



Final Decision

Planning Commission

File number(s): CU 2019-07, DR 2019-13, EXCP 2019-07, & PP 2019-03

Project name:



Woodburn High School (H.S.) Addition/Expansion & Redevelopment / "Career & Technical Education (CTE)" Addition

Date of decision: February 27, 2020

Date of mailing: March 4, 2020

Applicant: Ivan Leigh, Operations Manager, Woodburn School District, represented by Oh Planning+Design, Architecture; attn Deb France, Principal, Architect & Caitlin McGehee, AIA, NCARB, Associate, 115 NW 1st Ave, Ste 300, Portland, OR 97209-4023

Landowner: Woodburn School District 103; attn Sarah Bishop, Director of Business, 1390 Meridian Drive, Woodburn, OR 97071

Site location: 1785 N. Front St; Tax Lot [051W07A 00600](#)

Summary: The Woodburn Planning Commission held a public hearing on February 27, 2020 and unanimously approved the Conditional Use, Design Review, Street Exception, and Phasing Plan consolidated applications package (Type III) with the conditions recommended by staff through the staff report published February 20.

No parties testified in opposition to the proposal, which the District refers to as "Career & Technical Education (CTE)".

The proposal was for partial site redevelopment including a main building addition/expansion at the north, removal of a few existing modular buildings, addition of a north outbuilding, adding a driveway on Hazelnut Drive aligned with Graystone Drive, and partial upgrades of east front visitor and west rear staff parking areas for two staff carpool/vanpool (C/V) stalls, walkway crossings of some drive aisles, tree islands at the new crossings, and upgrading at least one curb ramp to conform to the Americans with Disabilities Act (ADA).

The addition/expansion is in place of the demolished remains of a portion of the main building destroyed by fire accidentally set by students on May 11, 2012. The original portion was one story, and the addition/expansion is two.

The project comes with a Street Exception approval to not upgrade the N. Front Street frontage to present standards and a Phasing Plan approval for a project of Phases 1 & 2 – including to defer to Phase 2 all frontage/public/street improvements that remain required. The application materials indicated that Phase 2 would be as late as 2027, and there is no condition requiring that the applicant do any of construct Phase 2, construct the public improvements, or pay a fee in-lieu. The conditions include obtaining a public access easement 20 feet wide minimum along the Mill Creek Greenway Trail corridor, and the Assistant City Administrator, who oversees parks and recreation, had declined to require the applicant either to construct bicycle/pedestrian trail improvements based on the Mill Creek Greenway Master Plan or pay a fee in-lieu.

The subject property is in the Public and Semi-Public (P/SP) zoning district.

Section references are to the [Woodburn Development Ordinance \(WDO\)](#).

Conditions of Approval:

General

G1. Either prior to or as part of building permit application, the applicant shall submit revised site plans meeting the conditions of approval to the attention of the Planning Division and obtain Division approval or permit sign-off.

G2. The applicant or successor shall develop the property in substantial conformance with the final plans submitted and approved with these applications, except as modified by these conditions of approval. Were the applicant to revise plans other than to meet conditions of approval or meet building code, even if Planning Division staff does not notice and signs off on building permit issuance, Division staff retains the right to obtain restoration of improvements as shown on an earlier land use review plan set in service of substantial conformance.

G3. References: The descriptions below define certain words, phrases, and assumptions in the context of the conditions of approval:

- “ADA” refers to the federal Americans with Disabilities Act of 1990.
- “Director” refers to the Community Development Director.
- “District” refers to the Woodburn School District.
- “Highway” refers to Oregon Highway 214 / Newberg Highway.
- “H.S.” refers to high school.
- “Public Works” refers to the Public Works Department, especially the Engineering Division.
- “PUE” means public utility easement.
- “ROW” means right-of-way.
- “WDO” refers to Woodburn Development Ordinance.

G4. Due date: Unless a condition specifies otherwise, meeting the conditions is due by building permit issuance for the implied phase.

G5-PW. Public Works: Follow the appended "Public Works Comments February 18, 2020" (Attachment 102A).

G6. Recordation(s): Dedications of ROWs, PUEs, and other easements involve recordation(s) with Marion County. The applicant shall:

- a. Prior to recordation with the County, follow City Public Works Department review and dedication process as directed by the City Engineer or higher authority, including the use of Public Works document templates;
- b. Submit a draft copy of the ROW dedications and easements, including text and drawing(s), to the attention of both the Director and City Engineer for their reviews and directions. Easement text shall contain references to “City of Woodburn Conditional Use CU 2019-07”, “Woodburn High School”, street address, and tax lot number. Submit through the Planning Division both Adobe PDF and written copies under a cover or transmittal letter providing project context, including land use / planning / zoning case file numbers, street address, tax lot number, and project name and an explanation of the purpose of the submittal that refers to this condition of approval;
- c. Record dedications prior to building permit final inspection;
- d. Upon recordation, submit proof to pass building permit final inspection; and

- e. Apply to Marion County for recordation(s) no later than six (6) months past the Planning Commission tentative decision date of February 27, 2020, i.e. by August 31, 2020, and complete recordation(s) no later than a year past, i.e. by February 28, 2021. The due date to complete recordation(s) shall not supersede when recordation(s) are due relative to the building permit stage.

G7. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. At least three (3) City business days prior to a desired date of planning and zoning inspection of site improvements, the applicant shall request a land use / planning / zoning inspection through the [Accela / Oregon ePermitting](#) building permit record(s) for the project. This inspection is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience. For help with ePermitting, call the Oregon Building Codes Division help line at (503) 373-7396.

Conditional Use 2019-07

C1. ADA:

- a. On-site: The applicant shall make ADA-compliant the walkway ramp transition at the location Sheets CU-A01 & 3 illustrate and note for Phase 1.
- b. Highway and road sidewalks: See Street Exception (EXCP) conditions.

C2. Bicycle parking:

- a. Ratio: Required off-street bicycle parking shall number a total of the existing amount of twenty-four (24) stalls plus at least two (2) stalls per additional classroom. (This would equal 24 existing stalls, plus 18 stalls for Phase 1 nine classrooms, and plus for Phase 2 six classrooms 12 stalls yielding 54 stalls total.)
- b. Distribution: The number shall be divided among at least four (4) areas: the main entrance with sixteen (16) stalls minimum, a southeast entrance with twelve (12) stalls minimum, a west staff entrance with twelve (12) stalls minimum, and an addition/expansion or outbuilding entrance with fourteen (14) stalls minimum.
- c. Facility: Each stall shall adjoin a facility designed for the securing of one or more bicycles, such as a U-rack or wave rack.
- d. Stall size: The minimum size of additional or altered stalls shall be two (2) feet wide by six (6) feet long, and minimum vertical clearance shall be eight (8) feet. If a stall is wall-mounted, the minimum stall depth shall be five (5) feet. The minimum maneuvering area to access any stall shall be at least five (5) feet deep. The dimensional standards do not apply to the existing bicycle parking at the south and west.

This condition is due by building permit final inspection for each phase because additional bicycle parking is allocated between the two phases.

C3. Bond / bonding / performance guarantee: Were the applicant to bond any improvements as allowed by and pursuant to WDO 4.02.08, the amount shall be 200% instead of 120%.

C4. Carpool/vanpool (C/V) parking:

- a. Number: Within a staff-only parking area there shall be at least two C/V stalls located within ninety (90) feet of a building occupied by District staff and limited to carpools and vanpools.
- b. Striping: Each stall shall be striped "CARPOOL/VANPOOL ONLY" in lettering one (1) foot high minimum.
- c. Signage: Each stall shall have a wall-mounted or pole-mounted sign for "Carpool/Vanpool Only". Minimum sign face size shall be one (1) foot wide by one-and-a-half (1½) feet high. The top of a posted sign shall be between five-and-a-half (5½) and six-and-a-half (6½) feet above vehicular grade.
- d. If there are State of Oregon standards that conflict with b. and c., the applicant may go by state standards instead and provide a copy of them to staff.

This condition is due by building permit final inspection for each phase because the improvements manifest in Phase 1 and are displaced and reproduced in Phase 2.

C5. Driveway widths:

- a. Two-way: Any additional driveway or reconstructed driveway shall have a maximum width of either twenty-four (24) feet or, were the Oregon Fire Code (OFC) to apply such that a fire apparatus access road of minimum 26 feet would be required such as for a multi-story building, then twenty-six (26) feet. The maximum may increase by up to eight (8) feet were a driveway to include an outbound left-turn lane or pocket.
- b. One-way: Any additional driveway or reconstructed driveway shall have a maximum width of twelve (12) feet if one-lane and twenty (20) feet if two-lane.

C6. Fire access plan: Through the City building permit application and review process, the applicant shall submit for the Woodburn Fire District Fire Marshal a detailed plan sheet illustrating and noting: fire apparatus access and lane routes, lane widths, lane inside and outside turning radii of the minimums per the Oregon Fire Code (OFC), lane height clearance, fire suppression water line, hydrants, a PUE for the fire suppression water line and hydrants, fire department connections (FDCs), and fire riser rooms.

C7. Greenway: The applicant shall by Phase 1 dedicate to the City an easement for public pedestrian and cyclist access along the likely alignment of the Mill Creek Greenway Trail based on the image on plan p. 17, "North Tributary: Goose Creek Mill Creek" (Attachment 107), and existing topography. The easement or easements shall extend at least (a) between Hazelnut Drive ROW and highway ROW and (b) between highway ROW along the Goose Creek corridor to the west property line. The easement may be continuous from Hazelnut Drive ROW to the west property line if it has a segment that parallels roughly the highway

ROW and extends to or abuts the highway ROW. The minimum greenway trail easement width shall be twenty (20) feet.

C8. Lighting: This applies to additional or altered exterior lighting fixtures.

- a. Full cut-off: They shall be full cut-off or fully shielded models.
- b. Heights: As measured to the underside of the light fixture:
 - i. Wall: Wall-mounted fixtures shall be no higher than eight (8) feet above walkway finished grade. (This height limit is not applicable to emergency egress lighting and permanent wall signs allowed through WDO 3.10 were they to have interior illumination.)
 - ii. Parking pole: Exterior pole-mounted fixtures within five (5) feet of or in parking, loading, and vehicular circulation areas shall be no higher than fourteen (14) feet above vehicular finished grade.
 - iii. Other pole: Remaining exterior pole-mounted fixtures, excepting sports field lighting, shall be no higher than fifteen-and-a-half (15½) feet above grade.
- c. Monument signage: Any monument signage illuminated by lighting exterior to it shall be full cut-off or fully shielded, and any monument signage that has electronic changing image shall have it off from 9:00 p.m. to 7:00 a.m. Pacific time.

This condition is due by building permit final inspection.

C9. Modular buildings / modulares: Consistent with the land use review plan set submitted February 4, 2020, Sheets CU-A00 Overall Existing Site Plan and CU-A01 Overall Master Plan, the number of modular buildings shall decrease by at least ten (10) by Phase 1. The removal of modular buildings is due by building permit final inspection for Phase 1. (The City may later supersede this condition by taking action on a future land use application submittal as to allow one or more modular buildings.)

C10. Parking area improvements:

- a. East front student/visitor: As proposed, per Sheets CU-A01 & 3 and L01 & 2, the applicant shall modify the parking area to stripe a walkway at least six (6) feet wide across the drive aisles and install and plant four landscaped islands with trees. The middle two islands shall each be at least fifty-two (52) square feet within inside of curbing with narrowest dimension of six-and-a-half (6½) feet minimum within inside of curbing. The trees shall conform to Table 3.06B. Additional or altered compact stalls shall be striped with "C", "COMPACT", or "COMPACT ONLY".
- b. West rear staff: As proposed, per Sheets CU-A01 & 3 and L01 & 2, the applicant shall modify the parking area to stripe walkway crossings of the east drive aisle.

This condition is due by building permit final inspection for Phase 2.

C11. Signage: Based on WDO 3.10 and the needs of the Public Works Department:

- a. Permanent signage for the school campus shall not encroach within any PUE.

- b. Electronic changing image: Based on the hours in Ordinance No. 2338, Section 5A Light Trespass, any monument sign electronic changing image shall be off every evening or night during the hours of 9:00 p.m. to 7:00 a.m. Pacific time.
- c. The applicant shall through the sign permit process of 5.01.10 demonstrate that any new, relocated, or structurally altered permanent signage conforms to WDO 3.10.

C12. Discontinuance/Revocation: Because the WDO does not specify if and when a conditional use approval would expire were a use to cease, based on WDO 4.02.04B the approval shall expire if the use of public school ceases and three (3) years pass without the use recommencing.

C13. CU Modification: Because the WDO, including 5.03.01, does not specify how changes to an approved conditional use (CU) and related site improvements might trigger another CU or modification of a CU approval, for Director determination the following serve as criteria and – where noted – as factors:

- a. Significant expansion of the use, factors being an increase in any of: total gross floor area (GFA) by 25.0% or more or by an absolute value of ten thousand (10,000) square feet or more, the number of buildings (excluding modulars) by two (2) or more, the number of modular buildings by one (1) or more, and the number of classrooms by six (6) or more;
- b. Increase in off-street parking by twelve (12) or more stalls, even if the existing supply were in excess of the minimum required ratio(s);
- c. Net Increase in impervious surface totaling at least two-and-half (2½) acres;
- d. Development as defined in WDO 1.02 within twenty (20) feet of a property boundary and not already conditioned through the subject approval;
- e. Installation of additional or altered sports field lighting taller than twenty (20) feet and within twenty (20) feet of ROW or other property line;
- f. Any proposal necessitating a request for Exception to Street Right-of-Way and Improvement Requirements (“Street Exception”);
- g. Any proposal necessitating a request to vary from the WDO;
- h. Any proposal necessitating a Type III or IV land use application type;
- i. Any proposal increasing either student capacity or actual student population by ninety (90) or more students;
- j. Any proposal predicted based on the Institute of Transportation Engineers (ITE) *Trip Generation Manual* to increase peak hour vehicle trip generation such that per WDO 3.04.05A the City could require a traffic impact analysis (TIA);
- k. An application for Modification of Conditions pursuant to WDO 4.02.07;
- l. City adoption of a unified development ordinance replacing the WDO were to have intervened; and
- m. Proposal by the Woodburn School District for the City to approve a District-led long-range master plan for the Woodburn H.S. campus.

Modification of a specific condition of approval remains pursuant to WDO 4.02.07. Were the City to have amended the WDO to establish modification provisions for conditional uses, the Director may decide that the provisions supersede this condition of approval.

C14. Architecture: As proposed, the north outbuilding labeled as “classroom building” shall meet or exceed the window area percentage provision of WDO 3.07.06B.2b(1) on the north façade that faces Hazelnut Drive.

C15. Driveway: The additional driveway along Hazelnut Drive shall be aligned with a public street that intersects Hazelnut Drive and shall have a maximum width of either twenty-six (26) feet or, if later changed to have an outbound left-turn pocket between an inbound and an outbound lane, thirty (30) feet.

Design Review 2019-13

D1. Fences / fencing: To meet WDO 2.06.02C.1 (height maximum), 2.06.02D.2 (coating and slats), vision clearance area (3.03.06), and, the applicant shall through the fence permit process of 5.01.03 demonstrate the proposed fencing conforms.

D2. ROWs & PUEs: To meet WDO 3.01, the applicant shall illustrate, note, and dedicate for:

- a. Hazelnut Drive, additional ROW of three (3) feet and a PUE of five (5) feet width;
- b. N. Front Street, additional ROW of nineteen (19) feet and a PUE of five (5) feet width; and
- c. the highway, additional ROW of five (5) feet and a PUE of ten (10) feet width.

D3. Screening of parking: To meet WDO 3.06.05B, the applicant shall screen surface parking in the north yard from Hazelnut Drive. The applicant shall revise Sheet CU-L02 to clarify that proposed shrubbery amid the row of trees would be evergreen shrubbery forming a screen hedge or row as a vertical visual screen, growing to a minimum height at maturity of three-and-a-half (3½) feet from the abutting street grade.

D4. Screening of roof-mounted equipment: To meet WDO 3.07.06B.4 fully, the applicant shall revise the building elevation Sheets CU-A07 through 9 to clarify that all such equipment will be screened.

D5. On-site PUEs other than streetside ones: To meet WDO 3.02.01 & 3.02.02, were the City Engineer to identify later a nonconforming situation in need of correction regarding any on-site utilities and easements in order to protect public health, safety, and welfare, upon City Engineer written direction, the applicant shall record a document or documents that accomplish the directed correction.

Street Exception 2019-07

The street exception request is approved for the three frontages as modified by the following conditions:

EX1. ROWs & PUEs: Approval of the street exception request shall not exempt the proposal from dedications of required ROWs and PUEs.

EX2. Hazelnut Drive: The required improvements shall be per the land use review plan set submitted February 4, 2020, Sheets CU-A01 & 3 and L01.

EX3. N. Front Street: The required improvements shall be per the land use review plan set submitted February 4, 2020, Sheets CU-A01 & L01.

EX4. Highway: The required improvements shall be per the land use review plan set submitted February 4, 2020, Sheets CU-A01 & L01.

EX5. Street trees:

- a. Specifications: The applicant shall plant in conformance with WDO 3.06.03A and Tables 3.06B & C:
- b. Public Works Standard Specifications & Drawings: The applicant shall revise the site plans to reproduce [standard details](#) as Public Works directs and include [Drawing 1 Street Tree Planting New Construction](#) and [Detail No. 4150-8 Sidewalks](#).

EX6. ADA: The applicant shall upgrade to provide ADA compliance where it does not exist along sidewalks and pedestrian crossings of streets and do so by any of Phase 1 or 2.

EX7. Interpretation: Where there is uncertainty, contradiction, or conflict concerning what street improvements are or are not excepted, the Director shall determine upon guidance by the Public Works Department.

EX8. Future applications: Any future land use / planning / zoning application for the subject property that triggers street improvements supersedes this Street Exception 2019-07.

Phasing Plan 2019-03

PP1. Phasing:

- a. Number: The City acknowledges the phasing plan of two Phases 1 & 2.
- b. Improvements by phase:
 - i. Improvements are due by the phases with which they are associated as noted and delineated per the revised land use review sheets submitted February 4, 2020: CU-A01, 2, & 3 and CU-L02.
 - ii. Clarification: Though frontage/public/street improvements are deferred to Phase 2, the applicant shall record any and all required ROW, PUE, and Mill Creek Greenway Trail easement dedications prior to Phase 1 building permit final inspection.

- c. Timeframe: The City acknowledges the build-out timeframe per the applicant's letter of January 22, 2020 (p. 7) that was in response to the incompleteness letter of January 9, 2020: Phase 1 is through June 2021, and Phase 2 is through 2027, which through this condition staff interprets to mean through September 3, 2027. The applicant shall revise the site plans to indicate the phasing timeframe that the letter had indicated.

Notes to the Applicant: The following are not planning / land use / zoning conditions of approval, but are notes for the applicant to be aware of and follow:

1. Records: Staff recommends that the applicant retain a copy of the approval of the conditional use.
2. Fences, fencing, & free-standing walls: The approval excludes any fences, fencing, & free-standing walls, which are subject to WDO 2.06 and the permit process of 5.01.03.
3. Signage: The approval excludes any signage, which is subject to WDO 3.10 and the permit process of 5.01.10.
4. Other Agencies: The applicant, not the City, is responsible for obtaining permits from any county, state and/or federal agencies, which may require approval or permit, and must obtain all applicable City and County permits for work prior to the start of work and that the work meets the satisfaction of the permit-issuing jurisdiction. The Oregon Department of Transportation (ODOT) might require highway access, storm drainage, and other right-of-way (ROW) permits. All work within the public ROW or easements within City jurisdiction must conform to plans approved by the Public Works Department and must comply with a Public Works Right-of-Way permit issued by said department. Marion County plumbing permits must be issued for all waterline, sanitary sewer, and storm sewer work installed beyond the Public Right-of-Way, on private property.
5. Inspection: The applicant shall construct, install, or plant all improvements, including landscaping, prior to City staff verification. At least three (3) City business days prior to a desired date of planning and zoning inspection of site improvements, the applicant shall request a land use / planning / zoning inspection through the [Accela / Oregon ePermitting](#) building permit record(s) for the project. This inspection is required and separate from and in addition to the usual building code and fire and life safety inspections. Note that Planning staff are not primarily inspectors, do not have the nearly immediate availability of building inspectors, and are not bound by any building inspector's schedule or general contractor convenience. For help with ePermitting, call the Oregon Building Codes Division help line at (503) 373-7396.
6. Stormwater management: The storm sewer system and any required on-site detention for the development must comply with the City Storm Water Management Plan, Public Works storm water practices and the Storm Drainage Master Plan.
7. Public Works Review: Staff performs final review of the civil plans during the building permit stage. Public infrastructure must be constructed in accordance with plans approved by the City, as well as

current [Public Works construction specifications, Standard Drawings, Standard Details](#), and General Conditions.

8. ROW:
 - a. Dedication: For a site development project that requires no and involves no re-plat, there is a process separate from land use / planning / zoning review to dedicate ROW and easements. Contact the Public Works Department to obtain paperwork and allow at least two months for Public Works staff to review the paperwork and schedule acceptance of dedications during a regularly scheduled City Council meeting.

ROW – and public utility easement (PUE) – dedications are due prior to building permit issuance.
 - b. Work: All work within the public ROWs or easements within City jurisdiction must require plan approval and permit issuance from the Public Works Department. All public improvements construction work must be performed in accordance with the plans stamped “approved” by the City, and comply with the City’s Standard Specifications and Standard drawings.
9. Franchises: The applicant provides for the installation of all franchised utilities and any required easements.
10. Water: All water mains and appurtenances must comply with Public Works, Building Division, and Woodburn Fire District requirements. Existing water services lines that are not going to be use with this new development must be abandoned at the main line. The City performs required abandonment of existing water facilities at the water main with payment by the property owner. All taps to existing water mains must be done by a “Hot Tap” method and by approved City of Woodburn Contractors. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintendent, for proper type and installation requirements of the backflow device at (503) 982-5380.
11. Wastewater Survey: The applicant must complete a City of Woodburn Nonresidential Wastewater Survey and comply with the conditions of the Wastewater Permit. Contact Carol Leimbach, Industrial Waste Coordinator, at (503) 982-5283.
12. Grease Interceptor/Trap: If applicable, a grease trap would need to be installed on the sanitary service, either as a central unit or in the communal kitchen/food preparation area. Contact Marion County Plumbing Department for permit and installation requirements, (503) 588-5147.
13. Fire: Fire protection requirements must comply with the Woodburn Fire District standards and requirements. Place fire hydrants within the public ROW or public utility easement and construct them in accordance with Public Works Department requirements, specifications, standards, and permit requirements. Fire protection access, fire hydrant locations and fire protection issues must comply with current fire codes and Woodburn Fire District standards. See City of Woodburn Standard Detail No. 5070-2 Fire Vault. The fire vault must be placed within the public right-of-way or public utility easement.
14. Street addressing: Were the District to desire or be prompted by a public agency to adjust street addresses, do so through the City. Assigning new addresses involves the City, the Fire District, and

the U.S. Postal Service and needs completion prior to intake of building permits. For the Building Division to accept building permit applications for changed addresses, the applicant must have submitted an [Address Assignment Request](#) to the Community Development Department for and obtained adjusted street addresses with payment per the [Planning Division fee schedule](#). Expect 1-2 weeks for approval following application. The applicant prepares an exhibit with a site plan indicating the addresses as part of a street address application.

15. SDCs: The developer pays System Development Charges prior to building permit issuance. Staff will determine the water, sewer, storm and parks SDCs after the developer provides a complete Public Works Commercial/Industrial Development information sheet.

Expiration: Per Woodburn Development Ordinance (WDO) 4.02.04B., a final decision expires within three years of the date of the final decision unless:

1. A building permit to exercise the right granted by the decision has been issued;
2. The activity approved in the decision has commenced; or
3. A time extension, Section 4.02.05, has been approved.

Appeals: Per WDO 4.01.11E., the decision is final unless appealed pursuant to Oregon Revised Statutes (ORS), state administrative rules, and WDO [4.02.01](#). The appeal to City Council due date is twelve (12) days from the mailing date of this notice per 4.02.01B.1. A valid appeal must meet the requirements of 4.02.01.

A copy of the decision is available for inspection at no cost, and the City would provide a copy at reasonable cost at the Community Development Department, City Hall, 270 Montgomery Street, Woodburn, OR 97071. For questions or additional information, contact Vicki Spitznogle, Administrative Assistant, at (503) 982-5246 or vicki.spitznogle@ci.woodburn.or.us.

Attachments:

- Planning Commission Feb. 27, 2020 Staff Report Attachment 101. Marked Tax Map
- 101A. Partition Plat 2012-031 (5 sheets)
- 102A. Public Works Comments October 16, 2019 (2 pages)
- 104. Transportation System Plan (TSP) Figure 2 (2019)
- 105. TSP Figure 8 "Pedestrian Plan Elements" (2019)
- 106. Traffic letter
- 107. Mill Creek Greenway Master Plan (2006-07; excerpt of north map)
- 108. Site plans excerpted (submitted through Feb. 4, 2020; 12 sheets)

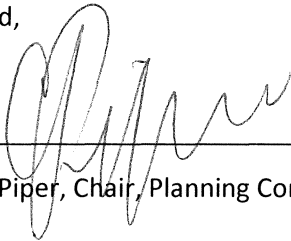
Sincerely,



Colin Cortes, AICP, CNU-A

Senior Planner

Affirmed,



Charlie Piper, Chair, Planning Commission

March 3, 2020

- cc: Chris Kerr, Community Development Director
Dago Garcia, P.E., City Engineer
Ted Cuno, Building Official
Jason Space, GIS Technician
Marion County Assessor's Office
Dr. William Rhoades, Superintendent, Woodburn School Dist. 103
Sarah Bishop, Director of Business, Woodburn School Dist. 103

05 1W 07A WOODBURN



MARION COUNTY, OREGON
NE1/4 SEC7 T5S R1W W.M.
SCALE 1" = 200'

LEGEND

- LINE TYPES**
- Taxlot Boundary
 - Road Right-of-Way
 - Railroad Right-of-Way
 - Private Road ROW
 - Subdivision/Plat Bndry
 - Waterline - Taxlot Bndry
 - Historical Boundary
 - Easement
 - Railroad Centerline
 - Taxcode Line
 - Map Boundary
 - Waterline - Non Bndry

- CORNER TYPES**
- + 1/16TH Section Cor.
 - ⊙ DLC Corner
 - ⊕ 1/4 Section Cor.
 - ⊕ 16, 15 Section Corner
 - ⊕ 21, 22

NUMBERS

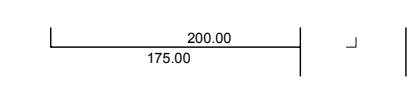
Tax Code Number
000 00 00 0

Acreege
0.25 AC

All acres listed are Net Acres, excluding any portions of the taxlot within public ROWs

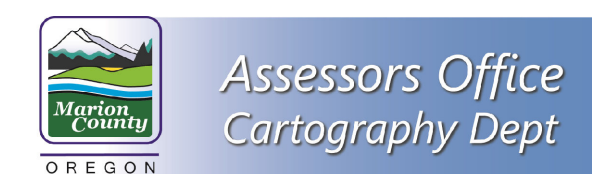
NOTES

Tick Marks: A tick mark in the road indicates that the labeled dimension extends into the public ROW



CANCELLED NUMBERS	
300	
400	
500	
800	
1000	
1100	
1200	
3201	

DISCLAIMER: THIS MAP WAS PREPARED FOR ASSESSMENT PURPOSES ONLY



FOR ADDITIONAL MAPS VISIT OUR WEBSITE AT www.co.marion.or.us Attachment 101

PLOT DATE: 1/23/2018

WOODBURN 05 1W 07A

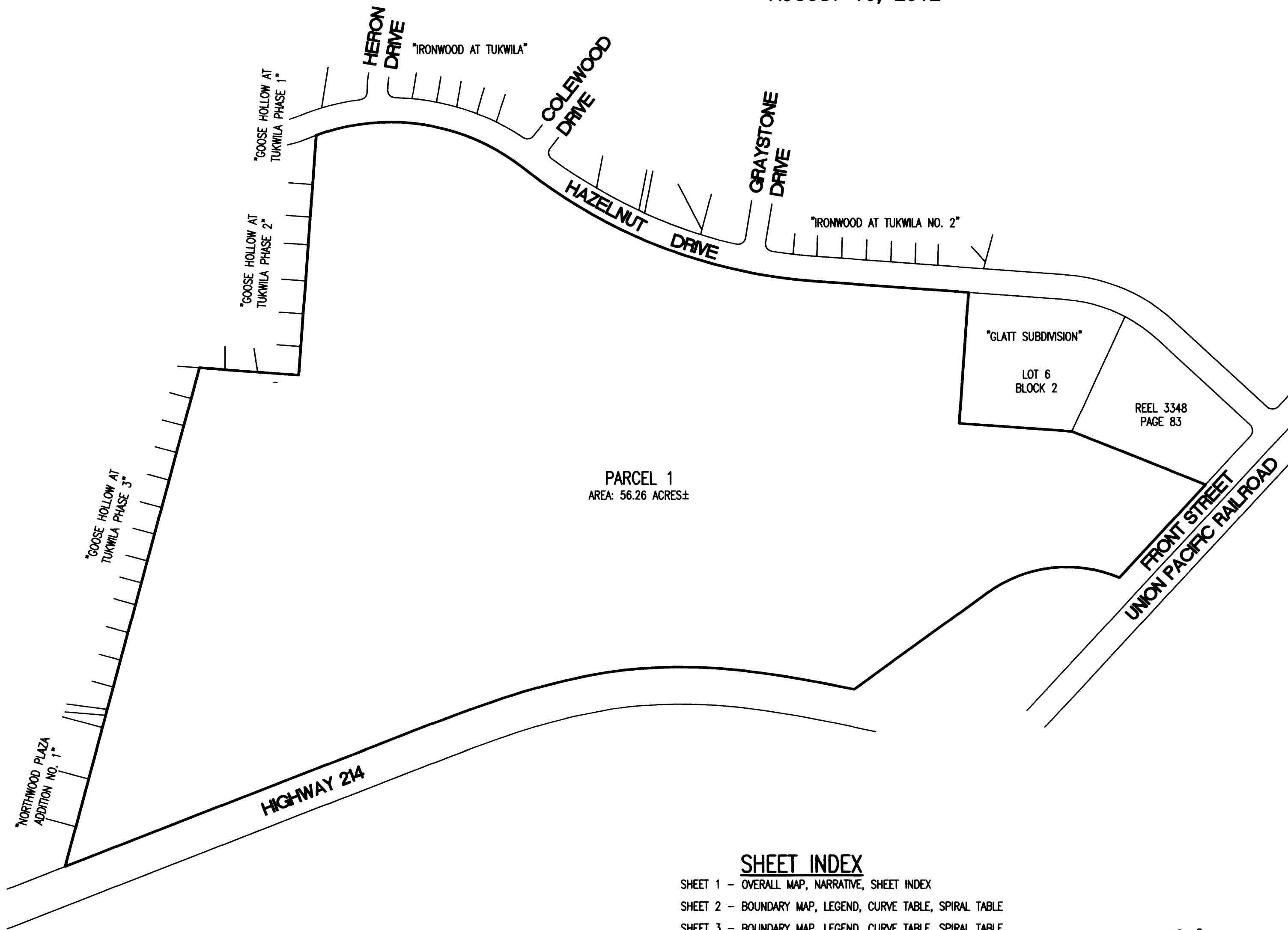
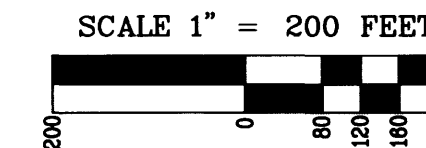


2012-31

PARTITION PLAT NO. 2012-31

PREPARED FOR
WOODBURN SCHOOL DISTRICT
965 N BOONES FERRY ROAD
WOODBURN, OR 97071

A REPLAT OF LOTS 2, 3, 4, AND 5, BLOCK 2, OF THE PLAT "GLATT SUBDIVISION", AND OTHER LANDS, LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 7, AND THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON
AUGUST 16, 2012



NARRATIVE

THE PURPOSE OF THIS PARTITION WAS TO PLAT THE TRACT OF LAND PER REEL 26 PAGE 806 (10/02/1975), REEL 26 PAGE 808 (10/02/1975), REEL 26 PAGE 809 (10/02/1975), REEL 26 PAGE 811 (10/02/1975), REEL 298 PAGE 1463 (12/27/1982), REEL 1130 PAGE 530 (12/28/1993), REEL 1258 PAGE 258 (12/29/1995), MARION COUNTY DEED RECORDS INTO ONE PARCEL. THE BASIS OF BEARING IS THE NORTHWEST RIGHT-OF-WAY LINE OF HIGHWAY 214 PER SURVEY NUMBER 36702, MARION COUNTY SURVEY RECORDS.

THE RIGHT-OF-WAY OF HIGHWAY 214 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS, RECORD BEARINGS, DISTANCES, SPIRAL INFORMATION, AND CURVE INFORMATION PER SAID SURVEY NUMBER 36702. SURVEY NUMBER 36702 USES PROPER PROCEDURE BY HOLDING FOUND MONUMENTS AND RIGHT-OF-WAY GEOMETRY PER ODOT MAP 9B-8-14.

THE EAST LINES OF THE PLATS "NORTHWOOD PLAZA ADDITION NO. 1" AND "GOOSE HOLLOW AT TUKWILA PHASE 3" WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER SAID PLATS, AND SURVEY NUMBER 24758. IT APPEARS THE LEGAL DESCRIPTIONS OF REEL 26 PAGE 806 (10/02/1975) AND REEL 26 PAGE 811 (10/02/1975) ARE BASED UPON SURVEY NUMBER 24758, SAID PLATS HELD FOUND MONUMENTS PER SAID SURVEY NUMBER 24758 FOR BOUNDARY MONUMENTS.

THE SOUTH LINE OF THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 2" WAS ESTABLISHED HOLDING FOUND MONUMENTS PER SAID PLAT AND THE PLATS "TUKWILA" AND "GLATT SUBDIVISION". SAID PLAT HELD FOUND MONUMENTS PER SAID SURVEY NUMBER 24758 FOR BOUNDARY MONUMENTS.

THE EAST LINE OF THE PLATS "GOOSE HOLLOW AT TUKWILA PHASE 1" AND "GOOSE HOLLOW AT TUKWILA PHASE 2" AND WERE ESTABLISHED BY HOLDING FOUND MONUMENTS PER SAID PLATS AND THE PLAT "GLATT SUBDIVISION". SAID PLATS "GOOSE HOLLOW AT TUKWILA PHASE 1" AND "GOOSE HOLLOW AT TUKWILA PHASE 2" HELD FOUND MONUMENTS PER "GLATT SUBDIVISION" FOR BOUNDARY MONUMENTS.

THE CENTERLINE AND RIGHT-OF-WAY OF HAZELNUT DRIVE WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AND CURVE INFORMATION PER THE PLATS "GLATT SUBDIVISION" AND "GOOSE HOLLOW AT TUKWILA PHASE 1".

THE WEST AND SOUTH LINES OF LOT 6 BLOCK 2 OF THE PLAT "GLATT SUBDIVISION" WAS ESTABLISHED BY HOLDING FOUND MONUMENTS AND OFFSETS PER SAID PLAT.

THE SOUTHWEST LINE OF REEL 3348 PAGE 83 WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER SURVEY NUMBER 34166. THIS RESOLUTION AGREES WITH SAID SURVEY NUMBER 24758.

THE CENTERLINE OF FRONT STREET WAS ESTABLISHED BY HOLDING FOUND MONUMENTS PER SURVEY NUMBER 31573 AND SURVEY NUMBER 2357.

THE NORTHWEST RIGHT-OF-WAY OF FRONT STREET WAS ESTABLISHED BY HOLDING A 30.00 FOOT OFFSET FROM CENTERLINE AS CONVEYED TO MARION COUNTY PER REEL 713 PAGE 686.

THE FRONT STREET CONNECTION TO HIGHWAY 214 WAS ESTABLISHED BY HOLDING A FOUND MONUMENT PER SURVEY NUMBER 36302 AND RECORD INFORMATION PER SURVEY NUMBER 36702.

SHEET INDEX

- SHEET 1 - OVERALL MAP, NARRATIVE, SHEET INDEX
- SHEET 2 - BOUNDARY MAP, LEGEND, CURVE TABLE, SPIRAL TABLE
- SHEET 3 - BOUNDARY MAP, LEGEND, CURVE TABLE, SPIRAL TABLE
- SHEET 4 - BOUNDARY MAP, LEGEND, CURVE TABLE
- SHEET 5 - CITY OF WOODBURN APPROVALS, MARION COUNTY APPROVALS, DECLARATION, ACKNOWLEDGEMENT, SURVEYOR'S CERTIFICATE, NARRATIVE

10-5-12

REGISTERED PROFESSIONAL LAND SURVEYOR

Nick White

OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/14

JOB NAME:	WDBRN HIGH
JOB NUMBER:	3246
DRAWN BY:	JOH
CHECKED BY:	NSW
DRAWING NO.:	3246PART

ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
FORESTRY • SURVEYING

LICENSED IN OR & WA

AKS
ENGINEERING & FORESTRY

13910 SW GALBREATH DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969

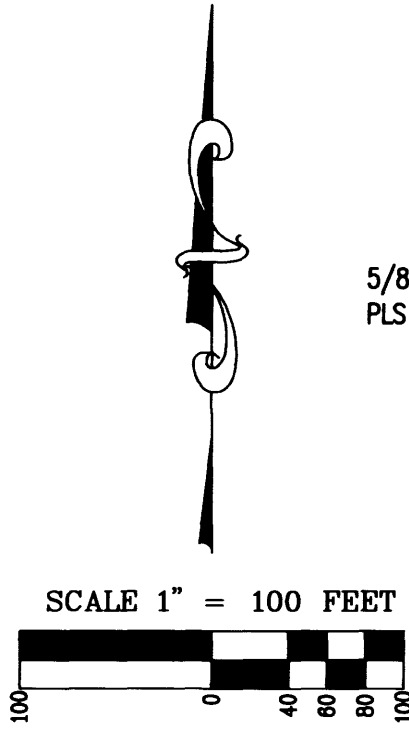
OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

PARTITION PLAT NO. 2012-31

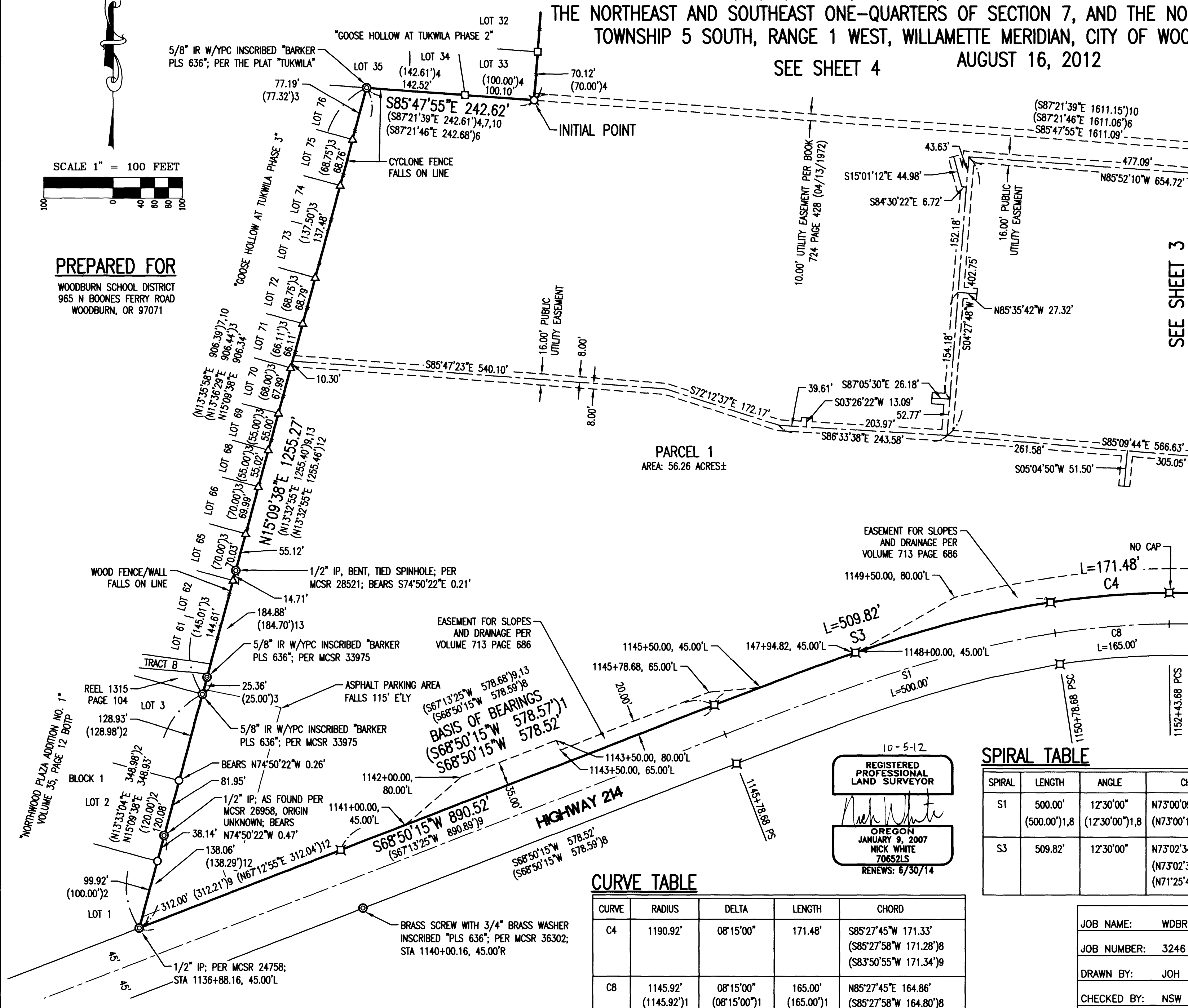
A REPLAT OF LOTS 2, 3, 4, AND 5, BLOCK 2, OF THE PLAT "GLATT SUBDIVISION", AND OTHER LANDS, LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 7, AND THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON

SEE SHEET 4

AUGUST 16, 2012



PREPARED FOR
WOODBURN SCHOOL DISTRICT
965 N BOONES FERRY ROAD
WOODBURN, OR 97071



PARCEL 1
AREA: 56.26 ACRES±

SEE SHEET 3

LEGEND

- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." ON: 08/16/12
- ▲ SET 1-1/8" BRASS BERNTSEN DISK INSCRIBED "AKS ENGR." ON: 08/16/12
- FOUND 5/8" IRON ROD; PER THE PLAT "NORTHWOOD PLAZA ADDITION NO. 1"; HELD
- △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "MULTI/TECH INC."; PER THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 3"; HELD
- FOUND 5/8" IRON ROD W/YPC INSCRIBED "MULTI/TECH INC."; PER THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 2"; HELD
- ✕ FOUND 5/8" IRON ROD W/YPC INSCRIBED "MULTI/TECH INC."; PER THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 1"; HELD
- ⊠ FOUND 5/8" IRON ROD W/YPC INSCRIBED "DLT ASSOC. L.S. 1362"; PER THE PLAT "GLATT SUBDIVISION" UNLESS NOTED OTHERWISE; HELD
- ⊡ FOUND 5/8" IRON ROD W/YPC INSCRIBED "W&H PACIFIC"; PER MCSR 36702; HELD
- ⊙ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
- IP IRON PIPE
- IR IRON ROD
- W/YPC WITH A YELLOW PLASTIC CAP
- PP NO. PARTITION PLAT NUMBER PER MARION COUNTY SURVEY RECORDS
- MCSR SURVEY NUMBER PER MARION COUNTY SURVEY RECORDS
- BOTP BOOK OF TOWN PLATS
- ()1 RECORD INFORMATION PER MCSR 36702
- ()2 RECORD INFORMATION PER THE PLAT "NORTHWOOD PLAZA ADDITION NO. 1", VOLUME 35, PAGE 12 BOTP
- ()3 RECORD INFORMATION PER THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 3", VOLUME 45, PAGE 141 BOTP
- ()4 RECORD INFORMATION PER THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 2", VOLUME 45, PAGE 73 BOTP
- ()5 RECORD INFORMATION PER THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 1", VOLUME 45, PAGE 33 BOTP
- ()6 RECORD INFORMATION PER THE PLAT "GLATT SUBDIVISION", VOLUME 38, PAGE 30 BOTP
- ()7 RECORD INFORMATION PER PP NO. 97-43
- ()8 RECORD INFORMATION PER MCSR 36302
- ()9 RECORD INFORMATION PER MCSR 24758
- ()10 RECORD INFORMATION PER THE PLAT "TUKWILA", VOLUME 40, PAGE 95 BOTP
- ()11 RECORD INFORMATION PER MCSR 34166
- ()12 RECORD INFORMATION PER MCSR 26958
- ()13 RECORD INFORMATION PER MCSR 28521
- ()14 RECORD INFORMATION PER MCSR 31573

10-5-12
REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
706521S
RENEWS: 6/30/14

SPIRAL TABLE

SPIRAL	LENGTH	ANGLE	CHORD
S1	500.00' (500.00')1,8	12°30'00" (12°30'00")1,8	N7°30'09"E 498.94' (N7°30'15"E 498.87')8
S3	509.82'	12°30'00"	N7°30'23"E 508.73' (N7°30'29"E 508.67')8 (N7°25'40"E 508.73')9

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C4	1190.92'	08°15'00"	171.48'	S85°27'45"W 171.33' (S85°27'58"W 171.28')8 (S83°50'55"W 171.34')9
C8	1145.92' (1145.92')1	08°15'00" (08°15'00')1	165.00' (165.00')1	N85°27'45"E 164.86' (S85°27'58"W 164.80')8

JOB NAME: WDBRN HIGH
JOB NUMBER: 3246
DRAWN BY: JOH
CHECKED BY: NSW
DRAWING NO.: 3246PART

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SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969
OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

2012 - 31

CURVE TABLE

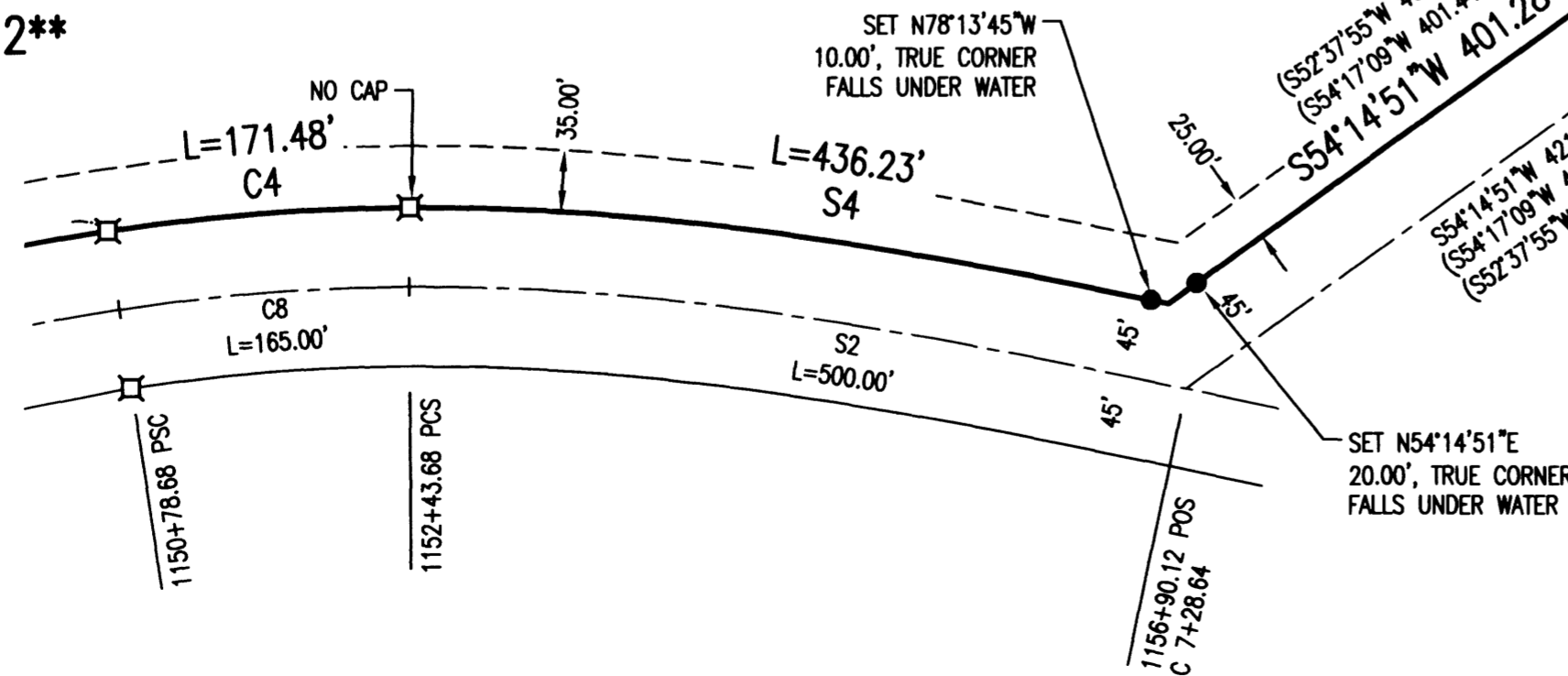
CURVE	RADIUS	DELTA	LENGTH	CHORD
C2	1296.05' (1296.05') ⁶	33°59'40"	768.97'	S68°47'23"E 757.74'
C3	331.48' (331.48') ⁸	58°29'48"	338.43'	S83°29'45"W 323.92'
C4	1190.92'	08°15'00"	171.48'	S85°27'45"W 171.33' (S85°27'58"W 171.28') ⁸ (S83°50'55"W 171.34') ⁹
C6	1266.05' (1266.05') ^{6,7}	33°59'40" (34°00'00") ^{6,7}	751.17' (751.29') ^{6,7}	S68°47'23"E 740.20' (S70°23'00"E 740.31') ⁶ (S70°21'33"E 740.31') ⁷
C7	286.48' (286.48') ¹	61°32'59" (61°27'01") ¹	307.75' (307.25') ¹	S85°01'20"W 293.16'
C8	1145.92' (1145.92') ¹	08°15'00" (08°15'00") ¹	165.00' (165.00') ¹	N85°27'45"E 164.86' (S85°27'58"W 164.80') ⁸
C12	1296.05'	28°46'46"	651.00'	S66°10'56"E 644.18'
C13	1296.05' (1296.05') ^{6,14}	05°12'54"	117.97'	S83°10'46"E 117.93' (S84°46'28"E 117.99') ^{6,14}
C16	331.48'	39°42'26"	229.72'	N87°06'35"W 225.15'
C17	331.48'	18°47'21"	108.70' (108.21') ⁹	S63°38'32"W 108.22'
C18	400.00' (400.00') ^{11,14}	38°14'57" (38°18'01") ¹⁴	267.03' (267.39') ¹⁴	N66°39'45"W 262.10' (N68°16'06"W 262.20') ¹¹ (N68°14'03"W 262.44') ¹⁴

SPIRAL TABLE

SPIRAL	LENGTH	ANGLE	CHORD
S2	500.00' (500.00') ^{1,8}	12°30'00" (12°30'00") ^{1,8}	S82°04'39"E 498.94'
S4	436.23'	12°13'14"	N82°48'46"W 435.37' (N82°48'48"W 435.32') ⁸ (N84°25'40"W 435.30') ⁹

LEGEND

****SEE SHEET 2****

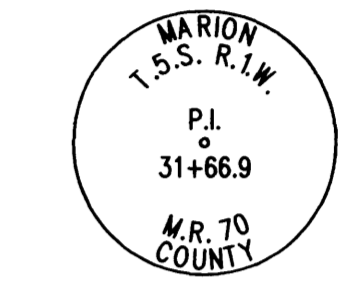
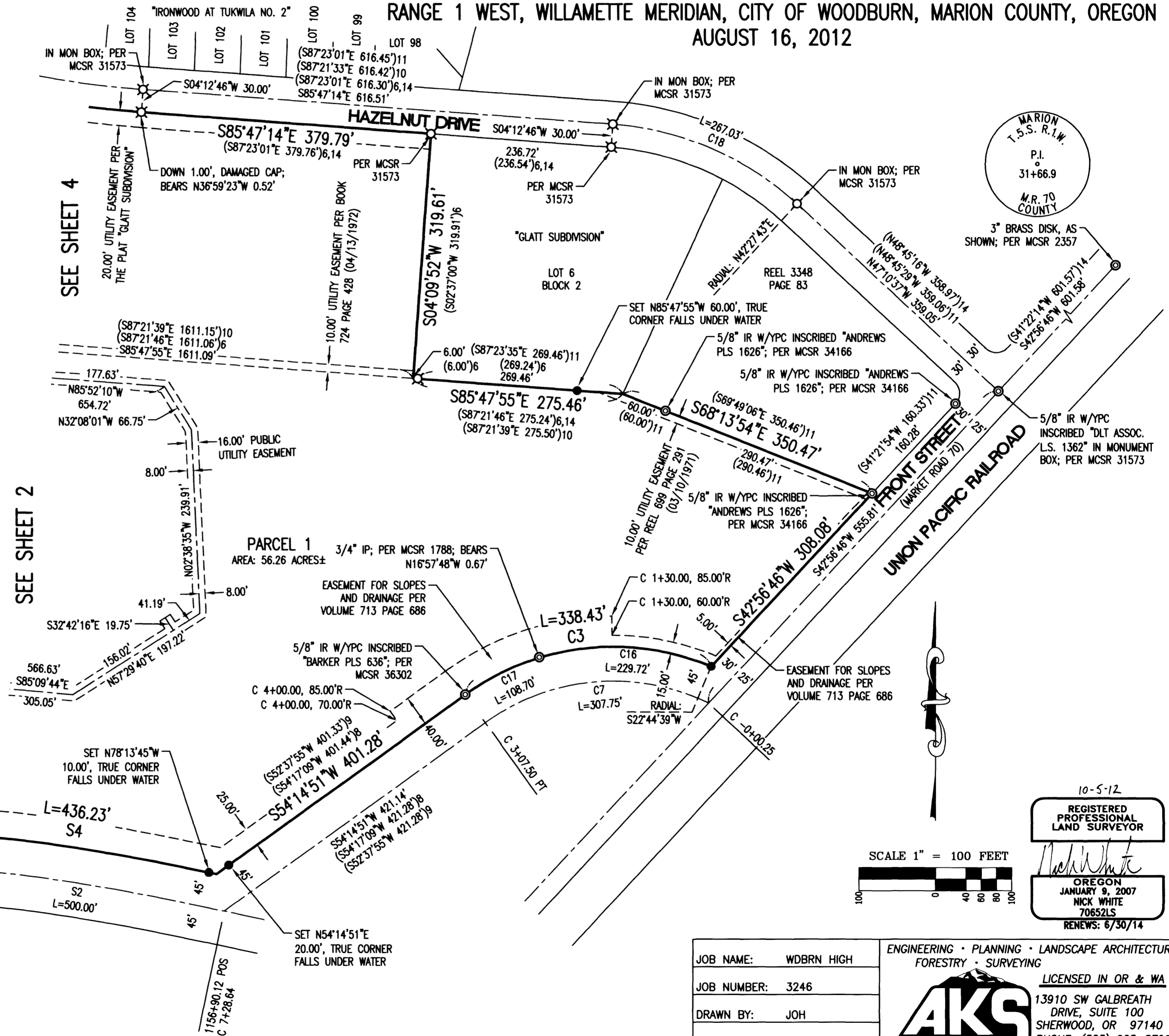


PREPARED FOR

WOODBURN SCHOOL DISTRICT
965 N BOONES FERRY ROAD
WOODBURN, OR 97071

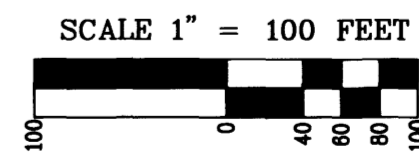
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AUGUST 16, 2012



SEE SHEET 2

SEE SHEET 4



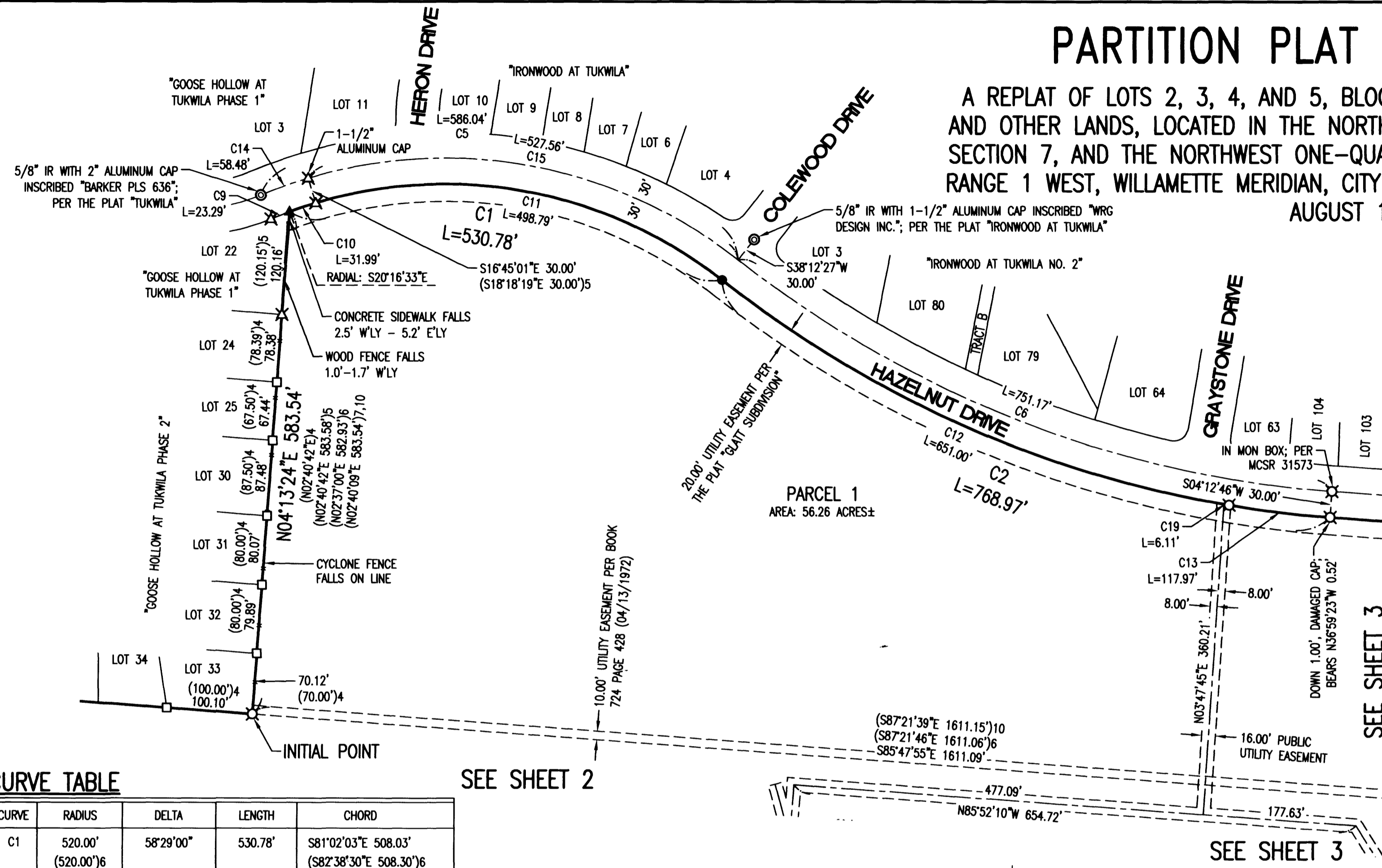
10-5-12
REGISTERED PROFESSIONAL LAND SURVEYOR
Nick White
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/14

JOB NAME:	WDBRN HIGH	ENGINEERING • PLANNING • LANDSCAPE ARCHITECTURE
JOB NUMBER:	3246	FORESTRY • SURVEYING
DRAWN BY:	JOH	AKS ENGINEERING & FORESTRY
CHECKED BY:	NSW	
DRAWING NO.:	3246PART	LICENSED IN OR & WA 13910 SW GALBREATH DRIVE, SUITE 100 SHERWOOD, OR 97140 PHONE: (503) 925-8799 FAX: (503) 925-8969 OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA

2012-31

PARTITION PLAT NO. 2012-31

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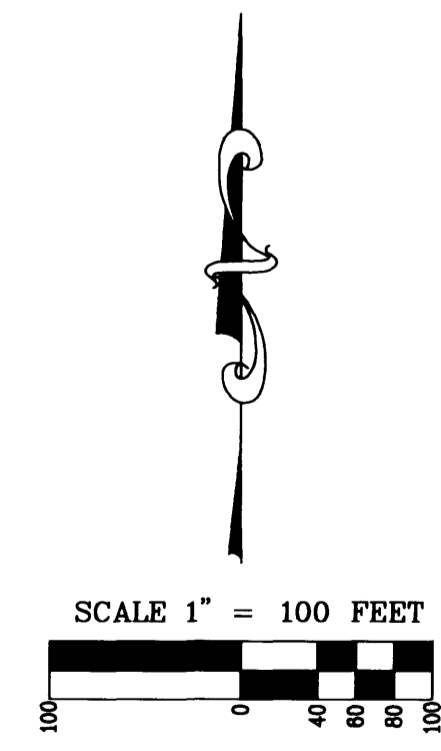
- ### LEGEND
- SET 5/8" X 30" IRON ROD W/YPC INSCRIBED "AKS ENGR." ON: 08/16/12
 - ▲ SET 1-1/8" BRASS BERNTSEN DISK INSCRIBED "AKS ENGR." ON: 08/16/12
 - FOUND 5/8" IRON ROD; PER THE PLAT "NORTHWOOD PLAZA ADDITION NO. 1"; HELD
 - △ FOUND 5/8" IRON ROD W/YPC INSCRIBED "MULTI/TECH INC."; PER THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 3"; HELD
 - FOUND 5/8" IRON ROD W/YPC INSCRIBED "MULTI/TECH INC."; PER THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 2"; HELD
 - ✕ FOUND 5/8" IRON ROD W/YPC INSCRIBED "MULTI/TECH INC."; PER THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 1"; HELD
 - ⊠ FOUND 5/8" IRON ROD W/YPC INSCRIBED "DLT ASSOC. L.S. 1362"; PER THE PLAT "GLATT SUBDIVISION" UNLESS NOTED OTHERWISE; HELD
 - ⊞ FOUND 5/8" IRON ROD W/YPC INSCRIBED "W&H PACIFIC"; PER MCSR 36702; HELD
 - ◎ DENOTES FOUND MONUMENT AS NOTED; HELD UNLESS NOTED OTHERWISE
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 - ()11 RECORD INFORMATION PER MCSR 34166
 - ()12 RECORD INFORMATION PER MCSR 26958
 - ()13 RECORD INFORMATION PER MCSR 28521
 - ()14 RECORD INFORMATION PER MCSR 31573

CURVE TABLE

CURVE	RADIUS	DELTA	LENGTH	CHORD
C1	520.00' (520.00') ⁶	58°29'00"	530.78'	S81°02'03"E 508.03' (S82°38'30"E 508.30') ⁶
C2	1296.05' (1296.05') ⁶	33°59'40"	768.97'	S68°47'23"E 757.74'
C5	550.00' (550.00') ^{7,10}	61°03'00" (61°01'36") ^{7,10}	586.04' (585.81') ^{7,10}	N82°19'03"W 558.71' (N83°52'22"W 558.51') ^{7,10}
C6	1266.05' (1266.05') ^{6,7}	33°59'40" (34°00'00") ^{6,7}	751.17' (751.29') ^{6,7}	S68°47'23"E 740.20' (S70°23'00"E 740.31') ⁶ (S70°21'33"E 740.31') ⁷
C9	520.00'	02°34'00"	23.29'	S68°26'27"W 23.29'
C10	520.00' (520.00') ⁵	03°31'29" (03°31'23") ⁵	31.99' (31.97') ⁵	S71°29'11"W 31.98' (S69°57'55"W 31.97') ⁵
C11	520.00'	54°57'31"	498.79'	N79°16'19"W 479.89'
C12	1296.05'	28°46'46"	651.00'	S66°10'56"E 644.18'
C13	1296.05' (1296.05') ^{6,14}	05°12'54"	117.97'	S83°10'46"E 117.93' (S84°46'28"E 117.99') ^{6,14}
C14	550.00' (550.00') ⁵	06°05'32" (06°05'26") ⁵	58.48' (58.47') ⁵	S70°12'13"W 58.45' (S68°40'47"W 58.44') ⁵
C15	550.00'	54°57'28"	527.56'	N79°16'17"W 507.56'
C19	1296.05'	00°16'12"	6.11'	S80°26'13"E 6.11'

SEE SHEET 2

SEE SHEET 3



PREPARED FOR
WOODBURN SCHOOL DISTRICT
965 N BOONES FERRY ROAD
WOODBURN, OR 97071

10-5-12
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AUGUST 16, 2012

PREPARED FOR

WOODBURN SCHOOL DISTRICT
965 N BOONES FERRY ROAD
WOODBURN, OR 97071

CITY OF WOODBURN APPROVALS

[Signature] 10/11/12
CITY OF WOODBURN DATE
DIRECTOR OF ECONOMIC AND DEVELOPMENT SERVICES
PLANNING CASE NO: PLA 2012-02
[Signature] 11/2/12
CITY OF WOODBURN, ENGINEER DATE

MARION COUNTY APPROVALS

Mark E. Riggins, by
[Signature] 10/19/2012
MARION COUNTY SURVEYOR DATE
W.A. Shawn Beaton
by: [Signature] 10-23-12
MARION COUNTY ASSESSOR DATE

TAXES HAVE BEEN PAID TO THIS DATE 06/30/13
W.A. Shawn Beaton by: DATE
[Signature] 0/23/12
MARION COUNTY TAX COLLECTOR DATE

STATE OF OREGON }
COUNTY OF MARION } ss

I DO HEREBY CERTIFY THAT THIS PARTITION PLAT NO. 2012-31
WAS RECEIVED FOR RECORD ON THIS 23rd DAY OF
October, 2012,
AT 12:17 O'CLOCK P M
AND RECORDED IN THE BOOK OF PARTITION PLATS. IT IS
RECORDED IN MARION COUNTY DEED RECORDS IN REEL
3436 AT PAGE 481.

BILL BURGESS, MARION COUNTY CLERK
[Signature]
DEPUTY COUNTY CLERK

DECLARATION

KNOW ALL PERSONS BY THESE PRESENTS THAT WOODBURN SCHOOL DISTRICT 103 AND WOODBURN SCHOOL DISTRICT 103C, MARION COUNTY OREGON, BEING THE OWNERS OF THE LAND DESCRIBED IN THE SURVEYOR'S CERTIFICATE SHOWN HEREON AND DESIRING TO DISPOSE OF THE SAME INTO A PARCEL HAS CAUSED THE SAME TO BE SURVEYED AND PARTITIONED AS SHOWN ON THE ATTACHED MAP ALL IN ACCORDANCE WITH ORS 92. WE HEREBY GRANT THE EASEMENTS AS SHOWN.

[Signature]
DAVID BAUTISTA - SUPERINTENDENT/CHIEF
ADMINISTRATIVE OFFICER AS DISTRICT SCHOOL CLERK,
WOODBURN SCHOOL DISTRICT 103 AND WOODBURN
SCHOOL DISTRICT 103C, MARION COUNTY OREGON

ACKNOWLEDGMENT

STATE OF OREGON }
COUNTY OF Marion } ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON 10-8-2012,
2012 BY David Bautista OF WOODBURN SCHOOL DISTRICT 103 AND
WOODBURN SCHOOL DISTRICT 103C, MARION COUNTY, OREGON.

[Signature]
NOTARY SIGNATURE
[Signature]
NOTARY PUBLIC-OREGON

COMMISSION NO. 452765
MY COMMISSION EXPIRES 10-12-2014

SURVEYOR'S CERTIFICATE

I, NICK WHITE, DO HEREBY CERTIFY THAT I HAVE CORRECTLY SURVEYED AND MARKED WITH PROPER MONUMENTS THE LAND REPRESENTED ON THE MAP SHOWN, A REPLAT OF LOTS 2, 3, 4, AND 5, BLOCK 2, OF THE PLAT "GLATT SUBDIVISION", AND OTHER LANDS, LOCATED IN THE NORTHEAST AND SOUTHEAST ONE-QUARTERS OF SECTION 7, AND THE NORTHWEST ONE-QUARTER OF SECTION 8, TOWNSHIP 5 SOUTH, RANGE 1 WEST, WILLAMETTE MERIDIAN, CITY OF WOODBURN, MARION COUNTY, OREGON BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE INITIAL POINT, BEING A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "DLT ASSOC. L.S. 1362" AT THE SOUTHEAST CORNER OF LOT 33 OF THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 2"; THENCE ALONG THE EAST LINES OF SAID PLAT AND "GOOSE HOLLOW AT TUKWILA PHASE 1" NORTH 04°13'24" EAST 583.54 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF HAZELNUT DRIVE (30.00 FEET FROM CENTERLINE); THENCE ALONG SAID RIGHT-OF-WAY LINE ALONG A NON-TANGENT CURVE TO THE RIGHT (RADIAL: SOUTH 20°16'33" EAST) WITH A RADIUS OF 520.00 FEET, A DELTA OF 58°29'00", A LENGTH 530.78 FEET, AND A CHORD OF SOUTH 81°02'03" EAST 508.03 FEET TO A POINT; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE ALONG A REVERSE CURVE TO THE LEFT WITH A RADIUS OF 1296.05 FEET, A DELTA OF 33°59'40", A LENGTH OF 768.97, AND A CHORD OF SOUTH 68°47'23" EAST 757.74 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "DLT ASSOC. L.S. 1362"; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY LINE SOUTH 85°47'14" EAST 379.79 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "DLT ASSOC. L.S. 1362"; THENCE LEAVING SAID RIGHT-OF-WAY LINE ALONG THE WEST LINE OF LOT 6, BLOCK 2 OF THE PLAT "GLATT SUBDIVISION" SOUTH 04°09'52" WEST 319.61 FEET TO A POINT FROM WHICH A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "DLT ASSOC. L.S. 1362" BEARS SOUTH 85°47'55" EAST 6.00 FEET; THENCE ALONG THE SOUTH LINE OF SAID LOT 6 SOUTH 85°47'55" EAST 275.46 FEET TO THE SOUTHEAST CORNER OF THE ANDREW J. VAUGHN D.L.C. NO. 52; THENCE ALONG THE SOUTHWEST LINE OF REEL 3348 PAGE 83 SOUTH 68°13'54" EAST 350.47 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "ANDREWS PLS 1626"; THENCE ALONG THE NORTHWEST RIGHT-OF-WAY OF FRONT STREET (30.00 FEET FROM CENTERLINE) SOUTH 42°56'46" WEST 308.08 FEET TO A POINT; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT (RADIAL: SOUTH 22°44'39" WEST) WITH A RADIUS OF 331.48 FEET, A DELTA OF 58°29'48", A LENGTH OF 338.43 FEET, AND A CHORD OF SOUTH 83°29'45" WEST 323.92 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE SOUTH 54°14'51" WEST 401.28 FEET TO A POINT ON THE NORTH RIGHT-OF-WAY OF HIGHWAY 214 (45.00 FEET FROM CENTERLINE); THENCE ALONG SAID NORTH RIGHT-OF-WAY ALONG A SPIRAL TO THE LEFT WITH A LENGTH OF 436.23 FEET, AN ANGLE OF 12°13'14", AND A CHORD OF NORTH 82°48'46" WEST 435.37 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "W&H PACIFIC"; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY ALONG A CURVE TO THE LEFT WITH A RADIUS OF 1190.92 FEET, A DELTA OF 08°15'00", A LENGTH OF 171.48 FEET, AND A CHORD OF SOUTH 85°27'45" WEST 171.33 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "W&H PACIFIC"; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY ALONG A SPIRAL TO THE LEFT WITH A LENGTH OF 509.82 FEET, AN ANGLE OF 12°30'00", AND A CHORD OF SOUTH 73°02'34" WEST 508.73 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "W&H PACIFIC"; THENCE CONTINUING ALONG SAID NORTH RIGHT-OF-WAY SOUTH 68°50'15" WEST 890.52 FEET TO A 1/2 INCH IRON PIPE; THENCE ALONG THE EAST LINES OF THE PLATS "NORTHWOOD PLAZA ADDITION NO. 1" AND "GOOSE HOLLOW AT TUKWILA PHASE 3" NORTH 15°09'38" EAST 1255.27 FEET TO A 5/8 INCH IRON ROD WITH A YELLOW PLASTIC CAP INSCRIBED "BARKER PLS 636"; THENCE ALONG THE SOUTH LINE OF THE PLAT "GOOSE HOLLOW AT TUKWILA PHASE 2" SOUTH 85°47'55" EAST 242.62 FEET TO THE INITIAL POINT.

THE ABOVE DESCRIBED TRACT CONTAINS 56.26 ACRES, MORE OR LESS.

10-5-12
REGISTERED PROFESSIONAL LAND SURVEYOR
[Signature]
OREGON
JANUARY 9, 2007
NICK WHITE
70652LS
RENEWS: 6/30/14

JOB NAME: WDBRN HIGH
JOB NUMBER: 3246
DRAWN BY: JOH
CHECKED BY: NSW
DRAWING NO.: 3246PART

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FORESTRY • SURVEYING
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ENGINEERING & FORESTRY
LICENSED IN OR & WA
13910 SW GALBREATH DRIVE, SUITE 100
SHERWOOD, OR 97140
PHONE: (503) 925-8799
FAX: (503) 925-8969
OFFICES LOCATED IN SALEM, OR & VANCOUVER, WA



**Woodburn High School CTE & Classroom Addition,
CU2019-07,DR 2019-13, EXCP 2019-07, & VAR 2019-03
1785 N Front Street
Public Works Comments**

February 18, 2020

CONDITIONS OF LAND USE APPROVAL:

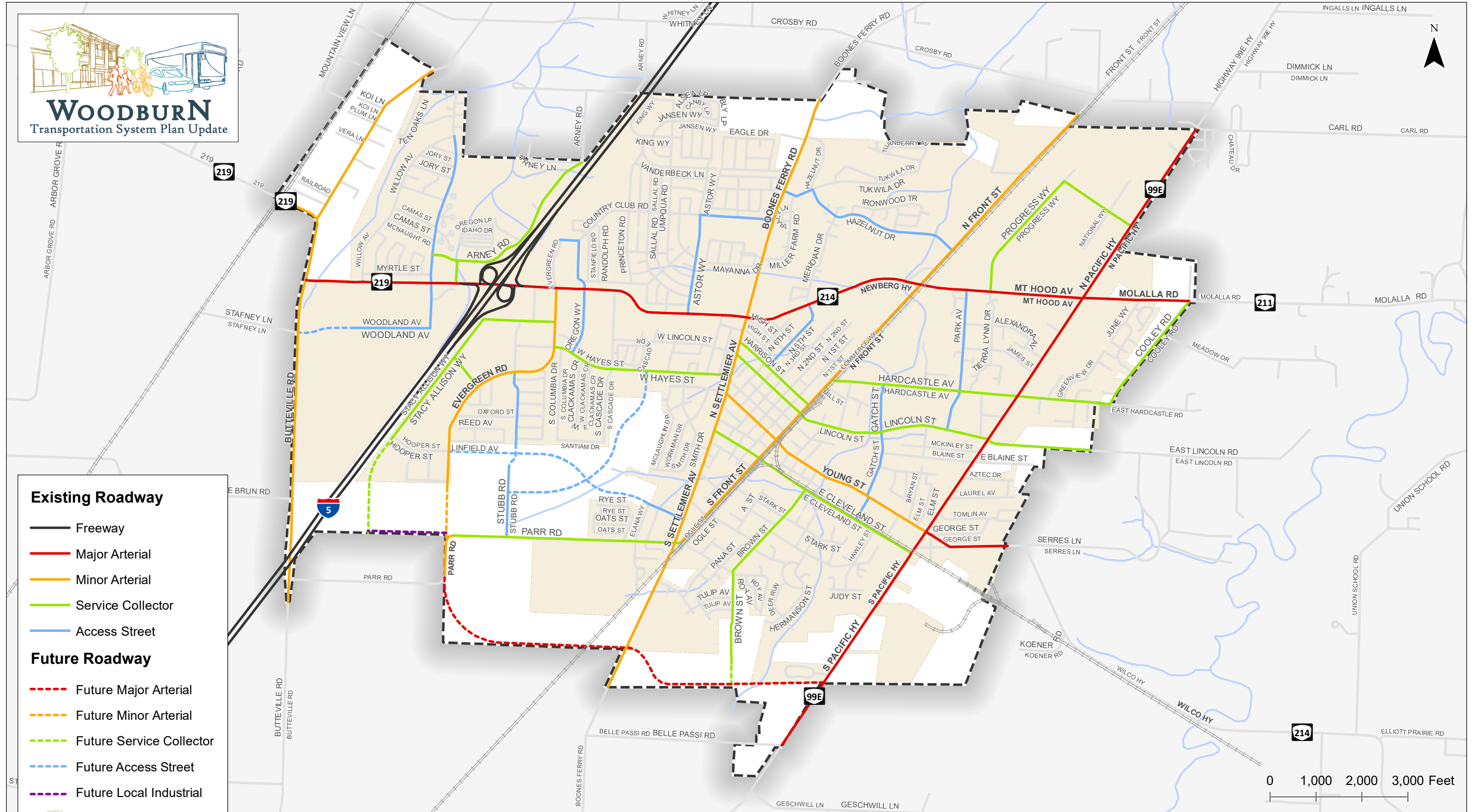
1. The Applicant, not the City, is responsible for obtaining permits from state, county and/or federal agencies that may require such permit or approval.
2. Final review of the Civil Plans will be done during the building permit application; a Professional Engineer shall stamp the plans. Public infrastructure will be constructed in accordance with plans approved by public works.
1. All work within the public rights-of-way or easement within city jurisdiction shall require plan approval and permit issuance from the Public Works Department. All work in the right-of-way or public utility easement shall be performed in accordance with plans stamped "Approved" by the City Public Works Department and in compliance with City's Standard Specifications and Standard Details and Drawings.
3. System Development fees shall be paid at the time of building permit issuance.

CONDITIONS TO BE ADDRESS DURING THE BUILDING PERMIT APPLICATION

1. All public utility easements and right-of-way dedications shall be properly recorded prior to building permit final inspection.
 - 5ft Public Utility Easement along Hazelnut Drive
 - 5ft Public Utility Easement along N Front Street
 - 10ft Public Utility Easement along Highway 214
 - 20ft easement along mill creek trails
 - 3ft right-of-way dedication along Hazelnut Drive
 - 19ft right-of-way dedication along N Front Street
 - 5ft right-of-way dedication along Highway 214
2. Street lighting shall comply with PGE and City of Woodburn Standards and Specifications.
3. Fire hydrants locations and fire protection requirements shall be as per the Woodburn Fire Districts and City of Woodburn requirements.
4. The applicant shall install the proper type of backflow preventer for all domestic, lawn irrigation and fire sprinkler services, RP devices are required if wells are located within the property. The backflow devices and meters shall be located near the city water main within an easement, unless approved otherwise by Public Works. Contact Byron Brooks, City of Woodburn Water Superintend, for proper type and installation requirements of the

backflow device at 503-982-5380.

5. The applicant shall complete a City of Woodburn Nonresidential Wastewater Survey and comply with the conditions of the Wastewater Permit. Contact Carol Leimbach, City of Woodburn Industrial Waste Coordinator, at 503-982-5283.



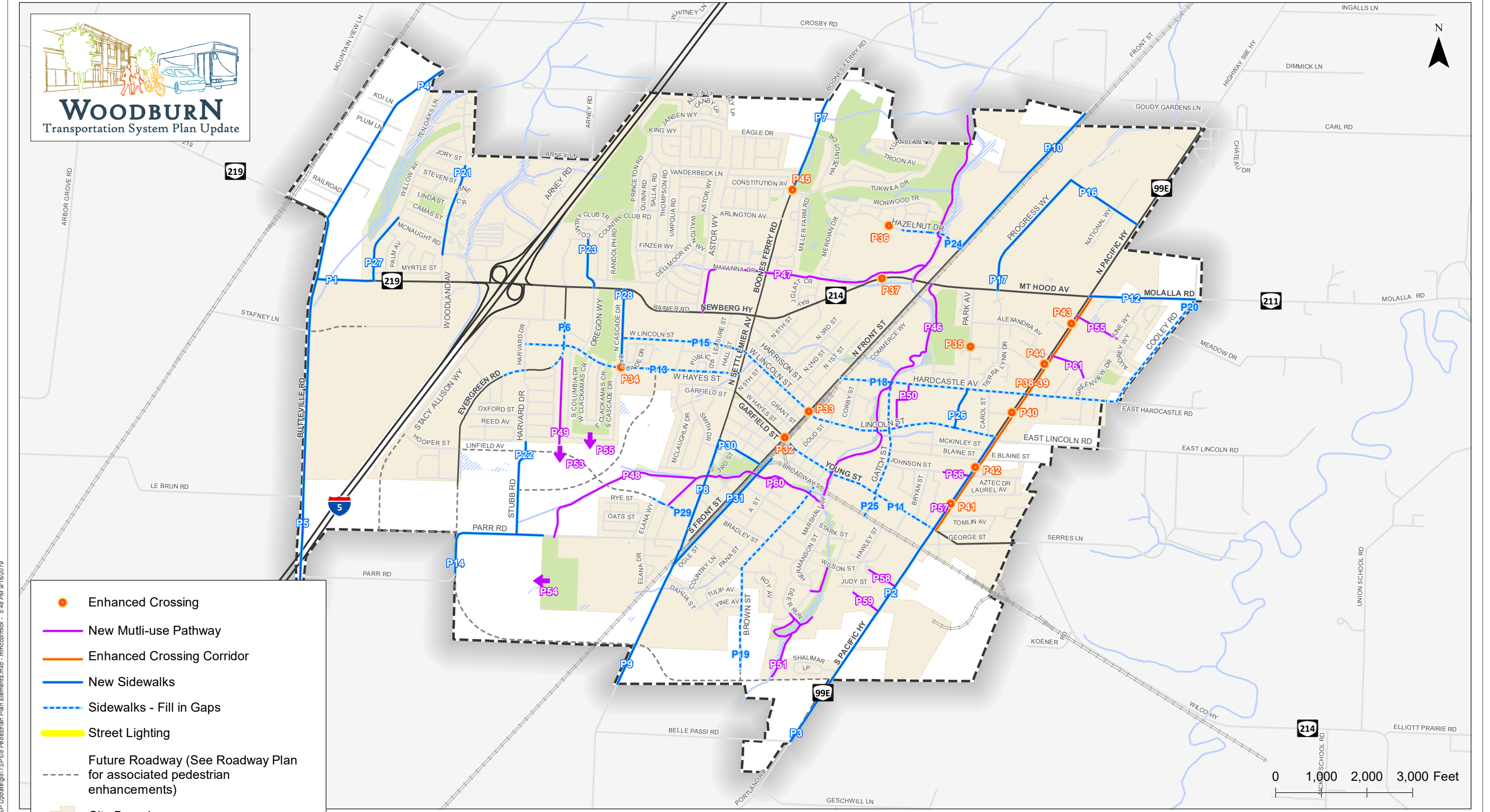
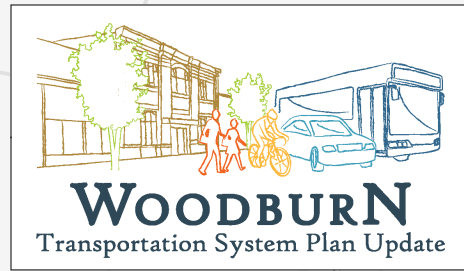
- Existing Roadway**
- Freeway
 - Major Arterial
 - Minor Arterial
 - Service Collector
 - Access Street
- Future Roadway**
- - - Future Major Arterial
 - - - Future Minor Arterial
 - - - Future Service Collector
 - - - Future Access Street
 - - - Future Local Industrial
- City Boundary
 - Urban Growth Boundary

Note: Future roadway alignments are approximate and subject to further refinement.

**Functional Roadway Classification
Woodburn, Oregon**

**Figure
2**

H:\1212\1071 - Woodburn TSP Update\GIS\TSP02 Functional Roadway Classification.mxd - mmcormick - 5:25 PM 9/18/2019



- Enhanced Crossing
- New Multi-use Pathway
- Enhanced Crossing Corridor
- New Sidewalks
- - - Sidewalks - Fill in Gaps
- Street Lighting
- - - Future Roadway (See Roadway Plan for associated pedestrian enhancements)
- City Boundary
- Urban Growth Boundary

**Pedestrian Plan Elements
Woodburn, Oregon** Figure
8

Note: Future roadway alignments are approximate and subject to further refinement.

Coordinate System: NAD 1983 Oregon Statewide Lambert Feet Intl
Data Source: City of Woodburn, Oregon Department of Transportation

H:\2112\1071 - Woodburn TSP Update\GIS\TSP08 Pedestrian Plan Elements.mxd - mmccormick - 5:48 PM 9/16/2019



December 12, 2019

Mr. Dan Handel

City of Woodburn, Planning Department

270 Montgomery St.

Woodburn, OR 97071

Subject: Woodburn High School, Career and Technical Education (CTE) &
Classroom Addition Traffic Impact

Dear Dan,

The purpose of this letter is to review the existing Woodburn High School capacity and expected traffic impacts for the new Woodburn High School Career and Technical Education (CTE) and Classroom Addition for both Phase 1 and Master Plan.

Prior to the 2012 fire, the existing High School had a capacity of 1,980 students. In 2012, the High School lost approximately 11,900 sq. ft. of program space due to a fire; six (6) classrooms, which reduced the existing capacity by approximately 210 students. Resulting in an overall capacity of 1,770.

In 2012, the District added 10 portables to address the reduced classroom program. Each portable accommodates two (2) classrooms at 30 students each, or 60 students total. The 10 portables provide an increased capacity of 600 students, or 2,370 overall capacity.

The portables will be removed from the site, once construction of Phase 1 CTE and Classroom Addition is complete. The program for the CTE and Classroom Addition is intended to replace a portion of the existing 10 portables; through eight (8) new classrooms at the Classroom Addition and two (2) new classrooms at the CTE. Each classroom will accommodate 32 students, equaling a capacity of 320. The Wood/Metal Shop and Media Production Lab are shared academy programs and will not add capacity to the existing High School program. Following the completion of the Phase 1, the overall capacity of the High School will be 2,050; which is well below the 2012 capacity.

The Master Plan Classroom Addition will add an additional capacity of 192 students; six (6) classrooms at 32 students each. This increase will result in an overall capacity of 2,242, which is 54 less than the 2012 capacity at 2,370.

Because the capacity of the high school will not increase, we conclude there will be no impact on traffic and a traffic study would not be necessary.

Sincerely,

Dr. William Rhoades,
Superintendent





Attachment 106






Mill Creek Greenway North Tributary: Goose Creek






Existing Conditions and Proposed Options





(Results of June '04 Workshop)
Note: Map Not to Scale

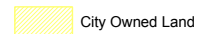
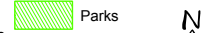
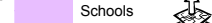
-  Proposed Access-No Parking
-  Proposed Access-Parking
-  Notable Landmark
-  Proposed Play-Picnic Equipment

-  Proposed Crossings
-  Notable Landmark
-  Proposed Play-Picnic Equipment

Legend

-  Existing on-street bike routes and paths
-  Proposed on-street bike route
-  Existing off-street paths
-  Proposed off-street paths
-  Proposed Multi-Use Interim Route

-  Future Road
-  City Limits
-  Mill Creek & Tributaries
-  Mill Creek Floodplain

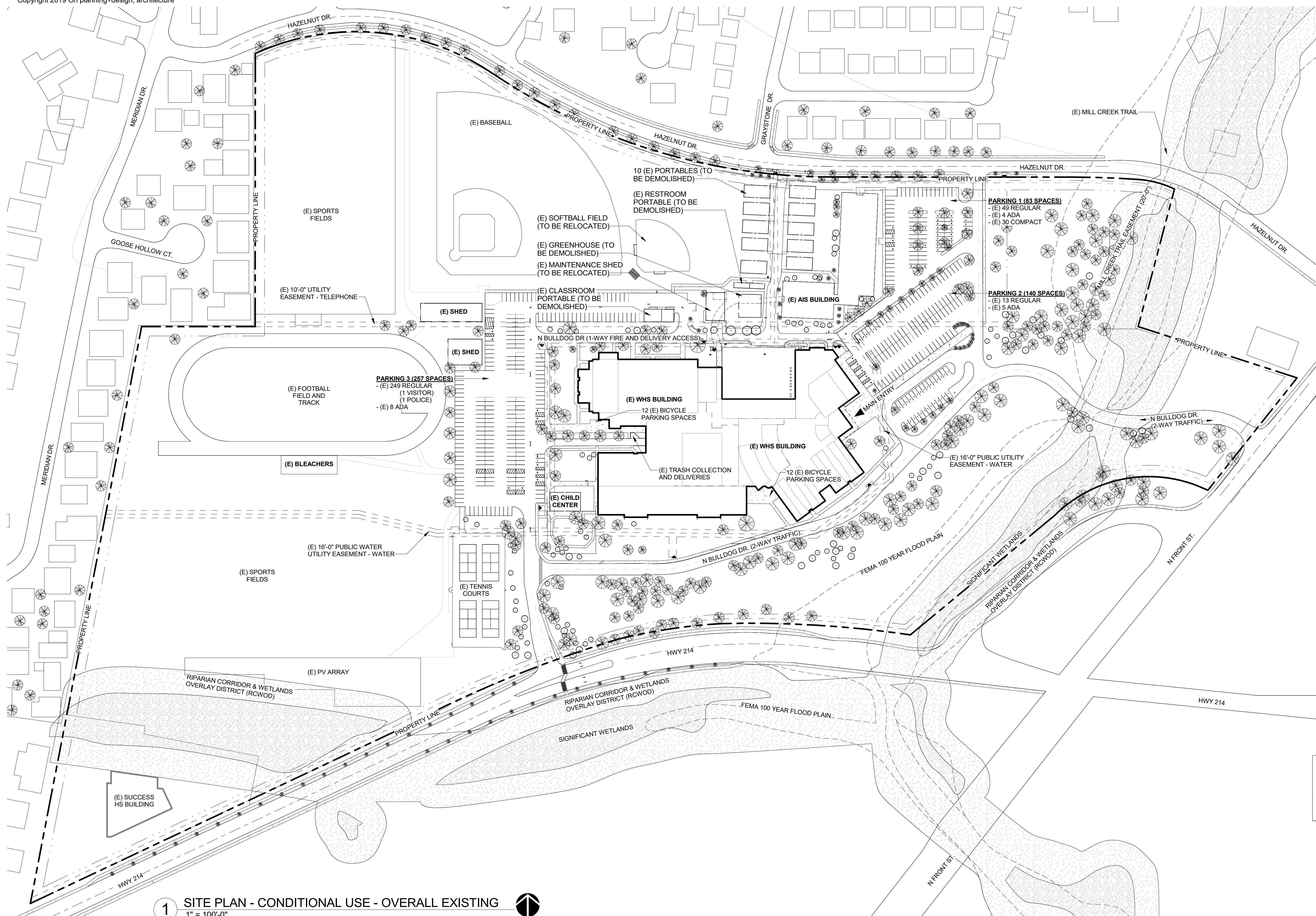
-  City Owned Land
-  Parks
-  Schools



- A. Refer to Landscape for planting count, tree protection plan and additional information.
- B. Refer to Electrical for site lighting and additional information.
- C. Refer to Civil for utilities and additional information.
- D. All fire hose lines are under 150 Feet maximum.
- E. Master Plan to include site improvements where required to ensure that pathways to buildings are ADA compliant.

SITE PLAN LEGEND
CONDITIONAL USE

- (E) EXISTING
- BUILDING OUTLINE
- (E) EASEMENT
- (E) SETBACKS
- BUILDING OVERHANGS AND CANOPIES ABOVE
- MAIN ENTRY
- FIRE HYDRANT
- FIRE DEPARTMENT CONNECTION



1 SITE PLAN - CONDITIONAL USE - OVERALL EXISTING
1" = 100'-0"

WSD HS CTE & CLASSROOM ADDITION

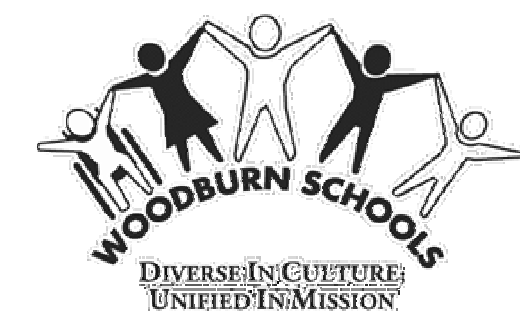
1785 N. FRONT ST. WOODBURN, OR 97071

CONDITIONAL USE

DATE: 02/04/2020

CU-A00

OVERALL EXISTING SITE PLAN



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1.503.280.8000
1.503.224.5442

CU SITE PLAN SHEET NOTES

- A. Refer to Landscape for planting count, tree protection plan and additional information.
- B. Refer to Electrical for site lighting and additional information.
- C. Refer to Civil for utilities and additional information.
- D. All fire hose lines are under 150 Feet maximum.
- E. Master Plan to include site improvements where required to ensure that pathways to buildings are ADA compliant.

SITE PLAN LEGEND
CONDITIONAL USE

- (E) EXISTING
- NEW BUILDING OUTLINE
- (E) BUILDING OUTLINE
- PROPERTY LINE
- PHASE 1 AREA OF WORK
- (E) RIGHT-OF-WAY (ROW)
- WIDENED RIGHT-OF-WAY (ROW)
- EASEMENT
- BUILDING SETBACKS
- BUILDING OVERHANGS AND CANOPIES ABOVE
- FLS FIRE HOSE REACH
- FIRE ACCESS PATH
- ADA ACCESSIBLE PATH OF TRAVEL. PATHWAY TO COMPLY WITH ICC a117.1 STANDARDS.
- AREA OF NEW CONSTRUCTION (PHASE 1)
- AREA OF NEW CONSTRUCTION (PHASE 2)
- MAIN ENTRY
- FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- FIRE ACCESS ZONE
- NO PARKING FIRE LANE WITH RED PAINTED CURB

WDO Off-Street Parking Ratio Standards. Table 3.05A

Phase 2 Parking Count	
Regular:	390
ADA:	20
Compact:	65
Carpool:	2
Total:	477
Regular:	390
ADA:	20
Compact:	65
Carpool:	2
Total:	477
Bike Parking:	54

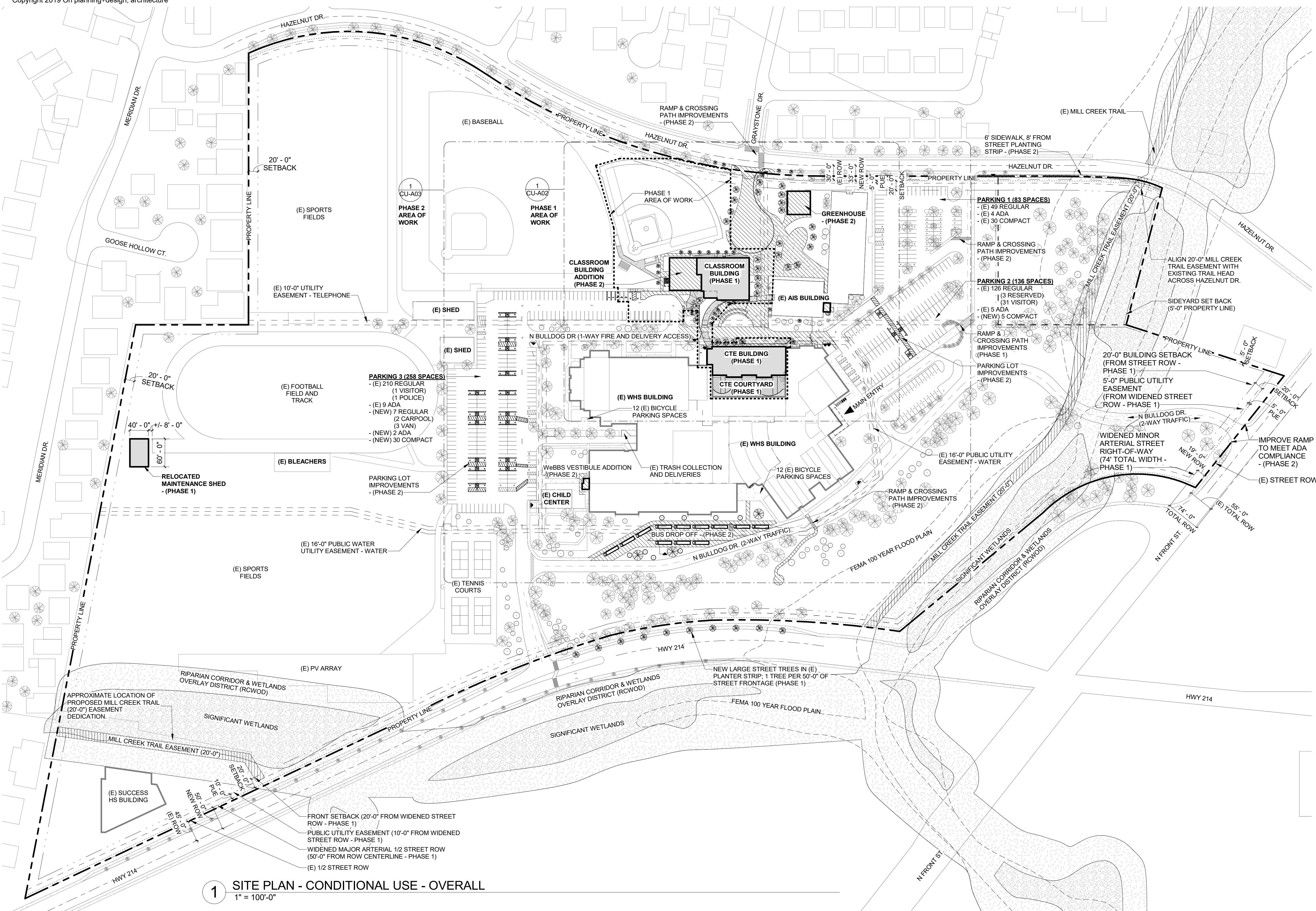
The Phase 2 Classroom and CTE Addition will have a student capacity of 568 students. Combined with the existing WHS building (1,770 students), the total student capacity for Phase 2 will be 2,242 students.

Based on WDO Table 3.05A, a minimum of 377 parking stalls are required. The Phase 2 parking count (477) exceeds this requirement by 103 stalls.

Based on the Phase 2 parking count, and WDO Table 3.05B, a minimum of 9 Accessible spaces and two (2) "Wheelchair User Only" spaces are required. Both requirements are met in the Phase 2 Parking Count.

Per WDO 3.05.03E, a maximum of 20 bike racks are required for the existing high school. 24 are currently provided. The City is requesting 2 additional spaces per classroom for the addition scope of work. 18 new bike stalls are being added in Phase 1. Phase 2 includes 12 additional bike stalls to meet the increased classroom program. These new racks will be located within 50' of the Classroom Building addition and the existing High School main entrance.

Based on Comprehensive Plan Goal H-1 at least two (2) carpool/vanpool stalls located convenient to staff entrances is required. Two (2) carpool/vanpool stalls have been designated by the Classroom Addition during Phase 2.



1 SITE PLAN - CONDITIONAL USE - OVERALL
1" = 100'-0"

WSD HS CTE & CLASSROOM ADDITION

1785 N. FRONT ST. WOODBURN, OR 97071

CONDITIONAL USE

DATE: 02/04/2020

CU-A01

OVERALL MASTER PLAN

Project # 90049



OH PLANNING+DESIGN, ARCHITECTURE
115 NW 1st Ave, Ste. 300
Portland, OR 97209
1.503.280.8000
1.503.224.5442

- A. Refer to Landscape for planting count, tree protection plan and additional information.
- B. Refer to Electrical for site lighting and additional information.
- C. Refer to Civil for utilities and additional information.
- D. All fire hose lines are under 150 Feet maximum.
- E. Master Plan to include site improvements where required to ensure that pathways to buildings are ADA compliant.

SITE PLAN LEGEND
CONDITIONAL USE

- (E) EXISTING
- NEW BUILDING OUTLINE
- (E) BUILDING OUTLINE
- - - PROPERTY LINE
- . - . - . PHASE 1 AREA OF WORK
- - - (E) RIGHT-OF-WAY (ROW)
- . - . - . WIDENED RIGHT-OF-WAY (ROW)
- - - EASEMENT
- - - BUILDING SETBACKS
- - - BUILDING OVERHANGS AND CANOPIES ABOVE
- - - FLS FIRE HOSE REACH
- - - FIRE ACCESS PATH
- - - ADA ACCESSIBLE PATH OF TRAVEL. PATHWAY TO COMPLY WITH ICC a117.1 STANDARDS.
- AREA OF NEW CONSTRUCTION (PHASE 1)
- ▨ AREA OF NEW CONSTRUCTION (PHASE 2)
- ▲ MAIN ENTRY
- FIRE HYDRANT
- FDC FIRE DEPARTMENT CONNECTION
- ▨ FIRE ACCESS ZONE
- - - 'NO PARKING FIRE LANE' WITH RED PAINTED CURB

WDO Off-Street Parking Ratio Standards. Table 3.05A

Phase 1 Parking Count

Regular: 439
 ADA: 20
 Compact: 30
 Carpool: 2
 Total: 491

Bike Parking: 42

BICYCLE PARKING	SPACES PER PHASE	TOTAL SPACES
EXISTING	24 (20 MAX. PER WDO 3.05.03.E)	24
PHASE 1	9 CLASSROOMS X2 = 18	42

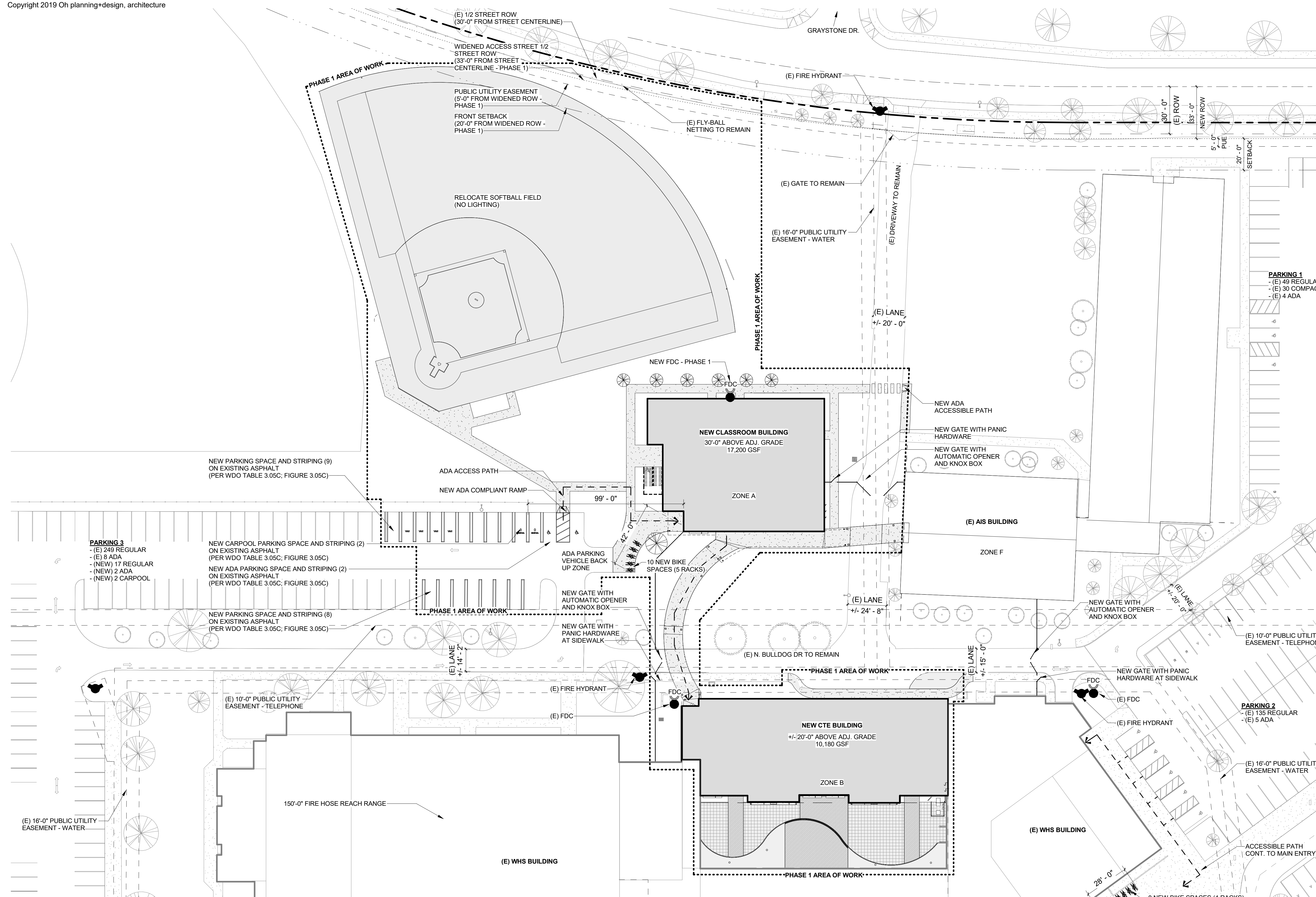
Phase 1 Classroom and CTE Addition will have a student capacity of 376 students, combined with the existing WHS building (1,770 students) the total student capacity for Phase 1 will be 2,050 students.

Based on WDO Table 3.05A, a minimum of 342 parking stalls are required. The Phase 1 parking count (491) exceeds this requirement by 149 stalls.

Based on the Phase 1 parking count, and WDO Table 3.05B, a minimum of 9 Accessible spaces and 2 "Wheelchair User Only" spaces are required. Both requirements are met in the Phase 1 Parking Count.

Per WDO 3.05.03E, a maximum of 20 bike rack are required for the existing high school. 24 are currently provided. The City is requesting 2 additional space per classroom for the addition scope of work. 18 new bike stalls are being added in Phase 1. These new racks will be located within 50' of the new Classroom Building addition (4 racks) and the existing High School main entrance (5 racks).

Based on Comprehensive Plan Goal H-1 at least two (2) carpool/vanpool stalls located convenient to staff entrances is required. two (2) carpool/vanpool stalls have been added during Phase 1.



1 SITE PLAN - CONDITIONAL USE - PHASE 1
1" = 30'-0"

WSD HS CTE & CLASSROOM ADDITION

1785 N. FRONT ST. WOODBURN, OR 97071

CONDITIONAL USE

DATE: 02/04/2020

(PHASE 1) ENLARGED SITE PLAN

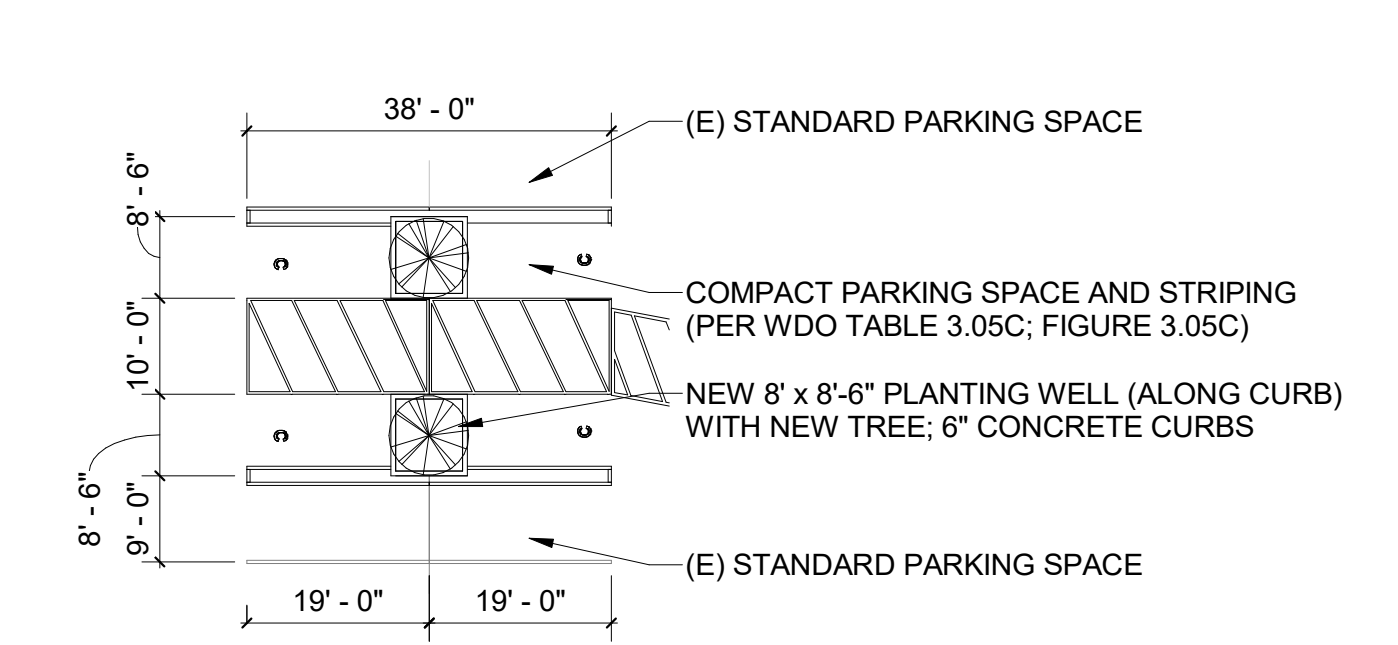
CU-A02

Project # 90049

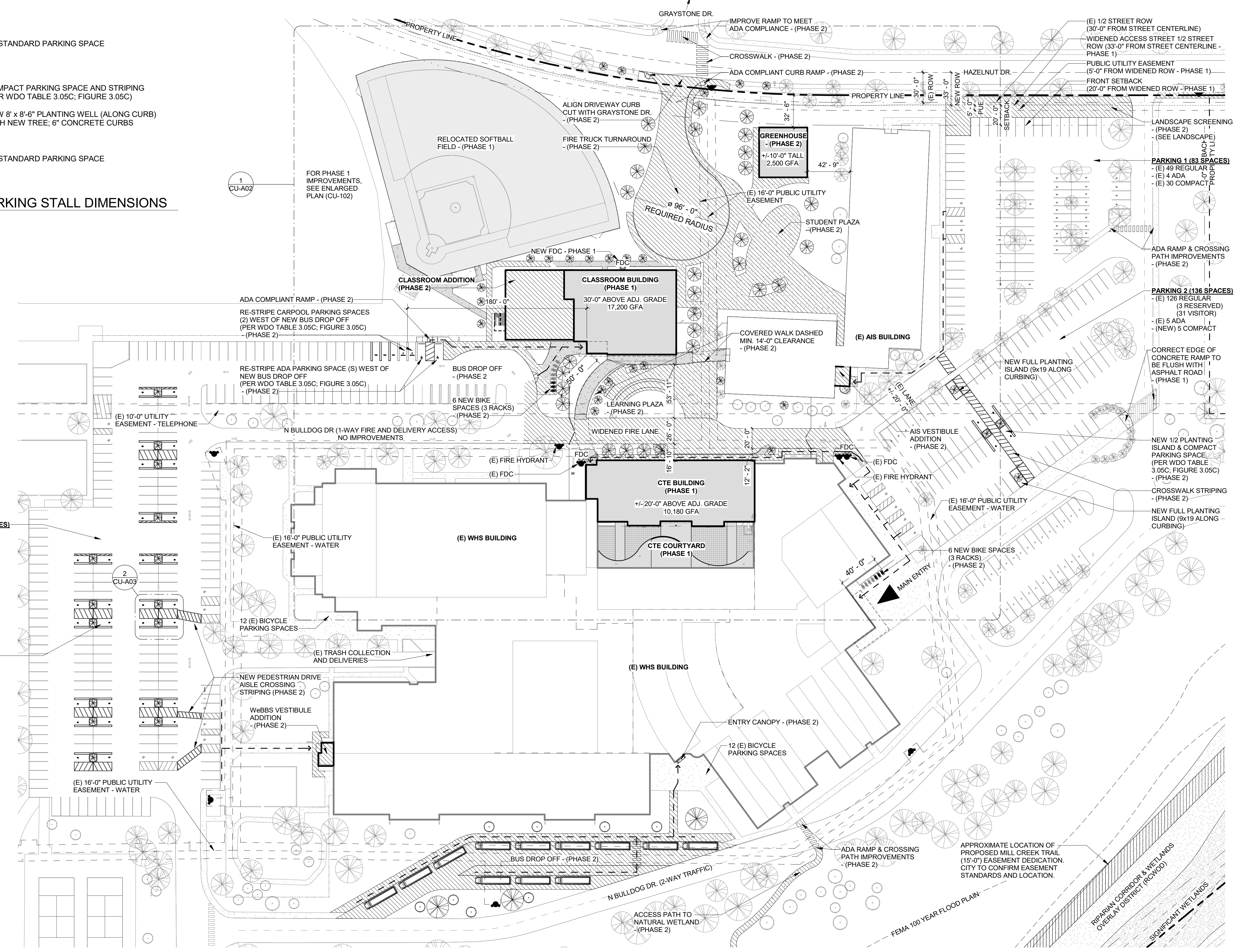


OH PLANNING+DESIGN, ARCHITECTURE
 115 NW 1st Ave, Ste. 300
 Portland, OR 97209
 1.503.280.8000
 1.503.224.5442





2 SITE PLAN - TYPICAL PARKING STALL DIMENSIONS
1" = 20'-0"



1 SITE PLAN - CONDITIONAL USE - MASTER PLAN
1" = 50'-0"

- A. Refer to Landscape for planting count, tree protection plan and additional information.
- B. Refer to Electrical for site lighting and additional information.
- C. Refer to Civil for utilities and additional information.
- D. All fire hose lines are under 150 Feet maximum.
- E. Master Plan to include site improvements where required to ensure that pathways to buildings are ADA compliant.

SITE PLAN LEGEND
CONDITIONAL USE

- (E) EXISTING
- NEW BUILDING OUTLINE
- (E) BUILDING OUTLINE
- PROPERTY LINE
- PHASE 1 AREA OF WORK
- (E) RIGHT-OF-WAY (ROW)
- WIDENED RIGHT-OF-WAY (ROW)
- EASEMENT
- BUILDING SETBACKS
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WDO Off-Street Parking Ratio Standards. Table 3.05A

Phase 2 Parking Count

Regular:	390
ADA:	20
Compact:	65
Carpool:	2
Total:	477
Regular:	390
ADA:	20
Compact:	65
Carpool:	2
Total:	477
Bike Parking:	54

BICYCLE PARKING	SPACES PER PHASE	TOTAL SPACES
EXISTING	24 (20 MAX. PER WDO 3.05.03.E)	24
PHASE 1	9 CLASSROOMS X 2 = 18	42
PHASE 2	6 CLASSROOMS X 2 = 12	54

The Phase 2 Classroom and CTE Addition will have a student capacity of 568 students. Combined with the existing WHS building (1,770 students), the total student capacity for Phase 2 will be 2,242 students.

Based on WDO Table 3.05A, a minimum of 377 parking stalls are required. The Phase 2 parking count (477) exceeds this requirement by 103 stalls.

Based on the Phase 2 parking count, and WDO Table 3.05B, a minimum of 9 Accessible spaces and two (2) "Wheelchair User Only" spaces are required. Both requirements are met in the Phase 2 Parking Count.

Per WDO 3.05.03E, a maximum of 20 bike racks are required for the existing high school. 24 are currently provided. The City is requesting 2 additional spaces per classroom for the addition scope of work. 18 new bike stalls are being added in Phase 1. Phase 2 includes 12 additional bike stalls to meet the increased classroom program. These new racks will be located within 50' of the Classroom Building addition and the existing High School main entrance.

Based on Comprehensive Plan Goal H-1 at least two (2) carpool/vanpool stalls located convenient to staff entrances is required. Two (2) carpool/vanpool stalls have been designated by the Classroom Addition during Phase 2.

WSD HS CTE & CLASSROOM ADDITION

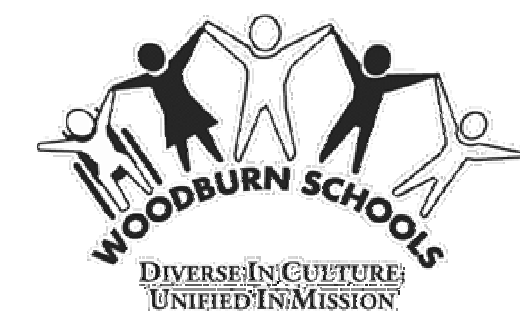
1785 N. FRONT ST. WOODBURN, OR 97071

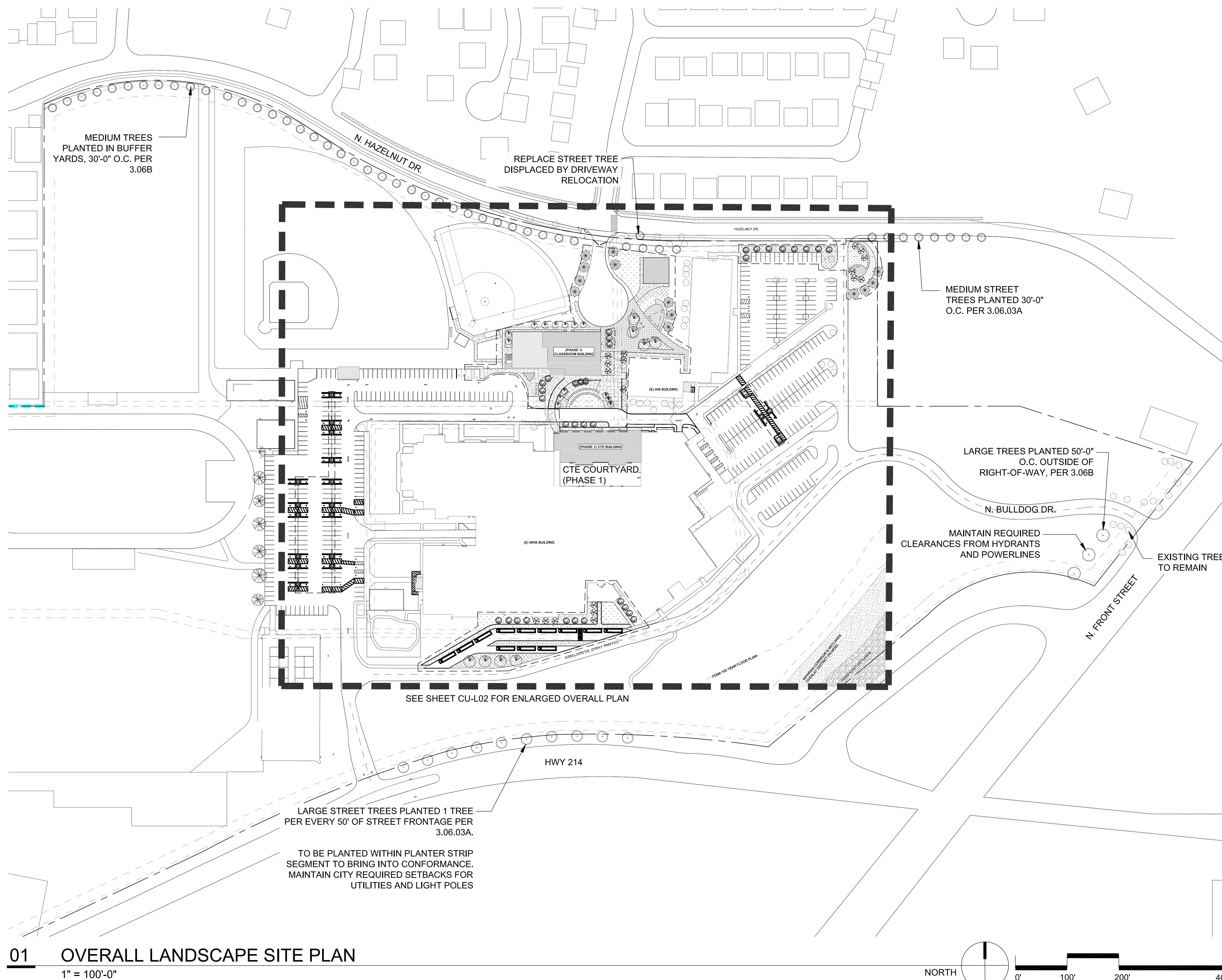
CONDITIONAL USE

DATE: 02/04/2020

(PHASE 2) ENLARGED SITE PLAN

Project # 90049

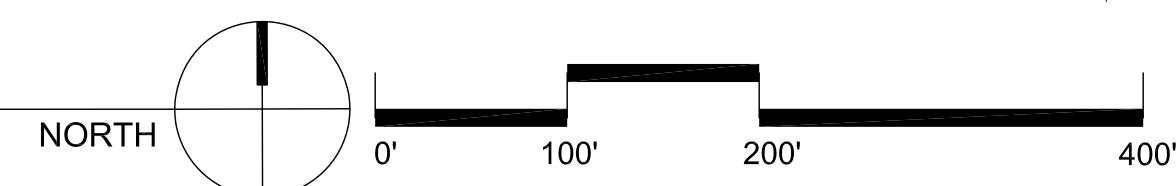




SITE MATERIAL LEGEND	
	SEEDED LAWN AREAS
	PLANTING AREAS (SHRUBS / GROUNDCOVER)
	NATIVE PLANTING / RAIN GARDEN
	NEW CONCRETE PAVERS
	NEW SCORED CONCRETE PAVING
	DECOMPOSED GRANITE
	CAFE TABLES
	LOUNGE CHAIRS
	BENCHES
	PROPERTY LINE
	LIMIT OF WORK
	PUBLIC UTILITY EASEMENT
	PROPOSED TREES
	EXISTING TREES TO REMAIN

- LANDSCAPE NOTES**
- FOR PARKING LOT AREAS, DRIVE ISLES, SEE CIVIL PLANS.
 - FOR BUILDING AND OVERALL SITE INFORMATION, SEE ARCHITECTS PLANS.
 - IRRIGATION WILL BE PROVIDED FOR ALL PLANTING AREAS PER CITY REQUIREMENTS.
 - ALL SHRUBS AND GROUND COVER WILL BE OF A SIZE UPON INSTALLATION SO AS TO ATTAIN 80% GROUND COVERAGE WITHIN (3) YEARS.
 - ALL BARE SOIL WITHIN PLANTING BEDS TO BE COVERED WITH A 2" LAYER OF BARK MULCH.
 - PLANT MATERIALS SHALL BE APPROPRIATE TO CLIMATE AND ENVIRONMENT OF WOODBURN.
 - ALL LANDSCAPING TO MEET CITY OF WOODBURN PLANTING DENSITY REQUIREMENTS PER WDO SECTION 3.06.
 - PER CITY OF WOODBURN STANDARDS, ONE TREE OF APPROPRIATE SIZE PER (50) FEET OF STREET FRONTAGE SHALL BE PLANTED ALONG HAZELNUT DRIVE AND N. BULLDOG DRIVE WHERE EXISTING TREES FAIL TO MEET REQUIREMENT.
 - A MINIMUM OF 20% OF PAVED SURFACE AREA OF NEW OFF STREET PARKING AND LOADING AREAS TO BE LANDSCAPED PER CODE REQUIREMENTS.
 - EXISTING STREET TREES ALONG HAZELNUT DRIVE TO REMAIN. TREES NOT INCLUDED IN SURVEY.
 - LAWN AREAS TO BE RESEEDED WHERE DEVELOPMENT DISTURBS EXISTING VEGETATION.
 - NO TREE SPECIES FROM THE WDO PROHIBITED TREE LIST SHALL BE PLANTED.

01 OVERALL LANDSCAPE SITE PLAN
1" = 100'-0"



WSD HS CTE & CLASSROOM ADDITION

1785 N. FRONT ST. WOODBURN, OR 97071

CONDITIONAL USE DOCUMENTS

DATE: 02/04/2020

CU-L01

OVERALL LANDSCAPE SITE PLAN - CONDITIONAL USE

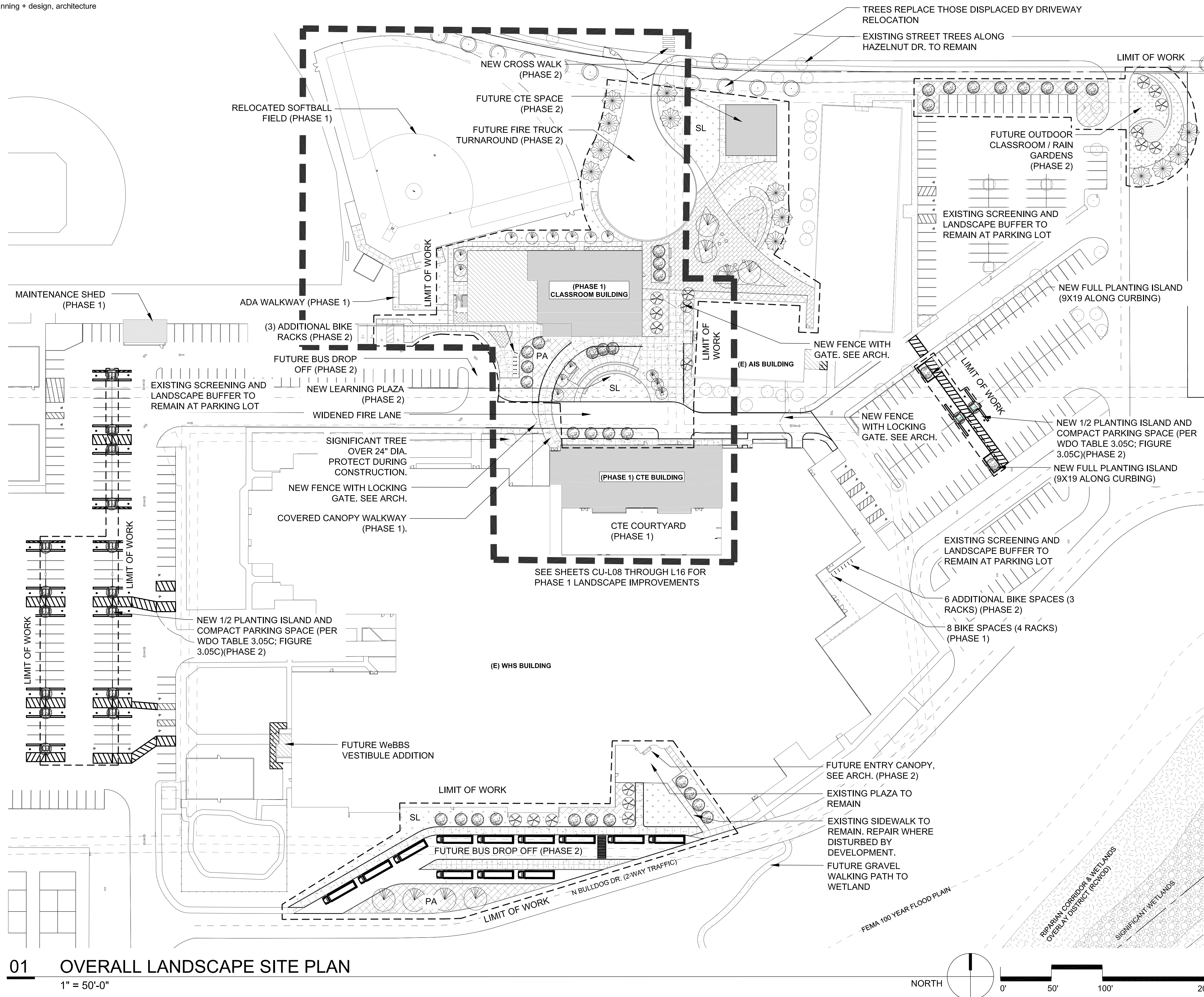
Project # 90049



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ARCHITECTURE
115 NW 1st Ave, Ste. 300
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t 503.280.8000
f 503.224.5442



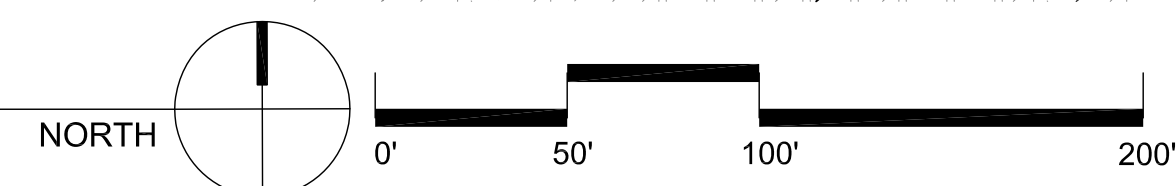
ecotone
ENVIRONMENTAL
522 N. THOMPSON ST., SUITE 4 - PORTLAND, OREGON - 97227
PHONE: 503.252.5235 EMAIL: INFO@ECOTONE-ENV.COM



SITE MATERIAL LEGEND	
SL	SEEDED LAWN AREAS
PA	PLANTING AREAS (SHRUBS / GROUNDCOVER)
	NATIVE PLANTING / RAIN GARDEN
	NEW CONCRETE PAVERS
	NEW SCORED CONCRETE PAVING
	DECOMPOSED GRANITE
	CAFE TABLES
	LOUNGE CHAIRS
	BENCHES
	PROPERTY LINE
	LIMIT OF WORK
	PUBLIC UTILITY EASEMENT
	PROPOSED TREES
	EXISTING TREES TO REMAIN

- LANDSCAPE NOTES**
- FOR PARKING LOT AREAS, DRIVE ISLES, SEE CIVIL PLANS.
 - FOR BUILDING AND OVERALL SITE INFORMATION, SEE ARCHITECTS PLANS.
 - IRRIGATION WILL BE PROVIDED FOR ALL PLANTING AREAS PER CITY REQUIREMENTS.
 - ALL SHRUBS AND GROUND COVER WILL BE OF A SIZE UPON INSTALLATION SO AS TO ATTAIN 80% GROUND COVERAGE WITHIN (3) YEARS.
 - ALL BARE SOIL WITHIN PLANTING BEDS TO BE COVERED WITH A 2" LAYER OF BARK MULCH.
 - PLANT MATERIALS SHALL BE APPROPRIATE TO CLIMATE AND ENVIRONMENT OF WOODBURN.
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 - PER CITY OF WOODBURN STANDARDS, ONE TREE OF APPROPRIATE SIZE PER (50) FEET OF STREET FRONTAGE SHALL BE PLANTED ALONG HAZELNUT DRIVE AND N. BULLDOG DRIVE WHERE EXISTING TREES FAIL TO MEET REQUIREMENT.
 - A MINIMUM OF 20% OF PAVED SURFACE AREA OF NEW OFF STREET PARKING AND LOADING AREAS TO BE LANDSCAPED PER CODE REQUIREMENTS.
 - EXISTING STREET TREES ALONG HAZELNUT DRIVE TO REMAIN. TREES NOT INCLUDED IN SURVEY.
 - LAWN AREAS TO BE RESEED WHERE DEVELOPMENT DISTURBS EXISTING VEGETATION.
 - NO TREE SPECIES FROM THE WDO PROHIBITED TREE LIST SHALL BE PLANTED.

01 OVERALL LANDSCAPE SITE PLAN
1" = 50'-0"



WSD HS CTE & CLASSROOM ADDITION

1785 N. FRONT ST. WOODBURN, OR 97071

CONDITIONAL USE DOCUMENTS

DATE: 02/04/2020

CU-L02

OVERALL LANDSCAPE SITE PLAN - CONDITIONAL USE

Project # 90049

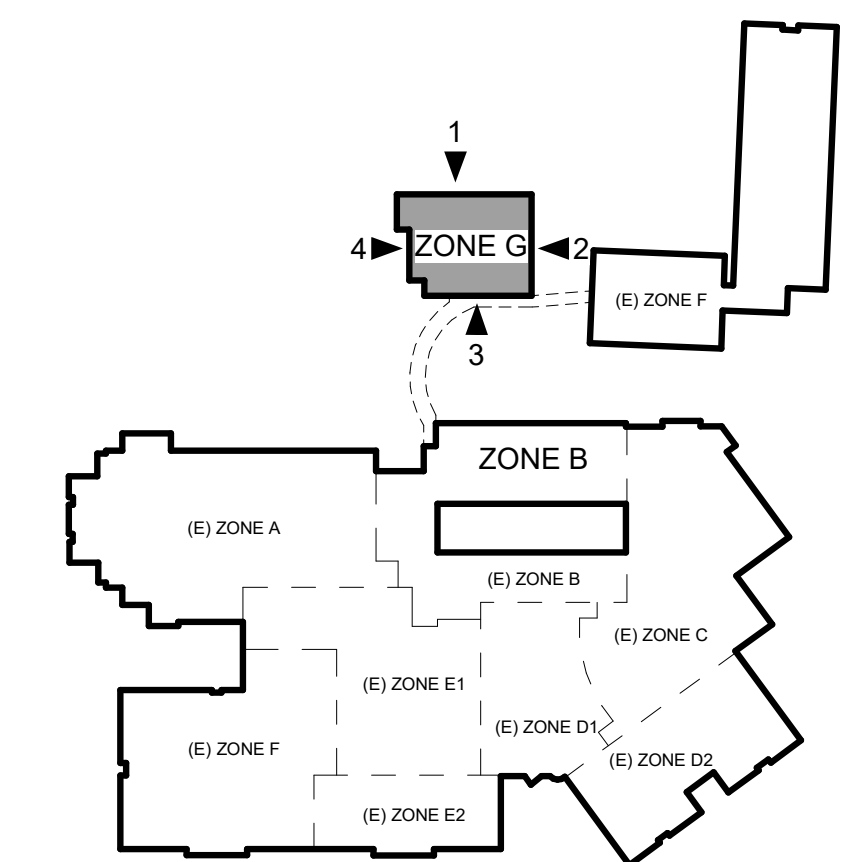


EXTERIOR ELEVATIONS LEGEND

NOTE: COLORS ARE SHOWN AS AN APPROXIMATION TO TRUE MATERIAL COLOR ONLY.

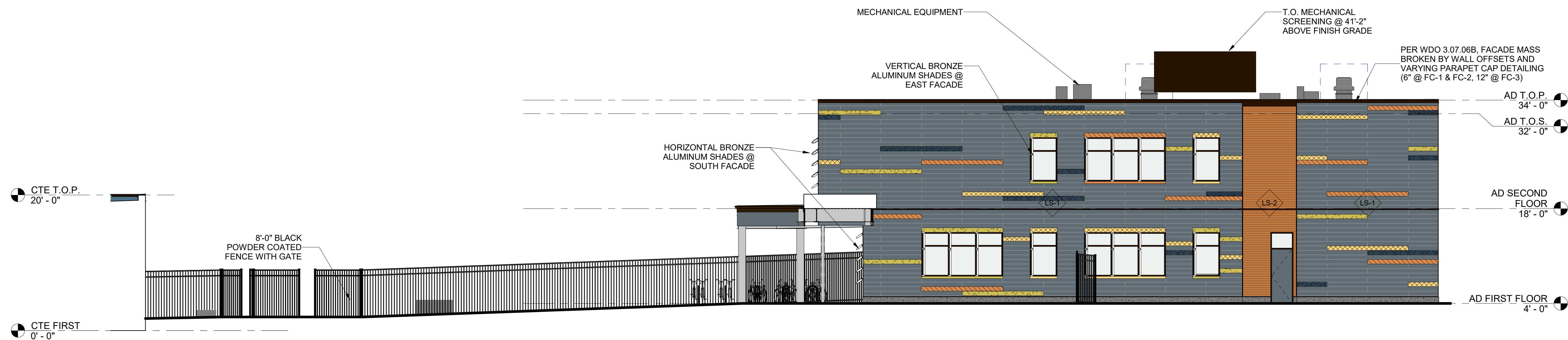
- LS-1** FIBER CEMENT - ALLURA
COLOR: PACIFIC BLUE W/ 15% CUSTOM (BELOW)
SMOOTH LAP SIDING - 8" LAP EXPOSURE
 - LS-2** FIBER CEMENT - ALLURA
COLOR: MAHOGANY
GRAIN LAP SIDING - 4" LAP EXPOSURE
 - PS-1** FIBER CEMENT - ALLURA
COLOR: CAVALRY
SMOOTH PANEL SIDING - 4'X8' PANEL W/
ALUMINUM REVEL
- CUSTOM COLORS:**
-

KEY PLAN



1 NORTH ELEVATION - ZONE A - CONDITIONAL USE
1/8" = 1'-0"

31% GLAZED SURFACE ON NORTH FACADE FACING HAZELNUT DR.
(PER WDO 3.07.06)



2 EAST ELEVATION - ZONE A - CONDITIONAL USE
1/8" = 1'-0"

15% GLAZED SURFACE ON EAST FACADE
(DOES NOT FACE PUBLIC STREET)

WSD HS CTE & CLASSROOM ADDITION

1785 N. FRONT ST. WOODBURN, OR 97071

CU-A07

CONDITIONAL USE

DATE: 01/20/2020

EXTERIOR ELEVATIONS - ZONE A

Project # 90049






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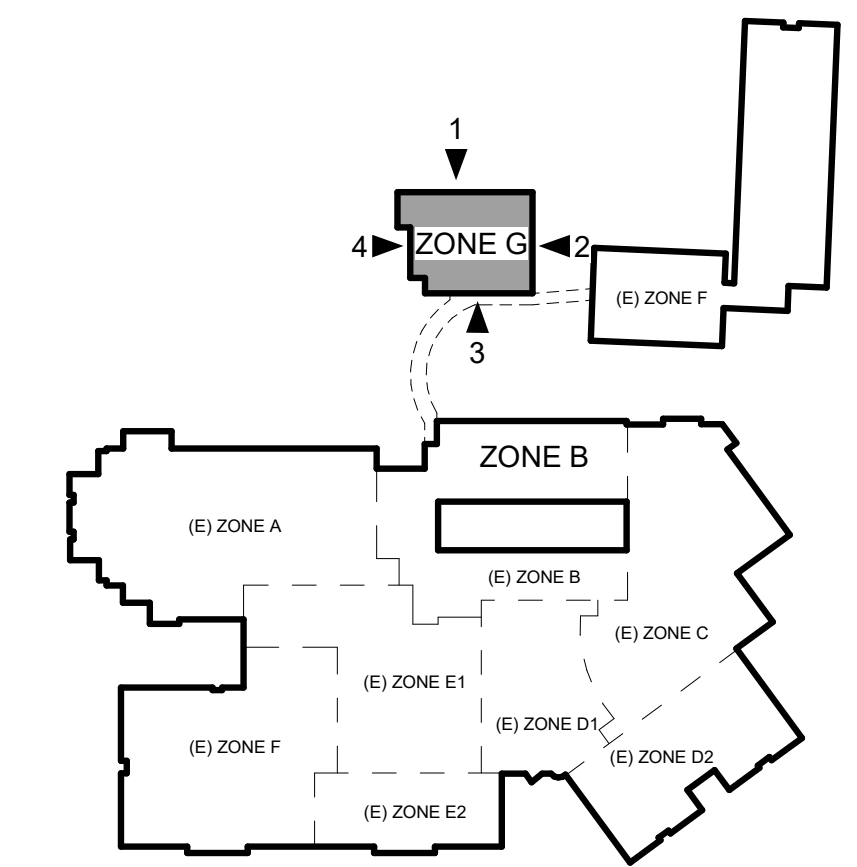


EXTERIOR ELEVATIONS LEGEND

NOTE: COLORS ARE SHOWN AS AN APPROXIMATION TO TRUE MATERIAL COLOR ONLY.

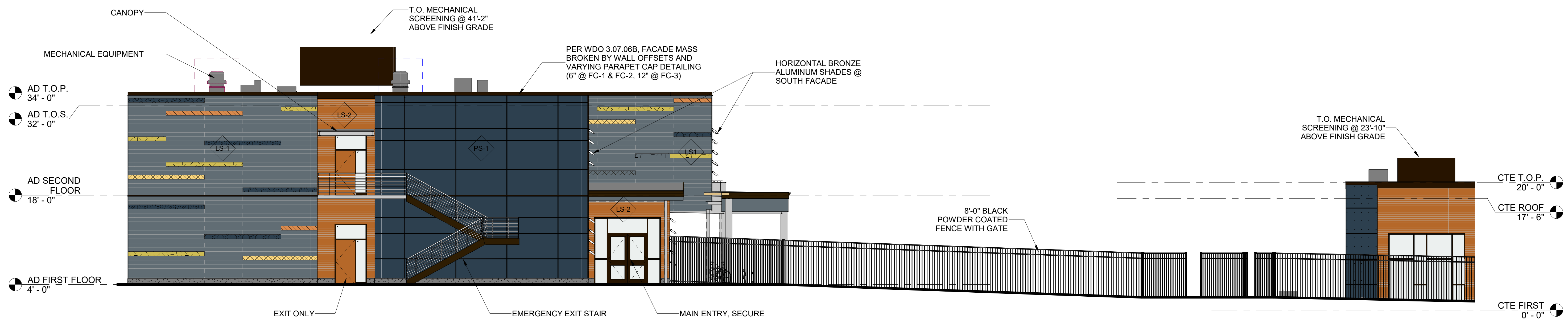
- 
LS-1 FIBER CEMENT - ALLURA
 COLOR: PACIFIC BLUE W/ 15% CUSTOM (BELOW)
 SMOOTH LAP SIDING - 8" LAP EXPOSURE
- 
LS-2 FIBER CEMENT - ALLURA
 COLOR: MAHOGANY
 GRAIN LAP SIDING - 4" LAP EXPOSURE
- 
PS-1 FIBER CEMENT - ALLURA
 COLOR: CAVALRY
 SMOOTH PANEL SIDING - 4'X8' PANEL W/
 ALUMINUM REVEL

KEY PLAN



3 SOUTH ELEVATION - ZONE A - CONDITIONAL USE
 1/8" = 1'-0"

28% GLAZED SURFACE ON SOUTH FACADE.
 (DOES NOT FACE PUBLIC STREET))



4 WEST ELEVATION - ZONE A - CONDITIONAL USE
 1/8" = 1'-0"

5% GLAZED SURFACE ON WEST FACADE
 (DOES NOT FACE PUBLIC STREET))

WSD HS CTE & CLASSROOM ADDITION

1785 N. FRONT ST. WOODBURN, OR 97071

CU-A08

CONDITIONAL USE

DATE: 01/20/2020

EXTERIOR ELEVATIONS - ZONE A

Project # 90049



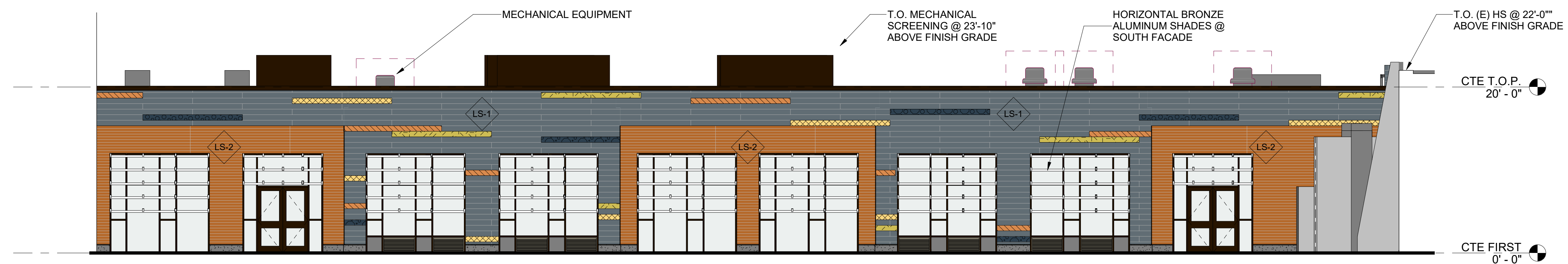
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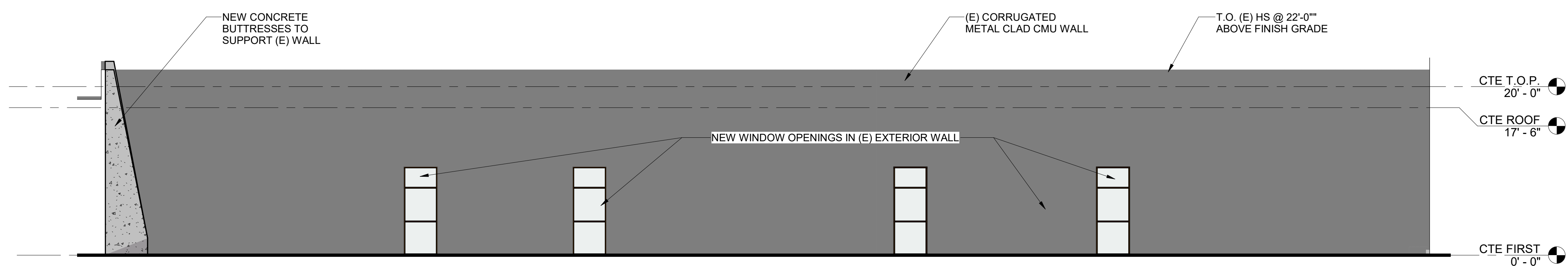
1 NORTH ELEVATION - ZONE B - CONDITIONAL USE
1/8" = 1'-0"

36% GLAZED SURFACE ON NORTH FACADE FACING N. BULLDOG DR.
(PER WDO 3.07.06)

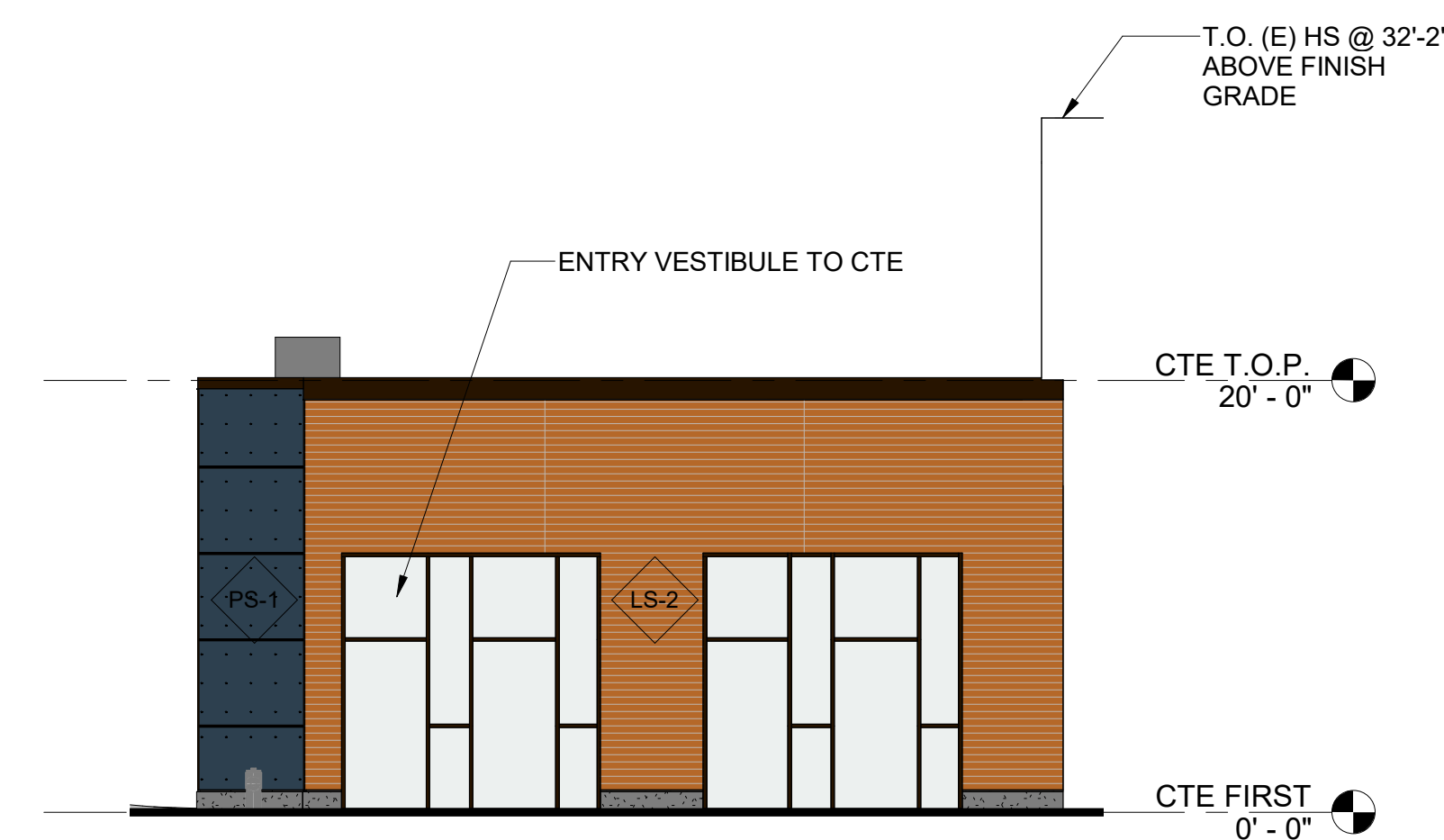


2 SOUTH ELEVATION - ZONE B - CONDITIONAL USE
1/8" = 1'-0"

30% GLAZED SURFACE ON SOUTH FACADE FACING STUDENT COURTYARD
(DOES NOT FACE PUBLIC STREET)




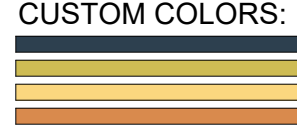


4 NORTH ELEVATION - ZONE B COURTYARD - CONDITIONAL USE
1/8" = 1'-0"



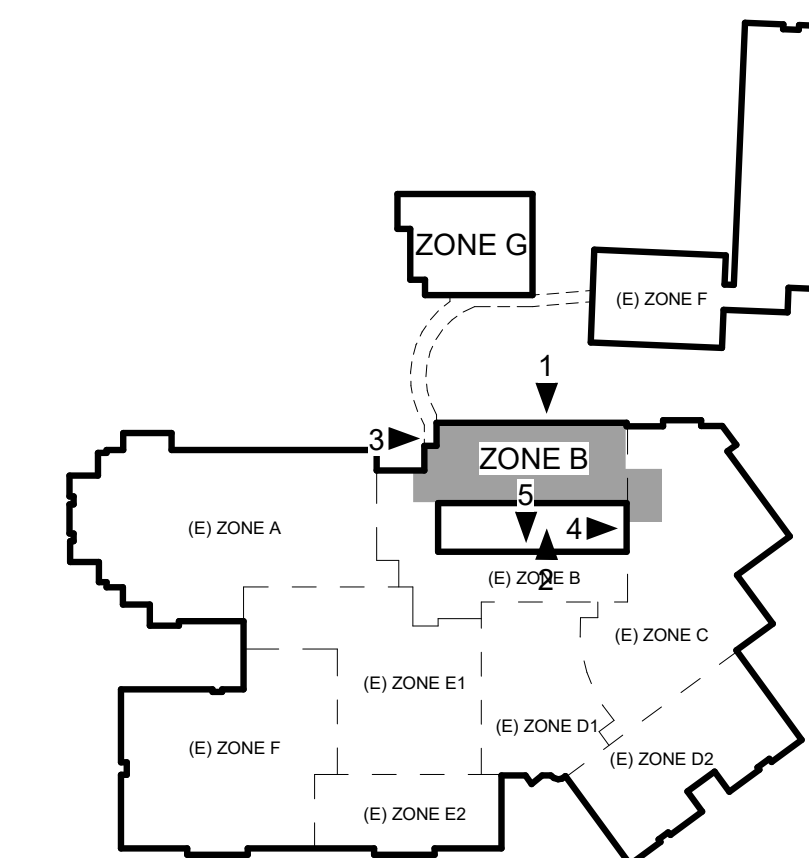
3 WEST ELEVATION - ZONE B - CONDITIONAL USE
1/8" = 1'-0"

EXTERIOR ELEVATIONS LEGEND

NOTE: COLORS ARE SHOWN AS AN APPROXIMATION TO TRUE MATERIAL COLOR ONLY.

- 
LS-1 FIBER CEMENT - ALLURA
COLOR: PACIFIC BLUE W/ 15% CUSTOM (BELOW)
SMOOTH LAP SIDING - 8" LAP EXPOSURE
- CUSTOM COLORS:**

- 
LS-2 FIBER CEMENT - ALLURA
COLOR: MAHOGANY
GRAIN LAP SIDING - 4" LAP EXPOSURE
- 
PS-1 FIBER CEMENT - ALLURA
COLOR: CAVALRY
SMOOTH PANEL SIDING - 4'X8' PANEL W/
ALUMINUM REVEL

KEY PLAN



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WSD HS CTE & CLASSROOM ADDITION

1785 N. FRONT ST. WOODBURN, OR 97071

CONDITIONAL USE

DATE: 01/20/2020

EXTERIOR ELEVATIONS - ZONE B

CU-A09

Project # 90049



2 CLASSROOM ADDITION - NORTHEAST CORNER

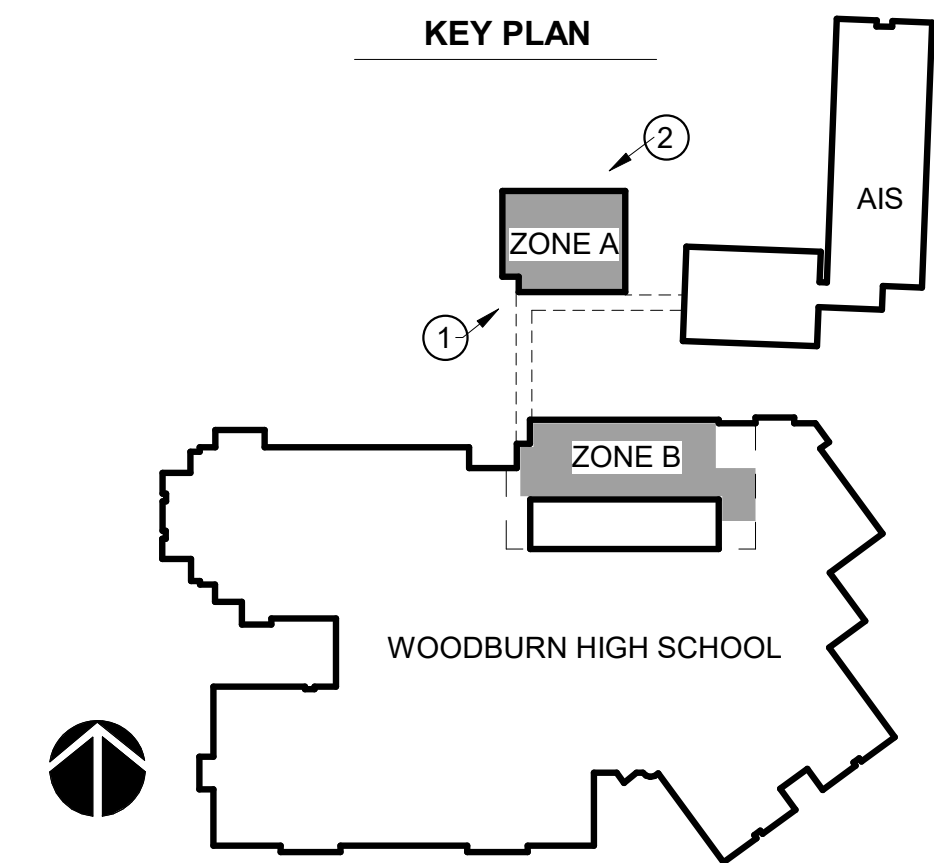


1 CLASSROOM ADDITION - MAIN ENTRY / SOUTHWEST CORNER

EXTERIOR ELEVATIONS LEGEND

NOTE: COLORS ARE SHOWN AS AN APPROXIMATION TO TRUE MATERIAL COLOR ONLY.

- LS-1** FIBER CEMENT - ALLURA
 COLOR: PACIFIC BLUE W/ 15% CUSTOM (BELOW)
 SMOOTH LAP SIDING - 8" LAP EXPOSURE
- CUSTOM COLORS:
- LS-2** FIBER CEMENT - ALLURA
 COLOR: MAHOGANY
 GRAIN LAP SIDING - 4" LAP EXPOSURE
- PS-1** FIBER CEMENT - ALLURA
 COLOR: CAVALRY
 SMOOTH PANEL SIDING - 4'X8' PANEL W/
 ALUMINUM REVEL



WSD HS CTE & CLASSROOM ADDITION

1785 N. FRONT ST. WOODBURN, OR 97071

CONDITIONAL USE

DATE: 01/20/2020

EXTERIOR - CLASSROOM ADDITION

CU-A10

Project # 90049



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2 CTE ADDITION LOOKING NE (CTE COURTYARD)

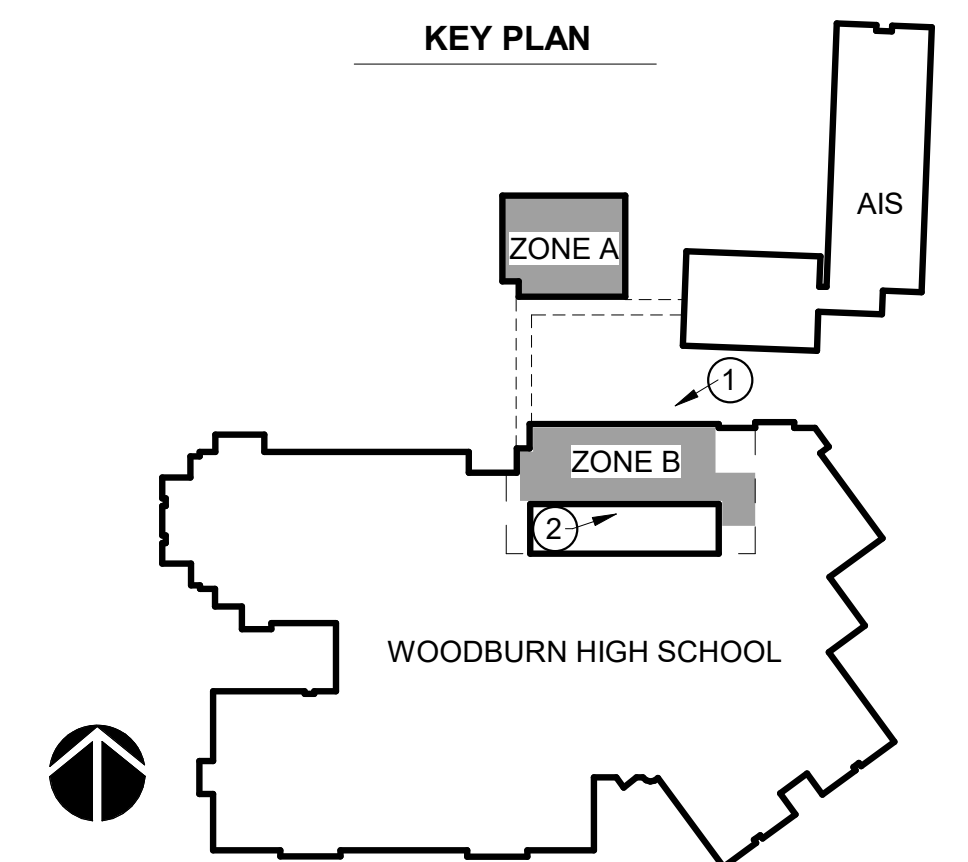


1 CTE ADDITION LOOKING SW

EXTERIOR ELEVATIONS LEGEND

NOTE: COLORS ARE SHOWN AS AN APPROXIMATION TO TRUE MATERIAL COLOR ONLY.

- LS-1 FIBER CEMENT - ALLURA
COLOR: PACIFIC BLUE W/ 15% CUSTOM (BELOW)
SMOOTH LAP SIDING - 8" LAP EXPOSURE
- CUSTOM COLORS:
- LS-2 FIBER CEMENT - ALLURA
COLOR: MAHOGANY
GRAIN LAP SIDING - 4" LAP EXPOSURE
- PS-1 FIBER CEMENT - ALLURA
COLOR: CAVALRY
SMOOTH PANEL SIDING - 4'X8' PANEL W/
ALUMINUM REVEL



WSD HS CTE & CLASSROOM ADDITION

1785 N. FRONT ST. WOODBURN, OR 97071

CONDITIONAL USE

DATE: 01/20/2020

CU-A11

EXTERIOR - CTE ADDITION

Project # 90049




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LIGHTOLIER
by @ignify

Downlighting
Calculte LED 6" gen 3
C6RDL Round Downlight



Calculte LED 6" generation 3 features industry leading visual comfort, excellent uniform illumination over time, and patented installation flexibility.

Complete luminaire + Frame + Engine + Trim + Accessories (optional)

Frame example: GRNIP

Series	Installation	Voltage / Options
GR 6" Non-IC Round	N New construction	— Universal 120V/277V (specify for Power Over Ethernet) EM Emergency (see page 2 for details and limitations) IP Interact Pro ready (for 0-10V engine only)
	R Remodeler	— Universal 120V/277V (specify for Power Over Ethernet) IP Interact Pro ready (for 0-10V engine only)

Engine example: CBL1S835NZ10U

Series	Lumens	CRI	CCT	Beam	Dimming	Voltage
C6L Calculte LED 6"	10 1000lm 15 1500lm 20 2000lm 25 2500lm 30 3000lm 35 3500lm 40 4000lm (Z10 only) 60 6000lm (Z10 only)	8 80CRI 9 90CRI	27 2700K 30 3000K 35 3500K 40 4000K	N Narrow (40°) M Medium (56°) W Wide (76°)	Z10 0-10V 1% SOL EIGHTLED Solo 0-10V 0.1% D Dim 0.1% L Lutron LDE1 EcoSystem (fade-to-black) DMX Digital Multiplexing	U Universal 120V/277V/347V E ELV (for up to 2000lm only) P Power over Ethernet (PoE) Only compatible with 1000-100 to 2000 (20) lumens configurations


Trim example: CGRDLLCP

Series	Aperture	Style	Finish	Flange
C6 Calculte LED 6"	R Round	DL Downlight	BL Black (anodized) CL Specular clear WH White (matte) WH White (matte)	CC Comfort clear CD Comfort clear diffuser CZ Champagne bronze — White (matte) — Polished (matches aperture) — White (matte) — Flangeless (requires CABRFT)

Accessories


- CABRFT** Mud-in-ring for use in flangeless trim installations (ordered with a flangeless trim)
- CAEM** Field installable EM pack (for use with new construction frame only)
- CGRPWH** IP65 Rated vandal proof matte white accessory mounts onto flangeless trims (C4RDL*) and new construction frame only
- AMS** ActiLume multi-sensor (optional accessory for PoE configurations)
- SWZDT** SpaceWise wireless controller with dwell time functionality (compatible with all 0-10V options, see SWZDT spec sheet)
- SRAINT** Interact Office Accessory (for use with Lignoteer Uniform 0-10V products)

1. Emergency (EM) frame includes emergency battery with cutting and reflector mountable test switch (see page 2 for details and limitations)
2. The 347V frame is not compatible with lumen packages above 3000lm for lensed wall wash trims.
3. Non-conductive flush mount lens with pre-installed gasket (matte white non-conductive flange with diffuse lens that is flush with the flange)



CalculteLEDgen3_6in_Downlight_C6RDL_06/19 page 1 of 7

WDGE2 LED
Architectural Wall Sconce



Hit the Tab key or mouse over the page to see all interactive elements.

Specifications
Depth: 7"
Height: 9"
Width: 11.5"
Weight (without options): 13.5 lbs

Introduction
The WDGE LED family is designed to meet specifier's every wall-mounted lighting need in a widely accepted shape that blends with any architecture. The clean rectangular design comes in four sizes with lumen packages ranging from 1,200 to 25,000 lumens, providing a true site-wide solution. Embedded with nLight® AIR wireless controls, the WDGE family provides additional energy savings and code compliance. WDGE2 delivers up to 6,000 lumens with a soft, non-pixelated light source, creating a visually comfortable environment. When combined with multiple integrated emergency battery backup options, including an 18W cold temperature option, the WDGE2 becomes the ideal wall-mounted lighting solution for pedestrian scale applications in any environment.

WDGE LED Family Overview

Luminaire	Standard EM, PFC	Cold EM, -20°C	Sensor	Lumens (4000K)					
				P1	P2	P3	P4	P5	P6
WDGE1 LED	4W	--	--	1,200	2,000	--	--	--	--
WDGE2 LED	10W	18W	Standalone / nLight	1,200	2,000	3,000	4,500	6,000	--
WDGE3 LED	15W	18W	Standalone / nLight	7,500	8,500	10,000	12,000	--	--
WDGE4 LED	--	--	Standalone / nLight	12,000	16,000	18,000	20,000	22,000	25,000

Ordering Information EXAMPLE: WDGE2 LED P3 40K 80CRI VF MVOLT DBBXD

Series	Package	Color Temperature	CRI	Distribution	Voltage	Mounting	Shipped included	Shipped separately
WDGE2 LED	P1*	P1SW	27K 2700K	80CRI	VF	Visual comfort forward throw	MVOLT 347*	BBW Surface-mounted back box
	P2*	P2SW	30K 3000K	90CRI	VV	Visual comfort wide	480*	PBBW Premium surface-mounted back box (top, left, right, conduit entry)
	P4*	P4SW	35K 3500K	90CRI	VV	Visual comfort wide	480*	
	P4*	P4SW	40K 4000K	90CRI	VV	Visual comfort wide	480*	
	P5*	P5SW	50K* 5000K	90CRI	VV	Visual comfort wide	480*	

Options

Option	Finish
E4WH Emergency battery backup, CEC compliant (40k, 50k)	DBBXD Dark bronze
E10WH Emergency battery backup, CEC compliant (10W, 50k)	DBLXD Black
E20WC Emergency battery backup, CEC compliant (15W, 20k)	DNALD Natural aluminum
PE* Photocell, Button Type	DWNOO White
DS* Dual switching	DOBTD Textured dark bronze
DMS* External 0-10V dimming (no controls)	DDBLD Textured black
DMS* Premium back box (PBBW) with bottom conduit entry (total of 4 entry points)	DNATD Textured natural aluminum
	DWNGD Textured white
	DSSTO Textured sandstone

Standalone Sensors/Controls*

- PIR Motion/ambient sensor for 8-15' mounting heights
- PIRW Motion/ambient sensor for 15-30' mounting heights
- PIRIFCV Motion/ambient sensor for 8-15' mounting heights, pre-programmed to 1k and 35% light output
- PIRIFCV Motion/ambient sensor for 15-40' mounting heights, pre-programmed to 1k and 35% light output

Networked Sensors/Controls*

- NLARB2 PIR nLightAIR Wireless enabled motion/ambient sensor for 8-15' mounting heights
- NLARB2 PIR nLightAIR Wireless enabled motion/ambient sensor for 15-30' mounting heights

Options


Option	Finish	Shipped separately*
PER5 NEMA twist-lock line-wire receptacle only (no controls)	DOBTD Dark bronze	DOBTD Textured dark bronze
PER7 Green wire receptacle only (no controls)	DBLXD Black	DBLXD Textured black
DF Single face (120, 277, 347V)*	DNALD Natural aluminum	DNATD Textured natural aluminum
DF Double face (120, 277, 347V)*	DWNOO White	DWNGD Textured white
PIR Bi-level motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1k, 35% light output	DOBTD Dark bronze	DOBTD Textured dark bronze
PIRW Bi-level motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1k, 35% light output	DBLXD Black	DBLXD Textured black
PIRIFCV Bi-level motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1k, 35% light output	DNALD Natural aluminum	DNATD Textured natural aluminum
PIRIFCV Bi-level motion/ambient sensor, 15-40' mounting height, ambient sensor enabled at 1k, 35% light output	DWNOO White	DWNGD Textured white
BL30 Bi-level switched dimming, 100lm/100*	DOBTD Dark bronze	DOBTD Textured dark bronze
BL50 Bi-level switched dimming, 500lm/100*	DBLXD Black	DBLXD Textured black
HS House-side shield*	DNALD Natural aluminum	DNATD Textured natural aluminum

Accessories


- RABAR II Anchor bolts (4)
- RABARC DOBBD II Replacement anchor bolt covers (specify finish) (4)
- RETRAB RSTC SIBSU II Base cover with bolt caps
- RETRAB RSTEMAG II Emergency test styles

Notes

- PIR only available in 5M distribution.
- AS7 has only two illuminated quadrants driven at higher drive currents to generate similar output as the 5M-4 quadrant product.
- PIR not available with 208V or 240V.
- FE only available with AS5.
- FE, PIR and FAC not available with BTS.
- EPWH and PIR only available in full height. Not available with 25k, 150k, 150k.
- PIR not available with EPWH.
- Architectural and custom colors available (additional leadtimes and cost may apply).
- 42" Height is standard. 48", 48" and 48" have longer leadtimes.

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KAD LED
LED Area Luminaire



Hit the Tab key or mouse over the page to see all interactive elements.

Specifications
EPA: 1.2 ft² (0.11 m²)
Length: 17.1/2" (44.5 cm)
Width: 17.1/2" (44.5 cm)
Height: 7.1/8" (18.1 cm)
Weight (max): 3.6 lbs. (16.4 kg)

Introduction
This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability. All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency. This luminaire is A+ Certified when ordered with DTL* controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photovoltaic interoperability. This luminaire is part of an A+ Certified solution for ROAM/F2 or XPaint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background. To learn more about A+, visit www.acuitybrands.com/aplus. 1. See ordering tree for details. 2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately. Link to Roam; Link to DTL DLL.

Ordering Information EXAMPLE: KAD LED 40C 1000 40K R5 MVOLT SPD04 DBBXD

Series	LEDs	Drive current	CCT	Distribution	Voltage	Mounting	Shipped included	Shipped separately
KAD LED	20C* 20 LEDs	530 530mA	30K 3000K	R2 Type II	MVOLT 277*	277*	SPBMSK Square pole universal mounting adaptor	04 4" arm
	30C* 30 LEDs	700 700mA	40K 4000K	R3 Type III	120** 347**	347**	RPUMSK Routed pole universal mounting adaptor	06 6" arm
	40C 40 LEDs	1000 1000mA	50K 5000K	R4 Type IV	208** 480**	480**	SPO Square pole	09 9" arm
	60C 60 LEDs			R5 Type V	240**	240**	RPO Round pole	12 12" arm

Options


Option	Finish	Shipped separately*
DOBTD Dark bronze	DOBTD Textured dark bronze	DOBTD Textured dark bronze
DBLXD Black	DBLXD Textured black	DBLXD Textured black
DNALD Natural aluminum	DNATD Textured natural aluminum	DNATD Textured natural aluminum
DWNOO White	DWNGD Textured white	DWNGD Textured white

Accessories


- RABAR II Anchor bolts (4)
- RETRAB RSTC SIBSU II Base cover with bolt caps
- RETRAB RSTEMAG II Emergency test styles

Notes

- PIR only available in 5M distribution.
- AS7 has only two illuminated quadrants driven at higher drive currents to generate similar output as the 5M-4 quadrant product.
- PIR not available with 208V or 240V.
- FE only available with AS5.
- FE, PIR and FAC not available with BTS.
- EPWH and PIR only available in full height. Not available with 25k, 150k, 150k.
- PIR not available with EPWH.
- Architectural and custom colors available (additional leadtimes and cost may apply).
- 42" Height is standard. 48", 48" and 48" have longer leadtimes.

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RADEAN Bollard
LED Site Luminaire



Hit the Tab key or mouse over the page to see all interactive elements.

Specifications
D = 8.25" (20.95cm)
H = 41.5" Standard (105.41cm)
200lm (9.07kg)
Weight (max): 9.07kg

Introduction
The Radean LED Bollard is an award-winning, energy-saving, long-life solution designed to perform the way a bollard should. The Radean LED Bollard's rugged construction, durable finish and long-lasting LEDs will provide years of maintenance-free service.

Ordering Information EXAMPLE: RABD LED P4 30K SYM MVOLT BTS BCCDNATXD DBLXD

Series	Performance package	Color temperature	Distribution	Voltage	Control options	Bollard top	Tall top
RABD LED	P1	27K 2700K	ASY Asymmetric	MVOLT 277*	Shipped installed	SLM Top	Tall top
	P2	30K 3000K	SYM Symmetric	120	PE Photocell/cell button type**	BTS Slim top, painted to match shaft**	BTI Tall top, painted to match shaft**
	P3	35K 3500K		208*	DMS 0-10V dimming (see page 2 for details)	BTSWHD Slim top, white**	BTIBLXD Tall top, black textured**
	P4	40K 4000K		240*	EPWH Emergency battery backup, certified (UL E90, 20 MAE85)***	BTSDBD Slim top, dark bronze textured**	BTIDBDD Tall top, dark bronze textured**
	P5	50K 5000K		480	FAO Field adjustable output Motion sensor Bi-level****	BTSDBD Slim top, dark bronze**	BTIDBDD Tall top, dark bronze**

Bollard crown


Series	Color	Other options	Finish
Deep Crown	BCC Deep crown, painted to match shaft*		DOBTD Dark bronze
	BCLDWD Deep crown, white*		DBLXD Black
Flat Crown	BCF Flat crown, painted to match shaft*		DNALD Natural aluminum
	BCCBDD Deep crown, dark bronze textured*		DWNOO White
Natural Aluminum	BCCNATD Deep crown, natural aluminum textured*		DOBTD Textured dark bronze
	BCCWHD Deep crown, white textured*		DBLXD Textured black
Textured	BCCDBD Deep crown, dark bronze textured*		DNALD Textured natural aluminum
	BCCBLD Deep crown, black textured*		DWNGD Textured white

Accessories

- RABAR II Anchor bolts (4)
- RABARC DOBBD II Replacement anchor bolt covers (specify finish) (4)
- RETRAB RSTC SIBSU II Base cover with bolt caps
- RETRAB RSTEMAG II Emergency test styles

Notes

- PIR only available in 5M distribution.
- AS7 has only two illuminated quadrants driven at higher drive currents to generate similar output as the 5M-4 quadrant product.
- PIR not available with 208V or 240V.
- FE only available with AS5.
- FE, PIR and FAC not available with BTS.
- EPWH and PIR only available in full height. Not available with 25k, 150k, 150k.
- PIR not available with EPWH.
- Architectural and custom colors available (additional leadtimes and cost may apply).
- 42" Height is standard. 48", 48" and 48" have longer leadtimes.

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WSD HS CTE & CLASSROOM ADDITION

1785 N. FRONT ST. WOODBURN, OR 97071

CONDITIONAL USE

DATE: 12/09/2019

CU-E02

SITE FIXTURE CUT SHEETS