

**CITY OF CORVALLIS
LAND DEVELOPMENT HEARINGS BOARD AGENDA**

5:30 pm, Wednesday, September 16, 2020

Pursuant to Governor Brown's Executive Order 20-16, item 2.a., issued on April 16, 2020 in response to the COVID-19 pandemic, this Land Development Hearings Board meeting will be conducted online only. The Fire Station Meeting Room will be closed to the public.

How Can I Participate?

Due to the COVID-19 pandemic, people wishing to participate in the meeting are strongly encouraged to submit their comments in writing.

Submit your comments in writing:

Community members who want to submit written comments or testimony for items listed on the agenda below may email comments to planning@corvallisoregon.gov.

Participate via live webinar:

Community members who would like to watch and participate in the meeting live on the internet may pre-register using this link: <https://register.gotowebinar.com/register/1213534690992737803>

A video and audio recording of the meeting will be available on the City's website within a few days of the meeting.

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- I. Community Comments
Opportunity for public input on matters of interest to the Land Development Hearings Board.

 - II. Public Hearing

Garfield Elementary School Doors and Windows (CDP-2020-01/LDO-2020-06)
Location: 1205 NW Garfield Avenue

 - III. Adjournment

If you need special assistance to participate in this meeting, please call 541.766.6908 (for TTY services, dial 7-1-1). Notification at least two business days prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting. (In compliance with the Americans with Disabilities Act, 28 CFR 35.102-35.104 ADA Title I and ORS 192.630(5)).



Corvallis Planning Division
Report to the Land Development Hearings Board
Land Development Hearings Board
Hearing Date: September 16, 2020
Staff Contact: Liz Olmstead, Associate Planner
(541) 766-6516 liz.olmstead@corvallisoregon.gov

TOPIC: CONDITIONAL DEVELOPMENT MODIFICATION & MAJOR LOT DEVELOPMENT OPTION

CASE: **GARFIELD ELEMENTARY SCHOOL (CDP-2020-01/LDO-2020-06)**

REQUEST: Approval to modify a previously approved Conditional Development in addition to a Major Lot Development Option for standards related to windows and doors.

APPLICANT: David Dodson
Willamette Valley Planning, LLC
545 NW Elizabeth Drive
Corvallis, OR 97330

OWNER: Corvallis School District 509J
PO Box 3509J
Corvallis, OR 97339

SITE LOCATION: The site, which includes Garfield Elementary School and Garfield Park, is located at 1205 NW Garfield Avenue, on the north side of NW Garfield Avenue, between NW Dixon Street and NW 11th Street. The site is identified on Benton County Assessor’s Map 11-5-26 CA as Tax Lot 2500.

SITE AREA: Approximately 11.64 acres

COMPREHENSIVE PLAN DESIGNATION: Public Institutional

ZONING DESIGNATION: Low Density Residential (RS-3.5)

PUBLIC COMMENT: Pre-notification was provided to owners, interested parties and neighborhood associations on July 14, 2020. On August 26, 2020, public notices were mailed or emailed, and the public notice sign was posted on the site. As of the writing of this staff report, no written testimony was received.

ATTACHMENTS

- **LDHB-A** – Application Form, Narrative, and Illustrations

Supplementary application materials associated with the proposal are available at the Planning Division office and online:

<https://apps.corvallisoregon.gov/webdocs/showdoc.aspx?docID=1703528>

LEGAL FRAMEWORK

This application was submitted on July 3, 2020. All Land Development Code (“LDC”) references refer to the 2006 LDC as amended through March 3, 2020.

PREVIOUS APPROVALS

1956 (ANN): The subject property and surrounding area was annexed into the city.

2003 (CDP03-00009/ LDO03-00042): Approval of a Conditional Development Permit to permanently located a modular classroom on the site and expand the parking lot, and a Lot Development Option to modify the parking requirement for the classrooms and use of recycled bicycle racks.

2019 (CDP-2019-07/LDO-2019-14): Approval of a Conditional Development Permit for new additions to the existing school building, and a Lot Development Option to modify Pedestrian Oriented Design Standards for doors and windows.

2020 (LDO-2020-03): Approval of a Major Lot Development Option to increase the height of perimeter fencing.

There are no other relevant previous land use approvals specific to this development site.

SITE AND VICINITY

The subject site consists of Garfield Elementary School and Garfield Park. Garfield Elementary school sits on the southern 8.8 acres of the 11.64 acre site.

The subject site has a Comprehensive Plan designation of Public Institutional. The property to the north is also designated Public Institutional, and all other surrounding properties are designated Residential – Low Density.

The subject site has a Zone of RS-3.5 (Low Density Residential), consistent with the surrounding properties. This zone is consistent with the underlying Comprehensive Plan designations.

The site does not feature any mapped Natural Features.

APPLICANT'S PROPOSAL

The applicant received approval of a Conditional Development Permit and Lot Development Option for substantial upgrades to Garfield Elementary School (CDP-2019-07/LDO-2019-14). The applicant realized that Condition 3.a of the original CDP/LDO could not be satisfied. The district is proposing to modify the Conditional Development Permit and request a new Lot Development Option. The compensating benefit noted in the new variation request is to use the north facing wall of the school in lieu of the west facing wall to satisfy the window and door glazing requirement, to support the reduction in window and door glazing on the south facing wall.

PART 1: CONDITIONAL DEVELOPMENT MODIFICATION REVIEW

DETERMINATION OF APPLICATION TYPE

Certain development activity within a previously approved Conditional Development may be considered "minor revisions" in substantial compliance with the approval. Minor revision criteria are established in LDC 2.3.30.10. Because the proposal affects a condition of approval, it cannot be processed as a minor revision; therefore, the proposal requires either a Conditional Development Modification or a new Conditional Development.

LDC 2.3.40.02.c states, "A modification that falls below the thresholds identified in LDC § 2.3.40.02.a shall be processed as a Conditional Development Modification." Thirteen thresholds are listed. None of these thresholds are exceeded with this application; therefore, the proposal does not require a new Conditional Development Permit, and must be processed as a Conditional Development Modification. Typically, the Director makes decisions regarding a Conditional Development Modification. However, in this case, the applicant has filed concurrently for approval of a Major Lot Development Option, which requires approval by the Land Development Hearings Board (LDHB). Therefore, per LDC Section 2.0.50.16.a, both applications require LDHB approval.

2.3.40.1 - THRESHOLDS OF A CONDITIONAL DEVELOPMENT MODIFICATION

- a. **The factors identified here describe the thresholds that separate a Conditional Development Modification from the need to apply for a new Conditional Development Permit:**

5. **Modification of architectural building elevations where any of the following occurs:**

- a) **Percentage of window coverage per elevation is decreased by more than 20 percent (may affect the number and/or shape of windows); or windows are installed on a previously specified blank wall on the perimeter of the site;**

Recommended Findings:

1. Condition 3.A.a of CDP 2019-07 requires 74.7% window/door glazing of the west building facade and 28% window/door glazing with the first 12-feet of building height on the west building facade. However, after design refinements, the applicant has determined they would like to replace one of the compensating benefits for the requested variation noted

in the original application, based on an inability to comply with part of condition of approval #3.A. The applicant would like to change the condition of approval related to the west façade glazing to the north façade glazing. As the compensating benefit, the applicant proposes to provide 79% window/door glazing on the north building façade addition and 44% (883 square feet) window/door glazing within the first 12-feet in height on the north building façade addition. The window/door glazing is consistent with the previously approved architectural elevations.

2. Condition 3.A.b of CDP-2019-07 requires 51% window and door glazing within the first 12-feet in height on the south façade. The applicant is proposing to reduce the requirement to 37%, which still exceeds the minimum code standard of 25%. A glazing standard of 37% (420.8 square feet) is consistent with the previously provided architectural elevations. However, this is not consistent with the condition of approval. The applicant would like to change the condition of approval related to the south façade addition glazing within the first 12-feet of building height. As noted below and in part 2 of this staff report, the applicant is proposing that the new north building façade serve as the compensating benefit for the requested variation.
3. There are two elements to the LDC window / door glazing requirements. The first requires an overall percentage of coverage for each applicable building façade. The second requires a certain percentage of coverage within the first 12-feet of building height.

e. A Modification to specific requirements established at the time of Conditional Development approval, including Conditions of Approval, Code requirements, and all aspects of the Conditional Development proposal, may be considered as a Conditional Development Modification only if it falls within the definition of a Conditional Development Modification described in Section 2.3.40.02.c.

Recommended Findings:

1. Two street facing facades of the school building are required to comply with LDC 4.10.70.05.b.6.a, and the applicant chooses the south and east facades. Variations were requested to the overall door and window glazing requirements on the east and south facades. As a compensating benefit, the west façade addition was designed to exceed minimum door and window glazing requirements. After further design considerations by the applicant, it was determined that the west façade could not accommodate the proposed window and door openings as originally proposed, and as required by the previous condition of approval. Therefore, the applicant is requesting to use the new addition on the north façade as a compensating benefit in lieu of the west façade, which requires a modification to condition 3.A.a and b of the approved CDP.

Conclusions:

The applicant proposes the following modifications to condition 3.A.a and b:

- a. The addition on the north ~~west~~ building façade shall contain ~~79%~~ 74.7% window and door glazing and ~~44%~~ 28% glazing within the first 12 feet in height of windows and doors.
- b. The addition on the south building façade shall contain ~~51%~~ 37% glazing within [sic] the first 12 feet in height of windows and doors.

As proposed, staff finds the request qualifies as a Conditional Development Modification.

REVIEW CRITERIA

2.3.40.03 - PROCEDURES FOR A CONDITIONAL DEVELOPMENT MODIFICATION

- d. **To determine whether to authorize a Conditional Development Modification, the Director shall consider the review criteria in Section 2.3.30.04 and the following additional review criterion:**

New elements are provided that functionally compensate for any negative effects caused by the requested variations from the original project design. New elements used to compensate for a negative effect shall be of at least equal value to the elements proposed to be changed. Applicants shall provide the Director with information substantiating the value of the new elements in comparison to the value of the elements to be changed. The value information shall be developed by a qualified professional in the field relevant to the elements being exchanged.

- e. **Upon finding that the application qualifies as a Conditional Development Modification, the Director may consider the redesign in whole or in part of any Conditional Development, to the extent that the redesign still falls within the thresholds outlined in Section 2.3.40.02.**

Recommended Findings:

1. The compensating benefit associated with the 14% reduction of window and door glazing within the first 12-feet in height on the south façade will be compensated by increasing the window and door glazing within the first 12-foot height on the north façade by 16% and the length of glazing by 5%.
2. In accordance with LDC 2.3.40.03.e, the proposal is being considered “in part,” limited to potential impacts resulting from the proposal.

2.3.30.04 - Review Criteria

Requests for Conditional Developments shall be reviewed to ensure consistency with the policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the following areas, as applicable:

- a. Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);**

Recommended Findings:

1. The proposed modification does not alter the previously approved site design.

Conclusion:

Staff finds this criterion satisfied.

- b. Visual elements (scale, structural design and form, materials, etc.);**

Recommended Findings:

1. Other than the proposed changes in the amount of window and door glazing, the proposed modification does not alter the previously approved visual elements of the building.

Conclusion:

Staff finds this criterion satisfied.

c. Noise attenuation;

d. Odors and emissions;

Recommended Findings:

1. No noise impacts are expected as a result of the proposed modification.
2. No changes in odors and emissions are expected as a result of the proposed modification.

Conclusion:

Staff finds these criterion satisfied.

e. Lighting;

Recommended Findings:

1. Lighting will not be impacted as a result of the proposed modification.

Conclusion:

Staff finds this criterion satisfied.

f. Signage;

Recommended Findings:

1. No signage will be added or removed as a result of the proposed modification

Conclusion:

Staff finds this criterion satisfied.

g. Landscaping for buffering and screening;

Recommended Findings:

1. Landscaping for buffering and screening will not be impacted as a result of the proposed modification.

Conclusion:

Staff finds this criterion satisfied.

h. Transportation facilities;

Recommended Findings:

1. Transportation facilities will not be affected by the proposed modification.

Conclusion:

Staff finds this criterion satisfied.

i. Traffic and off-site parking impacts;

Recommended Findings:

1. Traffic and off-site parking impacts will not be affected by the proposed modification

Conclusion:

Staff finds this criterion satisfied.

j. Utility infrastructure;

Recommended Findings:

1. Utility infrastructure will not be affected by the proposed modification.

Conclusion:

Staff finds this criterion satisfied.

k. Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);

Recommended Findings:

1. Air or water quality impacts anticipated from the original design will not change based on the proposed modification.

Conclusion:

Staff finds this criterion satisfied.

l. Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards; and

Recommended Findings:

1. The proposal seeks to modify previously provided compensating benefits associated with variations to Pedestrian Oriented Design Standards in LDC 4.10.70.05.b.6 (Windows and doors). The applicant has identified additional benefits that compensate for the requested variation as discussed in Part II of the staff report.

Conclusion:

As conditioned, staff finds this criterion satisfied.

m. Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

Recommended Findings:

1. The site does not contain any Natural Features subject to LDC provisions.

Conclusion:

Staff finds that this criterion is not applicable.

CONCLUSION OF CONDITIONAL DEVELOPMENT MODIFICATION REVIEW

Staff has evaluated the proposal relative to the criteria for Conditional Development Modification review. Based on the above evaluation, staff concludes that all applicable criteria are satisfied, and the potential adverse effects of the use are adequately mitigated through compliance with LDC standards and staff-identified Conditions of Approval. Therefore, staff recommends approval of the applicant's request for a Conditional Development Modification, with conditions of approval.

PART II LOT DEVELOPMENT OPTION

LDC Chapter 2.12 - Lot Development Option

2.12.30.03 - Determination of Lot Development Option Type - The Director shall determine whether an application qualifies as a Minor or Major Lot Development Option, as described in "a," and "b," below.

b. Major Lot Development Option - A Major Lot Development Option is classified as Special Development and shall be processed consistent with this chapter. A Lot Development Option shall be considered Major if it:

1. Meets "c" - "e," below;
2. Exceeds the thresholds of a Minor Lot Development Option in "h," below; and
3. Falls within the thresholds in "i," below.

c. Unless otherwise stated in the following chapters, the Minor and Major Lot Development Option processes shall not be used to vary from the minimum and maximum density specified in each zone, standards in Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

d. Minor and Major Lot Development Option requests shall apply only to existing individual lots or parcels or to individual lots or parcels that are approved, or requested for approval, as part of a Tentative Subdivision Plat or Minor Land Partition process. Proposed modifications that exceed the allowed scopes of Minor and Major Lot Development Options as outlined in this Chapter need to be sought through the Planned Development process described in Chapter 2.5 - Planned Development.

e. Whether a Lot Development Option request is Minor or Major, no more than a total of three variations may occur within a two-year period on the subject property(ies) and its parent recorded Partition, Replat, or Subdivision plat (the development-wide provision applies only to plats recorded after January 1, 2000). If a single lot is involved, variations of up to three different development standards may occur. If a development site includes plans for multiple lots through a Minor Land Partition or Tentative Subdivision Plat, and multiple variations are needed, up to three lots may be involved in variations from the same development standard or different development standards.

h. Minor Lot Development Option Thresholds – Minor Lot Development Option requests shall involve clearly measurable, numerically quantifiable development standards that shall not exceed the thresholds listed below:

18. Adjusting up to 20 percent, other applicable clearly measurable development standards not addressed in "1" through "14," above, except that Floor Area Ratios (FARs) may not be varied because they are a required method of assuring that the land supply for commercial and industrial uses is not diluted in commercial and industrial zones where FAR restrictions are cited.

i. Major Lot Development Option Thresholds -

1. Major Lot Development Option requests shall involve clearly measurable, numerically quantifiable development standards that exceed the Minor Lot Development Option thresholds in Section 2.12.30.03.h, above. The Major Lot Development Option process shall apply to all zones; and

Recommended Findings:

1. The Lot Development Option is not being used to vary from standards in LDC Chapters 2.11, 4.5, 4.11, 4.12, 4.13, or 4.14.
2. The request for a variation of a development standard through the Lot Development Option applies to a single parcel of land.
3. The subject property has been the recipient of two variations to land use standards in the past two years.
4. The current proposal seeks approval of a single variation associated with a single LDC standard.
5. The applicant requests to modify a previously approved variation from LDC 4.10.70.05.b.6.a (ground floor windows and doors). The standards require a minimum of 60% of the length and 25% of the first 12 feet in height from the adjacent grade of any street-facing facade to contain windows and/or glass doors. The applicant has proposed modifications to previously approved Condition 3.A.a and b as follows:
 - a. The addition on the north west building facade shall contain 79% ~~74.7%~~ window and door glazing and 44% ~~28%~~ glazing within the first 12 feet in height of windows and doors.
 - b. The addition on the south building facade shall contain 37% ~~51%~~ glazing within [sic] the first 12 feet in height of windows and doors.
6. As demonstrated in the finding above, the applicant's proposal involves a clearly measurable, numerically quantifiable development standard that exceeds the Minor Lot Development Option thresholds in Section 2.12.30.03.h. Further, the applicant does not propose to vary from the requirements of Chapter 4.0. Therefore, the proposal falls within the threshold at LDC 2.12.30.03.i.

Conclusion:

Based on the facts noted above, staff finds that the proposal is consistent with the provisions at LDC 2.12.30.03, and approval of a Major Lot Development Option is necessary to modify a previously approved condition from the window standards on each of the two subject facades.

2.12.30.06- Review Criteria

- a. Minor Lot Development Option - With respect to the requested variation, a Minor Lot Development Option shall be reviewed to determine if the following criteria have been met:**
- 1. The proposal is consistent with Section 2.12.30.03.a and Sections 2.12.30.03.c-e and "h;"**
 - 2. The land use for the proposed development is allowed in the underlying zone;**
 - 3. The proposed development falls within the minimum and maximum density requirements for the underlying zone;**
 - 4. All structures comply with Building and Fire Codes and Vision Clearance requirements established by the City Engineer;**
 - 5. The proposed development is not contrary to any other applicable policies and standards adopted by the City;**
 - 6. The proposed development does not substantially reduce the amount of privacy enjoyed by users of neighboring structures when compared to development located as specified by this Code;**
 - 7. The proposed development does not adversely affect existing physical and natural systems, such as traffic, drainage, dramatic land forms, or parks, nor adversely affect the solar access potential for abutting properties when compared to development located as specified in this Code;**
 - 8. Where architectural features are involved, the proposed development is compatible with the design character of existing structures on adjoining properties;**
 - 9. Where variations are proposed to Chapter 4.10 - Pedestrian Oriented Design Standards, the proposed development implements the purpose(s) of that chapter through inclusion of additional benefits to the pedestrian environment that compensate for the requested variations from development standards;**
 - 10. Preservation and/or protection of Significant Natural Features is achieved, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets are also designed along contours, and structures are designed to fit the topography of the site to ensure compliance with these Code standards; and**
 - 11. The proposed development shall provide benefits within the development that compensate for the variations from development standards such that the intent of the development standards is still met.**
- c. Major Lot Development Option - A Major Lot Development Option shall be reviewed to ensure consistency with the policies and density requirements of the Comprehensive Plan, other applicable policies and standards adopted by the City Council, and the following criteria:**
- 1. The proposal is consistent with Section 2.12.30.03.b, c, d, e, g, and i;**
 - 2. The proposal is consistent with "a.2" through "a.11," above; and**

Recommended Findings:

1. The proposal is consistent with Comprehensive Plan Policy 10.5.4: Schools and properties adjacent to schools shall be developed in a manner which minimizes the negative impact on each other.
2. As described above, the proposal is consistent with the provisions in LDC 2.12.30.03.b, c, d, e, g, and i.
3. As described above, the proposal is consistent with LDC 2.12.30.06 (a.2) through (a.11) above. The proposal involves a Civic use conditionally permitted in the RS-3.5 zone, and does not involve a residential use. Therefore, the proposal is consistent with the criteria in LDC Section 2.12.30.06.a (2) and (3).
4. No changes have been made to the structure or architectural features from the originally approved Conditional Development, therefore, the proposal is consistent with the criteria in LDC Section 2.12.30.06.a (4) through (8).
5. The applicant proposes to replace a previously identified compensating benefit with a new compensating benefit, and to modify Condition 3.A.a and b by using the north façade instead of the west façade (**Condition 3**).
 3. **With respect to the requested variations, the application demonstrates compatibility in the following areas, as applicable:**
 - a) **Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);**
 - b) **Visual elements (scale, structural design and form, materials, etc.);**
 - c) **Noise attenuation;**
 - d) **Odors and emissions;**
 - e) **Lighting;**
 - f) **Signage;**
 - g) **Landscaping for buffering and screening;**
 - h) **Transportation facilities;**
 - i) **Traffic and off-site parking impacts;**
 - j) **Utility infrastructure;**
 - k) **Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);**

Recommended Findings:

1. With the exception of the visual elements criterion, the proposed modification does not involve any of the criteria above. The visual elements criterion is related to, and covered in the discussion below, regarding the architectural requirements of Pedestrian Oriented Design Standards.
 - l) **Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards; and**

Recommended Findings:

1. The applicant requests to modify a previously approved variation from LDC 4.10.70.05.b.6.a (ground floor windows and doors). The standards require a minimum of 60% of the length and 25% of the first 12 feet in height from the adjacent grade of

any street-facing facade to contain windows and/or glass doors. The applicant has proposed modifications to previously approved Condition 3.A.a and b as follows:

- a. The addition on the ~~north west~~ building facade shall contain ~~79%~~ 74.7% window and door glazing and ~~44%~~ 28% glazing within the first 12 feet in height of windows and doors.
- b. The addition on the south building facade shall contain ~~37%~~ 51% glazing within the first 12 feet in height of windows and doors.

m) Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

Recommended Findings:

2. The site does not contain any natural features subject to LDC provisions.

Conclusion:

Based on the facts noted above, staff finds that the proposal is consistent with the provisions at LDC 2.12.30.06, and as conditioned, has provided compensating benefits for the requested variations, such that the intent of the applicable PODS development standard is met.

OVERALL CONCLUSION AND RECOMMENDATION

The proposal satisfies the applicable review criteria, as conditioned. Therefore, staff recommends approval of the applicant's request for a Conditional Development Modification and Major Lot Development Option, with conditions of approval.

Recommended Motions (Approve):

I move to approve the proposed Lot Development Option (LDO-2020-06) regarding Garfield Elementary School as described in *Attachment LDHB-A* and subject to the recommended Conditions of Approval 1 through 4. This motion is based on the criteria and discussions presented in the September 16, 2020 staff report to the Land Development Hearings Board, the discussion of the Land Development Hearings Board, and the findings presented by the Land Development Hearings Board during its deliberations and is contingent on approval of CDP-2020-01.

I move to approve the proposed Conditional Development Modification (CDP-2020-01) regarding Garfield Elementary School as described in Attachment LDHB-A, and subject to the recommended Conditions of Approval 1 through 3. This motion is based on the criteria and discussions presented in the September 16, 2020 staff report to the Land Development Hearings Board, the discussion of the Land Development Hearings Board, and the findings presented by the Land Development Hearings Board during its deliberations and is contingent on approval of LDO-2020-06.

Alternative Motion (Deny):

I move to deny the proposed Lot Development Option (LDO-2020-06) regarding Garfield Elementary School as described in Attachment LDHB-A. This motion is based upon the findings presented by the Land Development Hearings Board during its deliberations.

I move to deny the proposed Conditional Development Permit (CDP-2020-01) request regarding Garfield Elementary School as described in Attachment PC-A. This motion is based upon the findings presented by the Land Development Hearings Board during its deliberations.

RECOMMENDED Conditions of Approval

CONDITIONS OF APPROVAL														
ALL PHASES OF DEVELOPMENT														
1	<p><u>Consistency with Plans:</u> Development shall be in substantial compliance with the narrative and plans, as described in Attachment LDHB-A of the September 16, 2020 staff report to the Land Development Hearings Board, except as modified by the conditions of approval noted below.</p> <p>Modifications to the project design will be evaluated against applicable procedures in the Land Development Code.</p>													
2	<p><u>Adherence to Previous Conditions of Approval</u> - Development shall comply with the applicable Conditions of Approval for CDP-2019-07/LDO-2019-14 (Order 2019-073), except as modified herein.</p>													
3	<p><u>Consistency with Land Development Code:</u> Except for variations described in Condition 4 below, all development on the site shall comply with applicable Land Development Code standards. Compliance shall be demonstrated at time of building permit submittal.</p>													
4	<p><u>Variations – Approved variations and associated compensating benefits are identified below:</u></p> <p>The applicant has requested approval of variations to development standards in the Land Development Code. Variations to development standards require compensating benefits as part of the development. The applicant shall provide a draft development agreement acknowledging provision of these compensating benefits to the Planning Division. This development agreement must replace the previously approved development agreement (case CDP-2019-07 / LDO-2019-14). The City shall review, approve, and sign the development agreement prior to recordation. The development agreement shall be approved and recorded prior to issuance of the certificate of occupancy. The development agreement shall not be altered without consent from the City of Corvallis.</p> <p>The development agreement shall list the compensating benefits implemented with development of the site, as presented in this Conditional Development Permit/Lot Development Option and the table below. The development agreement shall include a provision that requires the recording of an instrument that runs with the land and ensures development of the site consistent with the development agreement. This development agreement may be modified in the future, consistent with the procedures in the Land Development Code.</p> <table border="1" style="width: 100%; border-collapse: collapse; margin-top: 10px;"> <thead> <tr> <th style="width: 5%;"></th> <th style="width: 20%;">Subject</th> <th style="width: 20%;">LDC</th> <th style="width: 20%;">Variation</th> <th style="width: 35%;">Compensating Benefits – Verify with Site Development & Building Permits</th> </tr> </thead> <tbody> <tr> <td style="height: 30px;"></td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>					Subject	LDC	Variation	Compensating Benefits – Verify with Site Development & Building Permits					
	Subject	LDC	Variation	Compensating Benefits – Verify with Site Development & Building Permits										

	A.	Windows	4.10.70.05.b.6.a	Window and Door Glazing requirements: 60% of the façade length of window and door glazing and 25% of the first 12 feet in height.	<ul style="list-style-type: none"> a. The addition on the north building façade shall contain 79% window and door glazing and 44% glazing within the first 12 feet in height of windows and doors. b. The addition on the south building façade shall contain 37% glazing within the first 12 feet in height of windows and doors. c. The applicant shall comply with 7 standards in LDC 4.10.70.02 (Building Orientation) and LDC 4.10.70.03 a and b (Pedestrian and Circulation Standards.) d. The applicant shall comply with 3 menu choices in LDC 4.10.70.05.b.7 (PODS Design Variety Menu.)
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July 30, 2020

Liz Olmstead, Associate Planner
Community Development Planning Division
501 SW Madison Avenue
Corvallis, OR 97333

RE: Application Revision for Garfield Elementary School (CDP-2020-01/LDO-2020-06)

Dear Ms. Olmstead:

The applicant's consulting team has reviewed the City's July 28, 2020 incompleteness letter and has provided responses in underline brown to each of the issues raised below.

1. After the \$1,000.00 deposit, provided with the application, there is a remaining balance due of \$7,439 (see the attached Fee Calculation Worksheet). This may be paid in person at the Planning Division, or may register and pay fees online at:
<https://permits.corvallisoregon.gov/CitizenAccess/> (select the Planning tab and search for CDP-2020-01 and LDO-2020-06).

Response: The applicant's planning consultant will be paying the balance due at the time the revised application is submitted to the city.

2. Condition of Approval 3.A.a from CDP CDP-2019-07/LDO-2019-14) states: The addition on the south building facade shall contain 51% glazing with the first 12 feet in height of windows and doors. This condition is derived from the PODS (Pedestrian Oriented Design Standards), LDC 4.10.70.05 - Standards and Menus for Pedestrian Features and Design Variety

b. Design Standards and Design Variety Menus

6. *Windows - The provisions in this Section shall apply to placement and type of windows.*
 - a) *Ground Floor Windows and Doors - Except for the Neighborhood Center (NC) Zone and the MUGC zone (where other standards are required), and except for Designated Historic Resources in the Central Business and Riverfront Zones, which are addressed in "c" and "d," below, respectively, a minimum of 60 percent of the length and 25 percent of the first 12 ft. in height from the adjacent grade of any street-facing facade shall contain windows and/or glass doors. An exception may be granted if the expansion/ enlargement is for space neither adjacent to a street nor open to customers or the public.*

Because length is only associated with the minimum 60 percent in the code section, the 25 percent of the first 12 ft in height relates to the square footage of the facade within the first 12 ft in height.

Response: The architect has calculated the percentage of windows and/or glass doors along the first 12-feet of the south facade addition and found it to be 37.6%, but not 51% as required by Condition of Approval 3.A.a. The applicant is asking for a 14% reduction to the window coverage as conditioned along the south addition as allowed in LDC Section 2.3.40.02.13.a. and is also increasing the window coverage along the north elevation as a compensating benefit.

3. Page 13 of the submitted narrative states:

*Compensating Benefits Associated with the Original Lot Development Option:
The applicant exceeds compliance with the POD Building Orientation and Pedestrian Circulation Standards found in LDC Sections 4.10.70.02 and LDC Section 4.10.70.03 by complying with 8 standards instead of the 4 required.*

In the originally approved CDP, Condition of Approval 3 stated:

The applicant shall comply with 7 standards in LDC 4.10.70.02 (Building Orientation) and LDC 4.10.70.03 a and b (Pedestrian and Circulation Standards.)

Is an additional standard going to be complied with as part of the current application?

Response: The applicant has revised the narrative as noted above, complying with 7 standards and not 8.

Next Steps

Please review this letter and provide any additional or revised information necessary to satisfy staff concerns, along with a response letter outlining the additional and/or revised information. Please also make sure updated or additional information is consistent throughout the site plan and narrative document and provide detailed responses (i.e. specific criteria addressed, distances, measurements, etc.) to all criteria and standards. Detailed and justified responses are very helpful for staff to write complete and defensible findings. The information should be provided in electronic (.pdf) format, as well as four (4) hard copies. Please also include a completed Incomplete Application Response Form (attached) with any additional information.

Response: The applicant will be providing the city with a digital copy of the revised application narrative and graphics and this SRC response letter.

Sincerely,

David Dodson

David j. Dodson, AICP

Garfield Elementary School Windows & Doors

An Application for a
Conditional Development Permit Modification
and Major Lot Development Option

On Behalf of:



Corvallis School District 509J

Prepared by:



July 30, 2020

Application Narrative

INTRODUCTION

Garfield Elementary School is located north of NW Garfield Avenue, east of NW Dixon Street, west of NW 11th Street, and south of Garfield Park, (Attachments A & B). The tax lot (including Garfield Park to the north) contains 11.64 acres, including the school which makes up 8.80 acres. The site is generally flat with no known natural features, (Attachment E). The site is surrounded by single-family residential homes to the south, east, and west, (Attachment B). Directly north of the site is Garfield Park, which is also owned by the School District and is part of the same parcel as the school. Northwest of the site is an existing church.

REQUEST

The Corvallis School District recently received approval of a conditional development permit and a lot development option for substantial upgrades to Garfield Elementary School (Attachment F). Through design refinements, the District realized one of the conditions that was imposed as a compensating benefit for windows and doors along the south and west building facades cannot be achieved (LDC Section 4.10.70.05.b.6.a). Therefore, the District is requesting a slight modification to the condition so the north facing addition is used to satisfy the requirement in lieu of the west facing addition and the window coverage is increased as a compensating benefit for the reduction to the window glazing on the south facing addition. Although the condition of approval is modified slightly, there is no change to any of the building facades from the prior approval.

In summary, the District requests approval of the third and final Major Lot Development Option (LDO), and a Conditional Development Permit Modification to alter the existing condition of approval 3.A.a. and 3.A.b. Part I covers the Conditional Development Modification while Part II covers the Major LDO request. The proposed modification to the condition of approval is noted below using redline and strikeout:

- 3.A.a. The addition on the ~~north west~~ building facade shall contain ~~74.7%~~ **79%** window and door glazing and ~~28%~~ **44%** glazing within the first 12 feet in height of windows and doors.
- 3.A.b. The addition on the south building facade shall contain ~~51%~~ **37%** glazing with the first 12 feet in height of windows and doors.

PREVIOUS LAND USE APPROVALS

In 1956 the subject property and surrounding area was annexed into the city.

In 2003 the Corvallis School District received approval to expand the parking lot and place an additional modular classroom on the school grounds (CDP03-00009). At the same time, the District obtained approval to reduce the off-street vehicle and bicycle parking requirements, (LDO03-00042).

In December of 2019 the Corvallis School District received approval (Order 2019-073) for a conditional development permit for substantial upgrades to the existing school, including construction of an addition to the building for new classrooms, renovation of existing classrooms, removal of modular classrooms, upgrades and enhancements to other building components, addition of a covered play shelter and play area alterations, improvements to site circulation and parking, and increased ADA accessibility (CDP-2019-07). The District also received concurrent approval of a lot development option to vary from the window standards found in LDC Chapter 4.10.70.05.b.6.a (LDO-2019-14).

In May of 2020, the Corvallis School District received approval (Order 2020-021) for a lot development option to vary from the maximum fence height (LDO-2020-03). The allowable fence height within the exterior yard setback along NW Dixon Street was 4-feet and the LDO allowed fencing up to 6-feet in height within the exterior yard setback.

LIST OF EXHIBITS

Attachment A	Vicinity Map
Attachment B	Surrounding Uses
Attachment C	Existing Comprehensive Plan Designations
Attachment D	Existing Zoning Designations
Attachment E	Significant Natural Features
Attachment F	Approved 2019 CDP Site Plan
Attachment G	North, East and South Building Elevations
Attachment H	North and West Building Elevations

Part 1 – Conditional Development Modification

Section 2.3.40 - CONDITIONAL DEVELOPMENT MODIFICATION

2.3.40.02 - Thresholds of a Conditional Development Modification

- a. The factors identified here describe the thresholds that separate a Conditional Development Modification from the need to apply for a new Conditional Development Permit:

1. Change in Use Type;

Response: Not applicable, as the uses permitted in the underlying zone are not changing.

2. Increase in dwelling unit density;

Response: Not applicable, as no dwellings were approved, so there is no established quantity from which to deviate.

3. Decrease in dwelling unit density by more than three units for development sites one acre or smaller in size; or decrease in dwelling unit density by more than five units or by more than 10 percent, whichever is less, for development sites larger than one acre;

Response: Not applicable, as no dwellings were approved, so there is no established quantity from which to deviate.

4. Change in the ratio of different types of dwelling units.

Response: Not applicable, as no dwelling types or quantities were previously approved, so there is no ratio of types from which to deviate.

5. Change in the type or location of commercial or industrial structures that would result in a less pedestrian-friendly environment (e.g., a pedestrian walk is eliminated, a parking lot is placed to separate, or further separate, a building from pedestrian facilities, etc.);

Response: Not applicable, as no commercial or industrial structures are proposed on the project site.

6. Change in the type and location of accessways and parking areas where off-site traffic would be affected or which result in a less pedestrian-friendly environment;

Response: Not applicable, as none of the proposed changes will affect off-site traffic or alter the pedestrian environment.

7. Increase in the number of parking spaces where such increase adversely affects Significant Natural Features or pedestrian amenities, or is inconsistent with a Condition of Approval or an applicable development standard of this Code, such as required Green Area;

Response: Not applicable, as none of the proposed changes affect the number of approved parking spaces.

8. Increase in the floor area proposed for nonresidential Use by more than 10 percent;

Response: Not applicable, as none of the proposed changes impact the approved amount of floor area.

9. Decrease in the common and/or usable Green Area by more than 10 percent;

Response: Not applicable, as none of the proposed changes impact the projects common area or Green Area.

10. Increase in the total ground area proposed to be covered by structures by more than 10 percent;

Response: Not applicable, as none of the proposed changes impact the ground area proposed to be covered by structures.

11. Decrease in specific setback requirements by more than 25 percent;

Response: Not applicable, as none of the proposed changes impact the approved setbacks.

12. Decrease in project amenities for pedestrians or bicycles, recreational facilities, screening, and/or landscaping provisions by more than 10 percent; and

Response: Not applicable, as none of the proposed changes impact the approved project amenities for pedestrians or bicycles, recreational facilities, screening and/or landscaping provisions.

13. Modification of architectural building elevations where any of the following occurs:

- a) Percentage of window coverage per elevation is decreased by more than 20 percent (may affect the number and/or shape of windows); or windows are installed on a previously specified blank wall on the perimeter of the site
- b) Building materials for the main walls of the facades are changed;
- c) Any architectural feature is reduced by more than 20 percent. Architectural features include such items as the number of windows with trim, the number of dormers, the number of columns, the number of shutters, the square footage of porches, the number of window boxes, the linear footage of porch or deck railings, and/or the linear footage and/or height of parapets, reveals, and/or cornices, etc.;
- d) Roof pitch is reduced by more than 20 percent;
- e) Building off-sets or recesses are reduced by more than 20 percent; or

f) Garages or carports are eliminated.

Response: This criterion allows the percent of window coverage per elevation to decrease by no more than 20%. The applicant is requesting a 14% reduction to window coverage on the south building addition. Condition of Approval 3.A.b requires the south building facade to have 51% windows or glass doors within the first 12-feet in height. The applicant is proposing to reduce that standard as conditioned to 37%, which still exceeds the minimum code standard of 25%. The roof pitch remains the same and garages or carports are not eliminated.

b. A Modification that equals or exceeds the thresholds identified in Section 2.3.40.02.a shall be processed as a new Conditional Development.

Response: The application does not meet the thresholds identified in Section 2.3.40.02.a. and is therefore being processed as a Conditional Development Modification.

c. A Modification that falls below the thresholds identified in Section 2.3.40.02.a or that decreases the amount of variation from a standard that was previously approved shall be processed as a Conditional Development Modification.

Response: The application falls below the thresholds identified in Section 2.3.40.02.a. and is therefore being processed as a Conditional Development Modification.

d. In addition, only three such Modifications may be processed within one calendar year for any approved Conditional Development. If more than three such modifications are proposed within a calendar year, the modifications, or any single such modification proposed following the third, shall be processed as a new Conditional Development and shall follow the procedures contained in Section 2.3.30.

Response: This is the first Conditional Development Modification processed within the calendar year.

e. A Modification to specific requirements established at the time of Conditional Development approval, including Conditions of Approval, Code requirements, and all aspects of the Conditional Development proposal, may be considered as a Conditional Development Modification only if it falls within the definition of a Conditional Development Modification described in Section 2.3.40.02.c.

Response: Because only a portion of the existing school building is being altered, two of the street facing facades need to comply with LDC Section 4.10.70.05.b.6.a. The south and east additions were used to comply with this standard. As a compensating benefit, the west addition was to exceed the window and door glazing requirements as it relates to this standard. The addition to the west facade would require extensive shear wall bracing if additional windows were added to comply with the condition. In addition, the uses within this portion of the building do not warrant window or door openings. Therefore, the applicant is requesting the north addition be used as the compensating benefit in lieu of the west addition. Although this change does not result in any exterior adjustments to the facade, it does require the existing condition of approval 3.A.a to be modified as follows:

The addition on the ~~north west~~ building facade shall contain ~~79%~~ **74.7%** window and door glazing and ~~44%~~ **28%** glazing within the first 12 feet in height of windows and doors.

The south building addition was to provide 51% glazing within the first 12-feet in height. The applicant is requesting this be reduced 14% so that 37% has glazing as noted in the modified condition of approval 3.A.b below.

The addition on the south building facade shall contain ~~37%~~ **51%** glazing with the first 12 feet in height of windows and doors.

The compensating benefit associated with reducing the glazing 14% within the first 12-feet in height on the south facing addition can be found in the 16% increase on the north facing addition. In addition, the applicant is increasing the length of glazing on the north addition by 5% as well. In summary, there is a net increase in window coverage over what was previously conditioned.

2.3.40.03 - Procedures for a Conditional Development Modification

- d. To determine whether to authorize a Conditional Development Modification, the Director shall consider the review criteria in Section 2.3.30.04 and the following additional review criterion:

New elements are provided that functionally compensate for any negative effects caused by the requested variations from the original project design. New elements used to compensate for a negative effect shall be of at least equal value to the elements proposed to be changed. Applicants shall provide the Director with information substantiating the value of the new elements in comparison to the value of the elements to be changed. The value information shall be developed by a qualified professional in the field relevant to the elements being exchanged.

Response: As noted previously, the compensating benefit associated with reducing the glazing 14% within the first 12-feet in height on the south facing addition can be found in the 16% increase on the north facing addition. In addition, the applicant is increasing the length of glazing on the north addition by 5%. In summary, there is a net increase in window coverage over what was previously conditioned.

2.3.30.04 - Review Criteria

Requests for Conditional Developments shall be reviewed to ensure consistency with the policies of the Comprehensive Plan, and any other applicable policies and standards adopted by the City Council. The application shall demonstrate compatibility in the following areas, as applicable:

- a) Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);

Response: The proposed modification does not alter the previously approved site plan or building design.

b) Visual elements (scale, structural design and form, materials, etc.);

Response: The proposed modification does not alter the previously approved visual elements associated with the building or the grounds.

c) Noise attenuation;

Response: No noise impacts are expected as a result of the proposed modification.

d) Odors and emissions;

Response: No odor impacts are expected as a result of the proposed modification.

e) Lighting;

Response: Lighting will not be impacted because of the proposed modification.

f) Signage;

Response: No signage will be added or removed as a result of the proposed modification.

g) Landscaping for buffering and screening;

Response: Landscaping will not be altered by the proposed modification.

h) Transportation facilities;

Response: Transportation facilities will not be affected by the proposed modification.

i) Traffic and off-site parking impacts;

Response: Traffic and off-site parking impacts will not be affected by the proposed modification.

j) Utility infrastructure;

Response: Public utility infrastructure will not be affected by the proposed modification.

k) Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);

Response: The proposed modification will not affect air and water quality.

l) Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards; and

Response: The proposed modification will not directly affect any applicable development standard. The only deviation to development standards is to modify a compensating benefit associated with the POD standards found in LDC Section 4.10.70.05.b.6. The applicant has

identified additional benefits to the pedestrian environment that compensate for the requested variation.

- m) **Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.**

Response: There are no mapped natural features or natural hazards on the subject property, thus there is no preservation and/or protection of natural features.

Conclusions for Conditional Development Modification

The applicant believes the modification to the condition of approval is justified as the net result is an increase in window coverage over what was previously approved through conditions. The proposed development continues to provide two benefits that compensate for the variation from development standards such that the intent of the development standard is still met. As a new compensating benefit, the modified condition exceeds the prior amount of window and door glazing that was previously imposed.

Part 2 - Major Lot Development Option

Major LDO Request

This request is made to modify a compensating benefit associated with one clearly measurable Land Development Code (LDC) Standard. The standard is listed below:

Windows

LDC Section 4.10.70.05.b.6 requires compliance with the following window and door glazing requirements.

6. Windows - The provisions in this Section shall apply to placement and type of windows.

- a) Ground Floor Windows and Doors - Except for the Neighborhood Center (NC) Zone and the MUGC zone (where other standards are required), and except for Designated Historic Resources in the Central Business and Riverfront Zones, which are addressed in "c," and "d," below, respectively, a minimum of 60 percent of the length and 25 percent of the first 12 ft. in height from the adjacent grade of any street-facing facade shall contain windows and/or glass doors. An exception may be granted if the expansion/enlargement is for space neither adjacent to a street nor open to customers or the public. Additional requirements for windows shall include the following:
 - 1) Ground floor windows shall be framed by bulkheads, piers, and sills such as are used in a recessed window, where applicable. Ground floor windows shall also have a Top Treatment such as a hood, awning, or a storefront cornice separating the ground floor from the second story. Alternatively, all ground floor windows shall provide a minimum three-in.-wide trim or recession. The Base Treatment standards under Section 4.10.70.05.b.7.d, below, and the Top Treatment standards under Section 4.10.70.05.b.7.e, below, shall be used as a guide for providing bulkheads and cornices that meet this standard.
 - 2) Window Type - Ground floor windows used to comply with "a," above, shall meet all of the following standards:
 - a. Opacity of greater than 60 percent prohibited for any required window; and
 - b. Ground floor windows shall allow views from adjacent sidewalks into working areas or lobbies, pedestrian entrances, or display windows set into the wall. Display cases attached to the outside wall do not qualify. The bottom of windows shall be no more than four ft. above the adjacent exterior grade.

Because only a portion of the existing school building is being altered, two of the street facing facades need to comply with the standard above. In the LDO staff report that went before the Planning Commission on December 18, 2019, the south and east additions were used to comply with this

standard. As a compensating benefit, the west and south additions were to exceed the window and door glazing requirements as it relates to this standard. The addition to the west facade would require extensive shear wall bracing if additional windows were added to comply with the condition. In addition, the uses within this portion of the building do not warrant window or door openings. Therefore, the applicant is requesting the north addition be used as the compensating benefit in lieu of the west addition. Although this change does not result in any exterior adjustments to the facade, it does require the existing condition of approval 3.A.a to be modified as follows:

The addition on the ~~north west~~ building facade shall contain ~~79%~~ 74.7% window and door glazing and ~~44%~~ 28% glazing within the first 12 feet in height of windows and doors.

The south building addition was to provide 51% glazing within the first 12-feet in height. The applicant is requesting this be reduced 14% so that 37% has glazing as noted in the modified condition of approval 3.A.b below.

The addition on the south building facade shall contain ~~51%~~ 37% glazing with the first 12 feet in height of windows and doors.

The compensating benefit associated with reducing the glazing 14% within the first 12-feet in height on the south facing addition can be found in the 16% increase on the north facing addition. In addition, the applicant is increasing the length of glazing on the north addition by 5% as well. In summary, there is a net increase in window coverage over what was previously conditioned.

CRITERIA, DISCUSSION, AND CONCLUSIONS

Section 2.12.30.03 - Determination of Lot Development Option Type - The Director shall determine whether an application qualifies as a Minor or Major Lot Development Option, as described in "a," and "b," below.

- b. Major Lot Development Option - A Major Lot Development Option is classified as Special Development and shall be processed consistent with this chapter. A Lot Development Option shall be considered Major if it:**
 - 1. Meets "c" - "e," below;**
 - 2. Exceeds the thresholds of a Minor Lot Development Option in "h," below;
and**
 - 3. Falls within the thresholds in "i," below.**

Response: The original window and door glazing deviation applied to the east facing addition. The glazing requirements that were conditioned for the west and south facades were a compensating benefit for the non-compliant east facade. The east facade deviation was reviewed as a Major and Minor Lot Development Option and the compensating benefit (Condition 3.A.a) was associated with the LDO request. Since it is not possible to apply a clearly measurable standard to differentiate between the major and minor LDO, the city will require the modification to the compensating benefit to be reviewed as a Major Lot Development Option.

- c. Unless otherwise stated in the following chapters, the Minor and Major Lot Development Option processes shall not be used to vary from the minimum and maximum density specified in each zone, standards in Chapter 2.11 - Floodplain Development Permit, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions.

Response: The application does not propose to vary from any of the standards listed above.

- d. Minor and Major Lot Development Option requests shall apply only to existing individual lots or parcels or to individual lots or parcels that are approved, or requested for approval, as part of a Tentative Subdivision Plat or Minor Land Partition process. Proposed modifications that exceed the allowed scopes of Minor and Major Lot Development Options as outlined in this Chapter need to be sought through the Planned Development process described in Chapter 2.5 - Planned Development.

Response: The development site consists of 8.80-acres.

- e. Whether a Lot Development Option request is Minor or Major, no more than a total of three variations may occur within a two-year period on the subject property(ies) and its parent recorded Partition, Replat, or Subdivision plat (the development-wide provision applies only to plats recorded after January 1, 2000). If a single lot is involved, variations of up to three different development standards may occur. If a development site includes plans for multiple lots through a Minor Land Partition or Tentative Subdivision Plat, and multiple variations are needed, up to three lots may be involved in variations from the same development standard or different development standards.

Response: The applicant proposes one LDO variation in addition to the two recently approved LDO's for window standards and fence height. Therefore, this third LDO is consistent with what is allowed within a two-year period.

- h. Minor Lot Development Option Thresholds – Minor Lot Development Option requests shall involve clearly measurable, numerically quantifiable development standards that shall not exceed the thresholds listed below:
- i. Major Lot Development Option Thresholds –
 - 1. Major Lot Development Option requests shall involve clearly measurable, numerically quantifiable development standards that exceed the Minor Lot Development Option thresholds in Section 2.12.30.03.h, above.

Response: The applicant proposes to exceed the thresholds of a Minor Lot Development Option under "h-18" which allows adjustments of up to 20% of a clearly measurable development standard. The original reduction in window and door glazing for the east facing addition

was part of a Major and Minor LDO. Staff has informed the District that modifying this condition needs to be reviewed as a Major Lot Development Option.

Section 2.12.30.06 - Review Criteria

- a. Minor Lot Development Option - With respect to the requested variation, a Minor Lot Development Option shall be reviewed to determine if the following criteria have been met:
 1. The proposal is consistent with Section 2.12.30.03.a and Sections 2.12.30.03.c-e and "h;"
 2. The land use for the proposed development is allowed in the underlying zone;
 3. The proposed development falls within the minimum and maximum density requirements for the underlying zone;
 4. All structures comply with Building and Fire Codes and Vision Clearance requirements established by the City Engineer;
 5. The proposed development is not contrary to any other applicable policies and standards adopted by the City;
 6. The proposed development does not substantially reduce the amount of privacy enjoyed by users of neighboring structures when compared to development located as specified by this Code;
 7. The proposed development does not adversely affect existing physical and natural systems, such as traffic, drainage, dramatic land forms, or parks, nor adversely affect the solar access potential for abutting properties when compared to development located as specified in this Code;
 8. Where architectural features are involved, the proposed development is compatible with the design character of existing structures on adjoining properties;
 9. Where variations are proposed to Chapter 4.10 - Pedestrian Oriented Design Standards, the proposed development implements the purpose(s) of that chapter through inclusion of additional benefits to the pedestrian environment that compensate for the requested variations from development standards;
 10. Preservation and/or protection of Significant Natural Features is achieved, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian

Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets are also designed along contours, and structures are designed to fit the topography of the site to ensure compliance with these Code standards; and

11. The proposed development shall provide benefits within the development that compensate for the variations from development standards such that the intent of the development standards is still met.

Applicable Comprehensive Plan Policies

- Policy 5.6.6 The City shall continue to use cooperative agreements with the Corvallis School District 509J, Benton and Linn Counties, Linn - Benton Community College, Oregon State University, and other leisure service providers to ensure that adequate recreation and open space lands and facilities will be provided. School grounds may be considered a contributing facility to the City's inventory of parkland as they can only be used during non-school hours.
- Policy 10.5.5 The costs of schools and parks should be minimized by joint location, acquisition, and use of sites for schools and parks.
- Policy 10.5.6 The City shall encourage the use of schools as an integral part of the community by making joint agreements with the Corvallis School District 509J to allow community uses of school facilities when the community's uses do not conflict with the primary use of the school facility.
- Policy 10.5.9 The City shall encourage new school facilities to be designed to consider community use.
- Policy 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.
- Policy 11.4.5 The City shall continue to promote the use of other modes of transportation as an alternative to the automobile, especially in areas where there is a shortage of parking facilities.

Compensating Benefits Associated with the Original Lot Development Option:

- a. The applicant exceeds compliance with the POD Building Orientation and Pedestrian Circulation Standards found in LDC Sections 4.10.70.02 and LDC Section 4.10.70.03 by complying with 7 standards instead of the 4 required. These compensating benefits address the variance to the window requirements by providing building entrances that face all three abutting streets and minimum 5-foot wide planting beds between the building and new sidewalks. These compensating benefits also address the variance to the pedestrian circulation standards by offering an elevated ADA/pedestrian speed table crossing the drive aisle and loading zone.

- b. The applicant exceeds compliance with the POD Design Variety Menu found in LDC Section 4.10.70.05.b.7 by complying with 3 standards instead of the 2 required. The extra compensating benefit address the variance to the window requirements by providing a base treatment of existing brick veneer, new CMU veneer and new fiber cement panels.

New Compensating Benefit:

- a. The compensating benefit associated with reducing the glazing 14% within the first 12-feet in height on the south facing addition can be found in the 16% increase on the north facing addition. In addition, the applicant is increasing the length of glazing on the north addition by 5% as well. In summary, there is a net increase in window coverage over what was previously conditioned.

- c. **Major Lot Development Option - A Major Lot Development Option shall be reviewed to ensure consistency with the policies and density requirements of the Comprehensive Plan, other applicable policies and standards adopted by the City Council, and the following criteria:**
 - 1. **The proposal is consistent with Section 2.12.30.03.b, c, d, e, g, and i;**

Response: Complies with the discussion above.

- 2. **The proposal is consistent with "a.2" through "a.11," above; and**

Response: The proposal is consistent for the following reasons:

- The elementary school use for the proposed site is allowed in the underlying RS-3.5 zone as a conditional use.
- The minimum and maximum density requirements for the underlying RS-3.5 zone does not apply to a civic use, therefore criteria 2.12.30.06.a 3 is not applicable.
- All proposed structures have been designed to comply with Building and Fire Codes and Vision Clearance requirements. The new fire access gate along NW Dixon Street will provide improved emergency vehicle access to the site.
- The proposed development is not contrary to other applicable policies and standards adopted by the City, as windows and natural lighting are an integral part of a healthy environment for learning.
- The proposed modification to the condition of approval is not anticipated to substantially reduce the amount of privacy enjoyed by users of neighboring structures when compared to development located as specified by this Code. The modified condition does not affect the exterior of the previously approved building facades.
- The proposed modification to the condition of approval is not anticipated to adversely affect existing physical and natural systems such as traffic, drainage, dramatic landforms, or parks, nor adversely affect the solar

access potential for abutting properties when compared to development located as specified by this Code.

- The proposed modification to the condition of approval is compatible with the design character of the existing residential structures on adjoining properties. The surrounding uses are primarily low profile one and two-story homes on generous lots (by today's standards). The existing school and the proposed modification will maintain a low profile as it has historically.
- The applicant is not requesting a variance to Chapter 4.10 - Pedestrian Oriented Design Standards, although modifications to the previously imposed condition of approval 3.A.a and 3.A.b relate to LDC Section 4.10.70.05.b.6, window and door glazing.
- There are no significant natural features that will be impacted because of the proposed modification.
- The applicant has proposed benefits that compensate for the variation from development standards such that the intent of the development standards is still met.

In summary, the proposal is consistent with LDC 2.12.30.06.a.2-a.11 above.

3. With respect to the requested variations, the application demonstrates compatibility in the following areas, as applicable:

a) Basic site design (the organization of Uses on a site and the Uses' relationships to neighboring properties);

Response: The proposed modification does not alter the previously approved site plan or building design.

b) Visual elements (scale, structural design and form, materials, etc.);

Response: The proposed modification does not alter the previously approved visual elements associated with the building or the grounds.

c) Noise attenuation;

Response: No noise impacts are expected as a result of the proposed modification.

d) Odors and emissions;

Response: No odor impacts are expected as a result of the proposed modification.

e) Lighting;

Response: Lighting will not be impacted because of the proposed modification.

f) Signage;

Response: No signage will be added or removed as a result of the proposed modification.

g) Landscaping for buffering and screening;

Response: Landscaping will not be altered by the proposed modification.

h) Transportation facilities;

Response: Transportation facilities will not be affected by the proposed modification.

i) Traffic and off-site parking impacts;

Response: Traffic and off-site parking impacts will not be affected by the proposed modification.

j) Utility infrastructure;

Response: Public utility infrastructure will not be affected by the proposed modification.

k) Effects on air and water quality (note: a DEQ permit is not sufficient to meet this criterion);

Response: The proposed modification will not affect air and water quality.

l) Consistency with the applicable development standards, including the applicable Pedestrian Oriented Design Standards; and

Response: The proposed modification will not directly affect any applicable development standard. The only deviation to development standards is to modify a compensating benefit associated with the POD standards found in LDC Section 4.10.70.05.b.6. The applicant has identified additional benefits to the pedestrian environment that compensate for the requested variation.

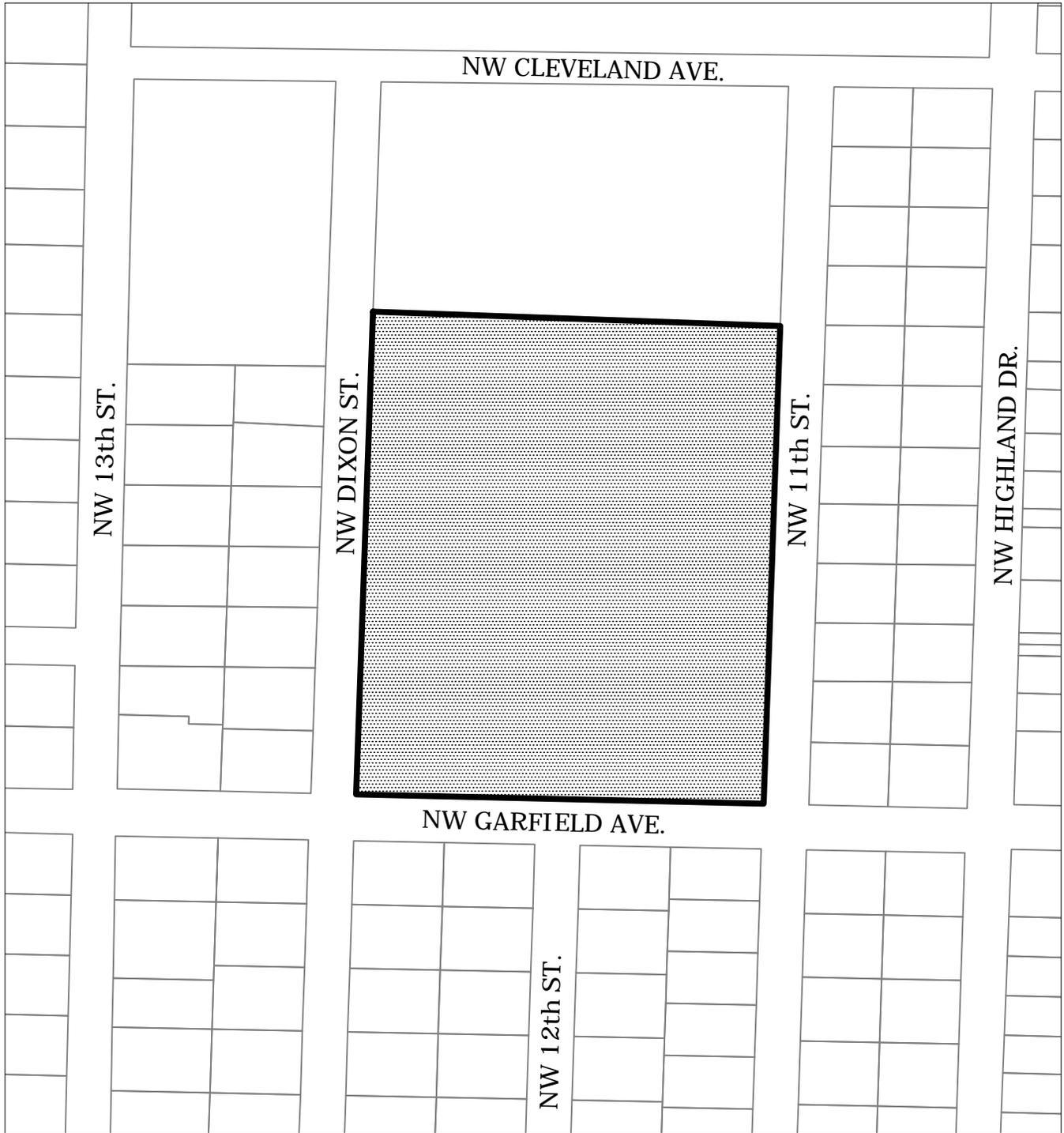
m) Preservation and/or protection of Significant Natural Features, consistent with Chapter 2.11 - Floodplain Development Permit, Chapter 4.2 - Landscaping, Buffering, Screening, and Lighting, Chapter 4.5 - Floodplain Provisions, Chapter 4.11 - Minimum Assured Development Area (MADA), Chapter 4.12 - Significant Vegetation Protection Provisions, Chapter 4.13 - Riparian Corridor and Wetland Provisions, and Chapter 4.14 - Landslide Hazard and Hillside Development Provisions. Streets shall also be designed along contours, and structures shall be designed to fit the topography of the site to ensure compliance with these Code standards.

Response: There are no mapped natural features or natural hazards on the subject property, thus there is no preservation and/or protection of natural features.

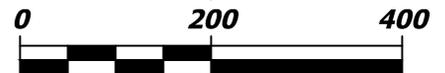
Conclusions for Major LDO

The applicant believes the modification to the prior condition of approval is justified as the north and south facade additions still exceed the minimum PODS performance standard for window glazing. The proposed development continues to provide two benefits that compensate for the variation from development standards such that the intent of the development standard is still met. As a new compensating benefit, the modified condition exceeds the prior amount of window and door glazing that was previously imposed.

VICINITY MAP



 Subject Site



ATTACHMENT A

Scale: 1" = 200'

SURROUNDING USES



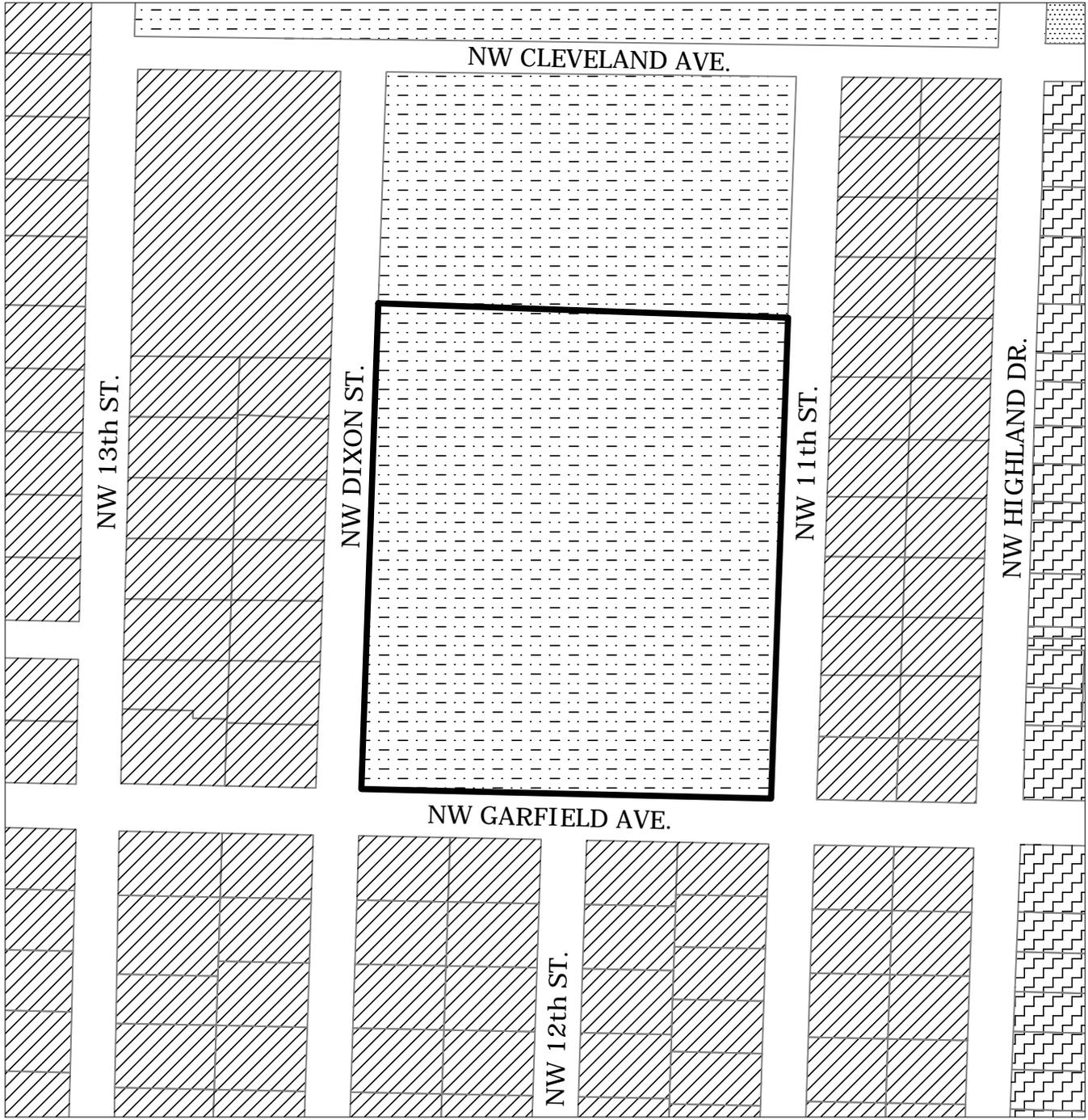
 Subject Property



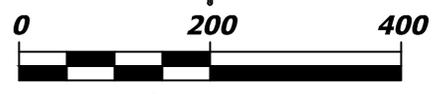
Scale: 1" = 200'

ATTACHMENT B

EXISTING COMPREHENSIVE PLAN DESIGNATIONS



-  RESIDENTIAL - LOW DENSITY
-  RESIDENTIAL - MEDIUM DENSITY
-  RESIDENTIAL - MEDIUM-HIGH DENSITY
-  PUBLIC INSTITUTIONAL
-  Subject Site

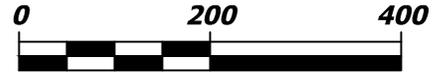


Scale: 1" = 200'

EXISTING ZONING DESIGNATIONS



-  PD(RS-3.5)
-  RS-3.5 LOW DENSITY RES.
-  RS-9 MED. DENSITY RES.
-  RS-12 MEDIUM-HIGH DENSITY RES.
-  Subject Site

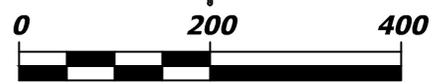


Scale: 1" = 200'

SIGNIFICANT NATURAL FEATURES



 Subject Site



Scale: 1" = 200'

ATTACHMENT E

ATTACHMENT F

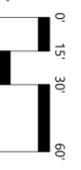


GARFIELD ELEMENTARY SCHOOL CORVALLIS SCHOOL DISTRICT NOVEMBER 1, 2019

LEGEND

- PROPERTY/R.O.W. LINE
- EXISTING TREES TO REMAIN
- EXISTING TREES TO BE REMOVED
- PROPOSED TREE
- ASPHALT PAVING
- CONCRETE PAVING - VEHICULAR
- CONCRETE PAVING - PEDESTRIAN WITH SPECIAL CONCRETE FINISH AND PAVING BANDS
- CONCRETE PAVING - STANDARD PEDESTRIAN
- PLANT BED/STORMWATER
- LAWN
- GRAVE/DECOMPOSED GRANITE
- CONCRETE CURB
- PAVEMENT MARKINGS
- VISION CLEARANCE TRIANGLE
- DRAINAGE STRUCTURE
- ACCENT STONE
- EXISTING FENCE TO REMAIN
- NEW CHAIN LINK/ORNAMENTAL METAL FENCE AND GATE

PROPOSED COLORED SITE PLAN 1" = 30'-0"



Professional Stamp

CAMERON MCCARTHY
LANDSCAPE ARCHITECTURE & PLANNING



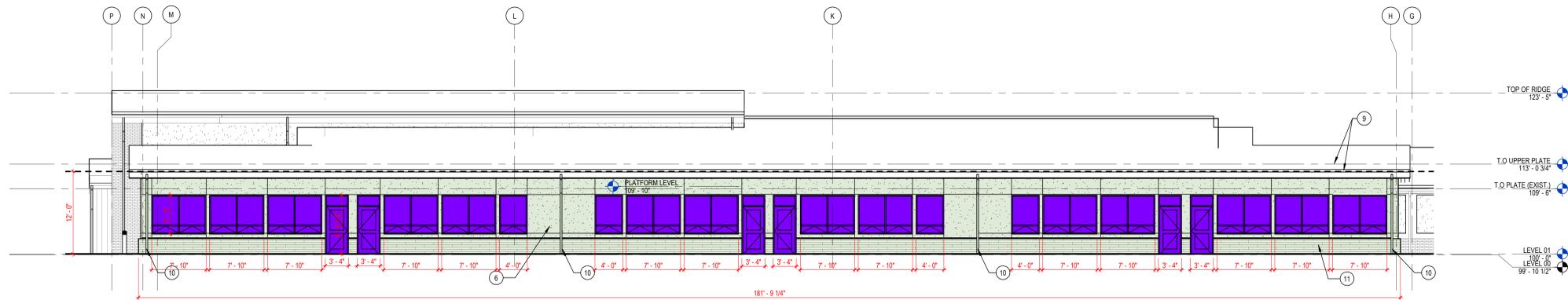
GARFIELD ELEMENTARY SCHOOL
CORVALLIS SCHOOL DISTRICT
1205 NW Garfield Avenue, Corvallis, OR 97330

LAND USE SUBMITTAL

November 1, 2019

74-19118-00
PROPOSED COLORED SITE PLAN

G-1



21 NORTH ELEVATION - AREA C
SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

NORTH ELEVATION:
LINEAL FT WALL: 181'-9 1/4"
LINEAL FT WINDOW: 145'-8"
LINEAL WINDOW % 79.8% < 60%

OVERALL = 1,993 SF
WINDOWS = 883 SF
DOOR / WINDOW % = 44.3% OVERALL

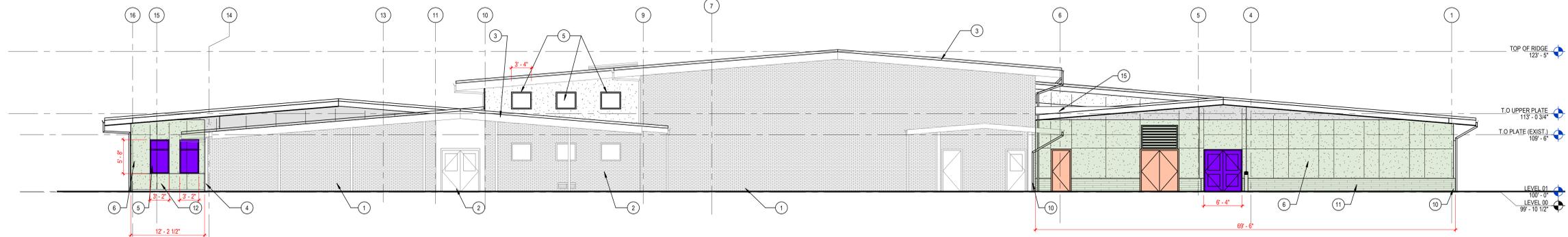
LESS THAN 12 FT
WALL = 1,993 SF
WINDOW = 883 SF
DOOR / WINDOW % = 44.3% < 12FT

EXT. ELEVATION GENERAL NOTES

- A. EXTERIOR ELEVATION GENERAL NOTES APPLY TO ALL EXTERIOR ELEVATION SHEETS
- B. GUTTERS AND DAYLIT DOWNSPOUTS TO BE PAINTED TO MATCH FIBER CEMENT PANEL BEHIND.

EXTERIOR ELEVATION KEYNOTES

1	EXISTING BRICK VENEER
2	EXISTING DOOR/WINDOW
3	EXISTING ROOF/GUTTER AND FASCIA
4	EXISTING DOWNSPOUT
5	NEW DOOR / WINDOW, SEE SCHEDULE
6	FIBER CEMENT REVEAL PANEL
7	FIBER CEMENT PANEL SIDING - INFILLED WINDOW FOR SEISMIC UPGRADE
8	METAL PANEL FOR MECHANICAL SCREENING
9	NEW ROOF, GUTTER AND FASCIA
10	NEW DOWNSPOUT
11	NEW CMU VENEER - BASALITE BURNT ORANGE SPLIT FACE
12	INTEGRAL COLORED FIBER CEMENT PANELING
13	EXISTING FRAME TO REMAIN
14	INFILL OPENING WITH SALVAGE BRICK
15	CRICKET
16	NEW MECHANICAL LOUVER
17	CONTROL JOINT
18	ELECTRICAL METER, SEE ELECTRICAL

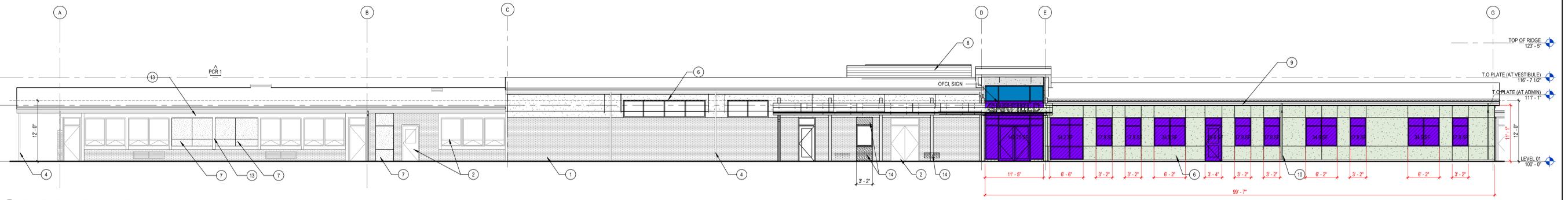


31 EAST ELEVATION - AREAS B & C
SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

EAST ELEVATION - ADDITION ONLY:
LINEAL FT WALL: 81'-8 1/2"
LINEAL FT WINDOW: 12'-8"
LINEAL WINDOW % 15.5% < 60%

OVERALL NEW WALL = 1,128.7 SF
WINDOWS = 80.5 SF
DOOR / WINDOW % = 7.1% OVERALL

LESS THAN 12 FT
WALL = 973.3 SF
WINDOW = 80.5 SF
DOOR / WINDOW % = 8.3% < 12FT

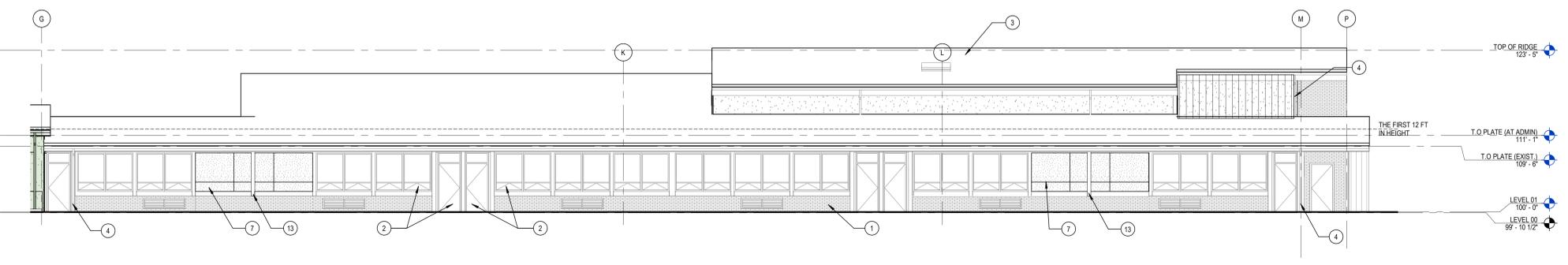


41 SOUTH ELEVATION - AREA A
SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

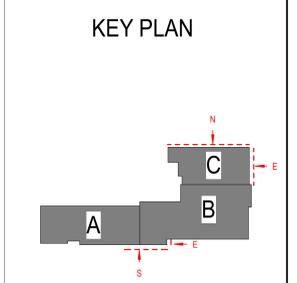
SOUTH - ADDITION ONLY:
LINEAL FT WALL: 99'-7"
LINEAL FT WINDOW: 57'-9"
LINEAL WINDOW % 58.0% < 60%

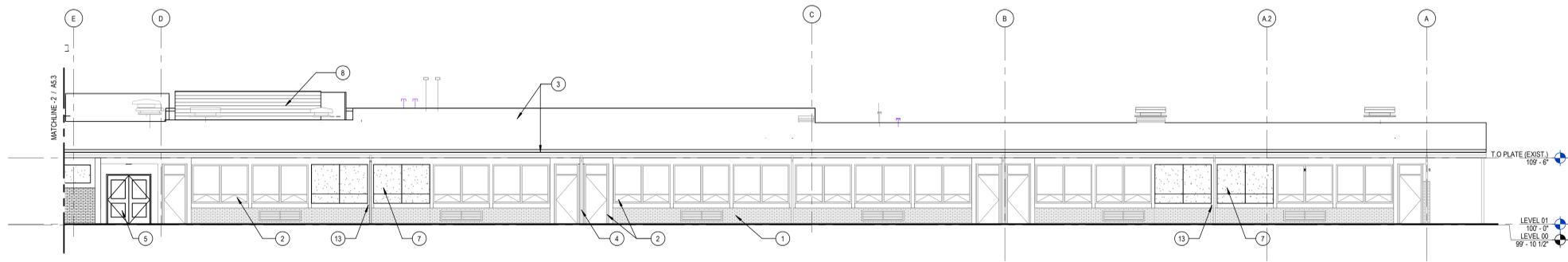
OVERALL = 1,174 SF
WINDOWS = 455 SF
DOOR / WINDOW % = 38.8% OVERALL

SF GLASS LESS THAN 12 FT
WALL = 1,118 SF
WINDOW = 420.8 SF
DOOR / WINDOW % = 37.6% < 12FT



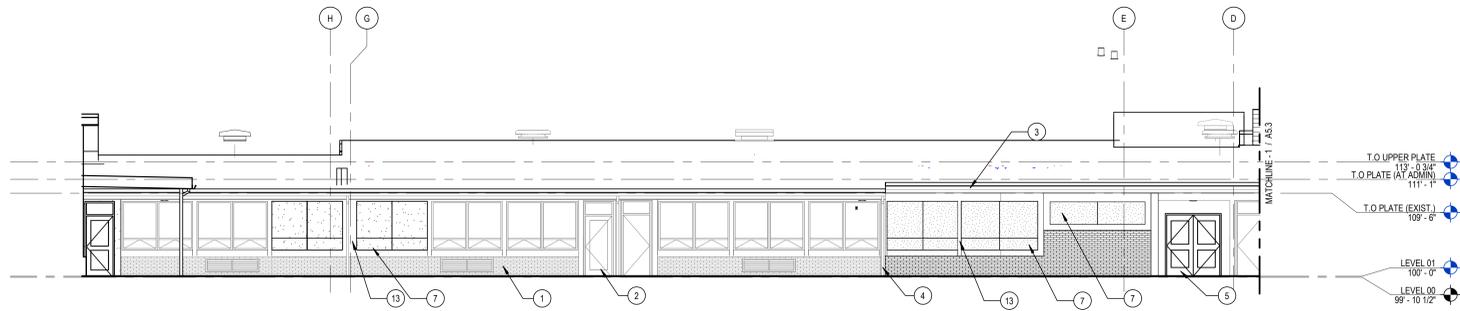
51 SOUTH ELEVATION - AREA B
SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"





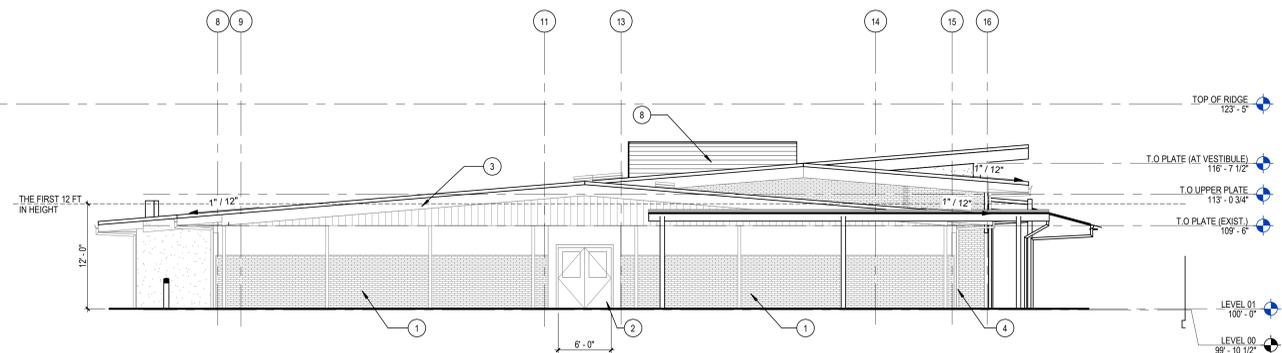
1 NORTH ELEVATION - AREA 2

P-2 SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



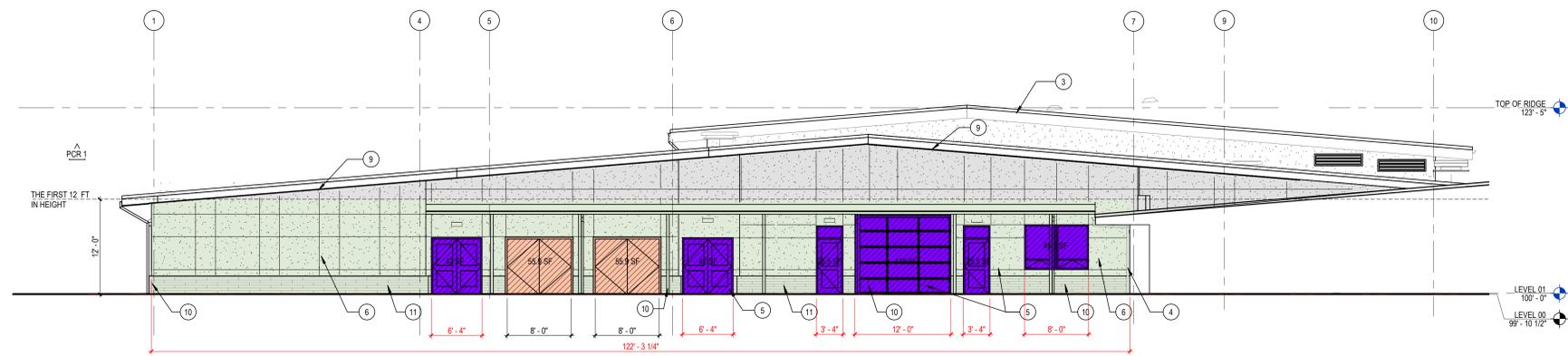
2 NORTH ELEVATION - AREA 3

P-2 SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION - AREA 1

P-2 SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"



4 WEST ELEVATION - AREA 2

P-2 SCALE: 1/8" = 1'-0"
SCALE: 1/8" = 1'-0"

WEST:
LINEAL FT WALL: 122'-3 1/4"
LINEAL FT WINDOW: 39'-4"
LINEAL WINDOW % = 32.17% < 60% (CoA)

OVERALL = 2040 SF
WINDOWS = 313.1 SF
DOOR / WINDOW % = 15.3% OVERALL

LESS THAN 12 FT
WALL = 1461 SF
WINDOW = 313.1 SF
DOOR / WINDOW % = 21.4% < 12FT

EXT. ELEVATION GENERAL NOTES

- A. EXTERIOR ELEVATION GENERAL NOTES APPLY TO ALL EXTERIOR ELEVATION SHEETS.
- B. GUTTERS AND DAYLIT DOWNSPOUTS TO BE PAINTED TO MATCH FIBER CEMENT PANEL BEHIND.

EXTERIOR ELEVATION KEYNOTES

11	EXISTING BRICK VENEER
2	EXISTING DOOR/WINDOW
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4	EXISTING DOWNSPOUT
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6	FIBER CEMENT REVEAL PANEL
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15	CRICKET
16	NEW MECHANICAL LOUVER
17	CONTROL JOINT
18	ELECTRICAL METER, SEE ELECTRICAL

KEY PLAN

