



GENERAL APPLICATION

Community Development Planning Division
501 SW Madison, P. O. Box 1083
Corvallis, OR 97339-1083
Phone: (541) 766-6908, Fax (541) 766-6936
email: planning@ci.corvallis.or.us

For staff use only			
Case Number _____	Date Filed _____		
Fee _____	Receipt # _____	Planner _____	

Please tell us about yourself and your request: Check the following item(s) that apply to your application.

<input type="checkbox"/> Annexation	<input type="checkbox"/> Planned Dev. Mod. ___major ___minor
<input checked="" type="checkbox"/> Conditional Development	<input type="checkbox"/> Planned Development (Conceptual)
<input type="checkbox"/> Comprehensive Plan Amendment	<input type="checkbox"/> Planned Development (Detailed)
From _____ To _____	<input type="checkbox"/> Planned Develop (Nullification)
<input type="checkbox"/> District Change	<input type="checkbox"/> Plan Compatibility Review
From _____ To _____	<input type="checkbox"/> Hillside Density Transfer
<input type="checkbox"/> Minor Land Partition	<input checked="" type="checkbox"/> Lot Development Option
<input type="checkbox"/> Willamette River Greenway	<input type="checkbox"/> Extension of Service

Please give us a brief summary of the action requested:

Requesting approval of a Conditional Development application for a 120,300 square foot replacement middle school at Highland View and a lot development option to allow a setback reduction and an increase in the building height standards.

Name of Project: Highland View Replacement Middle School

Applicant's Name: Fred Wright - Corvallis School District 509J

Address P.O. Box 3509J, Corvallis, OR 97339

Signature *Fred Wright*

Phone 541-757-5877

FAX 541-757-5749

Date 7-4-02

Property Owner(s) Name: Corvallis School District 509J

Address P.O. Box 3509J, Corvallis, OR 97339

Signature *Fred Wright*

Phone _____

Date 7-4-02

Project Staff (name & address):

Planner David Dodson - Willamette Valley Planning
350 NW Polk Avenue, Corvallis, OR 97330

Phone 541-753-1987

FAX 541-738-0468

Architect Alan Costic - Arbuckle Costic Architects Inc.
363 State Street, Salem, OR 97301-3533

Phone 503-581-4114

FAX 503-581-3655

Engineer Steve Ward - Westech Engineering, Inc.
3841 Fairview Industrial Dr. SE #100, Salem, OR 97302

Phone 503-585-2474

FAX 503-585-3986

Please tell us about your site:

Location address (or general vicinity, side of street, distance to intersection)

Generally north of Cleveland Avenue, south of Circle Boulevard, and east of Highland Drive at 1920 NW Highland Drive.

*Assessor's Map Number(s) Related Tax Lot(s)
 1. 11-5-26BD 3200 , 3203 , _____ , _____
 2. _____ , _____ , _____ , _____

*The Assessor's Map Number (Township, Section/Range) and the Tax Lot Number (parcel) can be found on your tax statement or at the Benton County Assessor's Office)

Lot Area 28.43 acres

Development District (i.e. zone) (RS-3.5) Low Density Residential

Comprehensive Plan Designation Public Institutional

Attachments: Existing Site Map Site Plan Narrative Vicinity Map
(Topography, Vegetation, etc.) (The Proposal)

Floor Plans Elevations

Solar Easements and /or shadow studies

Other See application submittal
 (If drawings are larger than 8 1/2 x 14", submit 7 copies.)

Please tell us about the surrounding area:

Direction	Zoning District	Existing Land Use
North	RS-3.5	Single-family homes
South	RS-3.5	Single-family homes
East	RS-9, RS-12, RS-20, & P-AO	Assisted living, homes, and apartments
West	RS-3.5	Single-family homes

NOTE: The attachments submitted should include sufficient information about adjacent lands to indicate the site's relationship with these lands (i.e. maps should indicate nearby structures, densities, road, bike, and pedestrian systems, etc.)

Please tell us more about the proposed development and its site:

1. On your plans, include the following: Site boundaries, points of access, topography (show contours), flood plains, water courses, significant vegetation, existing roads, utilities, pedestrian or bikeways, and any existing easements. Please note there are additional specific graphic and narrative requirements for each type of application.
2. Are there existing structures on site: Yes No If Yes, illustrate them on your plans and describe their current use, the type of structure, and the square footage.
The property contains Highland View Middle School, the Boy's and Girl's Club, and the Osborne Aquatic Center.
3. For your project, please indicate the uses proposed and describe the intended activities:
The primary uses within the replacement middle school will include educational instruction, a community room, cafeteria, gymnasium, locker rooms, restrooms, and administrative uses.
4. Will the project be completed in phases: Yes No If Yes, please explain.
All elements of the plan will be constructed in the first phase with the exception of the southwestern most parking lot that will be constructed as a second phase when and if it is needed in the future.
5. Proposed Uses
6. Site Cover

Use Type	# of acres or sq ft	Percent of site	Coverage Type	# of acres or sq ft	Percent of site
Residential			Impervious - Structure footprints, parking & drives	12.7 ac.	45%
Commercial			Mostly non-impervious - Landscaped areas and athletic fields	15.73 ac.	55%
New School	120,300 SF	NA			
Existing Library	7,000 SF	NA			
Open Space					
- Parks					
- Drainageways					
- Other					
Total	127,300 SF	NA	Total	28.43	100%

Description of other types (e.g. recreational facilities): None

For Residential Development:

Type	# Units	# Bedrooms	Density (living units per acre)
NA	NA	NA	NA

7. How will open space, common areas and recreational facilities be maintained?
The school grounds and athletic fields will be maintained by the Corvallis School District.
8. For proposed residential developments, are there any existing structures or trees on adjacent land which will reduce solar access to your site between 9 a.m. and 3 p.m. on November 21? Yes No If Yes, please illustrate these locations and their shadow impacts on your site map.

Please identify any citizen outreach efforts that you have undertaken prior to submitting this application:

- Mailed information regarding the proposed development to adjacent property owners/residents.
- Held one or more neighborhood meeting(s) or open houses.
- Held a project design workshop.
- Met individually and/or conferred over the phone with citizens.
- Made site plans available for review.
- Canvassed the neighborhood.
- Posted the project site with information about the proposal, and where to go for more information.
- Other (please describe):

Were changes made to the proposal as a result of citizen input? If so, what were they?
Yes, parking was located in an area that served all three buildings on the property and minimized impacts to the neighborhood. Athletic fields were situated on the site to minimize impacts to surrounding neighbors, and circulation patterns were adjusted to reduce congestion.

W I L L A M E T T E V A L L E Y P L A N N I N G

June 5, 2002

Mr. Kevin Young, Associate Planner
City of Corvallis Planning Division
501 SW Madison Avenue
Corvallis, OR 97333

RECEIVED
JUL 05 2002
Community Development

Dear Mr. Young:

On behalf of the Corvallis School District 509J, we are resubmitting 4 bound copies with 11" x 17" exhibits, one unbound copy with 8.5" x 11" exhibits, an unbound set of 11" x 17" exhibits, and 4 sets of full size plans of the Conditional Development and Lot Development Option application for the Highland View replacement middle school. Because of the need to include a Lot Development Option with the revised application, we are also submitting a \$100 check to cover the additional application fee. The total fee for the application submittal is calculated as follows:

Non-residential Conditional Development Base Fee	\$ 1,134.00
+ \$2.50/100 sq. ft. of bldg. = (\$.025 x 120,300 sq. ft of new bldg.)	\$ 3,007.50
Lot Development Option = (\$200 x ½)	<u>\$ 100.00</u>
Total Application Fee:	\$ 4,241.50

Please call us if you have questions or if you need any additional information.

Sincerely,



David J. Dodson, AICP
President

Enclosures

*A Conditional Development and
Lot Development Option Application
for the Replacement Middle School
at Highland View*

Submitted to:



**The City of Corvallis
501 SW Madison Avenue
Corvallis, OR 97333**

Submitted by:



**Corvallis School District 509J
P.O. Box 3509J
Corvallis, OR 97339**

July 5, 2002

Replacement Middle School Application Narrative

INTRODUCTION

CH2MHill completed a seismic study on facilities within the Corvallis School District 509J and found both Highland View and Western View Middle Schools to be extremely vulnerable during an earthquake. Declining enrollment at both schools and limited funds have resulted in a recommendation to consolidate Highland View and Western View Middle Schools into one middle school.

The Corvallis School Board decided to close Western View and construct a replacement middle school at the Highland View site. The voters will decide in November if they want to fund construction of a replacement middle school. In the interim, the students from Highland View will be sent to either Western View or Cheldelin Middle School. Students will remain consolidated at both schools until such time as funds are available for construction of a replacement middle school at the Highland View site. Western View will no longer function as a middle school once the new school at Highland View is operational.

VICINITY AND SITE

The Highland View site encompasses 28.43 acres and is located north of Cleveland Avenue, west of Highland Drive, and south of Circle Boulevard, (Attachments A & B). In addition to the middle school being sited on this property, the Boy's and Girl's Club and the Osborn Aquatic Center are also on the property. The replacement middle school is proposed to be located where Highland View middle school currently exists.

The existing school building sits at the southeast corner of the site. A large parking lot is located between the building and Highland Drive and is primarily used by the Middle School and the Aquatic Center. Some additional parking is located along the south side of the building, however most of this area is used for court games and for bus loading and unloading. West of the building are two tennis courts, a track, and fields.

Directly north of the existing school is the Boy's and Girl's Club and the Osborn Aquatic Center. North of Circle Boulevard are single-family homes. West of the site are single-family homes along 14th Street that back up to the school grounds. South of the site is a church, a park, and additional single-family homes. East of the site are more single-family homes and an assisted living facility. The entire site is within a low density residential district, (Attachments C & D).

BACKGROUND

Highland View School is the oldest of the three middle schools in the Corvallis District. It was constructed as a middle school in 1957. The original building had 19 classrooms and a library for 7th and 8th grade students. The school became a junior high school a year later in 1958 and added classrooms to the north classroom wing for 7th, 8th, and 9th grade students. The school became a 6-8 middle school when the new Crescent Valley High School opened in 1971. A new stand-alone library building, connected by a covered walkway, was built in 1988, and the original library space was converted to a computer lab.

The buildings at Highland View School encompasses 87,985 square feet and were designed to accommodate 750 students in 30 classrooms. Enrollment at Highland View has varied from as low as 451 students in 1983 to as high as 1,178 in 1959, (Attachment E). The average enrollment over the life of the school has been 633 students.

APPLICANT'S PROPOSAL

The applicant is requesting conditional development approval to construct a replacement middle school at the Highland View site. The replacement school will consist of 120,300 square feet of new building and will include the existing 7,000 square foot library, (total 127,300 square foot educational facility). The replacement school has been designed for a maximum enrollment of 750 students and includes the following:

- 24 classrooms
- 4 science classrooms
- 2 life skills rooms
- 3 conference rooms
- 5 boys restrooms
- 5 girls restrooms
- 4 uni-sex restrooms
- 1 teachers room
- 1 computer classroom
- 1 art classroom
- 1 student center
- 1 community room
- 1 choir room
- 1 band room
- 3 music practice rooms
- 1 commons (cafeteria & multi-purpose)
- 1 kitchen
- 1 media center
- 1 administration area
- 2 gymnasiums
- 2 locker rooms with restrooms

ATTACHMENTS

- A - Vicinity Map
- B - Surrounding Uses
- C - Comprehensive Plan Designations
- D - Existing Zoning Designations
- E - Enrollment Since 1958
- F - Proposed Site Plan
- G - Floor Plans
- H - Building Elevations
- I - Perspectives of Building
- J - Tree Preservation Plan
- K - Overall Landscape Plan
- L - Detailed Landscape Plan
- M - Utility Plan
- N - Berm and Fencing Plan
- O - Boy's & Girl's Club Lease Agreement

LAND USE

Applicable Land Development Code Sections:

2.3.10 - BACKGROUND

Certain use types listed in each district require a public hearing to determine what their effects may be to the surrounding properties, neighborhood, and community as a whole. The Conditional Development review process provides an opportunity to allow a use when potential adverse effects can be mitigated or deny a use if concerns cannot be resolved to the satisfaction of the hearing authority.

3.1.20.02 - Special Development - Uses Allowed Through Discretionary Review

- a. **Type I - Conditional Development - Subject to review in accordance with Chapter 2.3 and all other applicable provisions of this Code.**

4. Major Services and Utilities

3.0.30.02 - Civic Use Types

- f. **Major Services and Utilities - Services and utilities that have substantial impacts. Such uses may be permitted when the public interest supersedes the usual limitations placed on land use and transcends the usual restraints of the district for reasons of necessary location and community wide interest. Typical uses include: sanitary landfills, airports, hospitals, detention and correction**

institutions, mass transit waiting stations or turnarounds, and schools. Excludes "University Services and Facilities" use type.

The Comprehensive Plan designation for this site is Public Institutional, (Attachment C). The site has been historically used for educational purposes. The zoning designation is (RS-3.5) - Low Density Residential, (Attachment D). This designation allows for single-family residential uses. Schools are considered Major Services and Utilities under Civic Use Types in Section 3.0.30.02 of the Land Development Code. The replacement middle school can be constructed if approved through the conditional development review process. Approval is dependent upon the Planning Commission finding that potential adverse effects are adequately mitigated. These effects and their mitigation are discussed in the following sections of the narrative.

COMPATIBILITY

Applicable Comprehensive Plan Policies:

- 10.5.4 Schools and properties adjacent to schools shall be developed in a manner which minimizes the negative impact on each other.**
- 10.5.7 The City and the Corvallis School District 509J shall evaluate demographic, socio-economic, and development trends on an ongoing basis to assess the need for new or expanded school facilities.**
- 10.5.8 Prospective school sites shall be planned as part of future neighborhoods or attendance areas and situated where the growth or spread of population is anticipated.**
- 10.5.9 The City shall encourage new school facilities to be designed to consider community use.**
- 10.5.10 A prospective school site shall be located so as to take advantage of existing and proposed transportation networks and recognize required pedestrian and bicycle traffic and possible traffic hazards.**

Applicable Land Development Code Sections:

2.3.20 - PURPOSES

It is the intent of this chapter to permit Conditional Development where it is consistent with the Comprehensive Plan, subject to procedures and criteria intended to mitigate potentially negative impacts. Procedures and review criteria for Conditional Development are established for the following purposes:

- a. Permit certain types of public and private development that provide a community service in locations related to their service areas;
- b. Permit commercial development in locations related to its service area;
- c. Ensure that Conditional Development is compatible with its immediate area and the affected part of the community;
- d. Permit flexibility in the implementation of Special District plans; and
- e. Permit a mixture of residential development types.

2.3.30.04 - Review Criteria

Requests for Conditional Developments shall be reviewed to assure consistency with the purposes of this chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. In addition, the following compatibility factors shall be considered:

- a. Basic site design (organization of uses on the site);
- b. Visual elements (scale, structural design and form, materials, and so forth);
- c. Noise attenuation;
- d. Noxious odors;
- e. Lighting;
- f. Signage;
- g. Landscaping for buffering and screening;
- h. Traffic;
- i. Effects on off-street parking;
- j. Effects on air and water quality.

4.1.20 - GENERAL PROVISIONS

- c. **New Structures - When a structure is constructed, on-site vehicle and bicycle parking and loading spaces shall be provided in accordance with Section 4.1.30 below.**
- h. **Conflicting Parking Requirements - When a building or use is planned or constructed in such a manner that more than one standard is applicable, the use that requires the greater number of parking spaces shall govern.**
- o. **Maximum Parking Allowed - No site shall be permitted to provide more than 30 percent in excess of the minimum off-street vehicle parking required by Section 4.1.30 below.**

4.1.30 - OFF-STREET PARKING REQUIREMENTS

- b. **Civic Use Types**

9. Schools:

Vehicles: Middle School / Junior High - 3 spaces per classroom

Section 4.2.20 - GENERAL PROVISIONS

- c. Significant plant and tree specimens should be preserved to the greatest extent practicable and integrated into the design of a development. Trees of 8-in. or greater diameter measured at a height of 4 ft above grade and shrubs (excluding blackberries, poison oak, and similar noxious vegetation) over 3 ft in height are considered significant. Plants to be saved and methods of protection shall be indicated on the detailed planting plan submitted for approval. Existing trees may be considered preserved only if no cutting, filling, or compaction of the soil takes place between the trunk of the tree and the area 5 ft outside the tree's dripline. In addition, the tree shall be protected from damage during construction by a construction fence located 5 ft outside the dripline.**

Section 4.2.40 - BUFFER PLANTINGS

Buffer plantings are used to reduce building scale, provide transition between contrasting architectural styles, and generally mitigate incompatible or undesirable views. They are used to soften rather than block viewing. Where required, a mix of plant materials shall be used to achieve the desired buffering effect.

4.2.40.01 Parking, Loading, and Vehicle Maneuvering Areas

Buffering is required in conjunction with issuance of construction permits for parking areas containing 4 or more spaces, loading areas, and vehicle maneuvering areas. Boundary plantings shall be used to buffer these uses from adjacent properties and the public right-of-way. On-site plantings shall be used between parking bays, as well as between parking bays and vehicle maneuvering areas. A balance of low-lying ground cover and shrubs, and vertical shrubs and trees shall be used to buffer the view of these facilities. Decorative walls and fences may be used in conjunction with plantings, but may not be used by themselves to comply with buffering requirements.

Section 4.2.50 - SCREENING (HEDGES, FENCES, WALLS, BERMS)

Screening is used where unsightly views or visual conflicts must be obscured or blocked and where privacy and security are desired. Fences and walls used for screening may be constructed of wood, concrete, stone, brick, and wrought iron, or other commonly used fencing/wall materials. Acoustically designed fences and walls are also used where noise pollution requires mitigation.

Where landscaping is used for required screening, it shall be at least 6 ft in height and be at least 80 percent opaque, as seen from a perpendicular line of sight, within 18 months following establishment of the primary use of the site.

A chain link fence with slats shall qualify for screening only if a landscape buffer is provided in compliance with Section 4.2.40 above.

4.2.50.01 - Height Limit

The height of hedges, fences, walls, and berm shall be measured from the lowest adjoining finished grade, except where used to comply with screening requirements for parking, loading, storage, and similar areas. In these cases, height shall be measured from the finished grade of such improvements. Screening is not permitted within vision clearance areas, as determined by the City Engineer.

- a. Height of hedges, fences, and walls may not exceed 3 ft in height within a required front yard, exterior side yard (side yard facing street) or the rear yard of a through lot (except where required by the Code or the Planning Commission to meet screening requirements or as permitted in "b" below).**

Basic Site Design

The replacement middle school is proposed to be located where the existing Highland View Middle School currently exists, (Attachments F, G, H, & I). The replacement school will consist of a new 120,300 square foot two story building and the existing 7,000 square foot library. The central portion of the building containing classrooms will be two stories in height. The building's main entrance is located at the corner of Cleveland Avenue and Highland Drive and is prominently articulated by a gable roof that extends from the buildings main lobby. An entry plaza provides a meeting space and outdoor room for the students to meet and mingle. Two bus drop off and loading areas are located within pull outs along Cleveland Avenue, on the south side of the facility. A covered walk extends along the buildings entire south side and provides students with a safe and convenient weather protected connection to the three entrances along this side of the building.

A parent drop-off and loading area is located along the eastern side of the new facility. Sufficient area is provided within the drive isle to allow vehicles to pull curbside to drop off and pick up students. A building overhang along the north side of the main entry courtyard provides a safe and direct weather protected connection to the main entrance of the school. The parking lot on the east side of the facility provides parents and visitors with a convenient parking area for those who choose to use it.

The school has been designed with a high degree of sensitivity to the uses surrounding the site. The bus loading area and parent drop-off areas have been separated to minimize congestion. A new service drive is proposed to provide enhanced connectivity between Cleveland Avenue, Highland Drive, and Circle Boulevard. This new connection will be gated during school hours to ensure that student safety is not compromised when

students are using the athletic fields. A connection has been provided between the existing Boy's and Girl's Club parking lot and the new parking lots to keep vehicles on site and to avoid having vehicles return to Circle Boulevard and Highland Drive to access another parking lot, as is the case today.

The replacement school has been designed with the public's interest in mind. Inside the main entry is a lobby and community room. From the lobby, there are two corridors that extend to the other main portions of the facility. A large open commons area on the south side of the building provides students with a place to mingle and eat their lunch. Two gymnasiums and locker rooms have been located on the west side of the building, adjacent to the athletic fields. The existing library has been retained and converted to a horticulture room and lab. The gymnasium and horticulture room are connected by a covered walkway. Bicycles can be locked in a secure bicycle parking area on the north side of the gymnasium or locked under of the covered shelter at the main entrance.

Three new parking areas have been located on the site. The first is directly east of the new facility and is intended primarily for parents and visitors. The second parking lot is directly north of the new facility and is intended to be primarily used by teachers. This lot will also be used by the Boy's and Girl's Club and the Osborn Aquatic Center. The remaining lots are two small parking areas at the southwest side of the gymnasium. The southernmost lot will be used by kitchen staff and building maintenance and includes a loading dock at its eastern terminus. The lot along the new service drive will likely be used by parents whose children are spectators or participants in athletic events in the gymnasium or on the nearby play fields.

A circulation system has been developed that allows for improved connectivity over what exists today. Two main vehicle entries are provided, one along Highland Drive and the other along Circle Boulevard. Both entries serve the three main parking lots on the site and also provide an additional connection to Cleveland Avenue. The internal loop road that extends north from Cleveland Avenue will provide busses a convenient option for getting back out to Circle Boulevard. The signal at the Boy's and Girl's Club and Circle Boulevard makes merging onto Circle Boulevard much easier for the bus drivers and reduces the number of busses that travel westerly through the adjacent neighborhood. The District's bus service provider, Laidlaw, anticipates serving the new school with 10 to 12 busses, of which approximately 7 will be using the new service drive to exit onto Circle Boulevard near the Boy's and Girl's Club. To accommodate the turning movements of the busses exiting at Circle Boulevard, the applicant proposes to enlarge the parking lot curb radius in this area. The new plans reflect this change by delineating the existing curb radius as a dashed line and the proposed modification as a solid line.

The athletic fields have been located west of the new school and the Boy's and Girl's Club. The track and field has been oriented to minimize noise impacts to the adjacent residences to the west. The fields will be reconstructed using reclaimed soil from the site and will likely be a few feet above where they are today. This additional elevation is required in order to adequately drain the new fields, usually requiring a 2% side slope.

The unused areas between the fields will be slightly depressed to accommodate stormwater detention during the wet season. Several berms are also being proposed to separate the uses and to provide additional buffering for the residences to the west. A new chain link fence will be installed along the southwest side of the site to encourage pedestrians to cross the street at the intersections rather than randomly, (Attachment N).

Natural Features

The school grounds are fully developed with no remaining natural features other than introduced trees, grasses, and shrubs. Some of the landscaping that was installed with development of the school is now mature and qualifies as significant vegetation. The replacement school and associated parking and athletic fields will impact some of the existing trees. The Tree Preservation Plan shows the existing trees that are to remain and those that are planned to be removed, (Attachment J).

Landscape Buffering and Screening

The replacement school provides landscape buffering in several locations. A small 3-foot wall has been placed between Highland Drive and the proposed parking lot to screen the parked cars and to reduce headlight glare for the adjacent residents, in compliance with Section 4.2.50.01.a of the Code. Low growing evergreen shrubs have been added around the perimeter of all parking lots to comply with landscape screening requirements of Section 4.2.40.01. In addition, large trees have been planted along the western project boundary to enhance the separation between the existing homes and the athletic fields. A 4-foot earthen berm has been located near the western boundary to buffer the residents from the athletic fields.

Visual Elements

All HVAC equipment will be located within the building or will be visually screened on the roof. The streets surrounding the school and athletic fields and the new service drive within the site have been landscaped with large trees to provide a canopy over the streets and to help define the edges of the various uses on the site. The perimeter of the new parking lots will be screened with low growing evergreen shrubs. The replacement school has been oriented towards the corner of Highland Drive and Cleveland Avenue, with a main entry courtyard located just outside the building's main entrance. The main entrance to the building will be easy to locate because of its prominence on the corner and the architectural articulation of the building.

The main facade of the new building will have a beige brick veneer with a standing seam zinc plated metal roof, (Attachments H & I). The base of the building will be red brick with a bullnose cap that matches what exists at the Boy's and Girl's Club. Exposed concrete will be revealed beneath the windows that extend to the ground floor. The gymnasiums will be constructed of concrete and painted to match the brick veneer on the main building. Horizontal fenestrations in the brick pattern will be repeated on the

gymnasium. The windows and doors will have aluminum frames and the glass used on the building will have a light solar green glazing. The covered awning on the south side of the building and the one that connects the gymnasium to the horticulture building will be constructed of painted steel with a flat metal roof.

Trash dumpsters and recycle bins will be located adjacent to the loading dock on the south side of the building at the eastern terminus of the southern parking lot. This entire area will be visually screened with an 8-foot tall brick veneer screen wall.

Noise

The replacement school and athletic fields will be located in the same areas as these facilities currently exist. As such, no increase in noise is anticipated. The track has been shifted 90-degrees so that spectator voices will carry north and south, but not west into the adjacent neighborhood.

Odors

Odors are anticipated to be similar to what exists on the site today. Trash cans located throughout the school will be emptied by the janitors on a regular bases. All trash dumpsters will have hinged covers to minimize odors.

Lighting

The building and the grounds immediately surrounding it will be illuminated for safety and security. All exterior lighting will be shielded so as not to produce glare onto adjacent properties.

Signage

No signage is proposed with this application as the District has yet to finalize a name for the new school. A monument sign at the corner of Highland Drive and Cleveland Avenue will likely be installed at a future date. It is anticipated that the sign will be made of brick with cast metal lettering. The sign will be in compliance with the City's sign code and vision clearance requirements.

Traffic

(See the "CIRCULATION" section within the narrative)

Off-site Parking

To determine off-site parking impacts, it is important to not only consider what impacts will result from the proposed change, but also what the cumulative effects might be from the other activities on the site. To adequately address parking impacts for the

replacement middle school, one must look at existing conditions as well as what might result under worst case conditions.

The City's most recent evaluation of the parking conditions were conducted in 1998 when the Osborn Aquatic Center was expanded (CD-98-3). At that time, the existing parking lots south and west of the Osborn Aquatic Center could accommodate 301 vehicles. At the time, staff applied the parking standards from the Land Development Code to the following buildings on the site:

Building	Parking Requirement
Osborn Aquatic Center– 42,400 SF @ 1 space per 200 SF	= 212
Boy's & Girl's Club – 40,000 SF w/mixed uses	= 180
<u>Existing Middle School – 26 classrooms @ 3 spaces per rm.</u>	= <u>78</u>
Totals	470

Staff noted that the Aquatic Center was most heavily used from June through August, the time of year Highland View Middle School is closed for the summer. The school age children that would likely use the pool would not use it while school is in session, so staff concluded that the 78 parking spaces that are required for the school are effectively available for use by those who would be using the Aquatic Center. Staff focused on the combined parking requirement for the Aquatic Center and the Boy's and Girl's Club (212 + 180) = 392. Staff applied a 10% parking reduction because of the proximity to the transit pullout on Highland, and further reductions for providing additional covered bicycle parking. In total, the Planning Commission approved a reduction to the parking requirement by 44 spaces. The adjusted parking requirement of 348 spaces was still 47 spaces short of the 301 spaces that existed on site. Staff noted that additional reductions could be achieved by providing more covered bicycle parking, but keeping a bicycle seat dry was not warranted when users of the aquatic center were seeking wet conditions in a swimming pool.

Staff provided the following arguments for why the parking deficit was reasonable and acceptable:

- The three facilities sharing the site have different peak demand periods for parking, resulting in a shared parking opportunity.
- The three facilities sharing the site have successfully coordinated activities, and propose to continue coordinating activities in a manner that reduces concurrent events that would otherwise maximize typical peak on-site parking demands.
- Experience suggests that the typical peak parking demand generated by a community swimming pool, particularly during summer when access to an outdoor pool is more easily accomplished via transit, walking, and/or bicycling, than during winter and fall, is not as great as 1 space per 200 square feet of floor area. Substantial numbers

of users during peak use periods either car pool or are dropped off and picked up by parties who do not stay on site.

- *The paved surface area south of the school could reasonably serve as an informal reserve, or overflow area for peak demand periods.*

Staff indicated that the Aquatic Center hosts 2-3 major swim meets each year, where parking demand exceeds the supply. During these times the overflow parking is accommodated on-street or in the paved area south of the school. Staff concluded that these impacts would be short-term and not result in substantial impacts to neighboring uses that would require construction of additional parking spaces and increase the amount of impervious surfaces in the City.

When a new building is constructed, the City applies parking standards that are most applicable to the proposed uses. In cases where more than one standard could apply, the use that requires the greater number of parking spaces shall govern, consistent with Section 4.1.20.h of the Code. Since the commons (the largest assembly area in the building) could accommodate a large event, the parking requirements have been evaluated using both the middle school parking standards (by classroom) and using the classification "Lodge, Fraternal, and Civic Assembly".

The replacement middle school will contain 24 standard classrooms and 4 science classrooms, for a total of 28 classrooms. Based on the "Schools" classification, the City requires 3 on-site parking spaces for every classroom in a middle school. This results in a parking requirement of 84 spaces. The largest assembly area within the new school is the commons which contains 6,888 square feet of floor area where there are no fixed seats. Based on the "Lodge, Fraternal, and Civic Assembly" classification, the City requires 1 on-site parking space for every 50 square feet of dining or drinking area where there are no fixed seats. This results in a parking requirement of 138 spaces. The use that requires the greatest number of parking spaces shall be used when there is more than one standard that could apply.

Section 4.1.20.p allows parking reductions when new buildings are near transit facilities and provide adequate bicycle parking. A reduction of up to 10 percent of the required vehicle parking may be allowed if a transit stop is within 300-feet of the site. The site already has a bus shelter along Highland Drive, just south of the Aquatic Center. In addition, the amount of vehicle parking may be reduced by 1 space for every 8 required bicycle parking spaces, not to exceed 10 percent of the required vehicle parking spaces. The new school will be providing 224 required bicycle parking spaces, which could reduce the required vehicle parking by 28 spaces, however the maximum allowable reduction is 10-percent of the required vehicle parking. The applicant wishes to apply both parking reductions which total 20 percent and result in an on-site parking requirement of 111 spaces.

Based on the City's most recent parking analysis of the Aquatic Center, a total of 6 additional parking spaces would need to be provided, or 307 spaces between all three uses on the site. In addition, the new parking requirement of 111 spaces for the middle school exceeds the previous requirement of 78 spaces by 33 spaces. The total number of parking spaces required by all three uses on the site is $(307 + 33)$ or 340 spaces. The applicant is proposing a two phase approach to satisfy the parking requirements. The plan provides a total of 353 parking spaces on the entire site, most of which are central to all three facilities. This exceeds the parking requirement by 13 spaces, which is in compliance with Section 4.1.20.o of the Code that allows for parking to be provided that is 30 percent in excess of the minimum off-street vehicle parking requirements. In addition to the vehicle parking within the proposed parking lots, the plan allows for parallel parking on the internal side of the new 28-foot wide service drive. This will provide convenient parking for those participating in after school athletic events and will still provide for two way traffic and emergency vehicle access within the remaining 20-foot of roadway. Parking along the service drive has not been delineated on the plans, but the inside radius is 340-feet in length (allowing for 15-feet of vision clearance behind the crosswalks) which can accommodate parking for 17 vehicles, (@ 20 lineal feet for each vehicle). The applicant proposes that the 17 parking spaces along the west side of the service drive (those at 90-degrees) be considered as part of this approval, but not be constructed with the new school building. This will allow the School District to provide this parking in the future if such a need arises. To satisfy the current parking needs, the applicant proposes to allow parallel parking to occur on the portion of the new service drive that shows 17 spaces with 90-degree parking. This area is approximately 160-feet in length which would allow for 8 additional vehicles parked parallel to the curb, therefore the total on-site parking would be $(353 - 17 + 8) = 344$ which is in compliance with the on-site parking requirements. In summary, the site will contain 21 ADA accessible parking spaces and 323 standard parking spaces with standard 26-foot wide drive isles within the parking lots.

It is also important to note that during large swim events at the Aquatic Center there is sometimes a need for additional overflow parking. Several paved areas around the school could be used to accommodate this overflow parking during large events. The parent drop off and loading area along the east side of the school could accommodate parallel parking. The bus drop off and loading areas along Cleveland could also accommodate parallel parking. The parking lot and service drive at the southwest corner of the school is wide enough to accommodate cars parked against the building at 90-degrees. Lastly, the area just east of the existing library is a hard surface play area that is wide enough to accommodate two rows of parking at 90-degrees. In total, these areas could accommodate up to 73 informally parked vehicles. The School District's lease agreement with the Boy's and Girl's Club stipulates that the two parties shall coordinate their activities through regularly scheduled meetings. All three users of the site have informally coordinated large events to ensure that two large events do not occur simultaneously.

Air Quality

Corvallis is currently in compliance with State and Federal air quality standards. It is anticipated that air pollution impacts resulting from this development will be minimal.

Water Quality and Storm Drainage

The replacement school will utilize the existing stormwater system as it has in the past. There will be a net increase of over an acre of impervious area on the site once the new school is constructed. As a result, the applicant will be providing stormwater detention around the athletic fields. Water quality will be enhance by using new and improved catch basins that capture sediment and reduce the amount of oils that enter the public system.

DEVELOPMENT STANDARDS

Applicable Land Development Code Sections:

Section 2.12.20 - PURPOSES OF A LOT DEVELOPMENT OPTION

Procedures and standards for the review of Lot Development Options are established in this chapter for the following purposes:

- a. Permit efficient use of land;**
- b. Provide flexibility and innovation in site planning and architectural design on individual lots;**
- c. Permit building location and encourage construction techniques that conserve energy; and**
- d. Minimize procedural delays and ensure due process in the review of unique development situations.**

2.12.30.06 - Review Criteria

Lot Development Options shall be reviewed to determine if the following have been met:

- a. The proposed development will not be contrary to the purposes of this chapter, policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City;**

- b. **The proposed development will not substantially reduce the amount of privacy enjoyed by users of nearby structures if the development were located as specified by this Code;**
- c. **The proposed development will not adversely affect existing physical systems and natural systems, such as traffic, drainage, dramatic land forms, or parks, and the potential for abutting properties to use solar energy devices any more than would occur if the development were located as specified in this Code; and**
- d. **Architectural features of the proposed development will be compatible to the design character of existing structures on adjoining properties and on the proposed development site.**

3.1.30 - RS-3.5 DEVELOPMENT STANDARDS

- a. **Lot Area - 8,000 square foot minimum**

The replacement school will be located on a 28.43 acre (1,238,410 square foot) lot, in compliance with the minimum lot area.

- b. **Lot Width - 65 foot minimum average**

The lot is rectangular in shape, with a minimum north/south dimension of approximately 1000 feet in length, in compliance with the minimum lot width.

- c. **Setbacks - Front Yard 25 foot minimum**
 Rear Yard 25-foot minimum
 Side Yard (interior) 8-foot minimum
 Corner Lot 20-foot on side abutting the street

The building's main entrance faces the corner of Highland Drive and Cleveland Avenue. As such, the front yard faces onto Highland Drive. The front yard setback for the new school will be 140-feet from Highland Drive, the rear yard setback is 520-feet from 13th Street, the interior side yard setback from the nearest building to the north (Boy's & Girl's Club) is 100-feet, while the side yard setback abutting the current property line along Cleveland Avenue is 56-feet from the building face and 36-feet from the covered walk. The applicant is proposing to dedicate a half street right-of-way along Cleveland Avenue to accommodate the northern half of the street and associated sidewalk. As a result of this dedication, the property line will be 5-feet from the eastern end of the covered walk, 25-feet from the entrance to the commons, and 20-feet from the wall surrounding the new southern parking lot. The building complies with the setback requirements, however the covered walk along the south side of the building is only 5-feet from the new right-of-way dedication line and is therefore not compliant with the setback requirements. The applicant is therefore requesting approval of a variance from the setback standards to allow for the covered

walk to be 5-feet from the new property line along Cleveland Avenue. The applicant feels the covered walk is a pedestrian amenity, and an appropriate element when it is located close to where the students will boarding and exiting busses. The applicant feels the variation from the setback standard is consistent with the purpose of Chapter 2.12 and in compliance with the review criteria for a lot development option.

d. Structure Height - 30 foot maximum

The parapet of the two story main building will be 31-feet in height. A gable roof that articulates the buildings main entrance will be 35-feet as calculated from the center of the roof peak and the bottom of the gable ends. The parapet of the gymnasium will be 35-feet in height. Therefore the proposed building exceeds the allowable building height of 30-feet. The applicant is therefore requesting approval of a variance to allow portions of the building to be 35-feet in height. The building has been designed with a large separation from the homes along Highland Drive and the portions of the building that abut Cleveland Avenue are designed to be stair stepped to reduce the appearance of the buildings height. The gymnasium (the tallest element of the school) needs to be tall in order to accommodate the indoor athletic events and has been situated on the back of the site, a considerable distance from any residence. The applicant believes that the requested variance will not negatively impact the surrounding neighborhood. The applicant feels the variation from the height requirement is consistent with the purpose of Chapter 2.12 and in compliance with the review criteria for a lot development option.

CIRCULATION

Vehicular Circulation

Applicable Comprehensive Plan Policies:

- 11.3.8 Streets shall be classified as "arterial highway," "arterial street," "collector street," "neighborhood collector," or "local street." These classifications shall reflect their use. New development may designate two levels of local street, local connector and local. Each development project shall be reviewed for its logical progression and connection from local streets to neighborhood collector, or collector streets, to arterials for site access. Each development project shall provide improvements necessary to make logical connections. Emphasis should be placed on creation of a roughly rectilinear street pattern that encourages dispersion of local traffic through a number of streets and minimizes the use of cul-de-sacs.**
- 11.3.9 Adequate capacity should be provided and maintained on arterial and collector streets to accommodate intersection level-of-service (LOS) standards and to avoid traffic diversion to local streets. The level-of-service**

standards shall be: LOS "D" or better during morning and evening peak hours of operation for all streets intersecting with arterial or collector streets, and LOS "C" for all other times of day. Where level-of-service standards are not being met, the City shall develop a plan for meeting the LOS standards that evaluates transportation demand management and system management opportunities for delaying or reducing the need for street widening. The plan should attempt to avoid the degradation of travel modes other than the single-occupant vehicle.

Applicable Land Development Code Section:

4.0.70.d - STREET REQUIREMENTS

- 1. Where a development site abuts an existing public street not improved to City standards, the abutting street shall be improved to City standards along the full frontage of the property concurrent with development.**

A traffic impact analysis was prepared to assess the impacts that result from construction of a replacement middle school and the reconfigured entrances and exits on the site. Currently all of the study area intersections are operating at an acceptable level of service. The evaluation considered the replacement school to be operational by the year 2004. The analysis resulted in the following findings:

- The proposed plan will generate approximately 96 new trips entering the site and 96 new trips exiting the site during the forecast year 2004. This includes 4 trips from busses and 92 trips from parents dropping off students displaced from Western View Middle School and relocated at the replacement school at Highland View.*
- The proposed plan will generate approximately 79 new trips entering the site and 79 new trips exiting the site during the forecast year 2021. This includes 4 trips from busses and 75 trips from parents dropping off students displaced from Western View Middle School and relocated to the new replacement school at Highland View.*
- The intersection of Circle / Highway 99W currently operates with an average overall level of service (LOS) "B" during the am Peak and will continue to operate satisfactorily in the year 2021 with an LOS "D" with the replacement middle school during the AM Peak.*
- The intersection of Circle / 9th currently operates with an average overall LOS "B" during the AM Peak and will continue to operate satisfactorily in the year 2021 with and LOS "C" with the replacement middle school during the AM Peak.*

- *The intersection of Circle / Highland currently operates with an average overall LOS "B" during the AM Peak and will continue to operate satisfactorily in the year 2021 with an LOS "C" with the replacement middle school during the AM Peak.*
- *The intersection of Walnut / Highland currently operates with an average overall LOS "D" during the AM Peak and will continue at or better than LOS "E" in 2021, assuming that right turn lanes are added in the future to the northbound, southbound, and westbound approaches. This is anticipated to happen with or without this project. These future improvements are identified and proposed as part of the North Corvallis Area Plan.*
- *The intersection of Cleveland /Highland currently operates with a critical movement LOS "B" during the AM Peak and will continue to operate with an LOS "C" in 2021.*
- *The intersection of Garfield / Highland currently operates with an average overall LOS "B" during the AM Peak and will continue to operate satisfactorily in the year 2021 with an LOS "C" with the replacement middle school during the AM Peak.*
- *The traffic circle and Grant / Highland currently operates with a critical V / C ratio of 0.28 during the AM Peak and will continue to operate satisfactorily in the year 2021 with a critical V / C ratio of 0.44 with the replacement middle school during the AM Peak.*

While the replacement middle school at Highland View does not cause any noticeable impacts to the transportation system, background traffic growth in North Corvallis requires the mitigation of the intersection of Walnut / Highland. It is recommended to add right turn lanes to the northbound, southbound, and eastbound approaches once warranted by the actual traffic volumes.

The frontage roads surrounding the site are fully improved to City standards. Construction of the replacement school will require new bus drop-off and loading areas to be constructed along the north side of Cleveland Avenue. The applicant's surveyor (Cole Surveying) has identified the project boundaries that are shown on the plans based on the current legal description. It results in the property line running down the center of Cleveland Avenue. Although the City has indicated that a 44-foot public right-of-way exists along Cleveland Avenue, neither the County Assessor or the School District have any record of the northerly half of Cleveland Avenue ever being deeded to the City. The applicant is therefore proposing to provide a half street dedication along Cleveland Avenue. To achieve this, a 28-foot dedication would occur along the northern half of Cleveland Avenue between 13th Street and Dixon Street. This would provide sufficient right-of-way to accommodate the northern half of the street and the 10-foot curbside sidewalk. In addition, a 31-foot dedication would occur along the northern half of

Cleveland Avenue between Dixon Street and Highland Drive. This would provide sufficient right-of-way to accommodate the northern half of the street, the new bus drop off and loading areas, and 5-feet of the curbside sidewalk.

In addition, the northern curb cut serving the existing parking area along Highland Drive will need to be relocated further to the north. The Proposed Site Plan shows a faint dashed line where the curb currently exists, (Attachment F). The existing curb cut directly to the south will remain in its current location so as to minimize headlight impacts to the residents along the east side of Highland Drive.

Pedestrian and Bicycle

Applicable Comprehensive Plan Policy:

11.6.1 The City shall require safe, convenient, and direct pedestrian routes within all areas of the community.

Applicable Land Development Code Sections:

Section 4.0.40 - PEDESTRIAN REQUIREMENTS

- b. Safe and convenient pedestrian facilities that strive to minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new subdivisions, planned developments, commercial developments, industrial areas, residential areas, transit stops and neighborhood activity centers such as schools and parks.**

Section 4.0.50 - BICYCLE REQUIREMENTS

- c. Safe and convenient bicycle facilities that strive to minimize travel distance to the greatest extent practicable shall be provided in conjunction with new development within and between new subdivisions, planned developments, commercial developments, industrial areas, residential areas, transit stops and neighborhood activity centers such as schools and parks.**

4.1.30 - OFF-STREET PARKING REQUIREMENTS

- b. Civic Use Types**

- 9. Schools:**

Bicycles: Middle School / Junior High - 8 spaces per classroom

4.1.70 - STANDARDS FOR BICYCLE ACCESS AND PARKING

a. Location

1. **Safe, convenient pedestrian access shall connect the bicycle parking area to the main entrance of the principle use of the site.**

b. Dimensions

1. **Bicycle parking spaces shall be a minimum of 6 ft in length and 2 ft in width.**
2. **Overhead clearance in covered areas shall be at least 7 ft.**
3. **A minimum 5-ft wide aisle shall be provided beside or between each row of bicycle parking.**

d. Covering

1. **All use types, with the exception of public parks and the Central Business District, a minimum of 50 percent of the required bicycle parking shall be covered.**

The replacement middle school has been designed with safe and efficient pedestrian connections in mind. The new school will have direct pedestrian connections to both the Boy's and Girl's Club and the Aquatic Center. In addition, an extensive network of sidewalks interconnect the public sidewalks with the parking areas and building entrances. The new service drive will have a curbside sidewalk that separates vehicles from pedestrians. The proposed sidewalk system strives to provide convenient connections and limits travel distance between uses, consistent with Section 4.0.40 of the Code.

The bicycle parking requirements for a middle school is 8 spaces per classroom, or 10% of the required vehicle parking, whichever is greater. This results in a bicycle parking requirement of either 224 spaces or 14 spaces. The replacement school will have a total of 28 classrooms, which will require 224 bicycle parking spaces. The new school has been designed with two areas for bicycle parking. One area is a covered bicycle parking facility within the main entry courtyard, near the buildings main entrance. This covered parking area can accommodate 24 bicycles. The remaining 200 bicycles will be parked within an area along the north side of the gymnasium. Section 4.7.70.d.1 of the Code requires 50% of the bicycle parking to be covered. The School District intends to comply with this provision by providing bicycle parking for 88 of the 200 bicycle spaces north of the gym as covered and all 24 spaces in the main entry courtyard will also be covered. The bicycle parking has been designed to be in compliance with the dimensional requirements noted in Section 4.1.70.b of the Code.

Transit

Applicable Comprehensive Plan Policy:

- 11.7.4 Arterial and collector street designs shall include evaluation for transit facilities such as bus stops, pullouts, shelters, optimum road design, and on-street parking restrictions as appropriate to facilitate transit service.**

Applicable Land Development Code Section:

Section 4.0.60 - TRANSIT REQUIREMENTS

- b. New developments at or near existing or planned transit stops shall design development sites to provide safe, convenient access to the transit system, as follows:**
- 2. All developments shall provide safe, convenient pedestrian walkways between the buildings and the transit stop, in accordance with the provisions of Section 4.0.40.b.**

The site is well served by the City's transit system. Route 7 runs east and westbound along Circle Boulevard, while Route 4 and Service Route B runs along Highland Drive. When the Osborn Aquatic Center was expanded, the City required a new transit shelter along Highland Drive, adjacent to the main entrance of the Aquatic Center. This transit stop is central to all three uses on the site and will serve the replacement school. Consistent with Section 4.0.60.b.2 of the Land Development Code, a direct pedestrian connection to the new school is provided along a walkway that bisects the new parking lot.

NATURAL RESOURCES

Applicable Comprehensive Plan Policy:

- 4.2.2 Natural features and areas determined to be significant shall be preserved, or have their losses mitigated, and/or reclaimed. The City may use conditions placed upon development of such lands, private nonprofit efforts, and City, State, and Federal government programs to achieve this objective.**

Applicable Land Development Code Section:

4.2.20 - GENERAL PROVISIONS

- c. **Significant plant and tree specimens should be preserved to the greatest extent practicable and integrated into the design of a development. Trees of 8in. Or greater diameter measured at a height of 4 feet above grade and shrubs (excluding blackberries, poison oak, and similar noxious vegetation) over 3 feet in height are considered significant. Plants to be saved and methods of protection shall be indicated on the detailed planting plan submitted for approval. Existing trees may be considered preserved only if no cutting, filling, or compaction of the soil takes place between the trunk of the tree and the area 5 feet outside the tree's dripline. In addition, the tree shall be protected from damage during construction by a construction fence located 5 feet outside the dripline.**

The Code requires the applicant to preserve existing significant trees to the greatest extent practicable. The applicant has inventoried not only the significant trees on the site, but every tree on the property, and has provided a Tree Preservation Plan that identifies the trees that will be preserved and those that will be removed, (Attachment J). In total, the applicant will be removing 102 trees from the site and preserving 70. To mitigate the loss of the 102 trees, the applicant is proposing to replace those trees with 150 new trees, many of which will be better suited to the site than those that exist today. New trees will be planted around the perimeter of the entire property and trees will also be added along the new service drive and throughout the new parking lots. Large canopy street trees will be installed along Circle Boulevard, 13th Street, Cleveland Avenue, and Highland Drive where existing trees do not already exist. All newly planted trees, shrubs, groundcover, and the turf on the athletic fields will be permanently irrigated during the dry months.

Significant trees slated for preservation will be protected with a 6-foot high chain link fence prior to any construction activity. The applicant will submit a tree preservation plan for review and approval prior to issuance of any construction permits. The plan will include the location of fencing and details such as installation of the fence, root pruning, and canopy thinning.

PUBLIC FACILITIES AND SERVICES

Applicable Comprehensive Plan Policies:

- 10.2.6 The type, location, and phasing of public facilities and utilities shall be based on actual needs, desired levels of service, cost-effectiveness, and/or property owner willingness to pay for infrastructure.**
- 10.2.9 All developments shall comply with adopted utility and facility master plans and the Capital Improvement Plan.**

10.2.11 Developers shall be required to participate financially in providing the facilities to serve their projects as a condition of approval.

10.2.12 Developers will be responsible for the construction of all facilities internal to and fronting their properties and for needed extensions of facilities to and through their site.

Applicable Land Development Code Section:

4.0.80 - PUBLIC UTILITY EXTENSIONS

- a. All development sites shall be provided with public water, sanitary sewer and storm drainage.**
- b. Where necessary to serve property as specified in "a" above, required public utility installations shall be constructed concurrent with development.**
- c. Off-site public utility extensions necessary to fully serve a development site and adjacent properties shall be constructed concurrent with development.**
- d. To provide for orderly development of adjacent properties, public utilities installed concurrent with development of the site shall be extended through the site to the edge of adjacent property(ies).**
- e. All public utility installations required with development shall conform to the City's adopted master plans.**

Public sewer, water, and storm sewers currently serve the existing Middle School at Highland View. The site has been fully developed and is served with adequate public facilities. Existing and proposed improvements to the public utilities are noted below.

Water

Public water mains currently exist in Cleveland Avenue and Highland Drive. Adequate fire protection exists on the public street (south & east) side of the new school, (Attachment M). In order to provide fire protection on the north side of the new school, a public main is proposed to loop between Highland Drive and Circle Boulevard, with fire hydrants at a maximum 500 foot spacing. This will also provide additional fire protection to the Boy's and Girl's Club and the Aquatic Center. Domestic water is proposed to be provided by the existing water meter serving the existing school.

Sanitary Sewer

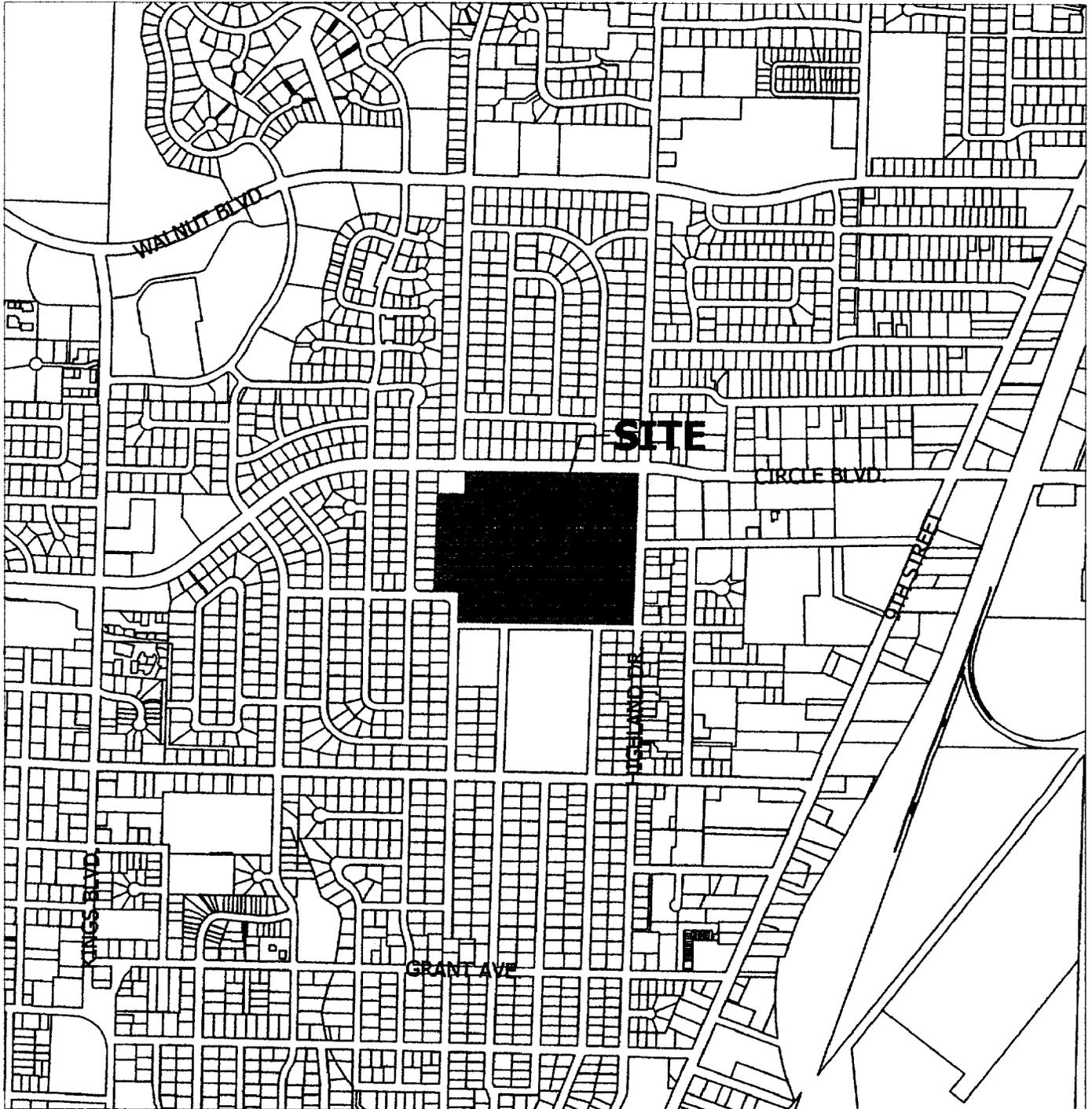
Sanitary sewer serves the existing school via a gravity main that extends to the existing public sewer in Cleveland Street. The existing service line will be used to provide gravity service to the new school facility.

Storm Drainage

Public and private storm sewers currently serve the existing Middle School. The adequacy of the existing facilities will be determined through investigation and verification. Only those storm sewers which are structurally sound and have adequate capacity will be incorporated into the final design. All deficient storm sewers will be abandoned and or removed. New catch basins, which are trapped to collect oil and sediment, will be installed in all parking areas. Existing parking lot catch basins will be removed.

The site currently contains 11.6 acres of impervious area. This consists of all the improvements on the property, including buildings, parking areas, tennis courts, walkways, patios, etc. This represents approximately 41 percent of the total site area. Construction of the replacement school will increase the impervious area to 12.7 acres, or 45 percent of the site. Because the replacement school will increase the amount of storm water that currently enters the public system, the applicant will be required to provide on-site stormwater detention for the increased impervious area (1.1 acres). Because the existing public stormwater lines are relatively shallow in this part of town, the applicant is required to provide surface detention. The applicant proposes to provide stormwater detention in mild depressions around the athletic fields on the site.

VICINITY MAP



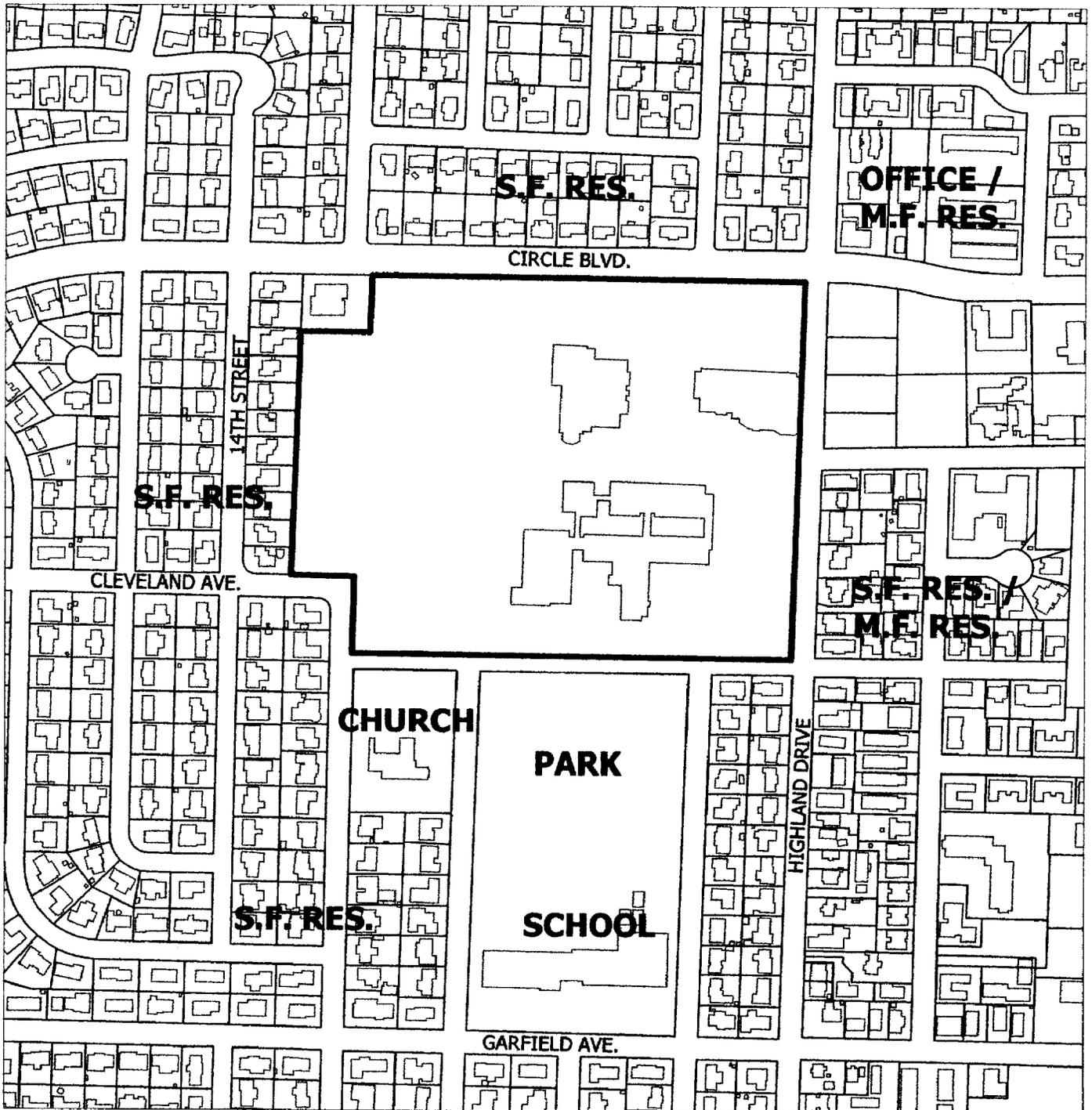
 **Subject Property**

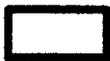


ATTACHMENT A

Scale: 1" = 1000'

SURROUNDING USES



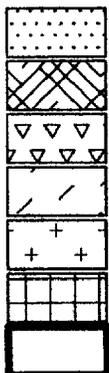
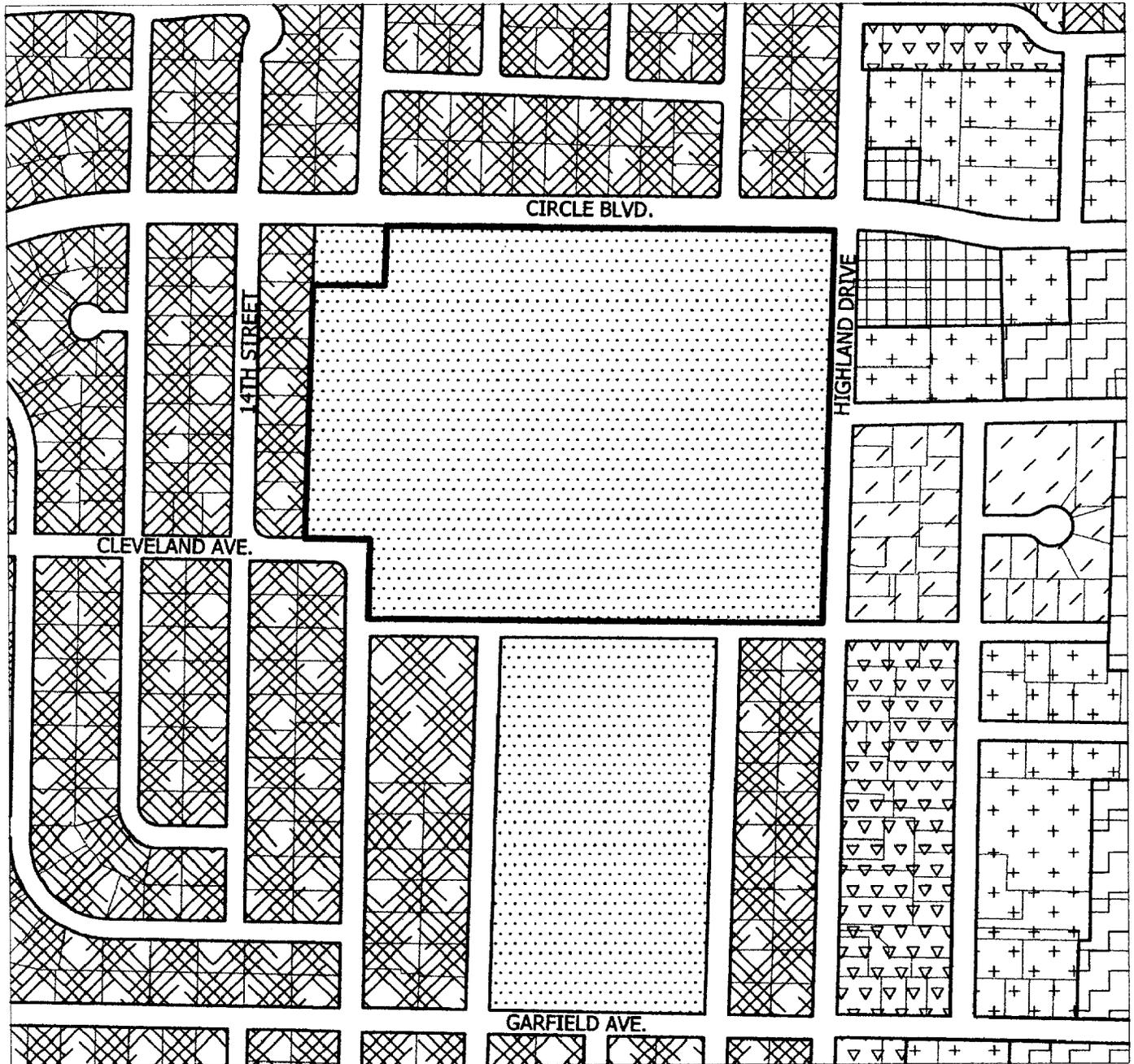
 Subject Property



Scale: 1" = 400'

ATTACHMENT B

COMPREHENSIVE PLAN DESIGNATIONS



Public Institutional

Residential Low Density

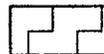
Residential Medium Density

Residential Medium-High Density

Residential High Density

P-AO - Professional & Administrative Offices

Subject Site



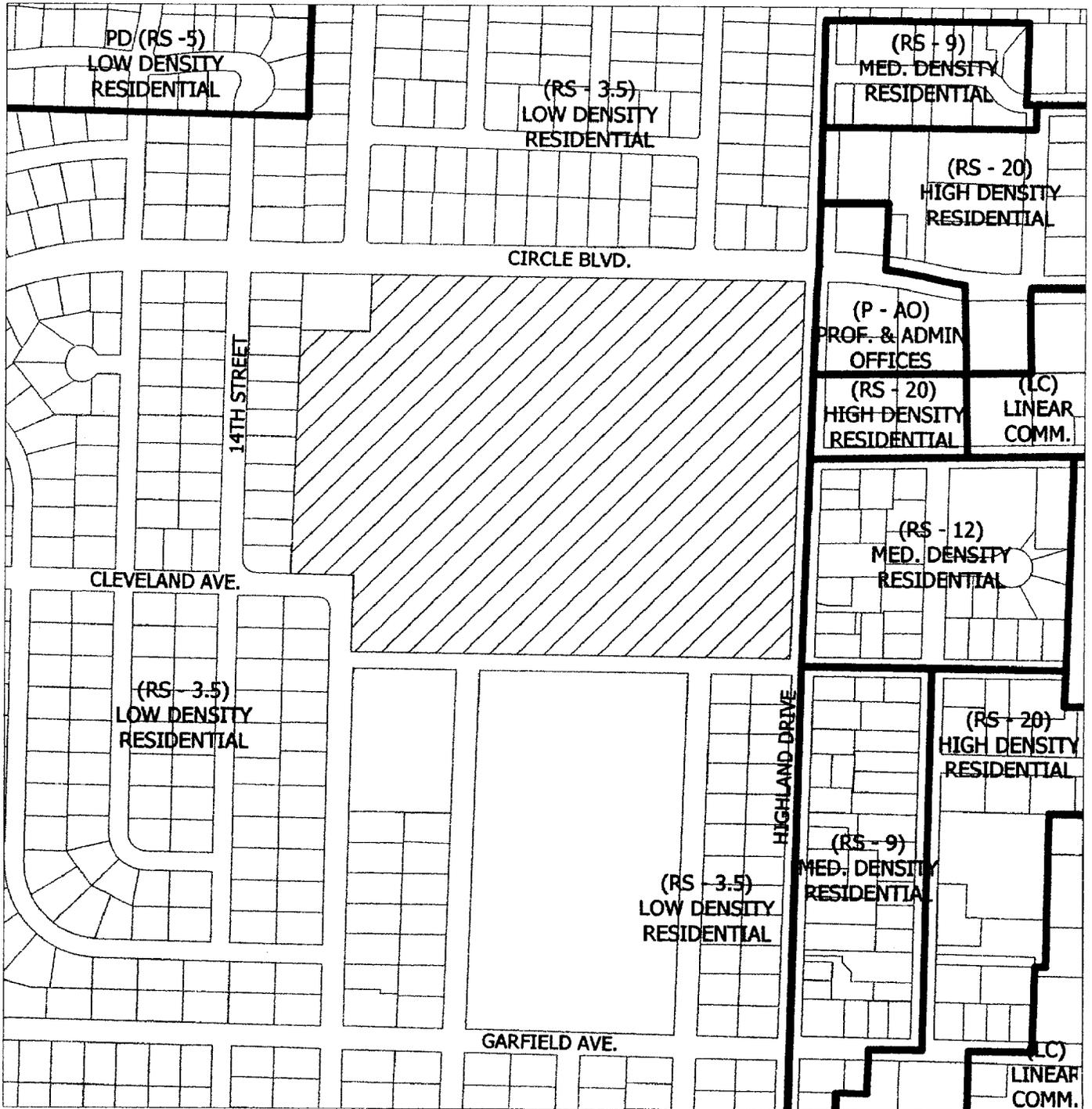
MUC - Mixed Use Commercial

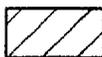


Scale: 1" = 400'

ATTACHMENT C

EXISTING ZONING DESIGNATIONS



 **Subject Property**



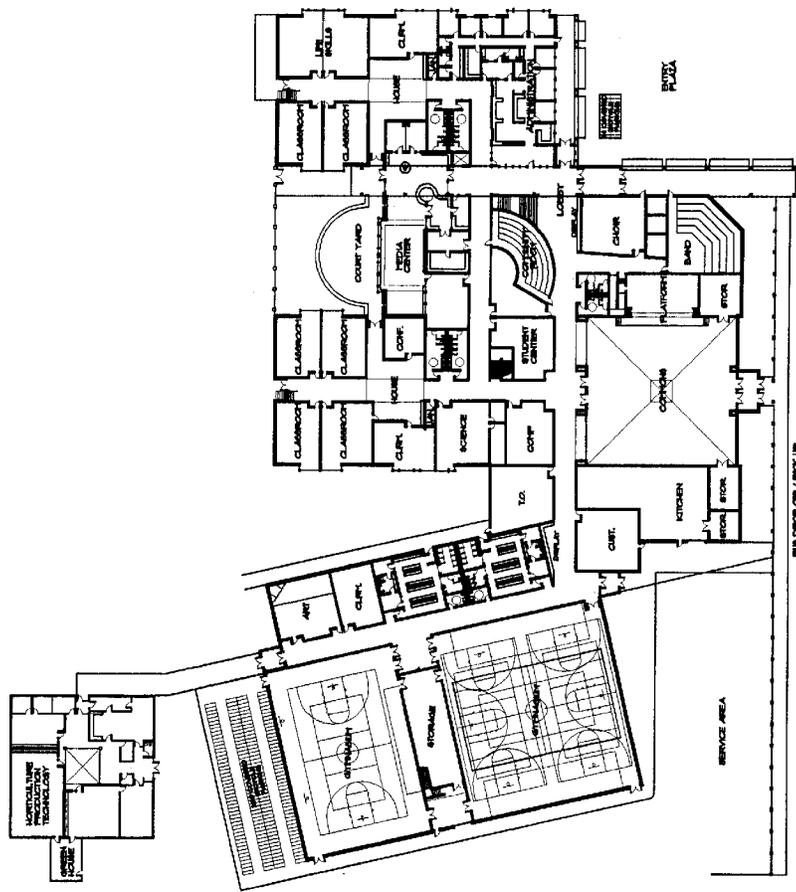
Scale: 1" = 400'

ATTACHMENT D

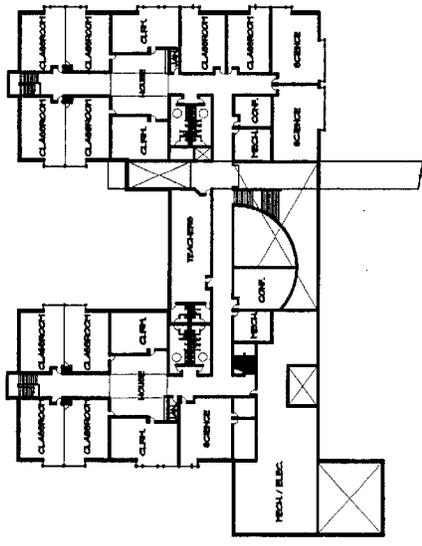
Selected Schools Enrollment since 1958 as of June

School	Cheldelir	Highlan Western		Garfield	Adams	Total enrollment (w/o Farm Home School)	
		d View	View				
1956-57	0	0	0	174	0		
1957-58	0	641	0	243	0		opened Highland 7th & 8th only
1958-59	0	973	0	345	0	4,536	Highland 6th - 8th
1959-60	0	1,178	0	551	0	5,517	
1960-61	0	756	599	548	0	5,986	opened Western
1961-62	0	847	665	565	0	6,342	
1962-63	0	862	687	580	387	6,722	opened Adams
1963-64	0	898	674	475	388	7,078	opened Wilson
1964-65	0	941	696	485	385	7,343	
1965-66	0	987	786	519	395	7,691	
1966-67	0	994	795	498	412	7,887	
1967-68	524	636	661	483	446	8,013	
1968-69	572	653	664	441	451	8,230	
1969-70	539	663	618	420	440	7,909	
1970-71	606	621	580	421	453	7,942	
1971-72	635	592	556	400	457	7,688	opened Crescent Valley
1972-73	679	628	554	336	439	7,605	
1973-74	710	605	577	336	426	7,401	
1974-75	679	620	572	302	400	7,401	
1975-76	595	562	554	279	357	7,263	closed Roosevelt and Washington
1976-77	582	535	549	292	355	7,271	
1977-78	555	497	491	273	361	7,237	
1978-79	548	490	524	223	362	7,097	
1979-80	581	490	540	246	312	7,026	
1980-81	591	503	556	236	310	6,958	
1981-82	616	474	573	213	266	6,718	
1982-83	586	484	524	296	350	6,602	closed Franklin
1983-84	573	451	517	316	326	6,500	closed Dixie
1984-85	510	527	457	321	319	6,604	
1985-86	499	548	447	342	345	6,761	
1986-87	479	524	468	358	356	6,705	
1987-88	491	502	507	347	360	7,066	
1988-89	497	523	499	326	360	6,949	
1989-90	571	553	532	365	362	7,109	
1990-91	605	562	538	372	386	7,276	
1991-92	596	567	546	407	349	7,335	
1992-93	601	592	501	435	403	7,506	
1993-94	612	615	524	413	396	7,479	
1994-95	617	601	564	342	375	7,405	Franklin opened 3rd - 6th
1995-96	651	514	547	332	360	7,414	Franklin 2nd - 7th, Inavale & Jefferson add 6th grade
1996-97	679	557	503	325	364	7,492	Franklin - K-8, Jefferson drops 6th gr
1997-98	653	501	493	329	347	7,404	
1998-99	687	520	471	317	327	7,259	
1999-00	669	502	443	301	325	7,169	
2000-01	678	553	401	276	346	7,289	willamette valley charter school started, inavale started 7th & 8th

ATTACHMENT E



LOWER FLOOR PLAN
 GRAPHIC SCALE
 1/8" = 1'-0"



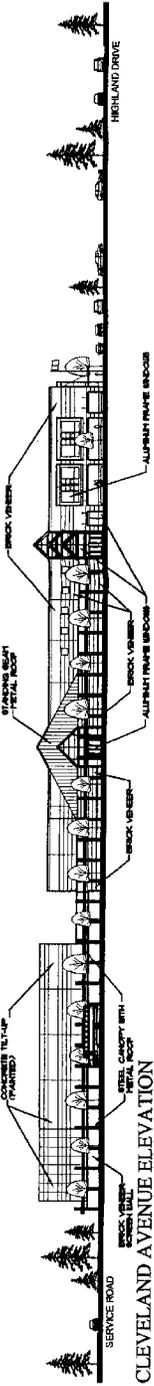
UPPER FLOOR PLAN
 GRAPHIC SCALE
 1/8" = 1'-0"

JOB # 20010250.000
 DATE 29 JUNE 2002
 DRAWN HHS
 REVISIONS

ARBuckle COSTIC ARCHITECTS, INC.
 3000 17th Street, NW
 Corvallis, OR 97331
 Phone: 541-325-1133
 Fax: 541-325-1134
 www.arbucklecostic.com

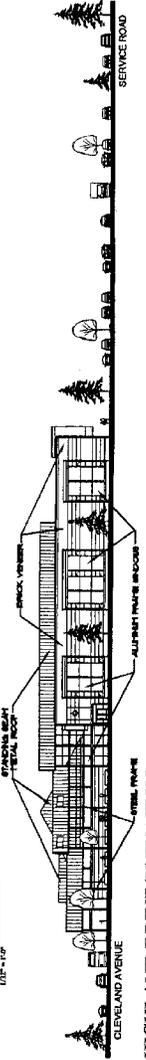
CORVALLIS MIDDLE SCHOOL
 SCHEPATIC DESIGN
 CORVALLIS, OREGON

ATTACHMENT G



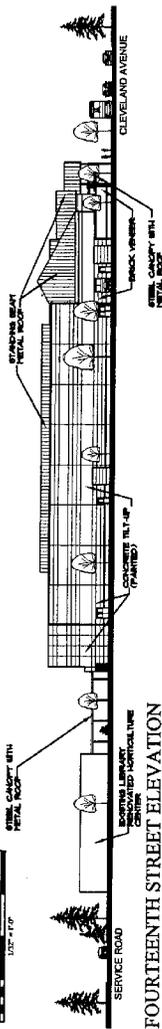
CLEVELAND AVENUE ELEVATION

GRAPHIC SCALE
1/8" = 1'-0"



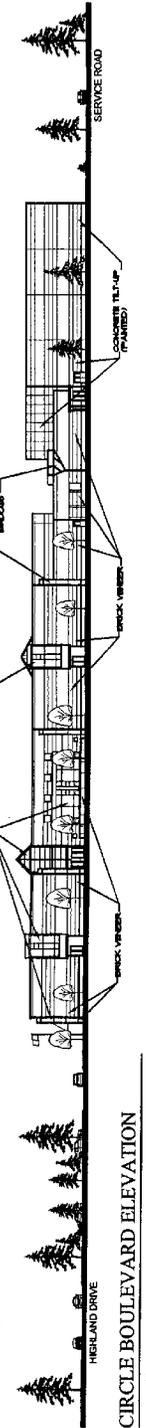
HIGHLAND DRIVE ELEVATION

GRAPHIC SCALE
1/8" = 1'-0"



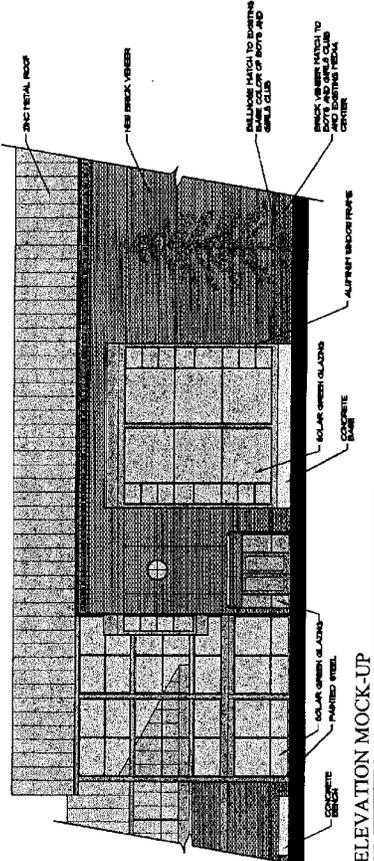
FOURTEENTH STREET ELEVATION

GRAPHIC SCALE
1/8" = 1'-0"



CIRCLE BOULEVARD ELEVATION

GRAPHIC SCALE
1/8" = 1'-0"



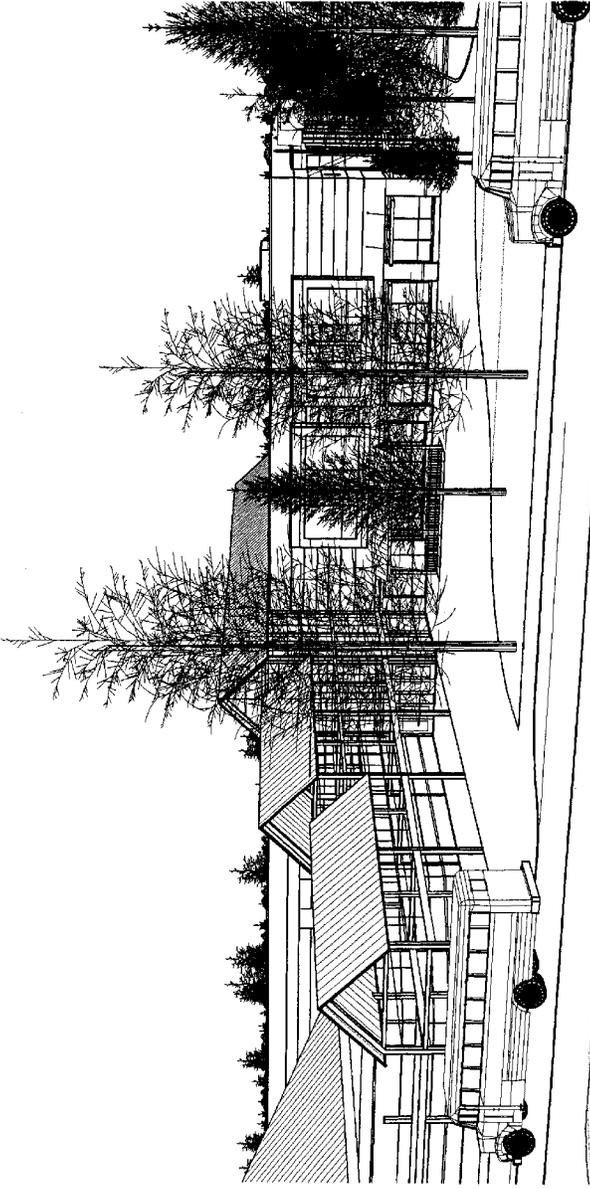
ELEVATION MOCK-UP

GRAPHIC SCALE
1/4" = 1'-0"

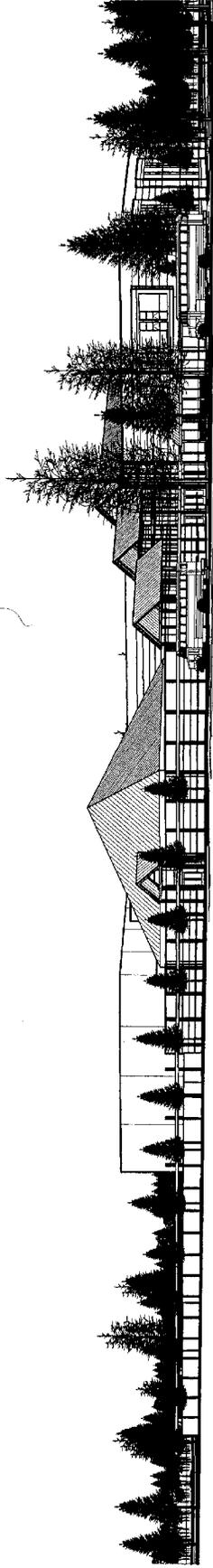
JOB NO. 2006L005
DATE 28 JUNE 2006
DRAWN TMM
REVISIONS

ARBUCKLE COSTIC ARCHITECTS, INC.
1410 W. 12TH STREET
COLUMBUS, OH 43201
TEL: 614.291.1111
WWW.ARBUCKLECOSTIC.COM

CORVALLIS MIDDLE SCHOOL
CORVALLIS, OREGON



ENTRY PLAZA PERSPECTIVE



CLEVELAND AVENUE AND HIGHLAND DRIVE PERSPECTIVE

THESE PLANS ARE THE PROPERTY OF
 ARCHITECTS, INC. AND ARE NOT TO BE
 REPRODUCED OR TRANSMITTED IN ANY
 FORM OR BY ANY MEANS, ELECTRONIC
 OR MECHANICAL, INCLUDING PHOTOCOPYING,
 RECORDING, OR BY ANY INFORMATION
 STORAGE AND RETRIEVAL SYSTEM, WITHOUT
 THE WRITTEN PERMISSION OF ARCHITECTS, INC.

JOB NO. 2001005
 DATE 28 JUNE 2006
 DRAWN THH
 REVISIONS

A
 ARCHITECTS, INC.
 3000 UNIVERSITY AVENUE, SUITE 200
 CORVALLIS, OREGON 97331
 PHONE 503/838-1111
 FAX 503/838-1112
 WWW.ARCHITECTSINC.COM

CORVALLIS
 MIDDLE
 SCHOOL
 SCHEMATIC DESIGN
 CORVALLIS, OREGON

ATTACHMENT I

SYMBOL	QUANTITY	BOTANICAL	LOCATION	PLANT	SIZE	COMMENTS
A	100	ASH	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
B	50	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
C	20	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
D	10	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
E	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
F	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
G	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
H	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
I	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
J	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
K	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
L	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
M	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
N	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
O	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
P	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
Q	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
R	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
S	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
T	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
U	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
V	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
W	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
X	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
Y	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION
Z	5	DOGWOOD	WEST	18" DB	18" DB	PLANT TO BE REPLACED AT OR NEAR ORIGINAL LOCATION

- NOTE:
- EXISTING TREES DEMONSTRATED BY LETTER ARE TO BE REMOVED, OR POSSIBLY RELOCATED TO AN ON SITE OR OFF SITE LOCATION.
 - EXISTING TREES DEMONSTRATED BY NUMBER ARE TO BE REPLACED.
 - NEW TREES AND THEIR LOCATIONS ARE TO BE DEMONSTRATED AFTER THE NOVEMBER 2006 BIDDING SELECTION. "P" CAL - APPROPRIATELY SIZED TREES.
 - OF THE APPROPRIATELY TO EXISTING TREES WILL BE REMOVED AND REPLACED WITH APPROPRIATELY SIZED TREES.
 - THIS PRESERVATION PLAN IS THE PROPERTY OF CORVALLIS LANDSCAPE CODE REQUIREMENTS CHAPTER 4.5, SECTION 4.5.3. C, LANDSCAPE, SUPPLEMENTAL SPECIFICATIONS.
 - NEW PAVED AREAS WILL HAVE 1" BENTONITE TREE TRUNK CURB OR 1" LAUREL TREE TRUNK CURB.

LEGEND

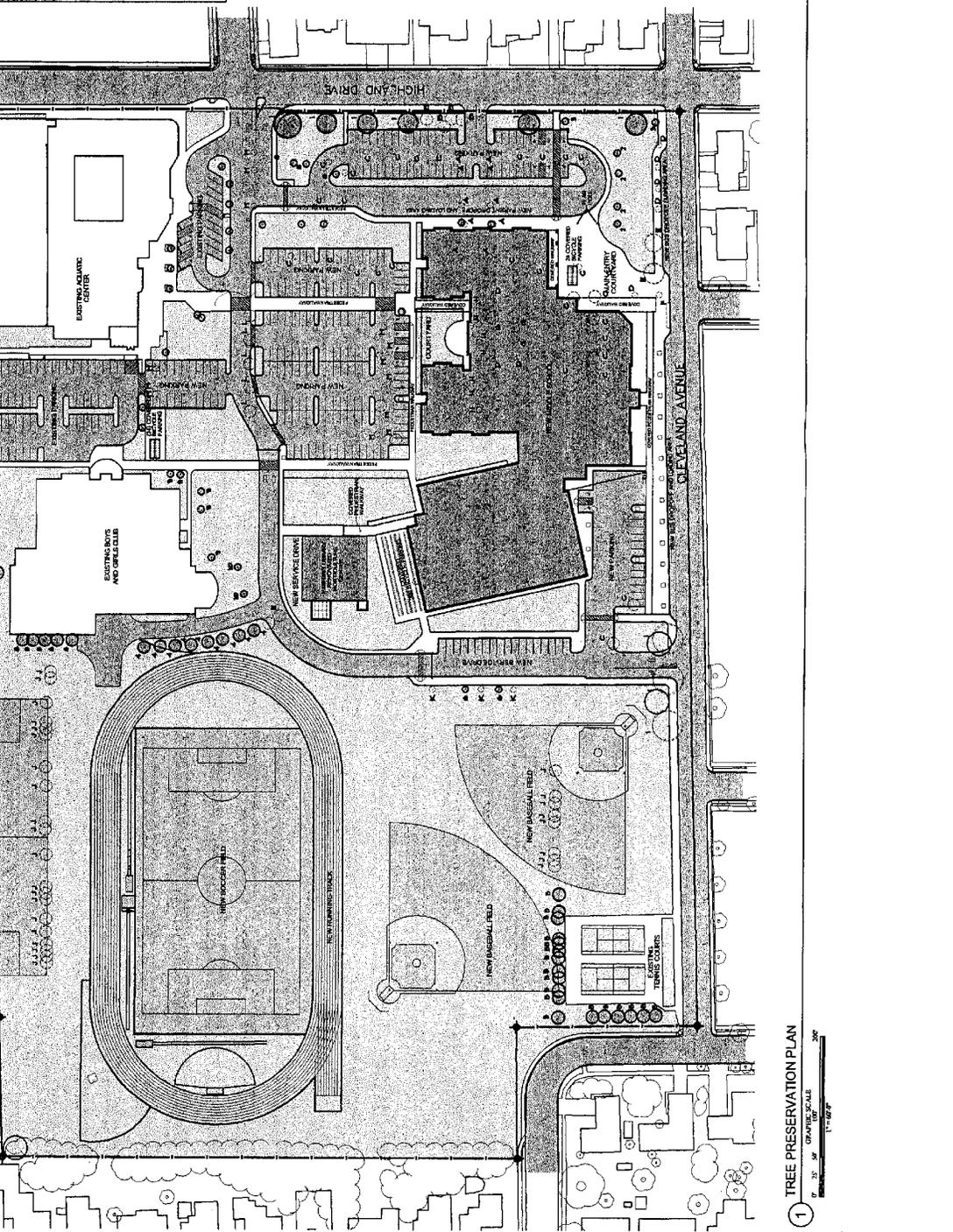
- EXISTING TREES TO BE RELOCATED
- EXISTING TREES TO BE REMOVED

JOB NO. 200710094
 DATE 28 JUNE 2007
 DRAWN HFC
 REVISIONS

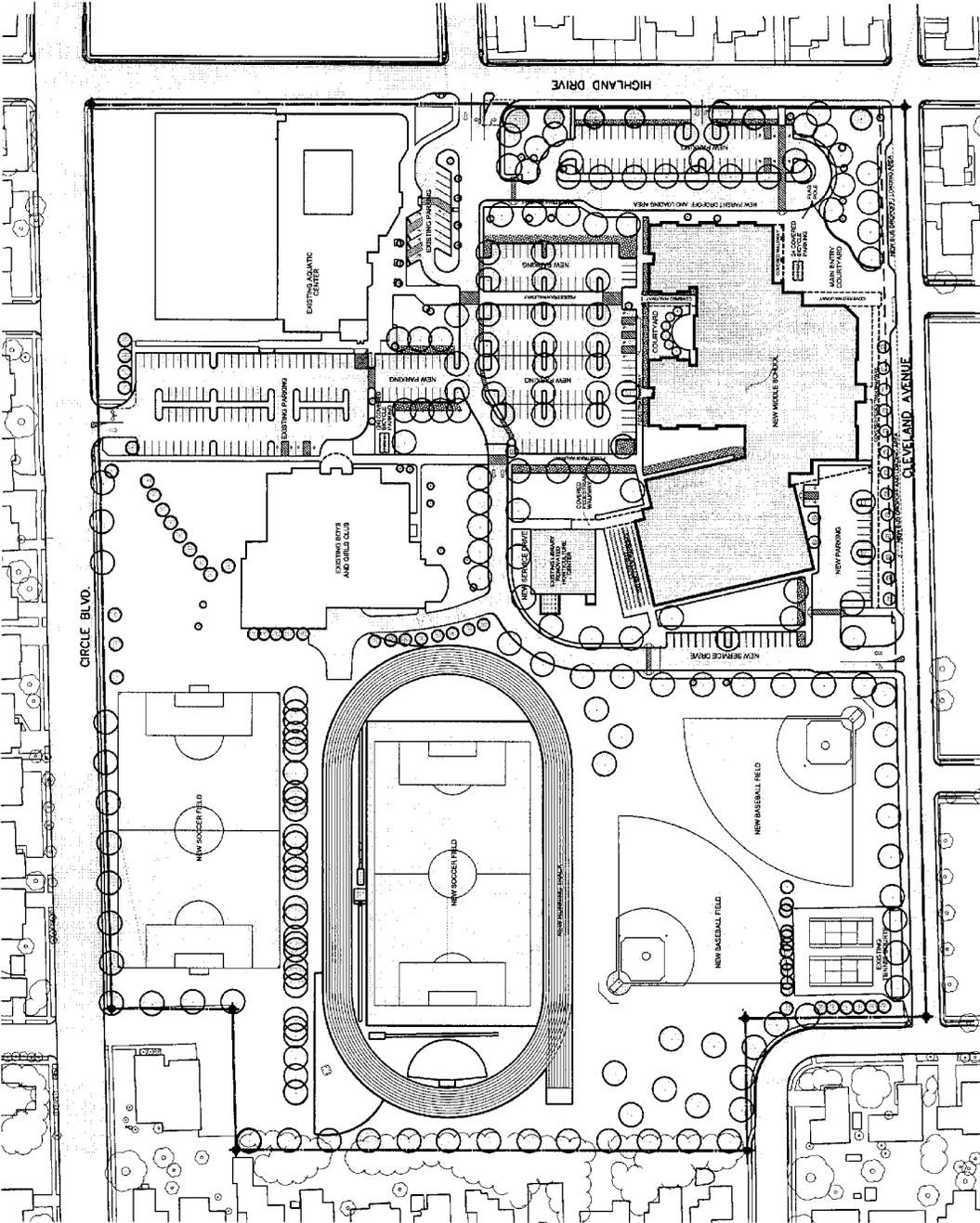
IRISVILLE CORTIC ARCHITECTS, INC.
 300 1/2 AVENUE, SUITE 100
 CORVALLIS, OREGON 97331
 503.838.4444
 WWW.IRISVILLECORTIC.COM

CORVALLIS MIDDLE SCHOOL
 SCHEMATIC DESIGN
 CORVALLIS, OREGON

ATTACHMENT J



1 TREE PRESERVATION PLAN
 SCALE: 1" = 30' GRAPHIC SCALE
 11/10/07



JOB NO 20010008
 DATE 03 JULY 2007
 DRAWN PMS
 REVISIONS

ARBuckle COSTIC
 ARCHITECTS, INC.
 200 W. 10TH ST.
 CORVALLIS, OR 97331
 503.838.4111
 www.arbucklecostic.com

CORVALLIS
MIDDLE
SCHOOL

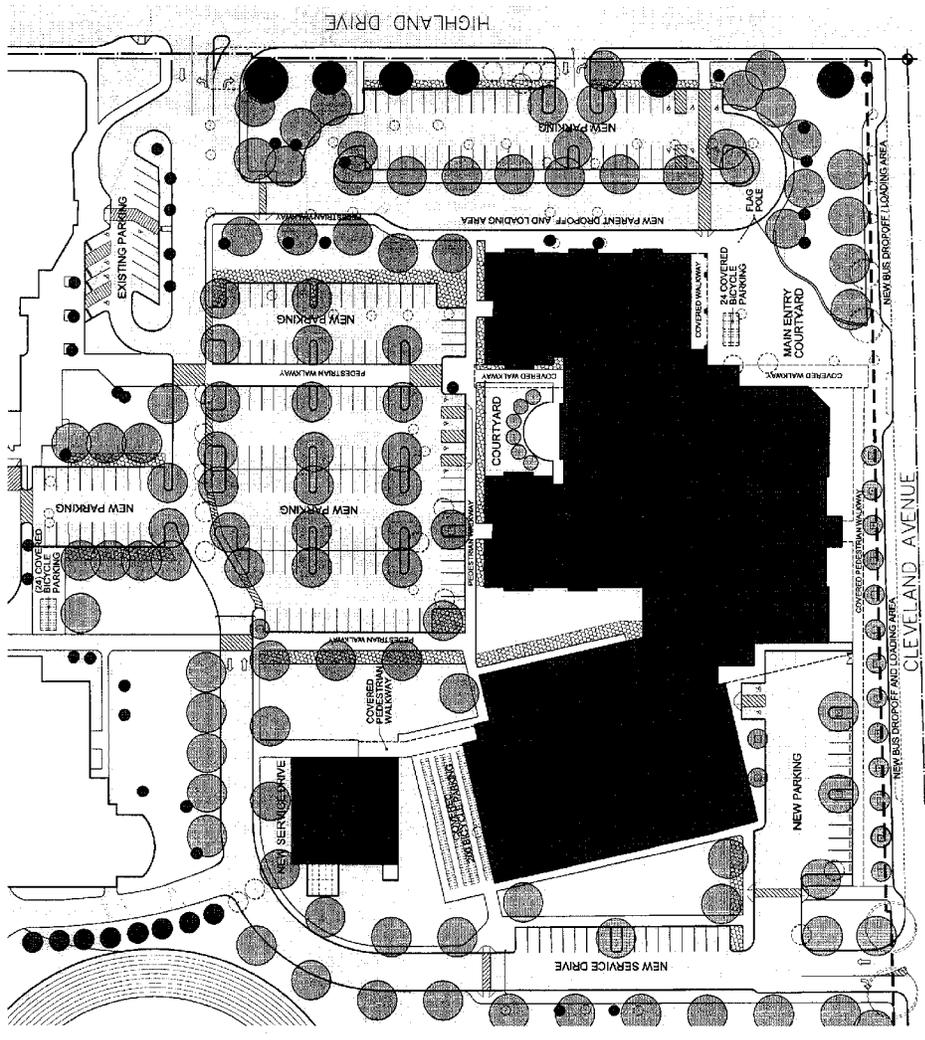
SCIENTIFIC DESIGN
 CORVALLIS, OREGON



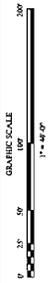
ATTACHMENT K

1 OVERALL LANDSCAPE PLAN
 GRAPHIC SCALE
 0' 25' 50' 75' 100'

- LEGEND
- EXISTING TREES TO BE PRESERVED
 - EXISTING TREES TO BE REMOVED
 - NEW COLUMNAR TREE IN TREE WELL WITH GATE
 - NEW LARGE CANOPY DECIDUOUS TREE
 - NEW MEDIUM CANOPY DECIDUOUS TREE
 - NEW SMALL CANOPY DECIDUOUS TREE
 - EVERGREEN AND DECIDUOUS SHRUBS TO SCREEN PARKING



1 DETAILED LANDSCAPE PLAN



PROJECT NO. 20010055
 DATE 03 JULY 2002
 DRAWN MKG
 REVISIONS

ARBUCKLE COSTIC ARCHITECTS, INC.
 2000 NW 17th Street, Corvallis, OR 97331
 503.325.1300
 www.arbucklecostic.com

CORVALLIS MIDDLE SCHOOL
 SCHEMATIC DESIGN
 CORVALLIS, OREGON
 SHEET

ATTACHMENT L



LEGEND

- EXISTING UTILITIES**
- WAT WATER
 - STRM STORM
 - SAW SANITARY
 - FWH FIRE HYDRANT
 - SS STORM SEWER
 - WV WATER VALVE
 - WM WATER METER
 - MC MANHOLE
 - SC SINK
 - STW STORM TRENCH
 - CB CATCH BASIN
 - AD AREA DRAIN
 - FC FENCE
 - SL SCHOOL PROPERTY LINE

- PROPOSED UTILITIES**
- WAT WATER
 - STRM STORM
 - SAW SANITARY
 - FWH FIRE HYDRANT
 - SS STORM SEWER
 - WV WATER VALVE
 - WM WATER METER
 - MC MANHOLE
 - SC SINK
 - STW STORM TRENCH
 - CB CATCH BASIN
 - AD AREA DRAIN
 - FC FENCE
 - SL SCHOOL PROPERTY LINE

WESTLAKE ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 3001 EASTWICK BLVD. SUITE 100, SEASIDE, OR 97138
 PHONE: (503) 555-2474 FAX: (503) 555-2828
 E-MAIL: west@wee-inc.com



THE STATE OF OREGON HAS REVIEWED THIS PLAN AND FINDS IT CONFORMS WITH THE REQUIREMENTS OF THE PLANNING AND ZONING ACTS.
 REGISTERED PROFESSIONAL ENGINEER
 STATE OF OREGON
 NO. 10000
 DATE: JULY 2001

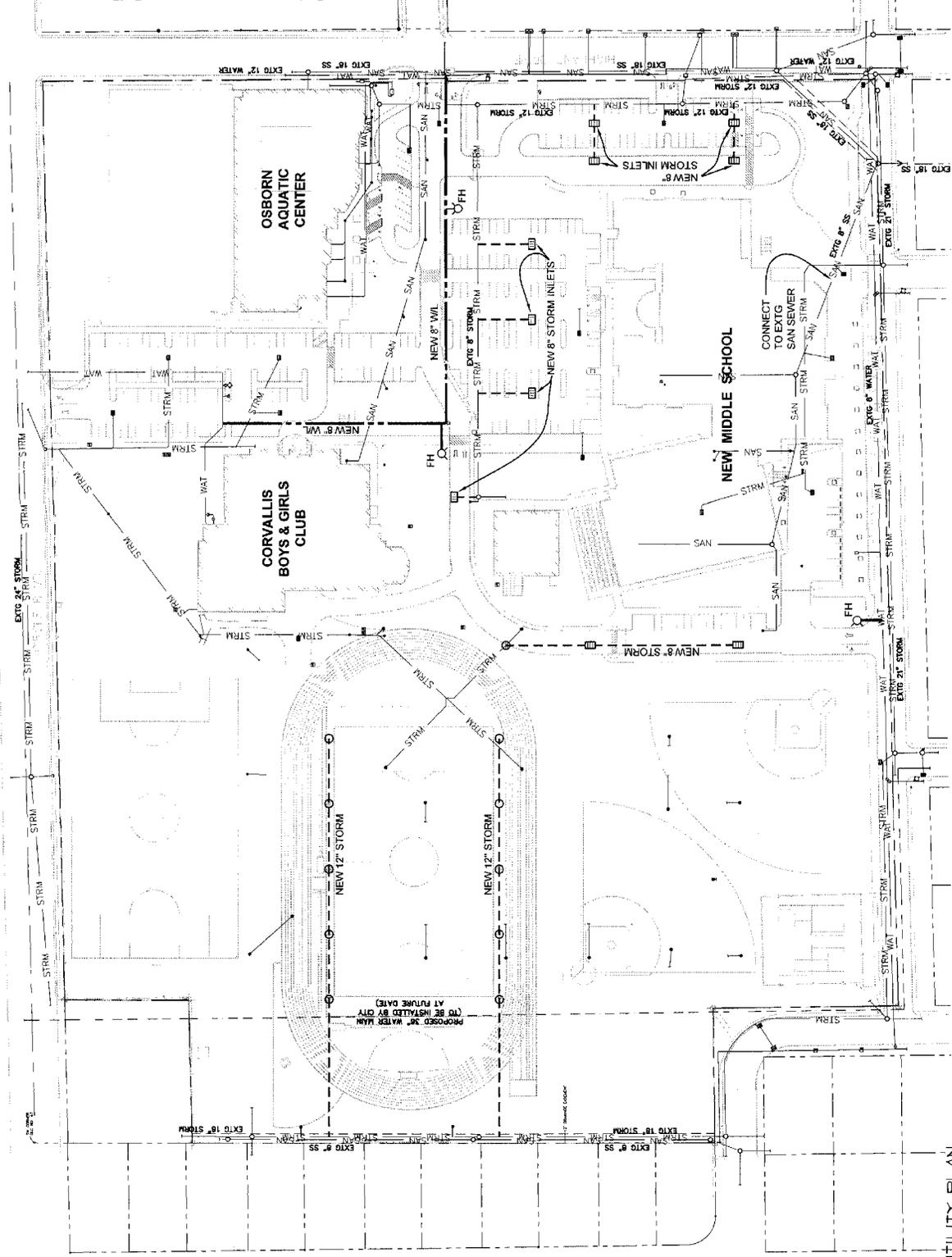
JOB NO. 2273.0000
 DATE: JULY 2001
 DRAWN: TT
 REVISIONS:

WESTLAKE COSTIC ARCHITECTS, INC.
 243 STATE STREET
 SEASIDE, OREGON 97138
 P: 503.586.4111
 F: 503.586.3835

CORVALLIS MIDDLE SCHOOL
 CORVALLIS, OREGON

UTILITY PLAN

ATTACHMENT M



1 UTILITY PLAN
 SCALE: 1" = 60'

DATE: JULY 2001
 DRAWN: TT
 REVISIONS:



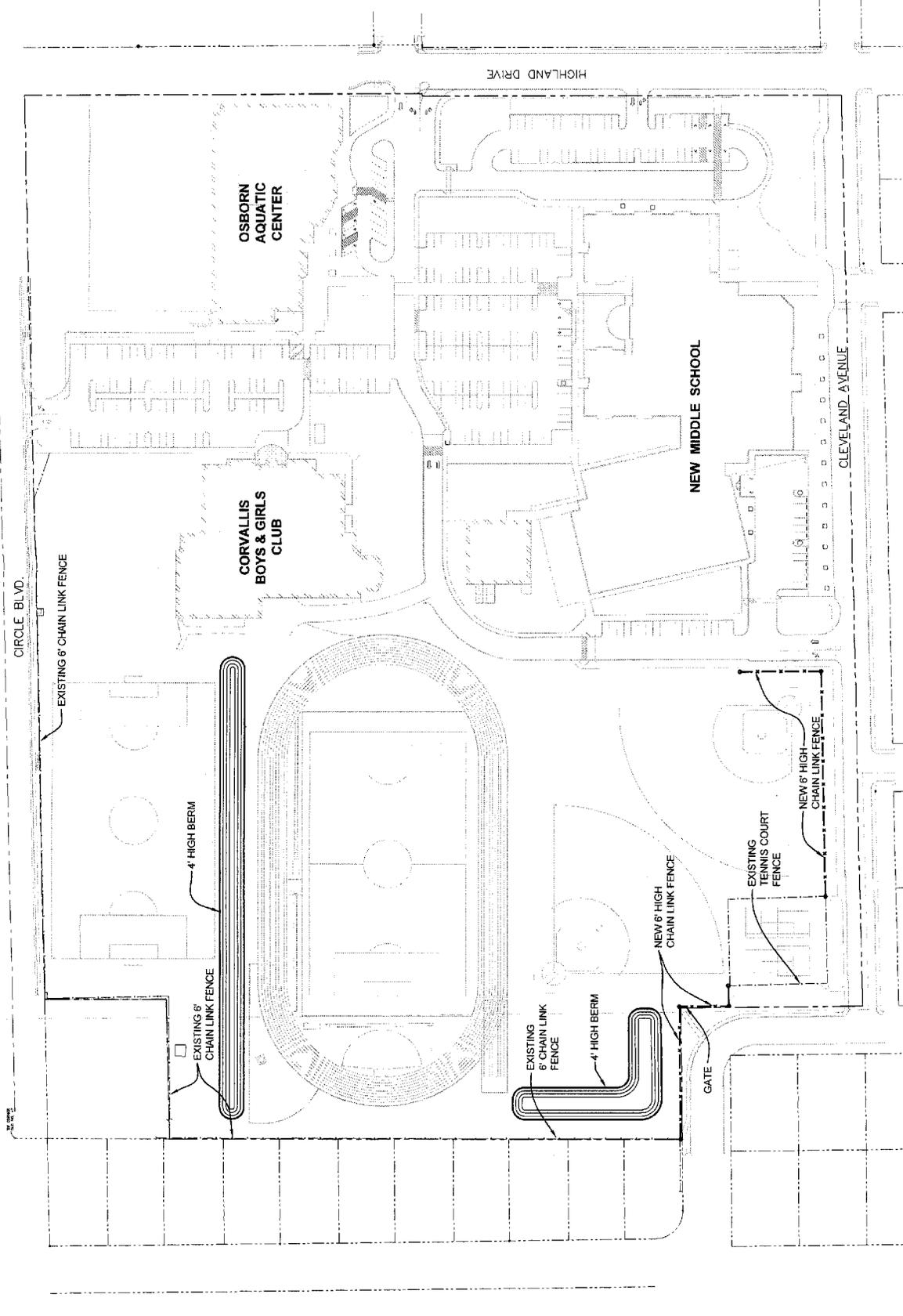
WESTERN ENGINEERING, INC.
 CONSULTING ENGINEERS AND PLANNERS
 1841 FORTY-SECOND ST. S.E. SUITE 100, SEASIDE, OR 97138
 PHONE: (503) 585-2474 FAX: (503) 585-3000
 E-MAIL: WESTEN@WESTEN-ENG.COM



WESTLAKE COSTRIC ARCHITECTS, INC.
 363 STATE STREET
 SEASIDE, OR 97138
 PHONE: (503) 585-4114
 FAX: (503) 585-3555

JOB NO. 2273.0000.
 DATE JULY 200
 DRAWN THT
 REVISIONS

CORVALLIS MIDDLE SCHOOL
 CORVALLIS, OREGON
 BERM AND FENCING PLAN



2 BERM AND FENCING PLAN
 SCALE: 1" = 60'

ATTACHMENT N

GROUND LEASE

DATED:

Aug. 2, 1996

BETWEEN:

CORVALLIS SCHOOL DISTRICT NO. 509J "509J"
Benton County, Oregon
1555 SW 35th St.
Corvallis, OR 97333

AND:

THE BOYS AND GIRLS CLUB OF CORVALLIS "Club"
an Oregon nonprofit corporation
747 NW 19th St.
Corvallis, OR 97330

RECITALS:

1. 509J intends to lease to Club the leased property that is part of real property owned and operated by 509J near the Corvallis Aquatic Center and Highland View Middle School. The 509J Board has determined pursuant to ORS 332.155(5) that the property will not be required for public school purposes for 99 years, except as those purposes are served by and within the scope of this lease.

2. The Club is a youth development organization dedicated to promoting the health, social, educational, vocational and character development of the community's boys and girls. Specifically, the programs and activities are designed to instill in children a sense of competence, sense of usefulness, and sense of belonging. The impact of program design is the enhancement of their self-esteem with the aim of the children achieving their fullest potential.

3. The Club desires to build a community youth center to promote the philosophy of the Club while maintaining an open-door policy for any and all children and to provide staff to work with these children and provide alternative recreational and educational outlets for the children, consistent with the Club's mission.

4. 509J has land available near youth facilities and has concluded that a community youth center would be compatible with and enhance the District's education mission, if built on its land and if operated according to the Club's mission statement consistent with this lease, at no expense to the patrons of the District.

5. Pursuant to these recitals, the parties now wish to enter into this lease.

In consideration of the payment by Club of \$1.00, the receipt of which is hereby acknowledged by 509J, and of the recitals set forth above and the mutual promises contained herein, 509J leases to the Club the following-described real property on the terms and conditions set forth below: Exhibit "A" attached hereto and incorporated herein by reference.

The Property shall include the surface area of the property described above, as well as the right to use or modify the subsurface area to the extent necessary or convenient for the construction, maintenance and operation by the Club of the facilities contemplated by the parties.

SECTION 1. CONSTRUCTION

Club shall be entitled to build a new single story mixed use recreation and activity center on the premises so long as it complies with Corvallis' Planning Commission Order 95-8 and all of the conditions of approval appended thereto upon the condition that prior to construction 509J shall approve the plans and specifications and certain activities and construction that may occur off premises, all at the expense of the Club, including but not limited to the following:

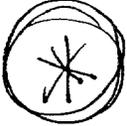
(a) The Boys and Girls Club will obtain a performance and payment bond, or other mutually agreeable form of protection, from each contractor to assure payment of subcontractors and vendors in the completion of this project. Further, the Club and the District will establish a joint interest bearing account, requiring the signature of both agencies in order to release funds. Interest on the account shall accrue to the Boys and Girls Club; Club shall be responsible for any charges assessed against the account. The funds in this account shall be held until satisfactory completion of the project as a whole.

(b) The conversion of Aquatic Center/Highland View parking lot to achieve proper traffic patterns and ingress and egress, during the construction of which and thereafter the parties shall mutually agree on the lighting required to address safety issues;

(c) Front access changes to the Aquatic Center, which may include traffic patterns and walkways;

(d) Aquatic Center access to the northwest section of the current fenced area and storage room;

(e) Any sidewalks which are necessary to replace those that are displaced by construction;



(1) The parties shall coordinate activities through regularly scheduled meetings.

(2) All activities of the Club, joint or otherwise, shall be supervised by trained staff.

(3) 509J staff will have access to, and use of, space in the Club facilities, at no cost to 509J during the 509J school day or other times mutually agreed upon by the parties. Adequate supervision will be provided for 509J students. Details of this arrangement will be set forth in the Shared Use Agreement.

(4) 509J shall have the right to refuse the use of the Property by any non-Club group whose activities are not, in the sole judgment of 509J, compatible with the educational mission of 509J.

(5) 509J shall have access to the Club facilities for the instructional purposes of 509J during the 509J school day and other times mutually agreed upon by the parties.

(6) Club shall give a reasonable notification to 509J in advance of those activities that may impact the use of 509J.

(7) All activities of the Club on the premises shall require that the Club shall at all times during the term of the lease comply with all the rules and regulations of 509J, a copy of which has been furnished to the Club at the execution of this lease, together with all reasonable amendments, modifications, deletions and other reasonable rules and regulations that 509J from time to time may promulgate.

(8) Club shall not cause, or permit to be caused, any act or practice that would violate any laws, regulations or guidelines of any governmental body.

SECTION 5. UTILITIES

Club shall be responsible for and pay for all power, water, sewer and other services or utilities used in or on the above described Property during the term of this lease.

8.3 Club's Property Insurance. Club shall, at its own expense, purchase and maintain a Commercial Property policy during the term of this lease and any renewal thereof. Any insuring agreement shall be as broad as a Building and Personal Property coverage form (ISO CP 0010) covering its building(s) on the premise, providing Causes of Loss - Special Form (ISO CP 1030) coverage, and at limits sufficient to comply with any co-insurance provisions. Club shall provide 509J with an Evidence of Insurance certificate indicating a Thirty Day notice of cancellation.

During the term of the lease, the proceeds from any such policy or policies of insurance shall be used for the repair or replacement of the buildings on the premise. 509J shall have no interest in the proceeds of insurance upon Club's property and will sign all documents which are necessary or appropriate in connection with the settlement of any claim or loss by Club. Club's policies shall not be contributing with or in excess of any coverage which 509J shall carry on the premises.

8.4 Waiver of Subrogation. Neither Club nor 509J shall be liable to the other or to any insurance company (by way of subrogation or otherwise) insuring the other party for any loss or damage to any building, structure, or other tangible property, or any resulting loss of income or extra expense, even though such loss or damage might have been caused by the negligence of such party, its officers, directors, employees or agents if any such loss or damage is covered by insurance benefiting the party suffering such loss or damage or was required to be covered by insurance pursuant to this lease.

SECTION 9. CONSTRUCTION OF YOUTH FACILITY

9.1 509J acknowledges that the purpose of this lease is to allow Club to construct and operate a community youth center. 509J agrees to take such actions and to execute such further agreements as are necessary to carry out the intent of this lease and to negotiate joint use agreements.

9.2 509J agrees to cooperate with Club, its employees, agents and contractors, to facilitate the construction by Club of the community youth center.

9.3 Club agrees to cooperate with 509J in developing a shared space agreement involving portions of the building and adjacent parking.

9.4 Club agrees to obtain site plan approval from 509J for the proposed community youth center prior to obtaining final approval of the City of Corvallis and beginning construction.

initiate steps reasonably intended to result in compliance with any term or condition of this lease within 45 days after written notice by the other party, specifying the nature of the default with reasonable particularity.

15.2 Material breach of, or a material inaccuracy in, any representation or warranty made by any party in this lease.

SECTION 16. DISPUTE RESOLUTION

Any dispute with respect to this Agreement shall be resolved by mediation and arbitration as provided herein. The parties agree to first endeavor to settle the dispute in an amicable manner by mediation before resorting to arbitration. Thereafter, any unresolved dispute shall be settled by arbitration administered by the American Arbitration Association in accordance with its Commercial Arbitration Rules. Judgment upon the award rendered by the arbitrator may be entered in any court having jurisdiction thereof, and the resolution of the disputed matter as determined by the arbitrator shall be binding on the parties. Any such arbitration shall be conducted in Corvallis, Oregon.

The arbitrator shall have the discretion to order a pre-hearing exchange of information by the parties including, without limitation, production of requested documents, exchange of summaries of testimony of proposed witnesses, and examination by deposition of parties.

Except as otherwise provided herein, the arbitrator shall have the authority to award any remedy or relief that a court of Oregon could order or grant, including, without limitation, specific performance of any obligation created under this Agreement, the issuance of an injunction, or the imposition of sanctions for abuse or frustration of the arbitration process.

SECTION 17. REMEDY ON DEFAULT

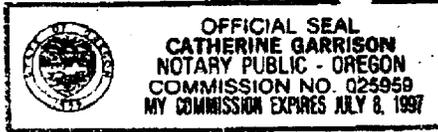
In the event of a default, this lease may be terminated at the option of the non-defaulting party by sixty (60) day's advance notice in writing to the defaulting party.

SECTION 18. SURRENDER AND EXPIRATION

Upon the expiration of this lease, Club shall surrender the premises to 509J in a safe and orderly condition. Club shall have up to three months after expiration of this lease to remove whatever equipment, machinery, structures and material it wishes to remove from the premises. Club shall give a fair and reasonable consideration to any offer it receives from 509J to purchase some or all of the equipment, machinery, structures and materials from Club for its fair market value. 509J agrees to consider an

STATE OF OREGON)
County of Benton)

ss.



This instrument was acknowledged before me on June 7, 1996,
1996, by Bruce Harter, as Superintendent of
Corvallis School District 509J, who signed the foregoing on behalf
of its School Board.

Catherine Garrison
NOTARY PUBLIC OF OREGON
My Commission Expires: July 8, 1997

STATE OF OREGON)
County of Benton)

ss.

This instrument was acknowledged before me on August 2,
1996, by Michael Schweizer, as President of the
Boys and Girls Club of Corvallis, who signed the foregoing on
behalf of its Board of Directors.



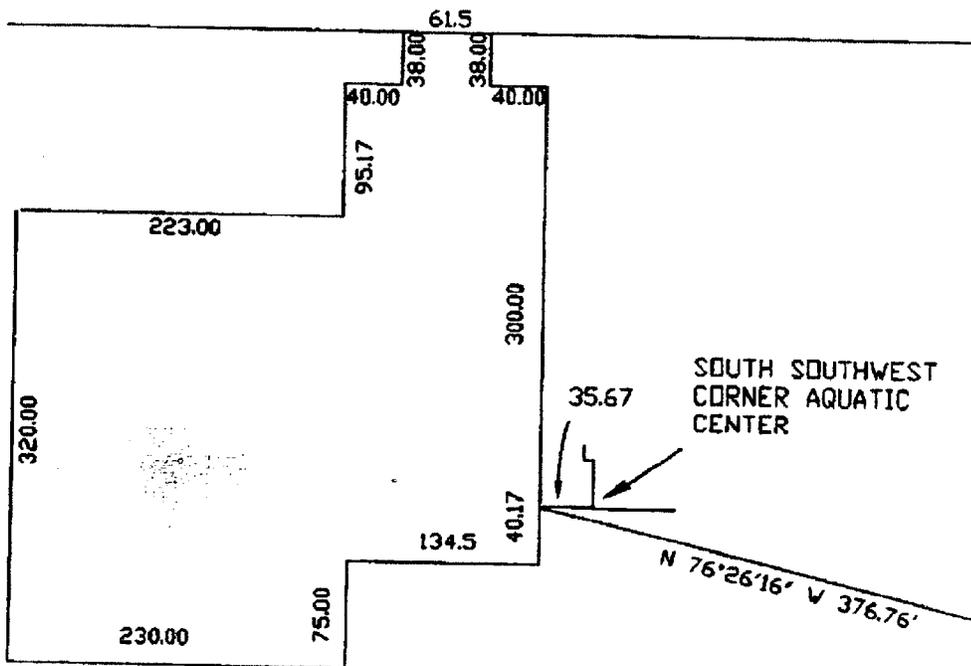
Judith A. Sanderson
NOTARY PUBLIC OF OREGON
My Commission Expires: 3-15-99

BOYS AND GIRLS CLUB
LEASE AREA
JULY 18, 1996



NOT TO SCALE

NW CIRCLE BLVD.



NW HIGHLAND DRIVE

FOUND 1 1/8' IRON PIPE PER CS 8772

N 00°17'58" V
< N 00°20'16" W PER CS 8772 >
(292.88)

FOUND 1 1/8' IRON PIPE PER CS 8772

NW SPRUCE ST.

CURB LINE DUE NORTH

NOTE ALL LEASE LINES ARE DUE NORTH, SOUTH, EAST OR WEST PER BASIS OF BEARINGS.

A TRACT OF LAND LYING WITHIN THAT PROPERTY DESCRIBED BY DEED IN BOOK 139, PAGE 502, BENTON COUNTY DEED RECORDS SITUATED IN SECTION 26, TOWNSHIP 11 SOUTH, RANGE 5 WEST, WILLAMETTE MERIDIAN, BENTON COUNTY, OREGON, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT THAT IS WEST 35.67 FEET FROM THE MOST SOUTH SOUTHWEST BUILDING CORNER OF THE NOW EXISTING AQUATIC CENTER SAID POINT ALSO BEING N 78° 26' 16" W 376.76 FROM A 1-1/8 INCH IRON PIPE AT THE SOUTHWEST CORNER OF TAX LOT 900 AS DEPICTED ON COUNTY SURVEY 8772 FILED IN THE OFFICE OF THE BENTON COUNTY SURVEYORS OFFICE; THENCE SOUTH 40.17 FEET; THENCE WEST 134.5 FEET; THENCE SOUTH 75.00 FEET; THENCE WEST 230.00 FEET; THENCE NORTH 320.00 FEET; THENCE EAST 223.00 FEET; THENCE NORTH 95.17 FEET; THENCE EAST 40.00 FEET; THENCE NORTH 38.00 FEET, MORE OR LESS TO THE SOUTH RIGHT OF WAY LINE OF NW CIRCLE BLVD.; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE 61.50 FEET; THENCE LEAVING SAID SOUTH RIGHT OF WAY LINE 38.00 FEET, MORE OR LESS, TO A POINT THAT IS NORTH 300.00 FEET AND WEST 40.00 FEET FROM THE POINT OF BEGINNING; THENCE EAST 40.00 FEET; THENCE SOUTH 300.00 FEET TO THE POINT OF BEGINNING CONTAINING 2.81 ACRES OF LAND, MORE OR LESS.

THE BASIS OF BEARING FOR THIS DESCRIPTION IS NORTH AS DETERMINED BETWEEN TWO POINTS ALONG THE FACE OF CURB ON THE WEST SIDE OF NW HIGHLAND DRIVE TO CONFORM TO THE ARCHITECTS SITE PLAN. THE TWO MONUMENTS ON THE WEST LINE OF COUNTY SURVEY 8772 WERE DETERMINED TO BE N 00° 17' 58" W AND SHOULD BE USED AS A REFERENCE.

Addendum to Lease Agreement

This Addendum, made and entered into on the date the last signature is executed below, by and among Corvallis School District 509J ("District"), and the Boys and Girls Club of Corvallis ("Club"), is as follows:

1. District and Club restate and incorporate by reference the Lease Agreement between the parties dated August 6, 1996 for the Property located at 1112 NW Circle Blvd., Corvallis, Oregon in its entirety, as though fully set forth in this Addendum, with the addition contained in this Addendum.

2. The annual rental amount contained in the Lease Agreement has been reduced to reflect the property tax exempt status of the Boys and Girls Club of Corvallis, Inc.

3. The parties enter into this addendum at the request of the Benton County Tax Assessor.

Corvallis School District 509J

By: Barton Rose
its: Board Chair

Dated: 7/7/97

Corvallis School District 509J

By: [Signature]
its: Superintendent

Dated: 7/7/97

Boys and Girls Club of Corvallis, Inc.

By: Michael Schwarz
its: Board President

Dated: 6/19/97

Boys and Girls Club of Corvallis, Inc.

By: [Signature]
its: Executive Director

Dated: 6/23/97

[FORMERLY BENTON COUNTY BOARD OF SUPERVISORS]



GENERAL APPLICATION

Community Development Planning Division
 501 SW Madison, P. O. Box 1083
 Corvallis, OR 97339-1083
 Phone: (541) 766-6908, Fax (541) 766-6936
 email: planning@ci.corvallis.or.us

For staff use only			
Case Number _____		Date Filed _____	
Fee _____	Receipt # _____	Planner _____	

Please tell us about yourself and your request: Check the following item(s) that apply to your application.

<input type="checkbox"/> Annexation <input checked="" type="checkbox"/> Conditional Development <input type="checkbox"/> Comprehensive Plan Amendment From _____ To _____ <input type="checkbox"/> District Change From _____ To _____ <input type="checkbox"/> Minor Land Partition <input type="checkbox"/> Willamette River Greenway	<input type="checkbox"/> Planned Dev. Mod. ____major ____minor <input type="checkbox"/> Planned Development (Conceptual) <input type="checkbox"/> Planned Development (Detailed) <input type="checkbox"/> Planned Develop (Nullification) <input type="checkbox"/> Plan Compatibility Review <input type="checkbox"/> Hillside Density Transfer <input checked="" type="checkbox"/> Lot Development Option <input type="checkbox"/> Extension of Service
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Please give us a brief summary of the action requested:
Requesting approval of a Conditional Development application for a 120,300 square foot replacement middle school at Highland View and a lot development option to allow a setback reduction and an increase in the building height standards.

Name of Project: Highland View Replacement Middle School

Applicant's Name: Fred Wright - Corvallis School District 509J
 Address P.O. Box 3509J, Corvallis, OR 97339
 Signature *Fred Wright*

Phone 541-757-5877
 FAX 541-757-5749
 Date 7-4-02

Property Owner(s) Name: Corvallis School District 509J
 Address P.O. Box 3509J, Corvallis, OR 97339
 Signature *Fred Wright*

Phone _____
 Date 7-4-02

Project Staff (name & address):

Planner David Dodson - Willamette Valley Planning
350 NW Polk Avenue, Corvallis, OR 97330
Architect Alan Costic - Arbuckle Costic Architects Inc.
363 State Street, Salem, OR 97301-3533
Engineer Steve Ward - Westech Engineering, Inc.
3841 Fairview Industrial Dr. SE #100, Salem, OR 97302

Phone 541-753-1987
 FAX 541-738-0468
 Phone 503-581-4114
 FAX 503-581-3655
 Phone 503-585-2474
 FAX 503-585-3986

Please tell us about your site:

Location address (or general vicinity, side of street, distance to intersection)

Generally north of Cleveland Avenue, south of Circle Boulevard, and east of Highland Drive at 1920 NW Highland Drive.

*Assessor's Map Number(s)

Related Tax Lot(s)

1. 11-5-26BD

3200, 3203

2. _____

*The Assessor's Map Number (Township, Section/Range) and the Tax Lot Number (parcel) can be found on your tax statement or at the Benton County Assessor's Office)

Lot Area 28.43 acres

Development District (i.e. zone) (RS-3.5) Low Density Residential

Comprehensive Plan Designation Public Institutional

Attachments: Existing Site Map | Site Plan | Narrative | Vicinity Map

(Topography, Vegetation, etc.)

(The Proposal)

Floor Plans

Elevations

Solar Easements and /or shadow studies

Other See application submittal

(If drawings are larger than 8 1/2 x 14", submit 7 copies.)

Please tell us about the surrounding area:

Direction	Zoning District	Existing Land Use
North	RS-3.5	Single-family homes
South	RS-3.5	Single-family homes
East	RS-9, RS-12, RS-20, & P-AO	Assisted living, homes, and apartments
West	RS-3.5	Single-family homes

NOTE: The attachments submitted should include sufficient information about adjacent lands to indicate the site's relationship with these lands (i.e. maps should indicate nearby structures, densities, road, bike, and pedestrian systems, etc.)

Please tell us more about the proposed development and its site:

1. On your plans, include the following: Site boundaries, points of access, topography (show contours), flood plains, water courses, significant vegetation, existing roads, utilities, pedestrian or bikeways, and any existing easements. Please note there are additional specific graphic and narrative requirements for each type of application.

2. Are there existing structures on site: Yes No If Yes, illustrate them on your plans and describe their current use, the type of structure, and the square footage.
The property contains Highland View Middle School, the Boy's and Girl's Club, and the Osborne Aquatic Center.

3. For your project, please indicate the uses proposed and describe the intended activities:
The primary uses within the replacement middle school will include educational instruction, a community room, cafeteria, gymnasium, locker rooms, restrooms, and administrative uses.

4. Will the project be completed in phases: Yes No If Yes, please explain.
All elements of the plan will be constructed in the first phase with the exception of the southwestern most parking lot that will be constructed as a second phase when and if it is needed in the future.

5. Proposed Uses
6. Site Cover

Use Type	# of acres or sq ft	Percent of site		Coverage Type	# of acres or sq ft	Percent of site
Residential				Impervious - Structure footprints, parking & drives	12.7 ac.	45%
Commercial				Mostly non-impervious - Landscaped areas and athletic fields	15.73 ac.	55%
New School	120,300 SF	NA				
Existing Library	7,000 SF	NA				
Open Space						
- Parks						
- Drainageways						
- Other						
Total	127,300 SF	NA		Total	28.43	100%

Description of other types (e.g. recreational facilities): None

For Residential Development:

Type	# Units	# Bedrooms	Density (living units per acre)
NA	NA	NA	NA

7. How will open space, common areas and recreational facilities be maintained?
The school grounds and athletic fields will be maintained by the Corvallis School District.

8. For proposed residential developments, are there any existing structures or trees on adjacent land which will reduce solar access to your site between 9 a.m. and 3 p.m. on November 21? Yes No If Yes, please illustrate these locations and their shadow impacts on your site map.

Please identify any citizen outreach efforts that you have undertaken prior to submitting this application:

- Mailed information regarding the proposed development to adjacent property owners/residents.
- Held one or more neighborhood meeting(s) or open houses.
- Held a project design workshop.
- Met individually and/or conferred over the phone with citizens.
- Made site plans available for review.
- Canvassed the neighborhood.
- Posted the project site with information about the proposal, and where to go for more information.
- Other (please describe):

Were changes made to the proposal as a result of citizen input? If so, what were they?
Yes, parking was located in an area that served all three buildings on the property and minimized impacts to the neighborhood. Athletic fields were situated on the site to minimize impacts to surrounding neighbors, and circulation patterns were adjusted to reduce congestion.

*A Conditional Development and
Lot Development Option Application
for the Replacement Middle School
at Highland View*

Submitted to:



**The City of Corvallis
501 SW Madison Avenue
Corvallis, OR 97333**

Submitted by:



**Corvallis School District 509J
P.O. Box 3509J
Corvallis, OR 97339**

July 5, 2002

*A Conditional Development and
Lot Development Option Application
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July 5, 2002