proposed on the north wall is similar to that on the south side of the building and is comprised of bronze cut stand-off letters in skia font lit with ground mounted spot lights. (see Perspectives and DR-4)

The landscaped plaza and entry uses trees, shrubs and groundcovers which compliment the existing and proposed building as well as provides additional screening for the Phase I kiln room and cooling tower including paperbark maples and two types of camellia. Please see L-1 and L-2 for specific landscape plan and details.

The proposed mechanical unit screen for the new roof top units uses panels similar in color and pattern to those used on the Phase I kiln enclosure which also matches the existing brick color. The top of the mechanical unit screen walls are approximately 5'-6" above the existing ballroom and lobby roofs.

Existing windows in the ballroom will be replaced with the same mullion pattern and with a dark bronze finish to match the remainder of the new windows in the building. A new window will also be restored on the north side to match the adjacent. A new glass overhead door and adjacent entry door are proposed on the west side of the building to connect visually and spacially to the new event spaces. Mullion pattern

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on the overhead door will be similar to the pattern on the existing classroom wing to the south. Finish on both will also be dark bronze. (see Perspectives and DR-4)

In addition to the ground mounted signage lighting, new wall sconces are proposed on the north and west sides of the ballroom to match the fixtures used in Phase I. There will also be recessed down lights in the exterior canopy of the lobby addition. (see SL-1 and Lighting Cut Sheet)

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

Response:

The north parking lot completed directly after Phase I added 53 new parking spaces in a perviously paved, landscaped and lit on-site lot. The additional 26 spots available along the north and south side of E. Sheridan Street which defines the southern border of the site are commonly vacant and used by Chehalem Center occupants during the day. There are an additional 37 street spaces available on the three other sides of the property as well as a public parking lot on the block to the south. Please see DR-1 for on and off-site parking areas.

The proposed entry plaza adjacent to the lobby addition will allow for passenger drop off and will connect to the existing concrete walkways on site providing accessible access from the ADA parking stalls.

The Phase I building occupancy required 37 parking spots during maximum use. The Phase II ballroom is 5,266 sf and allows for seating of 320 people at 32 six foot round tables, using the assembly hall parking requirement of 1 per four seats results in 80 spaces required. The total of both can then be reduced by half because of the close proximity to the public parking lot to the south of the site. Phase I and II total required parking is 59 spaces.

A Concept Master Site Development Plan including a variance to the parking requirement is being submitted concurrent with this application.

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

Response:

This project and site are in compliance with the setbacks and general requirements of the Newberg Zoning Code as defined in the above sections.

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

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Response:

The proposal is in compliance with the landscape and screening requirements in section 15.420.010. It includes exterior landscape and entry plaza improvements around the new lobby entry on the north side of the building as shown on DR-1, L-1 and L-2. The north parking lot was completed in compliance with landscape and parking lot requirements immediately following Phase I. As proposed the site is just over 50% landscaping, play areas, walkways and grass/gravel areas with future plans to convert areas to the west of the ballroom into event and garden space.

5. *Signs. Signs shall comply with 15.435.010 et sep. dealing with signs.*

Response:

We are proposing a 16 square foot 'major attached sign' on the new north lobby addition visible from Sherman Street. The 8'-4" long sign is comprised of 10" tall bronze cut stand-off letters in skia font mounted approximately 6'-6" off the ground and lit with ground mounted spot lights. It is similar in design to the sign over the main entry on the south side of the building. Please see Perspectives and DR-4.

6. *Manufactured home, mobile home and RV parks.*

Response:

Not applicable.

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 15.302 through 15.370. Through this site review process, the Director may make a determination that a use is determined to be similar to those listed in the applicable zoning district, if it is not already specifically listed. In this case, the Director shall make a finding that the use shall not have any different or more detrimental effects upon the adjoining neighborhood area than those specifically listed.*

Response:

Per 15.328 of the Newberg Zoning Code, Permitted Buildings and Uses in the Institutional District (I), community centers are permitted outright.

8. *Sub-district compliance. Properties located within sub-districts shall comply with the provisions of those sub-districts located in 15.334 through 15.354. The site is in the Civic Corridor sub-district. The following development standards apply:*

A. Elements of the Street-Facing Facade.

1. Base, Field, and Crown. For new or redeveloped buildings, all street-facing facades shall be clearly divided into three separate elements: base, field and crown. Separations shall be made by changes in material or by shifts in the depth of the facade. Merely painting the facade different colors without some other physical delineation is not sufficient. For new or redeveloped buildings, elements of the street-facing facade shall comply with the standards below:

a. Base. The base of the facade shall be a maximum of four feet for single-story buildings, a maximum of one story for two- to four-story buildings, and a maximum

ATTACHMENT 3

of two stories for buildings greater than four stories. Bases shall be expressed in heavier-appearing materials (e.g., stone or brick) and have a more horizontal emphasis.

b. Field. The field of a facade is all the floors between the base and the crown. The field element shall be expressed as a series of repetitive vertical elements that include windows, pilasters and trim.

c. Crown. The crown can be expressed as part of the top floor of the building or as a decorative cornice. Crowns shall be more elaborate than the field element of the facade and shall incorporate detailed elements that articulate the top of the building.

B. Street-Facing Facade Articulation.

1. Detail at First Floor. Buildings that have highly detailed ground floors contribute significantly to the pedestrian experience. To accomplish this desirable characteristic, ground-floor elements like window trim, pilaster ornamentation, the texture of the base material, and even whimsical sculptural pieces embedded in the facade like busts or reliefs are highly encouraged. Especially desirable are details that relate to the history or culture of the surrounding region.

2. Cornice Treatment. Flat-roof buildings shall have cornices. Cornices shall have a combined width plus depth of at least three feet. An additional one foot shall be added to this required total for every story above one.

C. Street-Facing Windows – Depth of Windows. Windows shall be recessed at least three inches from the general plane of the facade. This creates shadow lines and visual interest, giving the facade the perception of depth. Depth in the facade promotes the perception of high quality and durable construction, and contributes to the district's historic character.

D. Street-Facing Facade Materials.

1. Dominant Material. All facades shall be comprised primarily of brick. The color of the brick shall be a reddish-brown of generally the same tonal quality as the existing brick buildings within the civic corridor. When used as a veneer material, the brick must be at least two and one-half inches thick. Additional materials are allowed as accents.

2. Allowed Accent Materials. Allowed accent materials include horizontal wood and cementitious lap siding, horizontal board and batten siding, shingles, shakes, and copper or brass. Lap siding, shingles, and shakes shall leave exposed a maximum of six inches to the weather. In board and batten siding, battens shall be spaced at most eight inches on center. In addition, rusticated concrete block, or stone masonry is allowed, but when used as a veneer material, it must be at least two and one-half inches thick. Cement-based stucco is allowed.

3. Changes in Material. Brick street-facing facades shall return at least 18 inches around exposed side walls.

E. Signage Standards. In addition to the C-3 signage requirements of NMC 15.435.010 through 15.435.120, to encourage the historic character of the civic corridor as described in NMC 15.350.010, sign lettering within the civic corridor shall not exceed 12 inches in height, and signs shall include at least one of the following elements:

1. The sign includes a frame, background or lettering in copper, bronze or brass in natural finishes, comprising at least five percent of the sign face.

2. The sign is a freestanding brick monument sign.

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3. *The sign lettering is in a raised relief, and is constructed of either naturally finished metal or white-painted wood (or material that appears to be wood).*

4. *The sign lettering is engraved in either metal or masonry.*

5. *The sign is attached to a mounting bracket and allowed to swing freely. [Ord. 2744 § 1 (Exh. A), 7-18-11; Ord. 2561, 4-1-02. Code 2001 § 151.526.6.]*

Response:

In addition to the Civic Corridor overlay the site is also subject to Historic Landmark review and those criteria, the proposed design has attempted to satisfy both sets of requirements, but in many cases the two standards are in conflict. See specific responses to the Historic Landmark review criteria under that section.

A. Elements of the Street-Facing Façade:

The lobby addition is comprised of a concrete base with storefront and stained cedar siding making up the majority of the field, finished with a thick overhanging roof and front porch canopy to the east. The main emphasis of the addition is horizontal as it is one storey in height and intended to be modestly sized in comparison to the existing two and half storey structure behind it. The existing ballroom is comprised of a mainly solid brick field with windows just under the cornice. Existing windows will be replaced on the north and west sides and one will be restored on the north side. A new glass overhead door and entry door are also proposed on the west elevation.

B. Street-Facing Facade Articulation:

The existing brick cultural center is simply detailed with clean orthogonal lines and subtle details in the brick window sills and cornice line. The lobby addition maintains this aesthetic with concrete window sills and horizontal and vertical wood trim divisions at the wood siding and windows. The roof line is comprised of stained wood trim boards and matching metal trim.

C. Street-Facing Windows – Depth of Windows:

The replacement windows in the ballroom will match the existing setback from the façade face. The lobby addition windows will also be setback several inches from the façade face.

D. Street-Facing Facade Materials:

The dominant material of the existing cultural center is brick and from the street this will remain the dominant perception. The lobby addition is comprised mainly of storefront glass in dark bronze matching the mullion color of the remaining center windows. The remainder of the addition is comprised of horizontal stained cedar siding with horizontal and vertical trim divisions at windows and corners. Siding exposure is similar to the size of the brick. As it relates to the requirements for historic review, the addition is differentiated from and complimentary to the building behind with its size, massing and materials.

E. Signage Standards:

Proposed signage was discussed in the response to criteria 5 and meets the requirements of the civic corridor standard.

9. *Alternative circulation, roadway frontage improvements and utility improvements.*

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Response:

Not applicable.

10. *Traffic study improvements.*

Response:

A traffic study is not required, improvements are not applicable. See 1998 traffic study, traffic study statement and trip generation summary included with this application.

Conclusion

This application is a part of several steps to completing the build out of the Chehalem Cultural Center property as well as in making the Newberg Cultural District a reality. It has sought to prove that the ballroom and lobby addition are sensitive to the historic nature of the existing building as well as the civic corridor and has addressed the requirements related to building, landscape, signage and lighting design and that the master plan for development over the next ten years can be constructed without adverse impacts on traffic and parking in the surrounding area.

Approval of the Design and Historic reviews for the ballroom and lobby addition will allow that work to be permitted and constructed later this year. Adoption of the Concept Master Site Development Plan and Variance will form the basis of development over the next 10 years. Subsequent phases after the ballroom and lobby build out will be subject to Design and Historic reviews and will need to show they are in substantial compliance with the adopted development plan in order to be approved. In addition, the exterior garden, event and forecourts spaces identified as E2, E3 and C3 on the master plan requires an Intergovernmental Agreement (IGA) including a parking management plan for the whole cultural district be presented and approved by city council prior to development of these areas.

ATTACHMENT 3



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Chehalem Cultural Center – Land Use Application
415 E. Sheridan Street
Newberg, Oregon 97132

Applications for:

TYPE II Land Use Review – DR2-12-010

Design Review: Section 15.220.020.D.2 - Concept Master Site Development Plan

TYPE II Land Use Review – VAR-12-001

Variance: Section 15.215.040 – Parking reduction for Concept Master Site Development Plan

TYPE III Land Use Review – HISD-12-002

Historic Landmark Alteration / Modification: Section 15.344.030.A – Ballroom Renovation and Lobby Addition

TYPE II Land Use Review – DR2-12-010

Design Review: Section 15.220.020.A.2 – Ballroom Renovation and Lobby Addition

C. Supplemental Information

- 1998 Traffic Study
- Traffic Study Statement and Trip Generation Summary
- Parking Utilization Survey
- Exterior Lighting Cut Sheet
- City Council Resolution 2012-2998
- Chehalem Cultural Center parking management plan
- Letter of agreement regarding undergrounding of utilities

June 12, 2012

ATTACHMENT 3

TRAFFIC STUDY OF
CENTRAL SCHOOL RECREATIONAL CENTER

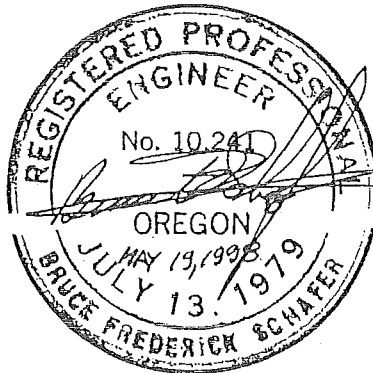
PREPARED FOR: BRITTELL DESIGN, INC.
NEWBERG, OREGON

PREPARED BY: BRUCE F. SCHAFER & COMPANY
SALEM, OREGON

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ATTACHMENT 3

TRAFFIC STUDY OF
CENTRAL SCHOOL RECREATIONAL CENTER



JUNE 30, 1998

PREPARED FOR: BRITTELL DESIGN, INC.
602 N. MAIN STREET
NEWBERG, OREGON 97132

PREPARED BY: BRUCE F. SCHAFER & COMPANY
4770 15TH COURT, SOUTH
SALEM, OREGON 97302

MAY 1998

PROJECT NO. 592

ATTACHMENT 3

ATTACHMENT 3

EXECUTIVE SUMMARY

A proposal has been submitted to renovate and develop the vacant central school building on Sheridan Street, north of the city library, into the recreation center (CSRC). The recreation center project is anticipated being completed and fully operational in 2000.

The intersections studied in this analysis were based on direction that was confirmed in writing, received from City of Newberg staff.

A traffic impact analysis (TIA) conducted for the project resulted in these findings and recommendations:

- 1) Traffic in the area will continue to increase without or with the proposed CSRC
- 2) The intersections studied in this analysis were 1) Main Street and Sheridan Street and 2) College Street and Sheridan Street.
- 3) A review of four years of accident data received from Oregon Department of Transportation (ODOT) for study area intersections indicated that there was not an accident problem at either intersections.
- 4) Traffic added by CSRC within the study area will not decrease the level-of-service on study area intersection below a C. The minimum acceptable level-of-service, is D.
- 5) Access to CSRC will be via driveway connections to Sheridan Street and Sherman Street.
- 6) The internal circulation pattern appears acceptable. Landscaping at driveway sight distance triangle areas should be limited to plants not growing more than or maintained to a height of 30 inches above the adjacent driveway pavement.
- 7) Existing parking on Sheridan Street is proposed to be revised by creating perpendicular parking facing the site. This parking option will however eliminate the on street parking on the south side of Sheridan Street because of the backing space requirement of perpendicular parking. An alternative parking method is proposed that will

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enable utilization and expansion of the existing parking inset on the Sheridan Street site frontage, development of parking inset on the site Sherman Street frontage with an expansion of the on site lot by 10 spaces. This alternative parking arrangement will provide One additional parking space above the 35 parking spaces proposed in the original parking layout without eliminating the parking on the south side of Sheridan Street. It must be pointed out that traffic safety studies of on-street angled verses parallel parking indicates that angled on-street parking has an accident rate that is two to three times higher than parallel on-street parking.

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REFERENCES

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Manual Traffic Counts Main Street & Sheridan Street College Street & Sheridan Street	B
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INTRODUCTION

Bruce F. Schafer and Company, Inc. was retained by Brittell Design Inc. Architects of Newberg, to study the traffic impact of the proposed renovation and conversion of central school building into a recreation center (CSRC) that is proposed to be undertaken at the former central school on Sheridan Street in Newberg. The elementary school building is currently not being used as a school and is available for renovation.

This report presents the engineer's findings based on the traffic analysis. Various parking revision recommendations are outlined to improve operation of the existing street system and mitigate the traffic impacts of the proposed project.

Data Sources and Organizations Contacted

Evaluation and analysis of this project included the review of various transportation planning documents; field investigations of existing conditions, the gathering and review of traffic count data, and the review of relevant technical publications.

Additional meetings and/or discussions involved personnel with the following organizations:

1. City of Newberg
A. Mr. Larry Anderson, PE, PLS, Engineering Manager
2. Brittell Design, Inc.
A. Mr. Dwayne Brittell, AIA

CURRENT TRANSPORTATION SYSTEM

Existing Facilities

The general roadway system and site location is shown in relationship to the traffic analysis study area intersections on Figures 1 and 2.

A field review of the existing study area roads was conducted to determine the lane configurations, traffic control and gather other data related to the study. The existing lane configuration and traffic control for the study area is shown on Figures 2A and 2B.

The study area intersections were defined based on discussions from Mr. Larry Anderson, PE, PLS, Engineering Manager, City of Newberg, prior to starting the impact analysis.

A traffic accident history at study area intersections was requested and obtained from Oregon Department of Transportation (ODOT) and analyzed for the four-year period from January 1, 1994 through December 31, 1997.

Based on field observations the sight distance appears to be adequate at all intersections studied.

Traffic Volumes

Current peak period traffic count data was gathered for the AM and PM peak hour periods in April 1998 at the following intersections:

- Main Street and Sheridan Street
- College Street and Sheridan Street

These traffic counts are summarized in Appendix B, with the peak hour volumes illustrated in Figure 3. Traffic was observed during both the AM and PM peak hour count periods to back up on College Street from the south into Sheridan Street. The backup was determined to be due to the signal operation on Highway 99W at College Street, south of College Street and Sheridan Street intersection.

Machine traffic counts were obtained on various study area roadways. This data is located in Appendix C and the

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approximate location with total 24-hour traffic volume is listed for each roadway on figure 3.

Study Area Roadway Classifications

Based on a review of the Transportation System Plan and Addendum Report, City of Newberg, the classification of study area roadways was determined to be as follows,

<u>Roadway</u>	<u>Classification</u>
Main Street	Arterial
College Street	Arterial
Sheridan Street	Local

Study Area Intersection Operations

Level-of-service (LOS) operations were evaluated for the following intersections:

- Main Street and Sheridan Street
- College Street and Sheridan Street

All LOS evaluations were based on the 1985 Highway Capacity Manual (Special Report 209), updated October 1994.

Level of service at unsignalized intersections reflects the freedom of operation and restriction afforded to the driver. It is quantified by a description of average delay per vehicle. There are five grades that describe operations of an unsignalized intersection-- "A" through "F". A LOS "A" reflects full freedom of operation for a driver while a LOS "F" reflects intersection operational failure, generally resulting in long delays for motorists. The criteria are given in Table 1 and are based on the theory of gap acceptance for side street (or minor street) stop sign controlled approaches. The ALL way stop sign controlled intersection although also determining level of service based on delay relates this delay to volumes handled on the various approaches and traffic movements at the ALL way stop controlled intersection.

Level of service (LOS) for signalized intersections is defined in terms of delay. Delay is a measure of driver discomfort, frustration, fuel consumption and lost travel time. Specifically, LOS criteria for Signalized intersections are stated in terms of the average stopped delay per vehicle for the analysis period.

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Accepted practice within the field of traffic engineering, is to consider a D LOS in the peak hour as the minimum acceptable LOS for intersection operation.

The current LOS at the existing study area intersection was evaluated for AM and PM peak hours are listed in Table 2. The operations of all study area intersections was acceptable, under current conditions, with a C LOS or better.

All capacity calculations developed for this project are located in the Appendices F and G.

Evaluation of Auxiliary Turn Lanes

The need and length of auxiliary lanes were evaluated at each study area intersections. Methods for unsignalized intersection analysis described in Highway Research Record No. 211 was used for unsignalized intersections. Currently traffic loading indicates that left turn lanes at unsignalized intersection approaches are not warranted, with the exception of the North approach of Main Street to Sheridan Street. It was determined that the installation of a left turn on the North approach was warranted in the AM peak hour period. However the installation of the left turn lane is not recommended since 1) it is only warranted in the AM and not also warranted in the PM peak hour and 2) there is adequate capacity on that approach in the AM peak hour.

Right turn lanes are not recommended at any of the study area unsignalized intersection approaches under current conditions.

Accident Analysis

Accident data was requested and obtained from Oregon Department of Transportation (ODOT) at study area intersections from January 1, 1994 through December 31, 1996. The following is a summary of total traffic accidents at each study area intersections for the four-year period analyzed,

ATTACHMENT 3

<u>Intersection</u>	<u>Total</u>	<u>Accidents</u>	<u>Average/Year</u>
Main Street and Sheridan Street	4		1
College Street and Sheridan Street	8		2

A standard criteria that is used in determining if a potential accident problem exists is when there is an average five or more accidents per year at an intersection. Based on that criterion neither intersection has an accident problem. There were no fatal accidents at either intersection and of the 12 accidents only three involved injuries. The remaining nine traffic accidents were property damage only.

A review of the collision diagrams for each intersection (see Appendix D) presents a graphical picture of the accident pattern at each intersection. ALL four of the accidents at the intersection of Main Street and Sheridan Street were of the same accident type, occurring at about the same time of day and in the same quadrant of the intersection. The intersection of College Street and Sheridan Street collision diagram indicates that five of the eight accidents were of the same type, occurred in the same intersection quadrant and at about the same time of day, afternoon. Both intersections should continued to be monitored to determine if the accident pattern indicates the need for changes at either intersection.

Transit, Pedestrian and Bicycle Facilities

Transit service within Newberg, based on reference 5, is provided by the Chehalem Valley Senior Citizen Council (CVS) under the Newberg Dundee Transportation program. The transit route includes Main Street and Highway 99W. The service operates 0930 to 1530 hours Monday through Saturday. Dial-a-ride service operated by CVS is available from 0800 to 1700 hours Monday through Saturday.

Sidewalks or shoulders currently exist on all study area roadways in the immediate vicinity of CSRC site.

The signed bicycle route is located on Sheridan Street fronting the site.

PROPOSED PROJECT

The renovation of Central School as a recreational center (CSRC) will result in the conversion of a 40,100 square foot school on Sheridan Street. It is anticipated that CSRC will be fully renovated and operational in the year 2000.

Figure 4 shows the preliminary layout for CSRC indicating the general location of the site access driveways.

TRAFFIC IMPACTS

Assumptions

Development of this traffic impact analysis is based on the following assumptions:

- 1] CSRC will be built out and fully occupied by 2000. This analysis evaluates the traffic impacts of this development with expanded background traffic per discussions and requirements of City of Newberg staff.
- 2] No reduction in trips generated by CSRC was made due to passer-by traffic.
- 3] The project site will not be directly served by public transit. This analysis assumed that there would be no reduction in trip generation due to transit usage.
- 4] Primary access to the site will be from driveway connections to Sheridan Street and Sherman Street.
- 5] Changes in the existing study area intersections relative to lane geometry or configuration and traffic control will not occur prior to build out of the development.
- 6] The traffic patterns that currently exist within the study area will not alter radically through build out of the site.

Trip Generation and Distribution

Various studies have determined that particular land uses supermarkets, various industrial land uses, residential land uses, office buildings, shopping centers, etc. exhibit certain traffic volume characteristics. Some of these characteristics include, 1] total traffic volume entering and exiting in a 24-hour period; and 2] AM and PM peak hour traffic characteristics. The traffic generation data is then compared to specific land use characteristics such as gross square footage of building, parking spaces, total lot size, number of employees, or other specific land use characteristics. Based on site data, it is possible to estimate traffic that will be generated by a given land use.

ATTACHMENT 3

The trip distribution for this project was based on traffic distribution and residential distribution currently existing in the immediate vicinity of the project. Figure 5 illustrates the estimated project trip distribution. Figure 6 illustrates the project trip assignment that was used in this analysis.

Anticipated Traffic Impacts

Using the above criteria and assumptions, the current peak period traffic was expanded and combined with estimated traffic from the proposed renovation.

The potential impacts of traffic generated by the proposed CSRC was evaluated by comparing the total estimated traffic volumes in 2000 without and with the proposed CSRC traffic addition. It was determined that study area intersections, Table 3, would function acceptably at or above a C LOS.

INTERNAL CIRCULATION AND ACCESS ISSUES

Internal Circulation and Truck Access

Access to CSRC will be from driveway roadway connections to Sheridan Street and Sherman Street.

Truck access will also be from driveway connections to the site. It is anticipated that deliveries of two to four times a week may occur to the CSRC.

Access To Adjacent Residential Streets

Traffic accessing CSRC will have to travel through adjacent residential streets to access the CSRC. The estimated total trips generated by the CSRC is approximately 920 trips per day. The current 24 hour traffic volume counted on Sheridan Street fronting the site is 600 vehicles per day. The upper range of traffic volume on local streets has been determined to be approximately 2,000 vehicles per day. If all traffic generated by the proposed CSRC passed this single point only on Sheridan Street it would still be within the accepted upper limit of traffic volume for local streets.

PARKING FOR SITE

The site plan as proposed in Figure 4 indicates a parking option for the Sheridan Street frontage that will provide for a total of 35 perpendicular on-street parking stalls. The backing requirement for perpendicular parking requires that a clear backing distance of 24 feet be provided. The current width of the Sheridan street frontage is 24 feet for the roadway, including parking on the south side of the Sheridan Street and an 8 foot parking inset along the site Sheridan Street frontage.

It must be noted that there is a significant difference in accident rates between on-street angled and parallel parking spaces. Studies have shown that the accident rates for angled on-street parking is two to three times as high as parallel on-street parking.

An alternative parking plan, Figure 9, is proposed that will have a total parking spaces of 36 as compared with the original parking plan of 35. The alternative plan would expand the existing parallel on street parking with an additional parking inset along the Sheridan Street frontage and additional fourteen on-street inset parking spaces would be developed with an eight-foot inset along the Sherman Street frontage. The remaining 10 parking spaces would be developed as an extension of the proposed on site parking north of the Sherman Street driveway.

Although requiring additional construction cost this mixed alternative using parallel on-street parking as a substitute for perpendicular on-street parking will not require the elimination of parking along the south side of Sheridan Street. Additionally on-street parallel parking has been shown to be safer than on-street angled parking.

CONCLUSIONS

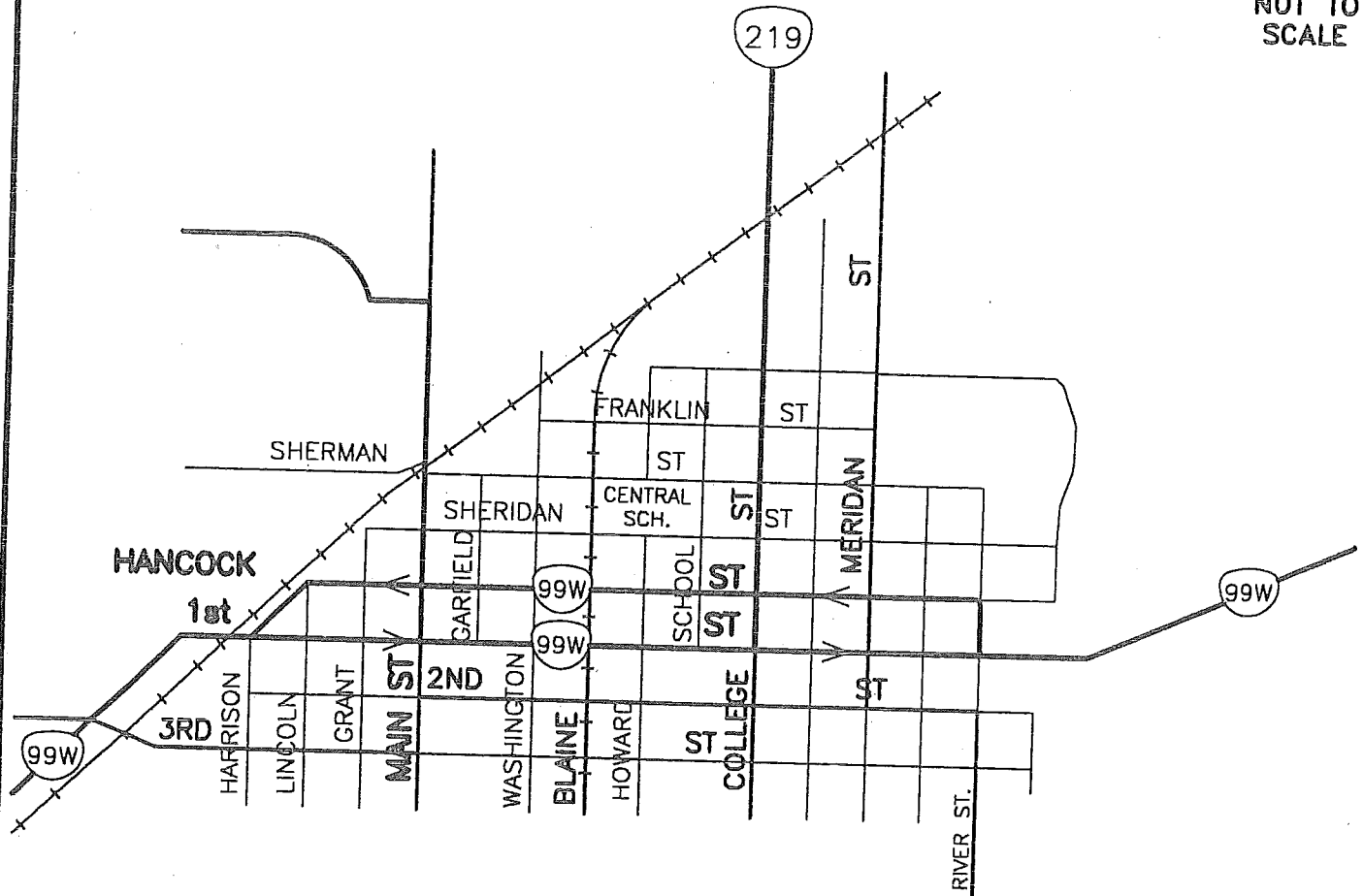
The proposed renovation of the center school site into a recreational center will add traffic to the existing roadway system. This analysis has determined that the operation of the study area intersections will be at C or better LOS after build out of CSRC.

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NORTH



NOT TO SCALE



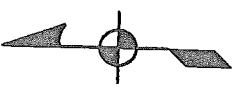
NOTES

1. CENTRAL SCHOOL IS TO BE RENOVATED AND CONVERTED TO A RECREATION FACILITY.

SCALE:1:1

C:\ACTIVE\592\DWG\FIGURE1

NORTH

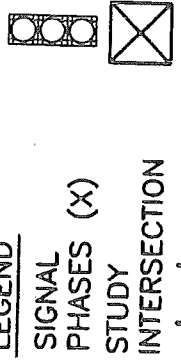


NOT TO SCALE

219

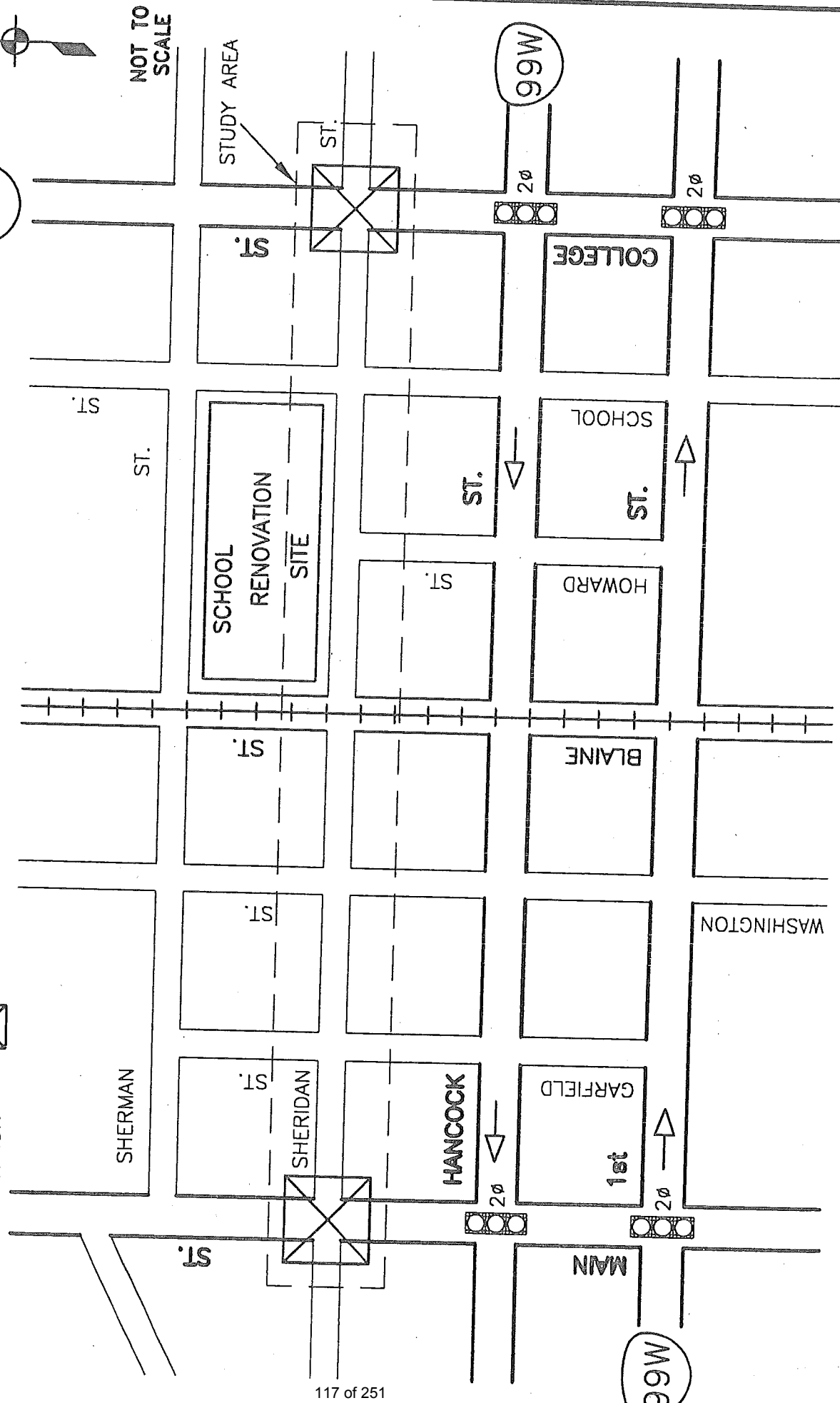
99W

STUDY AREA ROADWAY SYSTEM
FIGURE 2

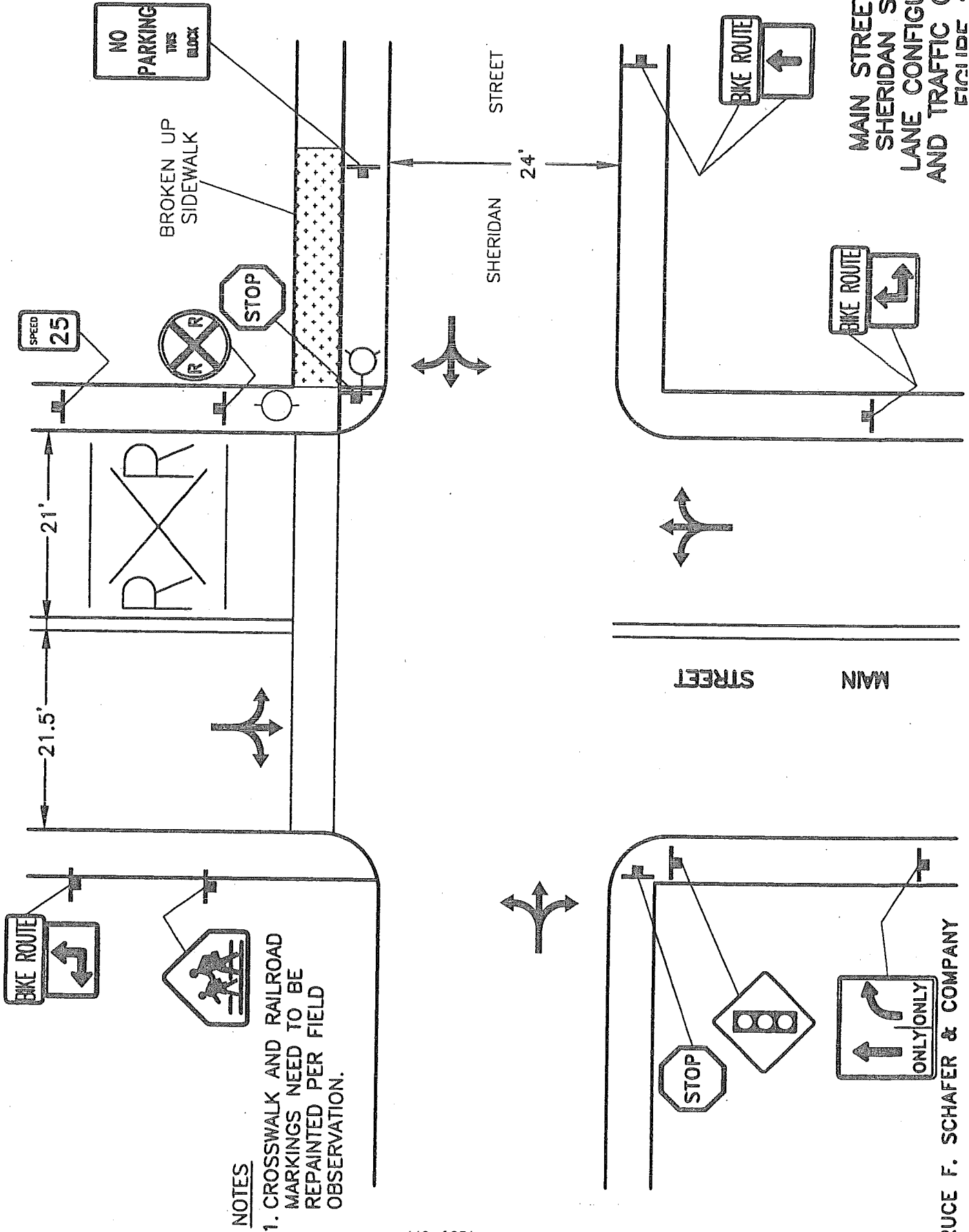
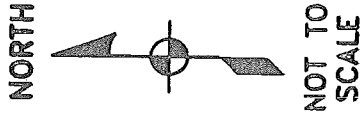


SCALE:1:1

C:\ACTIVE\592\DWG\FIGURE2



C:\ACTIVE\592\DWG\FIGURE2A SCALE:1:1



NOTES

1. CROSSWALK AND RAILROAD MARKINGS NEED TO BE REPAINTED PER FIELD OBSERVATION.

MAIN STREET AND SHERIDAN STREET LANE CONFIGURATION AND TRAFFIC CONTROL FIGURE 2A

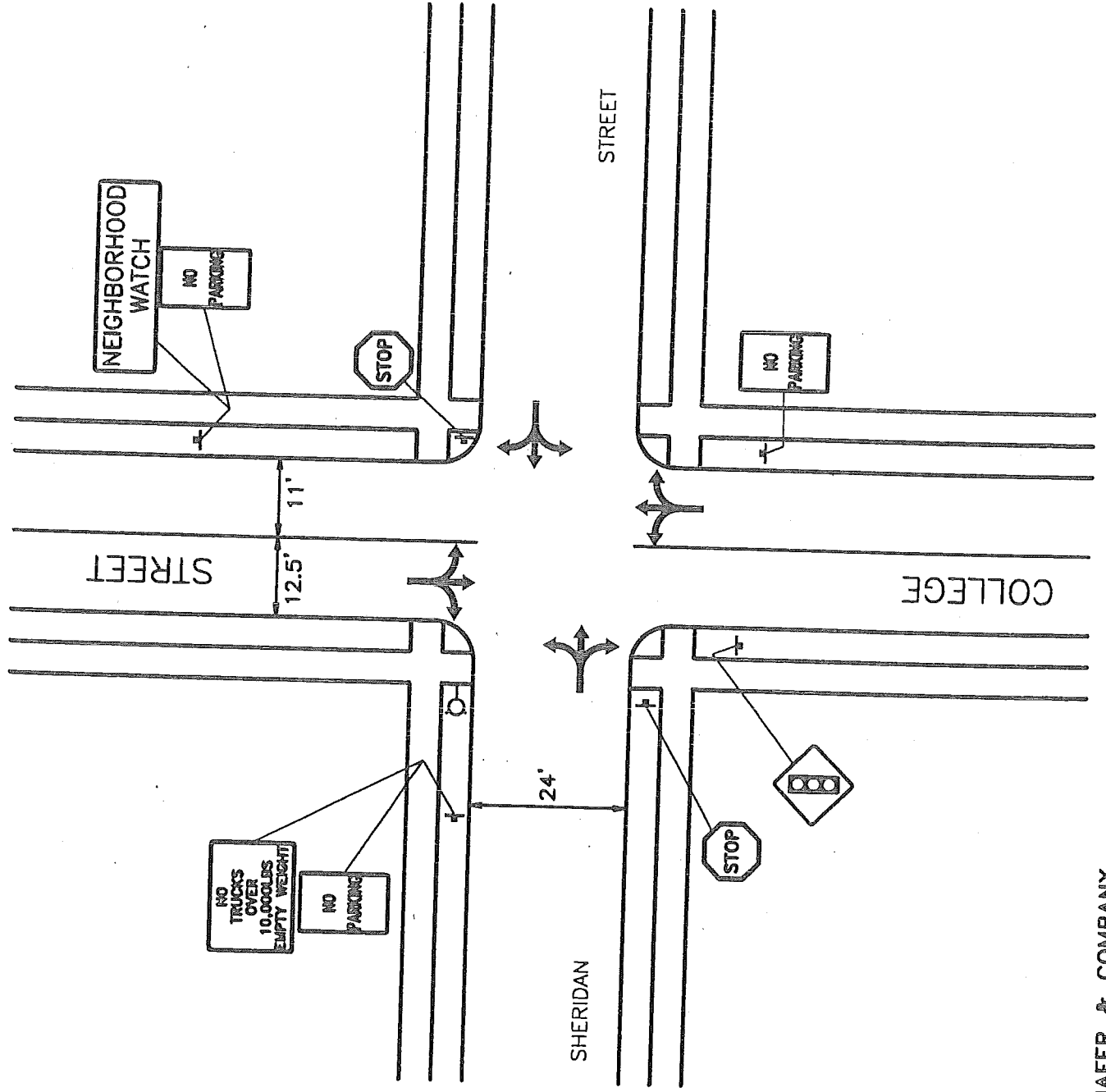
BRUCE F. SCHAFER & COMPANY

NORTH



NOT TO SCALE

COLLEGE STREET AND
SHERIDAN STREET
LANE CONFIGURATION
AND TRAFFIC CONTROL
FIGURE 2B



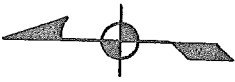
SCALE: 1:1

C:\ACTIVE\592\DWG\FIGURE2B

SCALE 1:1

C:\ACTIVE\592\DWG\FIGURES3

NORTH



NOT TO SCALE

VOL 24 HOUR TWO WAY TRAFFIC VOLUME

STREET

PM AM TRAFFIC MOVEMENT PEAK HOUR

STREET

SHERMAN

STREET

SHERIDAN

SCHOOL

SCHOOL

BLAINE

MAIN

COLLEGE

10700

12	370	54
12	365	22

8	5
1	2
5	0

4	17
1	4
0	7

5	446	8
2	226	4

7800

8	283	4
11	383	2

11	3
17	2
15	3

4	291	8
0	202	5

7	12
4	13
1	5

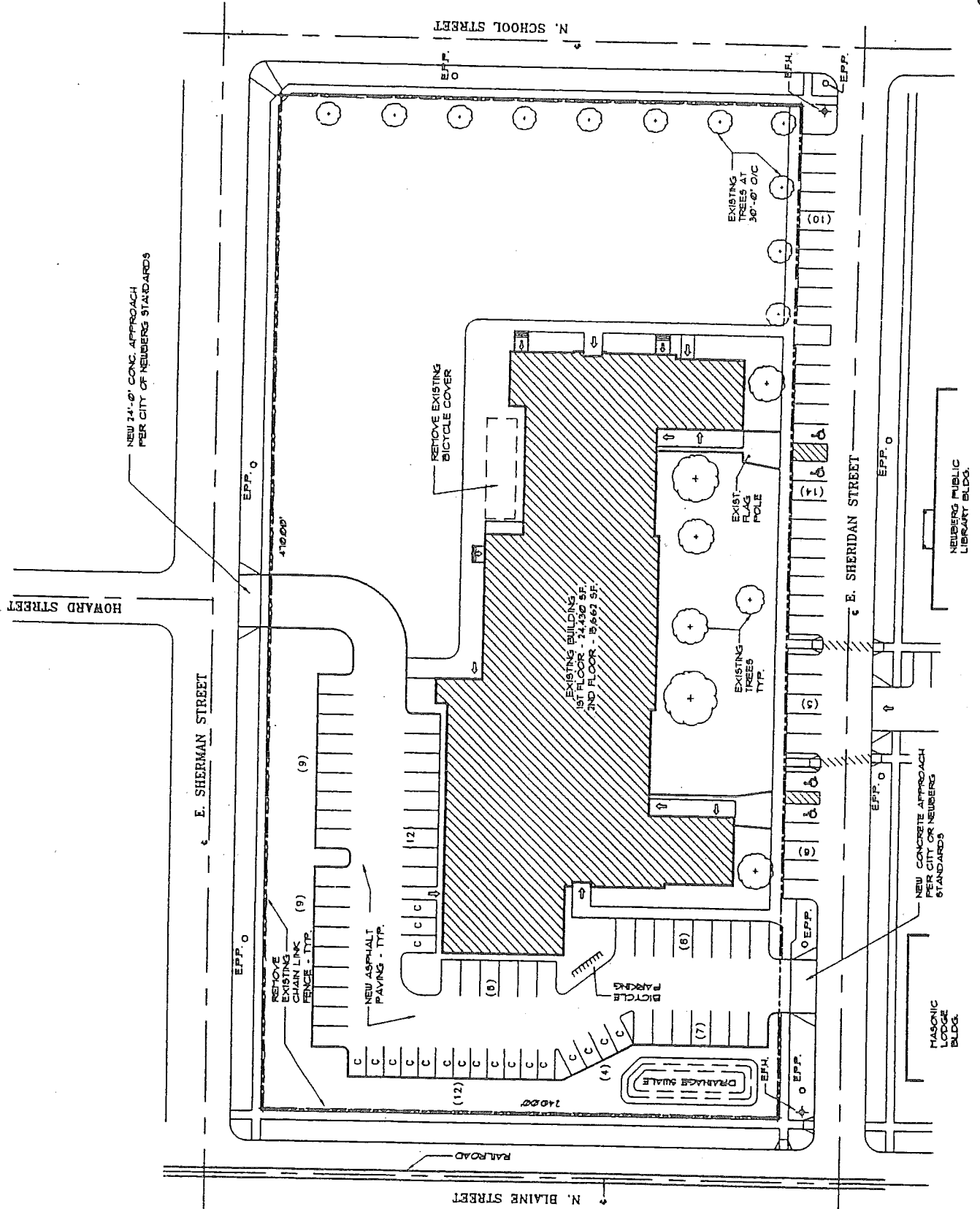
EXISTING 1998 PEAK HOUR TRAFFIC VOLUMES
FIGURE 3

NORTH



NOT TO SCALE

SITE PLAN
FIGURE 4



SCALE 1:1

C:\ACTIVE\592\DWG\FIGURE4

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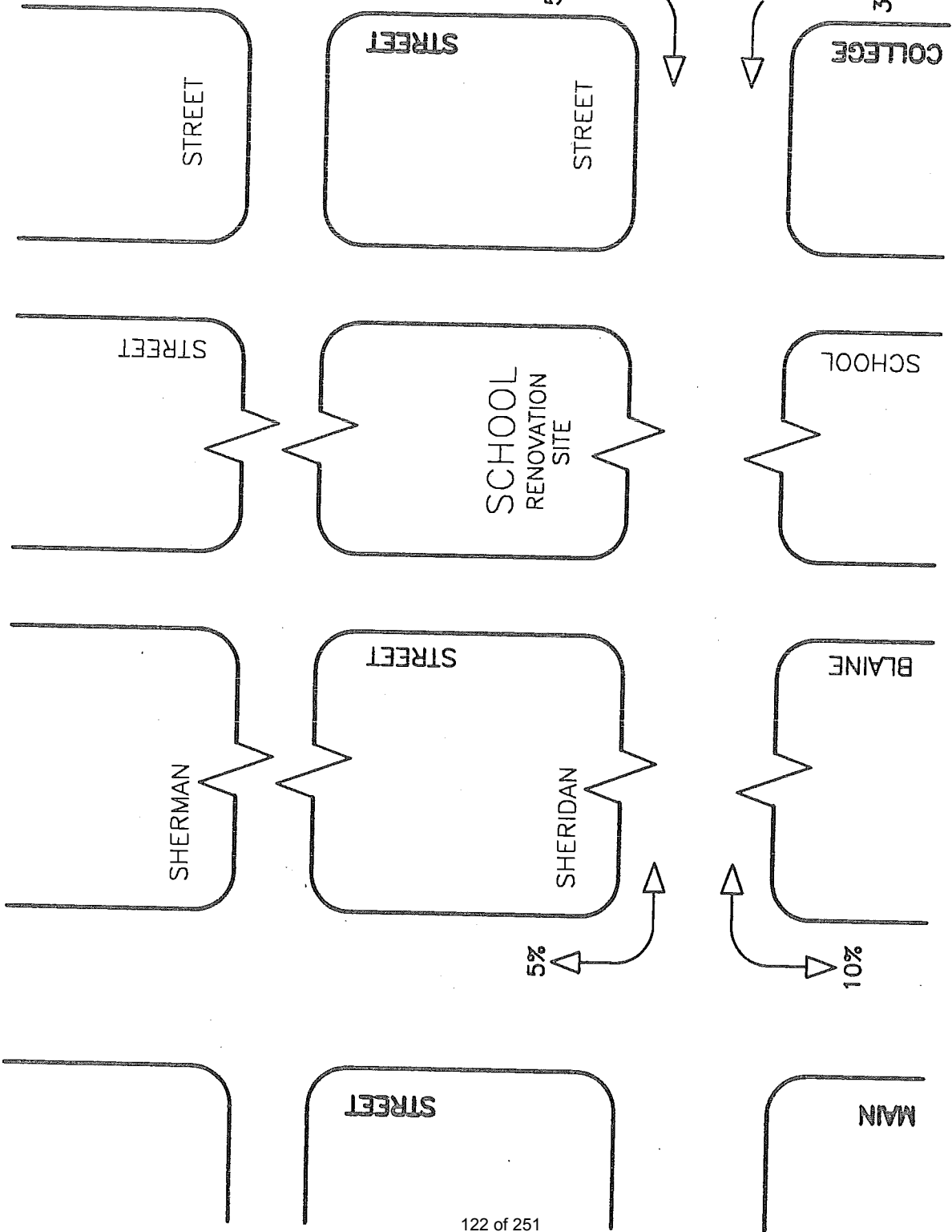
SCALE 1:1

C:\ACTIVE\592\DWG\FIGURES

NORTH

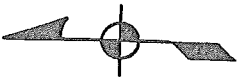


NOT TO SCALE



TRIP DISTRIBUTION
FIGURE 5

NORTH



NOT TO SCALE

PM
AM
PEAK HOUR



STREET

STREET

STREET

17	12
----	----

23	9
7	3

COLLEGE

4	5
---	---

STREET

SCHOOL
RENOVATION
SITE

SCHOOL

SHERMAN

STREET

SHERIDAN

1	2
2	5

BLAINE

2	3
---	---

STREET

2	1
---	---

MAIN

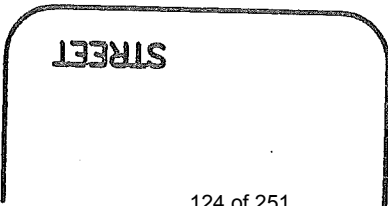
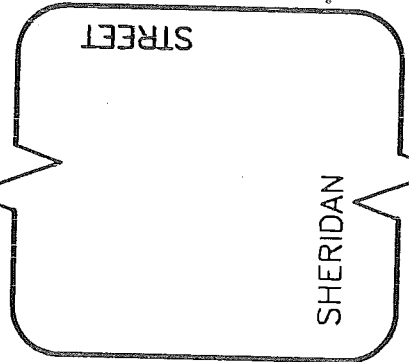
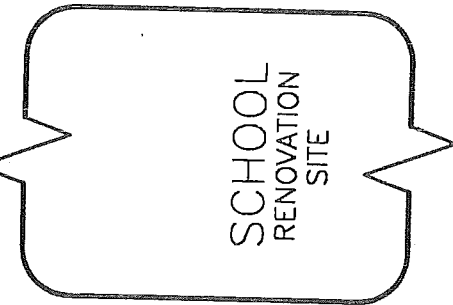
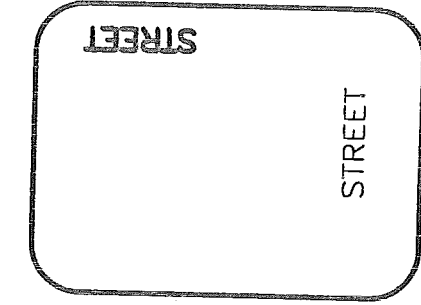
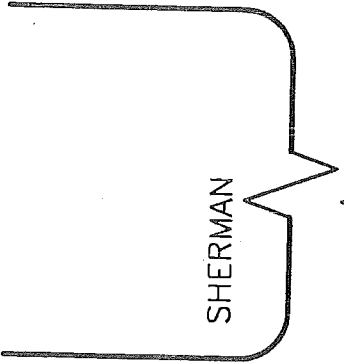
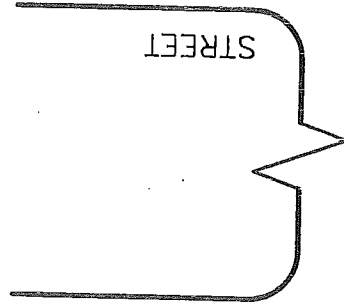
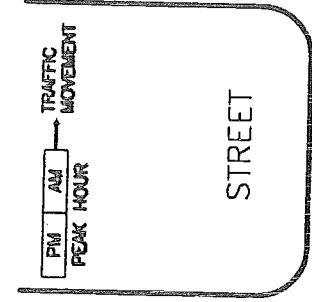
SCALE 1:1

C:\ACTIVE\592\DWG\FIGURE7

NORTH



NOT TO SCALE



13	393	57
13	387	23

8	300	4
12	406	2

8	5
1	2
5	0

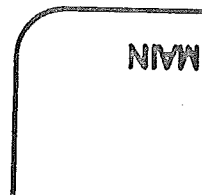
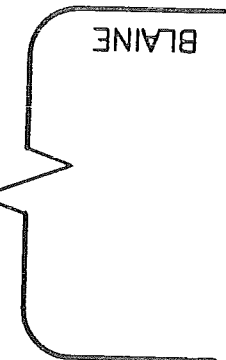
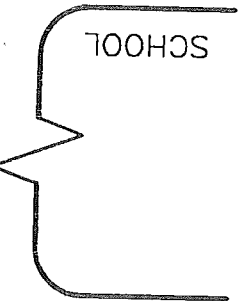
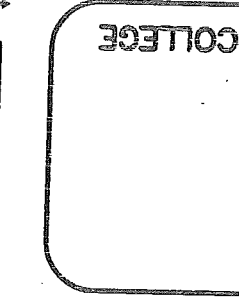
4	18
1	4
0	7

12	3
18	2
16	3

7	13
4	14
1	5

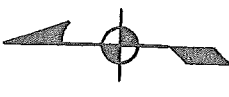
5	473	8
2	240	4

4	309	8
0	214	5

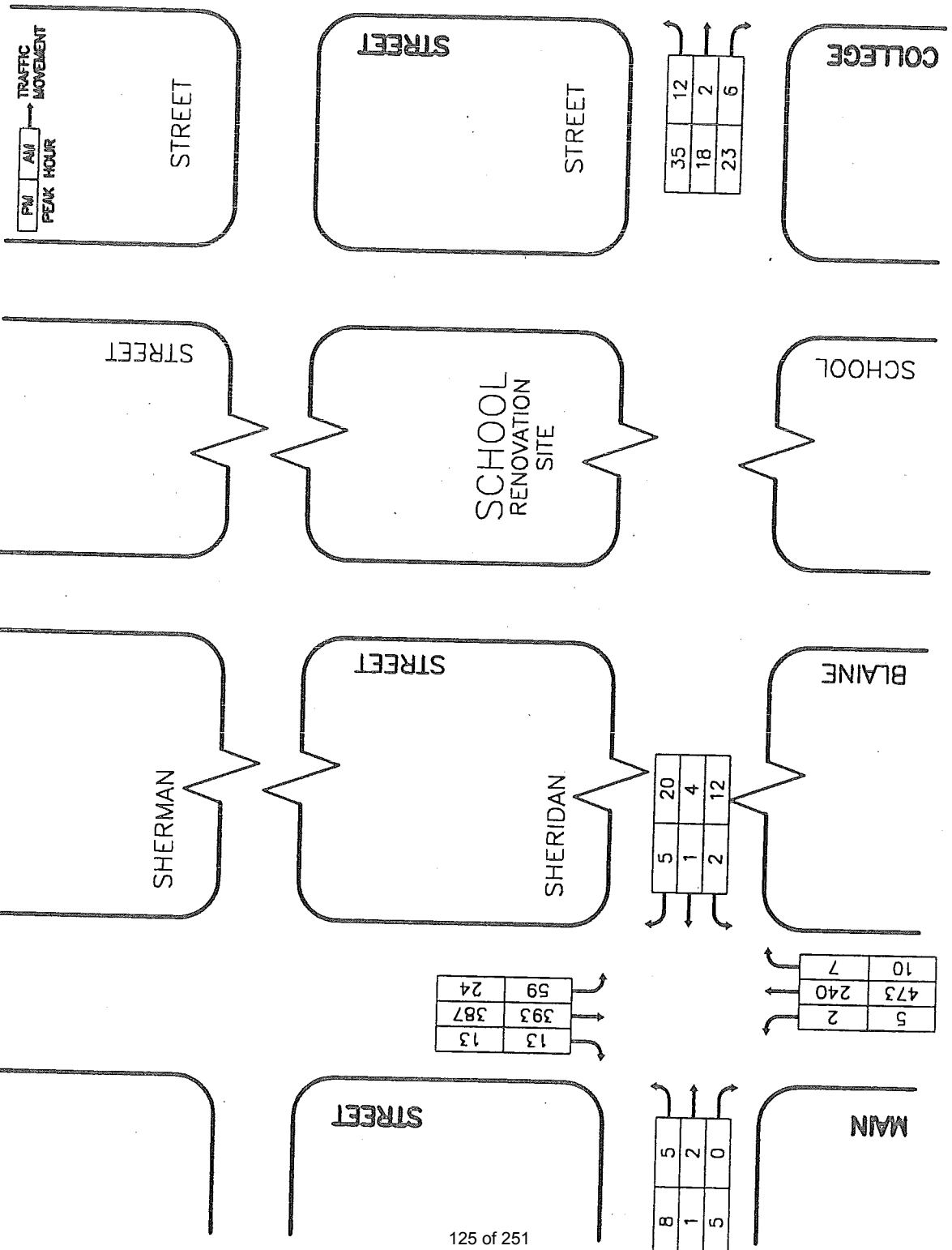


ESTIMATED 2000 PEAK HOUR TRAFFIC VOLUMES WITHOUT RECREATION CENTER
FIGURE 7

NORTH



NOT TO SCALE



ESTIMATED 2000 PEAK HOUR TRAFFIC VOLUMES WITH RECREATION CENTER FIGURE 8

NORTH

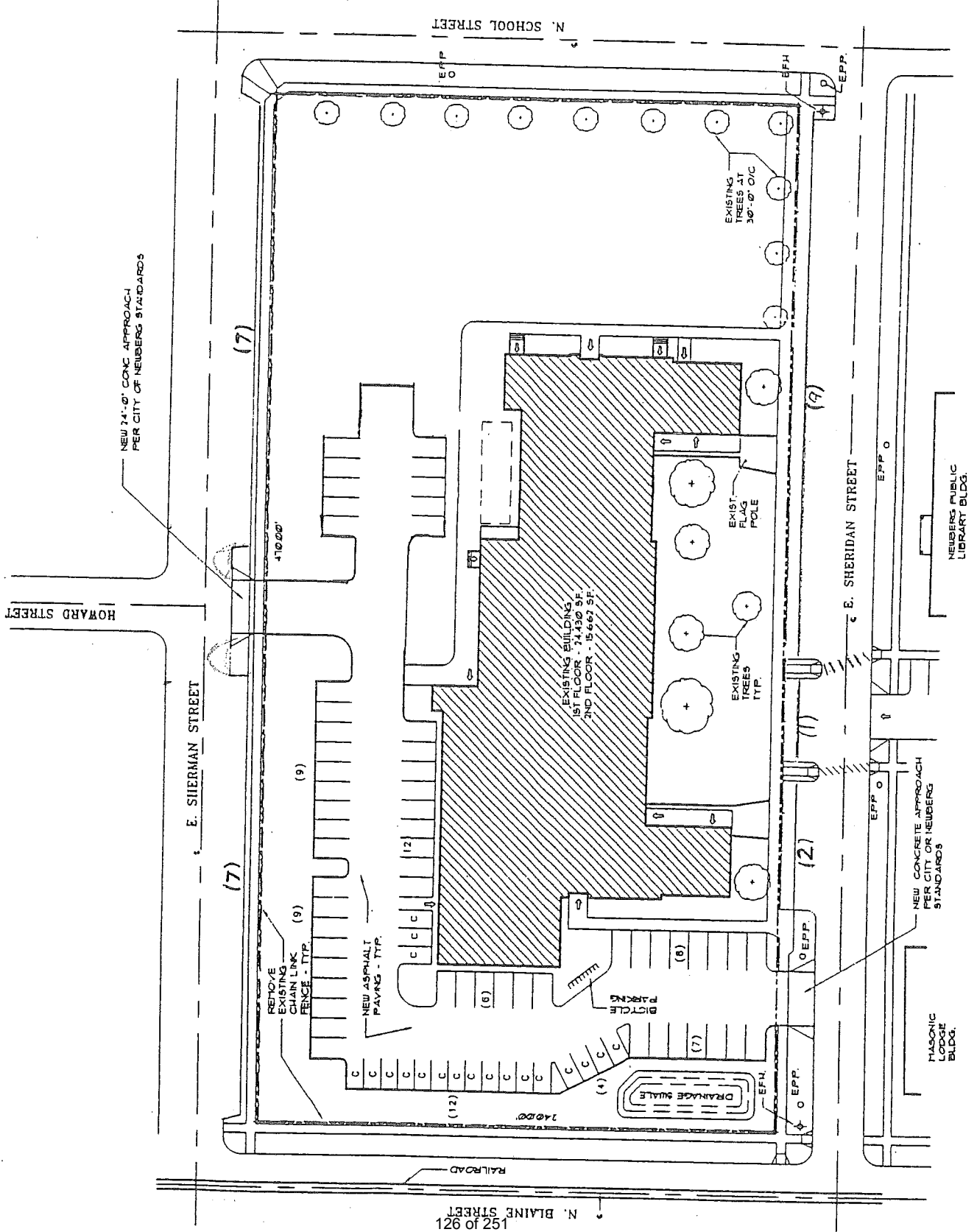


NOT TO SCALE

ALTERNATIVE PARKING PLAN FIGURE 9

SCALE: 1:1

C:\ACTIVE\592\DWG\FIGURE9



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ATTACHMENT 3

ATTACHMENT 3

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Streets, 1990, By the Association of State Highway &
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Highway Administration.
5. Transportation System Plan, City of Newberg, June 1994
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Administration, Technology Sharing Report 80-204,
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7. Residential Street Design and Traffic Control,
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FHWA TS 82 232

C:\ACTIVE\592\WORD\REPORT\REFERENCE.DOC

ATTACHMENT 3

ATTACHMENT 3

APPENDIX A

TRAFFIC STUDY SCOPE OF WORK

ATTACHMENT 3

**BRUCE F. SCHAFER
& COMPANY**

TRAFFIC ENGINEERING AND
COUNTING SERVICES

4770 15TH COURT SOUTH
SALEM, OREGON 97302
(503) 364-3749

FAX: (503) 364-0599

Project No. 592
March 3, 1998

FAXED March 3, 1998
FAXED to 503-537-1272

Mr. Larry Anderson, PE, PLS
Engineering Manager
Department of Community Development
414 E. First Street
Newberg, Oregon 97132

SUBJECT: Scope of Traffic Study for Central Grade School Renovation for Chehalem Park and Recreation District

Dear Mr. Anderson,

Thank you for the opportunity to meet and discuss last Friday the elements of the traffic study for the Central Grade School renovation. Based on our meeting the following are the various elements that will be analyzed in the traffic study,

1. PM peak period traffic volumes will be counted at the intersections of 1) College Street and Sheridan Street and 2) Main Street and Sheridan Street.
2. An estimate of the prior traffic volumes as a grade school will be developed as a basis of comparison for total traffic increase as compared to the proposed recreational use. These traffic volumes will be developed on an estimated total 24-hour traffic average condition.
3. Trip distribution to be shown on the adjacent roadway system for estimated PM peak hour period. Only the PM peak hour is to be evaluated since the AM peak hour operation is anticipated as being a relatively low traffic generation for the community center.
4. Background traffic is assumed to grow at an annual rate of 3.0% per year.
5. Traffic accident history to be evaluated for the last four calendar years at each of the following intersections, 1) College Street and Sheridan Street and 2) Main Street and Sheridan Street.
6. Operation of the intersections listed in one above will be evaluated for the existing PM peak hour period and build out year of the community center without and with the community center traffic.

Should the above differ from our discussion please advise as soon as possible so that the necessary revision in my proposal for a traffic study of the proposed community center may be made.

Should you have any question related to the above please contact this office.


Respectfully submitted

Bruce F. Schafer, PE
Cc Dwayne Brittell

ATTACHMENT 3

ATTACHMENT 3

APPENDIX B

MANUAL TRAFFIC COUNTS

MAIN STREET & SHERIDAN STREET
COLLEGE STREET & SHERIDAN STREET

ATTACHMENT 3

ATTACHMENT 3

Bruce F. Schafer and COMPANY

AM PM PEAK
TRAFFIC SUMMARY

LOCATION : N. MAIN ST. AND E. SHERIDAN ST.

ROAD AGENCY : CITY OF NEWBERG

COUNT DATE: 4-6&7-98

COUNTED BY: GW

SUMMARIZED BY: GW

TIME	FROM NORTH				FROM SOUTH				FROM WEST				FROM EAST				INTER. TOTAL
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
0600-0615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0615-0630				0				0				0				0	0
0630-0645	12	88	1	101	0	44	0	44	0	0	0	0	0	0	1	1	146
0645-0700	7	98	0	105	0	37	0	37	0	0	0	0	0	0	0	0	142
0700-0715	8	90	0	98	0	37	0	37	0	0	0	0	0	0	1	1	136
0715-0730	15	89	2	106	1	54	0	55	0	0	0	0	0	0	1	1	162
0730-0745	19	97	4	120	1	76	2	79	2	1	0	3	0	1	0	1	203
0745-0800	12	94	6	112	0	59	2	61	3	1	0	4	0	0	2	2	179
0800-0815	12	72	1	85	0	41	3	44	2	1	0	3	1	0	1	2	134
0815-0830	7	102	4	113	0	54	0	54	1	0	0	1	0	0	1	1	169
0830-0845	11	80	2	93	0	40	4	44	1	0	0	1	0	0	0	0	138
0845-0900	9	70	1	80	0	51	2	53	0	0	0	0	0	2	2	4	137
TOTAL				1013				508				12				13	1546

TIME	FROM NORTH				FROM SOUTH				FROM WEST				FROM EAST				INTER. TOTAL
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
1600-1615	11	100	7	118	1	94	3	98	1	2	1	4	0	2	3	5	225
1615-1630	4	102	5	111	1	94	1	96	1	0	2	3	2	3	7	12	222
1630-1645	5	71	8	84	5	90	4	99	0	1	1	2	1	2	5	8	193
1645-1700	5	101	11	117	1	99	0	100	1	0	2	3	0	0	3	3	223
1700-1715	2	86	5	93	1	119	3	123	2	0	0	2	2	1	7	10	228
1715-1730	3	94	3	100	2	108	3	113	4	1	3	8	1	3	5	9	230
1730-1745	2	84	3	89	1	120	2	123	1	0	0	1	4	0	2	6	219
1745-1800	1	78	3	82	0	104	2	106	4	1	1	6	2	0	1	3	197
1800-1815	4	94	2	100	0	94	1	95	2	0	0	2	1	0	2	3	200
1815-1830	4	72	0	76	2	93	4	99	2	1	1	4	0	0	9	9	188
1830-1845				0				0				0				0	0
1845-1900				0				0				0				0	0
TOTAL				970				1052				35				68	2125

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ATTACHMENT 3

Bruce F. Schafer and COMPANY

AM PM PEAK
TRAFFIC SUMMARY

LOCATION : N. COLLEGE ST. AND E. SHERIDAN ST.

ROAD AGENCY : CITY OF NEWBURG

COUNT DATE: 4-7&8-98

COUNTED BY: GW

SUMMARIZED BY: GW

TIME	FROM NORTH				FROM SOUTH				FROM WEST				FROM EAST				INTER. TOTAL
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
0600-0615	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
0615-0630				0				0				0				0	0
0630-0645	3	52	0	55	0	51	0	51	1	0	1	2	0	2	0	2	0
0645-0700	0	64	0	64	0	53	0	53	1	1	0	2	0	0	0	0	119
0700-0715	0	60	0	60	0	47	0	47	0	0	0	0	1	1	0	2	109
0715-0730	1	53	4	58	0	59	0	59	0	0	0	0	0	1	1	2	119
0730-0745	0	81	1	82	0	40	3	43	0	0	0	0	0	1	3	4	129
0745-0800	3	89	3	95	0	56	2	58	3	2	3	8	0	1	3	4	165
0800-0815	2	98	1	101	0	64	1	65	2	0	1	3	1	2	1	4	173
0815-0830	2	57	1	60	1	42	4	47	3	1	1	5	0	0	0	0	112
0830-0845	0	64	0	64	0	57	0	57	0	1	2	3	1	0	1	2	126
845-0900	2	57	0	59	1	41	0	42	2	2	2	6	1	2	0	3	110
TOTAL				698				522				29				23	1272

TIME	FROM NORTH				FROM SOUTH				FROM WEST				FROM EAST				INTER. TOTAL
	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	LEFT	THRU	RIGHT	TOTAL	
1600-1615	0	86	2	88	1	50	0	51	2	6	4	12	0	2	2	4	155
1615-1630	2	89	4	95	0	62	1	63	4	2	6	12	0	1	2	3	173
1630-1645	2	53	1	56	1	61	0	62	1	6	6	13	0	3	0	3	134
1645-1700	0	99	2	101	2	69	1	72	2	4	3	9	0	1	1	2	184
1700-1715	1	104	4	109	2	69	4	75	3	7	3	13	1	7	4	12	209
1715-1730	1	100	3	104	0	91	1	92	3	4	2	9	2	2	4	8	213
1730-1745	0	80	2	82	0	62	2	64	3	2	7	12	2	3	3	8	166
1745-1800	0	76	3	79	2	53	1	56	5	2	3	10	1	8	3	12	157
1800-1815	0	62	2	64	1	53	0	54	6	3	4	13	0	1	1	2	133
1815-1830	2	68	0	70	0	51	1	52	2	1	3	6	1	3	2	6	134
1830-1845				0				0				0				0	0
1845-1900				0				0				0				0	0
TOTAL				848				641				109				60	1658

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ATTACHMENT 3

APPENDIX C

MACHINE TRAFFIC COUNTS

SHERIDAN STREET 200' EAST OF BLAINE STREET
MAIN STREET, 150' NORTH OF SHERIDAN STREET
COLLEGE STREET, 50' NORTH OF SHERIDAN
STREET

ATTACHMENT 3

04-08-1998
 COUNTY-CITY OF NEWBURG
 SITE ID- SHERIDAN
 24 Hour Start Date
 Monday Apr 6, 1998

ATTACHMENT 3
 BRUCE F. SCHAFFER & COMPANY
 ROUTE-SHERIDAN S LOCATION-200' EAST OF BLAINE ST

Daily Printout of 2 Channel Data

Period	Channels		Total	Hr.Tot.	Period	Channels		Total	Hr.Tot.
Ends	WEST_B	EAST_B			Ends	WEST_B	EAST_B		
			0:15					0:30	
0:45	---	---	---		1:00	---	---	---	
1:15	---	---	---		1:30	---	---	---	
1:45	---	---	---		2:00	---	---	---	
2:15	---	---	---		2:30	---	---	---	
2:45	---	---	---		3:00	---	---	---	
3:15	---	---	---		3:30	---	---	---	
3:45	---	---	---		4:00	---	---	---	
4:15	---	---	---		4:30	---	---	---	
4:45	---	---	---		5:00	---	---	---	
5:15	---	---	---		5:30	---	---	---	
5:45	---	---	---		6:00	---	---	---	
6:15	---	---	---		6:30	---	---	---	
6:45	---	---	---		7:00	---	---	---	
7:15	---	---	---		7:30	---	---	---	
7:45	---	---	---		8:00	---	---	---	
8:15	---	---	---		8:30	---	---	---	
8:45	---	---	---		9:00	---	---	---	
9:15	---	---	---		9:30	---	---	---	
9:45	---	---	---		10:00	---	---	---	
10:15	---	---	---		10:30	---	---	---	
10:45	---	---	---		11:00	---	---	---	
11:15	---	---	---		11:30	---	---	---	
11:45	---	---	---		12:00	---	---	---	
12:15	---	---	---		12:30	---	---	---	
12:45	---	---	---		13:00	---	---	---	
13:15	---	---	---		13:30	---	---	---	
13:45	---	---	---		14:00	---	---	---	
14:15	---	---	---		14:30	0	0	0	
14:45	0	0	0		15:00	0	0	0	0
15:15	0	0	0		15:30	0	0	0	
15:45	0	0	0		16:00	0	0	0	0
16:15	0	1	1		16:30	4	10	14	
16:45	5	9	14		17:00	4	9	13	42
17:15	8	4	12		17:30	2	14	16	
17:45	3	7	10		18:00	0	6	6	44
18:15	1	5	6		18:30	1	5	6	
18:45	0	4	4		19:00	2	7	9	25
19:15	0	6	6		19:30	3	4	7	
19:45	1	1	2		20:00	2	1	3	18
20:15	2	2	4		20:30	0	2	2	
20:45	2	0	2		21:00	0	3	3	11
21:15	3	4	7		21:30	1	1	2	
21:45	0	2	2		22:00	0	6	6	17
22:15	0	1	1		22:30	0	0	0	
22:45	1	2	3		23:00	0	0	0	4
23:15	0	0	0		23:30	0	1	1	
23:45	0	2	2		24:00	0	0	0	3

24 Hr									
Total	45	119	164						

ATTACHMENT 3

04-08-1998

BRUCE F. SCHAFER & COMPANY

24 Hour Start Date
Tuesday Apr 7, 1998

Daily Printout of 2 Channel Data

Period	Channels		Total	Hr.Tot.	Period	Channels		Total	Hr.Tot.
Ends	WEST_B	EAST_B			Ends	WEST_B	EAST_B		
0:15	0	0	0		0:30	0	0	0	
0:45	0	0	0		1:00	0	0	0	0
1:15	0	1	1		1:30	0	0	0	
1:45	0	0	0		2:00	0	0	0	1
2:15	0	0	0		2:30	0	0	0	
2:45	0	0	0		3:00	0	0	0	0
3:15	0	0	0		3:30	0	0	0	
3:45	0	0	0		4:00	0	1	1	1
4:15	0	1	1		4:30	0	0	0	
4:45	0	0	0		5:00	0	1	1	2
5:15	0	2	2		5:30	0	0	0	
5:45	0	0	0		6:00	0	2	2	4
6:15	0	2	2		6:30	0	0	0	
6:45	0	2	2		7:00	0	0	0	4
7:15	2	3	5		7:30	0	4	4	
7:45	0	4	4		8:00	0	2	2	15
8:15	1	8	9		8:30	1	4	5	
8:45	2	9	11		9:00	1	2	3	28
9:15	2	4	6		9:30	2	2	4	
9:45	4	4	8		10:00	1	3	4	22
10:15	4	3	7		10:30	1	6	7	
10:45	3	2	5		11:00	3	7	10	29
11:15	3	5	8		11:30	16	8	24	
11:45	5	15	20		12:00	5	3	8	60
12:15	5	11	16		12:30	10	7	17	
12:45	5	12	17		13:00	2	7	9	59
13:15	4	8	12		13:30	6	6	12	
13:45	2	5	7		14:00	3	4	7	38
14:15	5	8	13		14:30	9	7	16	
14:45	3	7	10		15:00	7	3	10	49
15:15	6	7	13		15:30	9	11	20	
15:45	7	11	18		16:00	7	8	15	66
16:15	5	8	13		16:30	4	9	13	
16:45	4	9	13		17:00	6	8	14	53
17:15	5	9	14		17:30	3	10	13	
17:45	6	10	16		18:00	5	7	12	55
18:15	0	11	11		18:30	3	9	12	
18:45	7	5	12		19:00	3	9	12	47
19:15	1	8	9		19:30	5	6	11	
19:45	1	6	7		20:00	1	2	3	30
20:15	0	6	6		20:30	0	1	1	
20:45	0	6	6		21:00	1	7	8	21
21:15	1	3	4		21:30	1	5	6	
21:45	0	1	1		22:00	0	0	0	11
22:15	0	0	0		22:30	0	2	2	
22:45	0	2	2		23:00	0	1	1	5
23:15	0	0	0		23:30	0	0	0	
23:45	0	1	1		24:00	0	0	0	1

24 Hr	Total		208	393	601				

24 Hour Start Date
Wednesday Apr 8, 1998

Daily Printout of 2 Channel Data

Period Channels				Period Channels			
Ends	WEST_B	EAST_B	Total Hr.Tot.	Ends	WEST_B	EAST_B	Total Hr.Tot.
0:15	0	1	1	0:30	0	2	2
0:45	0	0	0	1:00	0	0	0
1:15	0	0	0	1:30	0	0	0
1:45	0	0	0	2:00	0	0	0
2:15	0	0	0	2:30	0	0	0
2:45	0	0	0	3:00	0	0	0
3:15	0	0	0	3:30	0	0	0
3:45	0	0	0	4:00	0	1	1
4:15	0	0	0	4:30	0	1	1
4:45	0	1	1	5:00	0	0	0
5:15	0	2	2	5:30	0	1	1
5:45	0	0	0	6:00	0	1	1
6:15	0	1	1	6:30	0	1	1
6:45	2	2	4	7:00	0	1	1
7:15	1	0	1	7:30	0	1	1
7:45	0	2	2	8:00	0	6	6
8:15	2	3	5	8:30	0	4	4
8:45	0	3	3	9:00	1	5	6
9:15	1	1	2	9:30	2	2	4
9:45	3	5	8	10:00	1	4	5
10:15	0	2	2	10:30	3	4	7
10:45	0	0	0	11:00	0	0	0
11:15	0	0	0	11:30	0	0	0
11:45	0	0	0	12:00	0	0	0
12:15	---	---	---	12:30	---	---	---
12:45	---	---	---	13:00	---	---	---
13:15	---	---	---	13:30	---	---	---
13:45	---	---	---	14:00	---	---	---
14:15	---	---	---	14:30	---	---	---
14:45	---	---	---	15:00	---	---	---
15:15	---	---	---	15:30	---	---	---
15:45	---	---	---	16:00	---	---	---
16:15	---	---	---	16:30	---	---	---
16:45	---	---	---	17:00	---	---	---
17:15	---	---	---	17:30	---	---	---
17:45	---	---	---	18:00	---	---	---
18:15	---	---	---	18:30	---	---	---
18:45	---	---	---	19:00	---	---	---
19:15	---	---	---	19:30	---	---	---
19:45	---	---	---	20:00	---	---	---
20:15	---	---	---	20:30	---	---	---
20:45	---	---	---	21:00	---	---	---
21:15	---	---	---	21:30	---	---	---
21:45	---	---	---	22:00	---	---	---
22:15	---	---	---	22:30	---	---	---
22:45	---	---	---	23:00	---	---	---
23:15	---	---	---	23:30	---	---	---
23:45	---	---	---	24:00	---	---	---
24 Hr							
Total	18	57	75				

ATTACHMENT 3

04-08-1998
 COUNTY-CITY OF NEWBURG
 SITE ID- MAIN
 24 Hour Start Date
 Monday Apr 6, 1998

BRUCE F. SCHAFFER & COMPANY
 ROUTE-MAIN ST LOCATION-150' NORTH OF SHERIDAN

Daily Printout of 2 Channel Data

Period Channels				Period Channels			
Ends	SOUTH	NORTH	Total Hr.Tot.	Ends	SOUTH	NORTH	Total Hr.Tot.
0:15	---	---	---	0:30	---	---	---
0:45	---	---	---	1:00	---	---	---
1:15	---	---	---	1:30	---	---	---
1:45	---	---	---	2:00	---	---	---
2:15	---	---	---	2:30	---	---	---
2:45	---	---	---	3:00	---	---	---
3:15	---	---	---	3:30	---	---	---
3:45	---	---	---	4:00	---	---	---
4:15	---	---	---	4:30	---	---	---
4:45	---	---	---	5:00	---	---	---
5:15	---	---	---	5:30	---	---	---
5:45	---	---	---	6:00	---	---	---
6:15	---	---	---	6:30	---	---	---
6:45	---	---	---	7:00	---	---	---
7:15	---	---	---	7:30	---	---	---
7:45	---	---	---	8:00	---	---	---
8:15	---	---	---	8:30	---	---	---
8:45	---	---	---	9:00	---	---	---
9:15	---	---	---	9:30	---	---	---
9:45	---	---	---	10:00	---	---	---
10:15	---	---	---	10:30	---	---	---
10:45	---	---	---	11:00	---	---	---
11:15	---	---	---	11:30	---	---	---
11:45	---	---	---	12:00	---	---	---
12:15	---	---	---	12:30	---	---	---
12:45	---	---	---	13:00	---	---	---
13:15	---	---	---	13:30	---	---	---
13:45	---	---	---	14:00	---	---	---
14:15	0	0	0	14:30	0	0	0
14:45	0	0	0	15:00	0	0	0
15:15	0	0	0	15:30	0	0	0
15:45	104	94	198	16:00	122	101	223
16:15	116	94	210	16:30	106	106	212
16:45	93	91	184	17:00	111	104	215
17:15	98	130	228	17:30	91	122	213
17:45	93	128	221	18:00	88	107	195
18:15	98	98	196	18:30	80	110	190
18:45	82	81	163	19:00	75	71	146
19:15	71	96	167	19:30	46	62	108
19:45	62	56	118	20:00	53	55	108
20:15	60	50	110	20:30	32	47	79
20:45	42	62	104	21:00	32	59	91
21:15	47	53	100	21:30	26	43	69
21:45	25	42	67	22:00	16	31	47
22:15	21	32	53	22:30	20	17	37
22:45	23	15	38	23:00	17	17	34
23:15	9	17	26	23:30	6	10	16
23:45	10	11	21	24:00	9	7	16
24 Hr				24 Hr			
Total	1984	2219	4203				

ATTACHMENT 3

04-08-1998

BRUCE F. SCHAFER & COMPANY

24 Hour Start Date
Tuesday Apr 7, 1998

Daily Printout of 2 Channel Data

Period Channels				Period Channels			
Ends	SOUTH	NORTH	Total Hr.Tot.	Ends	SOUTH	NORTH	Total Hr.Tot.
0:15	3	9	12	0:30	4	2	6
0:45	3	11	14	1:00	6	8	14
1:15	3	2	5	1:30	6	5	11
1:45	5	5	10	2:00	13	3	16
2:15	2	3	5	2:30	2	7	9
2:45	0	3	3	3:00	6	4	10
3:15	5	1	6	3:30	2	3	5
3:45	7	3	10	4:00	9	1	10
4:15	7	5	12	4:30	12	8	20
4:45	23	3	26	5:00	15	12	27
5:15	33	4	37	5:30	35	6	41
5:45	48	21	69	6:00	46	39	85
6:15	63	30	93	6:30	95	38	133
6:45	105	42	147	7:00	112	38	150
7:15	100	46	146	7:30	114	58	172
7:45	122	97	219	8:00	117	89	206
8:15	90	43	133	8:30	119	65	184
8:45	104	41	145	9:00	84	74	158
9:15	73	53	126	9:30	110	50	160
9:45	80	58	138	10:00	66	49	115
10:15	65	55	120	10:30	67	54	121
10:45	81	71	152	11:00	72	60	132
11:15	81	52	133	11:30	79	57	136
11:45	99	77	176	12:00	64	73	137
12:15	87	84	171	12:30	65	74	139
12:45	74	61	135	13:00	71	60	131
13:15	75	78	153	13:30	82	67	149
13:45	76	66	142	14:00	64	61	125
14:15	65	94	159	14:30	67	62	129
14:45	102	76	178	15:00	35	104	139
15:15	88	68	156	15:30	71	98	169
15:45	122	116	238	16:00	117	93	210
16:15	124	88	212	16:30	101	94	195
16:45	103	124	227	17:00	104	102	206
17:15	118	110	228	17:30	98	139	237
17:45	103	158	261	18:00	102	137	239
18:15	93	113	206	18:30	79	102	181
18:45	78	103	181	19:00	116	88	204
19:15	86	90	176	19:30	78	63	141
19:45	55	65	120	20:00	45	38	133
20:15	46	44	90	20:30	43	66	109
20:45	42	56	98	21:00	42	54	96
21:15	47	56	103	21:30	37	55	92
21:45	21	47	68	22:00	25	42	67
22:15	30	37	67	22:30	23	32	55
22:45	19	19	38	23:00	9	22	31
23:15	11	20	31	23:30	8	17	25
23:45	6	10	16	24:00	6	11	17
24 Hr				24 Hr			
Total	5666	5032	10698				

ATTACHMENT 3

04-08-1998

BRUCE F. SCHAFER & COMPANY

24 Hour Start Date
Wednesday Apr 8, 1998

Daily Printout of 2 Channel Data

Period Channels				Period Channels			
Ends	SOUTH	NORTH	Total Hr. Tot.	Ends	SOUTH	NORTH	Total Hr. Tot.
0:15	8	3	11	0:30	5	8	13
0:45	5	9	14	1:00	3	9	12 50
1:15	2	5	7	1:30	1	5	6
1:45	8	3	11	2:00	13	2	15 39
2:15	4	4	8	2:30	2	3	5
2:45	3	3	6	3:00	8	5	13 32
3:15	6	0	6	3:30	1	3	4
3:45	9	1	10	4:00	2	9	11 31
4:15	16	3	19	4:30	12	1	13
4:45	14	7	21	5:00	25	8	33 86
5:15	28	15	43	5:30	47	14	61
5:45	49	10	59	6:00	55	28	83 246
6:15	79	26	105	6:30	83	39	122
6:45	92	47	139	7:00	98	33	131 497
7:15	103	53	156	7:30	107	58	165
7:45	124	77	201	8:00	132	57	189 711
8:15	93	56	149	8:30	114	65	179
8:45	98	57	155	9:00	92	63	155 638
9:15	78	64	142	9:30	85	52	137
9:45	78	65	143	10:00	66	53	119 541
10:15	3	4	7	10:30	0	0	0
10:45	0	0	0	11:00	0	0	0 7
11:15	0	0	0	11:30	0	0	0
11:45	0	0	0	12:00	---	---	---
12:15	---	---	---	12:30	---	---	---
12:45	---	---	---	13:00	---	---	---
13:15	---	---	---	13:30	---	---	---
13:45	---	---	---	14:00	---	---	---
14:15	---	---	---	14:30	---	---	---
14:45	---	---	---	15:00	---	---	---
15:15	---	---	---	15:30	---	---	---
15:45	---	---	---	16:00	---	---	---
16:15	---	---	---	16:30	---	---	---
16:45	---	---	---	17:00	---	---	---
17:15	---	---	---	17:30	---	---	---
17:45	---	---	---	18:00	---	---	---
18:15	---	---	---	18:30	---	---	---
18:45	---	---	---	19:00	---	---	---
19:15	---	---	---	19:30	---	---	---
19:45	---	---	---	20:00	---	---	---
20:15	---	---	---	20:30	---	---	---
20:45	---	---	---	21:00	---	---	---
21:15	---	---	---	21:30	---	---	---
21:45	---	---	---	22:00	---	---	---
22:15	---	---	---	22:30	---	---	---
22:45	---	---	---	23:00	---	---	---
23:15	---	---	---	23:30	---	---	---
23:45	---	---	---	24:00	---	---	---
24 Hr							
Total	1851	1027	2878	145 of 251			

ATTACHMENT 3

04-08-1998

COUNTY-CITY OF NEWBURG

SITE ID- COLLEGE

24 Hour Start Date

Monday Apr 6, 1998

BRUCE F. SCHAFER & COMPANY

ROUTE-COLLEGE ST LOCATION-50' NORTH OF SHERIDAN

Daily Printout of 2 Channel Data

Period	Channels		Total	Period	Channels		Total
Ends	NORTHB	SOUTHB	Hr.Tot.	Ends	NORTHB	SOUTHB	Hr.Tot.
0:15	---	---	---	0:30	---	---	---
0:45	---	---	---	1:00	---	---	---
1:15	---	---	---	1:30	---	---	---
1:45	---	---	---	2:00	---	---	---
2:15	---	---	---	2:30	---	---	---
2:45	---	---	---	3:00	---	---	---
3:15	---	---	---	3:30	---	---	---
3:45	---	---	---	4:00	---	---	---
4:15	---	---	---	4:30	---	---	---
4:45	---	---	---	5:00	---	---	---
5:15	---	---	---	5:30	---	---	---
5:45	---	---	---	6:00	---	---	---
6:15	---	---	---	6:30	---	---	---
6:45	---	---	---	7:00	---	---	---
7:15	---	---	---	7:30	---	---	---
7:45	---	---	---	8:00	---	---	---
8:15	---	---	---	8:30	---	---	---
8:45	---	---	---	9:00	---	---	---
9:15	---	---	---	9:30	---	---	---
9:45	---	---	---	10:00	---	---	---
10:15	---	---	---	10:30	---	---	---
10:45	---	---	---	11:00	---	---	---
11:15	---	---	---	11:30	---	---	---
11:45	---	---	---	12:00	---	---	---
12:15	---	---	---	12:30	---	---	---
12:45	---	---	---	13:00	---	---	---
13:15	---	---	---	13:30	---	---	---
13:45	---	---	---	14:00	---	---	---
14:15	0	0	0	14:30	0	0	0
14:45	0	0	0	15:00	0	0	0
15:15	0	0	0	15:30	0	0	0
15:45	28	37	65	16:00	72	80	152
16:15	51	92	143	16:30	74	90	164
16:45	95	92	187	17:00	68	91	159
17:15	72	92	164	17:30	76	93	169
17:45	60	92	152	18:00	79	89	168
18:15	38	63	151	18:30	61	51	112
18:45	67	66	133	19:00	73	49	122
19:15	58	46	104	19:30	66	48	114
19:45	38	47	85	20:00	47	26	73
20:15	45	36	81	20:30	41	26	67
20:45	38	33	71	21:00	34	41	75
21:15	41	26	67	21:30	38	16	54
21:45	28	25	53	22:00	30	18	48
22:15	31	18	49	22:30	23	7	30
22:45	18	12	30	23:00	20	6	26
23:15	16	12	28	23:30	12	8	20
23:45	10	12	22	24:00	5	6	11
24 Hr							
Total	1603	1546	3149				

ATTACHMENT 3

06-08-1998

BRUCE F. SCHAFFER & COMPANY

24 Hour Start Date
Tuesday Apr 7, 1998

Daily Printout of 2 Channel Data

Period Channels				Period Channels			
Ends	NORTHB	SOUTH	Total Hr.Tot.	Ends	NORTHB	SOUTH	Total Hr.Tot.
0:15	10	5	15	0:30	6	2	8
0:45	14	1	15	1:00	2	5	7
1:15	4	3	7	1:30	3	4	7
1:45	2	2	4	2:00	3	3	6
2:15	2	0	2	2:30	3	2	5
2:45	1	1	2	3:00	1	0	1
3:15	0	0	0	3:30	1	2	3
3:45	2	6	8	4:00	1	2	3
4:15	1	1	2	4:30	1	5	6
4:45	3	7	10	5:00	2	13	15
5:15	6	6	12	5:30	11	18	29
5:45	19	20	39	6:00	32	30	62
6:15	28	45	73	6:30	53	39	92
6:45	69	53	122	7:00	64	53	117
7:15	42	73	115	7:30	56	69	125
7:45	48	71	119	8:00	55	92	147
8:15	66	88	154	8:30	66	76	142
8:45	47	68	115	9:00	35	60	95
9:15	38	50	88	9:30	34	56	90
9:45	38	43	81	10:00	24	42	66
10:15	38	45	83	10:30	43	40	83
10:45	40	48	88	11:00	33	51	84
11:15	55	48	103	11:30	46	68	114
11:45	60	52	112	12:00	47	73	120
12:15	71	69	140	12:30	72	77	149
12:45	52	52	104	13:00	58	52	110
13:15	61	55	116	13:30	44	74	118
13:45	40	61	101	14:00	62	56	118
14:15	69	65	134	14:30	45	59	104
14:45	63	51	114	15:00	83	63	146
15:15	81	94	175	15:30	59	87	146
15:45	60	97	157	16:00	71	67	138
16:15	58	95	153	16:30	68	93	161
16:45	63	54	117	17:00	75	101	176
17:15	74	107	181	17:30	101	97	198
17:45	69	83	152	18:00	63	81	144
18:15	61	64	125	18:30	55	69	124
18:45	61	64	125	19:00	76	78	154
19:15	80	49	129	19:30	55	29	84
19:45	54	38	92	20:00	51	41	92
20:15	51	35	86	20:30	51	31	82
20:45	43	27	70	21:00	45	29	74
21:15	51	26	77	21:30	26	25	51
21:45	38	19	57	22:00	26	17	43
22:15	29	9	38	22:30	24	14	38
22:45	14	9	23	23:00	14	9	23
23:15	14	8	22	23:30	16	3	19
23:45	5	9	14	24:00	11	5	16
-----				-----			
24 Hr							
Total	3768	4038	7806				

ATTACHMENT 3

04-08-1998

BRUCE F. SCHAFER & COMPANY

24 Hour Start Date
Wednesday Apr 8, 1998

Daily Printout of 2 Channel Data

Period Channels				Period Channels			
Ends	NORTHB	SOUTHB	Total Hr.Tot.	Ends	NORTHB	SOUTHB	Total Hr.Tot.
0:15	5	8	13	0:30	8	1	9
0:45	1	0	1	1:00	4	4	8
1:15	7	2	9	1:30	4	1	5
1:45	3	0	3	2:00	2	4	6
2:15	4	2	6	2:30	1	1	2
2:45	1	1	2	3:00	2	1	3
3:15	1	1	2	3:30	2	1	3
3:45	1	2	3	4:00	2	4	6
4:15	3	1	4	4:30	0	6	6
4:45	6	9	15	5:00	2	10	12
5:15	8	9	17	5:30	7	11	18
5:45	23	28	51	6:00	36	35	71
6:15	35	41	76	6:30	49	46	95
6:45	50	52	102	7:00	56	64	120
7:15	47	60	107	7:30	59	57	116
7:45	43	79	122	8:00	62	92	154
8:15	61	88	149	8:30	56	69	125
8:45	59	67	126	9:00	44	68	112
9:15	41	66	107	9:30	26	38	64
9:45	38	55	93	10:00	37	57	94
10:15	36	46	82	10:30	4	3	7
10:45	0	0	0	11:00	0	0	0
11:15	0	0	0	11:30	0	0	0
11:45	0	0	0	12:00	---	---	---
12:15	---	---	---	12:30	---	---	---
12:45	---	---	---	13:00	---	---	---
13:15	---	---	---	13:30	---	---	---
13:45	---	---	---	14:00	---	---	---
14:15	---	---	---	14:30	---	---	---
14:45	---	---	---	15:00	---	---	---
15:15	---	---	---	15:30	---	---	---
15:45	---	---	---	16:00	---	---	---
16:15	---	---	---	16:30	---	---	---
16:45	---	---	---	17:00	---	---	---
17:15	---	---	---	17:30	---	---	---
17:45	---	---	---	18:00	---	---	---
18:15	---	---	---	18:30	---	---	---
18:45	---	---	---	19:00	---	---	---
19:15	---	---	---	19:30	---	---	---
19:45	---	---	---	20:00	---	---	---
20:15	---	---	---	20:30	---	---	---
20:45	---	---	---	21:00	---	---	---
21:15	---	---	---	21:30	---	---	---
21:45	---	---	---	22:00	---	---	---
22:15	---	---	---	22:30	---	---	---
22:45	---	---	---	23:00	---	---	---
23:15	---	---	---	23:30	---	---	---
23:45	---	---	---	24:00	---	---	---
24 Hr				24 Hr			
Total	936	1190	2126				

ATTACHMENT 3

ATTACHMENT 3

APPENDIX D

ACCIDENT DATA FROM OREGON DEPARTMENT OF
TRANSPORTATION

ATTACHMENT 3



Oregon

John A. Kitzhaber, M.D., Governor

Department of Transportation
Transportation Development Branch
Mill Creek Office Building
555 13th Street NE
Salem, OR 97310

April 28, 1998

FILE CODE:

Bruce F. Schafer & Company
Attn. Bruce Schafer, PE
4770 15th Court South
Salem, OR 97302

RECEIVED
APR 30 1998
BRUCE F. SCHAFER
& COMPANY

Dear Mr. Schafer:

Enclosed are computer listings of accidents on College Street and Main Street in Newberg. The search period was from January 1, 1994, through December 31, 1997.

We are still working on Sunnyview and Fisher Road. It should be in the mail tomorrow.

Please call me at 503-986-4233 if you have any questions or need additional information. I hope the information provided is useful.

Sincerely,

Sandra L. Coreson
Accident Decoder Technician

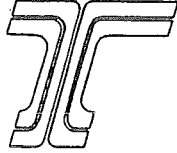
Enclosure

ATTACHMENT 3

ATTACHMENT 3

OREGON DEPARTMENT OF TRANSPORTATION

HIGHWAY DIVISION
 TRAFFIC SECTION
 AUTOMATED
 COLLISION
 DIAGRAM
 SYSTEM



City NEWBERG County YAMHILL

Intersection of SHERIDAN ST.
 and MAIN ST.

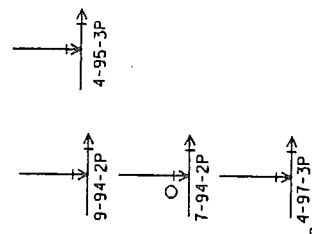
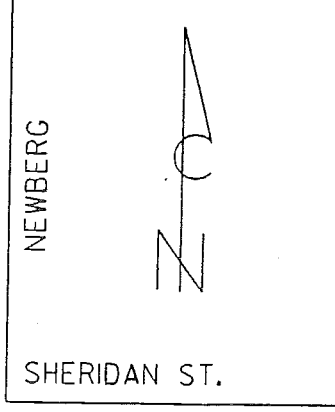
Highway and No. YAMHILL-NEWBERG HWY. 151

M.P. 11.44 Period Fr. 01/01/94 To 12/31/97

Compiled by SC Date 04/28/98

LEGEND

- Person Killed
- ▲ --- Ped. Killed
- Person Inj.
- ◁ --- Ped. Inj.
- ← --- Property Damage Only
- ←▲ Collision - Rear-end
- ←X Collision - Head-on
- ←/ Collision - Sideswipe
- ★ Awaiting Left Turn



- ◁ --- Path of Pedestrian
- ← --- Path of Vehicle
- ← --- Path of Animal
- ← --- Vehicle Moving
- ←○ --- Vehicle Stopped
- ←→ --- Vehicle Backing
- Properly Parked
- ▭ Improperly Parked
- ←+ --- Vehicle Overturned
- ←~ --- Vehicle Skidded

ATTACHMENT 3

4/27/1998

OREGON DEPARTMENT OF TRANSPORTATION - TRANSPORTATION DEVELOPMENT BRANCH
 TRANSPORTATION DATA SECTION - ACCIDENT DATA UNIT
 ACCIDENT SUMMARIES BY YEAR - REPORT EPSUMS2A

PAGE 1

MP 11.44 AT MAIN ST.

01/01/94 TO 12/31/97

YEAR	COLLISION TYPE	FATAL ACCTS	NON-FATAL ACCTS	PROP. DAMAGE ONLY	ACDTS TOTAL	PEOPLE KILLED	PEOPLE INJURED	TRUCKS	DRY SURF	WET SURF	DAY	DARK	INTER-SECTION	OFF-ROAD
1994	ANGLE	1	1	1	2	0	1	0	2	0	2	0	2	0
1994	YEAR TOTALS	1	1	1	2	0	1	0	2	0	2	0	2	0
1995	ANGLE	0	1	1	1	0	0	0	1	0	1	0	1	0
1995	YEAR TOTALS	0	1	1	1	0	0	0	1	0	1	0	1	0
1997	ANGLE	0	1	1	1	0	0	0	1	0	1	0	1	0
1997	YEAR TOTALS	0	1	1	1	0	0	0	1	0	1	0	1	0
FINAL TOTALS		1	3	3	4	0	1	0	4	0	4	0	4	0

04/27/98 MP 11.44 AT MAIN ST. 01/01/94 TO 12/31/97 PAGE 1

SERIAL NO./INVEST	DATE/DAY/TIME	COUNTY/CITY	SYSTEM/PFX-MILEP	FIRST/INTRSCT	ROAD-CHAR/DIREC	INTER OR (MEDIAN) TYPE/TURN	WEATH/SURF-ACC- COLL/ LIGHT CLASS	VEH/OWNER/SEVRTY TYPE	RES-LIC/AGE-SEX	MOVE/FR-TO	ERROR/ACTION	EVENT/CAUSE
00431	04/11/95	YAMHILL NEWBERG	0	11.44 2202	INTER W 4	CROSS NONE	CLR DRY DAY	01 MVOP PRI	OR1-Y	STRGHT	NO ROFWY	NO-YIELD
								PASS	24 M	W E	NONE	
								PDC	UNK-U	STRGHT	NONE	
								PDC	00 U S N			
00668	07/02/94	YAMHILL NEWBERG	0	11.44 2202	INTER CN 4	CROSS NONE	CLR DRY DAY	01 MVOP PRI	OR1-Y	STRGHT	NO ROFWY	NO-YIELD
								PASS	57 M	W E	GO A/RED	
								PDC	OR1-Y	STRGHT	NONE	
								PDC	43 M S N			
								03 INJC	38 F	PSNGR		
00958	09/25/94	YAMHILL NEWBERG	0	11.44 2202	INTER CN 4	CROSS NONE	CLR DRY DAY	01 MVOP PRI	OR1-Y	STRGHT	NO ROFWY	NO-YIELD
								PASS	43 M	W E	GO A/RED	
								PDC	OR1-Y	STRGHT	NONE	
								PDC	33 M S N			
								03 UN04	01 F	PSNGR		
00483	04/17/97	YAMHILL NEWBERG	0	11.44 2202	INTER CN 4	CROSS NONE	CLR DRY DAY	01 MVOP PRI	OR1-Y	STRGHT	NO ROFWY	NO-YIELD
								PASS	28 M	W E	GO A/RED	
								PDC	OR1-Y	STRGHT	NONE	
								PDC	36 M S N			

*** CODES EMPLOYED IN PREVIOUS ACCIDENTS ***

CLASS	CODE	USED	DESCRIPTION
DRIVER ACTION	15	3	GO A/RED GO AFTER STOPPING FOR SIGN OR FLASHING RED
PED-ACTION	NO CODES	USED	
DRIVER ERROR	28	4	NO ROFWY DID NOT HAVE RIGHT-OF-WAY
PED MOVEMENT	NO CODES	USED	

EVENTS NC CODES USED

TYPE OF ACCIDENT CODES

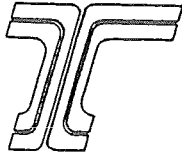
COLLISION WITH ANOTHER MOTOR VEHICLE IN TRAFFIC

- A ENTERING AT ANGLE - ONE VEHICLE STOPPED
- B ENTERING AT ANGLE - ALL OTHERS
- C FROM SAME DIRECTION - BOTH GOING STRAIGHT
- D FROM SAME DIRECTION - ONE TURN, ONE STRAIGHT
- E FROM SAME DIRECTION - ONE STOPPED
- F FROM SAME DIRECTION - ALL OTHERS (INCL PARKING)
- G FROM OPPOSITE DIRECTION - BOTH GOING STRAIGHT
- H FROM OPPOSITE DIRECTION - ONE LEFT TURN, ONE STRAIGHT
- I FROM OPPOSITE DIRECTION - ONE STOPPED
- J FROM OPPOSITE DIRECTION - ALL OTHERS (INCL PARKING)

COLLISION OF MOTOR VEHICLE WITH:

- 1 MOTOR VEHICLE ON
- 2 OTHER ROADWAY
- 3 PARKED MOTOR VEHICLE
- 4 PEDESTRIAN
- 5 RAILROAD TRAIN
- 6 BICYCLIST
- 7 ANIMAL
- 8 FIXED OBJECT
- 9 OTHER OBJECT
- & OVERTURNED
- 0 OTHER NON-COLLISION

ATTACHMENT 3



Compiled by SC Date 04/27/98

ATTACHMENT 3

City NEWBERG County YAMHILL

Intersection of SHERIDAN ST.
and COLLEGE ST.

Highway and No. HILLSBORO-SILVERTON HWY. 140

M.P. 20.10 Period Fr. 01/01/94 To 12/31/97

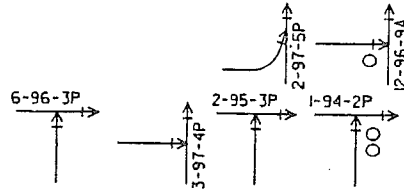
LEGEND

- Person Killed
- ◁ --- Ped. Killed
- Person Inj.
- ◁ --- Ped. Inj.
- ← Property Damage Only
- ←← Collision - Rear-end
- ←→ Collision - Head-on
- ←↘ Collision - Sideswipe
- ★ Awaiting Left Turn

SHERIDAN ST.



COLLEGE ST.



- ◁ --- Path of Pedestrian
- ← Path of Vehicle
- Path of Animal
- ← Vehicle Moving
- ←● Vehicle Stopped
- ←→ Vehicle Backing
- Properly Parked
- ▭ Improperly Parked
- ←↺ Vehicle Overturned
- ←~ Vehicle Skidded

ATTACHMENT 3

4/27/1998

OREGON DEPARTMENT OF TRANSPORTATION - TRANSPORTATION DEVELOPMENT BRANCH
 TRANSPORTATION DATA SECTION - ACCIDENT DATA UNIT
 ACCIDENT SUMMARIES BY YEAR - REPORT EPSUMS2A

PAGE 1

MP 20.10 AT COLLEGE ST.

01/01/94 TO 12/31/97

YEAR	COLLISION TYPE	FATAL ACDDTS	NON-FATAL ACDDTS	PROP. DAMAGE ONLY	ACDTS TOTAL	PEOPLE KILLED	PEOPLE INJURED	TRUCKS	DRY SURF	WET SURF	DAY	DARK	INTER-SECTION	OFF-ROAD
1994	ANGLE		1		1		2		1		1		1	
1994	YEAR TOTALS		1		1		2		1		1		1	
1995	ANGLE			2	2				2		2		2	
1995	YEAR TOTALS			2	2				2		2		2	
1996	ANGLE		1	2	3		1		2	1	3		3	
1996	YEAR TOTALS		1	2	3		1		2	1	3		3	
1997	ANGLE			1	1					1	1		1	
1997	TURNING MOVEMENTS			1	1				1		1		1	
1997	YEAR TOTALS			2	2				1	1	2		2	
FINAL TOTALS			2	6	8		3		6	2	8		6	

ATTACHMENT 3

04/27/98

MP 20.10 AT COLLEGE ST. 01/01/94 TO 12/31/97

PAGE 1

SERIAL NO./INVEST DATE/TIME	COUNTY/CITY	SYSTEM/PEX-MILEP	FIRST/INTRSCT	ROAD-CHAR/DIREC	INTER OR (MEDIAN) TYPE/TURN LEGS OR (LANES)	WEATH/SURF LIGHT	ACC-COLL/CLASS	PARTI-CIPNT/SEVRTY	VEH OWNER/TYPE	RES-LIC/AGE-SEX	MOVE/FR-TO	ERROR/ACTION	EVENT/CAUSE
00613	YAMHILL NEWBERG	0	0407 20.10 2202	INTER CN 1	CROSS NONE	CLR DRY DAY	B ANGL PDO	01 MVOP PRI	CYCLE PRI	OR1-Y 17 M	STRGHT W	NO ROFWY	NO-YIELD
00776	YAMHILL NEWBERG	0	0407 20.10 2202	INTER CN 2	CROSS NONE	CLR DRY DAY	B ANGL PDO	01 MVOP PRI	PASS	OR1-Y 75 M	TURN-L W N	NO ROFWY	NO-YIELD
00056	YAMHILL NEWBERG	0	0407 20.10 2202	INTER CN 4	CROSS NONE	CLR DRY DAY	B ANGL INJ	01 MVOP PRI	PASS	OR1-Y 32 F	STRGHT S N	NO ROFWY	NO-YIELD
00227	YAMHILL NEWBERG	0	0407 20.10 2202	INTER CN 4	CROSS NONE	CLR DRY DAY	B ANGL PDO	02 MVOP PRI	PASS	OR1-Y 18 F	STRGHT W E	NO ROFWY	NO-YIELD
00802	YAMHILL NEWBERG	0	0407 20.10 2202	INTER CN 4	CROSS NONE	CLR DRY DAY	B ANGL PDO	01 MVOP PRI	PASS	OR1-Y 35 F	PSNGR	GO A/RED	NO-YIELD
01646	YAMHILL NEWBERG	0	0202 20.10 0407	INTER CN 4	CROSS NONE	CLR DRY DAY	B ANGL INJ	01 MVOP PRI	PASS	OR1-Y 16 F	STRGHT W E	NO ROFWY	NO-YIELD

04/27/98 MP 20.10 AT COLLEGE ST. 01/01/94 TO 12/31/97 SYSTEM ACCIDENT IDENTIFICATION PAGE 2
 140, HILLSBORO-SILVERTON HWY

SERIAL NO./INVEST DATE/DAY-TIME	COUNTY/CITY	SYSTEM/ PFX-MILEP	FIRST/ INTRSC	ROAD-CHAR/ DIREC -LOC	CONN -RAMP	INTER OR (MEDIAN) TYPE/TURN LEGS OR (LANES)	WEATH/ SURF- LIGHT	ACC- COLL/ CLASS	TYPE	PARTI- CIPNT/ SEVRTY	VEH OWNER/ TYPE	RES- LIC/ AGE- SEX	MOVE/ FR-TO	ERROR/ ACTION	EVENT/ CAUSE
00188	YAMHILL NEWBERG	0	20.10 2202	INTEF CN 4		CROSS NONE	CLF DRY DAY	E TURN PDO		01 MVOP PDO	PR: PASS	OR 1-Y 83 N	TURN-L W N	NO ROFWY GO A/RED	NO-YIELD
00324	YAMHILL NEWBERG	0	20.10 2202	INTER CN 4		CROSS NONE	RAIN WET DAY	B ANGL PDO		01 MVOP PDO	PR: PASS	OR 1-Y 17 F	STRGHT W E	NO ROFWY GO A/RED	NO-YIELD

*** C O D E S E M P L O Y E D I N P R E V I O U S A C C I D E N T S ***

CLASS CODE USED DESCRIPTION
 DRIVER ACTION 15 8 GO A/RED GO AFTER STOPPING FOR SIGN OR FLASHING RED
 PED-ACTION NO CODES USED
 DRIVER ERROR 28 8 NO ROFWY DID NOT HAVE RIGHT-OF-WAY
 PED MOVEMENT NO CODES USED

EVENTS 82 1 VEH HID VEHICLE OBSCURED VIEW

TYPE OF ACCIDENT CODES

COLLISION WITH ANOTHER MOTOR VEHICLE IN TRAFFIC

- A ENTERING AT ANGLE - ONE VEHICLE STOPPED
- B ENTERING AT ANGLE - ALL OTHERS
- C FROM SAME DIRECTION - BOTH GOING STRAIGHT
- D FROM SAME DIRECTION - ONE TURN, ONE STRAIGHT
- E FROM SAME DIRECTION - ONE STOPPED
- F FROM SAME DIRECTION - ALL OTHERS (INCL PARKING)
- G FROM OPPOSITE DIRECTION - BOTH GOING STRAIGHT
- H FROM OPPOSITE DIRECTION - ONE LEFT TURN, ONE STRAIGHT
- I FROM OPPOSITE DIRECTION - ONE STOPPED
- J FROM OPPOSITE DIRECTION - ALL OTHERS (INCL PARKING)

COLLISION OF MOTOR VEHICLE WITH:

- 1 MOTOR VEHICLE OR OTHER ROADWAY
- 2 PARKED MOTOR VEHICLE
- 3 PEDESTRIAN
- 4 RAILROAD TRAIN
- 5 BICYCLIST
- 6 ANIMAL
- 7 FIXED OBJECT
- 8 OTHER OBJECT
- 9 OVERTURNED
- 0 OTHER NON-COLLISION

APPENDIX E

TRIP GENERATION

ATTACHMENT 3

ATTACHMENT 3

Bruce F. Schafer
and COMPANY

TRIP
GENERATION
DATA

LAND USE:	Recreational Community Center
SOURCE:	Trip Generation, 6th Edition, ITE
ITE LAND USE:	495
LAND USE/BUILDING TYPE:	Recreational Center similar to YMCAs
INDEPENDENT VARIABLE:	1,000 Square Feet Gross Floor Area
LAND USE VARIABLE QUANTITY:	40.1
AVERAGE WEEKDAY TRIP RATE:	22.88
WEEKDAY TRIPS GENERATED:	917
AM PEAK HOUR TRIP END RATE:	1.32
AM PEAK HOUR % ENTERING:	66.00%
AM PEAK HOUR % EXISTING	34.00%
TOTAL AM PEAK HOUR TRIPS:	53
AM PEAK HOUR TRIPS ENTERING:	35
AM PEAK HOUR TRIPS EXISTING:	18
PM PEAK HOUR TRIP END RATE:	1.75
PM PEAK HOUR % ENTERING:	34.00%
PM PEAK HOUR % EXISTING:	66.00%
TOTAL PM PEAK HOUR TRIPS:	70
PM PEAK HOUR TRIPS ENTERING:	24
PM PEAK HOUR TRIPS EXISTING:	46
PASSER-BY TRAFFIC % SOURCE:	
PASSER-BY TRAFFIC %:	0.00%
INTERNAL TRIPS SOURCE:	
INTERNAL TRIPS % REDUCTION:	0.00%
C:\ACTIVE\592\CALCS\TRIPGENC.XLS	

ATTACHMENT 3

ATTACHMENT 3

APPENDIX F

CAPACITY ANALYSIS

MAIN STREET & SHERIDAN STREET

ATTACHMENT 3

ATTACHMENT 3

=====
 Bruce F. Schafer & Company
 4770 15th. Ct. S.
 Salem, OR 97302-
 Ph: (503) 364-3749
 =====

=====
 Streets: (N-S) MAIN ST (E-W) SHERIDAN ST
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information.....EXISTING 1998 AM PK HR
 Two-way Stop-controlled Intersection
 =====

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield												
Volumes			N			N						
PHF	.55	.743	.55	.711	.953	.55	.55	.55	.9	.9	.55	.55
Grade		0			0						0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	308	399
Potential Capacity: (pcph)	967	869
Movement Capacity: (pcph)	967	869
Prob. of Queue-Free State:	0.99	1.00

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	311	410
Potential Capacity: (pcph)	1219	1093
Movement Capacity: (pcph)	1219	1093
Prob. of Queue-Free State:	0.93	1.00
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	0.91	1.00

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	798	790
Potential Capacity: (pcph)	416	420
Capacity Adjustment Factor due to Impeding Movements	0.91	0.91
Movement Capacity: (pcph)	378	381
Prob. of Queue-Free State:	0.99	0.99

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	788	791
Potential Capacity: (pcph)	370	369
Major LT, Minor TH Impedance Factor:	0.90	0.90
Adjusted Impedance Factor:	0.92	0.93
Capacity Adjustment Factor due to Impeding Movements	0.92	0.92
Movement Capacity: (pcph)	341	339

ATTACHMENT 3

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	10	339 >					
EB T	4	381 >	350	10.7	0.0	C	10.7
EB R	0	869 >					
WB L	0	341 >					
WB T	2	378 >	737	5.0	0.0	A	5.0
WB R	8	967 >					
NB L	4	1093		3.3	0.0	A	0.0
SB L	84	1219		3.2	0.1	A	0.4

Intersection Delay = 0.4 sec/veh

ATTACHMENT 3

=====
 Bruce F. Schafer & Company
 4770 15th. Ct. S.
 Salem, OR 97302-
 Ph: (503) 364-3749
 =====

=====
 Streets: (N-S) MAIN ST (E-W) SHERIDAN ST
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information..... EXISTING 1998 PM PK HR
 Two-way Stop-controlled Intersection
 =====

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield			N			N						
Volumes	5	446	8	22	365	12	8	1	5	7	4	17
PHF	.625	.929	.666	.6	.903	.55	.55	.55	.55	.55	.55	.607
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	486	415
Potential Capacity: (pcph)	785	853
Movement Capacity: (pcph)	785	853
Prob. of Queue-Free State:	0.96	0.99

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	492	426
Potential Capacity: (pcph)	999	1074
Movement Capacity: (pcph)	999	1074
Prob. of Queue-Free State:	0.96	0.99
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	0.95	0.99

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	957	952
Potential Capacity: (pcph)	343	345
Capacity Adjustment Factor due to Impeding Movements	0.94	0.94
Movement Capacity: (pcph)	321	323
Prob. of Queue-Free State:	0.98	0.99

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	952	964
Potential Capacity: (pcph)	298	293
Major LT, Minor TH Impedance Factor:	0.93	0.91
Adjusted Impedance Factor:	0.95	0.93
Capacity Adjustment Factor due to Impeding Movements	0.94	0.90
Movement Capacity: (pcph)	279	263

ATTACHMENT 3

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	17	263	>				
EB T	2	323	>				
EB R	10	853	>	11.2	0.2	C	11.2
WB L	14	279	>				
WB T	8	321	>	8.8	0.4	B	8.8
WB R	31	785	>				
NB L	9	1074		3.4	0.0	A	0.0
SB L	41	999		3.8	0.0	A	0.2

Intersection Delay = 0.6 sec/veh

MAIN ST & SHERIDAN ST.

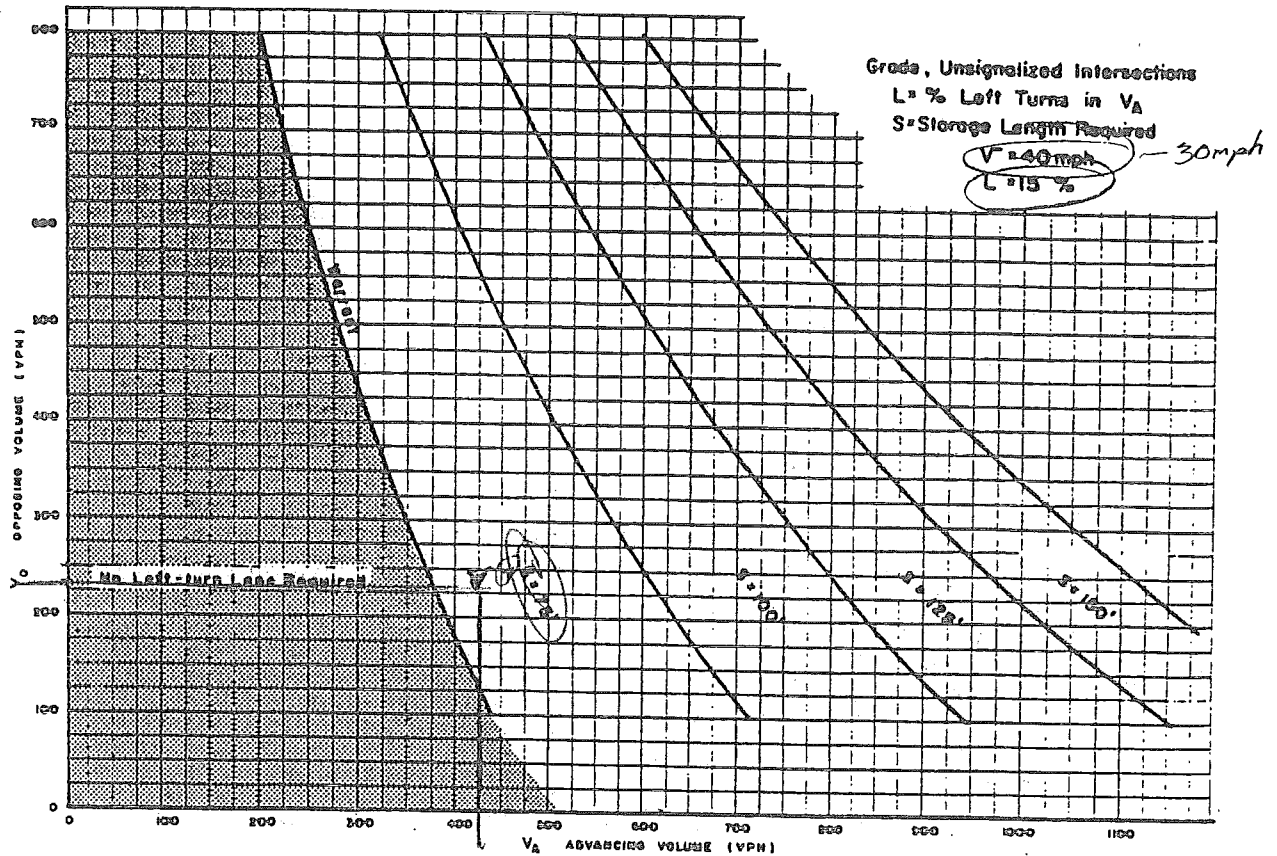


Figure 4. Warrant for left-turn storage lanes on two-lane highways.

EXISTING	APPROACH	LEFT TURN	THRU	ADVANCING	LT % OF ADVANCING	OPPOSING VOLUME
	NORTH AM	54	370	424	1370	232
			$\frac{54}{424}$		$\frac{54}{424}$	
4/2000 AM		57		463		246

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 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information..... ESTIMATED 2000 AM PK HR
 Two-way Stop-controlled Intersection
 =====

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield			N			N						
Volumes	2	240	4	57	393	13	5	2	0	7	4	18
PHF	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

11
 393
 57
 13
 463

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	269	444
Potential Capacity: (pcph)	1012	825
Movement Capacity: (pcph)	1012	825
Prob. of Queue-Free State:	0.98	1.00

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	271	451
Potential Capacity: (pcph)	1273	1045
Movement Capacity: (pcph)	1273	1045
Prob. of Queue-Free State:	0.95	1.00
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	0.93	1.00

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	785	780
Potential Capacity: (pcph)	423	425
Capacity Adjustment Factor due to Impeding Movements	0.93	0.93
Movement Capacity: (pcph)	392	394
Prob. of Queue-Free State:	0.99	0.99

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	779	790
Potential Capacity: (pcph)	375	369
Major LT, Minor TH Impedance Factor:	0.92	0.92
Adjusted Impedance Factor:	0.94	0.94
Capacity Adjustment Factor due to Impeding Movements	0.94	0.92
Movement Capacity: (pcph)	353	338

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 Ph: (503) 364-3749
 =====

=====
 Streets: (N-S) MAIN ST (E-W) SHERIDAN ST
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information..... ESTIMATED 2000 PM PK HR
 Two-way Stop-controlled Intersection
 =====

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield			N			N						
Volumes	5	473	8	23	387	13	8	1	5	7	4	18
PHF	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	530	437
Potential Capacity: (pcph)	746	832
Movement Capacity: (pcph)	746	832
Prob. of Queue-Free State:	0.97	0.99

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	535	444
Potential Capacity: (pcph)	953	1053
Movement Capacity: (pcph)	953	1053
Prob. of Queue-Free State:	0.97	0.99
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	0.96	0.99

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	1006	1004
Potential Capacity: (pcph)	323	324
Capacity Adjustment Factor due to Impeding Movements	0.95	0.95
Movement Capacity: (pcph)	307	308
Prob. of Queue-Free State:	0.99	1.00

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	1003	1012
Potential Capacity: (pcph)	278	275
Major LT, Minor TH Impedance Factor:	0.95	0.94
Adjusted Impedance Factor:	0.96	0.95
Capacity Adjustment Factor due to Impeding Movements	0.95	0.93
Movement Capacity: (pcph)	265	254

ATTACHMENT 3

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	7	338 >					
EB T	2	394 >	349	10.6	0.0	C	10.6
EB R	0	825 >					
WB L	9	353 >					
WB T	4	392 >	609	6.3	0.0	B	6.3
WB R	22	1012 >					
NB L	2	1045		3.5	0.0	A	0.0
SB L	69	1273		3.0	0.0	A	0.4

Intersection Delay = 0.6 sec/veh

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	10	254 >					
EB T	1	308 >	353	10.7	0.0	C	10.7
EB R	7	832 >					
WB L	9	265 >					
WB T	4	307 >	458	8.5	0.2	B	8.5
WB R	22	746 >					
NB L	7	1053		3.4	0.0	A	0.0
SB L	29	953		3.9	0.0	A	0.2

Intersection Delay = 0.5 sec/veh

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Streets: (N-S) MAIN ST (E-W) SHERIDAN ST

Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information.....

ESTIMATED 2000 AM PK HR, WITH SCHOOL RE
 NOVATION

Two-way Stop-controlled Intersection
 =====

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield			N			N						
Volumes	2	240	7	59	393	13	5	2	0	2	1	5
PHF	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	271	444
Potential Capacity: (pcph)	1009	825
Movement Capacity: (pcph)	1009	825
Prob. of Queue-Free State:	0.99	1.00

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	275	451
Potential Capacity: (pcph)	1268	1045
Movement Capacity: (pcph)	1268	1045
Prob. of Queue-Free State:	0.94	1.00
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	0.92	1.00

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	790	787
Potential Capacity: (pcph)	420	421
Capacity Adjustment Factor due to Impeding Movements	0.92	0.92
Movement Capacity: (pcph)	387	388
Prob. of Queue-Free State:	1.00	0.99

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	784	786
Potential Capacity: (pcph)	372	371
Major LT, Minor TH Impedance Factor:	0.92	0.92
Adjusted Impedance Factor:	0.94	0.94
Capacity Adjustment Factor due to Impeding Movements	0.94	0.93
Movement Capacity: (pcph)	349	346

ATTACHMENT 3

HCS: Unsignalized Intersections Release 2.1e POMNSHWP.HCO Page 1
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Streets: (N-S) MAIN ST (E-W) SHERIDAN ST
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information..... ESTIMATED 2000 PM PK HR, WITH SCHOOL RE
 NOVATION

Two-way Stop-controlled Intersection
 =====

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield			N			N						
Volumes	5	473	10	24	387	13	8	1	5	12	4	20
PHF	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	532	437
Potential Capacity: (pcph)	744	832
Movement Capacity: (pcph)	744	832
Prob. of Queue-Free State:	0.97	0.99

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	537	444
Potential Capacity: (pcph)	951	1053
Movement Capacity: (pcph)	951	1053
Prob. of Queue-Free State:	0.97	0.99
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	0.96	0.99

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	1008	1007
Potential Capacity: (pcph)	323	323
Capacity Adjustment Factor due to Impeding Movements	0.95	0.95
Movement Capacity: (pcph)	307	307
Prob. of Queue-Free State:	0.99	1.00

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	1005	1014
Potential Capacity: (pcph)	277	274
Major LT, Minor TH Impedance Factor:	0.95	0.94
Adjusted Impedance Factor:	0.96	0.95
Capacity Adjustment Factor due to Impeding Movements	0.95	0.92
Movement Capacity: (pcph)	264	253

ATTACHMENT 3

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	10	253 >					
EB T	1	307 >	352	10.8	0.0	C	10.8
EB R	7	832 >					
WB L	14	264 >					
WB T	4	307 >	427	9.4	0.3	B	9.4
WB R	24	744 >					
NB L	7	1053		3.4	0.0	A	0.0
SB L	30	951		3.9	0.0	A	0.2

Intersection Delay = 0.6 sec/veh

ATTACHMENT 3

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	7	346 >					
EB T	2	388 >	355	10.4	0.0	C	10.4
EB R	0	825 >					
WB L	2	349 >					
WB T	1	387 >	656	5.6	0.0	B	5.6
WB R	7	1009 >					
NB L	2	1045		3.5	0.0	A	0.0
SB L	73	1268		3.0	0.0	A	0.4

Intersection Delay = 0.4 sec/veh

ATTACHMENT 3

APPENDIX G

CAPACITY ANALYSIS

COLLEGE STREET & SHERIDAN STREET

ATTACHMENT 3

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=====
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 Salem, OR 97302-
 Ph: (503) 364-3749
 =====

=====
 Streets: (N-S) COLLEGE ST (E-W) SHERIDAN ST
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information.....EXISTING 1998 AM PK HR
 Two-way Stop-controlled Intersection
 =====

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield			N			N						
Volumes	0	202	5	4	283	8	3	2	3	1	4	7
PHF	.9	.856	.55	.333	.795	.55	.55	.55	.55	.55	.55	.583
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	240	364
Potential Capacity: (pcph)	1046	906
Movement Capacity: (pcph)	1046	906
Prob. of Queue-Free State:	0.99	0.99

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	245	371
Potential Capacity: (pcph)	1310	1141
Movement Capacity: (pcph)	1310	1141
Prob. of Queue-Free State:	0.99	1.00
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	0.99	1.00

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	624	620
Potential Capacity: (pcph)	513	516
Capacity Adjustment Factor due to Impeding Movements	0.99	0.99
Movement Capacity: (pcph)	507	510
Prob. of Queue-Free State:	0.98	0.99

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	620	626
Potential Capacity: (pcph)	463	460
Major LT, Minor TH Impedance Factor:	0.98	0.97
Adjusted Impedance Factor:	0.98	0.98
Capacity Adjustment Factor due to Impeding Movements	0.98	0.97
Movement Capacity: (pcph)	453	445

ATTACHMENT 3

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	6	445 >					
EB T	4	510 >	572	6.5	0.0	B	6.5
EB R	6	906 >					
WB L	2	453 >					
WB T	8	507 >	705	5.3	0.0	B	5.3
WB R	13	1046 >					
NB L	0	1141		3.2	0.0	A	0.0
SB L	13	1310		2.8	0.0	A	0.0

Intersection Delay = 0.2 sec/veh

ATTACHMENT 3

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 Salem, OR 97302-
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 =====

=====
 Streets: (N-S) COLLEGE ST (E-W) SHERIDAN ST
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information..... EXISTING 1998 PM PK HR
 Two-way Stop-controlled Intersection
 =====

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield			N			N						
Volumes	4	291	8	2	383	11	11	17	15	5	13	12
PHF	.55	.799	.55	.55	.921	.688	.917	.607	.55	.625	.55	.75
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	372	424
Potential Capacity: (pcph)	897	844
Movement Capacity: (pcph)	897	844
Prob. of Queue-Free State:	0.98	0.96

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	379	432
Potential Capacity: (pcph)	1131	1067
Movement Capacity: (pcph)	1131	1067
Prob. of Queue-Free State:	1.00	0.99
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	1.00	0.99

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	814	814
Potential Capacity: (pcph)	408	408
Capacity Adjustment Factor due to Impeding Movements	0.99	0.99
Movement Capacity: (pcph)	402	402
Prob. of Queue-Free State:	0.94	0.92

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	834	826
Potential Capacity: (pcph)	348	352
Major LT, Minor TH Impedance Factor:	0.91	0.92
Adjusted Impedance Factor:	0.93	0.94
Capacity Adjustment Factor due to Impeding Movements	0.90	0.92
Movement Capacity: (pcph)	313	324

ATTACHMENT 3

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	13	324 >					
EB T	31	402 >	484	8.8	0.6	B	8.8
EB R	30	844 >					
WB L	9	313 >					
WB T	26	402 >	467	8.7	0.4	B	8.7
WB R	18	897 >					
NB L	8	1067		3.4	0.0	A	0.0
SB L	4	1131		3.2	0.0	A	0.0

Intersection Delay = 0.9 sec/veh

ATTACHMENT 3

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Streets: (N-S) COLLEGE ST (E-W) SHERIDAN ST
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information..... ESTIMATED 2000 AM PK HR
 Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield			N			N						
Volumes	0	214	5	4	300	8	3	2	3	1	4	7
PHF	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	241	338
Potential Capacity: (pcph)	1045	933
Movement Capacity: (pcph)	1045	933
Prob. of Queue-Free State:	0.99	1.00

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	244	342
Potential Capacity: (pcph)	1312	1178
Movement Capacity: (pcph)	1312	1178
Prob. of Queue-Free State:	1.00	1.00
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	1.00	1.00

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	587	586
Potential Capacity: (pcph)	537	537
Capacity Adjustment Factor due to Impeding Movements	1.00	1.00
Movement Capacity: (pcph)	535	535
Prob. of Queue-Free State:	0.99	1.00

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	585	588
Potential Capacity: (pcph)	485	483
Major LT, Minor TH Impedance Factor:	0.99	0.99
Adjusted Impedance Factor:	0.99	0.99
Capacity Adjustment Factor due to Impeding Movements	0.99	0.98
Movement Capacity: (pcph)	481	475

ATTACHMENT 3

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	3	475 >					
EB T	2	535 >	603	6.1	0.0	B	6.1
EB R	3	933 >					
WB L	1	481 >					
WB T	4	535 >	771	4.8	0.0	A	4.8
WB R	9	1045 >					
NB L	0	1178		3.1	0.0	A	0.0
SB L	4	1312		2.8	0.0	A	0.0

Intersection Delay = 0.2 sec/veh

ATTACHMENT 3

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 Salem, OR 97302-
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=====
 Streets: (N-S) COLLEGE ST (E-W) SHERIDAN ST
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information..... ESTIMATED 2000 PM PK HR
 Two-way Stop-controlled Intersection
 =====

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield			N			N						
Volumes	4	309	8	2	406	12	12	18	16	5	14	13
PHF	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	348	458
Potential Capacity: (pcph)	923	811
Movement Capacity: (pcph)	923	811
Prob. of Queue-Free State:	0.98	0.98

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	352	464
Potential Capacity: (pcph)	1165	1030
Movement Capacity: (pcph)	1165	1030
Prob. of Queue-Free State:	1.00	1.00
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	1.00	1.00

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	818	816
Potential Capacity: (pcph)	406	407
Capacity Adjustment Factor due to Impeding Movements	0.99	0.99
Movement Capacity: (pcph)	403	404
Prob. of Queue-Free State:	0.96	0.95

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	830	826
Potential Capacity: (pcph)	350	352
Major LT, Minor TH Impedance Factor:	0.94	0.95
Adjusted Impedance Factor:	0.95	0.96
Capacity Adjustment Factor due to Impeding Movements	0.93	0.95
Movement Capacity: (pcph)	325	333

ATTACHMENT 3

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	14	333 >					
EB T	22	404 >	462	8.9	0.4	B	8.9
EB R	20	811 >					
WB L	7	325 >					
WB T	18	403 >	485	8.1	0.2	B	8.1
WB R	15	923 >					
NB L	4	1030		3.5	0.0	A	0.0
SB L	2	1165		3.1	0.0	A	0.0

Intersection Delay = 0.8 sec/veh

ATTACHMENT 3

=====
 Bruce F. Schafer & Company
 4770 15th. Ct. S.
 Salem, OR 97302-
 Ph: (503) 364-3749
 =====

=====
 Streets: (N-S) COLLEGE ST (E-W) SHERIDAN ST
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information..... ESTIMATED 2000 AM PK HR, WITH SCHOOL RE
 NOVATION PROJECT
 =====

Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield			N			N						
Volumes	5	214	5	4	300	25	12	2	6	1	4	7
PHF	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	2.10
Right Turn Minor Road	5.50	2.60
Through Traffic Minor Road	6.00	3.30
Left Turn Minor Road	6.50	3.40

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	241	347
Potential Capacity: (pcph)	1045	924
Movement Capacity: (pcph)	1045	924
Prob. of Queue-Free State:	0.99	0.99

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	244	361
Potential Capacity: (pcph)	1312	1154
Movement Capacity: (pcph)	1312	1154
Prob. of Queue-Free State:	1.00	0.99
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	1.00	0.99

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	612	601
Potential Capacity: (pcph)	521	528
Capacity Adjustment Factor due to Impeding Movements	0.99	0.99
Movement Capacity: (pcph)	515	522
Prob. of Queue-Free State:	0.99	1.00

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	602	604
Potential Capacity: (pcph)	474	473
Major LT, Minor TH Impedance Factor:	0.99	0.98
Adjusted Impedance Factor:	0.99	0.99
Capacity Adjustment Factor due to Impeding Movements	0.98	0.98
Movement Capacity: (pcph)	465	462

ATTACHMENT 3

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	14	462 >					
EB T	2	522 >	561	6.7	0.0	B	6.7
EB R	8	924 >					
WB L	1	465 >					
WB T	4	515 >	756	4.9	0.0	A	4.9
WB R	9	1045 >					
NB L	7	1154		3.1	0.0	A	0.1
SB L	4	1312		2.8	0.0	A	0.0

Intersection Delay = 0.4 sec/veh

ATTACHMENT 3

HCS: Unsignalized Intersections Release 2.1e POCLSHWP.HCO Page 1

=====
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 Ph: (503) 364-3749
 =====

=====
 Streets: (N-S) COLLEGE ST (E-W) SHERIDAN ST
 Major Street Direction.... NS
 Length of Time Analyzed... 60 (min)
 Analyst..... BFS
 Date of Analysis..... 5/11/98
 Other Information.....
 =====

ESTIMATED 2000 PM PK HR, WITH SCHOOL RE
 NOVATION PROJECT

Two-way Stop-controlled Intersection

	Northbound			Southbound			Eastbound			Westbound		
	L	T	R	L	T	R	L	T	R	L	T	R
No. Lanes	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0	0	> 1	< 0
Stop/Yield			N			N						
Volumes	8	309	8	2	406	24	35	18	23	5	14	13
PHF	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9	.9
Grade		0			0			0			0	
MC's (%)												
SU/RV's (%)												
CV's (%)												
PCE's	1.10			1.10			1.10	1.10	1.10	1.10	1.10	1.10

Adjustment Factors

Vehicle Maneuver	Critical Gap (tg)	Follow-up Time (tf)
Left Turn Major Road	5.00	
Right Turn Minor Road	5.50	2.10
Through Traffic Minor Road	6.00	2.60
Left Turn Minor Road	6.50	3.30
		3.40

ATTACHMENT 3

Worksheet for TWSC Intersection

Step 1: RT from Minor Street	WB	EB

Conflicting Flows: (vph)	348	464
Potential Capacity: (pcph)	923	806
Movement Capacity: (pcph)	923	806
Prob. of Queue-Free State:	0.98	0.96

Step 2: LT from Major Street	SB	NB

Conflicting Flows: (vph)	352	478
Potential Capacity: (pcph)	1165	1015
Movement Capacity: (pcph)	1165	1015
Prob. of Queue-Free State:	1.00	0.99
TH Saturation Flow Rate: (pcphpl)	1900	1900
RT Saturation Flow Rate: (pcphpl)	1900	1900
Major LT Shared Lane Prob. of Queue-Free State:	1.00	0.99

Step 3: TH from Minor Street	WB	EB

Conflicting Flows: (vph)	836	828
Potential Capacity: (pcph)	397	401
Capacity Adjustment Factor due to Impeding Movements	0.99	0.99
Movement Capacity: (pcph)	391	395
Prob. of Queue-Free State:	0.95	0.94

Step 4: LT from Minor Street	WB	EB

Conflicting Flows: (vph)	846	838
Potential Capacity: (pcph)	343	346
Major LT, Minor TH Impedance Factor:	0.93	0.94
Adjusted Impedance Factor:	0.95	0.95
Capacity Adjustment Factor due to Impeding Movements	0.91	0.94
Movement Capacity: (pcph)	313	325

ATTACHMENT 3

Intersection Performance Summary

Movement	Flow Rate (pcph)	Move Cap (pcph)	Shared Cap (pcph)	Avg. Total Delay (sec/veh)	95% Queue Length (veh)	LOS	Approach Delay (sec/veh)
EB L	43	325 >					
EB T	22	395 >	420	11.0	1.0	C	11.0
EB R	29	806 >					
WB L	7	313 >					
WB T	18	391 >	473	8.3	0.2	B	8.3
WB R	15	923 >					
NB L	10	1015		3.6	0.0	A	0.1
SB L	2	1165		3.1	0.0	A	0.0

Intersection Delay = 1.3 sec/veh

**BRUCE F. SCHAFFER
& COMPANY, Inc.**

**TRAFFIC ENGINEERING AND
COUNTING SERVICES**

May 3, 2012
Project No. 908

Mr. Alden Kasiewicz
Scott Edwards Architecture, LLP
2525 East Burnside Street
Portland, Oregon 97214

SUBJECT: Estimated PM Peak Hour Traffic Volume to be Generated by the Build Out of the Balance of Chehalem Cultural Center

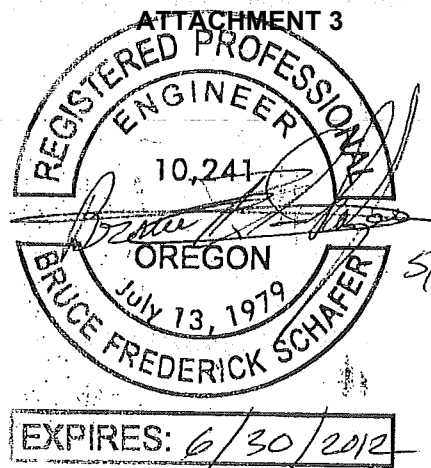
REFERENCE: Traffic Study of the Central School Recreational Center (TS), May 1998, by Bruce F Schafer and Company, Inc. Project No. 506

Dear Mr. Kasiewicz,

This Letter Report (LR) on the balance of the build out of the Chehalem Cultural Center, (CCC) has been developed in response to your request that is a part of the City of Newberg requirement for the design review submission for the Phase 2 development of CCC.

This office prepared the original TS as referenced above for the build out of the CCC. Since that study was prepared a number of aspects relating to the original 1998 project have changed. First the total project was not built out, instead a Phase 1 of the project was built. The Phase 1, as you informed this office had a total area of 15,000 gross square footage. Second change was the development of updated and new Trip Generation informational reports by the Institute of Transportation Engineers. The referenced TS trip generation estimates were based on the 6th edition of Trip Generation informational report was replaced by 7th edition of Trip Generation informational report and has been replaced by the 8th edition, which is the current Trip Generation informational report that is the basis for developing trip generation estimates for various land uses. The trip generation estimate developed in this analysis is based on the 8th edition of Trip Generation informational report.

The developed Phase 1 CCC traffic volume currently exists and has added traffic to the Newberg Transportation System (NTS) since 2010. Therefore Phase 1 will not substantially increase or decrease the amount of traffic with the build out of balance of CCC. Phase 1 CCC for the purpose of estimating the traffic volume to be added by built out CCC, is therefore considered as background traffic or existing traffic and will not add additional new traffic to the NTS.



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ATTACHMENT 3

The current Institute of Transportation Engineers (ITE), Land Use number 495, Recreational Community Center in the 8th edition of Trip Generation informational report most closely describes the CCC. Since Land Use 495 lists the average total trip generation rate, both in and out of the site, as 1.45 trip ends per gross 1,000 square feet.

Therefore the estimated total trip ends for the built out CCC was determined to be;

Total Gross Sq. Ft. (GSF) CCC	40,092
Build Out GFS Phase 1, CCC	-15,000
TOTAL GSF CCC to Build Out	25,092
Trip Rate per 1,000 GSF PM Peak hour	* 1.45

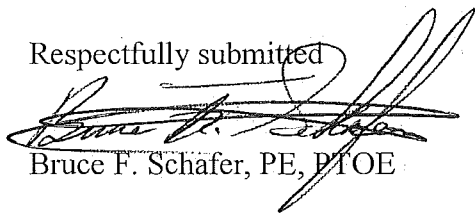
Estimated TOTAL PM Peak Hour Trips of Built Out CCC 36.4

Since the total PM Peak Hour trips estimated for the built out of the unconstructed and unoccupied portion, including Phase 2, of CCC that will add traffic to the NTS is less than 40 trips based on the information you furnished from the City of Newberg Code a traffic study will NOT be necessary.

Enclosed is information on my experience and background.

Should you have any question related to the above please contact this office.

Respectfully submitted



Bruce F. Schafer, PE, PTOE

Reference Trip Generation, 2008, An Informational Report of the Institute of Transportation Engineers

Enclosure Information on Bruce F Schafer, PE, PTOE

Estimated Trip Generation Phase 2 & Future Phase CCC

PHASE/Land Use	Size	Parking Variable	ITE Land Use No.*	ITE Land Use Description	ITE Variable	CCC Variable per ITE	ITE Trip Rate /ITE Variable	Added PM Pk Trips
PHASE 2								
Assembly Hall - Ballroom	320	Seats	495	Athletic Club	1,000 GSF **	11	1.45	16
TOTAL Phase 2:								
FUTURE PHASE								
Assembly Hall - Theater	220	Seats	443	Movie Theater No Matinee	Seats ***	220	0.07	11
Public Assembly Rooms	100	Seats	540	Junior/Community College	Students #	100	0.12	6
Office	2,000	GSF	710	General Office Building	1,000 GSF ###	2	1.49	3
School, (Commercial or Business)	36	Seats	540	Junior/Community College	Students #	36	0.12	2
TOTAL FUTURE Phase:								
								22

TOTAL PHASE 2 and FUTURE PHASES: 38

NOTES:

* Trip Rates based on Trip Generation 8th Edition, Institute of Transportation Engineers

** Activities within the Ballroom would occur generally on Friday and/or Saturday night not on week day

*** 70% of Assemble Hall - Theater seats were occupied, further activities did not occur every week day

It was assumed that 50% of the Public Assembly Rooms (50 seats) and 50% of the School (18 seats) were occupied.

Office is an expansion of the existing site office operation and occurs daily.

ATTACHMENT 3

ATTACHMENT 3

Chehalem Cultural Center Parking Utilization Survey

A survey of available public parking on and around the Chehalem Cultural Center was conducted at several occasions during the week of June 4th through June 9th. The survey boundary extended two blocks north, east and west of the center and one block to the south and included the public parking lot at the corner of Blaine and Hancock. The temporary gravel lot on the west side of the cultural center is noted on the survey but has not been counted as available parking since it is not planned to be a permanent lot. Each block is numbered starting with 1 at the Cultural Center and spiraling out to 38. On the survey spreadsheet the four faces of each block are listed separately as A, B, C and D corresponding to the north, east, south and west sides of each block. (see included map and survey spreadsheets) The weather was fairly consistent through the survey times ranging from partly cloudy to sunny and mid 60's-70's. The center has not quite entered the summer period of its full schedule of classes, workshops and summer camps, but still had several events occurring during the week and times the survey was conducted.

Survey 1:

The first count occurred Tuesday, June 5th from 3:30 pm to 4:40 pm. This time was chosen to observe public parking use during normal business hours of the downtown and cultural center as well as the farmer's market held on the south lawn of the cultural center. The farmer's market had approximately 18 vendors and 20-35 people in attendance over the course of the survey period. The western portion of Sheridan between Blaine and Howard was closed and not available for public parking. According to one of the event organizers, vendor parking was accommodated on the temporary gravel area in the southwest corner of the cultural center property but that the closed section of Sheridan was reserved for this purpose. There were approximately 15 adults and kids in Rotary Centennial Park and while the center was open and there were a few staff and public within the lobby and gallery space no classes were in session.

The paved cultural center lot had 7 parked vehicles while the temporary gravel lot had 10. As noted previously these were vendor vehicles for the farmer's market. Of the 44 spaces available on the four adjacent sides of the cultural center property there were 14 vehicles parked. Between on-site parking in the paved lot and the four adjacent sides of the site there were 66 spaces open during the survey (32% occupied). 13 of 15 spaces on Howard in front of the library were full and of the 28 spaces in the public lot at the corner of Blaine and Hancock all were full. Moving out from the site to the neighborhood blocks to the east, north and west, street parking averaged 27% occupied and in the next ring of blocks from that dropped to 17%. Available parking on the remaining southern blocks accounted for a small amount of the total because many of the block sides do not allow parking or it is restricted. Parking on these blocks is also generally more commercial/business oriented and used for the specific businesses it is adjacent to.

ATTACHMENT 3

Survey 2:

The second counts occurred Thursday, June 7th at both 3:45 and 6:00 pm. The intent of the count today was to observe public parking use after the normal business hours of the downtown and cultural center. There were no classes in session at this time and 3 staff members present, there was one committee meeting of about 8 people which ended at 6:00 pm and a weaving club of about 6 people which started around 5:30.

A quick partial survey was taken at 3:45 of the site, block faces surrounding and visible to the site as well as the public lot on Blaine as a comparison to the similar time during the farmer's market. In this area there were 235 spaces available (24% occupied). Looking at just this area during Survey 1 there were 183 spaces available (41% occupied).

The paved cultural center parking lot had 4 vehicles parked. Of the 49 spaces available on the four adjacent sides of the cultural center property there were 8 vehicles parked. Between on-site parking in the paved lot and the four adjacent sides of the site there were 90 spaces open during the survey (12% occupied). 7 of 15 spaces on Howard in front of the library were full and of the 28 spaces in the public lot at the corner of Blaine and Hancock 7 were full. Moving out from the site to the neighborhood blocks to the east, north and west, street parking averaged 22% occupied and in the next ring of blocks from that increased to 25%.

Survey 3:

The third count occurred Saturday, June 9th at 1:00pm. The intent of the count today was to observe public parking use on a weekend day during a special event at the cultural center which during this time was the Vintage Treasure party and sale. In addition there was a glass enameling and ceramics workshop in session. There were approximately 30 people at the center at this time and about 15 kids and adults in Rotary Centennial Park.

The paved cultural center parking lot had 15 vehicles parked. Of the 49 spaces available on the four adjacent sides of the cultural center property there were 6 vehicles parked. Between on-site parking in the paved lot and the four adjacent sides of the site there were 81 spaces open during the survey (21% occupied). 12 of 15 spaces on Howard in front of the library were full and of the 28 spaces in the public lot at the corner of Blaine and Hancock 12 were full. Moving out from the site to the neighborhood blocks to the east, north and west, street parking averaged 24% occupied and in the next ring of blocks from that dropped to 21%.

Conclusions:

Of the three full surveys taken, the period with the most available parking was the weekday evening with no special event and small cultural center functions (Survey 2). Over the whole survey area there were 519 spaces available and only 23% occupancy. The next busiest period was the weekend event (Survey 3). Over the survey area there were 496 spaces available and 26% occupancy. The busiest observed time was the weekday afternoon during normal business hours and a special event at the center (Survey 1). Over the whole survey area there were 453 spaces available and 33% occupancy.

Parking Survey 1

6/5/2012, 3:40pm-4:40pm

Chehalem Cultural Center - Concept Master Site Development Plan
415 East Sheridan Street, Newberg, Oregon

Block face	Available parking	Parked vehicles	Parking Restrictons / notes
1A east	9	0	
1A west	9	0	
1B	10	4	
1C east	7	5	
1C west	5	0	No parking 6pm-6am, section of street closed during survey
1D	9	5	
1 ON SITE	53	7	in permanent paved lot
1 ON SITE	0	10	in temporary south gravel lot
2A	10	2	
2B			No parking anytime
2C			No parking anytime
2D	6	4	
3A	8	1	
3B			No parking anytime
3C			No parking anytime
3D			No parking anytime
4A	7	6	
4B	5	3	
4C			No parking anytime
4D	15	13	
5A	7	0	No parking 6pm-6am, section of street closed during survey
5B			No parking anytime
5C			No parking anytime
5D	8	4	
5 public lot	28	28	
6A	10	3	
6B	7	3	
6C			No parking anytime
6D			No parking anytime
7A	8	1	
7B	9	1	
7C			No parking anytime
7D	9	1	
8A	7	1	Parked vehicle was a trailer, appeared semi-permanent
8B	8	2	1 Parked vehicle was a trailer, appeared semi-permanent
8C	9	5	
8D	8	2	1 Parked vehicle was a trailer, appeared semi-permanent
9A	9	2	1 Parked vehicle was a trailer, appeared semi-permanent
9B	9	3	
9C	6	2	
9D	8	2	
10A	7	1	
10B	8	2	
10C	8	4	1 Parked vehicle was a trailer, appeared semi-permanent
10D	8	2	
11A	7	1	

Block face	Available parking	Parked vehicles	Parking Restrictitons / notes
11B			No parking anytime
11C	10	2	
11D	7	4	
12A	8	1	
12B	8	1	
12C	7	2	
12D			No parking anytime
13A	8	1	
13B	9	1	
13C	9	4	
13D			No parking anytime
14A	8	2	
14B	7	7	
14C			No parking anytime
14D			No parking anytime
15A	9	6	
15B	9	0	
15C			No parking anytime
15D			No parking anytime
16A	8	2	1 Parked vehicle was a trailer, appeared semi-permanent
16B	8	2	
16C			No parking anytime
16D	9	3	
17B	10	2	
17C	7	0	
18A	8	3	
18B	7	0	
19B			No parking anytime
19C	2	0	
19D	7	0	
20B	4	1	
20C			No parking anytime
21A	9	0	
21B	10	2	
21C	6	1	
21D	5	3	
22A	9	5	
22B			No parking anytime
22C	9	6	1 Parked vehicle was a trailer, appeared semi-permanent
22D	7	2	
23A	7	0	
23B	6	1	
23C	4	1	1 Parked vehicle was a boat, appeared semi-permanent
23D			No parking anytime
24D	8	1	
25D	9	0	
26D	9	3	1 Parked vehicle was a trailer, appeared semi-permanent
27D			No parking anytime
28A	6	2	2-hour parking
29A	4	2	2-hour parking
30A	6	3	2-hour parking

Block face	Available parking	Parked vehicles	Parking Restrictitons / notes
31A	4	4	2-hour parking
32A	2	0	2-hour parking
33A	3	0	2-hour parking
34B	6	5	
35B	8	2	
36C	4	1	
37C west	10	1	
37C east	8	1	
38C	6	2	
Totals	675	222	

Parking Survey 2

6/7/2012, 6:00am-6:30am

Chehalem Cultural Center - Concept Master Site Development Plan
415 East Sheridan Street, Newberg, Oregon

Block face	Available parking	Parked vehicles	Parking Restrictons / notes
1A east	9	0	
1A west	9	1	
1B	10	3	
1C east	7	2	
1C west	5	0	No parking 6pm-6am
1D	9	2	
1 ON SITE	53	4	in permanent paved lot
1 ON SITE	0	0	in temporary south gravel lot
2A	10	1	
2B			No parking anytime
2C			No parking anytime
2D	6	1	
3A	8	2	
3B			No parking anytime
3C			No parking anytime
3D			No parking anytime
4A	7	1	
4B	5	0	
4C			No parking anytime
4D	15	7	
5A	7	0	No parking 6pm-6am
5B			No parking anytime
5C			No parking anytime
5D	8	2	
5 public lot	28	7	
6A	10	3	
6B	7	1	
6C			No parking anytime
6D			No parking anytime
7A	8	1	
7B	9	0	
7C			No parking anytime
7D	9	2	
8A	7	1	Parked vehicle was a trailer, appeared semi-permanent
8B	8	2	1 Parked vehicle was a trailer, appeared semi-permanent
8C	9	5	
8D	8	2	1 Parked vehicle was a trailer, appeared semi-permanent
9A	9	2	1 Parked vehicle was a trailer, appeared semi-permanent
9B	9	1	
9C	6	2	
9D	8	1	
10A	7	1	
10B	8	1	
10C	8	2	1 Parked vehicle was a trailer, appeared semi-permanent
10D	8	2	
11A	7	4	

Block face	Available parking	Parked vehicles	Parking Restrictitons / notes
11B			No parking anytime
11C	10	2	
11D	7	3	
12A	8	1	
12B	8	2	
12C	7	2	
12D			No parking anytime
13A	8	0	
13B	9	2	
13C	9	5	
13D			No parking anytime
14A	8	1	
14B	7	4	
14C			No parking anytime
14D			No parking anytime
15A	9	7	
15B	9	1	
15C			No parking anytime
15D			No parking anytime
16A	8	4	1 Parked vehicle was a trailer, appeared semi-permanent
16B	8	3	
16C			No parking anytime
16D	9	2	
17B	10	3	
17C	7	0	
18A	8	2	
18B	7	0	
19B			No parking anytime
19C	2	0	
19D	7	0	
20B	4	1	
20C			No parking anytime
21A	9	0	
21B	10	2	
21C	6	2	
21D	5	2	
22A	9	4	
22B			No parking anytime
22C	9	5	1 Parked vehicle was a trailer, appeared semi-permanent
22D	7	1	
23A	7	1	
23B	6	2	
23C	4	2	1 Parked vehicle was a boat, appeared semi-permanent
23D			No parking anytime
24D	8	2	
25D	9	1	
26D	9	2	1 Parked vehicle was a trailer, appeared semi-permanent
27D			No parking anytime
28A	6	0	2-hour parking
29A	4	3	2-hour parking
30A	6	2	2-hour parking

Block face	Available parking	Parked vehicles	Parking Restrictons / notes
31A	4	2	2-hour parking
32A	2	1	2-hour parking
33A	3	0	2-hour parking
34B	6	3	
35B	8	2	
36C	4	1	
37C west	10	1	
37C east	8	3	
38C	6	1	
Totals	675	156	

Parking Survey 2-partial

6/7/2012, 3:45pm-4:00pm

Chehalem Cultural Center - Concept Master Site Development Plan
415 East Sheridan Street, Newberg, Oregon

Block face	Available parking	Parked vehicles	Parking Restrictons / notes
1A east	9	0	
1A west	9	1	
1B	10	3	
1C east	7	2	
1C west	5	0	No parking 6pm-6am
1D	9	1	
1 ON SITE	53	2	in permanent paved lot
1 ON SITE	0	0	in temporary south gravel lot
2A	10	2	
2B			No parking anytime
2C			No parking anytime
2D	6	3	
3A	8	3	
3B			No parking anytime
3C			No parking anytime
3D			No parking anytime
4A	7	3	
4B	5	3	
4C			No parking anytime
4D	15	13	
5A	7	0	No parking 6pm-6am
5B			No parking anytime
5C			No parking anytime
5D	8	4	
5 public lot	28	12	
6A	10	2	
6B	7	1	
6C			No parking anytime
6D			No parking anytime
7A	8	1	
7B	9	0	
7C			No parking anytime
7D	NC	NC	
8A	NC	NC	
8B	8	2	1 Parked vehicle was a trailer, appeared semi-permanent
8C	9	3	
8D	NC	NC	
9A	NC	NC	
9B	9	1	
9C	6	2	
9D	8	3	
10A	NC	NC	
10B	8	1	
10C	8	1	1 Parked vehicle was a trailer, appeared semi-permanent
10D	8	2	
11A	NC	NC	

Block face	Available parking	Parked vehicles	Parking Restrictons / notes
11B			No parking anytime
11C	10	2	
11D	7	3	

12 through 38 not counted

Totals	311	76	
--------	-----	----	--

NC = Not counted

Parking Survey 3

6/9/2012, 1:00pm-1:20pm

Chehalem Cultural Center - Concept Master Site Development Plan

415 East Sheridan Street, Newberg, Oregon

Block face	Available parking	Parked vehicles	Parking Restrictitons / notes
1A east	9	0	
1A west	9	0	
1B	10	3	
1C east	7	2	
1C west	5	0	No parking 6pm-6am
1D	9	1	
1 ON SITE	53	15	in permanent paved lot
1 ON SITE	0	0	in temporary south gravel lot
2A	10	1	
2B			No parking anytime
2C			No parking anytime
2D	6	2	
3A	8	4	
3B			No parking anytime
3C			No parking anytime
3D			No parking anytime
4A	7	5	
4B	5	1	
4C			No parking anytime
4D	15	12	
5A	7	0	No parking 6pm-6am
5B			No parking anytime
5C			No parking anytime
5D	8	2	
5 public lot	28	12	
6A	10	2	
6B	7	0	
6C			No parking anytime
6D			No parking anytime
7A	8	2	
7B	9	1	
7C			No parking anytime
7D	9	1	
8A	7	3	1 Parked vehicle was a trailer, appeared semi-permanent
8B	8	2	1 Parked vehicle was a trailer, appeared semi-permanent
8C	9	4	
8D	8	1	1 Parked vehicle was a trailer, appeared semi-permanent
9A	9	1	1 Parked vehicle was a trailer, appeared semi-permanent
9B	9	1	
9C	6	2	
9D	8	3	
10A	7	1	
10B	8	1	
10C	8	2	1 Parked vehicle was a trailer, appeared semi-permanent
10D	8	2	
11A	7	3	

Block face	Available parking	Parked vehicles	Parking Restrictons / notes
11B			No parking anytime
11C	10	2	
11D	7	3	
12A	8	1	
12B	8	2	
12C	7	0	
12D			No parking anytime
13A	8	2	
13B	9	3	
13C	9	5	
13D			No parking anytime
14A	8	3	
14B	7	3	
14C			No parking anytime
14D			No parking anytime
15A	9	4	
15B	9	2	
15C			No parking anytime
15D			No parking anytime
16A	8	3	1 Parked vehicle was a trailer, appeared semi-permanent
16B	8	2	
16C			No parking anytime
16D	9	3	
17B	10	3	
17C	7	0	
18A	8	2	
18B	7	0	
19B			No parking anytime
19C	2	0	
19D	7	0	
20B	4	0	
20C			No parking anytime
21A	9	1	
21B	10	0	
21C	6	2	
21D	5	1	
22A	9	3	
22B			No parking anytime
22C	9	4	1 Parked vehicle was a trailer, appeared semi-permanent
22D	7	2	
23A	7	0	
23B	6	1	
23C	4	1	1 Parked vehicle was a boat, appeared semi-permanent
23D			No parking anytime
24D	8	2	
25D	9	1	
26D	9	1	1 Parked vehicle was a trailer, appeared semi-permanent
27D			No parking anytime
28A	6	1	2-hour parking
29A	4	1	2-hour parking
30A	6	1	2-hour parking

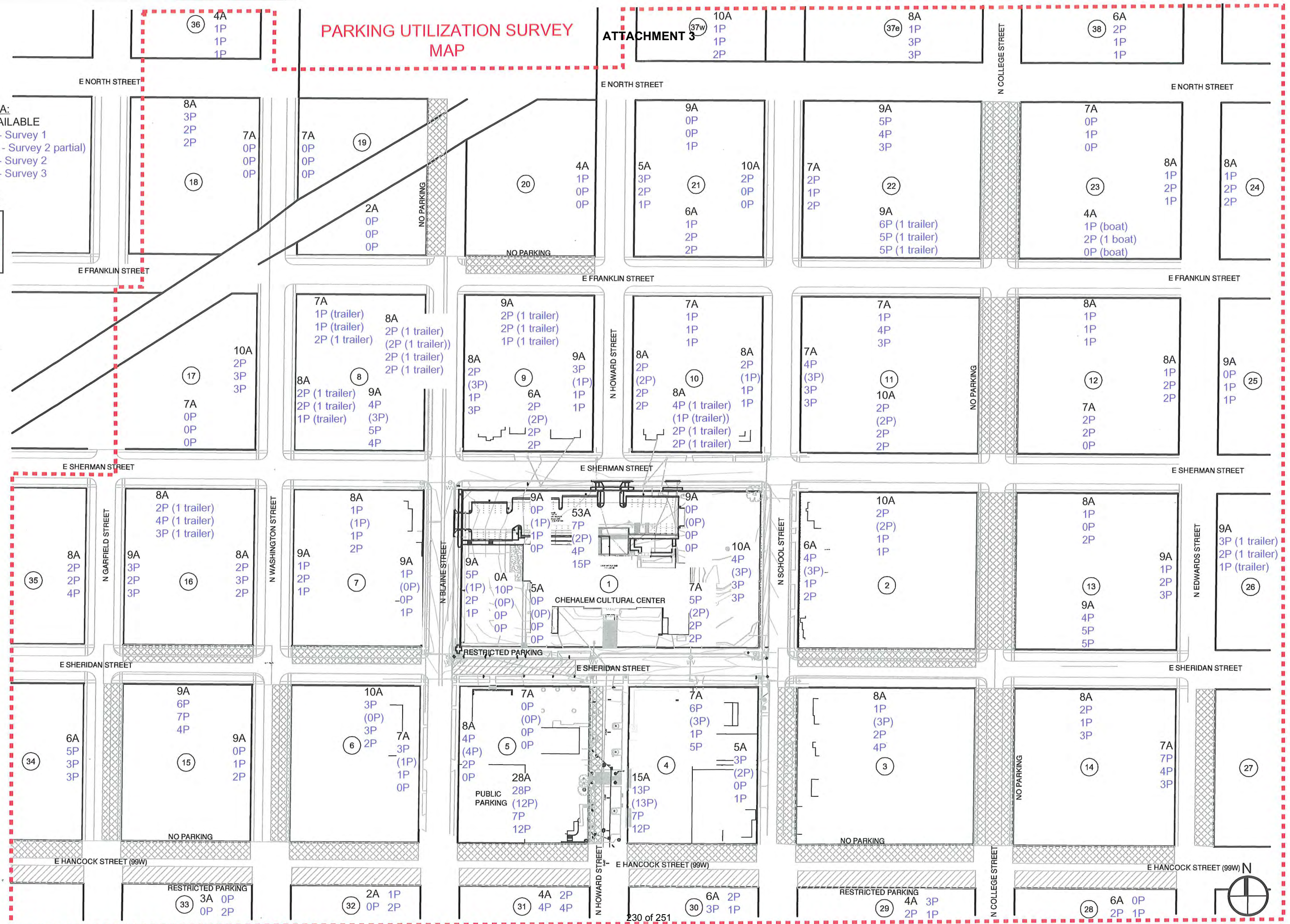
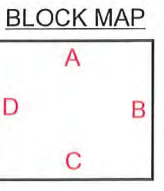
Block face	Available parking	Parked vehicles	Parking Restrictons / notes
31A	4	4	2-hour parking
32A	2	2	2-hour parking
33A	3	2	2-hour parking
34B	6	3	
35B	8	4	
36C	4	1	
37C west	10	2	
37C east	8	3	
38C	6	1	
Totals	675	179	

ATTACHMENT 3

PARKING UTILIZATION SURVEY MAP

ATTACHMENT 3

KEY TO DATA:
SPACES AVAILABLE
 Cars Parked - Survey 1
 (Cars Parked - Survey 2 partial)
 Cars Parked - Survey 2
 Cars Parked - Survey 3



DESCRIPTION

Westwood 716 and 716-2 are ultra-compact wall fixtures for use with PAR38 metal halide lamps. Both models are provided with a remote ballast/housing assembly and are suitable for use with 120, 208, 240, 277 or 347V line voltage (specify). Model 716 provides downlight or uplight by way of the 180° rotational fixture head. Model 716-2 provides combination uplight and downlight. Various lenses, louvers and color or dichroic filters can be combined - up to three at once - to create multiple lighting effects. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

Catalog #		Type
Project		
Comments		Date
Prepared by		

SPECIFICATION FEATURES

A ... Material

Housing and hood are precision-machined from corrosion-resistant 6061-T6 aluminum billet. Mounting canopy is constructed from corrosion-resistant silicone aluminum.

B ... Finish

Fixtures are double protected by a chromate conversion undercoating and polyester powdercoat paint finish, surpassing the rigorous demands of the outdoor environment. A variety of standard colors are available.

C ... Hood

Hood is removable for easy relamping and accepts up to three internal accessories at once (lenses, louvers, filters) to achieve multiple lighting effects. The flush lens design sheds water and minimizes debris collection on the uplight position.

D ... Gasket

Housing and hood are sealed with a high temperature silicone o-ring gasket to prevent water intrusion.

E ... Lens

Tempered glass lens, factory sealed with high temperature adhesive to prevent water intrusion and breakage due to thermal shock.

F ... Mounting & Adjustability

Both models mount over a standard 4" J-box and connect to a remote metal halide ballast/housing assembly (provided). Model 716 provides downlight or uplight by way of the 180° rotational fixture head. Model 716-2 provides combination uplight and downlight. Lumière's exclusive Siphon Protection System (S.P.S.) prevents water from siphoning into the fixture through its own lead wires.

G ... Hardware

Stainless steel hardware is standard to provide maximum corrosion-resistance.

H ... Socket

Ceramic socket with 250° C Teflon® coated lead wires and medium base.

I ... Ballast

Remote core & coil ballast is standard (120/208/240/277/347V). Maximum remote mounting distance for a core & coil ballast is 50'. Remote electronic ballast (120/277V) is available as an option by adding the prefix "EL" to the ballast/mounting code. Maximum remote mounting distance for an electronic ballast depends upon the ballast manufacturer and may require the use of special low capacitance wire, separate conduit runs for lead wires, or other special installation requirements. See ballast manufacturer's installation instructions or contact the factory for remote mounting distance and installation requirements.

J ... Lamp

Not included. Available from Lumière as an accessory - see reverse side of this page.

K ... Labels & Approvals

UL and cUL listed, standard wet label. IP65 rated. Manufactured to ISO 9001-2000 Quality Systems Standard. IBEW union made.

L ... Warranty

Lumière warrants its fixtures against defects in materials & workmanship for three (3) years. Auxiliary equipment such as transformers, ballasts and lamps carry the original manufacturer's warranty.



WESTWOOD

716

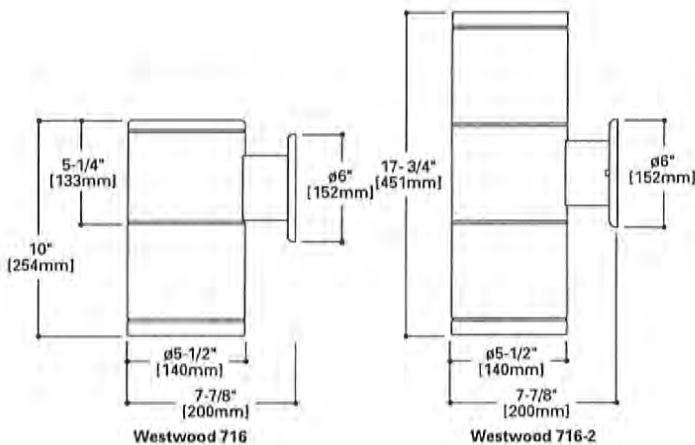
716-2

100W (max.) PAR38

Metal Halide

Wall

IP65



Westwood 716/716-2
Lamp=
CDM100PAR38/SP
(M90)
CBCP=40,000

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	65	6'6"
20'0"	102	5'0"
15'0"	181	4'0"
12'0"	283	3'0"
10'0"	408	2'6"
8'0"	637	2'0"

Lamp Wattage Multiplier
70W x 0.70



Westwood 716/716-2
Lamp=
CDM100PAR38/FL
(M90)
CBCP=20,000

Cone of Light

Distance to Illuminated Plane	Initial Nadir Footcandles	Beam Diameter
25'0"	33	12'6"
20'0"	51	10'0"
15'0"	91	7'6"
12'0"	142	6'0"
10'0"	204	5'0"
8'0"	320	4'0"

Lamp Wattage Multiplier
70W x 0.76



LAMP INFORMATION

Lamp	ANSI Code	Watts	Beam Spread	CBCP	°K	Life (hrs.)	Base	Volts
CDM100PAR38/SP	M90	100	15°	40,000	3000	7500	medium	120-347
CDM100PAR38/FL	M90	100	30°	20,000	3000	7500	medium	120-347
CDM70PAR38/SP	M98	70	10°	28,000	3000	7500	medium	120-347
CDM70PAR38/FL	M98	70	30°	16,000	3000	7500	medium	120-347

NOTE: Inferior quality lamps may adversely affect the performance of this product. Use only name brand lamps from reputable lamp manufacturers.

NOTES AND FORMULAS

- Beam diameter is to 50% of maximum footcandles, rounded to the nearest half-foot.
- Footcandle values are initial. Apply appropriate light loss factors where necessary.
- Bare lamp data shown. Consult lamp manufacturers to obtain detailed specifications for their lamps.

ORDERING INFORMATION



<p>Series 716=PAR38 Metal Halide Up/Down Westwood Wall Fixture</p> <p>Lamp Head Quantity 1=One Lamp Head* 2=Two Lamp Heads*</p>	<p>Source Metal Halide MH70PAR38=70W Metal Halide PAR38, Medium Base MH100PAR38=100W Metal Halide PAR38, Medium Base</p>	<p>Voltage 120=120V 277=277V 208=208V 240=240V 347=347V</p> <p>Finish Painted BK= Black BZ= Bronze CS= City Silver VE= Verde WT= White</p>	<p>Accessories</p> <p>Filters F71-38= Peach Dichroic Filter, 4.95" Dia F73-38= Green Dichroic Filter, 4.95" Dia F75-38= Yellow Dichroic Filter, 4.95" Dia F77-38= Dark Blue Dichroic Filter, 4.95" Dia F79-38= Neutral Density Dichroic Filter, 4.95" Dia F22-38= Red Color Filter, 4.95" Dia F44-38= Green Color Filter, 4.95" Dia F00-38= Mercury Vapor Color Filter, 4.95" Dia</p> <p>Optical Lenses LSL-38= Linear Spread Lens (elongate standard beam spread), 4.95" Dia DIF-38= Diffused Lens (provide even illumination), 4.95" Dia</p> <p>Optical Louver LVR-38= Hex Cell Louver (reduce glare), 4.95" Dia</p> <p>Lamps MHP38100-SP= 100W PAR38 Metal Halide Spot MHP38100-WFL= 100W PAR38 Metal Halide Wide Flood</p>	<p>F72-38= Amber Dichroic Filter, 4.95" Dia F74-38= Medium Blue Dichroic Filter, 4.95" Dia F76-38= Red Dichroic Filter, 4.95" Dia F78-38= Light Blue Dichroic Filter, 4.95" Dia F80-38= Magenta Dichroic Filter, 4.95" Dia F33-38= Blue Color Filter, 4.95" Dia F55-38= Yellow Color Filter, 4.95" Dia</p> <p>OSL-38= Overall Spread Lens (increase beam spread), 4.95" Dia</p>
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Notes: 1 Includes one remote HID ballast and housing (WR style).
2 Includes two remote HID ballasts and housings (WR style).
* Lamp not included.
• Consult your Cooper Lighting representative for additional options and finishes.



RESOLUTION No. 2012-2998

A RESOLUTION TO ADOPT THE NEWBERG CULTURAL DISTRICT MASTER PLAN

RECITALS:

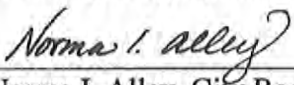
1. The city of Newberg and Chehalem Park and Recreation District have worked cooperatively and through public meetings to determine the best use for the area surrounding the Newberg Public Library and the Chehalem Cultural Center.
2. The city recognizes that improvements to the public spaces will enhance the newly defined Cultural District, allowing it to become a multi-use destination for residents and visitors to our community.
3. The successful implementation of the master plan vision will require the continued cooperative association of the city of Newberg, Chehalem Park and Recreation District and the Chehalem Cultural Center.

THE CITY OF NEWBERG RESOLVES AS FOLLOWS:

1. The city council declares the area bounded by E. Hancock, N. Blaine, E. Sherman, and N. School Streets shall be designated as the "Cultural District". This designation is in name only and does not carry with it any land use changes, restrictions or conditions.
2. The city council accepts the Newberg Cultural District Master Plan dated March 16, 2012, as attached Exhibit "A", which is hereby attached and by this reference incorporated, as the guidance document for future improvements within the Cultural District.
3. The city council directs the city manager to develop an intergovernmental agreement (IGA) with the Chehalem Park and Recreation District to address designation, management, and maintenance of the open space; outdoor event coordination; and very specifically, a parking management program to address parking needs for events within the district and convene a neighborhood advisory group. Said agreement shall be presented to and approved by city council prior to development of site areas E1, E2, E3, and C3.

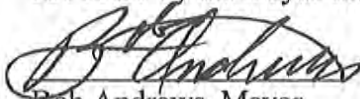
➤ **EFFECTIVE DATE** of this resolution is the day after the adoption date, which is: April 3, 2012.

ADOPTED by the city council of the city of Newberg, Oregon, this 2nd day of April, 2012.



 Norma I. Alley, City Recorder

ATTEST by the mayor this 5th day of April, 2012.


 Bob Andrews, Mayor

ATTACHMENT 3

The CCA Board, Newberg Public Library, City of Newberg and Chehalem Park and Recreation District will pass a parking plan for the rental and use of the Chehalem Cultural Center, Newberg Public Library and Newberg Cultural District.

In the Newberg Cultural District there are private interests who will be asked to join in the effort. They may sign the parking plan also.

The Parking Plan will have the map and parking lots displayed. No rentals or classes or combination of rentals and classes that have more than 350 people using the facilities at same time will be permitted without the parking plan being implemented. This parking plan is not required for events with more than 350 people, if 350 will not be in attendance within a one-hour time period (For example, the farmers' market). The District implemented this plan for the Camellia Festival and encountered no parking problems.

The Parking Plan will require the renters to obtain permission to use parking lots sufficient to meet the parking demand, shuttles if necessary, and parking attendants on site with maps and directions.

Attached is the list of eligible parking lots and the size of each lot that was used for the Camellia Festival. An additional parking lot (Jaquith Ball Field) was not listed but may be available. It has 204 parking spaces.

Should a group or organization rent the area and fail to meet the conditions prior to holding the event, they will be denied access. Should they fail to reserve the required parking area or implement the parking plan, they will be banned from renting the facility in the future.

The Chehalem Cultural Center and area in front of the building will be rented through the CCA. The Newberg Public Library will be rented through the City. The area surrounding the Chehalem Cultural Center and Newberg Public Library will be rented through Chehalem Park and Recreation District. All rental income will go back to the City of Newberg or CCA. There will be an administrative cost retained by Chehalem Park and Recreation District.

All rentals may be reserved online. If the CCA or Newberg Public Library uses the area outside of the buildings, they are required to reserve these areas. If the CCA or Newberg Public Library is to have an event inside which would prohibit the outside area to be used, they are to reserve those dates and times.

Should a conflict occur, the party which first reserved the area is given preference. In some cases the party that first reserved the area may be asked to give the reservation up.

The Parking Plan will be reviewed in an annual meeting by the agencies, groups and citizens involved to update the plan and correct any problems that may occur. This meeting will be held at the Chehalem Cultural Center in February on the first Monday at 6p.m.

This is a draft to be updated and revised by all parties as the process goes forward and any problems are encountered.

ATTACHMENT 3

Parking Lot Sizes:

Chehalem Cultural Center (53)

Water Wise Garden Lot and Library (46)

On Street Parking on Cultural Center Side only (38)

American Title Lot (14)

Newberg Graphic Lot (34)

Wells Fargo Lot (14)

2nd Street Lot (93)

George Fox University Meridian St & Sheridan St (181)

Illinois Street Parking Lot (55)

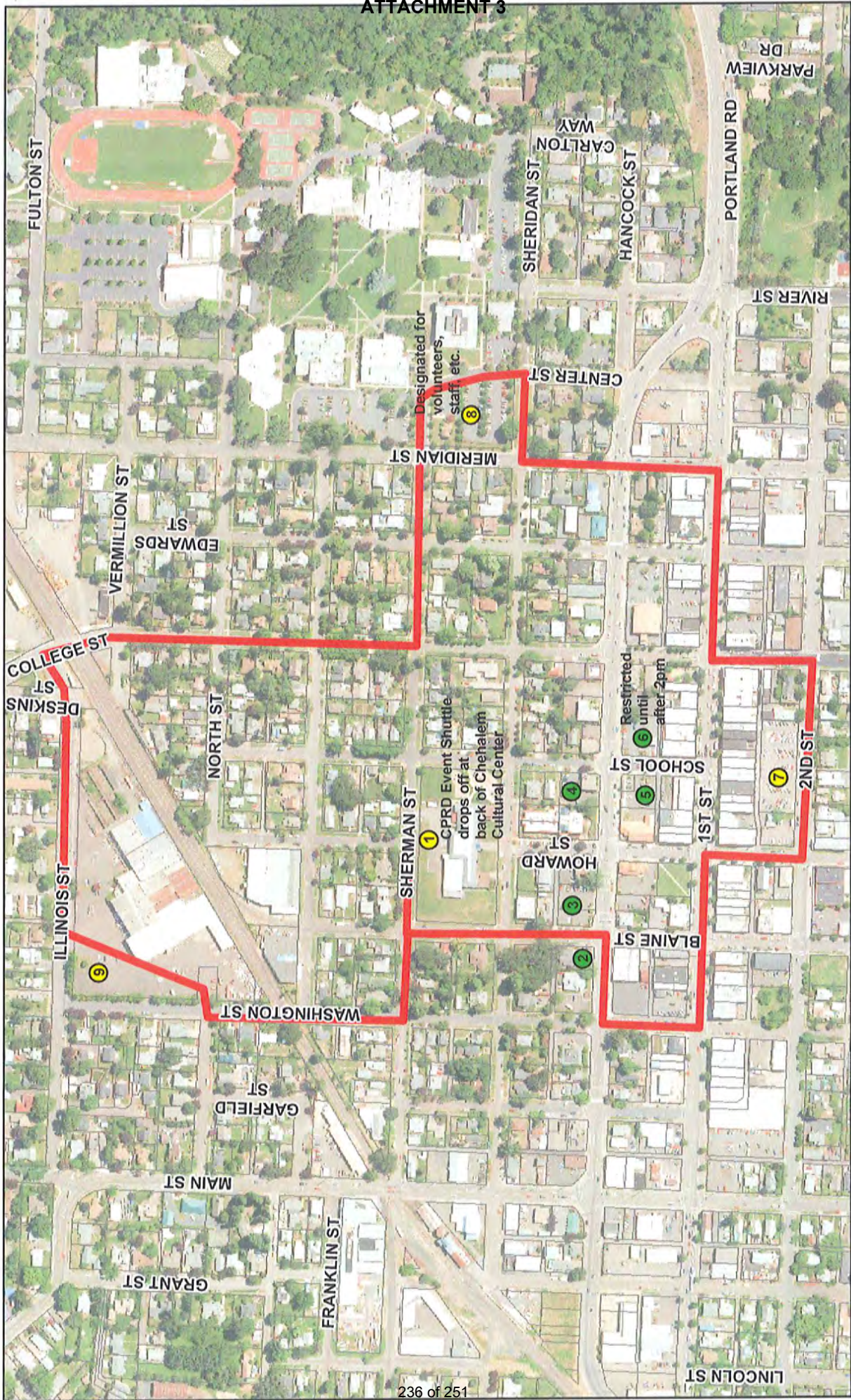
Jaquith Park Lot Main Street (204)

GRAND TOTAL SPACES (732)

IMMEDIATELY TO THE CENTER THERE ARE 137 SPACES

WITHIN WALKING DISTANCE THERE ARE 473 SPACES

**Please park in these designated parking lots.
Please do not park in neighborhood street
parking spaces if possible.**



Legend

- 1 Chehalum Cultural Center
- 2 Kelly Realty Lot
- 3 Water Wise Garden Lot
- 4 American Title Lot
- 5 Newberg Graphic Lot
- 6 Wells Fargo Lot
- 7 2nd Street Lot
- 8 George Fox University - Meridian St & Sheridan St Lot
- 9 Illinois Street Parking Lot

CPRD Event Shuttle Route (stops at parking 7, 8, and 9)

**CPRD event shuttle will pick up
at parking lots 7, 8, and 9 and
drop off at
Chehalum Cultural Center.**

Parking lots 2-6
are within reasonable
walking distance to the
Chehalum Cultural Center

RESOLUTION

WHEREAS, the Chehalem Park and Recreation District Board of Directors approved construction of a parking lot for the Chehalem Cultural Center; and

WHEREAS, the overhead wires need to be placed underground; and

WHEREAS, the utility company Frontier has been contacted and given funds necessary to design the project; and

WHEREAS, the parking lot being completed and ready for use needs to be open, and

WHEREAS, Frontier may take month or longer to complete the plans, and

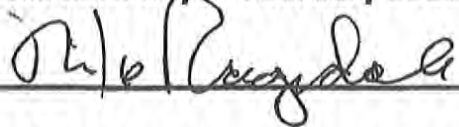
WHEREAS, the Chehalem Park and Recreation District does not have enough information to determine the cost and benefit of the project, and

WHEREAS, the City of Newberg had made it a condition that the lines be placed underground prior to opening the parking lot, and

WHEREAS, the parking lot needs to be opened before the cost, scope and feasibility of the project to place the utility lines underground at the Cultural Center is available.

NOW THEREFORE BE IT RESOLVED, that the Chehalem Park and Recreation District Board of Directors approve and agree to place the utilities on Sherman Street underground no later than the undergrounding of utilities on Sheridan Street. It is understood the opening of the parking lot is temporary until the underground placement of the utilities on Sherman Street is completed to the City of Newberg's satisfaction.

Adopted by the Board of Directors of the Chehalem Park and Recreation District this 23rd day of February 2012.



Mike Ragsdale, President



Larry Anderson, Secretary/Treasurer

2525 E Burnside Street
Portland, Oregon 97214
503.226.3617 phone
503.226.3715 fax
seallp.com

Chehalem Cultural Center – Land Use Application
415 E. Sheridan Street
Newberg, Oregon 97132

Applications for:

TYPE II Land Use Review – DR2-12-010

Design Review: Section 15.220.020.D.2 - Concept Master Site Development Plan

TYPE II Land Use Review – VAR-12-001

Variance: Section 15.215.040 – Parking reduction for Concept Master Site Development Plan

TYPE III Land Use Review – HISD-12-002

Historic Landmark Alteration / Modification: Section 15.344.030.A – Ballroom Renovation and Lobby Addition

TYPE II Land Use Review – DR2-12-010

Design Review: Section 15.220.020.A.2 – Ballroom Renovation and Lobby Addition

D. Graphic Information

Newberg Cultural District Master Plan with Concept Master Site Development Plan

Area

DR-1A Site Area and Parking Summary Concept Master Plan

DR-2A First Floor Plan Concept Master Plan

DR-3A Second Floor Plan Concept Master Plan

Perspectives

Existing Reference Site Plan

DR-1 Site Plan

DR-2 First Floor Plan

DR-3 Second Floor Plan

DR-4 Exterior Elevations

L-1 Landscape Plan

L-2 Landscape Details

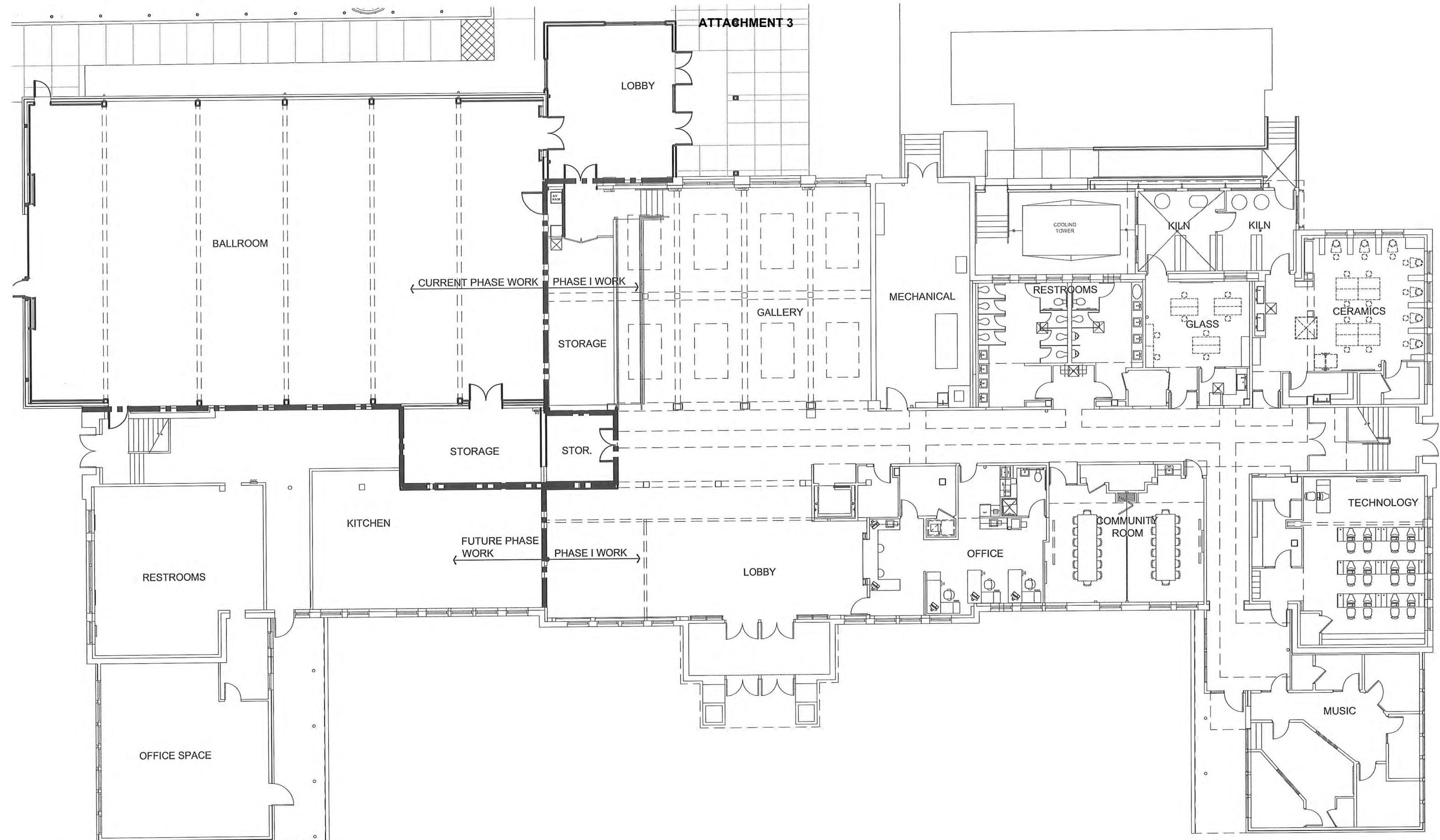
SL-1 Site Plan Photometrics

Concept Master Site Development Plan Area



SITE AREA AND PARKING SUMMARY:

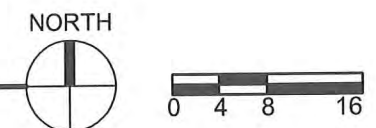
USE AND AREA SUMMARY:		STANDARD:	REQUIRED	PROPOSED
ZONES:	I, INSTITUTIONAL IN HISTORIC LANDMARKS (H) AND CIVIC CORRIDOR OVERLAY (CC) SUBDISTRICTS	PHASE I MINIMUM PARKING SUMMARY: SCHOOL, COMMERCIAL OR BUSINESS, 1 / 3 SEATS:	60 SEATS / 3 = 20 SPACES	
ALLOWABLE USES:	COMMUNITY CENTERS	ART GALLERY, 1/250 GSF:	1,880 SF / 250 SF = 8 SPACES	
ADJACENT USES:	SINGLE FAMILY RESIDENTIAL, COMMERCIAL AND CIVIC	OFFICE, 1/400 GSF:	800 SF / 400 SF = 2 SPACES	
SITE AREA:	2.5 ACRES (110,670 SF)	PUBLIC ASSEMBLY ROOMS, 1 / 4 SEATS:	28 SEATS / 4 SEATS = 7 SPACES	
EXISTING BUILDING AREA:	41,200 SF	BASE REQUIRED: **TOTAL REQUIRED AFTER 50% REDUCTION:	37 SPACES 19 SPACES	53 SPACES
EXISTING BUILDING FOOTPRINT:	25,900 SF	PHASE 2 MINIMUM PARKING SUMMARY: ASSEMBLY HALL - BALLROOM 1 / 4 SEATS:	320 SEATS / 4 SEATS = 80 SPACES	
PHASE II ADDITION AREA:	700 SF	BASE REQUIRED, PHASE I & II: **TOTAL REQUIRED AFTER 50% REDUCTION:	37 + 80 = 117 SPACES 59 SPACES	53 SPACES
TOTAL BUILDING AREA:	41,900 SF	FUTURE PHASE MINIMUM PARKING SUMMARY: ASSEMBLY HALL - THEATER 1 / 4 SEATS:	220 SEATS / 4 SEATS = 55 SPACES	
LANDSCAPE AREA:	57,000 SF (51.5%)	PUBLIC ASSEMBLY ROOMS, 1 / 4 SEATS:	100 SEATS / 4 SEATS = 25 SPACES	
		OFFICE, 1/400 GSF:	2,000 SF / 400 SF = 5 SPACES	
		SCHOOL, COMMERCIAL OR BUSINESS, 1 / 3 SEATS:	36 SEATS / 3 = 12 SPACES	
		BASE REQUIRED, FULL BUILD OUT: **TOTAL REQUIRED AFTER 50% REDUCTION:	37 + 80 + 97 = 214 SPACES 107 SPACES	53 SPACES
**	THE SITE IS WITHIN 200 FEET OF A PUBLIC PARKING LOT AT BLAINE AND HANCOCK, WHICH ALLOWS A REDUCTION OF REQUIRED PARKING BY 50% PER SECTION 15.440.050.C.	MINIMUM BIKE PARKING: COMMERCIAL USE, 1 / 10,000 GSF	41,900 SF/10,000 = 4 SPACES	6 SPACES



S|E A
 Scott | Edwards Architecture LLP
 2525 E Burnside Street
 Portland, Oregon 97214
 503.226.3617 phone
 503.226.3715 fax
 seallp.com

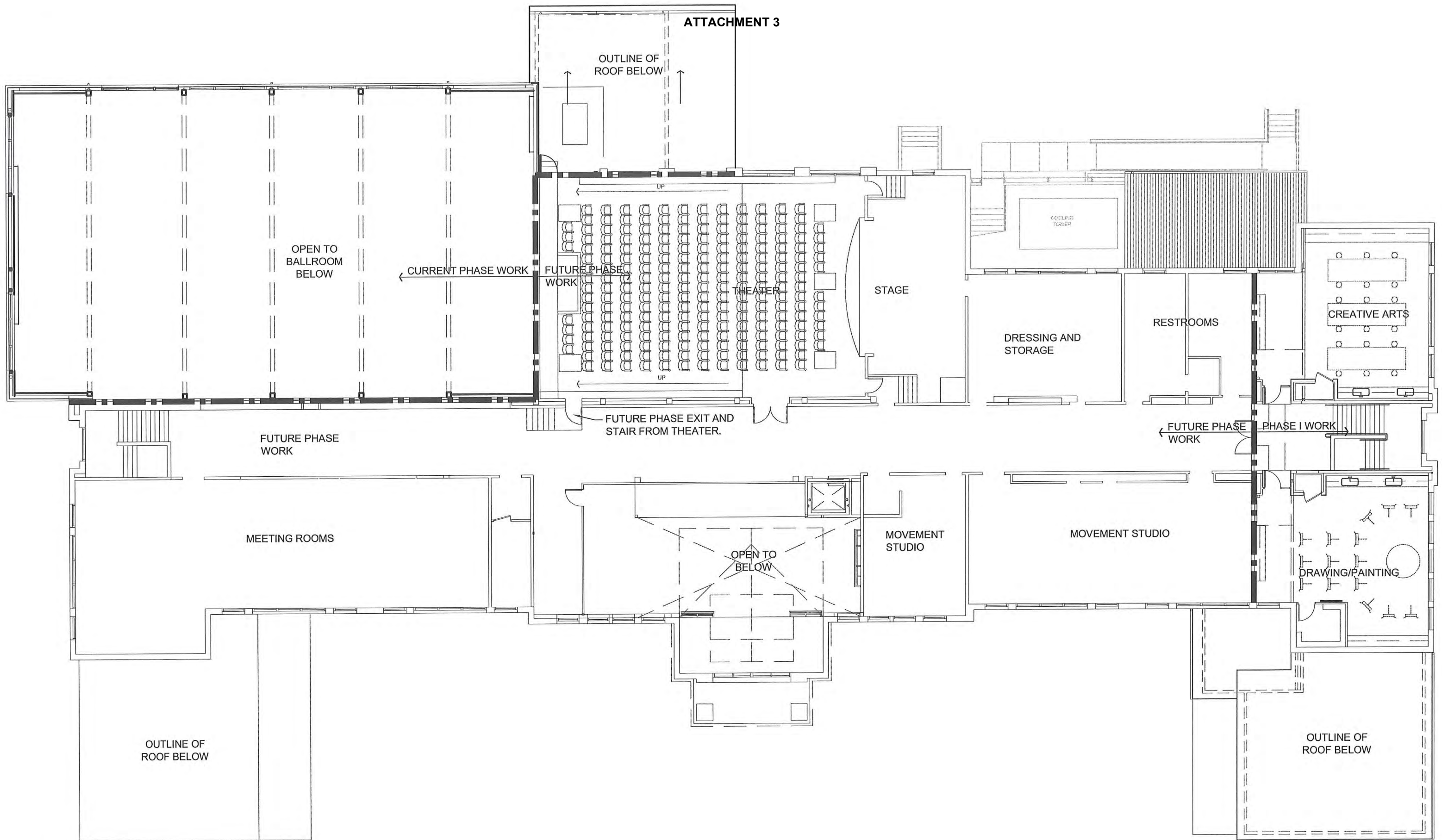
DR-2A

FIRST FLOOR PLAN - CONCEPT MASTER PLAN
 1/16" = 1'-0"



06.12.12

CHEHALEM CULTURAL CENTER
 415 E SHERIDAN STREET
 NEWBERG, OR



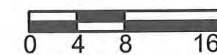
S | E | A

Scott | Edwards Architecture LLP
 2525 E Burnside Street
 Portland, Oregon 97214
 503.226.3617 phone
 503.226.3715 fax
 seallp.com

DR-3A

SECOND FLOOR PLAN / ROOF PLAN - CONCEPT MASTER PLAN

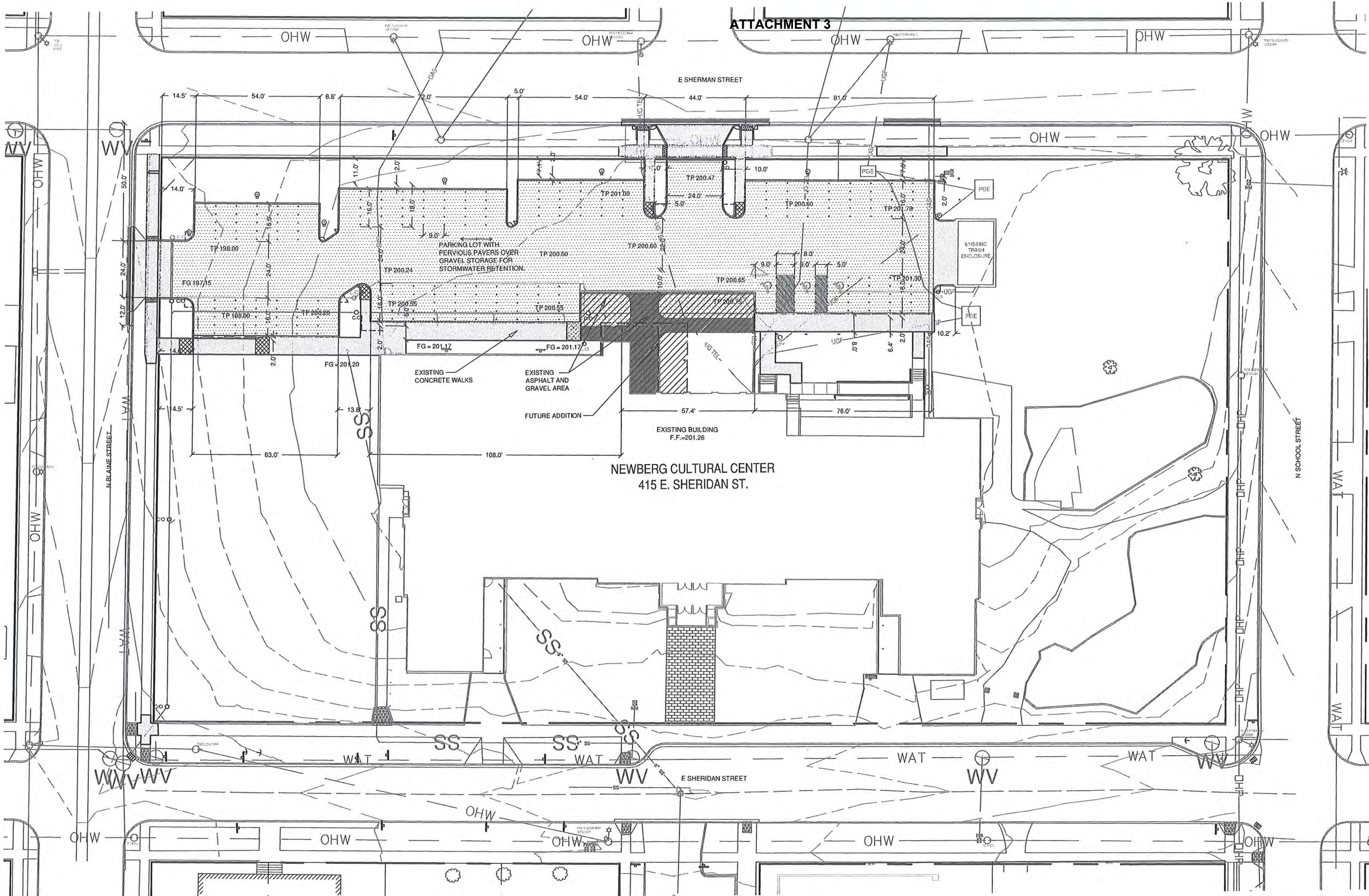
1/16" = 1'-0"



06.12.12

CHEHALEM CULTURAL CENTER
 415 E SHERIDAN STREET
 NEWBERG, OR





Larry Anderson Engineering, Inc.
 Newberg, Oregon 97132
 112 N. Springbrook Road
 phone: (503) 537-1110
 email: andeng1@comcast.net



Inc.
 921 SW WASHINGTON STREET SUITE 250
 PORTLAND OREGON 97205
 503 227 4920 FAX
 503 227 4860 TEL
 www.henneberyeddy.com
 CHEHALEM PARK AND RECREATION DISTRICT

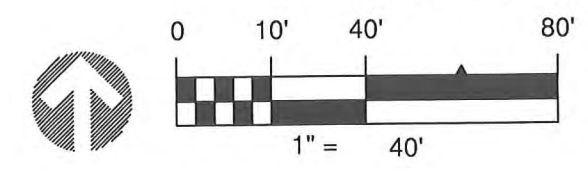
CHEHALEM CULTURAL DISTRICT PARKING LOT
 415 E. Sheridan
 Newberg, OR 97132-2930

HEA Project no. 11034
 Date: BID SET: 09.13.2011
 Revisions:

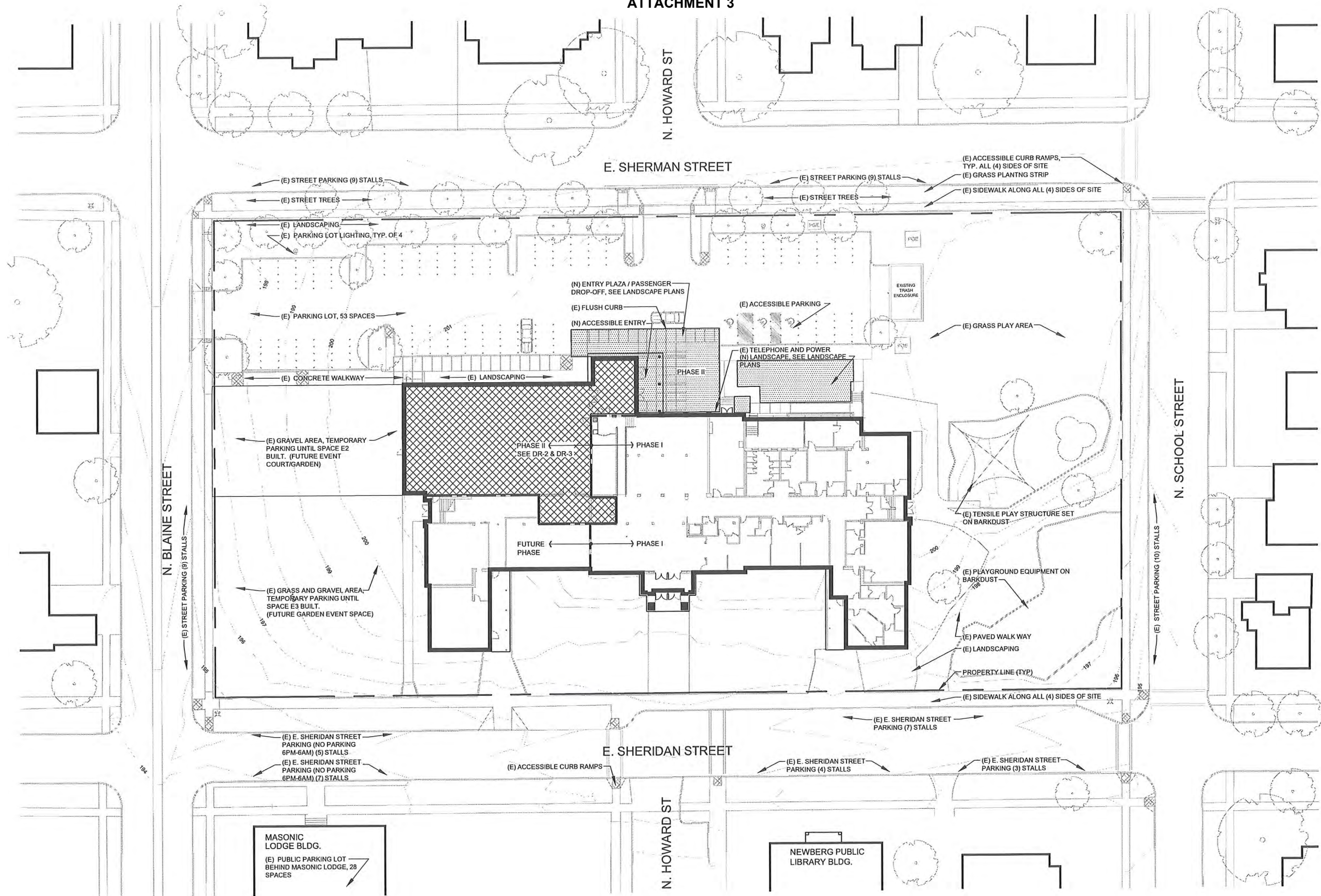
Drawn by: KLA
 Checked by: LJA
 Sheet:

SITE GRADING PLAN

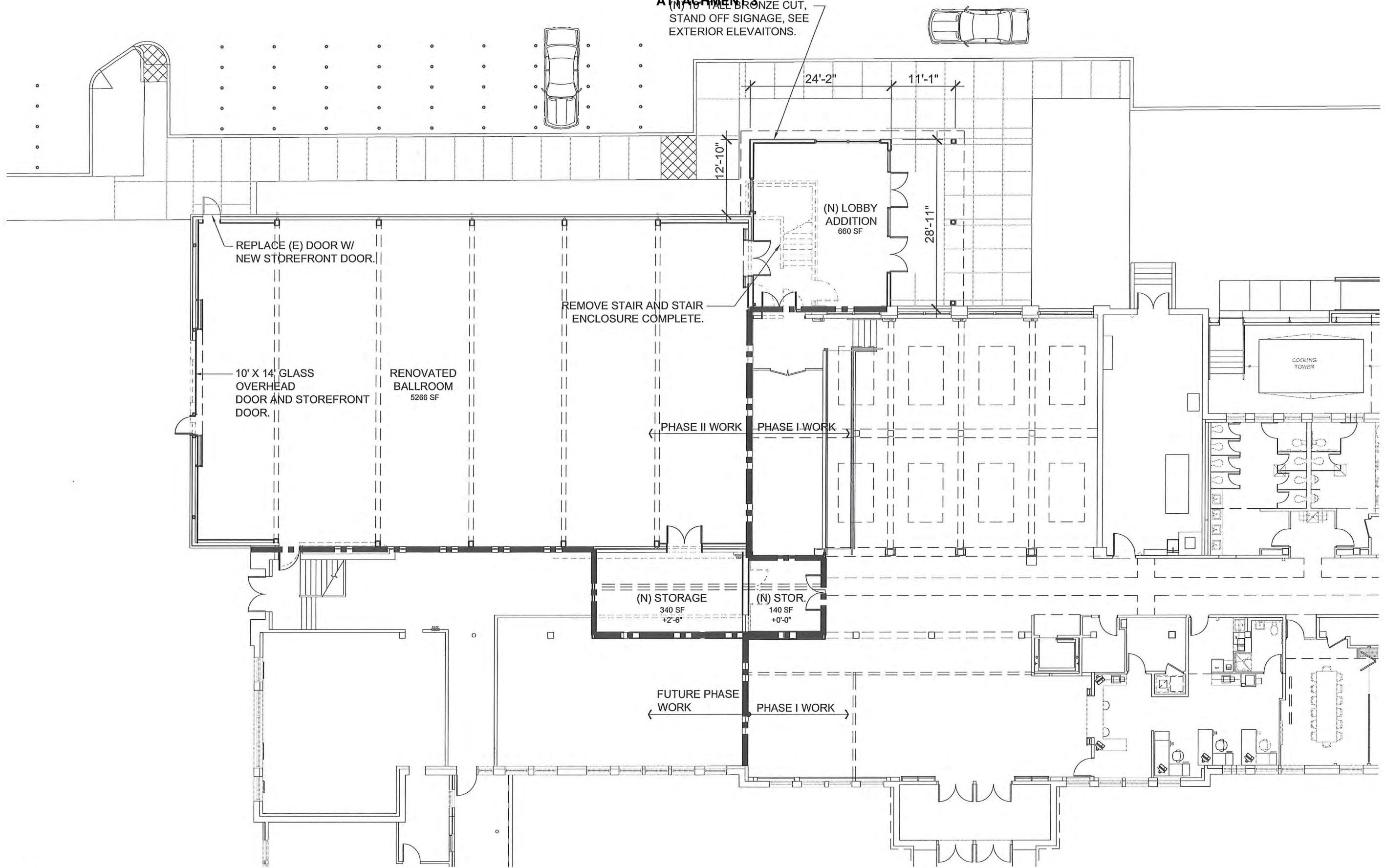
EXISTING REFERENCE SITE PLAN



C2.0
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ATTACHMENT 3
 (N) LOBBY BRONZE CUT,
 STAND OFF SIGNAGE, SEE
 EXTERIOR ELEVATIONS.



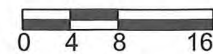
S|E A

Scott | Edwards Architecture LLP
 2525 E Burnside Street
 Portland, Oregon 97214
 503.226.3617 phone
 503.226.3715 fax
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DR-2

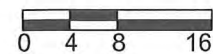
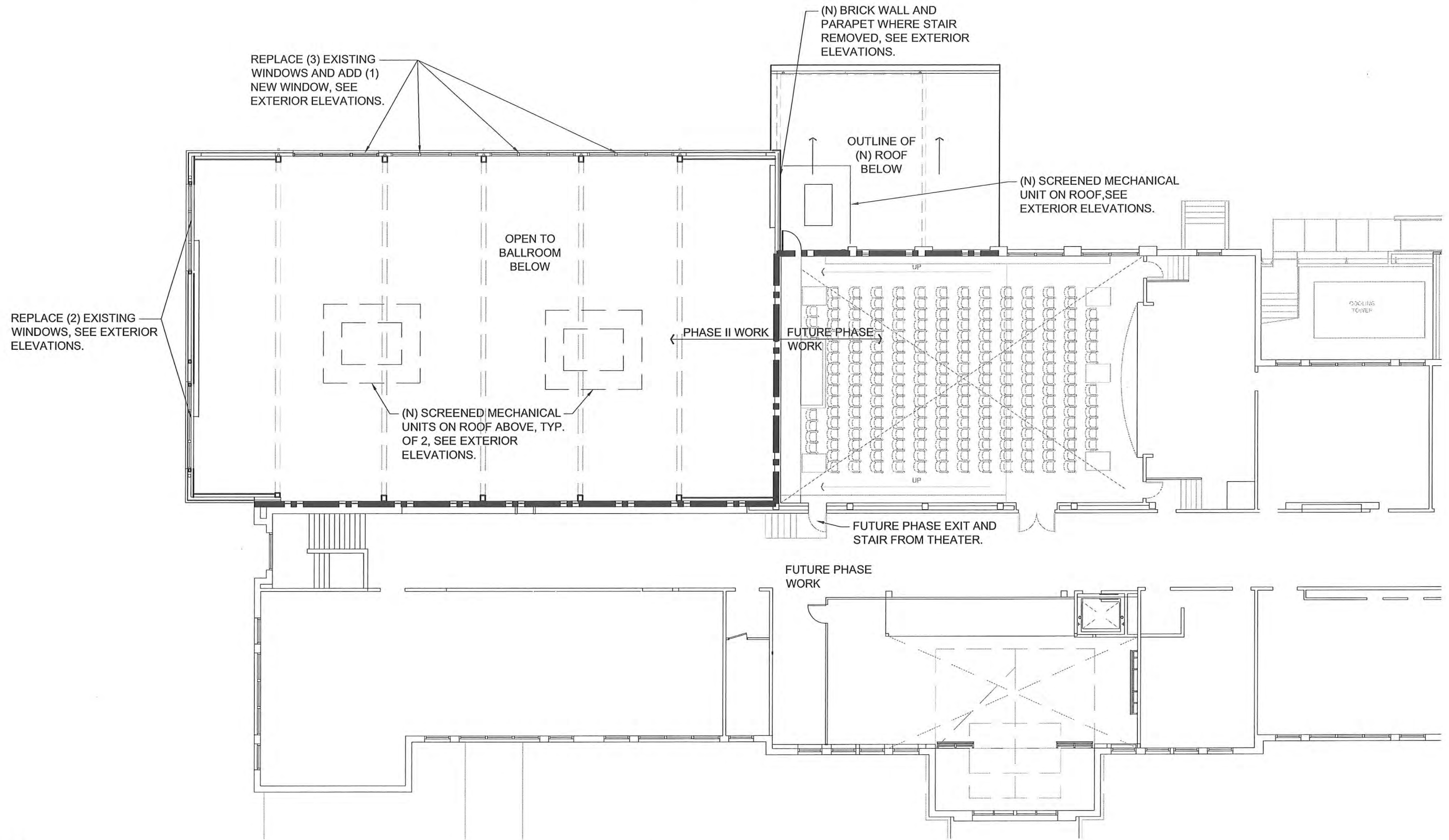
FIRST FLOOR PLAN

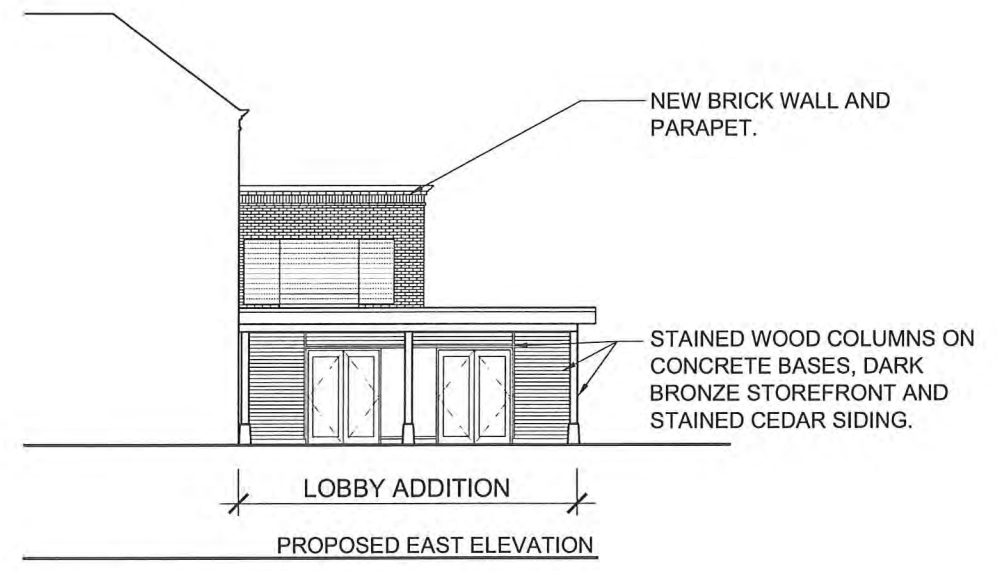
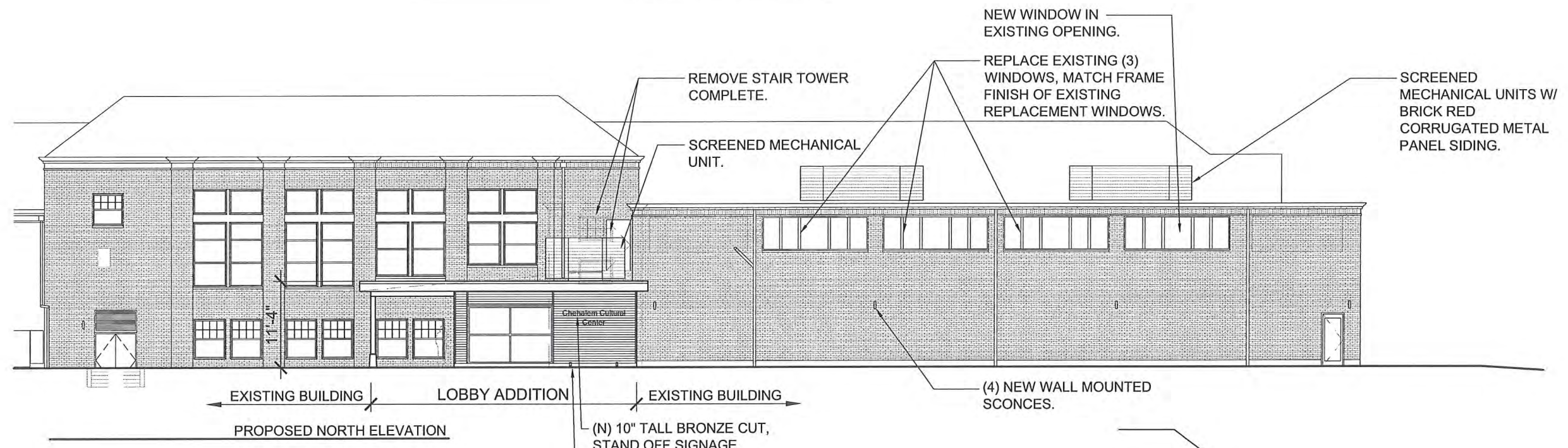
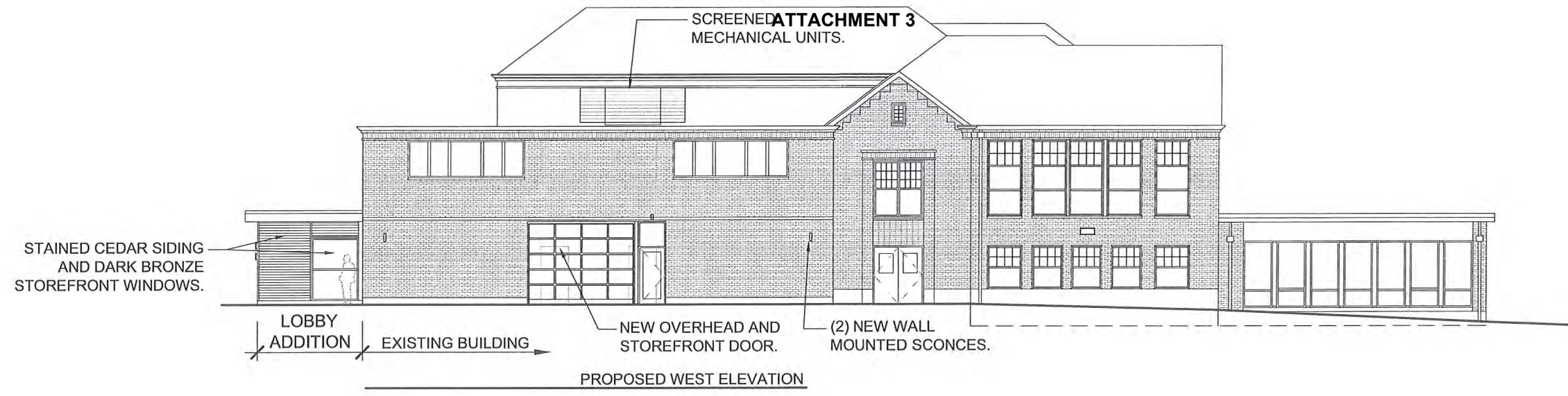
1/16" = 1'-0"



05.08.12

CHEHALEM CULTURAL CENTER - PHASE II
 415 E SHERIDAN STREET
 NEWBERG, OR





ATTACHMENT 3

TREES

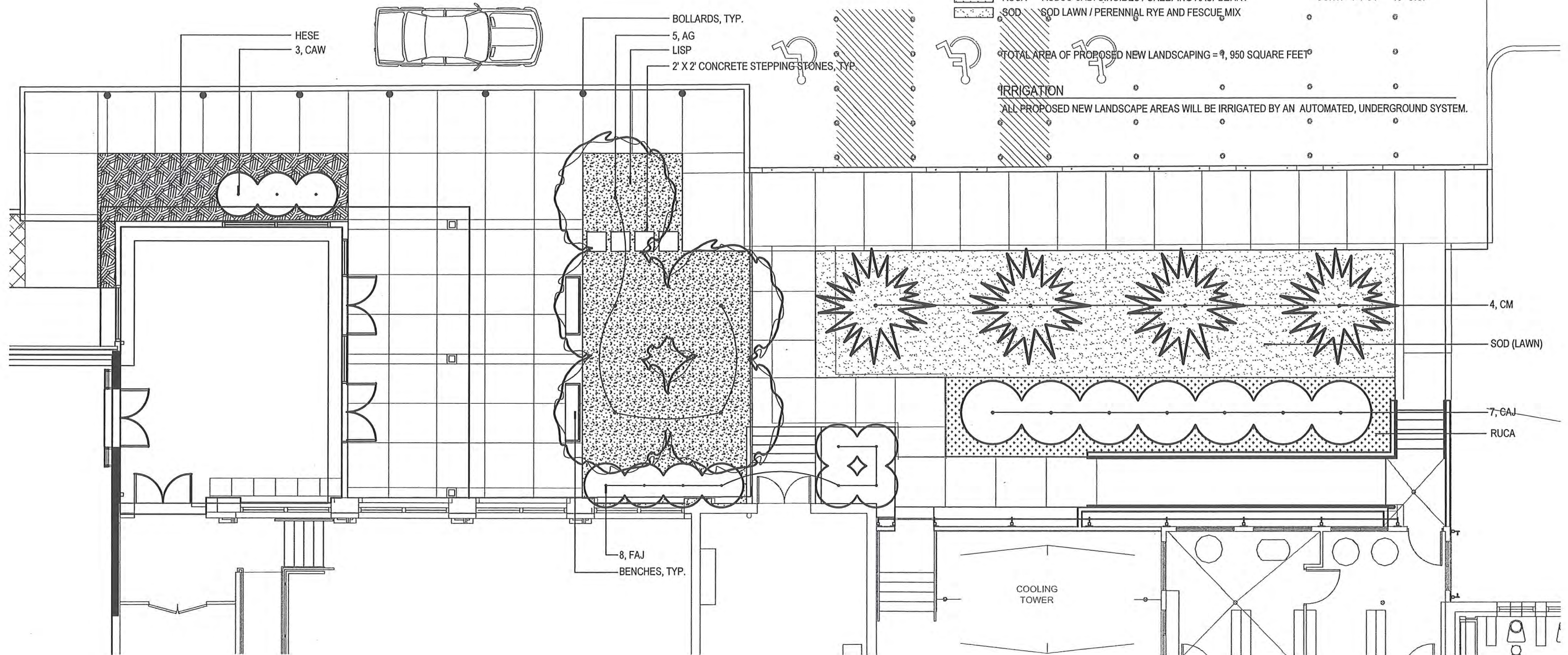
CODE	SCIENTIFIC NAME / COMMON NAME	CONT.	SIZE	SPACING
AG	ACER GRISEUM / PAPERBARK MAPLE	B&B	1.75" CAL.	AS SHOWN
CM	CUPRESSUS M. "GOLDEN PILLAR" / GOLDEN PILLAR CYPRESS	B&B	6'-8" HT.	AS SHOWN

SHRUBS

CAJ	CAMELLIA J. 'SILVER WAVES' / SILVER WAVES CAMELLIA	CONT.	5 GAL.	72" O.C.
CAW	CAMELLIA S. 'WHITE DOVES' / WHITE DOVES CAMELLIA	CONT.	5 GAL.	48" O.C.
FAJ	FATSIA JAPONICA / JAPANESE FATSIA	CONT.	5 GAL.	4' O.C.

GROUNDCOVERS

HESE	HELIOTRICHON SEMPERVIRENS / BLUE OAT GRASS	CONT.	1 GAL.	18" O.C.
LISP	LIRIOPE SPICATA / LIRIOPE	CONT.	1 GAL.	18" O.C.
RUCA	RUBUS CALYCINOIDES / CREEPING RASPBERRY	CONT.	4" POT	18" O.C.
SOD	SOD LAWN / PERENNIAL RYE AND FESCUE MIX			



SE A

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L-1 LANDSCAPE PLAN
 1" = 10'-0"



Meyer/Reed

Landscape Architecture
 319 SW Washington St.
 Suite 820
 Portland, Oregon 97204
 T 503.223.5953
 F 503.223.8076

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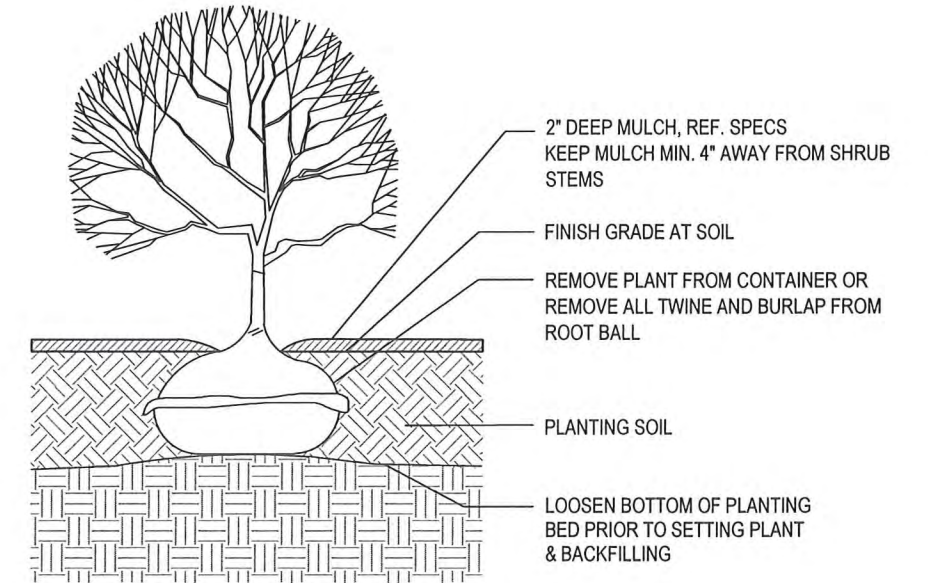
URBAN ACCESSORIES
MODEL - SAN FRANCISCO CAST ALUMINUM BOLLARD

1 BOLLARD
Scale: N. T. S.



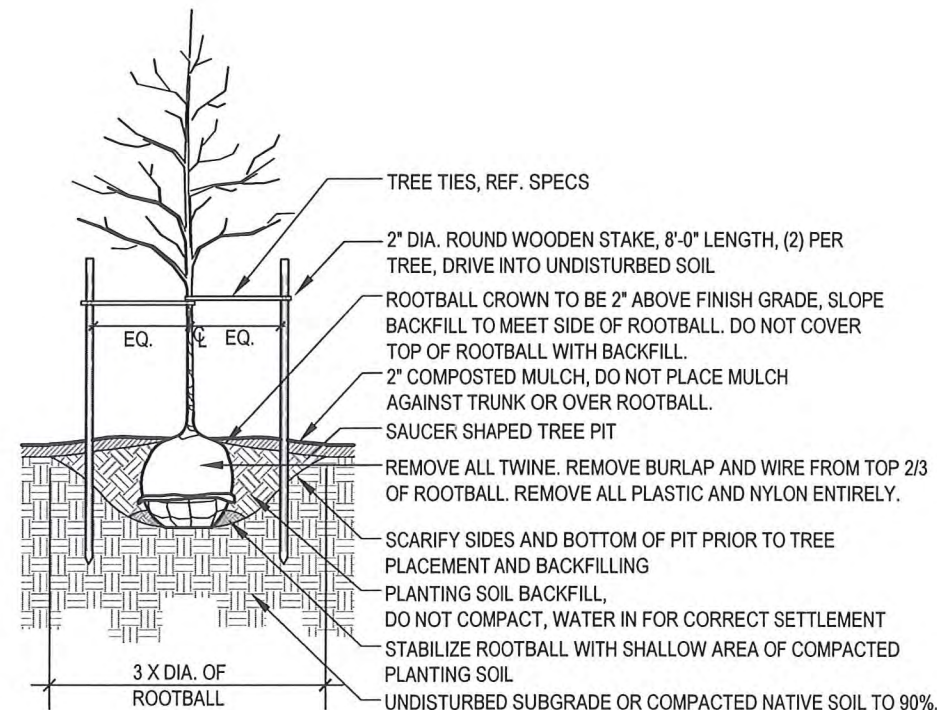
TIMBERFORM
MODEL - RESTORATION BENCH 2118

2 BENCH
Scale: N. T. S.

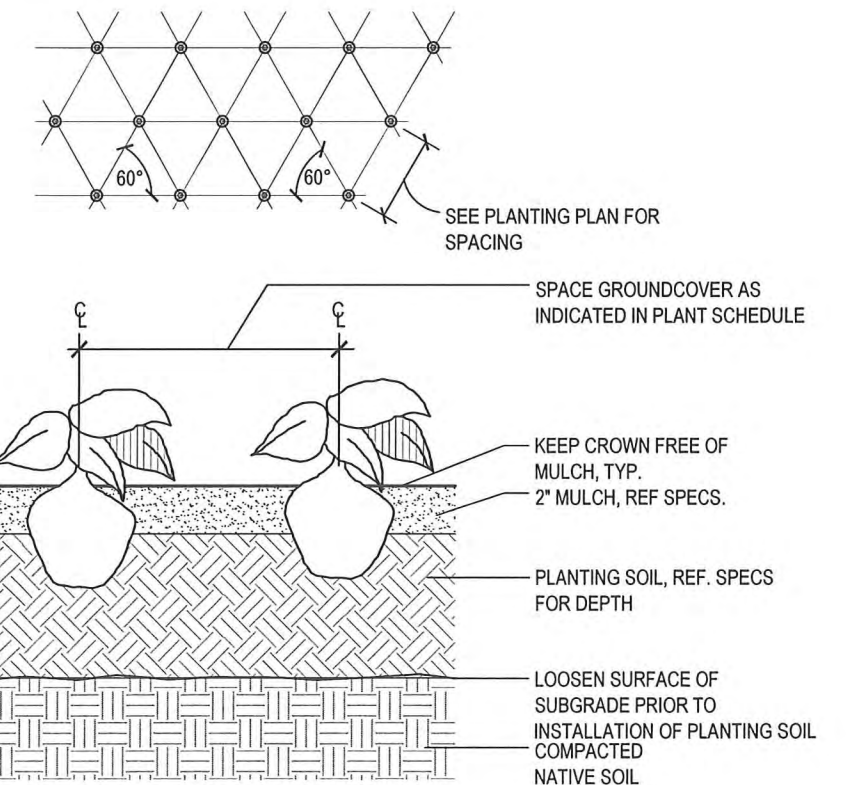


NOTE: ROOTBALL CROWN TO BE 1"-2" HIGHER THAN SURROUNDING SOIL FINISH GRADE. REMOVE ALL MULCH FROM CROWN OF PLANT.

3 SHRUB PLANTING - SECTION
Scale: N. T. S.

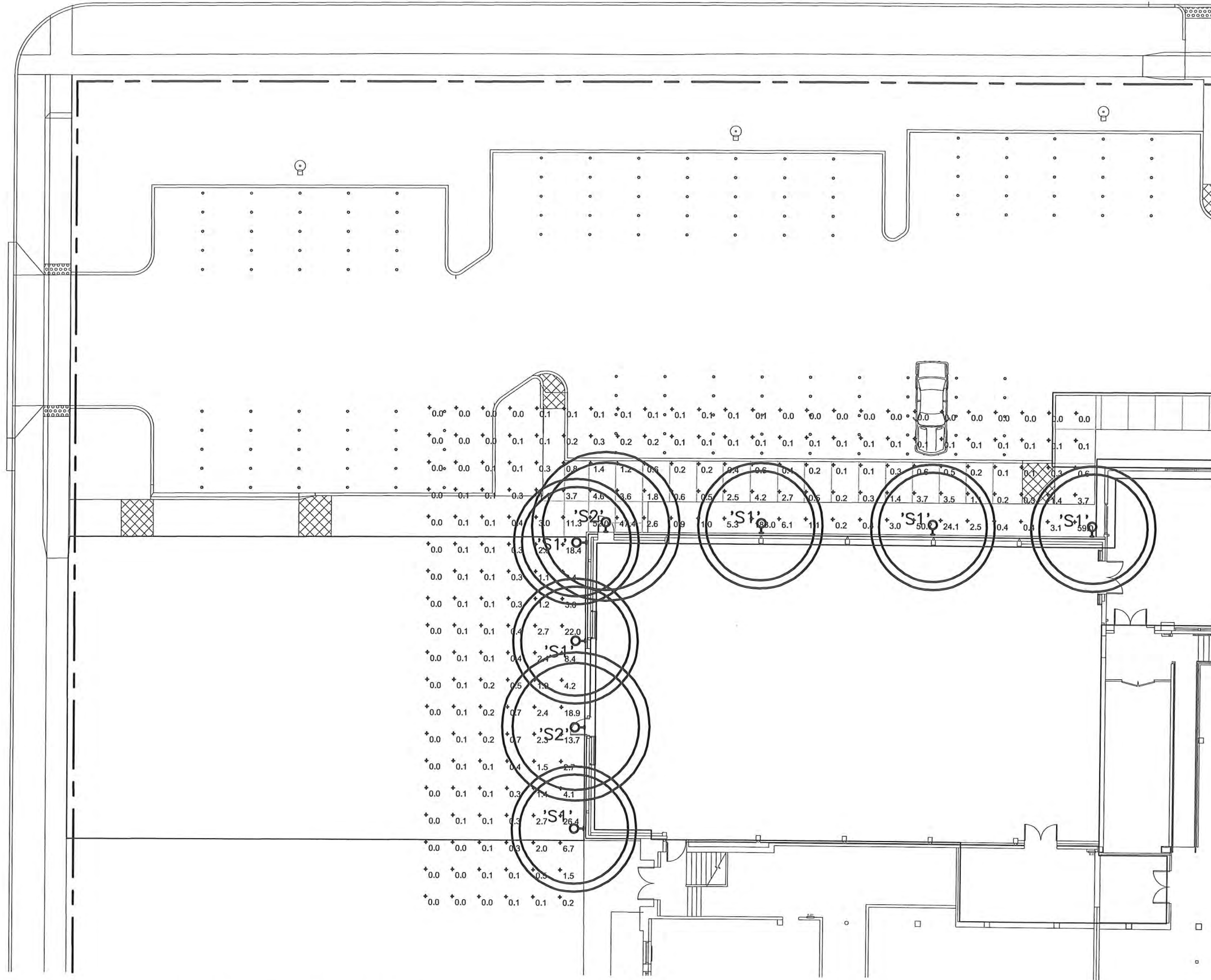


4 DECIDUOUS TREE PLANTING - SECTION
Scale: N. T. S.



NOTE: REMOVE ALL DEBRIS

5 GROUNDCOVER PLANTING - SECTION AND PLAN
Scale: N. T. S.



GENERAL NOTES

- A. ALL FOOT CANDLE CALCULATIONS ARE BASED ON A SINGLE CALCULATION ZONE.
- B. INNER LUMINAIRE ISO CURVE INDICATES 1 FOOT CANDLE. OUTER LUMINAIRE ISO CURVE INDICATES 0.5 FOOT CANDLE.

SYMBOL LIST

- WALL SCONCE
- WALL PACK

LUMINAIRE SCHEDULE

'S1'	SURFACE WALL MOUNTED UPLIGHT/DOWNLIGHT, (2)39WPAR30 LAMP, FINISH BLACK, MEDIUM BASE, REMOTE BALLAST, INPUT 100W COOPER LIGHTING: LUMIERE 715-2 MH39PAR30 120
'S2'	SURFACE WALL MOUNTED DOWNLIGHT, (1)39WPAR30 LAMP, FINISH BLACK, MEDIUM BASE, REMOTE BALLAST, INPUT 50W COOPER LIGHTING: LUMIERE 715 MH39PAR30 120

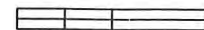
SE A

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SL-1

SITE PLAN - PHOTOMETRICS

SCALE 1" = 20'-0"



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