Washington-Monroe Site: Final Report of The Washington-Monroe Project Advisory Committee

Submitted to:
The Portland Schools Real Estate Trust

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- Elsa Coleman; At-Large Member
- Joanne Ferrero; Central Eastside Industrial Council
- Cathy Holmes; HAND
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- Dick Levy; Portland Schools Real Estate Trust
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Executive Summary

The approximately 7-acre Monroe High School site, located in southeast Portland, between Morrison and Stark Streets and 12th and 14th Avenues, is no longer being used as a high school. As a result, the Portland School District Board asked the Superintendent to recommend whether the site should be declared surplus. There also has been a long-established community and Portland Parks and Recreation interest in providing a community center for inner southeast Portland, and in improving aquatics facilities within the City.

In February 2003, a committee with community, city and district representative began meeting and recommended in May 2003 that the site be declared surplus and that the disposition of the site should provide a financial return based on fair market value to the District, that the site be used to provide new housing opportunities, to address community needs identified as a community center-swimming pool and open space for recreational purposes, and that community impacts should be addressed. The Board of Education, on July 16, 2003, declared the site surplus and established directions to continue planning for redevelopment of the site, under the aegis of the Portland Schools Real Estate Trust.

A Project Advisory Committee was established in accord with the Board's direction and met from October 2003 through January 2004, guiding the development of a general concept plan for the site. A consultant-staff team was available to provide support, assistance and advice to the committee. The purpose of this effort was to define the amount of land that would be needed to be purchased by Portland Parks and Recreation for the community center-swimming pool and playfield (to be confirmed in an agreement between Portland Parks and Recreation and the Portland School District); to explore different housing and site development opportunities given existing zoning and possible locations on the site for the community-center swimming pool; and to address on-site parking needs.

This report is a complete record of this planning effort. In brief, the primary findings are:

- Depending on the size and design of facilities,approximately 4.5 acres of the site will be needed for the community center-swimming pool and playfield/open space
- The preferred location for the community center is at the corner of SE 12th Avenue and SE Stark Street
- The original Washington-Monroe High School building (northeast corner of the site) should be preserved and utilized for housing; the other buildings are not expected to be retained and the balance of the site, not designated for the community center/swimming pool and playing field/open space/tree preservation area, is to be utilized to provide new housing opportunities

- Parking for both the housing and community center/swimming pool should be under ground
- The stand of trees in the southwest corner of the site should be preserved as open space/park

Background:

Recognition of Southeast Portland deficiencies and need for parks and a community center, and the overall need for aquatics facilities have been identified by Portland Parks and Recreation in its Vision 2020 Plan, in the early 1980s Buckman Neighborhood Plan (Appendix A), by Sunnyside Neighborhood Association in Neighborhood Need reports as far back as 1976, and in the September 1988 Task Force on Aquatic Facilities report to then Commissioner Mike Lindberg.

The former Washington-Monroe (WaMo) High School site was declared surplus on July 14, 2003 by the Portland Public Schools Board of Education (Board) (Appendix B). This decision followed a four-month long public process lead by a Surplus Declaration Advisory Committee (SDAC), composed of neighborhood, city, and school district representatives (See Appendix C for the SDAC's report). That surplus declaration directed the Portland Schools Real Estate Trust (RET) to act as the District's agent in obtaining for the District the highest possible financial return based on fair market value, using the SDAC's recommendations to guide development of a phase one concept plan. The four major objectives recommended by the SDAC, and cited by the Board in its declaration, were:

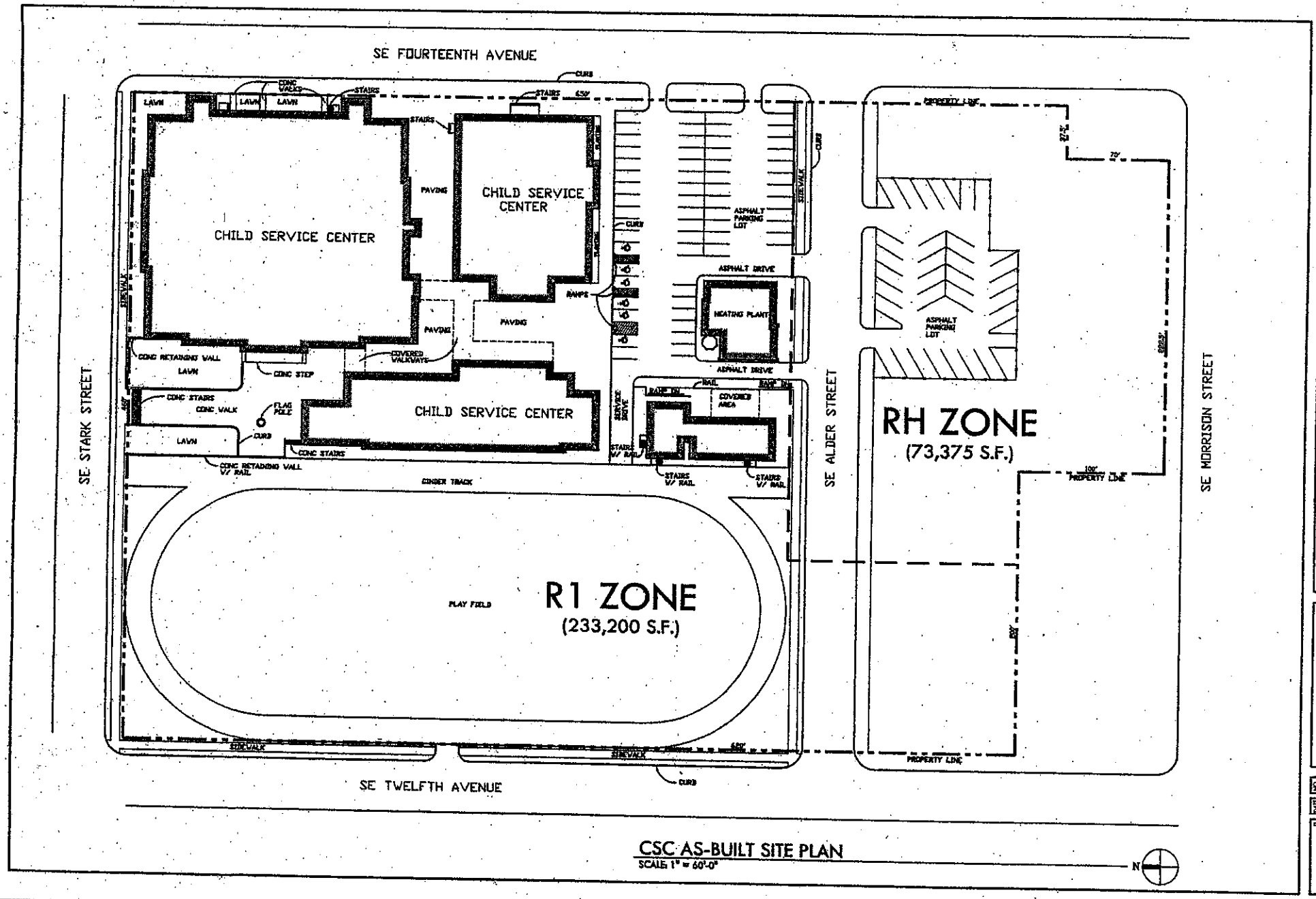
1. Obtain a financial return to Portland Public Schools (PPS) from these property assets;
2. Address identified community needs – community center, swimming pool, and open space for recreational purposes;
3. Provide for residential development; and
4. Address community impacts, e.g. parking and traffic, visual, etc.

The Board, in adopting the surplus declaration, directed the Portland Schools Real Estate Trust to "obtain for the District the highest possible financial return based on fair market value for the sale or other disposition of the site" (Appendix B).

Subsequent to the surplus declaration by the Board, a Project Advisory Committee (PAC) was established with representation from neighborhood associations, immediate neighbors, the SDAC, the RET, and the District. In developing the phase one concept plan, the PAC met five times between October 2003 and January 2004 (See Appendix D for the meeting summaries) and sponsored a public open house to obtain community comments on the final four alternative concept plans (See Appendix E for open house summary and results). Following is a brief overview of the PAC meetings and the open house:

Meeting # 1: October 15, 2003

The first meeting of the WAMO PAC reviewed the scope of work for the committee. The charge of the PAC is to advise the Design Team on balancing the development of the site for community center and recreational uses, housing, preserving open space and addressing community impacts, including parking issues. The PAC's work builds on the previous SDAC's work by developing screening principles (Appendix F) to guide the recommendation to PPS based on the earlier process that declared the property surplus. (See Appendix B).



CSC AS-BUILT SITE PLAN
SCALE: 1" = 60'-0"

CARLETON ◆ HART

CHILD SERVICES CENTER
PORTLAND PUBLIC SCHOOLS

SITE PLAN

2035

10/31/

DRAWING NO:

FIG.

Meeting # 2: November 5, 2003
The second meeting was added as a check in with the Design Team. The PAC reviewed some preliminary design concepts and learned about the base zoning of the site and the requirements for housing densities.

Meeting # 3: November 24, 2003
The third WAMO PAC meeting fine-tuned the options under consideration to determine which alternatives to present to the community at the Open House on December 3rd. The PAC heard more detail about the uses and development considerations for the community center-pool and play field. The Design Team lead the PAC through discussion of various strengths, weaknesses and considerations for each development option presented.

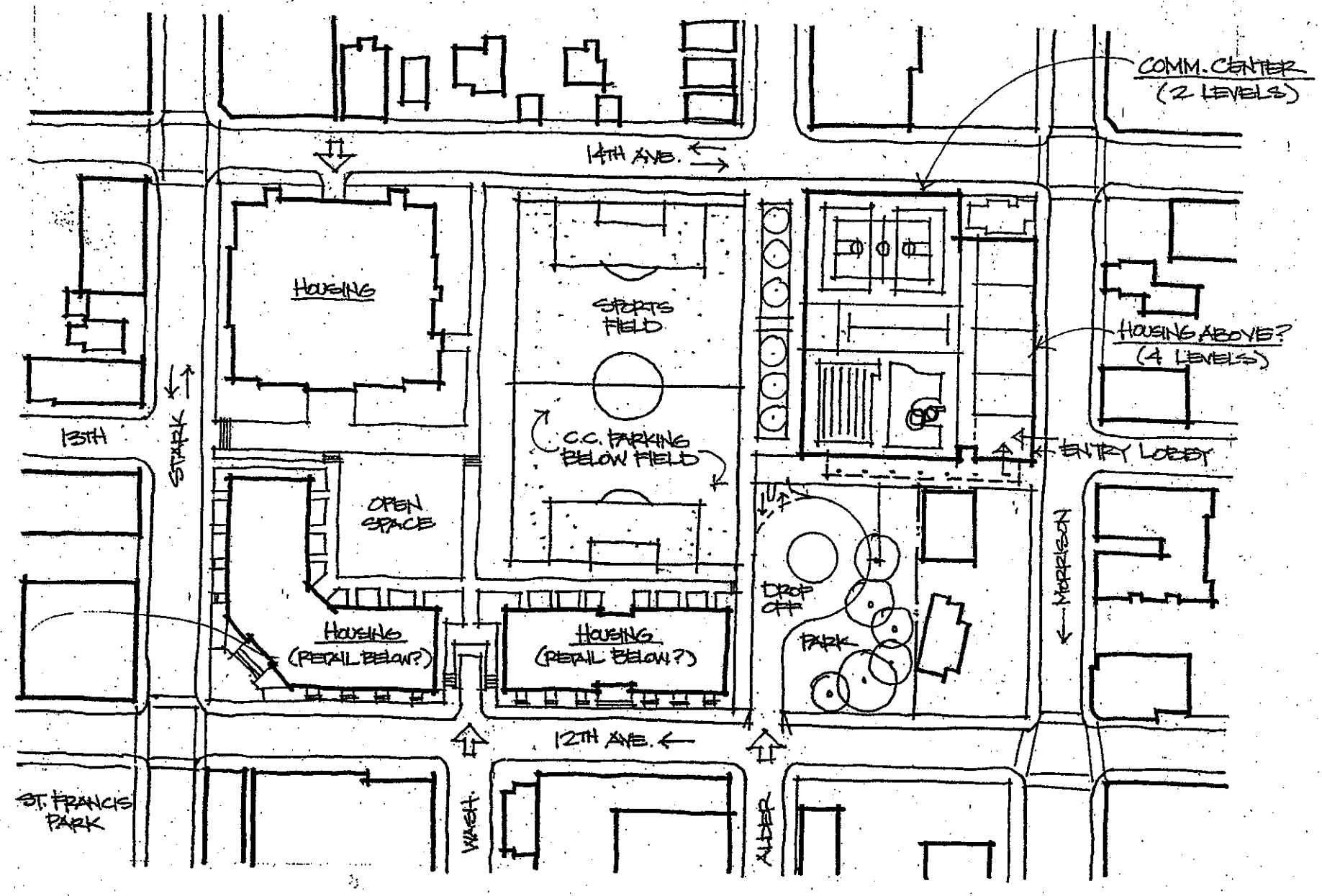
Open House: December 3, 2003
The Open House presented four alternatives (Figures 2-4) to the community for consideration and feedback. (See Appendix E.)

Meeting # 4: December 16, 2003
The WAMO PAC met to review the feedback from the December 3rd Open House and determine next steps in the Concept Plan process. The PAC decided upon a preferred alternative to develop the site and to move this recommendation forward to PPS and the RET. The PAC preferred Option B (Figure 4) which places the community center at the northwest corner of the site at SE 12th and Stark, places the field at an east/west orientation along Alder Street and allows for housing to be developed at Morrison St.

The PAC also considered the strengths of the other three options allowing for flexibility in development as long as the issues concerning community impacts were addressed.

Meeting # 5: January 20, 2004
The PAC added this meeting to review the final Report and Recommendation to PPS and the RET. They also discussed the developer selection process, the Request for Proposals and had the opportunity to review the community center parking report, which clarified the issues and needs for parking to serve the facility.

Based on the underlying R1 and RH zoning (Figure 1), and utilizing the SDAC's recommendations as a point of departure, the design consultants (Carleton-Hart and SERA architects) developed a series of generalized site concept maps (Appendix G) that were reviewed and critiqued by the PAC. Based on these responses, the design team looked more closely at housing options for the site (Appendices H and I), and presented a report to the PAC on community center-swimming pool options (Appendix J). Based on these efforts, the design team prepared six, more detailed Alternative Site Concepts (Appendix K).

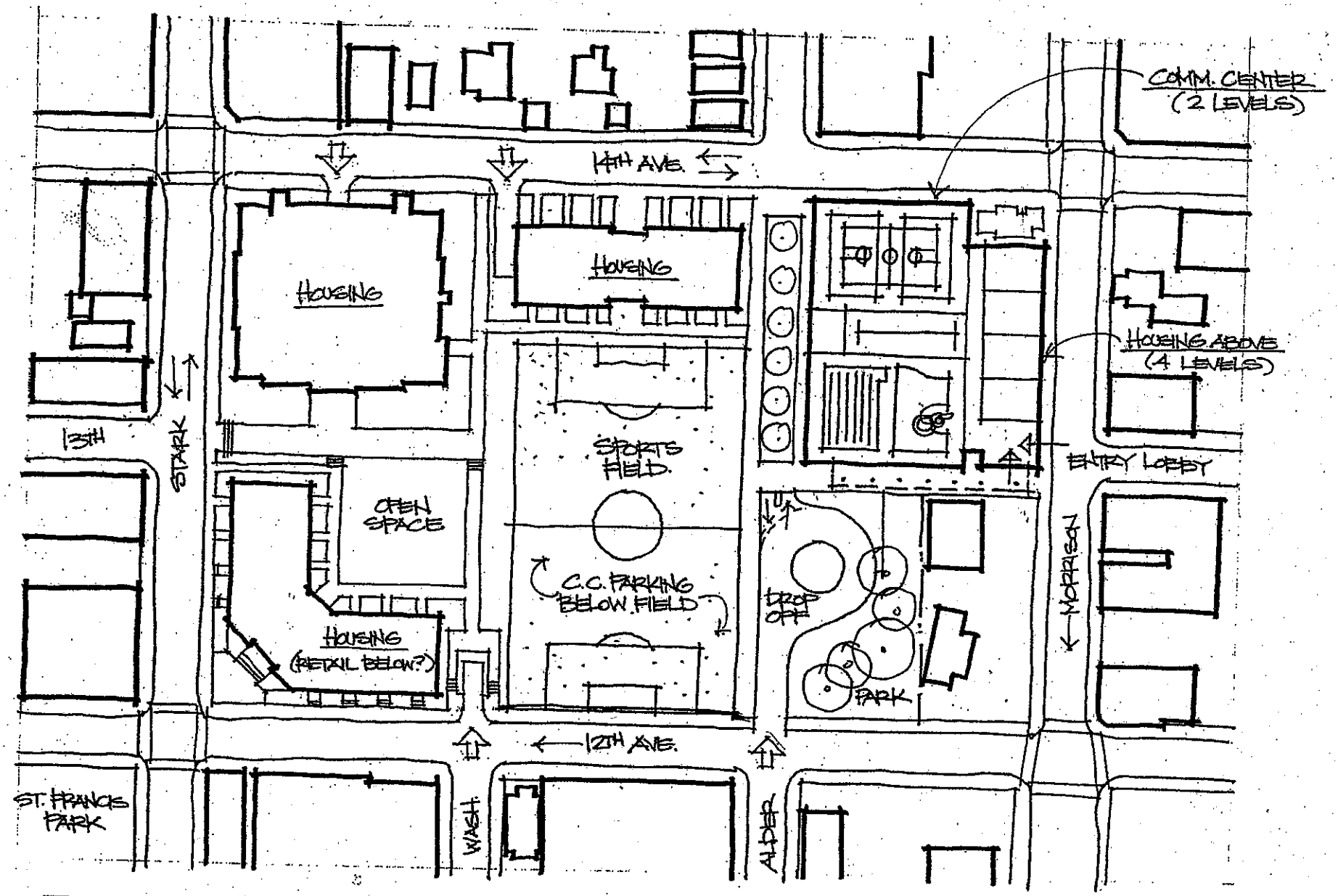


CARLETON ♦ HART
ARCHITECTURE, P.C.

WAMO CONCEPT PLAN - OPTION A
1" = 80'-0"
12/3/03

SERA

FIG. 2

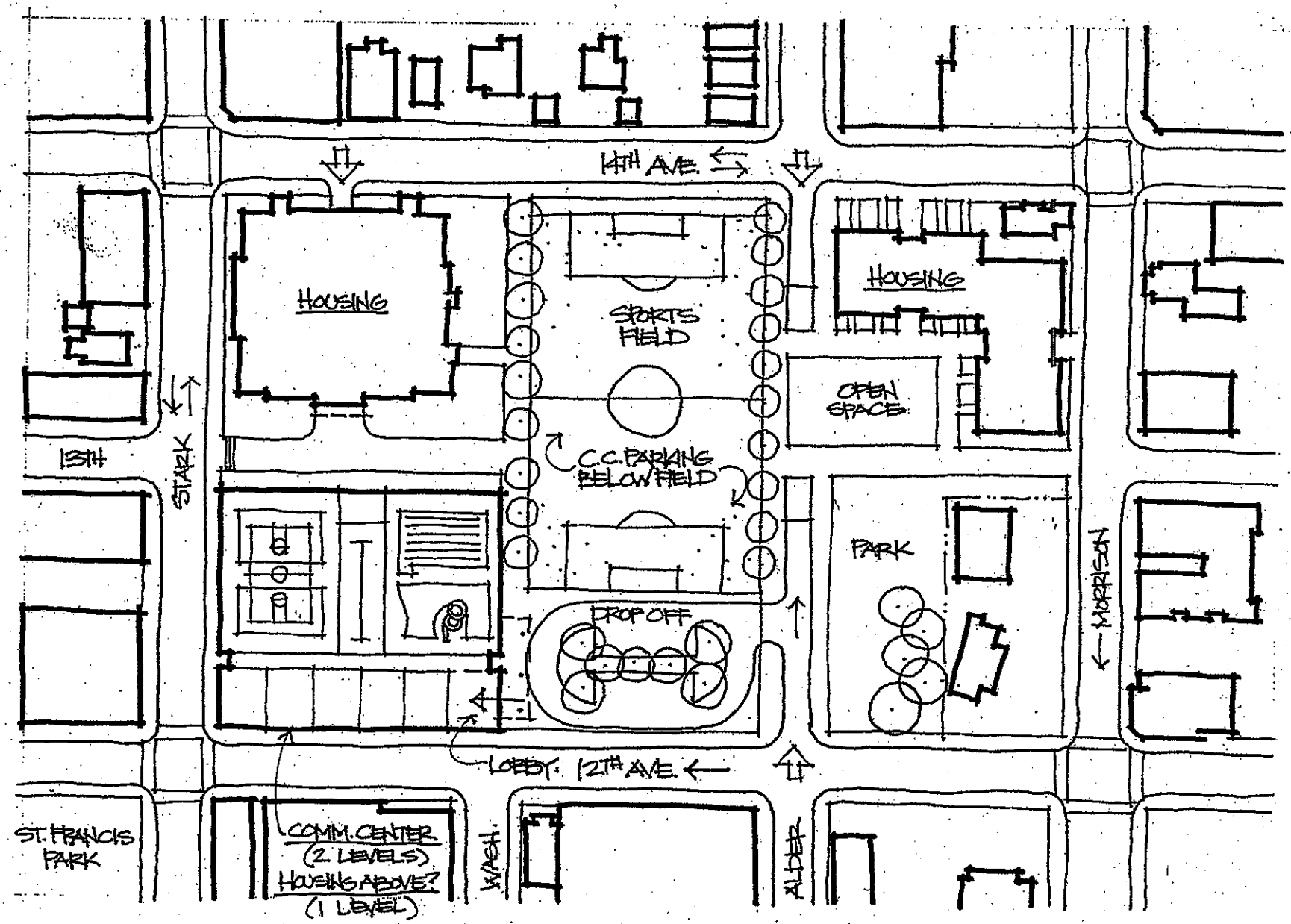


CARLETON ♦ HART
ARCHITECTURE, P.C.

WAMO CONCEPT PLAN - OPTION A (ALT.)
1" = 80'-0"
12/3/03

SERA

FIG. 3



CARLETON ♦ HART
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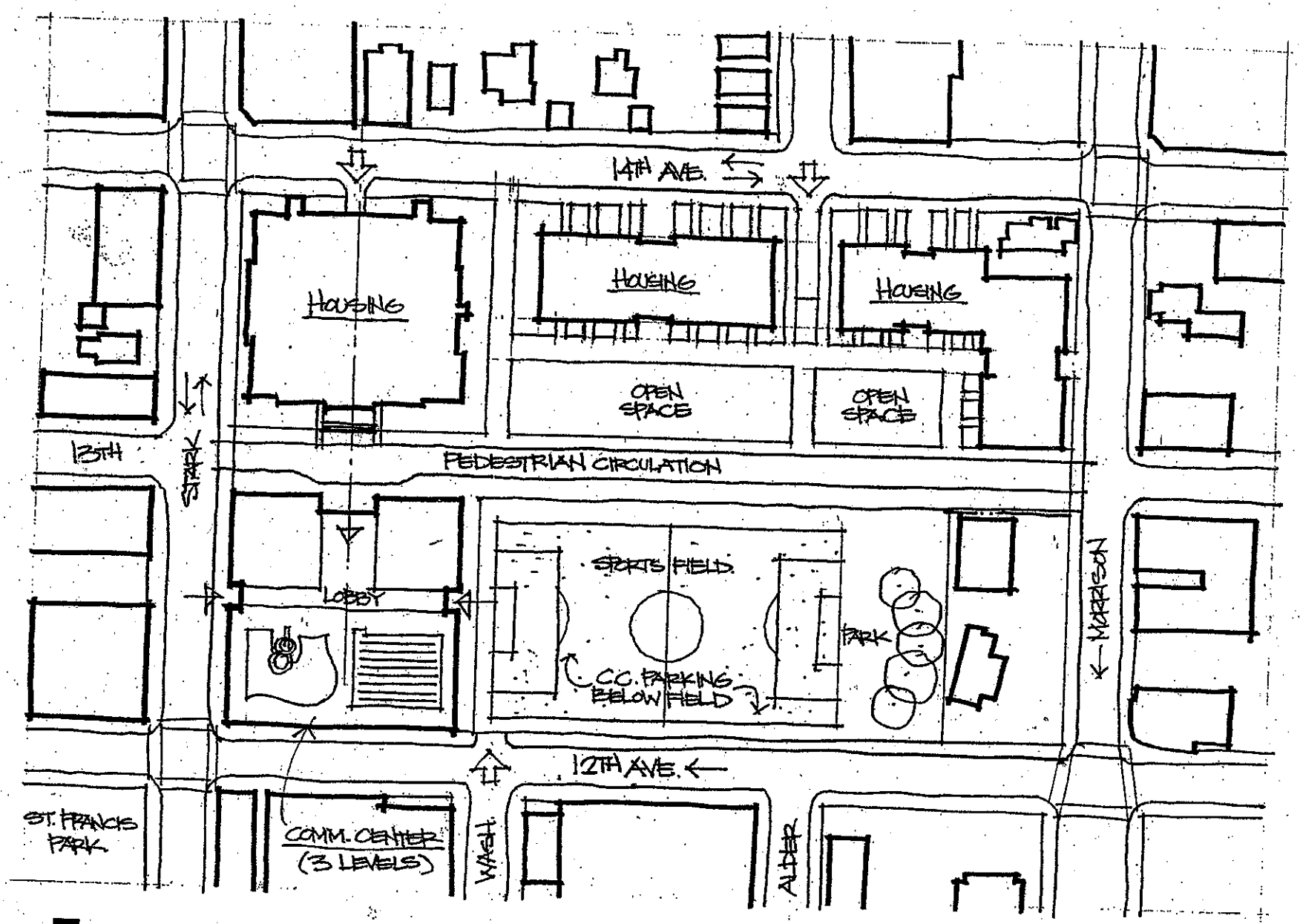
WAMO CONCEPT PLAN - OPTION B
1" = 80'-0"
12/3/03

SERA

FIG. 4



CARLETON ♦ HART
ARCHITECTURE, P.C.

WAMO CONCEPT PLAN - OPTION C
1" = 80'-0"
12/3/03

SERA

FIG. 5

The PAC's review of these site alternative resulted in the selection of four alternates to be presented at the open house for community input (Figures 2, 3, 4, and 5). In preparing these four alternative concept plans, the design team also offered their comments on the differences and potential impacts (Appendix L) and described the community center and playing field options for the four final alternatives (Appendix J).

The Phase One Concept Plan: Assumptions and Process

In approaching the development and review of alternative site concepts, the basic uses assumed for the site and utilized by the PAC and consultant team, included:

- A community center-swimming pool;
- Playing field and/or open space, and tree preservation
- Housing, with preference to market rate, home ownership opportunities for families with children,
- Re-use of the original high school building; and
- A fair market return to PPS for sale of land

In addition to setting the stage for a concept plan for the WaMo site, more specific purposes for this general concept plan included:

- Identification of land needs and locations for Portland Parks and Recreation (PPR) activities on the site, i.e. community center-swimming pool and recreation/open spaces;
- The basis for a PPS-PPR agreement addressing the amount of land needed by PPR and a land value to be established by the RET and PPR; and
- Recommended development conditions and principles for development and use of the site, to be used in the developer RFP/selection process and in development of a site plan

The four alternative concept plans (Figures 2-5) included all of the following elements and assumptions:

- Housing in the original high school building
- A new community center-swimming pool structure; with the possibility of adding housing to this structure in some of the concept plans
- A playing field
- Preservation of the trees in the southwest corner of the site
- Additional housing on the balance of the site; and the possibility of some retail in association with some of these structures on some of the concept plans
- All alternative concept plans assumed underground parking for both the community-center-swimming pool structure and housing (See Appendix N for preliminary analysis of parking needs for the community center-swimming pool).

- Alder Street, between SE 12th and SE 14th is and will remain vacated, and will be used only for on-site access

The differences had to do with:

- Total housing units varied depending on the concept plans and assumptions used relative to unit sizes, and building types and heights. None of the alternatives assumed that the number of units would reach the number of units allowed by the underlying zoning (with the allowable bonuses)(See Appendices H and I for the housing density assumptions)
- The location of the community center-swimming pool structure: Alternatives A and A Alternate (Figures 2 and 3) located this structure in the southeast corner of the site; and Alternatives B and C (Figures 4 and 5) located this structure in the northwest corner of the site
- New housing, other than the retrofit of the high school building, was located in either the northwest corner (Figures 2 and 3), or on the east side or in the southeast corner of the site (Figures 4 and 5)
- Playing field dimensions portrayed in the concept plans also varied (See Appendices J and M for a discussion of field dimensions). The field locations generally are in the center of the site but with different orientations (east-west or north-south); and with additional housing units portrayed in three of the concept plans either east or west of the field – along SE 14th Avenue (Figures 3 and 5) or along SE 12th Avenue (Figure 2)
- Access to the community center-swimming pool and housing, and location of underground parking, also varies according to these concept plan differences

Following the open house, the four alternative concept plans were reviewed by the PAC and consensus was reached at the December 16, 2003 PAC meeting that Alternative B (Figure 4) was the preferred concept to be recommended to the RET. The reasons for this preference were:

- the location of the community center–swimming pool in the northwest corner of the site (SE 12th Avenue and SE Stark Street);
- the east-west orientation of the playing field which retains an open feeling in the center of the site with the vehicular drop-off area along SE 12th and the field directly accessible from SE 14th ; and
- higher density housing along SE Morrison Street.

(The PAC meeting and open house discussions of the pros and cons of the final four options can be found in Appendix D and Appendix E.)

Based on this effort, the following sections of this report summarize the recommendations of the PAC relative to the use of the site and considerations for both the development of housing on the site and for the community center-swimming pool, playfield and open space.

Recommendations: Considerations for Concept Plan Completion and Development of Housing on the Site

Based on these reviews and discussions of alternatives, the PAC identified Option B as its preferred alternative concept (Figure 4) and recommended the following concerns and conditions are to be considered in developer selection and completion of site plan for housing and the balance of the site:

- The northwest corner of the site (SE 12th Avenue and SE Stark Street) is the preferred location for the community center-swimming pool, as shown in Option B (Figure 4). (Note: At several PAC meetings where the options were discussed it was noted that, depending on the design and height of the new community center structure, views from the old high school building to the City could be partially blocked.)
- The stand of trees in the southwest corner should be preserved as open space/park
- Design and siting of buildings should consider the impacts on westerly views from and across the site
- The final plan should support the potential to attract quality design and provide for the functional integration of development with its surroundings, i.e. a positive contribution to the character, functions and esthetics of the neighborhood
- The site plan and its associated traffic study, conducted as part of the requirements to obtain City approvals, should be especially sensitive to potential overflow parking and traffic movement impacts on nearby residential streets, especially SE 14th and SE 15th Avenues, and SE Alder to the east of the site. It is expected that the traffic study will consider full use of the site, i.e. both the community uses and the housing proposed for the site.
- A transportation plan should be developed for the site shall address traffic flow and circulation, parking, and encourage the use of alternative modes, e.g. transit, bicycle, and pedestrian access
- Housing development preferences are to provide: opportunities for homeowner-occupied units, market-rate housing, a range of housing costs, and two to three bedrooms (to encourage families with children)
- The expectation is that the original Washington-Monroe High School building shall be rehabilitated for housing and that other existing buildings will not be re-utilized
- Green sustainable development approaches, where practicable, shall be utilized in the re-use or removal of structures on the site; and in the development of new buildings
- Consideration should be given to provision of unprogrammed open space as part of the housing developments
- Mixed use development, in accord with existing code provisions, could be included as long as these uses are secondary to the community and residential uses

- Parking for the housing should be underground or structured, if feasible, and be adequate to minimize the impact of overflow parking impacts on the surrounding on-street parking spaces (Note: as discussed at several meetings and presented in Appendix N, it was estimated that construction of underground structured parking could cost up to $25,000 per space; surface parking could cost up to $3000 per space.)
- East to west and north to south pedestrian access to the field, park and community center-swimming pool is very desirable

Recommendations: Considerations Pertaining to Development of a Community Center-Swimming Pool and Playfield on the Site

These considerations are more specific to the portions of the site to be used for a community center-swimming pool and recreation/open spaces. (Note: There is some repetition of considerations that apply both to PPR uses and the balance of the site.)

- PPR will purchase a portion of the site adequate in size to site a community center-swimming pool, a playfield, and a park/open space related to the grove of trees in the southwest corner
- The northwest corner of the site is the preferred location for the community center-swimming pool, as shown in Option B (Figure 4).
- The community center-swimming pool and play field size shall consider community needs, potential community impacts, as well as provision of an income stream to PPR to offset operating costs
- The playfield shall be multi-purpose, providing recreational opportunities for neighbors, oriented as shown in Option B, and meet specifications acceptable to Portland Parks and Recreation
- The stand of trees in the southwest corner should be preserved as open space/park and integrated with the development on the balance of the site
- Design and siting of buildings should consider the impacts on westerly views from and across the site
- The site plan and its associated traffic study should be especially sensitive to potential overflow parking and traffic movement impacts on nearby residential streets, especially SE 14th and SE 15th Avenues, and SE Alder Street to the east of the site. It is expected that the traffic study will consider full use of the site, i.e. both the community uses and the housing proposed for the site.
- The final plan should support the potential to attract quality design and functional integration of development with its surroundings, i.e. a positive contribution to the character, functions and esthetics of the neighborhood
- It is expected that parking for the community center-swimming pool and play field will be underground or structured and be adequate to minimize the impact of overflow parking impacts on the surrounding on-street parking spaces (Note: as discussed at several meetings and noted in Appendix N, it was estimated that construction of underground structured parking could cost up to $25,000 per space; surface parking could cost up to $3000 per space.)

- East to west and north to south pedestrian access to the field, park and community center-swimming pool is desirable
- All transportation modes providing access to the community center – swimming pool and play field shall be addressed, with preference given to encouraging non-auto modes, i.e. transit, pedestrian and bicycle access. It is anticipated that a transportation plan will be developed as part of the conditional use application for the community- center-swimming pool.
- The playfield should not be lighted and any on-site outdoor lighting standards shall be selected so that nearby residential uses are not impacted
- Entrances to the playfield should be limited and not open directly onto streets to assure safety for children and for guide dogs that use the field for exercise. Note: the Commission for the Blind is across the street from the site and many sight-impaired people live in the neighborhood and use the field to run their guide dogs. It should also be noted that guide dogs only relieve themselves on command.
- Green sustainable development approaches, where practicable, shall be utilized in the re-use or removal of structures on the site; and in the development of new buildings
- When developing the program for the community center, consideration should be given to other community programs in nearby facilities, e.g. Buckman School

Next Steps

Based on the discussions to date, the following actions are anticipated to follow the complete the planning process and begin development of the site. Note: This is not a definitive list of steps, and the sequence and timing of activities could vary.

- PPS-PPR agreement regarding the amount of land needed for a community center/play field/park, establishment of a value for that purchase, and the terms associated with the purchase and transfer of the property from PPS to PPR
- Developer-design team selection process, including establishment of a selection committee with community representatives as specified in the Board's surplus declaration (Appendix B) (Note: at the time of this report, the selection committee has been established.).
- It is anticipated that a traffic study that addresses traffic and parking needs will be required by the City as part of a development plan for housing on the site. A similar study also will be required when a specific community center development application is submitted in the future.
- Completion of site plan with opportunities for community input required, such as open houses to get community feedback and/or consultation with community representatives who have been active throughout this process
- City approvals of site plan, land partition, and other necessary approvals with opportunities for public input at required hearings
- Design and development of housing components with opportunities for community review and comment

- Development of community center specifications with community input opportunities through open houses and/or working with a committee of community representatives (neighbors, Buckman School parents/staff, community and neighborhood associations, etc)
- Design and development of the community center with opportunities for community review and comment

Appendix A: Buckman Neighborhood Plan Excerpts

EDUCATION, RECREATION, AND CULTURAL RESOURCES

Discussion

A viable neighborhood should be built around a strong neighborhood school, a variety of recreational opportunities, and local cultural and entertainment opportunities. The Buckman Neighborhood Plan provides for maintaining and enhancing existing facilities and advocating the development of more educational, recreational., and cultural opportunities.

Education
Quality schools hold a neighborhood together by attracting stable families and offering educational opportunities to the whole community.

Buckman School is currently operating successfully as a "magnet" arts program for kindergarten through fifth-grand students. With regular classes taught by professionals in dance, drama, and visual arts supplementing the regular school curriculum, every student at Buckman has exposure to exciting, creative opportunities. The neighborhood hopes that this program will attract neighborhood students, who previously chose to attend other schools, and new students from throughout the district, as well as attracting new families to live in the neighborhood. Threatened with closure in 1981, Buckman School has come a long way. The Buckman Community Association worked with parents and staff to convince the school district hat the closure of Buckman School would undermine the neighborhood's future. In 1985, the convinced the School District to invest $1.5 in the renovation of this long neglected building.

Washington/Monroe (WAMO) High School was one of several high schools closed in 1983 as part of the school district's consolidation program. The building currently houses offices for school district employees, the Dorothea Lensch Performance Center, several regional reference libraries, a teen parent high school completion program, the Buckman Indoor Park, and a number of other uses.

The Buckman neighborhood is also home to several private schools. The largest are Central Catholic High School and Heritage Christian School at Foursquare Church. St. Francis School closed in 1987 and remains unoccupied at this time.

The Buckman Neighborhood Plan supports the continued improvement of Buckman School as a stabilizing force in the neighborhood and encourages all schools to provide lifelong educational opportunities for all residents. The plan also supports reducing impacts of the schools through mitigation efforts.

Recreation and Cultural Resources
Buckman offers many recreational and cultural opportunities. Many of Portland's artistic community make their home in Buckman. Survey respondents and workshop participants mention parks and the diversity of cultural resources as influencing their choice to live in Buckman, but also describe the need for more efficient use and expansion of existing facilities, the addition of new facilities, and control of problems associated with the use of facilities.

Existing recreational and cultural facilities include:
Parks: Colonel Summers, St. Francis, and Buckman Indoor
Child Services Center's sport facilities
Buckman School's indoor swimming pool
Dorothea Lensch Performing Arts Center (Eastside Performance Center)
Lone Fir Cemetery
Eastbank Esplanade along the Willamette River
Community gardens (2)
Restaurants and pubs featuring music: Rimsky Korsakoffee House, Digger O'Dells, East Avenue Pub, Pine Street Theater, and Melody Ballroom.

Concerns expressed by survey respondents and workshop participants include:
Parks
Buckman needs more parks and open spaces, (Buckman is identified by the Comprehensive Plan as parks deficient), a community center, and more youth-oriented programs. Transient loitering, drinking, drug use, and sale, camping, and late-night parties were reported to be park problems. Excessive noise, inappropriate language and behavior around the basketball court located adjacent to the children's playground in Colonel Summers Park was also reported. Children's playground equipment, lighting, and landscaping in all parks needs to be improved and upgraded. The sports facility at Child Services Center needs to have more activities and extended hours.

Swimming Pool
Maintenance, hours, and water temperature all need to be increased at the Buckman Pool. A regulation-sized, covered swimming pool for instruction, competition, and recreation is a priority for Buckman residents.

East Bank Esplanade
Completion of the Eastbank Esplanade, including pedestrian and bicycle connections at all bridges, is described in the Central City Plan as a future project. These improvements have been long awaited by Buckman residents.

Lone Fir Cemetery
The cemetery needs improved security, maintenance and access. It should be a historical and educational resource for the community as it contains graves of many prominent Portlanders.

Policy 6 Promote and improve educational, recreational and cultural resources and activities in the Buckman neighborhood.

Objective 6.1 Strengthen interaction between the schools and the community.

A. Improve citizen interaction with Portland School District Number one.
B. Promote better interagency coordination, e.g., between city Parks Bureau and the public school system in order to enhance neighborhood use of existing facilities.

Objective 6.2 Advocate strengthening school programs that enhance personal development, neighborhood identity, and livability.

Objective 6.3 Support the continued availability of Buckman Elementary School for primary education, as an arts magnet school, and for before- and after-school care.

Objective 6.4 Foster life-long educational opportunities for residents.

B. Use school building for evening classes and recreational activities for all ages

Objective 6.5 Promote strategies to maximize neighborhood use of school facilities and programs.

A. Encourage Buckman school, Child Services Center, and Central Catholic High School to open their facilities for year-round, neighborhood use.
B. Promote the Buckman Indoor Park at the Child Services Center.

Objective 6.6 Promote establishing community centers to serve all age groups.

Objective 6.7 Encourage youth programs that build character and promote social responsibility.

Objective 6.8 Support the use of school buildings for community recreational and cultural activities.

Objective 6.9 Advocate increasing the amount of park land and recreational facilities in the neighborhood.

A. Build a regulation-sized, year round, heated, swimming pool in a location convenient to Buckman residents.
F. Build additional basketball courts at the Child Services Center.

Objective 6.10 Support improving facilities and programs at existing recreational sites and developing new recreational opportunities.

Objective 6.11 Promote Colonel Summers Park for appropriate recreational use by Buckman's diverse population.

Objective 6.12 Promote St. Francis park for recreational use by Buckman residents.

Objective 6.13 Encourage the development of Lone Fir Cemetery as a cultural, educational, and recreational resource.

Objective 6.14 Improve access to the Eastbank Esplanade and develop it for recreational uses.

Objective 6.15 Ensure that library services are accessible.

Objective 6.16 Encourage visual, literary, and performing arts to thrive in Buckman.

Appendix B: PPS Board - Surplus Declaration Terms

Designation of Real Property as Surplus at the Washington High School (Child Services Center) site (531 SE 14th)

WHEREAS, The Board of Education seeks to ensure that the physical assets of Portland Public Schools are supporting in the most productive way possible our core mission of educating Portland students; and

WHEREAS, Portland Public Schools has limitations on the financial resources available to support its educational programs and seeks new sources of revenue to support its programs and activities;

WHEREAS, The Board of Education and the Superintendent have taken many steps in the past year to more effectively use Portland Public Schools lands and facilities and the Board has accepted a Long Range Facilities Plan and adopted Property Goals in a February 25, 2002 resolution; and

WHEREAS, The Board supports on-going innovation and efficiency in the delivery of the District's business services operations; and

WHEREAS, The Long Range Facilities Plan recommends that the following principles guide our decision-making relating to the District's real estate assets: Learning comes first; a safe, healthy and high performance environment; flexibility over time; annuity for education; and quality for the future; and

WHEREAS, The Long Range Facilities Plan recommends the disposal of this property to reduce the PPS facility inventory; and

WHEREAS, Liquidating this large PPS-owned property could potentially better support the mission of Portland Public Schools and the needs of PPS students; and

WHEREAS, The Board on Education directed the Superintendent to provide a surplus property recommendation on the Washington High School (Child Services Center) by June 30, 2003 in Resolution No. 2558 on February 10, 2003; and

WHEREAS, The City of Portland's Bureau of Parks and Recreation has declared an intent to acquire an interest in a portion of the Washington High School (Child Services Center) property; and

WHEREAS, The Washington High School Surplus Declaration Advisory Committee with representatives from local neighborhood associations, neighbors, and other interested stakeholder groups recommends that this property be declared surplus and be redeveloped or disposed of guided by the following objectives: (1) Obtain a financial return to PPS from these property assets; (2) Address identified community needs-community center, swimming pool, open space for recreational purposes; (3) Provide for residential development; and (4) Address community impacts, e.g. parking and traffic, visual, etc.; and

WHEREAS, The Washington High School (Child Services Center) is no longer needed for, or suited to the programs of Portland Public School since the

PPS programs at the site may be alternatively located in underutilized space at other PPS facilities;

WHEREAS, The Superintendent recommended to the Board on June 16, 2003 that this property be declared surplus subject to certain conditions based on a public input process and other requirements of Board Policy 8.70.040; now therefore be it

RESOLVED; That the Board of Education has considered these findings and declares the above listed property surplus, and be it further

RESOLVED, That the Board of Education finds this property is qualified for disposal under Board Policy 8.70.040 "Disposition of Surplus Real Property", and be it further

RESOLVED, That the Board of Education directs the Portland Schools Real Estate Trust (RET) to obtain for the District the highest possible financial return based on fair market value for the sale or other disposition of this site, and be it further

RESOLVED, That the Superintendent or his designee shall:

(a) Develop a phase one concept plan to guide the redevelopment of this property to be competed no later than March 31, 2004;

(b) Use the Washington High School Surplus Declaration Advisory Committee's Report and Recommendation to guide the development of the phase one concept plan;

(c) Establish a Project Advisory Committee (PAC) for the development of the concept plan including, at a minimum, representation on the PAC from the local neighborhood association, immediate neighbors, and the Washington High Surplus Declaration Advisory Committee; RET board members; and may include other representation as the Superintendent shall determine is in the interest of the successful development and implementation of the concept plan; and be it further

RESOLVED, That the District retain title to the property and authorize the Portland Schools Real Estate Trust (RET) to function as a development and marketing agent for the District for the disposition of this property under the terms of the agreement with the RET subject to the following conditions:

(a) The RET shall provide technical assistance and advice to the District and the PAC during the development of the phase one concept plan;

(b) The RET shall work with representatives of the City of Portland's Bureau of Parks and Recreation to formally identify the extent and location of the proportion of the property which the City of Portland will acquire no later than December 31, 2003 in order that the development of the phase one concept plan may be completed in an orderly and efficient manner;

(c) The RET shall complete a purchase agreement with the City of Portland for the identified portion of the property for the highest possible financial return based on fair market value as determined by one or more appraisals no later than January 30, 2004;

(d) The RET shall establish a selection committee to advise the RET on a recommendation to the Board of Education on the selection of a developer or development group to redevelop the District owned portion of the property and

to formulate a phase two formal master plan (if required by City of Portland land use regulation);

(e) The RET shall include on the selection committee: one representative from the local neighborhood association, one representative residing in the immediate neighborhood, one representative from the Washington High Surplus Declaration Advisory Committee, two members of the RET, one representative from PPS, and may include other representation as the RET shall determine is in the interest of the successful implementation of the concept master;

(f) The RET shall make its recommendation to the Board of Education on the selection of a Developer by June 30, 2004 and complete all necessary purchase agreements with the approved Developer no later than September 30, 2004;

(g) The RET shall use a request for proposals process (RFP) to select a developer for recommendation to the Board of Education and establish criteria to guide the selection process including: highest possible financial return based on fair market value to the District, demonstrated capacity to implement the concept master plan for the District's proportion of the property, financial capability, and demonstrated ability to work successfully with community interests in the development process;

(h) The RET shall require the developer to demonstrate that the final development proposal, including any phase two formal Master Plan required, will provide for the reasonable implementation of the phase one concept plan for the District owned proportion of the site;

(i) The RET shall require that the developer gain approval by the City of Portland no later than May 31, 2005 of a phase two formal Master Plan, if and as required by City of Portland land use regulations;

(j) The RET shall, periodically and in a timely manner, advise and appraise the Superintendent, on the plans for and progress on the redevelopment and disposal of the property; and be it further

RESOLVED, That the Deputy Clerk is authorized to execute agreements relative to the sale or other disposition of this real property as recommended by the Portland Schools Real Estate Trust and in a form approved by the District General Counsel with proceeds after closing (less applicable sales expenses) to be used to contribute to contingencies and reserves as outlined in Policy 8.10.025-P and 8.70.042-P.

Appendix C: Surplus Declaration Advisory Committee Report :Objectives and Conditions

Final Report
And Recommendation

Prepared for: Jim Scherzinger, Superintendent, Portland Public Schools

Prepared by: Washington High School (aka Child Services Center) Surplus Declaration Advisory Committee

May 21, 2003

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To: Jim Scherzinger, Superintendent, Portland Public Schools

From: Washington High School (aka Child Services Center) Surplus Declaration Advisory Committee

Re: Washington High School Advisory Committee Final Report to Superintendent Jim Scherzinger

Date: May 20, 2003

Recommendation:
The advisory committee recommends that the property be declared as surplus and that the following Objectives/Conditions, Master Plan Considerations and Principles and Master Plan Phase I Elements documents be followed in reaching decisions about future uses and development/disposition of the site.

Related Documents:
1. Objectives/Conditions
2. Master Plan Considerations and Principles
3. Master Plan Phase I Elements

Purpose:
Superintendent Jim Scherzinger requested a recommendation from a Stakeholders' Advisory Committee regarding whether he should recommend the property (presently known as the Child Services Center and formerly known as Washington-Monroe High School) at 531 SE 14th Avenue as surplus to the Board of Education for disposition.

Superintendent's Charge to the Committee:
"The advisory committee will be established to represent a broad range of community interests and advise the superintendent on conditions and considerations in declaring the Washington High School site as surplus property."

Members:
Janet Bebb, City of Portland Parks and Recreation; Pam Brown, Portland Public Schools Donna Forsberg, HAND; Anne Hughes, Buckman Neighborhood Assn.; Arun Jain, City of Portland Parks Bureau of Planning; Kevin Kraus, REACH, Inc.; Susan Lindsay, Buckman Neighborhood Assn.; Cece Noel, SE Uplift; Mary Ann Schwab, Sunnyside Neighborhood Assn.; Christine Yun, Buckman Elementary School;

Organization:
The committee met for four regular meetings between January and May 2003 (see attached meeting summaries). Each meeting was open for public observation and comment. In addition, the committee coordinated a public comment meeting specific to

this project and gathered feedback throughout the process from their respective constituent groups (see attached feedback).

Attachments:

A. Meeting summaries
B. Letter from Superintendent Jim Scherzinger to local governments
C. Letter of formal response from City Commissioner Jim Francesconi
D. Results of the public meeting
E. Key dates and activities
F. Zoning and planning handout

Washington High School Surplus Declaration Advisory Committee:
Objectives and Conditions
May 20, 2003

At the May 14 Advisory Committee your input will be discussed and these documents refined. These will be the central part of the Committee's recommendations to School Superintendent Scherzinger. There will be one more opportunity for public comment on May 28, after which the Superintendent will make his recommendations to the School Board for their consideration and action at their June 9 meeting.

OBJECTIVES

The SAC recommends the following objectives to the Superintendent to guide the future development, disposition and use of the Child Service Center site:

- Obtain a financial return to PPS from these property assets
- Address identified community needs – community center, swimming pool, open space for recreational purposes
- Provide for residential development
- Address community impacts, e.g. parking and traffic, visual, etc.

CONDITIONS

The SAC recommends to the Superintendent that:

- Development/disposition occur in accord with a master plan that takes into account the best way to mix uses and meet the objectives
- Regardless of the master plan approach that is utilized, community representatives, including immediate neighbors, will be actively engaged and involved in the master plan effort; and opportunities for significant community input and support will be provided.
- The master plan be carried out in two stages – 1) development of a concept master plan and necessary City approvals; and 2) detailed design for specific elements of the plan as the basis for City approvals to be followed by development. The first phase of the concept master plan should be completed within 12 months after the master plan process begins.
- Development types and standards occur in accord with existing zoning regulations for the site, unless it is agreed to, during the master plan process, that a change better meets the objectives for use of the site
- The objective of including a community center/ swimming pool and open recreational space on the site be pursued during the master plan process to determine how each could be integrated into the master plan, both physically and financially
- Preservation and use of existing buildings is a desirable option to be considered during the master plan process. Continued use of structures will be based on re-use potential and costs and how well the objectives are addressed if any of the buildings are re-used
- The objective of providing a financial return to PPS be addressed during the master plan process and should consider a range of options such as long-term leases, sale of property, partnerships, joint ventures, etc.

- New housing that is considered during the master plan process prioritize ownership opportunities for households with a range of incomes, and the housing mix should include two to three bedroom units that are large enough and supportive of families with children
- The appearance (e.g. elevations and materials) of new structures fit in with the character of the neighborhood and adjacent development and be subject to community review during the development of the master plan
- Mixed use development is acceptable in existing or new structures; other acceptable uses include retail and office uses, as long as these are secondary to community or residential uses
- On-site elevation changes in relation to opportunities for views from residential units and underground parking be explored during the master plan process
- Community impacts from proposed uses on the site, such as traffic and parking, be addressed during the master plan process
- Green/sustainable development approaches be considered in development of the site and in the re-use or removal of structures on the site

Washington High Surplus Declaration Advisory Committee
Master Plan/Development Approaches: Considerations and Principles
May 20, 2003

Purpose: To provide a level of certainty and direction to site development, but allowing for innovative approaches that address objectives.

Considerations:
The SAC recommends to the Superintendent the following considerations in pursuing a master plan process for the Child Service Center site:

- The master plan must address the objectives and conditions recommended by the Surplus Declaration Advisory Committee, as recommended by the Superintendent and approved by the School Board
- Through representation on advisory committees, community members representing the affected neighborhoods and immediate neighbors will be actively involved in the selection of consultants/developers and in the development of the master plan
- The master plan will consider a variety of ways to mix activities and uses on the site in order to achieve the objectives
- The master plan effort will engage Portland Parks and Recreation and other city agencies, the School District and the District's Real Estate Trust to evaluate costs as well as financing sources to determine the feasibility of activities and uses
- As advisors to the District, the Trust could oversee the master plan effort or participate on advisory committees.
- The site would remain in District ownership; and once the plan is approved, development would proceed with the Trust acting as the District's agent with respect to disposition of the property, whether via sale or lease.

Principles:
Regardless of the approach used to develop the master plan and to develop the site, there are several basic principles that will be followed by the District:

A. In selecting planning and design consultants, a selection committee(s) be established that includes representatives from the neighborhoods and neighbors.
B. Once the planning/design team is selected, a Project Advisory Committee (PAC) be established that includes community, at-large and PPS members to: 1) advise on public participation during the development of a master plan effort that includes consideration of alternative concepts; and 2) recommend a preferred concept based on the first phase of the master plan (e.g. type and mix of uses, financing, parking/traffic, design guidelines, and development approach) to PPS. This will be the basis for a final master plan and City approval.

   Once a preferred concept is agreed to by all parties, design work begins for the different elements of the plan, and the PAC reviews this work for consistency with the concept master plan. As these elements evolve, there may be additional

opportunities for the community, the PAC, or another committee to be involved, such as in selecting an architect for the community center design.

Appendix D: PAC Meeting Summaries

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Washington-Monroe High School Site Concept Plan 2003

MEETING MINUTES

Meeting # 1•October 15, 2003, 6:30 p.m.
Prepared by: Doug Hamilton, Carlton Hart Architecture, PC

NEW BUSINESS

NO.	ITEM
1.1	**Project Scope**

1.1A - Reviewed charge from School Board and introduced members of Project Advisory Committee.

1.1B - Initial goal is an initial agreement between PPS and PPR by Wednesday, December 31st.

1.1C - Scope of the PAC is to provide advise to the Design Team on balancing the development on the site; rough proportionality of the uses for Community Center, open space, housing and parking and address community impacts.

1.2 Developer Process

1.2A - Developers have been informally invited to the PAC Meetings as a resource. Developers will not be selected until after the final report is complete.

1.2B - The community will participate in the developer selection process.

1.3 Consultant Scope

1.3A - Reviewed scope of work for each member of the Design Team.

1.3B - Alternatives will be conceptual and will not include specific analysis of program elements. Alternatives to include:

- Community Center Concepts (small; large; vertically stacked; mixed use; possible adaptive re-use of CSC)
- Open Space Concepts (active use sports fields; passive use neighborhood park with practice field, playground & trees; ½ acre open space compatible with Community Center & housing)
- Housing Concepts (possible reuse of CSC)
- Parking Concepts

1.3C - Deliverables were summarized as listed in the Scope of Services. Order of magnitude cost estimates will be provided.

1.3D - Alternatives will not include project phases. Consideration of phased construction will happen during the development process.

1.3E - Alternatives will include use of PPS property only. The three nearby privately owned buildings will not be in the scope.

1.4 Neighborhood Impact

1.4A - Despite the neighborhood's past financial challenges, preservation and respect for the history of the area was emphasized. This will be an important and desired project for the area that will provide needed park space and will function as a social center for the neighborhood. Objectives should include fitting the project into the context of an older neighborhood and reducing the impact of parking.

1.5 Screening Principles

1.5A - Sustainability and preservation of existing trees are to be added to list of Screening Principles.

1.5B - CSC Surplus Declaration Advisory Committee Meeting Minutes, Community comments and Final Report and Recommendation to be reviewed for additional principles.

1.6 Schedule

1.6A - Meeting schedules were reviewed and modified. Scheduling the Open House as far out as possible increases its publicity. An additional progress meeting was added on November 5th between PAC Meetings #1 and #2.

1.6B - Project schedule is a goal but may be pushed into January as required.

1.7 PAC Meeting #2

1.7A - Draft agenda was reviewed.

1.8 Communications

1.8A - Cece will be the communications hub. Information between the Design Team and the Committee members will be routed through her.

Handouts: PAC Meeting # 1 Agenda, Scope of Services, Screening Principles (Draft), Proposed Schedule, Meeting Ground Rules, Meeting #2 Draft Agenda for Review, PAC Member Contact List

DISTRIBUTION: Meeting Attendees

Present:

Name	Company/Org.	Telephone	email
PAC Members			
Anne Hughes	PAC	238-3871	hanne1@uswest.net
Donna Milrany	PAC	2346262	donnamilrany@comcast.net
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Christine Yun	PAC	233-0276	pyung@pyung.com

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Mary Ann Schwab	PAC	236-3522	e33schwab@qwest.net
Dick Levy	PAC/RET	281-9507	rclevy@comcast.net
Elsa Coleman	PAC	775-7740	elsacoleman@comcast.net
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Design Team/Consultants			
Janet Bebb	Portland Parks	823-5476	jbebb@ci.portland.or.us
Kurt Schultz	SERA	445-7312	kurts@serapdx.com
Doug Hamilton	Carlton Hart	243-2252	doug@chapc.com
Kerry Hampton	PPS	916-3256	khampton@pps.k12.or.us
Bill Hart	Carlton Hart	243-2252	hart@chapc.com
Sumner Sharpe	Parametrix	963-7889	ssharpe@parametrix.com
Cece Hughley Noel	SEUL	232-0010 x13	cece@southeastuplift.org
Visitors			
Dolores Dee	resident	232-3590	
M'Lou Christ	BCA Board		mnortie@aol.com
Lily Witham	BCA Board	234-4344	
Randy Rapaport	HOLST	232-8395	pdxmic@aol.com
Brian McCarl	Brian McCarl & Co.	243-3365	brian@brianmccarlco.com
Joshua Cohen		349-2404	jcohen71@earthlink.net
Jill Shermans	Gerdling/Edlen	299-6000	jill@ge-dev.com
Ryan Mottau	RET		rmottau@pps.k12.or.us
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Carrie La Crosse		505-992-2899	calacrosse@ci.santafe.nm.us
Patrick La Crosse	RET	284-8387	lacrosse@planacc.com
Kevin Kraus	REACH	231-0682	kkraus@reachcdc.org
Alan Wolansky			ajwol@ipns.com

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Washington-Monroe High School Site Concept Plan 2003

MEETING MINUTES

Progress Meeting ♦November 05, 2003, 6:30 p.m.
Prepared by: Doug Hamilton, Carleton Hart Architecture, PC

NEW BUSINESS

NO.	ITEM
1.1	**Introduction**

1.1A - Meeting was a presentation of in-progress of preliminary design team concepts for review and comment.

1.1B - Concept plan Screening Principles were reviewed.

1.1C – Janet Bebb stated that the recovery of operating costs is an important issue for Parks and that a successful solution will strike a balance between keeping the Community Center profitable while reducing neighborhood impact.

1.1D - Regarding mixed use as an acceptable component of development, the intention of the previous planning committee was clarified that mixed use was not preferred, but considered acceptable within the current zoning if it served the new residential development.

1.2 Community Center Concepts (Shultz)

1.2A – A range of Community Center sizes and programs were outlined.

1.2B – Four options were presented with the following locations for the Community Center and playfields, all of which assumed sub-grade parking:

Option 1:
Community Center: 14th & Morrison (2 floors)
Playfield: Existing track

Option 2:
Community Center: 14th & Alder (2 floors)
Playfield: Existing track

Option 3:
Community Center: Along length of Alder (1 floor)
Playfield: Modified youth play field

Option 4:
Community Center: Along 12th between Alder & Stark (1 floor)
Playfield: None

1.2C – Compared to single level Options 3 & 4, Options 1 & 2 would have higher

construction costs to stack floors and to provide two-level parking. Option 1 limited the ability for the center to expand or grow as needed, and had no direct connection to the playing field. The elongated footprints of Options 3 & 4 function better programmatically and offer the best access to daylighting. Option 2 is the least desirable scheme in terms of visibility to the neighborhood and access to transit. Sizes and functions of playfields and their relationships to the Community Center were discussed. Option 3 provides good access to the playing field, greater visibility and access to transit. Option 4 maximizes the opportunities for housing, but loses the playing field.

1.2D – Doug Brenner (Portland Parks and Recreation) emphasized that youth-oriented green space is a necessity for the Community Center.

1.3 Housing Concepts (Hart)

1.3A – Zoning constraints and issues were reviewed. Housing summaries were presented for each of the four Community Building options. Assumptions made to analyze the options were discussed.

1.3B – Overall minimum and maximum densities were reviewed for the entire site and for individual residential portions of each Community Building option. Housing density will likely be limited by neighborhood impact and by maximum code-allowed height/ lot coverage before maximum code-allowed density (number of units) is reached. Diagrams of each option were presented that demonstrated the range of building footprint sizes for minimum and maximum densities.

1.3D – Two C.S.C. schemes were presented for arranging residential units around a shared interior courtyard with ground floor parking.

1.3E – Retail use in the RH zone is not permitted at this site (>1000' from light rail station) without a Comprehensive Plan Amendment.

1.3F - Some approximate housing assumptions were for 1-bedroom units to be about 750 sq. ft. (with outdoor space/ 70-80% of mix) and for 2-bedroom units to be about 1050 sq. ft (with outdoor space/ 20-30% of mix). Parking would be provided at a 1 space per unit ratio to make the housing marketable.

1.4 Comments/ Feedback

1.4A - PAC members raised the question about family housing being an important criteria for development on the site. Most of the proposed development shows apartments and higher densities of housing that looks like it serves singles and not families with small children. In order to try to meet the required housing minimums for the zoning the housing concepts that were proposed may not reflect family type housing.

~~1.4A~~ 1.4B – Brian McCarl emphasized the need to respect the historic nature of Buckman, its identity and its urban character. To maximize open space, structured parking should be provided to the greatest extent possible. He also provided the following comments:

<u>Option 1:</u>

The Community Center is in the right location and has the best transit location (Morrison). The original high school building should definitely be saved and would be most marketable as rental housing. The open space could better serve the Community Center by shifting the housing toward 12th & Stark.

Option 2:

The Community Center has too much negative impact on 14th.

Option 3:

His least favorite scheme. The Community Center dominates the site, feels too suburban and isolates the housing component ("housing likes housing"). Retail will be difficult on Morrison.

Option 4:

Many of the same problems as Option 3.

Suggested that adding housing to 12th & Stark could provide a connection to the open space and recommended introducing the city grid into the site as a pedestrian network (not streets). A pedestrian link could also be provided between Morrison and Alder.

1.4C– Community Center vehicle access was discussed:

- Vacating Alder could reduce traffic impact on the neighborhood to the east.
- Because the YMCA works on Barbur, Morrison could likely handle the traffic impact of a Community Center parking entry. However, an access or turnaround off Alder would provide better opportunities for short term/ drop-off parking.
- Although there will likely be a significant amount of traffic down Stark & Alder from the east that will negatively impact 14th, people may historically be used to the traffic that was generated by the high school.
- The majority of Community Center users will be in cars with children, but will also include many bicyclists.
- It was agreed that the surrounding neighborhood blocks and traffic flows should be shown and integrated into future design work.

1.4D– Kurt recommends eliminating Option 2 and further exploring Options 1 & 3. Option 4 will be developed only if the playfield can be squeezed in.

1.5 PAC Meeting #2

1.5A – The next meeting will be Monday, November 24th in C.S.C. Room C-19 Cafeteria from 6:30-8:30 p.m.

Please notify CHA of any omissions or corrections in this minute memo with the next seven (7) days.

RESPECTFULLY SUBMITTED BY:

_____

Doug Hamilton

DISTRIBUTION: Meeting Attendees

Present:

Name	Company/Org.	Telephone	email
PAC Members			
Anne Hughes	PAC/BCA	238-3871	hanne1@uswest.net
Jay Moscovitz	PAC	238-3957	innersound@qwest.net
Christine Yun	PAC	233-0276	pyung@pyung.com
Cathy Holmes	PAC	236-3777	cholmes@spiritone.com
Mary Ann Schwab	PAC	236-3522	e33schwab@qwest.net
Dick Levy	PAC/RET	281-9507	rclevy@comcast.net
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Susan Lindsay	PAC	725-8257	lindsays@pdx.edu
Mike Whitmore	PAC	233-0305	whitmore@europa.com
Design Team/Consultants			
Janet Bebb	Portland Parks	823-5476	jbebb@ci.portland.or.us
Kurt Schultz	SERA	445-7312	kurts@serapdx.com
Doug Hamilton	Carlton Hart	243-2252	doug@chapc.com
Kerry Hampton	PPS	916-3256	khampton@pps.k12.or.us
Bill Hart	Carlton Hart	243-2252	hart@chapc.com
Sumner Sharpe	Parametrix	963-7889	ssharpe@parametrix.com
Cece Hughley Noel	SEUL	232-0010 x13	cece@southeastuplift.org
Visitors			
Brian McCarl	Brian McCarl & Co.	243-3365	brian@brianmccarlco.com
Ryan Mottau	RET		rmottau@pps.k12.or.us
Kevin Kraus	REACH	231-0682	kkraus@reachcdc.org
Kelly Caldwell	East Ptld. Co-housing	239-5679	angel@spiritone.com
Don MacGillivray	Buckman	234-6354	mcat@teleport.com
Caroline & Paul White	Buckman	236-6566	
Tom Dichiana	Neighbor	287-0455	
Lisa Petterson	SERA	445-7317	lisap@serapdx.com
Bob Boilenn	FFA	222-1661	bboilenn@ffadesign.com
Kip Richardson	FFA	222-1661	krichardson@ffadesign.com
Jill Sherman	GED	802-6626	jill@ge-dev.com
Camela Hicks Alexander			camelaha@yahoo.com
Kevin Jeans-Gail	Francesconi's office	823-4892	kjeansgail@ci.portland.or.us
Doug Brenner	Portland Parks	823-5255	
Tracy Simpson(?)		281-7435	lted1@qwest.net

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Washington-Monroe High School Site Concept Plan 2003

MEETING MINUTES

PAC Meeting #2 ♦November 24, 2003, 6:30 p.m.
Prepared by: Doug Hamilton, Carleton Hart Architecture, PC

NEW BUSINESS

NO.	ITEM
2.1	**Introduction**

1.1A – The goal of the meeting was to review and comment on the presentation of 6 options and hopefully eliminate the least desirable from further development for the upcoming Open House on December 3rd. The final product will not commit to one scheme, but will likely provide a few options with evaluations of their strengths and weaknesses.

2.2 Community Center Use (Shultz)

2.2A – The amount of use PPR is expecting for the proposed Community Center was reviewed, based on a size of 55,000 – 65,000 sf. (slightly larger than that of Southwest Community Center at 49,000 sf.).

2.2B – Because SWCC drew around 445,000 visits (not individual visitors) last year, this Community Center can expect roughly 500,000 visits per year.

2.2C – A Community Center needs to serve an area of at least 50,000 people to be profitable (SWCC draws from an area of 75,000 people). This Community Center should draw between 50,000 and 75,000 people from a 10 minute drive radius of 3 – 5 miles.

2.2D – Use will be occur from 5am to 10pm with peaks at 9-12 am. and 4-8 pm. Between 1,000 and 1,500 visits per day are expected for this facility.

2.2E – Based on the location of other existing Community Centers, this facility will likely draw from an area bordered by N.E. Fremont, Mt. Tabor, S.E. Powell/ Bybee, N.W. 23rd and John's Landing.

2.2F – SWCC has 105 parking spaces, on street parking and shares use of an adjacent grocery store lot for after hours parking. Peak parking demand should be met for this facility by providing a minimum of 130 spaces.

2.2G – PPR noted that although their long range goals have included a Community Center somewhere in S.E. Portland, this site is not being considered for development as a result of a market study or use analysis, but rather as result of the opportunity

presented by the sale of the property.

2.3 Community Center Size

2.3A – The definition of "minimum" and "maximum" Community Center size was clarified. As interpreted by the Neighborhood Associations, the "maximum" sized Community Center acceptable to them is actually the "minimum" sized facility that PPR will require to be profitable (55,000 – 65,000 sf.).

2.3B – Although an exact area has yet to be determined, PPR intends to respond to the desire of the neighborhood by providing what they consider to be a smaller sized Community Center.

2.4 Developer Comments

2.4A – Because of the fact that a bond isn't expected to be passed for this Community Center until after 2006, a public/private partnership arrangement has potential whereby a developer could possibly fund its construction and lease it back to PPR as required.

2.4B – The development of Memorial Coliseum as an athletic center was discussed. Although the nearby location of an athletic center might significantly reduce the draw of this Community Center, it would not eliminate the need for an inner Southeast neighborhood-oriented facility.

2.5 Community Center/ Housing Concepts (Shultz/ Hart)

2.5A – The strengths & weaknesses of six options were presented based on comments from the last PAC Meeting. Revisions addressed eliminating vehicular traffic between the Community Center and the playfields, providing an off-street drop-off area, reducing/ eliminating traffic on Alder and reorienting the sports fields per Option A. The following is a summary of locations for the Community Center and playfields, all of which assumed sub-grade parking (under either the building or the sports field):

<u>Option A:</u>
Community Center: 14th & Morrison (2 levels)
Playfield: On 14th Ave. with east/ west orientation

<u>Option A (Alternate):</u>
Community Center: 14th & Morrison (2 levels)
Playfield: On 12th Ave. with east/ west orientation

<u>Option B:</u>
Community Center: 12th & Stark (2 levels)
Playfield: On 14th Ave. with east/ west orientation

<u>Option C:</u>
Community Center: 12th & Stark (3 levels)
Playfield: On 12th Ave. with north/ south orientation

<u>Option D:</u>
Community Center: Along length of Alder (1 level)
Playfield: On 12th & Stark with north/ south orientation

<u>Option E:</u>
Community Center: 14th & Alder (2 levels)
Playfield: On 12th & Stark with north/ south orientation

2.6 Comments on Options

2.6A – <u>Options A & A (Alternate)</u>: The sports field in Option A could have negative noise/ activity impact on the existing neighborhood to the east. Option A (Alternate)

provides a buffer between the sports field and the neighborhood, but the housing may have too much impact on scale and traffic on 14th Ave.

2.6B – Developers may resist locating housing in close proximity to an organized sports field because of the noise/ activity impact. However, some existing developments are able to successfully market to people who like the close relationship to the Community Center. PPR confirmed that the sports field will not need to be illuminated, minimizing concerns about lighting impacts on the neighborhood.

2.6C – Option B: Option B would have less parking impact on the neighborhood to the east but would have less access to the high frequency transit service on Morrison (#15 line). Locating housing on 14th & Morrison may be easier to integrate with the existing Victorian house than in Schemes A & A (Alternate).

2.6D – Option C: Option C provides a connected yet clearly distinguished relationship between the housing & the Community Center and provides good buffering between the housing and the sports field. PPR noted that a 3 level Community Center is more expensive to build and operate but is still worth consideration. Because of the small footprint of the Community Center, the parking would need to be located under the sports field. Locating the sports field along 12th Ave. contributes least to developing its streetscape. It was suggested that the vehicular circulation reintroduced at 13th Ave. be changed to a pedestrian connection and that the Community Center vehicular access be moved to 12th Ave.

2.6E – To avoid confusion with PPR-owned property, outdoor space associated with housing should be labeled "Outdoor Space" rather than "Park".

2.6F – Concern was raised that, although indicated in the options presented, there is no guarantee that a developer will provide the amount of open space the neighborhood desires. Suggestions included creating legal pedestrian access connections through the site and requiring certain outdoor amenities in the developer RFQ process.

2.6G – Options D & E: Although the Community Center construction cost for Option D is the lowest, the developable area for housing is the also the least. Both schemes have the least access to transit, have the most visual, scale and traffic impacts on 14th Ave. and reduce the public visibility of the Community Center (not considered necessary by PPR). Option D is the only scheme with the potential to provide a larger sized Community Center.

2.7 Developer Comments

2.7A – Rob Dickson:

1. The options presented appeared to be "recreation mall"/ "big box" schemes that would add rather than manage traffic and decrease rather than increase the property values of both the existing neighborhood & the proposed new housing.
2. More attention should be paid to making streets good places, celebrating the existing high school and connecting the site to the adjacent park & pedestrian network.
3. The relationship between this project and Buckman Elementary should be looked at more closely.
4. The possibility for a smaller scaled neighborhood center privately financed without PPR should be considered.
5. The streetscapes and building types for options should be examined and looked at

in 3 dimensions.
6. "Hundreds" of other options are being missed.
7. The needs of the neighborhood and local businesses should be incorporated in the options.

2.7B – Brian McCarl:
1. The high school has good potential for housing and could possibly include some Community Center uses in Option B.
2. Because traffic impacts could strongly influence the feasibility of any of these options, an in depth traffic study needs to be done.
3. The weak corner created by the existing development at 12th & Morrison should be brought into the scope of this project if possible. Development of these properties and increasing density on Morrison could lower housing density and create more open space for the remainder of the project.
4. Options D & E are by far the worst schemes because of their impacts on the neighborhood.
5. Most developers would be interested in taking on this project in its entirety.

2.8 Miscellaneous Comments

2.8A – The possibility of bringing this project into the Urban Renewal District is being investigated.

2.8B – Because of the major negative impacts this project could bring to the neighborhood, a privately funded less intense development should be considered.

2.8C – Options D & E will be dropped from further development and will not be presented at the upcoming Open House. It was agreed that keeping 3 or 4 options will allow developers more flexibility and creativity. PPR can reconsider single story schemes in the future as required. Although all of the remaining options appear workable for PPR, they will need to be examined in more detail to consider their actual feasibility.

2.8D – Susan Lindsay emphasized that although this project will undoubtedly bring significant impacts to the neighborhood, it is considered a valuable opportunity to give the area a sense of community, to provide a service it needs (and pays for) and to avoid the sale of the property to potentially less sensitive high density housing developers.

2.8E – One of the goals of this concept planning process is for PPS & PPR to agree on the acreage to be sold.

2.8F – PPR emphasized their desire to serve the neighborhood and not to ruin it with parking problems. They are considering more expensive urban models with underground parking and multiple levels in order to do so. PPR, however, would not be interested in considering a smaller sized Community Center or participating in a private/ public partnership for development of a smaller project.

2.8G – The Open House should present the pros & cons of a range of options for comment and should provide the background on how we selected them.

2.9 Open House

2.9A – The Open House will be Wednesday, December 3rd in C.S.C. Room C-19 Cafeteria from 6:30-8:30 p.m.

Please notify CHA of any omissions or corrections in this minute memo with the next seven (7) days.

RESPECTFULLY SUBMITTED BY:

_____

Doug Hamilton

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Present:

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Washington-Monroe High School Site Concept Plan 2003

MEETING MINUTES (DRAFT)

PAC Meeting #3 • December 16, 2003, 6:30 p.m.
Prepared by: Doug Hamilton, Carleton Hart Architecture, PC

NEW BUSINESS

NO.	ITEM
3.1	**Introduction**

3.1A – The goals of the meeting were to review comments from the 12/3/03 Open House, to identify any preferred options and to discuss how direction can be provided in the developer RFP process. An informal agreement is to be made between PPS & PPR by the end of December and a formal agreement by the end of January.

3.1B – Susan Lindsay requested that a subcommittee meet with neighborhood representatives to review allowable housing densities.

3.2B – A draft of the final Design Team report will be issued for review. An additional PAC meeting will be scheduled to review the final report and the parking study from Kitttleson. The scope of the study is only to identify the number of parking spaces required by the Community Center building.

3.2C – PAC Meeting #2 Minutes were reviewed and accepted.

3.2 Open House Report

3.2A – There was strong overall support for the project, despite its potential impacts.

3.2B – Many comments related to traffic impacts and the need for a detailed traffic study.

3.2C – Concern was raised about the impact of high density development on the commercial property with the Victorian house on the corner of 14th and Morrison. Susan Lindsay provided feedback she has received from the owner of the building:

- She is not interested in moving or selling the building.
- She has participated in neighborhood process in the past and was involved in the creation of the RH zone her property is within (despite her increased taxes).
- She prefers Option 'B', believing that it provides the "highest & best use" of the property and the best connection between the Community Center and St. Francis.
- She wants to preserve the trees near her property and along Alder.
- She feels there should be retail opportunity on Morrison.

3.2D – There were conflicting opinions about the preservation of a view corridor from the existing neighborhood to the east (Options 'A' and 'A' Alternate).

3.2E – Those that preferred Option 'B' liked the view corridor it provided and thought it had a greater feeling of open space. They liked the relationship between the Community Center and the old high school and thought the location of the Community Center would have the least traffic/ parking impact on the neighborhood to the east. Option 'B' had the fewest "don't likes".

3.2F – Option 'C' received strong opposition to the size of its sports field and support for its distinct separation of uses and good pedestrian connections. Many were concerned about the higher operating costs of the Community Center and the obstruction of views from the old high school and the neighborhood to the east.

3.2G – Many heard that people were disappointed that none of the options reused the old high school building for public functions (not housing). These comments may have come from a more vocal minority.

3.2H – Potential uses of the old high school auditorium by the arts community were discussed:

- Kerry Hampton pointed out that the building has been available for this type of use for years and has proved to be too expensive for the small scale programs that have been interested.
- There may be more interest in this area now that artists are being displaced from the Pearl District.
- Buckman Elementary doesn't have a theater and has to use its cafeteria for performances.
- The building could be an opportunity for a real community/ cultural center. The Northwest Community Center might be a model for this building.
- A performing arts center would have greater traffic/ parking impact on the neighborhood than housing.
- Developing the building as housing may provide the best opportunity to save it from demolition.

3.2J – Housing on 14th would be more appropriate to the scale and density of the neighborhood if they were rowhouses rather than the apartment-style buildings shown on the plans.

3.3 PPR Service Area Map and Information

3.3A – Art Graves from PPR presented information about the Community Center service area and the current uses of the existing sports field. A population density map was provided, showing the Community Center as the center of 1 and 2 mile radiuses and the outline of a 10-minute drive from the site. Art discussed the need for an athletic field in the area and its relationship to other fields, the sizes required for different uses and the implications of having housing in close proximity to the field. Art will research the size of the Buckman Elementary field and provide a summary report of all of the above to Sumner.

3.3B – After concern was raised about the potential loss of additional PPS fields, Dick Levy stated that PPS has no plans to sell off other fields to generate revenue.

3.3C – The issue of sports field parking was discussed. Janet Bebb said that PPR doesn't program any parking for its fields and probably couldn't afford to. She felt this field would probably require around 20-25 spaces. Kurt Shultz will ask Kittleson to include an estimate for sports field parking in their report.

3.4 Parking Report

3.4A – Kurt, Janet & Kittleson are still working on the parking report, which should be complete in early January.

3.5 Screening Principles Review

3.5A – Principles to include the "encouragement of alternative means of transportation" and the "ability to attract aesthetically minded developers and architects."

3.6 PAC Open House Comments

3.6A – Based on door to door input she has received from the neighborhood, Susan Lindsay feels the PAC should present a preferred option to provide clarity for support and direction for developers. She proposed that Option 'B' be the preferred option for the following reasons:

- The Community Center should not be on Morrison because of the traffic/ parking impacts it would have on the neighborhood.
- Views from the neighborhood to the east are preserved.
- There is good opportunity for a walking path around the sports field.
- The Community Center will draw traffic mostly from major streets. Access to transit shouldn't be a problem since Morrison is only two blocks away.
- There is the best potential for integrating the project with the existing businesses on Morrison and for providing retail opportunity there.
- It makes sense to put high density housing in the RH zone.
- There is a stronger argument to resize the urban renewal district to include the Community Center when it is located on its current border (the centerline of 12th).

3.6B – Option 'B' would also reinforce a connection between the Community Center and St. Francis Park.

3.6C – Mike Whitmore offered the support of the Kerns Neighborhood for the wishes of the Buckman Neighborhood.

3.6D – Option 'C' has a good opportunity to provide housing that works well with the existing neighborhood. However, the Community Center would be more expensive to build and operate, would provide less flexible space and would require parking under the sports field (limiting the potential for phased construction). It may also be undesirable to have children playing on a sports field that fronts directly onto 12th.

3.6E – Option 'B' has less opportunity to develop different types and scales of housing than Options 'A' & 'C'.

3.6F – The park with the trees on the southwest corner of the site needs to be well integrated into the design of the project.

3.6G – Developer Brian McCarl had the following comments:

- Option 'B' could be a strong design because of it double-loaded open space and could be even stronger if the properties on the corner of 12th and Morrison

could be integrated into the project.

- The original high school would most likely be developed as rental housing rather than as condominiums because of insurance issues.
- Locating housing in the RH zone would allow the property to be developed to its full potential.
- The PAC has made the right decision to site the Community Center on 12th & Stark.

3.7H – Developer Kevin Cavenaugh thought the committee should not be too concerned about setting "ground rules" in the developer RFP process since most developers are flexible and can work within the constraints presented to them. He felt taking a firm position could actually make the development process smoother and faster and could decrease the chances of a developer walking away from the project.

3.8 Next Steps

3.8A – A draft of the final report should be ready by January 1st.

3.8B – The developer RFP will wait until there is more clarity about the agreement from PPR.

3.8C – The developer selection team will be assembled in mid January and will start work before the final RFP is issued.

3.8D – The PAC will need to meet again in the first two weeks of January.

3.9 PAC Conclusions of Design Options

3.9A – Moving forward with a preferred option will expedite the agreement and development process.

3.9B – There was support for Option 'B' as the preferred option as long as the benefits of Options 'A' and 'C' are borrowed and incorporated as much as possible.

Please notify CHA of any omissions or corrections in this minute memo with the next seven (7) days.

RESPECTFULLY SUBMITTED BY:

_____

Doug Hamilton

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Dolores Dee	neighbor	232-3590	
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Washington-Monroe High School Site Concept Plan 2003

MEETING MINUTES (DRAFT)

PAC Meeting #4 ◆ January 20, 2004, 6:30 p.m.
Prepared by: Doug Hamilton, Carleton Hart Architecture, PC

NEW BUSINESS

NO.	ITEM
4.1	**Introduction**

4.1A – PAC Meeting #3 Minutes were reviewed and accepted.

4.1B – The goals of this meeting were to review the Community Center parking study, the draft PAC final report and the next steps in RFP process. The final report should be finished next week.

4.2 Parking Report (Shultz)

4.2A – Kurt Shultz reviewed the parking report from Kittelson & Associates. He emphasized that the report looked at parking needs of the Community Center only and was not a traffic study.

4.2B – Because structured parking will cost around $25,000 per space, the goal of PPR is to identify the number of spaces required by the Community Center as closely as possible.

4.2B – In determining the needs for this project, Kittelson looked at the number of parking spaces and use patterns of two other PPR facilities, Southwest Community Center and East Portland Community Center. Average and peak demands were studied on site for both facilities and a parking rate for each was calculated by the ratio of measured parking demand (on and off site) per 1,000 s.f. of building area. Because this site is well served by transit, demand was assumed to be an average of 15% lower than that of the two existing facilities. The study concluded that the peak seasonal demand for this facility will be between 2.7 and 3.1 parking spaces per 1,000 s.f.

4.2C – The report assumed that the Community Center would not rely on any on-street parking and also recommended that additional demand data be gathered at similar facilities to help refine the demand estimates.

4.2C – PPR is currently considering whether it will propose to provide the number of spaces required for average use or for peak use.

4.2D – Kurt summarized other considerations outlined in the report, including:

- Shared parking arrangements may be possible with the residential portion of

this project and with other areas off-site.
- Parking spaces should be sized to accommodate the larger sized vehicles that are common to users of these facilities.

4.2E – Concern was raised that the parking structure would be used as a Park and Ride lot for downtown commuters. The use of metered parking was suggested as a solution.

4.2F – Kurt will verify if the report includes parking needs for the play field and will try to identify those of PPR staff.

4.2G – Based on her experience as the former City of Portland Parking manager, Elsa Coleman recommended that PPR should not build for peak demand particularly given the expense of structured parking.

4.2H – The needs of SWCC will be the most similar to this project because it has a pool (EPCC does not). PPR considered Duniway Park YMCA as a subject of the study, but concluded that its differing use and operation would not provide a useful comparison.

4.2J – Multi-use overflow parking with Grass-crete was discussed, but could be too difficult to walk or play on.

4.3 Buckman Pool

4.3A – It was concluded that a new Community Center on this site would speed the demise of PPS's Buckman Pool, which would likely happen anyway because of its high maintenance costs.

4.4 Draft Final Report Recommendations

4.4A – The following modifications to the final report were discussed:
- The parking study and Surplus Declaration will be added to the appendix.
- Historical interest in this project will be documented.
- Tree preservation will be added as a consideration.
- Alder Street will be added to scope of the traffic study which should include the combined impact of all proposed uses.
- Unprogrammed open space should be considered as part of the housing development.
- Safety and relationship to street should be a consideration for the playfields. Current use of the playfield by children and Guide Dogs for the Blind should be maintained and encouraged.

4.5 RFP/ Selection Committee

4.5A – Susan Lindsay, Mary Ann Schwab and Donna Milrany were appointed to the developer selection committee by the RET.

4.5B – The PAC final report will be included and referenced in the developer RFP.

4.5C – An agreement between PPS & PPR is expected by the first part of February and the RFP will be issued shortly thereafter.

4.5D – The RFP will be directed to development teams (not just developers) and will ask for related experience and financing proposals. It will not be a design competition or "architectural beauty contest".

Please notify CHA of any omissions or corrections in this minute memo with the next seven (7) days.

RESPECTFULLY SUBMITTED BY:

_____

Doug Hamilton

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Deborah Bryne	neighbor	233-2446	
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Appendix E: Open House Summary

WAMO Concept Plan
Project Advisory Committee
Open House
Summary Report

On December 3, 2003, the Washington Monroe High School Concept Plan Project Advisory Committee (WAMO PAC) hosted an Open House to present alternative development concept options to the public for comment and feedback. The Design Team consultants to the WAMO PAC, presented four concept options that showed a variety of locations for the different development types on the site, located between SE 12th and SE 14th Avenues, SE Stark and SE Morrison Streets. The development types included a full service community center with pool, a play field for recreation, open space and housing. The common elements of each development alternative concept presented were:

a) Community Center with Pool
b) Below grade (underground) parking to serve both the Community Center and residences
c) Parking and traffic patterns that limit impacts on neighboring residents and allow for safe location to drop off visitors to the Community Center
d) Sports field for recreational activities
e) Re-use of the "old" High School building for housing
f) Housing options consistent with current zoning for the site
g) Preservation of mature grove of trees near SE 12th & Alder Street

The Design Team consultants, Bill Hart of Carleton Hart Architecture and Kurt Schultz of SERA Architects, made presentations of the alternative development concept options. Open House attendees had an opportunity to view the alternative concepts up close and speak with the Design Team and the members of the WAMO PAC at "stations" where they could ask questions and record their comments on chart packs and with "sticky notes" on each concept drawing. Participants were also asked to provide comments on Comment/Evaluation forms about the alternatives.

Promotion and Publicity

Promotion and publicity for the Open House event was broad and inclusive. Articles about the WAMO PAC and the Open House were published in the October /November issues of the SE Examiner, the Hollywood Star and the

Southeast Uplift newsletter. In addition, two hundred postcard invitations to the Open House were mailed to people who had either expressed a desire to learn more about the proposed development, the WAMO PAC activities or the development of a community center for inner southeast Portland. The names and addresses of previous attendees of the WAMO PAC meetings or the SAC Open House last spring were also included in this mailing. Many interested people did not include mailing addresses to receive contact information, but instead gave email addresses. Two hundred-sixty email invitations were sent to those interested people. In addition, the notice of the WAMO PAC Open House went to the Office of Neighborhood Involvement notification list, which at the time of the notice consisted of approximately one thousand nine hundred and sixty one contacts.

Press releases went out to the daily Oregonian, the twice-weekly Portland Tribune and the following weekly local papers:

- Willamette Week
- Portland Mercury
- The Skanner
- The Portland Observer

and the following local television and radio media:

1. KATU -TV
2. KGW-TV
3. KPDX-TV
4. KOPB-TV
5. KOIN-TV
6. KINK
7. KEX
8. KGON
9. KBPS
10. KBOO

A reporter from the Oregonian attended the Open House and published an article about the proposed alternatives and the development of the site on December 9, 2003. Interest was also generated from the Portland Observer and the Hollywood Star.

Comments and Feedback

Open House participants were encouraged to share feedback and comments about the alternative development concepts in a number of ways: at each station where WAMO PAC members assisted recording of comments on "sticky notes" placed on each concept option drawing; on chart packs at each station and on Comment/Evaluation forms. The Comment/Evaluation forms simply asked them to name one or two things they liked and didn't like about each of the options and

provided space to add any other comments they wanted the WAMO PAC to consider or know.

The following summary of comments reflects some of the trends and/or themes expressed about each option.

Option A and A (Alternate)
Most of the comments about Option A and A (Alternate) thought the access to transit at this location on Morrison Street was good. There seemed to be support for a traffic pattern that might lead to fewer impacts to the residential areas at 14th and 15th avenues. Most people believed that the views to downtown would be preserved for people who live just east of the site, because of the "corridor" created by the open space of the playing field along Alder Street. Although the perception of this corridor is not evident with housing locations in Option A, Alternate. There was support for additional housing on top of the Community Center at this location, which would make the structure as tall as in Option B. And some people liked the idea of having housing at the corner across from St. Francis park for "24 hour homeowner eyes" to survey that neighborhood area.

Concerns about Option A and A (Alternate) seem to focus on the "crowding" of the Victorian dollhouse on the corner of SE 14th Avenue and Morrison Streets and the traffic and parking impacts to SE 15th, both north and south of SE Morrison Street. In this particular option, the community expressed concern about the house feeling "dwarfed" by the massiveness of the Community Center structure. Some concerns were raised about the safety of the playing field adjacent to 12th Avenue in the Alternate concept. Some people wanted to see a clearer relationship to the old WHS building with the Community Center. And still others felt that the views from the east-side residents would be adversely affected by development in this concept.

Option B
Strong support for Option B seemed to focus on the preservation of the "view corridor" for the residents that live east of the site. The playfield and drop off area proposed in this option create an open "swath" of open space and make this option seem more open. Many commented on the perception of more open space in this alternative. There was support expressed for the apparent amount of housing shown in this concept, that would likely not overwhelm the neighborhood with multiple impacts from development as much. People also seemed to like the relationship between the Community Center and the old WHS building, as well as the separation of housing from the Community Center. Many comments about the location of the Community Center on the corner of SE 12th and Stark Street, emphasized the desire to have the Center adjacent to St. Francis Park, further away from the current residential areas at SE 14th Avenue and Alder Street. Some people preferred this option believing it would have fewer impacts from traffic and parking and likely direct parking overflow to the industrial areas to the west.

Concerns about Option B were mostly that the Community Center location was a little farther from a major transit street. There was concern expressed about the higher density housing that could be built at the corner of SE 14th and Morrison Street in this option. Although additional housing on top of the Community Center in Options A and A, Alternate would have the same effect. Some people felt that this option didn't offer enough open space, while others shared a concern that there wasn't enough housing shown in this concept. Some concerns were also expressed about increasing traffic on Stark Street in this concept, as well.

Option C

There was a lot of support expressed for the pedestrian corridor shown in Option C. The configuration of walkways through the site also seemed to appeal to people who felt that separation of uses on the site was important, as it clearly defined what areas of the site were for residential use and what was for the Community Center areas. There was support for the compact footprint of the Community Center in this option, with comments about "economical" use of the space. People were generally pleased with the Community Center at this location on the corner of SE 12th and Stark Street. People liked the idea of a compact "urban" center at this location and for this neighborhood.

The concerns that people shared about Option C were mostly about the smaller playing field described in this alternative. Some people also believed that the compact design might incur higher operational costs for the Park Bureau. Some concerns were expressed about the height of the Community Center being too great of a scale for the neighborhood, blocking views from the new housing in the old WHS building and loss of views from existing homes to the east. Concerns were also raised about the playing fields being too close to SE 12th Avenue which is a busy street, and the safety of children playing at that location. Concerns were also raised about the separation of the field and open space from new residential development and access from the rest of the residential neighborhood. Some felt that there was not enough open space described in this option and too much housing, resulting in additional impacts besides those brought by the Community Center development alone.

Other Comments

People were asked to provide general comments to the WAMO PAC about the alternative concept options on the Comment/Evaluation form at the Open House. This gave participants an opportunity to share with the WAMO PAC any other feelings that they had about the proposed development options. There were additional comments in general about the options that were suggestions about housing solutions in any of the schemes presented. For instance, one comment suggested that the old high school building be converted into retirement center or senior housing. Some people shared that housing, in general, should be located along 14th Avenue on the site. And a number of people were concerned about too much housing proposed on the site. Still another person shared their desire to see more affordable units offered on the site.

Another issue mentioned in the general comments included parking and traffic circulation, reiterating previously expressed views about the adequacy of the parking for the Community Center and concerns that 120 parking spaces not being enough. Some comments encouraged a follow-up traffic study be conducted as part of the planning for the site. Other comments spoke to what type of programs were wanted in the Community Center once it was operational, with some desire expressed about serving children with playgrounds, offering senior programs, and other arts programs at the site.

Attendance

Although the Open House format was structured with introductory remarks and a presentation, some people joined the event in progress and were able to meet with the Design Team consultants about the options at each station. Only sixty - eight people signed in to the event. However, during the presentation, all eighty seats that were available were filled, with some people standing at the back of the room. Estimated attendance was eighty-five to ninety people at any given time during the event. Forty -one comment/evaluation forms were turned in at the end of the evening and recorded. Additional comment/evaluation forms were returned the next day. Staff received two emailed comments and one phone call with comments on December 4, 2003. These comments were incorporated in summary form in the Open House Comments database.

The Open House Comments database included verbatim comments from all sources at the Open House, with summaries of the common themes, trends, issues and concerns expressed by the attendees from the community. (See attached comment/evaluation form; Open House_Comments, Option A, Option B, Option C, Other Comments)

Appendix F: Concept Plan Screening Principles

Error! Objects cannot be created from editing field codes.

PORTLAND PUBLIC SCHOOLS
501 North Dixon Street / Portland, OR 97227
Telephone: (503) 916-3401 / Fax: (503) 916-3253
Mailing Address: P.O. Box 3107 / 97208-3107

Washington-Monroe High School Site Concept Plan 2003

Concept Plan Screening Principles

Addresses community needs:

- Community center
- Swimming pool
- Open space preservation (e.g. field + mini park)
- Tree preservation
- Residential development
- Vehicular/pedestrian circulation

Home ownership opportunities:

- Households with range of incomes
- Housing mix: 2 & 3 bedroom units for families with children

Architectural character of neighborhood and adjacent development

Mixed use development is acceptable

On-site elevation changes:

- Opportunities for views from residential units
- Explore underground parking

Preservation and use of existing buildings (desirable option)

"Do No Harm" initiative

Application of green & sustainable development practices: new and de-construction

Addresses site and area constraints

Consider Parks & Recreation financial feasibility and timing

Addresses & avoids potential community impacts:

- Parking
- Traffic
- Visual impacts
- Lighting
- Noise pollution
- Bicycle parking
- Security

Provides "highest possible financial return" to Portland Public Schools

Addresses developer concerns

On-site compatibility

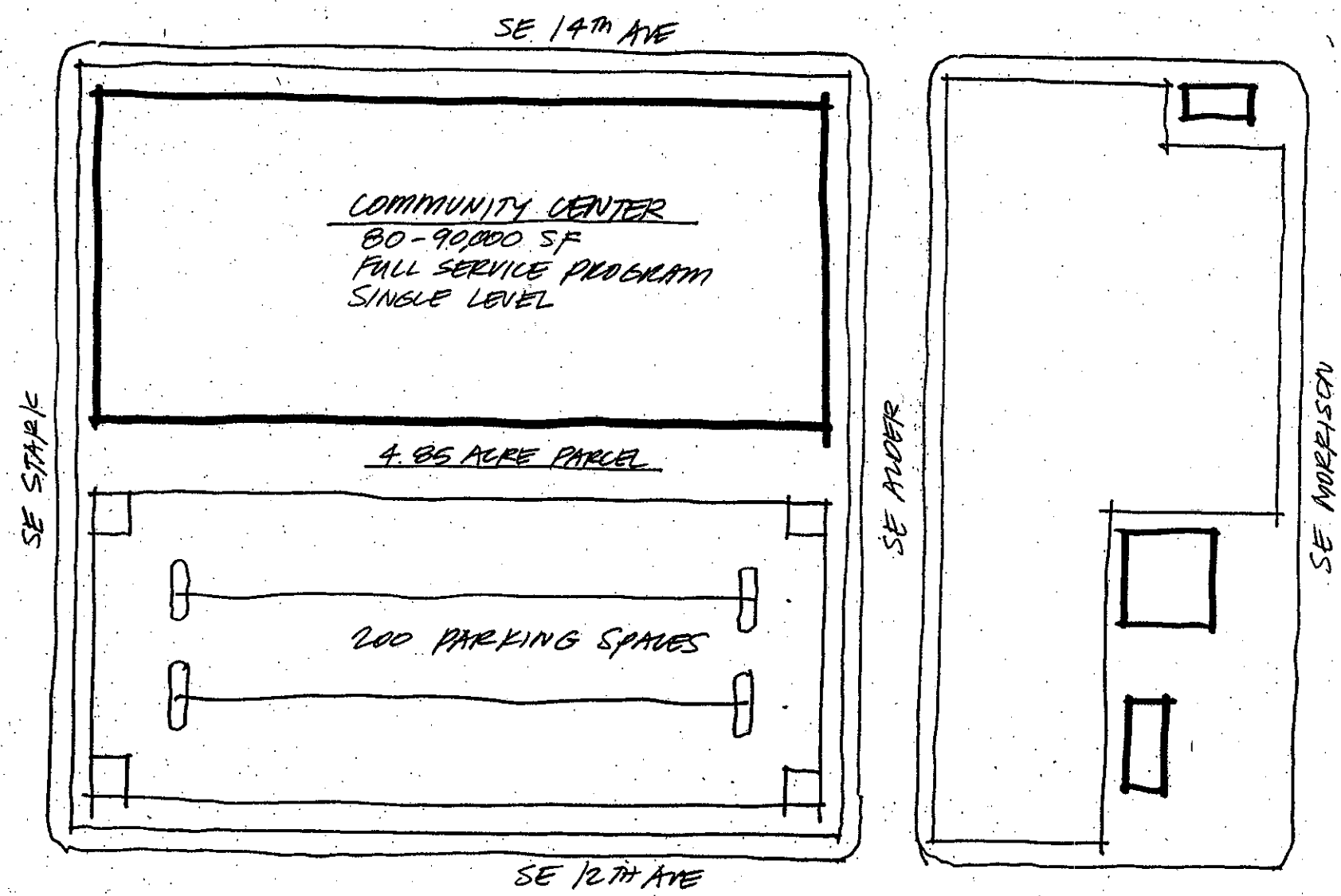
- Shared parking
- Vehicular/pedestrian circulation characteristics

Phased development

Most likely to happen

Revised: 17 October 2003

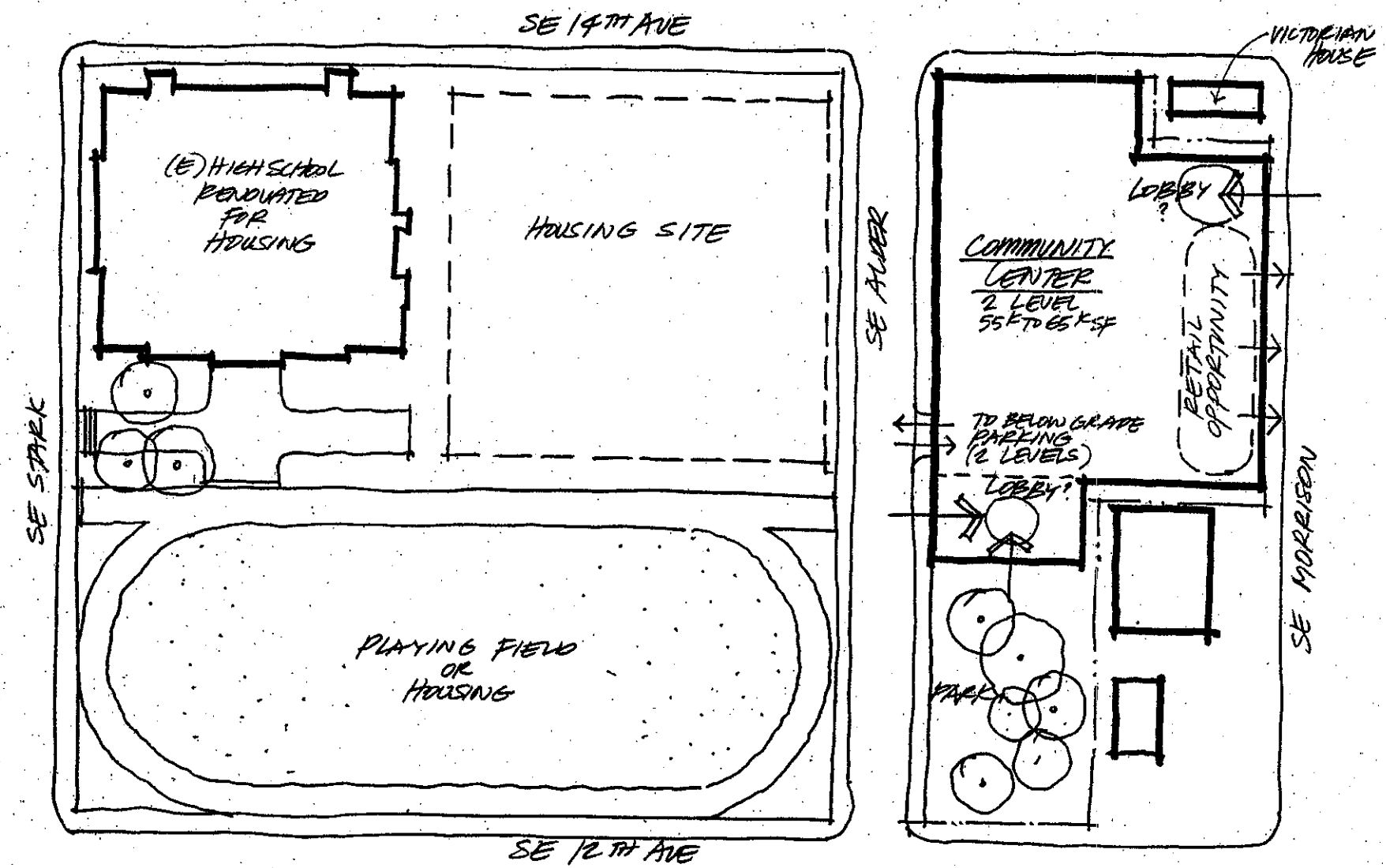
Appendix G: Generalized Site Concepts



SERA
SERA ARCHITECTS PC
123 NW SECOND AVE.
PORTLAND, OR 97209
TEL: 503.445.7372
FAX: 503.445.7393
EMAIL: sera@seropdx.com

WAMO CONCEPT PLAN "HOW BIG?"

SCALE: 1" = 60'
DATE: 10.30.03
PROJ. NO.:



SERA
SERA ARCHITECTS PC
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PORTLAND, OR 97209
PH: 503.443.7372
FAX: 503.443.7393
EMAIL: sera@sera-pdx.com

WAMO CONCEPT PLAN

OPTION ONE

A. PLAYING FIELD
B. NO PLAYING FIELD

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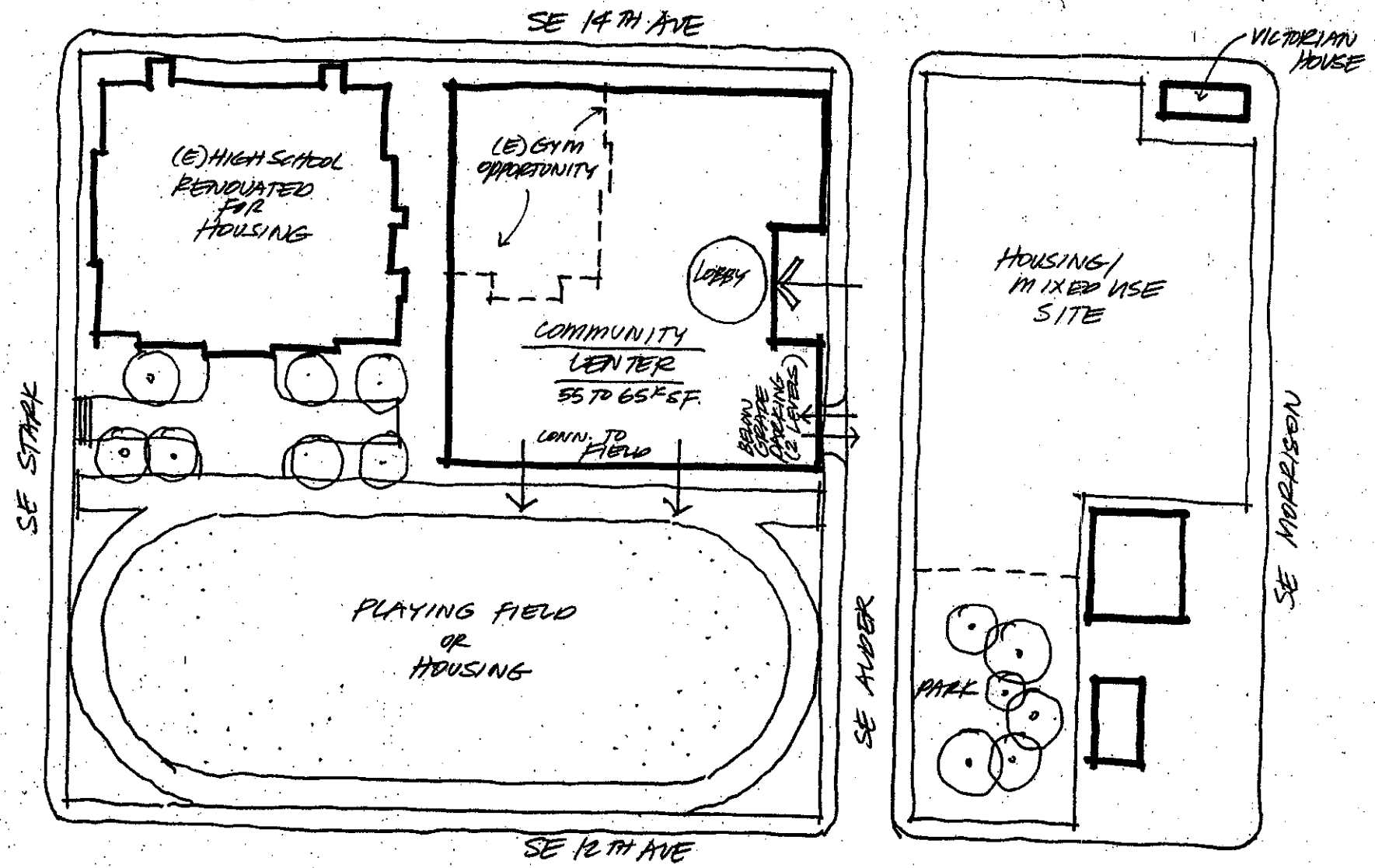
DATE: 10.30.03
PROJ. NO.:

1



SERA ARCHITECTS PC
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PORTLAND, OR 97209
TEL 503.445.7372
FAX 503.445.7393
EMAIL sera@teleport.com

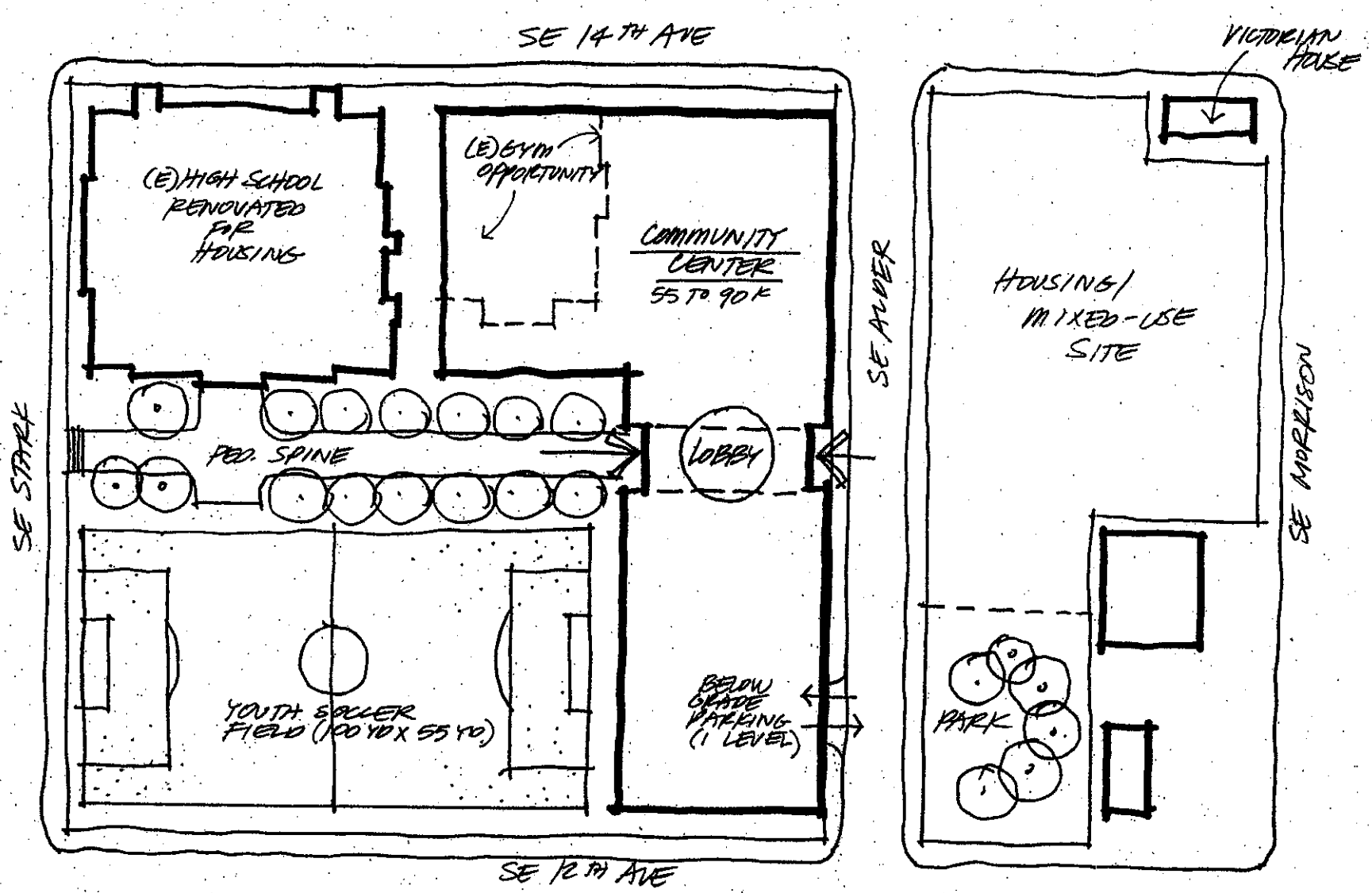
WAMO CONCEPT PLAN

OPTION TWO

A. PLAYING FIELD
B. NO PLAYING FIELD

SCALE: 1" = 60'
DATE: 10.30.03
PROJ. NO.:

2



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EMAIL sera@serapdx.com

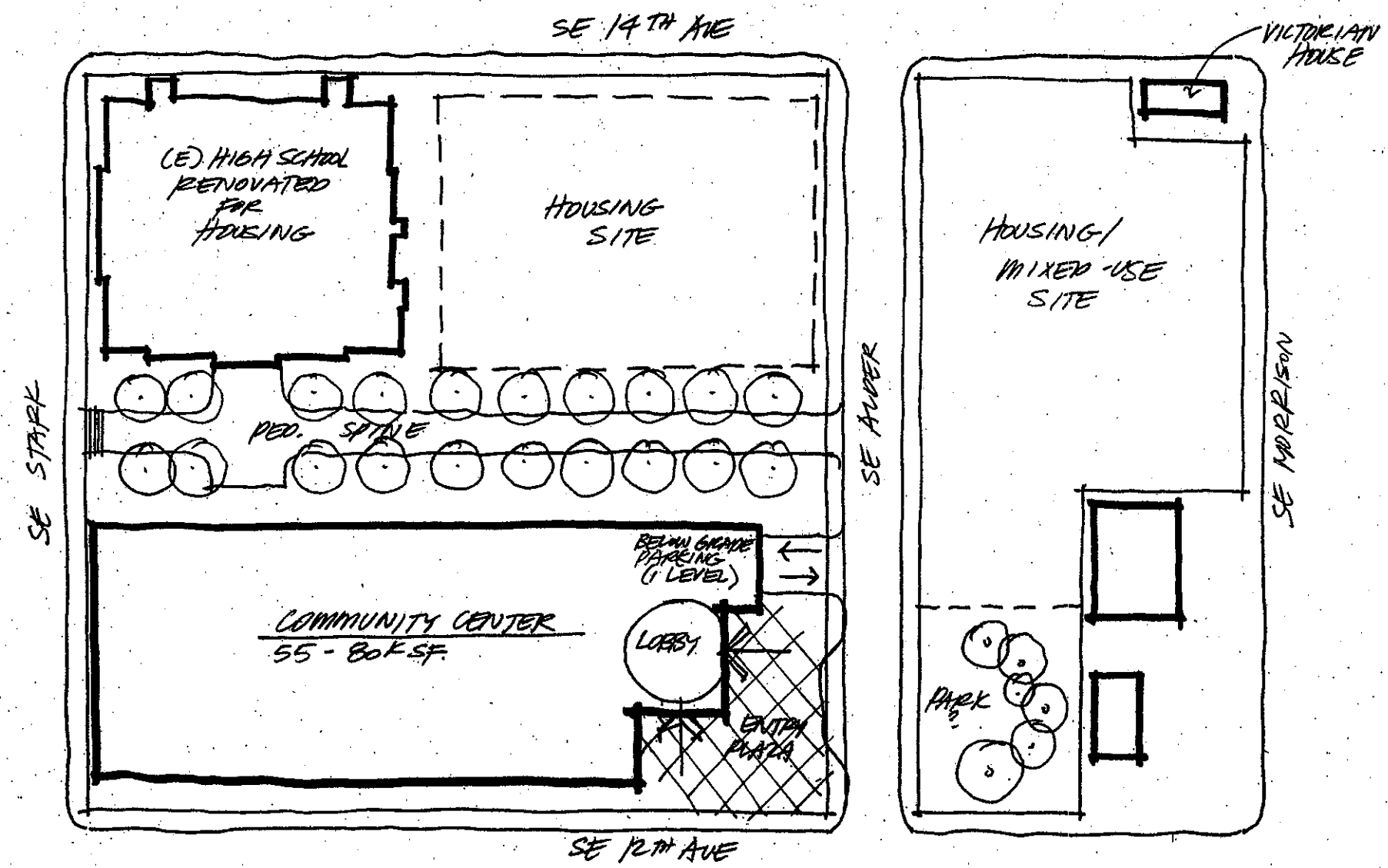
WAMO CONCEPT PLAN

OPTION THREE

A. PLAYING FIELD
B. NO PLAYING FIELD

SCALE: 1" = 60'
DATE: 10.30.03
PROJ. NO.:

3



SERA ARCHITECTS PC
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PORTLAND, OR 97209
TEL 503.445.7372
FAX 503.445.7393
EMAIL: mail@serapdx.com

WAMO CONCEPT PLAN OPTION FOUR

SCALE: 1" = 60'
DATE: 10-30-03
PROJ. NO.:

4

Appendix H: Housing/Zoning Code Memo

CARLETON ♦ HART
ARCHITECTURE, P.C.
322 NW 8th Avenue, Portland, Oregon 97209 ♦ Tel (503) 243-2252 ♦ Fax (503) 243-3261 ♦ www.chapc.com

MEMORANDUM

TO: ***Sumner Sharpe***
Parametrix
700 NE Multnomah Street
Portland OR 97232

Date: 01.06.04

FROM: William Hart, AIA

CC:

PROJECT #20352 PPS-WAMO Concept Plan

DOCUMENTING:

FOR: Use as requested

REMARKS:

RE: Washington-Monroe High School Renovation

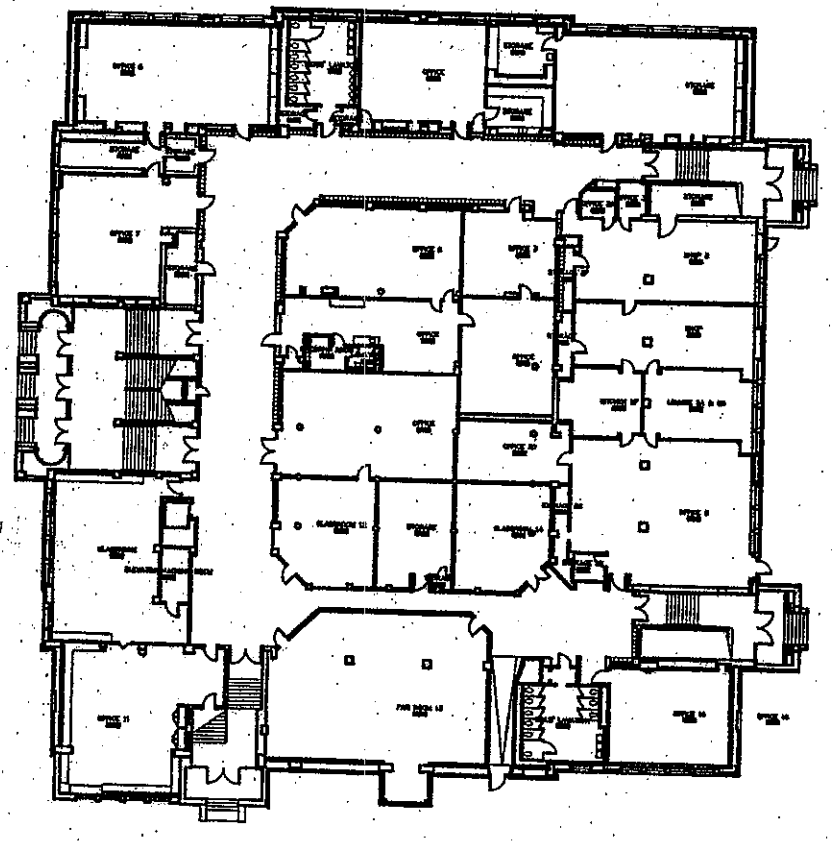
We developed two schemes to renovate Washington-Monroe High School for residential occupancy. The two schemes begin to address three factors that would significantly impact the renovation of the old high school; the size and type of the residential living units, and number of parking spaces. In both cases, the auditorium was demolished and renovated to accommodate housing.The existing concrete structural system, building elevations and window locations served as a guide for proposed improvements that respected and preserved the architectural character of the high school. In addition, we were able to provide 47 parking spaces that responded to the existing first floor column locations. The parking layout assumes that, based on existing conditions, a zoning adjustment is granted for non-conforming parking aisle widths.

Scheme #1
This housing scheme consists of 70, one-story, living units. Most of the units, approx. 78%, represent studios and 1-bedroom units. The scheme provides more studio and 1- bedroom units than the Advisory Committee desires but lacks large sized family-oriented apartments. A small courtyard was developed and allowed for a double-loaded corridor to serve the residential units.

Scheme #2
This housing scheme consists of 45 living units. The larger sized units and diversity of housing types makes this scheme more attractive to families, a goal of the Project Advisory Committee. This housing configuration allows one level of one-floor apartments, and one level of two-story townhouses that respond to existing window configurations on the third and fourth floor. This scheme also allows for a larger sized courtyard off of single loaded housing, which could also be developed to serve families.

In the event you have any questions please contact me at your convenience.

Appendix I: Housing Diagrams: Re-Use of High School and Balance of Site



CSC AS-BUILT - 1ST FLOOR PLAN
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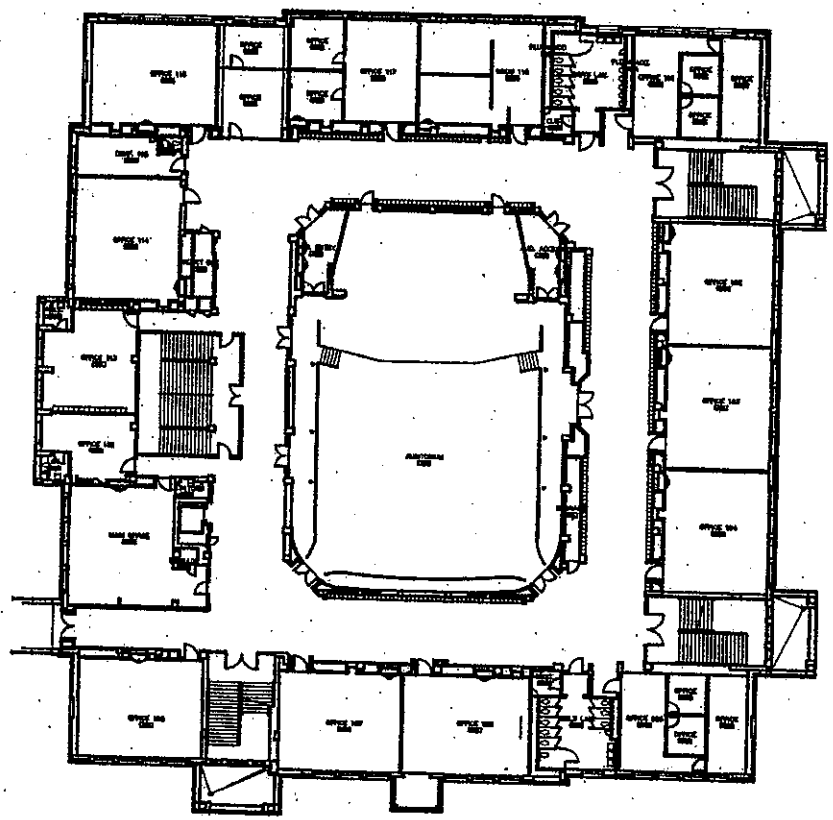


CSC AS-BUILT - 2ND FLOOR PLAN
SCALE: 1" = 30' - 0"

CARLETON ◆ HART

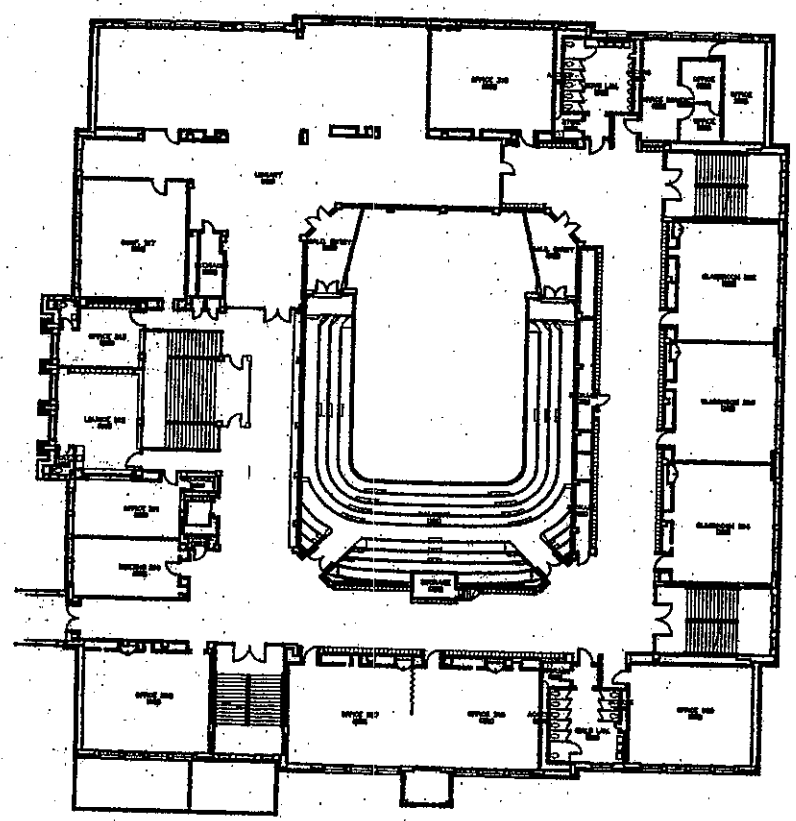
CHILD SERVICES CENTER
PORTLAND PUBLIC SCHOOLS

AS-BUILT PLANS -
1ST FLOOR PLAN/

203

10/31

EX-



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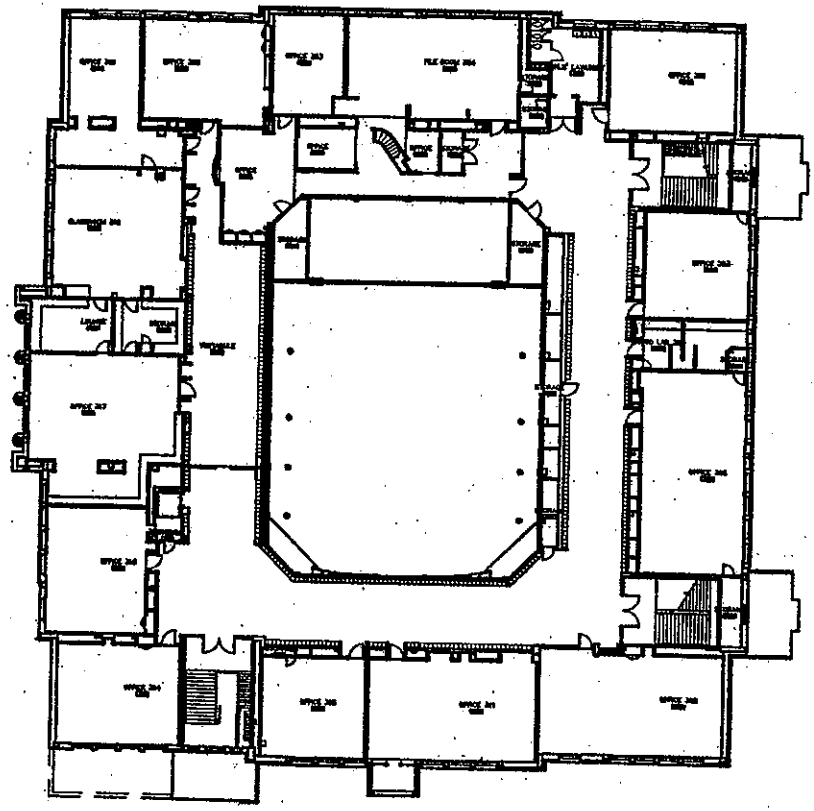


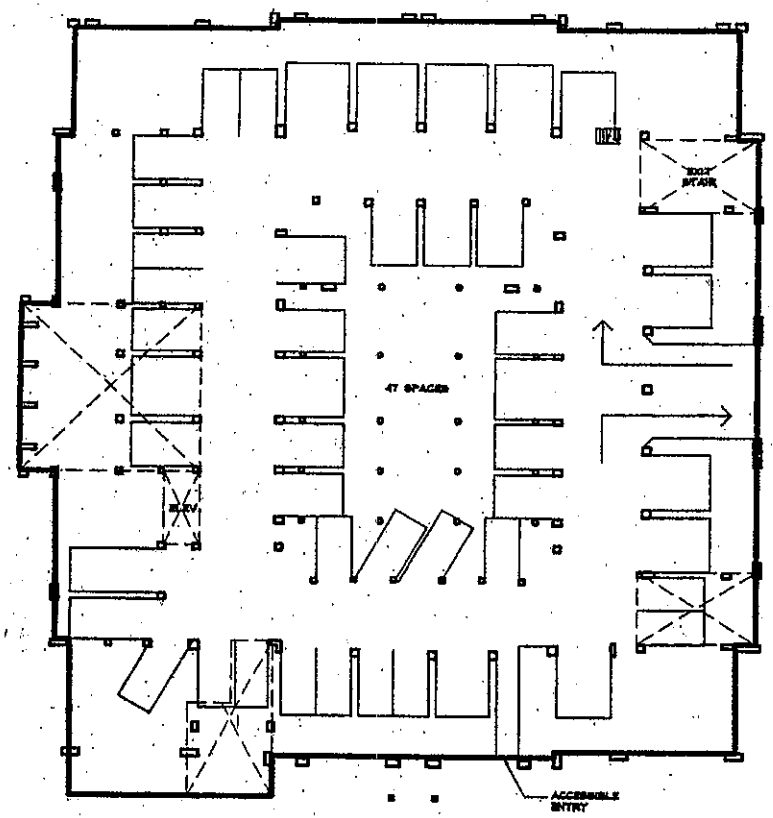
CSC AS-BUILT - 4TH FLOOR PLAN
SCALE: 1" = 30' - 0"

CARLETON ◆ HART

CHILD SERVICES CENTER
PORTLAND PUBLIC SCHOOLS

AS-BUILT PLANS -
4TH FLOOR PLAN/

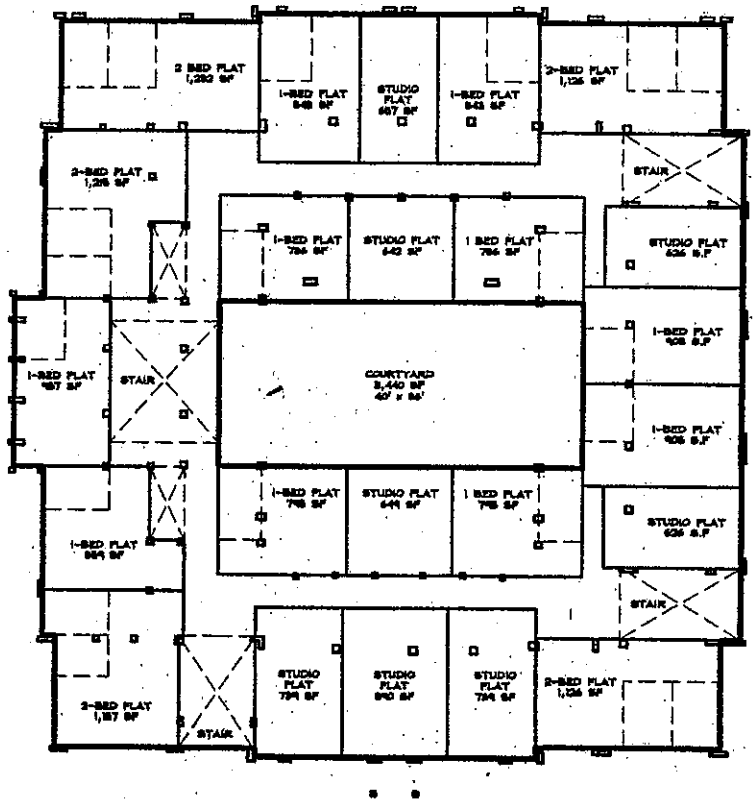
NO. 203
DATE 10/31
DRAWING NO.
EX-



NOTE:
LAYOUT ASSUMES THAT, BASED ON EXISTING CONDITIONS, A ZONING ADJUSTMENT IS GRANTED FOR NON-CONFORMING PARKING AISLE WIDTHS

SCHEME #1 - 1ST FLOOR PARKING PLAN

SCALE: 1" = 30'-0"



UNIT TYPE (AREA W/ OUTDOOR SPACE)	FLOOR 1ST	2ND	3RD	4TH	TOTAL
STUDIO (507-840 SF)	–	8	8	9	25
1-BED PLAT (784-687 SF)	–	10	10	10	30
2-BED PLAT (1,126-1,292 SF)	–	5	5	5	15
TOTAL	–	23	23	24	70

SCHEME #1 - 2ND/ 3RD FLOOR PLAN

SCALE: 1" = 30'-0"

CARLETON ◆ HART

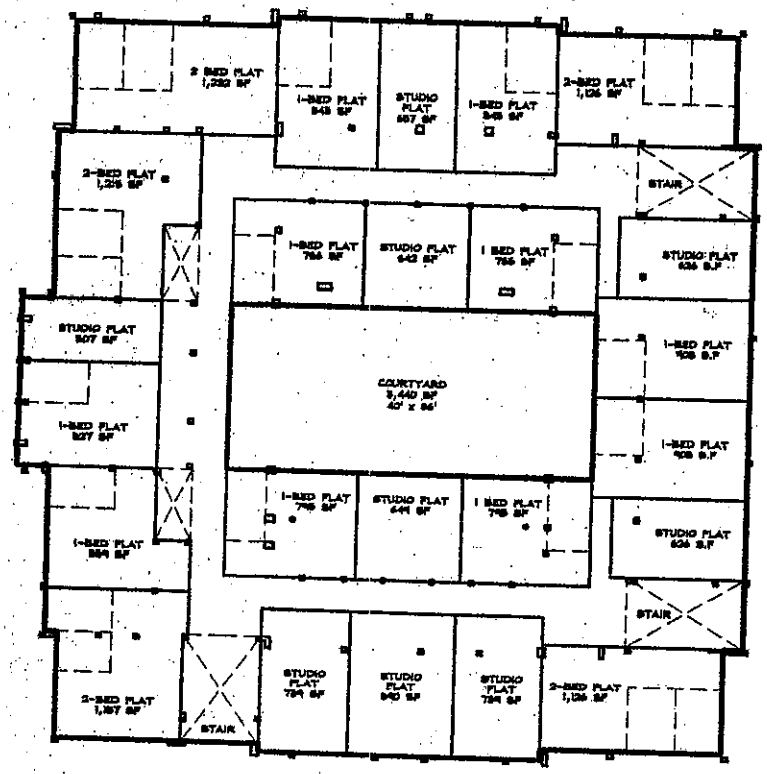
WAMO CONCEPT PLAN
C.S.C. HOUSING RENOVATION SCHEMES

SCHEME #1
1ST FLOOR PLAN

NO. 20

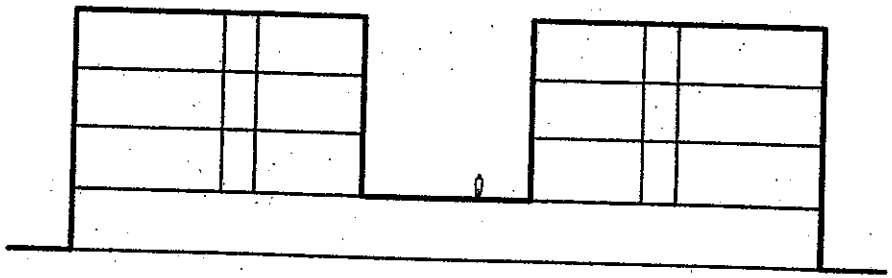
DATE 10/3

DRAWING NO. A-



SCHEME #1 - 4TH FLOOR PLAN
SCALE: 1" = 30' - 0"

N



SCHEME #1 - BUILDING SECTION
SCALE: 1" = 30' - 0"

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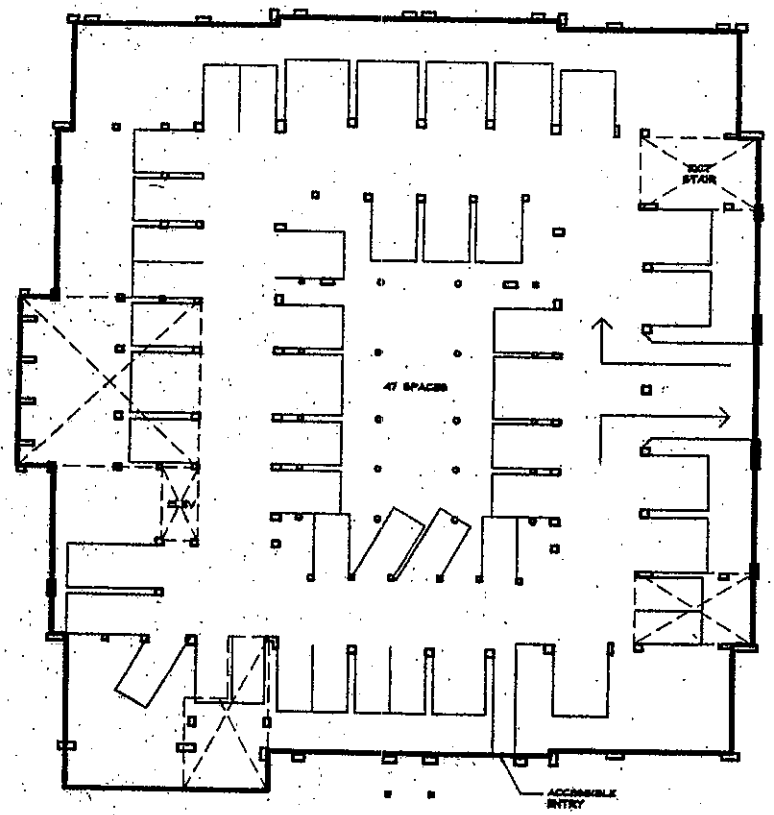
WAMO CONCEPT PLAN
C.S.C. HOUSING RENOVATION SCHEMES

SCHEME #1
4TH FLOOR PLAN/

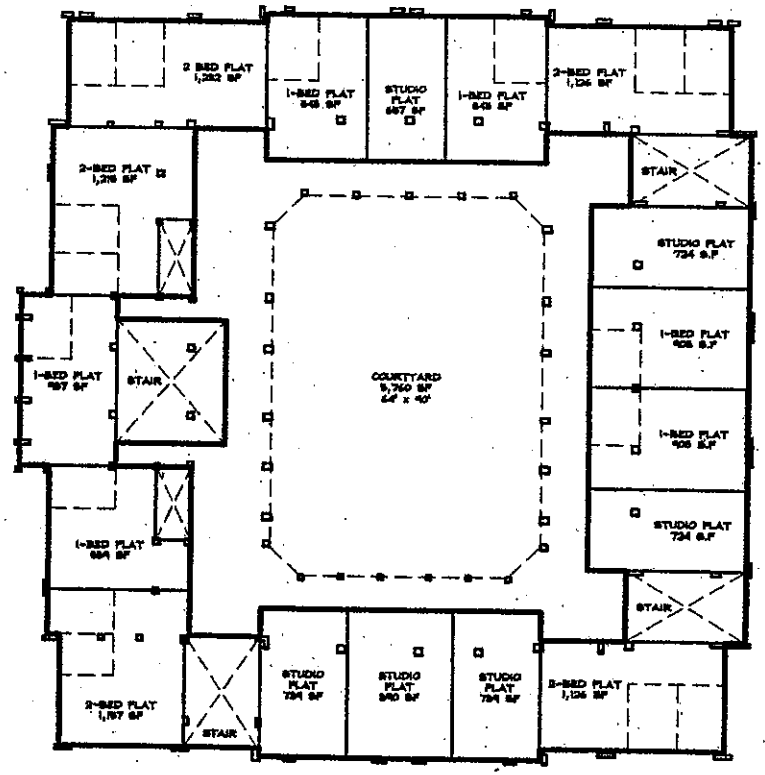
NO. 2035
DATE 10/31/
DRAWING NO: A-



NOTE:
LAYOUT ASSUMES THAT, BASED ON EXISTING CONDITIONS, A ZONING ADJUSTMENT IS GRANTED FOR NON-CONFORMING PARKING AISLE WIDTHS

SCHEME #2 - 1ST FLOOR PARKING PLAN

SCALE: 1" = 30' - 0"



UNIT TYPE (AREA W/ OUTDOOR SPACE)	FLOOR 1ST	2ND	3RD	4TH	TOTAL
STUDIO (667-680 SF)	-	6	-	-	6
1-BED FLAT (734-667 SF)	-	6	2	1	9
2-BED FLAT (1,126-1,252 SF)	-	5	4	4	13
4 BED FLAT (1,474 SF)	-	-	-	1	1
2-BED TOWNHSE. (1,046-1,209 SF)	-	-	14	-	14
3-BED TOWNHSE. (1,368 SF)	-	-	2	-	2
TOTAL	-	17	22	6	45

SCHEME #2 - 2ND FLOOR PLAN

SCALE: 1" = 30' - 0"

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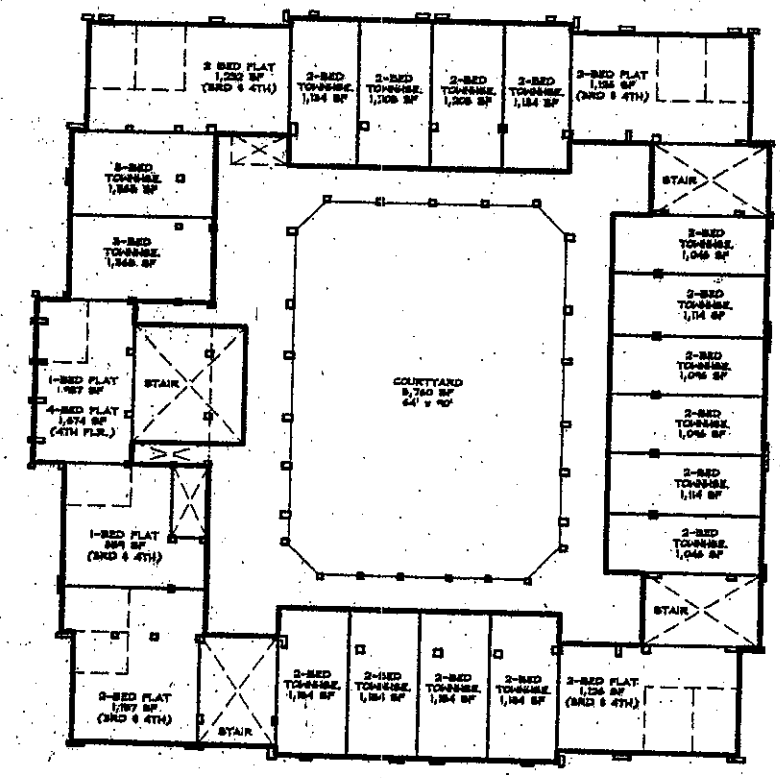
WAMO CONCEPT PLAN
C.S.C. HOUSING RENOVATION SCHEMES

SCHEME #2
1ST FLOOR PLAN

NO. 203

DATE 10/31

DRAWING NO. A-



SCHEME #2 - 3RD-4TH FLOOR PLAN
SCALE: 1" = 30' - 0"

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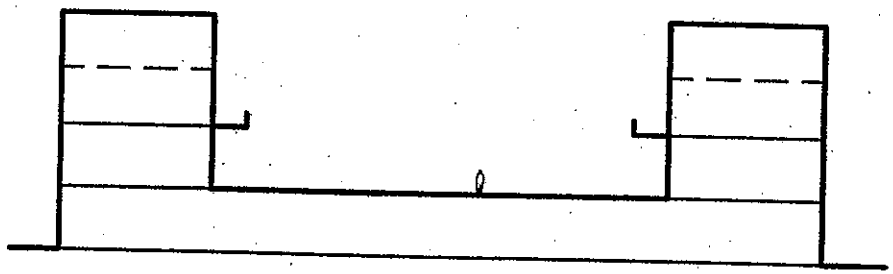


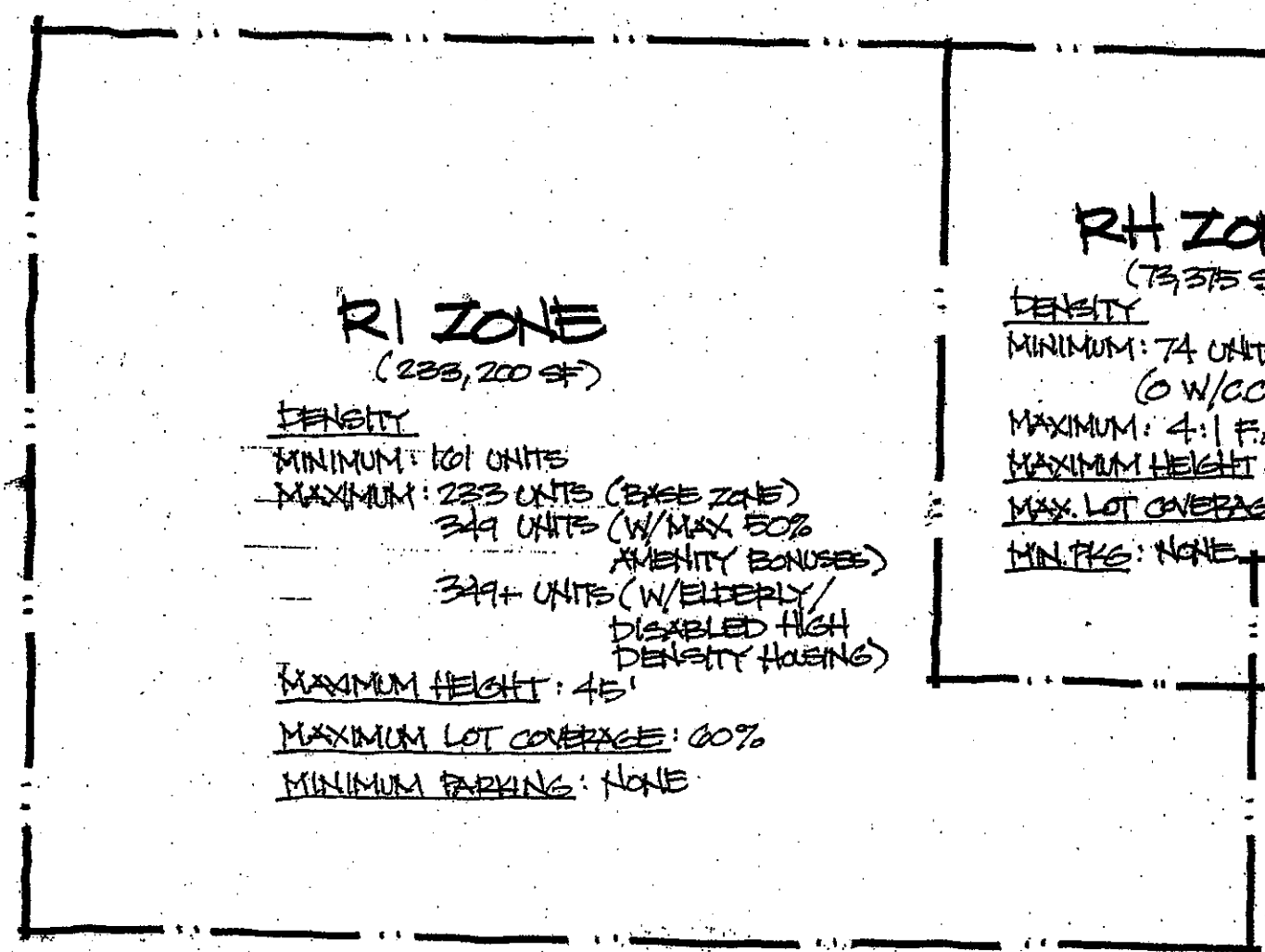
SCHEME #2 - BUILDING SECTION
SCALE: 1" = 30' - 0"

CARLETON ◆ HART

WAMO CONCEPT PLAN
C.S.C. HOUSING RENOVATION SCHEMES

SCHEME #2
3RD-4TH FLOOR PLAN/

NO. 2035
DATE 10/31/
DRAWING NO.
A-



GENERAL NOTES

1. HOUSING SUMMARY OPTIONS ASSUME THE FOLLOWING:
   - 1 BED FLATS: 750 SF (70-80%)
   - 2 BED FLATS: 1,050 SF (20-30%)
   - UNIT AREAS INCLUDE OUTDOOR SPACE
2. PARKING FOR HOUSING IS NOT REQ'D. BY CODE. MARKET ASSUMPTION IS SUB-GRADE PARKING AT 1 SPACE/UNIT
3. CODE ALLOWS DENSITY BONUSES (50% MAX) FOR HOUSING THAT PROVIDES SPECIAL AMENITIES (A.B.)
4. RETAIL USE IN RH ZONE IS NOT ALLOWED PER CODE AT THIS SITE. SPECIAL AMENDMENTS OR ADJUSTMENTS MAY BE REQUIRED.

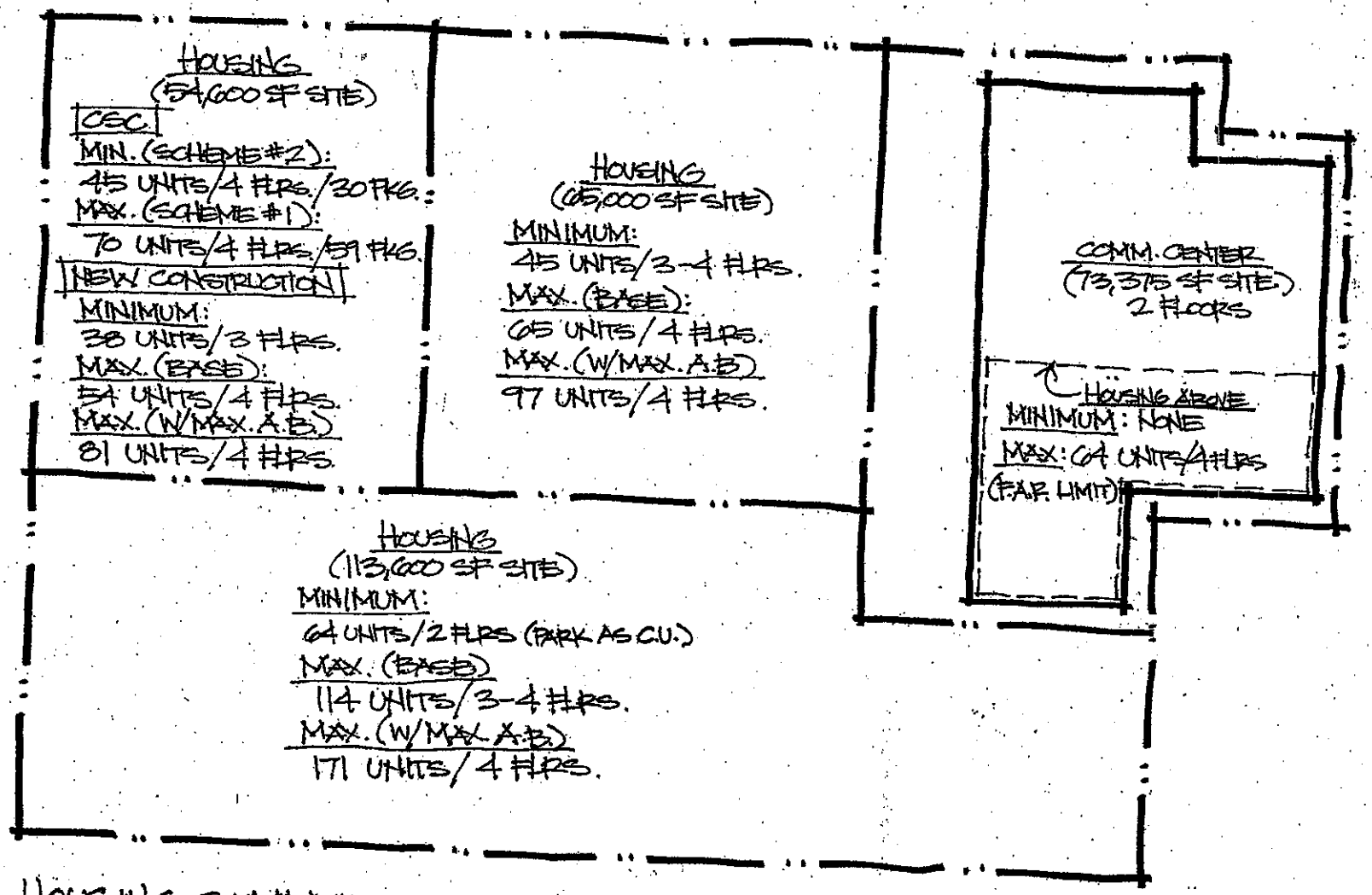
HOUSING ZONING SUMMARY

1" = 60'-0"

CARLETON HART ARCHITECTURE

WAMO H.S. CONCEPT PLAN

11/5/03



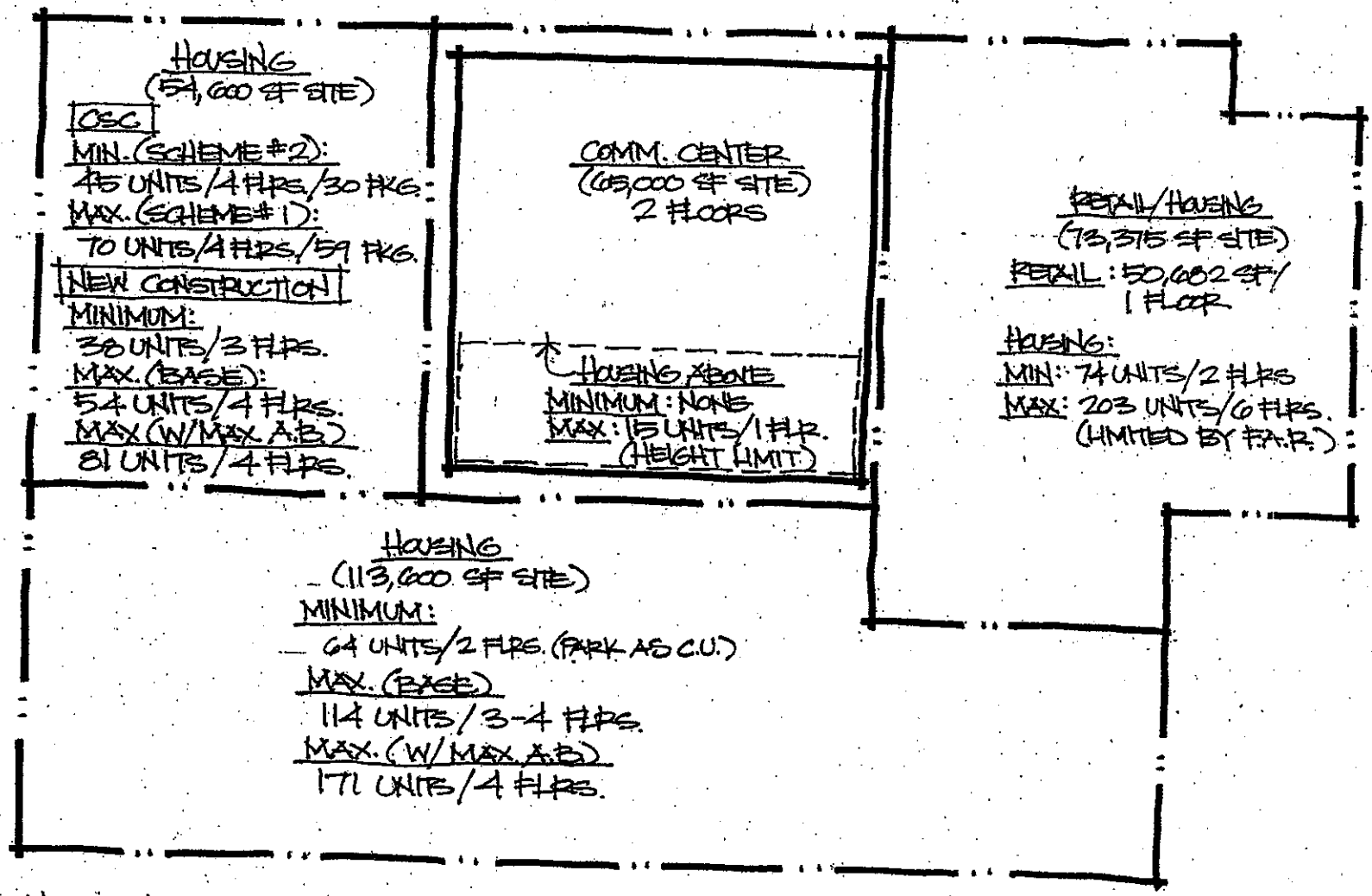
HOUSING SUMMARY - OPTION #1

1" = 60'-0"

CARLETON HART ARCHITECTURE

WAMO H.S. CONCEPT PLAN

11/5/03



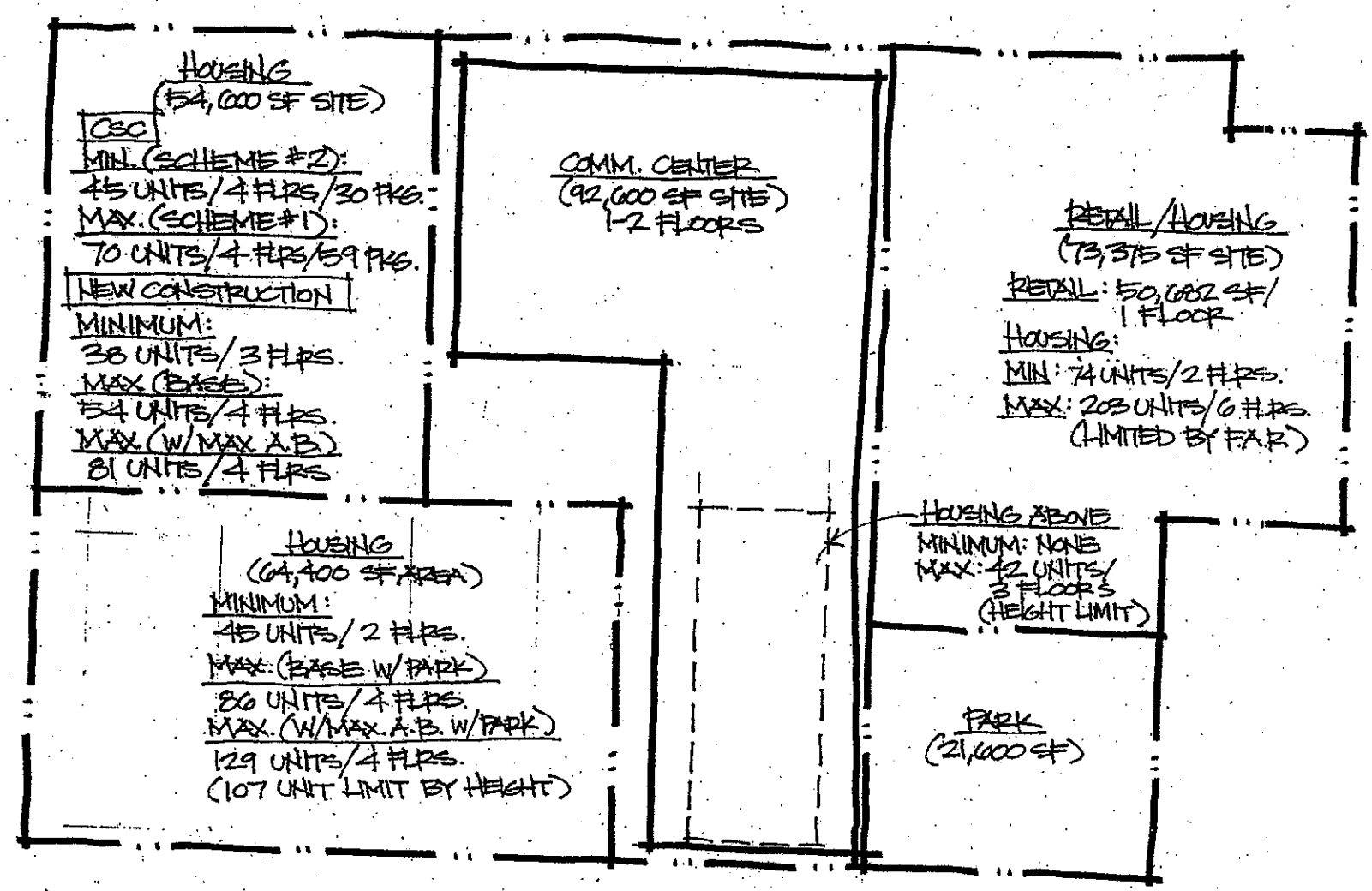
HOUSING SUMMARY – OPTION #2

1" = 60'-0"

CARLETON HART ARCHITECTURE

WAMO H.S. CONCEPT PLAN

11/5/03



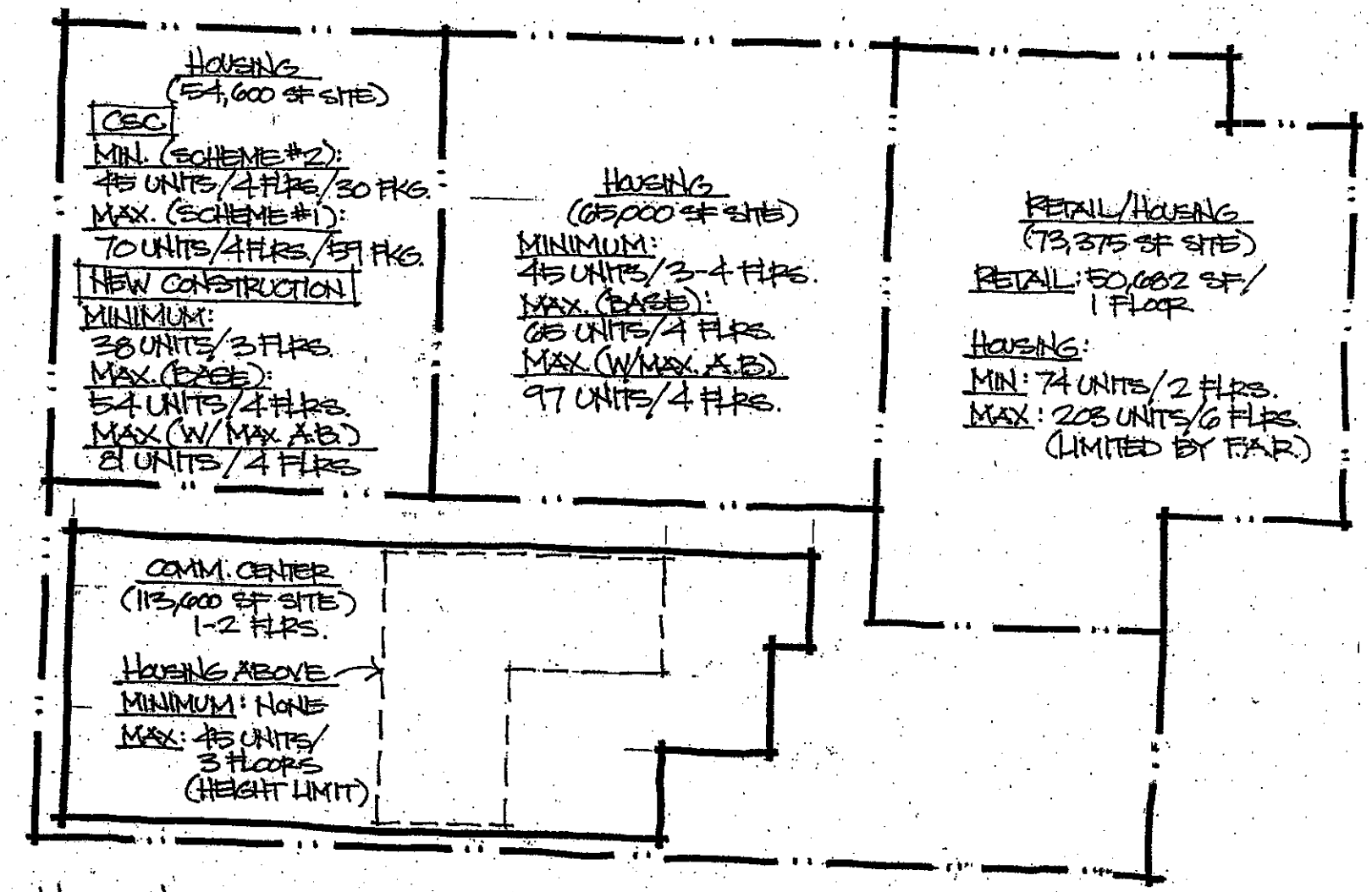
HOUSING SUMMARY – OPTION #3

1" = 60'-0"

CARLETON HART ARCHITECTURE

WAMO H.S. CONCEPT PLAN

11/5/03



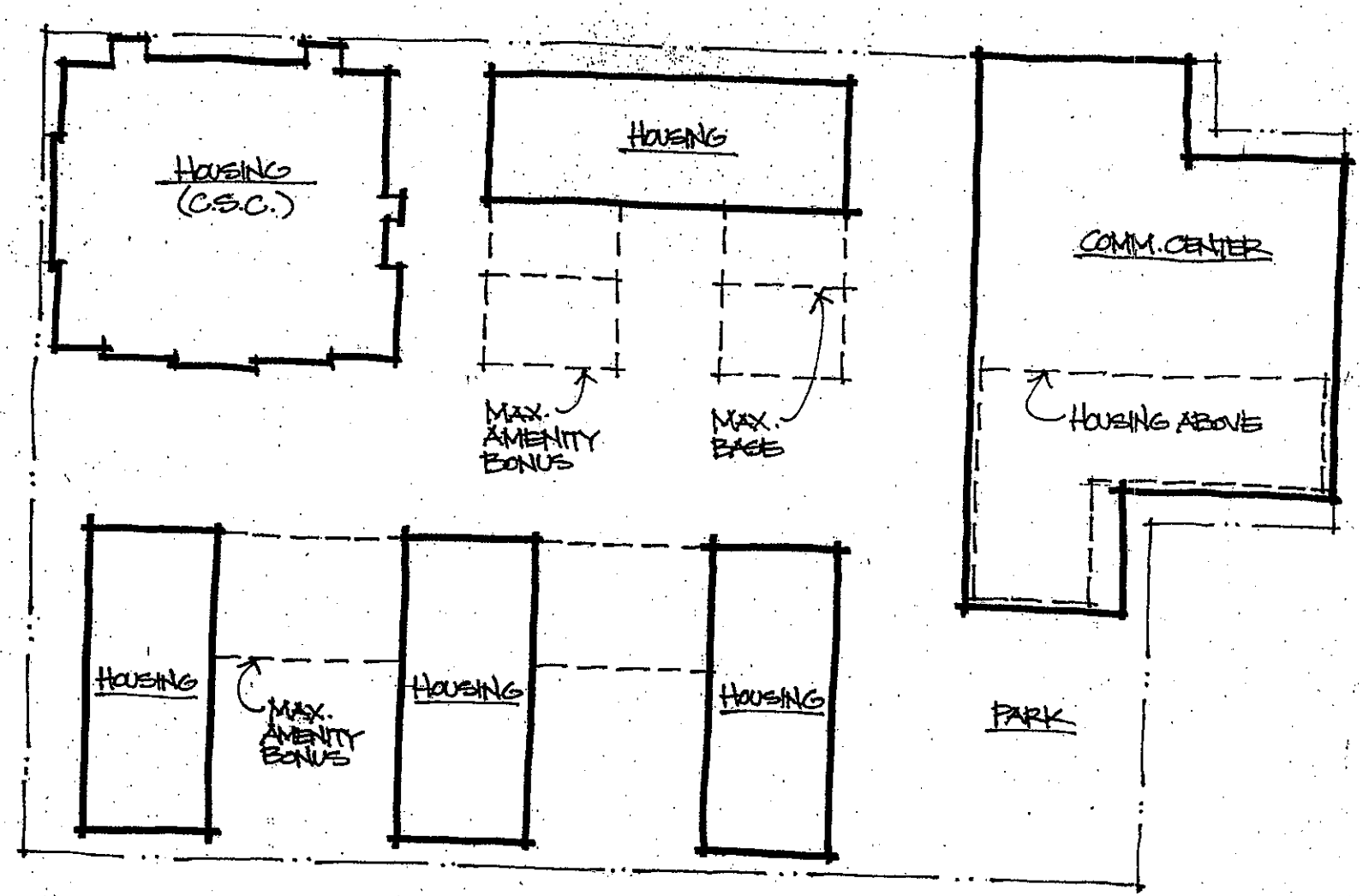
HOUSING SUMMARY – OPTION #4

1" = 60'-0"

CARLETON HART ARCHITECTURE

WAMO H.S. CONCEPT PLAN

11/5/03



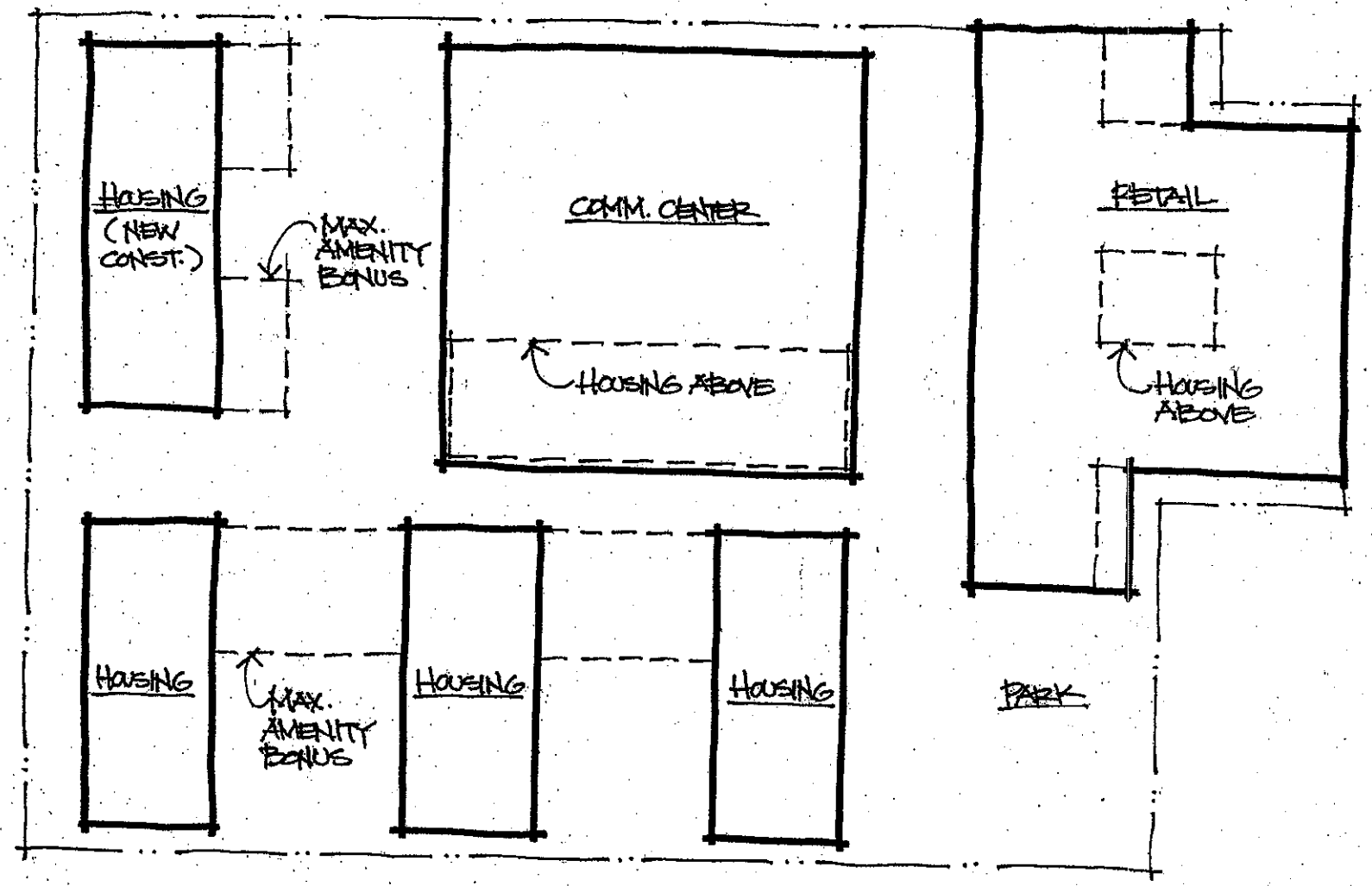
HOUSING CONCEPT PLAN - OPTION #1

1" = 60'-0"

WAMO H.S. CONCEPT PLAN

11/5/03

CARLETON ♦ HART
ARCHITECTURE, P.C.
322 NW 8th Avenue, Portland, Oregon 97209



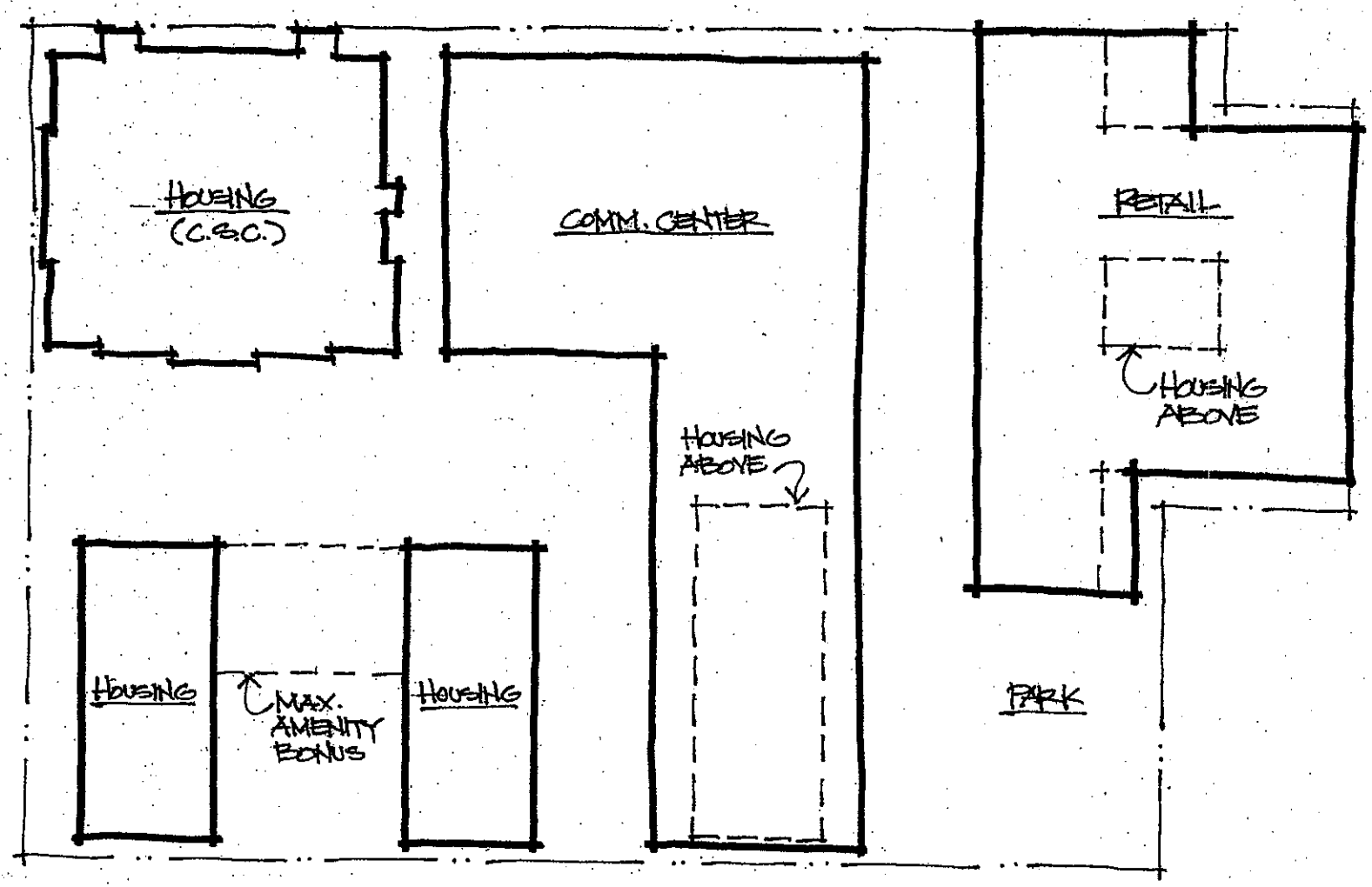
HOUSING CONCEPT PLAN - OPTION #2

1" = 60'-0"

WAMO H.S. CONCEPT PLAN

11/5/03

CARLETON ♦ HART
ARCHITECTURE, P.C.
322 NW 8th Avenue, Portland, Oregon 97209



HOUSING CONCEPT PLAN - OPTION #3

1" = 60'-0"

WAMO H.S. CONCEPT PLAN

11/5/03

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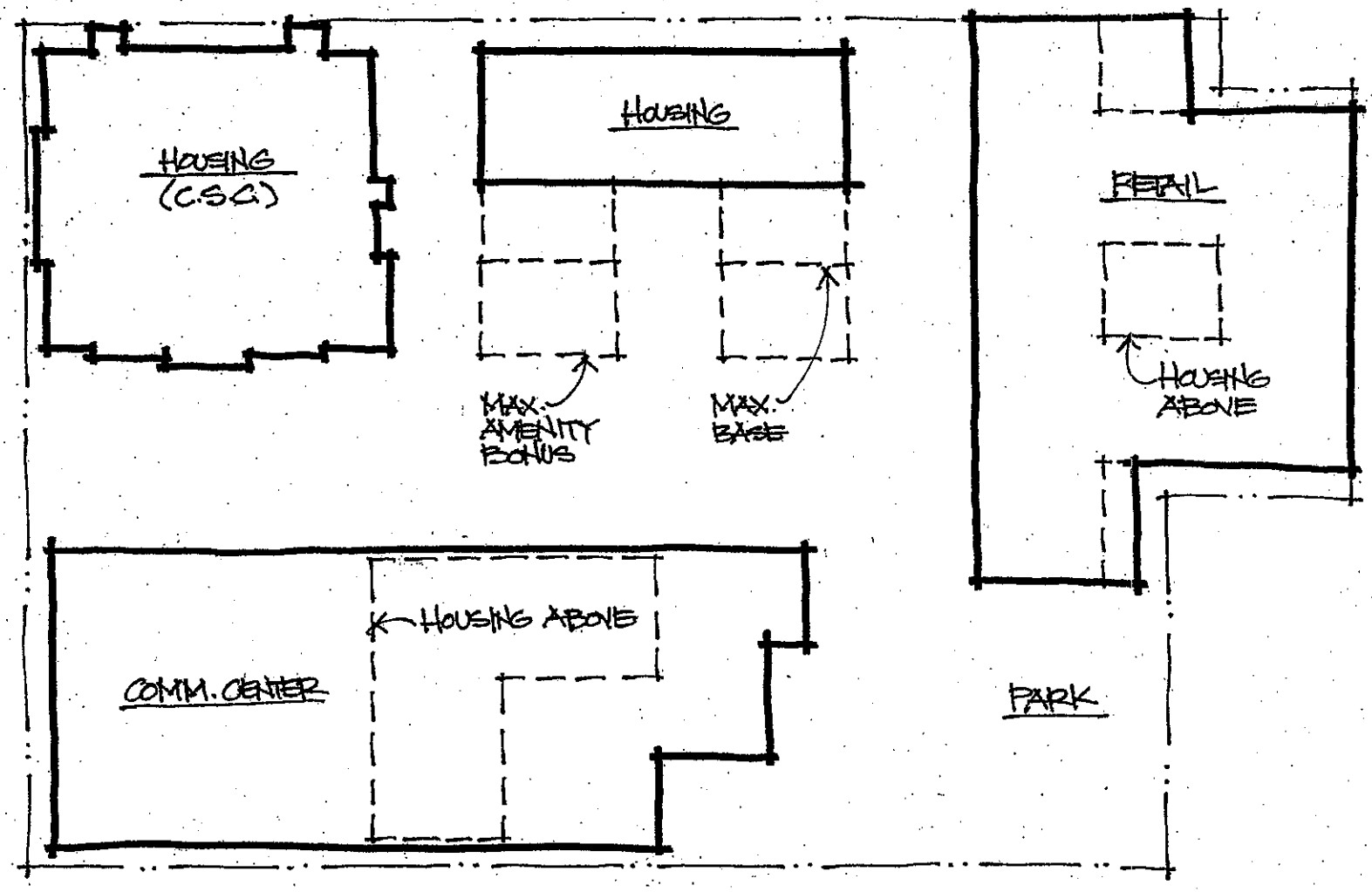

HOUSING CONCEPT PLAN - OPTION #4

1" = 60'-0"

WAMO H.S. CONCEPT PLAN

11/5/03

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Appendix J: Community Center-Playing Field Options

WASHINGTON MONROE HIGH SCHOOL CONCEPT PLAN
COMMUNITY CENTER OPTIONS

1. Minimum Size Community Center

Size 55,000 to 65,000 Square Feet

Potential Program Components
(These are typical community center spaces based upon previously completed centers. Specific components to be determined by neighborhood needs)

Passive Use Spaces
Children's Drop-In center
Multi Purpose Hall
Birthday Party Rooms (next to natatorium)

Active Use Spaces
Gymnasium (2 practice courts)
Natatorium (6 lane lap pool, leisure pool, spa)
Cardio Fitness Room
Dance Room

Parking 130 to 140 spaces

2. Full Service Community Center

Size 80,000 to 90,000 Square Feet

Potential Program Components
(These are typical community center spaces based upon previously completed centers. Specific components to be determined by neighborhood needs)

Passive Use Spaces
Children's Drop-In center
Multi purpose classrooms
Multi Purpose Hall with kitchen
Senior Lounge
Birthday Party Rooms (next to natatorium)

Active Use Spaces
Gymnasium (3 practice courts)
Game Room
Natatorium (8 lane lap pool, larger leisure pool, spa)

Cardio Fitness Room (larger than at minimum size center)
Dance Room (larger than at minimum size center)
Running/walking track

Parking 170 to 200 spaces

SERA ARCHITECTS
Washington High School Community Center
Community Center Design Program
Minimum Size Community Center Option

Summary of Area Requirements	Quantity	SF each	Total SF	Remarks
Building Support				
Lobby	1	1,500 SF	1,500 SF	
Public restrooms	2	250 SF	500 SF	
Custodial rooms	2	80 SF	160 SF	
Subtotal			**2,160 SF**	
Administration				
Control desk	1	400 SF	400 SF	
Staff open office	1	500 SF	500 SF	
Maintenance Office	1	0 SF	0 SF	
Staff work room	1	300 SF	300 SF	
Private office	2	120 SF	240 SF	
Subtotal			**1,440 SF**	
Passive Use Spaces				
Child Drop-In Center	1	1,000 SF	1,000 SF	outdoor play area desirable
Children's restroom	1	80 SF	80 SF	
Multi-use/ Conference	1	0 SF	0 SF	

Multi-Use/ Classroom	1	0 SF	0 SF	
Multi-Purpose Hall	1	2,000 SF	2,000 SF	divisible into 2
Senior Lounge	1	0 SF	0 SF	
Kitchen	1	400 SF	400 SF	catering kitchen
Birthday Party Room	2	600 SF	1,200 SF	facing natatorium
Subtotal			**4,680 SF**	

Active Use Spaces

Main Gymnasium	1	11,000 SF	11,000 SF	(2) 46 x 74 practice courts
Gym Central Storage	1	400 SF	400 SF	
Game Room	1	1,200 SF	1,200 SF	
Lap Pool	1	3,375 SF	3,375 SF	6 lane 25 yard
Leisure Pool	1	3,500 SF	3,500 SF	
Spa	1	300 SF	300 SF	
Natatorium Deck Area	1	8,000 SF	8,000 SF	includes spectator area
Aquatics Offices	1	300 SF	300 SF	
Pool mechanical	1	1,500 SF	1,500 SF	
Pool Storage	2	300 SF	600 SF	
Cardio-Fitness room	1	3,000 SF	3,000 SF	
Aerobics/Dance Room	1	2,000 SF	2,000 SF	
Dance Room Storage	1	100 SF	100 SF	
Running/walking track	1	0 SF	0 SF	
Family Changing Rooms	4	80 SF	320 SF	
Lifeguard Room	1	300 SF	300 SF	
Locker Rooms	2	1,600 SF	3,200 SF	
Subtotal			**39,095 SF**	
Total Net Area			**47,375 SF**	
Total Gross Area			**63,009 SF**	75% efficiency

SERA ARCHITECTS
Washington High School
Community Center
Community Center Design
Program
Full Service Community
Center Option

Summary of Area Requirements	Quantity	SF each	Total SF	Remarks
Building Support				
Lobby	1	2,000 SF	2,000 SF	
Public restrooms	2	250 SF	500 SF	
Custodial rooms	2	80 SF	160 SF	
Subtotal			**2,660 SF**	
Administration				
Control desk	1	400 SF	400 SF	
Staff open office	1	600 SF	600 SF	
Maintenance Office	1	300 SF	300 SF	
Staff work room	1	400 SF	400 SF	
Private office	3	120 SF	360 SF	
Subtotal			**2,060 SF**	
Passive Use Spaces				
Child Drop-In Center	1	1,000 SF	1,000 SF	outdoor play area desirable
Children's restroom	1	80 SF	80 SF	
Multi-use/	1	400 SF	400 SF	

Conference				
Multi-Use/ Classroom	1	900 SF	900 SF	
Multi-Purpose Hall	1	3,000 SF	3,000 SF	divisible into 2 or three
Senior Lounge	1	1,000 SF	1,000 SF	
Kitchen	1	1,000 SF	1,000 SF	full service
Birthday Party Room	2	600 SF	1,200 SF	facing natatorium
Subtotal			**8,580 SF**	

Active Use Spaces

Main Gymnasium	1	15,000 SF	15,000 SF	(3) 46 x 74 practice courts
Gym Central Storage	1	500 SF	500 SF	
Game Room	1	1,200 SF	1,200 SF	
Lap Pool	1	4,425 SF	4,425 SF	8 lane 25 yard
Leisure Pool	1	5,000 SF	5,000 SF	
Spa	1	300 SF	300 SF	
Natatorium Deck Area	1	11,000 SF	11,000 SF	includes spectator area
Aquatics Offices	1	500 SF	500 SF	
Pool mechanical	1	1,800 SF	1,800 SF	
Pool Storage	2	300 SF	600 SF	
Cardio-Fitness room	1	4,500 SF	4,500 SF	
Cardio-Fitness storage	1	300 SF	300 SF	
Aerobics/Dance Room	1	2,000 SF	2,000 SF	
Dance Room Storage	1	300 SF	300 SF	
Running/walking track	1	4,000 SF	4,000 SF	
Family Changing Rooms	4	80 SF	320 SF	
Lifeguard Room	1	300 SF	300 SF	
Locker Rooms	2	1,800 SF	3,600 SF	

SERA

MEMO

TO: Sumner Sharpe

DATE: January 12, 2004
FAX:
PHONE:

ATTENTION: Sumner Sharpe
PROJECT NAME: Washington Monroe Concept Plan
PROJECT NUMBER: 031881
SUBJECT: Community Center Options Text

OPTION A

Area required for Community Center and Sports Field: 4.3 Acres

Option A locates the 55,000 to 65,000 SF Community Center on the Southeast parcel of the property near the intersection of SE 14th Avenue and SE Morrison Street. The existing Victorian shop and residence on the corner of SE 14th Avenue and SE Morrison Street would remain. The Community Center is assumed to be a two story building with passive activities placed to the south fronting SE Morrison in a two story wing, with the main entry lobby located at the southwest corner of the building. There is also retail opportunity along SE Morrison Street at the ground floor of the Community Center. The larger active recreation spaces (gym and natatorium) would be located to the north in two story volumes. The Cardio fitness room, dance rooms, and running/jogging track could be located on the second level overlooking the gym and natatorium.

A vehicular drop off area is provided to the west of the Community Center accessed from SE 12th Avenue at the location of the vacated SE Alder Street. The drop off area would allow vehicles to pick up and drop off patrons at the main lobby. There is also a pedestrian circulation spine west of the community center building linking the entry lobby, drop off area, and sports field aligned with SE 13th Avenue.

A sports/playing field is located north of the Community Center building oriented in the east/west axis with the east end directly adjacent to SE 14th Avenue. Continuing the vacation of SE Alder would allow for direct pedestrian access between the building and the sports field. The sports field is optimally sized at 225 feet wide by 330 feet long, with 10 to 20 foot sidelines and 20 feet behind each goal, to accommodate the greatest number of soccer clubs and recreational activities.

Parking for the Community Center (130 to 140 spaces) is located below grade either in a two level garage below the Community Center building or in a single level garage below the sports field. Access to the below grade parking would occur from SE 12th Avenue through the drop off area at the location of vacated SE Alder Street.

The stand of trees in the southwest parcel of the site would be preserved as open space/park adjacent to the vehicular drop off area.

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Subtotal	**55,645 SF**
Total Net Area	**68,945 SF**
Total Gross Area	**91,697 SF** 75% efficiency

OPTION A Alternate

Area required for Community Center and Sports Field: 4.3 Acres

Option A (alternate) also locates the 55,000 to 65,000 SF Community Center on the Southeast parcel of the property near the intersection of SE 14th Avenue and SE Morrison Street. The existing Victorian shop and residence on the corner of SE 14th Avenue and SE Morrison Street would remain. The Community Center is assumed to be a two story building with passive activities placed to the south fronting SE Morrison in a two story wing, with the main entry lobby located at the southwest corner of the building. There is also retail opportunity along SE Morrison Street at the ground floor of the Community Center. The larger active recreation spaces (gym and natatorium) would be located to the north in two story volumes. The Cardio fitness room, dance rooms, and running/jogging track could be located on the second level overlooking the gym and natatorium.

A vehicular drop off area is provided to the west of the Community Center accessed from SE 12th Avenue at the location of the vacated SE Alder Street. The drop off area would allow vehicles to pick up and drop off patrons at the main lobby. There is also a pedestrian circulation spine west of the community center building linking the entry lobby, drop off area, and sports field aligned with SE 13th Avenue.

A sports/playing field is located north of the Community Center building oriented in the east/west axis with the west end directly adjacent to SE 12th Avenue. Continuing the vacation of SE Alder would allow for direct pedestrian access between the building and the sports field. The sports field is optimally sized at 225 feet wide by 330 feet long, with 10 to 20 foot sidelines and 20 feet behind each goal, to accommodate the greatest number of soccer clubs and recreational activities.

Parking for the Community Center (130 to 140 spaces) is located below grade either in a two level garage below the Community Center building or in a single level garage below the sports field. Access to the below grade parking would occur from SE 12th Avenue through the drop off area at the location of vacated SE Alder Street.

The stand of trees in the southwest parcel of the site would be preserved as open space/park adjacent to the vehicular drop off area.

OPTION B

Area required for Community Center and Sports Field: 4.4 Acres

Option B locates the 55,000 to 65,000 SF Community Center on the Northeast parcel of the property at the intersection of SE 12th Avenue and SE Stark Street. The Community Center is assumed to be a two story building with passive activities placed to the west fronting SE 12th Avenue in a two story wing, with the main entry lobby located at the southwest corner of the building. The larger active recreation spaces (gym and natatorium) would be located to the east in two story volumes. The Cardio fitness room, dance rooms, and running/jogging track could be located on the second level overlooking the gym and natatorium.

A vehicular drop off area is provided to the south of the Community Center accessed from SE 12th Avenue at the location of vacated SE Alder Street. The drop off area would allow vehicles to pick up and drop off patrons at the main lobby.

A sports/playing field would be located south of the Community Center building oriented in the east/west axis with the east end directly adjacent to SE 14th Avenue. There is direct pedestrian access between the Community Center building and the sports field. The sports field is optimally sized at 225 feet wide by 330 feet long, with 10 to 20 foot sidelines

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and 20 feet behind each goal, to accommodate the greatest number of soccer clubs and recreational activities. A pedestrian circulation corridor extends through the site at the location of SE Washington Street linking SE 12th and SE 14th Avenues.

Parking for the Community Center (130 to 140 spaces) is located below grade either in a two level garage below the Community Center building or in a single level garage below the sports field. Access to the below grade parking would occur from SE 12th Avenue adjacent to the drop off area.

The stand of trees in the southwest parcel of the site would be preserved as open space/park.

OPTION C

Area required for Community Center and Sports Field: 2.9 Acres

Option C also locates the 55,000 to 65,000 SF Community Center on the Northeast parcel of the property at the intersection of SE 12th Avenue and SE Stark Street. This option locates all the property to be purchased by Portland Parks and Recreation to the west along SE 12th Ave, as the property is bisected by a pedestrian circulation corridor that extends through the site at the location of SE 13th avenue linking SE Stark and SE Morrison streets.

In this option a more compact 200' x 200' footprint (one Portland city block) of the Community Center is proposed, which would require a multi-story building with the gymnasium space stacked above the natatorium in a more compact and vertical arrangement. The two story volume of the gym could be stacked over the two story volume of the natatorium, resulting in a four story building, or the natatorium could be dropped one level below grade resulting in a three story building with a basement. The main entry to the Community Center could be located near the corner of SE 12th Avenue and SE Stark Street.

A sports/playing field is located south of the Community Center building oriented in the north/south axis with the west side directly adjacent to SE 12th Avenue. There is direct pedestrian access between the Community Center building and the sports field. The sports field is optimally sized at 225 feet wide by 330 feet long to accommodate the greatest number of soccer clubs and recreational activities, but in this case the sports field could only be 165 feet wide by 300 feet long with 15 foot sidelines and 20 feet behind each goal, due to the land available.

Parking for the Community Center (130 to 140 spaces) is located below grade in a single level garage below the sports field. Parking below the Community Center building is not feasible in this option due to the small size of the footprint and the location of the natatorium at grade taking up most of the footprint area. Access to the below grade parking would occur from SE 12th Avenue and the vehicular drop off area would occur within this below grade garage.

The stand of trees in the southwest parcel of the site would be preserved as open space/park adjacent to sports field.

BY: Kurt Schultz, AIA

CC: Doug Hamilton, Carlton Hart Architecture PC
Bill Hart, Carlton Hart Architecture PC

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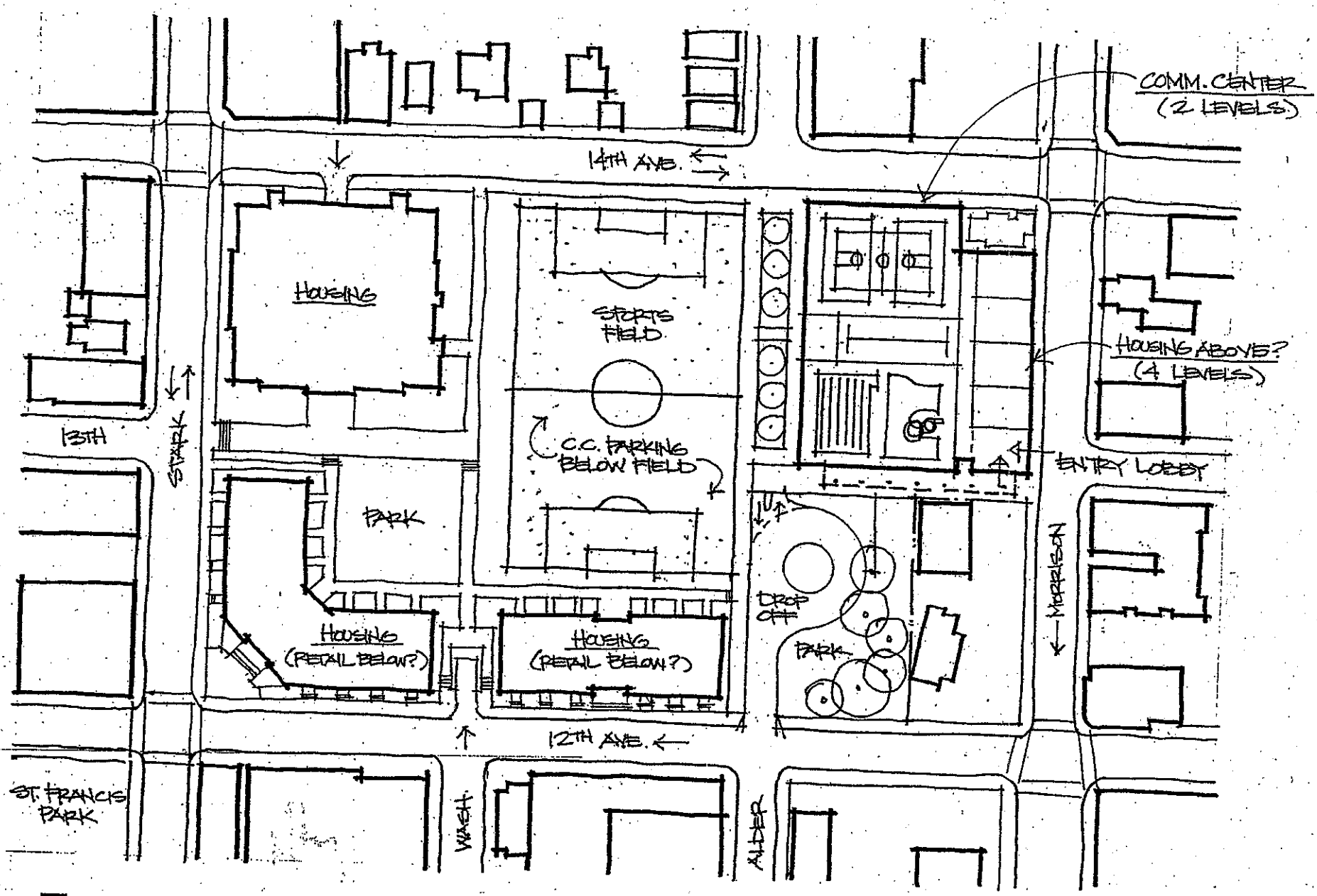
Appendix K: Site Options A-E



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ARCHITECTURE, P.C.

WAMO CONCEPT PLAN - OPTION A
1" = 80'-0"
11/24/03

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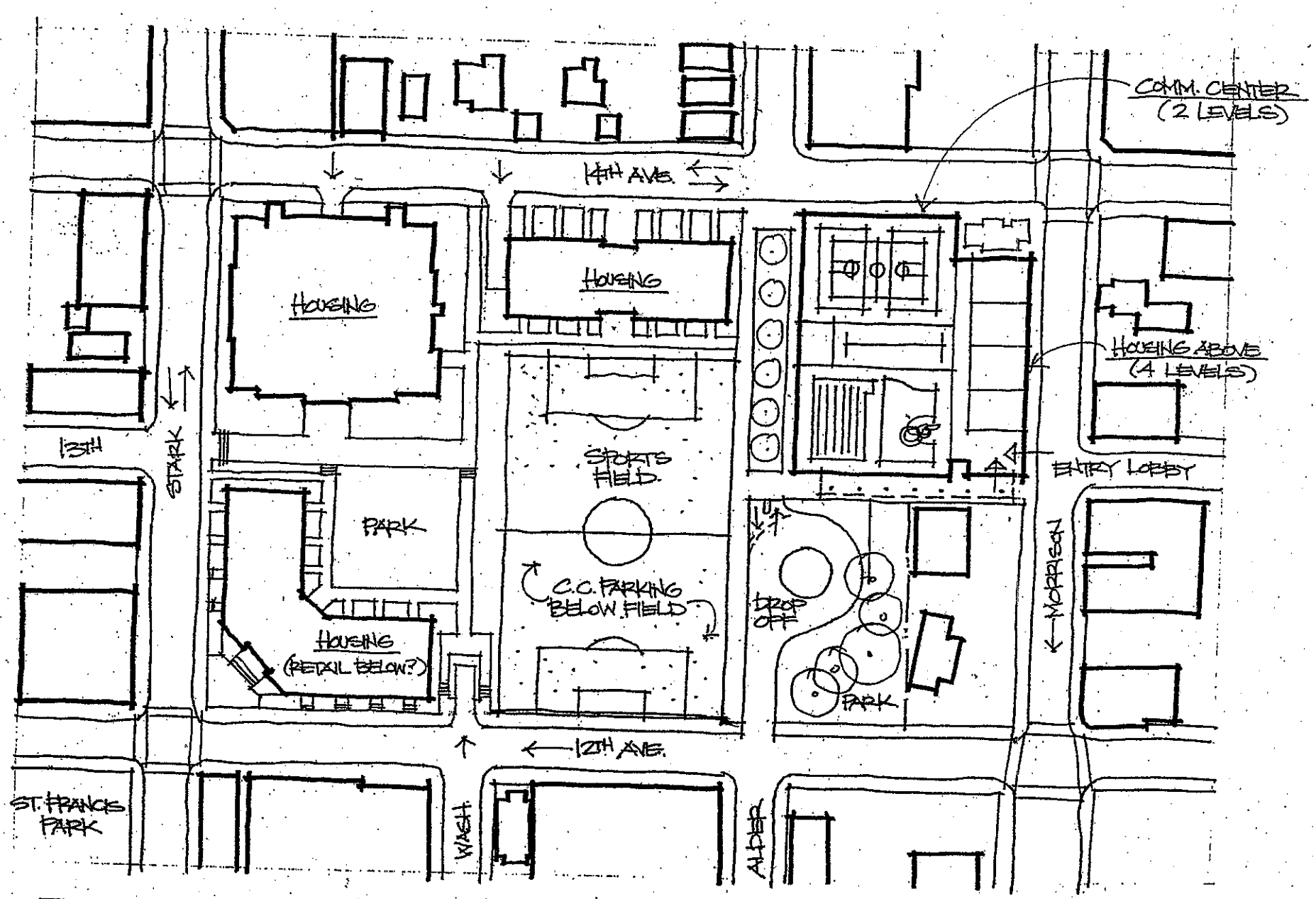

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ARCHITECTURE, P.C.

WAMO CONCEPT PLAN - OPTION A (ALT.)
1" = 80'-0"
11/24/03

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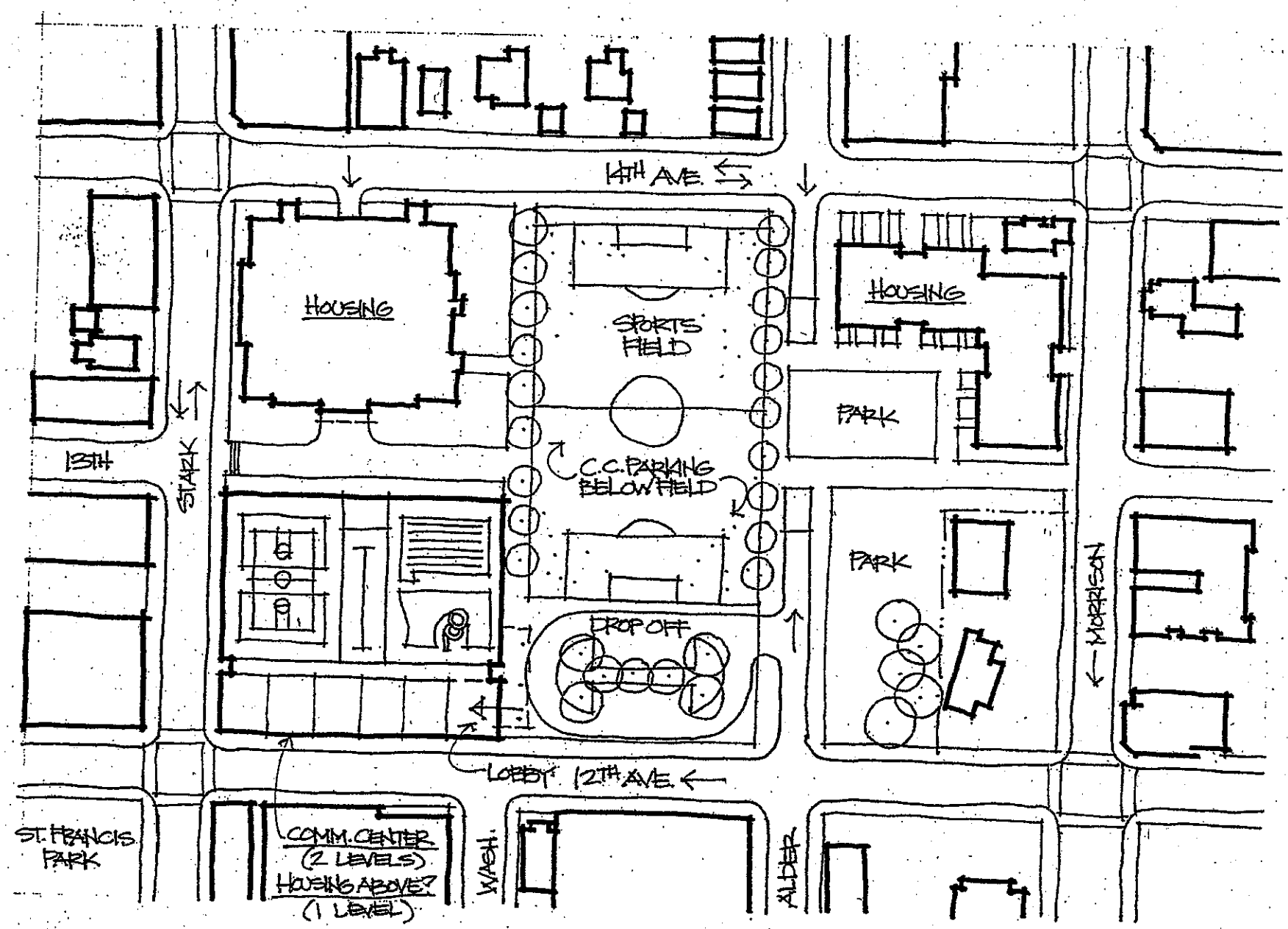

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WAMO CONCEPT PLAN - OPTION B
1" = 80'-0"
11/24/03

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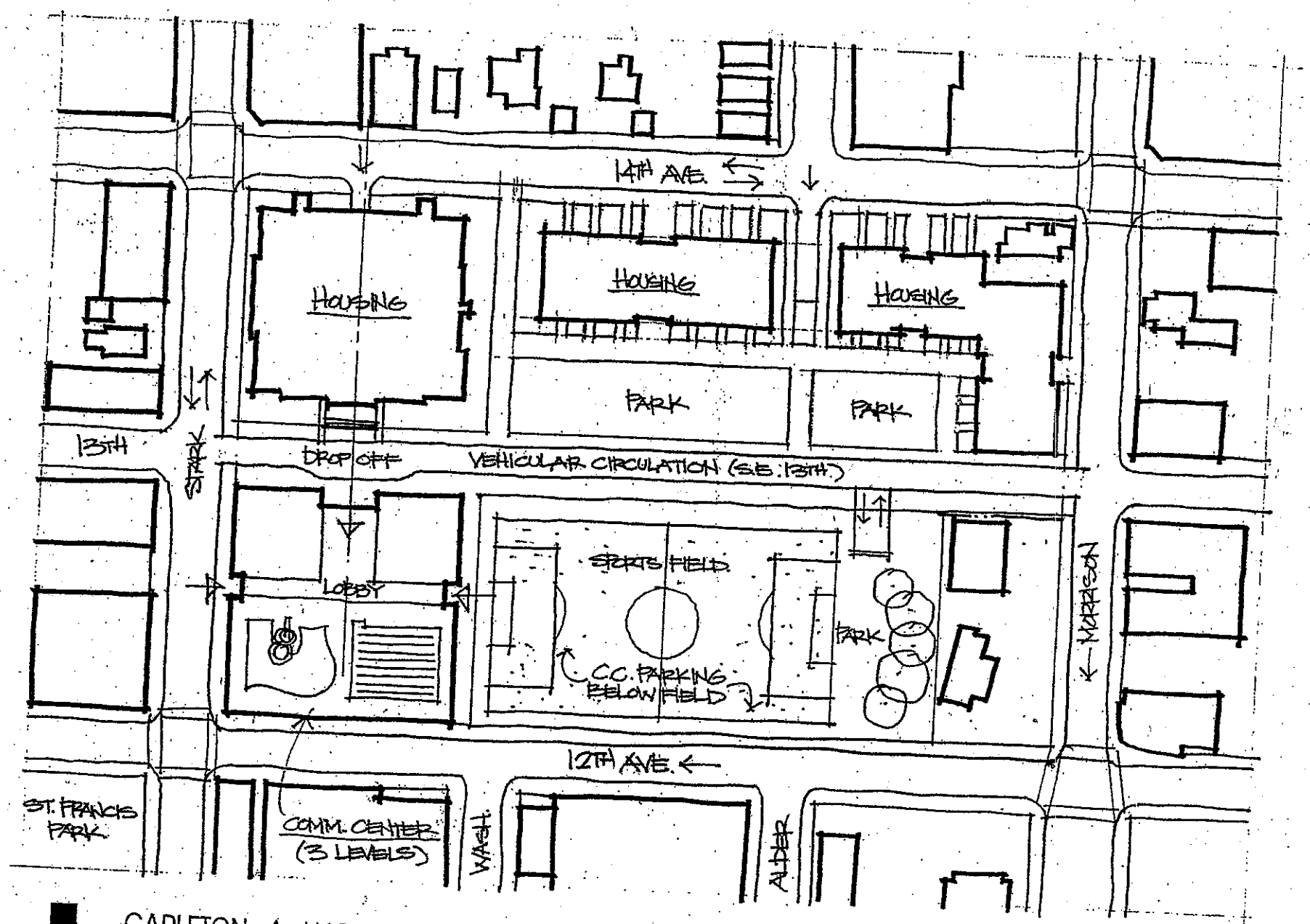

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WAMO CONCEPT PLAN - OPTION C
1" = 80'-0"
11/24/02

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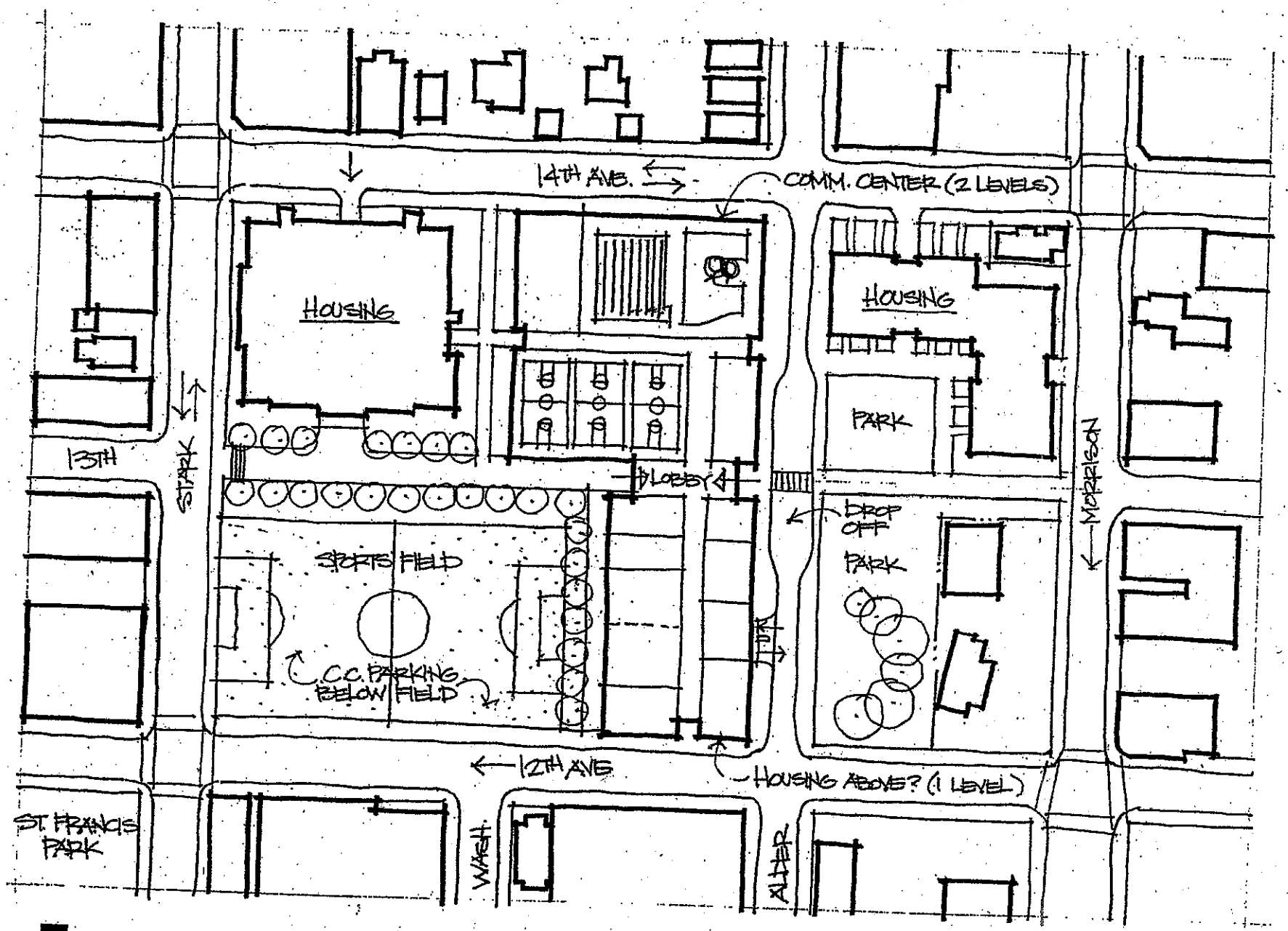

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WAMO CONCEPT PLAN-OPTION D
1" = 80'-0"
11/24/93

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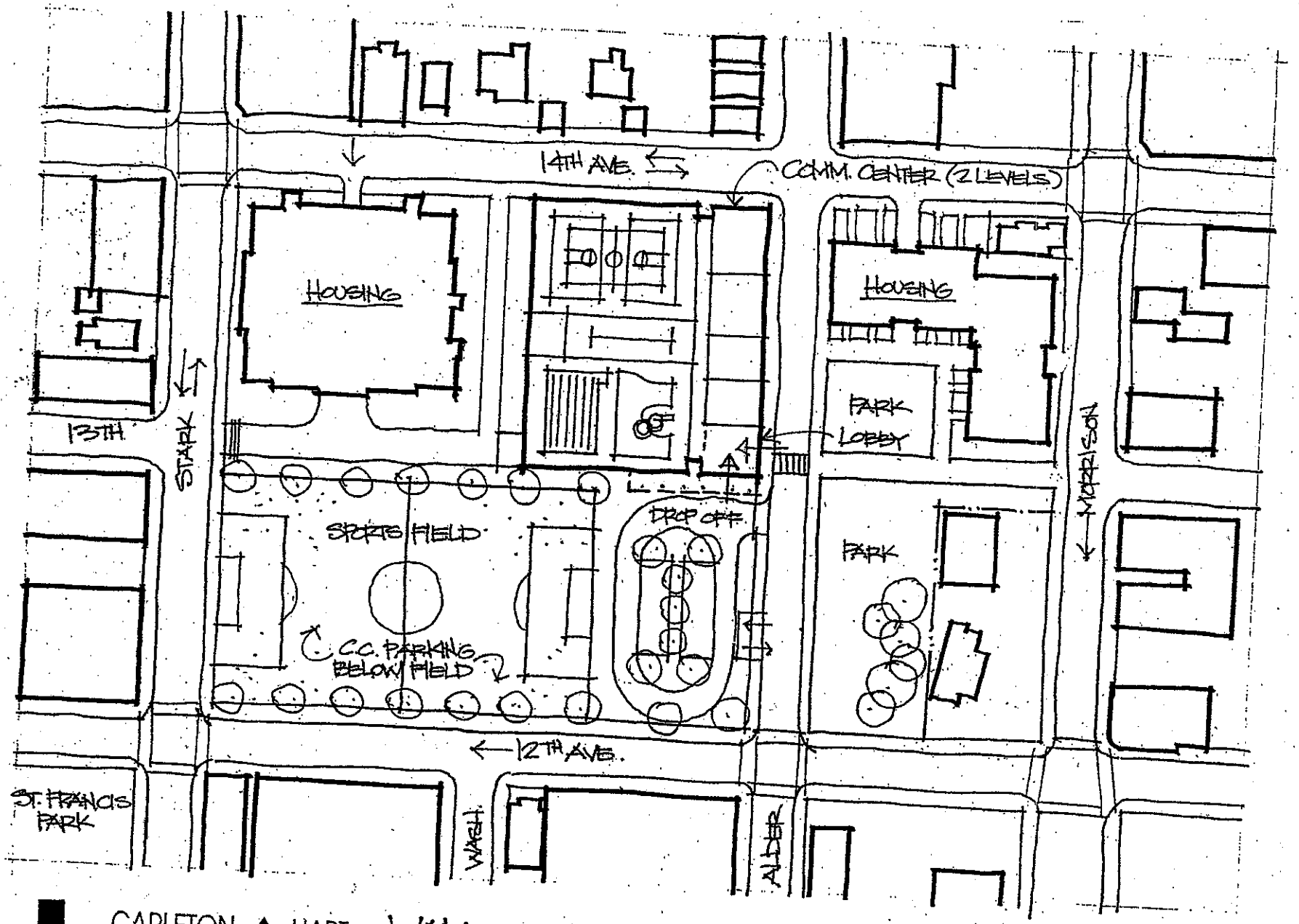

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WAMO CONCEPT PLAN - OPTION E
1" = 80'-0"
11/21/02

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Appendix L: Design Team Comments

carleton ♦ hart
architecture, p.
322 NW 8th Avenue, Portland, Oregon 97209 ♦ Tel (503) 243-2252 ♦ Fax (503) 243-3261 ♦ www.chapc.com

MEMORANDUM

TO: *Cece Hughley- Noel*
Southeast Uplift Neighborhood Program
3534 S.E. Main
Portland, OR 97214
503-232-0010 ext. 13

Date: 11/25/03

FROM: Doug Hamilton

CC: Kurt Shultz, Lisa Petterson-SERA, Bill Hart-CHA

PROJECT 20352 WAMO Concept Plan
DOCUMENTING: Open House Options – Housing Pros/ Cons
FOR: As requested

REMARKS:

OPTION A

Pros:

1. Provides most amount developable housing (assuming housing over Community Center).
2. Good connection between outdoor space & neighborhood to the east. All components of project (housing, Community Center & neighborhood) contribute together to form a single interconnected outdoor space.
3. Good connection/ views from housing to outdoor space, St. Francis Park & downtown.
4. Least residential parking impact to 14th Ave. Single point of access to parking garage on 12th Ave.
5. Provides good street frontage to 12th Ave.
6. Grade change provides opportunity for buffer with porches with stairs (adds interest/ complexity to street).
7. Provides greatest respect for views to and from existing High School.
8. Opportunity for high density housing over the Community Center with downtown views in RH zone (75' ht. limit/ up to 4 floors).
9. Good opportunity for family-oriented housing.

Cons:

1. May not be enough separation between new & existing housing and activities/ noise of sports field.
2. Buffering ground floor units from 12th Ave. must be done carefully.

OPTION A (Alternate)

Pros:

1. Provides most amount developable housing (assuming housing over Community Center).
2. Housing provides buffer between activities/ noise of sports field & neighborhood to the east.
3. Good connection/ views to outdoor space, St. Francis Park & downtown.
4. Grade change provides opportunity for buffer with porches with stairs (adds interest/ complexity to street).
5. Provides respect for views to and from existing High School.
6. Opportunity for high density housing over the Community Center with downtown views in RH zone (75' ht. limit/ up to 4 floors).
7. Good opportunity for family-oriented housing.

Cons:

1. May not be enough separation between new housing and activities/ noise of sports field.
2. Buffering ground floor units from 12th Ave. must be done carefully.
3. Adds another potentially large building & parking garage entry on residential portion of 14th Ave.

OPTION B

Pros:

1. Good connection between outdoor space & neighborhood to the east.
2. Provides opportunity for high density housing with downtown views in RH zone (75' ht. limit/ up to 7-8 floors).
3. Housing on 14th Ave. is located on least sensitive portion of street (close to Morrison).
4. Good potential for pedestrian connection to neighborhood to the south.
5. Some potential for housing above Community Center (1 floor).
6. Easier to visually integrate housing with existing Victorian house on 14th & Morrison (as opposed to Community Center).

Cons:

1. Provides the least amount of land available for development as housing.
2. May not be enough separation between existing housing and activities/ noise of sports field.
3. Housing is split by sports field. High School has no direct connection to outdoor space.
4. Community Center reduces views to and from existing High School.
5. Adds another potentially large building & parking garage entry on 14th Ave.
6. Access to underground parking may require deepening location of utilities under Alder St.
7. Least opportunity for family-oriented housing.

OPTION C

Pros:

1. Provides greatest amount of land for development as housing.
2. Provides a connected yet clearly distinguished relationship between housing & Community Center.
3. Housing provides buffer between activities/ noise of sports field & neighborhood to the east.
4. Outdoor space has potential to buffer new housing from activities/ noise of sports field.
5. Provides opportunity for high density housing with downtown views in RH zone (75' ht. limit/ up to 7-8 floors).
6. Opportunity for outdoor space to provide buffer between activities/ noise of sports field.
7. Good relationship between housing and outdoor space.
8. Single point of access to parking garage on 14th Ave.
9. Good potential for pedestrian connection to neighborhood to the south.
10. Provides good north/ south pedestrian connections through site.
11. Good opportunity for family-oriented housing.

Cons:

1. Community Center reduces views to and from existing High School.
2. Adds another potentially large building & parking garage entry on residential portion of 14th Ave.
3. Access to underground parking may require deepening location of utilities under Alder St.
4. No potential for housing above Community Center.
5. Contributes least to the streetscape of 12th Ave.

SERA

MEMOO

TO:	Southeast Uplift 3534 SE Main Street Portland, OR 97214	DATE: FAX: PHONE:	Nov. 25, 2003 (503) 232-0010 x 13
ATTENTION:	Cece Hughley Noel		
PROJECT NAME:	Washington Monroe Concept Plan		
PROJECT NUMBER:	031881		
SUBJECT:	Community Center Pros and Cons		

OPTION A (3.79 acres)

PROS:

- Good visibility to Morrison Street.
- Good connection to major transit line on Morrison Street. (#15)
- Good connection to Sports Field.

CONS:

- Confusion between location of drop off and lobby. (Note: Lobby suggested to be located on Morrison Street to address transit traffic and reinforce street).
- Field noise may affect neighborhood across 14th Street.
- Field noise directly affects new housing development on 12th Street.
- Requires Portland Parks and Recreation to purchase the most amount of land.
- Potential to impact traffic on 14th Street and for patrons to park in residential neighborhood to the east.

OPTION A Alternate (3.79 acres)

PROS:

- Good visibility to Morrison Street.
- Good connection to major transit line on Morrison Street. (#15)
- Good connection to Sports Field.
- Neighborhood buffered to Sports Field by housing.

CONS:

- Confusion between location of drop off and lobby. (Note: Lobby suggested to be located on Morrison Street to address transit traffic and reinforce street).
- Field noise directly affects new housing development on 14th Street.
- Requires Portland Parks and Recreation to purchase the most amount of land.
- Potential to impact traffic on 14th Street and for patrons to park in residential neighborhood to the east.

OPTION B (3.4 acres without park at 12th and Alder, 3.7 with Park).

PROS:

- Central open space connects 12th and 14th Streets (more inviting to the neighborhood).
- Strengthens corner at 12th and Stark Streets with a potential connection to St. Francis Park. (Eyes on St. Francis Park)
- Minimizes impact of traffic on 14th Street.
- Good Connection to Sports Field.
- Good Visibility on 12th Ave.

CONS:

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SERA MEMOO

- Distance to major transit street (Morrison) is greater than Option A.
- Field noise may affect neighborhood across 14th Street.

OPTION C (2.8 acres)

PROS:

- Requires thethe least amount of land for the Community Center and Sports Field to be purchased by Portland Parks and Recreation leaving more land for potential development
- Strengthens corner at 12th and Stark Street with a potential connection to St. Francis Park.
- Minimizes impact of traffic on 14th Street.
- Good Connection to Sports Field.
- Zones site with housing on east side of site, community center on the west, minimizing potential for conflicts between the two.
- Minimizes field noise to neighborhood across 14th Street.
- Most compact building footprint.

CONS:

- Distance to major transit street (Morrison) is greater than Option A.
- Most expensive to build due to multistory stacked organization.
- Vehicular drop-off area must occur in parking structure.
- Parking can only occur under Sports Field.

BY: Lisa Petterson, AIA

CC: Doug Hamilton, Carlton Hart Architecture PC
Bill Hart, Carlton Hart Architecture PC

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Appendix M: Portland Parks and Recreation Report on Playing Fields

Washington Monroe Field
Approx. Size = 180x336' Not lighted.
Programmed year round: officially for Youth Lacrosse and Soccer
Unofficially for principally adult soccer and ultimate frisbee
Recovery period is from Dec to mid Feb.
Considered a "practice field" due to overuse and poor maintenance.

Buckman Field at 12th and Everett (owned by Parks and Rec. at the Benson High School)
Approx. Size = 180x360' Lighted.
Programmed year round: from 3-6pm by Benson HS (which has 3 baseball teams,
3 softball, 3 football, 2 track and 6 soccer)
Programmed year round: from 6-on by Parks for other soccer, football, softball, baseball, lacrosse and track teams
Recovery period is mid Jan to mid Feb
Considered a "game" and "practice field" due to need, lights, and proximity to Benson HS.

Buckman Elementary Field
Approx. Size = 160x291' Not lighted.
Programmed year round: officially for Youth Soccer
Unofficially for principally adult soccer, ultimate frisbee and rugby
Recovery period is from Nov to Feb.
Considered a "practice field" due to small size, and poor maintenance.

<<access8.pdf>>

Thank you,

-Arthur.

Arthur P. Graves
Portland Parks and Recreation

Appendix N: Parking Study

KITTELSON & ASSOCIATES, INC.
TRANSPORTATION PLANNING/TRAFFIC ENGINEERING
610 SW ALDER, SUITE 700 • PORTLAND, OR 97205 • (503) 228-5230 • FAX (503) 273-8169

December 29, 2003

Project #: 6285

Kurt Schultz, AIA
SERA Architects, Inc.
123 NW 2nd Avenue
Portland, OR 97209

RE: Community Center Parking Projected Parking Needs and Garage Operations

Dear Kurt,

Kittelson & Associates, Inc. has conducted a preliminary review of transportation issues associated with a community center under consideration for development on the site of the former Washington Monroe High School in Portland, Oregon. The primary purpose of the review was to establish projected parking needs for the site. In the future, a more detailed transportation impact analysis report will need to be prepared for the site in conjunction with a formal land use application. The transportation impact analysis will provide an assessment of any existing or site-related transportation capacity needs as well as site-access location and design and circulation considerations.

This letter presents a summary of projected parking needs for the proposed community center. In addition to describing a methodology for deriving the projected parking demand, the letter presents a summary of key considerations that should be made in the development of structured parking. This letter is not necessarily the definitive answer to all parking issues for the site and should be used as a tool for additional discussion and site planning.

PARKING DEMAND AT THE PROPOSED COMMUNITY CENTER

The parking demand for the proposed community center was estimated based on data collected at other similar centers in the Portland metropolitan area. The next section of this letter documents available parking demand data for known community centers in the Portland area and the applicability of this information to the proposed facility.

Kittelson & Associates, Inc. completed a parking study at two local community centers within the Portland Parks & Recreation District in late spring of 2003, in conjunction with the development of a community center in Vancouver, Washington. The methodology and findings of those two studies are described below.

Summary of the Data Collection

Parking demand was studied at the Southwest Portland Community Center and East Portland Community Center. The Southwest Portland Community Center encompasses approximately 48,000 square feet of space, including the pool facility, a gymnasium, a workout facility, several classrooms, fitness and dance rooms, and a preschool room. The East Portland Community Center is approximately 36,000 square feet in size and includes a double gymnasium, workout facility, classrooms, and a preschool room; however, it does not include a pool.

Based on the information provided by the Southwest Portland Community Center Director[1], the center's peak hours of activity typically occur between 2:00 p.m. and 5:00 p.m. on Saturdays. Parking demand typically peaks before 10:00 a.m. and between 4:00 p.m. and 7:00 p.m. on weekdays. Based on this information, parking demand studies were performed on Saturday, May 31, 2003 between 2:00 p.m. and 5:00 p.m., and also between 9:00 a.m. and 11:00 a.m. on Tuesday, June 3, 2003. According to the Director at the East Portland Community Center[2], the center typically experiences peak parking demands between 3:00 and 5:00 p.m. on weekdays. Accordingly, the parking study at East Portland Community Center was performed between 2:00 p.m. and 6:00 p.m. on Wednesday, June 4, 2003.

At each site, the parking study was performed by counting the number of parked cars at the servicing lot and any that appeared to overflow into adjacent on-street parking or adjacent parking lots. The number of parked cars were counted every fifteen minutes throughout the respective study periods to better identify peaks within the study period. In addition, the total parking capacity of the facility was counted at both the on-site and estimated off-site (off-site parking included on-street parking and designated areas on adjacent properties) locations.

Results of Data Collection

From the data collected, it was determined that the Southwest Portland Community Center provides parking for 104 vehicles in its main parking lot (6 handicap accessible) and for approximately 66 cars off-site. Southwest Portland Community Center requires that all of their employees park off-site, due to the inability to accommodate all of their patron parking on-site during peak time periods. The 66 off-site parking spaces include a combination of on-street parking and an off-site shopping center surface parking lot that allows for community center overflow parking on weekends and on weekdays after 5:00 p.m. East Portland Community Center accommodates 103 vehicles on-site (10 handicap accessible), and approximately 15 on the adjacent street, SE 106th Avenue. East Portland Community Center reported that patrons sometimes park at a shopping center two blocks away from the center.

The results from the data collected at both community centers are shown below in Table 1.

[1] May 19, 2003, telephone conversation with Terry Davis
[2] May 19, 2003, telephone conversation with Nancy Walsh

Table 1
Average Occupancy of On- and Off-Site Parking (Full Study Period)

Location	Occupied Spaces in Main Lot	Main Lot Percent Occupied	Occupied Spaces in Off-Site Parking	Off-Site Percent Occupied
SWPCC (Saturday) 2:00-5:00 p.m.	63	60.6%	9	13.6%
SWPCC (Tuesday) 9:00-11:00 a.m.	74	71.2%	24	36.4%
EPCC (Wednesday) 2:00-6:00 p.m.	19	18.4%	5	33.3%

As shown in Table 1, the average utilization of on-site parking was below capacity during the study periods. Although not at capacity, users at both sites still occupied a fair amount of off-site parking. The summary of the highest occupancy experienced during the study at both sites was also analyzed and is shown below in Table 2.

Table 2
Peak Occupancy of On- and Off-Site Parking

Location	Occupied Spaces in Main Lot	Main Lot Percent Occupied	Occupied Spaces in Off-Site Parking	Off-Site Percent Occupied
SWPCC (Saturday) 3:30-3:45 p.m.	73	70.2%	11	16.7%
SWPCC (Tuesday) 9:30-9:45 a.m.	86	82.7%	26	39.4%
EPCC (Wednesday) 2:45-3:00 p.m.	27	26.2%	5	33.3%

As shown in Table 2, the peak utilization at the Southwest Portland Community Center occurred on Tuesday morning, when the site reached an occupancy of 82.7 percent, with only 14 non-handicap spaces available. Also, Tuesday's study showed that the combined total of the on- and off-site parking at the time of peak demand was 112, or 107.7 percent of the available on-site spaces.

As the parking study results show, neither study site experienced a situation where on-site demand exceeded capacity during the study periods (in part because employees are required to park off-site). However, employees at both facilities reported that both parking sites are at or exceed capacity on a daily basis during other parts of the year. Both facilities reported a higher extent of facility usage during the winter and spring months, a time during which indoor activity is more appealing. It should be noted that all three of the studies were performed on warm, clear, summer days and thus do not reflect peak seasonal parking demand.

Table 3 provides a summary of the peak parking demand and capacity parking rates at the two Portland community centers as a function of building size.

Table 3
Parking Demand Profile

Facility	Building Size (Square-Feet)	Parking Capacity (Spaces On- and Off-Site)	Peak Demand Measured (On- and Off-site)	Parking Rate (Spaces/1,000 Square-Feet)	
				Capacity	Demand
SWPCC	48,000	170	112	3.5	2.3
EPCC	36,000	118*	32	3.3	1.1
Average	***42,000***	***144***	***72***	***3.4***	***1.7***

*Does not include off-site spaces at a nearby shopping center which are reported to be used but were not counted because no firm estimate could be made.

As shown in Table 3, the average parking capacity rate provided at the two facilities was 3.4 spaces per 1,000 square-feet, though an average of 1.7 spaces per 1,000 square-feet was occupied during the measured peak demand.

Application to the Proposed Community Center

Parking demand for the proposed Washington Monroe Community Center was assessed based on a review of the various uses internal to the site and consideration of the character of the proposed facility, as it relates to the other facilities for which parking demand data is available. In reviewing the available data set of parking supply and demand at other similar facilities, the Southwest Portland Community Center and East Portland Community Center are considered to be closest in character to the proposed center. Nevertheless, application of the parking rate of the similar facilities directly to the proposed community center is not necessarily appropriate, as the proposed center is located in a more urban environment, offering a more dense development pattern and additional transit service.

Transit Impact

Limited transit service is available to both the Southwest Portland and East Portland community centers that are considered most similar to the proposed facility; however, the downtown location of the proposed facility is expected to produce a higher transit mode split to the facility and thereby reduce parking demand. While no specific data is available to estimate the reduction in parking demand that transit might produce at the new facility, it is estimated that the reduction will range between 10 and 20 percent. Applied to the average parking capacity rate of 3.4 spaces per 1,000 square feet of building (provided at the Southwest Portland and East Portland community centers), the impact of transit could translate to a parking requirement of between 2.7 and 3.1 spaces per 1,000 square feet of building area. Using an average 15 percent transit reduction would result in a parking rate of 2.9 spaces per 1,000 square feet.

Estimation of Parking Demand and Supply for the Proposed Community Center

Table 4 summarizes the anticipate range of parking demand at the proposed community center for two potential building sizes over a range of assumed transit reductions. The range of values shown in Table 4 were derived in two steps:

- First, the range of transit reductions was applied to an estimate of typical non-seasonal peak demand based on a rate of 2.3 spaces per 1,000 square feet of building (as was measured in the field at Southwest Portland Community Center). The projected parking demands found using this approach reflect the profile of a typical early summer day at Southwest Portland Community Center.

- Second, an estimate of a parking capacity need was found by applying the transit reduction to the average parking capacity rate of 3.4 spaces per 1,000 square feet of building space as discussed above. The parking demand values found using this approach reflect the average capacity design of the Southwest Portland Community Center and the East Portland Community Center.

Table 4
Estimated Parking Demand at the Proposed Community Center

Facility Size (Square-Feet)	Projected Non-Peak Season Demand/Parking Capacity Need		
	20% Transit Reduction (1.8 to 2.7 spaces/ 1,000 sq. ft.)	15% Transit Reduction (2.0 to 2.9 spaces/ 1,000 sq. ft.)	10% Transit Reduction (2.1 to 3.1 spaces/ 1,000 sq. ft.)
55,000	99 / 149	110 / 160	110 / 170
65,000	117 / 175	130 / 188	137 / 202

As shown in Table 6, estimated parking demand at the proposed community center for a 55,000 square-foot facility ranges from 99 to 110 spaces on an average early summer day and between 149 and 170 spaces during periods of peak seasonal use. Similarly, estimated parking demand for a 65,000 square-foot facility ranges from 117 to 137 spaces during early summer use and up to 175 spaces to 202 spaces during peak seasonal use.

Ultimately, it is expected that typical parking demand at the site during peak seasonal demand will be between 2.7 and 3.1 parking spaces per 1,000 square feet based on empirical data from other local facilities and the availability of transit service. Collection of additional parking demand data at similar facilities would assist in refining these parking demand estimates.

Peak Period Parking Buffer

It should be recognized that during peak periods of site use, additional parking beyond the projected parking demands shown in Table 4 might be needed. A buffer of from five percent to fifteen percent is often provided to accommodate parking turnover and circulation. If implemented, this would effectively lessen or eliminate the reduction assumed for transit.

Potential Overflow Parking

The previously described projections of parking demand at the site represent a best estimate. In reviewing projected demands, it should be recognized that occasional special events at the community center may cause on-site parking demand to be exceeded. It is recommended that the Parks and Recreation Department pursue a site plan that accommodates at least the minimum number of parking spaces shown in Table 4 for the appropriate building size.

Given the comparatively high costs associated with structured parking, it would be in the Portland Park and Recreation District's interest to take steps to prepare for the potential that additional parking may be needed at full site build-out. Potential mitigation measures that might be enacted in the future during occasional periods when the parking structure demand exceeds capacity include:

- *Off-site shared parking arrangements.* There may be an opportunity to develop shared parking with other adjacent or local developments that maximizes overall parking supply in the area by taking advantage of complementary parking demands by time of day. Off-site staff parking arrangements have the potential to be particularly easy to implement.

- *Strategic scheduling of program activities and events.* The time-of-day programming of activities at the center will influence peak parking demand and thus might be used as a mechanism to minimize the need for off-site parking. The community center could coordinate programs to minimize simultaneous peak use of the facilities, to the extent possible, without unduly hampering site activity programming.

Accommodating Residential Parking On-site

Many local structured parking facilities accommodate other parking users overnight in order to generate additional revenue and accommodate adjacent development needs. Given the potential for multi-tenant housing to be co-located on the proposed site, the project development team should give consideration to accommodating residential parking on-site during off-peak periods. For example, local residential parking might be accommodated within the structured parking overnight. Using some mechanism of controlled access (examples are described further below), local residents could be allowed to park within a designated area of the garage between select hours such as 8:00 p.m. and 9:00 a.m. This would allow better utilization of the parking garage during non-peak periods while ensuring that all of the parking spaces would be available for recreation center traffic during daytime hours.

Structured Parking Considerations

Structured parking facilities require consideration of several additional issues compared to surface lot parking. The section below briefly highlights some key considerations that should be made in assessing site parking needs and operations as site development moves forward. The list of issues presented below is not all-inclusive and should be used as a guide in considering issues as opposed to a checklist.

- *Access Control and Security:* By its very nature, structured parking tends to make parking areas and activity within them less visible. As a result, consideration should be given to security measures such as surveillance cameras or roving security patrols as well as emergency call stations. In addition, it will be necessary to determine if the facility will be completely closed at night or whether limited vehicular or pedestrian access (or both) will be allowed. Many garages use a system of card-key access to control a roll-up door that physically prevents access after hours unless the user has the appropriate card-key. Depending on the system used, the card-key access could be used to monitor who is entering and exiting the facility by time of day and could serve as a tool to accommodate overnight residential parking.

- *Parking Utilization:* Clearly, once the structured parking facility is constructed, it will be difficult to expand the facility unless the garage is specifically designed to accommodate an expansion. Unless the garage is radically over-built, there will likely be at least a few periods each year when the parking demand for special events or other activities at the site simply exceed the available parking supply in the garage. It is recommended that some form of garage monitoring system be implemented to monitor the availability of parking spaces within the structure so that drivers entering the site know whether parking space is available.

  A simple changeable electronic sign could be installed outside the facility entrance with text such as "Lot Open" or "Lot Full". This type of technology is readily available and can be seen at many downtown parking garages, as well as at Tri-Met's Sunset Transit Center located on Barnes Road near Beaverton. Without some means of conveying the availability of parking spaces to site patrons, vehicles will circle inside the garage when it is full and may very well create gridlock in the garage during periods of peak use as they park in the travel lanes and wait for a space to become available.

- *Design Vehicle:* Careful consideration will need to be given to the design vehicle that will be used within the garage. Stall width and length and drive aisle width must accommodate SUVs and larger vehicles that are common to users of family recreation facilities. In addition, handicapped access vans also typically require taller ceiling clearances than other vehicles. School buses or other long and tall vehicles are also likely to occasionally visit the site, but should be accommodated outside of the structured parking area. A designated surface drop off area for visiting school buses or other large vehicles should be considered so as not to require significant increases in the parking garage size and design requirements.

- *Shared Parking Opportunities/Access Control:* As previously alluded to, there may be opportunities to consider shared parking arrangements to accommodate local residential parking needs or other concerns. The shared parking could serve as an additional funding source for the construction and maintenance of the garage. An example of this type of arrangement can be found in some of the downtown parking garages where hotels park guests overnight. A designated portion of the garage is made available for overnight parking (when typical daytime users are gone) and valets bring vehicles to and from the garage.

  Conceptually, some arrangement with the on-site multi-family housing residents or other local concerns could be made where users are sold a monthly pass for overnight parking. Those residents would then be allowed to park in the garage during certain hours of the day when park and recreation center facility use is low. A designated area could be established and some form of card key access could be implemented to allow users in and out of the facility after hours. An enforcement mechanism would obviously need to be implemented to ensure compliance with whatever time-of-day parking agreement is reached.

  Some type of enforcement or gate access control system will likely be necessary regardless of potential overnight resident parking to ensure that other potential existing or future community parking overflow does not start spilling over into the garage. While no parking studies have been conducted in the site vicinity for this project, it can be assumed

that any existing latent parking demand in the area would find its way to a new structured parking facility if it became available for use.

- *Entrance Location/Control:* The location of the entrance and the type of access control (gate, human personnel, etc.) will be critical to ensuring that site traffic does not back onto or interfere with the adjacent public street system. As well, storage will need to be provided so that pedestrian walkways are not blocked by queued traffic exiting the site or the structured parking facility. Finally, consideration must be given to avoiding or minimizing pedestrian/vehicle conflict points.
- *Stairs and Elevators:* The location of stairways and elevators will be important in accommodating access for persons with disabilities, small children, and overall pedestrian circulation. The general design standard is one elevator for up to 250 spaces and two elevators for up to 500 spaces, though any formal design will need to consider the location and capacity of the elevator(s). The location and treatment of these pedestrian facilities are critically important to the perceived safety of the facility and must be carefully designed to ensure maximum utilization of the parking facility.
- *Spacing of Structural Columns/Clear Span:* Care must be given to locating structural support columns in a parking garage to avoid impacting sight distance, which contributes to "fender-benders", and impacts the potential for future restriping of parking stalls, as vehicle sizes change.
- *Curb Use:* Placement of curbs in the vicinity of stairs and elevators can create pedestrian hazards and should be carefully designed. Similarly, curbs and speed bumps can unintentionally funnel rainwater into undesirable locations if appropriate drainage is not provided.

Next Steps

This letter has outlined a preliminary assessment of the estimated parking needs associated with the proposed Washington Monroe High School Community Center. The material presented was based on the most representative parking data known to exist at the time the report was prepared. It is recommended that the Portland Parks & Recreation Department implement a data collection system at one or more of its park facilities to collect parking demand data and thereby broaden its understanding of parking demand and utilization at it's facilities. Ideally, the parking demand data would be collected two or three times a year to capture seasonal fluctuations – allowing for a better accounting of both weekday and weekend parking demand. While such a study would require an investment from the parks department, it could save the department from significantly over- or under-building future parking facilities.

In addition to finalizing parking demand estimates for the Washington Monroe High School site, a full transportation impact analysis will ultimately be required. The transportation impact analysis will assess existing transportation system conditions in the study area, projected traffic volume growth and planned transportation improvements, as well as the number and impact of site-generated trips associated with the proposed community center. The transportation impact analysis will examine the origin and destination of trips to and from the community center and the impact to local study intersections associated with the additional trips. In addition, access and circulation issues will be reviewed and signage needs to direct circulation to and from the site would be considered. To assist in the preparation of the eventual transportation impact analysis

report, it is recommended that the Portland Parks & Recreation Department also consider implementing a data collection system at one or more of its similar park facilities to collect trip generation data – the available national data for such facilities is limited and will not be as representative of the project as local data would.

Summary

Careful consideration will need to be exercised in determining the number of parking spaces to be provided on-site. Among the decisions that will need to be made is to what extent all parking demand for the proposed facility needs to be accommodated on-site as there may be opportunities to regulate the parking demand and/or pursue alternative off-site parking opportunities. Ultimately, it is expected that typical parking demand at the site during peak seasonal demand will be between 2.7 and 3.1 parking spaces per 1,000 square feet based on empirical data from other local facilities and the availability of transit service. To achieve a more reliable estimate of both parking and trip generation needs for the proposed site, the Portland Parks & Recreation Department should consider implementing a data collection system at one or more of its similar facilities.

When developing structured parking facilities as compared to surface lots, several additional considerations should be carefully explored including: access control and security, communicating parking availability to users prior to entering the facility, design vehicles that will and won't be accommodated by the structured parking, shared parking opportunities, and user control and enforcement.

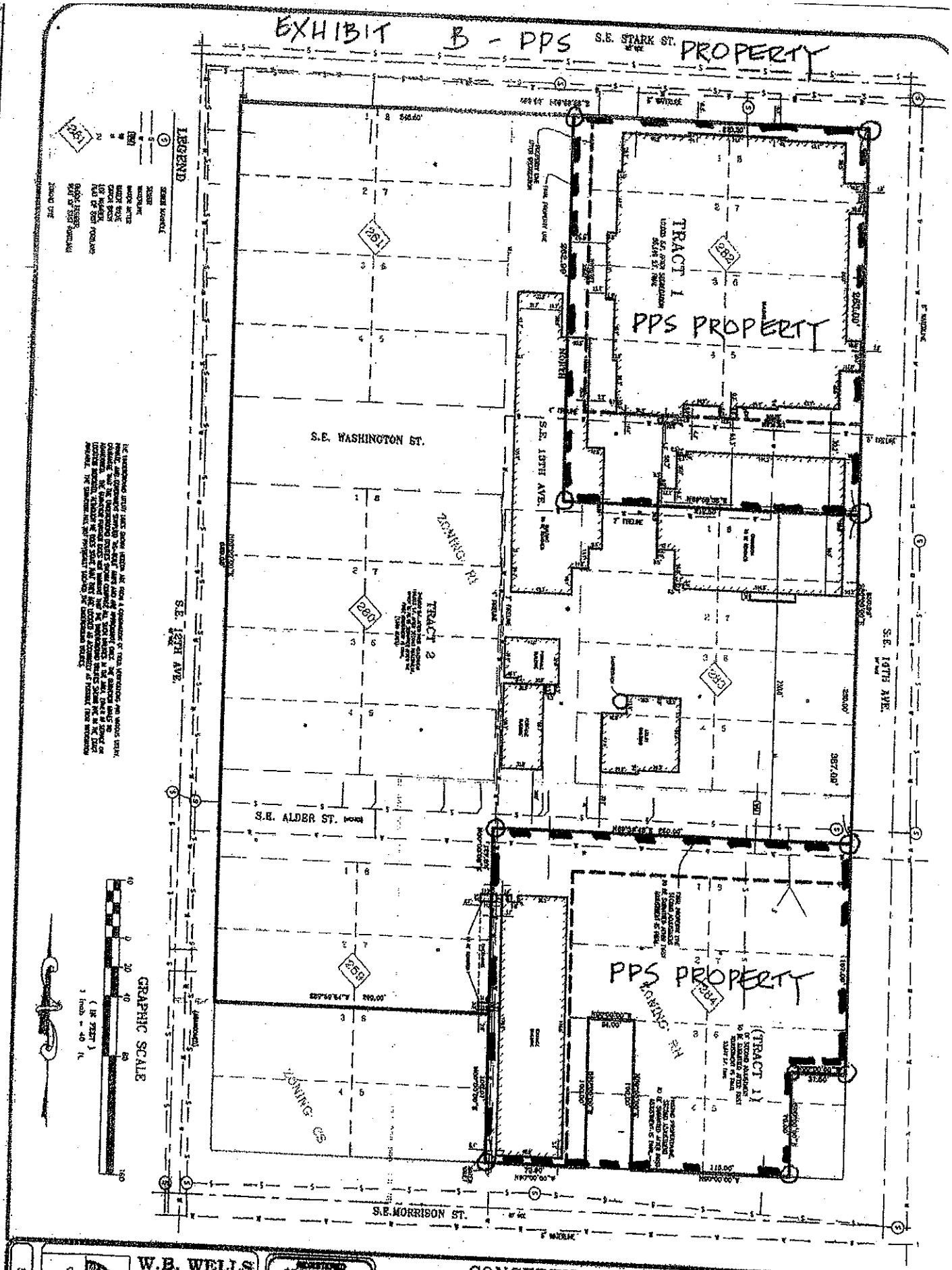
We trust this letter addresses your inquiry regarding projected parking needs at the proposed Washington Monroe High School Community Center site and provides you with a sense of the many considerations associated with structured parking. Should you have any questions regarding the material presented in this letter, please call us at (503) 228-5230.

Sincerely,
KITTELSON & ASSOCIATES, INC.

Chris Brehmer, P.E
Senior Engineer

Phill Worth
Principal Planner

EXHIBIT B - PPS PROPERTY



W.B. WELLS and associates, inc.
ENGINEERS SURVEYORS PLANNERS
4230 NE FREMONT STREET
PORTLAND, OREGON 97213
P-PHONE (503) 284-5326 FAX (503) 284-6510
e-mail address: info@wbwells.com

REGISTERED PROFESSIONAL LAND SURVEYOR
OREGON
JULY 11, 1984
THOMAS P. HONHAUER
EXPIRES 12-31-05

CONCEPTUAL PLAN
OLD WASHINGTON HIGH SCHOOL
FOR
PORTLAND PUBLIC SCHOOLS

LOCATED IN THE NE & NW 1/4 OF SECTION 4, 1S, R1E, W.M.
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON

REVISIONS
11/29/04 CHANGED LAYOUT

DRAWN BY: [illegible] CHECKED BY: [illegible]
DATE: 11/24/04 SCALE: 1"=40'
PLOT DATE: 11/24/04 JOB NO: 04-334
FILE: P:\04-334\04334TS.DWG

SHEET 1 OF 1

CSC (CHILD SERVICES CENTER) 531 SE 14th, PORTLAND OR 97214

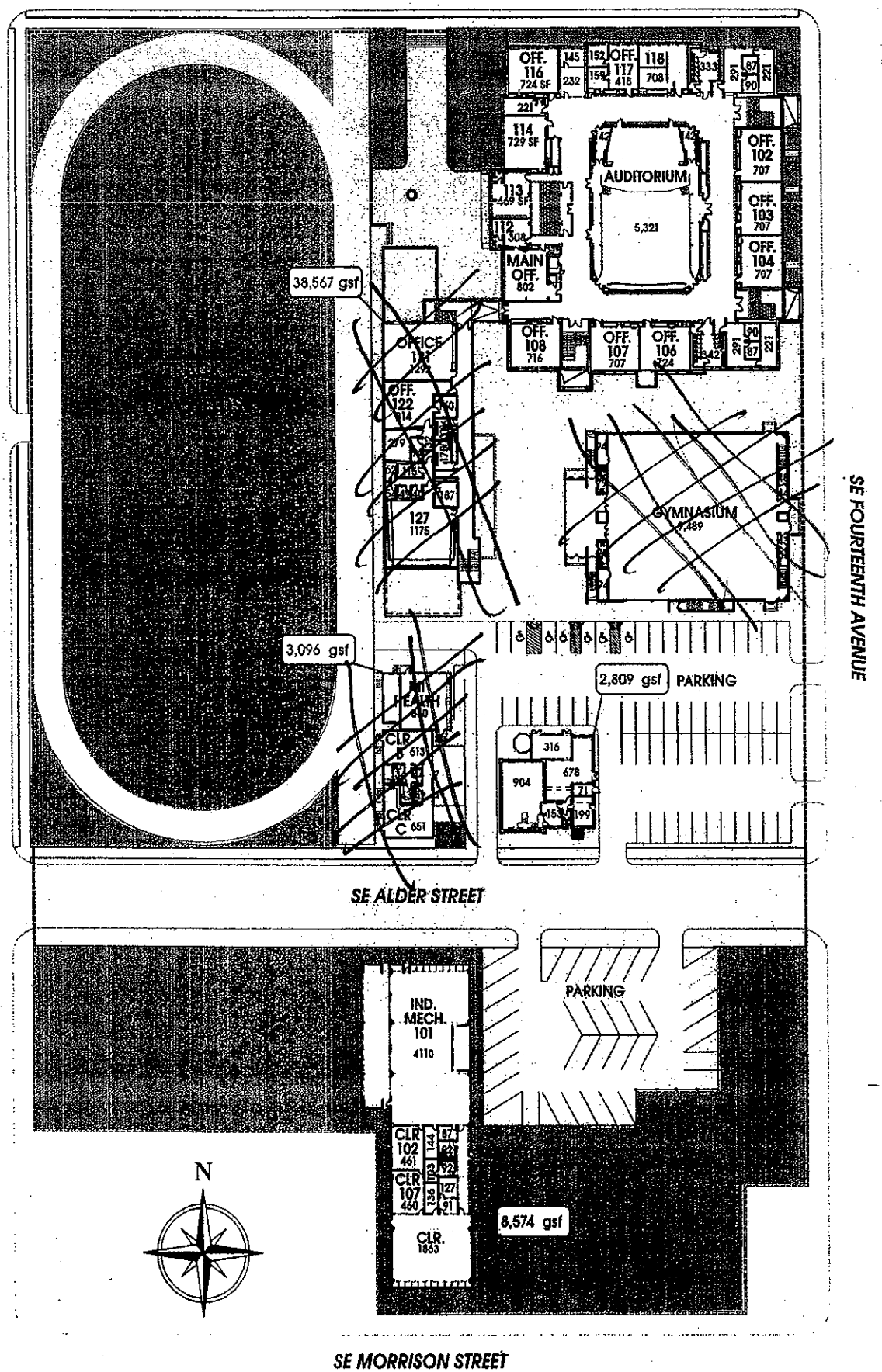
Net Square Feet [TOTAL 60,466]

GROUND FLOOR:		FIRST FLOOR:		SECOND FLOOR:		THIRD FLOOR:	
Room	Square Feet	Room	Square Feet	Room	Square Feet	Room	Square Feet
Office 7	801	Office	724	Library	3,979	Office	730
Storage	115	Office	232	Office	717	Office	703
Storage	118	Office	146	Office	258	Office	395
Storage	56	Office	152	Office	100	Office	435
Office 6	1,040	Office	156	Office	243	Office	140
Office	695	Office	418	Office	90	Office	80
Storage	142	Office	708	CLR	704	File Room	986
Storage	98	Office	291	CLR	702	Storage	53
Storage	1,019	Office	87	CLR	720	Office	718
Storage	152	Office	221	Office	713	Office	633
Shop	676	Office	90	Office	752	Storage	75
Shop 2	836	CLR	707	Office	729	Storage	212
Kitchen	292	CLR	707	Office	738	Storage	22
Lounge	418	CLR	707	Office	362	Office	1,187
Office 5	1,418	Office	221	Office	370	Storage	75
Office 16	676	Office	90	Lounge	416	Office	1,066
Office 11	996	Office	87	Office	256	Office	981
CLR	1,020	Office	291	Conference	731	Office	592
Office	857	CLR	724	Storage	83	Office	714
Office 3	434	CLR	707	Balcony Seating	2,629	Office	730
Office	618	CLR	716			Office	1,088
Office 20	383	Office	802			Lounge	202
CLR 14	522	Storage	15			Storage	132
Storage	429	Storage	39			CLR 318	952
CLR 12	571	Storage	38				
Office	1,047	Office	308				
Office	33	Office	489				
Office	61	Storage	35				
Office	571	CLR	729				
		Storage	221				
		Stage/ Auditorium	5,321				
TOTAL	**16,094**	**TOTAL**	**16,179**	**TOTAL**	**15,292**	**TOTAL**	**12,901**
Mechanical/Fan Rm				*Auditorium Storage Rms*			
				Sound Booth			

Portland Public Schools

FACILITIES AND ASSET MANAGEMENT

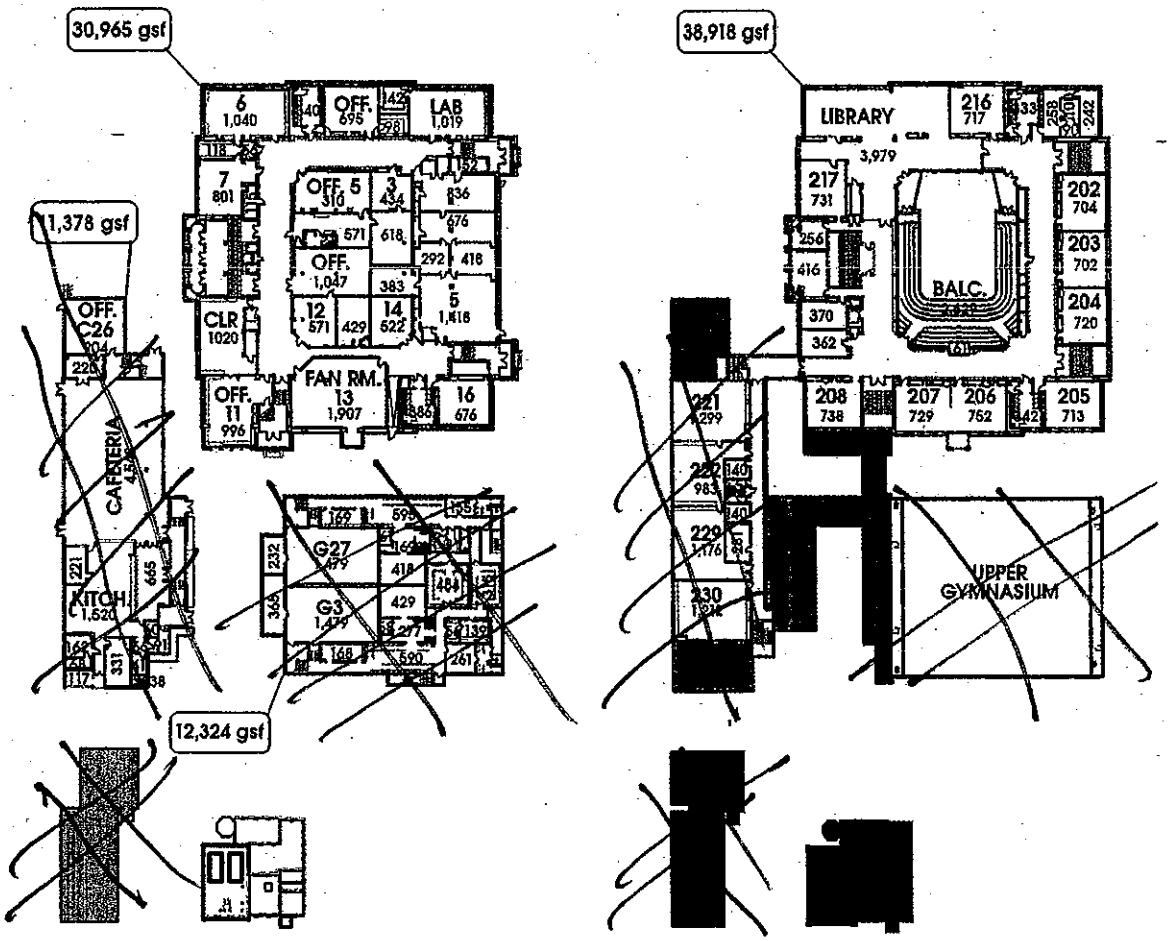
ChildServiceCenter
531SE14th97214
Facility Plan

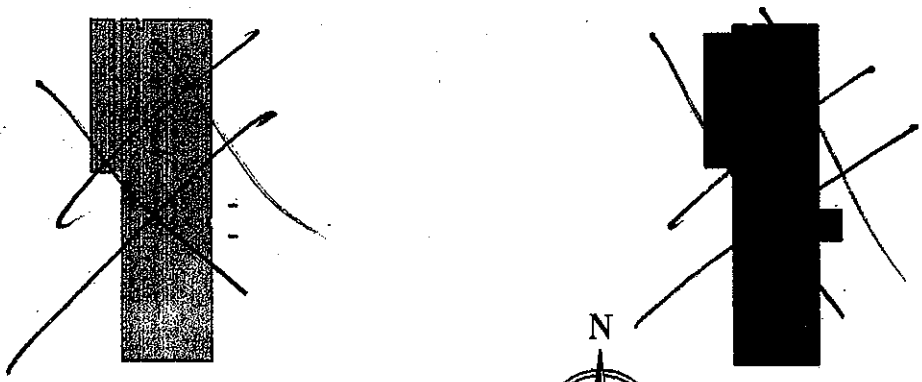


Portland Public Schools

FACILITIES AND ASSET MANAGEMENT

ChildServiceCenter
531SE14th97214
Facility Plan





BASEMENT FLOOR PLAN

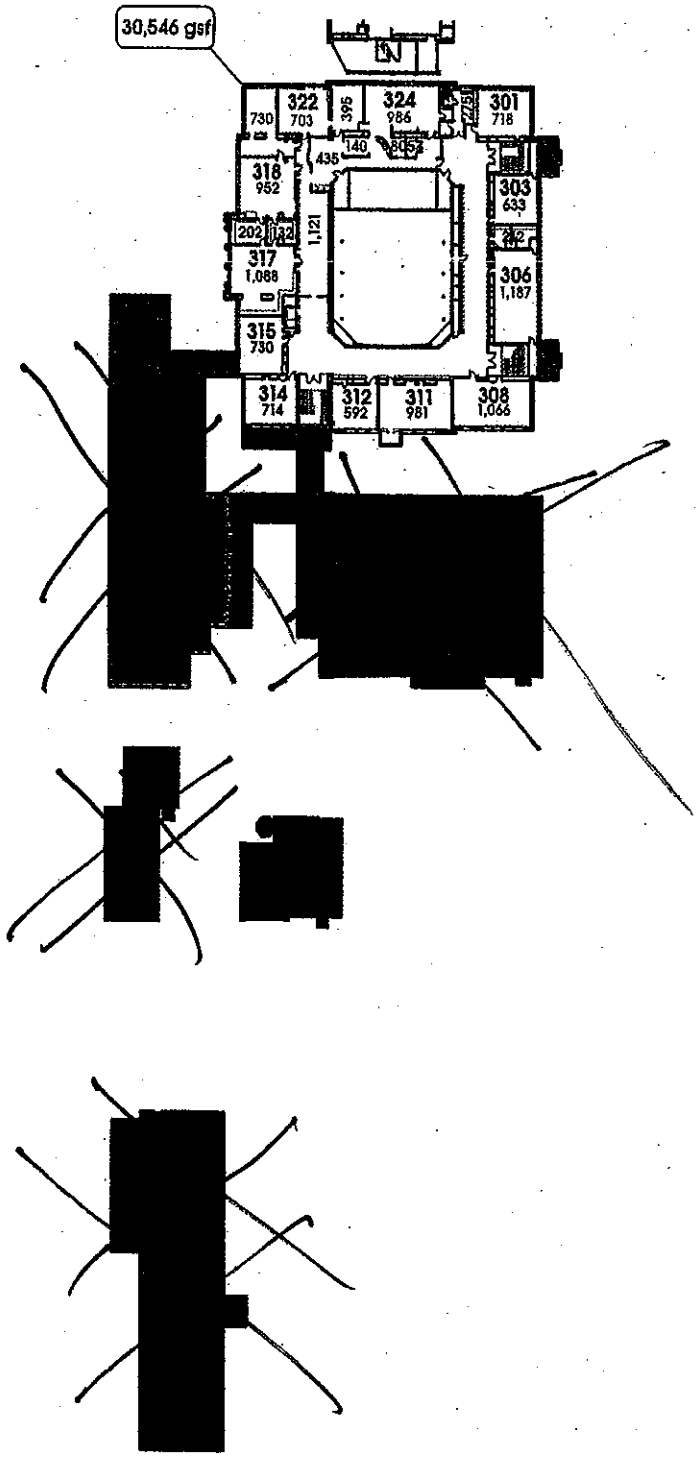
N

SECOND FLOOR PLAN

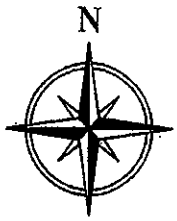
Portland Public Schools

FACILITIES AND ASSET MANAGEMENT

Child Service Center
531 SE 14th 97214
Facility Plan



THIRD FLOOR PLAN



Have you visited at each of these to make sure they aren't the ones from India & super expensive & long lead times?

B. Match Landscape Architect's samples for variety, color, finish, and other stone characteristics relating to aesthetic effects.

C. Provide stone that is free of cracks, seams, and starts impairing structural integrity or function.

D. Provide stone from a single quarry for each variety of stone required.

1. For each stone variety, provide matched blocks extracted from contiguous locations in a single bed of quarry stratum unless Landscape Architect approves stone from blocks randomly selected for aesthetic effect.

E. Quarry stone in a manner to ensure that as-quarried block orientations yield finished stone with required characteristics.

F. Granite: Provide granite complying with ASTM C 615 and NBGQA's "Specifications for Architectural Granite" and as follows:

1. Description: Type 1 Amber Gold or approved equal and Type 2 Masabi Black

2. Varieties and Sources: Cold Springs Granite, www.coldspringgranite.com.

3. Finish: Diamond 10

2.2 MORTAR MATERIALS

G. Portland Cement: ASTM C 150, Type I or II. Provide natural color or white cement as required to produce mortar color indicated.

1. Low-Alkali Cement: Not more than 0.60 percent total alkali when tested according to ASTM C 114.

H. Hydrated Lime: ASTM C 207 Type S.

I. Aggregate: ASTM C 144 and as follows:

1. For pointing mortar, use aggregate graded with 100 percent passing No. 16 (1.18-mm) sieve.

J. Latex additive (water emulsion): Styrene-butadiene rubber.

1. Requirements:

a. Efflorescence reducing,

b. Non-retarding,

c. Resistance: specifically to cleaning agents and de-icing agents used on pavements.

d. Application: specifically recommended for use in external, trafficable, wet condtions.

2. Manufacturer: Subject to compliance with requirements, provide products by ~~one of~~ the following:

a. Laticrete 3701 by Laticrete International, Inc., Bethany, Connecticut 06524. ". http://www.laticrete.com/

K. Thin-Set Mortar:

1. Dry-Set Portland Cement Mortar: ANSI A118.1.

2. Latex-Portland Cement Mortar: ANSI A118.4, consisting of the following:

a. Prepackaged Dry-Mortar Mix: Factory-prepared mixture of portland cement; dry, redispersible, ethylene vinyl acetate additive; and other ingredients to which only water needs to be added at Project site.

L. Water: Potable.

~~2.2~~ 2.3 GROUT

for both colors of stone?

A. Grout Colors: Hydroment Brand French Gray H142

~~2.3~~ 2.4 ACCESSORIES

A. Water-Cleanable Epoxy Adhesive: ANSI A118.3.

1. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

a. Bonsal, W. R. Company.

b. C-Cure Corporation.

c. Custom Building Products.

d. Laticrete International, Inc.

e. Mapei Corporation.

~~2.4~~ 2.5 STONE FABRICATION

A. General: Fabricate stone masonry in sizes and shapes necessary to comply with requirements indicated, including details on Drawings and Shop Drawings.

1. For granite, comply with recommendations in NBGQA's "Specifications for Architectural Granite."

B. Cut stone to produce pieces of thickness, size, and shape indicated and to comply with fabrication and construction tolerances recommended by applicable stone association.

C. Carefully inspect finished stone units at fabrication plant for compliance with requirements for appearance, material, and fabrication. Replace defective units.

Need to carry 2.5 throughout the letter D

1. Grade and mark stone for overall uniform appearance when assembled in place. Natural variations in appearance are acceptable if installed stone units match range of colors and other appearance characteristics represented in approved samples and mockups.

~~2.5~~ 2.6 MORTAR AND GROUT MIXES

A. Mortar: Comply with referenced standards and with manufacturers' written instructions for mix proportions, mixing equipment, mixer speeds, mixing containers, mixing time, and other procedures needed to produce mortar of uniform quality and with optimum performance characteristics.

1. Do not use admixtures, including pigments, air-entraining agents, accelerators, retarders, water-repellent agents, antifreeze compounds, or other admixtures, unless otherwise indicated. Do not use calcium chloride.

2. Combine and thoroughly mix cementitious materials, water, and aggregates in a mechanical batch mixer, unless otherwise indicated. Discard mortar when it has reached initial set.

B. Portland Cement-Lime Setting Mortar: ASTM C 270 Proportion Specification, Type N.

C. Mortar Bed Bond Coat: Mix neat cement, latex additive and water to a creamy consistency.

D. Cement-Paste Bond Coat: Mix either neat cement and water or cement, sand, and water to a consistency similar to that of thick cream.

E. Joint Grout: Comply with mixing requirements of referenced ANSI standards and manufacturer's written instructions.

PART 3 EXECUTION

3.1 EXAMINATION

L.C.

A. Examine surfaces indicated to receive STONE MASONRY, with Installer present, for compliance with requirements for ~~maximum moisture content~~, installation tolerances, and other conditions affecting performance.

1. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean concrete substrates to remove dirt, dust, debris, and fine particles.

B. Remove substances from concrete substrates that could impair mortar bond, including curing and sealing compounds, form oil, and laitance.

C. Clean dirty or stained stone surfaces by removing soil, stains, and foreign materials before setting. Clean stone by thoroughly scrubbing with fiber brushes and then drenching with clear water. Use only mild cleaning compounds that contain no caustic or harsh materials or abrasives.

3.3 INSTALLATION, GENERAL

A. Do necessary field cutting as stone is set. Use power saws with diamond blades to cut stone. Cut lines straight and true, with edges eased slightly to prevent snipping.

B. Scribe and field-cut stone as necessary to fit at obstructions. Produce tight and neat joints.

2. Defective joints.

3. Stone paving, flo~~oring~~, and joints not matching approved samples and mockups.

4. Stone masonry not complying with other requirements indicated.

B. Replace in a manner that results in stone paving's ~~and~~ flo~~oring~~'s matching approved samples and mockups, complying with other requirements, and showing no evidence of replacement.

C. In-Progress Cleaning: Clean stone masonry as work progresses. Remove mortar fins and smears before tooling joints.

D. Clean stone masonry after setting and grouting are complete. Use procedures recommended by stone fabricator for types of application.

E. Apply sealer to cleaned stone flo~~oring~~ paving according to sealer manufacturer's written instructions.

3.8 PROTECTION

A. Prohibit traffic from installed stone.

B. Protect stone masonry during construction with non-staining kraft paper. Where adjoining areas require construction work access, cover stone masonry with a minimum of 3/4-inch (20-mm) untreated plywood over non-staining kraft paper.

END OF SECTION 04638

ROUGH CARPENTRY

PART 1 - GENERAL

1.1 SUMMARY

A. This Section includes the following:

1. Framing with dimension lumber.

2. Wood blocking, cants, and nailers.

3. Wood furring and grounds.

4. Seating logs.

This section does not apply to seat logs? only 06201 does?

If this is to cover these, include specs for type of wood & finish H.A. wants.

1.2 QUALITY ASSURANCE

A. Testing Agency Qualifications: An independent testing agency, acceptable to authorities having jurisdiction, with the experience and capability to conduct the testing indicated, as documented according to ASTM E 548.

1.3 SUBMITTALS

A. Product Data: For each type of process and factory-fabricated product. Indicate component materials and dimensions and include construction and application details.

1. Include data for wood-preservative treatment from chemical treatment manufacturer and certification by treating plant that treated materials comply with requirements. Indicate type of preservative used, net amount of preservative retained, and chemical treatment manufacturer's written instructions for handling, storing, installing, and finishing treated material.

2. Include copies of Manufacturer's Warranties from chemical treatment manufacturers for each type of treatment.

3. For all power-driven nails and staples, include container labels that show manufacturer name and NBS/ICBO report number, nail shank diameter, and length.

B. Research/Evaluation Reports: For the following, showing compliance with building code in effect for Project:

1. Preservative-treated wood.

2. Metal framing anchors.

1.4 DEFINITIONS

A. Rough Carpentry: Carpentry work not specified in other Sections and not exposed, unless otherwise indicated.

B. Exposed Framing: Dimension lumber not concealed by other construction.

C. Lumber grading agencies, and the abbreviations used to reference them, include the following:

1. WCLIB - West Coast Lumber Inspection Bureau.

2. WWPA - Western Wood Products Association.

1.5 DELIVERY, STORAGE, AND HANDLING

A. Stack lumber, plywood, and other panels; place spacers between each bundle to provide air circulation. Provide for air circulation around stacks and under coverings.

PART 2 - PRODUCTS

2.1 MANUFACTURERS

A. Manufacturers: Subject to compliance with requirements, provide products by one of the following:

1. Metal Framing Anchors:

a. Simpson Strong-Tie Company, Inc.

2.2 WOOD PRODUCTS, GENERAL

A. Lumber: DOC PS 20 and applicable rules of lumber grading agencies certified by the American Lumber Standards Committee Board of Review.

1. Factory mark each piece of lumber with grade stamp of grading agency.

2. For exposed lumber indicated to receive a stained or natural finish, mark grade stamp on end or back of each piece, or omit grade stamp and provide certificates of grade compliance issued by grading agency.

3. Where nominal sizes are indicated, provide actual sizes required by DOC PS 18 for moisture content specified. Where actual sizes are indicated, they are minimum dressed sizes for dry lumber.

4. Provide dressed lumber, S4S, unless otherwise indicated.

5. Provide dry lumber with 19 percent maximum moisture content at time of dressing for 2-inch nominal (38-mm actual) thickness or less, unless otherwise indicated.

2.3 WOOD-PRESERVATIVE-TREATED MATERIALS

A. Preservative Treatment by Pressure Process: AWPA C2 (lumber).

EXTERIOR FINISH CARPENTRY

PART 1 GENERAL

1.1 SUMMARY

A. This Section includes material and installation of the following:

1. Exterior decking.

2. Seating Logs ← Do they belong in both 06100 and here?

B. Related Sections include the following:

1. Division 6 Section "Rough Carpentry" for framing and other carpentry work not exposed to view.

1.2 DEFINITIONS

A. Lumber grading agencies, and the abbreviations used to reference them, include the following:

1. NLGA: National Lumber Grades Authority.

2. WCLIB: West Coast Lumber Inspection Bureau.

3. WWPA: Western Wood Products Association.

1.3 SUBMITTALS

A. Product Data: For each type of process and factory-fabricated product. Indicate component materials, dimensions, profiles, textures, and colors and include construction and application details.

B. Wood and Hardware Samples for Verification:

1. For each species and cut of lumber and panel products, with 1/2 of exposed surface finished; 50 sq. in. (300 sq. cm) for logs submit two lineal feet.

2. For each hareware type indicated, in sets of Samples not less than 12 inches (300 mm) square. Include three or more Samples in each set to show the full range of variations in appearance characteristics guaranteed in completed Work. Include ~~#~~ sample of Tactile Warning bolts.

C. Wood Shop Drawings: Include plans, elevations, sections, details, and attachments to other Work.

1. Dimensions of each wood type, size and finish of exposed faces.

2. Woodwork lay out showing position and identifying number of each wood type & size which calculations verifying that wood and joints will fit within tolerances.

3. Cutting & drilling details for any hardware, fittings, recesses, steps, corners and the like.

4. Fixing details showing the design and method of attachment of support and restraint fixings, with calculations to verify the structural adequacy of the design proposals.

D. Qualification Data: For Installer and fabricator.

E. Maintenance Data: For wood decking and seating logs to include in maintenance manuals. Include Product Data for wood-care products used or recommended by Installer and names, addresses, and telephone numbers of local sources for products.

F. Compliance Certificates:

1. For lumber that is not marked with grade stamp.

2. For preservative-treated wood that is not marked with treatment quality mark.

3. For fire-retardant-treated wood that is not marked with classification marking of testing and inspecting agency.

1.4 QUALITY ASSURANCE

A. Mockups: Build mockups to verify selections made under sample Submittals and to demonstrate aesthetic effects and qualities of materials and execution and set quality standard for fabrication and installation.

1. Build mockups for each type of wood work approximately six feet square for deck work and a full size mockup of the seating log footing and log to log connection. Log lengths for the mock up 3 feet minimum.

2. Approval of mockups does not constitute approval of deviations from the Contract Documents contained in mockups unless such deviations are specifically approved by Landscape Architect in writing.

3. Approved mockups may become part of the completed Work if undisturbed at time of Substantial Completion otherwise demolish and remove after Substantial Completion.

B. Forest Certification: Provide materials produced from wood obtained from forests certified by an FSC-accredited certification body to comply with FSC 1.2, "Principles and Criteria":

1.5 DELIVERY, STORAGE, AND HANDLING

A. Protect materials against weather and contact with damp or wet surfaces. Stack lumber, plywood, and other panels flat with spacers between each bundle to provide air circulation. Provide for air circulation within and around stacks and under temporary coverings.

1.6 EXTRA MATERIALS ← use wording from bottom of page 2 in 02780 for
A. 1. 10% of total installed square footage ← or add a wood pallet for a knot or void get.

1.7 ~~1.6~~ PROJECT CONDITIONS

A. Weather Limitations: Proceed with installation only when existing and forecasted weather conditions permit work to be performed and at least one coat of specified finish can be applied without exposure to rain, snow, or dampness.

B. Do not install finish carpentry materials that are wet, moisture damaged, or mold damaged.

1. Indications that materials are wet or moisture damaged include, but are not limited to, discoloration, sagging, or irregular shape.

2. Indications that materials are mold damaged include, but are not limited to, fuzzy or splotchy surface contamination and discoloration.

PART 2 PRODUCTS

2.1 MATERIALS, GENERAL

A. Lumber: DOC PS 20 and applicable grading rules of inspection agencies certified by ALSC's Board of Review.

1. Factory mark each piece of lumber with grade stamp of inspection agency indicating grade, species, moisture content at time of surfacing, and mill.

2. For exposed lumber, mark grade stamp on end or back of each piece, or omit grade stamp and provide certificates of grade compliance issued by inspection agency.

2.2 SEATING LOGS

? really

A. Solid Redwood logs, all heart, free from sapwood and knots.

1. Surfaces: Sandblast finish.

2.3 LUMBER DECKING

i.e. Ipe.
shouldn't this be certified ?

A. Lumber decking:

1. Species and Grade: IPE, Clear / All Heart; NLGA.

2. Maximum Moisture Content: 15 percent with at least 85 percent of shipment at 12 percent or less.

3. Finger Jointing: Not allowed.

4. Face Surface: Surfaced (smooth).

5. Size: as shown

2.4 MISCELLANEOUS MATERIALS

A. Fasteners for Exterior Finish Carpentry: Provide fasteners, in sufficient length to penetrate not less than 1-1/4 inches (31.75 mm) into wood substrate.

1. Fasteners for decking annotated on Landscape drawings:

a. Hidden Fastening System:

1) Name: EB-TY® Hidden Deck-Fastening System, or approved equal.

2) Model#: EBE004, for use with 5/4" deck boards.

3) Manufacturer:
Blue Heron Enterprises, LLC
P.O Box 5389
North Branch, NJ 08876
1-800-Get EBTY (1-800-438-3289)
Fax: 908-534-8658

H.A. has head ht. (3/8") on bond-walk details. Let's get all this bolt info in one place.

b. For edge conditions and vertical applications, provide auger point stainless trim-head screws, square head, in sufficient length to penetrate not less than 1-1/4 inches into wood substrate.

2. For applications not otherwise indicated, provide stainless-steel fasteners.

B. Tactile Warning Strip: Round Dome Head Carriage Bolt. Head diameter 1 inch ~~minimum~~. x 3/8" head ht actual dims.

C. Open grain cut end wood sealant for Ipe. Anchor Seal or equal.

D. Wood Glue: Waterproof resorcinol glue recommended by manufacturer for exterior carpentry use.

2.5 FABRICATION

A. Back out or kerf backs of standing and running trim wider than 5 inches (125 mm), except members with ends exposed in finished work.

B. Ease edges of lumber less than 1 inch (25 mm) in nominal thickness to 1/16-inch (1.5-mm) radius and edges of lumber 1 inch (25 mm) or more in nominal thickness to 1/8-inch (3-mm) radius.

PART 3 EXECUTION

3.1 EXAMINATION

A. Examine substrates, with Installer present, for compliance with requirements for installation tolerances and other conditions affecting performance.

B. Examine finish carpentry materials before installation. Reject materials that are wet, moisture damaged, and mold damaged.

C. Proceed with installation only after unsatisfactory conditions have been corrected.

3.2 PREPARATION

A. Clean substrates of projections and substances detrimental to application.

3.3 INSTALLATION, GENERAL

A. Do not use materials that are unsound, warped, improperly treated or finished, inadequately seasoned, or too small to fabricate with proper jointing arrangements.

1. Do not use manufactured units with defective surfaces, sizes, or patterns.

WATER FEATURE MECHANICAL

1.01 SUMMARY OF WORK

1. Materials, labor, equipment and services necessary to furnish and install water feature mechanical systems. Work includes pool jet supply system, pool overflow gutter system, pool auto-dump system, water fill system, and group control valve system. Systems include pipe, strainers, manual valves, control valves, drain valves, pool penetrations, pool drains, basket strainer, and all mechanical work necessary to provide complete operational water feature mechanical systems.

2. The subcontractor of this work shall be responsible for coordinating and control of the work of section 13155 and shall be responsible for the entire operation of the water feature mechanical and electrical system including testing and troubleshooting.

1.02 WATER FEATURE GENERAL NOTES

1. All work to be neat, uniform and complete in a professional manner. All mechanical work to be water tight. Repair all leaks.

2. All work to meet National Plumbing Code, National Electrical Code, Health Code, and all applicable, national, stste, county, and local codes.

3. Submit shop drawings of all layout, equipment and customized hardware.

4. Acceptable valve suppliers: Watts, Conbraco, Jenkins, Milwaukee,Apollo, or equal.

5. Provide 3 copies of maintenance manuals and equipment specifications.

6. At time of final acceptance, fountains shall perform as specified, water weirs shall be uniform in appearance. Lights shall be aimed to maximize illumination, pools, pump room, and equipment shall be clean, water level control system shall operate automatically and as specified.

7. Demonstrate to the Owner and representatives entire operation, maintenance procedures, and scheduling of maintenance required. in accordance with "Systems Demonstrations" Section.

8. Concrete work specified elsewhere. Ensure concrete to be 5000psi minimum strength, 6% air entrained, and have continuous PVC water stop at all joints below water level. Pools to be waterproofed.

9. System to operate year round and be capable of being gravity drained down for maintenance.

10. During operating season, arched jets from 7am to 12pm or as per final program. Jets shall sequence through program across plaza in approximately 8 seconds and shall be one group of 8 on at any time.

1.03 WATER FEATURES DESCRIPTION

1. The water effects consist of a field of 3 groups of 8 x ½" orifice arching spray jets situated in domed stones set randomly in a very shallow circular pool. One group of 8 jets turn on at one time, filling the pool basin to approximately 1" and overflowing the perimeter into a collection gutter where water is drained toward the wetland area.

2. Jets are rated at an estimated flow of 7.5gpm each and are designed to spray up to 3' spray height. For 8 groups operating a total of 10hrs per day, estimated water consumption is approximately 36,000. This flow can be adjusted by programming to allow pool mode only during parts of the day.

3. Jet groups are to be programmed via a remote valve control unit to turn off/ on each jet group randomly throughout the day, for a period of up to 10 hours daily. Jets are interfaced with a motion sensor to allow sprays to turn on when passersby come near.

WATER FEATURE MECHANICAL

4. 4 x 3" drain system removes pool water 1x to 2x per day via solenoid valve. Drained pool water is piped by gravity to wetland areas as per drawings.

1.04 VALVE PIT

1. Valve pit located as per drawings, to be 6'x4'x4' deep inside dimensions, complete with traffic rated aluminium checker plate hatch.
2. Utilities to pit shall be :
   - 4" large domed large funnel floor drain in room and drain to sanitary
   - 2" cold water supply, protected with backflow preventer.
   - 6'-0" x 4'-0" access traffic rated access hatch with pop up chain & rail system.
   - Ladder rungs with sliding safety post
   - 24vdc power to valve pit from remote location approx 330' away, complete with GFCI breakers for controller, solenoid valves, and dump valve.

1.05 JETS, PIPING, VALVING, & HARDWARE

1. All pool jets to be bronze construction, c/w threaded bottom connection, orifice size as noted.
2. All piping in grade shall be 160psi rated polyethylene pipe complete with insert fittings and all stainless steel clamps. Drain pipe to waste to be copper DWV or ABS sch 40. All piping in valve pit to be hard copper type L or red brass Sch40.
3. Cold water supply pipe to be copper type L.
4. All pipe shall be sloped to drain, or flat. No traps are permitted. Use eccentric elbows where necessary to avoid traps.
5. Minimize elbows in piping. Where space permits, use 2 x 45 elbows instead of 90 elbows.
6. Provide threaded end caps or 1" ball valves at low points in piping. System shall be completely drainable by gravity for complete shutdown.
7. All valves shall be threaded bronze 3 piece full port ball valves.
8. All solenoid / electrical actuators shall be in NEMA 4X housings.
9. All valves and equipment must be removable and serviceable.
10. Provide engraved plastic labels for all valves complete with chart showing normal position, and clearly label all piping for flow direction and system normal position, and clearly label all piping for flow direction and system.
11. All pipe penetrations into pool shall have water stop flanges at waterproofing. Penetrations through pump pit wall shall be sealed with waterproofing that extends 4" on to pipe and conduit and sealed with all stainless #316 gear clamps.
12. 4" Pool gutter overflow pipe that removes excess water from the pool are to be drained to wetland areas via outfall pipe by Civil.
13. Clamp pipes to concrete with stainless steel clamps and stainless steel #316 anchor bolts. Use neoprene washers where anchors penetrate waterproofing.
14. All fasteners shall be stainless steel #316.

END OF SECTION

WATER FEATURE ELECTRICAL

1.01 SUMMARY OF WORK ← Font?

1. Materials, labor, materials, tools, equipment, transportation, temporary construction, and special or occasional services as required to furnish and install complete operational water feature electrical systems. This includes solenoid valves for each jet group, solenoid dump valve, and automatic valve controller for individual control of each valve. Also included is field wiring of water feature control irrigation panel, grounding of all electrical appliances within 10' of the pool, and bonding of all metal within 5'-0" of water as shown on drawings or noted herein.

2. Work closely with that of section 13154 Water Feature Mechanical.

1.02 WATER FEATURE GENERAL NOTES

Where is motion sensor?

1. All conduit to be PVC SCH 40. Conduit to be self draining.

2. All valves in pump pit to be connected with flexible liquid tight conduit to junction boxes.

3. All junction boxes in pump room to be gasketed PVC UL listed. Mount as high as possible in valve pit.

4. Bond all metal including drains, inlets, rebar, within 5'-0" of pool with double loop path #6 sheathed bonding wire. Make local connections with approved dielectric connectors and reseal.

5. Ground all electrical within 10'-0" of pool, and GFI protect.

6. All work to meet national & local electrical codes including NEC#680.

7. Provide valve controller for control of each solenoid valve. Each valve to be operated on a separate zone. Each valve to be capable of operating for 10 on/off cycles per hour. Controller to be custom 120VAC in / 24VDC out for 4 x 120vac valves. Jet solenoids to be 16w/ .95A each normally closed. Drain valve to be 1.7A normally open.

8. Valve controller is mounted in remote location over 300' away. See site electrical. Provide shielded cable for each valve and size wiring to maximum 3% voltage drop across run.

9. Breaker panel and power supply by site electrical. Provide GFCI breakers.

10. All work to be neat, uniform and complete in a professional manner. All mechanical work to be water tight. Repair all leaks.

11. Submit shop drawings of all layout, equipment and customized hardware.

12. Provide 3 copies of maintenance manuals and equipment specifications.

13. At time of final acceptance, jet valve control system and pool dump system shall operate automatically and as specified.

14. Demonstrate to the Owner and representatives entire operation, maintenance procedures, and scheduling of maintenance required. in accordance with "Systems Demonstration" section.

1.03 WATER FEATURES DESCRIPTION ← font.

1. For operation of water features, see Specifications section ~~13 12 13~~ 13154 Water Feature Mechanical.

2. Jet control valves to be randomly on off for up to 10 cycles per hour. Unit to repeat during 10 hour day. Only one group of jets on at one time. A motion sensor provides interface for energization of jets when a passerby come s near. Programming to be further developed.

PART II

~~1.04~~ VALVE PIT

2.01

1. Site electrical shall provide enclosure cabinet and breakers at SW end of site. Valve controller to be installed in this cabinet and all filed wiring to valve pit shall be part of this section.

2. Field wire auto valves, dump valve located as per drawings.

3. Provide 1 x duplex 20A GFI receptacle in pump room.

END OF SECTION

Where are Part II & III ? Materials & Execution ?

BASIC ELECTRICAL MATERIALS AND METHODS

PART 1 GENERAL

1.1 SUMMARY

A. The intent of Divisions 16 Specifications and the accompanying Drawings is to provide a complete and workable facility with complete systems as shown, specified and required by applicable codes. Include all work specified in Division 16 and shown on the accompanying Drawings, including appurtenances, connections, etc., in the finished job.

B. The Division 16 Specifications and the accompanying Drawings are complementary and what is called for by one shall be as binding as if called for by both. Items shown on the Drawings are not necessarily included in the Specifications and vice versa.

C. Imperative language is frequently used in Division 16 Specifications. Except as otherwise specified, requirements expressed imperatively are to be performed by the Contractor.

D. Provide complete ground systems as specified herein and shown on the Drawings. Include conduit system, transformer housings, switchboard frame and neutral bus, motors, and miscellaneous grounds required.

E. Clearly and properly identify the complete electrical system to indicate the loads served or the function of each item of equipment connected under this work.

1.2 RELATED WORK

A. The General and Supplemental Conditions apply to this Division, including but not limited to:

1. Drawings and Specifications.
2. Public Ordinances, Permits.
3. Payments and fees required by governing authorities for work included in this Division.
4. Change Orders.

B. Division 1, General Requirements apply to this Division.

C. All Sections of Division 16 Electrical Specifications are interrelated and shall be considered in their entirety when interpreting any material, method, or direction listed in any Section of Division 16.

D. Where specified materials or methods exceed minimum standards allowed by applicable codes, the more stringent requirement shall apply.

B. Lower case letters adjacent to devices or luminaires indicate switching arrangement or circuit grouping. Numbers adjacent to devices indicate circuit connection.

C. The intent of the branch circuiting and switching shown shall not be changed nor homeruns combined without the approval of the Architect. Feeder runs are not to be combined or changed.

D. Cross or hash marks on conduit runs indicate quantity of No. 12 copper branch circuit conductors unless otherwise noted. Where such marks do not appear, provide quantity of circuit conductors to the outlets shown to perform the control or circuiting indicated. Include ground, travelers and switchlegs as required by the circuiting arrangement.

1.8 SUBMITTALS

01600

A. Coordinate with the requirements of Section 01 300 Product Requirements.

B. Submit five copies of electrical shop drawings and equipment data in expandable folders equal to Smead No. 1524E within 45 days from notice to proceed. Each submitted section shall include data on all equipment requiring submittals for that section. Include in each folder a complete index for all Sections and materials requiring submittals.

C. Include manufacturer's detailed specifications and data sheets to fully describe equipment furnished. Assure that all deviations from the Drawings and Specifications are specifically noted in the submittals. Failure to comply will automatically void any implied approval for use of the equipment on this project.

D. Review and recommendations by the Architect or Engineer are not to be construed as change authorizations. If discrepancies between the materials or equipment submitted and the Contract Documents are discovered either prior to or after the data is processed, the Contract Documents will govern.

E. Engineer's review is for general conformance with the design concept of the project and the information given in the construction documents. The contractor is solely responsible for, and this review does not include: confirming and correlating all quantities and dimensions; selecting fabrication processes and techniques of construction; coordinating the work with that of other trades and performing all work in safe and satisfactory manner. Corrections or comments made on the submittal during review do not relieve the contractor from compliance with the requirements of the construction documents or with its responsibilities listed herein.

F. The Installation Drawings called for under submittals shall show all outlets, devices, terminal cabinets, conduits, wiring, and connections required for the complete system described. Prints of these drawings shall be submitted prior to starting installation. The Contractor submitted drawings will then form the basis for installation.

G. Record in-progress drawings shall be kept up to date as the work progresses showing all changes, deviations, addendum items, change orders, corrections, or other variations from the Contract Drawings. The marked up drawings shall be kept at the jobsite and available for the Architect's review. At the completion of the work, all deviations from the installation

drawings shall be incorporated on the reproducibles to indicate "as-built" conditions. The drawings shall then be submitted to the Architect as Record Drawings for the system.

1.9 OPERATING INSTRUCTIONS AND MAINTENANCE MANUALS

A. Coordinate with the requirements of Section 01730 Product Requirements. 01600

B. Prior to the date of Substantial Completion, prepare detailed operating and maintenance manuals for equipment and systems installed. Operating and Maintenance Manuals will be used for training of and use by the Owner's personnel in the operation and maintenance of the systems.

C. Format of the manuals shall be based on a separate manual or chapter for each class of system as follows:

1. Secondary distribution system.

2. Low voltage distribution system.

3. Lighting systems, including lamps.

4. Lighting control system, interior and exterior.

5. Wiring devices, i.e., GFI receptacles, etc.

D. Content of each manual or chapter shall include but shall not be limited to the following:

1. Description of system.

2. Operating Sequence and Procedures:

a. Step-by-step procedure for system start-up, including a pre-start checklist. Refer to controls and indicators by nomenclature consistent with that used on panels and in control diagrams.

b. Detailed instruction in proper sequence, for each mode of operation (i.e., day-night, staging of equipment).

c. Emergency Operation: If some functions of the equipment can be operated while other functions are disabled, give instructions for operations under those conditions. Include here only those alternate methods of operations (from normal) which the operator can follow when there is a partial failure or malfunctioning of components or other unusual condition.

d. Shutdown Procedure: Include instructions for stopping and securing the equipment after operation. If a particular sequence is required, give step-by-step instructions in that order.

E. Provide 6-inches wide vinyl tape marked "ELECTRICAL" in backfill, 12-inches below finished grade, above all high voltage cable or conduit runs.

F. Coordinate patching of all asphalt or concrete surfaces disturbed by this work with General Contractor.

3.3 NOISE CONTROL

Fix space

A. Ballasts, contactors, starters, transformers, and like equipment which are found to be noticeably noisier than other similar equipment on the project will be deemed defective and shall be replaced.

3.4 EQUIPMENT CONNECTIONS

A. Provide complete electrical connections for all items of equipment requiring such connections, including incidental wiring, materials, devices, and labor necessary for a finished working installation.

B. Verify the location and method for connecting to each item of equipment prior to roughing-in. Check the voltage and phase of each item of equipment before connecting.

C. Make motor connections for the proper direction of rotation. Minimum size flex for mechanical equipment shall be 1/2 inch except at small control devices where 3/8-inch flex may be used. Exposed motor wiring shall be jacketed metallic flex with 6 inches minimum slack loop. Pump motors shall not be test run until liquid is in the system.

D. Control devices and wiring relating to the HVAC systems will be furnished and installed under Division 15 except for provisions or items specifically noted on the electrical Drawings or specified herein.

3.5 EQUIPMENT SUPPORT

A. Each fastening device and support for electrical equipment, luminaires, panels, outlets, and cabinets shall be capable of supporting not less than four times the ultimate weight of the object or objects fastened to or suspended from the building structure.

B. Properly and adequately support luminaires installed under this work from the building structure. Supports shall provide proper alignment and leveling of luminaires. Flexible connections where permitted to exposed luminaires shall be neat and straight, without excess slack, attached to the support device.

C. Support all junction boxes, pull boxes, or other conduit terminating housings located above the suspended ceiling from the floor above, roof, or penthouse floor structure to prevent sagging or swaying.

D. Conduits:

B. Luminaires installed under canopies, roofs or open areas and similar damp or wet locations shall be UL listed and labeled as suitable for damp or wet locations.

2.2 COMPACT FLUORESCENT LUMINAIRES:

A. Ballasts: High power factor, suitable for lamp type(s) specified and switching controls indicated on drawings.

B. Dimensions: Proper for the various wattage noted on the plans and as recommended by the luminaire manufacturer or as specified.

C. Recessed: Equip with through wire junction box. Box, ballast and replaceable components shall be accessible from the ceiling opening.

D. Finish: All visible surfaces to be of color and texture as directed in Luminaire Schedule. All concealed luminaire surfaces to be matte black.

2.3 HIGH INTENSITY DISCHARGE LUMINAIRES:

A. Ballasts: Pulse start, CBM labeled, high power factor, constant wattage auto-transformer type, suitable for lamp type specified.

B. Luminaire dimensions: Proper for the various wattage noted on the plans and as recommended by the luminaire manufacturer or as specified.

2.4 LAMPS:

A. Lamp each luminaire with the suitable lamp cataloged for the specific luminaire type and as indicated as manufactured by General Electric, Phillips, Osram/Sylvania, Venture or approved equal.

B. Compact Fluorescent Lamps: Of wattage and configuration indicated in Luminaire Schedule, Tri-Phosphor 3500°K. Lamps shall be single ended dual pin plug-in base, except those used with dimming ballasts, which shall utilize the 4-pin configuration.

C. Metal halide lamps: Pulse start lamps of wattage, base style, color and type indicated in Luminaire Schedule.

2.5 EXTERIOR LIGHTING SYSTEMS:

A. Unless otherwise indicated, provide cast-in-place concrete foundations with constructed forms for square foundations or round foundations with spirally wrapped treated paper forms. Provide concrete, anchor bolts, and reinforcing steel as indicated on the drawings.

B. Poles shall be of material and form as indicated in the luminaire schedule and electrical details. Poles shall be able to withstand winds of not less than 100 MPH and a gust factor of 1.30 with an ice load criteria up to .5 inch thick without damage to the pole and attached luminaire.

Does this adequately cover RJ's strength concerns in case contractor tries to substitute with something else?

C. All poles shall have a handhole with removable handhole coverplate which matches the material and finish of the pole. Handhole shall be located approximately 12 inches up from the pole base.

D. All poles shall have an internal ground lug easily accessible from the handhole.

E. Anchor Bolts shall be provided by the pole manufacturer and shall be of size and length and quantity as recommended by the pole manufacturer. Anchor bolts shall be fabricated from hot rolled carbon steel bar and shall have an "L" bend on one end and shall be galvanized a minimum of 12 inches on the threaded end. Manufacturer shall provide bolt circle and bolt projection dimensions with shop drawings.

F. Poles shall have a base plate welded to the pole utilizing a back-up-ring and full-penetration welded connection.

G. Provide a one piece base cover to completely cover all foundation hardware. Base Cover shall be of the same material and finish as the pole.

H. All external surfaces of the pole, base cover, support arms, and luminaires shall be finished in the same material and color. The pole shall be chemically cleaned, rinsed, phosphatized, sealed and dried. An electrostatic application of polyester-power paint shall be applied to all external surfaces. The complete unit shall be oven-baked to form a homogeneous, non-porous surface. The completed finish shall not have any sags, drips, oxidation or runs.

I. Galvanized Steel Poles: Poles shall be seamless steel shaft fully welded to a galvanized steel anchor base assembly. Shaft shall be round, straight and shall meet all requirements of AASHTO Standard Specifications. Pole shall be height as indicated in the Luminaire Schedule.

J. Luminaires shall be listed and labeled for wet location installation.

K. The luminaires shall have a NEMA distribution pattern as indicated in the luminaire schedule.

L. All poles shall be wrapped in a protective material for shipment to the job site.

PART 3 EXECUTION

3.1 INSTALLATION:

= the same now

A. The locations of exterior lighting poles, light column lighting, ~~boardwalk lighting~~ and song cycle up lights shall be staked out for review and acceptance by the Engineer prior to foundation or conduit rough-in.

B. Leave luminaires clean at the time of acceptance of the work with every lamp in operation. If luminaires are deemed dirty by the Architect at completion of the work, the Contractor shall clean them at no additional cost.

C. Level and align luminaires, and locate as shown on the drawings. The final decision as to adequacy of support and alignment, will be given by the Architect. .

D. Aim luminaires to provide the lighting pattern for which the luminaire is designed and as directed by Engineer.

E. Manufacturer's labels or monograms shall not be visible after luminaire is installed, but must be included for future reference.

F. Provide cast-in-place foundations for pole mounted luminaires. Concrete shall be as specified in Division 03. Foundation form shall be as specified. Place anchor bolts in foundation as recommended by manufacturer in the required bolt circle size. Tie reinforcing steel in foundation to the anchor bolts to form a solid cage. Tamp wet concrete as pouring to assure complete coverage below, around and within the cage and form. Hand finish top of foundation to produce a smooth, level surface.

G. Provide a minimum 10' copper-clad steel ground rod at each pole base. Connect from ground rod to the ground lug in the pole with minimum AWG No. 8 copper conductor.

H. Pole mounted luminaires shall be installed plumb with luminaires level and with reflector distribution in the direction as indicated on the drawings. Grout around the pole base at the foundation to close all openings. Install pole base cover over all exposed installation hardware.

I. All luminaires shall be installed per manufacturer's installation instructions. Manufacturer shall provide installation instructions with all luminaires. All connections and splices to luminaires shall be sealed waterproof. Install per manufacturer's instructions to prevent seeping of moisture/water into the luminaires. Install all luminaires per manufacturer's instructions to prevent moisture/water build up inside luminaires, condensation, corrosion and premature failure due to moisture/water damage. update to what we are using now.

J. For all in-grade, LED and fiber optic luminaries, a pre-construction meeting shall be scheduled to learn the details of the installation and techniques to prevent water leakage and corrosion.

3.2 WIRING:

A. Wiring within pole mounted units shall be field installed and shall be the same size and type as the circuit supply conductors, unless a fuse is specified or shown on the drawings.

END OF SECTION 16520