

Memorandum

Date: October 16, 2019
To: Jennifer Hoffman, Opsis Architecture
From: Kurt Lango, Lango Hansen Landscape Architects
Project: Concord Property
RE: **Landscape Site Observations**

CONCORD PROPERTY

The Concord School is located at 3811 Concord Road in the Oak Grove/Jennings Lodge community. An existing two-story 1936 Works Progress Administration former school building, owned by North Clackamas Parks and Recreation District (NCPRD) currently sits on the 5.97-acre site. This structure and site is to become the home to a new community center and park that will serve the North Clackamas Park and Recreation District residents. Also being considered for this site is a new Library that will serve the Oak Lodge service area.

This Facilities Analysis is based upon several site visits, code research and pertinent information supplied by Opsis Architects, but a topographic or boundary survey was not available for review.

SITE

Vehicular Access

There are two curb-cuts along SE Concord Road into the site; the main entrance into a small parking lot, and an entry into the back-of-house loading area. The parking lot has no interior or perimeter landscaping and currently does not meet Clackamas County landscape code. Although there appears to be a designated space for accessible parking, we do not believe it currently meets code. There is no lighting associated with the parking lot. A perimeter fence is located on the west side of the parking area and extends around the perimeter of the site. Existing bollards prevent access further north by vehicles, however there are vehicular connections to SE Spaulding Avenue and SE Olive Avenue from the adjacent neighborhood. These roadways are vacated and there is a small parking area located directly off SE Spaulding Avenue. This parking lot does not meet current landscape zoning requirements.

Pedestrian Access

Pedestrian Access is limited throughout the site with the exception of pathways immediately adjacent to the building and along SE Concord Road. Two sets of stairs are along the primary path from the parking lot to the main entrance with a total of 10 to 14-feet of grade change do not provide an accessible route.

There are at grade entries to the building on the south, north and east side of the former school. To the north of the site, there is a pedestrian access from SE Sunset Court. On the west side of SE Olive Street, a sidewalk provides pedestrian connection into the Concord Property.

Vegetation

There are number of significant trees along the perimeter of the site and adjacent to the building. On the west side of the fenced property line, numerous Oregon White Oaks are on the adjacent property providing canopy over the NCPRD property. These trees appear to be in good condition. Smaller caliper trees appear to have been recently planted along the western portion of the site. Between the existing parking area and the entrance at SE Olive Avenue, mature cottonwood species have grown in a grass strip between an existing fence and the roadway curb. Along the east property line, large existing trees appear to be on the adjacent property, however only the canopy appears to overhang the NCPRD property. These trees appear to be in good to poor condition. Immediately adjacent to the building is a row of

cherry and plum trees. The plum trees appear to be in poor condition. Lango Hansen recommends that a professional arborist perform a site survey and provide an analysis of all the existing trees on-site.

Play Area/Sport Court

A children's play area and a covered sport court is located to the west of the existing building. The play area includes a central play apparatus and other play elements including a rock climbing wall, a geodome and a swing set. Upon initial review, some of the play elements do not meet current standards for play equipment. We assume that as part of the community center development, a new play area will be designed and implemented. The covered sport court includes four basketball hoops. The structure itself appears to be in good/fair condition.

Play Fields

There are two fenced softball field located on the site with a soccer field overlay. Backstops and wood benches are associated with each of the ballfields. It is our understanding that these fields are used for league play and movie nights during the summer months. We have not observed the field during wet conditions, so are not able to assess if it drains properly.

School Garden

Located to the north of the school, a ground plaque that the open grass area was a former school garden. This area is elevated from the adjacent loading zone with a crafted stone wall and stone steps leading up to the garden space. Several rose bushes are remnants of the garden.

Topography

There appears to be over 30-feet of grade change within the site with multiple grade changes that include stairs, embankments and walls. Providing ADA accessibility will be a key issue during the development of the site design.

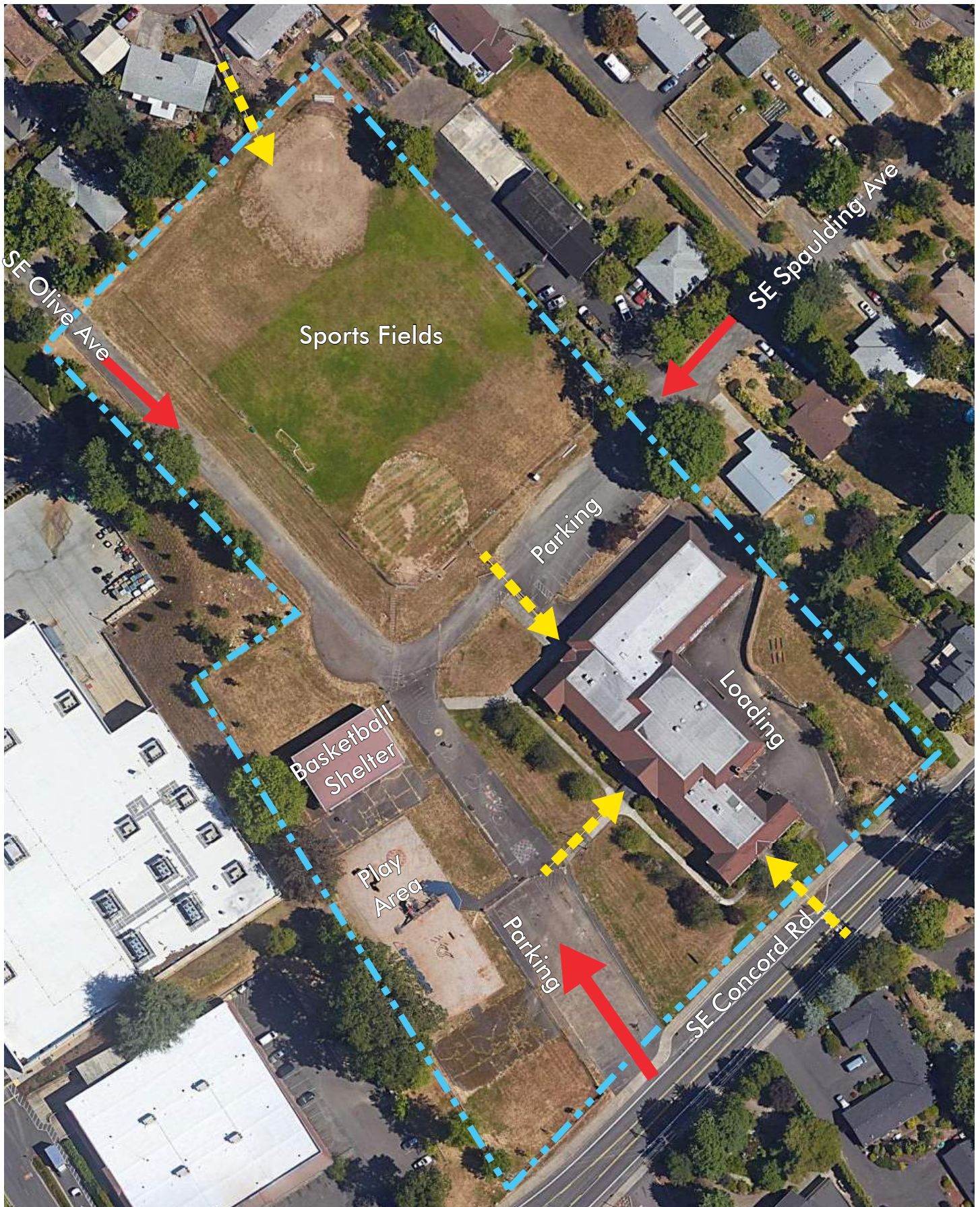
ZONING CODE

Development of this site will require meeting the Clackamas County Zoning and Development Ordinance (ZDO). We expect this to include overall landscape requirements, parking lot size and landscaping and buffers. The property is within three zones; OSM, R7 and R8.5. It appears that a small sliver where the "garden area" is in the SE corner is zoned R8.5. The site is bordered by C3, R10 and R8.5 zoning designations.

Landscaping for parking lots shall include 25-square feet of landscaping per parking space, landscape swales and perimeter landscaping. Depending upon the future parking lot location, varying screen and buffer requirements will apply.

In general, Clackamas County ZDO requires the following standards to be met:

- Landscaping materials shall be selected and sited to produce a hardy and low-maintenance landscaped area with an emphasis on fast-growing plants. Selection shall include consideration of soil type and depth, spacing, exposure to sun and wind, slope and contours of the subject property, building walls and overhangs, and compatibility with existing vegetation to be preserved.
- A variety of plants, intermixed throughout landscaped areas including evergreen and deciduous, plants of varying textures, varying heights at maturity and plants with seasonal color.
- The planting of invasive non-native or noxious vegetation shall be prohibited, and existing invasive non-native or noxious vegetation shall be removed.
- Landscaping shall be used to highlight public entrances to buildings.
- Where feasible, landscaping shall be required adjacent to walkways and other areas intended for pedestrian use.
- Existing significant plants, terrain, and other natural features shall be incorporated into the landscaping design.



CONCORD PROPERTY - LANDSCAPE SITE OBSERVATIONS

