



Pre-Design Civil Narrative
Oak Lodge Community Project – Concord Property
3811 SE Concord Rd. Milwaukie, OR 97267
Revised October 30, 2020

Site Description

The Concord Property is currently owned by North Clackamas Park and Recreation District (NCPRD) and is located on SE Concord Rd. The 5.97-acre lot is occupied by a two-story building, two on-site parking lots, a covered paved area, a play area and a sport field space. The site is zoned as OSM (Open Space Management) and R-7 (Low Density Urban Facility). The site is divided by two vacated roadways, SE Olive Ave and SE Spaulding Ave. The site is accessed from two driveways off of SE Concord Rd, as well as a driveway off of SE Spaulding Ave. There is a curb tight sidewalk along SE Concord Rd that provides pedestrian access to the site.

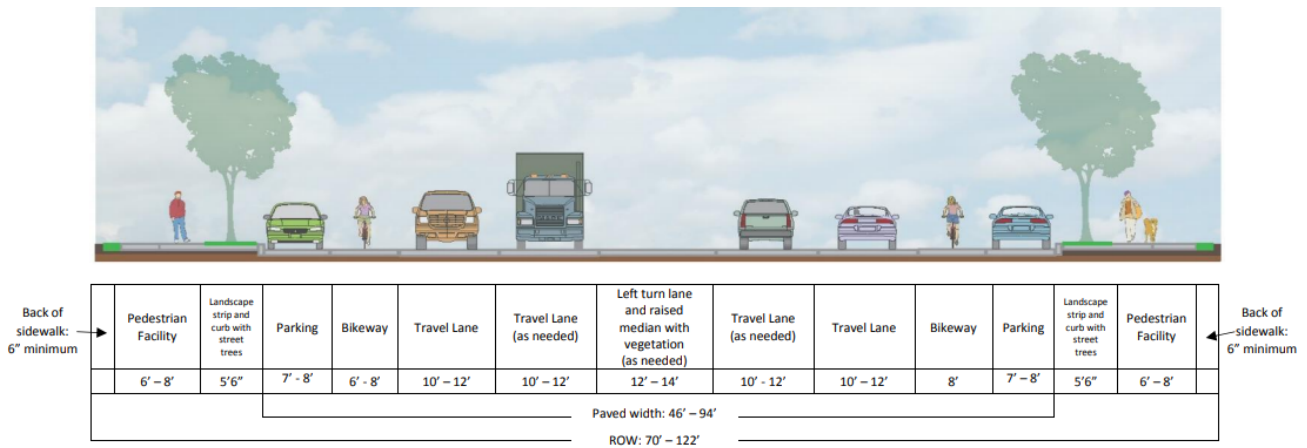
Due to building renovations, exterior site improvements will be required to bring the property into compliance with current Clackamas County Zoning and Development Ordinance requirements. On October 1, 2019, KPFF visited the site and made observations for required and recommended civil engineering site improvements as part of the renovations.

Required Improvements

Off-site

The public frontage improvements will likely be required for SE Concord Rd, which is classified as an urban minor arterial. The Clackamas County regulations require improvements to the public frontage (sidewalks, pedestrian pathways and accessways) when institutional buildings undergo improvements and are within the Urban Growth Boundary (UGB). Improvements to the Right-Of-Way (ROW) may include reconstructing the SE Concord Rd frontage to include a 6-foot sidewalk, on-street parking and realignment of the driveways. Additional improvements may include providing street trees, a left turn pocket in the middle of the street and street lighting. An image of the Clackamas County typical urban minor arterial cross section is shown on the following page.

Per feedback from the 10/21/2020 Pre-app meeting, Jonny Gish stated that they would likely not require the addition of new landscape strips and if the existing sidewalk is at least 6 feet wide, even though it is curb tight. He did state that the left turn pocket extending to the northern driveway would be required. This may require adjusting the curb line and reconstructing the sidewalk corridor for the south half of the frontage. It is assumed that where the curb line is relocated, the frontage will need to be rebuilt to current standards.



On-site

Parking

The potential on-site improvements include renovating the existing building to house office space, NCPRD facilities as well as a community library.

The existing building is approximately 47,000 square feet, with 20,000 square feet additions. The proposed improvements intend to divide the space as follows: 5,000 square feet for offices, 42,000 square feet for NCPRD facilities and 20,000 square feet for the Oak Lodge Public Library.

Table 1015-1 of the Clackamas County Zoning Code does not include land use descriptions for the proposed use of this site. The county planning staff determined that parking minimums and maximums for the proposed site use would be based on "Sports Clubs and Recreation Facilities", which would require a minimum of 4.3 stalls per 1,000 square feet and a maximum of 5.4 stalls per 1,000 square feet. With this land use category, 288 parking stalls would be required on-site. However, the total minimum requirement can be reduced up to 20% when shared parking is utilized. Roughly 4% of the total parking stalls are required to be designated as ADA accessible, and should be located near accessible entries.

Additionally, the on-site improvements will include, but are not limited to, perimeter and interior parking lot landscaping, and where feasible, the new landscaping should also serve as vegetated stormwater facilities to treat runoff from impervious areas. Section 1009 of the zoning code requires 25 square feet of interior parking lot landscaping per parking stall for parking lots with more than 15 stalls, beyond the required 5-foot perimeter landscaping that is required. However, if parking areas are developed entirely of porous pavement, only 20 square feet of interior landscaping is required per parking stall.

Other required improvements include onsite connectivity upgrades which may include reconstructing any walkways that are not ADA compliant. ADA accessible ramps will likely be required at the main entrance, which is elevated and only accessed by stairs at this time.

Public Utility Relocations

The proposed library addition is located over public water, sanitary and storm mains in the vacated SE Spaulding Ave ROW. These mains will need to be rerouted around the building and tie into the mains located in the SE Concord Rd ROW. Additionally, a combined utility easement (30 feet wide or wider) will be required to allow access to the mains.

There is also an existing water main in the vacated SE Olive Ave ROW. Oak Lodge Water Services District (OLWSD) will require an easement for this line.

Storm

The proposed impervious improvements will trigger stormwater management requirements. Stormwater facilities will be designed according to the requirements set by OLWSD.

OLWSD requires all redevelopment projects to provide water quality and flow control stormwater facilities. For water quality, OLWSD requires that facilities be designed to capture and treat the first 1-inch of runoff from a 24-hour storm event. Onsite storm quantity facilities shall be designed to limit runoff of the 2-year, 24-hour post-development to not exceed half of the 2-year, 24-hour pre-developed discharge rate. Stormwater conveyance systems for sites draining less than 640 acres will use the 25-year, 24-hr design storm. Infiltration systems require an engineering report that documents the year-round infiltration capacity as well as percolation tests. Use of infiltration systems is subject to approval by DEQ. KPFF recommends infiltration testing be performed onsite by a geotechnical consultant. Testing should occur in locations identified for stormwater facilities.

Based on the topography of the site, it appears the best location for the main stormwater vegetated infiltration facility should be in the southeast corner of the site (lowest corner of site). Additionally, it may be needed to provide another storm facility near the small parking lot west of the SE Spaulding Ave dead-end. Results of the infiltration testing will inform the size, shape and depth of these facilities.

Following the completion of construction, all stormwater facilities are required to be inspected and documented by the developer's engineer, documentation will be submitted to OLWSD. In addition, the developer's engineer will prepare and submit a recorded Operations and Maintenance agreement for onsite facilities.

OLWSD refers to Clackamas County's Water Environment Services (WES) for erosion control permitting. Erosion control permit types are based on the disturbed area and are described below.

Disturbance Area	Permit Type Required
800 SF to less than 1 acre	WES EPSC Permit
1 acre to less than 5 acres	WES EPSC Permit, 1200-CN
5 acres or more	WES EPSC Permit, 1200-C (DEQ)

It is likely that improvements will result in a disturbed area greater than one acre but less than five acres; therefore, KPFF anticipates that a WES EPSC Permit and a 1200-CN Permit will be required.

Water/Fire

Water service is provided by Oak Lodge Water Services. The site has two existing water mains running through it. The existing building is served from the main running through the vacated SE Olive Ave ROW.

It may be possible to reuse existing water and fire services if the new building demands are similar. It is more likely that the existing services will be “killed” and new services provided.

Fire flow testing is required by a private hydrant flow testing company (the water district does not provide this service).

Fire Access

The SE Olive Ave ROW and the SE Spaulding Ave ROW are proposed to be vacated and the roadways removed. Per discussions with the Fire Marshall, Matt Amos, providing a firetruck compliant turnaround, partially on private property, is acceptable at the SE Spaulding Ave dead-end. Providing a 20-foot fire access route from the end of SE Olive Ave to the parking lot and out to SE Concord Rd is also acceptable.