



CITY OF OREGON CITY CITY COMMISSION REGULAR MEETING - REVISED AGENDA

**Commission Chambers, 625 Center Street, Oregon City
Wednesday, October 21, 2020 at 7:00 PM**

EXECUTIVE SESSION OF THE CITY COMMISSION

- i. This Executive Session item will immediately follow the General Business item #7c.

Pursuant to ORS 192.660(2)(f): To consider information or records that are exempt by law from public inspection.

- ii. This Executive Session item will immediately follow the regular meeting of the City Commission.

PURSUANT TO ORS 192.660(2)(i): To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.

REGULAR MEETING OF THE CITY COMMISSION

The public is strongly encouraged to relay concerns and comments to the Commission in one of three ways:

- *Email at any time up to 12 p.m. the day of the meeting to recorderteam@orc.org.*
- *Phone call (Monday – Friday, 8 am – 5 pm) to 503-496-1505, all messages will be relayed and/or citizens can sign-up to be called during the meeting to provide over-the-phone testimony.*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

1. CONVENE MEETING AND ROLL CALL

2. FLAG SALUTE

3. CEREMONIES, PROCLAMATIONS, AND PRESENTATIONS

3a. Clackamas Fire District #1 Presentation

4. CITIZEN COMMENTS

Citizens are allowed up to 3 minutes to present information relevant to the City but not listed as an item on the agenda. Prior to speaking, citizens shall complete a comment form and deliver it to the City Recorder. The City Commission does not generally engage in dialog with those making comments but may refer the issue to the City Manager. Complaints shall first be addressed at the department level prior to addressing the City Commission.

5. ADOPTION OF THE AGENDA

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

[7a.](#) Real Estate Contract for the Sale of the Oregon City Police Department Property Located at 320 Warner Milne Road to Clackamas County Vector Control District.

[7b.](#) Resolution No. 20-30, Extending Temporary Restaurant Parklets in the Right-of-Way and Temporary Dining and Retail in Private Parking Lots Through the Winter

[7c.](#) Media Request to Attend Executive Session

[7d.](#) Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

7e. Investigation of the Actions of Mayor Dan Holladay

8. CONSENT AGENDA

This section allows the City Commission to consider routine items that require no discussion and can be approved in one comprehensive motion. An item may only be discussed if it is pulled from the consent agenda.

[8a.](#) Resolution No. 20-32, Declaring an Emergency and Exempting the Molalla Avenue Streetscape Project from Prohibition Against Unlawful Noises on a Temporary Basis

[8b.](#) Personal Services Agreement with Wallis Engineering for the 2021 Oregon City Roadway Reconstruction Project (CI 20-011)

[8c.](#) OLCC: Liquor License Application – Limited On-Premises, applying as an LLC, Shelton Holdings LLC (dba VIP Deli), 1346 Leland Road, Suite C, Oregon City

[8d.](#) Minutes of the August 19, 2020 Regular Meeting

[8e.](#) Minutes of the July 7, 2020 Work Session

9. COMMUNICATIONS

City Manager

Commissioners

Mayor

10. ADJOURNMENT

PUBLIC COMMENT GUIDELINES

Complete a Comment Card prior to the meeting and submit it to the City Recorder. When the Mayor calls your name, proceed to the speaker table, and state your name and city of residence into the microphone. Each speaker is given three (3) minutes to speak. To assist in tracking your speaking time, refer to the timer on the table.

As a general practice, the City Commission does not engage in discussion with those making comments. Electronic presentations are permitted but shall be delivered to the City Recorder 48 hours in advance of the meeting.

ADA NOTICE

The location is ADA accessible. Hearing devices may be requested from the City Recorder prior to the meeting. Individuals requiring other assistance must make their request known 48 hours preceding the meeting by contacting the City Recorder's Office at 503 657 0891

Agenda Posted at City Hall, Pioneer Community Center, Library, City Web site.

Video Streaming & Broadcasts: The meeting is streamed live on Internet on the Oregon City's Web site at www.orcity.org and available on demand following the meeting. The meeting can be viewed live on Willamette Falls Television on channel 28 for Oregon City area residents. The meetings are also rebroadcast on WFMC. Please contact WFMC at 503 650 0275 for a programming schedule



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: City Commission
From: Chief of Police Jim Band

Agenda Date: 10/14/2020

SUBJECT:

Real Estate Contract for the Sale of the Oregon City Police Department Property Located at 320 Warner Milne Road to Clackamas County Vector Control District.

STAFF RECOMMENDATION:

Staff recommends that the City Commission authorize the City Manager to execute the real estate contract with Clackamas County Vector Control District. for the sale of the City property located at 320 Warner Milne Road, tax lots 3-2E-05C-00201 and 3-2E-05C-00500 for \$2,800,000.

EXECUTIVE SUMMARY:

The attached real estate contract is for the purchase of 320 Warner Milne Road to Clackamas County Vector Control District. The buyer is offering a non-refundable earnest money deposit of \$5,000 that would be applied toward the \$2,800,000 million dollar purchase price. The Buyer's due diligence period will be no more than ninety days and expire on the date of the signed final agreement. The closing date shall take place on or before the date that is thirty days after the Buyer has delivered to Seller a Waiver Notice.

BACKGROUND:

The Oregon City Police, Municipal Court, and Code Enforcement departments are currently operating in the building located at 320 Warner Milne Road, which was purchased by the City of Oregon City in the 1980s. Construction of a new public safety facility for the above-mentioned departments has been completed at the site of the old Mt. Pleasant School, 1232 Linn Avenue. The departments moved into the building on October 2, 2020. Proceeds from the sale of the current property are needed to pay for the new construction budget.

OPTIONS:

1. Authorize the City Manager to execute the real estate contract with Clackamas County Vector Control District.
2. Deny the real estate contract with Clackamas County Vector Control District.

BUDGET IMPACT:

Amount: \$

FY(s): EnterTextHere

Funding Source(s): EnterTextHere

REAL ESTATE CONTRACT

THIS REAL ESTATE CONTRACT (this "**Contract**") is entered into as of October ____, 2020 ("**Effective Date**"), by and between **City of Oregon City**, an Oregon municipal corporation ("**Seller**"), and **Clackamas County Vector Control District**, an Oregon Special District ("**Buyer**"). Collectively, Buyer and Seller shall be referred to herein as Parties ("**Parties**").

Now therefore, in consideration of the covenants and agreements set forth herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Parties hereto covenant and agree as follows:

1 Property. Seller hereby agrees to sell to Buyer and Buyer hereby agrees to purchase from Seller approximately 3.20 acres of real property generally located along Warner Milne Road, Oregon City, Oregon (Assessor's Parcels 00846847 and 00846981 totaling 1.86 and 1.34 acres, respectively) including all improvements located thereon, including but not limited to three trailers that are affixed to the land and all appurtenances thereto (the "**Realty**"). The Realty is sometimes referred to herein as the "**Property**." The Realty is legally described in Exhibit A to the Title Report (as such term is defined below).

2 Purchase Price. The purchase price for the Property is Two Million Eight Hundred Thousand and 00/100 Dollars (\$2,800,000.00, "**Purchase Price**"). The Purchase Price shall be paid as follows:

a. An Earnest Money Deposit in the amount of Five Thousand and 00/100 Dollars (\$5,000.00) (the "**Earnest Money Deposit**") shall be deposited by Buyer with Fidelity National Title Insurance Company located at 900 SW Fifth Avenue, Portland, Oregon 97204, Attention Shawnda Reszel, phone (503) 222-2424 and email shawnda.reszel@fnf.com (the "**Title Company**") contemporaneous with the mutual execution of this Contract. The Earnest Money Deposit is nonrefundable except as expressly set forth herein. At Closing (as hereinafter defined), the Earnest Money Deposit will be applied to the Purchase Price, and will be reflected as a closing statement credit to the Buyer. Seller and Buyer agree to execute an Earnest Money Escrow Agreement if requested by the Title Company which shall be in form and content reasonably acceptable to Buyer, Seller and the Title Company.

b. The balance of the Purchase Price, subject to closing proration and credits, shall be paid in cash in immediately available funds at Closing.

3 Seller's Representations, Warranties and Covenants. Seller hereby makes the following representations, warranties and covenants in connection with Buyer's purchase of the Property, and no others, express or implied:

a. Seller has the authority necessary to enter into this Contract and comply with Seller's obligations hereunder;

a. There are no pending or, to Seller's actual knowledge, threatened condemnation or eminent domain proceedings, which would affect the Property;

b. There are no other undisclosed agreements between Seller and any other party, that affect the use of the Property;

c. Until the Closing Date (as hereinafter defined), the Property will be maintained in substantially the same condition as it is in on the Effective Date of this Contract, subject to ordinary wear and tear and casualty damage;

d. Except for matters of record, there is no litigation pending or, to Seller's actual knowledge, threatened, which would affect the Property or the use thereof by Buyer;

e. Promptly after the Effective Date, Seller shall use reasonable efforts to review its files and shall provide Buyer with copies of any environmental assessments or other Property related reports, studies or investigations in Seller's possession ("**Seller's Documents**"). Seller shall provide the same to Buyer as an accommodation to Buyer and without any representation or warranty of any kind as to the accuracy or completeness of Seller's Documents;

f. Seller shall perform all acts reasonably necessary and requested by Buyer to ensure that any existing Property development rights, fees and credits Seller may possess are assigned to Buyer at the Closing;

g. Seller shall use reasonable efforts to either (i) clear title to the Property of any and all mechanics liens of record against the Property as of the Closing Date (the "**Mechanics Liens**") or (ii) procure title insurance over all such Mechanics Liens;

h. To Seller's actual knowledge, there is no well or septic system on the Property; and

i. To Seller's actual knowledge, the Property has not been used for methamphetamine production.

All representations, warranties, and covenants made by Seller in this paragraph 3 shall be true as of the Closing Date hereof and shall survive the Closing of this transaction for a

period of one (1) year. If any representations, warranties, or covenants made by Seller become untrue to Seller's knowledge after the Effective Date, Seller shall provide Buyer written notice of the same and Buyer's sole remedy shall be to: (a) terminate this Contract and receive a return of the Earnest Money Deposit, or (b) waive the inaccuracy for failure to perform such representation, warranty or covenant.

4 [Intentionally Omitted].

5 [Intentionally Omitted].

6 **Title.** Within ten (10) business days after the Effective Date, Seller shall deliver or cause to be delivered to Buyer preliminary title report (the "**Commitment**") for a standard owner's title insurance policy for the Property issued by the Title Company, together with copies of the instruments listed in the schedule of exceptions in such Commitment. All exceptions and other matters except for **Seller's Authority Documents** (as such term is defined below) shall be "**Permitted Exceptions**." As used herein, "**Seller's Authority Documents**" means documents required by the Title Company evidencing Seller's authority to sell the Property to Buyer. Buyer's issuance of a Waiver Notice (as such term is defined below) shall constitute Buyer's agreement to all Permitted Exceptions. As a condition precedent to Closing, the Title Company shall issue a current owner's title insurance policy (standard form) in the amount of the Purchase Price insuring Buyer as the fee simple owner of the Realty as of the date of recording the deed, subject to the Permitted Exceptions ("**Title Policy**").

7 **Buyer's Due Diligence Period.** Buyer shall have a period of ninety days after the Effective Date to satisfy itself concerning all aspects of the Property and prospective purchase of the Property. Buyer shall waive or deem to be satisfied with all aspects of the Property by providing written notice to Seller of Buyer's waiver or satisfaction of said contingencies (the "**Waiver Notice**"). Buyer shall have the right to terminate this Contract at any time prior to the expiration of the Due Diligence Period for any reason by delivering to Seller a notice of the same (the "**Termination Notice**"). If Buyer timely delivers to Seller a Termination Notice or if for any reason Buyer does not deliver to Seller a Waiver Notice prior to the expiration of the Due Diligence Period, the Earnest Money Deposit shall be immediately released to Seller and this Contract shall be deemed terminated and the parties shall have no further obligations hereunder except those provisions that expressly survive termination. If Buyer timely delivers to Seller a Waiver Notice, then the Earnest Money Deposit shall remain with Escrow Agent pending Closing. If Buyer does not timely provide Seller a Waiver Notice or if Buyer sends Seller a Termination Notice, then Buyer shall promptly provide Seller with copies of all reports, investigations, or studies received by Buyer in connection with its investigation of the Property

(the "**Due Diligence Reports** ") provided that Seller pays to Buyer one half (1/2) of the Buyer's actual cost to obtain the applicable Due Diligence Report that Seller may request. Seller shall be responsible for any "reliance fees" charged by the preparer of the applicable Due Diligence Report and Buyer shall reasonably cooperate with Seller in connection with the transfer of or reliance upon the applicable Due Diligence Report.

8 No Representations or Warranties; AS-IS Condition.

a Buyer is hereby purchasing the Property in "**AS-IS, WHERE-IS**" condition and "**with all faults,**" unless state otherwise within this Contract and agrees that it relies upon no warranties, representations or statements by Seller, or any other persons for Seller, in entering into this Contract or in closing the transactions described herein, except for the express representations and warranties set forth in paragraph 3 hereof. Buyer's closing on the acquisition of the Property shall constitute conclusive evidence that Buyer is satisfied with all aspects of the Property, including the condition of and title to the Property. In issuing a Waiver Notice and completing the purchase of the Property, Buyer will have relied exclusively upon its own inspections and reviews of all aspects of the Property, and not upon any representation or warranty of Seller or its agents or employees except those expressly set forth in paragraph 3 above.

b Except for the express representations and warranties set forth in paragraph 3 hereof, Seller makes no warranties, representations or statements whatsoever, express or implied, concerning or relating to the Property, including without limitation: the income or expenses of the Property; zoning and building codes and other similar restrictions; availability or cost of utilities; the environmental condition of the Property; the presence or absence of any hazardous substances, hazardous materials, petroleum, or any substances regulated by federal, state or local law in, on or under the Property; compliance of the Property with any law, regulation, ordinance or similar requirement, including without limitation the Americans with Disabilities Act; the physical condition of the Property or any improvements thereon, or the condition of title to the Property, including any matters that are disclosed by the Title Report or that would be disclosed by a true and correct ALTA survey. Buyer acknowledges that no agents, employees, brokers or other persons are authorized to make any representations or warranties for Seller.

c Buyer (and any party claiming through or under Buyer) hereby agrees that following the Closing, Seller shall be fully and finally released from any and all claims or liabilities against the Seller relating to or arising on account of the condition of or title to the Property. This paragraph 9(a) through (c) shall survive the Closing of this Contract.

9 Closing. Provided that Buyer timely issued a Waiver Notice, the closing of this

transaction (the "**Closing**" or "**Closing Date**") shall take place on or before the date that is thirty (30) days after Buyer has delivered to Seller a Waiver Notice. The Closing shall be at the offices of the Title Company. At Closing, Buyer shall deliver to the Title Company wired funds or other immediately available funds in the amount of the Purchase Price, as adjusted by any proration and closing costs provided for herein, and such affidavits, resolutions and other documents agreed between the parties, required for a legal conveyance of real estate in the state where the Property is located or otherwise required by the Title Company to issue the Title Policy. At Closing, Seller shall deliver to the Title Company an Oregon statutory form of Special Warranty Deed conveying the Realty to Buyer, subject only to the Permitted Exceptions and for such matters that would be shown by a true and correct ALTA survey, and such affidavits, resolutions and other documents agreed between the parties, required for a legal conveyance of real estate in the state where the Property is located or otherwise required by the Title Company to issue the Title Policy. All proration required hereunder shall be computed as of the Closing Date. Possession of the Property shall be delivered to Buyer on the Closing Date. Seller shall pay for recording the deed. Seller shall pay the title insurance premium for the Title Policy to be issued to Buyer. Buyer shall pay for all other endorsement charges and the title insurance premium for any loan policy, including endorsement charges related thereto. All escrow fees and Title Company closing charges shall be shared equally by Seller and Buyer.

10 Taxes. Seller shall pay in full all general taxes and all installments of special assessments, of whatever kind, due and payable with respect to the Property prior to the Closing Date, provided that any such taxes for a period after the Closing Date shall be prorated between Seller and Buyer. Buyer shall be responsible for all general real property taxes and all installments of special assessments payable with respect to the Property after the Closing Date.

11 Casualty. If the Property is damaged by fire or other casualty after the Effective Date of this Contract but prior to the Closing Date, such that the cost to restore the Property to its condition immediately prior to the casualty is in excess of one percent (1%) of the Purchase Price, Buyer shall have the option to:

a. proceed to close this transaction on the terms contained herein and receive an assignment of the insurance proceeds (or the right to receive the same, if they are not received before Closing) payable to Seller as a result of the casualty; or

b. terminate this Contract by written notice delivered to Seller within ten (10) days after Buyer receives notice of the casualty, in which event the Earnest Money Deposit shall be refunded to Buyer.

If the Property is damaged by fire or other casualty prior to the Closing Date and the cost of restoration does not exceed one percent (1%) of the Purchase Price, this Contract shall remain in full force and effect upon the terms stated herein and at Closing, Seller shall assign to Buyer the insurance proceeds (or the right to receive the same, if they are not received before Closing) payable to Seller as a result of the casualty.

12 Condemnation. If any of the Realty is condemned under the power of eminent domain, is the subject of a threatened condemnation, or is conveyed to a condemning authority in lieu of condemnation, Seller shall notify Buyer in writing of the threat, condemnation or conveyance within five (5) business days of its occurrence. Buyer shall within ten (10) days of the notice have the option of (a) proceeding with the Closing and receiving the award or condemnation payment (or an assignment thereof, if the same is not received by Closing), or (b) canceling this Contract and receiving back the Earnest Money Deposit.

13 Access to Property. From the Effective Date to the date of closing, Buyer and Buyer's authorized agents and contractors shall be permitted access to the Property during regular business hours and upon reasonable notice to Seller for the purpose of conducting any of the following at Buyer's election: a survey of the Property, a Phase I environmental assessment of the Property and/or a physical inspection and related improvements located on the Property, including paragraph 6 above. Buyer acknowledges that Buyer must be accompanied by a representative of Seller during any inspections of the Property.

14 Indemnification and Insurance. Buyer shall indemnify, defend and hold Seller harmless from and against any and all losses, claims, actions, liabilities, damages, liens, costs and expenses, incurred by Seller (or its agents, consultants or affiliates) arising out of or related to (i) any activities upon the Property by Buyer, its agents, contractors and employees, or (ii) the failure by Buyer to observe or perform any of its covenants, representations or obligations under this Contract. Prior to entering the Property for any purposes under this Contract, Buyer shall provide Seller evidence that Buyer maintains a commercial general liability insurance policy of not less than \$2,000,000 combined single limit which insurance shall: (i) name Seller an additional insured, and (ii) be primary and noncontributing to any insurance maintained by Seller. This paragraph 14 shall survive the Closing or termination of this Contract.

15 Notices. All notices required or permitted to be given hereunder shall be given by certified mail, postage prepaid, or by overnight delivery service, or shall be personally served, to Buyer and Seller at the following addresses:

BUYER: Clackamas County Vector Control District
 1102 Abernethy Road
 Oregon City, OR 97045
 503.655.8394
 Attn: David Green
 Email: greentreefarm@msn.com

SELLER: City of Oregon City
 c/o Oregon City Police Department
 320 Warner Milne Road
 Oregon City, OR 97045
 Attn: Jim Band, Police Chief
 Email: jband@orccity.org

All notices shall be deemed received either when actually received or three (3) days after posting (if mailed), one business day after deposit with the delivery service (if sent by overnight delivery), or when delivered (if personally delivered). Either party may change the above addresses by written notice to the other. All notices shall be additionally and contemporaneously sent by email and upon the request of either party, the other party shall promptly confirm receipt of any notice.

16 Default. If Buyer defaults in the performance of its obligations hereunder, Seller shall be entitled to terminate this Contract and retain the Earnest Money Deposit as liquidated damages, as the Parties agree that in the event of a default hereunder actual damages would be difficult to determine with any reasonable certainty and that the Earnest Money Deposit, after review and consideration, is a reasonable estimate of the damages that Seller would suffer as a result of Buyer's default. If Closing does not occur due to a default by Seller in the full and timely performance of any of its obligations hereunder, Buyer, as its sole and exclusive remedy, may elect to terminate this Contract and receive a refund of the Earnest Money Deposit, provided that if (a) Closing does not occur solely as a result of Seller's failure to execute and deliver the Special Warranty Deed on the Closing Date in accordance with Section 10 of this Contract, and (b) Seller's failure to execute and deliver the Special Warranty Deed is not related to Mechanics Liens, and (c) Buyer has

affirmatively waived in writing all of the contingencies under this Contract, and (d) Buyer has performed all of its obligations under this Contract, including without limitation, payment of the Purchase Price, then upon notice to Seller not more than ten (10) business days after Buyer becomes aware of such failure by Seller and provided such action is filed within thirty (30) days thereafter, Buyer may seek specific performance of Seller's obligation to execute and deliver a Special Warranty Deed (but not to resolve the Mechanics Liens or to perform any other obligation under this Contract). Buyer's failure to seek specific performance under this Section shall constitute Buyer's election to seek a return of the Earnest Money Deposit as its sole remedy upon Seller's default. In consideration of the foregoing right to seek specific performance, Buyer waives any right it may now or hereafter have to seek any damages from Seller.

17. Entire Agreement. This Contract contains the entire agreement between Seller and Buyer and there are no other terms, conditions, promises, understandings, statements or representations, express or implied, regarding the transaction contemplated hereby. This Contract may be amended only by a further written document signed by each of the parties.

18. Successors and Assigns. The provisions of this Contract shall be binding upon and inure to the benefit of the parties hereto and their respective heirs, successors, assigns, executors, administrators and legal representatives. Buyer shall have the right to assign its interest in this Contract to any entity owned or controlled by Buyer, provided that Buyer shall not be released from any liability under this Contract upon such assignment.

19. Captions. The captions of the paragraphs in this Contract have been inserted for convenience of reference only and shall in no way modify or restrict any provision hereof or be used to construe any of the provisions hereof.

20. Severability. If any provision of this Contract is held invalid or unenforceable, the invalidity or shall be limited to the particular provision(s) involved and shall not affect the validity or enforceability of the remaining provisions.

21. Time is of the Essence. Time is of the essence of each and every provision of this Contract.

22. Waiver. Failure of either party at any time to require performance of any provision of this Contract shall not limit the party's right to enforce the provision. Waiver of any breach of any provision shall not be a waiver of any succeeding breach of the provision or a waiver of the provision itself or any other provision.

23 Attorneys' Fees. In the event suit or action is instituted to interpret or enforce the terms of this Contract or to rescind this Contract, the prevailing party shall be entitled to recover from the other party such sum as the court may adjudge reasonable as attorneys' fees at trial, on any appeal, and on any petition for review, in addition to all other sums provided by law.

24 Prior Agreements. This Contract supersedes and replaces all written and oral agreements previously made or existing between the parties, if any.

25 Applicable Law. This Contract shall be construed, applied and enforced in accordance with the laws of the State of Oregon.

26 Changes in Writing. This Contract and any of its terms may only be changed, waived, discharged or terminated by a written instrument signed by the party against whom enforcement of the change, waiver, discharge or termination is sought.

27 Counterparts. This Contract may be executed simultaneously or in counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same Contract.

28 [Intentionally Omitted].

29 Statutory Notice. THE PROPERTY DESCRIBED IN THIS INSTRUMENT MAY NOT BE WITHIN A FIRE PROTECTION DISTRICT PROTECTING STRUCTURES. THE PROPERTY IS SUBJECT TO LAND USE LAWS AND REGULATIONS THAT, IN FARM OR FOREST ZONES, MAY NOT AUTHORIZE CONSTRUCTION OR SITING OF A RESIDENCE AND THAT LIMIT LAWSUITS AGAINST FARMING OR FOREST PRACTICES, AS DEFINED IN ORS 30.930, IN ALL ZONES. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON TRANSFERRING FEE TITLE SHOULD INQUIRE ABOUT THE PERSON'S RIGHTS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010. BEFORE SIGNING OR ACCEPTING THIS INSTRUMENT, THE PERSON ACQUIRING FEE TITLE TO THE PROPERTY SHOULD CHECK WITH THE APPROPRIATE CITY OR COUNTY PLANNING DEPARTMENT TO VERIFY THAT THE UNIT OF LAND BEING TRANSFERRED IS A LAWFULLY ESTABLISHED LOT OR PARCEL, AS DEFINED IN ORS 92.010 OR 215.010, TO VERIFY THE APPROVED USES OF THE LOT OR PARCEL, TO VERIFY THE EXISTENCE OF FIRE PROTECTION FOR STRUCTURES AND TO INQUIRE ABOUT THE RIGHTS OF

NEIGHBORING PROPERTY OWNERS, IF ANY, UNDER ORS 195.300, 195.301 AND 195.305 TO 195.336 AND SECTIONS 5 TO 11, CHAPTER 424, OREGON LAWS 2007, SECTIONS 2 TO 9 AND 17, CHAPTER 855, OREGON LAWS 2009, AND SECTIONS 2 TO 7, CHAPTER 8, OREGON LAWS 2010.

30 Access Way. There is an access way between the Realty and the adjoining Hilltop Mall ("**Access Way**"). The Access Way has been used from time to time to traverse between the Realty and Hilltop Mall. The owner of the Hilltop Mall has constructed improvements adjacent to the Access Way currently preventing use of the Access Way. Without diminishing the effect of the Permitted Exceptions and the form of the Special Warranty Deed, Seller affirmatively disclaims from the effect of any term or condition of this Contract any rights or obligations of any kind as to the Access Way.

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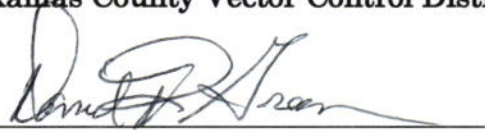
-Signature Page Follows-

IN WITNESS WHEREOF, the Parties hereto have caused this Contract to be executed as of the day and year first above written.

Date:

Buyer:

Clackamas County Vector Control District

By: 

Name & Title:

Chairman of Board of Trustees
Oct 13, 2020

Date:

SELLER:

City of Oregon City

By: _____

Name & Title:



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: City Commission **Agenda Date:** 10/21/2020
From: Community Development Director Laura Terway

SUBJECT:

Resolution No. 20-30, Extending Temporary Restaurant Parklets in the Right-of-Way and Temporary Dining and Retail in Private Parking Lots Through the Winter

STAFF RECOMMENDATION:

Approval of Resolution No. 20-30.

EXECUTIVE SUMMARY:

In response to social distancing guidelines related to COVID-19, the City Commission adopted a program to allow temporary outdoor dining in parking spaces in the right-of-way (parklets) and temporary dining and retail in private parking lots from July 16, 2020 to November 30, 2020 and again from March 15, 2021 to November 30, 2021. Resolution No. 20-30 would allow the temporary facilities that submitted a permit by November 30, 2020 to continue from December 1, 2020 to March 14, 2021. The standards have been updated to reflect the extension through the winter.

BACKGROUND:

On March 23, 2020, Governor Brown issued Executive Order 20-12, Stay Home, Save Lives, which closed non-essential businesses and severely limited others that were still able to remain open, including restaurants which prohibited on premises food consumption. Due to these social distancing measures, many have experienced loss of business, through reduction of sales and closures. On May 22, 2020, the Governor accepted Clackamas County's application to enter Phase 1 of Reopening Oregon, effective May 23, 2020.

On July 15, 2020, the City Commission adopted a pilot program allowing outdoor dining parklet and outdoor dining/retail within parking lots. This program established the applicability, exceptions, and general to allow temporary outdoor dining in the right-of-way and outdoor dining and retail in private parking lots from July 16, 2020 to November 30, 2020 and again from March 15, 2021 to November 30, 2021.

The City Commission provided direction to staff at the October 7th City Commission hearing to create a Resolution allowing the temporary facilities that submitted a permit by November 30th to continue, in compliance with the guide, from December 1, 2020 to March 14, 2021. The guide was updated to reflect the extension dates as well as to clarify that any changes to the facilities would require additional review by the City. For example, if a parklet would like to add a heat source or a parking lot restaurant would like to add a tent, a revised permit is required. The general standards within the guide have not changed.

OPTIONS:

1. Approve Resolution No. 20-30
2. Do not approve Resolution No. 20-30

RESOLUTION NO. 20-30**A RESOLUTION TO ALLOW TEMPORARY PARKLETS IN THE RIGHT-OF-WAY AND TEMPORARY OUTDOOR DINING AND RETAIL IN PRIVATE PARKING LOTS**

WHEREAS, the State of Oregon has placed restrictions on the use of commercial spaces due to the pandemic known as COVID-19; and

WHEREAS, providing an opportunity for businesses to expand their operations outdoors, either in the public right-of-way or private parking lots, will generate greater pedestrian activity, help increase business patronage and overall interest in the area, and off-set some of the losses resulting from the spacing minimums required to reduce the spread of COVID-19; and

WHEREAS, temporary parklets are public spaces located in the public right-of-way that provide increased outdoor dining capacity; and

WHEREAS, temporary outdoor dining and retail activities located in private parking lots will also provide additional seating or retail display space for local restaurants, bars, and retail businesses; and

WHEREAS, to be successful, parklets and outdoor dining and retail on private parking lots must adequately address infrastructure and parking impacts, be tied to a specific location, be safe for the public to use, be easily maintained by the permittee, be for a limited and certain term, and be capable of easy and fast installation and removal; and

WHEREAS, Oregon City Municipal Code ("OCMC") Section 12.04.120 identifies requirements for temporary obstructions in the right-of-way, OCMC Section 12.04.130 sets forth the requirements for sidewalk sales and OCMC Titles 15.28, 16 and 17 includes planning standards such as minimum and maximum off-street parking requirements; and

WHEREAS, the Engineering Fee schedule establishes a fee for temporary obstructions and the Planning Fee schedule would ordinarily apply where changes to off-street parking areas are proposed; and

WHEREAS, the City Commission approved Resolution No. 20-22 temporary allowing these uses from July 16, 2020 to November 30, 2020 and again from March 15, 2021 to November 30, 2021; and

WHEREAS, this Resolution will temporary allow the business that submitted a permit by November 30th, in compliance with Exhibit A, to continue the use from December 1, 2020 to March 14, 2021 without additional review; and

WHEREAS, after the facilities are initially permitted, any changes require an additional City review. Each review requires submittal of a separate application and associated fee.

NOW, THEREFORE, OREGON CITY RESOLVES AS FOLLOWS:

Section 1. The City hereby allows Exhibit A, The Oregon City COVID-19 Recovery Assistance Program (the "Program"), which authorizes parklets on a limited basis within the MUD zone extending along 7th Street between Singer Hill Road and Jackson Street and the use of private parking lots on a limited basis throughout the City.

Section 2. All engineering and planning fees that otherwise would apply to a request to expand or alter a business into the right-of-way or private parking lot consistent with the Program terms shall be waived and instead, shall be subject to a fee of \$25 per business for each application type.

Section 3. All applicable engineering standards set forth in OCMC 12.04.120 and 12.04.130 for all temporary obstructions relating to restaurant, bar seating and retail sales within the public right-of-way that otherwise complies with the Program shall be waived for the period of December 1, 2020 to March 14, 2021.

Section 4. All applicable land use planning standards set forth in OCMC Titles 15.28, 16 and 17 for development on private property necessary to accommodate temporary outdoor dining and retail in private parking lots that otherwise complies with the Program shall be waived for the period of December 1, 2020 to March 14, 2021.

Section 5. Authorizations granted pursuant to this resolution are temporary and may occur only from December 1, 2020 to March 14, 2021.

Section 6. This resolution shall take effect immediately upon its adoption by the City Commission.

Approved and adopted at a regular meeting of the City Commission held on the 21st day of October 2020.

DAN HOLLADAY, Mayor

Attested to this 21st day of October 2020:

Approved as to legal sufficiency:

Kattie Riggs, City Recorder

City Attorney

Attachments:

Exhibit A - Oregon City COVID-19 Recovery Assistance Program - December 1, 2020 to March 14, 2021

Oregon City COVID-19 Recovery Assistance Program: December 1, 2020- March 14, 2021

Due to the COVID-19 pandemic, the City of Oregon City supports alternative ways to help increase patronage of local businesses effected by physical distancing requirements. This program includes temporarily allowing the following with restrictions:

- **Parklet Pilot Program:** Restaurants in certain locations downtown and along 7th Street to temporarily use adjacent on-street parking for outdoor temporary use as an extension of dining; and
- **Outdoor Dining and Retail in Private Parking Lots Program:** Retail and Restaurants throughout the City to use up to half their parking lot for additional retail and/or dining.

Both programs are temporary from July 16, 2020 – November 30, 2020 and again from March 15, 2021-November 30, 2021. Temporary facilities that submitted a permit by November 30th may continue the use, in compliance with this Guide, from December 1, 2020 to March 14, 2021. The City Commission will review the programs after November 30, 2020 but before March 15, 2021 to determine if any changes to the standards are needed prior to March 15, 2021.

Parklet Pilot Program

Restaurants in the Mixed Use Downtown District and along 7th Street (Singer Hill Road to Jackson Street) may construct a parklet in adjacent on-street parking areas to allow expanded outdoor dining.

These expanded seating areas called “parklets” will allow restaurants throughout the business community to temporarily increase seating capacity and safely serve more customers, while maintaining social distancing, by locating chairs and tables along sidewalks, in on-street parking areas.



ELIGIBILITY OF BUSINESSES

Eating and drinking establishments within the Mixed Use Downtown (MUD) District and within a block of 7th Street (from Singer Hill Road to Jackson Street).

PARKLET LOCATIONS

The parklet program limits the number of allowed parklets per block as necessary to accommodate for ADA accessibility for pedestrians, protect accessible parking and no-parking areas such as loading zones.

1. Location

A parklet must be located within an existing on-street parking stall abutting or partially abutting the business utilizing the parklet. Only one parklet utilizing one stall is allowed per business, per frontage. Businesses may work together to create a parklet using two or more on-street parking stalls if the businesses are adjacent to each other. In addition, any business may allow customers of other nearby business to utilize the parklet.

2. Approval

A parklet shall only be located in designated on-street parking areas that have been approved by the City of Oregon City after careful review and authorization via a Parklet Permit. The property owner, any additional building tenants, along with all other businesses located adjacent to and immediately abutting within the same block of the parklet must provide written consent supporting the request. After the facilities are initially permitted, any changes require an additional City review. Each review requires submittal of a separate application and associated fee.

3. Posted Speed Limit

A parklet may be established along roadways where the posted speed limit is 25 mph or less.

4. Parking Zones

Parklets are prohibited in accessible parking spaces and the accessible aisle adjacent to the accessible spaces and no parking zones. See Exhibit 1 for locations that are prohibited from parklet use in downtown; areas marked in red.

TERM OF USE

Parklets are to be temporary in construction. They may be assembled March 15 through November 30. Permits will be for this period only, pending review and approval. This

means parklets must not be installed before March 15 and must be completely removed on or before November 30 of each year. Parklets submitted by November 30, 2020, in compliance with this Guide, may continue the use of the facility from December 1, 2020 to March 14, 2021.

GENERAL GUIDELINES

- Public parklets must be located adjacent to the applicant's business.
- If all accessibility and design requirements are met, installation of a parklet platform is not required, provided that existing pavement is not damaged or otherwise altered.
- Design for easy removal. The parklet will sit on top of the existing street surface. Because parklets may sit on top of critical infrastructure and utilities such as gas lines, sewer and water mains, etc., they need to be designed for easy removal in case of an emergency.
- No additional signage is allowed within or on the parklet other than those required by law.
- Maintenance and litter removal are the responsibility of the applicant/owner. Failure to maintain the parklet may result in the revocation of the permit.
- No audio systems or other sound amplification devices are permitted for incorporation in the design of any parklet and shall not be used on any parklet.
- No smoking or vaping is permitted within a parklet at any time.
- If applicable, the applicant is responsible for obtaining separate Oregon Liquor Control Commission (OLCC) permits.
- If applicable, the applicant is responsible for following food safety guidelines regulated by the Oregon Health Authority.

MAINTENANCE OF THE PARKLET

The parklet will be owned and maintained by the applicant. The applicant is responsible for all costs associated with the design development, construction, installation, maintenance, and removal of the parklet. Approval of an application obligates the applicant to keep the parklet free of debris, grime, and graffiti, and to keep all plants in good health.

The permit requires that the facility is swept daily and debris is removed from under (if applicable) and around the parklet a minimum of once a week. A maintenance plan and agreement are required to ensure compliance.

PARKLET DESIGN STANDARDS

The following design standards ensure that all parklets are safe, accessible, attractive, and functional.

1. BASE AND DECKING

If proposed, parklet decking must be designed such that the parklet has a vertical lip of no more than ¼-inch as it connects to the curb and may not have more than a ½ inch gap from the curb. The cross slope from the curb to the street must not exceed 2%. This means that most parklets will likely have an elevated base decking. The submitted design must demonstrate that the deck is compliant with ADA accessibility requirements including at least one ADA-compliant access point for each parking space used.

The parklet platform may not be attached to or damage the street and must be easily assembled and disassembled. Any damage to the street is the responsibility of the applicant.

The parklet platform must be designed to allow for curblane stormwater drainage and include a minimum twelve (12") inch gutter bar. The parklet platform must be designed to not allow debris to collect underneath the deck.

2. PARKLET FOOTPRINT

A buffer is required in the locations in which the parklet abuts adjacent on-street parking stalls. For parallel parking there must be a twenty-four (24") inch setback on either end of the parklet, adjacent to parallel parking, and to the roadway. Wheel stops may be used but are not required.

For diagonal and perpendicular spaces, the edge of the parklet must be set back eighteen (18") inches from the adjacent parking space on either side. This setback space must be included within the parklet space, and not be taken from the adjacent space.

For multiple businesses adjacent to each other that want to assemble a parklet, adjoining stalls are allowed without a buffer.

3. BUFFER

Parklet design must include a physical continuous physical barrier along the street able to withstand impact while maintaining clear visual sightlines to the street.

To protect a parklet located on a parallel parking space from parking maneuvers, substantial planters, weighted bollards, or other structures that can withstand light vehicular impact, must be installed on either end of the parklet and at the street edge. Cones or Type II barricades are not acceptable. Parklets occupying diagonal parking spaces are not required to have such substantial edge materials, except for the side and corners at the street edge. Additional traffic safety items may be added to the final design by City staff.

Barriers and fencing may not extend into the street side setback zone or bolted into the street. If portable fencing is used, each section must be connected together. If cable is used for the barrier, spacing between cables cannot exceed 6-inches.

A reflective delineator post must be placed at the outer corners of the parking space/parklet, 6-inches from the wheel stops. Delineator posts must be 36-inches tall, cylindrical, white, flexible, and must include reflective striping.

4. VERTICAL ELEMENTS

Vertical elements, such as planters and umbrellas over tabletops, should be included so that the facility is visible to vehicles. Umbrellas or sails cannot be placed within 20 feet of a stop sign and must be contained within the parklet.

Applicants with overhead canopies, sails, or similar must demonstrate that the structures have the ability to withstand wind loads equal to the standards which apply on private property. Covers comprised of more substantial materials such as wood or metal are not allowed.

Applicants proposing a cover must demonstrate that visual obstruction to adjacent businesses, both to storefronts and identifying signage, is minimized.

6. MATERIALS

The use of high quality, durable materials capable of withstanding prolonged use is required. Examples include wood and metal. Membrane/pop-up structures, pallets, construction fencing, or chain link are not allowed.

Surface materials: loose particles, such as sand or loose stone, are not permitted on the parklet. A non-slip surface is required.

7. SEATING

Everyone should be able to travel adjacent sidewalks and enjoy parklets. Furniture must be able to accommodate a minimum of one accessible space per parklet. To accommodate for social distancing measures currently in place, tables, including their seating, and circulation areas must be a minimum of 6 feet from one another.

8. LIGHTING

Lighting that extends across the sidewalk must be a minimum of 8 feet above the sidewalk. Any single lighting source more than 40 watts shall be shielded.



9. HEATING APPLIANCES

Portable outdoor gas-fired heating appliances (such as propane heaters) shall be approved by Clackamas Fire District #1.

APPLICATION

An application for a Parklet Permit is required and must be approved before installation of the parklet. Once the parklet is constructed, an inspection is required to verify compliance with the approved application. Applications will be accepted on a rolling basis. A parklet applicant must comply with the applicable standards and agree to the terms of the Indemnity and Release Agreement required as part of the application including Liability Insurance covering Permittee's activity described in the Release.

Any changes to the parklet associated with this program shall be submitted to the City for review with a revised application.

PARKLET PERMIT FEE

During the initial pilot program, a \$25 parklet fee will be required per year, but the sidewalk fee will be waived. A new review fee is required for each City review.

LIABILITY INSURANCE

A parklet applicant must maintain general liability insurance in the amount no less than \$2 million per occurrence/\$4 million aggregate throughout the term of the parklet permit, in accordance with the Indemnity and Release Agreement obligations and City of Oregon City standards.

SITE PLAN

A design document is required at the time of application submittal. A complete set of proposal drawings is required in order to be considered for approval. This site plan/design will help staff understand how your parklet would fit within the street. The site plan does not need to be drawn by a design professional, it can be done by hand or computer, and shows the exact location of the parklet, the area around the parklet, the proposed layout and dimensions, and where parklet amenities (e.g., seating and landscape features) would be placed. Staff will determine if your selected site is appropriate for a parklet and how the parklet would integrate into the neighborhood context.

EXHIBIT 1



Main Street from 6th Street to Hwy 99E



Main Street from 6th Street to 8t Street



Main Street from 8th Street to 10th Street



Main Street from 10th Street to 11th Street

Outdoor Dining and Retail in Private Parking Lots Program

The following temporary program is designed to support local restaurants/bars and retail subject to COVID-19 minimum spacing requirements. The purpose of the program is to temporarily allow the use of up to half of a private parking lot for outdoor seating or retail use in an on-site parking lot adjacent to a business.



This program is temporary. Outdoor dining and retail areas constructed in compliance with these provisions may be assembled from July 16, 2020 – November 30, 2020 and again from March 15, 2021-November 30, 2021. Temporary facilities that submitted a permit by November 30, 2020 may continue the use, in compliance with this Guide, from December 1, 2020 to March 14, 2021. The minimum parking requirements as well as other applicable land use standards are suspended and replaced with the requirements within this policy.

DESIGN STANDARDS

1. SIZE

Up to 50% of the parking spaces in a parking lot on the same property as a restaurant/bar or retail business may be converted to outdoor dining/retail space. Within shopping centers, where a lot serves more than one business, the 50% limit applies to the shopping center parking lot as a whole.

2. DESIGN

- a. To protect the outdoor dining or retail area from parking maneuvers, substantial planters, weighted bollards, or other structures that can withstand light vehicular impact must be installed between vehicular areas and the expanded outdoor space. Cones or Type II barricades are not acceptable.
- b. No existing landscaping may be removed.
- c. An unlimited number of temporary tents, umbrellas, or and other shade structures are allowed within the expanded outdoor area with documentation demonstrating they are secured to the ground or otherwise protected from movement. The structures may be any size.
- d. No use of the ADA stall(s) or adjacent striping is allowed.
- e. No change to the vehicular ingress/egress of the site is allowed.
- f. The following minimum clearance must be maintained within the parking lot:

8 feet above sidewalks/pedestrian accessways

No cords, structures, sails, coverings, or similar may cover or extend across a space for vehicle maneuvering or parking.

- g. Any single lighting source more than 40 watts shall be shielded. Excessive lighting may be deemed a nuisance.
- h. If seating is provided, a minimum of one accessible (ADA) seat shall be provided per parklet.

3. **MATERIALS**

- a. The outdoor dining area shall be designed for easy removal.
- b. No installation of gravel, sand, or other surface materials is allowed.
- c. No chain link, pallets, or construction fencing is allowed.

4. **OTHER STANDARDS**

- a. Approval from the property owner is required.
- b. Approval from the Building Department and Clackamas County Fire District #1 is required.
- c. Applications must be submitted to the Planning Division.
- d. A fee of \$25 each year will be charged for participation in this program.
- e. Any changes to the outdoor dining/retail associated with this program shall be submitted to the City for review with a revised application and associated fee.

5. **PERMIT SUBMITTAL REQUIREMENTS**

An application for the Outdoor Dining and Retail in Private Parking Lots Program is required and must be approved before installation. Once construction is complete, an inspection is required to verify compliance with the approved application

- ✓ Application Form
- ✓ Site Plan drawing or sketch including:
 - Footprint of the proposed outdoor dining/retail area
 - Building footprints and entrances
 - Existing parking stalls
 - Existing driveways
 - Proposed vehicle circulation diagram
 - Location of barricades around outdoor dining/retail area

If an owner wishes to continue use of the outdoor dining or retail area after the closure of this program, the owner shall be responsible for obtaining proper approvals as well as compliance with all applicable standards in the Oregon City Municipal Code.

Laura Terway

From: Arch Bridge <archbridgetaphouse@gmail.com>
Sent: Monday, October 12, 2020 5:48 PM
To: Laura Terway
Subject: Re: Comments About Your Parklet Experience

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Laura,

The parklets have been incredibly helpful. Even with just two extra tables it is a 40% increase in the number of tables we have and, and a 50% increase to our usable seats. They are by far our most popular seats on any nice day, and we get many comments even from people just passing by about how great they look. Not only do they give us added seating, but they increase our visibility and help let people know that we are still open. Many people that have used the parklet have mentioned they are only going places that have outdoor seating. It will be difficult to use without allowing for a temporary covering or something more substantial than umbrellas to block the rain, but not having to remove it, and taking advantage of the few sunny days we have in the winter would be worth keeping it up for us.

Thanks,
Gene Gligorea



OREGON CITY BREWING COMPANY



Bryce Morrow
C: (503) 347-0399
bryce@ocbeerco.com

1401 Washington Street
Oregon City, OR
97045

October 7, 2020

Dear City Commission,

Extending the temporary outdoor dining in private parking lots through March 15 is critical to hospitality businesses. A recent study by the Japan Agency for Medical Research in partnership with Harvard Medical School concludes that indoor COVID transmission is nearly 19 times greater compared to open-air environments¹².

For the health of my staff and customers, I ask you to please extend the program.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Bryce Morrow". The signature is stylized and cursive.

Bryce Morrow

¹ <https://www.medrxiv.org/content/10.1101/2020.02.28.20029272v2.full.pdf>

² <https://www.epa.gov/coronavirus/indoor-air-and-covid-19-key-references-and-publications>



City of Oregon City Commission
625 Center Street
Oregon City, OR 97045

Thank you for the opportunity to clarify the Downtown Oregon City Association's support for the extension of the parklet program through the winter months.

Having spoken with many of the restaurant owners who have put in applications for parklets over the last few months, I have heard many of those businesses give up the process because they didn't want to put money and effort into something that they would have to take down in a few months, store, and then pay to replace. This is an additional burden on the businesses who have worked hard to stay afloat during one of the worst economic crises in a century.

Lowering the barrier to participation in this program for the restaurants would encourage more investment and support the economic success of downtown Oregon City.

Thank you for the opportunity to comment.

Sincerely,
Liz Hannum
Executive Director

2020 Board

President

Zach Stokes

Vice President

Mike Mitchell

Treasurer

Craig Morrow

Secretary

Brian Slack

Board Members

Gene Gligorea
Mike Mitchell
Victoria Meinig
Denyse McGriff
Ray Stobie
Kelli Upkes

Executive Director

Liz Hannum

Kattie Riggs

From: bryce morrow <bryce@ocbeerco.com>
Sent: Wednesday, October 21, 2020 11:55 AM
To: Kattie Riggs
Cc: Laura Terway
Subject: Letter for item 7b...
Attachments: Letter to City Commission 10_21.pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Kattie & Laura,

Please see attached letter in support of resolution 20-30 for the meeting tonight.

Thanks,
Bryce

Bryce Morrow
Oregon City Brewing Company
ocbeerco.com
Cell: 503-347-0399
[FB](#) | [Insta](#) | [Untappd](#)

OREGON CITY BREWING COMPANY



Bryce Morrow
C: (503) 347-0399
bryce@ocbeerco.com

October 21, 2020

Dear City Commission,

1401 Washington Street
Oregon City, OR
97045

The temporary outdoor dining program has been crucial to our business this year. By expanding our outdoor seating, we doubled our capacity, resulting in a 41% increase in on-premise revenue. This increase in sales as a direct result of the program allowed us to add 37% more labor hours for our front of house staff, which equated to an additional two full-time 40 hour per week positions that were not possible before. I urge the commission to continue the good thing they created by approving resolution no. 20-30.

Thank you for your consideration.

Best,

A handwritten signature in black ink, appearing to read "Bryce Morrow". The signature is written in a cursive, flowing style.

Bryce Morrow

Kattie Riggs

Subject: Commission parklet discussion October 21, 2020

-----Original Message-----

From: nancy busch <buschwacked@gmail.com>

Sent: Wednesday, October 21, 2020 11:40 AM

To: recorderteam <recorderteam@orcity.org>

Cc: joy Jake <joyhospitalityllc@gmail.com>

Subject: Commission parklet discussion October 21, 2020

Please provide my testimony to the commission regarding downtown and parklets.

October 21, 2020

Mayor and Commissioners.

Parking has been a concern downtown for decades. Public on-street parking should benefit all of downtown, not dedicated to an individual business. Nobody wins when on-street parking is removed or goes unregulated.

Parklets reduce available public parking, preventing customer turnover for all businesses in the area. The average customer spends a minimum of \$25/\$30. per visit. A party of four may spend over \$100 during one visit. The parking space value is far more significant when it serves the entire downtown and used for it's intended purpose, turning the space over multiple times per day.

A winter parklet is a wet and underutilized space. Enclosing a parklet is a shed in the right of way, an outbuilding, a sight obstruction, real estate.

The city should deny the continued use of a parking space as a parklet. A conversation regarding parklets and the real impact on downtown should occur before revisiting the issue next summer.

Thank you

Nancy Busch

The Weinahrd Grill

Busch Furniture

Kattie Riggs

Subject: Commission parklet discussion October 21, 2020

From: Jake Joy <joyhospitalityllc@gmail.com>
Sent: Wednesday, October 21, 2020 5:49 PM
To: Kattie Riggs <kriggs@orcity.org>
Subject: Re: Commission parklet discussion October 21, 2020

I would like to chime in as well, I agree with the points that Nancy brought up. Parking is the number one concern and complaint downtown, our businesses lose customers daily due to lack of parking and confusion of the maze of one way streets. The last thing we should do is make it harder for our customers, employees and ourselves to get to the main street businesses. The parklet is designed at an extremely high cost to the business with little pay out under normal circumstances, with covid social distancing it does not allow enough room to fit the tables needed to make up the cost. The parklet is only meant to benefit one business as a parking spot is there to benefit multiple businesses. Unfortunately I am unable to make it to the meeting however I would like to make my voice heard as well.

Thank you,

Jake Joy
Verdict Bar & Grill
Mobile: 503.789.5569
Office: 503.305.8429

On Wed, Oct 21, 2020 at 3:45 PM Kattie Riggs <kriggs@orcity.org> wrote:

Thank you Nancy. Your comments have been received and will be entered into the record at the City Commission meeting tonight.

Thank you,

Kattie



Kattie Riggs, CMC

City Recorder

kriggs@orcity.org
City of Oregon City
PO Box 3040
625 Center Street
Oregon City, Oregon 97045

Office Hours: Mon – Fri, 8 am – 5 pm
503-496-1505 Direct phone

503-657-0891 City phone
503-657-7026 fax

The City of Oregon City is open for business and continues to offer services and programs online and virtually. Some City facilities are open to the public, find current openings [here](#), we encourage visitors to wear a mask, practice physical distancing, and reschedule in-person visits if you are feeling unwell.

The City has installed additional shielding and is providing hand sanitizer as well as occupancy limits to ensure our staff and visitors have a safe, no touch experience. Our goal is to be responsive to our community throughout this pandemic; we appreciate your understanding and cooperation.

Website: www.orcity.org | [Recorder Page](#) | [Facebook!](#) | [Twitter](#)

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the

State Retention Schedule and may be made available to the public.

-----Original Message-----

From: nancy busch <buschwacked@gmail.com>
Sent: Wednesday, October 21, 2020 11:40 AM
To: recorderteam <recorderteam@orccity.org>
Cc: joy Jake <joyhospitalityllc@gmail.com>
Subject: Commission parklet discussion October 21, 2020

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The city should deny the continued use of a parking space as a parklet. A conversation regarding parklets and the real impact on downtown should occur before revisiting the issue next summer.

Thank you

Nancy Busch

The Weinahrd Grill

Busch Furniture



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: City Commission
From: City Recorder Kattie Riggs

Agenda Date: 10/06/2020

SUBJECT:

Media Request to Attend Executive Session

STAFF RECOMMENDATION:

This is based on a Commission policy, so the staff does not have a recommendation for the Commission on this request.

EXECUTIVE SUMMARY:

The City has received a request from The Canby Current to attend future Oregon City Executive Session meetings. The City Commission needs to review the established policy regarding media in Executive Session and the application with supplemental materials submitted, to determine if it meets the criteria in the policy. Then a decision of approval or denial would be determined based on the criteria and submittal.

BACKGROUND:

In 2011, the City Commission adopted Resolution No. 11-22, establishing a policy regarding media in Executive Session. During this time, the Commission formally recognized two media organizations for their already established history of publishing, broadcasting or disseminating news in, affecting, or about Oregon City to the public.

Those already recognized news media organizations are:

- The Oregonian
- Oregon City News/Clackamas Review

The City Commission will now need to look at the policy, specifically section 4. Recognition of Other Entities. subsection C. which reads:

The Commission may consider any relevant evidence provided or gathered in making a decision whether to recognize an entity as a news media organization. The Commission

shall make its determination whether to recognize the entity as a news media organization based on the following criteria:

- i. Regular publication, regular broadcasts or regular updates (at least once weekly) of news;
- ii. Publication, broadcast or website must contain a minimum of 25% news content, and include news produced by its own staff;
- iii. The publication, broadcast or website must not serve primarily as a platform to promote the interest and/or opinions of a special interest group, individual or cause, or as a forum to air grievances, engage in gossip, or for personal attacks or character assassination.

The Commission will need to review the application submitted with supplemental materials, which includes:

- An official application
- Redacted copy of an Oregon Driver's License
- Press Badge
- Correspondence with recent articles

Compare the application and materials to both Sections 4C and 5C. of the policy, then determine if all criteria has been met and approve or deny the request.

Included in the attachments are:

1. Submitted application and supplemental materials
2. Resolution No. 11-22

OPTIONS:

1. Request more information for the applicant.
2. Approve the request.
3. Deny the request.

☐ Approved

By: _____

☐ Denied

By: _____

City of Oregon City
APPLICATION – MEDIA REQUEST TO
ATTEND EXECUTIVE SESSION

Please type or print clearly

Resolution No. 11-22

Application Complete

☐ Yes☐ No**Media Personnel:**

Name	Tyler Francke		News/Media Organization
			The Conby Current
Street	City/State/Zip	Phone	
675 NW 2nd Ave, Ste 1	Conby, OR 97013	503-953-5893	

Proof Provided by Applicant:One of the following three:

- ☐ Press identifications – press badge or identification issued by recognized news media organization, plus proof of identity (such as a driver's license); or
- ☒ A recently published news article by a news media organization with the person's byline, or a masthead showing the person's name as a member of the editorial staff of a recognized news media organization, plus proof of identity; or
- ☐ A letter on letterhead from the editor of a recognized news media organization in which the editor state that the reporter is covering the meeting for the news media organization, plus proof of identity (freelancers must provide clippings or proof of work with a recognized news media organization within the last six months).

The following must also be provided:

- ☐ Proof, satisfactory to the Commission, that the person is gathering news, even though the information discussed or considered in executive session may not be disclosed in any form, and/or to any other person.

- If the executive session is for the purpose of discussing current litigation or litigation likely to be filed, and the member of the news media is a party to the litigation or is an employee, agent or contractor of a news media organization that is a party to the litigation, the person **shall not be allowed** to attend the executive session. TJF (initial)
- Cameras and Other Recording Devices.** Cameras, tape recorders and other recording devices may not be used in executive sessions, except the official executive session recordings made by City staff. The Commission, in its discretion, may prohibit representatives of the news media from taking notes or otherwise memorializing the contents of the executive sessions. TJF (initial)

Tyler Francke
 Media Personnel

10/01/2020
 Date of Submittal

Tyler Francke
 By (Signature)

Kattie Riggs

Subject: Executive Session**From:** Tyler Francke <francke@canbyfirst.com>**Sent:** Thursday, October 1, 2020 6:19 PM**To:** Kattie Riggs <kriggs@orccity.org>**Cc:** Tony Konkol <tkonkol@orccity.org>; Bill Kabeiseman (billkab@batemanseidel.com) <billkab@batemanseidel.com>**Subject:** Re: Executive Session

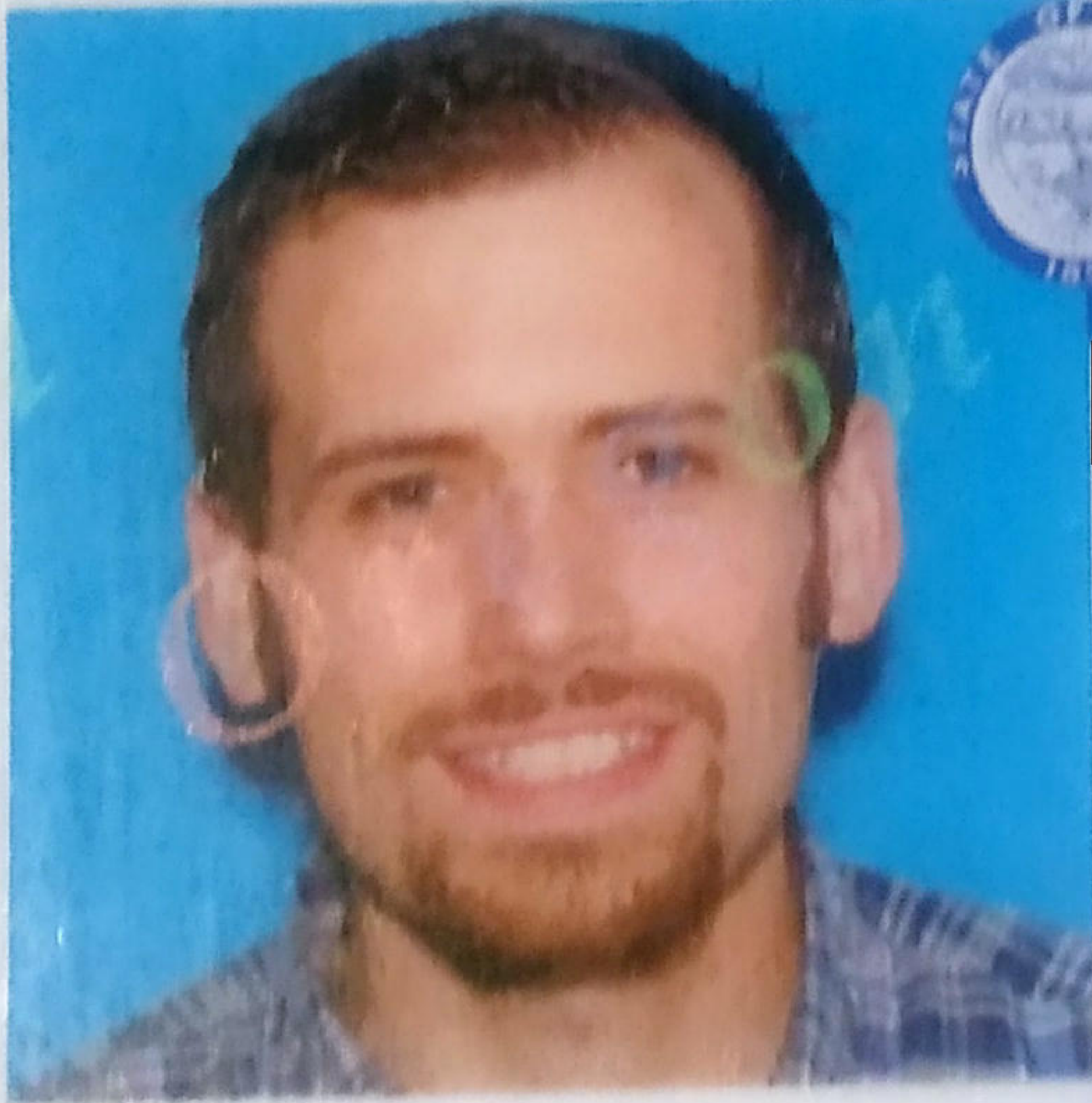
Hello Kattie,

Thanks so much for your prompt reply! I apologize, I did not realize there was a process to this or I certainly would have reached out sooner. Please let me know if the attached materials will suffice. One of my recent articles is available here: <https://canbyfirst.com/rally-at-clackamas-town-center-to-demand-in-person-learning/>

I also include digital copies of my press badge and driver's license. My driver's license is expired but I have a grace period due to Covid-19. I have an appointment to renew it next week.

--

**Tyler Francke | Owner/Editor/Publisher****a:** The Canby Current | 675 NW 2nd Ave. #1**e:** francke@canbyfirst.com | **w:** canbyfirst.com**p:** 971-318-0798



OREGON

CLASS
C

DRIVER LICENSE

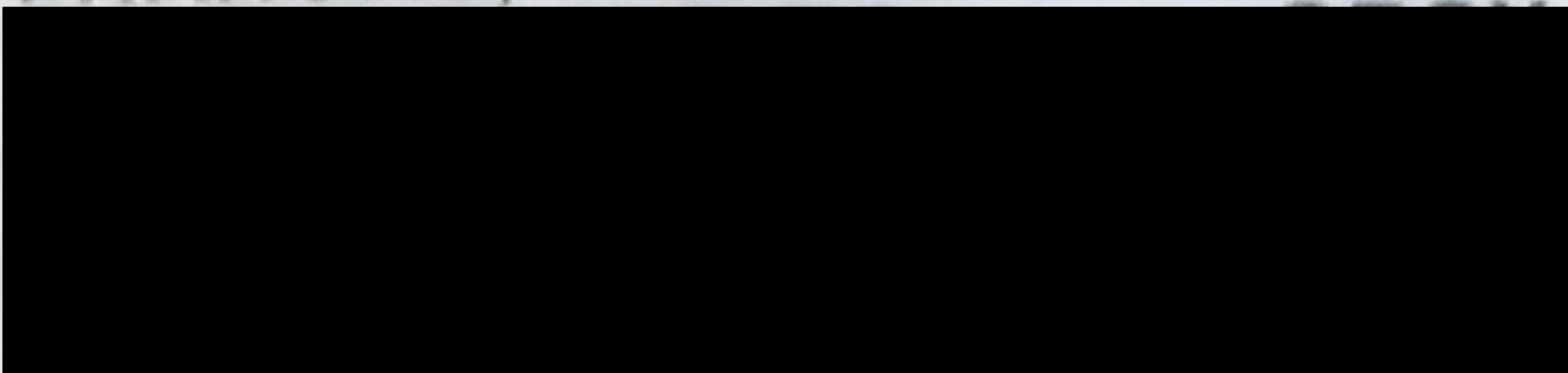
Expires **05-31-2020**

FRANCKE, TYLER JULIAN

DOB		Issue Date	07-12-2012
Endorsements		Sex	M
		First Licensed	07-12-2012
Restrictions		Height	5'08"
B		Weight	145



FRANCKE, TYLER JULIAN



Item 7c.



TYLER FRANCKE



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PRESS



Parents Rally for Safe Return to In-Person Learning

OCTOBER 1, 2020 • TYLER FRANCKE • CORONAVIRUS, GOVERNMENT, NEWS, SCHOOL

"Zoom Is Not School." "Open Our Schools." "Bring Me Back to the Classroom." "Disney World Is Open But I Can't Go to School."

These and other messages are expected to be on display today at a planned rally at Clackamas Town Center, protesting [the governor's strict coronavirus metrics](#) that have prevented most school districts — including Canby's — from [returning to in-person instruction this fall](#).

The event is being organized by [Clack to School](#), a parent-led effort calling on state leaders to reopen classrooms "in a hybrid, Covid-safe model."

"We are advocating that students and teachers be given the choice to return to school as early as October, adhering to the safety guidelines in place for proper masking, hygiene and social distancing," organizers said in a press release. "To do this, we would like leaders to re-evaluate the metrics, return more autonomy to local districts, and examine other reasonable, science-based, and safety-minded considerations."

Clack to School is a relatively new group, which began on Sept. 19 when several local moms began discussing the difficulties their children were having with online learning.

One of the founders, Jennifer Dale, said her efforts stem from advocacy on behalf of one of her three children, a daughter with Down syndrome who has struggled with distance learning.

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"We've spent three weeks with my daughter's team trying to find solutions,  good solution," Dale tells the *Current*. "She learns best from peers, through their support and role modeling. That can't be replicated in the online environment."

They reached out to other parents and found similar concerns, ranging from technology failures to emotional distress to disabilities that prevented kids from using the online learning platform effectively.

The group's Facebook following has grown to nearly 3,000 in less than two weeks.

"We just want students ... to have the choice to access a learning environment that supports their needs," Dale says. "For many of our vulnerable students, in-person learning supports their needs and the online platform does not. Parents are concerned. Families are struggling and kids deserve better."

The governor's [threshold for reopening schools relies](#) on state and countywide coronavirus metrics, including that the county has seen 10 or fewer new cases of Covid-19 per 100,000 people over 7 days for 3 weeks in a row, and test positivity of 5% or less in both the county and state for the same period.

Clack to School says that's too strict.

"We prioritized reopening the economy; we should be prioritizing reopening schools," Dale says. "We would like Gov. Brown to revisit the metrics that are keeping schools closed and restore local control for the districts to begin the process. Right now, local leaders have their hands tied by the governor's orders."

After a low of 20.5 cases per 100,000 residents in the first week of September — which is still more than double what it would need to be to meet the state's guidelines for reopening classrooms — [Clackamas County's weekly case load is](#) back up in the 35 range, where it has been for most of the summer.

The numbers are slightly better in terms of the percentage of tests that come back positive for the coronavirus. Clackamas County has been below the 5% threshold since July, but the state has hit that mark only a few times in the past three months. Currently, Oregon's rate is at 6.3% and climbing.

Parents are asking that the governor begin a conversation with about "finding a real solution," and identify collaborative solutions toward getting children safely back into the classroom.

They stress that they are not against protecting the health and safety of students, teachers and staff.

"We recognize the fear and dangers of Covid-19. But there's an equal and devastating consequence of keeping our kids locked inside," Dale says. "We can't all go back tomorrow, but it's time to start a phased re-entry recognizing the importance of safety and the value of connection and community offered by school."

"Many kids are safer at school where they have friendships, peers and teachers as amazing role models."



Help us build a sustainable news organization to serve Canby for generations to come. Canby First now if you can [support our efforts](#) to launch a 21st-century newspaper today. #SwimWithTheCurrent!



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What do you think?

3 Responses



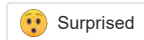
Upvote



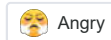
Funny



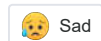
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Surprised



Angry



Sad

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We welcome relevant and respectful comments. Rude, off-topic comments may be removed.

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Hearing Enhancer Revolution in America
After Donald Slashes Prices by over 90%

Aidion



Item 7c.

	Dishwasher Detergent Pods, Unscented...	Sensitive Skin Laundry Detergent...	Laundry & House Booster...
\$4.90	Sensitive Skin/Laundry Detergent...	\$4.80	\$4.80
\$4.80	Stain & Odor Laundry Detergent Pods,...	\$4.90	Laundry Oxi Boos
\$4.70	Stain & Odor Laundry Detergent Pods,...	\$126	Scent Booster wi Softener...
\$4.70		\$126	\$25
			Scent Bc Fabric S
			\$25

A production of

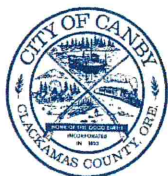



CanbyFirst




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PO Box 930
222 NE 2nd Avenue
Canby, OR 97013
503.266.4021
FAX: 503.266.7961



CITY OF CANBY
BUSINESS LICENSE APPLICATION
Annual Fee \$50.00

CITY LIMITS

Date Paid: PA Item 7c.
Amount Paid: PA
Check # _____
Business License # 7447
NAICS: _____

☐ New

☐ Change of Ownership

☒ Business Relocation (Inside City Limits)

Please Print or Type and Fill Out the Application Completely

Now Hear This Media Canby Now Podcast
Business Name DBA- Doing Business As

675 NW 2nd Ave., Ste. 1 Canby OR 97013
Business Street Address (no PO Box) City State Zip

P.O. Box 264 Canby OR 97013
Business Mailing Address (if different than above) City State Zip

503-953-5893

Business Phone Cell Phone FAX Owner/Manager Contact Phone

info@canbynowpod.com canbynowpod.com
Email Address Website Address

Tyler Franke 12111 S. Costa Road, Oregon City, OR
Owner/Manager Name Owner/Manager Home Address (no PO Boxes)

Please describe the type of service / goods you will provide, sell or manufacture: podcast & advertising,
contract writing, graphic design, marketing services

Date you began/will begin doing business in Canby: 9/01/19

Do you own or lease your building/space? Own _____ Lease ☒ Total square footage of space owned/leased: 350

The following additional information is required if this is a new business located within Canby City limits:

Is the business a Home Occupancy? Yes _____ No ☒ If yes, how many customers daily on average: _____

If the building is leased commercial or industrial property, give name, address and phone number of the property owner:

Three Sisters Land Co., 675 NW 2nd Ave., 503-263-6616

Type of Alarm System: None _____ Burglary _____ Holdup _____ Fire _____ Combo Fire/Burglary _____

Other _____ Central Alarm Station Name and Phone Number _____

CANBY AREA TRANSIT TAX CLASSIFICATION:

Please note: All wages and self-employment income earned within the Canby Urban Growth Boundary are subject to Canby Area Transit tax. Tax return forms will be sent quarterly and/or annually as applicable and must be filed for wages/earnings in the Canby Transit District.

Continued on back page

Please initial the following statement that applies to your business:

Item 7c.

- ☐ I have employees **and** receive non-payroll income from the profits of my business (report a profit/loss on IRS Schedule C). (Quarterly payroll **and** annual self-employment returns are applicable.)
Number of FTE (full-time equivalent): _____
- ☐ I have employees (myself included). (Quarterly payroll returns are applicable.)
Number of FTE (full-time equivalent): _____
- ☒ I have no payroll but receive income from the profits of my business (report a profit/loss on IRS Schedule C).
(Annual self-employment returns are applicable.)
- ☐ I am a non-profit or claim the following exemption: _____

None of the above? One or the other type of forms needs to be filed unless an exemption applies. Our understanding is that corporate officers are paid reasonable wages for their work, but if there are no wages for a given period, a return certifying "0" needs to be submitted. Consultation with a tax professional is recommended.

Accounting/Payroll Administrator Contact Information:

Tyler Francke
Name
P.O. Box 264
Address
info@canbynowpod.com
E-Mail Address
503-953-5893
Phone
Canby
City
OR
State
97013
Zip

The information provided on this form is true and complete to the best of my knowledge. I agree to comply with all ordinances of the City of Canby, including filing of Canby Area Transit Tax, and any applicable building, and zoning, and signage, fire and police requirements and with federal, state and municipal law:

Tyler J. Francke
Applicant's Signature
Member/Manager
Title
83-1989392
Federal Tax ID Number/EIN Number
11/15/19
Date

DEPARTMENTAL APPROVALS REQUIRED FOR BUSINESSES LOCATED INSIDE CANBY CITY LIMITS

City Planner/Building Official: Date 11.22.19 Initials BB Approved ☒

Comments: _____

Police Department: Date _____ Initials _____ Approved _____

Comments: _____

Fire Department: Date _____ Initials _____ Approved _____

Comments: _____

**Fire Inspection required when a new business or re-located business occupies a new space or building. Final inspection can only be made once the business is in a "ready to open" condition

EMERGENCY CONTACT: FOR POLICE AND FIRE RECORDS

Name _____ Phone _____

8/2017

RESOLUTION NO. 11-22

**A RESOLUTION OF THE CITY OF OREGON CITY ESTABLISHING A POLICY
REGARDING MEDIA IN EXECUTIVE SESSIONS**

WHEREAS, ORS 192.610(2) provides: "Executive session" means any meeting or part of a meeting of a governing body that is closed to certain persons for deliberation on certain matters"; and

WHEREAS, ORS 192.660(4) provides: "Representatives of the news media shall be allowed to attend executive session ... but the governing body may require that specified information be undisclosed;" and

WHEREAS, the Oregon City Commission (the "Commission") currently has no policy or procedure for determining what is a news media organization and who is a representative of the news media; and

WHEREAS, it is in the public interest to establish a policy that defines "news media organization" and who is a "representative of the news media" in order to preserve the purposes of having executive sessions while safeguarding the rights of news media organizations; and

WHEREAS, the Commission also desires to establish as its policy that it requires all information discussed or considered in executive sessions to be undisclosed.

NOW, THEREFORE, OREGON CITY HEREBY RESOLVES as follows:

1. Definitions. As used in this resolution, the following definitions apply:
 - A. "News" means factual information that is about current events.
 - B. "News media organization" means an entity that is organized and operated to publish, broadcast or disseminate news to the public as determined by Sections 3 or 4 below.
 - C. "Representative of the news media" means an employee, agent or contractor of a news media organization who is engaged in the act of gathering news for that news media organization as determined by Section 5 below.
2. Policy that Information Be Undisclosed. It is the Commission's policy that all information discussed or considered in executive sessions of the Commission may not be disclosed in any form, and/or to any other person so long as the information is properly within the scope of statutory authorization of the executive session. This policy extends to all statements made in executive sessions, to all documents considered, and all other information presented or considered regardless of the format, within the proper scope of the executive sessions of the Commission. To the extent this policy may be inconsistent with Oregon law, Oregon law shall control. This policy shall apply regardless whether persons attending any particular executive session are reminded of the policy. The Commission, in its sole discretion, may make exceptions to this policy if it is in the public interest to do so, and if a majority of the members thereof vote to do so.

3. Recognized News Media Organizations. The following entities are hereby recognized as news media organizations without requiring further proof because they have an established history of publishing, broadcasting or disseminating news in, affecting, or about Oregon City to the public:

- A. The Oregonian
- B. Oregon City News/Clackamas Review

No other entity shall be recognized as a news media organization unless it is recognized through the process described in Section 4 below.

4. Recognition of Other Entities.

A. In order to be recognized as a news media organization, an entity other than those recognized in Section 3 above must: (i) submit a written request for recognition as a news media organization to the Commission; and (ii) provide evidence that the entity is organized and operated to publish, broadcast or disseminate news to the public.

B. It shall be the entity's burden to persuade the Commission by a preponderance of the evidence that it is organized and operated to publish, broadcast or disseminate news to the public. The entity may be a news component of a larger organization which isn't necessarily a news media organization.

C. The Commission may consider any relevant evidence provided or gathered in making a decision whether to recognize an entity as a news media organization. The Commission shall make its determination whether to recognize the entity as a news media organization based the following criteria:

- (i) Regular publication, regular broadcasts or regular updates (at least once weekly) of news;
- (ii) Publication, broadcast or website must contain a minimum of 25% news content, and include news produced by its own staff;
- (iii) The publication, broadcast or website must not serve primarily as a platform to promote the interest and/or opinions of a special interest group, individual or cause, or as a forum to air grievances, engage in gossip, or for personal attacks or character assassination.

D. The Commission's decision to recognize or not to recognize an entity as a news media organization is a quasi-judicial decision reviewable as provided by ORS 34.010 to 34.100.

5. Attendance at Executive Sessions. Representatives of the news media are allowed to attend executive sessions, except as otherwise allowed by law. In order to determine whether someone requesting permission to attend an executive session is a representative of the news media, the following procedure shall be followed:

A. Any person who wishes to attend an executive session must: (i) submit a written request for permission to attend an executive session to the Commission; and (ii)

provide evidence that the person is an employee, agent or contractor of a news media organization who is engaged in the act of gathering news for that news media organization.

B. The request for permission shall be on a form provided by the Commission. The person requesting permission to attend an executive session must complete and sign the request form. The request form shall include a space for the person to indicate his or her name and the entity for which he or she is an employee, agent or contractor. The request form shall also include a space for the person to sign his or her signature certifying that he or she is gathering news for a news media organization; that the information submitted is true; and that he or she understands that it is the Commission's policy, and that he or she agrees to comply with the Commission's policy, that all information discussed or considered in executive sessions of the Commission shall not be disclosed in any form, and/or to any other person as long as it was properly within the scope of the announced statutory authorization of the executive session and as long as the media's reporting has not independently verified it.

C. It shall be the person's burden to persuade the Commission or Commissioners by a preponderance of the evidence that he or she is an employee, agent or contractor of a news media organization engaged in the act of gathering news for a news media organization. The Commission shall make its determination whether to recognize the person as a representative of the news media based on the following criteria:

(i) Proof, satisfactory to the Commission, that the person is associated with a recognized news media organization. Such proof can come in the form of the following:

- Press identification - press badge or identification issued by recognized news media organization, plus proof of identity (such as a driver's license);

- Proof of A recently published news article by a news media organization with the person's byline, or a masthead showing the person's name as a member of the editorial staff of a recognized news media organization, plus proof of identity; or

- A letter on letterhead from an editor of a recognized news media organization in which the editor states that the reporter is covering the meeting for the news media organization, plus proof of identity (freelancers must have clippings or proof of work with a recognized news media organization within the last six months); and

(ii) Proof, satisfactory to the Commission, that the person is gathering news, even though the information discussed or considered in executive session may not be disclosed in any form, and/or to any other person.

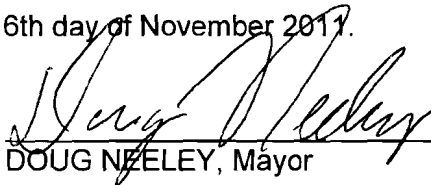
D. If the entity disclosed on the request for permission form is not recognized as a news media organization, the person shall not be allowed to attend an executive session until the entity is granted recognition.

E. If the executive session is for the purpose of discussing current litigation or litigation likely to be filed, and the member of the news media is a party to the litigation or is an employee, agent or contractor of a news media organization that is a party to the litigation, the person shall not be allowed to attend the executive session. If the Commission has reason to believe that the person has submitted false information or has previously failed to comply with the Commission's policy regarding disclosure of information properly within the scope of previous executive sessions, it may refuse permission for the person to attend the executive session.

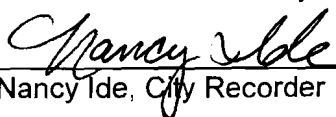
F. The Commission may consider any relevant evidence provided or gathered in making a decision whether a person is a representative of the news media. The Commission's decision to recognize or not to recognize a person as a representative of the news media, and/or to grant permission to attend an executive session, is a quasi-judicial decision reviewable as provided by ORS 34.010 to 34.100.

6. **Cameras and Other Recording Devices.** Cameras, tape recorders and other recording devices may not be used in executive sessions, except the official executive session recordings made by City staff. .

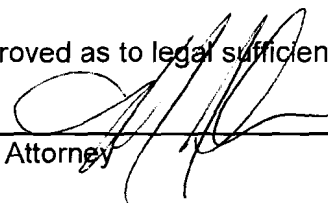
Adopted, signed and approved this 16th day of November 2011.


DOUG NEELEY, Mayor

Attested to this 16th day of November 2011:


Nancy Ide, City Recorder

Approved as to legal sufficiency:


City Attorney

REGARDING MEDIA IN EXECUTIVE SESSIONS

PURPOSE

The purpose of this policy is to provide guidelines for determining what is a news media organization and who is a representative of the news media according to ORS 192.610(2) and ORS 192.660(4).

APPLICABILITY

This policy applies to all executive session meetings held by the City Commission and any other board or committee of the City.

IN GENERAL

ORS 192.610(2) provides any meeting or part of a meeting of a governing body may deliberate in closed meetings on certain matters; and ORS 192.660(4) provides that representatives of the news media shall be allowed to attend executive sessions, but that the governing body may require that specified information be undisclosed. This policy defines news media organizations and who is a representative of the news media for access into executive sessions.

DEFINITIONS

1. **Definitions.** As used in Resolution No. 11-22, the following definitions apply:
 - A. **News.** Means factual information that is about current events.
 - B. **News Media Organization.** Means an entity that is organized and operated to publish, broadcast or disseminate news to the public as determined by section 3 or 4 below.
 - C. **Representative of the News Media.** Means an employee, agent or contractor of a news media organization who is engaged in the act of gathering news for that news media organization as determined by Section 5 below.
2. **Policy that Information be Undisclosed.** It is the Commission's policy that all information discussed or considered in executive sessions of the Commission may not be disclosed in any form, and/or to any other person so long as the information is properly within the scope of the statutory authorization of the executive session. This policy extends to all statements made in executive sessions, to all documents considered, and all other information presented or considered regardless of the format, within the proper scope of the executive sessions of the Commission. To the extent this policy may be inconsistent with Oregon law, Oregon law shall control. This policy shall apply regardless whether persons attending any particular executive session are reminded of the policy. The Commission, in its sole discretion, may make exceptions to this policy if it is in the public interest to do so, and if the majority of the members thereof vote to do so.
3. **Recognized News Media Organizations.** The following entities are hereby recognized as news media organizations without requiring further proof because they have an established history of publishing, broadcasting or disseminating news in, affecting, or about Oregon City to the public:

- A. The Oregonian
- B. Oregon City News/Clackamas Review

No other entity shall be recognized as a news media organization unless it is recognized through the process described in Section 4 below.

4. **Recognition of Other Entities.**

- A. In order to be recognized as a news media organization, an entity other than those recognized in Section 3 above must: (i) submit a written request for recognition as a new media organization to the Commission; and (ii) provide evidence that the entity is organized and operated to publish, broadcast or disseminate news to the public.
- B. It shall be the entity's burden to persuade the Commission by a preponderance of the evidence that it is organized and operated to publish, broadcast or disseminate news to the public. The entity may be a news component of a larger organization which isn't necessarily a news media organization.
- C. The Commission may consider any relevant evidence provided or gathered in making a decision whether to recognize an entity as a news media organization. The Commission shall make its determination whether to recognize the entity as a news media organization based on the following criteria:
 - (i) Regular publication, regular broadcasts or regular updates (at least once weekly) of news;
 - (ii) Publication, broadcast or website must contain a minimum of 25% news content, and include news produced by its own staff;
 - (iii) The publication, broadcast or website must not serve primarily as a platform to promote the interest and/or opinions of a special interest group, individual or cause, or as a forum to air grievances, engage in gossip, or for personal attacks or character assassination.
- D. The Commission's decision to recognize or not to recognize an entity as a news media organization is a quasi-judicial decision reviewable as provided by ORS 34.010 to 34.100.

5. **Attendance at Executive Sessions.** Representatives of the news media are allowed to attend executive sessions, except as otherwise allowed by law. In order to determine whether someone requesting permission to attend an executive session is a representative of the news media, the following procedure shall be followed:

- A. Any person who wishes to attend an executive session must: (i) submit a written request for permission to attend an executive session to the Commission; and (ii) provide evidence that the person is an employee, agent or contractor of a news media organization who is engaged in the act of gathering news for that news media organization.

- B. The request for permission shall be on a form provided by the Commission. The person requesting permission to attend an executive session must complete and sign the request form. The request form shall include a space for the person to indicate his or her name and the entity for which he or she is an employee, agent or contractor. The request form shall also include a space for the person to sign his or her signature certifying that he or she is gathering news for a news media organization; that the information submitted is true; and that he or she understands that it is the Commission's policy, and that he or she agrees to comply with the Commission's policy, that all information discussed or considered in executive sessions of the Commission shall not be disclosed in any form, and/or to any other person as long as it was properly within the scope of the announced statutory authorization of the executive session and as long as the media's reporting has not independently verified it.
- C. It shall be the person's burden to persuade the Commission or Commissioners by a preponderance of the evidence that he or she is an employee, agent or contractor of a news media organization engaged in the act of gathering news for a news media organization. The Commission shall make its determination whether to recognize the person as a representative of the news media based on the following criteria:
- (i) Proof, satisfactory to the Commission, that the person is associated with a recognized news media organization. Such proof can come in the form of the following:
 - Press identification - press badge or identification issued by recognized news media organization, plus proof of identity (such as a driver's license);
 - Proof of A recently published news article by a news media organization with the person's byline, or a masthead showing the person's name as a member of the editorial staff of a recognized news media organization, plus proof of identity; or
 - A letter on letterhead from an editor of a recognized news media organization in which the editor states that the reporter is covering the meeting for the news media organization, plus proof of identity (freelancers must have clippings or proof of work with a recognized news media organization within the last six months); and
 - (ii) Proof, satisfactory to the Commission, that the person is gathering news, even though the information discussed or considered in executive session may not be disclosed in any form, and/or to any other person.
- D. If the entity disclosed on the request for permission form is not recognized as a news media organization, the person shall not be allowed to attend an executive session until the entity is granted recognition.
- E. If the executive session is for the purpose of discussing current litigation or litigation likely to be filed, and the member of the news media is a party to the litigation or is an employee, agent or contractor of a news media organization that is a party to the litigation, the person shall not be allowed to attend the executive session. If the

Commission has reason to believe that the person has submitted false information or has previously failed to comply with the Commission's policy regarding disclosure of information properly within the scope of previous executive sessions, it may refuse permission for the person to attend the executive session.

- F. The Commission may consider any relevant evidence provided or gathered in making a decision whether a person is a representative of the news media. The Commission's decision to recognize or not to recognize a person as a representative of the news media, and/or to grant permission to attend an executive session, is a quasi-judicial decision reviewable as provided by ORS 34.010 to 34.100.

6. **Cameras and Other Recording Devices.** Cameras, tape recorders and other recording devices may not be used in executive sessions, except the official executive session recordings made by City staff.

This policy was approved by the City Commission via Resolution No. 11-22 on November 16, 2011.

☐ Approved By: _____ ☐ Denied By: _____	City of Oregon City APPLICATION – MEDIA REQUEST TO ATTEND EXECUTIVE SESSION Please type or print clearly Resolution No. 11-22	Item 7c. Application Complete ☐ Yes ☐ No
--	---	--

Media Personnel:

Name	News/Media Organization
Street	City/State/Zip
	Phone

Proof Provided by Applicant:

One of the following three:

- ☐ Press identifications – press badge or identification issued by recognized news media organization, plus proof of identity (such as a driver's license); *or*
- ☐ A recently published news article by a news media organization with the person's byline, or a masthead showing the person's name as a member of the editorial staff of a recognized news media organization, plus proof of identity; *or*
- ☐ A letter on letterhead from the editor of a recognized news media organization in which the editor state that the reporter is covering the meeting for the news media organization, plus proof of identity (freelancers must provide clippings or proof of work with a recognized news media organization within the last six months).

The following must also be provided:

- ☐ Proof, satisfactory to the Commission, that the person is gathering news, even though the information discussed or considered in executive session may not be disclosed in any form, and/or to any other person.

- If the executive session is for the purpose of discussing current litigation or litigation likely to be filed, and the member of the news media is a party to the litigation or is an employee, agent or contractor of a news media organization that is a party to the litigation, the person **shall not be allowed** to attend the executive session. _____(initial)
- **Cameras and Other Recording Devices.** Cameras, tape recorders and other recording devices may not be used in executive sessions, except the official executive session recordings made by City staff. The Commission, in its discretion, may prohibit representatives of the news media from taking notes or otherwise memorializing the contents of the executive sessions. _____(initial)

Media Personnel

By (Signature)

Date of Submittal



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: City Commission
From: City Manager Tony Konkol

Agenda Date: 10/21/2020

SUBJECT:

Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

STAFF RECOMMENDATION:

Staff recommends the City Commission take testimony and instruct staff to proceed with the demolition of the Camp Adair buildings pursuant to the 2017 decision revoking consent. If public testimony is received, the City Commission's decision may be tentative with adoption of written findings to follow on November 4, 2020.

EXECUTIVE SUMMARY:

This is the second time that the City has received a request for local designation of historic landmarks for the Community Cannery & Workshop Annex Camp Adair buildings located at 122 and 220 S. John Adams Street. After the first application was filed in 2017, the City Manager withheld property owner consent so that no further designation action could not be considered. After an appeal and remand from the Land Use Board of Appeals, the City Commission supported and refined the position. The Commission's decision was affirmed by LUBA, the Court of Appeals and the Oregon Supreme Court denied review. The new designation application for local designation is identical, except for the name of the applicant. Staff is seeking direction from the City Commission about how it would like to proceed.

BACKGROUND:

In 2004, the City completed an historic inventory of the buildings located within the City's Public Works Operations Center, including two buildings on the upper campus, then known as the Cannery and Warehouse buildings. The inventory concluded a determination that these buildings were not eligible for designation on the National Register of Historic Places either because they "lacked distinction" or they had been "altered."

On March 2, 2017, the McLoughlin Neighborhood Association filed an application to designate the Cannery and Warehouse buildings as historic landmarks on the City's local historic inventory. The application provides that these buildings were suitable for designation because of new information - their association with Camp Adair, a US Army World War II training facility, located near the City of Corvallis.

Upon receiving the request, the City researched the eligibility of the structures and received communications from a Historian with the State Historic Preservation Office indicating that, notwithstanding this new information, these buildings would be ineligible for listing in the National Register of Historic Places. A letter from Restore Oregon confirmed this result.

On April 18, 2017, the City Manager Tony Konkol issued a letter refusing to consent to the historic designation of these two buildings pursuant to ORS 197.772(1). Attached to the City Manager's letter was a memorandum to the HRB explaining that the City had previously created and approved a Master Plan for the property to improve services for the public. In order to achieve that goal, the Camp Adair structures were proposed to be removed. The memorandum included consideration for the designation of the structures and indicated that the City would attempt to find a suitable place to relocate the buildings and if the structures could not be relocated, they would be deconstructed. At its April 25 hearing, the HRB received a briefing on the historic nomination for the Camp Adair buildings including a presentation by staff and public comments from MNA's attorney. Consistent with ORS 197.772, the application was removed from any further consideration by the HRB. On April 27, city staff mailed notice to MNA that the HRB would be taking no further action to consider the request.

MNA appealed Mr. Konkol's April 18th letter as well as the HRB's failure to take action on the application to LUBA. Before LUBA, MNA raised the following issues: (1) whether a local government is entitled to withdraw consent for a historic designation under ORS 997.772(1); (2) whether Oregon City waived the right to refuse consent; (3) whether the City Manager had authority to withdraw consent under the City Charter; and (4) that the HRB had an obligation to hold a hearing and make a decision on the substance of the application consistent with the City's hearing requirements set forth in Oregon City Municipal Code 17.50.

LUBA agreed with MNA, in part. LUBA found that the City should have addressed items 2 and 3 in the list above. First, the City must consider whether it waived its right to refuse consent for historic designations under ORS 197.772(1) by delegating authority to designate resources to the HRB. Second, the City must consider whether the city manager had authority under the city charter to refuse to consent. LUBA did not make any ruling on whether public property owners are entitled to withdraw consent under ORS 197.772(1). As a result, the City Commission should make a decision on the scope of ORS 197.772(1) as well.

The City Commission held a public hearing to resolve the issues raised in LUBA's opinion in MNA v. City of Oregon City, LUBA Nos. 2017-052/054 on November 15,

2017. On December 6, 2017, the City Commission adopted findings which included conclusions that Oregon City had not waived the right to refuse consent and that the City Manager had the right to withdraw consent. This decision was affirmed by LUBA, the Court of Appeals and the Oregon Supreme Court declined review.

On October 9, 2020, James Nicita filed an application to once again designate the Cannery and Warehouse buildings as historic landmarks on the City's local historic inventory. Staff is asking the City Commission to clarify the City Commission's position regarding processing the application for local designation of the Cannery and Warehouse structures.

OPTIONS:

1. Take no further action relying on the previous decision to revoke consent to designation.
2. Adopt a formal decision revoking consent to this particular designation request triggering 120-day demolition delay.
3. Provide consent for local designation and instructing staff to schedule the matter for hearing before the HRB.

BUDGET IMPACT:

Amount: Unknown

FY(s):

Funding Source(s):



MEMORANDUM

TO: Oregon City Commission
FROM: Carrie Richter, Deputy City Attorney
DATE: October 14, 2020
RE: Request to designate the Camp Adair Buildings Historic

At the last City Commission meeting the Commission instructed staff to proceed with removal of the Camp Adair buildings along with presentation of an ordinance designating the Upper Yard as a Charter Park. Since that time, the City has received an application to designate the Camp Adair buildings as historic landmarks under the city code, triggering review before the buildings could be altered, demolished or relocated. This memorandum provides some background about this request and set forth some options for the Commission's consideration in response.

Background

On March 2, 2017, the McLoughlin Neighborhood Association filed an application to designate the Camp Adair buildings as historic landmarks under OCMC 17.40.050. In a letter dated April 18, 2017, the City Manager refused to consent to a designation pursuant to ORS 197.772(1), a state law that grants property owners this right. See attached. As a result, the City took no further action on the designation application, although the Historic Review Board (HRB) did receive a briefing on the issue at a subsequent hearing. The revocation of consent was appealed to the Land Use Board of Appeals (LUBA).

In the fall of 2017, LUBA remanded the City's actions, finding that the City failed to address some of the objections raised at the HRB briefing, most notably whether: (1) the historic landmark designation regulations affirmatively precluded the City from waiving consent to a historic designation; and (2) whether the City Manager had authority to withdraw consent. When the matter came back to the City, the City Commission adopted a decision re-affirming the City's approach allowing the City Manager's withdrawal to stand. Also attached. In a second appeal, LUBA affirmed the City's approach. This matter was subsequently appealed to the Oregon Court of Appeals, which affirmed LUBA's decision, and in March, 2019, the Oregon Supreme Court denied review.

The Camp Adair designation application that was filed on October 9, 2020 is identical in all respects to the one that was filed in 2017, except that the applicant is no longer the McLoughlin Neighborhood, but has been replaced by James Nicita.

Bateman Seidel Miner Blomgren Chellis & Gram, P.C.

1000 SW Broadway, Suite 1910 Portland, Oregon 97205 | Telephone 503 972-9920 Fax 503 972-9921 |

Oregon City Commission
October 14, 2020
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Summary of Relevant Standards

ORS 197.772(1) provides:

Notwithstanding any other provision of law, a local government shall allow a property owner to refuse to consent to any form of historic property designation at any point during the designation process. *Such refusal to consent shall remove the property from any form of consideration for historic property designation under ORS 358.480 (Definitions for ORS 358.480 to 358.545) to 358.545 (Rules) or other law except for consideration or nomination to the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470 et seq.).* (Emphasis added.)

This law allows a property owner, including a local government, to refuse to consent to a historic property designation and upon submittal of that objection, a City may no longer consider it for designation.

ORS 197.772(2) also states:

No permit for the demolition or modification of property removed from consideration for historic property designation under subsection (1) of this section shall be issued during the 120-day period following the date of the property owner's refusal to consent.

In other words, if a property owner refuses to consent to a historic designation, the City must wait for at least 120-days before issuing a demolition permit.

Under OCMC 17.40.060, the HRB is charged with determining whether a resource qualifies for historic landmark designation based on an evaluation of the Historic Overlay purpose statements and consistency with the Comprehensive Plan. Upon designation, any proposal to demolish, relocate or alter the landmark is subject to HRB review, with a review on appeal to the City Commission.

Commission Options

- 1) The City could rely on the April 18, 2017, refusal to consent, as affirmed by the City Commission on December 6, 2017, as a basis to forgo any further proceedings on this current request. Under this theory, the 120-day demolition delay period started when consent was revoked – April 2017 - and has now expired. Interested parties have had over 3 years to come up with a plan for relocating the Camp Adair buildings as a means to save them from demolition and no alternative proposal has been forthcoming. By relying on the original revocation, the demolition permit could issue immediately and demolition could proceed in advance of the designation of the Upper Yard as a charter park. This theory makes some sense; if a refusal to consent did not apply to future applications, a property owner could be subject to a never-ending cycle of application, refusal to consent, 120 day delay, and, on the 119th day, a new application

resetting the clock. However, this approach could also be subject to appeal to LUBA, which could nonetheless result in a lengthy delay before demolition, if a stay is granted.

- 2) The City Manager or City Commission could issue a written decision re-affirming the refusal of consent issued in April 2017, effectively formally withdrawing consent for this second designation request. Replacing the April 2017 revocation may have the effect of re-starting a new 120-day demolition delay clock. Waiting 120 days would delay demolition until late February or early March, after the effectiveness of the charter park designation. The benefit of this approach is that it would offer more certainty about the decision that is subject to appeal and given that the City prevailed in the previous challenges, make the potential risk from an appeal fairly low. However, as noted above, if no plan to relocate the buildings is developed, the applicant, or someone else, could file a new application that could theoretically re-set the demolition clock.
- 3) Allow the designation request to proceed to a hearing before the HRB as set forth in OCMC 17.40. Processing this request is likely to take two to four months to reach completion. The HRB has not weighed in on whether the buildings are suitable for designation. The State Historic Preservation Office did indicate that because the buildings had been removed from Camp Adair, they would not be eligible for the National Register for Historic Places. This process could not be completed before the timeline that the Commission has identified for effective designation of the charter park. If the HRB agrees with the application and designates the buildings as landmarks, demolition review would be required in order to demolish or relocate the buildings.

CONCLUSION

The new application for the designation of the Camp Adair buildings is a new twist in the City's attempts to move forward on the area known as the upper yard and may complicate the designation of that area as a charter park, by creating uncertainty as to what the City may do with those buildings. There are options to resolve these issues, but none of them provide a direct and clear path to demolish the buildings without potential legal challenges.

Laura Terway

From: James Nicita <james.nicita@gmail.com>
Sent: Friday, October 9, 2020 1:54 PM
To: Laura Terway
Subject: Fwd: Application for Landmarks Designation -- Camp Adair Buildings
Attachments: Petition (Local Historic Landmark)(Camp Adair buildings)(Final)(with exhibits).pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Laura,

This version includes more info for the application (more pages after the signature page). Please add those pages to my application file.

Thanks!

Jim

----- Forwarded message -----

From: James Nicita <james.nicita@gmail.com>
Date: Fri, Oct 9, 2020 at 1:51 PM
Subject: Application for Landmarks Designation -- Camp Adair Buildings
To: Rachel Lyles Smith <rlsmith@orccity.org>, Rocky Smith, Jr. <rsmith@orccity.org>, <dmcgriff@orccity.org>, Frank O'Donnell <fodonnell@orccity.org>, Tony Konkol <tkonkol@orccity.org>, Kattie Riggs <kriggs@orccity.org>, Bill Kabeiseman <billkab@batemanseidel.com>, Laura Terway <lterway@orccity.org>, <jlewis@orccity.org>
Cc: Paul Edgar <pauloedgar@q.com>

Commissioners:

I write regarding the Camp Adair buildings.

Though traveling, I was able to watch this past Wednesday's City Commission meeting on the City's YouTube channel, including Paul Edgar's presentation indicating the interest of a serious and capable party, Mr. Emmert, in taking the two Camp Adair Buildings to the Clackamas County Veterans Village for repurposing as veterans' housing. Mr. Edgar indicated that Mr. Emmert's interest was contingent upon the Board of County Commissioners of Clackamas County giving its approval to use the Veterans Village site, which the County owns.

I was struck by the fact that all four of the City Commissioners of Oregon City went on record to state that they preferred moving and restoration of the two Camp Adair buildings to seeing them demolished.

And yet, the discussion that evening gave the impression that the decision to demolish the two Camp Adair buildings if no proposal was submitted by 2:00 pm today, October 9, 2020, the City would proceed with demolition.

I would like to suggest respectfully that the timelines and schedules that the City of Oregon City established for the notice of sale process might not have been realistic. The concept of offering the two Camp Adair buildings for sale prior to demolition was discussed way back in the spring of this year, yet the City waited until early September to place an actual notice in the Daily Journal of Commerce. Once the ad was placed, it allowed parties only 30 days to submit a bid, and then only 45 days to move the buildings.

The situation everyone finds themselves in now is an unsurprising result of that process. The process did not seem to anticipate that almost any party wishing to purchase the two buildings and move them would face issues like Mr. Emmert faces now. For example, securing owner consent. Or, to take another example, securing land use approvals or even zone changes. If I were in Mr. Emmert's shoes, I can't say that I would undertake the time and expense to move the

buildings to off-site storage while waiting for an uncertain approval from the County.

Because it seemed from Wednesday's meeting that there would be no ability to amend or alter the process from within the City to allow for a realistic decision making process that would allow a small, reasonable amount of time for the County to grant its approval to place the Camp Adair buildings on the Veterans Village site, I have resolved to try to do so from the outside.

It seems that four months would be sufficient time to allow the County to make a decision. A mechanism exists in state law that would allow the City of Oregon City to pause, take a deep breath, and not rush into a needless and unwarranted demolition of the two Camp Adair buildings. That mechanism is ORS 197.772, which states in pertinent part:

197.772 Consent for designation as historic property.

(1) Notwithstanding any other provision of law, a local government shall allow a property owner to refuse to consent to any form of historic property designation at any point during the designation process. Such refusal to consent shall remove the property from any form of consideration for historic property designation under ORS 358.480 to 358.545 or other law except for consideration or nomination to the National Register of Historic Places pursuant to the National Historic Preservation Act of 1966, as amended (16 U.S.C. 470 et seq.).

(2) No permit for the demolition or modification of property removed from consideration for historic property designation under subsection (1) of this section shall be issued during the 120-day period following the date of the property owner's refusal to consent.

With this email, therefore, on which I am cc'ing Laura Terway as Director of Community Development, I am, pursuant to Oregon City Municipal Code (OCMC) Sec. 17.40.050, making an application to designate the two Camp Adair buildings as Oregon City historic landmarks. That section states, in pertinent part:

A. Institution of Proceedings. The city commission, the planning commission, the historic review board, a recognized neighborhood group or any interested person may initiate the proceedings for designation of an historic or conservation district, landmark, or historic corridor as follows:

(...)

2.

Any interested person or recognized neighborhood group may start designation proceedings by sending a written application to the planning staff.

I am an "interested person," in that I am a property owner, a taxpayer, and a voter in Oregon City. I am also an "interested person" in that I was the researcher who actually discovered that the Cannery and the Vocational Education Building Annex were in fact originally officers club buildings from Camp Adair. Finally, I am an "interested person" in that I have been part of the struggle for over a decade, including my time as a City Commissioner, to prevent expansion into the Lower Water Board Park area, and restore the area as part of Water Board Park. My vision of that restoration has always included restoration of the Camp Adair buildings. If restoration within Water Board Park is not possible politically, at least preservation somewhere else should be the end result.

This email constitutes my "written application." I am incorporating by reference the prior application for landmark designation submitted by the McLoughlin Neighborhood Association. I hereby substitute my own name and address for the name and address listed on the incorporated application:

James Nicita
302 Bluff Street
Oregon City, OR 97045
503-799-0725
james.nicita@gmail.com

I believe the actual addresses of the two buildings are 121 S John Adams St. and 220 (or 206) S John Adams Street, respectively.

It does not appear from city code that there is a fee associated with this application, and I find no such fee on the current version of the City's planning fee schedule.

Under the code, the application now as a matter of law be submitted to the Historic Review Board for Consideration. Under OCMC 2.28.060:

B. The following matters shall be submitted to the historic review board for its approval or decision:

1. Landmark designations;

And under OCMC 17.40.050:

C. The planning staff shall deliver a proposal or an application for the designation to the historic review board within

thirty days after the day on which a proposal or application is received. The historic review board shall review the proposal on the application and prepare a written recommendation or decision approving or rejecting the proposed designation.

These code provisions give me a legal entitlement to have my application heard, and any refusal on the City's part to provide a hearing on my application would constitute a violation of my substantial rights.

The exception is if the City refuses to grant consent to the designation. However, if it does so, the provision in ORS 197.772(2) gets triggered, and the City must wait 120 from that point before granting a demolition permit. As of this morning, according to the City's permit search function, a demolition permit has not been granted, or even applied for. I will state that I would not be taking this step if no credible buyer had stepped forward on the Camp Adair buildings. But one has, and he is due a fair opportunity to go through the process of securing permission from the County to place the Camp Adair buildings on the Veterans Village site.

I am also taking this step in recognition of the heroic and herculean efforts made by Paul Edgar over the past month. I think he has done everything humanly possible to advance an excellent concept. But I think the City's process placed him in an impossible position.

Needless to say, I am willing to withdraw this application at any time the County approves the placement of the Camp Adair buildings on the Veterans Village site and the City approves the sale; or if the matter of the Camp Adair buildings is otherwise resolved in a satisfactory manner.

I respectfully ask that the City not enter into any demolition contract pending resolution of this application. I believe that would also constitute a violation of my substantial rights.

James Nicita

Oregon City



APPLICATION FOR DESIGNATION OF HISTORIC LANDMARKS

HISTORIC REVIEW BOARD

City of Oregon City
625 Center Street
P.O. Box 3040
Oregon City, Oregon 97045
Phone 503.657.0891
Fax 503.657.7892
www.orcity.org

APPLICANT & OWNER INFORMATION

APPLICANT NAME: James Nicita	APPLICANT E-MAIL: james.nicita@gmail.com
APPLICANT ADDRESS: 302 Bluff St., Oregon City, OR 97045	APPLICANT PHONE: 503-799-0725
NAME of PROPERTY OWNER (if different): City of Oregon City	
PROPERTY OWNER'S MAILING ADDRESS: 625 Center St., Oregon City OR 97045	PROPERTY OWNER'S PHONE: 503-657-0891

PROPOSED LANDMARK INFORMATION

SITE ADDRESSES:

122 & 220 S. John Adams St., Oregon City OR 97045

DESCRIPTIONS OF PROPOSED LANDMARKS:

These two nearly identical buildings are located in Lower Waterboard Park. They were constructed in Camp Adair (Oregon's U.S. Army WWII training facility) in 1942, where they were used as officers' clubs. In 1947 the buildings were moved from Camp Adair to their current location, where the building located at 122 S. John Adams St. was used as Oregon City's community cannery, and the building located at 220 S. John Adams St. was used as a workshop annex by the vocational school then operating in Lower Waterboard Park.

Sources: 1947 newspaper articles (attached); 1947 Oregon City Commission minutes (attached); *Camp Adair: The Story of a World War II Cantonment*, John Baker, 2005.

122 S. John Adams St. ("the Community Cannery Building"):

The utilitarian style of the Community Cannery Building is similar to that of most other Camp Adair buildings. It is rectangular in plan, with a small projection on the north elevation and is one story high. It sits on a concrete slab foundation. The roof has small eave overhands along the north and south elevations and is eaveless at the gable ends on the other elevations. The roof has a gable form and is covered in a panel metal roofing material. The walls are clad in drop channel wood siding with wood corner boards. All of the windows on this building have been covered by panels of drop siding on the exterior and by boards and drywall on the interior. *The original windows still remain underneath the*

coverings, and consist of eight-over-eight double-hung wood sashes. The west elevation of the building has a single metal garage door, which appears to have replaced a garage door that operated on an existing overhead track. A metal pent roof is located over this entry and extends across the width of the elevation. On the south elevation there is a non-original metal door, and an original wood garage door that operates on an overhead track. This door may be similar to that which once existed on the west elevation. Both of these doors on the south elevation are covered by small shed roofs. The interior of the building is relatively unaltered, though the partitioning of a small room at the east end of the structure and an addition on the north elevation are notable alterations. The floors consist of concrete slab, with a channel down the center (consistent with its use as the Community Cannery). There is a concrete sink at the east end of the building, consistent with the building's use as the Community Cannery. There is an overhead metal track that circles the east end of the building, and which appears to have been used in conjunction with the concrete sink during the building's use as the Community Cannery. The building sits on a relatively flat site, which begins to slope downward to the south and west about 20 feet from the building. The building is in fair condition and has good integrity.

Sources: 2004 Historic Resource Survey Form (attached); 1947 newspaper articles (attached).

220 S. John Adams St. ("the Workshop Annex Building"):

This building is very similar to the Community Cannery Building because both buildings served as officers' clubs at Camp Adair. The differences between the buildings are the result of modifications made to them once they were moved from Camp Adair to their present location. The Workshop Annex Building is a simple one-story rectangle with an eaveless gabled roof. Approximately two feet of the concrete foundation is visible above ground. The exterior wall surfaces are clad in channel drop siding. The roof is clad in modern interlocking metal panels. The west elevation features four garage-type openings. A track for sliding doors runs across the entire elevation. The three northern-most openings have been filled with modern roll-up doors, while the southern-most opening has an older door. There are also three boarded-up windows on this elevation. The north gable-end has three windows, which are evenly spaced but are placed at staggered heights and boarded-up. Two evenly-spaced openings are punched into the south gable-end. More boarded-up windows can be found on the east elevation. It is not possible to determine the window configuration or evaluate their integrity without removing some window coverings because the windows are fully covered on the interior and the exterior. The Workshop Annex Building is in fair to good condition, and its integrity is fair. The building's integrity rating would be raised to "good" if the original windows are discovered under the coverings.

Sources: 2004 Historic Resource Survey Form (attached); 1947 newspaper articles (attached).

THE LOCATIONS OF THE PROPOSED LANDMARKS ARE ILLUSTRATED ON THE FOLLOWING MAPS:



Source: Google Maps

Note: the Community Cannery Building (north) and the Workshop Annex Building (south) are marked with stars.

CURRENT PHOTOGRAPHS OF THE PROPOSED LANDMARKS:

The Community Cannery Building:



Source: James Nicita, 2017.

The Workshop Annex Building:



Source: James Nicita, 2017.

Note: Due to a tall fence enclosing this area, it was not possible to get closer to the building.

HISTORIC PHOTOGRAPH OF THE INTERIOR OF A CAMP ADAIR OFFICERS' CLUB DURING WWII:



Source: <https://www.pinterest.com/pin/534732155733992354/> (last accessed 2017-03-01)

EXAMPLE OF THE CAMP ADAIR CONSTRUCTION STYLE:

Source: http://www.gazettetimes.com/news/local/barracks-go-downtown/article_a7b272a2-2f2b-11df-85d7-001cc4c002e0.html (last accessed 2017-03-01). This 2010 photograph shows some Camp Adair barracks being relocated from Camp Adair to Adair Village, where they are currently being restored.

CAMP ADAIR BARRACKS CURRENTLY BEING RESTORED IN ADAIR VILLAGE:

Source: <http://adairlivinghistory.org/> (last accessed 2017-03-01)

EXPLAIN WHY THE PROPOSED LANDMARKS SHOULD BE DESIGNATED:

According to historian John Baker, the author of *Camp Adair: The Story of a World War II Cantonment* (which was adapted into a DVD video by the same name in 2010), of the 1800 buildings that once stood in Camp Adair, he is unaware of any other officers' clubs that have remained intact. In fact, most of the buildings in Camp Adair were demolished shortly after WWII.

Camp Adair was Oregon's WWII army training facility, where ~130,000 soldiers trained for combat during WWII. At any given time from 1942 to the end of the war, ~40,000 people lived there, making it Oregon's second largest city at the time, after Portland.

Historic resource surveys were completed for these two buildings in 2004, but those surveys failed to identify or accurately report the true history of the buildings. That is, the survey reports incorrectly identify the age of the buildings, their origin, their original use. The surveys mention nothing about the buildings' history in Camp Adair or their association with WWII.

The buildings should be designated as historic landmarks primarily because of their unique history and association with Camp Adair. As mentioned above, of the few Camp Adair buildings that have survived, there are no other known intact officers' clubs. These unique pieces of WWII history should be preserved and rehabilitated for their educational value and for community use.

The buildings' histories as the community cannery (where community members could go to have their produce, etc., preserved) and as part of the vocational school, respectively, are also of historic value to the community.

Sources: *Camp Adair: The Story of a World War II Cantonment*, John Baker, 2005; 2004 historic resource forms (attached); 1947 newspaper articles (attached); 1947 Oregon City Commission minutes (attached).

LIST AND EXPLAIN THE POSITIVE AND NEGATIVE EFFECTS, IF ANY, WHICH DESIGNATION OF THE PROPOSED LANDMARK WOULD HAVE ON THE RESIDENTS OR OTHER PROPERTY OWNERS IN THE AREA:

Positive Effects:

- (1) The Waterboard Park/Lower Waterboard Park area is predominantly residential in nature. Because the Camp Adair buildings are located within the park, the local residents (both those living in close proximity to the park and those visiting the park from other areas of Oregon City) and tourists will benefit from having historic resources readily accessible from within a public park. If the buildings are restored and made available for public use (for example, as meeting/event venues or, in the case of the Cannery Building [122 S. John Adams St.], perhaps as an OSU Extension Service building to pay respect to the building's history as the Oregon City Community Cannery), then direct benefits will flow to the general public. Currently, both buildings are secured and are inaccessible to the general public.
- (2) The local, state, and national historic preservation societies/associations will benefit from preservation of WWII Camp Adair buildings, especially considering that no other Camp Adair officers' clubs are known to have survived.
- (3) Historic designation of these structures, readily assessable to the public, would be consistent with the historic designation and use of the Lower Waterboard Park area as a city park.

Negative Effects: While restoration of the buildings would require some level of investment (either by the City or through independent efforts to raise money for restoration, or both), the expense of restoration should not be considered a negative effect. Rather, the expenses of preservation/restoration should be considered the price to pay for the above-described positive effects. The MNA does not envision any negative effects from historic designation of these structures.

EXPLAIN HOW DESIGNATION OF THE PROPOSED LANDMARK WOULD SERVE THE PURPOSE OF THE HISTORIC OVERLAY DISTRICT AS STATED IN OCMC 17.40.010:

OCMC 17.40.010 reads as follows:

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
- C. Complement any National Register Historic districts designated in the city;
- D. Stabilize and improve property values in such districts;
- E. Foster civic pride in the beauty and noble accomplishments of the past;
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- G. Strengthen the economy of the city;
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

The proposed historic designation of the two Camp Adair buildings would serve the purposes of OCMC 17.40.010 as follows:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history.

Response: The historic designation of the Camp Adair buildings in Lower Waterboard Park would protect, enhance, and perpetuate scarce historic resources originating from Camp Adair and Oregon's involvement in WWII. Designation would also protect, enhance, and perpetuate the historic remnants of the two buildings' use as the Oregon City Community Cannery and vocational school workshop annex, respectively.

- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts.

Response: Designation of the Camp Adair buildings will add to the rich inventory of historic resources which make up the history of Oregon City. Designation will safeguard the aesthetic and cultural heritage as embodied in the place we know as historic Oregon City.

- C. Complement any National Register Historic districts designated in the city.

Response: The Camp Adair buildings are located with the McLoughlin Conservation District. Further, the Camp Adair buildings are within walking distance of the Canemah National Register District.

- D. Stabilize and improve property values in such districts.

Response: The historic landmark designation of the Camp Adair buildings would add value to the Waterboard Park/Lower Waterboard Park area, which should improve property values in the McLoughlin Neighborhood.

- E. Foster civic pride in the beauty and noble accomplishments of the past.

Response: The historic landmark designation of the Camp Adair buildings would foster civic pride in Oregon's role in defeating the axis powers in WWII, as well as appreciation for the sacrifices Oregonians made during that war. It is difficult to conceive of more fitting landmarks for fostering civic pride in noble accomplishments of the past than actual buildings used at Oregon's WWII army training facility.

Further, and apart from the associated Camp Adair history, by itself the use of the Cannery Building as Oregon City's Community Cannery was a beautiful and noble community endeavor.

- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.

Response: Historic landmark designation of the Camp Adair buildings will allow residents and tourists/visitors to learn about, access, and appreciate the buildings' historic values/resources.

- G. Strengthen the economy of the city.

Response: Tourism is a substantial part of Oregon City's economy largely because Oregon City has a unique history and many interesting historic resources. The historic landmark designation of the Camp Adair buildings would bring attention and contribute to the variety of historic resources available for tourists to visit. Ultimately, attracting more visitor/tourists through the historic value of the Camp Adair buildings will encourage spending at local shops and restaurants.

- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city.

Response: The educational value of the Camp Adair buildings cannot be easily overstated. Many lifelong residents of Oregon do not know about Camp Adair and its historic significance to the WWII effort. The preservation and restoration of the Camp Adair buildings would allow for improved educational opportunities in that regard. Many local citizens would have trained at Camp Adair during its active years. Accordingly, many current citizens will have family that trained at Camp Adair. The Camp Adair buildings could be a destination for local elementary school field trips. The location of the buildings in Lower Waterboard Park, in close proximity to Waterboard Park, would allow any educational trips to also capitalize on the surrounding natural park environment.

- I. Carry out the provisions of LCDC Goal 5.

Response: The purpose of LCDC's Statewide Planning Goal 5 is "to protect natural resources and conserve scenic and historic areas and open spaces." OAR 660-015-0000(5). To achieve compliance with Goal 5, "[l]ocal governments shall adopt programs that will protect natural resources and conserve scenic, *historic*, and open space resources for present and future generations." OAR 660-015-0000(5) (emphasis added). In addition, "[s]ignificant natural areas that are *historically*, ecologically or scientifically unique, outstanding or important, including those identified by the State Natural Area Preserves Advisory Committee, should be inventoried and evaluated." OAR 660-015-0000(5) at B(6) (emphasis added).

The City of Oregon City initially achieved compliance with LCDC Goal 5 through the adoption of its Comprehensive Plan. The Comprehensive Plan has been amended several times since then, and compliance with LCDC Goal 5 remains a requirement of ongoing Comprehensive Plan implementation. To that end, since initial adoption of the Comprehensive Plan Oregon City has added to its historic resources inventory. Part of the historic inventory update process involves completing historic resource information forms for properties that are potentially eligible for historic designation. For the Camp Adair buildings, historic inventory forms were completed in 2004, but the buildings were not identified as being of historic value at that time because the buildings' Camp Adair history was then unknown. With the recently-discovered information about the buildings' history in Camp Adair, their LCDC Goal 5 values have drastically increased.

The historic landmark designation of the Camp Adair buildings would help carry out the provisions of LCDC Goal 5 because designation would protect and conserve valuable national, state, and local historic resources. Further, designating the Camp Adair buildings as local historic landmarks would be consistent with and complement Oregon City's extensive existing inventory of LCDC Goal 5 historic resources in the McLoughlin Conservation District. Accordingly, the proposed designation would help carry out the provisions of LCDC Goal 5.

EXPLAIN WHY DESIGNATION OF THE PROPOSED LANDMARK WOULD BE CONSISTENT WITH THE PURPOSES OF THE CITY COMPREHENSIVE PLAN:

Response: The current Oregon City Comprehensive Plan (2004) addresses the preservation of historic landmarks:

Historic Landmarks

Historic landmarks are structures or sites with unusual historic importance and contribute to the city's identity. Maintenance costs are often returned in tourism revenues. Appreciation of local culture and history is enhanced. Criteria for designation as a historic landmark are:

- association with a major historic person
- association with an historic event or period of time
- association with a former or continuing institution that has contributed to the life of the city
- embodiment of the distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant and distinguishable entity where components may lack individual distinction
- association with a group, organization, enterprise in history

Oregon City Comprehensive Plan at 33-34. The historic landmark designation of the Camp Adair buildings is consistent with the above-quoted section of the Comprehensive Plan, as follows:

- Association with a major historic person: N/A
- Association with an historic event or period of time: The Camp Adair buildings are primarily associated with Oregon's involvement in WWII. Further, the Cannery Building is associated with its historic use as the Oregon City Community Cannery, and the workshop annex is associated with the historic operation of the vocational school in the park.
- Association with a former or continuing institution that has contributed to the life of the city: The army, of course, with which the buildings are associated, is a continuing institution that, especially during WWII, strongly impacted the lives of everyone in the community. Further, once the Cannery Building was transferred from Camp Adair to Lower Waterboard Park, the Community Cannery was moved into the building. The Community Cannery was operated by the City's school authorities, much like the OSU Extension service currently offers canning and preservation-related classes throughout the state (e.g. the OSU Extension Service Master Food Preserver Program), including in Oregon City. The legacy of the Community Cannery has also continued to some extent through Clackamas Community College's (CCC) community garden program. The same, of course, is true of the workshop annex building's association with CCC, which still offers vocational and technical training. In fact, CCC was located in Lower Waterboard Park before it moved to its current location in

- Embodiment of the distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant and distinguishable entity where components may lack individual distinction: Oregon City's Camp Adair buildings are representative of the style of buildings constructed in Camp Adair, most of which are lost to history.
- Association with a group, organization, enterprise in history: As discussed above, there are multiple historic groups, organizations, and enterprises associated with the Camp Adair buildings.

APPLICANT'S SIGNATURE:

James Nicita**DATE:**

10-9-2020

- Embodiment of the distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant and distinguishable entity where components may lack individual distinction: Oregon City's Camp Adair buildings are representative of the style of buildings constructed in Camp Adair, most of which are lost to history.
- Association with a group, organization, enterprise in history: As discussed above, there are multiple historic groups, organizations, and enterprises associated with the Camp Adair buildings.

APPLICANT'S SIGNATURE:

James Nicita

DATE:

10-9-2020



APPLICATION FOR DESIGNATION OF HISTORIC LANDMARKS

HISTORIC REVIEW BOARD

City of Oregon City
625 Center Street
P.O. Box 3040
Oregon City, Oregon 97045
Phone 503.657.0891
Fax 503.657.7892
www.orcity.org

APPLICANT & OWNER INFORMATION

APPLICANT NAME: McLoughlin Neighborhood Association (MNA)	APPLICANT E-MAIL: guttmcg@msn.com (Denyse McGriff, MNA Chair)
APPLICANT ADDRESS: PO Box 1027, Oregon City OR 97045	APPLICANT PHONE: 503-656-3912 (Denyse McGriff, MNA Chair)
NAME of PROPERTY OWNER (if different): City of Oregon City	
PROPERTY OWNER'S MAILING ADDRESS: 625 Center St., Oregon City OR 97045	PROPERTY OWNER'S PHONE: 503-657-0891

PROPOSED LANDMARK INFORMATION

SITE ADDRESSES:

122 & 220 S. John Adams St., Oregon City OR 97045

DESCRIPTIONS OF PROPOSED LANDMARKS:

These two nearly identical buildings are located in Lower Waterboard Park. They were constructed in Camp Adair (Oregon's U.S. Army WWII training facility) in 1942, where they were used as officers' clubs. In 1947 the buildings were moved from Camp Adair to their current location, where the building located at 122 S. John Adams St. was used as Oregon City's community cannery, and the building located at 220 S. John Adams St. was used as a workshop annex by the vocational school then operating in Lower Waterboard Park.

Sources: 1947 newspaper articles (attached); 1947 Oregon City Commission minutes (attached); *Camp Adair: The Story of a World War II Cantonment*, John Baker, 2005.

122 S. John Adams St. ("the Community Cannery Building"):

The utilitarian style of the Community Cannery Building is similar to that of most other Camp Adair buildings. It is rectangular in plan, with a small projection on the north elevation and is one story high. It sits on a concrete slab foundation. The roof has small eave overhands along the north and south elevations and is eaveless at the gable ends on the other elevations. The roof has a gable form and is covered in a panel metal roofing material. The walls are clad in drop channel wood siding with wood corner boards. All of the windows on this building have been covered by panels of drop siding on the exterior and by boards and drywall on the interior. ***The original windows still remain underneath the***

coverings, and consist of eight-over-eight double-hung wood sashes. The west elevation of the building has a single metal garage door, which appears to have replaced a garage door that operated on an existing overhead track. A metal pent roof is located over this entry and extends across the width of the elevation. On the south elevation there is a non-original metal door, and an original wood garage door that operates on an overhead track. This door may be similar to that which once existed on the west elevation. Both of these doors on the south elevation are covered by small shed roofs. The interior of the building is relatively unaltered, though the partitioning of a small room at the east end of the structure and an addition on the north elevation are notable alternations. The floors consist of concrete slab, with a channel down the center (consistent with its use as the Community Cannery). There is a concrete sink at the east end of the building, consistent with the building's use as the Community Cannery. There is an overhead metal track that circles the east end of the building, and which appears to have been used in conjunction with the concrete sink during the building's use as the Community Cannery. The building sits on a relatively flat site, which begins to slope downward to the south and west about 20 feet from the building. The building is in fair condition and has good integrity.

Sources: 2004 Historic Resource Survey Form (attached); 1947 newspaper articles (attached).

220 S. John Adams St. ("the Workshop Annex Building"):

This building is very similar to the Community Cannery Building because both buildings served as officers' clubs at Camp Adair. The differences between the buildings are the result of modifications made to them once they were moved from Camp Adair to their present location. The Workshop Annex Building is a simple one-story rectangle with an eaveless gabled roof. Approximately two feet of the concrete foundation is visible above ground. The exterior wall surfaces are clad in channel drop siding. The roof is clad in modern interlocking metal panels. The west elevation features four garage-type openings. A track for sliding doors runs across the entire elevation. The three northern-most openings have been filled with modern roll-up doors, while the southern-most opening has an older door. There are also three boarded-up windows on this elevation. The north gable-end has three windows, which are evenly spaced but are placed at staggered heights and boarded-up. Two evenly-spaced openings are punched into the south gable-end. More boarded-up windows can be found on the east elevation. It is not possible to determine the window configuration or evaluate their integrity without removing some window coverings because the windows are fully covered on the interior and the exterior. The Workshop Annex Building is in fair to good condition, and its integrity is fair. The building's integrity rating would be raised to "good" if the original windows are discovered under the coverings.

Sources: 2004 Historic Resource Survey Form (attached); 1947 newspaper articles (attached).

THE LOCATIONS OF THE PROPOSED LANDMARKS ARE ILLUSTRATED ON THE FOLLOWING MAPS:



Source: Google Maps

Note: the Community Cannery Building (north) and the Workshop Annex Building (south) are marked with stars.

CURRENT PHOTOGRAPHS OF THE PROPOSED LANDMARKS:

The Community Cannery Building:



Source: James Nicita, 2017.

The Workshop Annex Building:



Source: James Nicita, 2017.

Note: Due to a tall fence enclosing this area, it was not possible to get closer to the building.

HISTORIC PHOTOGRAPH OF THE INTERIOR OF A CAMP ADAIR OFFICERS' CLUB DURING WWII:



Source: <https://www.pinterest.com/pin/534732155733992354/> (last accessed 2017-03-01)

EXAMPLE OF THE CAMP ADAIR CONSTRUCTION STYLE:



Source: http://www.gazettetimes.com/news/local/barracks-go-downtown/article_a7b272a2-2f2b-11df-85d7-001cc4c002e0.html (last accessed 2017-03-01). This 2010 photograph shows some Camp Adair barracks being relocated from Camp Adair to Adair Village, where they are currently being restored.

CAMP ADAIR BARRACKS CURRENTLY BEING RESTORED IN ADAIR VILLAGE:



Source: <http://adairlivinghistory.org/> (last accessed 2017-03-01)

EXPLAIN WHY THE PROPOSED LANDMARKS SHOULD BE DESIGNATED:

According to historian John Baker, the author of *Camp Adair: The Story of a World War II Cantonment* (which was adapted into a DVD video by the same name in 2010), of the 1800 buildings that once stood in Camp Adair, he is unaware of any other officers' clubs that have remained intact. In fact, most of the buildings in Camp Adair were demolished shortly after WWII.

Camp Adair was Oregon's WWII army training facility, where ~130,000 soldiers trained for combat during WWII. At any given time from 1942 to the end of the war, ~40,000 people lived there, making it Oregon's second largest city at the time, after Portland.

Historic resource surveys were completed for these two buildings in 2004, but those surveys failed to identify or accurately report the true history of the buildings. That is, the survey reports incorrectly identify the age of the buildings, their origin, their original use. The surveys mention nothing about the buildings' history in Camp Adair or their association with WWII.

The buildings should be designated as historic landmarks primarily because of their unique history and association with Camp Adair. As mentioned above, of the few Camp Adair buildings that have survived, there are no other known intact officers' clubs. These unique pieces of WWII history should be preserved and rehabilitated for their educational value and for community use.

The buildings' histories as the community cannery (where community members could go to have their produce, etc., preserved) and as part of the vocational school, respectively, are also of historic value to the community.

Sources: *Camp Adair: The Story of a World War II Cantonment*, John Baker, 2005; 2004 historic resource forms (attached); 1947 newspaper articles (attached); 1947 Oregon City Commission minutes (attached).

LIST AND EXPLAIN THE POSITIVE AND NEGATIVE EFFECTS, IF ANY, WHICH DESIGNATION OF THE PROPOSED LANDMARK WOULD HAVE ON THE RESIDENTS OR OTHER PROPERTY OWNERS IN THE AREA:

Positive Effects:

- (1) The Waterboard Park/Lower Waterboard Park area is predominantly residential in nature. Because the Camp Adair buildings are located within the park, the local residents (both those living in close proximity to the park and those visiting the park from other areas of Oregon City) and tourists will benefit from having historic resources readily accessible from within a public park. If the buildings are restored and made available for public use (for example, as meeting/event venues or, in the case of the Cannery Building [122 S. John Adams St.], perhaps as an OSU Extension Service building to pay respect to the building's history as the Oregon City Community Cannery), then direct benefits will flow to the general public. Currently, both buildings are secured and are inaccessible to the general public.
- (2) The local, state, and national historic preservation societies/associations will benefit from preservation of WWII Camp Adair buildings, especially considering that no other Camp Adair officers' clubs are known to have survived.
- (3) Historic designation of these structures, readily assessable to the public, would be consistent with the historic designation and use of the Lower Waterboard Park area as a city park.

Negative Effects: While restoration of the buildings would require some level of investment (either by the City or through independent efforts to raise money for restoration, or both), the expense of restoration should not be considered a negative effect. Rather, the expenses of preservation/restoration should be considered the price to pay for the above-described positive effects. The MNA does not envision any negative effects from historic designation of these structures.

EXPLAIN HOW DESIGNATION OF THE PROPOSED LANDMARK WOULD SERVE THE PURPOSE OF THE HISTORIC OVERLAY DISTRICT AS STATED IN OCMC 17.40.010:

OCMC 17.40.010 reads as follows:

It is declared as a matter of public policy that the protection, enhancement, perpetuation and use of improvements of special character or special historical or aesthetic interest or value is a public necessity and is required in the interest of the health, prosperity, safety and welfare of the people. The purpose of this chapter is to:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history;
- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts;
- C. Complement any National Register Historic districts designated in the city;
- D. Stabilize and improve property values in such districts;
- E. Foster civic pride in the beauty and noble accomplishments of the past;
- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided;
- G. Strengthen the economy of the city;
- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city; and
- I. Carry out the provisions of LCDC Goal 5.

The proposed historic designation of the two Camp Adair buildings would serve the purposes of OCMC 17.40.010 as follows:

- A. Effect and accomplish the protection, enhancement and perpetuation of such improvements and of districts which represent or reflect elements of the city's cultural, social, economic, political and architectural history.

Response: The historic designation of the Camp Adair buildings in Lower Waterboard Park would protect, enhance, and perpetuate scarce historic resources originating from Camp Adair and Oregon's involvement in WWII. Designation would also protect, enhance, and perpetuate the historic remnants of the two buildings' use as the Oregon City Community Cannery and vocational school workshop annex, respectively.

- B. Safeguard the city's historic, aesthetic and cultural heritage as embodied and reflected in such improvements and districts.

Response: Designation of the Camp Adair buildings will add to the rich inventory of historic resources which make up the history of Oregon City. Designation will safeguard the aesthetic and cultural heritage as embodied in the place we know as historic Oregon City.

- C. Complement any National Register Historic districts designated in the city.

Response: The Camp Adair buildings are located with the McLoughlin Conservation District. Further, the Camp Adair buildings are within walking distance of the Canemah National Register District.

- D. Stabilize and improve property values in such districts.

Response: The historic landmark designation of the Camp Adair buildings would add value to the Waterboard Park/Lower Waterboard Park area, which should improve property values in the McLoughlin Neighborhood.

- E. Foster civic pride in the beauty and noble accomplishments of the past.

Response: The historic landmark designation of the Camp Adair buildings would foster civic pride in Oregon's role in defeating the axis powers in WWII, as well as appreciation for the sacrifices Oregonians made during that war. It is difficult to conceive of more fitting landmarks for fostering civic pride in noble accomplishments of the past than actual buildings used at Oregon's WWII army training facility.

Further, and apart from the associated Camp Adair history, by itself the use of the Cannery Building as Oregon City's Community Cannery was a beautiful and noble community endeavor.

- F. Protect and enhance the city's attractions to tourists and visitors and the support and stimulus to business and industry thereby provided.

Response: Historic landmark designation of the Camp Adair buildings will allow residents and tourists/visitors to learn about, access, and appreciate the buildings' historic values/resources.

- G. Strengthen the economy of the city.

Response: Tourism is a substantial part of Oregon City's economy largely because Oregon City has a unique history and many interesting historic resources. The historic landmark designation of the Camp Adair buildings would bring attention and contribute to the variety of historic resources available for tourists to visit. Ultimately, attracting more visitor/tourists through the historic value of the Camp Adair buildings will encourage spending at local shops and restaurants.

- H. Promote the use of historic districts and landmarks for the education, pleasure, energy conservation, housing and public welfare of the city.

Response: The educational value of the Camp Adair buildings cannot be easily overstated. Many lifelong residents of Oregon do not know about Camp Adair and its historic significance to the WWII effort. The preservation and restoration of the Camp Adair buildings would allow for improved educational opportunities in that regard. Many local citizens would have trained at Camp Adair during its active years. Accordingly, many current citizens will have family that trained at Camp Adair. The Camp Adair buildings could be a destination for local elementary school field trips. The location of the buildings in Lower Waterboard Park, in close proximity to Waterboard Park, would allow any educational trips to also capitalize on the surrounding natural park environment.

- I. Carry out the provisions of LCDC Goal 5.

Response: The purpose of LCDC's Statewide Planning Goal 5 is "to protect natural resources and conserve scenic and historic areas and open spaces." OAR 660-015-0000(5). To achieve compliance with Goal 5, "[l]ocal governments shall adopt programs that will protect natural resources and conserve scenic, *historic*, and open space resources for present and future generations." OAR 660-015-0000(5) (emphasis added). In addition, "[s]ignificant natural areas that are *historically*, ecologically or scientifically unique, outstanding or important, including those identified by the State Natural Area Preserves Advisory Committee, should be inventoried and evaluated." OAR 660-015-0000(5) at B(6) (emphasis added).

The City of Oregon City initially achieved compliance with LCDC Goal 5 through the adoption of its Comprehensive Plan. The Comprehensive Plan has been amended several times since then, and compliance with LCDC Goal 5 remains a requirement of ongoing Comprehensive Plan implementation. To that end, since initial adoption of the Comprehensive Plan Oregon City has added to its historic resources inventory. Part of the historic inventory update process involves completing historic resource information forms for properties that are potentially eligible for historic designation. For the Camp Adair buildings, historic inventory forms were completed in 2004, but the buildings were not identified as being of historic value at that time because the buildings' Camp Adair history was then unknown. With the recently-discovered information about the buildings' history in Camp Adair, their LCDC Goal 5 values have drastically increased.

The historic landmark designation of the Camp Adair buildings would help carry out the provisions of LCDC Goal 5 because designation would protect and conserve valuable national, state, and local historic resources. Further, designating the Camp Adair buildings as local historic landmarks would be consistent with and complement Oregon City's extensive existing inventory of LCDC Goal 5 historic resources in the McLoughlin Conservation District. Accordingly, the proposed designation would help carry out the provisions of LCDC Goal 5.

EXPLAIN WHY DESIGNATION OF THE PROPOSED LANDMARK WOULD BE CONSISTENT WITH THE PURPOSES OF THE CITY COMPREHENSIVE PLAN:

Response: The current Oregon City Comprehensive Plan (2004) addresses the preservation of historic landmarks:

Historic Landmarks

Historic landmarks are structures or sites with unusual historic importance and contribute to the city's identity. Maintenance costs are often returned in tourism revenues. Appreciation of local culture and history is enhanced. Criteria for designation as a historic landmark are:

- association with a major historic person
- association with an historic event or period of time
- association with a former or continuing institution that has contributed to the life of the city
- embodiment of the distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant and distinguishable entity where components may lack individual distinction
- association with a group, organization, enterprise in history

Oregon City Comprehensive Plan at 33-34. The historic landmark designation of the Camp Adair buildings is consistent with the above-quoted section of the Comprehensive Plan, as follows:

- Association with a major historic person: N/A
- Association with an historic event or period of time: The Camp Adair buildings are primarily associated with Oregon's involvement in WWII. Further, the Cannery Building is associated with its historic use as the Oregon City Community Cannery, and the workshop annex is associated with the historic operation of the vocational school in the park.
- Association with a former or continuing institution that has contributed to the life of the city: The army, of course, with which the buildings are associated, is a continuing institution that, especially during WWII, strongly impacted the lives of everyone in the community. Further, once the Cannery Building was transferred from Camp Adair to Lower Waterboard Park, the Community Cannery was moved into the building. The Community Cannery was operated by the City's school authorities, much like the OSU Extension service currently offers canning and preservation-related classes throughout the state (e.g. the OSU Extension Service Master Food Preserver Program), including in Oregon City. The legacy of the Community Cannery has also continued to some extent through Clackamas Community College's (CCC) community garden program. The same, of course, is true of the workshop annex building's association with CCC, which still offers vocational and technical training. In fact, CCC was located in Lower Waterboard Park before it moved to its current location in

- Embodiment of the distinctive characteristics of a type, period, or method of construction, or representation of the work of a master, or possession of high artistic values, or representation of a significant and distinguishable entity where components may lack individual distinction: Oregon City's Camp Adair buildings are representative of the style of buildings constructed in Camp Adair, most of which are lost to history.
- Association with a group, organization, enterprise in history: As discussed above, there are multiple historic groups, organizations, and enterprises associated with the Camp Adair buildings.

APPLICANT'S SIGNATURE:

Denyse McGriff, Chair
McLoughlin Neighborhood Association

DATE:

3/2/2017

Oregon City, Oregon, March 12, 1947

SPECIAL MEETING

The City Commission met in special session on the above date in the office of the City Manager at the City Hall at 1:00 o'clock p.m.

Roll call showed the following present:

W. G. H. Krueger, Commissioner
Raymond P. Caufield, Commissioner
Robert A. Finlayson, City Manager

The following ordinance No. 1340 was read the first time and ordered published.

ORDINANCE NO. 1340

An ordinance reducing all of the alley running through Block 167 Oregon City, according to the duly recorded plat thereof, between Jackson Street and Van Buren Street, from 26 feet in width to 10 feet in width in its entirety.

OREGON CITY DOES ORDAIN AS FOLLOWS:

Section 1. That all of that certain alley running through Block 167 Oregon City, according to the duly recorded plat thereof, between Jackson Street and Van Buren Street, be and the same is hereby reduced from 26 feet in width to 10 feet in width in its entirety and a strip of land 8 feet in width along the entire Northeasterly side of said alley adjoining lots 2 and 7 in said Block 167, and a strip of land 8 feet in width along the entire Southwesterly side of said alley adjoining lots 3 and 6 in said Block 167 be and the same are hereby vacated.

Read first time and ordered published at a special meeting of the City Commission of Oregon City, Oregon, held on the 12th day of March, 1947, and to come up for second reading and final passage at a regular meeting of said City Commission to be held on the 2nd day of April, 1947, at the hour of 1:00 o'clock p.m.

Mary E. Brady
City Recorder

There being no further business, the meeting adjourned.

Mary E. Brady
City Recorder.

Oregon City, Oregon, March 26, 1947

SPECIAL MEETING

The City Commission met in special session on the above date in the office of the City Manager at the City Hall at 1:00 o'clock p.m.

Roll call showed the following present:

W.G.H. Krueger, Commissioner
Raymond P. Caufield, Commissioner
George Woodward, Mayor
Robert A. Finlayson, City Manager

The following resolution was read and on motion adopted.

RESOLUTION

WHEREAS, The National Youth Administration was granted permission by the City Commission of Oregon City on April 2, 1941, to construct a building for their uses and needs and primarily for the purpose of fabrication of buildings, commonly known as a prefabrication plant, in Water Board Park, and

WHEREAS, said building was constructed and used for approximately two years, and

WHEREAS, about June, 1945, School District No. 62 of Oregon City, Clackamas County, Oregon, opened a vocational educational school in said building by permission from the City, and

WHEREAS, said school is now operating with a staff of four teachers and has insufficient room to care for the students, principally consisting of World War Veterans who are availing themselves of the vocational education provided thereby under the GI Bill of Rights, and

WHEREAS, the Federal Works Agency, Bureau of Community Facilities, under project Ore. 35-V-25, has offered two buildings from Camp Adair to be added to the site of present building above to provide additional facilities for said vocational school and relieve the serious lack of facilities with the proviso that said buildings shall be used for vocational educational purposes for not less than six years, and

WHEREAS, said vocational education is of great benefit to the returning veterans and

WHEREAS, said vocational educational school is under the direct supervision of School District No. 62, Clackamas County, Oregon, and the state Board of Vocational Education, and

WHEREAS, said buildings will revert to the City of Oregon City at the conclusion of their use for said purposes, Now, therefore,

BE IT RESOLVED, that permission is hereby given to School District No. 62, Oregon City, Clackamas County, Oregon, to place said two buildings above referred to near the present building in Water Board Park in Oregon City, Oregon, said buildings to be placed according to blue prints prepared by Jones and Marsh, Architects, Portland, Oregon, heretofore submitted to said School District and said Federal Works Agency, Bureau of Community Facilities, for a period of six years from the date hereof and thereafter on such terms and conditions and for such a period of time as may be agreed upon by the City and the School District.

Dated, March 26, 1947

OREGON CITY

By GEORGE WOODWARD
Mayor-Commissioner

By RAYMOND P. CAUFIELD
Commissioner

By W.G.H. KRUEGER
Commissioner

Comprising the City Commission
of Oregon City, Oregon

Attest:

MARY E. BRADY
City Recorder

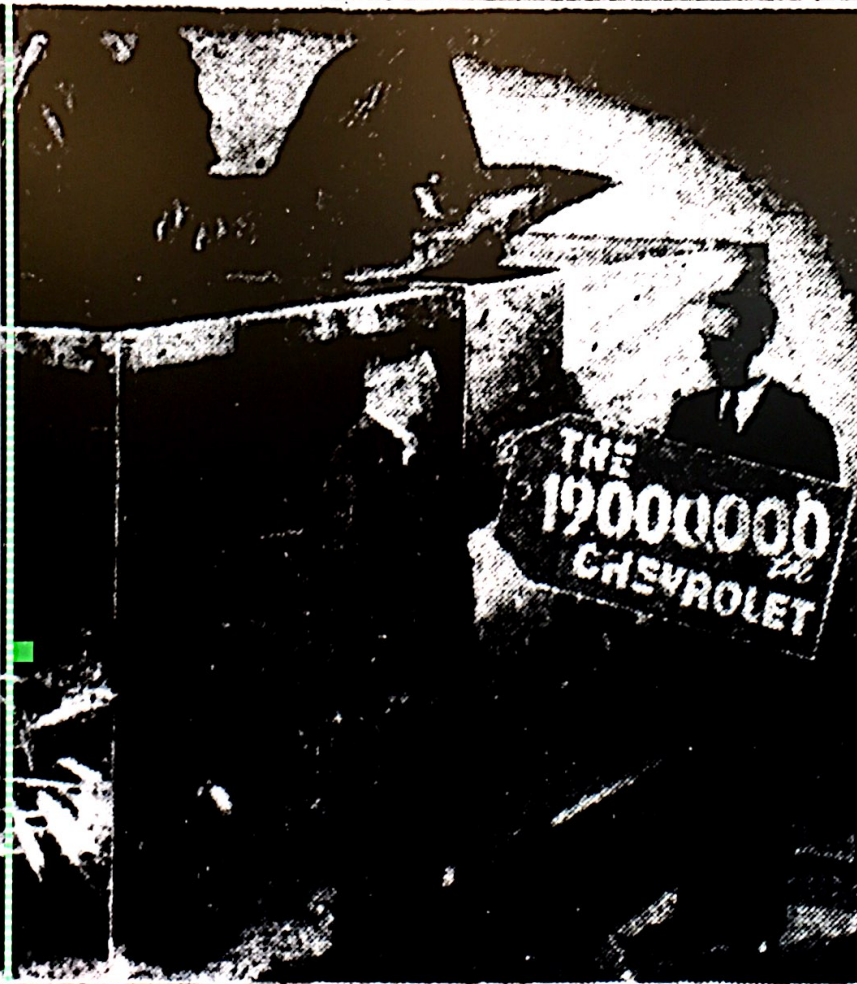
The City Commission discussed the Moser property on the corner of Division street and Molalla Avenue and also made a visit to the site in connection with the thought that the Moser building was built in the street.

There being no further business the meeting adjourned.

Mary E. Brady
City Recorder.



NER-COURIER, OREGON CITY, ORE., FRIDAY, MARCH 14, 1947



lestone model, years of the ly in December manufacturers of within the limits

imposed upon the industry by current business conditions. Top-ranking executives of Chevrolet who "delivered" this welcome souvenir "wrapped in cellophane" are Nicholas Dreystadt (left), general manager, and T. H. Keating, general sales manager.

Adair Buildings to Be Used by School In Vocational Work

Foundation plans are being prepared by Portland Architects Jonea & Marsh for two surplus Camp Adair buildings to be erected as additions to the Oregon City vocational school in Waterboard park here, according to L. A. King, city school superintendent.

Federal works agency approval of the school's application for the two structures, which had been used as officer's clubs, was reported this week to King in telegram from Oregon congressman.

THE BUILDINGS, each 25 by 95 feet, will be dismantled in panels and transported at government expense to the new site, the superintendent advises. One structure, to be erected on a knoll near the present school, will house the community cannery. The other will be joined to the present building as a workshop annex.

All moving, dismantling and re-erecting will be borne by the federal government, with the school responsible for providing outside foundations and making necessary sewer and water connections, King says. The contractor also will provide both buildings with concrete floors. The structures will be shipped complete with toilet, lavatory and lighting facilities.

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Army Buildings to Be Moved to OC

Contract for moving two recreation-type buildings from Camp Adair, near Corvallis, and erecting them on a site in Oregon City's Waterboard park for use in the vocational plant there, was let recently to Dan Malarkey, Portland contractor, according to C. E. Stewart, district engineer for the federal works agency.

Cost of moving the buildings, to be borne by the federal government, is estimated at \$25,000. Portland Architects Jones and Marsh have prepared plans for foundations and floors of the structures, one of which will be used as an addition to the school shops and the other for a community cannery.

Anti-Dog Ordinance to Be Enforced by OC Cops

Strict enforcement of an ordinance making it unlawful to permit dogs

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THE GRACE AND BEAUTY of Clackamas county is portrayed in this picture of the nine contestants for the "Miss Oregon City" title which was won Tuesday afternoon by Miss Harriette Stewart, third from left. From left, the curvaceous beauties are Sally Marlowe Fox, Elaine Helberg, Miss Oregon City, Lauraine Bird, Katharine Helms, Eunice Christensen, Phyllis Larson, Lois Bagdale and Elaine Thoms. (Mr. Fox Photo 4888)

Low-Test, Low-Price Milk Said Injurious to Dominant Breeds

Dominant breeds of dairy cattle in Oregon are being done an injustice by the state milk price order, it was unanimously agreed by some 75 Clackamas County Jersey Cattle club members in regular meeting Sunday near Molalla.

C. E. Gordon, Carlton, assigned by the state Jersey club to organize resistance to the order, was principal speaker and outlined the ruling and its effect on producers of high-quality milk. A considerable loss is faced by these producers, Gordon told the club, in addition to damaging progress in the dairy industry toward breeding and maintenance of purebred dairy stock with backgrounds of high butterfat production.

Community Cannery To Open Next Week In New Quarters

Opening of the Oregon City community cannery in new quarters at Waterboard park, delayed about a month due to materials and equipment shortages, is scheduled for the middle of next week, announces Theodor Leach, cannery supervisor.

First produce expected to be processed in the plant will be the end of the canberry crop, first greens and large runs of beans, beets and early apples, Leach says. The day preceding the formal opening of the plant, Leach and Mrs. Helen McDowell, home economics instructor who is assisting in running the cannery, will hold a demonstration class for new patrons.

THE HOME - CANNING plant, housed last year in the vocational school building, has been moved into a war surplus building, formerly an officers' club at Camp Adair. Nearly all cannery equipment has been installed in the structure, and workmen are expected to complete the project by the first of the week.

Main delay in finishing the job resulted from a shortage of cement during erection of the building. That problem overcome, school authorities handling the job then found that the old cannery boiler had been condemned due to age and the opening set for July 16 was postponed pending acquisition of a boiler.

ARRANGEMENTS were made last week to procure two steam generators from war surplus stocks through the University of Washington. The generators, which will be used to heat water and cooking retorts, were designed as sterilizing equipment for medical apparatus.

Leach says canning prices will be the same as those in effect last year, with a charge of 6 cents a No. 2 can and 7 cents a No. 2½ can for regular produce and 1 cent a can higher on corn, squash and other produce which requires additional cooking and processing. Cards held by last year's patrons still are in effect, he says.

Willamette Residence Damaged by Fire

Fire, presumably caused by defective wiring, Tuesday afternoon caused extensive damage to the O. Bullington residence, Seventh avenue

Hop Growers Asked To Place Orders Soon for Pickers

With hop-picking scheduled to get underway in earnest next week in Clackamas county, Ralph Loe, county farm agent, is urging growers to place orders for pickers to avoid a last-minute rush and a possible dearth of harvesters.

Lowe says to date he has received few orders for picking crews, but his office is besieged with calls from prospective harvesters ready to go into the yards. Planning for the harvest is being held up pending his receipt of these orders, he says.

EARLY HOP PICKING at the Dalbert Hiesner yard near Donald is being completed this week, and two other growers have informed Lowe that they expect to start the harvest Monday. Harvest at the Hiesner ranch started about two weeks ago, the earliest of the season in the county, the labor assistant advises.

The bean harvest, expected to start early this week, is being delayed, but growers are planning to start picking next week. The county bean crop appears to be good, Lowe says.

State Portions Fair Money Clackamas

Clackamas county will receive \$2441 of the \$24,000 apportioned Wednesday by the state to county fairs on a basis of assessed valuation in each county. This money is in addition to funds turned over to county fairs from racing revenues.

Only counties that received more than Clackamas were Multnomah, which was given \$18,032, and Lane, \$3194.

"BLUE" MILK, with little cream, cuts consumption and creates dissatisfied customers, thus defeating the aim of the dairy industry to lower costs and prices by greater consumption of good milk.

"I demand," he said, "that 4 percent milk be four percent, not 3.2 percent as is being forced on the public today at the expense of the Jersey."

Gale called on all Jersey and Guernsey herd owners who are shipping to the Dairy Cooperative association to appeal to the board of directors to support the purebred herdmen on the ground that such owners cannot long stand the loss sustained in shipping high-test milk under control of the low-test, low-price ruling.

COMPLETE COOPERATION with the state Jersey club and other organizations of purebred dairy cattle owners has been assured by the Clackamas County Jersey Cattle club.

J. Francis Kilford, Liberal, has joined the Jerseys and his son, Michael, is a new member of the Challengeurs' 4H Jersey club.

OTHER SPEAKERS included Ross Wurm of the Western Dairy Journal, and Monroe Sweetland, Molalla newspaper editor.

Due to lack of time, other business scheduled was turned over to the board of directors to handle.

The hosts, Mr. and Mrs. A. W. Grizzle, were voted thanks for their efficient and complete arrangements for the meeting.

Red Cross Swim Campaigns in County Attracting Hundreds

Hundreds of Clackamas county children as well as a good many adults are taking advantage of the Red Cross "learn to swim" campaigns now running in several parts of Clackamas county, according to the report of Alice Maxwell, executive secretary, to the chapter board meeting Wednesday in the court house. Four additional campaigns are being planned, giving everyone in the county an opportunity to participate.

Mrs. Maxwell emphasized that instructors in each of the schools are volunteers workers. The Red Cross motor corps and office staff service the activity. At Oswego, for instance, George Little is the instructor and reports approximately 100 beginners, 40 intermediates, 25 life savers and 10 swimmers participating. The classes there will continue until July 26.

The Carver-Esteban school is being held at Mumpower park, Carver, with the facilities of the park donated to participants. Mrs. Orlean Rife is in charge and reports an attendance of over 100 each day. This campaign is scheduled to end today but may continue if interest is shown.

THE THIRD CAMPAIGN now running is at the Riverside (Case) park, Molalla, which also donates its facilities. Virginia Ruppell, the instructor, reports attendance of 100 or so each day with the campaign slated to continue through July 24. Biggest turnout is expected at the Milwaukie campaign which may have as many as 700 participants. Leslie Peake is the instructor and turns out swimmers a-la-navy in six time, according to past records. His campaign will start July 24.

Other campaigns now scheduled are Oregon City, July 25, Mary Lenz, instructor; Lake Grove community pool, date to be announced, Willard Calvin Watson, instructor, and Gladstone at a time, and with an instructor, to be announced.

According to Irene Kirchner, motor corps captain, the Red Cross station wagons have been driven more than 500 miles per week in serving the campaign. Transportation also was provided for 75 persons attending the safety program meetings, 18 persons to hospitals, with 40 assignments handled during the past month by volunteer drivers.

THE SECRETARY'S REPORT noted the exceptional record in home nursing training made by Florence Mehren during the past year. Some 1000 certificates have been issued to Clackamas county women who have taken this tremendously worthwhile course.

Harvey Orcutt, account prevention chairman, reported a considerable increase in interest throughout the county. Meetings at Molalla and at Milwaukie grange have been especially well attended.

The board of directors elected three members to the executive committee of the chapter as provided in the by-laws. Mrs. Pauline L. Scheer, Dave Thomas and Edw. P. Koen were so elected to serve during the coming year. Chairman



Community Cannery To Open Next Week In New Quarters

Opening of the Oregon City community cannery in new quarters at Waterboard park, delayed about a month due to materials and equipment shortages, is scheduled for the middle of next week, announces Therlow Leach, cannery supervisor.

First produce expected to be processed in the plant will be the end of the caneberry crop, first greens and large runs of beans, beets and early apples, Leach says. The day preceding the formal opening of the plant, Leach and Mrs. Helen McDowell, home economics instructor who is assisting in running the cannery, will hold a demonstration class for new patrons.

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Community Cannery Opens Wednesday In Waterboard Park

Oregon City's community cannery, which was moved recently to new quarters in a war surplus building in Waterboard park, will open Wednesday for the season, according to Supervisor Therlow Leach.

Test run of the new equipment was made Monday, with a consignment of apricots, peaches and green beans being processed, and another test is scheduled today. Most equipment proved satisfactory in the trial operation Monday and no difficulties are expected to hold up the opening, Leach says.

NEW QUARTERS for the plant, formerly an army officers' club at Camp Adair, provide about 50 per cent more floor space than the old location in the vocational school building, the supervisor advises. In addition, table space, new cookers and two new automatic boilers have been installed to expedite processing. These changes are expected to increase capacity about one-third, Leach says.

In the absence of Mrs. Helen McDowell, who conducts demonstrations of processing for new patrons, the cannery will be opened without a preliminary demonstration class, and staff workers will assist new patrons in learning the functions of the plant, states Leach.

ALSO PERSONS WHO PLAN to use the facilities, however, should call the plant, Oregon City 2-8241, and notify Leach of the amount and types of produce they expect to process. The cannery will open at 8:30 AM, and tentative plans call for operating Wednesdays and Fridays until more working days are needed.

The cannery, operated under the direction of city school authorities, last year processed 26,500 cans of produce.

Traffic Tangle Talk

HISTORIC RESOURCE SURVEY FORM

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County: **Clackamas**

*Street Address: 122 S JOHN ADAMS ST				*City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 05 N		Longitude: 122 36 36 W		
Township: 02S	Range: 02E	Section: 31	Block: NA	Lot: NA	Map #: 22E31	Tax Lot #: 500	
*Date of Construction: c. 1930		Historic Name: Cannery Building			Historic Use or Function: Education - other		
Grouping or Cluster Name: NA		*Current Name or Use: Oregon City Public Works			Associated Archaeological Site: Unknown		

Architectural Classification(s): Utilitarian		Plan Type/Shape: Rectangle	Number of Stories: 1.0
Foundation Material: Poured concrete		Structural Framing: Platform	Moved? No
Roof Type/Material: Gable / Metal		Window Type/Material: 8/8 wood double-hung	
Exterior Surface Materials Primary: Channel drop		Secondary:	Decorative:
Exterior Alterations or Additions/Approximate Date: Early gable addition on north side; new steel garage doors; new entry doors			
Number and Type of Associated Resources: None			

Integrity: Good	Condition: Good	Local Ranking:	National Register Listed? No																								
Preliminary National Register Findings: <table border="0"> <tr> <td>Potentially Eligible:</td> <td>☐ Individually</td> <td>or</td> <td>☐ As a contributing resource in a district</td> </tr> <tr> <td>Not Eligible:</td> <td colspan="3">☒ Intact but lacks distinction</td> </tr> <tr> <td></td> <td>☐ Altered (choose one):</td> <td>☐ Reversible/Potentially eligible individually or in district</td> <td></td> </tr> <tr> <td></td> <td></td> <td>☐ Reversible/Ineligible as it lacks distinction</td> <td></td> </tr> <tr> <td></td> <td></td> <td>☐ Irretrievable loss of integrity</td> <td></td> </tr> <tr> <td></td> <td colspan="3">☐ Not 50 years old</td> </tr> </table>				Potentially Eligible:	☐ Individually	or	☐ As a contributing resource in a district	Not Eligible:	☒ Intact but lacks distinction				☐ Altered (choose one):	☐ Reversible/Potentially eligible individually or in district				☐ Reversible/Ineligible as it lacks distinction				☐ Irretrievable loss of integrity			☐ Not 50 years old		
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Description of Physical and Landscape Features: FOR FULL DESCRIPTION, SEE CONTINUATION PAGE

Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary) The Cannery building is part of the Oregon City Public Works complex. It is absent from 1925 Sanborn maps and present on 1950 maps, indicating that it was constructed some time between these dates. The Cannery building is associated with two other nearby warehouse structures of the same style (including a machine and auto shop and auto body repair and welding shop). The 1950 Sanborn map notes these three structures as the campus of the Oregon City Vocational School, and the Cannery building served as the kitchen for this facility. In 1966, the Vocational School was absorbed into the newly established Clackamas Community College. The three occupational courses continued to be offered at this site, at least until 1968, when the college finally established a permanent home of its own. The Cannery was later used for the purpose for which it is named. No information was uncovered about this canning facility, though the wash tank, drainage channel, and overhead track inside the structure indicate such a use.

*Researcher/Organization: Caitlin Harvey / HPNW			*Date Recorded: 10/18/2004	
Survey Form Page 1	*Photo Roll# 1	*Frame #(s) 7, 8	Local Designation #	SHPO #

HISTORIC RESOURCE SURVEY FORM

*County: Clackamas

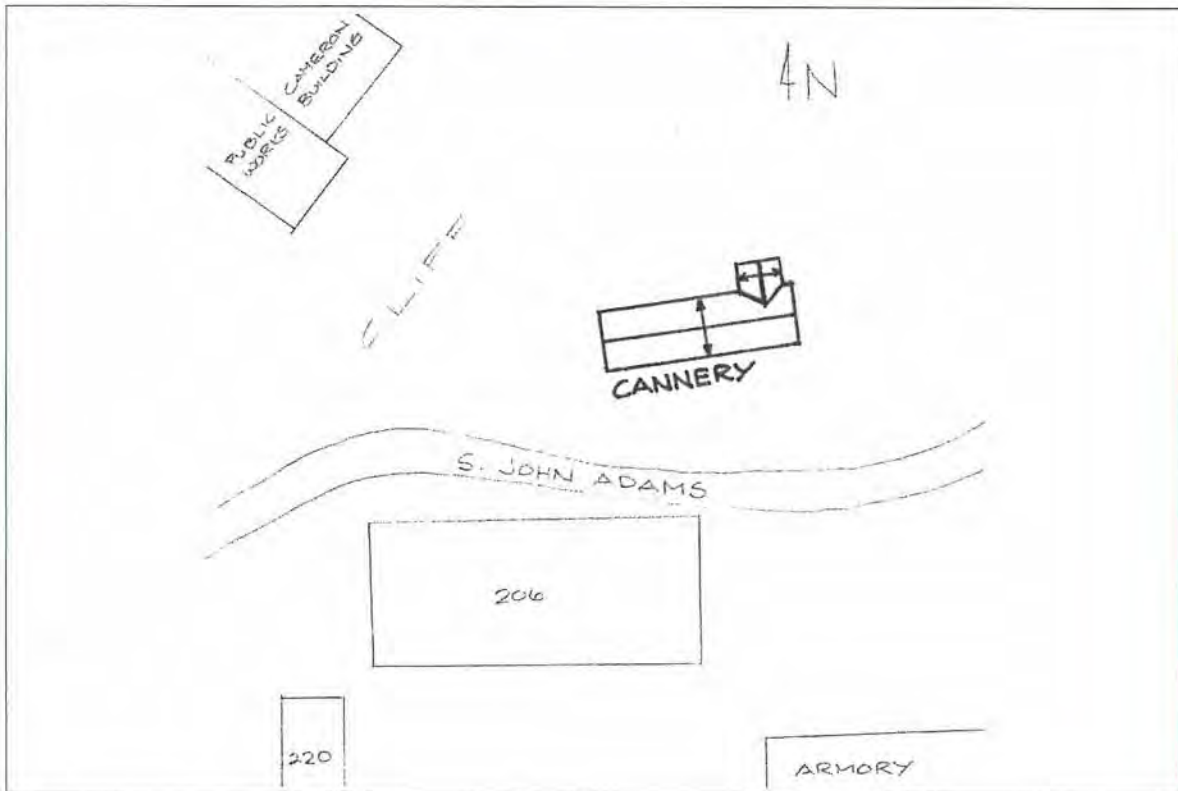
*Street Address: 122 S JOHN ADAMS ST

*City: OREGON CITY

Photo:



Site Plan:



*Researcher/Organization: Caitlin Harvey / HPNW

*Date Recorded: 10/18/2004

Survey Form Page 2

*Photo Roll# 1

*Frame #(s) 7, 8

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Note: This page of the survey form is required ONLY for Intensive Level Survey

*County: **Clackamas**

*Street Address: 122 S JOHN ADAMS ST		*City: OREGON CITY	
Architect and/or Builder:		Owner Type:	
Addition or Subdivision Name: Unplatted		☐ Private ☒ Local ☐ State ☐ Federal ☐ Mixed	
Area(s) of Significance: Education		Owner Name: CITY OF OREGON CITY	
Property Category:		Address: PO BOX 3040	
☒ Building ☐ Structure ☐ Site ☐ Object ☐ District		City State ZIP: OREGON CITY OR 97045	
☐ Building ☐ Structure ☐ Site ☐ Object ☐ District		Phone: NOT ON FILE	

Documentation		
Research Sources: ☐ Title/Deed Records ☒ Sanborn Maps ☐ Obituary Index ☒ City Directories ☐ Census Records ☐ Biographical Encyclopedias ☐ Newspapers	☐ Building Permits ☐ Tax Records ☐ SHPO Files ☐ State Archives ☐ State Library ☐ Local Histories ☒ Personal Interviews ☐ Historic Photographs	Local Library (specify): Oregon City Public Library University Library (specify): Historical Society (specify): Clackamas County Family History Center Other (specify):

Bibliographic References (books, articles, interviews, etc.):

City directories and telephone books at the Oregon City Public Library: 1916, 1933, 1941, 1947, 1953, 1958.
 Irving, Peter. Operations Supervisor, Public Works. Interview, 10/18/04.
 Sanborn Fire Insurance Maps: 1892, 1900, 1911, 1925, 1950.

*Researcher/Organization: Caitlin Harvey / HPNW		*Date Recorded: 10/18/2004	
Survey Form Page 3	*Photo Roll# 1	*Frame #(s) 7, 8	SHPO #

HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County:

Clackamas

*Street Address: 122 S JOHN ADAMS ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The Cannery building was constructed circa 1930 in a utilitarian style. It is rectangular in plan, with a small projection on the north elevation and is one story high. It sits on a concrete slab foundation. The roof has small eave overhangs on along the north and south elevations and is eaveless at the gable ends on the other elevations. The roof has a gable form and is covered in a panel metal roofing material. The walls are clad in drop channel wood siding with wood corner boards. All of the windows on this building have been covered by panels of drop siding on the exterior and by boards and drywall on the interior. The original windows still remain, however; and consist of eight-over-eight double-hung wood sashes. The west elevation of the building has a single metal garage door, which appears to have replaced a garage door that operated on an existing overhead track. A metal pent roof is located over this entry and extends across the width of the elevation. On the south elevation there is a non-original metal door, and an original wood garage door that operates on an overhead track. This door may be similar to that which once existed on the west elevation. Both of these doors on the south elevation are covered by small shed roofs. The interior of the building is relatively unaltered, though the partitioning of a small room at the east end of the structure and what may be an early addition on the north elevation are notable alterations. The floors consist of concrete slab, with a channel down the center. An original concrete wash tank exists at the east end of the building and was once used in conjunction with a metal overhead track that circles the east end of the building. The Cannery sits on a relatively flat site, which begins to slope downward steeply to the south and west about 20 feet from the building. A piece of heavy machinery (a kind of hopper) sits next to the south elevation. Landscaping around the structure consists primarily of dirt, with overgrown areas to the north and east. The Cannery building is in fair condition and has good integrity.



*Researcher/Organization: Caitlin Harvey / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 7, 8

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County: **Clackamas**

*Street Address: 220 S JOHN ADAMS ST				*City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 03 N		Longitude: 122 36 38 W		
Township: 02S	Range: 02E	Section: 31	Block: NA	Lot: NA	Map #: 22E31	Tax Lot #: 500	
*Date of Construction: c. 1930		Historic Name:			Historic Use or Function: Education - other		
Grouping or Cluster Name: NA		*Current Name or Use: Oregon City Public Works			Associated Archaeological Site: Unknown		

Architectural Classification(s): Utilitarian		Plan Type/Shape: Rectangle	Number of Stories: 1.0
Foundation Material: Concrete		Structural Framing: Platform	Moved? No
Roof Type/Material: Gable / Metal		Window Type/Material: Window openings covered on outside/inside	
Exterior Surface Materials Primary: Channel drop		Secondary:	Decorative:
Exterior Alterations or Additions/Approximate Date: New garage doors; windows covered			
Number and Type of Associated Resources: None			

Integrity: Fair	Condition: Good	Local Ranking:	National Register Listed? No
Preliminary National Register Findings: Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☒ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☒ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old			

Description of Physical and Landscape Features:

FOR FULL DESCRIPTION, SEE CONTINUATION PAGE

Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary)

The 2,500 square foot warehouse building is part of the Oregon City Public Works complex. It is absent from 1925 Sanborn Fire Insurance maps and present on 1950 maps, indicating that it was constructed some time between these dates, probably around 1930. The small warehouse is associated with two nearby structures of the same utilitarian style and construction materials. According to the 1950 Sanborn, these three structures formed the core of the Oregon City Vocational School. The school courses appear to have included auto mechanics, body and fender repair, and machine shop. In 1966, the Vocational School was absorbed into the newly established Clackamas Community College. The three occupational courses continued to be offered at this site, at least until 1968, when the college finally established a permanent home of its own. Soon afterwards, the Oregon City Public works assumed control of the structures, which are now primarily used as storage facilities.

*Researcher/Organization: Bernadette Niederer / HPNW			*Date Recorded: 10/18/2004	
Survey Form Page 1	*Photo Roll# 1	*Frame #(s) 4, 3	Local Designation #	SHPO #

HISTORIC RESOURCE SURVEY FORM

*County: **Clackamas**

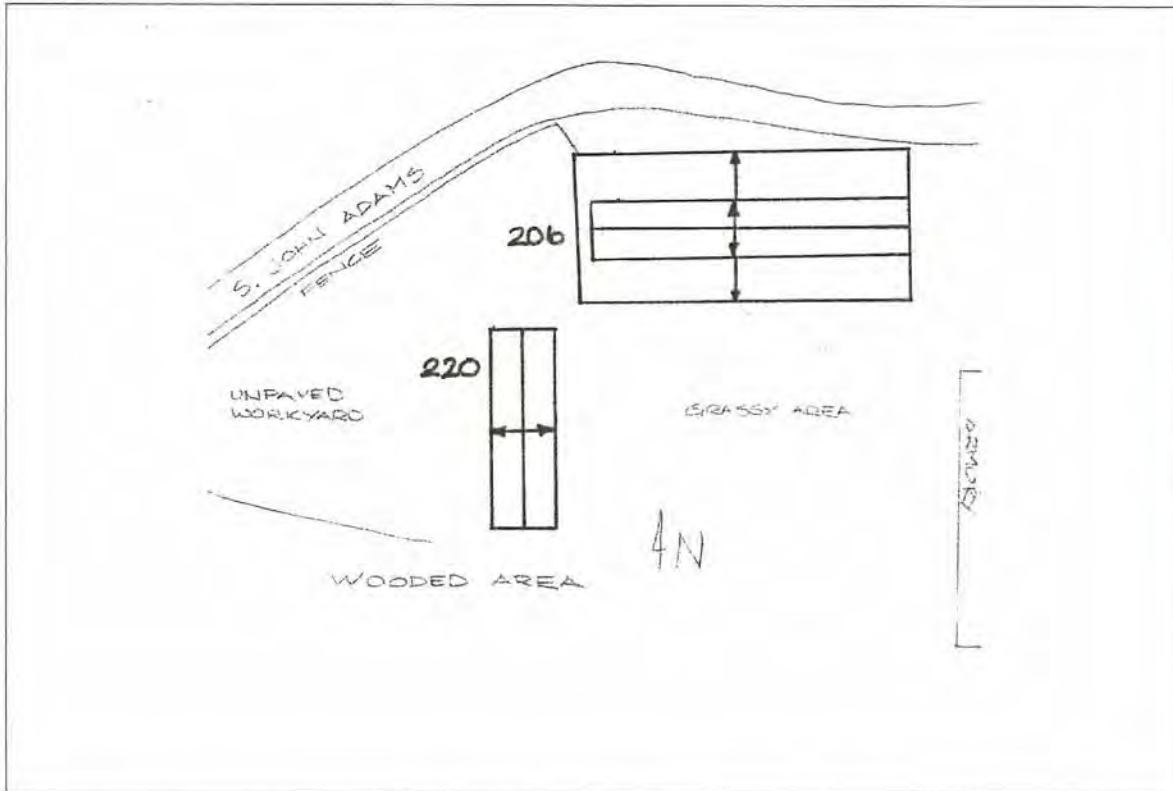
*Street Address: **220 S JOHN ADAMS ST**

*City: **OREGON CITY**

Photo:



Site Plan:



*Researcher/Organization: Bernadette Niederer / HPNW				*Date Recorded: 10/18/2004	
Survey Form Page 2	*Photo Roll# 1	*Frame #(s) 4, 3	Local Designation #		SHPO #

HISTORIC RESOURCE SURVEY FORM

Note: This page of the survey form is required ONLY for Intensive Level Survey

*County:

Clackamas

*Street Address: 220 S JOHN ADAMS ST		*City: OREGON CITY	
Architect and/or Builder: Addition or Subdivision Name: Unknown Area(s) of Significance: Education Property Category: ☒ Building ☐ Structure ☐ Site ☐ Object ☐ District		Owner Type: ☐ Private ☒ Local ☐ State ☐ Federal ☐ Mixed Owner Name: CITY OF OREGON CITY Address: PO BOX 3040 City State ZIP: OREGON CITY OR 97045 Phone: NOT ON FILE	
Documentation			
Research Sources: ☐ Title/Deed Records ☒ Sanborn Maps ☐ Obituary Index ☒ City Directories ☐ Census Records ☐ Biographical Encyclopedias ☐ Newspapers		☐ Building Permits ☐ Tax Records ☐ SHPO Files ☐ State Archives ☐ State Library ☐ Local Histories ☒ Personal Interviews ☐ Historic Photographs	
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*Researcher/Organization: Bernadette Niederer / HPNW			*Date Recorded: 10/18/2004	
Survey Form Page 3	*Photo Roll# 1	*Frame #(s) 4, 3	Local Designation #	SHPO #

HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County:

Clackamas

*Street Address: 220 S JOHN ADAMS ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The small workshop at 220 South John Adams Street was built in the 1930s. It is located within a fenced work yard that also includes another, larger structure. The shop is a simple, one-story rectangle with an eaveless, gabled roof. Approximately two feet of the concrete foundation is visible above ground. The exterior wall surfaces above are clad in channel drop siding. The roof is clad in modern interlocking metal panels. The west elevation features four garage-type openings. A track for sliding doors runs across the entire elevation, but only the southern most door retains the original configuration. The three remaining openings have been filled with modern roll-up doors. There are also three boarded-up windows on this elevation. The north gable-end has three windows, evenly spaced but placed at staggered heights and boarded-up as well. Two evenly spaced openings are punched into the south gable-end. More boarded-up windows can be found on the east elevation. It is not possible to determine the window configuration or evaluate their integrity because they are covered on the interior, as well as exterior. The interior of the building is currently used for storage. There are only a few vestiges that recall the building's former use as a metal shop. The workshop is in fair to good condition. At present, its integrity is fair as well. The structure's integrity would be raised to good should original windows be present under the protective covering.



*Researcher/Organization: Bernadette Niederer / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 4, 3

Local Designation #

SHPO #

Kattie Riggs

From: James Nicita <james.nicita@gmail.com>
Sent: Tuesday, October 20, 2020 2:16 PM
To: Rachel Lyles Smith; Rocky Smith, Jr.; Denyse McGriff; Frank O'Donnell; Tony Konkol; Bill Kabeiseman; Carrie Richter; Kattie Riggs; Laura Terway
Cc: pauloedgar@q.com; Jerry Herman
Subject: Public Comment: Agenda Item 7d City Commission meeting October 20, 2020: Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)
Attachments: mcloughlin_final_report_low.pdf; mcloughlin_conservation_district_boundary_0.pdf; 122_s_johnadams.pdf; 220_s_johnadams(1).pdf

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Commissioners:

I submit these comments regarding the above-referenced agenda item. I respectfully request the comments and the attached exhibits be placed into the record of the proceeding.

In conducting research to respond to the staff report and memo from the city attorney on this matter, the following understanding emerged, and hopefully it will be a focus of Wednesday's hearing. Namely:

It does not matter whether the Camp Adair buildings are designated individually as "landmarks". The demolition of the Camp Adair buildings requires review by the Historic Review Board because they are "surveyed" structures within the designated McLoughlin Conservation District.

Beginning with the Comprehensive Plan, here is how the plan, at p.32, defines a "conservation district:"

Conservation Districts

A Conservation District designation is intended to protect the buildings within the district through an ordinance that requires a review of proposed construction, exterior alterations to designated structures, and demolitions. Although not as comprehensive as a Historic District, a Conservation District can ensure that a neighborhood's significance does not erode.

And here is what the plan says about the McLoughlin Conservation District:

Existing Conservation District: McLoughlin. Many of Oregon City's historic and architecturally significant buildings are above the bluff in the McLoughlin neighborhood. The original Oregon City plat includes the neighborhood area up to Van Buren Street, and it is within this area that early residential development took place, beginning in the 1850s. As the Downtown area changed from a residential to commercial district, home building increased above the bluff. All of the churches that originally stood in the Downtown eventually relocated to the McLoughlin area as well.

Present Status. In 2002, a re-survey was undertaken *to determine the current status of buildings* and the potential for the area to be listed as a National Register Historic District. (Emphasis added.)

In other words, the current status and boundary of the McLoughlin Conservation District are based on that 2002 re-survey.

The re-survey is attached, downloaded off the City's website. Also attached is the current map of the McLoughlin Conservation District off the City's website.

As you can see, the current boundaries of the McLoughlin Conservation District correspond to the “Option 1” map at p. “10 of 55” in the 2002 re-survey (pdf p.11).

If you zoom into the Option 1 map, you can see the outlines of both Camp Adair buildings on that map. Likewise, they show up on the enlarged “Zone 1 map,” p. “18 of 55” of the re-survey, pdf p. 19, and then again, on p. 41 of 55 (pdf p.42).

In addition, both Camp Adair buildings are specified in the text of the re-survey.

Attached are the individual survey sheets from the 2002 re-survey for the two Camp Adair buildings, downloaded off the City’s website. The survey sheet for the Cannery building lists an address of 122 S. John Adams Street. The survey sheet for the Vocational Educational building annex lists an address of 220 S. John Adams.

Within the 2002 re-survey itself, the two Camp Adair buildings are clearly designated as “historic/contributing” buildings within the McLoughlin Conservation District. I have annotated their inclusion with arrows at p. “54 of 55” of the survey, pdf. p. 55.

Now, moving from the comprehensive plan to our municipal code, two chapters are relevant, OCMC 2.28, “Historic Review Board,” and OCMC 17.40, “Historic Overlay District.”

OCMC 2.28.060 states in pertinent part:

- B. The following matters shall be submitted to the historic review board for its approval or decision:
 - 1. Landmark designations;
 - 2. Designation of new structures, exterior alterations and signs in historic and conservation districts as designated;
 - 3. Demolitions in historic and conservation districts as designated;**
 - 4. Archeological site designation;
 - 5. Demolitions of historic landmarks outside of districts.

Under OCMC 2.28.060(B)(3), any demolition within a “designated” conservation district must be reviewed by the Historic Review Board. It goes without saying that the McLoughlin Conservation District is a “designated” conservation district. (See also OCMC 17.40.030(C)(2) “designating” McLoughlin Conservation District.)

As for OCMC Chapter 17.40, OCMC 17.40.030(C)(2) states in pertinent part:

- C. The following are designated within the historic overlay district:
 - (...)
 - 2. The McLoughlin Conservation District; the **surveyed buildings** indicated by map in the comprehensive plan **shall constitute the designated structures in the McLoughlin Conservation District**, along with any structures designated through the Historic Review Board designation process since initial adoption of the comprehensive plan on March 13, 1980.

As mentioned above, the Camp Adair buildings are “surveyed” in the 2002 re-survey. Therefore they are “designated structures” in the McLoughlin Conservation District. They are surveyed both on the map in the 2002 re-survey, and they are specifically listed as “historic/contributing” structures in the 2002 re-survey.

Because the Camp Adair buildings are part of the McLoughlin Conservation District, the Historic Review Board must review and approve the demolition of these buildings. Under OCMC 17.40.070, “Demolition and Moving”:

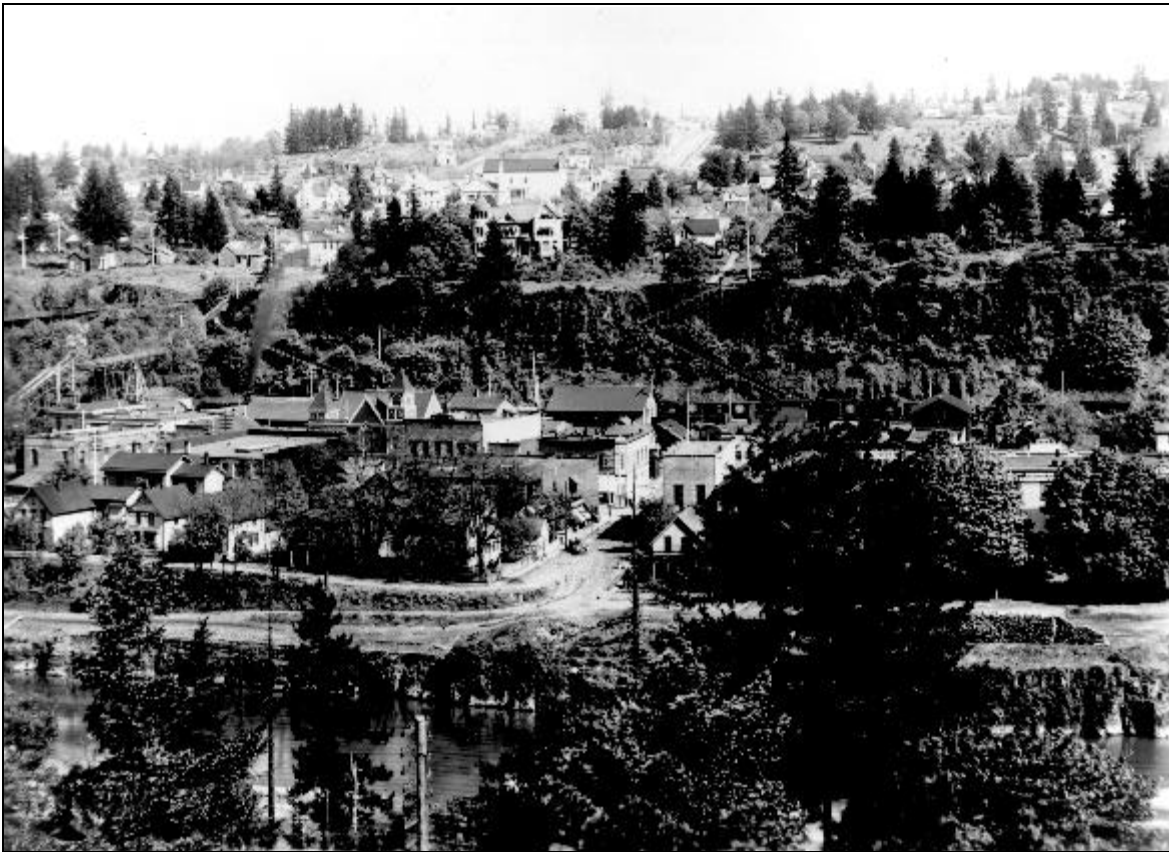
- A. If an application is made for a building or moving permit to demolish or move all or part of a **structure** which is a landmark **or which is located in a conservation district** or an historic district, the building inspector shall, within seven days, transmit to the historic review board a copy of the transaction.

The Camp Adair buildings are indisputably “located in a conservation district,” that is, the McLoughlin Conservation District. Therefore, the HRB must review the demolition of the two Camp Adair Buildings, even if they are not individually designated “landmarks”.

Item 7d.

Thank you for considering these comments.

Oregon City McLoughlin Conservation District 2002 Resurvey Final Report



Prepared for the City of Oregon City by:

Historic Preservation Northwest

December 2003

1. Project Overview

Introduction to Project

This report is a summary document of the intensive level resurvey of historic resources located within the boundaries of the McLoughlin Conservation District, in Oregon City, Oregon. These properties are currently included in the local historic inventory and are identified in *Appendix A: Surveyed Resources by Address*. The resurvey was conducted to update the information in the existing inventory and to reformat this documentation according to the standards of the Oregon State Historic Preservation Office (SHPO). The resurvey includes an evaluation of the current potential eligibility of each resource for listing on the National Register of Historic Places. The information collected in the resurvey will enable an assessment of the potential for creating one or more historic districts within the McLoughlin Conservation District.

In addition, all properties within the boundaries of the McLoughlin Conservation District not part of the resurvey were surveyed at the reconnaissance level.

An *Oregon Inventory of Historic Properties Historic Resource Survey Form* was prepared for each resource within the McLoughlin Conservation District. These forms provide architectural and historical information about the property, as well as a black and white photograph and a locator map. Copies of this report and the inventory forms are available through the City of Oregon City or the SHPO in Salem.

The City hired Historic Preservation Northwest (HPNW) to conduct the survey work, which was completed in the fall of 2002, under the terms of an agreement with the City of Oregon City and State Historic Preservation Office. This project was funded in part with Federal funds from the National Park Service, a division of the U.S. Department of the Interior, and administered by the SHPO. All work was completed in accordance with the Secretary of the Interior's Standards and Guidelines for Archaeology and Historic Preservation.

Project Methodology

The objective of the survey and resurvey of resources in Oregon City's McLoughlin Conservation District was to determine the potential for creating one or more historic districts for inclusion on the National Register of Historic Places. Specific objectives included the recordation of pertinent architectural and historical information for each of the **802** resources and the preliminary evaluation of these resources for eligibility for inclusion on the National Register. The criteria used to make this determination is shown in *Appendix B: Criteria for Evaluating Historic Resources*.

The first step in this process involved a review of the information gathered in the 1982-1986 survey. A total of **306** resources had been inventoried as part of the 1982-86 survey and all of these were due to be resurveyed. The second step was to take a black and white photograph of every resource in the district to take advantage of the lack of foliage. Next, an Oregon Inventory of Historic Properties Historic Resource Survey Form was completed for each property, as mandated by SHPO. Because one the purposes of this project was to determine if there is sufficient historical integrity for a National Register historic district, and because the project included a reconnaissance level survey component, all resources within the McLoughlin Conservation District were documented and photographed, regardless of age, integrity or condition.

Consultants recorded information for all resources that included its type, style and construction date; its primary and decorative features; and any apparent alterations. The resources were then evaluated according to the criteria and given a preliminary determination of National Register eligibility ranking for inclusion in a district. Properties that have potential for individual listing were also noted. See *Appendix C: Preliminary Evaluation of Historic Resources* for these rankings.

The consultants then conducted background research pertaining to the development of the neighborhood and the individual resources. This included a review of Sanborn Fire Insurance Maps, city building permit records, county deed records, and city directories. Statements of Significance were then compiled for each of the **306** resources. The remaining **496** resources were surveyed at the reconnaissance level only; therefore, they were not researched.

The final step of the project was two-fold: processing the information gathered and preparing the final report. This entailed generating two copies of the final inventory forms, complete with locator map and black and white photograph. In addition to information about the project, this report includes an overview of Oregon City's history, a discussion about the survey results, and recommendations for further work. Detailed information about individual resources can be found on the respective survey forms. All documentation is being provided to the City of Oregon City in both paper and electronic formats.

2. Historical Overview

Brief History of Oregon City

The following is a brief history of Oregon City, according to the 2002 Downtown Re-survey Report. As stated therein, this is not a comprehensive history, but rather a general overview to assist in understanding the basic contexts for the survey results.

Setting

Oregon City, the county seat of Clackamas County, is located southeast of Portland on the east side of the Willamette River, just below the falls. Its unique topography includes three terraces, which rise above the river, creating an elevation range from about 50 feet above sea level at the riverbank to more than 250 feet above sea level on the upper terrace. The lowest terrace, on which the earliest development occurred, is only two blocks or three streets wide, but stretches northward from the falls for several blocks.

Originally, industry was located primarily at the south end of Main Street nearest the falls, which was its power source. Commercial, governmental and social/fraternal entities developed along Main Street north of the industrial area. Religious and educational structures also appeared along Main Street, but tended to be grouped north of the commercial core. Residential structures filled in along Main Street, as well as along the side and cross streets.

As the city grew, the commercial, governmental and social/fraternal structures expanded northward first, and with time eastward and westward to the side and cross streets. Before the turn of the century, residential neighborhoods and schools were developing on the bluff. Some commercial development also occurred on this middle terrace, but the business center of the city continued to be situated on the lower terrace. Between the 1930s and 1950s, many of the downtown churches relocated to the bluff as well. The industrial area remained at the south end of the downtown area throughout the 20th century. As the city continued to grow, development eventually expanded to the upper terrace and spread eastward.

Native Americans, Early Exploration, and Missions: to 1846

Much of Oregon City's importance lies in its early history as the first permanent Euro-American settlement in the Willamette Valley and the first incorporated city west of the Rocky Mountains. Founded in 1829 and incorporated in 1844, it first became the home to fur traders and missionaries. As "the end of the Oregon Trail," it soon became the final destination for many early immigrants.

Prior to Euro-American settlement, the area where Oregon City is located was a focal point for fishing and trade among the Native Americans. It was home to the Cashhook, Clowwewalla, and the Mollala Indians. The nearby Clackamas Indians, also of the Upper Chinookan Linguistic group, located their villages along the Clackamas River. Smallpox, cholera and other Euro-American diseases introduced by early explorers decimated the tribes. By the time Euro-American settlement in the area began, only about 650 Clowwewalla and Cashhooks remained and their numbers steadily declined into the mid-19th century. Once the remnants of these tribes were relocated to the Grand Ronde reservation, they became extinct.

In the 1810s, fur traders explored the Willamette Valley and surrounding areas. Donald McKenzie, a partner in the Pacific Fur Company located at Fort Astoria, is believed to be the first white man to visit the area of the Willamette Falls when he ascended the river in 1812. The company and the fort were sold to the North West Company, a British enterprise in 1813. By the following year, both the North West Company and the Hudson's Bay Company regularly trapped the lower Columbia and Willamette Rivers. In 1821, the two fur companies merged under the Hudson's Bay name and four years later built Fort Vancouver.

In 1823, Dr. John McLoughlin was appointed Chief Factor of the Hudson's Bay Company at Fort Vancouver. Six years later, McLoughlin laid out a two-square mile claim at the Willamette Falls and began construction of three houses to shelter employees working at the site. A small fur-trading center was also established and work was begun on a millrace. These buildings became the first permanent white settlement in the Willamette Valley. By 1839, the settlement had grown to a collection of small houses clustered around the millrace populated primarily by employees of the Hudson's Bay Company. The settlement, which would become Oregon City, was originally known as Willamette Falls.

In 1833, Reverend Jason Lee and his nephew, Reverend Daniel Lee, were approved by the Mission Society of the Methodist Episcopal Church to establish a mission in the west. When the Lees arrived at Fort Vancouver, McLoughlin encouraged them to start their work south of the Columbia River in the Willamette Valley. The Willamette Mission was established in 1834 in present-day Marion County. Due to lectures by Reverend Jason Lee in the winter of 1838-1839, the first overland American immigrant party was organized. Led by Thomas J. Farnham, the Peoria Party arrived at the Willamette Falls settlement in late 1839 and early 1840. Others arrived via ship, including George Abernethy and Alvin F. Waller, both part of the "Great Reinforcement" for the Methodist Mission, in June 1840. Reverend Waller was dispatched to establish a church and store at Willamette Falls later that year. McLoughlin donated land and materials for the church and a parsonage.

In a further effort to stake his claim, McLoughlin platted and named the growing village "Oregon City" in 1842. The community was incorporated in 1844, the first incorporated city west of the Rocky Mountains. The following year, Oregon City became the seat of the Provisional Government and George Abernethy was appointed governor. Oregon City continued to grow and by 1846, had a population of more than 500 and a growing number of businesses.

Settlement, Statehood and Steampower: 1847 to 1865

Oregon Territory was officially created in 1848 and Oregon City was designated as the Territory's first capital, an honor it held until the capital was moved to Salem in 1852. Oregon was granted statehood in 1859.

The city continued to grow rapidly with the increase in overland migration. Industry continued to develop as a number of mills were established to support the need for lumber and flour. Although the discovery of gold in California in 1847 initially reduced the territory's population as a number of settlers left for the gold fields, it also opened the market for supplying provisions to miners, stimulating industry and commerce. By 1849, the population of Oregon City was over 900.

A new industry developed in 1850 when the first steamboat on the Willamette River, the "Lot Whitcomb," was built. An increase in agricultural production in the mid-Willamette Valley required improved methods of shipping goods and river transport became common between the upper valley and Oregon City. Because the falls initially required the movement of freight from one ship to another, shipbuilding enterprises developed at both Canemah (above the falls) and Oregon City (below the falls). Shipbuilding was more prolific at Canemah, but at least eight steamboats were built in Oregon City in the 1850s and 1860s.

Oregon City's position as the hub of the Territory declined in the 1850s as the capital was moved to Salem and Portland surpassed it as a population and shipping center. Its position as the center for trade, politics and urban activity in the county, however, was secure. As such, in the 1860s, Oregon City's growth continued, but at a slower, steady pace. The economy shifted from a service and shipping-based economy to one firmly rooted in manufacturing. The Imperial Flour Mills were built in 1863-1864 and the Oregon Manufacturing Company (Oregon Woolen Mills) was established in 1864.

Railroads and Industrial Growth: 1866 to 1883

Industrial growth and diversification mark the first years of this period. The first paper mill in Oregon was established in Oregon City in 1866 as the Pioneer Paper Manufacturing Company (also known as the Oregon City Paper Mill and the Oregon City Paper Manufacturing Company) began operations. Although financial difficulties resulted in closure of the mill the following year, it introduced an industry that perhaps has had the greatest impact on Oregon City over the years.

The Oregon and California Railroad Company began laying tracks in Portland in 1868, and heading south on the east side of the Willamette River, crossed the Clackamas River and arrived in Oregon City in 1869. The line was completed as far as Roseburg before being stalled by financial difficulties. As the first rail transport in the state, it opened the Willamette Valley to shipping ports to the north. High rail freight costs, however, resulted in the construction of the Willamette Locks to improve river transport by the Willamette Falls Company in 1873. Not only did the opening of the locks serve to drop the freight rates, but it further stimulated shipbuilding as crops could then be shipped directly to Astoria for transfer to European ships. The railroad, which helped extend the life of steamboat transportation for awhile, was eventually its undoing as rail lines – and freight rates – became more accessible throughout the valley.

Oregon City continued to grow throughout this time period. By 1880, the population was nearing 1400. Commercial businesses developed to accommodate the growing number of residents, as did educational, religious and social organizations. Most of the development

continued in the area of the original town site on the first terrace, although the congestion was moving people to look at development on the bluff above the city center.

The Progressive Era: 1884-1913

The Progressive Era saw continued growth. A new Clackamas County Courthouse was constructed in Oregon City in 1884. The original courthouse had burned in 1849 and government business had been conducted in rented offices and halls during the intervening years. In 1888, the West Linn and Oregon City suspension bridge was constructed across the Willamette River.

The timber and wood products industries developed into major contenders and the end of this time period were the largest employers in Oregon City and the county. Although the H.L. Pittock and Company Paper Mill, located just north of Oregon City at Park Place, relocated to Camus, Washington in 1885, other mills soon opened in Oregon City. The Willamette Falls Pulp and Paper Company was organized in 1889 and the Crown Mill in 1890. The Hawley Paper Company was established in 1908.

In 1889, the Willamette Falls Electric Company made history when it transmitted the first electricity over long distance power lines to Portland. The growing use of electricity made possible the construction of the first interurban electric railroad in the county, the East Side Railway, which made its first run between Portland and Oregon City in 1893. The establishment of the railway made the concept of commuting a reality for the first time and paved the way for further growth by persons wishing to live in Oregon City and work in Portland.

A number of new subdivisions and additions were platted between 1888 and the mid-1910s and growth began in earnest on the bluff. Residential neighborhoods shifted from the city center to the second terrace before the turn of the century, as did the location of the schools. A small number of commercial enterprises located on the upper level, but the commercial core remained in the downtown business center. The bluff was accessed by wooden stairs and unimproved roads.

Several civic improvements took place during the Progressive Era. The city water system and fire department was expanded and improved. Electric lights and sidewalks were installed and street improvements began. The Carnegie Library was completed in 1913. Interestingly, the city's first major effort at historic preservation occurred in 1909, when Dr. McLoughlin's house was relocated from downtown to the bluff where it has been restored and designated as a landmark.

The Motor Age: 1914 to 1940

The arrival of the automobile brought significantly changed life in America. The first automobile arrived in Oregon City in 1903 when C.G. Miller established his automobile dealership. His business became known as the Miller-Parker auto dealership in 1913 and the C.G. Miller Company in 1922. Several other dealerships followed and a number of auto-related businesses, including garages and service stations, were established. The State Highway Commission was created in 1913 and legislation in 1917 created the State Highway Fund. Soon after, construction on a modern highway system began. Highway 99E, referred to in 1923 as the "Super Highway," was constructed through downtown Oregon City. In addition to construction of the highway, street paving improved. A new bridge across the Willamette River replaced the Oregon City-West Linn suspension bridge in 1922.

Transport of another sort developed in 1913, when the first municipal elevator in Oregon City was constructed. The water-powered elevator made the trip between the downtown and bluff easier for residents and supported a continuing trend to locate the residential neighborhoods on the upper terraces, while the downtown remained the focal point for commercial and governmental business. After the construction of a new fire station on the bluff, a new city hall office building was built downtown in c.1925. Commercial development was strong following World War I and a number of new store and office buildings in the downtown were constructed and existing buildings remodeled. Growth continued through the Great Depression, but at a slightly slower rate.

Although the Great Depression was not as devastating in Oregon as it was in other parts of the country, its affects were felt locally. Oregon City was the recipient of a variety of funds from federal programs, many of which results in new improvements in the downtown area. A new Clackamas County Courthouse was constructed in 1936-1937 with assistance from the Public Works Administration. The highway underpass was also constructed in 1936-1937 with PWA funding. The Singer Creek Falls and Steps were constructed in 1936 with funding from the Works Projects Administration (WPA). Other federally funded projects in Oregon City included a new high school, a new grade school, a new swimming pool, and street and highway improvements.

With improved roads and new trucking technology, the timber and wood products industry experienced great expansion. The Willamette and Crown mills merged in 1914 to become The Crown Willamette Pulp and Paper Company. The Great Depression, however, brought a slowing to the industry and several smaller mills closed. In 1937, Anthony Zellerbach took control of several mills, including Crown Willamette, which became Crown Zellerbach.

World War II and the Post-War Era: 1941 to 1950

World War II brought an end to the Great Depression and ushered in a fully modern period. Although growth and development was slowed during the war, the period following the war was one of substantial expansion in Oregon City, as it was in most communities around the country.

The timber and wood industry recovered from the Great Depression slump and was restored to its position as the state's leading industry with the building boom that followed the war. New residential neighborhoods expanded eastward to the third terrace above the river as newfound prosperity allowed many to buy their own homes. Schools followed and churches that had been located downtown for years migrated to the bluff as well. Commercial growth in the downtown area continued, although only a handful of new buildings were constructed. Much of the development involved the creation of new "modern" businesses, which opened their doors in existing buildings.

Contemporary Era: 1951 to Present

By the 1950s, the downtown was well developed with little room for expansion. There have been only a dozen or so new buildings constructed in commercial core in the last several decades as development spread to other parts of the city on the upper terraces. This was a period of bringing the "old" downtown into the modern era with substantial alterations to several buildings, especially storefronts, many of which are still evident today. A new city elevator was constructed in 1954.

Some modernization carried over into the 1960s. By the 1970s and 1980s, however, the old buildings were sometimes seen as obsolete and either substantially altered or demolished. As the city continued to grow eastward on the third terrace, the focus of commercial enterprise

shifted to newer strip developments and eventually malls. Some businesses remained downtown, but many closed or moved to newer areas. Although the city government relocated to offices on the upper terraces, the county government continued to be centered in the downtown area, eventually spreading into a number of downtown buildings, some of which were further altered for office use. Clackamas County has become the largest property owner in the downtown.

Relation to Other Plans and Contexts

The City of Oregon City developed a Comprehensive Plan in 1982, which is currently being updated. The plan devotes an entire chapter to the identification and protection of the historic resources and discusses the three neighborhoods with the best potential for historic designation. In 1990, Koler/Morrison Planning Consultants completed the *Oregon City, Oregon: Historic Context Statement for the Park Place Vicinity*. This document provides a fairly detailed account about the development and significance of another early Oregon City neighborhood.

Anticipated Resource Types

Historic resources are broadly grouped as buildings, structures, sites, objects and districts. Resources can further be described by their historic functions or use (such as store or church), which are generally related to its area of significance (Commerce/Trade or Religious).

The McLoughlin Conservation District includes the area on the “second level” up to Van Buren Street. Residential development on the bluff began in the 1850s due to pressure from growing commercial interests that were spreading out along the lower terrace. This was followed by the construction of new schools and churches in the late 1800s, and the development of a neighborhood businesses and services on 7th Street in the early 1900s.

The majority of resources are anticipated to be residential in nature and to date from the 1870s to the present day. Because of the age of these properties and their proximity to downtown, a range of alterations is expected and well as a wide variety of infill construction and re-development. A number of churches should be scattered throughout the neighborhood, as well as a handful of neighborhood oriented commercial and professional buildings on 7th Street. The integrity of some of these resources is anticipated to have suffered over the years, due to alterations and upgrades. Educational resources are expected to be scarce, due to the redevelopment pressure placed on neighborhood schools that have outgrown their grounds.

3. Survey Results

Summary of Findings

During this resurvey of the McLoughlin Conservation District, a total of **802** principal resources were recorded and evaluated. An *Oregon Inventory of Historic Properties Historic Resource Survey Form* was completed for each, which documents the physical elements of the resource, its integrity, and a preliminary determination of eligibility.

As anticipated, over three-quarters (87%) of the resources in the McLoughlin Conservation District are residential in nature. Construction dates spanning 1845 to 2000, with **177** resources over 100 years old. As was common in early communities, the older residences are located on the corners of the blocks, with newer infill development towards the center of the block, as large

lots were divided. Overall, the residential areas have not changed much since the earlier survey, with the exception of the increasing presence of vinyl windows and vinyl siding.

Resources associated with commerce and trade are located on 7th Street, and include the Walter Little Building, the Deute Store, and the Farr Store. This street also includes a government related resource, the old fire station/city hall building and a resource related to the social movement, the I.O.O.F. Hall. The resources are in generally good condition and have undergone a range of alterations.

Architectural Classifications and Construction Methods

As was common in early settlements, most of the buildings were constructed of wood. The earliest buildings in Oregon City were reportedly of log construction, although frame construction quickly replaced it as sawmills made lumber available. Some buildings may have been of timber frame construction, although it is likely that most mid-19th century buildings were balloon frame or plank construction. Western platform framing had replaced early framing methods by the turn of the century. Wood framed buildings were usually clad in horizontal board siding, often shiplap or clapboard, and painted for protection when paint was available. Wood frame buildings were used for commercial, industrial, governmental, educational, religious, and residential buildings.

The following styles of architecture were most prevalent ones identified during this project.

Gothic Revival is characterized by an emphasis on the vertical, with steeply pitched gable roofs and jigsaw ornamentation. Complex bargeboards, brackets, and porch trim, are principal characteristics. A lancet windows is common, as is a vertical board and batten exterior surface. The style was popular in Oregon from around 1850 to 1880.

The **Queen Anne** style is characterized by asymmetrical massing, wrap-around porches and a variety of decorative surfacing materials. A tower is a common feature, as is a variety of roof shapes and windows types, such as arched and Palladian. Decorative features include turned elements and a variety of siding types, including shingles. Two styles, Eastlake and Stick, are variations on the Queen Anne theme. Eastlake is usually found towards the early end of Queen Anne and is characterized by a profusion of three-dimensional woodwork, such as spindled king posts, knobs, and brackets. The Stick variation is defined by a system of paneled areas on the exterior that suggest structural elements and infill. This style was quite popular from 1885 through 1905.

Vernacular describes a building that is most likely to be constructed at a certain time with available materials in a specific region. It is those ordinary buildings, often owner-built, that are constructed in a style typical to an area with materials available locally. The label is generally applied to simple buildings that do not have any stylistic elements for classification, such as the gable-front, side-wing buildings with 1/1 windows. Often it is the most common style in an Oregon neighborhood. In the McLoughlin District, 172 resources received this appellation, second only to Bungalow.

The **Colonial Revival** style surfaced in the late 1890s, and continued in Oregon until the 1950s. The style is characterized by a symmetrical massing and prominent, central entry. Decorative features commonly include columns, dentil courses, modillions, Palladian windows, and pilasters. The Colonial Revival has been described as the application of decorative elements on the Queen Anne style.

The **Foursquare** is less of a style than a form, with a hip-roofed, two-story house with a square plan two rooms deep by two rooms wide. Sometimes called the Classic Box, the Style was common in Oregon around the turn of the century. These buildings generally have full-width front porches and dormers. Decorative elements are usually confined to rafter tails and the porch.

The **Craftsman** style promoted the use of natural materials and hand craftsmanship, and is often considered the rich cousin to the Bungalow. They share many decorative elements, such as a low-pitched roof, wide waves with exposed rafter tails and brackets, full deep porches with tapering posts and solid rails. However, the Craftsman usually had a great variety of window types and decorative surfacing, and was two full stories in height.

The **Bungalow** enjoyed enormous popularity in Oregon, in part because it was economically accessible and its construction materials were readily available. It was the most common style in the McLoughlin District with 220 properties receiving this designation. The style is most readily categorized by its 1-1/2 story height and its front porch, which is commonly integrated into the building. The porches tend to be wide and are frequently delineated by solid rails with truncated, tapered columns. Like the Craftsman, the Bungalow is characterized by a low-pitched roof, wide eaves, exposed rafter tails and brackets.

4. Recommendations

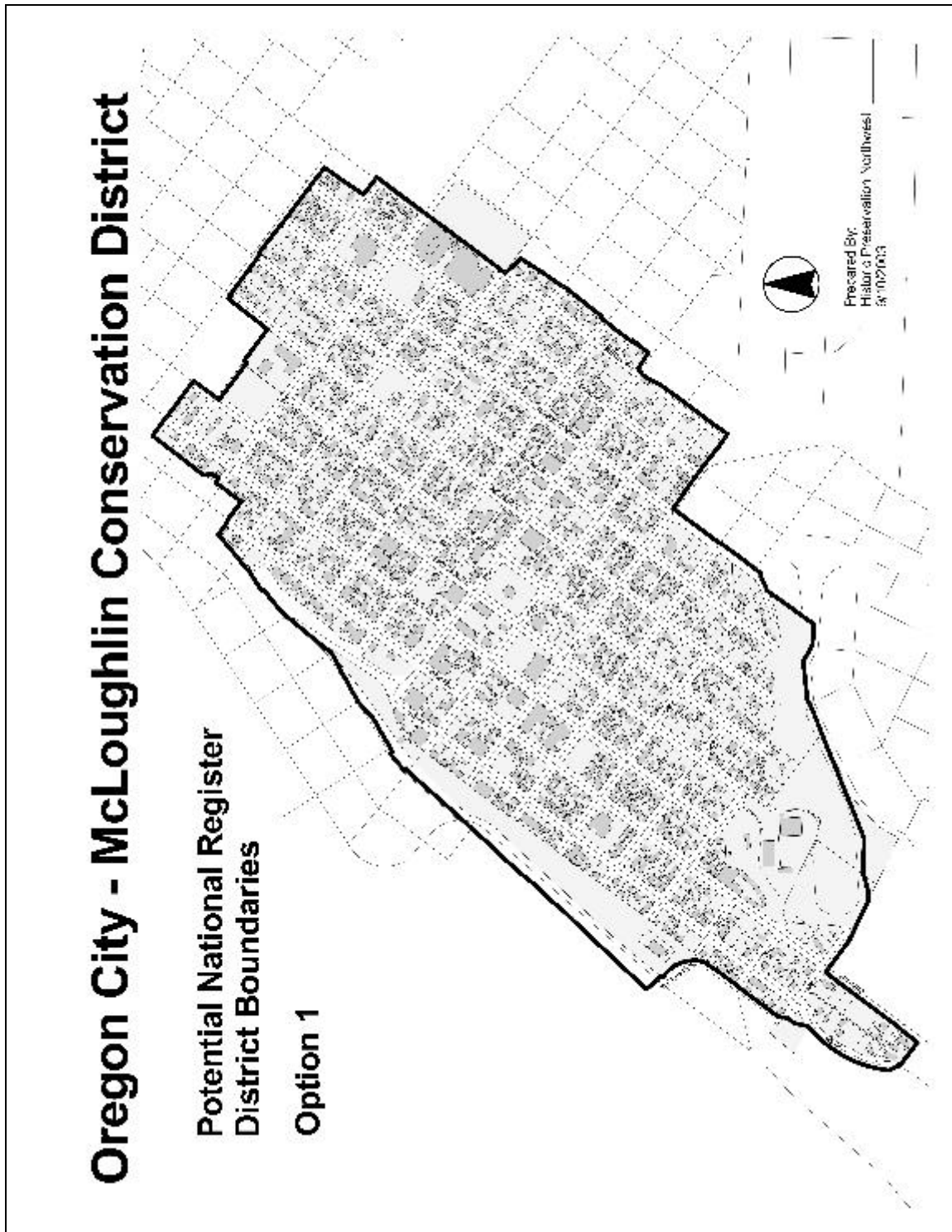
Survey and Designation

The survey results need to be analyzed in more detail than is allowed in this project before a decision is made to pursue historic district designation. "Holes" often appear in a potential historic district due to resources that were determined to be not eligible in their present condition due to potentially reversible alterations. These properties need to be examined to determine which, if any, could reasonably be brought up to standards required for contributing status. There will also be pockets of resources that were evaluated on a reconnaissance level that require intensive level research.

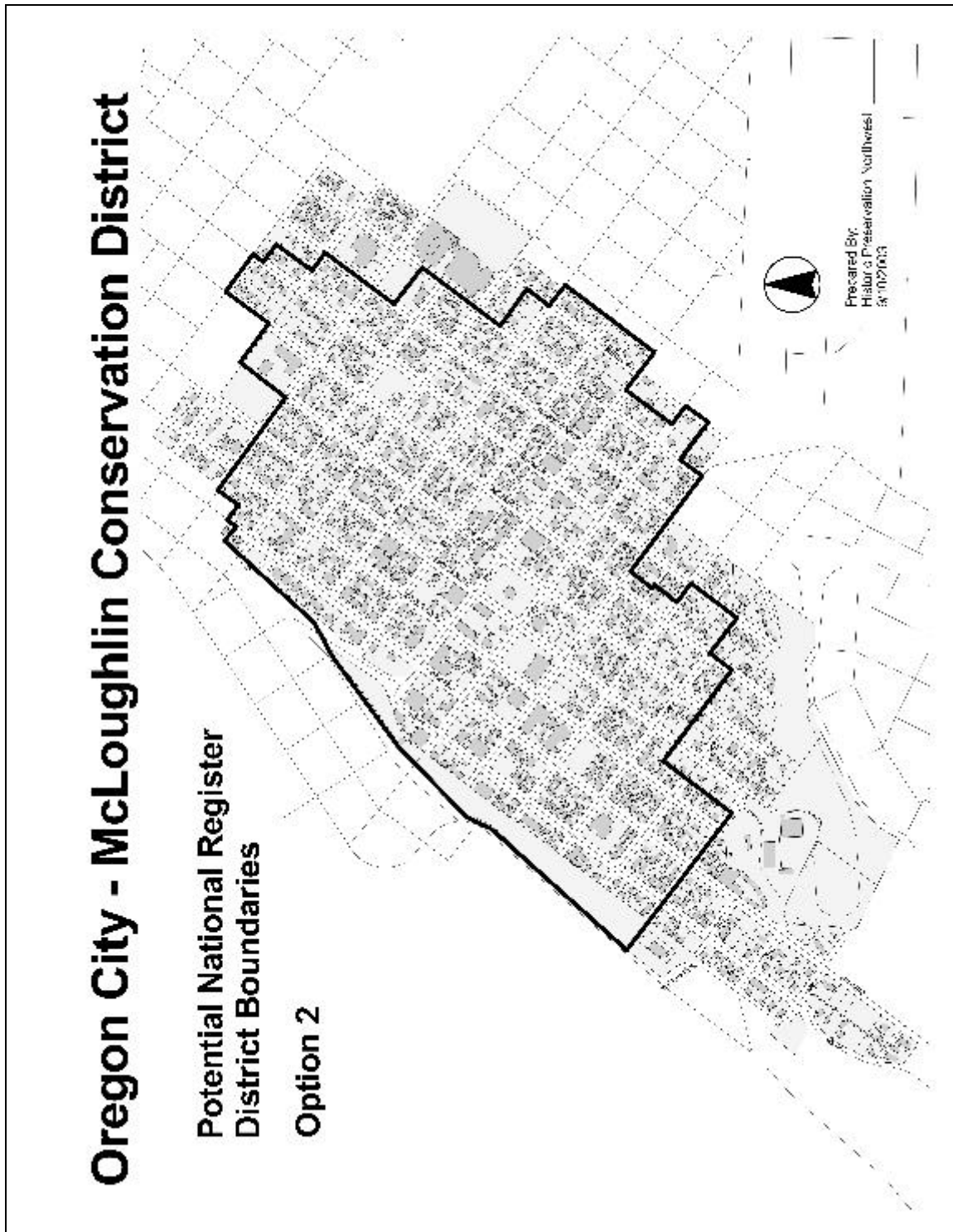
Before a potential boundary for any historic district could be formulated, the City of Oregon City must decide if it is preferably to create a single district or a number of smaller districts in the McLoughlin Conservation District. This decision will be effected by the availability of funding and community support for a district. Once a determination has been made, additional survey work may be required and public outreach should begin. As a starting point, five options for districting have been formulated and are presented below.

The first option would be to try and create a historic district that matched the boundaries of the conservation district. Within the existing district, the percentage of contributing resources to the total number of resources within the boundary is 49% (540 out of 1111). That doesn't include the structures that have reversible alterations. The contributing resources are only those that are listed on the National Register already, those potentially eligible for the National Register individually, and those potentially eligible for the National Register as part of a district. That total also includes all outbuildings, as well as, principal buildings.

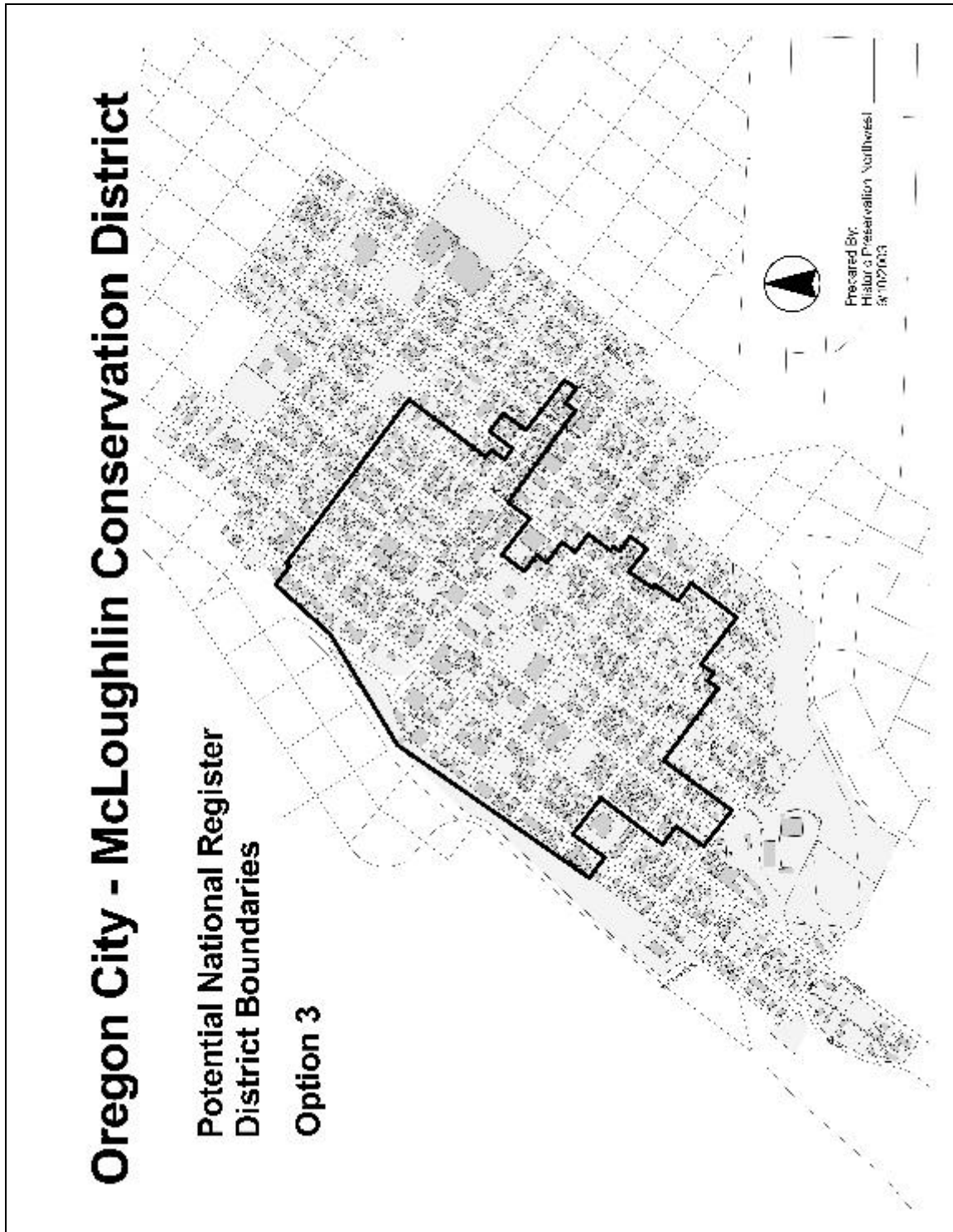
Having examined the ratios of a few districts lately, that isn't too out of line with what's been created in the last few years. For the South University Historic District in Eugene, the percentage is 56%, and it is considered a very intact, strong district.



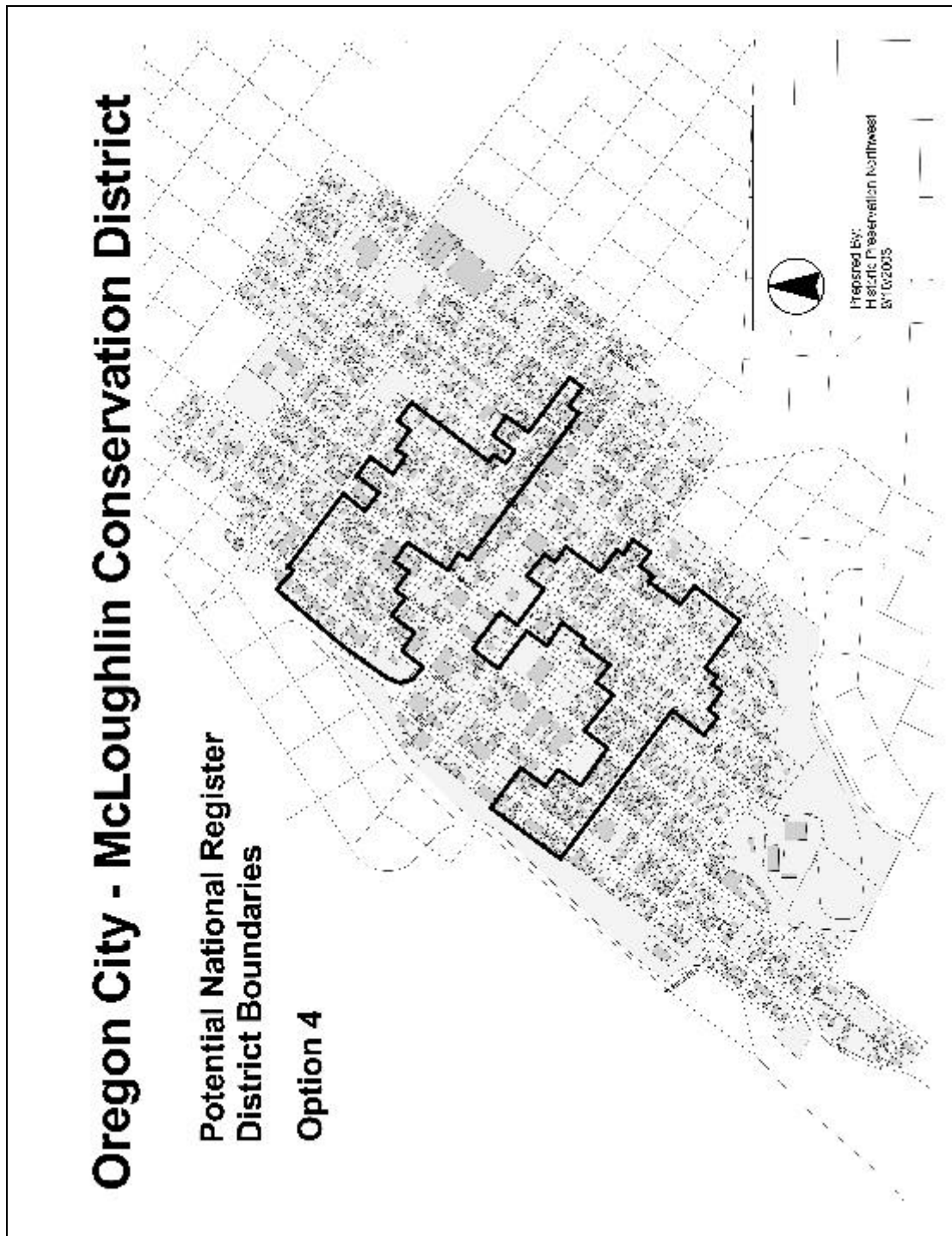
Option 2 is contained entirely within the bounds of the Conservation District but cuts off some of the "chaff" from the edges of the district. Basically, the corners are trimmed off leaving the proposed district with most of the contributing properties. The percentage of contributing structures is 52% (438 out of 842), a slight increase over Option 1.



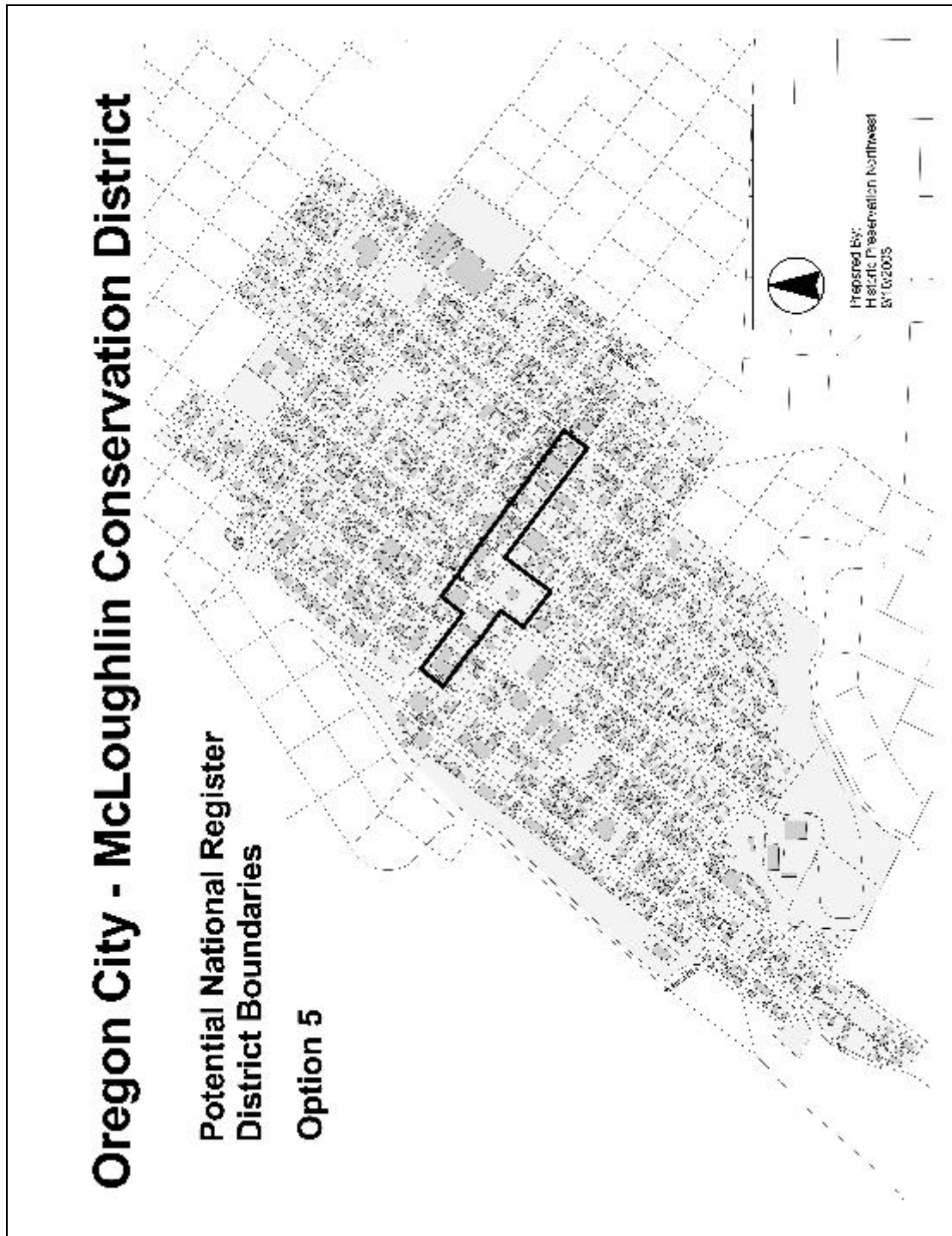
Option 3 really puts the Conservation District on a diet and trims off the north, south and east edges. The heart of the district would be retained with 7th Street and Washington at its core. The percentage of contributing structures is 63% (290 out of 460), a large increase over Options 1 and 2.



Option 4 explores the idea of residential districts. We could not make a single residential district within the confines of the Conservation District, as we found two distinct residential areas on the north and south sides of 7th Street. The two areas consist almost entirely of houses with a few churches sprinkled in. The percentage of contributing structures is a whopping 72% (227 out of 315). This would be one of the better options to explore if there was neighborhood resistance in an area.



Option 5 explores the idea of a commercial district. Along 7th Street there is enough integrity between Center and John Adams to form a National Register Commercial District. Unfortunately, we don't think it can take in both sides of 7th Street, which would make a finer streetscape and a stronger argument for a district. We think it's a marginal district, but with resources like the Firehouse and the IOOF Building, we think it would be doable. The percentage of contributing structures is a strong 64% (14 out of 22).



Public Education and Outreach

After a districting option is chosen by the Historic Review Board, we think the next step would be to poll the homeowners within the Conservation District as a whole, and ask them basically two questions: if they would like to see their home as part of a historic district and if they would like to see their neighborhood as part of a historic district. Be blunt and list the positive and negative ramifications of being a historic district. The last two district failures in Oregon were in Corvallis and Eugene. In Eugene, there wasn't enough information distributed to the homeowners in the proposed South University Historic District and the very wealthy anti-districting forces rose up in response. In Corvallis, the proposed North College Hill Historic District died on the table when the landlords in the neighborhood went against the proposal not seeing enough economic benefit. That district was only about 10% owner occupied.

With the answers to those two questions from the owners, it should be relatively easy to see where the owners that are interested in listing are concentrated. "Proving property owner interest" is the first step SHPO requires before they will grant any money towards the districting process.

Community involvement and support is a prerequisite to successful preservation efforts. As such, information should be prepared and distributed to all owners of property located within the McLoughlin Conservation District informing them of the city's plans and inviting their input and involvement on the project. The documentation should include information related to the benefits of historic designation and the ramifications of the creation of a historic district.

Owners of altered resources need to be educated about the financial incentives available for the rehabilitation of their properties. Design review guidelines, preferably with illustrations, should be distributed, along with literature supporting the economic benefits of preservation.

5. Bibliography

City of Oregon City, 1986 survey forms for the McLoughlin Conservation District.

City of Oregon City building permit information.

Clackamas County deed records.

Clackamas County plat maps.

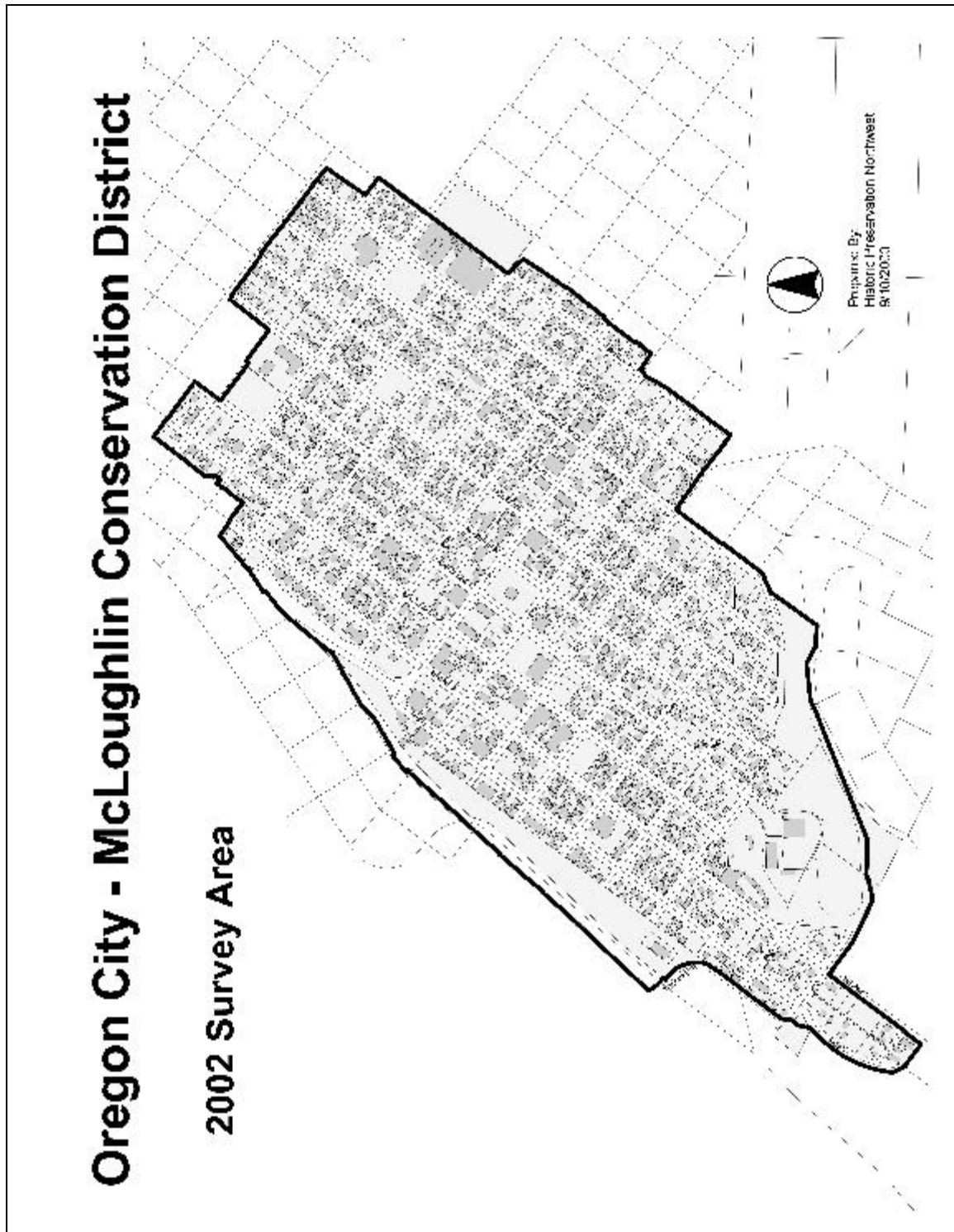
Dennis, Michelle. Final Report for the Re-Survey of Downtown Oregon City. Spring 2002.

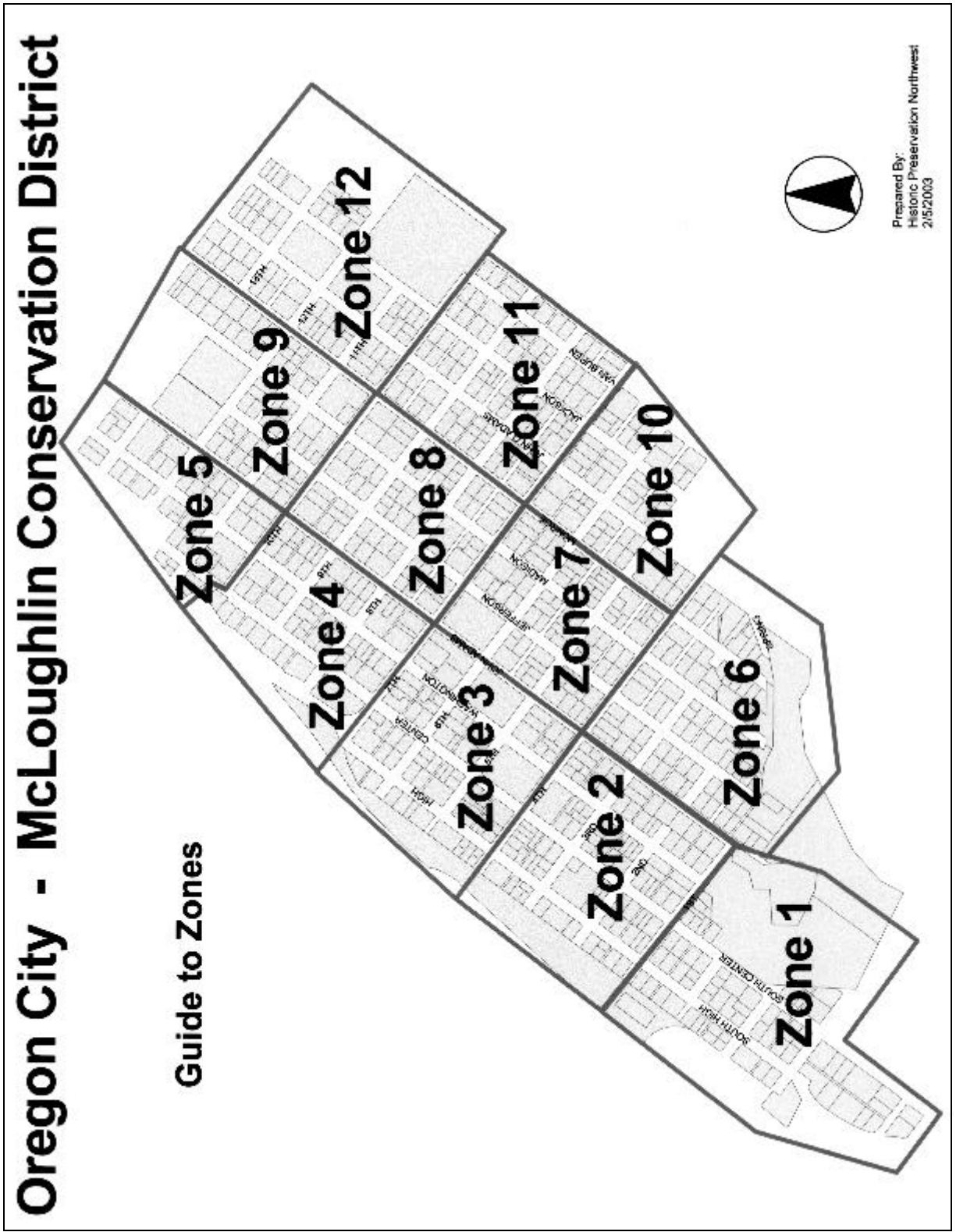
Oregon City directories. 1891, 1897, 1909, 1916, 1933, 1941, 1947, 1953, 1958, 1960, 1962, 1964, 1965.

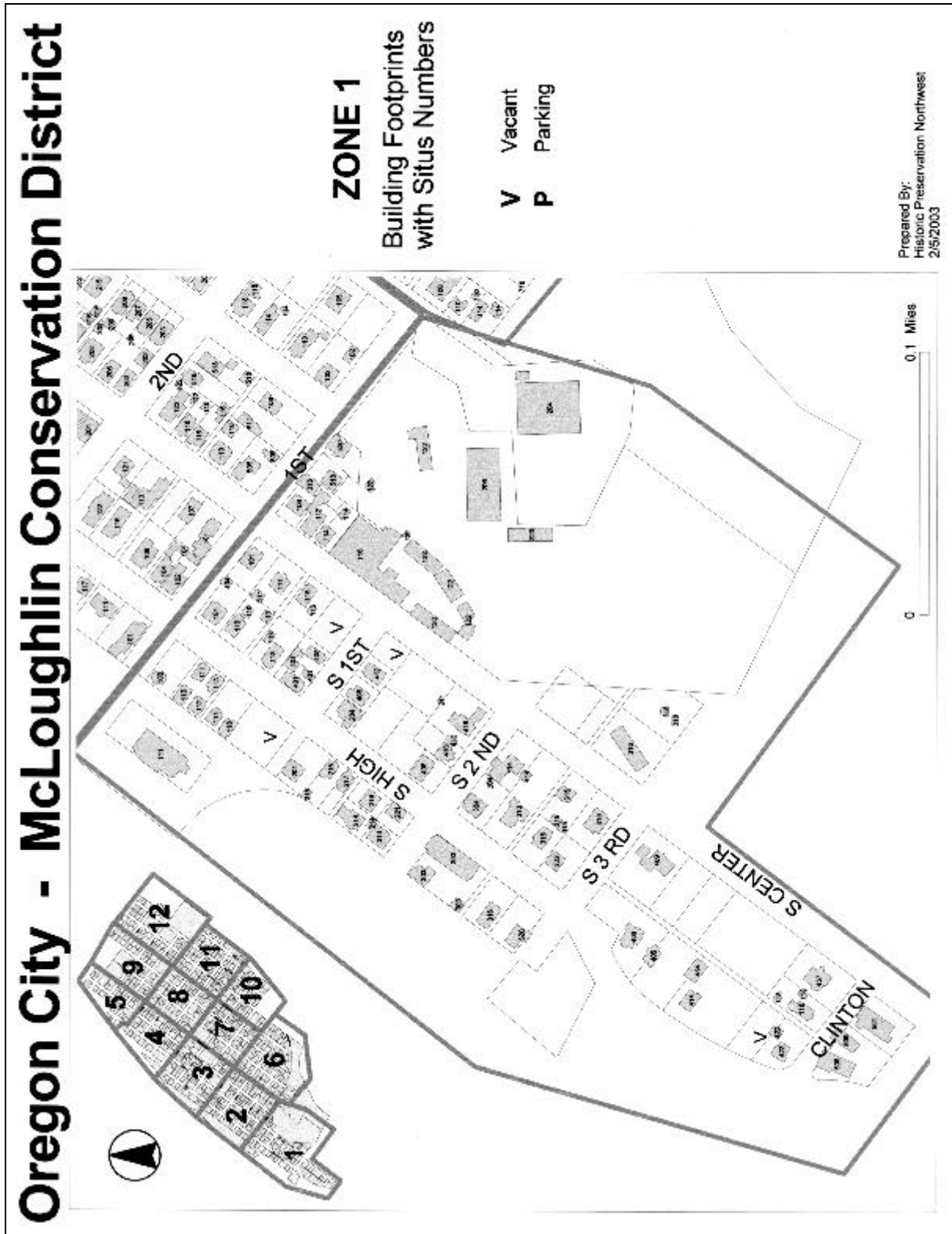
Sanborn Map and Publishing Co. Fire Insurance Map of Oregon City. 1892, 1900, 1911, 1925, 1950.

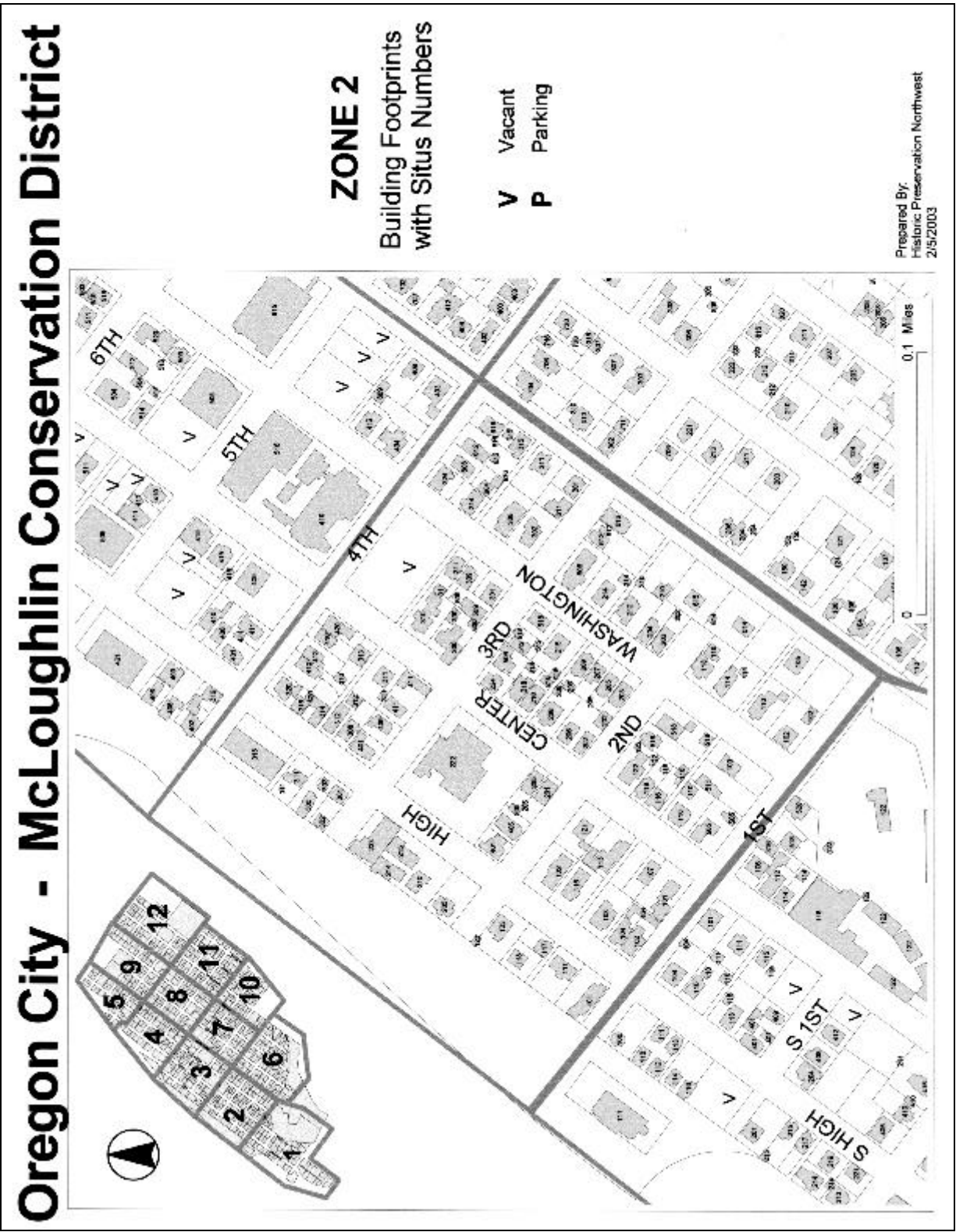
6. Map of Survey Area

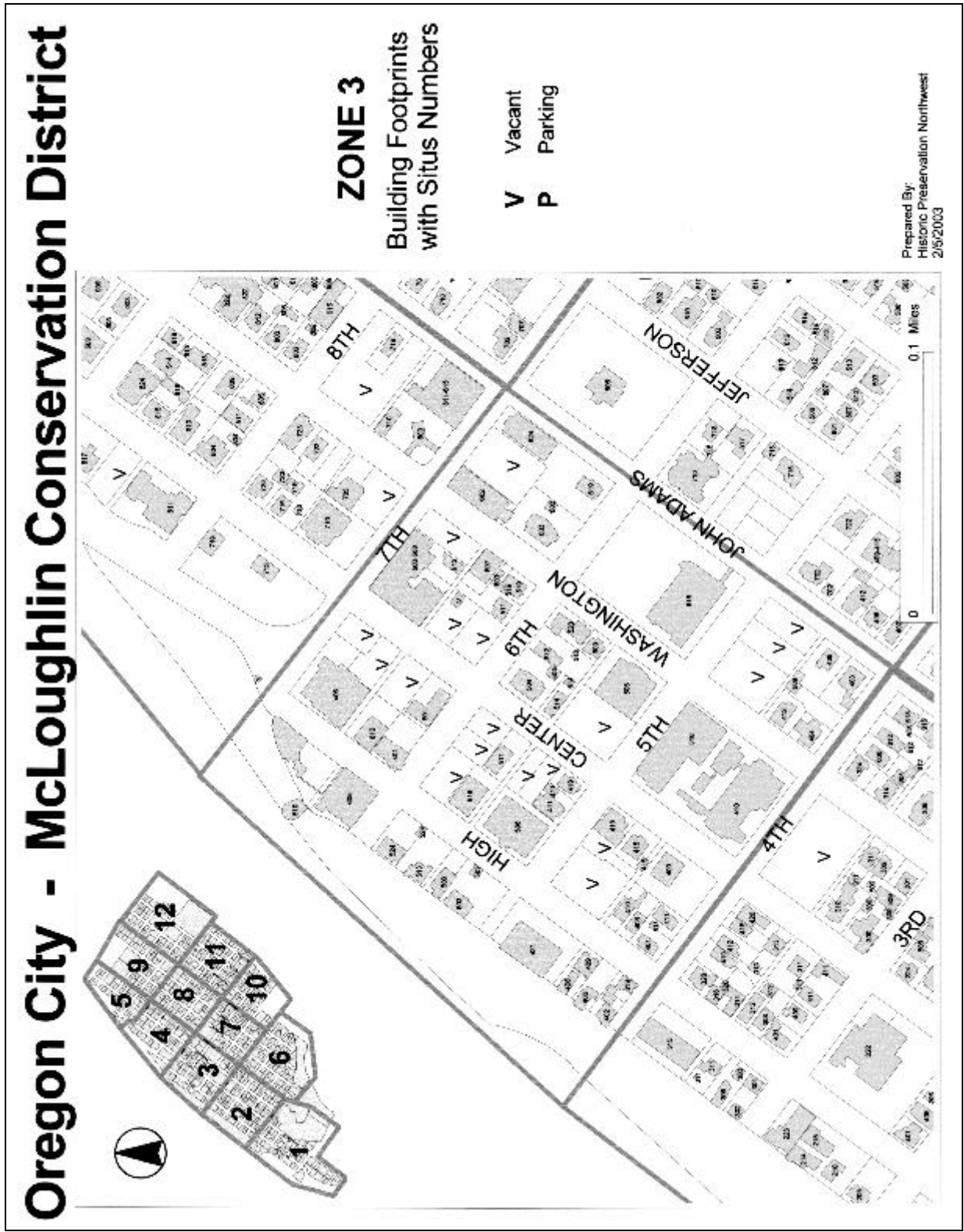
The maps on the following pages divide up the survey area into twelve zones so that the information on the maps is readable at a standard page size.

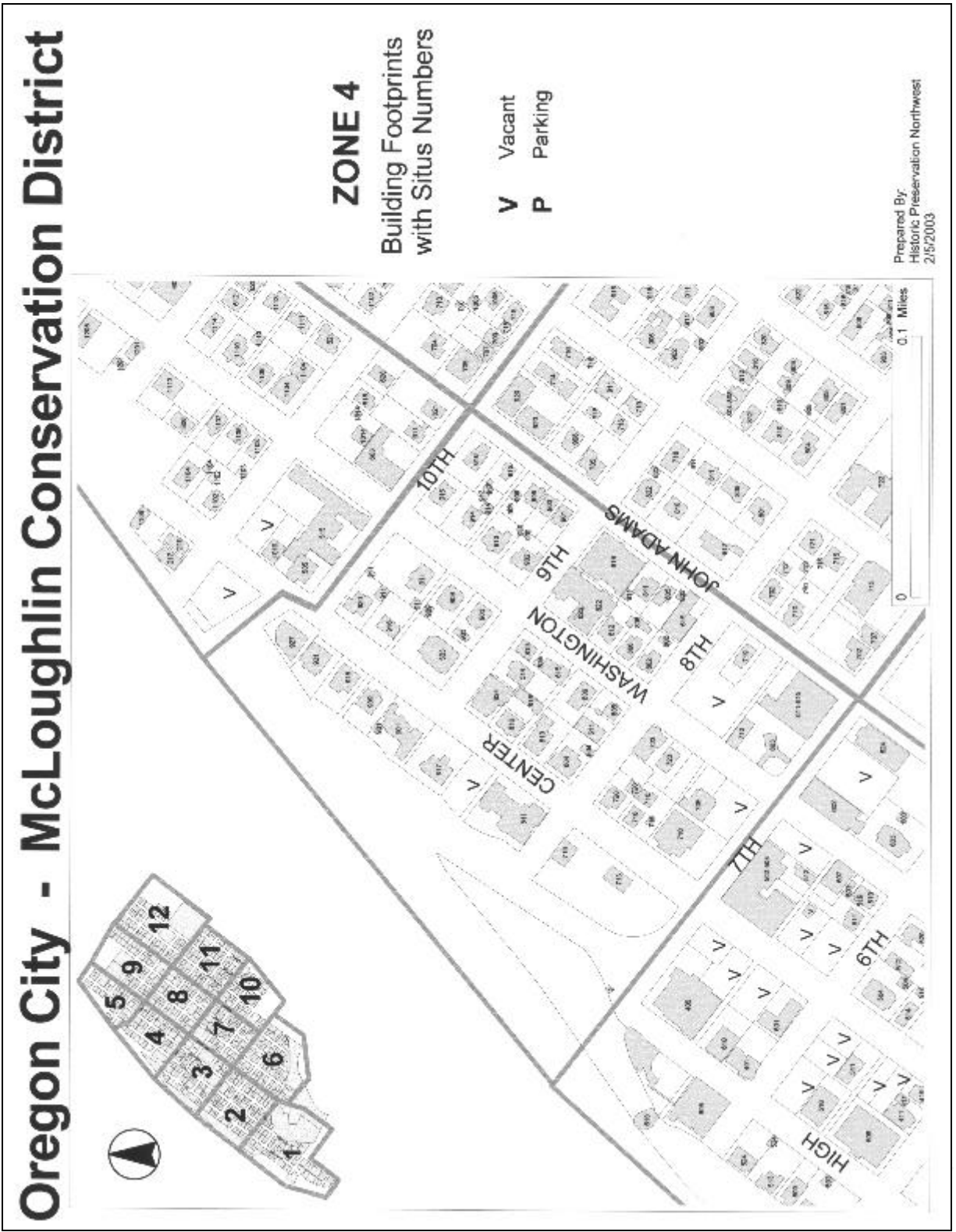




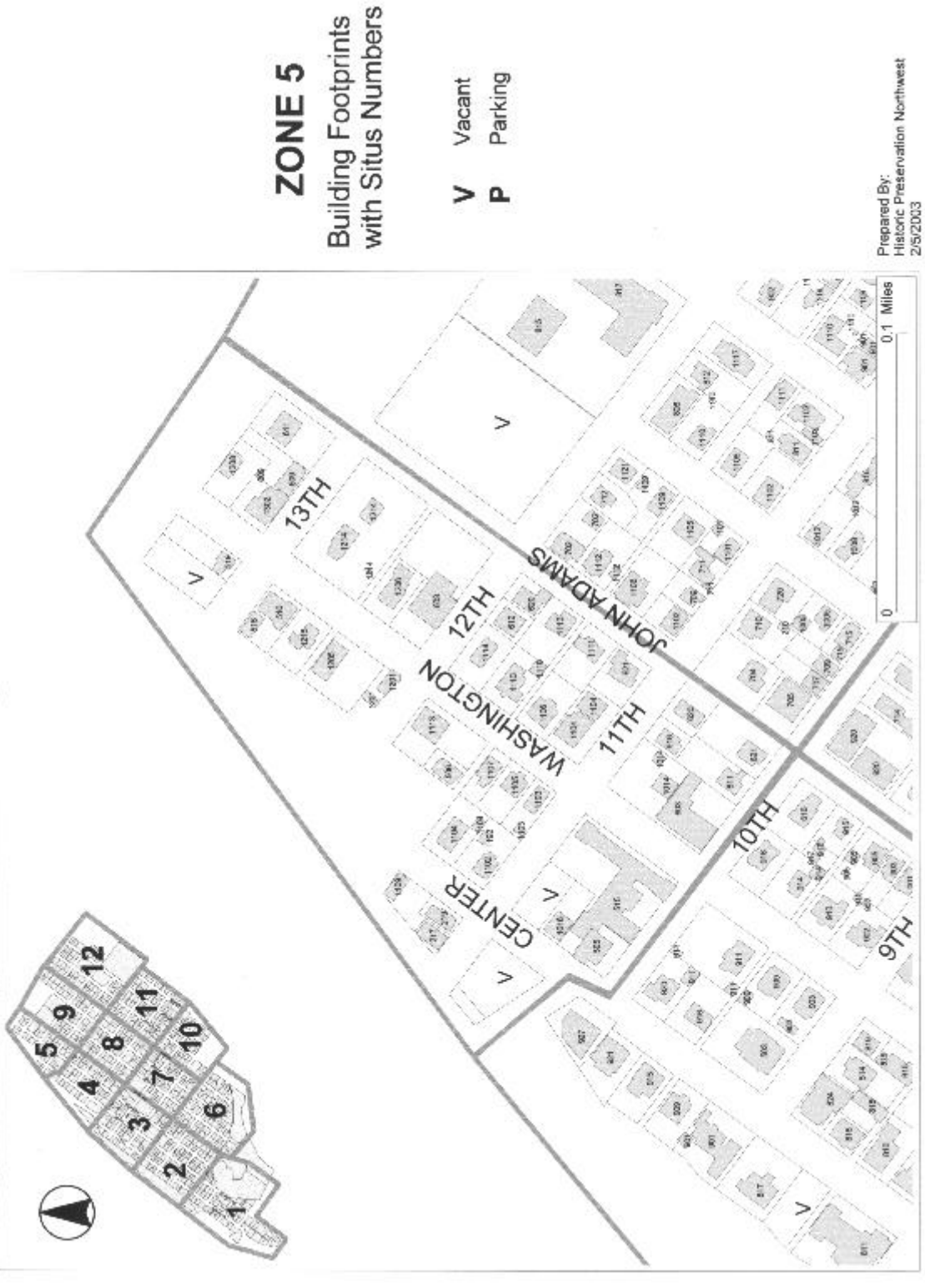


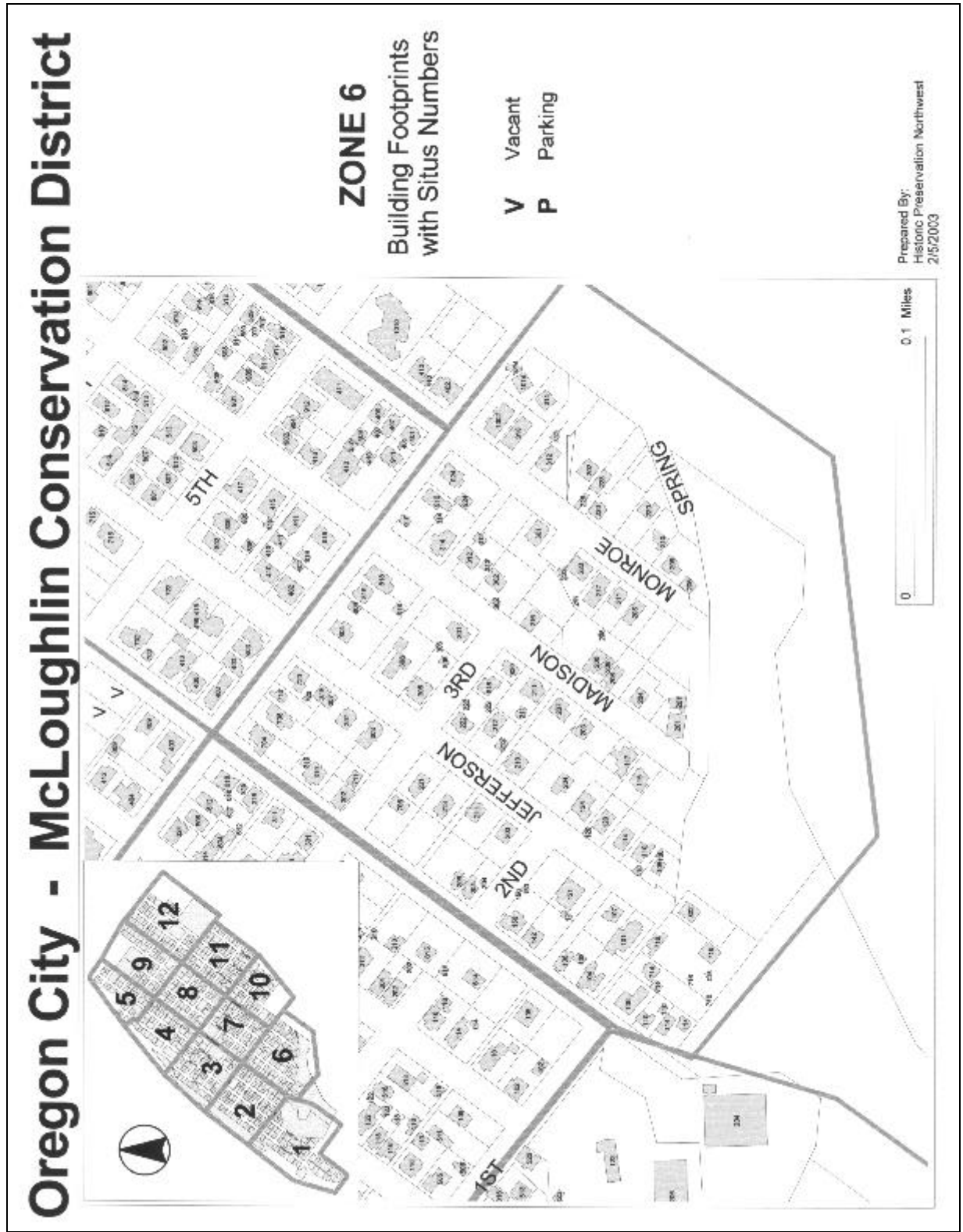


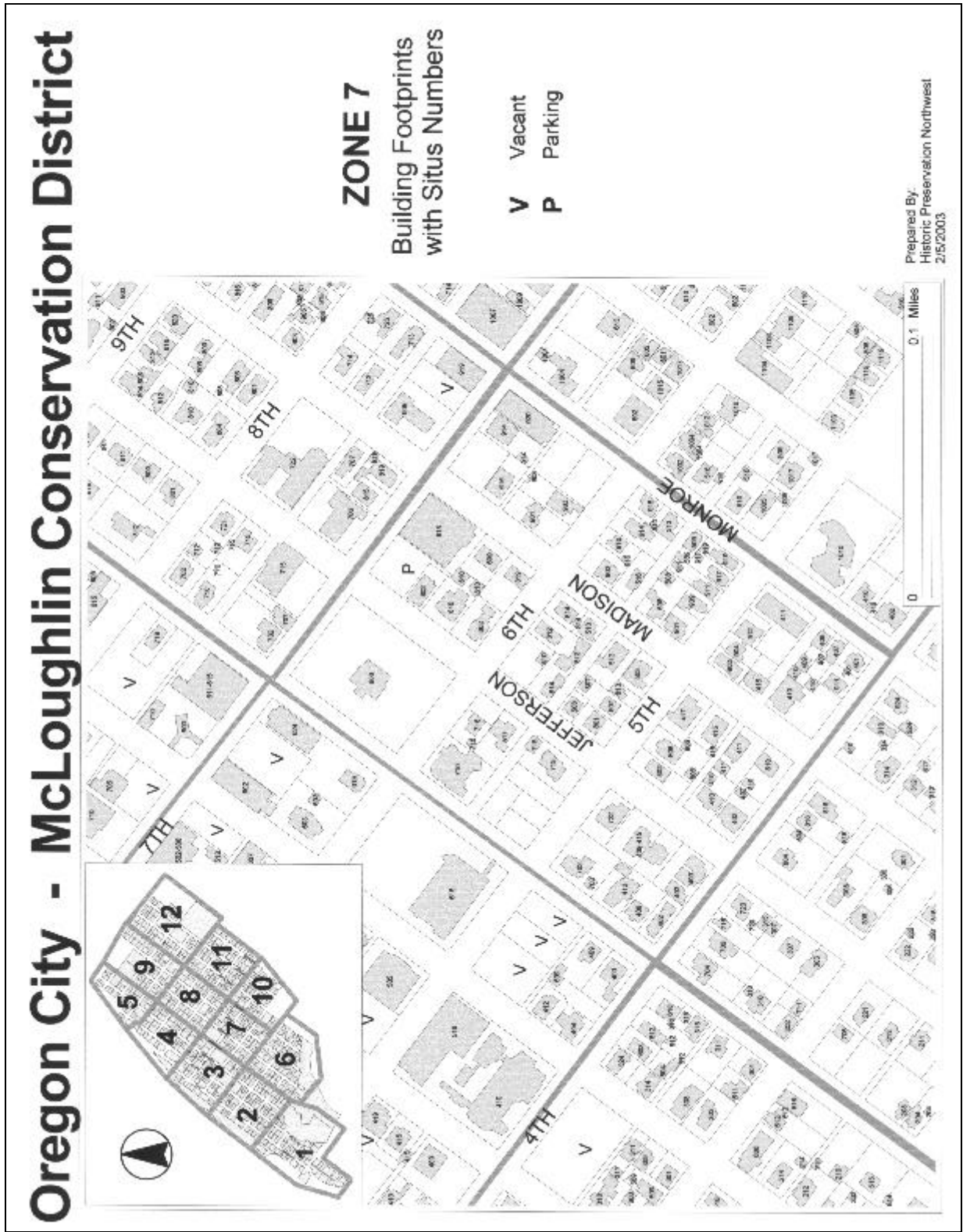


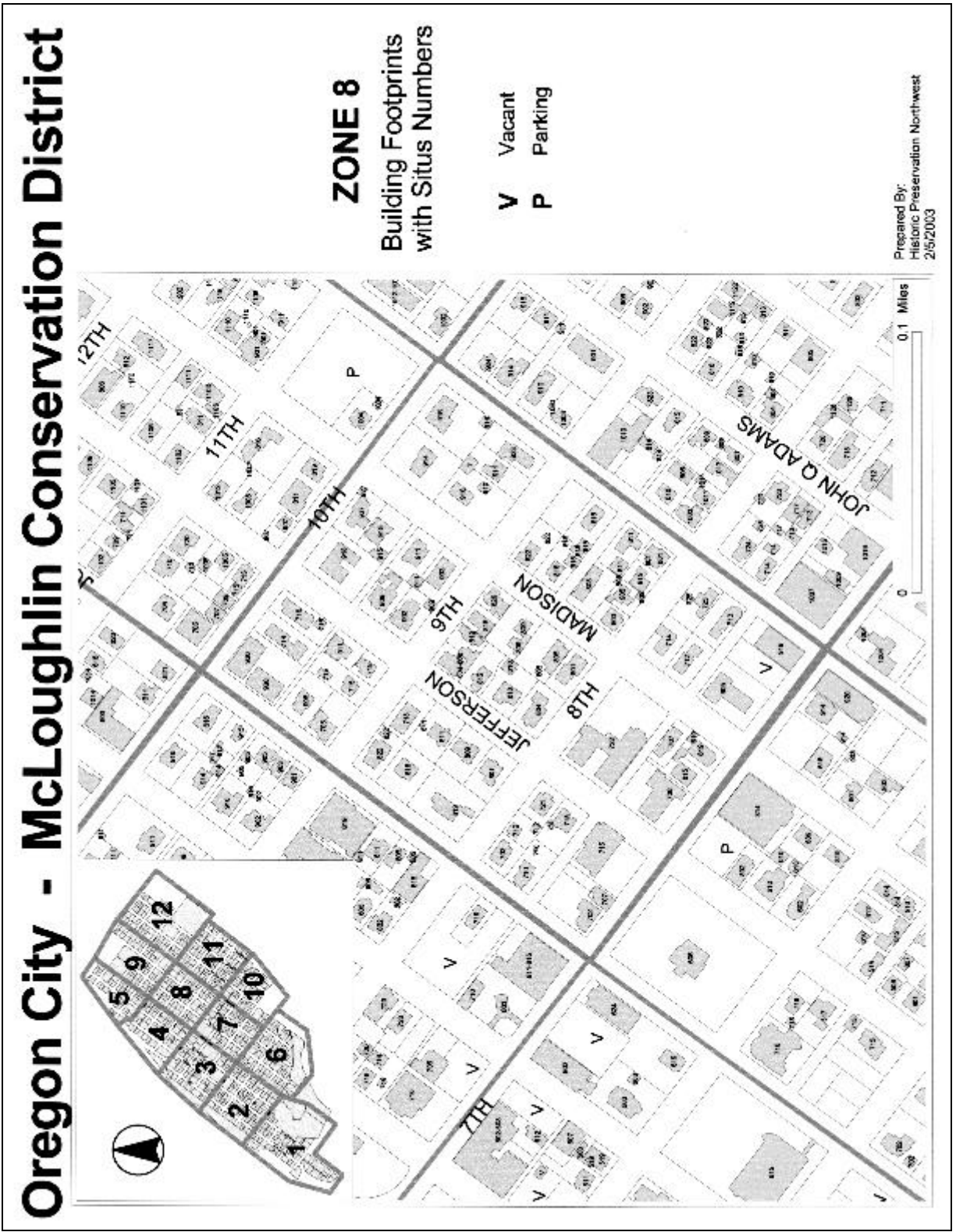


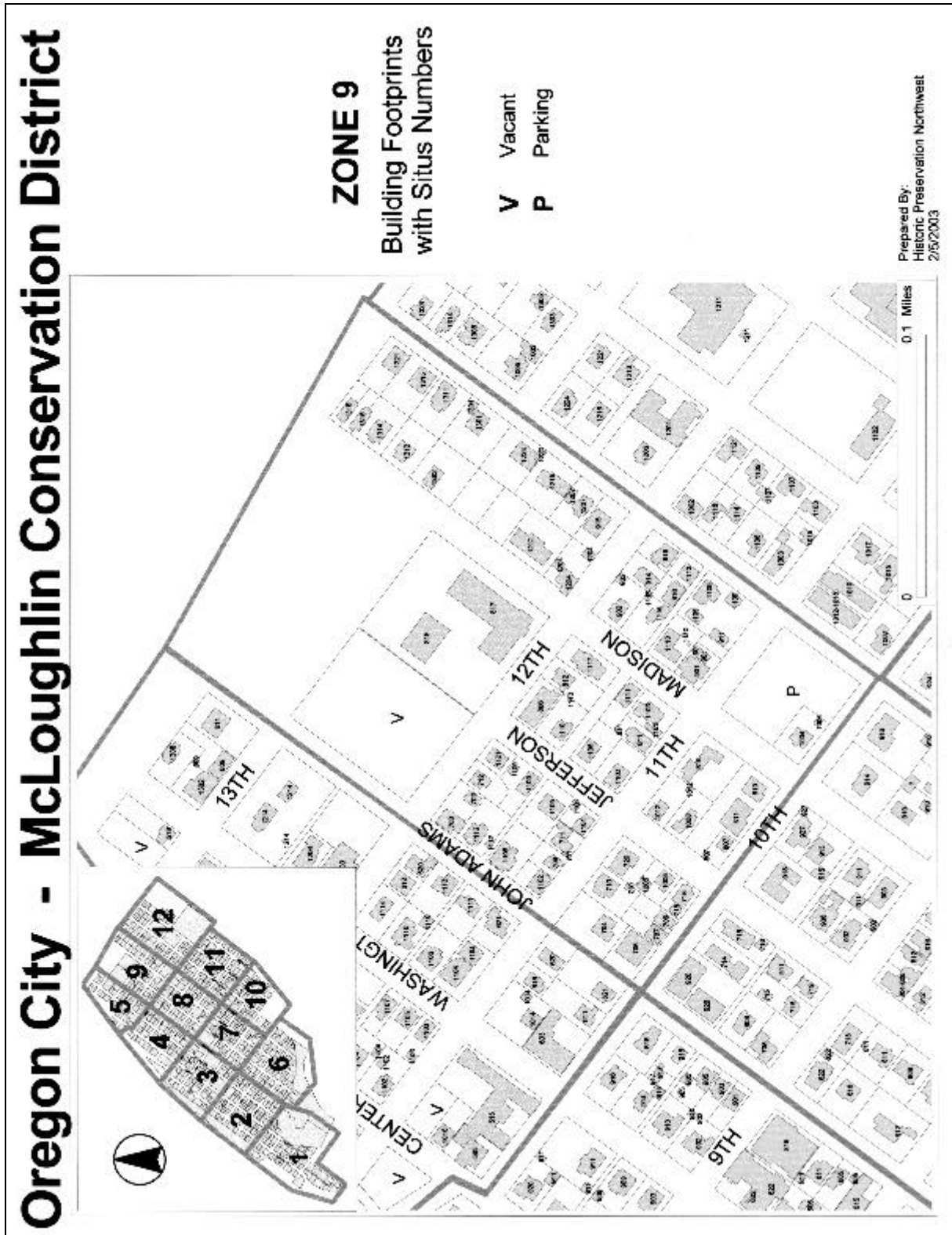
Oregon City - McLoughlin Conservation District

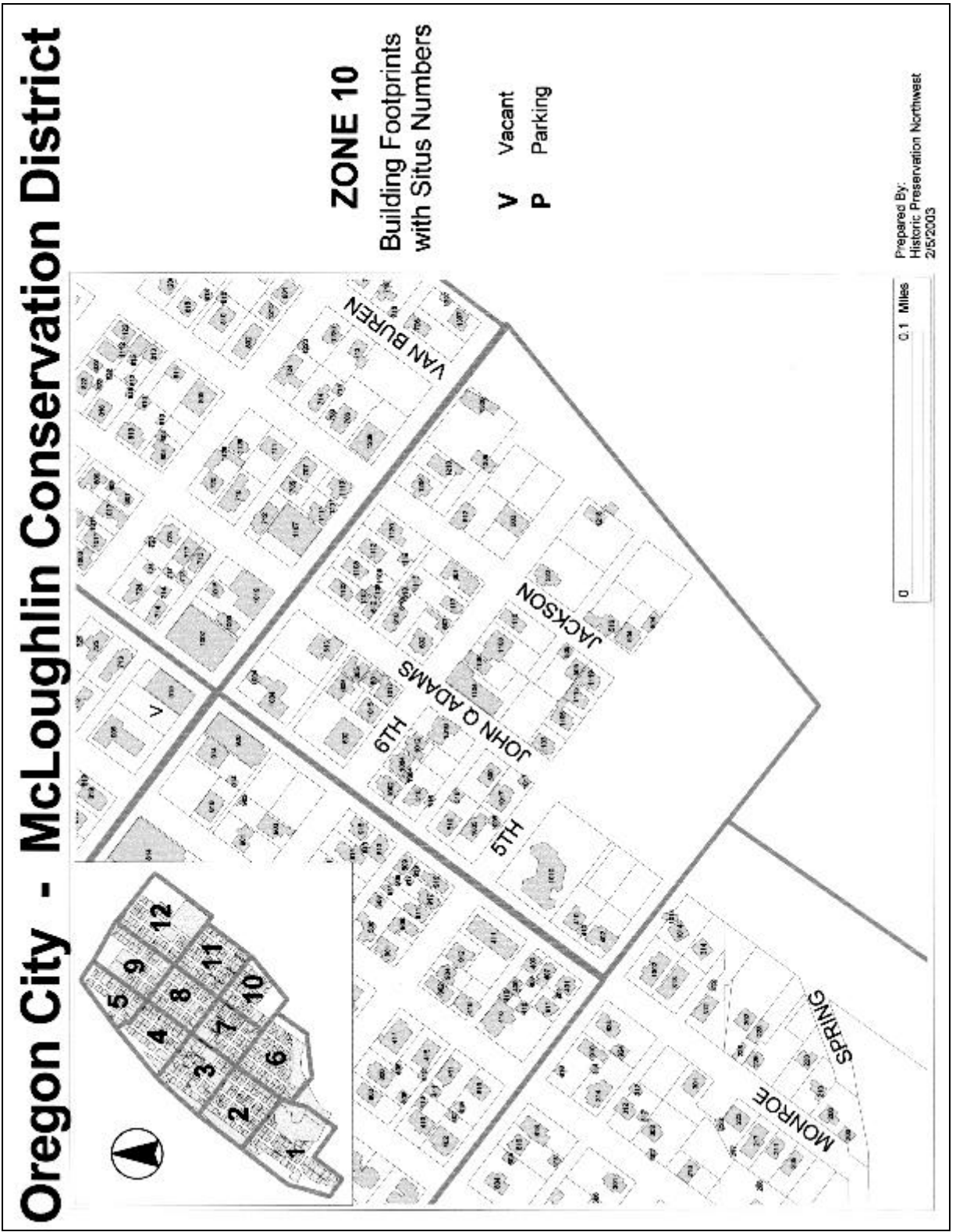




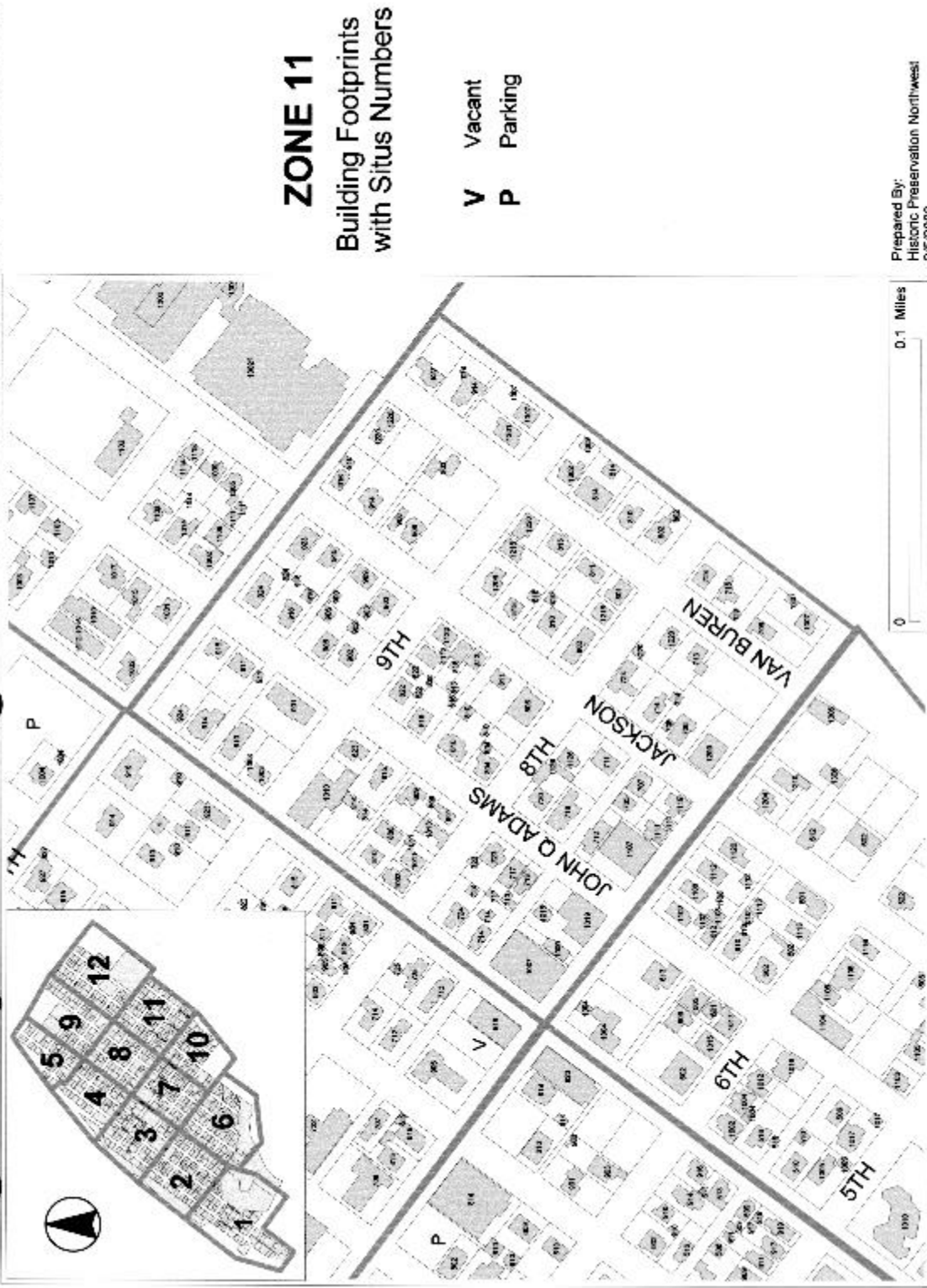




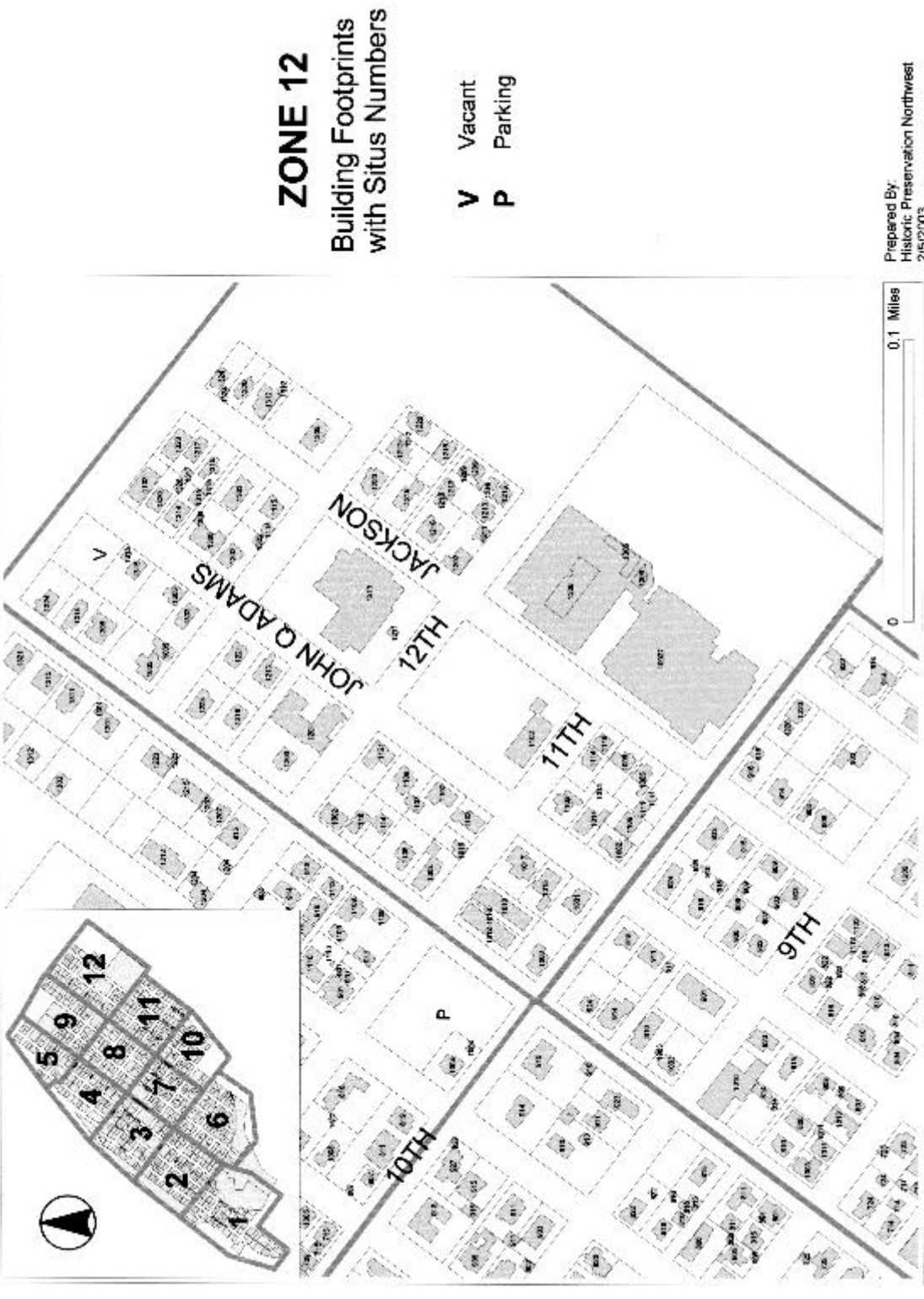




Oregon City - McLoughlin Conservation District



Oregon City - McLoughlin Conservation District



Appendix A: Surveyed Resources by Address

The following list is the 802 principal buildings with addresses surveyed in the McLoughlin Conservation District. This total of 802 does not include outbuildings. The list is broken down by street.

10th	13th	609 4th St	914 6th St
505 10th St	516 13th St	612 4th St	916 6th St
515 10th St	519 13th St	618 4th St	1002 6th St
601-603 10th St	609 13th St	704 4th St	1004 6th St
611 10th St	611 13th St	706 4th St	1012 6th St
616 10th St	1005 13th St	716 4th St	1014-1016 6th St
621 10th St	1115 13th St	720 4th St	1015 6th St
705 10th St	1205 13th St	804 4th St	1017 6th St
707 10th St	1212 13th St	816 4th St	1104 6th St
709 10th St	1220 13th St	818 4th St	1106 6th St
711 10th St		819 4th St	1108-1108 1/2 6th St
714 10th St	14th	910 4th St	1113 6th St
715 10th St	1102 14th St	911 4th St	1116 6th St
716 10th St		924 4th St	1218 6th St
807 10th St	1st	1002-1004 4th St	
811 10th St	511 1st St	1014-1016 4th St	7th
819 10th St	516-516 1/2 1st St		406 7th St
916 10th St	518 1st St	5th	502 7th St
1109 10th St	520 1st St	411 5th St	506 7th St
1111 10th St	401 S 1st St	419 5th St	508 7th St
1220 10th St	408 S 1st St	516 5th St	512 7th St
	409 S 1st St	615 5th St	514 7th St
	412 S 1st St	702 5th St	602-604 7th St
11th		715 5th St	603 7th St
217 11th St	2nd	722 5th St	611 7th St
219 11th St	401 2nd St	801 5th St	615 7th St
616 11th St	405-409 2nd St	802 5th St	624 7th St
620 11th St	516 2nd St	806 5th St	707-709 7th St
621 11th St	518 2nd St	807 5th St	715 7th St
704 11th St	614 2nd St	813 5th St	802 7th St
709 11th St	615 2nd St	901 5th St	812-816 7th St
710 11th St	313 S 2nd St	902 5th St	813 7th St
711 11th St	405 S 2nd St	904 5th St	815 7th St
720 11th St	410 S 2nd St	909 5th St	819 7th St
813 11th St	414 S 2nd St	911 5th St	905 7th St
816 11th St	416 S 2nd St	912 5th St	914 7th St
901 11th St		917 5th St	919 7th St
911 11th St	3rd	919 5th St	920 7th St
1003-1005 11th St	401 3rd St	1005 5th St	1004 7th St
1010-1020 11th St	409 3rd St	1010 5th St	1007 7th St
1015 11th St	411 3rd St	1017 5th St	1009 7th St
1102 11th St	506 3rd St	1103 5th St	1015 7th St
1114 11th St	509 3rd St	1105 5th St	1019 7th St
1118 11th St	512 3rd St	1115 5th St	1102-1106 7th St
	518 3rd St	1119 5th St	1107 7th St
12th	608 3rd St		1108 7th St
611 12th St	611 3rd St	6th	1111 7th St
612 12th St	612 3rd St	401 6th St	1112 7th St
620 12th St	616 3rd St	504 6th St	1119 7th St
702 12th St	706 3rd St	511 6th St	1120 7th St
712 12th St	711 3rd St	512 6th St	1204 7th St
806-808 12th St	816 3rd St	519 6th St	1209 7th St
812 12th St	820 3rd St	520 6th St	1210 7th St
815? 12th St	910 3rd St	603 6th St	1306 7th St
817 12th St		619 6th St	1307 7th St
902 12th St	4th	710 6th St	
914 12th St	319 4th St	718 6th St	8th
915 12th St	401 4th St	810 6th St	511 8th St
916 12th St	410 4th St	812 6th St	615 8th St
918 12th St	411 4th St	814 6th St	702 8th St
1002 12th St	412 4th St	819 6th St	712-716 8th St
1213 12th St	416 4th St	901 6th St	903 8th St
1215 12th St	420 4th St	902 6th St	905 8th St
1306 12th St	604 4th St	903 6th St	915 8th St
	608 4th St	910 6th St	1003 8th St

1011 8th St
1013 8th St
1126 8th St
1215 8th St
1220 8th St

9th

503 9th St
514 9th St
705 9th St
712-718 9th St
715 9th St
719 9th St
804 9th St
808 9th St
812 9th St
816 9th St
820 9th St
911 9th St
923 9th St
1003 9th St
1010 9th St
1101 9th St
1106 9th St
1112 9th St
1122 9th St
1206 9th St
1216 9th St
1220 9th St
1301 9th St
1302 9th St
1307 9th St

Bluff

210 Bluff St
214 Bluff St
302 Bluff St
610? Bluff St
100? S Bluff St
110 S Bluff St
111 S Bluff St
112 S Bluff St
114 S Bluff St
116 S Bluff St

Center

101 Center St
106 Center St
107 Center St
110 Center St
111 Center St
113 Center St
116 Center St
118 Center St
121 Center St
122 Center St
201 Center St
202 Center St
205 Center St
206 Center St
208 Center St
216 Center St
218 Center St
224 Center St
300-302 Center St
310 Center St
311 Center St
313 Center St
409 Center St
410 Center St
415 Center St
419 Center St
511 Center St
514 Center St

601 Center St
710 Center St
713 Center St
716 Center St
719 Center St
720 Center St
804 Center St
810 Center St
811 Center St
816 Center St
817 Center St
818 Center St
824 Center St
901 Center St
909 Center St
915 Center St
916 Center St
920 Center St
921 Center St
927 Center St
1016 Center St
1102 Center St
1104 Center St
1109 Center St
101 S Center St
106 S Center St
111 S Center St
112 S Center St
114 S Center St
115 S Center St
122 S Center St
211-213 S Center St
306 S Center St
315 S Center St
316 S Center St
318 S Center St
319 S Center St
409 S Center St
411 S Center St
457 S Center St
501 S Center St

Clinton

118 Clinton St

Elm

506 Elm St

High

101 High St
102 High St
104 High St
108 High St
111 High St
117 High St
123 High St
205 High St
215 High St
222 High St
223 High St
301 High St
308 High St
311 High St
312 High St
314 High St
315 High St
316 High St
320 High St
408 High St
409-411 High St
410 High St
421 High St
503 High St
506 High St

509 High St
513 High St
516 High St
524 High St
605 High St
610-612 High St
615 High St
617 High St
104 S High St
110 S High St
111 S High St
113 S High St
118 S High St
201 S High St
204 S High St
208-210 S High St
215 S High St
216-220 S High St
217 S High St
219 S High St
221 S High St
303 S High St
304 S High St
310 S High St
316 S High St
322 S High St
406 S High St
408 S High St
414 S High St
422 S High St
506 S High St

Jackson

504 Jackson St
505 Jackson St
514-516 Jackson St
522 Jackson St
601-611 Jackson St
602 Jackson St
612 Jackson St
705 Jackson St
706 Jackson St
707 Jackson St
711 Jackson St
714 Jackson St
724 Jackson St
802 Jackson St
805 Jackson St
810 Jackson St
811 Jackson St
813 Jackson St
815 Jackson St
818 Jackson St
903 Jackson St
908 Jackson St
909-911 Jackson St
914 Jackson St
915 Jackson St
916 Jackson St
923 Jackson St
1002? Jackson St
1005 Jackson St
1009 Jackson St
1202 Jackson St
1210 Jackson St
1211 Jackson St
1216 Jackson St
1220 Jackson St
1303 Jackson St
1312 Jackson St
1315 Jackson St
1317 Jackson St
1320 Jackson St
1323 Jackson St

1324 Jackson St

Jefferson

101 Jefferson St
106 Jefferson St
107 Jefferson St
110 Jefferson St
114 Jefferson St
120 Jefferson St
121 Jefferson St
124 Jefferson St
203 Jefferson St
204 Jefferson St
210 Jefferson St
211 Jefferson St
212 Jefferson St
213 Jefferson St
221 Jefferson St
222 Jefferson St
303 Jefferson St
306 Jefferson St
307 Jefferson St
308 Jefferson St
315 Jefferson St
402 Jefferson St
403 Jefferson St
409 Jefferson St
410 Jefferson St
415 Jefferson St
508 Jefferson St
514 Jefferson St
517 Jefferson St
602 Jefferson St
610 Jefferson St
715 Jefferson St
720-722 Jefferson St
721-721 1/2 Jefferson St
801 Jefferson St
804 Jefferson St
809 Jefferson St
810 Jefferson St
811 Jefferson St
812 Jefferson St
902 Jefferson St
906 Jefferson St
911 Jefferson St
918-920 Jefferson St
1005 Jefferson St
1008 Jefferson St
1012 Jefferson St
1101 Jefferson St
1102 Jefferson St
1105-1107 Jefferson St
1106-1108 Jefferson St
1109 Jefferson St
1110 Jefferson St
1121 Jefferson St

John Adams

104 John Adams St
105 John Adams St
108 John Adams St
142 John Adams St
143 John Adams St
150 John Adams St
204 John Adams St
208 John Adams St
301 John Adams St
302 John Adams St
310 John Adams St
311 John Adams St
315 John Adams St
402 John Adams St
403 John Adams St

408 John Adams St
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 412 John Adams St
 606 John Adams St
 701 John Adams St
 702 John Adams St
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 719 John Adams St
 805 John Adams St
 811 John Adams St
 812 John Adams St
 818 John Adams St
 819 John Adams St
 822 John Adams St
 901 John Adams St
 903 John Adams St
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 908 John Adams St
 915 John Adams St
 917 John Adams St
 920 John Adams St
 1102 John Adams St
 1108 John Adams St
 1111 John Adams St
 1112 John Adams St
 1113 John Adams St
 106 S John Adams St
 110 S John Adams St
 114 S John Adams St
 122 S John Adams St
 204 S John Adams St
 206 S John Adams St
 220 S John Adams St

JQ Adams

509 JQ Adams St
 601 JQ Adams St
 602 JQ Adams St
 605 JQ Adams St
 609 1/2 JQ Adams St
 610 JQ Adams St
 612 JQ Adams St
 613 JQ Adams St
 712 JQ Adams St
 713 JQ Adams St
 717 JQ Adams St
 718 JQ Adams St
 720 JQ Adams St
 723 JQ Adams St
 801 JQ Adams St
 804 JQ Adams St
 809 JQ Adams St
 810 JQ Adams St
 815 JQ Adams St
 816 JQ Adams St
 822 JQ Adams St
 823 JQ Adams St
 901 JQ Adams St
 902 JQ Adams St
 906 JQ Adams St
 911-913 JQ Adams St
 915 JQ Adams St
 916 JQ Adams St
 924 JQ Adams St
 1001 JQ Adams St
 1002-1004 JQ Adams St
 1014 JQ Adams St
 1015 JQ Adams St
 1017 JQ Adams St
 1102? JQ Adams St
 1103 JQ Adams St
 1107 JQ Adams St
 1109 JQ Adams St
 1121 JQ Adams St

1201 JQ Adams St
 1213 JQ Adams St
 1221 JQ Adams St
 1302 JQ Adams St
 1303 JQ Adams St
 1305 JQ Adams St
 1306 JQ Adams St
 1314 JQ Adams St
 1315 JQ Adams St
 1320 JQ Adams St

Madison

115 Madison St
 117 Madison St
 203 Madison St
 204 Madison St
 206 Madison St
 207 Madison St
 208 Madison St
 211 Madison St
 216 Madison St
 301 Madison St
 302 Madison St
 312 Madison St
 314 Madison St
 410 Madison St
 411 Madison St
 415 Madison St
 416 Madison St
 417 Madison St
 503 Madison St
 507 Madison St
 508 Madison St
 513 Madison St
 516 Madison St
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 911 Madison St
 914 Madison St
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 1116 Madison St
 1117 Madison St
 1204-1206 Madison St
 1212-1214 Madison St
 1218 Madison St
 1220 Madison St
 1302 Madison St
 1312 Madison St
 1314 Madison St
 1316 Madison St
 1318 Madison St

Monroe

201 Monroe St
 203 Monroe St
 205 Monroe St
 206 Monroe St
 210 Monroe St

211 Monroe St
 217 Monroe St
 220 Monroe St
 223 Monroe St
 226 Monroe St
 228 Monroe St
 301-301 1/2 Monroe St
 302 Monroe St
 309 Monroe St
 312 Monroe St
 314 Monroe St
 318 Monroe St
 401 Monroe St
 402 Monroe St
 407 Monroe St
 409-409 1/2 Monroe St
 410 Monroe St
 411-425 Monroe St
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 1118 Monroe St
 1206 Monroe St
 1207 Monroe St
 1215 Monroe St
 1216 Monroe St
 1223 Monroe St
 1224 Monroe St
 1301 Monroe St
 1308-1310 Monroe St
 1311 Monroe St
 1314-1316 Monroe St
 1315 Monroe St
 1321 Monroe St
 1324 Monroe St

Promenade

118 Promenade St
 306 Promenade St
 406 Promenade St
 408 Promenade St

Spring

714 Spring St
 718 Spring St
 802 Spring St

Tumwater

214 Tumwater Dr
 316 Tumwater Dr
 320 Tumwater Dr
 324 Tumwater Dr

Van Buren

603 Van Buren St
 609 Van Buren St
 706-708 Van Buren St
 713 Van Buren St
 718 Van Buren St
 724 Van Buren St
 801 Van Buren St
 802 Van Buren St
 810 Van Buren St
 811 Van Buren St
 814-816 Van Buren St
 815 Van Buren St
 903 Van Buren St
 914 Van Buren St
 922 Van Buren St
 1209-1211 Van Buren St
 1215 Van Buren St

Washington

102 Washington St
 109 Washington St
 110 Washington St
 114 Washington St
 118 Washington St
 202 Washington St
 203 Washington St
 204 Washington St
 205 Washington St
 207 Washington St
 209 Washington St
 210 Washington St
 212 Washington St
 214-214 1/2 Washington St
 215 Washington St
 301 Washington St
 302 Washington St
 308-310 Washington St
 309 Washington St
 311 Washington St
 314 Washington St
 324 Washington St
 404 Washington St
 412 Washington St
 417 Washington St
 505 Washington St
 509 Washington St
 603 Washington St
 607 Washington St
 705 Washington St
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 723-S Washington St
 802 Washington St
 805 Washington St
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 809 Washington St
 812 Washington St
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 909 Washington St
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 1105 Washington St
 1106-1108 Washington St
 1107 Washington St

1110 Washington St
1113-1115 Washington St
1114 Washington St
1201 Washington St
1205 Washington St
1206 Washington St
1214 Washington St
1215 Washington St
1302 Washington St
1308 Washington St

Total: 802

Appendix B: Criteria for Evaluating Historic Resources

Evaluation is the process of determining the significance of a resource, and is based on architectural, historical, and/or cultural merit. Once the integrity and significance has been established, the resource is ranked according to its eligibility for listing on the National Register of Historic Places. As such, the criteria used for the McLoughlin Survey 2002 are those set forth by the National Register of Historic Places.

Significance

The National Register criteria require that a historic resource be at least 50 years of age and possess significance in at least one of the following areas to be considered potentially eligible for listing on the National Register:

1. Event/Pattern of History: The resource is associated with an event and/or pattern of events or historic trend that has made a significant contribution to the history of the community, the region, the state, or the nation; or
2. Person(s): The person(s) associated with the resource is (are) individually significant and made demonstrated contributions to the history of the community, the region, the state, or the nation; and the resource is associated with the person(s)'s productive life, reflecting the time period in which he or she achieved significance; or
3. Design/Construction: The resource embodies distinctive characteristics of a type, period, or method of construction; and/or the resource represents the work of a master; and/or the resource possesses high artistic value; or it represents a significant and distinguishable entity whose components may lack individual distinction; or
4. Information Potential: The resource has either yielded information or is likely to yield information that is important to history or prehistory.

Integrity and Condition

Integrity is the authenticity of a resource's historic identity. It refers to the intactness of historic form and original construction materials. As such, integrity is integral to the resource's ability to convey its significance. Alterations, either historic or contemporary, should be examined for compatibility. Condition of a historic resource should not be confused with integrity. Condition is generally defined as "state of repair." A resource can be in poor condition, but retain a high degree of historic integrity.

There must be identifiable evidence in all or some of the following aspects of integrity for a historic resource to be considered eligible for the National Register. Some aspects are more important than others in conveying significance, and these should be determined on an individual basis.

The seven aspects of integrity are:

1. Location: Is the resource in its original location or has it been moved?
2. Design: Is the original design intact?
3. Setting: Has the character of the setting stayed the same or changed over time?
4. Materials: What portion of the original materials is retained?
5. Workmanship: Does the resource show craftsmanship of the period?
6. Feeling: Does the resource evoke an aesthetic or historic sense of the past?
7. Association: Is this the site of historic event or activity, or is the site associated with an important person historically?

Ranking

After significance and integrity are assessed, resources are ranked according to their historic contribution either individually or as part of a district. This survey utilized the rankings designed by the Oregon State Historic Preservation Office (SHPO) in 2000 for future survey work throughout the state. Resources are evaluated on an individual basis and are determined to be either Potentially Eligible for listing (either on their own or in a district) or Not Eligible for listing. A resource will be ranked Not Eligible if it lacks distinction, is substantially altered, or has not yet reached 50 years of age.

Resources being considered for inclusion in a district are evaluated according to the period of historic significance and are given one of these rankings:

1. Historic/Contributing for resources constructed during the historic period that retain and exhibit sufficient integrity to convey a sense of history.
2. Historic/Non-Contributing resources were constructed during the historic period but that have undergone such alterations that they no longer retain sufficient integrity to convey a sense of history.
3. Non-Historic/Non-Contributing resources were constructed outside the period of significance.

Historic resources may shift from one ranking category to another over time. A Historic/Contributing property may be severely altered, resulting in a non-contributing status. Conversely, a Historic/Non-Contributing resource may be restored, with its newfound integrity and condition warranting a Contributing status. Also, as time passes, additional resources will reach 50 years of age and begin to contribute to the community's history. For all these reasons, it is important that historic resource inventories be updated over time.

Appendix C: Preliminary Evaluation of Historic Resources

The following list is the 802 principal buildings with addresses surveyed in the McLoughlin Conservation District. This total of 802 does not include outbuildings. The list of addresses is broken down by preliminary National Register finding. Totals for each category are listed as subtotals at the end of each category.

National Register Listed -

Individually

504 6th St
619 6th St
710 6th St
1112 7th St
224 Center St
713 Center St
719 Center St
503 High St
812 John Adams St
914 Madison St
1214 Washington St

Subtotal: 11

Not Eligible - Altered - Irretrievable Loss

1220 10th St
710 11th St
901 11th St
1015 11th St
1118 11th St
812 12th St
918 12th St
1215 12th St
1205 13th St
615 2nd St
410 S 2nd St
414 S 2nd St
506 3rd St
611 3rd St
706 3rd St
910 3rd St
618 4th St
702 5th St
813 5th St
520 6th St
903 6th St
914 6th St
916 6th St
707-709 7th St
715 7th St
802 7th St
1120 7th St
1013 8th St
820 9th St
923 9th St
1206 9th St
110 Center St
111 Center St
116 Center St
415 Center St
1109 Center St
106 S Center St
111 S Center St
118 Clinton St
102 High St
104 High St
205 High St
610-612 High St

110 S High St
111 S High St
113 S High St
219 S High St
221 S High St
504 Jackson St
612 Jackson St
914 Jackson St
916 Jackson St
1312 Jackson St
1317 Jackson St
1320 Jackson St
1324 Jackson St
101 Jefferson St
106 Jefferson St
203 Jefferson St
906 Jefferson St
1005 Jefferson St
104 John Adams St
108 John Adams St
204 John Adams St
301 John Adams St
311 John Adams St
315 John Adams St
701 John Adams St
710 John Adams St
805 John Adams St
811 John Adams St
901 John Adams St
908 John Adams St
1113 John Adams St
114 S John Adams St
602 JQ Adams St
605 JQ Adams St
809 JQ Adams St
822 JQ Adams St
906 JQ Adams St
1002-1004 JQ Adams St
1014 JQ Adams St
1303 JQ Adams St
1306 JQ Adams St
204 Madison St
206 Madison St
208 Madison St
211 Madison St
416 Madison St
927 Madison St
1302 Madison St
205 Monroe St
206 Monroe St
210 Monroe St
302 Monroe St
312 Monroe St
401 Monroe St
402 Monroe St
407 Monroe St
509 Monroe St
513 Monroe St
516 Monroe St
801 Monroe St
811 Monroe St
1113 Monroe St
1308-1310 Monroe St
713 Van Buren St

810 Van Buren St
914 Van Buren St
114 Washington St
311 Washington St
324 Washington St
710 Washington St
723-N Washington St
802 Washington St
910 Washington St
1014 Washington St
1308 Washington St

Subtotal: 118

Not Eligible - Altered - Lacks Distinction

519 13th St
812 9th St
505 Jackson St
607 Washington St
1201 Washington St

Subtotal: 5

Not Eligible - Altered - Reversible

709 10th St
807 10th St
819 10th St
616 11th St
711 11th St
816 11th St
911 11th St
1102 11th St
612 12th St
702 12th St
516 13th St
1115 13th St
1220 13th St
401 2nd St
405-409 2nd St
614 2nd St
313 S 2nd St
509 3rd St
612 3rd St
609 4th St
910 4th St
912 5th St
519 6th St
901 6th St
1012 6th St
1104 6th St
1113 6th St
508 7th St
603 7th St
611 7th St
615 7th St
812-816 7th St
919 7th St
920 7th St

1004 7th St
1007 7th St
1015 7th St
1019 7th St
1107 7th St
1108 7th St
903 8th St
719 9th St
808 9th St
911 9th St
1106 9th St
1216 9th St
1220 9th St
1301 9th St
214 Bluff St
302 Bluff St
110 S Bluff St
101 Center St
106 Center St
113 Center St
121 Center St
122 Center St
201 Center St
202 Center St
205 Center St
206 Center St
218 Center St
313 Center St
816 Center St
824 Center St
1102 Center St
101 S Center St
122 S Center St
315 S Center St
319 S Center St
409 S Center St
223 High St
320 High St
410 High St
217 S High St
304 S High St
316 S High St
408 S High St
422 S High St
514-516 Jackson St
601-611 Jackson St
714 Jackson St
815 Jackson St
909-911 Jackson St
915 Jackson St
923 Jackson St
1202 Jackson St
1216 Jackson St
1220 Jackson St
107 Jefferson St
110 Jefferson St
121 Jefferson St
210 Jefferson St
213 Jefferson St
1008 Jefferson St
1012 Jefferson St
1102 Jefferson St
1110 Jefferson St
1121 Jefferson St

105 John Adams St
208 John Adams St
403 John Adams St
409 John Adams St
412 John Adams St
719 John Adams St
903 John Adams St
1108 John Adams St
204 S John Adams St
601 JQ Adams St
610 JQ Adams St
612 JQ Adams St
712 JQ Adams St
713 JQ Adams St
804 JQ Adams St
810 JQ Adams St
815 JQ Adams St
902 JQ Adams St
911-913 JQ Adams St
916 JQ Adams St
924 JQ Adams St
1001 JQ Adams St
1015 JQ Adams St
1103 JQ Adams St
1109 JQ Adams St
1305 JQ Adams St
1315 JQ Adams St
115 Madison St
216 Madison St
508 Madison St
516 Madison St
609 Madison St
712 Madison St
1204-1206 Madison St
211 Monroe St
226 Monroe St
410 Monroe St
713-715 Monroe St
719-725 Monroe St
914-918 Monroe St
1002 Monroe St
1109 Monroe St
1301 Monroe St
1315 Monroe St
408 Promenade St
718 Spring St
802 Spring St
324 Tumwater Dr
903 Van Buren St
922 Van Buren St
102 Washington St
109 Washington St
110 Washington St
203 Washington St
207 Washington St
209 Washington St
509 Washington St
805 Washington St
902 Washington St
914 Washington St
1105 Washington St
1110 Washington St

Subtotal: 160

**Not Eligible - Lacks
Distinction**

911 4th St
100? S Bluff St
917 John Adams St
806-808 Monroe St
1114 Monroe St

603 Washington St

Subtotal: 6

**Not Eligible - less than 50
Years Old**

601-603 10th St
705 10th St
811 10th St
916 10th St
1109 10th St
1010-1020 11th St
611 12th St
806-808 12th St
915 12th St
609 13th St
611 13th St
1102 14th St
518 1st St
405 S 2nd St
608 3rd St
820 3rd St
1002-1004 4th St
1014-1016 4th St
615 5th St
1010 5th St
401 6th St
810 6th St
905 7th St
1209 7th St
1306 7th St
615 8th St
712-716 8th St
712-718 9th St
1307 9th St
610? Bluff St
409 Center St
410 Center St
511 Center St
601 Center St
710 Center St
927 Center St
211-213 S Center St
306 S Center St
316 S Center St
318 S Center St
411 S Center St
457 S Center St
501 S Center St
111 High St
222 High St
421 High St
506 High St
516 High St
605 High St
615 High St
617 High St
201 S High St
208-210 S High St
216-220 S High St
303 S High St
414 S High St
506 S High St
711 Jackson St
1002? Jackson St
1211 Jackson St
1303 Jackson St
1323 Jackson St
124 Jefferson St
918-920 Jefferson St
1105-1107 Jefferson St
1106-1108 Jefferson St

142 John Adams St
143 John Adams St
150 John Adams St
920 John Adams St
106 S John Adams St
509 JQ Adams St
609 1/2 JQ Adams St
613 JQ Adams St
801 JQ Adams St
823 JQ Adams St
901 JQ Adams St
1121 JQ Adams St
207 Madison St
616 Madison St
1110 Madison St
1117 Madison St
1212-1214 Madison St
1218 Madison St
1220 Madison St
201 Monroe St
203 Monroe St
217 Monroe St
220 Monroe St
223 Monroe St
309 Monroe St
314 Monroe St
318 Monroe St
411-425 Monroe St
601 Monroe St
602 Monroe St
910-912 Monroe St
1012-1018 Monroe St
1216 Monroe St
1324 Monroe St
603 Van Buren St
609 Van Buren St
814-816 Van Buren St
308-310 Washington St
417 Washington St
505 Washington St
705 Washington St
723-S Washington St
1106-1108 Washington St
1107 Washington St
1113-1115 Washington St
1205 Washington St

Subtotal: 112

**Potentially Eligible -
Individually**

712 12th St
411 3rd St
412 4th St
819 4th St
603 6th St
819 7th St
1204 7th St
1210 7th St
716 Center St
804 Center St
810 Center St
811 Center St
817 Center St
920 Center St
921 Center St
112 S Center St
524 High St
204 Jefferson St
303 Jefferson St
602 Jefferson St
610 Jefferson St

720-722 Jefferson St
810 Jefferson St
310 John Adams St
402 John Adams St
606 John Adams St
819 John Adams St
822 John Adams St
1112 John Adams St
411 Madison St
417 Madison St
507 Madison St
903 Madison St
910 Madison St
911 Madison St
915 Madison St
1314 Madison St
714 Monroe St
815 Monroe St
1106 Monroe St
1206 Monroe St
1314-1316 Monroe St
1321 Monroe St
306 Promenade St
822 Washington St
916 Washington St

Subtotal: 46

**Potentially Eligible - Part of
District**

505 10th St
515 10th St
611 10th St
616 10th St
621 10th St
707 10th St
711 10th St
714 10th St
715 10th St
716 10th St
1111 10th St
217 11th St
219 11th St
620 11th St
621 11th St
704 11th St
709 11th St
720 11th St
813 11th St
1003-1005 11th St
1114 11th St
620 12th St
815? 12th St
817 12th St
902 12th St
914 12th St
916 12th St
1002 12th St
1213 12th St
1306 12th St
1005 13th St
1212 13th St
511 1st St
516-516 1/2 1st St
520 1st St
401 S 1st St
408 S 1st St
409 S 1st St
412 S 1st St
516 2nd St
518 2nd St
416 S 2nd St

401 3rd St	1102-1106 7th St	602 Jackson St	203 Madison St
409 3rd St	1111 7th St	705 Jackson St	301 Madison St
512 3rd St	1119 7th St	706 Jackson St	302 Madison St
518 3rd St	1307 7th St	707 Jackson St	312 Madison St
616 3rd St	511 8th St	724 Jackson St	314 Madison St
711 3rd St	702 8th St	802 Jackson St	410 Madison St
816 3rd St	905 8th St	805 Jackson St	415 Madison St
319 4th St	915 8th St	810 Jackson St	503 Madison St
401 4th St	1003 8th St	811 Jackson St	513 Madison St
410 4th St	1011 8th St	813 Jackson St	707 Madison St
411 4th St	1126 8th St	818 Jackson St	714 Madison St
416 4th St	1215 8th St	903 Jackson St	801 Madison St
420 4th St	1220 8th St	908 Jackson St	805 Madison St
604 4th St	503 9th St	1005 Jackson St	808 Madison St
608 4th St	514 9th St	1009 Jackson St	809 Madison St
612 4th St	705 9th St	1210 Jackson St	816 Madison St
704 4th St	715 9th St	1315 Jackson St	822 Madison St
706 4th St	804 9th St	114 Jefferson St	1004 Madison St
716 4th St	816 9th St	120 Jefferson St	1103 Madison St
720 4th St	1003 9th St	211 Jefferson St	1111 Madison St
804 4th St	1010 9th St	212 Jefferson St	1116 Madison St
816 4th St	1101 9th St	221 Jefferson St	1312 Madison St
818 4th St	1112 9th St	222 Jefferson St	1316 Madison St
924 4th St	1122 9th St	306 Jefferson St	1318 Madison St
411 5th St	1302 9th St	307 Jefferson St	228 Monroe St
419 5th St	210 Bluff St	308 Jefferson St	301-301 1/2 Monroe St
516 5th St	111 S Bluff St	315 Jefferson St	409-409 1/2 Monroe St
715 5th St	112 S Bluff St	402 Jefferson St	510 Monroe St
722 5th St	114 S Bluff St	403 Jefferson St	724 Monroe St
801 5th St	116 S Bluff St	409 Jefferson St	810 Monroe St
802 5th St	107 Center St	410 Jefferson St	924 Monroe St
806 5th St	118 Center St	415 Jefferson St	1118 Monroe St
807 5th St	208 Center St	508 Jefferson St	1207 Monroe St
901 5th St	216 Center St	514 Jefferson St	1215 Monroe St
902 5th St	300-302 Center St	517 Jefferson St	1223 Monroe St
904 5th St	310 Center St	715 Jefferson St	1224 Monroe St
909 5th St	311 Center St	721-721 1/2 Jefferson St	1311 Monroe St
911 5th St	419 Center St	801 Jefferson St	118 Promenade St
917 5th St	514 Center St	804 Jefferson St	406 Promenade St
919 5th St	720 Center St	809 Jefferson St	714 Spring St
1005 5th St	818 Center St	811 Jefferson St	214 Tumwater Dr
1017 5th St	901 Center St	812 Jefferson St	316 Tumwater Dr
1103 5th St	909 Center St	902 Jefferson St	320 Tumwater Dr
1105 5th St	915 Center St	911 Jefferson St	706-708 Van Buren St
1115 5th St	916 Center St	1101 Jefferson St	718 Van Buren St
1119 5th St	1016 Center St	1109 Jefferson St	724 Van Buren St
511 6th St	1104 Center St	302 John Adams St	801 Van Buren St
512 6th St	114 S Center St	408 John Adams St	802 Van Buren St
718 6th St	115 S Center St	702 John Adams St	811 Van Buren St
812 6th St	506 Elm St	818 John Adams St	815 Van Buren St
814 6th St	101 High St	905 John Adams St	1209-1211 Van Buren St
819 6th St	108 High St	915 John Adams St	1215 Van Buren St
902 6th St	117 High St	1102 John Adams St	118 Washington St
910 6th St	123 High St	1111 John Adams St	202 Washington St
1002 6th St	215 High St	110 S John Adams St	204 Washington St
1004 6th St	301 High St	122 S John Adams St	205 Washington St
1014-1016 6th St	308 High St	206 S John Adams St	210 Washington St
1015 6th St	311 High St	220 S John Adams St	212 Washington St
1017 6th St	312 High St	717 JQ Adams St	214-214 1/2 Washington St
1106 6th St	314 High St	718 JQ Adams St	215 Washington St
1108-1108 1/2 6th St	315 High St	720 JQ Adams St	301 Washington St
1116 6th St	316 High St	723 JQ Adams St	302 Washington St
1218 6th St	408 High St	816 JQ Adams St	309 Washington St
406 7th St	409-411 High St	915 JQ Adams St	314 Washington St
502 7th St	509 High St	1017 JQ Adams St	404 Washington St
506 7th St	513 High St	1102? JQ Adams St	412 Washington St
512 7th St	104 S High St	1107 JQ Adams St	806 Washington St
514 7th St	118 S High St	1201 JQ Adams St	809 Washington St
602-604 7th St	204 S High St	1213 JQ Adams St	812 Washington St
624 7th St	215 S High St	1221 JQ Adams St	815 Washington St
813 7th St	310 S High St	1302 JQ Adams St	819 Washington St
815 7th St	322 S High St	1314 JQ Adams St	903 Washington St
914 7th St	406 S High St	1320 JQ Adams St	909 Washington St
1009 7th St	522 Jackson St	117 Madison St	911 Washington St

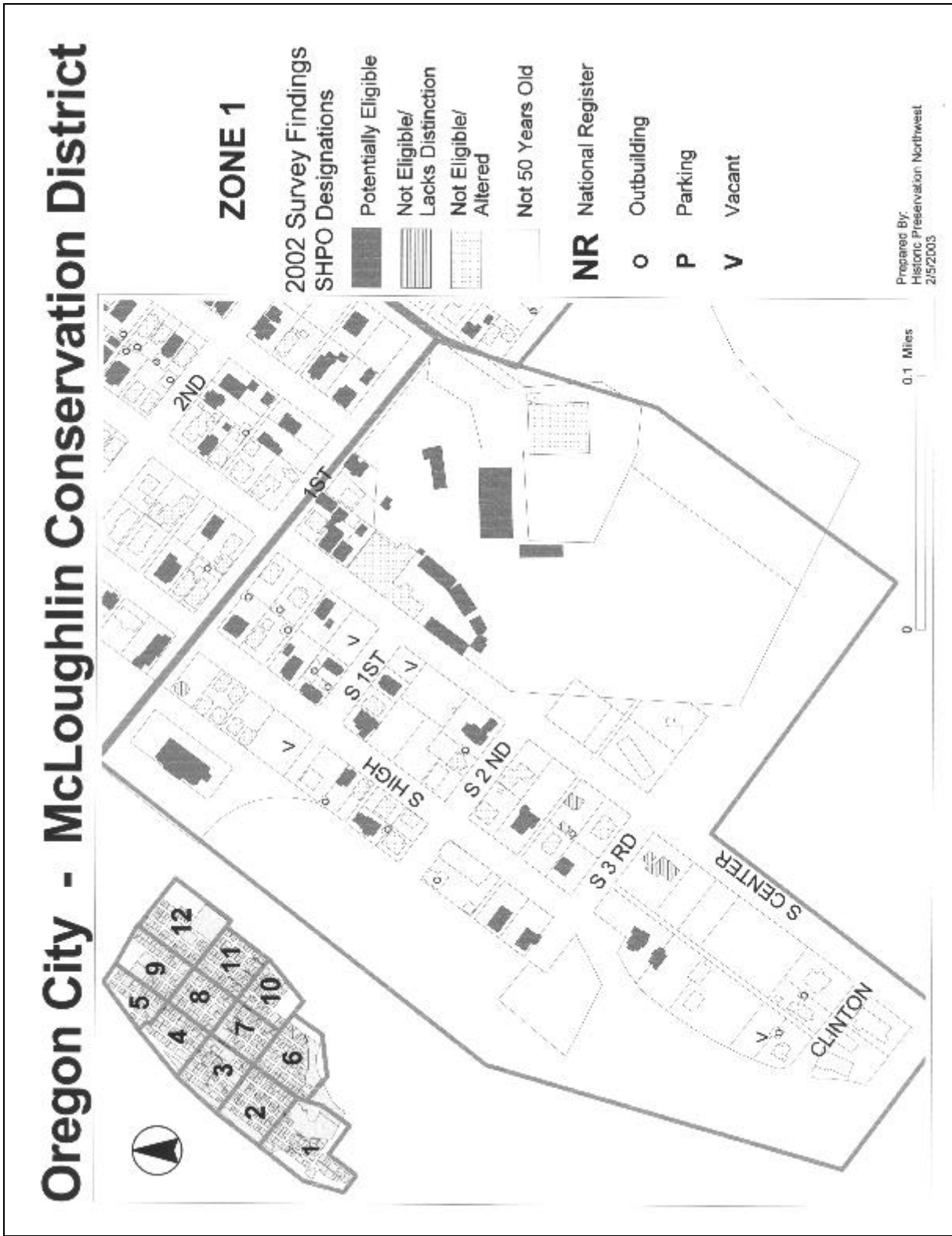
1103 Washington St
1104 Washington St
1114 Washington St
1206 Washington St
1215 Washington St
1302 Washington St

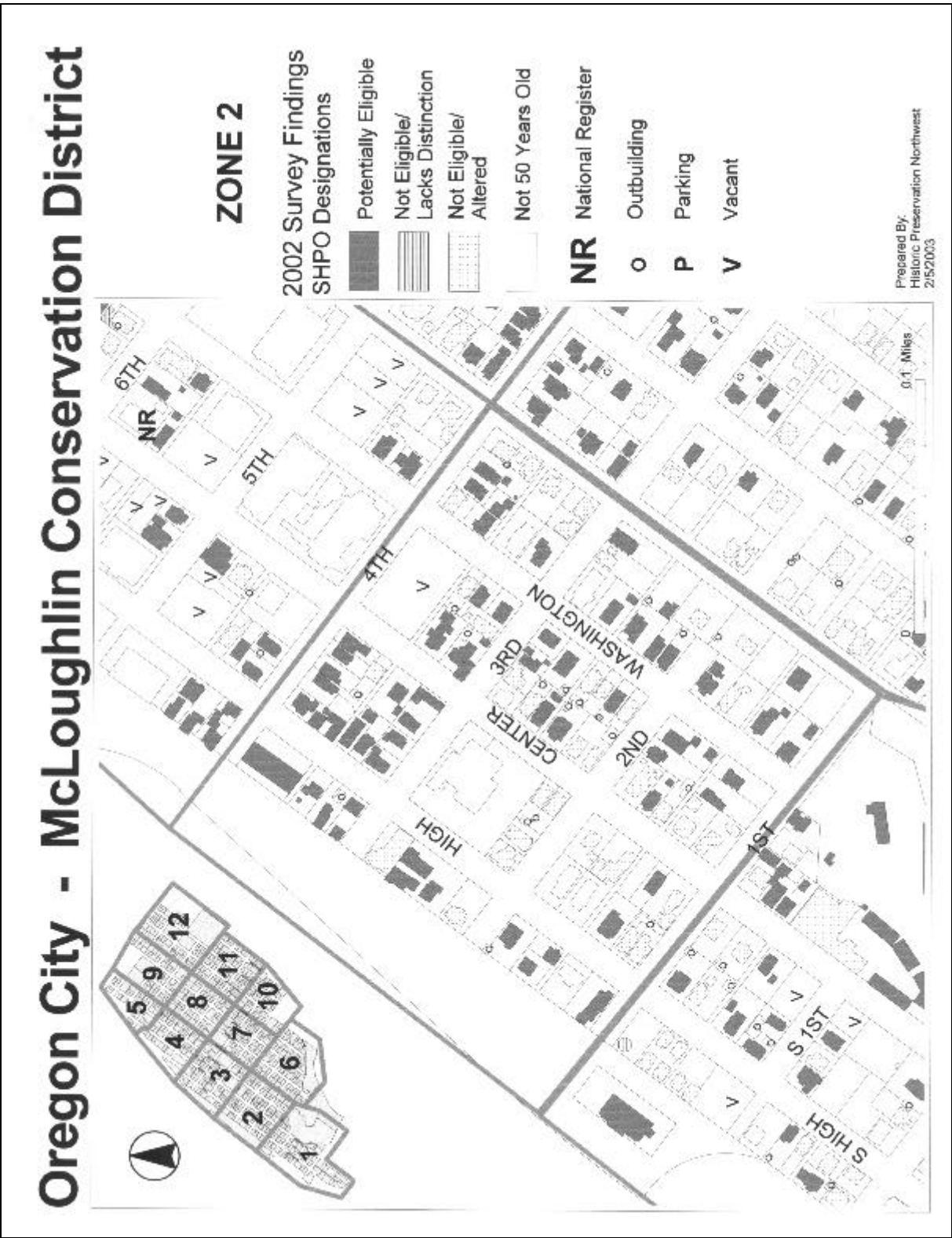
Subtotal: 344

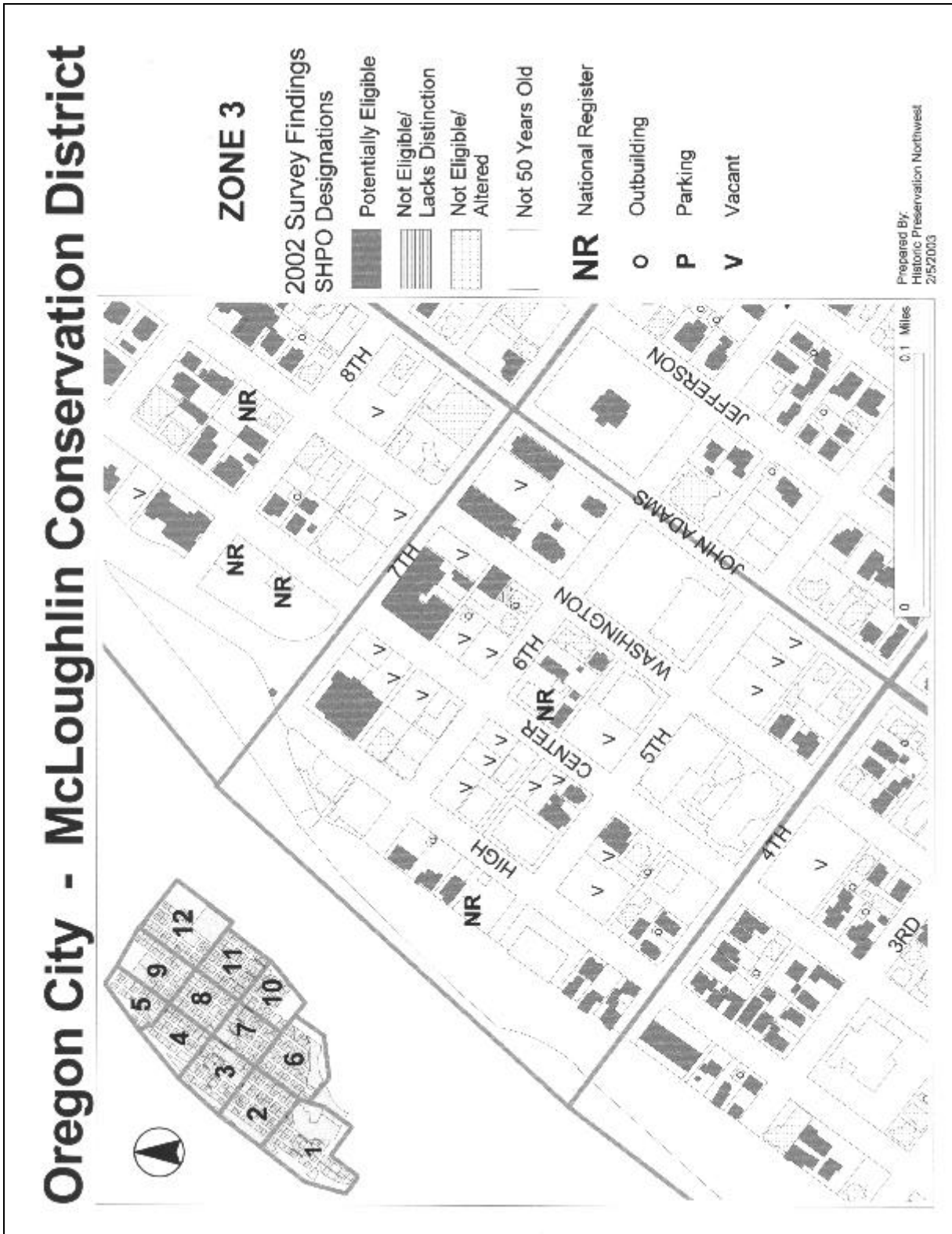
Grand Total: 802

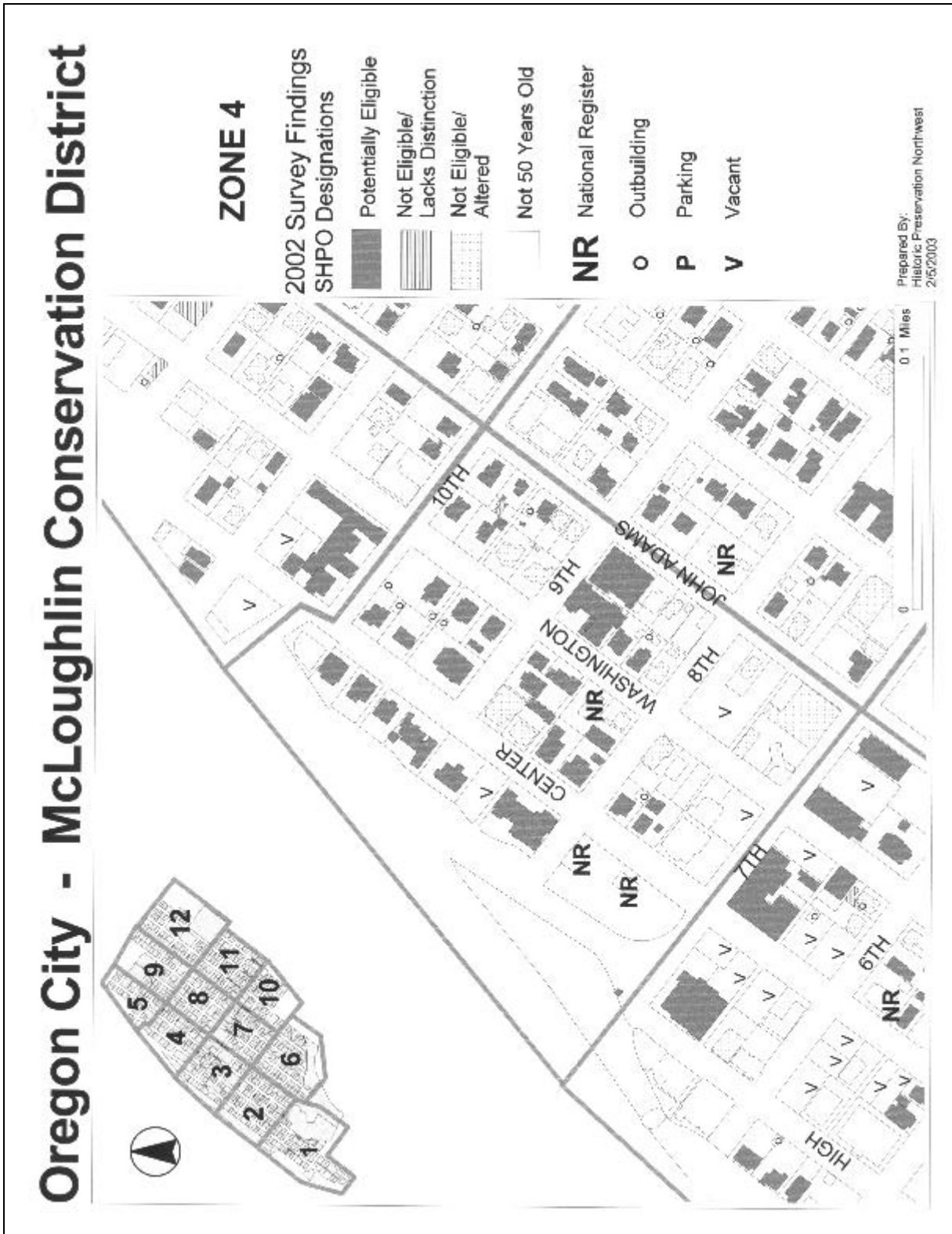
Below is a "spectrum of integrity" used to help make the decision in the McLoughlin Conservation District on what preliminary National Register finding to apply to a resource. On the following pages are the maps that plot the findings.

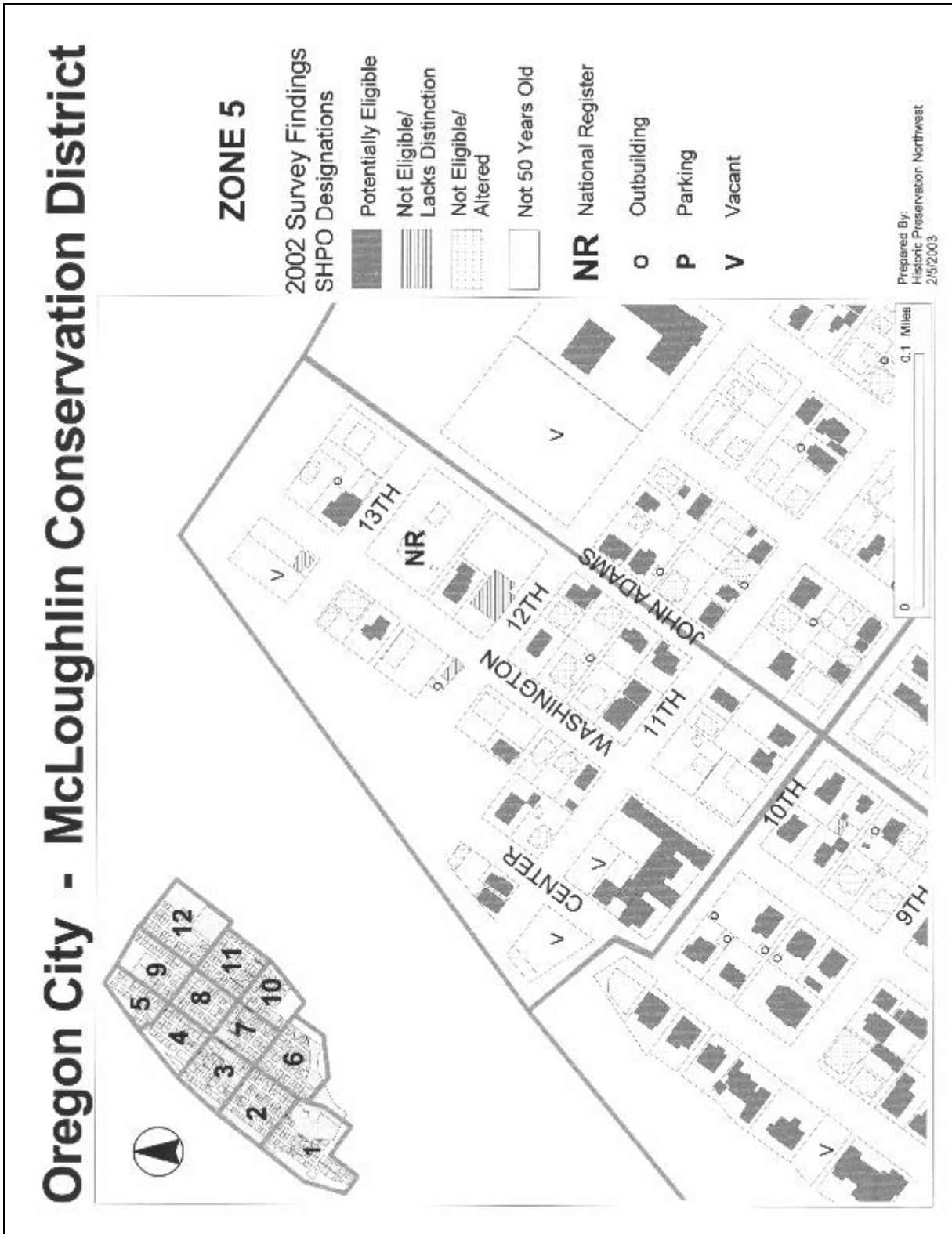
S P E C T R U M O F I N T E G R I T Y	H I G H	National Register Listed Building has undergone the nomination process and met the minimum hurdle for the criterion it under which it was nominated. Most buildings in Oregon are nominated under the architecture criterion; however, a building may have been nominated under criteria for an important individual or event. Therefore, the building is not guaranteed to be a "standout" with high integrity.	 <i>812 John Adams</i>
	I N T E G R I T Y	Potentially Eligible—Individually The feds treat potentially eligible and National Register properties identically; potentially eligible simply hasn't gone through the nomination process. Potentially eligible properties may have a history behind them, but during survey, it's the architecture that is most likely picked up on. The building will have excellent integrity; if it also has history, then good to excellent integrity. Additions are historic, such as the bungalow porch on an 1880s house. Condition is not a factor, though condition is often good to excellent on potentially eligibles.	 <i>963 Madison</i>
	↓	Potentially Eligible—Part of District Potentially eligible as part of a district means the building has enough integrity to contribute to a district but not enough on the surface to be potentially eligible individually. It may have highly compatible window replacement on some windows. It'll undoubtedly have a roofing material change such as wood shingle to composition. Siding is going to be intact. An early concrete foundation may be a replacement for brick.	 <i>611 10th</i>
	↓	Not Eligible—Altered but Reversible A building is altered but those alterations are reversible for a reasonable amount of money. The bones of the building are intact. Some window replacement may be present; sometimes highly compatible full-window replacement such as divided lites for thermopane divided lites. One or two openings may have been made that could be filled. An addition might've been made that could be easily taken off. There may have been a siding replacement but as a veneer and in keeping with original siding. The more "significant" the house, the more allowed to be reversible.	 <i>824 Center</i>
	↓	Not Eligible Lacks Distinction No matter how intact the building is, it isn't going to be National Register-eligible due to its lack of distinction. The building is usually going to be around the 50-year-old mark, outside the time period of most historic districts. It'll always be labeled as infill. The building will not non-descript with no remarkable history.	 <i>1114 Monroe</i>
	↓	Not Eligible Irrecoverable Loss A building almost always could be restored to be potentially eligible as part of a district, however, there is a monetary threshold that will keep a building from being restored. Full incompatible window replacement is usually not going to be restored. Non-historic, incompatible addition integral to building is not going to be removed. A full siding replacement or virtually non-removable veneer is going to stay. Once a building has reached a fair to poor level of integrity, it's pretty rare that the building will be restored.	 <i>520 6th</i>

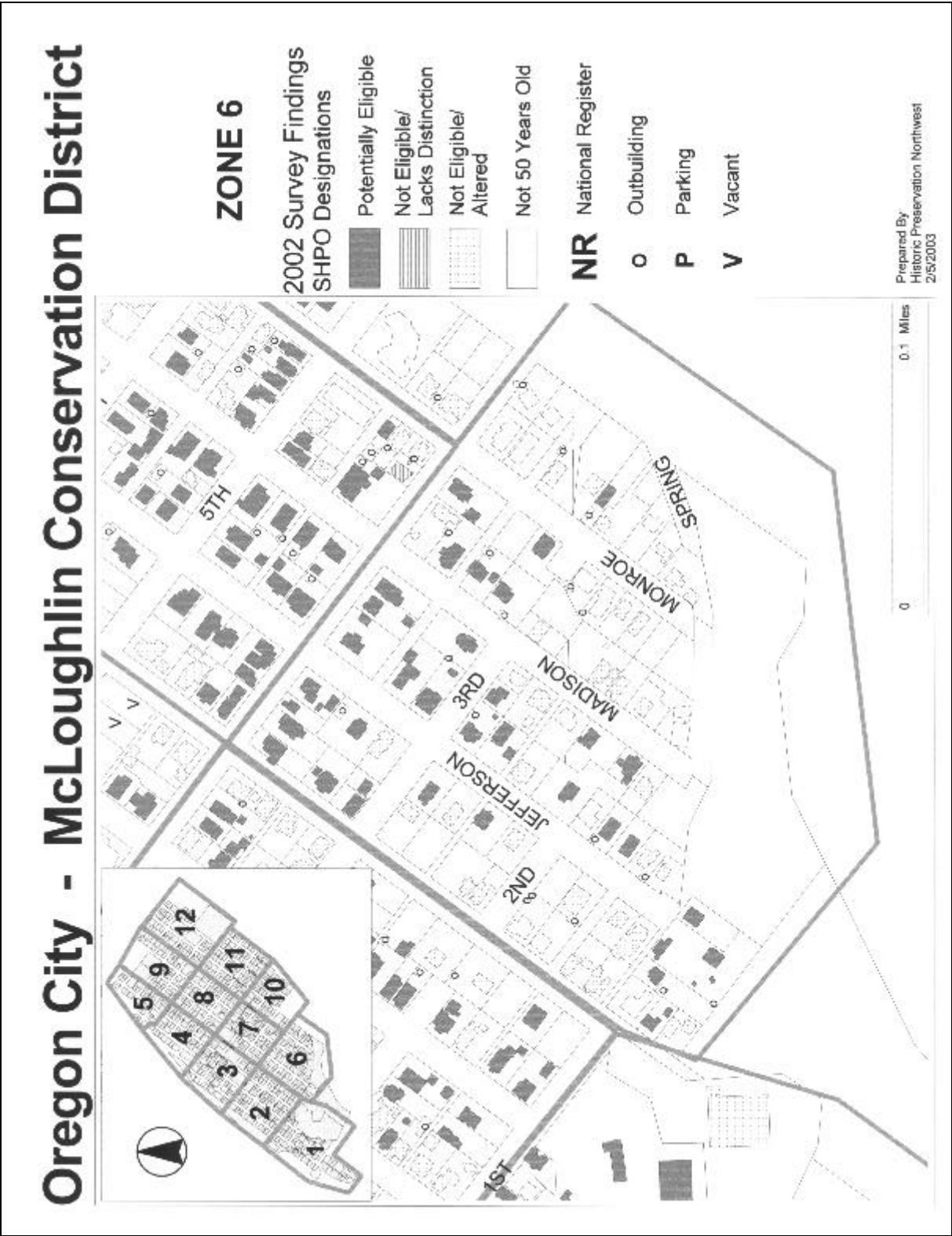


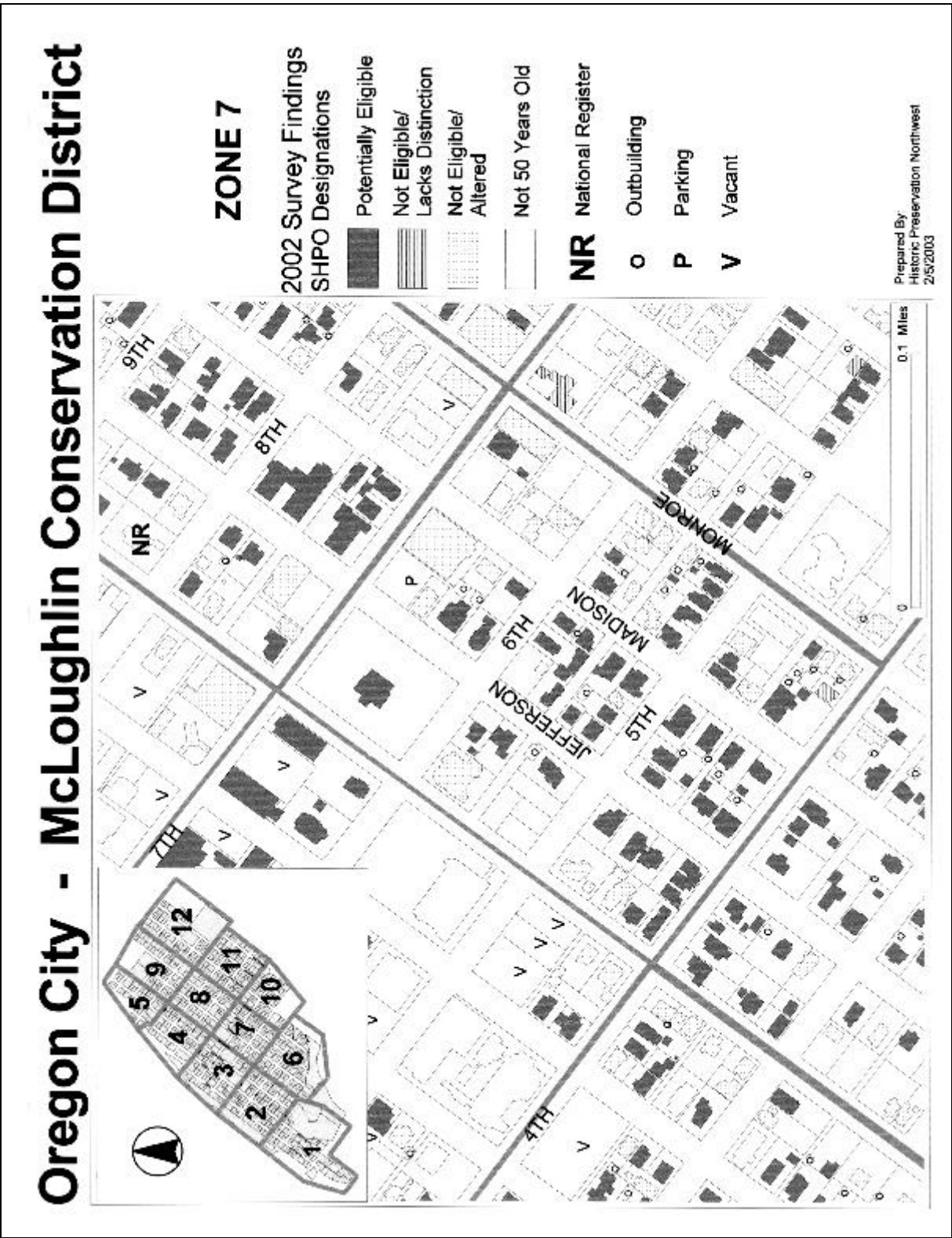




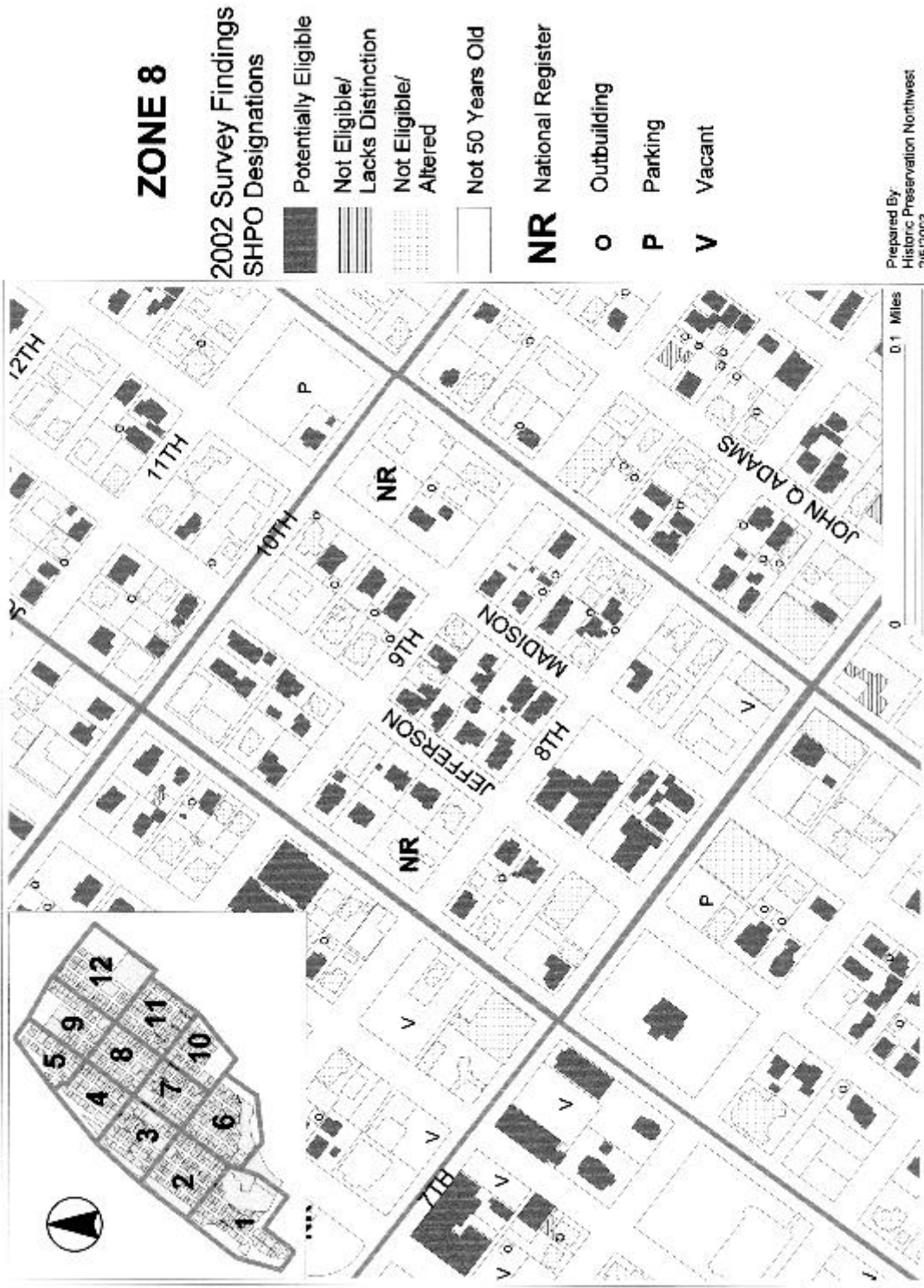


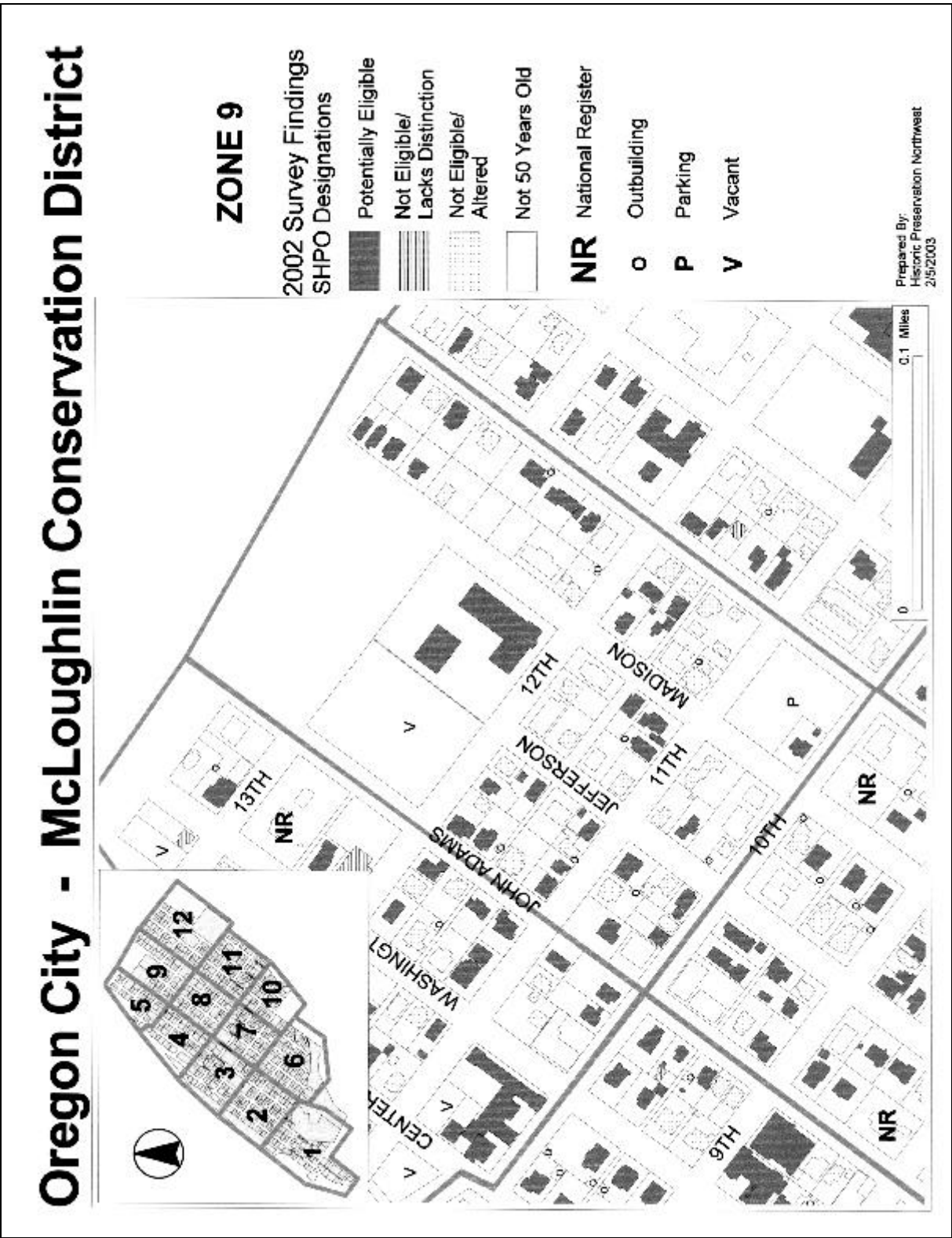


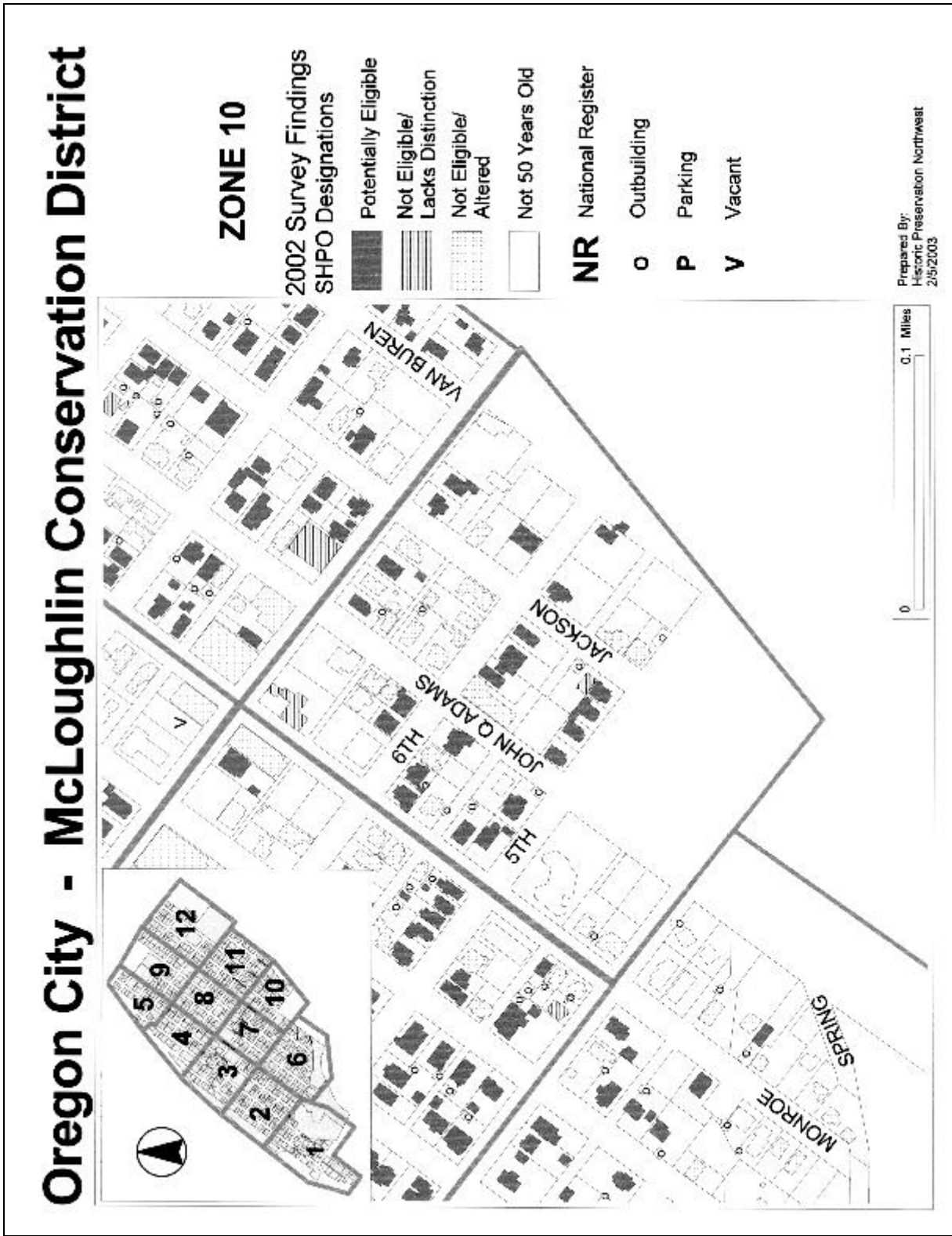


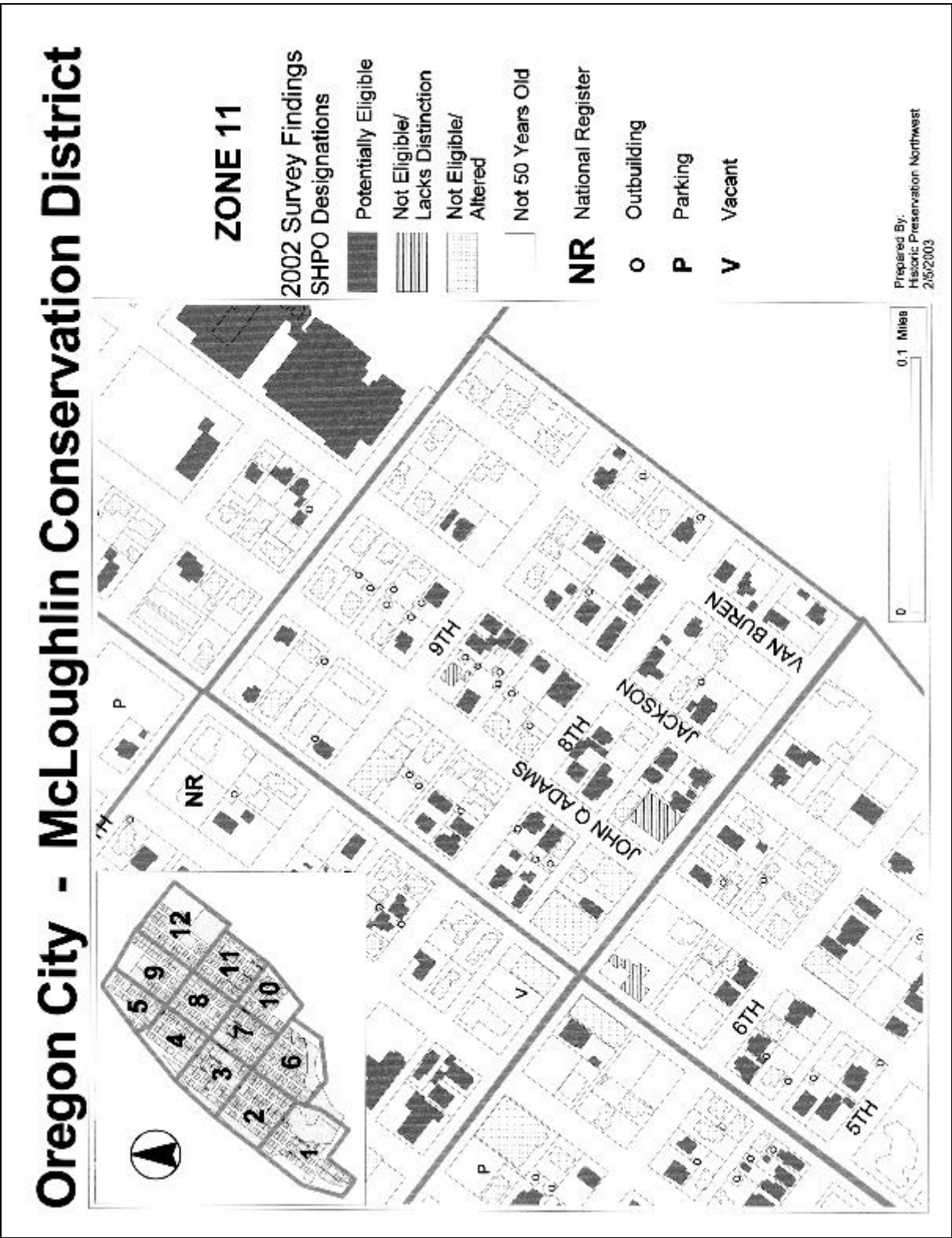


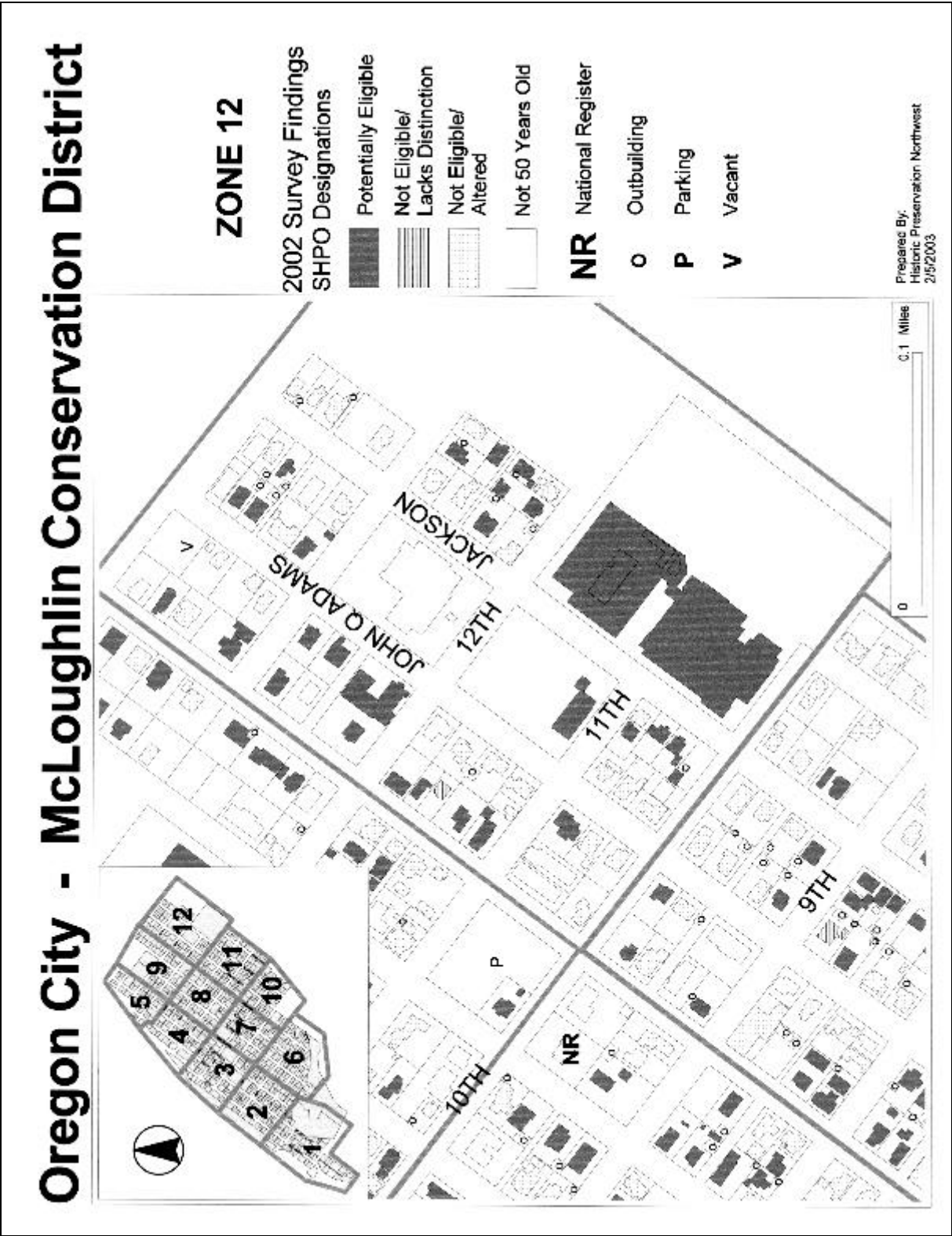
Oregon City - McLoughlin Conservation District











The following list is the 802 principal buildings with addresses surveyed in the McLoughlin Conservation District. This total of 802 does not include outbuildings. The list of addresses is broken down by Historic/Contributing, Historic/Non-Contributing, and Non-Historic/Non-Contributing. Totals for each category are listed as subtotals at the end of each category.

<u>Historic/Contributing</u>	804 4th St	511 8th St	315 High St
505 10th St	816 4th St	702 8th St	316 High St
515 10th St	818 4th St	905 8th St	408 High St
611 10th St	819 4th St	915 8th St	409-411 High St
616 10th St	924 4th St	1003 8th St	503 High St
621 10th St	411 5th St	1011 8th St	509 High St
707 10th St	419 5th St	1126 8th St	513 High St
711 10th St	516 5th St	1215 8th St	524 High St
714 10th St	715 5th St	1220 8th St	104 S High St
715 10th St	722 5th St	503 9th St	118 S High St
716 10th St	801 5th St	514 9th St	204 S High St
1111 10th St	802 5th St	705 9th St	215 S High St
217 11th St	806 5th St	715 9th St	310 S High St
219 11th St	807 5th St	804 9th St	322 S High St
620 11th St	901 5th St	816 9th St	406 S High St
621 11th St	902 5th St	1003 9th St	522 Jackson St
704 11th St	904 5th St	1010 9th St	602 Jackson St
709 11th St	909 5th St	1101 9th St	705 Jackson St
720 11th St	911 5th St	1112 9th St	706 Jackson St
813 11th St	917 5th St	1122 9th St	707 Jackson St
1003-1005 11th St	919 5th St	1302 9th St	724 Jackson St
1114 11th St	1005 5th St	210 Bluff St	802 Jackson St
620 12th St	1017 5th St	111 S Bluff St	805 Jackson St
712 12th St	1103 5th St	112 S Bluff St	810 Jackson St
815? 12th St	1105 5th St	114 S Bluff St	811 Jackson St
817 12th St	1115 5th St	116 S Bluff St	813 Jackson St
902 12th St	1119 5th St	107 Center St	818 Jackson St
914 12th St	504 6th St	118 Center St	903 Jackson St
916 12th St	511 6th St	208 Center St	908 Jackson St
1002 12th St	512 6th St	216 Center St	1005 Jackson St
1213 12th St	603 6th St	224 Center St	1009 Jackson St
1306 12th St	619 6th St	300-302 Center St	1210 Jackson St
1005 13th St	710 6th St	310 Center St	1315 Jackson St
1212 13th St	718 6th St	311 Center St	114 Jefferson St
511 1st St	812 6th St	419 Center St	120 Jefferson St
516-516 1/2 1st St	814 6th St	514 Center St	204 Jefferson St
520 1st St	819 6th St	713 Center St	211 Jefferson St
401 S 1st St	902 6th St	716 Center St	212 Jefferson St
408 S 1st St	910 6th St	719 Center St	221 Jefferson St
409 S 1st St	1002 6th St	720 Center St	222 Jefferson St
412 S 1st St	1004 6th St	804 Center St	303 Jefferson St
516 2nd St	1014-1016 6th St	810 Center St	306 Jefferson St
518 2nd St	1015 6th St	811 Center St	307 Jefferson St
416 S 2nd St	1017 6th St	817 Center St	308 Jefferson St
401 3rd St	1106 6th St	818 Center St	315 Jefferson St
409 3rd St	1108-1108 1/2 6th St	901 Center St	402 Jefferson St
411 3rd St	1116 6th St	909 Center St	403 Jefferson St
512 3rd St	1218 6th St	915 Center St	409 Jefferson St
518 3rd St	406 7th St	916 Center St	410 Jefferson St
616 3rd St	502 7th St	920 Center St	415 Jefferson St
711 3rd St	506 7th St	921 Center St	508 Jefferson St
816 3rd St	512 7th St	1016 Center St	514 Jefferson St
319 4th St	514 7th St	1104 Center St	517 Jefferson St
401 4th St	602-604 7th St	112 S Center St	602 Jefferson St
410 4th St	624 7th St	114 S Center St	610 Jefferson St
411 4th St	813 7th St	115 S Center St	715 Jefferson St
412 4th St	815 7th St	506 Elm St	720-722 Jefferson St
416 4th St	819 7th St	101 High St	721-721 1/2 Jefferson St
420 4th St	914 7th St	108 High St	801 Jefferson St
604 4th St	1009 7th St	117 High St	804 Jefferson St
608 4th St	1102-1106 7th St	123 High St	809 Jefferson St
612 4th St	1111 7th St	215 High St	810 Jefferson St
704 4th St	1112 7th St	301 High St	811 Jefferson St
706 4th St	1119 7th St	308 High St	812 Jefferson St
716 4th St	1204 7th St	311 High St	902 Jefferson St
720 4th St	1210 7th St	312 High St	911 Jefferson St
	1307 7th St	314 High St	1101 Jefferson St

1109 Jefferson St	724 Monroe St	816 11th St	1301 9th St
302 John Adams St	810 Monroe St	901 11th St	214 Bluff St
310 John Adams St	815 Monroe St	911 11th St	302 Bluff St
402 John Adams St	924 Monroe St	1015 11th St	100? S Bluff St
408 John Adams St	1106 Monroe St	1102 11th St	110 S Bluff St
606 John Adams St	1118 Monroe St	1118 11th St	101 Center St
702 John Adams St	1206 Monroe St	612 12th St	106 Center St
812 John Adams St	1207 Monroe St	702 12th St	110 Center St
818 John Adams St	1215 Monroe St	812 12th St	111 Center St
819 John Adams St	1223 Monroe St	918 12th St	113 Center St
822 John Adams St	1224 Monroe St	1215 12th St	116 Center St
905 John Adams St	1311 Monroe St	516 13th St	121 Center St
915 John Adams St	1314-1316 Monroe St	519 13th St	122 Center St
1102 John Adams St	1321 Monroe St	1115 13th St	201 Center St
1111 John Adams St	118 Promenade St	1205 13th St	202 Center St
1112 John Adams St	306 Promenade St	1220 13th St	205 Center St
110 S John Adams St	406 Promenade St	401 2nd St	206 Center St
122 S John Adams St	714 Spring St	405-409 2nd St	218 Center St
206 S John Adams St	214 Tumwater Dr	614 2nd St	313 Center St
220 S John Adams St	316 Tumwater Dr	615 2nd St	415 Center St
717 JQ Adams St	320 Tumwater Dr	313 S 2nd St	816 Center St
718 JQ Adams St	706-708 Van Buren St	410 S 2nd St	824 Center St
720 JQ Adams St	718 Van Buren St	414 S 2nd St	1102 Center St
723 JQ Adams St	724 Van Buren St	506 3rd St	1109 Center St
816 JQ Adams St	801 Van Buren St	509 3rd St	101 S Center St
915 JQ Adams St	802 Van Buren St	611 3rd St	106 S Center St
1017 JQ Adams St	811 Van Buren St	612 3rd St	111 S Center St
1102? JQ Adams St	815 Van Buren St	706 3rd St	122 S Center St
1107 JQ Adams St	1209-1211 Van Buren St	910 3rd St	315 S Center St
1201 JQ Adams St	1215 Van Buren St	609 4th St	319 S Center St
1213 JQ Adams St	118 Washington St	618 4th St	409 S Center St
1221 JQ Adams St	202 Washington St	910 4th St	118 Clinton St
1302 JQ Adams St	204 Washington St	911 4th St	102 High St
1314 JQ Adams St	205 Washington St	702 5th St	104 High St
1320 JQ Adams St	210 Washington St	813 5th St	205 High St
117 Madison St	212 Washington St	912 5th St	223 High St
203 Madison St	214-214 1/2 Washington St	519 6th St	320 High St
301 Madison St	215 Washington St	520 6th St	410 High St
302 Madison St	301 Washington St	901 6th St	610-612 High St
312 Madison St	302 Washington St	903 6th St	110 S High St
314 Madison St	309 Washington St	914 6th St	111 S High St
410 Madison St	314 Washington St	916 6th St	113 S High St
411 Madison St	404 Washington St	1012 6th St	217 S High St
415 Madison St	412 Washington St	1104 6th St	219 S High St
417 Madison St	806 Washington St	1113 6th St	221 S High St
503 Madison St	809 Washington St	508 7th St	304 S High St
507 Madison St	812 Washington St	603 7th St	316 S High St
513 Madison St	815 Washington St	611 7th St	408 S High St
707 Madison St	819 Washington St	615 7th St	422 S High St
714 Madison St	822 Washington St	707-709 7th St	504 Jackson St
801 Madison St	903 Washington St	715 7th St	505 Jackson St
805 Madison St	909 Washington St	802 7th St	514-516 Jackson St
808 Madison St	911 Washington St	812-816 7th St	601-611 Jackson St
809 Madison St	916 Washington St	919 7th St	612 Jackson St
816 Madison St	1103 Washington St	920 7th St	714 Jackson St
822 Madison St	1104 Washington St	1004 7th St	815 Jackson St
903 Madison St	1114 Washington St	1007 7th St	909-911 Jackson St
910 Madison St	1206 Washington St	1015 7th St	914 Jackson St
911 Madison St	1214 Washington St	1019 7th St	915 Jackson St
914 Madison St	1215 Washington St	1107 7th St	916 Jackson St
915 Madison St	1302 Washington St	1108 7th St	923 Jackson St
1004 Madison St		1120 7th St	1202 Jackson St
1103 Madison St		903 8th St	1216 Jackson St
1111 Madison St		1013 8th St	1220 Jackson St
1116 Madison St		719 9th St	1312 Jackson St
1312 Madison St		808 9th St	1317 Jackson St
1314 Madison St		812 9th St	1320 Jackson St
1316 Madison St		820 9th St	1324 Jackson St
1318 Madison St		911 9th St	101 Jefferson St
228 Monroe St		923 9th St	106 Jefferson St
301-301 1/2 Monroe St		1106 9th St	107 Jefferson St
409-409 1/2 Monroe St		1206 9th St	110 Jefferson St
510 Monroe St		1216 9th St	121 Jefferson St
714 Monroe St		1220 9th St	203 Jefferson St
	Subtotal: 401		
	Historic/Non-Contributing		
	709 10th St		
	807 10th St		
	819 10th St		
	1220 10th St		
	616 11th St		
	710 11th St		
	711 11th St		

210 Jefferson St	205 Monroe St	915 12th St	1212-1214 Madison St
213 Jefferson St	206 Monroe St	609 13th St	1218 Madison St
906 Jefferson St	210 Monroe St	611 13th St	1220 Madison St
1005 Jefferson St	211 Monroe St	1102 14th St	201 Monroe St
1008 Jefferson St	226 Monroe St	518 1st St	203 Monroe St
1012 Jefferson St	302 Monroe St	405 S 2nd St	217 Monroe St
1102 Jefferson St	312 Monroe St	608 3rd St	220 Monroe St
1110 Jefferson St	401 Monroe St	820 3rd St	223 Monroe St
1121 Jefferson St	402 Monroe St	1002-1004 4th St	309 Monroe St
104 John Adams St	407 Monroe St	1014-1016 4th St	314 Monroe St
105 John Adams St	410 Monroe St	615 5th St	318 Monroe St
108 John Adams St	509 Monroe St	1010 5th St	411-425 Monroe St
204 John Adams St	513 Monroe St	401 6th St	601 Monroe St
208 John Adams St	516 Monroe St	810 6th St	602 Monroe St
301 John Adams St	713-715 Monroe St	905 7th St	910-912 Monroe St
311 John Adams St	719-725 Monroe St	1209 7th St	1012-1018 Monroe St
315 John Adams St	801 Monroe St	1306 7th St	1216 Monroe St
403 John Adams St	806-808 Monroe St	615 8th St	1324 Monroe St
409 John Adams St	811 Monroe St	712-716 8th St	603 Van Buren St
412 John Adams St	914-918 Monroe St	712-718 9th St	609 Van Buren St
701 John Adams St	1002 Monroe St	1307 9th St	814-816 Van Buren St
710 John Adams St	1109 Monroe St	610? Bluff St	308-310 Washington St
719 John Adams St	1113 Monroe St	409 Center St	417 Washington St
805 John Adams St	1114 Monroe St	410 Center St	505 Washington St
811 John Adams St	1301 Monroe St	511 Center St	705 Washington St
901 John Adams St	1308-1310 Monroe St	601 Center St	723-S Washington St
903 John Adams St	1315 Monroe St	710 Center St	1106-1108 Washington St
908 John Adams St	408 Promenade St	927 Center St	1107 Washington St
917 John Adams St	718 Spring St	211-213 S Center St	1113-1115 Washington St
1108 John Adams St	802 Spring St	306 S Center St	1205 Washington St
1113 John Adams St	324 Tumwater St	316 S Center St	
114 S John Adams St	713 Van Buren St	318 S Center St	Subtotal: 112
204 S John Adams St	810 Van Buren St	411 S Center St	
601 JQ Adams St	903 Van Buren St	457 S Center St	Grand Total: 802
602 JQ Adams St	914 Van Buren St	501 S Center St	
605 JQ Adams St	922 Van Buren St	111 High St	
610 JQ Adams St	102 Washington St	222 High St	
612 JQ Adams St	109 Washington St	421 High St	
712 JQ Adams St	110 Washington St	506 High St	
713 JQ Adams St	114 Washington St	516 High St	
804 JQ Adams St	203 Washington St	605 High St	
809 JQ Adams St	207 Washington St	615 High St	
810 JQ Adams St	209 Washington St	617 High St	
815 JQ Adams St	311 Washington St	201 S High St	
822 JQ Adams St	324 Washington St	208-210 S High St	
902 JQ Adams St	509 Washington St	216-220 S High St	
906 JQ Adams St	603 Washington St	303 S High St	
911-913 JQ Adams St	607 Washington St	414 S High St	
916 JQ Adams St	710 Washington St	506 S High St	
924 JQ Adams St	723-N Washington St	711 Jackson St	
1001 JQ Adams St	802 Washington St	1002? Jackson St	
1002-1004 JQ Adams St	805 Washington St	1211 Jackson St	
1014 JQ Adams St	902 Washington St	1303 Jackson St	
1015 JQ Adams St	910 Washington St	1323 Jackson St	
1103 JQ Adams St	914 Washington St	124 Jefferson St	
1109 JQ Adams St	1014 Washington St	918-920 Jefferson St	
1303 JQ Adams St	1105 Washington St	1105-1107 Jefferson St	
1305 JQ Adams St	1110 Washington St	1106-1108 Jefferson St	
1306 JQ Adams St	1201 Washington St	142 John Adams St	
1315 JQ Adams St	1308 Washington St	143 John Adams St	
115 Madison St		150 John Adams St	
204 Madison St	Subtotal: 289	920 John Adams St	
206 Madison St		106 S John Adams St	
208 Madison St	Non-Historic/Non-Contrib.	509 JQ Adams St	
211 Madison St	601-603 10th St	609 1/2 JQ Adams St	
216 Madison St	705 10th St	613 JQ Adams St	
416 Madison St	811 10th St	801 JQ Adams St	
508 Madison St	916 10th St	823 JQ Adams St	
516 Madison St	1109 10th St	901 JQ Adams St	
609 Madison St	1010-1020 11th St	1121 JQ Adams St	
712 Madison St	611 12th St	207 Madison St	
927 Madison St	806-808 12th St	616 Madison St	
1204-1206 Madison St		1110 Madison St	
1302 Madison St		1117 Madison St	



OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 122 S JOHN ADAMS ST		City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 05 N	Longitude: 122 36 36 W
Township: 02S	Range: 02E	Section: 31 Block: NA Lot: NA	Map #: 22E31 Tax Lot #: 500
Date of Construction: c. 1930	Historic Name:	Historic Use or Function: Government - storage	
Grouping or Cluster Name: NA	*Current Name or Use: Oregon City Public Works	Associated Archaeological Site: Unknown	
Architectural Classification(s): Utilitarian		Plan Type/Shape: Rectangle	Number of Stories: 1.0
Foundation Material: Concrete		Structural Framing: Unknown	Moved? No
Roof Type/Material: Gable / Composition shingle		Window Type/Material: 12-pane metal awning	
Exterior Surface Materials Primary: Concrete block		Secondary:	Decorative:
Exterior Alterations or Additions/Approximate Date: Early shed addition on west side; new steel garage doors; new entry doors.			
Number and Type of Associated Resources: Shed roof utility building to north (1)			
Integrity: Good	Condition: Good	Local Ranking:	National Register Listed? No
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old			
Description of Physical and Landscape Features:			
This one story utilitarian-style building is rectangular in plan and sits on a poured concrete foundation. The gable roof is covered in composition shingles. The building is covered with drop siding. Windows have been boarded over. The main façade has a large garage door. This building is part of the Oregon City Public Works complex.			
Statement of Significance:			

Researcher/Organization: Heather Goodson / HPNW		Date Recorded: 4/6/2002	
Survey Form Page 1	Address: 122 S JOHN ADAMS ST	Local Designation #	SHPO #

OREGON CITY HISTORIC RESOURCE SURVEY FORM

Street Address: 220 S JOHN ADAMS ST		City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 03 N	Longitude: 122 36 38 W
Township: 02S	Range: 02E	Section: 31 Block: NA Lot: NA	Map #: 22E31 Tax Lot #: 500
Date of Construction: c. 1930	Historic Name:	Historic Use or Function: Government - storage	
Grouping or Cluster Name: NA	*Current Name or Use: Oregon City Public Works	Associated Archaeological Site: Unknown	
Architectural Classification(s): Utilitarian		Plan Type/Shape: Rectangle	Number of Stories: 1.0
Foundation Material: Concrete		Structural Framing: Unknown	Moved? No
Roof Type/Material: Gable / Metal		Window Type/Material: Infilled	
Exterior Surface Materials Primary: Channel drop		Secondary:	Decorative:
Exterior Alterations or Additions/Approximate Date: New garage doors; windows filled in			
Number and Type of Associated Resources: None			
Integrity: Fair Condition: Good		Local Ranking:	National Register Listed? No
Potentially Eligible: ☐ Individually or ☒ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old			
Description of Physical and Landscape Features:			
This one story utilitarian-style building is rectangular in plan and sits on a concrete foundation. The gable roof is covered with metal. The building is covered with channel drop siding. Windows have been filled in. The main façade has three garage doors. This building is part of the Oregon City Public Works complex.			
Statement of Significance:			

Researcher/Organization: Heather Goodson / HPNW		Date Recorded: 5/10/2002	
Survey Form Page 1	Address: 220 S JOHN ADAMS ST	Local Designation #	SHPO #

Kattie Riggs

Subject: FW: Public Comment Part 2: Agenda Item 7d City Commission meeting October 20, 2020: Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

Attachments: Operations Facilities Plan 2005.pdf; 2005-12-21 City Commission Minutes PWOC.PDF; 2009-12-02 City Commission Minutes PWOC Appeal.pdf

----- Forwarded message -----

From: **James Nicita** <james.nicita@gmail.com>

Date: Tue, Oct 20, 2020 at 10:55 PM

Subject: Public Comment Part 2: Agenda Item 7d City Commission meeting October 20, 2020: Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

To: Rachel Lyles Smith <rlsmith@orccity.org>, Rocky Smith, Jr. <rsmith@orccity.org>, <dmcgriff@orccity.org>, Frank O'Donnell <fodonnell@orccity.org>, Tony Konkol <tkonkol@orccity.org>, Bill Kabeiseman <billkab@batemanseidel.com>, Carrie Richter <crichter@batemanseidel.com>, Kattie Riggs <kriggs@orccity.org>, Laura Terway <lterway@orccity.org>, <jlewis@orccity.org>

CC: Paul Edgar <pauloedgar@q.com>, Jerry Herman <riversoflifecenter@gmail.com>

Commissioners:

Much to my regret, the amount of objectionable claims I have found in the staff report from the city manager and the memo from the city attorney regarding my application for historic designation of the Camp Adair buildings are greater than I noticed on first review, and I cannot let them go unchallenged.

Here is the first matter. I respectfully request that these comments and the attachments be placed into the record of the above-referenced matter.

Mr. Konkol in his staff report makes the following statement:

In 2004, the City completed an historic inventory of the buildings located within the City's Public Works Operations Center, including two buildings on the upper campus, then known as the Cannery and Warehouse buildings. The inventory concluded a determination that these buildings were not eligible for designation on the National Register of Historic Places either because they "lacked distinction" or they had been "altered."

I object to this statement because it does not acknowledge the prior 2002 re-survey of the McLoughlin Conservation District that included the Camp Adair buildings as "historic/contributing" structures.

So what was the 2004 historic inventory about?

At the time, the Department of Public Works was preparing its master plan for the Public Works Operations Center (PWOC). That plan is attached, and is dated December 14, 2005. The associated minutes of the December 21, 2005. This is the plan that initiated the drive to expand the PWOC into Lower Water Board Park / The Upper Yard.

In retrospect, it appears that the fact that the new Oregon City Comprehensive Plan had just been adopted earlier that year created a dilemma for Public Works.

It wanted to get rid of the Cannery and Voc Ed Annex buildings as part of its expansion plans. However, the new comprehensive plan referenced the 2002 re-survey of the McLoughlin Conservation District, which included the two

buildings in the inventory of “historic/contributing” buildings that made up the conservation district. That survey is the Goal 5 inventory upon which the comprehensive plan is based.

What to do then?

The department hired a consultant, who made a determination, contrary to the determination in the 2002 re-survey, that the buildings were not historically significant.

Those 2004 surveys are in the appendix of the attached 2005 PWOC master plan document, at pdf pages 54-57 and 66-69.

These 2004 surveys are of no legal relevance to the matter before the City Commission on October 21, 2020. They did not supersede the Goal 5 inventory of the earlier 2004 Comprehensive Master Plan, which is the 2002 re-survey of the McLoughlin Conservation District. That survey indicated the two buildings were historic/contributing elements of the McLoughlin Conservation District. The 2005 PWOC master plan was not even adopted by ordinance: it was only “acknowledged” – and not even by resolution - as the attached December 21, 2005 City Commission minutes demonstrate.

Likewise, in 2009, when the City Commission denied the appeal by the McLoughlin Neighborhood Association of the Planning Commission’s land use approval of the PWOC, the City Commission did not pass an ordinance amending the Goal 5 inventory to substitute the 2004 surveys for the 2002 re-survey of the McLoughlin Conservation District.

Commissioner Rocky Smith and I voted against the PWOC land use approval on appeal. The minutes of that meeting on December 2, 2009 are attached. I will note that on p. “2 of 8” of the attached minutes, Commissioner Rocky Smith said of the exact same surveys that Mr. Konkol mentions in the quote above:

“Commissioner Smith said the historical inventory forms were unreliable and he did not think the historical review was done adequately.”

Thank you.

James Nicita
Oregon City

THE CITY OF OREGON CITY OPERATIONS FACILITIES PLAN

Prepared for:
City of Oregon City Public Works Department

December 14, 2005



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1.0	PROJECT TEAM	10.0	APPENDIX
			• Contacts • Zoning Dimensional Standards • Meeting Notes • Recommended Repairs to 206 S. John Adams Street • Armory Building Property Report • Armory Building Property Description & Analysis • Inventory of Historic Properties • Public Works Facilities Map • Public Works Facilities Addresses
2.0	INTRODUCTION		
2.1	Background		
2.2	Project Goals		
2.3	Process		
3.0	EXECUTIVE SUMMARY		
3.1	Executive Summary		
3.2	Assumptions for Future Development		
4.0	OPERATIONS DEPARTMENT OVERVIEW		
5.0	FACILITY NEEDS ANALYSIS		
5.1	Facility Needs		
5.2	Program Surveys		
5.3	Operations Staffing Projections		
6.0	SITE ANALYSIS		
6.1	Site Analysis		
6.2	Site Location		
6.3	Site Description		
6.4	Traffic Access		
6.5	Site Circulation		
6.6	Adjacent Land Use		
6.7	Historical Resources		
6.8	Utilities		
6.9	Drainage		
7.0	REGULATORY REQUIREMENTS		
7.1	Regulatory Requirements		
7.2	Zoning		
7.3	Site Development Requirements		
7.4	General Development Requirements		
8.0	FACILITY DESIGN CONCEPT		
8.1	Design Issues and Opportunities		
9.0	IMPLEMENTATION STRATEGY		
9.1	Recommendations		
9.2	Project Budget		
9.3	Detailed Estimate		

Client: City of Oregon City Public Works Department (OCPWD)
Nancy Kraushaar – Public Works Director
John Lewis – Operations Manager
Fran Shafer – Project Manager
Peter Irving – Street Operations Supervisor
Eli Deberry – Water Operations Supervisor
Chuck Carter – Sewer & Storm Operations Supervisor
Larry Ostermiller – Lead Mechanic
Shawn Tallman – Utility worker
Kevin Horace – Utility worker

Architect: DECA Architecture, Inc.
David Hyman, AIA, Principal
Chris Spurgin, AIA
Tonie Esteban

Cost Estimator: Architectural Cost Consultants, LLC
James A. Jerde, AIA

2.1 Background

In December 2003, the City of Oregon City retained the services of DECA Architecture, Inc.. to prepare a Facilities Plan for their Oregon City Public Works Operations Division (OCPW). The purpose of the study is to analyze and evaluate the strengths and weaknesses of the current facilities and project their needs over the next ten years. The study examines the suitability of consolidating the fragmented facilities into one location, either on or around the current site.

The last Facilities Plan to address the needs of the OCPW Global Operations Department was completed in July 1990. It was called the Oregon City Facilities Plan, and it analyzed the needs of all of the City's departments. At the time, the Public Works Operations Facilities were deemed to be "fairly adequate in square footage but somewhat inefficient in organization" and not a high priority. With the rapid growth of Oregon City over the last thirteen years, the need to re-address the deficiencies of the Operations Facilities has become a greater priority. The number of staff and equipment has increased and is projected to continue to grow over the next ten years. The City of Oregon City is the 16th largest city in Oregon and grew from 14,673 in 1980 to 27,775 in 2002, a 47% increase. The population is expected to increase at a rate of approximately 20% over the next decade.

OCPW Operations includes four divisions and Fleet Management: Streets, Stormwater, Wastewater and Water. The Facilities Plan identifies site, building needs, phasing and costs for the immediate future (five years) and for the next ten years.

2.2 Project Goals

- Guide facility development over the next ten years to meet demand and allow for future expansion.
- Increase operation efficiency through organization and proximity of related tasks.
- Provide efficient circulation of vehicles and workflow.
- Ensure site security.
- Provide a centralized location for vehicle, equipment and material storage.
- Estimate costs to make the necessary improvements and evaluate phasing options.

2.3 Process

The planning process included the following:

- DECA met initially with Nancy Kraushaar, Public Works Director, and Fran Shafer, Project Manager, to discuss the overall goals of the study.
- DECA met three times with Division Supervisors; twice to discuss program needs for each division and once to tour Operations Facilities in Tualatin and Milwaukie.
- DECA then developed a comprehensive program document with an equipment inventory and current building and site utilization. They projected future needs over periods of five and ten years.
- Using that information, DECA developed a series of non-site specific conceptual diagrams that could be used to identify the optimum size and shape of building sites in the event that the Department decided to search for a new location.
- During the course of the study, the City decided not to pursue relocation of the facilities to a new site. The decision was made for the following reasons:

Cost Effectiveness

By maintaining the facilities on the current site, the City will save the cost of purchasing additional land and the cost of installing new utilities infrastructure on a new site. This promotes responsible stewardship of public funds.

Sustainability

By preserving the existing infrastructure on the current site, the City will use fewer materials and natural resources, promoting responsible environmental policy.

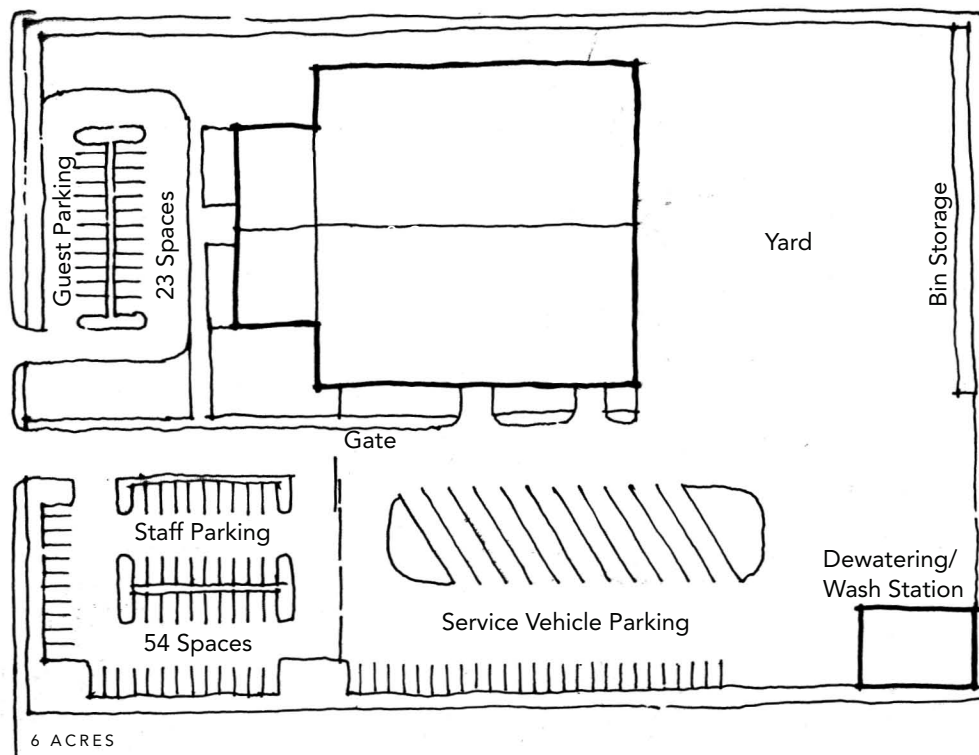
Neighborhood Support

By maintaining its presence in the neighborhood and planning for future growth, the Operations Facility supports jobs and activities in the Central City.

Zoning

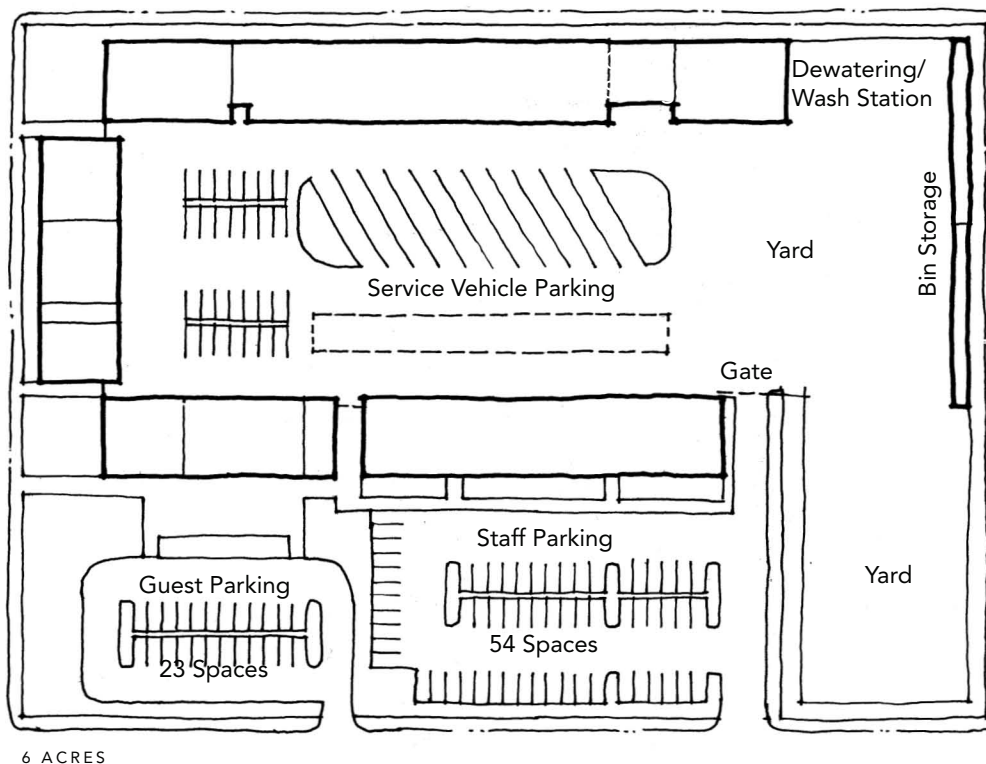
The site of the current Operations Facility is zoned "Institutional" to accommodate its current use. Any new site would likely require a lengthy re-zoning process.

After the decision was made, the study shifted to exploring ways to expand the Department in its present location and onto adjacent properties. DECA prepared five conceptual designs for expansion in its present location on South First and Center Street and the site above it on South John Adams Street. They reviewed the designs with the Division Heads and narrowed the choices to one preferred site plan with phasing options. Since the preferred site plan requires purchasing additional property as it becomes available, some of the projected costs remain uncertain.



SINGLE BUILDING SCHEME

0' 60' 120'



COURTYARD SCHEME

0' 30' 160'



AERIAL OF EXISTING PUBLIC WORKS SITE

0' 70' 140'

3.1 Executive Summary

The Facilities Plan examines the current and future needs of the Operations Division of the Public Works Department. The other OCPW divisions are located across town in the City Hall, separate from Operations. The decision was made early in the process not to unify the two divisions into one location, partly because of space limitations, but also because of the need for a close working relationship between these divisions and City Hall functions. The study identifies the following primary deficiencies of the current Operations Facilities:

1. Shops, storage buildings and yards are scattered throughout the City. Office staff is too remote from these functions.
2. Yard space for equipment and bulk storage is inadequate.
3. Fleet Shop for maintaining City vehicles is outdated and inadequate in size.
4. Operations' Office Building is inefficiently laid out with no room to accommodate future growth.
5. Vehicular access from Center Street to the upper site is difficult for large vehicles, especially during icy weather conditions.

After analyzing the future needs of the Operations Division and touring similar facilities, the study concluded that to consolidate the shops and offices for all the Divisions and provide adequate vehicle, equipment and bulk storage for the next ten years, the Department will require at least a six-acre site. The current core site at 122 S. Center Street, where most of the divisions and offices are located, occupies approximately 4.5 acres, including the area on the hillside above the offices. Given the steep terrain, the actual usable area is 2.2 acres. After exploring several new sites within the City limits, the City concluded that it would be politically and financially more responsible to not consider relocating the entire Operations Division to another site. Therefore, the study focuses on ways to accommodate and expand most of the facilities on and around the current site. The report recommends the following phased steps to achieve these goals:

PHASE I

(Note: Phase I can be sub-divided into additional phases if full funding is not available.)

Upper Site (on South John Adams Street)

1. Acquire the Armory Building (see Section 7.2 for clarification).
2. Purchase and demolish the house on the north end of the site.
3. Level the rock outcroppings. (Maintain, to the extent possible, the large oak trees on the northern edge of the site.)
4. Build new covered parking and bulk storage sheds.
5. Close South John Adams Street to public traffic between the Armory and Center Street. Provide security fencing around entire Upper Site.
6. Move off-site or demolish the existing wood-frame warehouses.
7. Build a new Fleet Shop and De-watering/Wash Facility.
8. Move other Division's shops and storage into the Armory Building.

Lower Site (on S. Center Street)

1. Purchase the warehouse building adjacent to the current Operations Office Building (to the northeast).
2. Purchase one or both houses on S. John Adams Street, widen the street and increase the turning radius at the S. Center Street intersection.
3. Build new four-story office building south of the existing Operations Offices. Extend elevator to the level of the Upper Site to facilitate access and communication between levels. Although the proposed building exceeds the projected space requirements of the Operations Offices, the report recommends that it be built to that size to maintain the highest and best use of available land. The additional space could be used by other municipal departments or be leased as private offices to generate revenue for the City. The Operations offices would be able to grow into them over time.
4. Purchase additional houses and lots across Center Street as they become available for future buildings and/or parking.

Estimated Phase I Costs:

Direct construction cost:	\$10,278,998
Soft costs (permits, fees, etc.):	\$ 5,062,790
Total project cost:	\$15,341,788

PHASE II

Lower Site

1. Demolish existing Operations' Office Building. Build new office building in its place.

Estimated Phase II Costs:

Direct construction cost:	\$ 6,875,625
Soft costs (permits, fees, etc.):	\$ 3,386,502
Total project cost:	\$10,262,127

3.2 Assumptions for Future Development (see Section 8.0 for phasing plans)

- Operations Facility will remain at the current site. No significant off-site facilities are anticipated within the next ten years other than storage at the Mountain View site.
- There is no need for the Facility to function as an Emergency Operations Center.
- The current facility is undersized with regards to parking, storage, office space, yard space and shop space.
- The Operations Facility shall comply with the intent of the Americans with Disabilities Act (ADA).
- Contracting services will remain at a minimum over the next ten years.

Mission Statement

The Oregon City Public Works Department will operate and maintain existing infrastructure; plan and construct capital improvements; and enforce the municipal code to assure that the community is provided with safe, environmentally protective, and financially sound systems for water distribution; wastewater collection; management; and multi-modal transportation.

The entire staff consists of 27 full time employees with approximately ten additional part-time employees during the summer months.

Administrative Division

The Administrative Division is currently located in the main Administrative Building on S. Center Street. It provides management and clerical support to the four other divisions. The staff consists of 2 Full Time Equivalent Employees (FTE): an Administrative Assistant (1.0, shared with Stormwater) and an Office Specialist (1.0).

Streets Division

The Streets Division is currently located in the main Administrative Building. The Streets Division is responsible for inspection and maintenance of the city road system, adjacent bicycle paths, street repair and street signs. The staff consists of 7.25 Full Time Equivalent Employees (FTE): a Supervisor (1.0), a Crew Leader (1.0), Utility Workers (3.0), a Sweeper Operator (1.0) and five summer help employees (1.25). [One part-time employee = 0.25 FTE]

Wastewater / Stormwater Divisions

The Wastewater/Stormwater Division is located in the main Administrative Building and is responsible for operation and maintenance of all sewer mains, storm pipes, drainage basins, sewer connections, catch basins, manholes and sewer lift stations. The staff consists of 8.75 Full Time Equivalent Employees (FTE): a Supervisor (1.0), a Crew Leader (1.0), Sewer Utility Workers (3.0), Storm Utility Workers (3.0) and three summer help employees (0.75). [One part-time employee = 0.25 FTE]

Water Division

The Water Division is located in the main Administrative Building. The Water Division is responsible for operation of the City's water system that consists of all water lines, water service connections, booster pump stations, and reservoirs. The staff consists of 8.5 Full Time Equivalent Employees (FTE): a Supervisor (1.0), a Crew Leader (1.0), Utility Workers (5.0), a Water Quality Technician (1.0) and two summer help employees (0.5).

Fleet Division

The Fleet Division is located in the main administrative building. The Fleet Division is responsible for inspection and maintenance of all Public Works Operations vehicles, small equipment, vactors and trailers. Currently the fleet consists of sedans, utility trucks, pickups, vans, heavy-duty trucks, backhoes and small pieces of equipment used by the utility crews. The staff consists of 2 Full Time Equivalent Employees (FTE): a Supervisor (1.0), and a Mechanic (1.0).

5.1 Facility Needs

A. General

1. Provide lighted facility identification signs
2. Improve site security
3. Improve site lighting
4. Consolidate vehicle storage, material storage and equipment storage
5. Install communication system throughout facility
6. Provide remote control access gates
7. Provide truck wash area. (consolidate with de-watering facility)
8. Provide de-watering facility
9. Provide chemical storage
10. Provide temporary staging area (dumping gravel, slurry mix)

B. Parking

1. Provide covered parking for all City vehicles, trucks, and equipment
2. Provide additional covered parking for temporary vehicle storage (trailers)
3. Provide separate parking for staff and guest use. Locate near main entrance
4. Provide motorcycle and bicycle parking
5. Improve vehicle circulation
6. Provide lighting for parking areas
7. Provide parking near/in shop for vehicles waiting for service (4-5 vehicles)
8. Provide access and parking for long trucks/trailers

C. Landscaping

1. Preserve as much existing landscaping as possible
2. Screen parking lots
3. Create outdoor lunch area near break room

D. Bins

1. Provide approximately 200 square feet per bin
2. Provide asphalt or concrete apron around bins
3. Provide covered bins:
 - a. Cold mix
 - b. Standard sanding: ¼-10 minus
 - c. Masons sand
 - d. Misc. 01 (ten year growth bin)
 - e. Misc. 02 (ten year growth bin)
 - f. Misc. 03 (ten year growth bin)
4. Provide uncovered bins:
 - a. Gravel: ¾ minus
 - b. Street sweepings - need bin for temporary storage of spoils before hauling away
 - c. Recycled asphalt
 - d. Guardrail posts
 - e. Tree well grates
 - f. Misc. 01
 - g. Misc. 02
 - h. Misc. 03

- E. De-watering / Wash Facility
 - 1. Relocate and upgrade existing facility. Enclose on three sides
 - 2. Provide a large covered concrete slab that drains only the area under cover
 - 3. Drain De-watering area into the sanitary sewer
 - 4. Combine the wash station and the sanitary waste system. Drain both into sewer system
 - 5. Accommodate vehicles up to 50 feet in length. Provide adequate clearance for dump trucks and vector truck
 - 6. Provide equipment and utilities for washing vehicles (steam, water pressure and power)

- F. Administration
 - 1. Provide Receptionist area adjacent to Lobby
 - 2. Provide Administrative Assistant near Receptionist. (Administrative Assistant should be able to supervise entry)
 - 3. Provide large area for copy machine, files and office supplies storage. (Provide sound separation)
 - 4. Provide wall space for utility systems maps
 - 5. Provide adequate sound separation between public and private spaces

- G. Staff Offices
 - 1. Provide offices for the Manager, Supervisors, Water Quality Tech., and Safety Office.
 - 2. Provide open office area for Crew Leaders and Technical Support Staff. (Offices may be separate and linked directly to the division they serve, but preference is for offices to be close to proximity of supervisors/leads)
 - 3. Provide flexible office layout

- H. Meeting Areas
 - 1. Provide large multi-purpose meeting room for 60 people; divisible into two areas. May be used by other City employees. Provide controlled access, access to restrooms, zoned for security
 - 2. Provide conference room for 12 people
 - 3. Equip all meeting rooms with marker boards, tackable surfaces; hanging map racks, and wired for data and telcom for Powerpoint presentations
 - 4. Locate library near offices with adequate layout space and file storage. Storage for multi-media equipment and viewing area for four people

- I. Locker Rooms/Mud Room/Laundry Room
 - 1. Provide adequate ventilation
 - 2. Provide increased Locker Room space
 - 3. Provide large Mud Room with direct access to exterior
 - 4. Provide preliminary wash down area outside Mud Room
 - 5. Provide large Laundry Room with storage and large sink
 - 6. Provide showers

- J. Break Room
 - 1. Provide large Break Room (seats 50) adjacent to Kitchen area
 - 2. Exterior eating area (seats ten) directly adjacent to break room
 - 3. Provide exterior covered smoking area
 - 4. Provide adequate waste/recycling containers

5. Provide media rack (newspapers, magazines, trade publications)
 6. Provide white board and tack boards
 7. Provide natural daylight
 8. Provide durable washable surfaces
 9. Provide television, video player, dvd player, computer projector and multi-media capabilities
- K. Kitchen
1. Provide large Kitchen adjacent to Break Room
 2. Provide sink, refrigerator, dishwasher, microwave (2), oven/stove and coffee maker
 3. Provide standard upper and lower cabinets and counters
- L. Janitor Closet
1. Provide cleaning equipment and supply storage; service sink
 2. Provide Janitor Closet in each building
- M. Fleet Shop
1. Provide private office with view of service bay
 2. Provide three drive-thru service bays
 3. One heavy duty lift, two standard lifts
 4. Provide rail mounted hoist crane
 5. Provide welding area separate from service bays with curtain (hood/exhaust, gas and oxygen bottle storage)
 6. Provide area for fabrication adjacent to service bay (500 square feet)
 7. Provide service sink with hot and cold water (hand washing)
 8. Provide Unisex Restroom, if located away from main complex
 9. Provide eyewash; shower wash down area
 10. Provide two or three lockers and bench
 11. Locate near warehouse
 12. Provide exhaust ventilation
 13. Provide tire machine and brake equipment area
 14. Provide storage area for parts, tools, chains, etc.
 15. Provide retractable overhead reels for air, water, oil, grease and power
 16. Provide effective floor drainage
 17. Provide good general lighting and task lighting
 18. Provide radiant heating
 19. Provide separate battery storage area
 20. Provide bulk storage of lubricants
 21. Provide air compressor
 22. Provide waste oil storage (250 gallons)
 23. Size overhead doors for largest vehicles
- N. Sign Shop
1. Location adjacent to Street Division is preferred
 2. Provide lighting, heating and ventilation
 3. Provide minimum ceiling clearance of 12 feet
 4. Provide minimum overhead door size: 12 feet high x 10 feet wide
 5. Provide effective floor drainage

- O. Machine/Welding Shop
 - 1. Locate adjacent to Fleet Shop
 - 2. Provide minimum ceiling clearance of 12 feet
 - 3. Provide minimum overhead door size: 12 feet high x 10 feet wide
 - 4. Provide effective floor drainage
 - 5. Provide overhead crane

- P. Warehouse
 - 1. Provide office with surveillance
 - 2. Provide access control for parts and small tools
 - 3. Separate rooms or caged storage areas with access by crews
 - 4. Provide flexible storage system to accommodate variety of parts and materials
 - 5. Provide small equipment storage
 - 6. Provide outside covered, fenced storage
 - 7. Internal Storage Organization Options:
 - a. None
 - b. Zoned by Division
 - c. Zoned by Use – small power tools, small items (batteries, gloves, goggles, fittings, etc.)
 - 8. Provide Secure Long Term (Historic) Record Storage – administrative files, engineering and building drawing sets, storm, sanitary sewer videos and water division archives in new facility safe secure (currently in upper site).
 - a. Location options:
 - 1) Downtown
 - 2) On-Site
 - 9. Provide covered Shipping and Receiving area and dock
 - 10. Provide service sinks with hot/cold water
 - 11. Provide forklift access throughout warehouse
 - 12. Provide adequate ceiling height to allow for mezzanine storage

- Q. Hazardous Material Storage
 - 1. Provide efficient storage area
 - 2. Provide lighting, heating and ventilations
 - 3. Provide segregated hazmat disposal holding area
 - 4. Provide special temporary storage area for waste barrels
 - 5. Provide pesticide barrels in covered area
 - 6. Provide separate area for oxidizers and flammables
 - 7. Provide temperature controlled area for temperature sensitive materials

- R. Elevator
 - 1. Locate adjacent to Administration & stairs.
 - 2. Provide exterior use.

- S. Miscellaneous Storage Needs
 - 1. Provide copy machine area for general use
 - 2. Provide map and mylar room
 - 3. Provide map copier/scanner area and storage for map area
 - 4. Provide computer storage area
 - 5. Provide SCADA area
 - 6. Provide large area for wall maps

5.2 Program Summary

Program Spaces	Private	Open	Current		Future 10 yrs.		Adjacency Req'm'ts	Shared w/ Other Divisions (list)	Special Req'm'ts
			Quantity	Area (SF)	Quantity	Area (SF)			
STAFF OFFICES									
Receptionist		●	1	140	1	190	adjacent to lobby		
Administrative Assistant(s)		●	1	190	1	190	near reception		
Operations Manager	●		1	190	1	200	near reception		
Op's Supervisors									
- STREET	●		1	160	1	150			
- WATER	●		1	110	1	150			
- WASTE/STORM WATER	●		1	170	1	150			VERIFY: fut. separate divisions
- FLEET	●		1	60	1	150			
Op's Crew Leaders									
- STREET		●	1	88	1	150		water, waste/storm	prefer sep. rooms
- WATER		●	1	70	1	150		street, waste/storm	prefer sep. rooms
- WASTE/STORM WATER		●	1	85	1	150		water, street	prefer sep. rooms. VERIFY: fut. separate divisions
Water Quality Tech	●		1	110	1	150			
Work Station	●		?	0	?	300			150 sf per station
G.I.S.		●	?	0	?	150			VERIFY
Safety Office	●		1	125	1	150			Need supply storage, work station and files
Net Area Sub-Total				1,498		2,380			

5.2 Program Summary

Program Spaces	Private	Open	Current		Future 10 yrs.		Adjacency	Shared w/ Other		Special Req'm'ts
			Quantity	Area (SF)	Quantity	Area (SF)	Req'm'ts	Divisions (list)		
OFFICE SUPPORT SPACES										
Waiting Area		●	1	85	1	110	near lobby/reception			5 people
Conference Room (small)	●		1	357	1	240		water, streets, fleet, code enf., engineering		seats 12 (@ 20 s.f./person)
Conference Room (large)	●		0	0	1	1,200				seats 60 (@ 20 s.f./person); w/ dividers
Copy / Workroom		●	0	0	1	200				not currently separate room; mail boxes??
Break Room	●		1	760	1	1,000		water, streets, fleet, code enf., engineering		seats 50 (@ 20 s.f./person)
Laundry Room	●		1	75	1	80				(see supplies storage)
Washdown /Area	●		0	0		30				exterior
Mud Room/Dry Room	●		0	0	1	70				
Library			?	?	?	?	near offices			incl. layout space for drawings. supervisors will verify # of volumes
Lockers - Men	●		22	337	45	600		water, streets, fleet, waste/storm?		need more lockers/larger area
Lockers - Women	●		3	102	8	400				need more lockers/larger area
Toilets - Men	●		2	0	3	200				existing toilets included in locker room square footage
Toilets - Women	●		?	?	1	200				existing toilets included in locker room square footage
Shower - Shared	●		1	45	0	0				separate showers will be incorporated into Locker Rooms in future
Storage: Office Supplies	●		1	50	1	50				
Storage: Drawings	●		0	0	1	50				stick sets; verify w/ Nancy/engineers
Storage: Files	●		0	0	1	50				VERIFY: How much at Ops Bldg.
Storage Conference Room				40						Currently outside of Conference Room
Janitor's Closet	●		0	0	1	20		can share w/ mud room		
SCADA		●	0	0	2	150				
Telecom Closet	●		1	?	1			share with server		
Server Room	●		1	15	1	20		share with telecom		
Net Area Sub-Total				1,866		4,670				

5.2 Program Summary

Program Spaces	Enclosed	Open	Current		Future 10 yrs.		Adjacency Req'm'ts	Shared w/ Other Divisions (list)	Special Req'm'ts
			Quantity	Area (SF)	Quantity	Area (SF)			
SHOP SPACE									
Sign Shop/Fabrication Area	●		1	360	1	600	adjacent to Public Works Bldg.		needs to be incl. in sign materi. storage area, sign assembly & repair area (current 185 s.f.)
Machine Shop		●	1	1110	1	1,880			
Welding		●	1	1110	1		adjacent to sign shop	water, mechanic, storm sewer, parks	Space used for sign repair & assembly. Used by other divisions for repair work, parts storage
Vehicle Repair	●		1,320 s.f.	1180	4,000 s.f.	4,000			fleet/waste/storm; would like 18' high ceilings; currently 1-fixed lift, 4 portable lifts; hazmat area
Fleet Parts Storage	●		65 s.f.	316	400 s.f.	400			
Fleet Tool Storage	●		0	60	100 s.f.	100			
Tool Storage (water)			1		1	2,600?			water; supervisor will verify
Tool Storage (streets)			1		1	12,720	adjacent to sign, welding shop	streets	Cannery; presently storage for tools, equipment, materials
Tool Storage (waste/storm)	●		1		1	2,600		waste/storm separate paint storage for all divisions	waste/storm (includes parts storage) now large storage bldg.; should be consol. into shop area; supervisor will verify
Chemical Storage		●	1		1	?	?		in large storage bldg., seasonal use; could be remote from shop area; super will verify.
Decorations Storage		●	1		1	?	need for adjacency low priority	currently Street Div. use only	new irrigated street islands may require storage of irrigation parts in near future
Irrigation and Parts Shelving			none		1	150			
Net Area Sub-Total				4,136.00		22,450			VERIFY

5.2 Program Summary

Program Spaces	Covered	Uncovered	Current Quantity	Current Area (SF)	Future 10 yrs. Quantity	Future 10 yrs. Area (SF)	Adjacency Reqm'ts	Shared w/ Other Divisions (list)	Special Req'm'ts
YARD (Exterior)									
Dewatering Station	•	•				3,600			
Fueling Station			1		1			water, waste/storm	550 gal. diesel; future gasoline??
Material Storage		•				2,250		waste/storm only	
Gravel: 3/4 minus		•	100 cy		100 cy				
Cold Mix	•		20 cy		20 cy				
Str. Sanding: 1/4-10 minus	•		200 cy		300 cy				
Str. Sweepings/Rec. Asph.		•	100 cy		100 cy				
Masons Sand	•		10 cy		10 cy				
Guardrail/Posts		•	50s/100p		50s/100p				50 sections, 100 posts
Treewell Grates		•	60 units		60 units				
Manhole Frames & Covers									
Pipe									
Catch Basins/Grates									
Additional Covered Bins	•		0		3+				for cold/poly mix (depth: 32", height: 64", length: 17.6')
Additional Uncovered Bins		•	3						recovered asphalt; sweepings, misc. rock
Net Area Sub-Total						5,850			

5.2 Program Summary

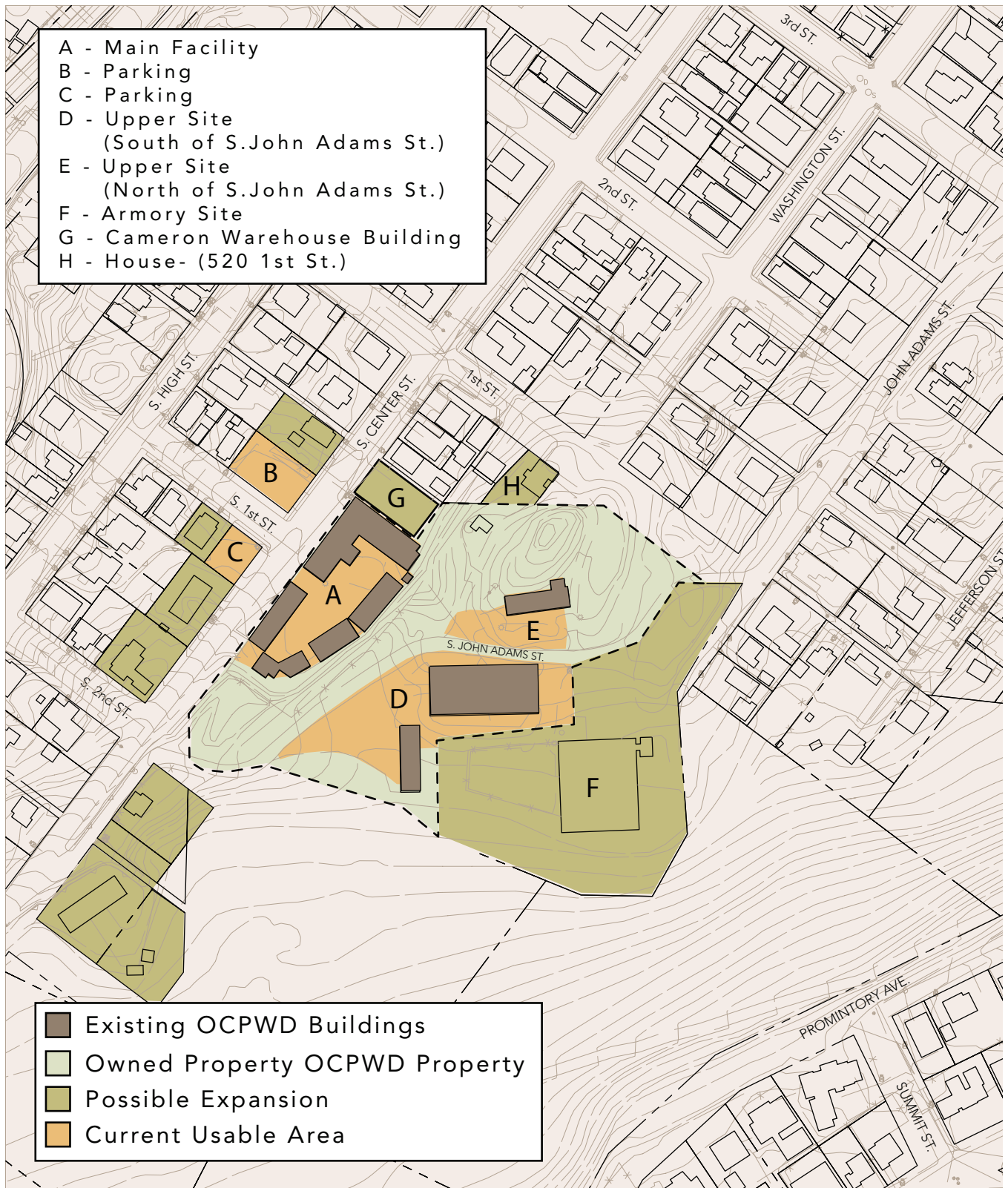
Program Spaces	Covered	Uncovered	Current		Future 10 yrs.		Adjacency Req'm'ts	Shared w/ Other Divisions (list)	Special Req'm'ts
			Quantity	Area (SF)	Quantity	Area (SF)			
LARGE EQUIPMENT INVENTORY									
Small Garden Tractors		●	1		1				
Graders		●	1		1				Streets (1), Waste/Storm (-), Water (-)
Rotary Cutter	●		1		1				Streets (1), Waste/Storm (-), Water (-)
Backhoes	●		4		4				Streets (1), Waste/Storm (1), Water (2)
Loader		●	1		1			streets, water	Storm
Dump Trucks	●		7		7				Streets (2), Waste/Storm (3), Water (2)
Street Sweepers	●		2		2				Streets (2), Waste/Storm (-), Water (-)
Flush Trucks	●		1		1			streets, waste/storm, water	Streets (1), Waste/Storm (-), Water (-)
Sanding Trucks	●								
Autos		●	6		6				which divisions?
Flatbed Trucks		●	1		1				Streets (-), Waste/Storm (-), Water (1)
Pick-up Trucks and Vans	●		18		20				Streets (3), Waste(1) Storm (5) Water (9), Does this cover new employees and supervisors? VERIFY
Vactor Truck		●	1		1				sewer sucker, large vehicle
Vac-Con Truck	●		1		1				Waste/Storm
Equipment Trailer		●	2		2				Waste/Storm (1), Water (1); 19' long
Trailered Vac-Tech			1		1				Water (1); 12' long
Trailered Generator	●		1		1				Waste/Storm
Western Plow	●		1		1				Waste/Storm
Paving Machine		●	1		1				1 paving machine, 1 pull box with trailer
Sand Separator									Doesn't work
Total Op's Vehicles			51		53				
Staff Parking			30		45				
Public Parking					20				VERIFY

5.2 Program Summary

Program Spaces	Covered	Uncovered	Current		Future 10 yrs.		Adjacency Req'm'ts	Shared w/ Other Divisions (list)	Special Req'm'ts
			Quantity	Area (SF)	Quantity	Area (SF)			
SMALL EQUIPMENT INVENTORY									
Trimmers	●		4		4				Streets (3), Waste/Storm (4), Water (1)
Blowers	●		3		4				Streets (3), Waste/Storm (1), Water (1)
Edgers	●		1		1				Streets (-), Waste/Storm (1), Water (1)
Lawn Mowers	●		2		2				Streets (-), Waste/Storm (1), Water (2)
John Deere Mower	●		1		1				Waste/Storm - small
Lawn Roller			0		0				Streets (1), Waste/Storm (1), Water (2)
Generators	●		1		3				Streets (6), Waste/Storm (0), Water (2)
Chain Saws	●		7+		8+				Streets (3), Waste/Storm (1), Water (1)
Compactors	●		5		5			streets, waste/storm, water	Streets (-), Waste/Storm (5), Water ?VERIFY
Sump Pumps	●		3?		5?				Waste/Storm
Centrifugal Pump	●		2		2				Waste/Storm
Diaphragm Pump	●		1		1				Waste/Storm
Video Inspection Equip.	●		1		1				Waste/Storm

5.3 Operations Staffing Projections

Title	Current		Future 5yrs.		Future 10 yrs.		Hours
	FT	PT	FT	PT	FT	PT	
ADMINISTRATION							
Operations Manager			1				
Administrative Assistant(s)	1		2				7:00 - 4:00
Office Specialist	1		2				7:00 - 4:00
STREETS							
Supervisor	1		1				
Lead Worker	1		1				
Utility Worker	3		5				
Summer Help		5		5			7:30 - 4:00
Sweeper Operator	1		2				split w/ storm and streets
WASTEWATER/STORM							
Supervisor	1		1				7:00 - 4:30 / 7:30 - 4:00 Fri.
Lead Worker	1		2				7:00 - 4:30 / 7:30 - 4:00 Fri.
Utility Worker - Sewer	3		5				7:00 - 4:30 / 7:30 - 4:00 Fri.
Utility Worker - Storm	3		5				7:00 - 4:30 / 7:30 - 4:00 Fri.
Summer Help		3		3			storm only, 8 hrs./day, 5 days/wk
WATER							
Supervisor	1		1				7:00 - 4:30 / 7:30 - 4:00 Fri.
Crew Leader	1		1				7:00 - 4:30 / 7:30 - 4:00 Fri.
Utility Worker	5		7				7:00 - 4:30 / 7:30 - 4:00 Fri.
Part time water	0	2		2			7:00 - 3:30 Mar. - Oct. each year
Water Quality Tech	1		2				7:00 - 4:30 / 7:30 - 4:00 Fri.
Utility Billing Worker	1		2				7:00 - 4:30 / 7:30 - 4:00 Fri.
FLEET							
Supervisor	1		1				7:00 - 4:30 / 7:30 - 4:00 Fri.
Mechanic	1		2				7:00 - 4:30 / 7:30 - 4:00 Fri.
TOTAL	27	10	43	10	0	0	



EXISTING SITE PLAN

6.1 Site Analysis

The objective of the site analysis is to develop an overall understanding of the site, including both existing man-made facilities and natural conditions. The information is based on visual observation and a site survey provided by the Oregon City Public Works Department. This analysis will be used as part of the overall assessment, including identification of site development opportunities and parameters, area most suitable for development and existing facilities to remain.

6.2 Site location

The Oregon City Public Works Operations Facilities are located at the intersection of South Center Street and South 1st Street.

6.3 Site Description

The Oregon Public Works Department owns a number of parcels of land in Oregon City. The majority are small lots housing pump stations. The Feasibility Study focuses on the site currently occupied by the Operations headquarters and several lots directly adjacent to the current Facility.

The site at S. Center Street and 1st Street encompasses several parcels of land making up approximately 4.54 acres. Of that area, approximately half is unsuitable for buildings or yards because of topography, rock outcroppings or significant trees, leaving approximately 2.22 acres of usable land. The site is divided into an upper and lower site by an approximately forty-foot change in elevation.

The main office building site (area A) is approximately .075-acres and contains the administrative division including the conference room, lunchroom and locker rooms. The Streets Division, Wastewater/Stormwater Division, Water Division and Fleet Division Offices are located in the main building. Area A also contains the de-watering station, sign shop, fleet shop, machine/welding shop, covered vehicle storage, some bin storage and some warehouse storage.

Two existing parking lots across S. Center Street accommodate staff parking. Currently, approximately 18 cars can be parked on a 0.16-acre paved lot (Area B) and an additional seven cars can be parked on a 0.08-acre gravel lot (Area C). However, neither lot meets code required parking dimensions or landscape standards. Traffic is light and the existing stop sign at the entrance to the Operations facility is adequate to allow pedestrian traffic to cross S. Center Street safely.

Several parcels of land are located directly behind the main Operations Facility, approximately forty feet higher in elevation and separated by a rock cliff.

The largest parcel (Area D) on the upper site is approximately 0.96 acres and contains the yard, bin storage, a small warehouse and a large warehouse. The site slopes generally to the west and contains a group of mature trees. The southern portion of the site that abuts Waterboard Park is wooded and steeply graded. The smaller parcel (Area E) on the upper site is approximately 0.27 acres and located north of S. John Adams Street. This parcel contains a small warehouse (the Cannery) and is composed of rocky outcroppings, trees and a gravel access road to a residential property to the north.

6.4 Traffic Access

The Operations Facility on the lower site fronts South Center Street, a two-lane road that runs along the northwest property line. In the vicinity of the Operations Center, it is designated a local street by the Oregon City Transportation System Plan. The facilities on the upper site are accessible to vehicular traffic from two sides: from the intersection of S. John Adams and Center Street to the west and from the intersection of S. John Adams and John Adams Street to the east. S. John Adams cuts through the middle of the Operations Yard on the Upper Site and is designated a local, private road. Most of the Operations' vehicles enter the Upper Site from Center Street, which requires navigating a hairpin turn with no shoulder and a steep, narrow access drive. The road does not meet current Oregon City Street Design Standards. It is particularly dangerous during icy weather conditions when sanding trucks use the road to load sand from the upper site. Widening the road and improving the turning radius will require purchasing additional property at the intersection of S. John Adams and S. Center Street. The alternate route to the upper site, via John Adams Street, is safer, but is less direct and requires passing through a residential neighborhood. Unimpeded travel to the upper site is critical due to the programmatic requirement for access during inclement weather and other emergencies.

Pedestrian access between the lower and upper sites is difficult. No sidewalks exist along S. Center Street in front of the Operations' Office Building or along S. John Adams Street. Lack of adequate pedestrian access between the two sites inhibits communication between Operations staff.

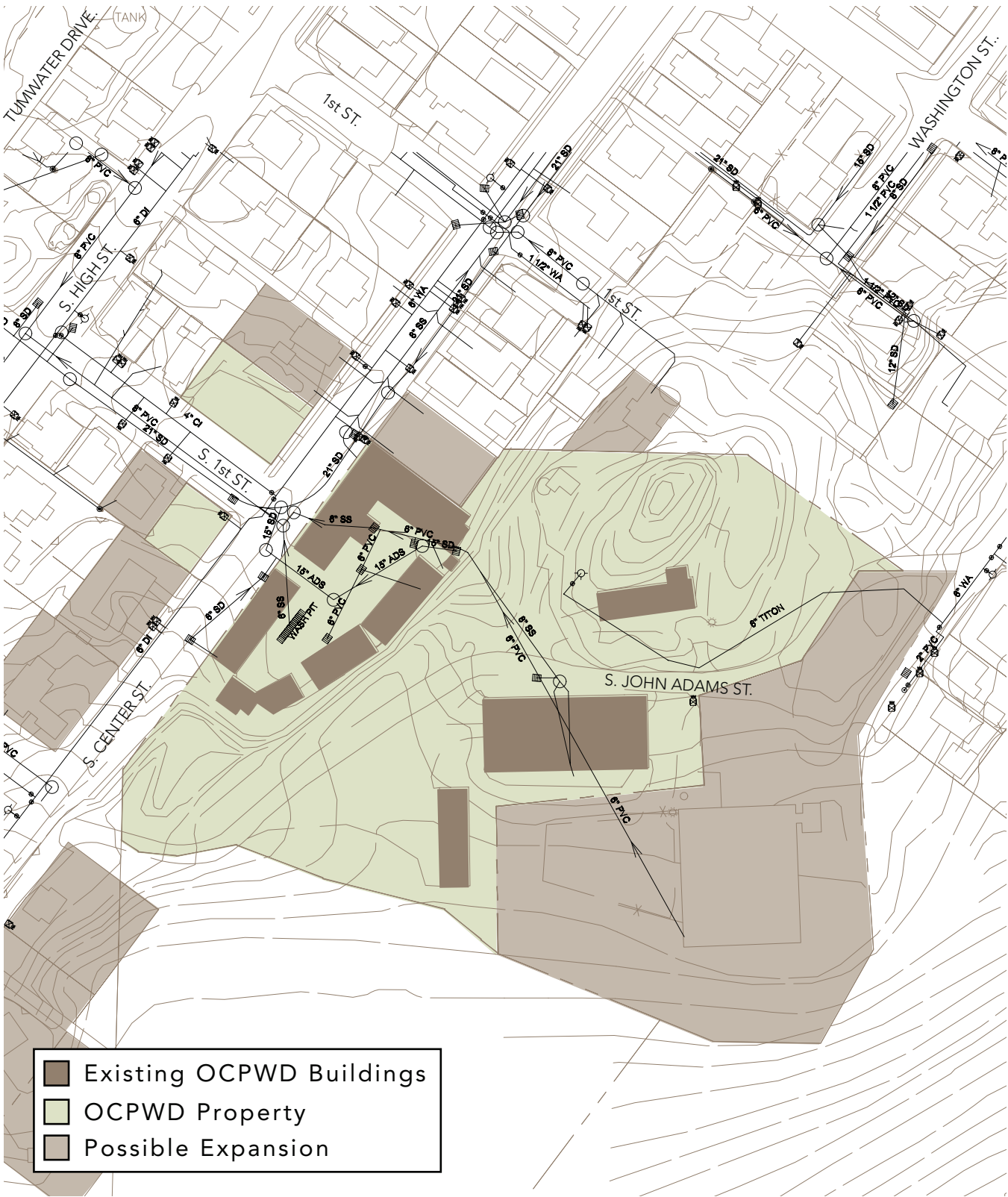
6.5 Site Circulation

Operations' vehicles currently access the yard on the lower site (area A) via a twenty-six foot wide, gated entrance between buildings. The entrance is too narrow and visibility is poor for vehicles leaving the site. The turning radii inside the facility are inadequate. The majority of the parking is covered and reserved for Operation vehicles. The vector disposal area does not meet current codes and is located adjacent to the building near the outdoor seating area.

Guest and staff parking are located in the two lots north of S. Center Street. Neither lot is clearly identified and neither meets dimensional requirements of the Oregon City Municipal Code.

Area D on the upper site is gated and primarily paved with gravel. Bin storage occurs along S. John Adams Street. The uncovered bins utilize stacked concrete barriers. Parking areas are not defined. The de-watering area located near the entrance gate does not meet current code requirements. The large and small existing warehouses are in disrepair. Lee Engineering, Inc. has prepared a report with structural recommendations for the large warehouse (see appendix).

Area E on the upper site is not gated and contains one small structure (the Cannery building). An asphalt paved drive leads to the warehouse and a gravel drive allows access to a residential property to the north. The remainder of the site is unused.



EXISTING UTILITIES

6.6 Adjacent Land Use

The Operations Facilities are located in the Institutional Comprehensive Planning District. Most uses in this district are classified as light industrial. Residential properties exist to the north of the facility on both the upper and lower sites and Waterboard Park abuts the upper property to the south.

6.7 Historical Resources

An Historic Review was conducted by David Pinyerd of Historic Preservation Northwest (see appendix). The following five (5) existing buildings on the site were surveyed:

- 122 S Center Street - Oregon City Offices & Fleet shop (Lower Site, Area A)
- 122 S John Adams Street - Cannery Building (Upper Site, Area E)
- 204 S John Adams Street - Armory Building (Upper Site, Area F)
- 206 S. John Adams Street - Storage Building (Upper Site, Area D)
- 220 S. John Adams Street - Storage Building (Upper Site, Area D)

The review concluded that none of the above buildings are currently eligible for the National Register. With extensive renovation, 122 S. Center (Administrative Office Building) and 204 S. John Adams (Armory) may potentially be eligible for historic consideration.

6.8 Utilities

Existing utilities on the lower site appear to be centrally located in the paved yard. Water service is available from a six-inch line in S. Center Street. Sanitary service is available through a six-inch line in S. 1st Street and an eight inch line to the north of the site in S. Center Street.

The upper site appears to have limited utilities. Water service is available through a six-inch line that enters the site from the east along S. John Adams Street. A fire hydrant exists along S. John Adams Street between the Cannery Building and the large warehouse. Sanitary service is available from a 6-inch line that runs diagonally from the northwest to the southeast across the site and under the large warehouse. The location of the proposed de-watering and wash facility will be influenced by the location of the existing sanitary sewer service.

6.9 Drainage

Area A is nearly flat and well drained with numerous catch basins. Both parking lots on the lower site are relatively flat and slope toward South 1st Street. Area D on the upper site slopes generally to the north and over the cliff. The southern portion of Area D currently collects underneath the large warehouse and into a six-inch storm drain system that carries it down to the lower area. The system does not appear to function well and overflows are common over the cliff during heavy precipitation. Area E slopes away from a high point behind the Cannery warehouse.

7.1 Regulatory Requirements

Currently, any new development or major modifications to the site will be subject to the land-use requirements of the City of Oregon City Municipal Code, (OCMC) and the Oregon City Comprehensive Plan (OCCP). Fire and life safety codes are governed by the 2003 International Building Code with State of Oregon amendments.

The following review of the City Code and the Comprehensive Plan includes an assessment of zoning, key site development requirements and general development requirements for the facilities plan.

7.2 Zoning

See the Appendix for Zoning Dimensional Standards

Area A

Area A, the main facility, is currently zoned Institutional (I). The purpose of this zone is to facilitate the development of major public institutions, government facilities and parks and to ensure the compatibility of these developments with surrounding areas. The I zone is consistent with the public/quasi-public and park designations on the comprehensive plan map.

The Oregon City Comprehensive Plan (OCCP) designates Area A as Public/Quasi Public (QP).

Area B

Area B, the paved parking lot, is currently zoned Residential (R 3.5 - 3,500 SF SFR Dwelling Unit). This residential district allows single-family attached and detached residential units and two-family dwellings. The existing paved parking lot is an allowed conditional use. The OCCP designates Area B as Medium Density Residential (MR).

Area C

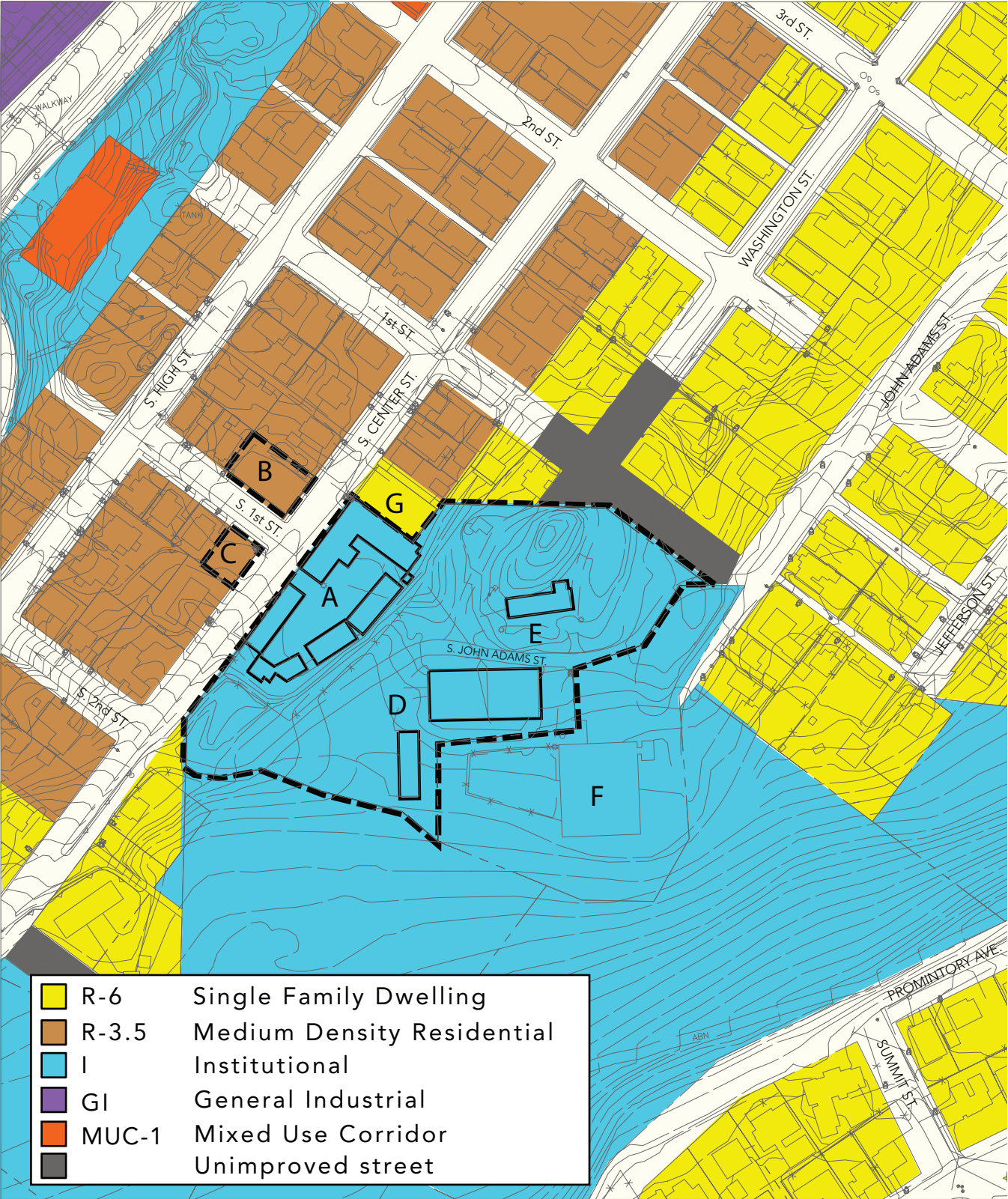
Area C, the gravel parking lot, is currently zoned Residential (R 3.5 - 3,500 SF SFR Dwelling Unit). This residential district allows single-family attached and detached residential units and two-family dwellings. The existing gravel parking lot is an allowed conditional use. The OCCP designates Area C as Medium Density Residential (MR).

Area D

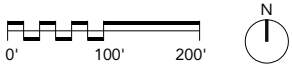
Area D, the larger, upper site is zoned Institutional (I). The purpose of this zone is to facilitate the development of major public institutions, government facilities and parks and to ensure the compatibility of these developments with surrounding areas. The I zone is consistent with the public/quasi-public and park designations on the comprehensive plan map. The OCCP designates Area D as Public/Quasi Public (QP).

Area E

Area E, the smaller, upper site is zoned Institutional (I). The purpose of this zone is to facilitate the development of major public institutions, government facilities and parks and to ensure the compatibility of these developments with surrounding areas. The I zone is consistent with the public/quasi-public and park designations on the comprehensive plan map. The OCCP designates Area E as Public/Quasi Public (QP).



CURRENT ZONING



Area F

Area F is zoned Institutional (I). It includes the Armory Building, a 14,500 square foot warehouse with classroom space, parking lot and gravel yard. The Armory Building was deeded to the State Military Department in 1949 with the stipulation that if it ceased to be used for military purposes, it would revert back to the City. The Oregon National Guard uses the building for limited equipment storage and leases the classroom space to a school for at-risk youth. The Military Department has expressed a willingness to relocate to another site, and the City is currently negotiating terms to re-acquire the property. The current and proposed uses are allowed within this zone. The I zone is consistent with the public/quasi-public and park designations on the comprehensive plan map. The OCCP designates Area F as Public/Quasi Public (QP).

Area G

Included in Area G is a privately owned warehouse which abuts the Operations Administration Buildings located in area A. The property is currently zoned as R-6 (6,000 SF SFR Dwelling Unit). The warehouse is a non-conforming use, which is allowed by grandfather rights. The OCCP designates Area G as Low Density Residential (LR).

7.3 Site Development Requirements

1. Fire and Safety: (Clackamas County Fire District)
2. Transportation: (City of Oregon City Transportation System Plan)
3. Water Service Systems:
Water Master Plan and OCPW Water Design Standards
4. Sewer Regulations:
City of Oregon City Sanitary Sewer Master Plan and OCPW Sanitary Sewer Design Standards.
5. Stormwater Management:
OCPW Stormwater Design Standards
6. Historic Overlay District: (OCMC Chapter 17.40) The Operations Facility is included in the Historic Overlay District and is subject to all applicable zoning requirements outlined in OCMC Chapter 17.40.
7. Building Code Requirements and Fees: Future development shall be subject to all applicable building code requirements and all applicable building and development fees.

7.4 General Development Requirements

1. The final location of the fire hydrants shall be approved by Clackamas County Fire Department and shall be evaluated per the Oregon Fire Code (OFC), Section 508 & Appendix C. Fire flows shall meet the requirements listed under Appendix B of the OFC.
2. Provision for access and egress for fire-fighting equipment to and from the fire hydrants shall be in place prior to beginning on-site combustible construction.
3. The Community Development Director must approve removal of trees in conjunction with a public facilities construction project.
4. Sanitary sewer construction plans and calculation shall be approved by the City for construction.
5. Storm drainage construction plans and calculation shall be approved by the City prior to issuance of a public works permit.
6. The Developer shall submit building plans to the Building Division and shall comply with the Building Code requirements prior to issuance of a building permit.
7. The Developer shall submit a soils report indication that adequate soil conditions exist prior to issuance of a building permit.
8. Any work in the public right-of-way or public easement will require a public works permit from the City.
9. Any necessary Public Works Permits shall be obtained prior to issuance of a building permit.

It will be the responsibility of the Owner to obtain any necessary off-site utility easements, which must be submitted to and accepted by the City prior to issuance of a public works permit.

8.1 Design Issues and Opportunities

Material Storage

Bulk storage is currently located in the upper level in area A.

Bins contain gravel, cold-mix, sanding rock, masons sand, etc. A portion of the exterior bulk storage area will accommodate temporary operations and storage of large quantities of bulk material such as slurry sand, tree trimmings, chips, etc. This quadrant of the service yard should be drained to a single trapped area drain and a large dry well on site.

Guest Parking

Currently, no designated public parking area exists. Guests park on street (4-5 parallel in front).

The ten year plan projects the need for 20 parking spaces in close proximity to the administrative facilities and separate from staff parking. Covered parking is not required.

Staff Parking

Parking for employees and vendors is currently provided in a paved lot (Area B) and small gravel un-striped parking lot (Area C) across South Center Street. On-street parking is also available in the neighborhood. The paved parking lot can accommodate ten cars. The gravel parking lot can accommodate seven cars. The current number of full-time employees requires 30 parking spaces. The estimated number of spaces required in five years will increase to 45. With the proposed addition of an elevator between the lower and upper sites, additional staff parking can be provided on the upper site. Covered parking is not required.

Covered Vehicle Storage

Covered parking for approximately 20 specialized vehicles is provided in area A along the cliff face. The covered parking structures consist of metal frames with metal roofs.

Covered vehicle storage should be centrally located and adjacent to the uncovered vehicle parking.

Chemical/Hazardous Material

Some chemical and hazardous material storage will be required on-site. If it is stored in one of the warehouse buildings it will require a separate fire-protected room that meets current building codes. Alternatively, it can be stored in the yard in pre-manufactured storage units.

Site yard

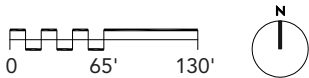
The existing asphalt paved yard, located in area A, is surrounded by covered parking and buildings. It is inadequate in size to meet current vehicle and equipment storage needs. Maneuvering of trucks and service vehicles is difficult.

The planned yard will be paved in asphalt with drainage to catch basins. It should allow free movement of vehicles, access to all central and perimeter facilities as well as large open free space for temporary storage of material and vehicles. The yard should be screened from the public with either buildings or landscaping.

(continued)



SITE PLAN - PHASE I





SITE PLAN - PHASE II



De-watering/Wash Facility

The existing De-watering Facility is located in the site yard adjacent to the administrative wing. It is not covered and drains directly into the sewer system through a catch basin.

The new De-watering Facility will consist of a large, covered concrete slab that drains only the area under cover. The covered area will be split into small and large de-watering areas that drain into the sewer system via catch basins. The smaller portion of the facility will also serve as the wash station with steam cleaning equipment and an enclosed storage area.

Administration

The existing Administration Building is located in area A. It provides office, meeting and lunch room space for all the Operations employees. The building underwent a remodel within the last ten years. Circulation through the building is inefficient and office sizes are too small. The existing meeting room is undersized, forcing the staff to use the lunch room as the large meeting area.

The administrative offices will be located in a new, four-story building located to the southwest of the existing Administrative Building. Staff members in this new building will be connected to the buildings on the upper site through an elevated pedestrian walkway extending from the fourth floor of the new building. This elevated pedestrian walkway will lead to a covered parking area and eventually to the new Fleet Shop on the upper site.

9.1 Recommendations

The optimum site for an Operations Facility to serve the needs of Oregon City for the next 10 to 20 years requires an area of approximately six acres. The current core site at 122 S. Center Street, where most of the divisions and offices are located, occupies approximately 4.5 acres, including the area on the hillside above the offices. Given the steep terrain, the actual usable area is 2.2 acres. During the course of the study, the decision was made to maintain the Operations Facilities in their current location, acquire additional property and replace buildings as needed to meet the needs of the City for the next ten years. The study recommends an overall strategy of conserving space by building taller buildings where feasible and acquiring additional property adjacent to the current site. As some of the suggestions for building uses and heights do not meet the standards of the current zoning, the study recommends applying to the Community Development Department for master plan approval of the proposed phasing plans. Through this process, the Planning Division has the authority to waive certain zoning requirements and approve a master plan for implementation over a period of twenty years. The report recommends the following phased steps:

PHASE I

Upper Site (on S. John Adams Street)

1. Acquire the Armory Building through purchase.
2. Purchase and demolish the house on the north end of the site.
3. Move off-site or tear down the existing wood-frame warehouses.
4. Level the rock outcroppings. (Maintain, to the extent possible, the large oak trees on the northern edge of the site.)
5. Build new covered parking and bulk storage sheds.
6. Close S. John Adams Street to public traffic between the Armory Center Street. Provide security fencing around entire Upper Site.
7. Build a new Fleet Shop, De-watering & Wash Facility.
8. Move other Divisions' shops and storage into the Armory Building to replace uses housed in demolished building space.
9. Purchase one or both houses on S. John Adams, widen the street and increase the turning radius at the S. Center Street intersection.

Lower Site (on S. Center Street)

1. Purchase the warehouse building adjacent to the current Operations Office Building (to the northeast).
3. Build new, four-story, 30,400 square foot office building south of the existing Operations Offices. Extend elevator to the level of the Upper Site to facilitate access and communication between levels. Although the proposed building exceeds the projected space requirements of the Operations Offices, the report recommends that it be built to that size to maintain the highest and best use of available land. The additional space could be used by other municipal departments or be leased initially as private offices to generate revenue for the City. The Operations Department would be able to grow into them over time.

PHASE II

Lower Site

- 1. Demolish existing Operations Office Building. Build new office building in its place.
- 2. Purchase additional houses and lots across Center Street as they become available for future buildings and/or parking.

9.2 Project Budget

The following detailed cost summary, prepared by Architectural Cost Consultants, outlines estimated direct construction costs for demolition, site work, buildings and structures included in each phase. Since these components have not been fully designed, the estimates are based on general assumptions about quality levels and construction start dates and are intended for budgeting purposes only. In addition to the direct construction costs listed below, there will be additional “soft costs” for each phase, such as design fees, traffic studies, permit fees, off-site improvements, fixtures and furnishings, etc. Although soft costs can vary, they typically represent approximately one-third of total project cost. Total project cost is defined as the sum of direct construction cost plus soft costs.

Estimated Phase I Costs:

Direct construction cost:	\$10,278,998
Soft costs (permits, fees, etc.):	\$ 5,062,790
Total project cost:	\$15,341,788

Estimated Phase II Costs:

Direct construction cost:	\$ 6,875,625
Soft costs (permits, fees, etc.):	\$ 3,386,502
Total project cost:	\$10,262,127

9.3 Detailed Estimate

OPERATIONS FACILITIES Oregon City, Oregon DECA Architecture, Inc. Portland, Oregon PRELIMINARY BUDGET ESTIMATE	<u>Architectural Cost Consultants, LLC</u> James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone (503) 718-0075 Fax (503) 718-0077	Estimate Date: 05-Dec-05 Document Date: 25-Apr-05 Print Date: 05-Dec-2005 Print Time: 01:14 PM Constr. Start: 01-Mar-07
Executive Summary		

COMPONENT	Area	Cost / SF	Total
PHASE Constr. Start			
PHASE 1 01-Mar-07			\$10,278,998
PHASE 2 01-Mar-08			6,875,625
ESTIMATED TOTAL DIRECT CONSTRUCTION COST			\$17,154,624
The above estimates are for direct construction cost only. They do not include furnishings & equipment, consultant fees, inspection and testing fees, plan check fees, financing costs, nor any other normally associated development costs. The above estimates do not include land or building acquisition costs. The above costs assume a construction start as shown above. They are indexed assuming a 5% per year average rate of inflation. If the construction start changes the estimates must be indexed to account for inflation. Current projections of inflation appear to be in the 4% to 6% range. The actual rate of inflation should be monitored and adjustments made as needed. The above estimate is based on a competitively bid job with a least three general contractors bidding. Market conditions over the last year have been very volatile, with sharp increases in the price of steel, lumber, plywood, copper, aluminum and drywall. We have attempted to reflect this in the above estimate.			

OPERATIONS FACILITIES Oregon City, Oregon DECA Architecture, Inc. Portland, Oregon PRELIMINARY BUDGET ESTIMATE	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone (503) 718-0075 Fax (503) 718-0077	Estimate Date: 05-Dec-05 Document Date: 25-Apr-05 Print Date: 05-Dec-2005 Print Time: 01:14 PM Constr. Start: 01-Mar-07
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DETAIL BY PHASE	Quantity	Unit	Cost/Unit	Cost	Total	Comments
PHASE 1						
Site Demolition upper site wood frame house @ north end of site historic warehouse wood frame warehouses shed paving, curbs & misc. landscaping lower site covered parking shed paving, curbs & misc. landscaping miscellaneous haul & dispose Sub-total	 1,439 1,665 12,852 312 12,000 6,227 70 24,000 1 1	 sf sf sf sf sf sf sf sf sum sum	 \$4.00 4.00 3.00 2.00 0.60 2.50 2.00 0.60 10,000.00 4,000.00	 \$5,756 6,660 38,556 624 7,200 15,568 140 14,400 10,000 4,000	 	 allowance
On-site work upper site level rock outcroppings level & grade paving @ bulk storage - north paving @ other - south curb parking striping wheel stops signing storm drainage lighting lower site level & grade sidewalks paving curb parking striping signing storm drainage lighting landscaping upper site perimeter interior - parking islands trees lower site allowance fencing upper lot chainlink fencing entry gates Sub-total	 1 83,413 36,022 47,391 2,796 96 40 1 83,413 83,413 17,068 1,000 17,068 520 12 1 17,068 17,068 50,654 1,668 98 1 1,749 2	 sum sf sf sf lf ea ea sum sf sf sf sf sf lf sum sf sf ea sum lf pr	 50,000.00 0.50 2.25 2.25 15.00 20.00 75.00 4,000.00 0.35 0.35 0.30 4.50 2.25 15.00 20.00 2,000.00 0.35 0.35 2.00 5.00 200.00 20,000.00 20.00 4,000.00	 50,000 41,707 81,050 106,630 41,940 1,920 3,000 4,000 29,195 29,195 5,120 4,500 38,403 7,800 240 2,000 5,974 5,974 101,308 8,340 19,600 20,000 34,980 8,000	 	 allowance allowance
Sub-total					650,874	

OPERATIONS FACILITIES Oregon City, Oregon DECA Architecture, Inc. Portland, Oregon PRELIMINARY BUDGET ESTIMATE	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone (503) 718-0075 Fax (503) 718-0077	Estimate Date: 05-Dec-05 Document Date: 25-Apr-05 Print Date: 05-Dec-2005 Print Time: 01:14 PM Constr. Start: 01-Mar-07
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DETAIL BY PHASE	Quantity	Unit	Cost/Unit	Cost	Total	Comments
PHASE 1 - Continued						
Off-site work staff parking guest parking Sub-total	3,969 6,409	sf sf	7.50 7.50	29,768 48,068	77,835	
Covered parking @ upper site foundations roofs Sub-total	3,700 3,700 3,700	sf sf sf	2.50 35.00 37.50	9,250 129,500	138,750	
Bulk storage sheds foundations roofs concrete gravity block walls Sub-total	3,575 3,575 900 3,575	sf sf sf sf	2.50 35.00 30.00 45.05	8,938 125,125 27,000	161,063	average ht. 6'
Open storage dividers concrete gravity block walls Sub-total	1,568	sf	30.00	47,040	47,040	average ht. 4'
Covered walkways @ upper site foundations roofs Sub-total	2,453 2,453 2,453	sf sf sf	2.00 25.00 27.00	4,906 61,325	66,231	
Fleet shop foundations roof mezzanine enclosure finishes shops/mezz offices/parts equipment mechanical 6,208 electrical Sub-total	6,208 4,672 1,536 6,208 4,672 1,536 6,208 6,208 6,208 6,208	sf sf sf sf sf sf sf sf sf sf	2.50 30.00 45.00 20.00 12.00 24.00 20.00 20.00 15.00 126.18	15,520 140,160 69,120 124,160 56,064 36,864 124,160 124,160 93,120	783,328	
Dewatering facilities foundations slabs, pits & ponds roofs equipment drainage Sub-total	1,536 1,536 1,536 1 1,536 1,536	sf sf sf sum sf sf	2.50 15.00 35.00 20,000.00 10.00 75.52	3,840 23,040 53,760 20,000 15,360	116,000	
Remodel armory building for shops & storage demo roofs finishes equipment mechanical 14,329 electrical Sub-total	14,329 14,329 14,329 14,329 14,329 14,329	sf sf sf sf sf sf	1.50 6.00 8.00 1.00 6.00 4.00	21,494 85,974 114,632 14,329 85,974 57,316	379,719	

OPERATIONS FACILITIES Oregon City, Oregon DECA Architecture, Inc. Portland, Oregon PRELIMINARY BUDGET ESTIMATE	Architectural Cost Consultants, LLC James A. Jerde, AIA - Stanley J. Pszczolkowski, AIA 8060 SW Pfaffle Street, Suite 110 Tigard, Oregon 97223-8489 Phone (503) 718-0075 Fax (503) 718-0077	Estimate Date: 05-Dec-05 Document Date: 25-Apr-05 Print Date: 05-Dec-2005 Print Time: 01:14 PM Constr. Start: 01-Mar-07
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DETAIL BY PHASE	Quantity	Unit	Cost/Unit	Cost	Total	Comments
PHASE 1 - Continued						
Temporary remodel warehouse building @ lower site						
demo	5,700	sf	1.00	5,700		
finishes	5,700	sf	4.00	22,800		
equipment	5,700	sf	0.00	0		
mechanical	5,700	sf	4.00	22,800		
electrical	5,700	sf	4.00	22,800		
Sub-total	5,700	sf	13.00	/sf	74,100	
Parking under office building						
foundations	7,600	sf	3.00	22,800		
structured slab/stairs	7,600	sf	25.00	190,000		
finishes	7,600	sf	12.00	91,200		
elevator	1	sum	10,000.00	10,000		
mechanical	7,600	sf	4.00	30,400		
electrical	7,600	sf	4.00	30,400		
Sub-total	7,600	sf	49.32	/sf	374,800	
Office building						
1st fl. operations	7,600	sf	230.00	1,748,000		
2nd fl. operations	7,600	sf	190.00	1,444,000		
3rd fl. shell space	7,600	sf	130.00	988,000		
4nd fl. shell space	7,600	sf	130.00	988,000		
mechanical penthouse	1,200	sf	100.00	120,000		
Sub-total	31,600	sf	167.34	/sf	5,288,000	
Bridge to upper level						
allowance	1,491	sf	200.00	298,200		
Sub-total					298,200	
SUB-TOTAL				8,558,842	\$8,558,842	
ESTIMATING CONTINGENCY			10.00%	855,884		
INDEX TO CONSTR. START	01-Mar-07		9.18%	864,272	\$1,720,156	20.10%
TOTAL DIRECT CONSTRUCTION COST PHASE 1					\$10,278,998	

DETAIL BY PHASE	Quantity	Unit	Cost/Unit	Cost	Total	Comments
PHASE 2						
Demo						
lower site						
existing concrete operations building	7,828	sf	6.00	46,968		
existing concrete warehouse building	5,700	sf	6.00	34,200		
paving	7,650	sf	0.60	4,590		
curbs	100	sf	2.50	250		
miscellaneous	1	sum	4,000.00	4,000		
haul & dispose	1	sum	4,000.00	4,000		
Sub-total					\$94,008	
Work on South John Adams Street						
demo						
existing house	1,000	sf	4.00	4,000		
paving	4,320	sf	4.00	17,280		
curbs	440	lf	2.50	1,100		
earthwork & rock excavation	600	cy	50.00	30,000		assume 3' average
sidewalk	8,820	sf	4.50	39,690		
curb	630	lf	15.00	9,450		
storm drainage	440	lf	50.00	22,000		
lighting	1	ea	5,000.00	5,000		
Sub-total	315	lf	395.30	/lf	124,520	
On-site work						
level & grade	13,445	sf	0.30	4,034		
concrete walkways	2,838	sf	4.00	11,352		
parking @ lower level						
paving	10,607	sf	2.50	26,518		
curbs	555	lf	12.00	6,660		
parking striping	32	ea	20.00	640		
wheel stops	18	ea	75.00	1,350		
signing	1	sum	2,000.00	2,000		
storm drainage	10,607	sf	0.35	3,712		
lighting	10,607	sf	0.50	5,304		
landscaping						
@ lower level	1	sum	20,000.00	20,000		
Sub-total	13,445	sf	6.07	/sf	81,569	
New office building						not including tenant work
1st fl. shell space	9,000	sf	160.00	1,440,000		
2nd fl. shell space	9,000	sf	130.00	1,170,000		
3rd fl. shell space	9,000	sf	130.00	1,170,000		
4nd fl. shell space	9,000	sf	130.00	1,170,000		
mechanical penthouse	1,500	sf	100.00	150,000		
Sub-total	37,500	sf	136.00	/sf	5,100,000	
SUB-TOTAL				5,404,097	\$5,400,097	
ESTIMATING CONTINGENCY INDEX TO CONSTR. START	01-Mar-08		10.00% 15.73%	540,410 935,118	\$1,475,528	27.32%
TOTAL DIRECT CONSTRUCTION COST PHASE 2					\$6,875,625	

- Contacts
- Zoning Dimensional Standards
- Meeting Notes
- Structural Recommendations for Large Warehouse
Prepared by Lee Engineering Inc.
- Partial Appraisal Report - Armory Building
- Armory Building Property Description & Analysis
- Inventory of Historic Properties
- Public Works Facilities Map
- Public Works Facilities Addresses

Contacts

Owner:

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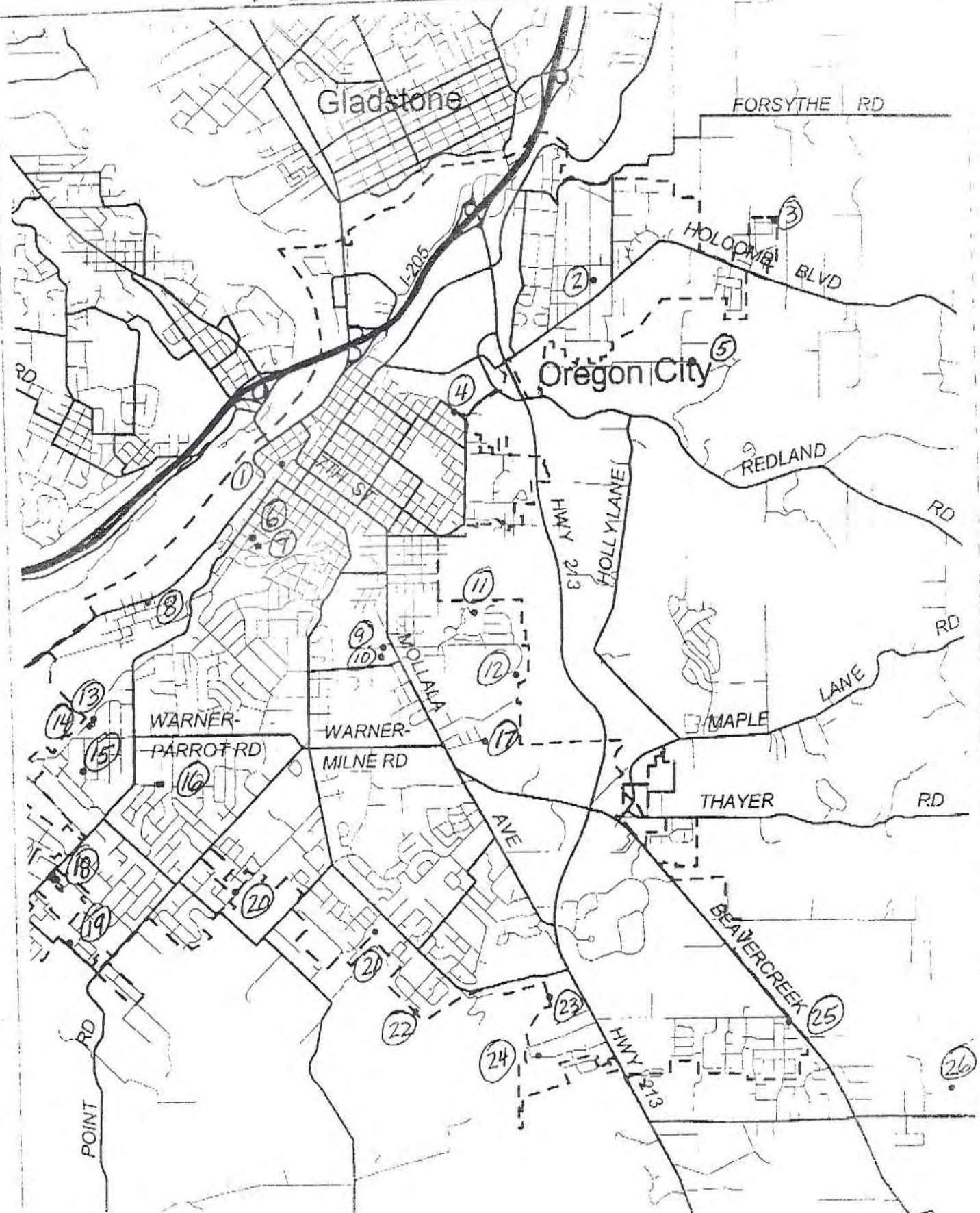
Cost Consultant:

Architectural Cost Consultants, LLC
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Tigard, OR 97223-8489
Tel: 503-718-0075
Fax: 503-718-0077
archcost@aracnet.com

Oregon City Public Works Facility Addresses

1	Sewer	Elevator Pump Station	610 Promenade
2	Water	Hunter Pump Station	16310 S. Hunter Street
3	Water	Barlow Crest Reservoir	15098 Oyer Drive
4	Sewer	18 th Street Pump Station	1412 18th Street
5	Water	Livesay Pump Station	End of Livesay
6	Public Works	Public Works Shops	122 S. Center Street
7	Public Works	Public Works Shops	122 S. Center Street
8	Sewer	Canemah Pump Station	410 McLoughlin Blvd.
9	Water	Mountain View Pump Station	414 Mountain View
10	Water	Mountain View Reservoir	414 Mountain View
11	Sewer	Barclay Hills Pump Station	17881 Peter Skene Way
12	Sewer	Newell Crest	18161 Newell Crest Drive
13	Sewer	Amanda Pump Station	275 Amanda Court
14	Sewer	Riverview Pump Station	287 Amanda Court
15	Sewer	Cook Street Pump Station	18763 Cook Street
16	Water	Boynton Stand Pipe	18847 Boynton Street
17	Sewer	Hilltop Pump Station	708 Hilltop
18	Sewer	(4) Step System Pumps	11501-11521 Salmonberry
19	Sewer	Parrish Road Pump Station	11519 Parrish Road
20	Sewer	Pease Road Pump Station	19379 Pease Road
21	Sewer	Settlers Pump Station	16460 S. Meyers Road
22	Sewer	Nobel Ridge Pump Station	13181 Gaffney Lane
23	Sewer	Meyers Road Pump Station	19833 Highway 213
24	Sewer	Brendon Estates Pump Station	13903 Conway Drive
25	Water	Fairway Downs Pump Station	20007 S. Beaver Creek Road
26	Water	Henrici Reservoir	16085 Henrici Road

Public Works Facilities



HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County:

Clac

Item 7d.

*Street Address: 220 S JOHN ADAMS ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The small workshop at 220 South John Adams Street was built in the 1930s. It is located within a fenced work yard that also includes another, larger structure. The shop is a simple, one-story rectangle with an eaveless, gabled roof. Approximately two feet of the concrete foundation is visible above ground. The exterior wall surfaces above are clad in channel drop siding. The roof is clad in modern interlocking metal panels. The west elevation features four garage-type openings. A track for sliding doors runs across the entire elevation, but only the southern most door retains the original configuration. The three remaining openings have been filled with modern roll-up doors. There are also three boarded-up windows on this elevation. The north gable-end has three windows, evenly spaced but placed at staggered heights and boarded-up as well. Two evenly spaced openings are punched into the south gable-end. More boarded-up windows can be found on the east elevation. It is not possible to determine the window configuration or evaluate their integrity because they are covered on the interior, as well as exterior. The interior of the building is currently used for storage. There are only a few vestiges that recall the building's former use as a metal shop. The workshop is in fair to good condition. At present, its integrity is fair as well. The structure's integrity would be raised to good should original windows be present under the protective covering.



*Researcher/Organization: Bernadette Niederer / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 4, 3

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Item 7d.

Note: This page of the survey form is required ONLY for Intensive Level Survey

*County:

Clackamas

*Street Address: 220 S JOHN ADAMS ST

*City: OREGON CITY

Architect and/or Builder:

Owner Type:

☐ Private ☒ Local ☐ State ☐ Federal ☐ Mixed

Addition or Subdivision Name: Unknown

Owner Name: CITY OF OREGON CITY

Area(s) of Significance:

Education

Address: PO BOX 3040

Property Category:

City State ZIP: OREGON CITY OR 97045

☒ Building ☐ Structure ☐ Site ☐ Object ☐ District

Phone: NOT ON FILE

Documentation

Research Sources:

☐ Title/Deed Records☒ Sanborn Maps☐ Obituary Index☒ City Directories☐ Census Records☐ Biographical Encyclopedias☐ Newspapers☐ Building Permits☐ Tax Records☐ SHPO Files☐ State Archives☐ State Library☐ Local Histories☒ Personal Interviews☐ Historic Photographs

Local Library (specify):

Oregon City Public Library

University Library (specify):

Historical Society (specify):

Clackamas County Family History Center

Other (specify):

Bibliographic References (books, articles, interviews, etc.):

City directories and telephone books at the Oregon City Public Library: 1916, 1933, 1941, 1947, 1953, 1958.
Irving, Peter. Operations Supervisor, Public Works. Interview, 10/18/04.
Sanborn Fire Insurance Maps: 1892, 1900, 1911, 1925, 1950.

*Researcher/Organization: Bernadette Niederer / HPNW

*Date Recorded: 10/18/2004

Survey Form Page 3

*Photo Roll# 1

*Frame #(s) 4, 3

Local Designation #

SHPO #

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

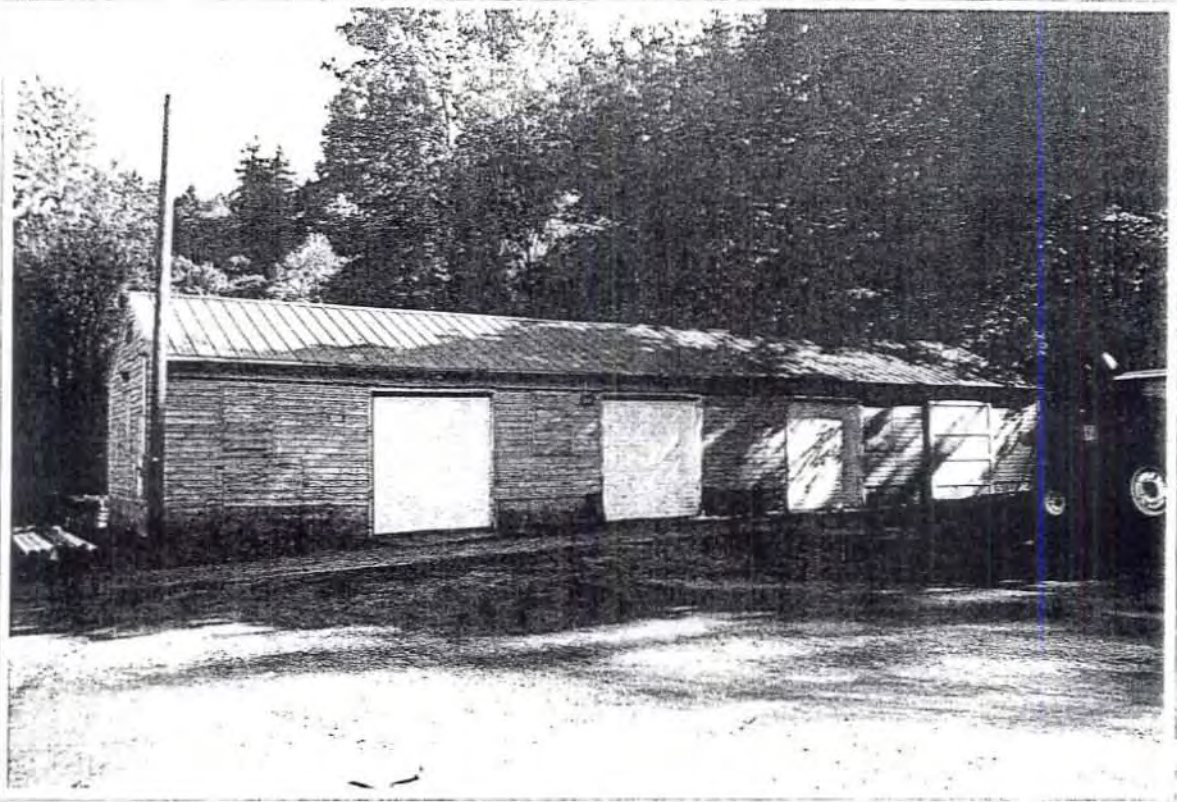
*County: Clack

Item 7d.

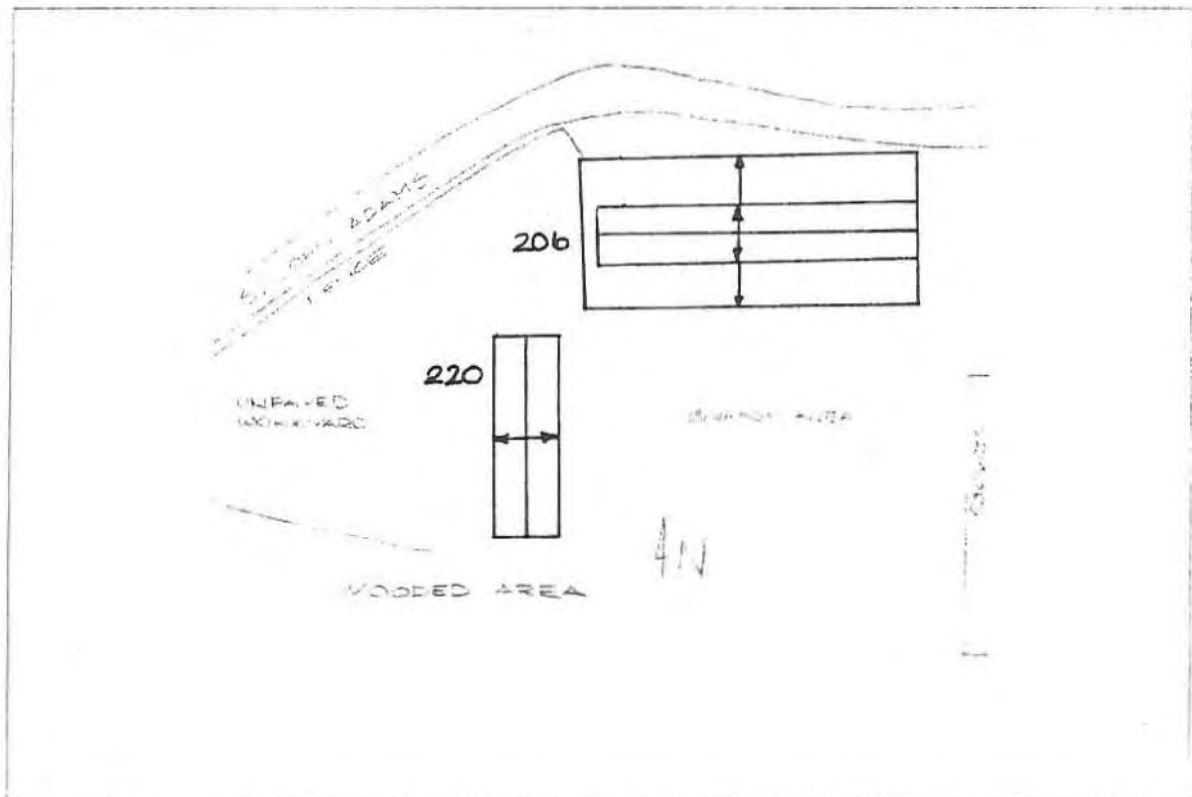
*Street Address: 220 S JOHN ADAMS ST

*City: OREGON CITY

Photo:



Site Plan:



*Researcher/Organization: Bernadette Niederer / HPNW

*Date Recorded: 10/18/2004

Survey Form Page 2

*Photo Roll# 1

*Frame #(s) 4, 3

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Item 7d.

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County:

Clackamas

*Street Address: 220 S JOHN ADAMS ST

*City: OREGON CITY

USGS Quad Name: Oregon City

GPS Latitude: 45 21 03 N

Longitude: 122 36 38 W

Township: 02S

Range: 02E

Section: 31

Block: NA

Lot: NA

Map #: 22E31

Tax Lot #: 500

*Date of Construction:

c. 1930

Historic Name:

Historic Use or Function:

Education - other

Grouping or Cluster Name:

NA

*Current Name or Use:

Oregon City Public Works

Associated Archaeological Site:

Unknown

Architectural Classification(s): Utilitarian

Plan Type/Shape: Rectangle

Number of Stories: 1.0

Foundation Material: Concrete

Structural Framing: Platform

Moved? No

Roof Type/Material: Gable / Metal

Window Type/Material: Window openings covered on outside/inside

Exterior Surface Materials Primary: Channel drop

Secondary:

Decorative:

Exterior Alterations or Additions/Approximate Date: New garage doors; windows covered

Number and Type of Associated Resources: None

Integrity: Fair

Condition: Good

Local Ranking:

National Register Listed? No

Preliminary National Register Findings:

Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a districtNot Eligible: ☐ Intact but lacks distinction☒ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district☒ Reversible/Ineligible as it lacks distinction☐ Irretrievable loss of integrity☐ Not 50 years old

Description of Physical and Landscape Features:

FOR FULL DESCRIPTION, SEE CONTINUATION PAGE

Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary)

The 2,500 square foot warehouse building is part of the Oregon City Public Works complex. It is absent from 1925 Sanborn Fire Insurance maps and present on 1950 maps, indicating that it was constructed some time between these dates, probably around 1930. The small warehouse is associated with two nearby structures of the same utilitarian style and construction materials. According to the 1950 Sanborn, these three structures formed the core of the Oregon City Vocational School. The school courses appear to have included auto mechanics, body and fender repair, and machine shop. In 1966, the Vocational School was absorbed into the newly established Clackamas Community College. The three occupational courses continued to be offered at this site, at least until 1968, when the college finally established a permanent home of its own. Soon afterwards, the Oregon City Public works assumed control of the structures, which are now primarily used as storage facilities.

*Researcher/Organization: Bernadette Niederer / HPNW

*Date Recorded: 10/18/2004

Survey Form Page 1

*Photo Roll# 1

*Frame #(s) 4, 3

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County:

Clackamas

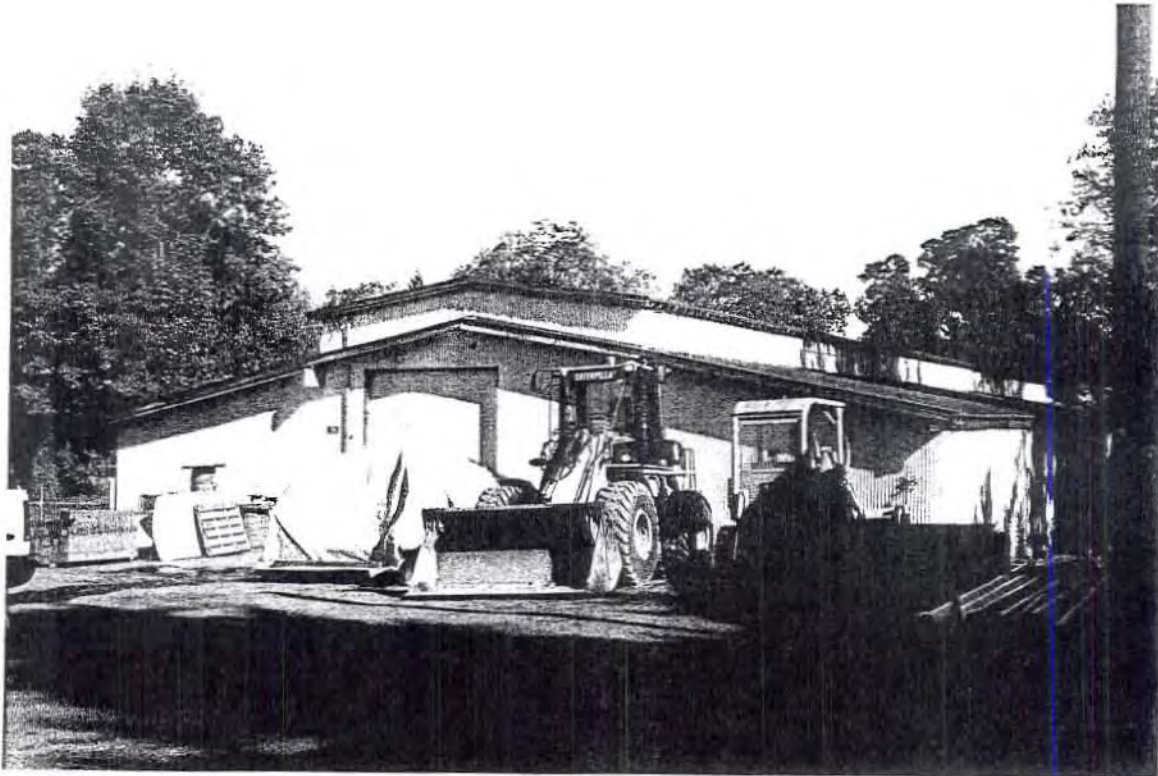
Item 7d.

*Street Address: 206 S JOHN ADAMS ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The large workshop at 206 South John Adams Street was built in the 1930s. It is located within a fenced work yard that also includes another, smaller structure. The building, oriented on an east-west axis, has a rectangular footprint and a shallow pitched gable roof. A wide clerestory, also with a shallow pitch gable, runs the length of the building. The roof surfaces are clad in modern interlocking metal panels. Rafter tails are visible along the eaves of both the main roof and the clerestory. All exterior wall surfaces have been covered with corrugated metal panels. The only openings visible on the exterior are a modern metal roll-up garage door on the west elevation and two original wood shop doors on the east. On the interior, the wide clerestory creates a spatial arrangement not unlike a nave with side aisles. Several of the side bays were partitioned off to form classroom spaces. The clerestory has six banks of four-pane windows visible only on the inside. The windows of the exterior walls on the north and south are arranged in similar banks, consist of six-pane casements, and appear to be largely intact. The workshop appears to be in fair to good condition. Its architectural integrity is also good to fair, largely because of the intact windows hiding beneath the corrugated exterior covering.



*Researcher/Organization: Bernadette Niederer / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 6, 5

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Item 7d.

Note: This page of the survey form is required ONLY for Intensive Level Survey

*County:

Clackamas

*Street Address: 206 S JOHN ADAMS ST

*City: OREGON CITY

Architect and/or Builder:

Owner Type:

☐ Private ☒ Local ☐ State ☐ Federal ☐ Mixed

Addition or Subdivision Name: Unknown

Owner Name: CITY OF OREGON CITY

Area(s) of Significance:

Address: PO BOX 3040

Education

City State ZIP: OREGON CITY OR 97045

Property Category:

Phone: NOT ON FILE

☒ Building ☐ Structure ☐ Site ☐ Object ☐ District

Documentation

Research Sources:

☐ Title/Deed Records☒ Sanborn Maps☐ Obituary Index☒ City Directories☐ Census Records☐ Biographical Encyclopedias☐ Newspapers☐ Building Permits☐ Tax Records☐ SHPO Files☐ State Archives☐ State Library☐ Local Histories☒ Personal Interviews☐ Historic Photographs

Local Library (specify):

Oregon City Public Library

University Library (specify):

Historical Society (specify):

Clackamas County Family History Center

Other (specify):

Bibliographic References (books, articles, interviews, etc.):

City directories and telephone books at the Oregon City Public Library: 1916, 1933, 1941, 1947, 1953, 1958.

Irving, Peter. Operations Supervisor, Public Works. Interview, 10/18/04.

Sanborn Fire Insurance Maps: 1892, 1900, 1911, 1925, 1950.

*Researcher/Organization: Bernadette Niederer / HPNW

*Date Recorded: 10/18/2004

Survey Form Page 3

*Photo Roll# 1

*Frame #(s) 6, 5

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

*County:

Clackamas

Item 7d.

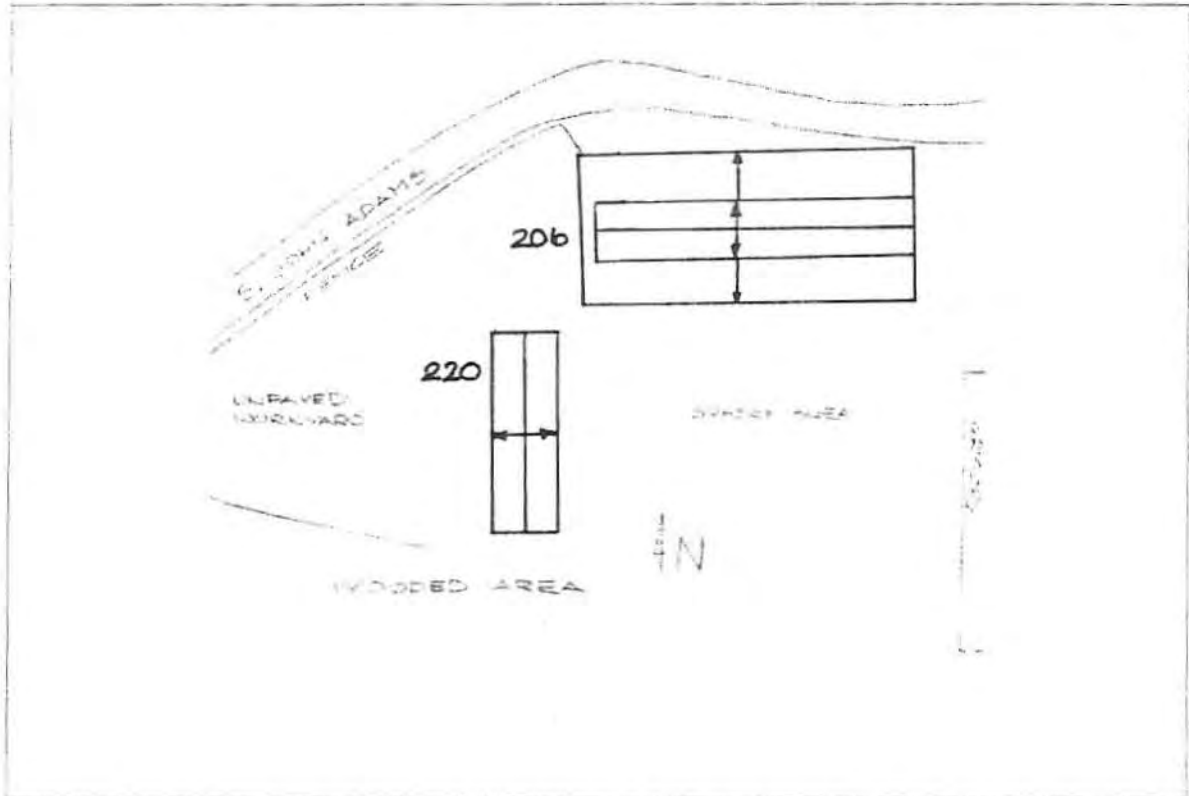
*Street Address: 206 S JOHN ADAMS ST

*City: OREGON CITY

Photo:



Site Plan:



*Researcher/Organization: Bernadette Niederer / HPNW

*Date Recorded: 10/18/2004

Survey Form Page 2

*Photo Roll# 1

*Frame #(s) 6, 5

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Item 7d.

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County:

Clackamas

*Street Address: 206 S JOHN ADAMS ST		*City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 04 N	Longitude: 122 36 37 W
Township: 02S	Range: 02E	Section: 31	Block: NA Lot: NA
*Date of Construction: c. 1930		Historic Name:	
Grouping or Cluster Name: NA		*Current Name or Use: Oregon City Public Works	
Historic Use or Function: Education - other		Associated Archaeological Site: Unknown	

Architectural Classification(s): Utilitarian	Plan Type/Shape: Rectangle	Number of Stories: 1.0
Foundation Material: Concrete	Structural Framing: Platform	Moved? No
Roof Type/Material: Gable / Metal	Window Type/Material: 6-pane casements visible only on the interior	
Exterior Surface Materials Primary: Metal	Secondary:	Decorative:
Exterior Alterations or Additions/Approximate Date: Metal exterior surface; windows covered over; new garage door		
Number and Type of Associated Resources: None		

Integrity: Good	Condition: Good	Local Ranking:	National Register Listed? No
Preliminary National Register Findings: Potentially Eligible: ☐ Individually or Not Eligible: ☐ Intact but lacks distinction ☒ Altered (choose one): ☐ As a contributing resource in a district ☐ Reversible/Potentially eligible individually or in district ☒ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old			

Description of Physical and Landscape Features:

FOR FULL DESCRIPTION, SEE CONTINUATION PAGE

Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary)

The 10,400 square foot warehouse building is part of the Oregon City Public Works complex. It is absent from 1925 Sanborn Fire Insurance maps and present on 1950 maps, indicating that it was constructed some time between these dates, probably around 1930. The warehouse is associated with two smaller nearby structures of the same style and construction materials. According to the 1950 Sanborn, these three structures formed the core of the Oregon City Vocational School. The school courses appear to have included auto mechanics, body and fender repair, and machine shop. In 1966, the Vocational School was absorbed into the newly established Clackamas Community College. The three occupational courses continued to be offered at this site, at least until 1968, when the college finally established a permanent home of its own. Soon afterwards, the Oregon City Public works assumed control of the structures, which are now primarily used as storage facilities.

*Researcher/Organization: Bernadette Niederer / HPNW	*Date Recorded: 10/18/2004
*Photo Roll# 1	*Frame #(s) 6 5
Local Designation #	SHPO #

HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County:

Clack

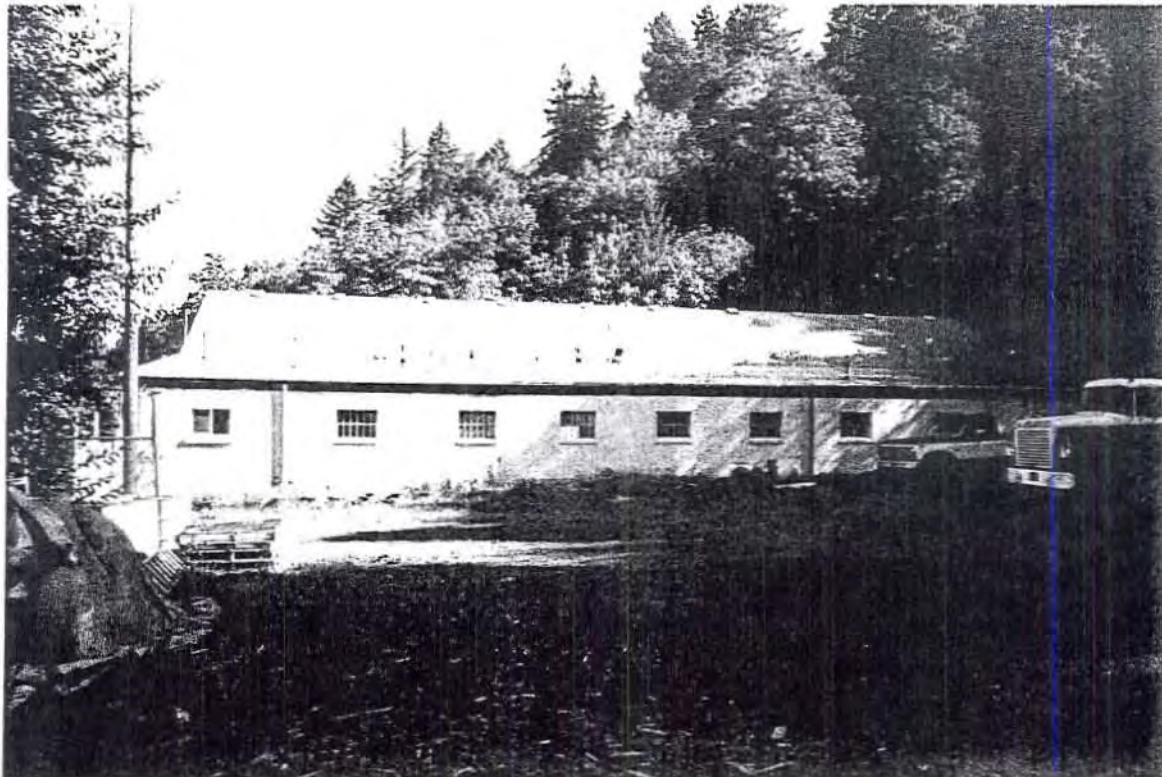
Item 7d.

*Street Address: 204 S JOHN ADAMS ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The Armory building was constructed circa 1940 in a utilitarian style. It is rectangular in plan and one story high with a higher central portion. It sits on a concrete slab foundation. The building is divided into three bays, with a taller gable roofed central portion, a low shed roofed portion on the west side, and a low flat roofed portion on the east side. The roof is eaveless and covered in composition shingles. There is no actual siding on the building; the exterior walls consist of smoothly finished, board-formed concrete. The windows of the Armory consist of both vinyl horizontal sliding sashes and original multi-pane steel sash windows. The lower portion of each of these steel windows opens in an awning fashion. The north elevation of the central bay of the building has two large roll-up metal garage doors that provide access to the warehouse-like space within. The western shed portion of the building is accessed through metal double doors. The eastern portion has no exterior entrances. The interior of the building is relatively unaltered, though the partitioning of some smaller spaces within the central warehouse bay may be alterations. Wall and floor finishes consist primarily of finished concrete. Original wood panel doors exist on the interior. To the east of the building a small auxiliary structure sits a few feet from the side of the Armory building. It has a flat, slightly sloped roof with overhanging eaves and is clad in raked shingles. The Armory sits on a relatively flat site that slopes downward gradually to the north. Landscaping around the structure consists of asphalt paving to the north, and grass around the other three elevations. The area south of the building is heavily wooded. The Armory building is in good condition and has good integrity.



*Researcher/Organization: Caitlin Harvey / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 10, 9

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Item 7d.

Note: This page of the survey form is required ONLY for Intensive Level Survey

*County:

Clackamas

*Street Address: 204 S JOHN ADAMS ST

*City: OREGON CITY

Architect and/or Builder:

Owner Type:

☐ Private ☐ Local ☒ State ☐ Federal ☐ Mixed

Addition or Subdivision Name: Unplatted

Owner Name: OREGON DEPT OF TRANSPORTATION

Area(s) of Significance:

State Government

Address: 885 AIRPORT RD BLDG 35

Property Category:

City State ZIP: SALEM OR 97310

☒ Building ☐ Structure ☐ Site ☐ Object ☐ District

Phone: NOT ON FILE

Documentation

Research Sources:

☐ Title/Deed Records☒ Sanborn Maps☐ Obituary Index☒ City Directories☐ Census Records☐ Biographical Encyclopedias☐ Newspapers☐ Building Permits☐ Tax Records☐ SHPO Files☐ State Archives☐ State Library☐ Local Histories☒ Personal Interviews☐ Historic Photographs

Local Library (specify):

Oregon City Public Library

University Library (specify):

Historical Society (specify):

Clackamas County Family History Center

Other (specify):

Bibliographic References (books, articles, interviews, etc.):

City directories and telephone books at the Oregon City Public Library: 1916, 1933, 1941, 1947, 1953, 1958.

Irving, Peter. Operations Supervisor, Public Works. Interview, 10/18/04.

Sanborn Fire Insurance Maps: 1892, 1900, 1911, 1925, 1950.

*Researcher/Organization: Caitlin Harvey / HPNW

*Date Recorded: 10/18/2004

OREGON INVENTORY OF HISTORIC PROPERTIES
HISTORIC RESOURCE SURVEY FORM

Item 7d.

*County

Clackamas

*Street Address: 204 S JOHN ADAMS ST

*City: OREGON CITY

Photo:



Site Plan:



*Researcher/Organization: Caitlin Harvey / HPNW

*Date Recorded: 10/18/2004

Survey Form Page 2

*Photo Roll# 1

*Frame #(s) 10, 9

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Item 7d.

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County: Clackamas

*Street Address: 204 S JOHN ADAMS ST		*City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 03 N	Longitude: 122 36 34 W
Township: 02S	Range: 02E	Section: 31	Block: NA Lot: NA
Map #: 22E31		Tax Lot #: 400	
*Date of Construction: c. 1940		Historic Name: National Guard Armory	
		Historic Use or Function: Defense - armory	
Grouping or Cluster Name: NA		*Current Name or Use: Oregon City Public Works	
		Associated Archaeological Site: Unknown	
Architectural Classification(s): Utilitarian		Plan Type/Shape: Rectangle	Number of Stories: 1.0
Foundation Material: Poured concrete		Structural Framing: Concrete frame	Moved? No
Roof Type/Material: Gable / Composition shingle		Window Type/Material: Vinyl sliders; steel sash with awning	
Exterior Surface Materials Primary: Poured concrete		Secondary:	Decorative:
Exterior Alterations or Additions/Approximate Date: Some window replacement			
Number and Type of Associated Resources: Post-1950 shed to northeast (1)			
Integrity: Good		Condition: Good	Local Ranking:
		National Register Listed? No	
Preliminary National Register Findings: Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☒ Altered (choose one): ☒ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old			
Description of Physical and Landscape Features: FOR FULL DESCRIPTION, SEE CONTINUATION PAGE			
Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary) Currently, the Armory building sits on land owned by the Oregon Department of Transportation that is leased to the U.S. military. The National Guard Armory was built and is owned by the military. The military sublets the building to the Northwest School of Success for use as a continuing education facility. Sanborn maps show the Armory building as absent in 1925 and present in 1950, indicating that it was constructed some time between these years. The 1950 Sanborn maps notes the structure as housing both an assembly hall and classroom spaces. In 1953, the Armory was listed in the Oregon City city directory. In the directory, the building was recorded as being used by Company D, 162nd Infantry Regiment.			
*Researcher/Organization: Caitlin Harvey / HPNW		*Date Recorded: 10/18/2004	

HISTORIC RESOURCE SURVEY FORM

Item 7d.

Continuation Sheet

*County:

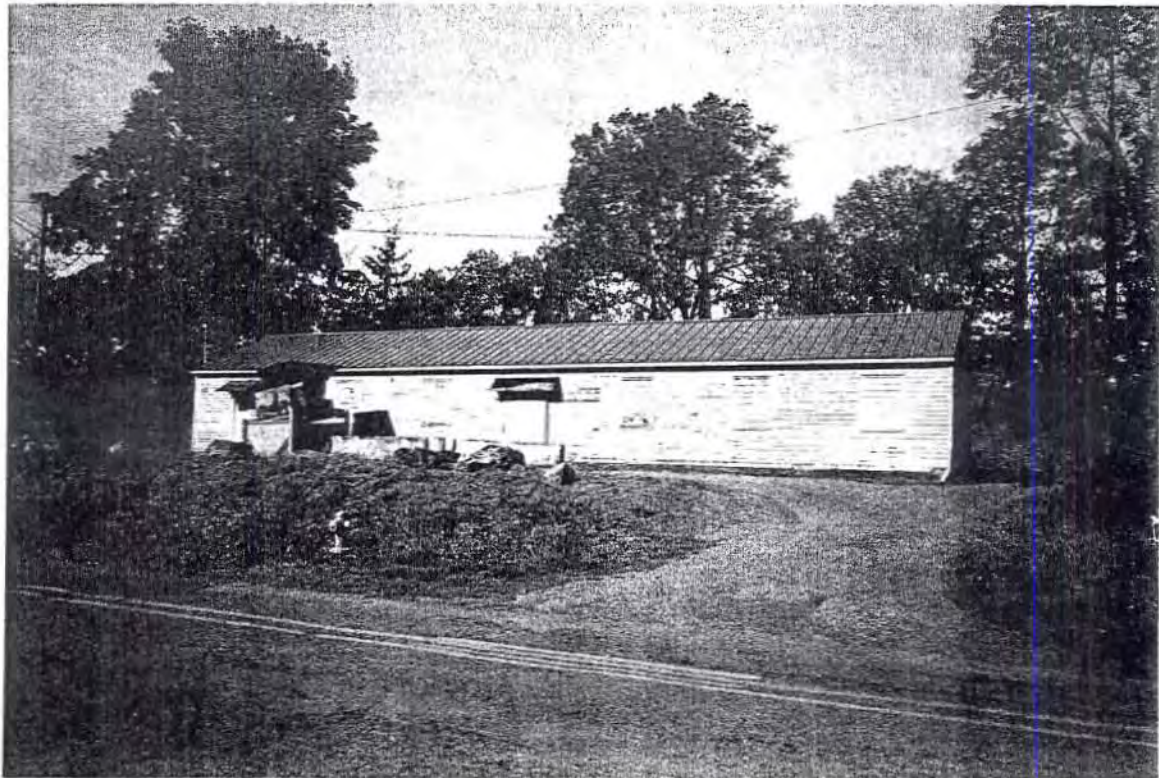
Clackamas

*Street Address: 122 S JOHN ADAMS ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The Cannery building was constructed circa 1930 in a utilitarian style. It is rectangular in plan, with a small projection on the north elevation and is one story high. It sits on a concrete slab foundation. The roof has small eave overhangs on along the north and south elevations and is eaveless at the gable ends on the other elevations. The roof has a gable form and is covered in a panel metal roofing material. The walls are clad in drop channel wood siding with wood corner boards. All of the windows on this building have been covered by panels of drop siding on the exterior and by boards and drywall on the interior. The original windows still remain, however; and consist of eight-over-eight double-hung wood sashes. The west elevation of the building has a single metal garage door, which appears to have replaced a garage door that operated on an existing overhead track. A metal pent roof is located over this entry and extends across the width of the elevation. On the south elevation there is a non-original metal door, and an original wood garage door that operates on an overhead track. This door may be similar to that which once existed on the west elevation. Both of these doors on the south elevation are covered by small shed roofs. The interior of the building is relatively unaltered, though the partitioning of a small room at the east end of the structure and what may be an early addition on the north elevation are notable alterations. The floors consist of concrete slab, with a channel down the center. An original concrete wash tank exists at the east end of the building and was once used in conjunction with a metal overhead track that circles the east end of the building. The Cannery sits on a relatively flat site, which begins to slope downward steeply to the south and west about 20 feet from the building. A piece of heavy machinery (a kind of hopper) sits next to the south elevation. Landscaping around the structure consists primarily of dirt, with overgrown areas to the north and east. The Cannery building is in fair condition and has good integrity.



*Researcher/Organization: Caitlin Harvey / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 7, 8

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Item 7d.

Note: This page of the survey form is required ONLY for Intensive Level Survey

*County:

Clackamas

*Street Address: 122 S JOHN ADAMS ST

*City: OREGON CITY

Architect and/or Builder:

Owner Type:

☐ Private
 ☒ Local
 ☐ State
 ☐ Federal
 ☐ Mixed

Addition or Subdivision Name: Unplatted

Owner Name: CITY OF OREGON CITY

Area(s) of Significance:

Education

Address: PO BOX 3040

City State ZIP: OREGON CITY OR 97045

Property Category:

Phone: NOT ON FILE

☒ Building
 ☐ Structure
 ☐ Site
 ☐ Object
 ☐ District

Documentation

Research Sources:

☐ Title/Deed Records☒ Sanborn Maps☐ Obituary Index☒ City Directories☐ Census Records☐ Biographical Encyclopedias☐ Newspapers☐ Building Permits☐ Tax Records☐ SHPO Files☐ State Archives☐ State Library☐ Local Histories☒ Personal Interviews☐ Historic Photographs

Local Library (specify):

Oregon City Public Library

University Library (specify):

Historical Society (specify):

Clackamas County Family History Center

Other (specify):

Bibliographic References (books, articles, interviews, etc.):

City directories and telephone books at the Oregon City Public Library: 1916, 1933, 1941, 1947, 1953, 1958.
 Irving, Peter. Operations Supervisor, Public Works. Interview, 10/18/04.
 Sanborn Fire Insurance Maps: 1892, 1900, 1911, 1925, 1950.

*Researcher/Organization: Caitlin Harvey / HPNW

*Date Recorded: 10/18/2004

Survey Form Page 3

*Photo Roll# 1

*Frame #(s) 7.8

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

*County:

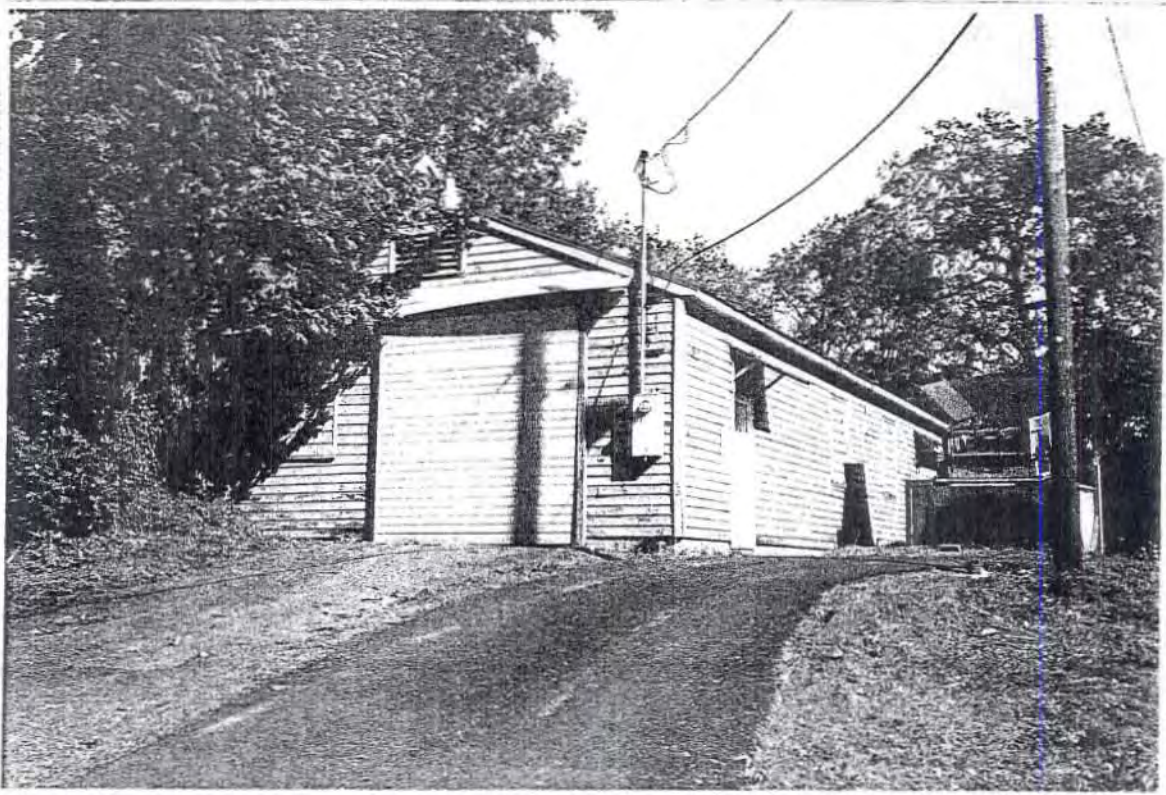
Clackamas

Item 7d.

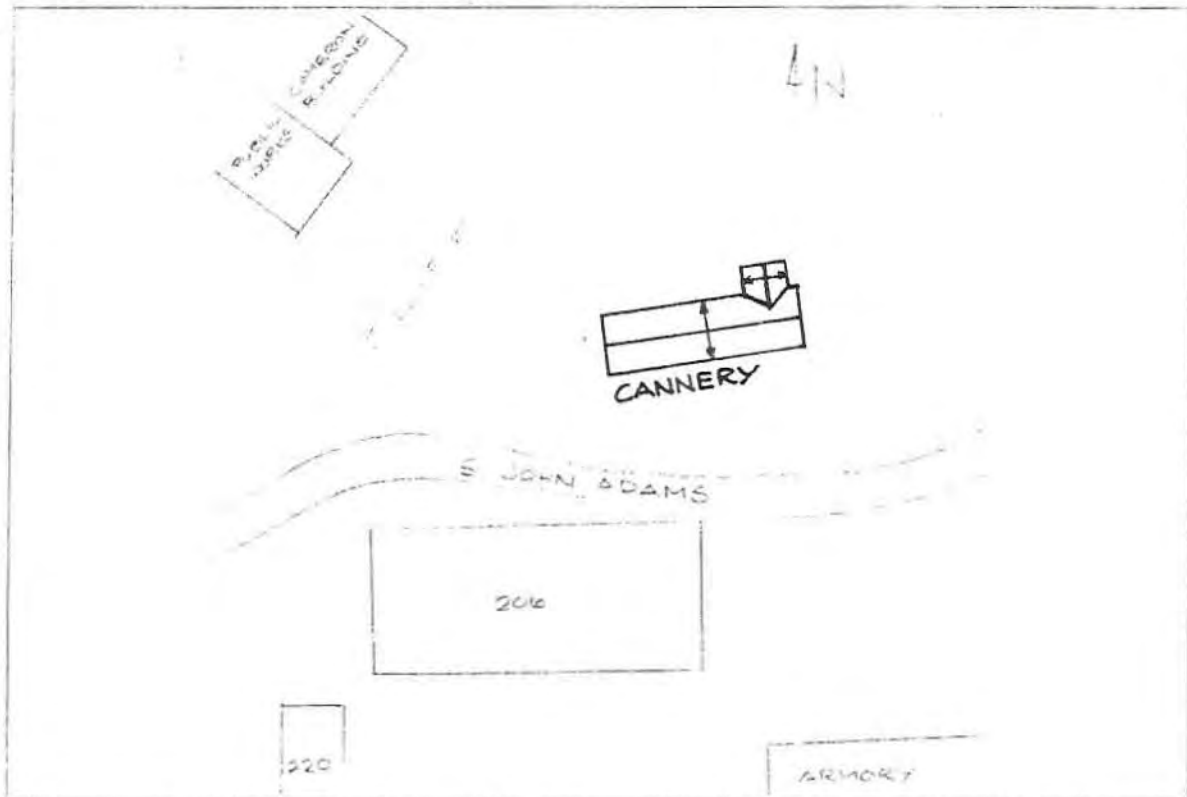
*Street Address: 122 S JOHN ADAMS ST

*City: OREGON CITY

Photo:



Site Plan:



*Researcher/Organization: Caitlin Harvey / HPNW

*Date Recorded: 10/18/2004

Survey Form Page 2

*Photo Roll# 1

*Frame #(s) 7, 8

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Item 7d.

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County: Clackamas

*Street Address: 122 S JOHN ADAMS ST				*City: OREGON CITY			
USGS Quad Name: Oregon City			GPS	Latitude: 45 21 05 N		Longitude: 122 36 36 W	
Township: 02S	Range: 02E	Section: 31	Block: NA	Lot: NA	Map #: 22E31	Tax Lot #: 500	
*Date of Construction: c. 1930		Historic Name: Cannery Building			Historic Use or Function: Education - other		
Grouping or Cluster Name: NA		*Current Name or Use: Oregon City Public Works			Associated Archaeological Site: Unknown		

Architectural Classification(s): Utilitarian		Plan Type/Shape: Rectangle	Number of Stories: 1.0
Foundation Material: Poured concrete		Structural Framing: Platform	Moved? No
Roof Type/Material: Gable / Metal		Window Type/Material: 8/8 wood double-hung	
Exterior Surface Materials Primary: Channel drop		Secondary:	Decorative:
Exterior Alterations or Additions/Approximate Date: Early gable addition on north side; new steel garage doors; new entry doors			
Number and Type of Associated Resources: None			

Integrity: Good	Condition: Good	Local Ranking:	National Register Listed? No																								
Preliminary National Register Findings: <table border="0"> <tr> <td>Potentially Eligible:</td> <td>☐ Individually</td> <td>or</td> <td>☐ As a contributing resource in a district</td> </tr> <tr> <td>Not Eligible:</td> <td colspan="3">☒ Intact but lacks distinction</td> </tr> <tr> <td></td> <td>☐ Altered (choose one):</td> <td>☐ Reversible/Potentially eligible individually or in district</td> <td></td> </tr> <tr> <td></td> <td></td> <td>☐ Reversible/Ineligible as it lacks distinction</td> <td></td> </tr> <tr> <td></td> <td></td> <td>☐ Irretrievable loss of integrity</td> <td></td> </tr> <tr> <td></td> <td colspan="3">☐ Not 50 years old</td> </tr> </table>				Potentially Eligible:	☐ Individually	or	☐ As a contributing resource in a district	Not Eligible:	☒ Intact but lacks distinction				☐ Altered (choose one):	☐ Reversible/Potentially eligible individually or in district				☐ Reversible/Ineligible as it lacks distinction				☐ Irretrievable loss of integrity			☐ Not 50 years old		
Potentially Eligible:	☐ Individually	or	☐ As a contributing resource in a district																								
Not Eligible:	☒ Intact but lacks distinction																										
	☐ Altered (choose one):	☐ Reversible/Potentially eligible individually or in district																									
		☐ Reversible/Ineligible as it lacks distinction																									
		☐ Irretrievable loss of integrity																									
	☐ Not 50 years old																										

Description of Physical and Landscape Features:
FOR FULL DESCRIPTION, SEE CONTINUATION PAGE

Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary)

The Cannery building is part of the Oregon City Public Works complex. It is absent from 1925 Sanborn maps and present on 1950 maps, indicating that it was constructed some time between these dates. The Cannery building is associated with two other nearby warehouse structures of the same style (including a machine and auto shop and auto body repair and welding shop). The 1950 Sanborn map notes these three structures as the campus of the Oregon City Vocational School, and the Cannery building served as the kitchen for this facility. In 1966, the Vocational School was absorbed into the newly established Clackamas Community College. The three occupational courses continued to be offered at this site, at least until 1968, when the college finally established a permanent home of its own. The Cannery was later used for the purpose for which it is named. No information was uncovered about this canning facility, though the wash tank, drainage channel, and overhead track inside the structure indicate such a use.

*Researcher/Organization: Caitlin Harvey / HPNW	*Date Recorded: 10/18/2004
Local Designation #	SHPO #

HISTORIC RESOURCE SURVEY FORM

Item 7d.

Continuation Sheet

*County:

Clackamas

*Street Address: 122 S CENTER ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The Oregon City Public Works building was constructed circa 1930 in a simple art deco style. It has an L-shaped plan and is one story. The building has poured concrete walls and an internal concrete slab. The building has a flat parapet roof formed by a wooden structure. The roof membrane is likely made of a built-up asphalt material and the parapet is capped with metal flashing. The walls are clad in smooth stucco and are adorned with square pilasters set at regular intervals, creating ten bays across the building's north façade. These pilasters have chamfered corners and two vertical incised lines at the top. The windows on this building are vinyl grid replacement windows. Three metal doors exist on the north elevation, while a number of metal roll-up garage doors are located on the rear of the building and access the yard. One of these, however, is an original wood garage door. A metal pent roof is located over this entry and extends across the width of the elevation. The interior of the building has been heavily modified through the partitioning of interior spaces and installation of new finishes. The utilitarian shop spaces retain the greatest integrity. The Oregon City Public Works building sits on a flat site at the base of a sheer cliff face to the immediate south. Five associated open-air truck sheds are assembled south of the building to form a compound with the main building (see site plan). The yard of the compound is paved. The building is in excellent condition, but has fair integrity.



*Researcher/Organization: Caitlin Harvey / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 2, 1

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Item 7d.

Note: This page of the survey form is required ONLY for intensive Level Survey

*County: Clackamas

*Street Address: 122 S CENTER ST

*City: OREGON CITY

Architect and/or Builder:

Owner Type:

☐ Private ☒ Local ☐ State ☐ Federal ☐ Mixed

Addition or Subdivision Name: Unplatted

Owner Name: CITY OF OREGON CITY

Area(s) of Significance:

Local Government

Address: PO BOX 3040

Property Category:

City State ZIP: OREGON CITY OR 97045

☒ Building ☐ Structure ☐ Site ☐ Object ☐ District

Phone: NOT ON FILE

Documentation

Research Sources:

☐ Title/Deed Records☒ Sanborn Maps☐ Obituary Index☒ City Directories☐ Census Records☐ Biographical Encyclopedias☐ Newspapers☐ Building Permits☐ Tax Records☐ SHPO Files☐ State Archives☐ State Library☐ Local Histories☒ Personal Interviews☐ Historic Photographs

Local Library (specify):

Oregon City Library

University Library (specify):

Historical Society (specify):

Clackamas County Family History Center

Other (specify):

Bibliographic References (books, articles, interviews, etc.):

City directories and telephone books at the Oregon City Public Library: 1916, 1933, 1941, 1947, 1953, 1958.

Irving, Peter. Operations Supervisor, Public Works. Interview, 10/18/04.

Sanborn Fire Insurance Maps: 1892, 1900, 1911, 1925, 1950.

*Researcher/Organization: Caitlin Harvey / HPNW

*Date Recorded: 10/18/2004

Survey Form Page 3

*Photo Roll# 1

*Frame #(s) 2, 1

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

*County:

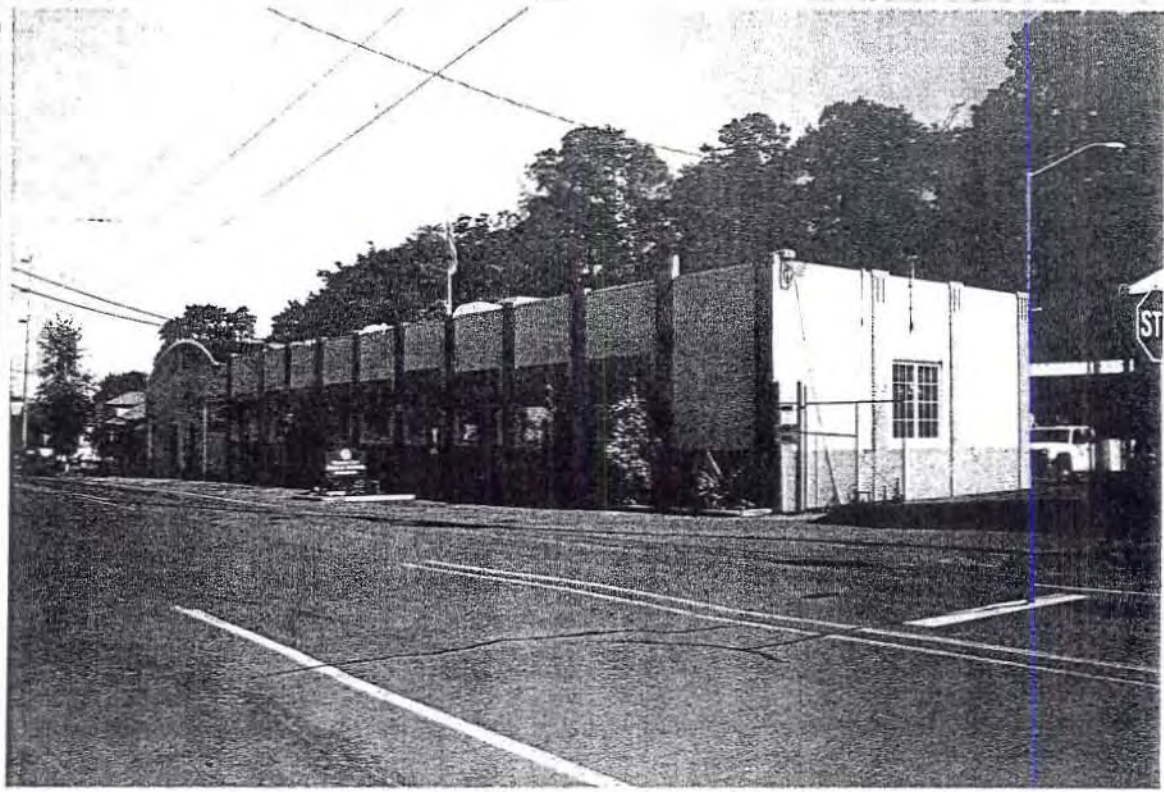
Clackamas

Item 7d.

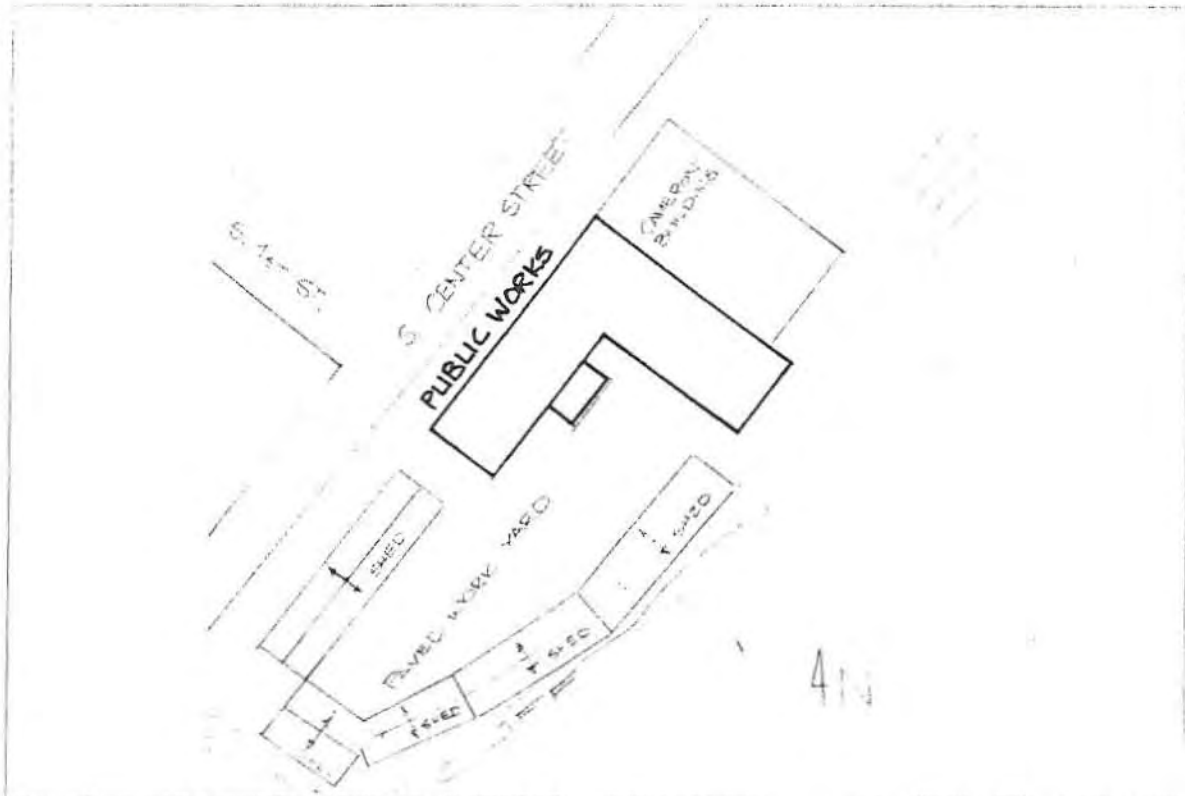
*Street Address: 122 S CENTER ST

*City: OREGON CITY

Photo:



Site Plan:



*Researcher/Organization: Caitlin Harvey / HPNW

*Date Recorded: 10/18/2004

Survey Form Page 2

*Photo Roll# 1

*Frame #(s) 2, 1

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County:

Clackamas

*Street Address: 122 S CENTER ST		*City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 05 N	Longitude: 122 36 40 W
Township: 02S	Range: 02E	Section: 31	Block: NA Lot: NA
Map #: 22E31		Tax Lot #: 500	
*Date of Construction: c. 1930		Historic Name:	
Historic Use or Function: Government - other			
Grouping or Cluster Name: NA		*Current Name or Use: Oregon City Public Works Building	
Associated Archaeological Site: Unknown			
Architectural Classification(s): Art Deco		Plan Type/Shape: L-shaped	Number of Stories: 1.0
Foundation Material: Concrete		Structural Framing: Concrete frame	Moved? No
Roof Type/Material: Flat / Built-up		Window Type/Material: Vinyl windows	
Exterior Surface Materials Primary: Stucco		Secondary:	Decorative:
Exterior Alterations or Additions/Approximate Date: Vinyl grid windows			
Number and Type of Associated Resources: Truck sheds in yard (3)			
Integrity: Fair		Condition: Good	Local Ranking:
National Register Listed? No			
Preliminary National Register Findings: Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☒ Altered (choose one): ☒ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old			
Description of Physical and Landscape Features: FOR FULL DESCRIPTION, SEE CONTINUATION PAGE			
Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary) Oregon City Public Works has long had a presence on Center Street. The site began its life as a rock quarry, remnants of which persisted into the 1950s in the form of a rock bin and crusher. 1925 Sanborn Fire Insurance maps show a small structure used by the City Water Works for pipe storage. This structure was subsequently demolished and replaced by the much larger concrete structure that is still present at the site. The current Public Works building appears to have been purpose built and was not part of the Reddaway Truck Line. Polk City directories indicate that Reddaway operated next door at 116 South Center Street from its inception in 1919 until its departure to a new facility in 1967. Sanborn maps for 1950 already show the City Street and Water Departments present at the 122 South Center site, making it unlikely that Reddaway ever occupied the structures.			
*Researcher/Organization: Caitlin Harvey / HPNW		*Date Recorded: 10/18/2004	

DAVID PINYERD
HISTORIC PRESERVATION NORTHWEST
1116 11TH AVE SW
ALBANY OR 97321
541-791-9199
PINYERD@HP-NW.COM

HISTORIC PRESERVATION CONSULTING SERVICES • IDENTIFICATION • RESEARCH • ASSESSMENT • EVALUATION

October 24, 2004

Nancy J.T. Kraushaar, PE
City Engineer/Public Works Director
City of Oregon City
320 Warner Milne Road
Oregon City OR 97045

Nancy -

Enclosed are the five survey forms for the Public Works buildings in Oregon City. Since five buildings were done instead of six as originally specified, you'll see \$100 knocked off the invoice when you receive it. Only five forms were needed as we did 122 South Center Street on one form instead of two. Here is a summary of their eligibility for the National Register:

- | | |
|-----------------------|----------------------------------|
| • 122 S Center St | Not eligible - reversible |
| • 122 S John Adams St | Not eligible - lacks distinction |
| • 204 S John Adams St | Not eligible - reversible |
| • 206 S John Adams St | Not eligible - lacks distinction |
| • 220 S John Adams St | Not eligible - lacks distinction |

If you could see that Christina Robertson-Gardiner gets one of the two copies or a photocopy of these survey forms, I'd much appreciate it.

I'm leaving for Virginia and will be back on November 4th, if you have any questions about the product. Thanks for project, Nancy.

Thank you,



Dave Pinyerd

CITY OF OREGON CITY

PUBLIC WORKS



OPERATIONS DIVISION
122 S. Center Street
Oregon City, OR 97045
(503) 657-8241
Fax (503) 657-9590

PUBLIC PROJECTS DIVISION
CODE ENFORCEMENT / PARKING
City Engineer/Public Works Director
P.O. Box 3040
320 Warner Milne Road
Oregon City, OR 97045
(503) 657-0891
Fax (503) 657-7892

March 23, 2005

David Hyman, AIA
Deca Architecture, Inc.
935 SE Alder Street
Portland, OR 97232

Dear David:

Enclosed are the copy of the Historic Review and the portion of the Armory appraisal that you requested.

Our meeting on Friday was very good. It was nice to catch up and get our direction back. This project will be coming to a close before we know it.

Let me know if you need anything further.

Sincerely,

Fran Shafer
Administrative Assistant
Public Works Operations

land value, is R-6 Single Family Dwelling District.

Physically Possible: Much of the subject site is relatively flat, there is access from S. John Adams Street, and it is served by public utilities. Based on size, shape, topography and location, it would be physically possible to develop subject as a residential subdivision. However, subject's irregular shape reduces the potential number of lots. In addition, a portion of the site south of the armory is steeply sloped and would probably not be buildable. Taken together, these physical restrictions have the potential to reduce the size of the potential development to possibly seven or eight lots.

Economically Feasible: Based on the level of demand for residential lots in Oregon City and the greater metropolitan area, and considering the site specific features of subject and availability of utilities, it would appear to be economically feasible to develop subject with a residential subdivision.

Highest Return to the Land: The highest return to the land results from residential use of subject. Therefore, the highest and best use of subject, as though vacant and ready for development, is residential subdivision development. However, the subject is improved with an armory. Considering the contributory value of subject's existing improvement, as demonstrated by existing lease income, the highest and best use is as improved for continuation of the current armory use or for possible conversion to another use that can reasonably utilize the existing structure.

Zoning: Subject is zoned I (Institutional District) under the City of Oregon City. The purpose of this district is to facilitate the development of major public institutions, government facilities and parks and ensure the compatibility of these developments with surrounding areas. The I zone is consistent with the public/quasi-public and park designations on the comprehensive plan map.

Permitted uses are colleges and universities, public and private schools, parks, playgrounds, playfields and community or neighborhood community centers, and public facilities and services including courts, libraries and general government offices and maintenance facilities.

Conditional uses include the following: Boarding and lodging houses, bed and breakfast inns, and assisted living facilities for senior citizens; cemeteries, crematories, mausoleums and columbariums; correctional facilities; helipad in conjunction with a permitted use; nursing homes; parking lots not in conjunction with a primary use; private clubs and lodges, excluding residential districts; public utilities, including sub-stations; welfare institutions and social service organizations, excluding residential districts; fire stations.

Present Use: Armory.

Highest and Best Use: That legal permitted use that is physically possible, economically feasible and results in the highest net return to the land.

Definition: *"That reasonable and probable use that supports the highest present value, as defined, as of the effective date of the appraisal."*

(Byrl M. Boyce, *Real Estate Appraisal Terminology*)
(Cambridge: Bollinger Publishing Co., 1981)p. 126)

Legal Use: The primary legal permitted uses of subject under the "I" zoning district are the public/quasi-public and park uses described above. Subject's current armory use is a legal use. However, subject's land value must be estimated from the "market place" as though vacant and ready for development to its highest and best use. Unfortunately, the value of I-zoned classified land is not market-driven, as can be seen by examination of land sales in the real property market place. Rather, the purpose of the Institutional District (I) is to facilitate the development of major public institutions, government facilities and parks, primarily for use by public agencies. Since land with this classification is not actively traded in the private sector market place, it has no readily identifiable "market" value.

To estimate the land value of subject, it is necessary to assume that it is no longer needed for "institutional" purposes, and that the property would be sold to an investor from the private sector with the potential to rezone subject to a land use that is compatible with development in the surrounding areas. As stated above, subject is surrounded by land that is zoned for residential use. The most likely zoning designation, based on subject's location, is R-6. Therefore, the assumed legal use, for purposes of estimating subject's



The west wing (5,120 s.f.) is approximately 40 feet wide and is divided down the middle by a nine foot wide hallway. There are a number of partitioned rooms on both sides of the hallway in various levels of finish. Most of the rooms have plaster walls and ceilings with concrete floor or vinyl tile, suspended florescent lights, and suspended gas space heater. Only the two most northerly offices have been updated with drywall, carpet and built-in light fixtures. There is one single-stall bathroom, one four-stall bathroom, and a small unfinished storage room. The quartermaster storage room is similar in condition to the classrooms.

The center of the building consists of an open bay approximately 52 feet wide containing 6,656 s.f. There are two 12' x 14' bay doors at each end. There is a standard door access at the north end and access doors to both the west and east wings. The floor and walls are poured concrete. The ceiling is suspended tile below the beams and the roof is composition shingle. There are two suspended gas space heaters, one at each end. Both south end corners have been framed in for use as a storage room and kitchen, respectively.

The east wing (2,048 s.f.) is approximately 16 feet wide and consists of a number of partitioned rooms. Unlike the west wing, these rooms are essentially unfinished with open rafter ceilings and concrete floor and walls. It is reported that the east wing was used as a rifle range at one point in time but now appears to consist primarily of shop, office and storage rooms. There is a small, wood-frame storage building (336 s.f.) connected to the east wing by an eight foot wide covered walk. This unheated building has a concrete floor and tar roof and is used exclusively for storage.

Yard improvements consist of water and sewer lines and a paved asphalt parking lot of approximately 11,312 square feet. There is a six-inch, 40 foot tapered aluminum flag pole, and a mercury vapor light attached to a pressure treated pole near the northwest corner of the building. A gravelled parking area to the west of the building is enclosed by a security fence.

Five Year Sales History: The subject has not sold within the last five years. The property was transferred to the State of Oregon Military Department on January 11, 1949 by Quitclaim Deed recorded in Clackamas County records as Book 415, Page 717. It should be noted that this transfer was made:

"Subject to the provision that said property shall be used only for State or Federal military purposes and, if at any time after one year from the date thereof, said property ceases to be used for State or Federal military purposes for a period of five years said property shall revert to the City of Oregon City and the State of Oregon shall have an additional one year from the termination of such abandonment within which to remove the buildings and if said buildings are not so removed within said time they shall revert to and become the property of Oregon City."

Encumbrances: No title report was furnished this appraiser. If specific easements become evident, a re-examination may be necessary to determine the effect of the encumbrance on the value of subject.

the south side of McLoughlin Blvd. and industrial use adjacent to the north side. The primary industrial use in the area is the large paper plant adjacent to the Willamette River opposite Willamette Falls. More intense downtown commercial development is located north of 7th Street, about eight blocks north of the armory. The newer section of Oregon City is located southeast of subject on the upper plateau which is typically accessed by Molalla Avenue (7th Street). This area contains City and County offices, Clackamas Community College and most of the new residential subdivision developments. Access from subject to the interstate (I-205) is reasonably good by way of McLoughlin Blvd.

Site Description:

Location: Subject is located on S. John Adams Street in Oregon City, Oregon.

Size: The subject property contains 2.20 acres or 95,832 s.f. according to Clackamas County Assessor records. Property records for the Oregon Military Department indicate that the site size is 2.35 acres. County records have been relied on throughout this report.

Shape: Subject is irregular in shape with the northeast leg jutting into John Adams Street. Because of its shape, some of the site might have limited utility if redeveloped for residential use.

Topography: The portion of subject from the south side of the armory to the north property line is relatively flat with only a modest slope in the parking area. However, a portion of the area south of the building is relatively steeply sloped up towards the south property line and is well covered with native trees and brush. (See photo View #5.)

Flood Plain: The subject is not located within a 100-year flood plain according to FEMA Flood Plain Map 410021 0001B dated February 15, 1980.

Streets and Access: The only access to subject is from S. John Adams Street, a paved public street.

Utilities: Subject is served by public utilities including water and sanitary sewer.

Site Improvements: National Guard Armory building.

Improvement Description: The 2.20 acre site is improved with an armory reported to have been built after World War II, perhaps in 1949, the year in which the land was transferred from the City of Oregon City to the State of Oregon. The building is a poured-in-place, concrete structure with perimeter walls approximately one foot thick. It is divided into three sections consisting of a west wing, open bay and east wing (see following diagram). The roof is supported by beams on top of 6 pilasters at 18 foot intervals along both sides of the open bay. The building contains 13,824 s.f. plus an attached storage building of 336 s.f. for a total area of 14,160 s.f.

PROPERTY DESCRIPTION AND ANALYSIS

Regional Description: The subject is located within the larger Portland metropolitan district that covers an area from Gresham west to Hillsboro and south from Vancouver, Washington to Wilsonville, Oregon. Although this area encompasses a number of individual incorporated communities, the metropolitan area is unified by overlapping units of government, primarily METRO. This agency is responsible for regulating growth by controlling the Urban Growth Boundary (UGB) and setting policy for future urbanization. The current policy is directed towards greater residential density through a process of "in-fill" in suburban communities currently within the UGB.

The metropolitan area has experienced substantial population growth during the last ten years. A large part of this growth is due to growth in the "high tech" industries (Intel, Fujitsu, LSI, etc.) which have located here in the last five years, partially in response to a 1990 change in real estate tax policy as a result of the passage of Measure 5. This growth is reflected by the yearly increase in passenger volume and expansion of facilities at the Portland International Airport which is located midway between Gresham and Portland.

In addition to the role METRO plays, the metropolitan area has become increasingly unified as a result of the completion of the Banfield Light Rail Line and the Westside Light Rail Line which runs from downtown Portland west to Hillsboro. A rail line running south from Vancouver, Washington to Portland continues to be discussed as part of the regional transportation plan.

Equally important, the construction of large, new "high-tech" manufacturing plants in the suburban communities of Vancouver, Gresham and Hillsboro has increased the supply of jobs in the local market thereby decreasing, to some extent, the reliance on downtown Portland as an employment center. One consequence of this "restructuring" of the labor market is a resulting stronger real estate market and more steady support for existing land values in suburban communities.

Trends: The economic base of the Portland metropolitan area has become more diversified and less reliant on the traditional wood products and farming industries, particularly with the construction of large, new "high-tech" manufacturing plants. This has increased the supply of jobs in the Portland market. On the other hand, the recent economic downturn in the metropolitan area, as well as across the state, has somewhat decreased overall demand for land, except for developable residential land which remains in relatively short supply. However, there is evidence that the economy is improving, and it is anticipated that the upturn, along with continued population growth, will sustain and support current real estate values.

Neighborhood Description: Subject is located in the "old town" section of Oregon City, north of the Canemah district and about four blocks south of McLoughlin Blvd. (State Highway 99). Subject's immediate neighborhood is characterized by older, developed residential lots. This development pattern is likely to remain since the entire area surrounding subject is zoned for residential uses. Other nearby development includes commercial use on properties adjacent to

HANNA, McELDOWNEY & ASSOCIATES
8835 S.W. CANYON LANE, SUITE 405
PORTLAND, OR 97225
(503) 297-9588 Fax: (503) 297-2835

January 4, 2005

Nancy Kraushaar
City of Oregon City
320 Warner Milne Road
Oregon City, OR 97045

Dear Ms. Kraushaar:

File #04-13-1

In accordance with your request, I have prepared an appraisal report that estimates the market value of the real property (armory) owned by the State of Oregon Military Department which is located at 204 S. John Adams Street in Oregon City, Oregon.

The subject land was originally owned by the City of Oregon City and was deeded to the State Military Department in 1949 with the provision that if the armory ceased being used for military purposes, the property would revert back to the City. In this sense, the City may claim some degree of ownership in the site. Therefore, I have made an allocation of value between the building and the land.

I have prepared the following report describing the methods used in arriving at the final conclusion of value. Although the subject property is currently leased to the Northwest School of Success, Inc., I was unable to review a copy of the lease. Basing my investigation on the analysis of the available information, as of December 9, 2004, it is my opinion that the market value for the subject property is:

Five Hundred Sixty-Five Thousand And No/100 Dollars
(\$565,000.00)

Allocation of Value

Land: \$242,000 Building: \$323,000

I am submitting a report, herewith, containing property and valuation information. The valuation stated herein is subject to the conditions and comments appearing in this report.

Respectfully submitted,



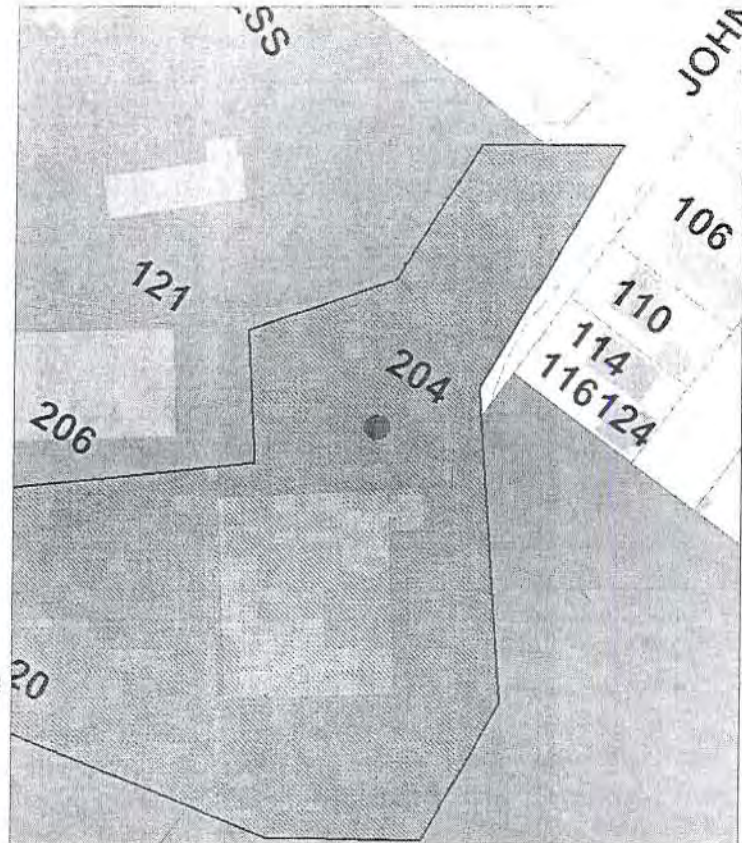
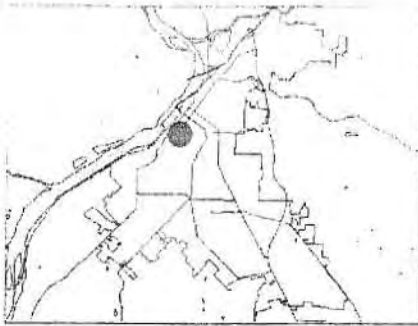
Roger D. Hanna, Certified Appraiser

Oregon City: Property Report

Printed March 10, 2004

Taxlot: 2-2E-31 -00400

Site Address: 204 S JOHN ADAMS ST

**Taxlot Information**

Taxlot Number: 2-2E-31 -00400

Site Address: 204 S JOHN ADAMS ST
 OREGON CITY
 OR 97045

Owner Information:

Last Name: OREGON DEPT OF TRANSPORTATION

First Name:

Address: 885 AIRPORT RD BLDG 35
 SALEM
 OR 97310

Property Information

Eden Parcel ID: 2630

Parcel Area (acres - approx): 2.18

Parcel Area (sq. ft. - approx): 94960

Twn/Rng/Sec: 02S 02E 31

Tax Map Reference: 22E31

Planning Designations

Zoning: R6

- 6,000 SF SFR Dwelling Unit

Comprehensive Plan: qp

- Quasi-Public

Subdivision: NONE

Neighborhood Assn: McLoughlin NA

Urban Renewal District:

Historic District: MCD

Assessments

As of: 1/21/2004

Land Value: \$157,481

Building Value: \$435,920

Exempt Value: \$475,065

Net Value: \$118,336

In Willamette Greenway? N

In Unstable Slope Area? N

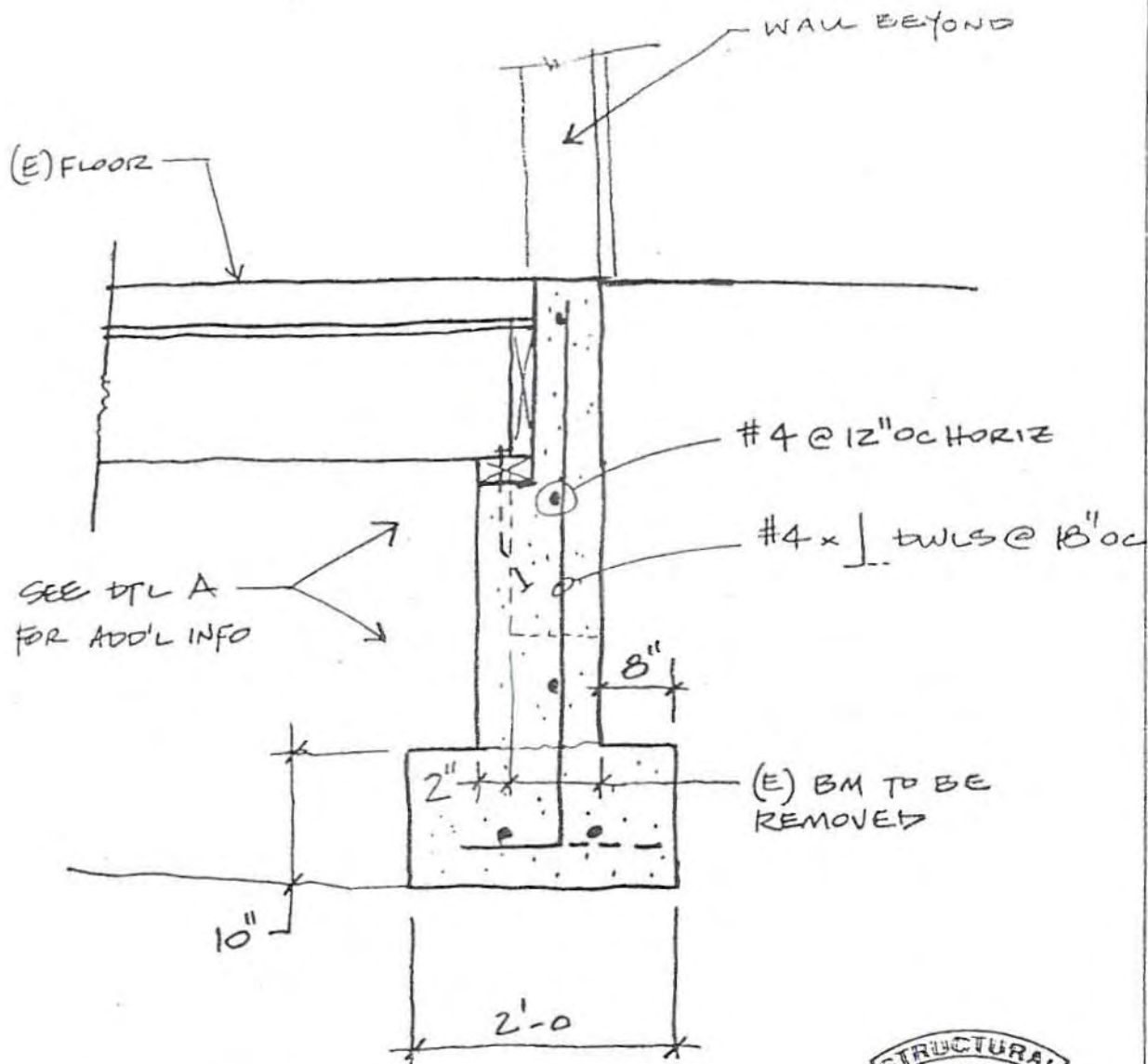
In Water Resource Overlay District? N

In Floodplain? N



City of Oregon City - PO Box 3040 - 320 Warner Milne Road - Oregon City, OR 97045

Phone: (503) 657-0891 Fax: (503) 657-7892 Web: www.ci.oregon-city.or.us



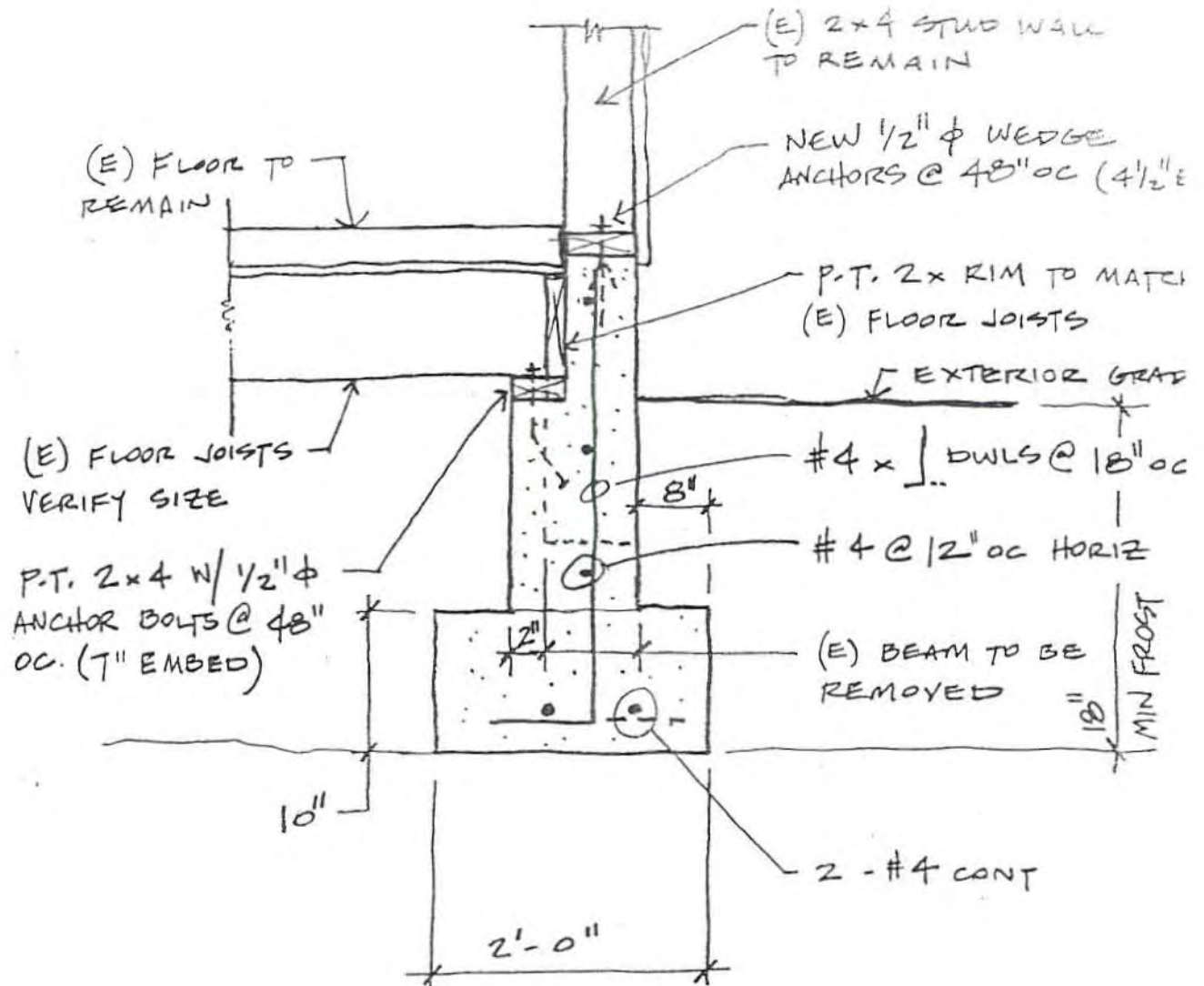
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DETAIL

NTS



EXPIRES: 12/31/01



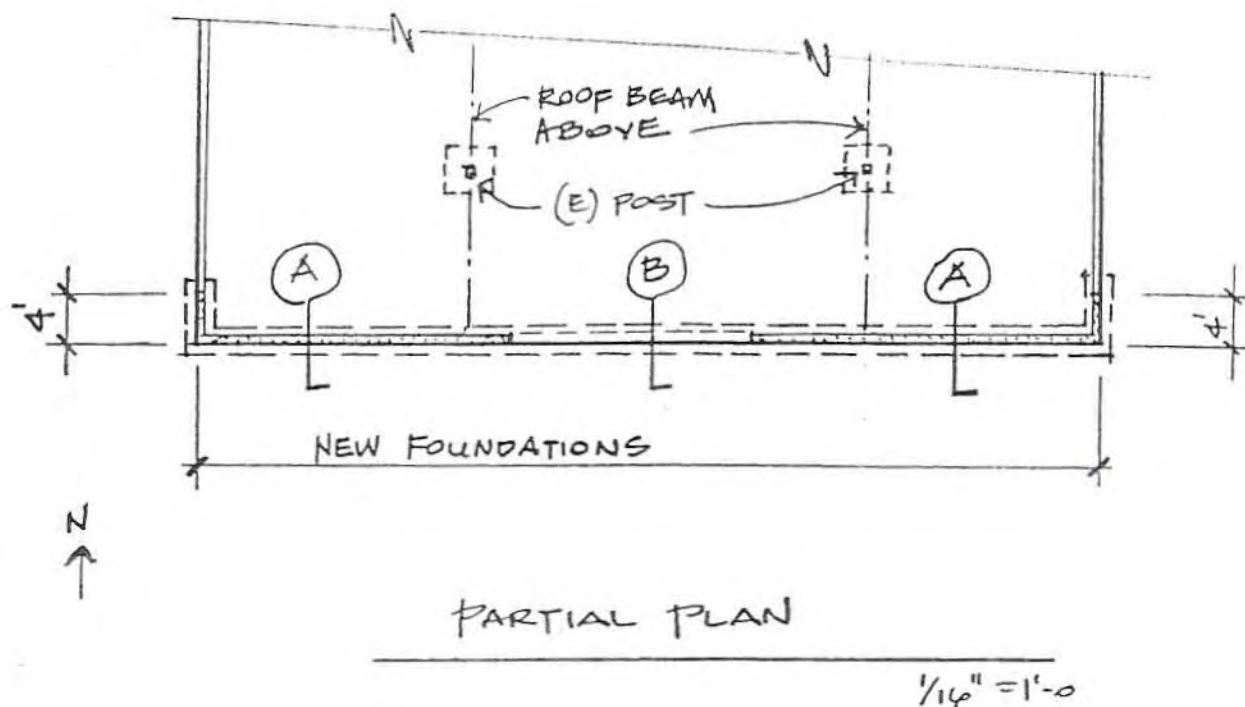
A

DETAIL

NTS



EXPIRES: 12/31/01



CITY OF OREGON CITY STORAGE BLDG FOUNDATIONS

SCOPE:

REMOVE EXIST'G BM IN CRAWL SPACE & INSTALL
NEW FOUNDATIONS BENEATH EXISTING BLDG WALLS

CONC: MIN 2500 PSI @ 28 DAY STRENGTH

REBAR: ASTM A615, GR. 60

DESIGN CRITERIA:

ROOF LL: 25 PSF

FLOOR LL: 100 PSF

SOIL BEARING PRESSURE: 1500 PSF

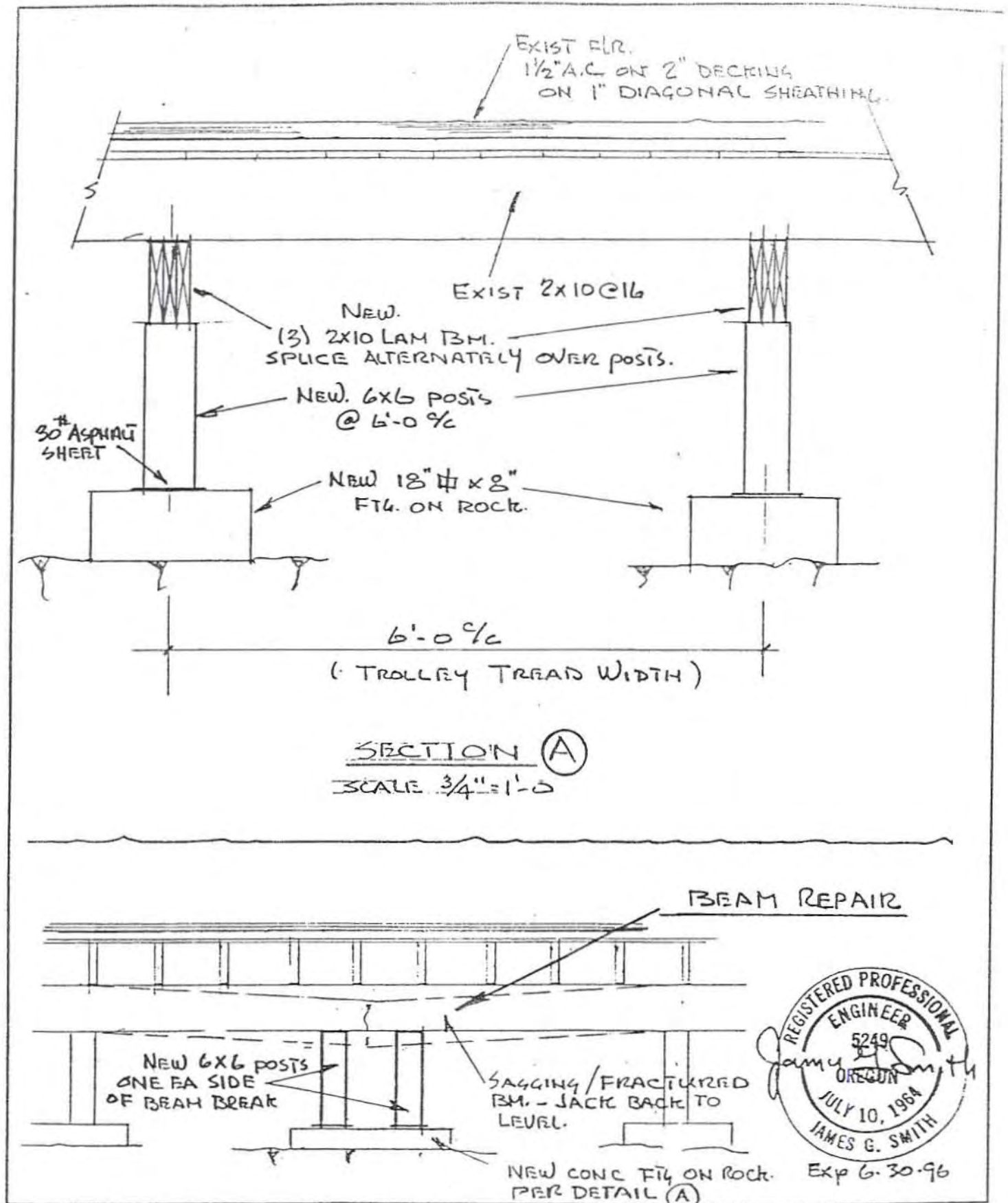


LEE ENGINEERING, INC.
CIVIL • STRUCTURAL • ENVIRONMENTAL

MADE BY SJE

DATE 4/27/01

SHT NO 1 of 3



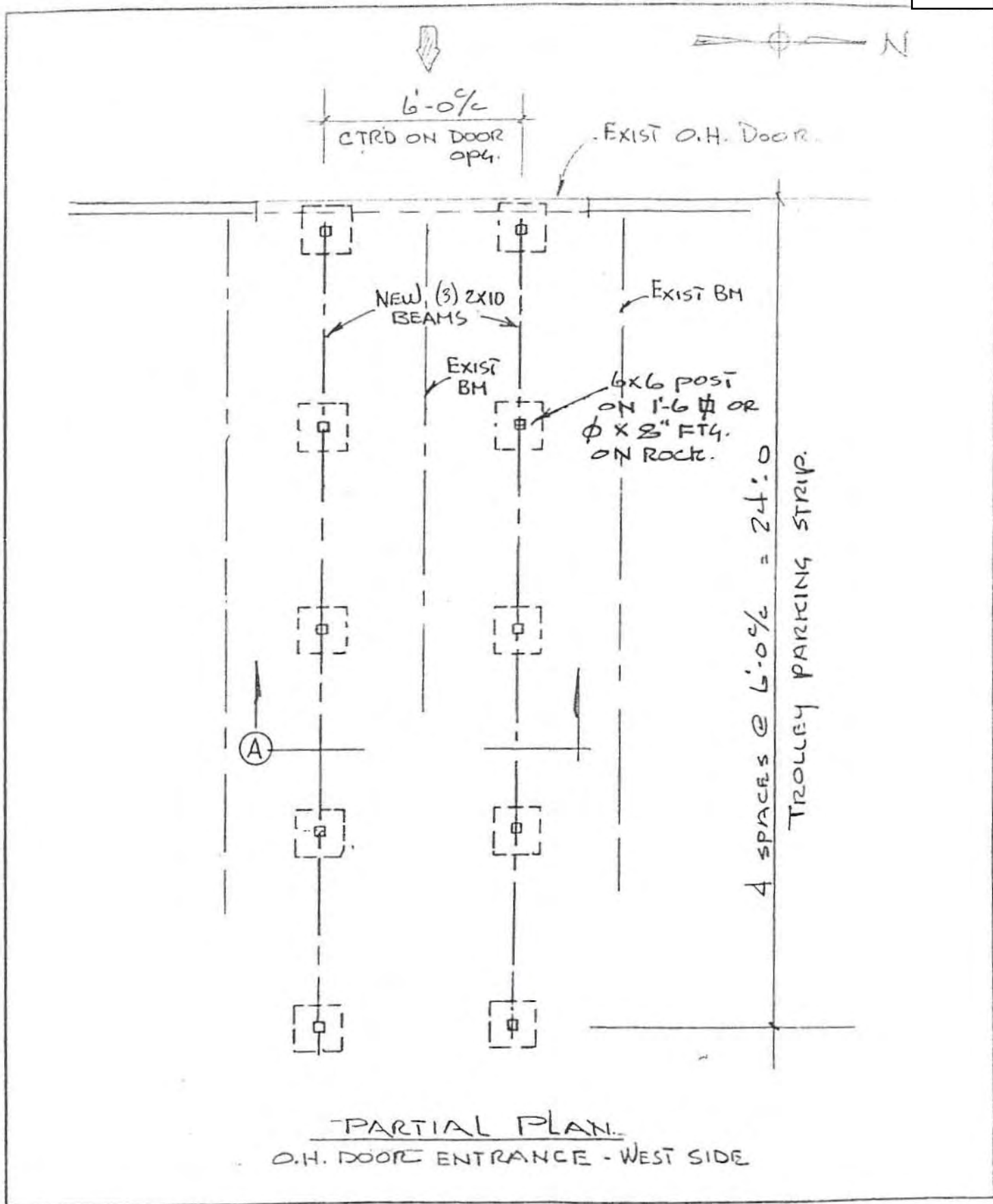
LEE ENGINEERING, INC.

MADE BY JGS

DATE 12-5-95 SHT NO 2 OF 2

RECOMMENDED REPAIRS TO: 206 S. JOHN ADAMS ST.

Item 7d.



PARTIAL PLAN.
O.H. DOOR ENTRANCE - WEST SIDE

LEE ENGINEERING, INC. 1300 JOHN ADAMS ST. OREGON CITY, OR 97045	MADE BY <u>J. G. S.</u>	DATE <u>12-5-95</u>	SHT NO <u>1 OF 2</u>
	CLIENT <u>OREGON CITY</u>	FILE NO <u>797</u>	

- The City is conducting a Master Plan for the Mountain View site. Equipment and bulk storage that is used on a seasonal basis will be stored there. This will relieve some space requirements on the John Adams site.
- One of the two houses at the intersection of S. John Adams and Center Streets is for sale. The City will consider whether it would be useful to purchase. DECA will identify the two houses in the Master Plan as potential future acquisitions in addition to the Armory, the Cameron Building and the houses on the west side of Center Street across from the Operations Offices, so that they can be re-zoned for Operations use.
- Two of the City's trolleys are currently stored in the Armory. They are actively used for tours, so covered storage will need to be maintained.
- The Facilities Plan booklet will be 8-1/2" x 11". Drawings will be 11" x 17" and folded to fit the booklet.

SCHEDULE

- April 29th: DECA will provide draft of Facilities Plan for City review.
- May 13th: City will provide review comments to DECA.
- May 27th: DECA will finalize Facilities Plan and submit Master Plan for Land-Use Permit.

END OF MEETING NOTES

DH: kz

Mtg_03-18-05.doc

deca ARCHITECTURE INC

935 SE Alder Street, Portland Oregon 97214 tel 503 239 1987 fax 503 239 6558 web www.deca-inc.com

MEETING NOTES

Date: March 18, 2005

By: David Hyman

Project: Oregon City Operations Facilities Plan

Re: Facilities Plan Update

Present: OREGON CITY
Nancy Kraushaar – Public Works Director
John Lewis – Operations Manager
Fran Shafer – Project Manager

DECA ARCHITECTURE
David Hyman

Distribution: Those Present, Scott Mansur, Chris Spurgin

The purpose of the meeting was to review the progress of the Facilities Plan and determine a schedule for completion.

ACTION ITEMSOregon City

- Fran will send a copy of the Armory appraisal to DECA.
- Fran will send a copy of the City's historic assessment of the storage buildings on the upper site to DECA.

DECA

- David will inform Scott Mansur that South John Adams Street is private.

NEW INFORMATION

- South John Adams Street is a private road. Therefore, the City can restrict access to the Operations yard on the upper site.
- Armory Appraisal:

Land	\$242,000
Improvements	<u>\$323,000</u>
Total:	\$565,000
- Cameron Building Appraisal:

Land and Improvements	\$235,000
-----------------------	-----------

Proposed

1. Landscape buffers.
 2. New roads, sidewalks with pedestrian and vehicular circulation.
 3. New buildings and surrounding context.
 4. Buildings to be removed or moved.
 5. Future property acquisition.
- Tony Konkol suggested that the application be submitted as a "Concept Master Plan", which is valid for twenty years, in lieu of a "Detailed Site Plan" which is only valid for two years. In addition to the typical information required for the "Concept Master Plan", he suggested providing schematic designs for the exterior of proposed new buildings. The HRB and Planning Bureau will be more likely to approve exceptions to the zoning code if they know what the proposed buildings will look like.
 - Once the "Concept Master Plan" is approved through a Type III Review, the "Detailed Site Plan" can be processed later through a Type II Review.
 - Typically, HRB approval is only valid for one year. However, Tony and Christina will discuss the possibility of extending the approval period to match the Master Plan. Tony questioned the logic of approving a phased Master Plan for twenty years, if approval of the building designs is only valid for one year.
 - The current Public Works parking lots on Center Street are not currently code compliant. They will likely be required to be brought up to current standards for paving and striping as a condition of Master Plan approval. Some parking on the upper site may be allowed to remain graveled if it is in excess of the required amount of spaces, if it is not for public use and if it can be demonstrated that loose gravel will not pose a maintenance problem for the adjacent streets. See the Code Section for non-conforming uses for further clarification.
 - New aerial photo information is available. Contact David Knoll .

END OF MEETING NOTES

DH: kaz

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MASTER PLAN ISSUES

- The Master Plan process is an alternative to the variance process. It allows exceptions to the zoning code to be pre-approved as part of a phased concept plan for up to twenty years.
- The site and the adjacent Waterboard Park are in the McLoughlin Conservation District, a historic neighborhood.
- Two City departments will review the Master Plan application: Planning and Historic Review Board (HRB).
- The HRB will review the following:
 - 1) Cultural views, i.e. significant natural features, such as cliffs and trees (over six inches in diameter).
 - 2) Significance of existing historic buildings.
 - 3) Designs for proposed new buildings and additions.
- Christina Robertson-Gardiner suggested that the designs be presented in schematic form to HRB for one or two work sessions prior to meeting with the McLoughlin Neighborhood Association.
- Christina felt that the least important building historically is the large warehouse. The two other smaller, historic buildings may need to be preserved, but can probably be moved, if necessary. She suggested that some of timbers from the large warehouse be recycled and re-used in the new buildings. She also thought that there are some cobblestones stored inside which could be re-used.
- It is not likely that the rock outcroppings identified for potential leveling have historic significance.
- DECA will explore two new building designs: a new office building on the Cameron site and future replacement of the existing Public Works offices.
- The style of the existing Public Works building is considered "Streetcar Commercial". Christina suggested that the design for the new buildings be compatible with 1920's industrial architecture, but identifiable as contemporary.
- Nancy has contacted the owner of the home on the upper site, and he is receptive to selling the property to the City.
- The Master Plan application should include a schematic site plan, schematic elevations of three sides showing building heights, materials and a rendering of the proposed new buildings. The drawings should identify the following:

Existing Conditions

1. Clumps of trees. Not necessary to identify all individual trees.
2. Baseline utilities, i.e. what exists now and what is the capacity?
3. Phasing plan up to 20 years.
4. Traffic impact study.
5. Significant natural resources, i.e. trees, cliffs, drainage channels, creeks.
6. Parking.
7. Pedestrian and vehicular circulation.
8. Zoning requirements, i.e. height restrictions, setbacks, etc.

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MEETING NOTES

Date: September 23, 2004

By: David Hyman

Project: Oregon City Public Works Facility Plan

Re: Master Plan Process

Present: OREGON CITY
Nancy Kraushaar - Public Works Director
Fran Shafer - Project Manager
Tony Konkol - Senior Planner
Christina Robertson-Gardiner - Associate Planner

DECA ARCHITECTURE
David Hyman

Distribution: Those Present, Chris Spurgin

The purpose of the meeting was to review the requirements of the City's Master Plan review process for submission of the Operations Facility Plan.

ACTION ITEMS

Oregon City

- Nancy will ask the surveyor to identify any water resources such as creeks or drainage channels, and trees over six inches in diameter, on the survey. She will send the final survey to DECA.
- Nancy will contact a traffic engineering firm (either David Evans & Associates or Kittelson) to perform a traffic impact study.
- The Public Works Department will complete their analysis of the intersection of S. John Adams and Center Streets.

DECA

- David will contact Roger Hanna to check on the status of the appraisal of the Armory Building.
- David will provide a fee proposal for the Master Plan application.

- Nancy would like to re-landscape the upper site to make it more attractive.
- The large warehouse building on the upper site may not be worth saving in the long term.

Schedule

- DECA will plan on completing a draft report by mid-August.

END OF MEETING NOTES

DH: kz

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- Eli will investigate the possibility of leveling the rocky outcroppings on the upper site behind the "Cannery Building".

DECA

- DECA will find out who owns the house on the north side of John Adams St.
- DECA will meet with Tony Konkol, Senior Planner with the City, to review the status of the zoning regulations at the Operations Site.

Site Issues

- The study has determined that a six acre site would meet the needs of the entire Operations Dept. for at least five years. Additional growth could be accommodated by contracting out some Operations services.
- The City may not be able to come to terms with the National Guard to purchase the Armory site. The Guard is willing to trade for another six acres site, but none is available. The current Armory site is 1.6 acres. Nancy will investigate the possibility of leasing the Armory from the National Guard.
- The committee liked a combination of Schemes A and E with the following comments: They liked the idea of a new office building on the lower site with an elevator connecting it to the upper site. The walkway at the upper site should be covered. They preferred locating the new office building on the site of the Cameron Building.
- A new, three-bay, drive-through Fleet Shop can replace the large warehouse on the upper site, possibly phased over time. The Armory, if it can be acquired, can be used for additional shops and storage.
- Consider moving or demolishing all of the warehouse buildings on the upper site, depending on their historic value.
- If it is not feasible to purchase or lease the Armory, it will be more important to purchase the house on the upper site and the Cameron Building on the lower site.
- The Facility Plan should include options with and without the Armory site, the house on the upper level and the Cameron building. Include phasing plans for expanding the facility. The de-watering facility is a priority and should be included in the first phase.
- John Adams is a difficult access route from Center Street for sanding trucks in icy weather. An alternative would be for the City to reach an agreement with neighbors to allow trucks to access the upper site from the east end of John Adams during bad weather.
- If the upper site cannot be made more accessible to large trucks, the bulk storage yard should be located on the lower level for easy access during weather emergencies. Current access to the lower site has poor visibility for trucks. It should be improved by, either widening the access point or creating two driveways, one in and one out.
- In that scenario, the Fleet Shop can be located on the upper level. The Fleet Supervisor works closely with the Administrative Staff, so proximity to the offices is important.
- The Facility Plan should recommend that the City purchase additional adjacent property to both the upper and lower sites as it becomes available.
- A drainage ditch runs under the Armory Building.

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935 SE Alder Street, Portland Oregon 97214 tel 503 239 1987 fax 503 239 6554

MEETING NOTES

Date: July 15, 2004

By: David Hyman

Project: Oregon City Public Works Facility Plan

Re: Site Plan Options

Present: OREGON CITY PUBLIC WORKS
 Nancy Kraushaar - Public Works Director
 John Lewis - Operations Manager
 Fran Shafer - Project Manager
 Peter Irving - Streets
 Kevin Horace, Eli Deberry - Water
 Chuck Carter - Wastewater/Storm

DECA ARCHITECTURE
 David Hyman, Chris Spurgin

Distribution: Those Present, Larry Ostermiller

The architects presented five site plan options, which combine all of the Operations functions on the current office site at South First and Center and the upper site on John Adams Street.

Action ItemsOregon City

- Nancy will investigate the possibility of leasing the Armory from the National Guard.
- Nancy will ask one of their road engineers to explore options for improving the intersection of South Center and John Adams and to look at the possibility of re-routing John Adams on the upper site to capture more contiguous land. Consider one of two locations:
 - 1) to the north of the old "Cannery Building"
 - 2) to the south of the Armory (if there is enough room between the Armory and the Park)
- Nancy will ask the City's historic preservationist to assess the significance of the two historic buildings on the upper site. Can they be moved or demolished?
- Nancy will send the environmental and structural reports for the large warehouse on the upper site to the architects.
- The boundary lines for the City owned property on the upper level are unclear. The City is in the process of verifying them and will send a copy of the survey to the architects when the work is complete.

Building Issues

- Nancy and Fran think that the "School of Success" building on Adams St. is owned by the National Guard. (Larry Ostermiller indicated after the meeting, that he thinks the City might currently own the building and lease it to the National Guard.)
- The Cameron Building is probably best suited for shop and storage space. Converting it to offices would most likely trigger the need for seismic upgrade.
- In future Ops offices, the supervisors should be close to their lead technicians, but they do not need to be close to other supervisors.
- Funding for a new or renovated facility would either come from a bond or from increased utility rates. Most likely construction would be phased.

END OF MEETING NOTES

DH: kz

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MEETING NOTES

Date: March 3, 2004

By: David Hyman

Project: Oregon City Public Works Facility Plan

Re: Operations Sites

Present: OREGON CITY
Nancy Kraushaar, Fran Shafer

DECA ARCHITECTURE
David Hyman, Chris Spurgin

Distribution: Those Present

The purpose of the meeting was to discuss potential sites for the Operations Facilities.

Action Items

- Fran will ask Jason to provide as-built drawings of the existing Center Street buildings.
- Fran will research ownership and lease agreement for the National Guard building. She will send the architects the name and phone number of a contact person, so they can arrange to tour it.
- Once they receive as-built drawings for the current Ops Buildings, they will explore options for re-organizing the offices and shops utilizing the parking lot sites across Center St, the Cameron Building and the National Guard Building on Adams St.

Site Issues

- The architects presented two generic site plans based on program information obtained from the questionnaires. They demonstrate that the Operations Department will require a minimum of six acres of land to accommodate office, shop, storage and yard needs over the next five years.
- Based on similar size communities and site visits to Operations Facilities in Milwaukie and Tualatin, Oregon City Operations will most likely require eight to ten acres over the next 20 years.
- Milwaukie occupies approximately eight acres and needs more. They own six acres and lease an additional two acres from the adjacent land owner.
- Tualatin owns ten acres and occupies nine. Both Milwaukie and Tualatin are smaller communities than Oregon City.
- Nancy would consider moving the Water Dept. to another site (possibly Hunter Street), if necessary.
- Other possible sites for a new Ops facility:
 - 1) Church site (eight acres). Neighbors may oppose the location.
 - 2) Wal-Mart site. Currently being considered for other City departments.

2nd Level

- Storage mezzanine above most of shop. Apartment at west end.
- Owner added the apartment recently and is currently living in it. He said that he obtained a building permit for it. In the process, an architect provided as-built drawings of the entire building (available upon request).

Comments

- Building would be suitable for shop space.
- If it were converted to offices, it would mostly likely represent a change of occupancy classification and therefore, require seismic upgrade.
- An opening could be saw-cut into the concrete wall to connect to the existing Public Works building. Would need to verify floor elevations.
- Electrical service would most likely have to be increased in size, particularly for shop use.

END OF MEETING NOTES

DH: kz

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MEETING NOTES

Date: February 25, 2004

By: David Hyman

Project: Oregon City Public Works Facility Plan

Re: 166 South Center Building

Present: BUILDING OWNER
Jim Cameron
Phone: 503-656-8431

DECA ARCHITECTURE
David Hyman

Distribution: Nancy Kraushaar, Fran Shafer

At the request of Nancy Kraushaar, I performed a brief visual inspection of the building at 116 South Center Street, adjacent to the Operations Offices. The City is considering purchasing it to use as expansion space for the Operations Department. This is not a due-diligence report. I did not inspect the second floor apartment. The following are my observations:

General

- Building is 60' wide x 100' deep with zero lot lines on all sides.
- Bow-string roof trusses span the full width (60') of the building.
- Bearing walls are 9" thick concrete (indicated by owner). Some evidence of vertical cracks.
- Appears to be a 200 amp electrical panel.

Lower Level

- Mostly open shop space. Some non-bearing, wood-frame partitions.
- Approximately 14'-6" ceiling height.
- Two overhead doors. South door approx. 14' wide x 13'-6" high. North door approx. 10' wide x 13'-6" high.
- Inoperative freight elevator at east end of building that connects the lower level to the storage mezzanine. Owner tried, but was unable to get a permit to re-activate it. It would probably require a significant upgrade to bring it up to code.
- Settlement in floor at southwest corner. Owner indicated that there were drainage problems in that area, but the structural walls did not settle.

- Above grade lifts are preferred to pits.
- Milwaukie is currently enclosing the mezzanine storage areas to protect them from dust.
- Dewatering station and wash station are combined.
- Water Division, parts inventory is minimal due to the close proximity of suppliers.
- All water tank trucks are kept in a heated area.
- A permanent oil tank w/ hoses is preferred to the movable oil tank system now in place. 'Green' rating requires permanent tanks.
- Supervisors typically drive a ¾ ton pick-up truck.
- The 12 person conference room is too small. They would like at least two conference rooms.
- Maintenance bays are appropriately sized at 60 feet deep.

Tualatin Operations Tour Highlights

- The tour was given by Dan Boss, Operations Director.
- The site is approximately 10 acres, with one acre currently under-utilized.
- City Population: 22,791
- Facility includes Administration, Fleet, Water, Sewer/Storm and Streets Divisions.
- Since their first 20-year master plan in 1979, they have updated it every five years.
- A new four-stall maintenance facility has recently been constructed which includes a small office area and storage space.
- Prefer infrared heaters because they are quiet.
- If buildings are designated as emergency facilities, it significantly increases costs. Avoid, if possible.
- Recommend CO2 sensors with exhaust fans, so they only operate when needed.
- The new maintenance structure was designed for future expansion.
- Storage mezzanine designed for 250 lb. dead load.
- Concrete aprons located at the maintenance bay entrances allow large equipment to be temporarily parked in front.
- Sprinkler heads should be located to allow maximum flexibility and height of storage shelves.
- Their 32 person lunchroom doubles as the conference room. It is too small for their current needs. Need double size space.
- Contracted services include: meter reading, street sweeping, SCADA, janitorial service, HVAC maintenance, heavy construction & building repair, overflow sewer cleaning, asphalt street repair, sign production and street striping.
- The number of full time employees would double without the use of independent contractors.
- Some services are shared with other municipalities (dewatering facility, dump truck).
- Future plans for the facility include covered parking, additional employee parking and a new fleet shop. Public and employee parking will ultimately accommodate 75 cars.
- Future plans for 12 bins of bulk storage (some covered).
- New maintenance shop is 6,500 SF and cost \$800,000 total project cost (construction plus fees and permits).
- Yard includes nursery area for storing trees.

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MEETING NOTES

Date: February 19, 2004

By: Chris Spurgin, DECA Architecture, Inc.

Project: Oregon City Public Works Facility Plan

Re: Public Works Facilities Tour

Present: OREGON CITY PUBLIC WORKS
 Nancy Kraushaar, Oregon City - Public Works Director
 Fran Shafer - Project Manager
 Peter Irving, Shawn Tallman - Streets
 Kevin Horace, Eli Deberry - Water
 Chuck Carter - Wastewater/Storm
 Larry Ostermiller, Oregon City - Fleet

DECA ARCHITECTURE
 David Hyman, Chris Spurgin

Distribution: Those present

Milwaukie Operations Tour Highlights

- Kelly Summers, Fleet/Facilities Manager, and Ernie Roeger, Fleet Supervisor, conducted the tour.
- The site is fully utilized and consists of approximately six acres, with another one to two acres leased.
- City Population: 20,490
- All Public Works and Community Development departments (Planning, Engineering, Administrative, Public Access, Fleet Facilities, Water, Sewer/Storm, Streets and Parks) are housed at the facility.
- Recently installed, full height partitions minimize sound intrusion past the front desk area.
- Maintenance bay floors should slope to drain (but not too much).
- 14' high doors are preferred in maintenance and storage bays.

Staffing Needs

- The staff present reviewed and updated the staff data collected and collated by the Architects.
- The Committee decided to divide future space needs projections into two categories; five years and twenty years. The staff was comfortable making projections five years into the future. The Architects will research other Public Works facilities in cities with populations of 40,000 to 50,000 inhabitants to determine projections for 20 years into the future.
- Part-time employees are typically limited by the number of crew leaders available to supervise them. The sanitation department does not utilize part-time workers.
- Two SCADA (Supervisor Control and Data Acquisition) positions were added to the Staff List.

Review Program Spaces

- The Staff present reviewed and updated the program space data collected from the questionnaires and consolidated by the Architects. (See attached 'Staff List'.)
- The waiting area needs to be large enough to seat at least five people.
- The large conference room may be used for holiday parties and thus should be sized to accommodate 60 people. At this size, a room divider could be utilized.
- A centrally located copy room was added to the Space List. This does not preclude the use of other printers and copiers throughout the facility.
- Separation of the toilet facilities from the locker room is desired.
- Each division requires their own storage area.
- Storage documents are primarily 'legal' size documents.
- Library to include map layout area.
- Library to include VCR tape storage as well as a viewing area for up to four people.

Review Site Options

- All pump station sites were removed from consideration for a new Operations facility due to inadequate size.
- Based on similar facilities, the Architects roughly estimated that the Public Works Operations facility will require six to eight acres.
- Possible site locations suggested for review are:
 - Old City Hall
 - Site adjacent to the Mountain View pump station
 - Red soils area
 - South of the city (let the city eventually grow around it)
 - PGE's current location
 - Site across from PGE
 - The once proposed 'Wal-Mart' site
- A site near the new City Hall and the Engineering Department would be ideal.
- Oregon City currently has approximately 27,000 inhabitants. The City's population is estimated to increase to 40,000 - 50,000 inhabitants in the next 20 years.

END OF MEETING NOTES

CS: kz

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deca ARCHITECTURE INC

935 SE Alder Street, Portland Oregon 97214 tel 503 239 1987 fax 503 239 6558

MEETING NOTES

Date: January 20, 2004

By: Chris Spurgin, DECA Architecture, Inc.

Project: Oregon City Public Works Facility Plan

Re: Work Session #2

Present: OREGON CITY PUBLIC WORKS
Fran Shafer - Project Manager
Peter Irving, Shawn Tallman - Streets
Kevin Horace, Eli Deberry - Water
Chuck Carter - Wastewater/Storm

DECA ARCHITECTURE
David Hyman, Chris Spurgin, Alex Yale

Distribution: Those present
Nancy Kraushaar, Oregon City - Public Works Director
Larry Ostermiller, Oregon City - Fleet

Task List

- The architects will arrange site visits to other Public Works facilities.
- Oregon City to provide current measurements of linear storage of files and videos for the Library.
- Oregon City to provide large format (flat file/hanging file) storage needs for each division.
- Oregon City to provide fire-safe, flat file storage needs.
- Oregon City to provide the chemical/flammable storage needs for each division.
- Oregon City to confirm the Engineering department's storage plans to avoid duplication of storage areas (Mylar, etc.).
- Oregon City will verify if the plotter and map printer will be located in the GIS area.
- Oregon City will verify if Curtis will require space in the Operations area or if he will remain with Engineering.

Schedule

- Completion of the Master Plan study is scheduled for the end of February 2004.

Slideshow

- The Architects gave a brief slide presentation of the Sherwood and Cornelius Public Works facilities. Prototypical facility spaces were reviewed as well as ideas for public/private partnerships to generate income.

Oregon City Municipal Code

Chapter 17.12 - R-6 Single-Family Dwelling District

17.12.010 Designated.

This residential district allows for single-family homes on lot sizes of six thousand square feet minimum.

17.12.020 Permitted uses.

Permitted uses in the R-6 district are:

- A. Single-family detached residential units;
- B. Publicly-owned parks, playgrounds, playfields and community or neighborhood centers;
- C. Home occupations;
- D. Farms, commercial or truck gardening and horticultural nurseries on a lot not less than twenty thousand square feet in area (retail sales of materials grown on site is permitted);
- E. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- F. Accessory uses, buildings and dwellings;
- G. Family day care provider, subject to the provisions of Section 17.54.050.
(Ord. 03-1014, Att. B3 (part), 2003; Ord. 94-1014 §2(part), 1994; Ord. 92-1026 §1(part), 1992; prior code §11-3-4(A))

17.12.030 Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Uses listed in Section 17.56.030. (Prior code §11-3-2(B))

17.12.040 Dimensional standards.

Dimensional standards in the R-6 district are:

- A. Minimum lot areas, six thousand square feet;
- B. Minimum lot width, fifty feet;
- C. Minimum lot depth, seventy feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum required setbacks:
 - 1. Front yard, ten feet minimum depth,
 - 2. Attached and detached garage, twenty feet minimum depth from the public right-of-way where access is taken, except for alleys. Garages on an alley shall be setback a minimum of five feet in residential areas.
 - 3. Interior side yard, nine feet minimum width for at least one side yard; five feet minimum width for the other side yard,
 - 4. Corner side yard, fifteen feet minimum width,
 - 5. Rear yard, twenty feet minimum depth,
 - 6. Solar balance point, setback and height standards may be modified subject to the provisions of Section 17.54.070. (Ord. 91-1020 §2(part), 1991; prior code §11-3-4(C))
- F. Garage Standards: See Section 17.20 – Residential Design Standards.
- G. Maximum Building Coverage: See Section 17.20 – Residential Design Standards.

6. Attached and detached garages, twenty feet minimum depth from the public right-of-way where access is taken, except for alleys. Garages on an alley shall be setback a minimum of five feet.
- F. Garage Standards: See Section 17.20 – Residential Design Standards

17.16.050 Single-family attached residential units and duplex units.

The following standards apply to single-family dwellings, in addition to the standards in Section 17.16.040.

- A. Maintenance Easement. Prior to building permit approval, the applicant shall submit a recorded mutual easement that runs along the common property line. This easement shall be 10 feet in width. A lesser width may be approved by the Community Development Director if it is found to be sufficient to guarantee rights for maintenance purposes of structure and yard.
- B. Conversion of Existing Duplexes. Any conversion of an existing duplex unit into two single-family attached dwellings shall be reviewed for compliance with the requirements in Section 16 for partitions, Section 17.16 and the State of Oregon One and Two Family Dwelling Specialty Code prior to final recordation of the land division replat. (Ord. 99-1027 §4, 1999)

17.39.50 Dimensional Standards

Dimensional standards in the I district are:

- A. Maximum building height: within 100 feet of any district boundary, not to exceed 35 feet; elsewhere, not to exceed 70 feet.
- B. Minimum required setbacks: 25 feet from property line except when the development is adjacent to a public-right-of-way. When adjacent to a public right-of-way, the minimum setback is 0 feet and the maximum setback is 5 feet.

17.39.60 Relationship to Master Plan

- A. A Master Plan is required for any development within the I district on a site over 10 acres in size that:
 - 1. Is for a new development on a vacant property;
 - 2. Is for the redevelopment of a property previously used as a non-institutional use; or
 - 3. Increases the floor area of the existing development by 10,000 square feet over existing conditions
- B. Master Plan dimensional standards that are less restrictive than those of the Institutional district require adjustments. Adjustments will address the criteria of Chapter 17.65.70 and will be processed concurrently with the Master Plan application.
- C. Modifications to other development standards in the code may be made as part of the Phased Master Plan adjustment process. All modifications must be in accordance with the requirements of the Master Plan adjustment process identified in Chapter 17.65.070.

17.39.70 Changes to the I district boundary

The I district boundary may be amended through Chapter 17.68 - Zoning Changes and Amendments.

Oregon City Municipal Code Chapter 17.39 - Institutional District

17.39.10 Designated

The purpose of this district is to facilitate the development of major public institutions, government facilities and parks and ensure the compatibility of these developments with surrounding areas. The I zone is consistent with the Public/Quasi Public and Park designations on the Comprehensive Plan map.

17.39.20 Permitted Uses

Permitted Uses in the Institutional district are:

- A. Colleges and Universities
- B. Public and Private Schools
- C. Parks, playgrounds, playfields and community or neighborhood community centers;
- D. Public facilities and services including courts, libraries and general government offices and maintenance facilities.

17.39.30 Accessory Uses

The following uses are permitted outright if they are accessory to and related to the primary institutional use:

- A. Offices
- B. Retail (not to exceed 10% of total gross floor area of all building)
- C. Child Care Centers or Nursery Schools
- D. Group Living (dorms, hospice, etc.)
- E. Stadiums, arenas, and auditoriums
- F. Scientific, educational, or medical research facilities and laboratories.
- G. Religious Institutions
- H. Museums

17.39.40 Conditional Uses

Uses requiring conditional use permit are:

- A. Any uses listed under 17.39.030 that are not accessory to the primary institutional use.
- B. Boarding and lodging houses, bed and breakfast inns, and assisted living facilities for senior citizens;
- C. Cemeteries, crematories, mausoleums, and columbariums;
- D. Correctional facilities;
- E. Helipad in conjunction with a permitted use, excluding residential districts;
- F. Nursing homes;
- G. Parking lots not in conjunction with a primary use;
- H. Private clubs and lodges, excluding residential districts;
- I. Public utilities, including sub-stations (such as buildings, plants and other structures);
- J. Welfare institutions and social service organizations, excluding residential districts.
- K. Fire Stations

Oregon City Municipal Code

Chapter 17.16 – R-3.5 Dwelling District

17.16.010 Designated.

This residential district allows single-family attached and detached residential units and two-family dwellings. (Prior code §11-3-6(part))

17.16.020 Permitted uses.

Uses permitted in the 3.5 district are:

- A. Two-family dwellings (duplexes);
- B. Single-family detached residential units;
- C. Single-family attached residential units (Row houses with no more than six dwelling units may be attached in a row);
- D. Publicly owned parks, playgrounds, playfields and community or neighborhood centers;
- E. Home occupations;
- F. Temporary real estate offices in model homes located on and limited to sales of real estate on a single piece of platted property upon which new residential buildings are being constructed;
- G. Accessory uses, buildings, and dwellings;
- H. Family day care provider, subject to the provisions of Section 17.54.050;

17.16.030 Conditional uses.

The following conditional uses are permitted in this district when authorized by and in accordance with the standards contained in Chapter 17.56:

- A. Golf courses, except miniature golf courses, driving ranges or similar commercial enterprises;
- B. Uses listed in Section 17.56.030. (Prior code §11-3-6(B))

17.16.040 Dimensional standards.

Dimensional standards in the R-3.5 district are:

- A. Minimum Lot Area.
 - 1. Residential uses, three thousand five hundred square feet per unit.
 - 2. Non-residential uses, zero minimum;
- B. Minimum lot width, twenty-five feet;
- C. Minimum lot depth, seventy feet;
- D. Maximum building height, two and one-half stories, not to exceed thirty-five feet;
- E. Minimum Required Setbacks.
 - 1. Front yard, five feet minimum depth,
 - 2. Interior side yard,
 - Detached unit, 5 feet minimum depth
 - Attached unit, 7 feet minimum depth on the side that does not abut a common property line.
 - 3. Corner side yard, ten-foot minimum width,
 - 4. Rear yard, fifteen-foot minimum depth,
 - 5. Solar balance point, setback and height standards may be modified subject to the provisions of Section 17.54.070. (Ord. 99-1027 §3, 1999; Ord. 91-1020 §2(part), 1991; prior code §11-3-6(C))

**CITY OF OREGON CITY
CITY COMMISSION
MEETING MINUTES**

December 21, 2005

Mayor Norris called the regular session of the City Commission to order at 7:00 p.m. on December 21, 2005 at City Hall, 320 Warner Milne Road, Oregon City.

Roll Call: Commissioners Bob Bailey, Tom Lemons, Damon Mabee, and Trent Tidwell and Mayor Alice Norris.

Staff Present: Larry Patterson, City Manager; Edward J. Sullivan, City Attorney; Gordon Huiras, Police Chief and Public Safety Director; Nancy Kraushaar, City Engineer and Public Works Director; Dan Drentlaw, Community Development Director; Scott Archer, Community Services Director; David Wimmer, Finance Director; and Nancy Ide, City Recorder.

Media: Steve Mayes, *The Oregonian*.

1. Roll Call

Mayor Norris asked each member to introduce himself.

2. Flag Salute

3. Citizen Comments

None.

4. Consent Agenda

Mayor Norris announced Item B having to do with Meyers Road was pulled for discussion.

Commissioner Lemons requested that Items A and C also be pulled for separate consideration.

Commissioners Lemons/Bailey m/s to approve consent agenda items d through h. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, Lemons, and Bailey and Mayor Norris voting 'aye.' [5:0]

- d. Restrictive Non-Remonstrance Agreement for the **Walnut Grove No. 1** Subdivision Project (TP-04-12)
Commission Report No. 05-201
- e. Restrictive Non-Remonstrance Agreement for the **Walnut Grove No. 2** Subdivision Project (TP-04-12)
Commission Report No. 05-203
- f. Restrictive Covenant Non-Remonstrance Agreement for the **Ahrens Partition** (924 Prospect) Project (MP-05-03)
Commission Report No. 05-204
- g. Restrictive Non-Remonstrance Agreement for the **Steve Smelser Homes Holcomb Boulevard** Partition (14261 Holcomb) Project (MP-05-04)
Commission Report No. 05-205
- h. Restrictive Non-Remonstrance Agreement for the **Allen Heights** Subdivision Project (TP-04-07)
Commission Report No. 05-206

Consent agenda items pulled for separate consideration.

- a. Authorization for the City Manager to Purchase Additional **Eden Licenses**
Commission Report No. 05-194

Commissioner Lemons understood the City Manager had authority to purchase items under \$50,000 yet this matter was on the consent agenda.

Mr. Patterson wanted the City Commission to be aware of this purchase.

Commissioner Lemons understood this was a one-time \$40,000 licensing fee and Oregon City would receive unlimited access.

Mr. Wimmer replied the number of licenses was unlimited. This was a budgeted expense in the general fund/data-processing fund.

Commissioners Lemons/Tidwell m/s to approve and authorize the city manager to purchase additional Eden Software licenses in the amount of \$30,000. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, Lemons, and Bailey and Mayor Norris voting 'aye.' [5:0]

- c. Deed of Dedication for the **Glen Oak Road Storm Detention Pond** (NEC Glen Oak & High School Ave.) (SP-01-06)
Commission Report No. 05-201

Commissioner Lemons asked if this had to do with the Meyers Road matter.

Ms. Kraushaar replied the detention pond was constructed to catch runoff from High School Lane and would serve as part of the Meyers Road detention. The pond was constructed when the high school was built, and because it took runoff from public right-of-way, it was understood it would be a public pond. Upon approval, this dedication deed would be recorded.

Commissioners Mabee/Tidwell m/s to approve the deed of dedication for the Glen Oak Road Storm Detention Pond. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, Lemons, and Bailey and Mayor Norris voting 'aye.' [5:0]

5. Public Hearing and Proposed Resolution 05-42 to **Adopt the Supplemental Budget** for Fiscal Year 2005-2006
Commission Report No. 05-192

Mr. Wimmer said the proposed resolution recognized changes to the adopted budget. Property tax revenues were increased by \$214,000 from the closure of Hilltop Urban Renewal District, towing fees were increased, and interest rates. The changes made last spring resulted in a larger beginning fund balance of approximately \$445,000 for a total of \$714,700 that was all in contingency at this point.

Mayor Norris noted the contingency earlier had been estimated dismally at \$38,365, and now the City was much safer with the \$753,065 contingency.

Seeing and hearing no public comment, **Mayor Norris** closed the public hearing.

Commissioners Mabee/Tidwell m/s to approve the resolution adopting the supplemental budget for fiscal year 2005-2006. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, Lemons, and Bailey and Mayor Norris voting 'aye.' [5:0]

6. Review of **City Goals** and Consideration and Approval of New Recommendations for Action
Commission Report No. 05-199

Mr. Patterson reviewed the history of the issue, discussed the actions, and addressed the recommendations. Parties defined the issues and identified a \$1.2 million deficit in the current fiscal year if action was not taken, and the City Commission made a commitment to make needed corrections. The reasons for the declining fund balance had to do with the inability to contain expenses and the limitations put on revenues. There was currently a five-year financial plan in most of the funds that would be discussed in the upcoming budget cycle and in meetings with advisory groups. The City Commission had limited ability to deal with some of the inflationary increases in PERS and health care. There were labor settlements and labor laws that limited some of the City's abilities. The cemetery and community development were running deficits, so those were moved into the general fund. There were restrictions placed on building revenues that forced the community development department into a deficit. The cemetery was a long-term commitment that had to be maintained. The state and Metro had mandates that were not funded. The City also had to face certain unpredictable litigation issues each year. There was a growing demand for services even though voters approved tax initiatives that limited the growth of government. The City had fallen behind making catch-up all the more difficult. Last year, Oregon City lost franchise fee revenues as a result of legislative changes. Clackamas County reduced its contribution to the Library, and 24% of the property in Oregon City was tax exempt because it was a county seat and has a community college. Those issues combined with Measures 5 and 50 created the problems that Oregon City was currently experiencing.

Mr. Patterson addressed the actions taken to avoid the projected deficit. The City Commission involved citizens with a Blue Ribbon Task Force to look at the issues and consider actions. Out of that process, the Clackamas County Fire District #1 annexation measure was recommended; however, it failed. At that point Oregon City needed to make some very difficult choices. The City eliminated its funding to the Library which the year before had been \$476,000. The public affairs coordinator position was eliminated for a savings of \$92,000, and 8.79 full time employees' positions were reduced. The City eliminated operation of the Carnegie Center and was contracting with Fine Arts Starts. There were a number of reductions in materials and services spending as well as benefits to AFSCME and management employees.

Additionally, the Hilltop Urban Renewal District was closed which helped the general fund, although it did create an issue in the street construction budget that would be dealt with over time. Management costs were reallocated to more appropriate areas of the budget. The PERS liability was refinanced that would amount to about \$200,000 coming into the general fund and saves \$9.2 million over the term of the bond. The City was experimenting with contracting out some of the engineering positions, and the facilities were being audited for energy savings.

Mr. Patterson said the City has taken many actions to tighten its belt, and citizens would need to understand that there would need to be an investment in order for the City to provide the levels of services people talk about. The actions he outlined took Oregon City from a \$1.2 million deficit to a \$753,000 projected ending fund balance. That was a little over 5% and met the interim goal of the Blue Ribbon Task Force; however, it did not meet the Budget Committee's 10% contingency goal.

If the City were to accomplish its defined mission – to build a community that promotes public health and safety, economic growth and diversification, parks and recreation, library services, safe streets, clean water, efficient utilities, appropriate and fair land use administration and protects the livability, environment, and uniqueness of this historic place – he thought it would take an annual investment in the organization, human resources, and programs and services. It would take capital investment in City facilities and infrastructure and the permission to succeed and to fail. It was easy to be second-guessed when there were some risks, but the safe, easy route might not take the City where it needed to go.

Mr. Patterson discussed recommendations for 2006 to improve and stabilize the financial health of the City. These were to increase general fund revenues by a minimum of \$100,000 annually above projected and inflationary increases. The anticipated sharing of school resource officer costs with the School District and increased tow fees would likely come to that amount. Second, he recommended that the City Commission discuss and determine if the City should implement a transportation maintenance utility fee (TMUF). Third, the City Commission would want to consider updating the systems development charges (SDC) where feasible. There was a Charter limitation on Oregon City's water rates that was a time bomb that would go off in 2014. That issue needed to be taken up by 2010.

Mr. Patterson turned to the goal of increasing the health and safety of the community. He discussed a plan of adding police staffing over the next five years. With the current funds, that would be five officers. Right now Oregon City had 1.11 officers per thousand population. If no officers were added in the five-year period the ratio would be 1.02 resulting in a decreased ability to respond. Adding five officers would maintain the current ratio over that period. He felt the City Commission should revisit the fire annexation question. In the meantime, the City should consider the current practice of withdrawing annexed areas from the Fire District. He would also suggest uses for the vacant South End Station.

Mr. Patterson discussed the goal of an environment that promoted economic growth and diversification and increased livability. He recommended adding economic development staff that would also help with administrative tasks and coordinate the neighborhood. The proposal would also provide a base level of Library funding revenues permitting^[P1]. Hopefully, the revenue forecast would be a little stronger, but there could be a slight dip if the plan worked as presently laid out. Beyond that, there was a maintenance plan within the budget, and if the City Commission wished to increase services it would have to look at operating levies.

He further recommended that the City Commission consider a hearings officer program to free up the City Commission to operate as elected officials rather than judges. The final goal was to consider facilities that enhanced efficiency of City departments and staff. During the budget process he would begin talking about a building reserve fund that charged departments for the space they occupied. Discussions had begun about public/public or public/private ventures for such facilities as an aquatic center/community center. He would post the full report on the web for those who wished to read it.

Commissioner Tidwell had some serious questions because he did not have all the necessary information. There was no exact figure on the Library contribution, for example.

Mr. Patterson replied the plan he presented had a base level funding of \$150,000 annually. He would recommend \$50,000 in the current fiscal year. He was not able to stretch it to \$200,000 as previously discussed unless the revenue picture improved.

Commissioner Tidwell suggested a comparison of a full-time versus a part-time position neighborhood liaison position.

Mr. Patterson was considering someone to assist with economic development activities, provide some administrative relief, and coordinate the neighborhood activities. The funding for the position would be from urban renewal, business licenses, and a bit from the general fund to provide base level neighborhood support. He thought the department heads would be assigned neighborhoods.

Commissioner Tidwell thought it should be clear whether the City Commission would be voting on Mr. Patterson's doing more research.

Mr. Patterson was asking only for direction on the concepts so he could take the next steps. Each one would be a separate future action, and he would want to know at this time if there was something the City Commission did not wish to move forward. He discussed the timing of the various recommendations. The School Resource Officer position, for example, would likely be discussed in January. The School District had not given its final decision, but 40% funding was reasonable.

Commissioner Lemons had a problem with the SRO because he felt it should be fully funded by the School District and would not support that recommendation. He also had a problem with some other use of the South End station because the citizens of Oregon City voted on a bond measure to establish a fire station in that area. He thought there might be a legal issue if it was not being used for its intended purpose. If the building was not going to be used as a fire station, he thought the City should sell the property. The City Commission worked hard to get the general fund at an acceptable level, and he felt the timing was wrong to do some of these things. He did not support the assistant city manager position because a position was just eliminated to build up the general fund. He thought the point was to get the contingency to a higher level so the City could have a rainy day fund. This recommendation expended a lot of that.

Mr. Patterson said the plan considered the ending fund balance throughout the five-year period. If it fell below an acceptable level, then something would be cut. The ending fund balance was at 5%, and ideally, it would be higher. The cost of catching up the organization would be greater over time, so he created a plan that would maintain current levels with a 5% contingency. In standing still, the City would fall behind because its population continued to increase. The solution to the budget problem if the City Commission wanted to increase services was to either find new general fund revenues or stop doing everything and focus on what the City did well. His proposal was a maintenance plan.

Commissioner Lemons understood the rationale, but Mr. Patterson was proposing to replace some eliminated positions. To him that was not maintaining; it was adding.

Commissioner Bailey understood this was a conceptual plan in how the City Commission could move things forward. He saw this as maintaining programs as the City continued to grow to address increased service demands. There were elements in the plan about which he had questions, but in general he liked the direction predicated on a five-year plan. It was important to think long term about how the City allocated its resources. He supported Mr. Patterson's going forward to gather more information. His perception was that the ending fund balance would not be used up although it might dip below the desirable level at times. He understood there might also be changes in circumstance, but the City Commission could not sit still. These were modest steps in maintaining service levels.

Commissioner Mabee in general felt the plan was a good move forward. He was hesitant to support anything less than a 50% contribution from the District for the SRO. He also had concerns about the hearings officer and thought Commissioner Lemons' question about the bonding of the South End Station was a good one. He felt generally the proposals were worth further discussion.

Mayor Norris shared her colleagues' concerns and looked forward to future debate. She felt citizens expected the City Commission to plan for the future, and she appreciated the sense of direction the five-year plan provided. One of her key concepts was sustainability over the five-year horizon. The City was not ready to abandon its neighborhood program, and all were concerned about having the Library open to the public more hours. The ability to hire police officers was critical.

Commissioner Tidwell agreed with Mayor Norris's comments. He would look forward to more solid answers on the positions. He discussed Library funding and future local option levies. He preferred asking the voters if they wanted to fund a full-service Library.

Commissioner Bailey felt it was incumbent upon the City Commission to make some add-backs to the Library without waiting for the larger question of how the service would be funded. There was a County study going on, and he would certainly support an operating levy to fund the Library. He saw the City contribution as a down payment to begin building back before the elections took place. If an operational levy were successful, then maybe the City would not have to make the general fund contribution. He felt it was important that the public understood that these were tied to the five goals set by the City Commission last year^[P2]. He liked the approach and the subsequent debate.

Commissioners Bailey/Tidwell m/s to approve the action steps outlined by the city manager in report 05-199 with the understanding that all of the items would be subject to further specific action before any implementation.

Commissioner Lemons understood the motion was to give the city manager authorization to move forward with each of them.

Commissioner Bailey restated his motion which was with the understanding that any specific action to implement the steps would come back before the City Commission. The SRO was not being implemented nor the hearings officer or \$50,000 to the Library.

Commissioner Lemons was concerned that direction was being given to the city manager to proceed with the full package, yet each Commission member had expressed concerns with different areas. Mr. Patterson said earlier that he would not want to waste time and money by moving forward if the Commission as a whole had concerns in an area.

Mayor Norris understood Mr. Patterson referred to elements that the City Commission did not wish to consider at all.

A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, and Bailey and Mayor Norris voting 'aye' and Commissioner Lemons voting 'no.' [4:1]

With consensus of the City Commission, Mayor Norris moved agenda item #9 forward as there were interested parties present.

9. Resolution 05-43 to **Vacate** the Interior 5 feet of the 10-foot Wide Rear Yard Public Utility Easement on Lot 2 of **Riverview Subdivision** EV-05-003).
Commission Report No. 05-207

Ms. Kraushaar discussed the vacation request that would allow construction of an addition to a residence. The Planning Commission considered a rear yard setback variance earlier, and staff did not foresee any public improvements that would require more than five feet.

Commissioner Mabee said it appeared there was still City property at the top of the bluff that could be used for future public improvements.

An unidentified person in the Chambers indicated it was County-owned and outside the City limits. It was not developable property.

Commissioners Mabee/Tidwell m/s to approve Resolution No. 05-43 for the vacation of the interior five-feet of a 10-foot wide rear yard public utility easement. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, Lemons, and Bailey and Mayor Norris voting 'aye.' [5:0]

- 7.0 Authorize City Manager to Enter into an Agreement with **Code Red** for the Purchase of a Community Emergency Notification System.
Commission Report No. 05-195

Mr. Patterson discussed the system that could place 100,000 phone calls within an hour. It was primarily an emergency notification system but could be used for multiple purposes. The first year cost was \$10,000 and \$5,000 in subsequent years.

Chief Huiras provided background. The system would allow the City to make community-wide notifications in a very short period of time for such things as missing persons or correctional facility escapees. Notification could be sent both community-wide or isolated to a smaller area. Code Red was used extensively throughout the country. It is a web-based service, and the basic price purchased 40,000 minutes.

Mr. Patterson said it would also provide the ability to notify people of major public hearings and school closures.

Commissioner Lemons supported this as a tool but felt it should be used for emergency purposes only.

Commissioners Bailey/Tidwell m/s to authorize the City Manager to enter into an agreement with Code Red for the purchase of a community emergency notification system. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, Lemons, and Bailey and Mayor Norris voting 'aye.' [5:0]

8. Resolution No. 05-41 Endorsing the Community Development Block Grant (CDBG) Application for the **Holcomb Boulevard Pedestrian Enhancement Project**
Commission Report No. 05-197

Ms. Kraushaar provided background on the County-administered grant program. This was the solicitation period for 2006, 2007, and 2008. Oregon City and Clackamas County partnered on adoption of the Holcomb Boulevard Pedestrian Enhancement Project in April 2005 as the road was under County jurisdiction but within the City limits. Many Oregon City residents are concerned about the lack of pedestrian safety on that road. She discussed growth in the Park Place area. She believed this project was a good candidate for funding because it linked three schools and connected housing with commercial and transit. The application was developed through a partnership of County and City staff. The grant request was in the amount of \$740,000. It would require a City match of \$520,000 from transportation SDCs, and Clackamas County would also be responsible for \$520,000.

Commissioner Bailey knew the neighborhood worked very hard on this project and had legitimate concerns. He asked if SDCs were allocated by districts.

Ms. Kraushaar replied SDCs could be used Citywide. The funds were available; however, it would reduce funding to other projects. This was the greatest amount she felt could be spent without jeopardizing the fund.

Commissioner Bailey said this was a rare opportunity to not only catch up but to also build ahead because the urban growth area would put more traffic onto Holcomb Boulevard. The growth at the same time would replenish the SDCs.

Ms. Kraushaar said some elements were removed from Phase 1 to make the grant application more realistic and acknowledge what the City and County could invest. The County is committed to its portion.

Commissioner Mabee referred to the last page of the staff report and asked what sawcut AC was and why did the City needs 9,000 of them.

Ms. Kraushaar replied sawcut asphalted concrete had to do with cutting 9,000 lineal feet for new curb and gutter. "LS" was the abbreviation for lump sum.

Commissioner Lemons agreed this was a needed project and was happy to see that Clackamas County would provide funding. He wanted to make it clear that the project might have to be trimmed based on available funding, and he would not support additional funding if requested.

Commissioners Lemons/Mabee m/s to approve Resolution 05-41 endorsing the CDBG grant application for the Holcomb Boulevard Pedestrian Enhancement Project. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, Lemons, and Bailey and Mayor Norris voting 'aye.' [5:0]

10. Personal Services Agreement for **Elevator Staff Services**
Commission Report No. 05-207

Ms. Kraushaar reported the City advertised for proposals, and one firm, Five Stars International, Ltd., responded in the amount of \$74,927.25. Two-thirds of the contract was paid from the general fund and one-third from streets.

Commissioner Bailey asked if the power to operate the elevator was metered separately and was it included in the contract.

Ms. Kraushaar replied the City paid for the power to operate the elevator.

Commissioner Bailey referred to item B on page 4 of the staff report that addressed energy efficiency program services. He thought the City should look at that operation. He asked if a self-service elevator would make sense.

Ms. Kraushaar replied her first concern would be with security.

Mr. Patterson said as the City looked at budget adjustments this might be discussed in the future^[P3].

Ms. Kraushaar added the elevator operators acted almost like tour guides.

Commissioner Lemons agreed they did almost act as tour guides. He commented on vandalism in self-operated elevators, so cost-wise it might be more efficient to have operators.

Commissioner Mabee understood 1/3 of the cost for the elevator came out of the street fund because it was an official City street. He would entertain a motion to charge for riding the elevator because most of the City still had a lifetime pass. He understood the agreement was on calendar years.

Commissioner Lemons asked the amount of the previous contract.

Mr. Wimmer said the previous contract was \$66,668, so the increase was about 13%. These were three-year contracts.

Commissioners Bailey/Tidwell m/s to award the contract for Municipal Elevator Staffing to Five Stars International, Ltd. and authorize the city manager to execute the personal services agreement in the amount of \$75,240.88. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, and Bailey and Mayor Norris voting 'aye' and Commissioner Lemons voting 'no.' [4:1]

11. Amendment No. 1 to a Cooperative Improvement/Maintenance Agreement with the State or Oregon for the Traffic Signal at **Glen Oak Road and Cascade Highway South**
Commission Report No. 05-190

Ms. Kraushaar said this was an amendment to an existing agreement. ODOT agreed to reduce the City's share to 50% of the illumination costs saving about \$1,200 from the street fund. The first cooperative agreement came out of the construction of the signal when the Glen Oak Road improvements were done.

Commissioners Lemons/Tidwell m/s to approve the cooperative improvement/maintenance agreement with the State of Oregon for the traffic signal at Glen Oak Road and Cascade Highway South. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, Lemons, and Bailey and Mayor Norris voting 'aye.' [5:0]

12. Second Reading of Ordinance No. 05-1012 to **Vacate** an Undeveloped Portion of **Meyers Road** between High School Lane and Carrington Place Subdivision (SV-05-004) Commission Report No. 05-191

Mr. Sullivan asked if any members of the Commission had ex parte contacts, and none were declared.

Mayor Norris called the public hearing to order, and neither seeing nor hearing anyone, she closed the public hearing.

Commissioners Bailey/Tidwell m/s for the second reading of Ordinance No. 05-1012 to vacate an undeveloped portion of Meyers Road between High School Lane and Carrington Place Subdivision.

Mr. Sullivan read the ordinance for the second time by title.

A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, Lemons, and Bailey and Mayor Norris voting 'aye.' [5:0]

- 4.b Deed of Dedication for a Section of **Meyers Road** between High School Avenue and Carrington Place.

Ms. Kraushaar said this replaced the right-of-way just vacated and corrected an erroneous property description.

Commissioners Mabee/Bailey m/s to accept the deed of dedication for the new sections of Meyers Road between High School Avenue and Carrington Place Subdivision. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, Lemons, and Bailey and Mayor Norris voting 'aye.' [5:0]

13. Oregon City Public Works **Operations Facilities Plan** Commission Report No. 05-196

Ms. Kraushaar stated the Plan recognized that the public works facilities had not been improved in any way with the exception of some interior remodel for many years. Some of the buildings on the bluff were very old but were not historic. The armory was adjacent to the existing operations division and could be used to complement the existing facilities. The Plan provided guidance on square footage, layout, circulation, and facility re-use, and she discussed funding.

Commissioner Bailey agreed the buildings were derelict in many ways with the exception of the armory. He asked if staying on the bluff was a long-term solution rather than relocating.

Ms. Kraushaar could only project out about 10 years. There were other locations for expansion such as the Mountainview Reservoir. In terms of central operations, this site did work. She discussed densifying the facilities by going up rather than out. Using the existing site allowed the division to grow gradually rather than buying land and building something new. The Plan showed that the current site could be used with acquisition of some of the small surrounding

parcels and the armory building. Those who worked on the Plan felt this proposal made the most of what the City had.

Commissioner Bailey asked if John Adams would be closed to thru traffic.

Ms. Kraushaar replied the City would prefer to close John Adams, and some of the neighbors had suggested doing that. It would be need to be available to public works trucks for access during certain situations.

Commissioner Bailey hoped access into Water Board Park would be considered as this Plan was implemented.

Mayor Norris discussed truck traffic impacts on neighborhoods. She asked if the relationship had been good with the neighbors.

Ms. Kraushaar replied there was a complaint from one house about the noise, and staff tries to accommodate that concern by driving more slowly.

Commissioner Bailey commented the amount of traffic on 2nd Street going toward Center Street and South End Road. Traffic from the public works yard was almost negligible and perhaps the least of the City's worries. He liked the proposal of using what the City had because the land was not particularly developable for other purposes, and land acquisition elsewhere would be very expensive.

Ms. Kraushaar discussed the Mountainview Master Plan and use of the site to store sand and things of that nature to make operations more efficient.

Mayor Norris noted Metro's growth projections and asked Ms. Kraushaar if the group had looked at property in the Holcomb area.

Ms. Kraushaar thought the department might look at satellite facilities in that area. It was important to her that the divisions did not become splintered.

Commissioner Lemons still had a problem with that particular site because it did not seem like the right site for a public works facility^[P4]. He questioned investing the dollars if indeed there were any. Why was this being done right now?

Ms. Kraushaar replied the document was a planning tool for site utilization.

Commissioner Lemons noted most of the growth would be in the southeast.

Commissioner Mabee thought the Plan was excellent for that location and identified a lot of opportunities. The question at this meeting was to review and acknowledge the Plan; however, he may not accept each expense. He was concerned about the document's being a dust-collector because of the lack of funding.

Mayor Norris thought the value was looking at efficiencies and future placement of buildings.

Commissioner Bailey noted how geologically interesting the area was and urged that any buildings have some detail that acknowledged the setting and particularly those facing the bluff.

Ms. Kraushaar felt she could also do some landscaping by using this Plan as a guide.

Commissioners Bailey/Tidwell m/s to acknowledge the Operations Facilities Plan. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, and Bailey and Mayor Norris voting 'aye' and Commissioner Lemons voting 'no.' [4:1]

14. City Manager's Report

Mr. Patterson announced a tentative meeting on January 17, 2006 for a session of the City Commission with some of its standing committees.

15. Commissioner Communication

a. Mayoral Appointments

1. Reappoint Shawn Dachtler to the Parks and Recreation Advisory Committee for a three year term; and
2. Linda VanHaverbeke to the Library Board for an additional three-year term.

b. Mayoral Report on the City Manager Evaluation

Mayor Norris said the evaluation was very positive. Mr. Patterson was a problem solver, and his ability to collaborate and coordinate with Oregon City's regional partners was exemplary. The City Commission commented positively on his leadership and professionalism. The City Commission was delighted to have a city manager of this quality.

Mayor Norris/Commissioner Bailey m/s to offer Mr. Patterson a 3.5% cost of living increase. A roll call was taken, and the motion passed with Commissioners Tidwell, Mabee, and Bailey and Mayor Norris voting 'aye' and Commissioner Lemons voting 'no.' [4:1]

- c. **Commissioner Bailey** discussed a control panel near the Promenade that was both unsightly and a prime target to vandalism.
- d. **Commissioner Mabee** attended the Oregon Solutions Project for the Willamette Falls Locks meeting. The Locks would effectively be closed due to lack of funding with the effect of putting more trucks on the roads. The ultimate goal was to have some entity take the Locks back from the Corps of Engineers because the federal government did not see the need to fund it. He requested that the citizens contact their senators and representatives. The group discussed the lack of involvement by the Port of Portland.
- e. **Mayor Norris** discussed the recent Metro Policy Advisory Committee (MPAC) meeting and Councilor Liberty's windfall tax efforts that would be pushed forward to the 2007 ballot. She discussed the Metro Greenspaces bond measure and identification of projects.
- f. **Mayor Norris** discussed Web site improvements to respond to the reduced number of *Trail News* editions.

16. Adjourn

Mayor Norris adjourned the meeting at 9:27 p.m.

Respectfully submitted,

Nancy Ide, City Recorder

**CITY OF OREGON CITY
CITY COMMISSION
MEETING MINUTES**

December 2, 2009

1. [Convene Regular Meeting of December 2, 2009, and Roll Call](#)

Roll Call: Mayor Alice Norris; Commissioner Doug Neeley; Commissioner Rocky Smith, Jr.; Commissioner James Nicita; and Commissioner Daphne Wuest.

Staff Present: Larry Patterson, City Manager; Bill Kabeiseman, City Attorney; Nancy Kraushaar, City Engineer and Public Works Director; Scott Archer, Community Services Director; Dan Drentlaw, Community Development Director; Nancy Ide, City Recorder; Jim Loeffler, Human Resources Director; Mike Conrad, Police Chief and Public Safety Director; Maureen Cole, Library Director; and Tony Konkol, Senior Planner.

2. [Flag Salute](#)

3. [Ceremonies, Proclamations, Presentations](#)

a. [Sesquicentennial Moment](#)

Mayor Norris read a newspaper article from January 10, 1954 that discussed the vision of an Oregon City civic center.

b. [Oath of Office for Officer Jesse Rowe](#)

Police Chief Mike Conrad introduced the officer. Mayor Norris administered the oath of office to Officer Jesse Rowe.

4. [Citizen Comments](#)

Karin Morey lives outside of Oregon City and was representing the Friends of the Oregon City Library and Three Rivers Artist Guild. She invited the Commission to the grand opening of the expansion of the Friends of the Oregon City Library bookstore and gallery this weekend.

Mike Trauth of Oregon City said he did get his right of way permit and it was good until 2010. However, he had to pay for his business license and it would expire December 31, 2009 and he was under the impression that the license would be issued through 2010. He also needed a tent for protection from the rain and had not been able to get the information from staff.

Mr. Patterson said the Commission waived the increase of the right of way permit fee but not the business license which was a prorated fee through the end of the year. He thought the Commission had denied the use of a tent.

The Commission did not recall waiving the business license fee or issuing it until 2010. Regarding the tent, Ms. Kraushaar said the right of way permit was for the cart and it did not include a tent, but allowed an umbrella.

5. [Adoption of the Agenda](#)

The agenda was adopted as presented.

6. [Public Hearings](#)

There were no public hearings.

7. [General Business](#)

a. [Deliberations of the McLoughlin Neighborhood Association appeal \(AP 09-02\) and the City Commission call-up hearing of the Planning Commission's August 13, 2009 approval with conditions of the Public Works Concept Master Plan \(Held over from 11/18/09 City Commission Meeting\)](#)

Mayor Norris said they did not expect to take public testimony that night. The rules of the hearing and declarations of conflict of interest and bias had already been done. This was an opportunity for discussion between staff and the Commission.

Commissioner Nicita had three new ex parte contacts to declare. After the last hearing, Mr. Mabee approached him and indicated he had considered challenging Commissioner Nicita for bias because his property values might be affected in a negative way by this project. At another time one of his neighbors gave him advice that there was insufficient room for expansion on the site. While at the north end of the upper site Commissioner Nicita noticed most of the trees were Oregon White Oak and Mr. Jerry Herrmann confirmed it.

Commissioner Smith declared that he led walking tours of the McLoughlin neighborhood.

Tony Konkol, Senior Planner, said since the last time they met, the record was closed and the final rebuttal by the Public Works Director was submitted into the record. The Planning Commission approved the plan unanimously and the Historic Review Board approved it with conditions for the buildings on the upper site only. The buildings on the lower site along Center Street would go in front of the Historic Review Board if any future development were to take place. The City currently owned 5.03 acres and the addition of the armory would add 2.19 acres. He explained the zoning and possible historic areas of the site. The site was on a basalt foundation, there were no steep slopes or water resources on the site, and there was nothing to indicate a slide hazard.

Mayor Norris said there was some concern from citizens regarding the glass causing a glare in the neighborhood. Mr. Konkol said that would be discussed in the land use process when they were ready to construct the building.

Commissioner Smith said the historical inventory forms were unreliable and he did not think the historical review was done adequately.

Commissioner Neeley said in 2004 he had no objections to zoning this area institutional.

Mayor Norris reviewed Nancy Kraushaar's memo regarding the reasons to locate the public works facility in the McLoughlin neighborhood.

Commissioner Nicita reviewed his memo regarding the use of the Comprehensive Plan as criteria for this appeal.

Commissioner Neeley said the proposed building height was a concern as he thought it would have a visual impact on the historic neighborhood. His other concerns were adjustments 4 and 5, and that the institutional commercial building standards and historical overlay building standards were exempted at the concept plan level.

Mr. Konkol said this was the only time they could request the adjustments. He described how the height would be set back from Center Street. The building would still need to meet the site plan and design review criteria that would apply in the general industrial zone.

Commissioner Smith did not think the landscaping and fencing would hide the facility. The site was surrounded by a landslide area and it could affect access to and from the site. Regarding the noise study, he was unsure if they would be able to notify citizens of the times they would be noisy.

Commissioner Neeley said by allowing the exemptions, they would not look at alternative designs.

Mr. Konkol said the Historic Review Board agreed to the height adjustment, but did not want offices on the top floor.

Commissioner Nicita said his concerns were the noise issue and whether mitigation was adequately addressed and the impacts to the ecology in the area. He did not think the height adjustment was a problem. He thought they should try to find a different location for vehicle storage as it was not compatible with the park and pedestrian trail.

Mr. Konkol said Public Works operated during the day from 7 a.m. to 4:30 p.m. unless there was an emergency call out. The majority of the vehicles were not large trucks.

Commissioner Neeley was concerned about the safety issues of larger vehicles leaving the site onto Center Street. He thought there should be one way routing from Center Street into the upper site and one way routing out John Adams.

Mayor Norris explained how she thought the proposed changes would make the site better. Mr. Konkol said the applicant proposed and the Planning Commission affirmed the trucks would be allowed to leave out of John Adams but would be returning via Center Street. During the weekend all access would be out of Center Street except during an emergency.

Commissioner Wuest said other sites within the City limits had been reviewed and there was not another suitable site for this facility. She thought this would be a neighborhood upgrade. It would help reduce cut through traffic and was the most conservative way to use taxpayer money because it required no bond. Most of the concerns would be addressed at another stage in the site plan and design review.

Commissioner Smith supported a condition to involve SHPO in the entire site. He also thought the height adjustment restriction should be removed and alternative designs be allowed. He wanted more discussion regarding the Comprehensive Plan, landslides, and noise issue.

Mr. Konkol said the Public Works Department had done geotechnical work on the site to address the existing historic rockwalls.

Regarding the use of the Comprehensive Plan as criteria, Mr. Kabeiseman said the context was directed at when the City adopted standards and criteria not when it reviewed permit decisions.

Commissioner Nicita agreed that it was open to interpretation.

Mr. Kabeiseman said his advice was they did not need to address the Comprehensive Plan provision, but there was nothing that prevented them from doing so.

Motion by Commissioner Daphne Wuest, second by Commissioner Doug Neeley to approve the Public Works Concept Master Plan application with conditions and deny the appeal. Conditions include: 1) Involve SHPO and HRB in entire site; 2) Remove height adjustment and consider alternate designs and consider an adjustment at time design is put forward; 3) Geotech review entire site for landslide hazard; 4) Mitigate noise issues; 5) Mitigate traffic concerns; 6) Save white oaks if at all possible.

A roll call was taken and the motion passed with Mayor Alice Norris, Commissioner Doug Neeley, and Commissioner Daphne Wuest voting aye and Commissioner Rocky Smith, Jr., Commissioner James Nicita voting no. [3:2:0]

b. [Second Reading of Ordinance No. 09-1003, Amending Ordinance No. 08-1003, a Development Agreement with John Jones Construction, Inc. for a Regional Stormwater Facility](#)

Motion by Commissioner Doug Neeley, second by Commissioner Rocky Smith, Jr. to approve Second Reading of Ordinance No. 09-1003, Amending Ordinance No. 08-1003, a Development Agreement with John Jones Construction, Inc. for a Regional Stormwater Facility.

A roll call was taken and the motion passed with Mayor Alice Norris, Commissioner Doug Neeley, Commissioner Rocky Smith, Jr., Commissioner James Nicita, and Commissioner Daphne Wuest voting aye. [5:0:0]

c. [Personal Services Agreement with Wallis Engineering to Complete Design for Main Street: 5th Street to 15th Street, Oregon City](#)

Nancy Kraushaar, City Engineer and Public Works Director, said this would provide a detailed scope of work and fee estimate to complete the design of Main Street sidewalk improvements downtown and would include 5th to 15th Street and portions of 10th Street and 7th Street. There were no guarantees for funding, but ODOT made it clear that the project had to be ready to go to bid. The project could be phased and she discussed the funds for which they could apply. If they received the funding, she recommended the City take jurisdiction of those blocks. Wallis Engineering had successfully delivered the contract documents on other City projects. The design portion of the project would be funded with Transportation System Development Charges. She added a letter into the record from Terri Powers with Premier Choice Insurance Agency who expressed her support.

Lloyd Purdy, Downtown Manager, said this was an opportunity to make an investment in downtown to make it safer, more pedestrian friendly, and attractive. The timing was right as they had opportunity to leverage federal funds. He introduced the 13 business and property owners who came to the meeting to show their support.

Robb Crocker, business and property owner on Main Street, reiterated support for the project.

Sidewalks and lighting needed to be improved and he hoped they would seize the opportunity.

Commissioner Smith wanted to make sure the design took into account the Circulation Study findings.

Motion by Commissioner Daphne Wuest, second by Commissioner Rocky Smith, Jr. to approve personal services agreement with Wallis Engineering to Complete Design for Main Street: 5th Street to 15th Street, Oregon City.

A roll call was taken and the motion passed with Mayor Alice Norris, Commissioner Doug Neeley, Commissioner Rocky Smith, Jr., Commissioner James Nicita, and Commissioner Daphne Wuest voting aye. [5:0:0]

d. [Extension of Library Lease](#)

Maureen Cole, Library Director, said the library lease would end December 31, 2009, and they had been offered their seventh extension which would go for three months to March 31, 2010. She recommended approval.

Motion by Commissioner Rocky Smith, Jr., second by Commissioner Daphne Wuest to approve extension of Library Lease.

A roll call was taken and the motion passed with Mayor Alice Norris, Commissioner Doug Neeley, Commissioner Rocky Smith, Jr., Commissioner James Nicita, and Commissioner Daphne Wuest voting aye. [5:0:0]

e. [Resolution No. 09-31, Amending Resolution No. 03-15, Establishing and Authorizing the Use of the General Records Retention Schedule \(Records Retention Schedule\) for the Cities of Oregon, Adopted as OAR Chapter 166, Division 200](#)

Nancy Ide, City Recorder, asked the Commission to consider the unnecessary retention burden placed on the City and deny Resolution 09-31 which added permanent retention for executive session minutes.

Commissioner Nicita had edits to the proposed resolution. For number one he wanted to add "use of the state archivist's general retention schedule" and number 3 add "state archivist's general retention schedule" and replace the word "allow" with "require."

Commissioner Neeley said in terms of ten years verses a permanent record, he did not think it would be much more onerous.

Mayor Norris did not know how this was in the public's interest.

Ms. Ide said she did not know of any other City in the State that retained executive session minutes permanently and had never received a request for executive session minutes.

Commissioner Wuest said it placed a burden on staff, opened it up to possible misuse, and outdated DVDs would need to be changed to a different format.

Commissioner Neeley said the DVDs did not need to be stored permanently; they could be changed into another media.

Mr. Patterson said retaining these permanently would mean additional work and cost and he was not sure if what they were trying to protect was enough to warrant that type of effort.

Mr. Kabeiseman suggested adding to number 3 that it would require permanent retention of recordings of executive sessions and written minutes.

Karin Morey asked who was privy to executive session minutes. Mr. Kabeiseman said the written minutes could be accessed by the current City Commission.

Motion by Commissioner James Nicita, second by Commissioner Doug Neeley to approve Resolution No. 09-31 as amended.

A roll call was taken and the motion passed with Commissioner Doug Neeley, Commissioner Rocky Smith, Jr., and Commissioner James Nicita voting aye and Mayor Alice Norris, Commissioner Daphne Wuest voting no. [3:2:0]

8. [Consent Agenda](#)

Motion by Commissioner Daphne Wuest, second by Commissioner Doug Neeley to approve consent agenda items 8a and 8c as presented.

A roll call was taken and the motion passed with Mayor Alice Norris, Commissioner Doug Neeley, Commissioner Rocky Smith, Jr., Commissioner James Nicita, and Commissioner Daphne Wuest voting aye. [5:0:0]

- a. [**OLCC Liquor License Application, Full Off Premises Sales, Applying as a Limited Liability Company, Guru Rakhaa LLC, Located at 19057 Beavercreek Rd., Oregon City, Oregon**](#)
- b. [**Minutes of the August 5, 2009 Joint Work Session with Clackamas Heritage Partners \(all present\)**](#)

Commissioner Nicita said regarding item 8b, he wanted a question he posed regarding how much funding CHP was suggesting to keep facilities open and Mr. Porter's response to be included in the minutes. These minutes would be brought back with the changes. Item 8b held over to the next City Commission meeting.

- c. [**Minutes of the August 5, 2009 Regular Meeting \(all present\)**](#)
9. [Communications](#)
- a. [City Manager](#)

Jim Loeffler, Human Resources Director, said the job announcement for the City Manager had been posted. The recruitment would be open until January 12 and initial first interviews held on January 25.

Ms. Kraushaar said the clearing of the invasive weeds at Singer Hill was an effort to save the trees and to clear a view for Singer Falls. An arborist was hired to select particular limbs that were important to save. They would like to plant better understory in the future. The Clackamas County Corrections crew and Public Works crew did the work. The cracking on the Grand Staircase developed years ago and joints could be put in but it was not consistent with the historic styling of the wall and columns.

Scott Archer, Community Services Director, said it was a good collaboration and was a management decision to do some basic maintenance and respond to the request made by several citizens and the downtown business community.

Commissioner Nicita confirmed there would be no tree removal on either side of Singer Creek Falls at this time. He requested consultation with the Commission if it came up in the future for this area.

Mr. Patterson reviewed his written report regarding upcoming projects and meetings.

b. **Mayor**

There was no Mayor's report.

c. **Commissioners**

Commissioner Neeley reported on the Willamette Falls TV operation. He requested the City Manager report back on the Comcast franchise and partnership with West Linn.

Commissioner Smith attended a meeting of the Clackamas County Heritage Council. Regarding the South End traffic light, at the July 15 City Commission meeting they had planned to put the light back up. He thought the Commission should have been notified before the decision was made to not put it back since they voted partially based on that criteria. He would like to put this issue on the next agenda. Ms. Kraushaar responded that staff would bring a cost estimate to the Commission as soon as possible.

Commissioner Nicita said he also attended the Clackamas County Heritage Council meeting. There had been no reports from the South Fork Water Board and he would like regular reports. Regarding the appeal, he confirmed it was not a final decision and that staff would come back with a final document with findings and conditions. He said Oregon law did not prohibit Commissioners from being on negotiating teams, and he thought one or two Commissioners should be on the police union negotiation team.

Commissioners Wuest, Neeley, and Mayor Norris did not support this suggestion.

Commissioner Neeley asked about a situation at a Chamber of Commerce meeting where Commissioner Nicita was giving a presentation on the possible hiring of an Economic Development Coordinator and Mayor Norris and Commissioner Neeley were both in attendance. He thought the quorum rule applied when the Commission was discussing an issue and he was at the meeting for information purposes only.

Mr. Kabeiseman said the rule was not clear.

Commissioner Neeley said he would not be excused by anyone from a meeting he thought he could attend.

10. **Adjournment**

The meeting was adjourned at 11:15 p.m.

Respectfully submitted,

Nancy Ide, City Recorder

Kattie Riggs

Subject: FW: Public Comment No. 3: Agenda Item 7d City Commission meeting October 20, 2020: Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

Attachments: OCPW historic inventory sheets.pdf; Purchase and Removal Advertisement for Adair Buildings.docx

From: James Nicita <james.nicita@gmail.com>
Sent: Wednesday, October 21, 2020 12:48 AM
To: Rachel Lyles Smith <rlsmith@orccity.org>; Rocky Smith, Jr. <rsmith@orccity.org>; Denyse McGriff <dmcgriff@orccity.org>; Frank O'Donnell <fodonnell@orccity.org>; Tony Konkol <tkonkol@orccity.org>; Kattie Riggs <kriggs@orccity.org>; Bill Kabeiseman <billkab@batemanseidel.com>; Carrie Richter <crichter@batemanseidel.com>; Laura Terway <lterway@orccity.org>
Cc: pauloedgar@q.com; Jerry Herman <riversoflifecenter@gmail.com>
Subject: Public Comment No. 3: Agenda Item 7d City Commission meeting October 20, 2020: Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

Commissioners:

I am following up on my last email regarding the 2004 inventory of the Camp Adair Buildings. I respectfully request that these comments and the attachments be placed into the record of the above-referenced matter.

Here is the link to the August 5, 2020 City Commission meeting:

<https://www.youtube.com/watch?v=eKSzk-Lg22U&t=4023s>

During his city manager communication Mr. Konkol made the following statement at approximately min. 1:06:55:

“The historic inventory and documentation of the Camp Adair buildings has been completed by staff.”

Based on his statement, on August 27, 2020, I made a public records act request with the following language:

Provide detailed description of documents requested:

JN Response:

"Items concerning the Camp Adair buildings as mentioned by the City Manager during his communication at the City Commission meeting of August 5, 2020:

1) Historic study prepared by staff.

2) Advertisement regarding availability of Camp Adair buildings to parties who wish to remove the buildings.

3) Receipt for publication of the advertisement.

4) Any inquiries received by the City of Oregon City pertaining to the Camp Adair buildings, whether by advertisement or otherwise."

Below, I am forwarding the response I received from the City Recorder on September 3. The information she attached is at the very, very bottom of this email thread.

She did not give me the historic information on the Camp Adair buildings as I requested and as Mr. Konkol referenced on August 5. The documentation she provided was the same 2004 inventory I referenced in my last email. That documentation was generated more than a decade prior to when it was even known that the Cannery and the Voc Ed annex were Camp Adair buildings.

I happen to think that both Mr. Konkol and Ms. Riggs knew well what I was asking for, and I also happen to think that Ms. Riggs provided me a document that is not responsive to my request at Mr. Konkol's direction. The documentation he referred to on August 5 would certainly include information and documentation concerning the buildings' history as Camp Adair buildings.

I would therefore respectfully request that a Commissioner specifically request the documentation referred to on August 5 and place it in the record of this proceeding.

I believe it will illustrate a point that I hope Oregon City can someday come to grips with, namely, in comparison to the 2002 and 2004 surveys, we only get true, valuable historic inventory surveys of our historic buildings when we are about to destroy them.

And furthermore, I think the information is critical to the Commission's own deliberations on the above-referenced matter.

Thank you.

James Nicita
Oregon City

----- Forwarded message -----

From: **Kattie Riggs** <kriggs@orccity.org>

Date: Thu, Sep 3, 2020 at 3:19 PM

Subject: RE: Public Records Request - James Nicita, Camp Adair Buildings

To: James Nicita <james.nicita@gmail.com>

Cc: Kattie Riggs <kriggs@orccity.org>, Tony Konkol <tkonkol@orccity.org>

James,

Please see attached the following:

- Item 1. Historic study prepared by staff.
- Item 2. Draft advertisement regarding availability of Camp Adair buildings to parties who wish to remove the buildings.
- Item 3. This has not been advertised yet, so the City does not have a receipt or affidavit for publication.
- Item 4. No inquiries have been received by the City of Oregon City pertaining the Camp Adair buildings.

Please confirm receipt of this email and attachments. This fulfills your public records request.

Thank you,

Kattie



Kattie Riggs, CMC

City Recorder

kriggs@orccity.org

City of Oregon City

PO Box 3040

625 Center Street

Oregon City, Oregon 97045

Office Hours: Mon – Fri, 8 am – 5 pm

503-496-1505 Direct phone

503-657-0891 City phone

503-657-7026 fax

The City of Oregon City is open for business and continues to offer services and programs online and virtually. Some City facilities are open to the public, find current openings [here](#), we encourage visitors to wear a mask, practice physical distancing, and reschedule in-person visits if you are feeling unwell.

The City has installed additional shielding and is providing hand sanitizer as well as occupancy limits to ensure our staff and visitors have a safe, no touch experience. Our goal is to be responsive to our community throughout this pandemic; we appreciate your understanding and cooperation.

Website: www.orccity.org | [Recorder Page](#) | [Facebook!](#) | [Twitter](#)

PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the

State Retention Schedule and may be made available to the public.

From: Kattie Riggs <kriggs@orccity.org>

Sent: Thursday, August 27, 2020 11:35 AM

To: James Nicita <james.nicita@gmail.com>

Cc: Kattie Riggs <kriggs@orccity.org>

Subject: Public Records Request - James Nicita, Camp Adair Buildings

James,

Thank you for submitting a public records request.

The City would be the recorder holder for this information, please allow us up to five (5) business days to respond.

Thank you,

Kattie



Kattie Riggs, CMC

City Recorder

kriggs@orccity.org

City of Oregon City

PO Box 3040

625 Center Street

Oregon City, Oregon 97045

Office Hours: Mon – Fri, 8 am – 5 pm

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PUBLIC RECORDS LAW DISCLOSURE: This e-mail is subject to the

State Retention Schedule and may be made available to the public.

HISTORIC RESOURCE SURVEY FORM

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County:

Clackamas

*Street Address: 122 S CENTER ST	*City: OREGON CITY
---	---------------------------

USGS Quad Name: Oregon City	GPS Latitude: 45 21 05 N	Longitude: 122 36 40 W
------------------------------------	---------------------------------	-------------------------------

Township: 02S	Range: 02E	Section: 31	Block: NA	Lot: NA	Map #: 22E31	Tax Lot #: 500
----------------------	-------------------	--------------------	------------------	----------------	---------------------	-----------------------

*Date of Construction: c. 1930	Historic Name:	Historic Use or Function: Government - other
--	----------------	--

Grouping or Cluster Name: NA	*Current Name or Use: Oregon City Public Works Building	Associated Archaeological Site: Unknown
--	---	---

Architectural Classification(s): Art Deco	Plan Type/Shape: L-shaped	Number of Stories: 1.0
--	----------------------------------	-------------------------------

Foundation Material: Concrete	Structural Framing: Concrete frame	Moved? No
--------------------------------------	---	------------------

Roof Type/Material: Flat / Built-up	Window Type/Material: Vinyl windows
--	--

Exterior Surface Materials Primary: Stucco	Secondary:	Decorative:
---	------------	-------------

Exterior Alterations or Additions/Approximate Date:	Vinyl grid windows
---	---------------------------

Number and Type of Associated Resources: Truck sheds in yard (3)

Integrity: Fair	Condition: Good	Local Ranking:	National Register Listed? No
------------------------	------------------------	----------------	-------------------------------------

Preliminary National Register Findings:	Potentially Eligible:	☐ Individually	or	☐ As a contributing resource in a district
	Not Eligible:	☐ Intact but lacks distinction		
		☒ Altered (choose one):	☒ Reversible/Potentially eligible individually or in district	
		☐ Not 50 years old	☐ Reversible/Ineligible as it lacks distinction	☐ Irretrievable loss of integrity

Description of Physical and Landscape Features: FOR FULL DESCRIPTION, SEE CONTINUATION PAGE

Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary) FOR FULL STATEMENT OF SIGNIFICANCE, SEE CONTINUATION PAGE
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*Researcher/Organization: Caitlin Harvey & David Pinyerd / HPNW	*Date Recorded: 10/18/2004
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Survey Form Page 1	*Photo Roll# 1	*Frame #(s) 2, 1	Local Designation #	SHPO #
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HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County:

Clackamas

*Street Address: 122 S CENTER ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The Oregon City Public Works building was constructed circa 1930 in a simple art deco style. It has an L-shaped plan and is one story. The building has poured concrete walls and an internal concrete slab. The building has a flat parapet roof formed by a wooden structure. The roof membrane is likely made of a built-up asphalt material and the parapet is capped with metal flashing. The walls are clad in smooth stucco and are adorned with square pilasters set at regular intervals, creating ten bays across the building's north façade. These pilasters have chamfered corners and two vertical incised lines at the top. The windows on this building are vinyl grid replacement windows. Three metal doors exist on the north elevation, while a number of metal roll-up garage doors are located on the rear of the building and access the yard. One of these, however, is an original wood garage door. A metal pent roof is located over this entry and extends across the width of the elevation. The interior of the building has been heavily modified through the partitioning of interior spaces and installation of new finishes. The utilitarian shop spaces retain the greatest integrity. The Oregon City Public Works building sits on a flat site at the base of a sheer cliff face to the immediate south. Five associated open-air truck sheds are assembled south of the building to form a compound with the main building (see site plan). The yard of the compound is paved. The building is in excellent condition, but has fair integrity.

Continuation of Statement of Significance:

Oregon City Public Works has long had a presence on Center Street. On January 24, 1910, Harry and Edith Jones conveyed to the City's Board of Water Commissioners blocks 84, 85, 86, 89, 90, 91 and 92 of the Original Town Plat, which encompasses the land on which the Public Works buildings stand today. The site on which 122 S Center Street stands began its life as a rock quarry, remnants of which persisted into the 1950s in the form of a rock bin and crusher.

The 1918 City Directory lists the Oregon City Water Works at "1st & So Center," the location of the current building. The 1925 Sanborn Fire Insurance map shows a small structure used by the City Water Works for pipe storage at this location. This structure was subsequently demolished and replaced by the much larger concrete structure that is still present at the site. The current Public Works building was purpose built c.1930, and was not part of the Reddaway Truck Line. Polk City directories indicate that Reddaway operated next door at 116 South Center Street from its inception in 1919 until its departure to a new facility in 1967.

The Oregon City Public Works building and truck sheds are not eligible for the National Register as their overall integrity is merely fair and no history was uncovered to elevate their status to eligible.

*Researcher/Organization: Caitlin Harvey & David Pinyerd / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 2, 1

Local Designation #

SHPO #

Page 306

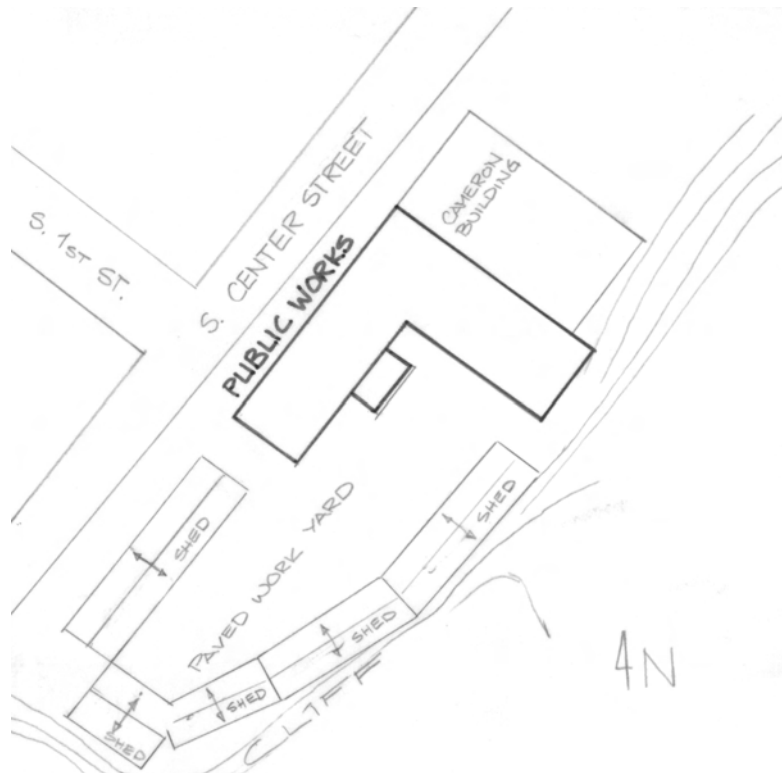
HISTORIC RESOURCE SURVEY FORM

*County: **Clackamas***Street Address: **122 S CENTER ST***City: **OREGON CITY**

Photo:



Site Plan:

*Researcher/Organization: **Caitlin Harvey & David Pinyerd / HPNW***Date Recorded: **10/18/2004**

Survey Form Page 2

*Photo Roll# **1***Frame #(s) **2, 1**

Local Designation #

SHPO #

Page 307

HISTORIC RESOURCE SURVEY FORM

Note: This page of the survey form is required ONLY for Intensive Level Survey

*County: **Clackamas**

*Street Address: 122 S CENTER ST		*City: OREGON CITY	
Architect and/or Builder:		Owner Type: ☐ Private ☒ Local ☐ State ☐ Federal ☐ Mixed	
Addition or Subdivision Name: Unplatted		Owner Name: CITY OF OREGON CITY	
Area(s) of Significance: Local Government		Address: PO BOX 3040	
Property Category: ☒ Building ☐ Structure ☐ Site ☐ Object ☐ District		City State ZIP: OREGON CITY OR 97045	
		Phone: NOT ON FILE	

Documentation		
Research Sources: ☒ Title/Deed Records ☒ Sanborn Maps ☐ Obituary Index ☒ City Directories ☐ Census Records ☐ Biographical Encyclopedias ☐ Newspapers	☐ Building Permits ☐ Tax Records ☐ SHPO Files ☐ State Archives ☐ State Library ☐ Local Histories ☒ Personal Interviews ☐ Historic Photographs	Local Library (specify): Oregon City Library University Library (specify): Historical Society (specify): Clackamas County Family History Center Other (specify):

Bibliographic References (books, articles, interviews, etc.):

City directories and telephone books at the Oregon City Public Library: 1909, 1916, 1918, 1937, 1939, 1941, 1942, 1944, 1945, 1946, 1947, 1953, 1958, 1962.

Irving, Peter. Operations Supervisor, Public Works. Interview, 10/18/04.

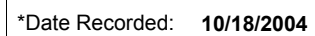
Sanborn Fire Insurance Maps: 1925, 1950.

Deed records, 1910, Book 114, Page 55.

*Researcher/Organization: Caitlin Harvey & David Pinyerd / HPNW			*Date Recorded: 10/18/2004	
Survey Form Page 3	*Photo Roll# 1	*Frame #(s) 2, 1	Local Designation #	SHPO #

*County: **Clackamas**

*City: **OREGON CITY**



HISTORIC RESOURCE SURVEY FORM

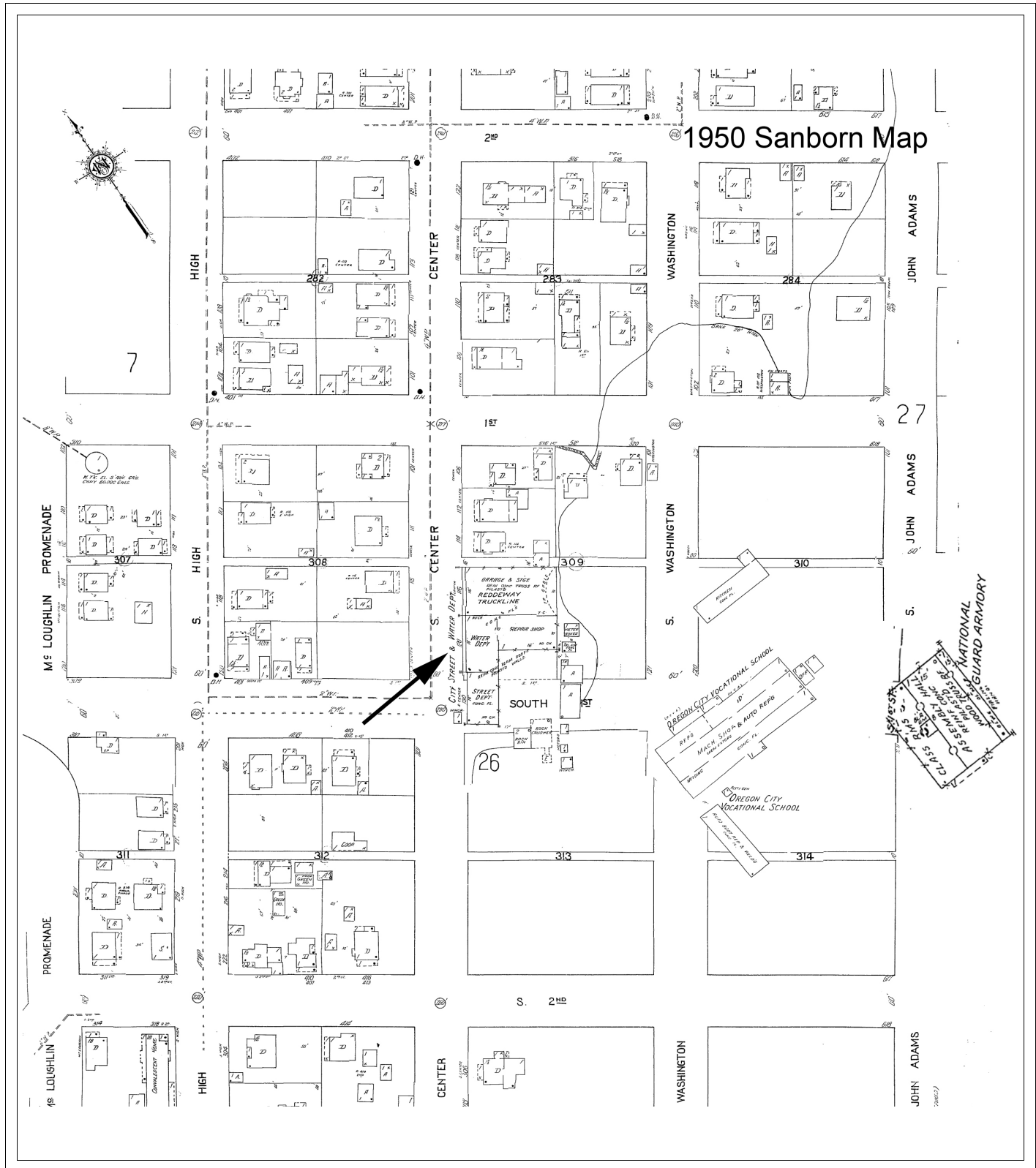
Continuation Sheet

*County:

Clackamas

*Street Address: 122 S CENTER ST

*City: OREGON CITY



*Researcher/Organization: Caitlin Harvey & David Pinyerd / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 2, 1

Local Designation #

SHPO #

Page 310

HISTORIC RESOURCE SURVEY FORM

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County:

Clackamas

*Street Address: 122 S JOHN ADAMS ST				*City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 05 N		Longitude: 122 36 36 W		
Township: 02S	Range: 02E	Section: 31	Block: NA	Lot: NA	Map #: 22E31	Tax Lot #: 500	
*Date of Construction: c. 1930		Historic Name: Cannery Building			Historic Use or Function: Education - other		
Grouping or Cluster Name: NA		*Current Name or Use: Oregon City Public Works			Associated Archaeological Site: Unknown		
Architectural Classification(s): Utilitarian				Plan Type/Shape: Rectangle		Number of Stories: 1.0	
Foundation Material: Poured concrete				Structural Framing: Platform		Moved? No	
Roof Type/Material: Gable / Metal				Window Type/Material: 8/8 wood double-hung			
Exterior Surface Materials Primary: Channel drop				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: Early gable addition on north side; new steel garage doors; new entry doors							
Number and Type of Associated Resources: None							
Integrity: Good		Condition: Good		Local Ranking:		National Register Listed? No	
Preliminary National Register Findings: Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district Not Eligible: ☒ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old							
Description of Physical and Landscape Features: FOR FULL DESCRIPTION, SEE CONTINUATION PAGE							
Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary) FOR FULL STATEMENT OF SIGNIFICANCE, SEE CONTINUATION PAGE							

*Researcher/Organization: **Caitlin Harvey & David Pinyerd / HPNW***Date Recorded: **10/18/2004**

Survey Form Page 1

*Photo Roll# **1***Frame #(s) **7, 8**

Local Designation #

SHPO #

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HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County:

Clackamas

*Street Address: 122 S JOHN ADAMS ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The Cannery building was constructed circa 1930 in a utilitarian style. It is rectangular in plan, with a small projection on the north elevation and is one story high. It sits on a concrete slab foundation. The roof has small eave overhangs on along the north and south elevations and is eaveless at the gable ends on the other elevations. The roof has a gable form and is covered in a panel metal roofing material. The walls are clad in drop channel wood siding with wood corner boards. All of the windows on this building have been covered by panels of drop siding on the exterior and by boards and drywall on the interior. The original windows still remain, however; and consist of eight-over-eight double-hung wood sashes. The west elevation of the building has a single metal garage door, which appears to have replaced a garage door that operated on an existing overhead track. A metal pent roof is located over this entry and extends across the width of the elevation. On the south elevation there is a non-original metal door, and an original wood garage door that operates on an overhead track. This door may be similar to that which once existed on the west elevation. Both of these doors on the south elevation are covered by small shed roofs. The interior of the building is relatively unaltered, though the partitioning of a small room at the east end of the structure and what may be an early addition on the north elevation are notable alterations. The floors consist of concrete slab, with a channel down the center. An original concrete wash tank exists at the east end of the building and was once used in conjunction with a metal overhead track that circles the east end of the building. The Cannery sits on a relatively flat site, which begins to slope downward steeply to the south and west about 20 feet from the building. A piece of heavy machinery (a kind of hopper) sits next to the south elevation. Landscaping around the structure consists primarily of dirt, with overgrown areas to the north and east. The Cannery building is in fair condition and has good integrity.

Continuation of Statement of Significance:

The Cannery building is part of the Oregon City Public Works complex. It is absent from 1925 Sanborn maps and present on 1950 maps, indicating that it was constructed some time between these dates. The Cannery building is associated with two other nearby warehouse structures of the same style. The 1950 Sanborn map notes these three structures as the campus of the Oregon City Vocational School, and the Cannery building served as the kitchen for this facility.

According to John Hakanson, who was part of the first Clackamas Community College staff, these buildings "...housed what might well have been the oldest vocational educational program in the State, having been built during the 1930s Depression. In their early days they were used by the National Youth Administration, a New Deal program for training young men in the Civilian Conservation Corps. The programs housed there included Auto Mechanics, Machinist, and Body and Fender." Loretta Matulich, who was also part of the first Clackamas Community College staff, wrote that the largest building was built between 1929 and 1932. She also wrote that it "belonged" to the students and instructors, and that repairing the building and chopping wood for the stove were part of the daily routine. In 1945, returning vets flooded the school and this was when the three courses of auto mechanics, body and fender repair, and machine shop were started. It stayed a veterans program until the early 1950s when high school students started attending.

In 1966, the Vocational School was absorbed into the newly established Clackamas Community College and classes moved to the then new Gladstone High School. The three occupational courses continued to be offered at this site until 1968, when the college finally established a permanent home of its own at the current campus. The Cannery was later used for the purpose for which it is named. No further information was uncovered about this canning facility, though the wash tank, drainage channel, and overhead track inside the structure indicate such a use.

The Cannery building, even with its early associations with Clackamas Community College, is not eligible for the National Register as it lacks distinction.

*Researcher/Organization: Caitlin Harvey & David Pinyerd / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 7, 8

Local Designation #

SHPO #

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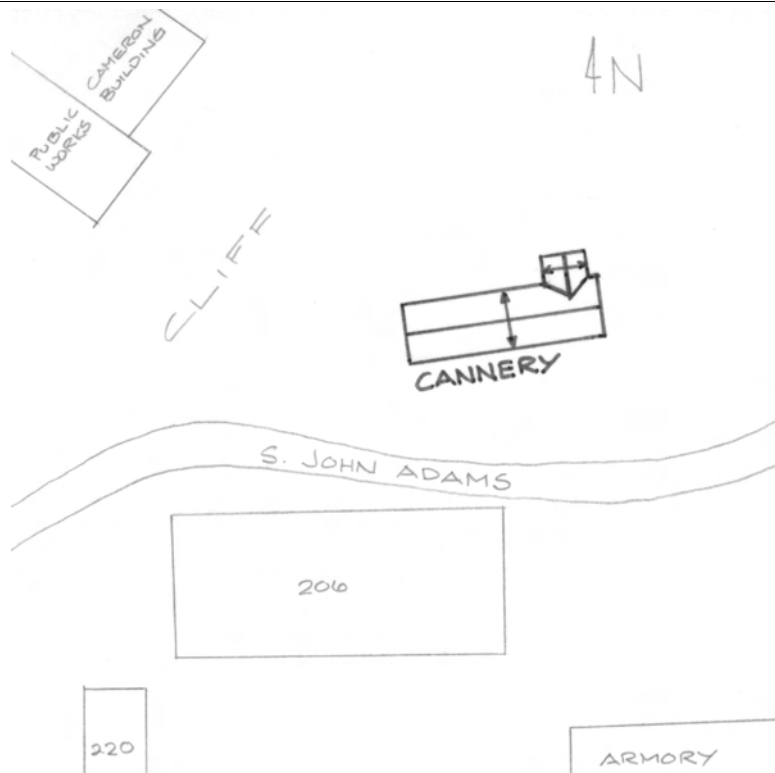
HISTORIC RESOURCE SURVEY FORM

*County: **Clackamas***Street Address: **122 S JOHN ADAMS ST***City: **OREGON CITY**

Photo:



Site Plan:

*Researcher/Organization: **Caitlin Harvey & David Pinyerd / HPNW***Date Recorded: **10/18/2004**

Survey Form Page 2

*Photo Roll# **1***Frame #(s) **7, 8**

Local Designation #

SHPO #

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HISTORIC RESOURCE SURVEY FORM

Note: This page of the survey form is required ONLY for Intensive Level Survey

*County: **Clackamas**

*Street Address: 122 S JOHN ADAMS ST		*City: OREGON CITY	
Architect and/or Builder:		Owner Type:	
Addition or Subdivision Name: Unplatted		☐ Private ☒ Local ☐ State ☐ Federal ☐ Mixed	
Area(s) of Significance: Education		Owner Name: CITY OF OREGON CITY	
Property Category:		Address: PO BOX 3040	
☒ Building ☐ Structure ☐ Site ☐ Object ☐ District		City State ZIP: OREGON CITY OR 97045	
		Phone: NOT ON FILE	

Documentation		
Research Sources: ☒ Title/Deed Records ☒ Sanborn Maps ☐ Obituary Index ☒ City Directories ☐ Census Records ☒ Biographical Encyclopedias ☐ Newspapers	☐ Building Permits ☐ Tax Records ☐ SHPO Files ☐ State Archives ☐ State Library ☐ Local Histories ☒ Personal Interviews ☐ Historic Photographs	Local Library (specify): Oregon City Public Library University Library (specify): Historical Society (specify): Clackamas County Family History Center Other (specify):

Bibliographic References (books, articles, interviews, etc.):

City directories and telephone books at the Oregon City Public Library: 1909, 1916, 1918, 1937, 1939, 1941, 1942, 1944, 1945, 1946, 1947, 1953, 1958, 1962.

Irving, Peter. Operations Supervisor, Public Works. Interview, 10/18/04.

Sanborn Fire Insurance Maps: 1925, 1950.

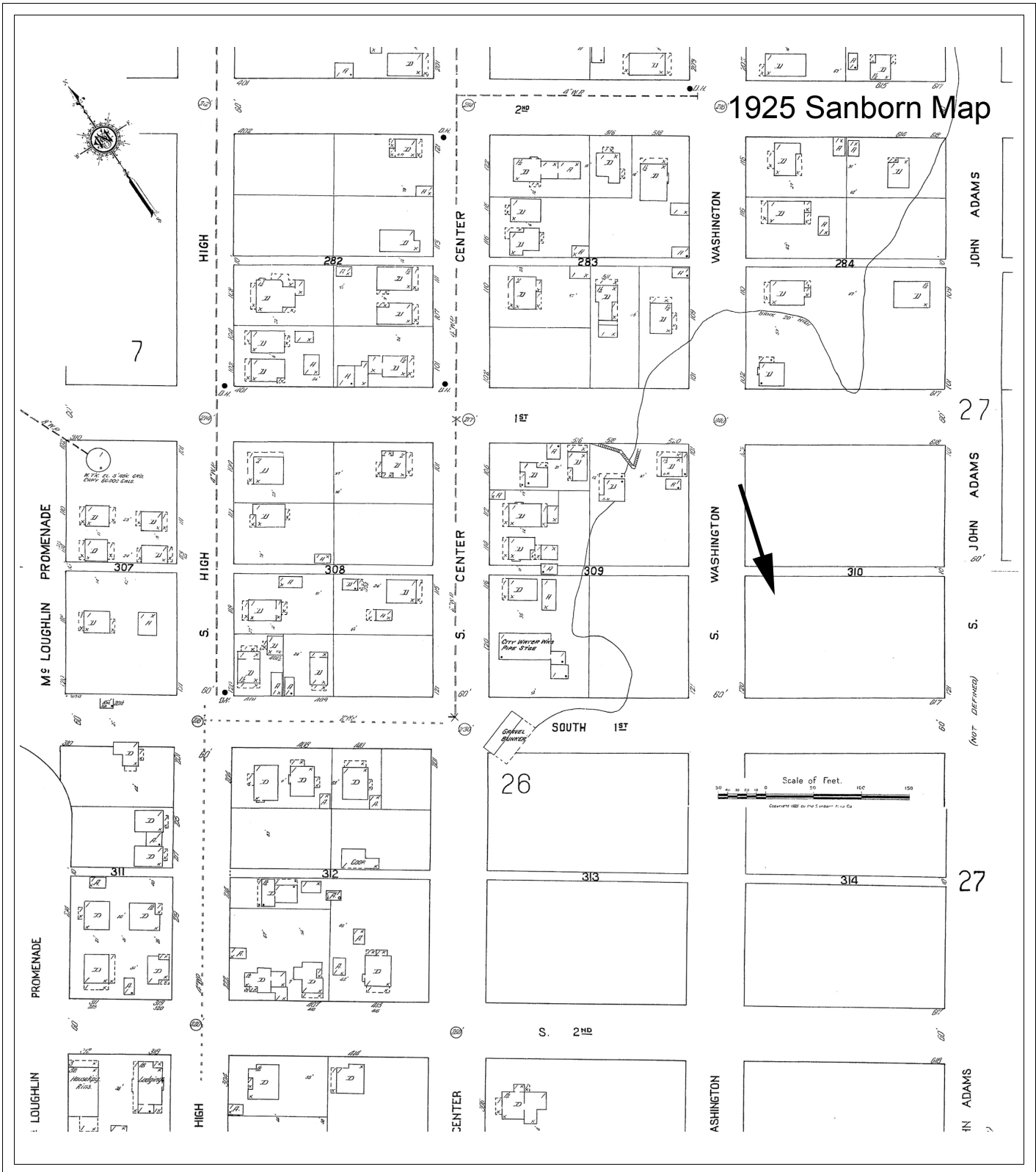
Hakanson, John W. Autobiography on file at Clackamas Community College, March 2003, p.79.

Matulich, Loretta. "The First Twenty Years: Clackamas Community College." Paper on file at Oregon State Library, 1986.

*Researcher/Organization: Caitlin Harvey & David Pinyerd / HPNW		*Date Recorded: 10/18/2004	
Survey Form Page 3	*Photo Roll# 1	*Frame #(s) 7, 8	Local Designation #
			SHPO #

HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County: **Clackamas***Street Address: **122 S JOHN ADAMS ST***City: **OREGON CITY***Researcher/Organization: **Caitlin Harvey & David Pinyerd / HPNW***Date Recorded: **10/18/2004**

Continuation Page

*Photo Roll# **1***Frame #(s) **7, 8**

Local Designation #

SHPO #

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HISTORIC RESOURCE SURVEY FORM

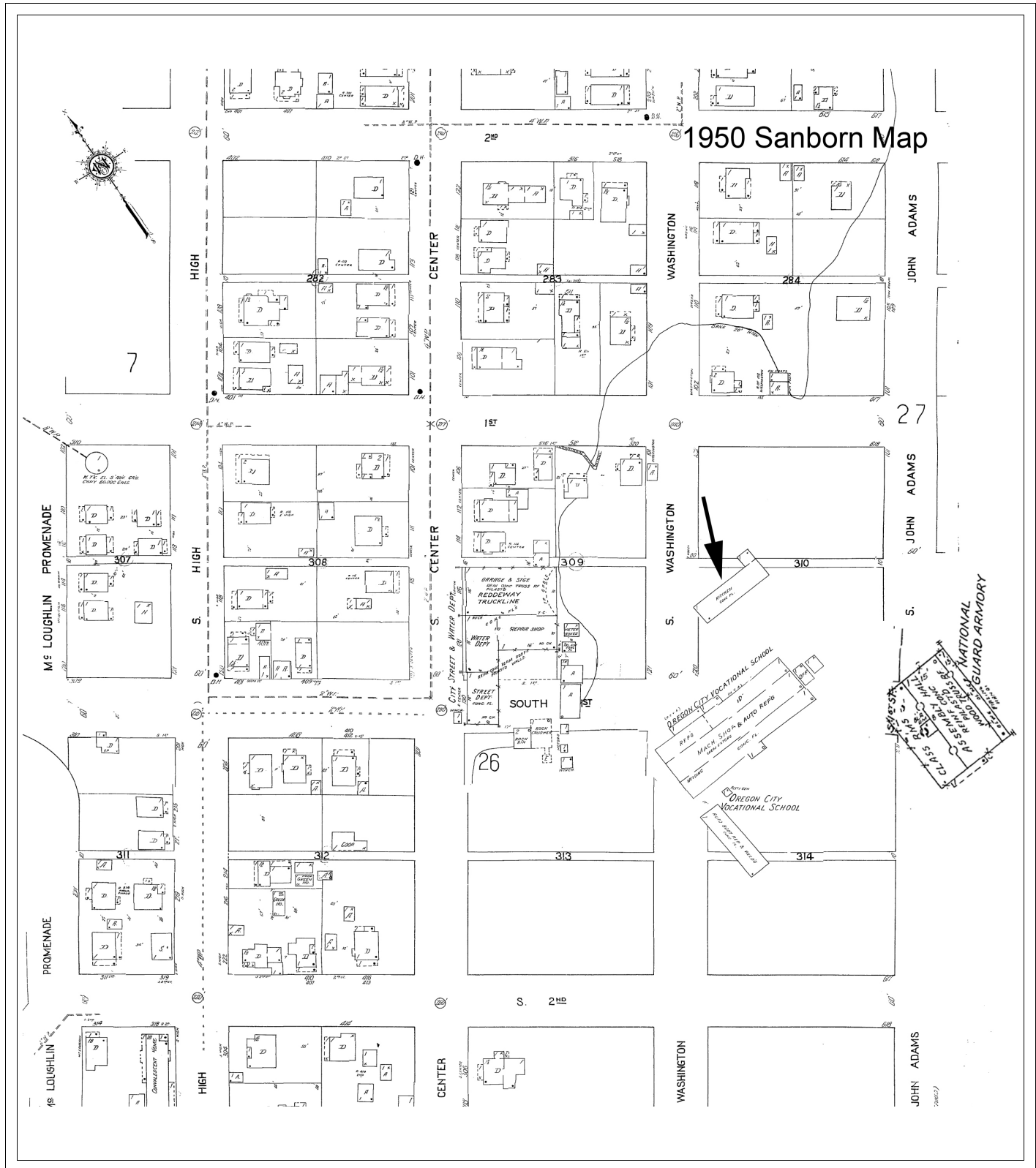
Continuation Sheet

*County:

Clackamas

*Street Address: 122 S JOHN ADAMS ST

*City: OREGON CITY



*Researcher/Organization: Caitlin Harvey & David Pinyerd / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 7, 8

Local Designation #

SHPO #

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HISTORIC RESOURCE SURVEY FORM

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County:

Clackamas

*Street Address: 204 S JOHN ADAMS ST				*City: OREGON CITY	
USGS Quad Name: Oregon City		GPS Latitude: 45 21 03 N		Longitude: 122 36 34 W	
Township: 02S	Range: 02E	Section: 31	Block: NA	Lot: NA	Map #: 22E31 Tax Lot #: 400

*Date of Construction: c. 1940	Historic Name: National Guard Armory	Historic Use or Function: Defense - armory
Grouping or Cluster Name: NA	*Current Name or Use: Oregon City Public Works	Associated Archaeological Site: Unknown

Architectural Classification(s): Utilitarian	Plan Type/Shape: Rectangle	Number of Stories: 1.0
Foundation Material: Poured concrete	Structural Framing: Concrete frame	Moved? No
Roof Type/Material: Gable / Composition shingle	Window Type/Material: Vinyl sliders; steel sash with awning	
Exterior Surface Materials Primary: Poured concrete		Secondary: Decorative:
Exterior Alterations or Additions/Approximate Date: Some window replacement		
Number and Type of Associated Resources: Post-1950 shed to northeast (1)		

Integrity: Good	Condition: Good	Local Ranking:	National Register Listed? No
Preliminary National Register Findings: Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district Not Eligible: ☒ Intact but lacks distinction ☐ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☐ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old			

Description of Physical and Landscape Features:

FOR FULL DESCRIPTION, SEE CONTINUATION PAGE

Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary)

Currently, the Armory building sits on land owned by the Oregon Department of Transportation that is leased to the U.S. military. The National Guard Armory was built and is owned by the military. The military sublets the building to the Northwest School of Success for use as a continuing education facility. Sanborn maps show the Armory building as absent in 1925 and present in 1950, indicating that it was constructed some time between these years. Most likely it was built during WWII or soon after. The 1950 Sanborn maps notes the structure as housing both an assembly hall and classroom spaces. In 1953, the Armory was listed in the Oregon City city directory. In the directory, the building was recorded as being used by Company D, 162nd Infantry Regiment.

The Armory building is not eligible for the National Register as the building lacks distinction and no history was uncovered to elevate its status to eligible.

*Researcher/Organization: Caitlin Harvey & David Pinyerd / HPNW				*Date Recorded: 10/18/2004	
Survey Form Page 1	*Photo Roll# 1	*Frame #(s) 10, 9	Local Designation #	SHPO #	Page 317

HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County:

Clackamas

*Street Address: 204 S JOHN ADAMS ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The Armory building was constructed circa 1940 in a utilitarian style. It is rectangular in plan and one story high with a higher central portion. It sits on a concrete slab foundation. The building is divided into three bays, with a taller gable roofed central portion, a low shed roofed portion on the west side, and a low flat roofed portion on the east side. The roof is eaveless and covered in composition shingles. There is no actual siding on the building; the exterior walls consist of smoothly finished, board-formed concrete. The windows of the Armory consist of both vinyl horizontal sliding sashes and original multi-pane steel sash windows. The lower portion of each of these steel windows opens in an awning fashion. The north elevation of the central bay of the building has two large roll-up metal garage doors that provide access to the warehouse-like space within. The western shed portion of the building is accessed through metal double doors. The eastern portion has no exterior entrances. The interior of the building is relatively unaltered, though the partitioning of some smaller spaces within the central warehouse bay may be alterations. Wall and floor finishes consist primarily of finished concrete. Original wood panel doors exist on the interior. To the east of the building a small auxiliary structure sits a few feet from the side of the Armory building. It has a flat, slightly sloped roof with overhanging eaves and is clad in raked shingles. The Armory sits on a relatively flat site that slopes downward gradually to the north. Landscaping around the structure consists of asphalt paving to the north, and grass around the other three elevations. The area south of the building is heavily wooded. The Armory building is in good condition and has good integrity.

*Researcher/Organization: Caitlin Harvey & David Pinyerd / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 10, 9

Local Designation #

SHPO #

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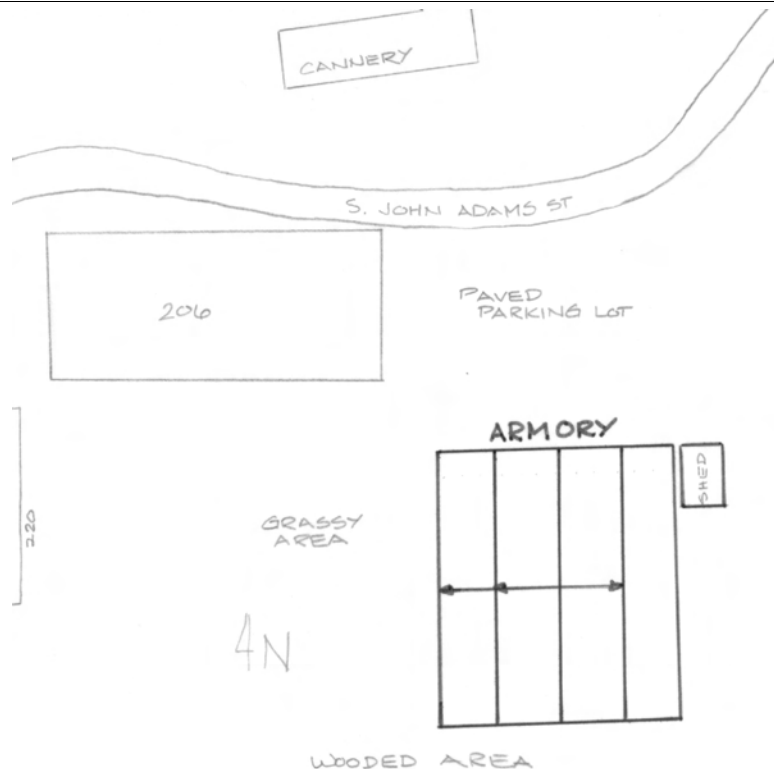
HISTORIC RESOURCE SURVEY FORM

*County: **Clackamas***Street Address: **204 S JOHN ADAMS ST***City: **OREGON CITY**

Photo:



Site Plan:

*Researcher/Organization: **Caitlin Harvey & David Pinyerd / HPNW***Date Recorded: **10/18/2004**

Survey Form Page 2

*Photo Roll# **1***Frame #(s) **10, 9**

Local Designation #

SHPO #

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HISTORIC RESOURCE SURVEY FORM

Note: This page of the survey form is required ONLY for Intensive Level Survey

*County: **Clackamas**

*Street Address: 204 S JOHN ADAMS ST		*City: OREGON CITY	
Architect and/or Builder:		Owner Type: ☐ Private ☐ Local ☒ State ☐ Federal ☐ Mixed	
Addition or Subdivision Name: Unplatted		Owner Name: OREGON DEPT OF TRANSPORTATION	
Area(s) of Significance: State Government		Address: 885 AIRPORT RD BLDG 35	
Property Category: ☒ Building ☐ Structure ☐ Site ☐ Object ☐ District		City State ZIP: SALEM OR 97310	
		Phone: NOT ON FILE	

Documentation		
Research Sources: ☒ Title/Deed Records ☒ Sanborn Maps ☐ Obituary Index ☒ City Directories ☐ Census Records ☒ Biographical Encyclopedias ☐ Newspapers	☐ Building Permits ☐ Tax Records ☐ SHPO Files ☐ State Archives ☐ State Library ☐ Local Histories ☒ Personal Interviews ☐ Historic Photographs	Local Library (specify): Oregon City Public Library University Library (specify): Historical Society (specify): Clackamas County Family History Center Other (specify):

Bibliographic References (books, articles, interviews, etc.):

City directories and telephone books at the Oregon City Public Library: 1909, 1916, 1918, 1937, 1939, 1941, 1942, 1944, 1945, 1946, 1947, 1953, 1958, 1962.

Irving, Peter. Operations Supervisor, Public Works. Interview, 10/18/04.

Sanborn Fire Insurance Maps: 1925, 1950.

*Researcher/Organization: Caitlin Harvey & David Pinyerd / HPNW				*Date Recorded: 10/18/2004	
Survey Form Page 3	*Photo Roll# 1	*Frame #(s) 10, 9	Local Designation #	SHPO #	Page 320

HISTORIC RESOURCE SURVEY FORM

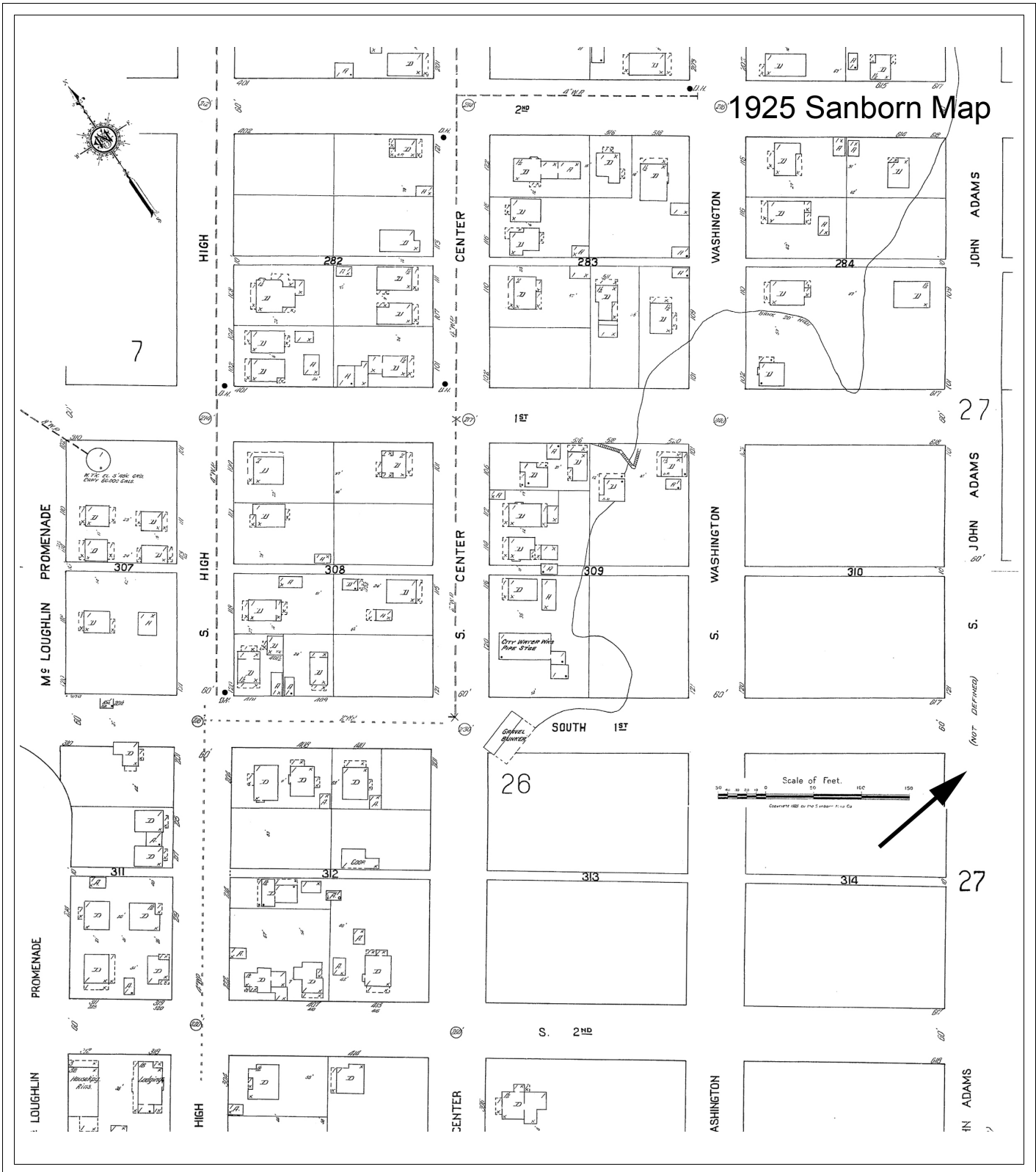
Continuation Sheet

*County:

Clackamas

*Street Address: 204 S JOHN ADAMS ST

*City: OREGON CITY



*Researcher/Organization: Caitlin Harvey & David Pinyerd / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 10, 9

Local Designation #

SHPO #

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HISTORIC RESOURCE SURVEY FORM

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County:

Clackamas

*Street Address: 206 S JOHN ADAMS ST				*City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 04 N		Longitude: 122 36 37 W		
Township: 02S	Range: 02E	Section: 31	Block: NA	Lot: NA	Map #: 22E31	Tax Lot #: 500	
*Date of Construction: c. 1930		Historic Name:			Historic Use or Function: Education - other		
Grouping or Cluster Name: NA		*Current Name or Use: Oregon City Public Works			Associated Archaeological Site: Unknown		
Architectural Classification(s): Utilitarian				Plan Type/Shape: Rectangle		Number of Stories: 1.0	
Foundation Material: Concrete				Structural Framing: Platform		Moved? No	
Roof Type/Material: Gable / Metal				Window Type/Material: 6-pane casements visible only on the interior			
Exterior Surface Materials Primary: Metal				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date:				Metal exterior surface; windows covered over; new garage door			
Number and Type of Associated Resources: None							
Integrity: Good		Condition: Good		Local Ranking:		National Register Listed? No	
Preliminary National Register Findings:		Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☒ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☒ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old					
Description of Physical and Landscape Features: FOR FULL DESCRIPTION, SEE CONTINUATION PAGE							
Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary) FOR FULL STATEMENT OF SIGNIFICANCE, SEE CONTINUATION PAGE							
*Researcher/Organization: Bernadette Niederer & David Pinyerd / HPNW						*Date Recorded: 10/18/2004	
Survey Form Page 1		*Photo Roll# 1	*Frame #(s) 6, 5	Local Designation #		SHPO #	

HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County:

Clackamas

*Street Address: 206 S JOHN ADAMS ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The large workshop at 206 South John Adams Street was built in the 1930s. It is located within a fenced work yard that also includes another, smaller structure. The building, oriented on an east-west axis, has a rectangular footprint and a shallow pitched gable roof. A wide clerestory, also with a shallow pitch gable, runs the length of the building. The roof surfaces are clad in modern interlocking metal panels. Rafter tails are visible along the eaves of both the main roof and the clerestory. All exterior wall surfaces have been covered with corrugated metal panels. The only openings visible on the exterior are a modern metal roll-up garage door on the west elevation and two original wood shop doors on the east. On the interior, the wide clerestory creates a spatial arrangement not unlike a nave with side aisles. Several of the side bays were partitioned off to form classroom spaces. The clerestory has six banks of four-pane windows visible only on the inside. The windows of the exterior walls on the north and south are arranged in similar banks, consist of six-pane casements, and appear to be largely intact. The workshop appears to be in fair to good condition. Its architectural integrity is also good to fair, largely because of the intact windows hiding beneath the corrugated exterior covering.

Continuation of Statement of Significance:

The 10,400 square foot warehouse building is part of the Oregon City Public Works complex. It is absent from 1925 Sanborn Fire Insurance maps and present on 1950 maps, indicating that it was constructed some time between these dates. The large warehouse is associated with two smaller nearby structures of the same style and construction materials. According to the 1950 Sanborn, these three structures formed the core of the Oregon City Vocational School. The school courses included auto mechanics, body and fender repair, and machine shop.

According to John Hakanson, who was part of the first Clackamas Community College staff, these buildings "...housed what might well have been the oldest vocational educational program in the State, having been built during the 1930s Depression. In their early days they were used by the National Youth Administration, a New Deal program for training young men in the Civilian Conservation Corps. The programs housed there included Auto Mechanics, Machinist, and Body and Fender." Loretta Matulich, who was also part of the first Clackamas Community College staff, wrote that the largest building was built between 1929 and 1932. She also wrote that it "belonged" to the students and instructors, and that repairing the building and chopping wood for the stove were part of the daily routine. In 1945, returning vets flooded the school and this was when the three courses of auto mechanics, body and fender repair, and machine shop were started. It stayed a veterans program until the early 1950s when high school students started attending.

In 1966, the Vocational School was absorbed into the newly established Clackamas Community College. The three occupational courses continued to be offered at this site until 1968, when the college finally established a permanent home of its own at the current campus. Soon afterwards, the Oregon City Public works assumed control of the structures, which are now primarily used as storage facilities.

The large warehouse, even with its early associations with Clackamas Community College, is not eligible for the National Register as it has been altered and lacks distinction.

*Researcher/Organization: Bernadette Niederer & David Pinyerd / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 6, 5

Local Designation #

SHPO #

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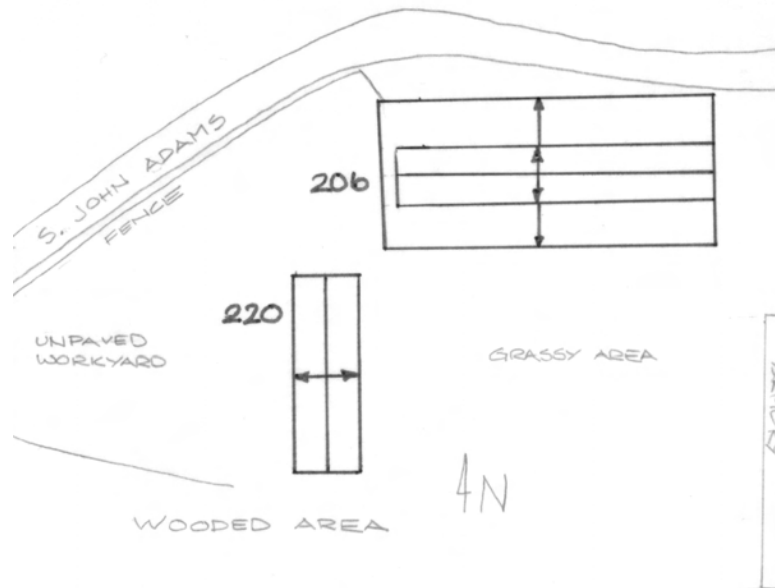
HISTORIC RESOURCE SURVEY FORM

*County: **Clackamas***Street Address: **206 S JOHN ADAMS ST***City: **OREGON CITY**

Photo:



Site Plan:

*Researcher/Organization: **Bernadette Niederer & David Pinyerd / HPNW***Date Recorded: **10/18/2004**

Survey Form Page 2

*Photo Roll# **1***Frame #(s) **6, 5**

Local Designation #

SHPO #

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HISTORIC RESOURCE SURVEY FORM

Note: This page of the survey form is required ONLY for Intensive Level Survey

*County: **Clackamas**

*Street Address: 206 S JOHN ADAMS ST		*City: OREGON CITY	
Architect and/or Builder:		Owner Type: ☐ Private ☒ Local ☐ State ☐ Federal ☐ Mixed	
Addition or Subdivision Name: Unknown		Owner Name: CITY OF OREGON CITY	
Area(s) of Significance: Education		Address: PO BOX 3040	
Property Category: ☒ Building ☐ Structure ☐ Site ☐ Object ☐ District		City State ZIP: OREGON CITY OR 97045	
		Phone: NOT ON FILE	

Documentation			
Research Sources: ☒ Title/Deed Records ☒ Sanborn Maps ☐ Obituary Index ☒ City Directories ☐ Census Records ☒ Biographical Encyclopedias ☐ Newspapers	☐ Building Permits ☐ Tax Records ☐ SHPO Files ☐ State Archives ☐ State Library ☐ Local Histories ☒ Personal Interviews ☐ Historic Photographs	Local Library (specify): Oregon City Public Library University Library (specify): Historical Society (specify): Clackamas County Family History Center Other (specify):	

Bibliographic References (books, articles, interviews, etc.):

City directories and telephone books at the Oregon City Public Library: 1909, 1916, 1918, 1937, 1939, 1941, 1942, 1944, 1945, 1946, 1947, 1953, 1958, 1962.

Irving, Peter. Operations Supervisor, Public Works. Interview, 10/18/04.

Sanborn Fire Insurance Maps: 1925, 1950.

Hakanson, John W. Autobiography on file at Clackamas Community College, March 2003, p.79.

Matulich, Loretta. "The First Twenty Years: Clackamas Community College." Paper on file at Oregon State Library, 1986.

*Researcher/Organization: Bernadette Niederer & David Pinyerd / HPNW				*Date Recorded: 10/18/2004	
Survey Form Page 3	*Photo Roll# 1	*Frame #(s) 6, 5	Local Designation #	SHPO #	Page 326

HISTORIC RESOURCE SURVEY FORM

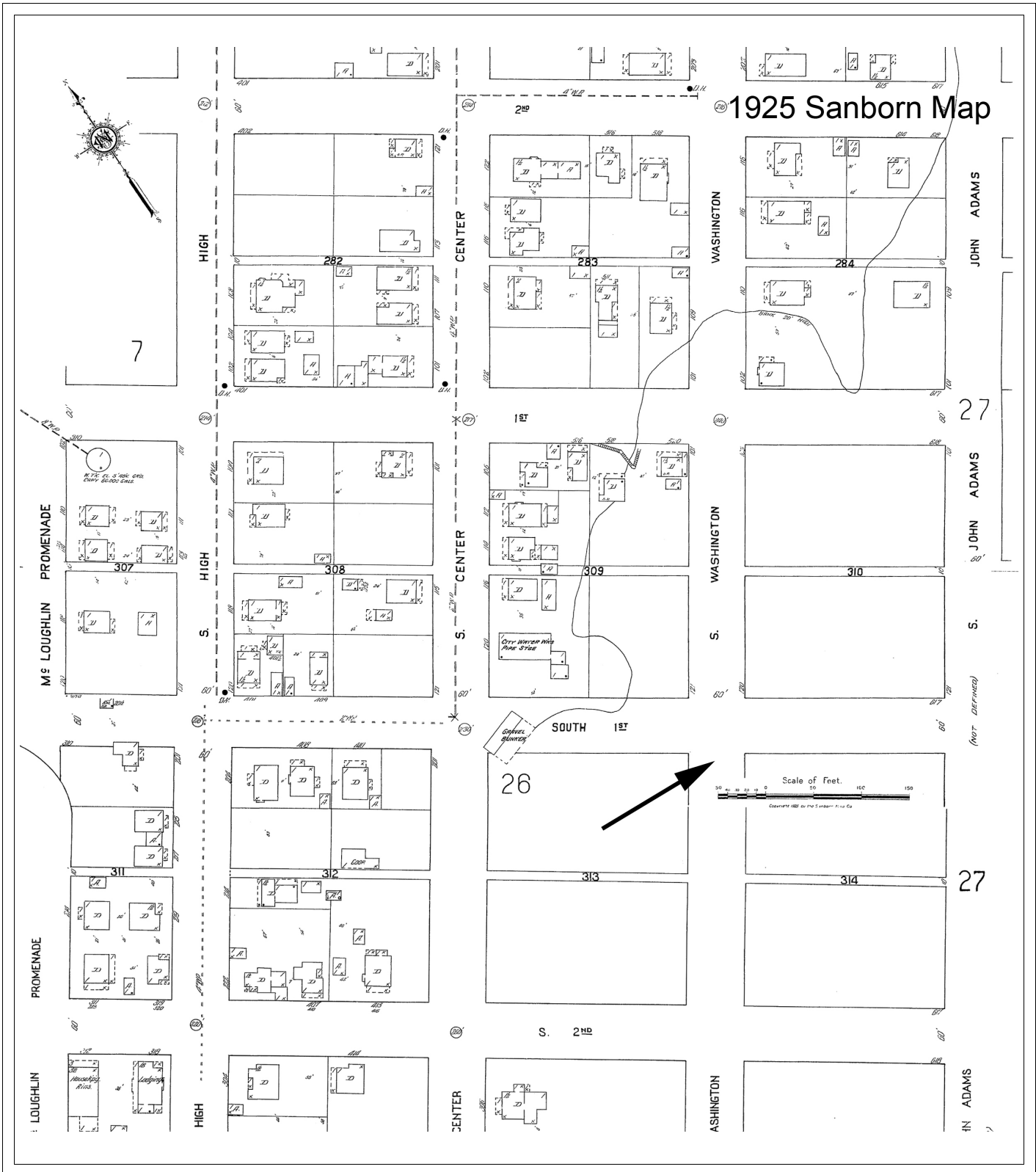
Continuation Sheet

*County:

Clackamas

*Street Address: 206 S JOHN ADAMS ST

*City: OREGON CITY



*Researcher/Organization: Bernadette Niederer & David Pinyerd / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 6, 5

Local Designation #

SHPO #

Page 327

Clackamas

Page 328

HISTORIC RESOURCE SURVEY FORM

Note: For properties 35 years old and newer, starred (*) sections are the only required fields.

*County:

Clackamas

*Street Address: 220 S JOHN ADAMS ST				*City: OREGON CITY			
USGS Quad Name: Oregon City			GPS Latitude: 45 21 03 N		Longitude: 122 36 38 W		
Township: 02S	Range: 02E	Section: 31	Block: NA	Lot: NA	Map #: 22E31	Tax Lot #: 500	
*Date of Construction: c. 1930		Historic Name:			Historic Use or Function: Education - other		
Grouping or Cluster Name: NA		*Current Name or Use: Oregon City Public Works			Associated Archaeological Site: Unknown		
Architectural Classification(s): Utilitarian				Plan Type/Shape: Rectangle		Number of Stories: 1.0	
Foundation Material: Concrete				Structural Framing: Platform		Moved? No	
Roof Type/Material: Gable / Metal				Window Type/Material: Window openings covered on outside/inside			
Exterior Surface Materials Primary: Channel drop				Secondary:		Decorative:	
Exterior Alterations or Additions/Approximate Date: New garage doors; windows covered							
Number and Type of Associated Resources: None							
Integrity: Fair		Condition: Good		Local Ranking:		National Register Listed? No	
Preliminary National Register Findings:		Potentially Eligible: ☐ Individually or ☐ As a contributing resource in a district Not Eligible: ☐ Intact but lacks distinction ☒ Altered (choose one): ☐ Reversible/Potentially eligible individually or in district ☒ Reversible/Ineligible as it lacks distinction ☐ Irretrievable loss of integrity ☐ Not 50 years old					
Description of Physical and Landscape Features: FOR FULL DESCRIPTION, SEE CONTINUATION PAGE							
Statement of Significance [Required ONLY for Intensive Level Surveys] (use additional sheets if necessary) FOR FULL STATEMENT OF SIGNIFICANCE, SEE CONTINUATION PAGE							

*Researcher/Organization: **Bernadette Niederer & David Pinyerd / HPNW***Date Recorded: **10/18/2004**

Survey Form Page 1

*Photo Roll# **1***Frame #(s) **4, 3**

Local Designation #

SHPO #

HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County:

Clackamas

*Street Address: 220 S JOHN ADAMS ST

*City: OREGON CITY

Continuation of Physical and Landscape Features:

The small workshop at 220 South John Adams Street was built in the 1930s. It is located within a fenced work yard that also includes another, larger structure. The shop is a simple, one-story rectangle with an eaveless, gabled roof. Approximately two feet of the concrete foundation is visible above ground. The exterior wall surfaces above are clad in channel drop siding. The roof is clad in modern interlocking metal panels. The west elevation features four garage-type openings. A track for sliding doors runs across the entire elevation, but only the southern most door retains the original configuration. The three remaining openings have been filled with modern roll-up doors. There are also three boarded-up windows on this elevation. The north gable-end has three windows, evenly spaced but placed at staggered heights and boarded-up as well. Two evenly spaced openings are punched into the south gable-end. More boarded-up windows can be found on the east elevation. It is not possible to determine the window configuration or evaluate their integrity because they are covered on the interior, as well as exterior. The interior of the building is currently used for storage. There are only a few vestiges that recall the building's former use as a metal shop. The workshop is in fair to good condition. At present, its integrity is fair as well. The structure's integrity would be raised to good should original windows be present under the protective covering.

Continuation of Statement of Significance:

The 2,500 square foot warehouse building is part of the Oregon City Public Works complex. It is absent from 1925 Sanborn Fire Insurance maps and present on 1950 maps, indicating that it was constructed some time between these dates. The small warehouse is associated with two nearby structures of the same utilitarian style and construction materials. According to the 1950 Sanborn, these three structures formed the core of the Oregon City Vocational School. The school courses included auto mechanics, body and fender repair, and machine shop.

According to John Hakanson, who was part of the first Clackamas Community College staff, these buildings "...housed what might well have been the oldest vocational educational program in the State, having been built during the 1930s Depression. In their early days they were used by the National Youth Administration, a New Deal program for training young men in the Civilian Conservation Corps. The programs housed there included Auto Mechanics, Machinist, and Body and Fender." Loretta Matulich, who was also part of the first Clackamas Community College staff, wrote that the largest building was built between 1929 and 1932. She also wrote that it "belonged" to the students and instructors, and that repairing the building and chopping wood for the stove were part of the daily routine. In 1945, returning vets flooded the school and this was when the three courses of auto mechanics, body and fender repair, and machine shop were started. It stayed a veterans program until the early 1950s when high school students started attending.

In 1966, the Vocational School was absorbed into the newly established Clackamas Community College. The three occupational courses continued to be offered at this site until 1968, when the college finally established a permanent home of its own at the current campus. Soon afterwards, the Oregon City Public works assumed control of the structures, which are now primarily used as storage facilities.

The small warehouse, even with its early associations with Clackamas Community College, is not eligible for the National Register as it has been altered and lacks distinction.

*Researcher/Organization: Bernadette Niederer & David Pinyerd / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 4, 3

Local Designation #

SHPO #

Page 330

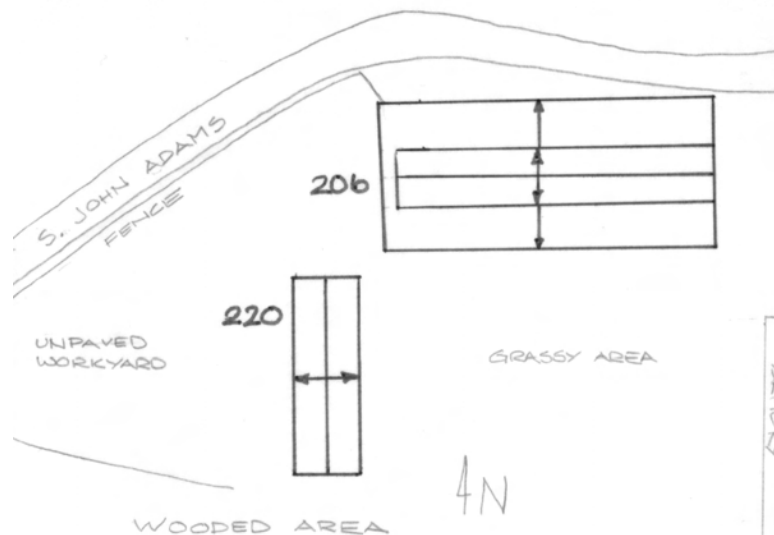
HISTORIC RESOURCE SURVEY FORM

*County: **Clackamas***Street Address: **220 S JOHN ADAMS ST***City: **OREGON CITY**

Photo:



Site Plan:

*Researcher/Organization: **Bernadette Niederer & David Pinyerd / HPNW***Date Recorded: **10/18/2004**

Survey Form Page 2

*Photo Roll# **1***Frame #(s) **4, 3**

Local Designation #

SHPO #

Page 331

HISTORIC RESOURCE SURVEY FORM

Note: This page of the survey form is required ONLY for Intensive Level Survey

*County: **Clackamas**

*Street Address: 220 S JOHN ADAMS ST		*City: OREGON CITY	
Architect and/or Builder:		Owner Type: ☐ Private ☒ Local ☐ State ☐ Federal ☐ Mixed	
Addition or Subdivision Name: Unknown		Owner Name: CITY OF OREGON CITY	
Area(s) of Significance: Education		Address: PO BOX 3040	
Property Category: ☒ Building ☐ Structure ☐ Site ☐ Object ☐ District		City State ZIP: OREGON CITY OR 97045	
		Phone: NOT ON FILE	

Documentation		
Research Sources: ☒ Title/Deed Records ☒ Sanborn Maps ☐ Obituary Index ☒ City Directories ☐ Census Records ☒ Biographical Encyclopedias ☐ Newspapers	☐ Building Permits ☐ Tax Records ☐ SHPO Files ☐ State Archives ☐ State Library ☐ Local Histories ☒ Personal Interviews ☐ Historic Photographs	Local Library (specify): Oregon City Public Library University Library (specify): Historical Society (specify): Clackamas County Family History Center Other (specify):

Bibliographic References (books, articles, interviews, etc.):

City directories and telephone books at the Oregon City Public Library: 1909, 1916, 1918, 1937, 1939, 1941, 1942, 1944, 1945, 1946, 1947, 1953, 1958, 1962.

Irving, Peter. Operations Supervisor, Public Works. Interview, 10/18/04.

Sanborn Fire Insurance Maps: 1925, 1950.

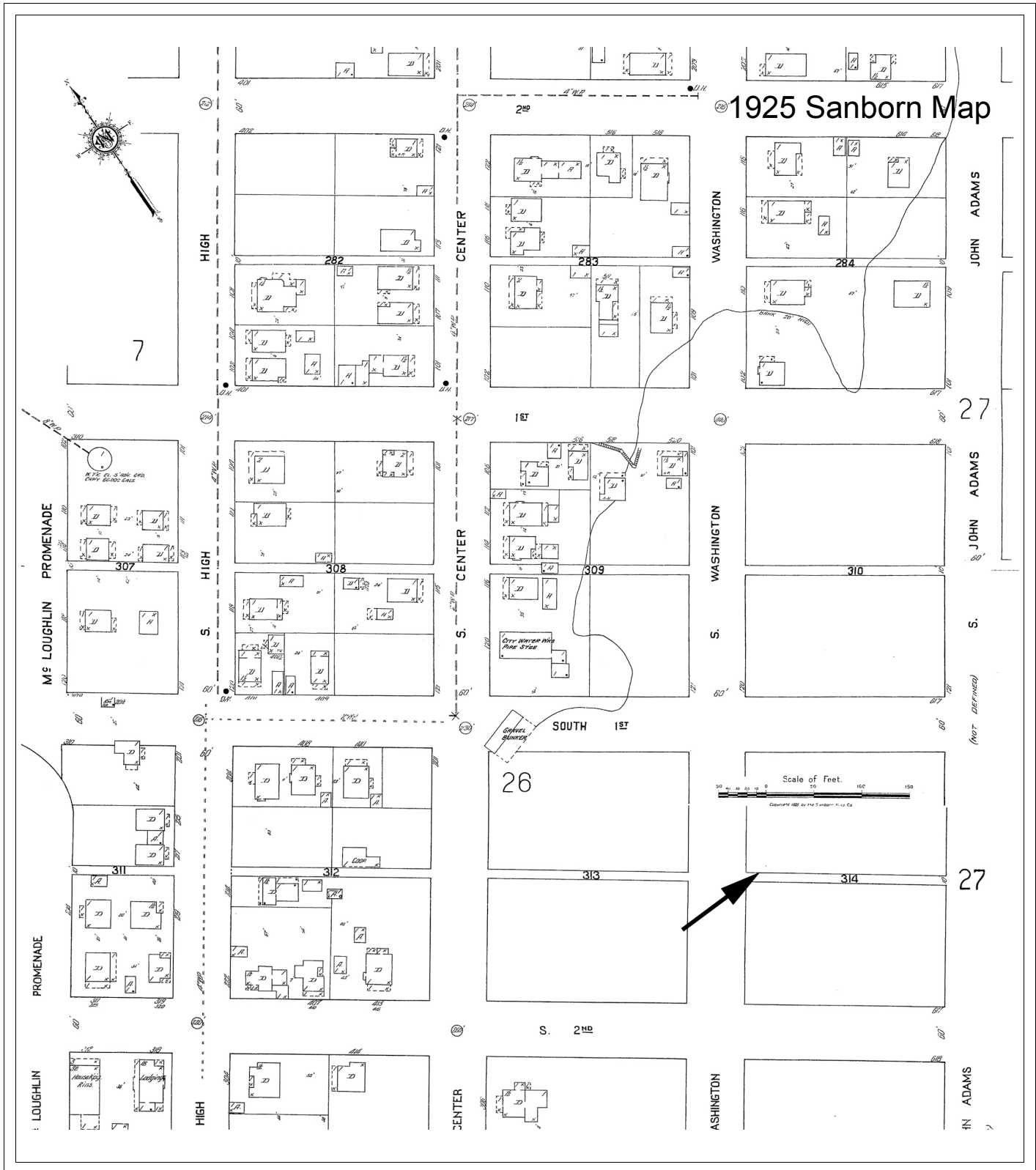
Hakanson, John W. Autobiography on file at Clackamas Community College, March 2003, p.79.

Matulich, Loretta. "The First Twenty Years: Clackamas Community College." Paper on file at Oregon State Library, 1986.

*Researcher/Organization: Bernadette Niederer & David Pinyerd / HPNW			*Date Recorded: 10/18/2004	
Survey Form Page 3	*Photo Roll# 1	*Frame #(s) 4, 3	Local Designation #	SHPO #

HISTORIC RESOURCE SURVEY FORM

Continuation Sheet

*County: **Clackamas***Street Address: **220 S JOHN ADAMS ST***City: **OREGON CITY***Researcher/Organization: **Bernadette Niederer & David Pinyerd / HPNW***Date Recorded: **10/18/2004**

Continuation Page

*Photo Roll# **1***Frame #(s) **4, 3**

Local Designation #

SHPO #

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HISTORIC RESOURCE SURVEY FORM

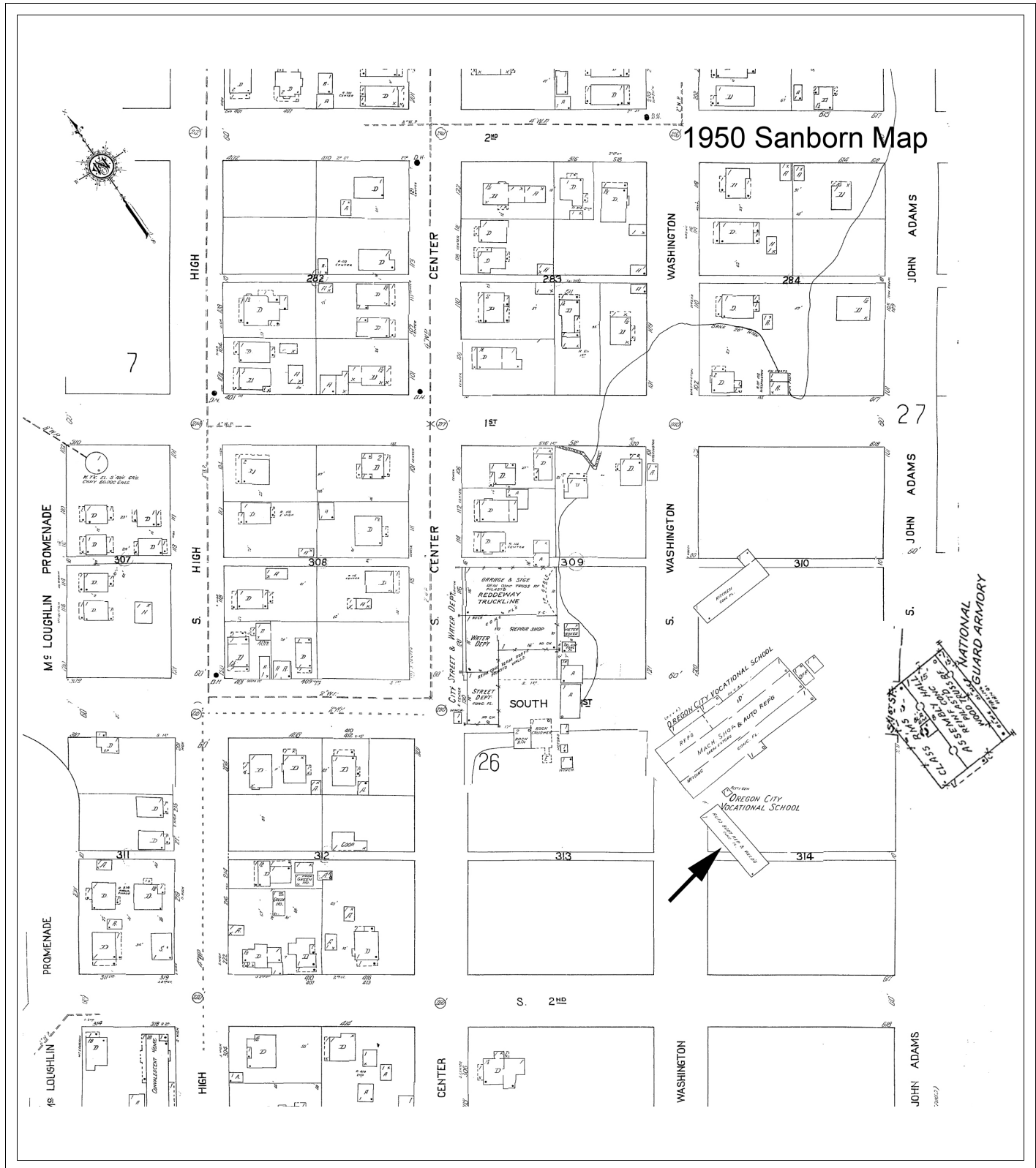
Continuation Sheet

*County:

Clackamas

*Street Address: 220 S JOHN ADAMS ST

*City: OREGON CITY



*Researcher/Organization: Bernadette Niederer & David Pinyerd / HPNW

*Date Recorded: 10/18/2004

Continuation Page

*Photo Roll# 1

*Frame #(s) 4, 3

Local Designation #

SHPO #

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CITY OF OREGON CITY SEEKS PURCHASING BIDS FOR THE SALE AND REMOVAL OF TWO BUILDINGS LOCATED AT 121 S JOHN ADAMS STREET AND 206 S JOHN ADAMS STREET. The City of Oregon City would like to announce that two buildings, otherwise known as the Camp Adair buildings, are up for sale. The buildings are located at 121 S John Adams Street and 206 S John Adams Street.

The City of Oregon City will accept bids for the purchase of these buildings with the minimum bid being \$1.00.

Anyone interested in a tour of the buildings may visit the site on Wednesday, August 12, 2020 at 11:00a.m. local time.

Commented [LO1]: I didn't know if we wanted to hold a pre-bid conference, per se.

The winning bidder must purchase and remove both buildings from the site within 120 days of purchase, including foundation, and capping of utilities. Purchaser must show proof of general liability insurance naming the City as an additional insured in the amount of \$2M per occurrence/\$4M aggregate. Purchaser must show proof of worker's compensation for any and all employees or subcontractors.

All material, including hazardous, found in the facilities during removal will be the sole responsibility of the purchaser of the buildings and must be disposed of in a legal, sustainable fashion.

The deadline for bid submission is **Wednesday, August 26, 2020 at 2:00 p.m. local time.** Please submit bids to Lisa Oreskovich, Executive Assistant, electronically via email to loreskovich@orc.org or in hard copy at 625 Center Street, in Oregon City.

PUBLISHED: Daily Journal of Commerce, July 29, and August 5, 2020.

Kattie Riggs

Subject: FW: Public Comment No. 4: Agenda Item 7d City Commission meeting October 20, 2020: Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

Attachments: Cannery 1.JPG; Cannery 2.jpg; 1947-07-29_BC p1_Community Cannery Opens in WBP.pdf; BC_CommunityCannery_06141949p3.pdf; BC_TunaPoolOCCanneryWBP_07281949_p1c4.pdf; BC_CanneryPacks1812CansTunaWBP_08071949p3c5.pdf; BC_OCSchoolsCanneryWBP_08141949p1c2.pdf

----- Forwarded message -----

From: **James Nicita** <james.nicita@gmail.com>

Date: Wed, Oct 21, 2020 at 8:38 AM

Subject: Public Comment No. 4: Agenda Item 7d City Commission meeting October 20, 2020: Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

To: Rachel Lyles Smith <rlsmith@orccity.org>, Rocky Smith, Jr. <rsmith@orccity.org>, <dmcgriff@orccity.org>, Frank O'Donnell <fodonnell@orccity.org>, Tony Konkol <tkonkol@orccity.org>, Kattie Riggs <kriggs@orccity.org>, Bill Kabeiseman <billkab@batemanseidel.com>, Carrie Richter <crichter@batemanseidel.com>, Laura Terway <lterway@orccity.org>
CC: Paul Edgar <pauloedgar@q.com>, Jerry Herman <riversoflifecenter@gmail.com>

Commissioners:

These comments continue my rebuttal to the staff report of Mr. Konkol and the memo of the city attorney Carrie Richter. I respectfully request that these comments and the attachments be placed into the record of the above-referenced agenda item.

Mr. Konkol states in his staff report that the McLoughlin Neighborhood Association requested historic designation of the Camp Adair buildings based on “new information;” i.e., that they were Camp Adair buildings. He then goes on to say that staff researched the matter and SHPO said that the buildings were not eligible for the National Register.

He misses the point entirely.

The question before the Commission right now is not whether the two buildings are eligible for the National Register, but whether they are eligible to be LOCAL landmarks. The criteria are different.

Furthermore, Mr. Konkol himself prevented citizens from establishing with facts the eligibility for local landmark status by refusing to consent to designation in 2017. Had he not refused consent, there would have been a Historic Review Board hearing whereby we could have submitted evidence into the record as to the building’s LOCAL significance.

I myself was working assiduously at the time to build that evidentiary record in anticipation of the local historic significance, and the Cannery in particular. I am attaching but a few of the many articles I researched in 2017, which would have been part of that record had Mr. Konkol not snuffed out citizen participation.

As you can see from the attached photo, there is still ample physical evidence of the Cannery’s past as a local cannery, even notwithstanding its origins as a Camp Adair building. The overhead steel running rail and the tub, as well as the sloped floor and center drain are all high-integrity physical evidence of a mid-20th century community cannery, and from a sociological and historical perspective a community cannery is much more significant than a private, industrial cannery. I bet one could count on one hand how many cities in Oregon have examples of community canneries within their boundaries.

Please compare this information with the 2004 survey that did not even attempt build an evidentiary record by which to evaluate local significance. “Move along, nothing to see here.”

Item 7d.

I respectfully request that the Commission finally grant the opportunity to citizens to have a full and fair hearing to establish the local significance of the two Camp Adair buildings.

Thank you,

James Nicita





Banner-Courier

THE PICTURE NEWSPAPER OF

KAMAS COUNTY

THE BANNER-COURIER, OREGON CITY.

7, JULY 29, 1947

Oregon City Places in Seaside Contest

campaign of Harriette Stewart, 19, representing the Seaside contest for the title of Miss Oregon, winning third place in the finals Sunday. Jo Anne representing Roseburg, won the coveted title, with McFetridge, 20, Miss Newport, second. Fourth and fifth were Betty Lou Pollack, 18, The Dalles, and Miss Portland.

The show came Sunday afternoon when the five contestants were brought back on the stage as the finalists. Robert Farrell Jr., chairman of the judges butted into a tense audience that the contest was so close the five would be required to again give a demonstration.

At this department that Miss Stewart unquestionably was the favorite. Oregon City boosters present were almost ready to cheer. Graciously Miss Stewart volunteered to sing her lovely, but hardly appropriate, two-piece bath-

notes and the audience only does on a singing artist. The contest her song was

URG, whose blond hair were outstanding. talent, as did Miss Stewart, who sang her own accompaniment. Miss Stewart's wood carving and dance samples of her talent made a short and then played the

ing took place after days of parading, parades, and teas. The girls talked to the girls in the inevitable situation of decision based upon singing suit, appearance, evening gown, percent, each of which

ENT CONTEST, on the Seaside grade school, Miss Stewart appeared in a green-evening dress of KOIN as her accompaniment. She sang "Caro mio zingaro" and for the first time the more popular song. Both were received with appreciation.

CH, chairman of the commerce tourist and sponsoring the contest, Miss Stewart with a dozen, long-stemmed roses, singing her song of

judges afterwards told that was the nicest of the girls down in Oregon City is to be con-

sult judging was held at with Miss Stewart in a two-piece green suit. The contest was a white around the bodice. She sang Sunday morning a two-piece green suit on finals.

WAS THE BIG DAY the 17 contestants separated by cabriolet to the beach. Thousands of street and boardwalk people winning her share of the girls got out of the up for inspection and graded down to a raised

turn to page 3)

ounty Girls

Community Cannery Opens Wednesday In Waterboard Park

Oregon City's community cannery, which was moved recently to new quarters in a war surplus building in Waterboard park, will open Wednesday for the season, according to Supervisor Therlow Leach.

Test run of the new equipment was made Monday, with a consignment of apricots, peaches and green beans being processed, and another test is scheduled today. Most equipment proved satisfactory in the trial operation Monday and no difficulties are expected to hold up the opening, Leach says.

NEW QUARTERS for the plant, formerly an army officers' club at Camp Adair, provide about 50 percent more floor space than the old location in the vocational school building, the supervisor advises. In addition, table space, new cookers and two new automatic boilers have been installed to expedite processing. These changes are expected to increase capacity about one-third, Leach says.

In the absence of Mrs. Helen McDowell, who conducts demonstrations of processing for new patrons, the cannery will be opened without a preliminary demonstration class, and staff workers will assist new patrons in learning the functions of the plant, states Leach.

ALSO PERSONS WHO PLAN to use the facilities, however, should call the plant, Oregon City 2-8241, and notify Leach of the amount and types of produce they expect to process. The cannery will open at 8:30 A.M. and tentative plans call for operating Wednesdays and Fridays until more working days are needed.

The cannery, operated under the direction of city school authorities, last year processed 26,500 cans of produce.

Traffic Tangle Talk Slated Wednesday



THE CHARMING PERSONALITY of Miss Oregon City (Harriette Stewart) was at no time more evident than when she congratulated the two girls who placed first and second in the Miss Oregon contest at Seaside Sunday. Left is runner-up Helen Elaine McFetridge and center the winner, Miss Jo Ann Amodeo. In wrestling third honors

In a field of 17 charmers from cities throughout the state, Miss Stewart proved herself poised and confident in all the many situations that came up during the whirlwind campaign. Her talent as a coloratura soprano admittedly topped all the other contestants. She sings tonight over KGON at 7 on the Hubach & Parkinson program. (Pix 7867)

Low-Test Milk Formula

Sewer E

Banner-Courier, Oregon City, Ore., Tuesday, June 14, 1949

Experts Deadlocked Community Cannery On Berlin Blockade Opens Today for Summer Operations

BERLIN, June 13 (UP)—Transport and economics experts of the four occupation powers failed to reach agreement today on the lifting of the Berlin "Little Blockade." They tossed the problem back to the foreign ministers in Paris.

The foreign ministers had given the experts until midnight tonight to solve the rail, road and water transport problem.

UNABLE TO REACH agreement after three days of almost continuous sessions, the French, British, Russian and American representatives gave up after a six-hour meeting today and dispatched individual reports to their foreign ministers.

But some relief was in sight. Signs pointed to a vote by striking railroad workers tomorrow to accept a four-power compromise plan and end their prolonged rail tieup. This would allow trains to roll by Wednesday morning.

Multnomah County Man New President

S. B. Hall, eastern Multnomah county cattle raiser, was elected president of the Holstein-Friesian Association of America, national breeders' organization, at the closing session of a recent convention in San Francisco.

The new president is the first person west of the Mississippi river to head the organization, which claims to be the largest cattle breeders' association in the nation.

Hall, who served as vice-president of the national group during the last year, also was one of its seven herd classification inspectors. He was Multnomah county's first coun-

Oregon City's community cannery, operated under direction of the city school system in a building in Water Board park, will start operations today on a one-day-a-week basis, according to Supervisor Therlow Leach.

The cannery will be open from 8 AM to noon each Tuesday to process produce for persons using the facilities, and will operate the remainder of the time necessary each day to complete processing the food.

COST OF CANNING will be the same as last years prices—7 cents each for No. 2 cans, 8 cents for No. 2½ cans and 1 cent a can additional for long-cooked foods such as meats.

In an attempt to make the cannery pay its own way, a 50-cent charge is being made for each privilege card issued. These cards are needed by persons using cannery services.

First produce expected to be processed in the cannery probably will include asparagus, peas, spinach and berries, Leach said.

LEACH WILL HEAD the cannery staff, and Mrs. Neal McDonald will be in charge of instruction for persons using the facilities. Information on other operations of the cannery may be obtained by calling either of these persons at Oregon City 4470, Leach said.

More operating days probably will be put on the plant's calendar as soon as the flow of produce increases to a point where additional canning time is needed.

Float Successful, but Jaycees Remain in Hole

Rose Festival float project Oregon City junior chamber of commerce was a success in that the float earned a third place award

Decontrolling of rents should be effected in fairness to landlords and in keeping with the American principle of free enterprise, is the comment from most persons questioned on this topic.

Most of those queried pointed out that some objections might be made to the decontrol of rents while housing is short, but others point out they believe the housing shortage in Oregon City is not too serious, and that nearly anyone can find a home in a few weeks if he is not too particular about temporary accommodations.

Specific answers:



L. A. TURNEAURE, shoe repairman, Molalla, avenue—"I think property owners should have something to say about how much money they can collect from tenants. I think decontrol is a good idea if there are checks provided to prevent abuse of the privilege given landlords to set their own rents." (Mr. Fix photo 25120)



JAMES W. SHORT, of the Automotive Parts & Machine Works—"Rent control was needed during the war, but now we should get back to a free enterprise system and let competition govern business. If rent control is left on, I believe all business should be subject to price control. Otherwise, controls should be lifted on rents. Of course there will be some abuse as long as housing is short, but competition eventually will force down high rents." (Mr. Fix photo 25118)



WILLARD WILKINSON, logger—"Landlords have many problems and in many cases need more revenue from tenants to solve them. I think decontrol is a good idea, but many people who want to live in expensive homes and pay low rent would like it." **JOHN T. HOCHSIAETER**, barber—"I believe all persons in business should be treated alike, and if both landlords and tenants are fair about this thing decontrol would be the proper step. If the government holds down the price of rent, it should clamp down on other prices too, and not just hand-pick landlords." (Mr. Fix photo 25117)

Polio Threat Said Present In County Area

Louisiana Survey Finds Comparable Community Unsafe

High incidence of polio in Louisiana communities, as shown by a recent survey, points up a threat in the Oak Grove suburban section of Clackamas county, warns County Sanitarian John Borden.

Lack of sewage disposal in densely populated areas causes saturation of the soil with effluent from septic tanks and cess pools, Borden points out. Such saturation is evident in the Oak Grove area where seepage is found in many pools, street-side ditches and small water courses.

Borden points out that this pollution endangers health, particularly of little children who are attracted to play in such places.

THE LOUISIANA survey showed that cities with little or no treatment of their water supply had the highest incidence of polio and cities treating by filtration and chlorination or softening had the lowest case rates.

"Communities with both water and sewage systems had the fewest cases—26.6 per 100,000 population; those with water, but no sewage systems, showed an incidence of 32.6 cases per 100,000, and those without either water or sewage systems 39.7 cases per 100,000."

BORDEN points out that polio is more prevalent in communities where public water systems provide adequate domestic water supplies but in which there are no public sewage disposal systems.

The sanitarian says the fact that the Oak Grove area recently enlarged and extended its water distribution system places it in a comparative position to the surveyed areas in Louisiana where polio incidence was the highest.

He suggests that other communities in Clackamas county, other than Oak Grove, might use the Louisiana survey as a yardstick to measure their own facilities to reduce the threat of polio.

Key Theft Shuts Down Gravel Plant

A recent one-day wave of burglaries in the Canby area, one of which resulted in a shutdown of a gravelpit plant for two days because the burglar took all the keys to locks in the plant, is believed by Canby police to be the work of a lone prowler.

Police reported that the burglar ransacked the J. J. Higdon sawmill and gravel plant, stole three payroll checks and the keys and attempted to drive off a truck loaded inside the fenced grounds of the establishment. They said one of the checks, for \$61, was cashed by an unidentified man at a Canby store the day after the prowling.

THE PROWLER entered the plant office by jimmying a window, after taking the checks, written for a total of \$199, he broke open other locked buildings and cabinets but failed to take anything from them. He abandoned the truck after driving it to a padlocked gate.

The plant was shut down two days while locksmiths refitted virtually all locks at the establishment. Police, the same day received reports from W. H. Jackson, Barlow, that a prowler attempted to steal a car from its parking place in front of the Jackson residence, and from Mrs. Cora Higginbotham, just north of Canby, that a prowler ransacked her house and carried off \$19 in cash. They said the burglaries appear to have been committed by the same man.

OC Cannery to Operate Three Days Each Week

Canning facilities at the Oregon City schools community center, in Waterboard park will be open to the public Monday, Wednesday and Friday until further notice. Therio Leach, cannery supervisor, announced.

Hours for taking in produce will continue on the AM to 12 noon schedule, using the afternoon for processing and canning. Peaches and tomatoes now coming in makes the extra day necessary. The cannery has been open only two days each week.

Orders for the salmon pool are now being taken with delivery of the salmon expected about September 12. Price of the fish has not been announced.

Faulty Wiring Causes



LT. COL. D. A. ELLIGET, corps of engineers, acting Portland district engineer, (left), presents labor-saving and safety suggestion awards to three

employees of the US army at Willamette falls locks. From the left are Richard Akers, David Anderson and John P. Tatone.

Rent Decontrol Powers Adjudged Constitutional

LOS ANGELES, Aug. 12 (AP)—Federal Judge Leon R. Yankwich today held the National Rent Control act is constitutional and said he differed with a Chicago jurist who ruled previously that the act was unconstitutional.

"The war emergency still exists and the US supreme court has held repeatedly that war powers may be exercised for a number of years after the shooting war ends," Judge Yankwich declared.

He said he did not "agree" with the recent action of Federal Judge Elwyn Shaw of Chicago, who ruled a section of the act giving cities power to end rent control was unconstitutional. Shaw said congress cannot delegate such power to local communities.

JUDGE YANKWICH, however, declared congress can delegate such authority. He said the authority is no greater than that given advisory committees under the agricultural act to fix quotas for the interstate shipment of citrus fruits.

A hearing on a rent decontrol proposal petitioned by a delegation of Oregon City landlords at the August city commission meeting will be held this fall. It was decided recently. Date for the hearing probably will be set at the September meeting of the commission, says Mayor Raymond P. Canfield. Several other Oregon cities already have decontrolled rents under the national rent control act.

Yankwich also held that the federal government is not bound to a one year limitation in suing for a titution on behalf of tenants from whom landlords have made illegal over ceiling collections.

HIS RULINGS came as he denied a landlord's motion to dismiss a government suit which alleged over-ceiling collection between January 7, 1945 and last June 30. The defendants, Mr. and Mrs. Robert Emery, had cited the Chicago ruling as precedent for their claim of unconscionable.

Democrat Leader Backs Latourette for Bench

WASHINGTON, D. C., Aug. 12 (AP)—Willis E. Mahoney, Oregon Democratic leader, today said he had called on President Truman to urge appointment of Circuit Judge Earl C. Latourette of Oregon City as Oregon's new federal judge.

Mahoney said he was unalterably opposed to selection of Gus Solomon, Portland attorney. Solomon has been prominently mentioned along with Latourette as a possible choice for the judgeship.

Grid Practice to Start August 24 on OC Field

Football practice will start at Oregon City high school August 24, in preparation for the squad's first game of the season early in September, announces Coach Chuck Elliott.

Elliott says he has moved to Oregon City, and invites prospective players to visit him at his home, 1215 12th street, so he can get better acquainted with hopefuls for the 1949 squad.

The coaching staff will start issuing equipment August 25.

Fair Participation Plans to Keynote Jersey Club Meet

Final arrangements for participation in the forthcoming county and state fairs will keynote the next meeting of the Clackamas County Jersey Cattle club, scheduled for Sunday, August 21, at Rivercrest Jersey farm, three miles southwest of Wilsonville on the river road between Wilsonville and Newberg.

The meeting, which begins with a pollock picnic meal at noon, will be held under the giant old cherry trees that crown the crest of the high bank overlooking the Willamette river in the historic old dwelling that has stood on this scenic spot since its erection in 1955. Mr. and Mrs. Harry P. Lane are to be co-hosts with Rivercrest's owners, Mr. and Mrs. Charles E. Couche.

While the entry books are closed for the state fair, a few days still remain for making entries in the county fair before the closing date of August 24, and C. E. Finnegan, president of the Clackamas County Jersey Cattle club, urged all members who can show stock to make their entries before that deadline. This request also applies to the affiliated youth organizations, 4H and FFA.

TRANSPORTATION blanks for the stock to and from the fair will be issued free to members at the Rivercrest meeting. It is hoped that the Jersey exhibition in the county fair will rival the splendid showing made at the club's recent spring show.

Bob Broderick will make a report on the August 13 meeting of the board of directors of the Oregon Jersey Cattle club held at Grants Pass. Broderick, Mr. and Mrs. William and Mrs. Charles E. Couche accompanied Broderick to this southern Oregon meeting, which was called on behalf of the pending farm project being sponsored by the state club.

RIVERCREST'S RECENTLY completed grade A milkhouse with its adjacent 12-cow milking parlor and the herd of more than 40 Jerseys, including Fairmead, Solitude Journal, the young bull that won Grand Championship at the club's June Spring show, will offer added interest to the Clackamas club's meeting August 21. Guests from neighboring county Jersey clubs are expected to be present.

Dr. and Mrs. Vincent A. Para, new-barristers to Clackamas county who recently purchased a small herd of Jerseys for their dairy and walnut farm in the vicinity of Mountain View, will be introduced and voted in as new members of the club.

Wage Increase to Mean High Costs, Fewer Jobs

NEW YORK, Aug. 12, (AP)—An investment banker charged today that new wage increases for 1 million steelworkers could set the nation

Stalled Trailer Nicked at Singer Hill RR Crossing

A southbound Southern Pacific freight train Friday morning struck a two-wheeled trailer on the track at the Singer hill crossing in Oregon City, moments after a car towing the trailer had stalled just over line tracks. Damage was light.

Driver of the car, Al Zinn, Willamette, said his car motor died as he started up the hill and left the empty trailer on the track. Failing to get the motor going again, he got out and uncoupled the trailer, and was attempting to pull it off the track when he saw the train coming. The train was moving slowly and was stopped with the engine several car-lengths from the mishap.

The accident was the second to occur at the crossing in two weeks. The Southern Pacific's new streamliner Shasta, Daylight, struck a stalled automobile on the tracks August 1, a few seconds after Mrs. R. E. Robin, 24, McLoughlin Heights, and her 10½-month-old daughter got out of the vehicle.

Shortage Noted in Harvest Labor Pool

A steady increase in the demand for hop pickers during the last week has created a "slight shortage" of harvest labor in Clackamas county but the situation is not alarming, according to T. L. Huff, manager of the Oregon City office of the state employment service.

Huff said the Oregon City office currently needs about 100 additional hop pickers to balance the demand, and urged that prospective workers register with the office.

THE OFFICE is dispatching from 125 to 150 workers each morning to hop yards.

Clackamas county's hop and bean acreage is considerably smaller than that of Marion county, and Huff said he expects no serious shortage of harvest workers needed to handle the crops. Bean picking will be virtually completed next week in the county.

Sawley Head Donates Melons for Jaycee Fete

Watermelons donated by George Renoud, manager of the Oregon City Safeway store, will be on the menu of the first annual picnic of the Jaycees, and the Jaycee-ette Thursday evening at Milkrick park. Arrangements have been made for 50 couples to attend the get-acquainted outing.

Part of the dinner, including ham with all the trimmings, will be furnished by the club although each couple has been asked to bring their favorite hot dish or salad to add to the menu.

Committee members are Virgil Burghard, chairman, Dick Anderson, Dick Coleman, Don Carter and Lou Immer. Jim Bailey is the Jaycee-ette, and the Jaycee-ette Kenneth Kerr is in charge of the games. Bill Estes and Fannie Thorp are responsible for refreshments.

Item 7d.

Senate Prep To Get Stopped From Vau

Truman's Aid Tell of Relat With Influen

WASHINGTON, Aug. 12 (AP)—Sen. Harry H. H. appear before senate in and tell them about it with the capital's "influx" men. It was learned to Just when the president aide will testify was not it may be next week.

man Clyde R. Hoey (D), the senate investigating told reporters Vaughan "ed a willingness to ap the committee and test time the committee deal Committee members a him about his friendship per center." James V. H. assful efforts to get a b mit issued for Tanforan reports the "he reced freezer from employers, John Maragon, and as items linking him with der investigation.

THAT VAUGHAN w story sooner or later w as:

1. The capital buzzed that several prominent officials received deep fr Maragon's former boss.

2. The committee heard that Presidential Assistant Steelman Casper endorsed "five per center" who as a procurer of gover tracts for businessmen investigation.

3. Evidence was pr Maj. Gen. Alden H. W. The army chemical corps der suspension pending of his relations with dictated a memorandum in the office.

Disclosure that Vaughn came after Sen. Joe Carthy (R.), Wis., a member, had demanded ane.

PRESIDENT TRUMAN has no objections to it testifying. Truman told fence yesterday that know whether the Tan was true.

The deep freeze story committee unprepared t Albert J. Gross, a Milwaukee maker makes t sending deep freezers and others were.

Gross said the freezer for by David A. Benne of Albert Vercy.

Gross said the freezer worked at the time as the firm's overseas bus

Ford Strike (Nod of UAW

DETROIT, Aug. 12 (AP)—United Auto Workers executive board today nationwide strike again Motor company "if an essay to win the just Ford workers."

The strike authorizat nounced by UAW Pres R. Reuther who is seek sions, health security a round wage increase f Ford workers.

Reuther said contrac the automotive smu continue. No strike day ed.

"The union's negotia tee will continue to n the tax in an eff a fair and equitable through intelligent c gaining access the conf Reuther said.

Chinese Reds In High Tax on Sm

SHANGHAI, Aug. communists have in cense tax of almost 5 etc. the tax is about six seats or less.

For vehicles with six seats—station wa, etc.—the tax is abo a year. The levy, p terly installments, i to commercial tax, ightly re

Kattie Riggs

Subject: FW: Public Comment Part 5: Agenda Item 7d City Commission meeting October 20, 2020: Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

From: James Nicita <james.nicita@gmail.com>

Sent: Wednesday, October 21, 2020 12:37 PM

To: Rachel Lyles Smith <rlsmith@orccity.org>; Rocky Smith, Jr. <rsmith@orccity.org>; Denyse McGriff <dmcgriff@orccity.org>; Frank O'Donnell <fodonnell@orccity.org>; Tony Konkol <tkonkol@orccity.org>; Bill Kabeiseman <billkab@batemanseidel.com>; Carrie Richter <crichter@batemanseidel.com>; Kattie Riggs <kriggs@orccity.org>; Laura Terway <lterway@orccity.org>

Cc: pauloedgar@q.com; Jerry Herman <riversoflifecenter@gmail.com>

Subject: Public Comment Part 5: Agenda Item 7d City Commission meeting October 20, 2020: Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

Commissioners:

These comments continue my rebuttal to the staff report of Mr. Konkol and the memo of the city attorney Carrie Richter. I respectfully request that these comments and the attachments be placed into the record of the above-referenced agenda item.

Mr. Konkol asks the Commission to rely on his prior refusal to consent to designation of the Camp Adair buildings. He and the city attorney cite previous LUBA cases that upheld his past refusal to consent.

I have read those cases, and I think there are some different arguments that can be made from those made in that prior LUBA case. I do not think the city manager has authority to refuse to consent to designation, and I don't thin the City Commission can rely on past refusals to consent to designation by the city manager.

1) Historic designation is a policy matter. Elected officials make policy, managers implement policy. Right within the context of ORS 197.772, we see that subsection (3) allows a property owner to remove from the property designation that was imposed on the property by the local government. That initial designation would have been an act of the legislative body, or any body it has delegated the power to. Therefore, a manager does not have power in designating, or withholding designation for historic status.

2) The owner of the property is the corporate body of Oregon City, not the individual city manager. If the legislature wanted to empower individual city managers to refuse designation, it would have said so specifically. The City Commission of Oregon City is the decision-making authority of the corporate body of Oregon City. It has delegated designation power to the Historic Review Board, not to the City Manager.

3) Within the City Charter of Oregon City, Section 21(c)(6) gives the city manger "general" supervision over city property. Denying consent to designate a historic property is a very "specific" act of supervision; therefore the city manager does not have that power.

4) Section 21(c)(3) states explicitly that the city manager shall have "no control" over the City Commission. The position that Mr. Konkol and Ms. Richter advance would be an exercise of city manager control over the City Commission's ability to make policy and decisions as to whether the corporate body of Oregon City will grant or deny consent to a citizen or the HRB to designate a city-owned property as historic.

5) The City Commission, in adopting the 2004 comprehensive plan by ordinance, including its Goal 5 inventory and the 2002 re-survey that specifically determines that the two Camp Adair buildings are "historic-contributing" structures

within the McLoughlin Conservation District, has already made the policy decision that the Camp Adair buildings designated historic.

Item 7d.

In connection to last weeks discussion of “home rule”, as a citizen I have a preference for having my elected officials, who live in Oregon City and are accountable to Oregon City voters, be the ones to make significant decisions on Oregon City historic properties; not an unelected city official who does not live in Oregon City. I hope all of the Commissioners can agree on that proposition as an easy call.

Finally, I don’t think the City Commission has the power, currently, to refuse consent to designation, because, as I have indicated previously, it has delegated in city ordinances with mandatory language that an application for historic designation “shall” be forwarded to the Historic Review Board. They City Commission could, if it wanted to, enact an ordinance specifying how the consent question in ORS 197.772 will be handled, but it has not done so.

Thank you,

James Nicita

Kattie Riggs

Subject: Public Comment Part 6: Agenda Item 7d City Commission meeting October 20, 2020: Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

From: James Nicita <james.nicita@gmail.com>

Sent: Wednesday, October 21, 2020 1:24 PM

To: Rachel Lyles Smith <rlsmith@orcitem.org>; Rocky Smith, Jr. <rsmith@orcitem.org>; Denyse McGriff <dmcgriff@orcitem.org>; Frank O'Donnell <fodonnell@orcitem.org>; Tony Konkol <tkonkol@orcitem.org>; Bill Kabeiseman <billkab@batemanseidel.com>; Carrie Richter <crichter@batemanseidel.com>; Kattie Riggs <kriggs@orcitem.org>; Laura Terway <lterway@orcitem.org>; John M. Lewis <jmlewis@orcitem.org>

Cc: pauloedgar@q.com; Jerry Herman <riversoflifecenter@gmail.com>

Subject: Re: Public Comment Part 6: Agenda Item 7d City Commission meeting October 20, 2020: Request for Local Designation of Historic Landmarks: The Community Cannery & Workshop Annex Camp Adair Buildings (122 and 220 S. John Adams Street)

Commissioners:

These comments continue my rebuttal to the staff report of Mr. Konkol and the memo of the city attorney Carrie Richter. I respectfully request that these comments and the attachments be placed into the record of the above-referenced agenda item.

Mr. Konkol asks the Commission to proceed with the demolition of the Camp Adair buildings. I would like to provide some information for the Commission's consideration of that request.

During earlier proceedings on this matter, Commissioner McGriff requested that the demolition involve deconstruction of the two buildings, and re-use of the materials.

I draw the Commission's attention to the following statute in the public contracting code:

279C.510 Demolition contracts to require material salvage; lawn and landscape maintenance contracts to require composting or mulching. (1) Every public improvement contract for demolition shall contain a condition requiring the contractor to salvage or recycle construction and demolition debris, if feasible and cost-effective.

(2) Every public improvement contract for lawn and landscape maintenance shall contain a condition requiring the contractor to compost or mulch yard waste material at an approved site, if feasible and cost-effective. [2003 c.794 §139]

This statute clearly indicates that a demolition contract is a contract for a "public improvement."

I next draw the Commission's attention to the following section of our city charter:

Section 39 - Bids.

A contract *for a public improvement* to be made by a private contractor shall be let to the lowest responsible bidder for the contract and shall be done *in accordance with plans and specifications approved by the commission*. The commission by ordinance may exempt contracts of a particular nature or under a designated dollar amount from public bidding.

I can't recall the plans and specifications for the demolition of the Camp Adair buildings ever having been approved by the City Commission.

Item 7d.

Obviously, if they had been presented to the Commission, Commissioner McGriff would have been empowered to make sure that her concerns over salvaged materials could have been enshrined in those plans and specifications, along with language empowering the Commission to determine what is "feasible" and the power to hold staff and the contractor accountable for ensuring that salvaging is actually taking place. Not presenting the plans and specifications disempowered Commissioner McGriff and the rest of the Commission.

As it stands now, if the Camp Adair buildings are demolished, none of the trusses will be saved, nor will any of the historic windows. The buildings will become splinters, just as the Armory became splinters. True salvaging would only occur if the Commission were to approve the plans and specifications in advance and make sure the detail on salvaging is clear in the specifications.

I believe that any demolition solicitation should be re-done, according to plans and specifications approved by the Commission in advance, if that approval has not been given previously.

Thank you,

James Nicita

Kattie Riggs

Subject: Camp Adair buildings discussion tonight - James Nicita's application
Attachments: City Commission 2020-10-21 SNT Camp Adair buildings_MNA.pdf

From: Jesse A. Buss <jesse@wlgpnw.com>
Sent: Wednesday, October 21, 2020 1:32 PM
To: Frank O'Donnell <fodonnell@orccity.org>; Denyse McGriff <dmcgriff@orccity.org>; Rocky Smith, Jr. <rsmith@orccity.org>; Rachel Lyles Smith <rlsmith@orccity.org>
Cc: Carrie A. Richter <crichter@batemanseidel.com>; recorderteam <recorderteam@orccity.org>; recorderteam <recorderteam@orccity.org>; Cameron McCredie <Cmccredie@windermere.com>
Subject: Camp Adair buildings discussion tonight - James Nicita's application

Dear Commissioners:

Attached please find my correspondence on behalf of the McLoughlin Neighborhood Ass'n regarding the Camp Adair buildings discussion, scheduled for tonight.

Thank you,

Jesse



Jesse A. Buss, *Attorney*
Willamette Law Group
411 Fifth Street
Oregon City OR 97045-2224
ph: 503-656-4884
fax: 503-608-4100
jesse@WLGpnw.com
www.WillametteLawGroup.com

You may also contact my assistant, Michael Peck, at mpeck@WLGpnw.com and 503-655-5745.

Note: this email and any attachments will NOT follow via U.S. Mail or fax unless otherwise stated above.

This message may contain confidential communications and/or privileged information. If you have received this message in error, please delete it and notify the sender.

JESSE A. BUSS
411 FIFTH STREET
OREGON CITY, OR 97045



PH 503-656-4884
FAX 503-608-4100
JESSE@WLGpnw.COM

October 21, 2020

Oregon City Commission
625 Center St.
Oregon City OR 97045

RE: James Nicita's 10/9/2020 Application for Designation of Historic
Landmarks – Camp Adair buildings

Dear Commissioners:

Tonight you're scheduled to discuss Mr. Nicita's October 9th Application for Designation of Historic Landmarks regarding the Camp Adair buildings located in Oregon City. This letter is submitted on behalf of my client, the McLoughlin Neighborhood Association (MNA), and expresses the MNA's position on Mr. Nicita's application. As explained below, although the MNA supports the in-place preservation of the Camp Adair buildings, the Commission's anticipated designation of the surrounding land as parkland is of primary importance to the MNA. The MNA does not support Mr. Nicita's landmarks application to the extent that it jeopardizes these parkland protections.

As you know, Mr. Nicita's application is identical to the application that the MNA submitted in early 2017. That 2017 application contained newly-discovered historical records regarding the Camp Adair buildings, including their origin and subsequent uses, and addressed the local criteria for landmark designation. It was the MNA's position at that time, and it remains the MNA's position now, that the Camp Adair buildings are important local landmarks that should be preserved.

The MNA's 2017 application was ultimately unsuccessful. While a hearing on the application was initially scheduled before the Historic Review Board (HRB), that hearing was cancelled because the City declined to allow the process to move forward. The MNA's 2017 application therefore died on the vine, without any formal opportunity to make its case for historic preservation of the buildings. As a result, to this day the HRB hasn't weighed in on the merits of preserving the Camp Adair buildings under the criteria in our local code. The same is true of the City Commission.

Fast forward to today. A lot has changed in the past three and a half years since the MNA submitted its landmark application. Instead of fighting about the land on which the Camp Adair buildings sit, there is now a consensus that the land should be preserved as designated parkland. The public works facility is in the process of moving elsewhere. Instead of court battles, legal cases are being resolved or are on hold, saving resources for everyone and building trust. The MNA wants to see that trust continue to grow, and compromise is a good way to build trust.

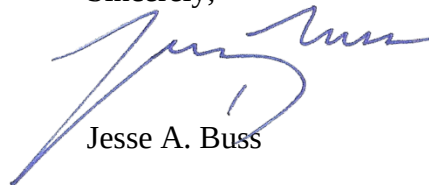
Although the MNA would like to see the Camp Adair buildings left alone for now, and their future considered during the public planning process for an updated Waterboard Park master plan, the MNA is not willing to jeopardize the trust and compromise that's been built with the City Commission. For that reason, the MNA is taking a neutral position on Mr. Nicita's application.

If Mr. Nicita's application proceeds to an HRB hearing on the merits, the MNA will likely participate in supporting the application at that time. However, the question before the Commission now is not whether the Camp Adair buildings meet the historic landmark criteria under local code, but whether it will allow Mr. Nicita's application to move forward with the HRB. Whether or not his application moves forward, the MNA does not support any course of action that will further delay the Commission's expressed plan to designate public parkland at the Camp Adair buildings site.

However the Commission decides to proceed on Mr. Nicita's historic landmarks application, I note that designating the land as charter parkland would have no impact on the ability to demolish or move the Camp Adair buildings at a later time. Parkland designation merely prevents the *construction* of new buildings on parkland; it does not prevent the demolition or removal of buildings that already exist.

Thank you.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jesse A. Buss', is written over the printed name.

Jesse A. Buss

cc: Cameron McCredie, MNA Chair
MNA Steering Committee
Carrie Richter, Deputy City Attorney

Kattie Riggs

From: Paul Edgar <pauloedgar@q.com>
Sent: Wednesday, October 21, 2020 11:59 AM
To: pauloedgar@q.com; Denyse McGriff; Rocky Smith, Jr.; Rachel Lyles Smith; Frank O'Donnell; recorderteam
Cc: Jim Nicita - Home/office; Jesse A. Buss
Subject: Draft Resolution to the Oregon City, City Commission for today's considerations
Attachments: Draft Resolution Camp Adair Buildings.docx

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

In hope, that an honest effort is made to to save these two Historic Camp Adair buildings, it would be appropriate to submit to the Board of County Commissioners a resolution like this coming from the City Commission.

I am a member of the Clackamas County Historic Review Board and Clackamas County Veterans Advisory Council and it would be my hope that with this resolution it could lead to gaining approval from the County Commissioners to just move these two building at time to save them from destruction, and that is all that I am trying to get done at this time.

Nothing Ventured - Nothing Gained, and moving these two building and re-purposing them within preservation is the best possible outcome!!

This just allows me and others to put our best foot forward and this would help a great deal.

Paul Edgar, Oregon City

DRAFT

Item 7d.

RESOLUTION No. _____

**A RESOLUTION REQUESTING BOARD OF CLACKAMAS COUNTY COMMISSIONERS
APPROVAL AND AUTHORIZATION OF PLACEMENT TWO HISTORIC CAMP ADAIR OFFICERS
CLUB BUILDINGS ON THE VETERANS VILLAGE SITE IN CLACKAMAS, OREGON FOR USE AS
VETERANS HOUSING AND/OR SERVICES**

WHEREAS, in 1947 two officers clubs from the World War II Camp Adair training base in Benton County were transported to Oregon City for community use; and

WHEREAS, one of the officers clubs was used as a community cannery, and the other was used as an annex to the vocational education building; and

WHEREAS, the Oregon City Public Works Department has used the two buildings for storage purposes for several years as part of its operations complex on Center Street; and

WHEREAS, the City of Oregon City has broken ground on a new operations complex on Fir Street in Oregon City; and

WHEREAS, the Public Works Department no longer has need for the two Camp Adair officers clubs as storage space; and

WHEREAS, citizens of Oregon City have presented the City Commission with a concept of using the two Camp Adair officers clubs as housing for veterans or for veterans services, as part of the Veterans Village complex at 16575 SE 115th Avenue in Clackamas, Oregon; and

WHEREAS, the City Commission finds that the concept presented has merit, in terms of veterans housing and/or services, as well as historic preservation; and

WHEREAS, the Veterans Village site is owned by Clackamas County, and

WHEREAS, permission from the Board of County Commissioners is required to move the two Camp Adair officers clubs to the Veterans Village site;

NOW THEREFORE, BE IT RESOLVED, by the City Commission of Oregon City that:

The City Commission of Oregon City respectfully requests that the Board of Commissioners of Clackamas County grant formal approval and authorization to any interested party to move the two Camp Adair officers clubs to the Veterans Village site in Clackamas, Oregon, for use as veterans housing or veterans services.

Read and adopted at a regular meeting of the City Commission held on the 21st day of October 2020.

DAN HOLLADAY, Mayor
(RACHEL LYLES-SMITH, Commission President)

Attested to this 21st day of October, 2020

Approved as to legal sufficiency:

Kattie Riggs, City Recorder

City Attorney

Resolution No. _____
Effective Date: October 21, 2020

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CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: City Commission
From: Public Works Director John Lewis

Agenda Date: 10/21/2020

SUBJECT:

Resolution No. 20-32, Declaring an Emergency and Exempting the Molalla Avenue Streetscape Project from Prohibition Against Unlawful Noises on a Temporary Basis

STAFF RECOMMENDATION:

Staff recommends that the City Commission review and approve Resolution No. 20-32, allowing night work to occur on the Molalla Avenue project from October 21, 2020 to December 1, 2021.

EXECUTIVE SUMMARY:

The City is continuing construction of the Molalla Avenue Streetscape Project. This resolution will extend night work for the public communication utilities and Kerr Contractors Oregon LLC, to complete portions of the work during night hours. Night work was included in the project scope and is necessary to avoid disruption to the high traffic volumes along this corridor and business hour interruption of services and access to businesses. During the timeframe of the last Molalla night work resolution, Oregon City did not receive any complaints of the night work or any noise complaints. During this timeframe, we personally reached out to businesses along the corridor multiple times and have published communication of the work being performed nearly every week through project websites, mailings, and social media.

Work outside of daytime hours is prohibited without City Commission approval in residentially-zoned neighborhoods per Oregon City Municipal Code Section (OCMC) 9.12.023. Most of the area along the project is commercial with pockets of residential housing along the west side of Molalla Avenue.

OCMC Section 2.52.020 defines “emergencies” to include “utility or transportation emergencies.” Night work on this project is anticipated to be limited to normally busy travelways and key construction elements that take several hours to complete. The project team understands that work at night is impactful to residential property, and as such they intend to follow City Commission direction regarding discretion on permitting night work and providing adequate neighborhood notification.

BACKGROUND:

Molalla Avenue from Beavercreek Road to Oregon Highway 213 in Oregon City is a key corridor for motorists, transit users, pedestrians, and bicyclists. The corridor connects Oregon City's Downtown and Regional Center with Clackamas Community College and the Clackamas County Red Soils Campus and connects residential areas on the west side to commercial areas on the north and east sides.

This project consists of constructing roadway improvements mostly on the west side of Molalla Avenue to make the corridor safer for people biking, walking, and taking transit. The project also includes critical new and replacement waterlines within the corridor.

The City has entered a contract with Kerr Contractors Oregon, LLC to construct the Molalla Avenue Streetscape Project. The contract work involves many aspects. Both Kerr Contractors and the City's project team are recommending that some elements of construction be done at night to minimize impacts to traffic at Beavercreek Road and to local businesses.

Most of the project work will be done during regular construction hours. However, given the high volume of traffic that uses this corridor, and to protect the public and the contractor's safety, we are proposing that waterline construction and road work between the intersection of Beavercreek Road and Clairmont Way be constructed at night to prevent traffic impacts. The public communication utilities are thought to be in a similar situation. Other project work in key areas, such as fronting the Post Office and the Fire Station, may require night work. Other work that involves water system tie-ins or placement of signal equipment may require construction staging at night. All night work would be expected to begin after the peak evening travel time (6:00 p.m.) and then finish before the peak morning travel time (6:00 a.m.).

OCMC 9.12.023.E declares the construction, demolition, alteration or repair of any building or the excavation of any streets and highways in a residentially-zoned neighborhood between the hours of ten p.m. and seven a.m., Monday through Saturday; and between eight p.m. and nine a.m. on Sunday to be a code violation. Per Oregon City Municipal Code (OCMC) 2.52.020, "emergencies" include "utility or transportation emergencies." OCMC 2.52.040 (L) authorizes the City, in cases of emergency, to "order such other measures as are necessary for the protection of life or property, or for the recovery from the emergency." Adoption of Resolution 20-32 provides City Commission approval for temporary emergency night work.

Because of the significant impacts to the neighborhood that would result from daytime work on the project – including limited emergency services, disrupted power supply, construction safety, and impacted transportation facilities that require nighttime work – staff is recommending that the City Commission declare a limited emergency for this particular location to allow for nighttime work to occur that would otherwise be prohibited by the City's Code. City staff recognizes that, even with the emergency declaration, this project will have impacts on neighbors, property owners, and

businesses along this corridor and will work with the affected parties to ensure the impacts are limited and that the project is ultimately successful.

On June 17, 2020, City Commission approved Resolution No. 20-21 authorizing four months of night work. In the past four months, staff have allowed the contractor to work at night three times for traffic control staging switchovers and three consecutive weeks in the last month to bore signal conduit and install water services across Molalla Avenue. During this night work, staff has received no calls or complaints.

OPTIONS:

1. Approval of Resolution No. 20-32 exempting the Molalla Avenue Streetscape Project from prohibition against unlawful noises on a limited and emergency temporary basis **as written** from October 21, 2020 to December 1, 2021. This option will help to ensure that the project will accommodate businesses and through traffic and allow for greater safety for the contractor and the public during the construction of these improvements.
2. Approval of Resolution No. 20-32 exempting the Molalla Avenue Streetscape Project from prohibition against unlawful noises on a limited and emergency temporary basis **with modifications** to the proposed date range.
3. Disapproval of Resolution No. 20-32 exempting the Molalla Avenue Streetscape Project from prohibition against unlawful noises on an emergency temporary basis. This option will adversely impact the public and the contractor and disrupt businesses during the construction of these improvements.

RESOLUTION NO. 20-32

A RESOLUTION DECLARING AN EMERGENCY AND EXEMPTING THE OREGON CITY DEPARTMENT OF PUBLIC WORKS FROM THE PROHIBITION AGAINST UNLAWFUL NOISES ON A TEMPORARY BASIS

WHEREAS, Oregon City Municipal Code (OCMC) 2.52.020 defines “emergencies” to include “utility or transportation emergencies”; and

WHEREAS, OCMC 2.52.040(L) authorizes the City, in cases of emergency to “order such other measures as are necessary for the protection of life or property, or for the recovery from the emergency”; and

WHEREAS, the City has set aside funds to construct certain roadway improvements, including Molalla Avenue Streetscape Project (the “Project”); and

WHEREAS, transportation in the vicinity of the Project is vital to the community and interfering with transportation use during the day will cause significant disruption to the economic life of the City; and

WHEREAS, the Project also includes overhead communication lines relocation work that will likely have minimal disruptions to some businesses and residents in the vicinity of the Project; and

WHEREAS, the Project includes work done in the vicinity of Clackamas County Fire District #1's Station 16, which may temporarily impede traffic to or from the Station; and

WHEREAS, the method that allows the City to best effectuate the Project requires that work be done at night to minimize impacts on the City's residents, businesses, transportation facilities, communication system, and emergency services; and

WHEREAS, OCMC 9.12.023(E) declares the construction, demolition, alteration or repair of any building or the excavation of any streets and highways in a residentially-zoned neighborhood between the hours of ten p.m. and seven a.m., Monday through Saturday; and between eight p.m. and nine a.m. on Sunday to be a violation.

NOW, THEREFORE, OREGON CITY RESOLVES AS FOLLOWS:

Section 1. The Oregon City Commission hereby declares an emergency, limited to the Project Area at the north end between Warner Milne Road and down Molalla Avenue through the intersection of OR Hwy 213 on the south of the project. Consistent with OCMC 2.52.070 and, by this resolution, the Commission declares an intermittent emergency as Molalla Avenue Streetscape Project is under construction beginning October 21, 2020 and ending December 1, 2021.

Section 2. Based on the emergency identified above, the City Commission grants the Oregon City Department of Public Works an exemption from Section 9.12.020 of the Oregon

City Municipal Code for excavation and paving in the Project Area for intermittent night work during the period identified above in Section 1 of this resolution.

Section 3. This resolution shall take effect immediately upon its adoption by the City Commission.

Section 4. The City Commission hereby directs the City Manager and City staff to undertake all appropriate and practical measures to lessen the impacts of night-time work on City residents and businesses as authorized by this resolution.

Section 5. The City Commission adopts the following procedures to prevent, minimize, respond to, or recover from the emergency consistent with OCMC 2.52.040:

D. Barricade streets and prohibit vehicular or pedestrian traffic or regulate the same on any public street leading to the emergency area for such distance as may be deemed necessary under the circumstances.

Approved and adopted at a regular meeting of the City Commission held on the 21st day of October, 2020.

DAN HOLLADAY, Mayor

Attested to this 21st Day of October 2020

Approved as to legal sufficiency:

Kattie Riggs, City Recorder

City Attorney



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: City Commission
From: Public Works Director John M. Lewis, PE

Agenda Date: 10/21/2020

SUBJECT:

Personal Services Agreement with Wallis Engineering for the 2021 Oregon City Roadway Reconstruction Project (CI 20-011)

STAFF RECOMMENDATION:

Authorize the City Manager to execute the contract with Wallis Engineering in the amount of \$288,092.35 for design services, preparation of bid documents, and construction services for the 2021 Oregon City Roadway Reconstruction (Pavement Maintenance Utility Fee (PMUF)) project (CI 20-011).

EXECUTIVE SUMMARY:

Staff anticipates completing the annual resurfacing program in summer 2021 utilizing an apportionment of anticipated PMUF revenues.

Wallis Engineering has been selected to complete the civil engineering design, bid phase and construction phase services and together with staff reached a negotiated scope of work, level of service and contract fee totaling the amount of \$288,092.35.

BACKGROUND:

In 2019, the City of Oregon City updated the 5-year Pavement Maintenance Plan to identify and rank streets most in need of repairs. The lions share of these fees are allocated to reconstruction and/or resurfacing of existing roadways by the City as needing rehabilitation.

In 2019, the City approved a contract with Wallis Engineering for the annual PMUF program which included design for resurfacing of High Street (3rd Street to 7th Street) to be completed after and separately from the water main replacement which we are about to finish. For the High Street work, as well as the 2020 Roadway Reconstruction Project, the decision was made to hold the work and save the funding in favor of ensuring the Meyers Road and Molalla Avenue projects remained on time and on

budget. The City's in progress project load is moving forward as planned and as such we are ready to re-implement our five-year plan.

The attached scope outlines the detail by which the project will move forward through the design process, solicitation of bids, and construction phase. Staff is seeking to enter into a new contract with Wallis Engineering for the 2021 Oregon City Roadway Reconstruction Project in the amount of \$288,092.35.

The streets that this contract is targeting for a summer 2021 rehabilitation and resurfacing are:

- High Street: 3rd to 7th
- 8th Street: John Adams to Jackson
- John Adams Street: 8th to 10th
- Division Street: near 15th
- 14th Street: Buchanan to Division
- Beaver Lane
- Fox Lane
- Hilltop Avenue
- Hartke Loop
- Latourette Street
- Dimick Street
- Joyce Court

Staff anticipate design and bidding by June 30th, 2021 and the cost of these fees along with the construction phase services were anticipated in the 2020/21 budget. Construction is anticipated to occur post July 1 so a portion of Wallis Engineering services will occur in the next fiscal year 21/22 and will need budget authority accordingly.

Wallis Engineering is a consultant on the City's shortlist to prepare bid documents for capital projects.

OPTIONS:

1. Approve the contract with Wallis Engineering
2. Approve the contract with Wallis Engineering with specific modifications
3. Deny the contract with Wallis Engineering

BUDGET IMPACT:

Amount: \$288,092.35
 FY(s): FY 21/22 and FY 21/22
 Funding Source(s): PMUF

**CITY OF OREGON CITY
PERSONAL SERVICES AGREEMENT**

2021 OREGON CITY ROADWAY RECONSTRUCTION PROJECT (CI 20-011)

This PERSONAL SERVICES AGREEMENT ("Agreement") is entered into between the CITY OF OREGON CITY ("City") and **WALLIS ENGINEERING, PLLC, LLC** ("Consultant").

RECITALS

A. City requires services that Consultant is capable of providing under the terms and conditions hereinafter described.

B. Consultant is able and prepared to provide such services as City requires under the terms and conditions hereinafter described.

The parties agree as follows:

AGREEMENT

1. Term. The term of this Agreement shall be from the date the contract is fully executed until **December 31, 2021**, unless sooner terminated pursuant to provisions set forth below. However, such expiration shall not extinguish or prejudice City's right to enforce this Agreement with respect to (i) breach of any warranty; or (ii) any default or defect in Consultant's performance that has not been cured.

2. Compensation. City agrees to pay Consultant on a time-and-materials basis for the services required. Total compensation, including reimbursement for expenses incurred, shall not exceed **two hundred eighty-eight thousand ninety-two and 35/100 dollars (\$288,092.35)**.

3. Scope of Services. Consultant's services under this Agreement shall consist of services as detailed in Exhibit A, attached hereto and by this reference incorporated herein.

4. Standard Conditions. This Agreement shall include all of the standard conditions as detailed in Exhibit B, attached hereto and by this reference incorporated herein.

5. Schedule. The components of the project described in the Scope of Services shall be completed according to Term, above.

6. Integration. This Agreement, along with the description of services to be performed attached as Exhibit A and the Standard Conditions to Oregon City Personal Services Agreement attached as Exhibit B, contain the entire agreement between and among the parties, integrate all the terms and conditions mentioned herein or incidental hereto, and supersede all prior written or oral discussions or agreements between the parties or their predecessors-in-interest with respect to all or any part of the subject matter hereof.

7. Notices. Any notices, bills, invoices, reports or other documents required by this Agreement shall be sent by the parties by United States mail, by hand delivery or by electronic means. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.

To the City:

City of Oregon City
PO Box 3040
625 Center Street
Oregon City, OR 97045
Attention: John M. Lewis

To Consultant:

Wallis Engineering, PLLC, LLC
215 W. 4th Street, Suite 200
Vancouver, WA 98660
Attention: Wes Wegner

Consultant shall be responsible for providing the City with a current address. Either party may change the address set forth in this Agreement by providing notice to the other party in the manner set forth above.

8. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction's conflicts of law, rules or doctrines.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed by their duly appointed officers on this _____ day of _____, 20____.

CITY OF OREGON CITY

WALLIS ENGINEERING, PLLC, LLC

By: _____
Anthony J. Konkol, III
Title: City Manager

By: _____
Title: _____

DATED: _____, 20____.

DATED: _____, 20____.

By: _____
John M. Lewis
Title: Public Works Director

DATED: _____, 20____.

APPROVED AS TO LEGAL SUFFICIENCY:

By: _____
City Attorney

\\depot\Departments\PublicWorks\CIP_PS_RFQ_RFP\CIP_Open\CI 20-011 2021 Oregon City Roadway Reconstruction Project PMUF\CONSULTANT\Contract\CI 20-011 PSA - Wallis - 2021 PMUF Projects.docx

EXHIBIT A: SCOPE OF WORK

Oregon City | 2021 PMUF Paving Improvements

September 2020 | WE#1506A

PROJECT BACKGROUND

The City of Oregon City's (City) transportation system includes about 135 miles of City-owned surface streets of varying sizes and capacities, requiring periodic maintenance to keep them operational. The City established a Pavement Maintenance Utility Fee (PMUF) in 2007 to address maintenance needs for City streets. A portion of the fees collected are allocated to the reconstruction and/or resurfacing of existing roadways identified by the City as needing rehabilitation.

GENERAL SCOPE OF PROJECT

This project includes the evaluation of existing pavement conditions and the preparation of contract documents to solicit bids for pavement rehabilitation in areas of Oregon City. Minor utility maintenance upgrades and adjustments may also be completed as part of the project if found to be necessary in the specific project areas covered.

The City has identified multiple streets to receive pavement rehabilitation in 2021. Several of these streets will receive pavement rehabilitation following the replacement of existing utilities prior to the summer of 2021. Wallis Engineering will design rehabilitation improvements to the streets identified by the City based on available budget. The proposed improvements shall build upon previously completed design efforts where applicable. To meet the requirements of recent Department of Justice rulings, pedestrian ramps at each intersection within the project areas will be evaluated and replaced if found to be out of compliance with current ADA requirements. A list of the identified streets and assumed rehabilitation improvements are provided below:

Street	From	To	Length (ft)	Proposed Improvement (assumed)	Existing Intersection Quadrants	Anticipated Curb Ramp Installations
High St ¹	3rd St	7th St	1,425	Full Reconstruction	14	14
8th St ³	John Adams St	Jackson St	1,302	2" Mill & Inlay	20	19
John Adams St ³	8th St	10th St	603	2" Mill & Inlay	4	0
Division St	100' South of 15th St	Emergency Entrance	390	Full Depth Reclamation	4	3
14th St	Buchanan St	Division St	310	Reconstruct Structure (AC)	4	1
Hilltop Ave	Molalla Ave	End	1,046	2" Overlay w/ Wedge Grind	14	3
Beaver Ln	Hilltop Ave	End	405	2" Overlay w/ Wedge Grind	0	0
Fox Ln	Hilltop Ave	Warner-Milne Rd	285	2" Overlay w/ Wedge Grind	2	1
Hartke Lp	Hazelwood Dr	Hazelwood Dr	2,700	2" Mill & 4" Inlay	15	0
Latourette St	Caufield St	End	595	Reconstruct Structure (AC)	4	0
Dimick St	Caufield St	Cul-de-sac	995	Reconstruct Structure (AC)	4	0
Joyce Ct	Shenandoah Dr	Cul-de-sac	510	Reconstruct Structure (AC)	0	0

Notes:

- High Street improvements will build upon previous design efforts completed in early 2020.

2. Water main improvements are being completed within High St, Latourette St, and Dimick St during the Summer of 2020.
3. Improvements will also include construction of new curb and sidewalk where such improvements do not currently exist in the roadways cross section on 8th Street between Madison and Monroe Street and on John Adams Street between 9th and 10th Street.

CONTRACT DURATION

Contract term shall be from the date contract is fully executed until December 31, 2021.

PROJECT TEAM

Wallis Engineering will serve as the prime consultant for this project, leading a team of subconsultants to complete all the services identified in the specific scope of work. The project team is listed below, with the responsibilities which they will complete.

Consultant	Responsibilities
Wallis Engineering (Wallis)	Civil Engineering
Compass Land Surveyors (Compass)	Surveying
GeoDesign	Geotechnical Engineering

SPECIFIC SCOPE OF WORK

TASK 1 PROJECT MANAGEMENT AND ADMINISTRATION

1.1 Define Project Objectives

The project manager will coordinate with City Staff to define the project goals, locations, design criteria, quality control procedures, scope of improvements and the project schedule. These items will be included in the final scope of work.

1.2 Project Management and Administration

Provide management, coordination, and direction to the project design team to complete the project.

- Prepare project design schedules outlining design and deliverable milestones.
- Prepare monthly status reports and schedule updates to be included with consultant invoices.
- Coordinate project team meetings and prepare meeting agendas and meeting minutes. Coordinate the proposed improvements with TriMet and as necessary, including proposed bus stop closures and detours during construction.

This task assumes the following meetings:

- PreDesign Review Meeting
- 50% Design Review Meeting
- 90% Design Review Meeting

Assumption:

- Design phase of the project is assumed to be October 2020 – May 2021
- Construction phase is assumed to be July 2021 – October 2021

- City project manager or designees will complete all stakeholder coordination, public involvement, and lead and obtain all necessary permits unless described otherwise

Deliverables:

- Final scope and schedule
- Monthly status reports and invoices
- Meeting agendas and minutes

TASK 2 DATA COLLECTION

2.1 Site Investigation and Data Collection

Review as-built/record drawings, existing mapping, aerial photos, GIS provided by the City and private utility providers, and survey information provided by the City. Conduct site investigation of the project areas to verify mapping accuracy, examine the condition of catch basins and manholes and examine site drainage.

2.2 Surveys Performed by Compass Land Surveyors

- Monument Research and Pre- and Post-Construction Monument Survey. Compass will conduct research of the project areas to determine the presence of existing monuments. Following this research effort, pre-construction surveys will be conducted and recorded with Clackamas County to record the location of all monuments within the project areas as needed. The location of monuments for select roadways will be recorded without a pre-construction record of survey and replaced within 90 days of disturbance (see assumptions). A post-construction survey will be recorded with the County following construction, and will include all monuments replaced during construction and the verified location of undisturbed monuments.
- Topographical Survey. Compass will complete base map, surface and field topographic survey as needed to complete the final design of the new curb and sidewalk proposed on 8th Street and John Adams Street. Survey limits include John Adams Street from 9th to 10th Street and 8th Street from Madison Street to Monroe Street. Survey will include data collection of all above ground features, all utilities and identification of right-of-way and property lines.

2.3 Base Map Preparation

Prepare a project base map utilizing topographic survey information provided by the City or collected under other tasks, City GIS data, field survey work and information obtained from other tasks. This base map will include edge of pavement, curb lines, and location of utilities as documented in the field based on utility locates, including valve boxes, manholes, catch basins, and other utility structures. The base map will also include the collected monument information and any topographic survey information collected.

2.4 Ramp Data Collection

Conduct intersection reviews based on aerial and street-view imagery to identify existing curb ramp locations and locations where new curb ramps are needed. Evaluate existing curb ramps on-site for ADA compliance and document using the ODOT Curb Ramp Design Check List. Collect horizontal and vertical information of the existing, non-compliant ramps and adjacent improvements using a robotic total station. Information will be collected within the roadway, at the curb line, within the existing sidewalk and will include all utility and above ground features. The information will be translated to design

software to be used for contract plan preparation. A localized horizontal and vertical datum will be used for data collection which will not be reproduced in the form of construction staking.

2.5 Utility Notification

Notify private utility providers of the proposed improvements and coordinate to determine if any infrastructure improvements are planned in these areas. Maps of the project areas will be sent to each private utility. The maps will be followed up with phone conversations and a letter or email to each utility. If utility providers are planning improvements, Wallis Engineering will coordinate with the City regarding any scheduling impacts. It is anticipated that the first notification will be sent to all utilities by December 1, 2020.

Assumptions:

- The City will provide City GIS and previously completed survey information in AutoCAD format, and available as-builts/record drawings for use by Wallis Engineering.
- The City will provide information on historical drainage issues and other proposed City utility needs including; all existing drainage, sewer and water structures requiring repair, modification or replacement.
- Approximately three (3) existing curb ramps will be evaluated for ADA compliance.
- No utility potholing will be completed by the Consultant. The City or contractor, as part of the construction contract, will complete all potholing of existing public utility lines and services as necessary in project areas requiring full reconstruction or full depth reclamation to identify utility conflicts with the proposed reconstruction section.
- It is anticipated that several PGE poles will require relocation as part of the ADA ramp retrofits. All coordination efforts are included in Task 2.5.
- It is anticipated that several NW Natural gas lines will require relocation as part of full reconstruction and full depth reclamation improvements. All coordination efforts are included in Task 2.5.
- Only a Post Construction Record of Survey is required for the High Street segment as Pre-Construction Record of Survey was completed with previous projects.
- Compass will prepare a Pre-Construction Record of Survey Tie-Out for Division/14th Street, Hilltop Ave/Beaver Ln/Fox Ln and Latourette/Dimick Street in lieu of filing a Pre-Construction Record of survey with the County. If monuments are disturbed, they will be reset within 90 days of disturbance and a Post Record of Survey will be filed.
- No monumentation work is required for Hartke Loop or Joyce Court as no monuments are present in the roadway.
- No topographical information will be collected for roadways recommended for full reconstruct. Finished roadway grades will match existing topography and will be established by the contractor. Compass will not provide construction staking and any required construction staking will be provided by the Contractor. Note that topographic survey was completed for High Street under a previous contract and will be utilized to complete the improvement design.

Deliverables:

- Pre and Post Construction Record of Surveys, as noted.
- Project base map in AutoCAD format.
- ADA compliancy documentation.
- Utility contact list.

- Informational letters and project notices to each affected utility.

TASK 3 PAVEMENT EVALUATION SERVICES

GeoDesign will assist in evaluating pavement conditions, participate in discussions regarding rehabilitation treatment selection, and review the Pre-Design Memorandum prepared by Wallis Engineering. The specific scope of services includes the following:

- Participate in site visits to the street segments, together with City and Wallis Engineering representatives, to observe pavement conditions, discuss the findings, and assist in proposing an appropriate treatment. We assume a total of eight (8) hours for a site visit.
- Review past information and explorations for High Street.
- Field locate core exploration locations, request One-Call locates, and obtain permits through the City.
- Complete a total of 19 core boring explorations:
 - Explorations up to three (3) feet below ground surface or to refusal
 - One (1) core each on John Adams, Division, 14th, Beaver, Fox, Latourette, and Joyce Court
 - Two (2) cores on Hilltop and Dimick Street
 - Three (3) cores on 8th Street
 - Five (5) cores on Hartke Loop
 - Patch holes with polymer-modified asphalt cold patch
 - Conduct laboratory testing of moisture content from one sample from each exploration
- Complete dynamic cone penetrometer tests (DCP) at each exploration location.
- Conduct GPR tests in the outside wheel track of the main travel lanes using a 2 GHz truck-mounted horn antenna on each street section being considered for rehabilitation.
- Review and discuss traffic information and estimates with the project team for each street section. Estimating traffic in lieu of conducting traffic counts appears more appropriate based on the classifications of the roadways. Existing pavement capacity and recommendations will be based on traffic information, sub-surface explorations, GPR, and DCP results.
- Provide recommendations for pavement rehabilitation.
- Provide recommendations for materials and construction.
- Complete a draft and final letter report.

Assumptions:

- All permitting requirements and fees will be completed by the City
- Full reconstruction road sections will be determined through work completed under Task 3 Preliminary assessments suggest that High St, Division St, and Joyce Ct will require complete reconstruction. No additional Geotechnical information will be obtained for High Streets as part of this work and improvements will follow previously completed recommendations

Deliverables:

- Field investigation findings summary letter
- Rehabilitation recommendations for each street segment
- Construction material specification recommendations

- Provide street section recommendations for full reconstruct areas

TASK 4 DESIGN PHASE

4.1 Predesign Memorandum

A brief pre-design memo will be prepared, discussing the following items:

- An outline of the project areas.
- A summary of the pavement evaluation and recommended pavement design section for each area.
- A summary of known drainage issues and recommended solutions.
- A summary of the required ADA curb ramps improvement locations. ODOT Curb Ramp Design Check Lists will be provided as an appendix for existing curb ramps.
- A summary of any private utility improvement projects/upgrades identified from efforts completed in other tasks.
- Discussion on maintaining traffic and public access during construction.
- An outline of contract documents, including scale and level of detail on plan sheets.

4.2 50% Plans, Specifications Outline and Opinion of Cost

Plans will be prepared to 50% design level for pavement, curb ramp, utility improvements, as necessary, and new curb/sidewalk segments on John Adams and 8th Street to complete the roadway cross section and fill in gaps within each block. Pavement and curb ramp improvements will be as determined in the predesign phase. Drawing format will be AutoCAD Civil 3D 2018+, and will be prepared using standard City title block as provided by the City. Plans will include the following:

- Plans and detail sheets. Where necessary, more detail will be included such as centerline or curb line profiles as needed (if topographical survey is available), striping plans, utility improvement plans, erosion control plans and demolition plans. No street profiles will be included in the plan sheets unless necessary.
- Traffic control, phasing and coordination details.
- Erosion control plans prepared to meet City standards.
- The following is the anticipated list of plan sheets:

Description	Sheets	Running Total
Cover, Drawing Index	1	1
Legend, General Notes, Traffic Control Notes and Phasing	1	2
Typical Sections	4	6
Plan Sheet – High Street	2	8
Plan Sheet – 8 th Street	3	11
Plan Sheet – John Adams Street	2	13
Plan Sheet – Division Street	1	14
Plan Sheet – 14 th Street	1	15
Plan Sheet – Beaver Lane	1	16
Plan Sheet – Fox Lane	1	17

Description	Sheets	Running Total
Plan Sheet – Hilltop Avenue	2	19
Plan Sheet – Hartke Loop	4	23
Plan Sheet – Latourette Street	1	24
Plan Sheet – Dimick Street	2	26
Plan Sheet – Joyce Court	1	27
Pedestrian Ramp Details	13	40
Details	5	45

A specification outline and 50% opinion of cost will be prepared.

4.3 90% Plans, Specifications and Opinion of Cost

90% plans will be prepared incorporating review comments from the City. Specifications will use City of Oregon City standards and the “2018 Oregon/APWA Standard Specifications for Public Works Construction”. Special Provisions will be prepared, as needed, to address project work not adequately covered in the Standard specifications and will include any Special Provisions previously prepared by the City to address asphalt concrete workmanship. Wallis Engineering will attend one meeting to review City comments. Design will include:

- Horizontal design for rehabilitated and reconstructed surfaces including utility adjustments, street amenity relocations and striping provisions.
- Areas of curb replacement necessary to replace failed or missing curb segments.
- Improvements to pedestrian facilities curbs along project streets as approved by the City. Curb and sidewalk will be added to sections of the 8th Street and John Adams Street project segments where those facilities do not pre-exist.
- Replacement/relocation of catch basins that interfere with ADA compliancy or as identified by the City.
- Permanent trench restoration limits required as part of the waterline improvements completed prior to this contract.
- Two-dimensional curb ramp retrofit/replacement layouts. Layouts will be developed to the extent possible based on City GIS information and field measurements. Ramp layouts will conform to PROWAG and ODOT/APWA standards utilizing City and ODOT standard drawings. It is assumed the construction contractor will be ultimately responsible for new ramps meeting ADA requirements. Wallis Engineering will coordinate and verify final layout and grades with the construction contractor under Task 6.
- Curb ramps at 5th and High Street will be designed with bulb-outs similar to those constructed at 3rd and High Street as part of past projects.
- Improvements on High Street were previously designed to a 90% level under previous contracts and will be included in this set of Construction Documents. Final design of these improvements will be completed in other tasks.

4.4 Final Plans, Specifications and Opinion of Cost

Final plans, specifications, and an opinion of cost will be prepared as a reproducible set incorporating review comments from the City.

4.5 MEF Documentation (Contingency Task)

Should any existing topography or utility structures preclude the installation of a fully ADA-compliant pedestrian curb ramp, Wallis Engineering will generate Maximum Extent Feasible (MEF) Documentation recording the analysis, findings, and design decisions made for each curb ramp with non-compliant elements per recommendations stated in the PROWAG. An allotment of 16 hours is included for this Contingency Task.

Assumptions:

- Of the 85 existing intersection quadrants within the proposed project areas, approximately 41 locations appear to require installation or reconstruction of pedestrian curb ramps based on a preliminary visual survey of existing geometry using aerial and street view software. 14 of the 41 locations were brought to 90% design in a previous contract.
- All ramp reconstructions will be completed within the limits of the existing sidewalk and it is therefore assumed that adequate right-of-way is available for these reconstructions.
- Any Temporary Construction Permits, right of way acquisition or easements necessary to construct sidewalk outside of the limits of the existing sidewalk will be coordinated and obtained by the City.
- No walls will be required to construct infill sidewalk sections.
- No arborist support required for potential tree impacts.
- Signing and striping improvements will be limited to replacing the existing delineation and signs in like kind and location unless specifically noted. Crossing closure signs will be installed as necessary.
- Utility improvements will be limited to adjusting existing structures to grade, replacing frames and lids as identified by the City and replacing catch basins and lateral as identified by the City. No utility mainline replacements are anticipated.
- Traffic control plans included in the Contract plans will be limited to general notes and ODOT standard plans. No site-specific traffic control plans will be prepared. It is assumed that the Contractor will prepare detailed and site-specific traffic control plans.
- The City will provide legal review of all front-end bidding documents.
- Wallis Engineering will attend two (2) meetings to review City comments and one (1) meeting with the utility consultant. The hours and cost for these meeting is incorporated under Task 1.
- No stormwater improvements to address hydromodification or treatment will be required as part of these improvements. Additional curb and sidewalk on 8th Street and John Adams Street are expected to create less than 5,000 square feet of new impervious surfaces and therefore does not require additional stormwater management per COC Stormwater Standards 1.2.1.

Deliverables:

- Predesign Memorandum
- Electronic versions of the 50%, 90% and final PS&E
- MEF Documentation (Contingency Task)

TASK 5 BIDDING SERVICES

Wallis Engineering will provide bidding services to the City, including responding to bidder's questions and preparing addenda (as needed). A summary sheet of all bidder questions and responses will be provided to the City following the opening of bids, or as requested.

Assumptions:

- City will distribute the contract documents, maintain a plan holder's list, and distribute addenda as needed.
- Wallis Engineering will not attend the bid opening.

Deliverables:

- Addenda (as needed).
- Bidder question and response summary sheet.
- Recommendation of Award.

TASK 6 CONSTRUCTION PHASE

The Consultant will provide construction administration and inspection services with support from the City for additional inspection, public notifications and other coordination related items as needed.

Construction phase services shall include:

6.1 Construction Administration

- Conduct the pre-construction meeting with City staff, the contractor and representatives of the utility companies to effectively communicate those areas of the project which will require special attention during construction.
- Review monthly payment requests by the contractor, verify quantities included in each pay request and prepare payment recommendations to the City. Complete a final pay estimate at project completion.

6.2 Construction Engineering and Field Inspection

- Review and respond to contractor submittals, shop drawings, requests for information, notifications of differing site conditions, the Contractor-prepared Quality Control, Quality Assurance plan, Work plans and completed field testing for conformance to the contract documents. Consult with the City regarding the acceptability of material substitutes or 'as-equal' items proposed by the contractor.
- Provide construction management oversight of the Contractor's work schedule and quality, coordinate construction tasks with City, public and other non-agency entities, and evaluate field design changes as necessary to complete the project. The budget assumes eight (8) hours per week for a thirteen-week construction period.
- Attend weekly construction progress meetings as needed to address construction related issues.
- Provide daily site inspections to monitor the quality and progress of the work. Provide inspector's daily report of construction activities for each day of inspection along with project photos. The budget assumes 45 hours per week for a thirteen-week construction period and includes assistance with monthly progress payments and attendance of the weekly meetings. Daily inspection services can be supplemented or replaced by City Staff at the discretion of the City. Additional construction inspection support by the Construction Manager is assumed for four (4) hours per week for a thirteen-week construction period.
- GeoDesign will provide up to 21 hours of construction observation in three trips (as required).

- Provide a final walk-through with the Contractor and City staff at the project completion. Provide written punch list to the contractor and recommendation of final acceptance when appropriate.
- Prepare record drawings for the improvements upon completion of construction.
- Complete an ADA Curb Ramp Inspection Form for each constructed ramp improvement on ODOT Form 734-5020B.

Assumptions:

- Inspection hours based on a thirteen-week construction schedule at 45 hours per week.
- Construction staking services will be provided by the Contractor including any monument staking within the roadways (as needed).
- Post-Construction as-built survey will not be performed.

Deliverables:

- Monthly pay estimates and recommendations.
- Submittal comments and response log.
- Inspector's daily report for each working day of inspection.
- Weekly meeting minutes for each construction meeting.
- Final Punch List and Recommendation of Final Acceptance.
- Electronic version of As-built / Record Drawings.
- ODOT ADA Curb Ramp Inspection Form for each constructed pedestrian ramp.

P:\15\1506A 2021 PMUF Paving Improvements\100 Agmt\102 Working Docs\Prime\1506A Scope.docx

Fee Estimate
City of Oregon City | 2021 PMUF Paving Improvements
September 2020 | WE# 1506A

		E1	E2	E5	E6	Insp.	Tech 1	TW	Clerical	Wallis Labor	Expenses		Subconsultants Compass	GeoDesign	Total Cost
		\$162.59	\$151.97	\$102.03	\$90.32	\$96.71	\$102.03	\$90.32	\$74.40						
Task 1	Project Management and Administration														
1.1	Define Project Objectives	1	8		4				2	\$ 1,888.43					\$ 1,888.43
1.2	Project Management and Administration	1	27	0	6	0	0	6	4	\$ 5,647.22	\$ 95.00	(M)			\$ 5,742.22
	TASK 1 SUBTOTAL	2	35	0	10	0	0	6	6	\$ 7,535.65	\$ 95.00		\$ -	\$ -	\$ 7,630.65
Task 2	Data Collection														
2.1	Site Investigation and Data Collection		8		28					\$ 3,744.72	\$ 80.00	(M)			\$ 3,824.72
2.2	Surveys Performed by Compass Land Surveyors									\$ -					\$ -
	Monument Research and Pre- and Post-Construction Monument Survey		8				2			\$ 1,419.82			\$ 42,067.00		\$ 43,486.82
	Topographical Survey		1		2		4			\$ 740.73			\$ 5,368.00		\$ 6,108.73
2.3	Base Map Preparation		4	8	16		18			\$ 4,705.78	\$ 80.00	(M)			\$ 4,785.78
2.4	Ramp Data Collection		5		120		32			\$ 14,863.21	\$ 125.00	(M)			\$ 14,988.21
2.5	Utility Notification		6		20					\$ 2,718.22					\$ 2,718.22
	TASK 2 SUBTOTAL	0	32	8	186	0	56	0	0	\$ 28,192.48	\$ 285.00		\$ 47,435.00	\$ -	\$ 75,912.48
Task 3	Pavement Evaluation Services		8							\$ 1,215.76				\$ 21,945.00	\$ 23,160.76
	TASK 3 SUBTOTAL	0	8	0	0	0	0	0	0	\$ 1,215.76	\$ -		\$ -	\$ 21,945.00	\$ 23,160.76
Task 4	Design Phase														
4.1	Predesign Memorandum	1	8		8				2	\$ 2,249.71					\$ 2,249.71
4.2	50% Plans, Specifications Outline and Opinion of Cost	4	44	16	100		120			\$ 30,245.12					\$ 30,245.12
4.3	90% Plans, Specifications and Opinion of Cost	6	32	16	120		48		6	\$ 23,653.30					\$ 23,653.30
4.4	Final Plans, Specifications and Opinion of Cost	4	20		40		16		4	\$ 9,232.64					\$ 9,232.64
4.5	MEF Documentation (Contingency Task)		4		11				1	\$ 1,675.80					\$ 1,675.80
	TASK 4 SUBTOTAL	15	108	32	279	0	184	0	13	\$ 67,056.57	\$ -		\$ -	\$ -	\$ 67,056.57
Task 5	Bidding Services		6		8				1	\$ 1,708.78					\$ 1,708.78
	TASK 5 SUBTOTAL	0	6	0	8	0	0	0	1	\$ 1,708.78	\$ -		\$ -	\$ -	\$ 1,708.78
Task 6	Construction Services														
6.1	Construction Administration	0	24	0	4	0	0	0	2	\$ 4,157.36	\$ 32.00	(M)			\$ 4,189.36
6.2	Construction Engineering and Field Inspection	0	220	0	108	585	8	0	8	\$ 101,174.75	\$ 2,859.00	(M)		\$ 4,400.00	\$ 108,433.75
	TASK 6 SUBTOTAL	0	244	0	112	585	8	0	10	\$ 105,332.11	\$ 2,891.00		\$ -	\$ 4,400.00	\$ 112,623.11
	Project Subtotal	17	433	40	595	585	248	6	30	\$ 211,041.35	\$ 3,271.00		\$ 47,435.00	\$ 26,345.00	\$ 288,092.35

Depending on availability, actual staff usage may not match the above estimated hours breakdown. Billing rates for all staff are listed in the Rate Schedule.

FEE SUMMARY	
Wallis Labor	\$ 211,041.35
Wallis Expenses	\$ 3,271.00
(M) = Mileage at current IRS Rate, (P) = Printing	
Subconsultants	
Compass	\$ 47,435.00
GeoDesign	\$ 26,345.00
NOTE: Fee includes 10% markup	
TOTAL BUDGET	\$ 288,092.35

RATE SCHEDULE

Rate Schedule good through December, 31, 2020

<u>Staff</u>	<u>Hourly Rate</u>
QA/QC Mgr	\$207.23
Engineer 3	\$132.84
Senior Engineer	\$187.04
Engineer 1	\$162.59
Engineer 2	\$151.97
Engineer 4	\$108.40
Engineer 1	\$162.59
Engineer 5	\$102.03
Engineer 6	\$90.32
Inspector	\$96.71
Technician 1	\$102.03
Technical Writer	\$90.32
Clerical 1	\$74.40

These hourly rates include in-house office expenses, photocopying, and other incidental items. Mileage will be reimbursed at the current standard IRS rate. Outside expenses will be billed at cost plus 10%.

**STANDARD CONDITIONS TO OREGON CITY
PERSONAL SERVICES AGREEMENT**

Item 8b.

1. Consultant Identification. Consultant shall furnish to City its taxpayer identification number, as designated by the Internal Revenue Service, or Consultant's social security number, as City deems applicable.

2. Payment.

(a) Invoices submitted in connection with this Agreement shall be properly documented and shall identify the pertinent agreement and/or purchase order numbers.

(b) City agrees to pay Consultant within thirty (30) days after receipt of Consultant's itemized statement. Amounts disputed by City may be withheld pending settlement.

(c) City certifies that sufficient funds are available and authorized for expenditure to finance the cost of the services to be provided pursuant to this Agreement.

(d) City shall not pay any amount in excess of the compensation amounts set forth above, nor shall City pay Consultant any fees or costs that City reasonably disputes.

3. Independent Contractor Status.

(a) Consultant is an independent contractor and is free from direction and control over the means and manner of providing labor or services, subject only to the specifications of the desired results.

(b) Consultant represents that it is customarily engaged in an independently established business and is licensed under ORS chapter 671 or 701, if the services provided require such a license. Consultant maintains a business location that is separate from the offices of the City and bears the risk of loss related to the business as demonstrated by the fixed price nature of the contract, requirement to fix defective work, warranties provided and indemnification and insurance provisions of this Agreement. Consultant provides services for two or more persons within a 12 month period or routinely engages in advertising, solicitation or other marketing efforts. Consultant makes a significant investment in the business by purchasing tools or equipment, premises or licenses, certificates or specialized training and

Consultant has the authority to hire or fire persons to provide or assist in providing the services required under this Agreement.

(c) Consultant is responsible for obtaining all assumed business registrations or professional occupation licenses required by state or local law (including applicable City or Metro business licenses as per Oregon City Municipal Code Chapter 5.04). Consultant shall furnish the tools or equipment necessary for the contracted labor or services.

(d) Consultant is not eligible for any federal social security or unemployment insurance payments. Consultant is not eligible for any PERS or workers' compensation benefits from compensation or payments made to Consultant under this Agreement.

(e) Consultant agrees and certifies that it is licensed to do business in the state of Oregon and that, if Consultant is a corporation, it is in good standing within the state of Oregon.

4. Early Termination.

(a) This Agreement may be terminated without cause prior to the expiration of the agreed-upon term by mutual written consent of the parties or by the City upon ten (10) days written notice to the Consultant, delivered by certified mail or in person.

(b) Upon receipt of notice of early termination, Consultant shall immediately cease work and submit a final statement of services for all services performed and expenses incurred since the date of the last statement of services.

(c) Any early termination of this Agreement shall be without prejudice to any obligation or liabilities of either party already accrued prior to such termination.

(d) The rights and remedies of City provided in this Agreement and relating to defaults by Consultant shall not be exclusive and are in addition to any other rights and remedies provided by law or under this Agreement.

**STANDARD CONDITIONS TO OREGON CITY
PERSONAL SERVICES AGREEMENT**

Item 8b.

5. No Third-Party Beneficiaries. City and Consultant are the only parties to this Agreement and are the only parties entitled to enforce its terms. Nothing in this Agreement gives, is intended to give, or shall be construed to give or provide, any benefit or right, whether directly or indirectly or otherwise, to third persons unless such third persons are individually identified by name herein and expressly described as intended beneficiaries of the terms of this Agreement.

6. Payment of Laborers; Payment of Taxes.

(a) Consultant shall:

(i) Make payment promptly, as due, to all persons supplying to Consultant labor and materials for the prosecution of the services to be provided pursuant to this Agreement.

(ii) Pay all contributions or amounts due to the State Accident Insurance Fund incurred in the performance of this Agreement.

(iii) Not permit any lien or claim to be filed or prosecuted against City on account of any labor or materials furnished.

(iv) Be responsible for all federal, state, and local taxes applicable to any compensation or payments paid to Consultant under this Agreement and, unless Consultant is subject to back-up withholding, City will not withhold from such compensation or payments any amount(s) to cover Consultant's federal or state tax obligation.

(v) Pay all employees at least time and one-half for all overtime worked in excess of forty (40) hours in any one week, except for individuals excluded under ORS 653.100 to 653.261 or under 29 U.S.C. §§ 201 to 209 from receiving overtime.

(b) If Consultant fails, neglects or refuses to make prompt payment of any claim for labor or services furnished by any person in connection with this Agreement as such claim becomes due, City may pay such claim to the person furnishing the labor or services and shall charge the amount of the payment against funds due or to become due Consultant by reason of this Agreement.

(c) The payment of a claim in this manner

shall not relieve Consultant or Consultant's surety from obligation with respect to any unpaid claims.

(d) Consultant and subconsultants, if any, are subject employers under the Oregon workers' compensation law and shall comply with ORS 656.017, which requires provision of workers' compensation coverage for all workers.

7. Subconsultants and Assignment.

Consultant shall neither subcontract any of the work, nor assign any rights acquired hereunder, without obtaining prior written approval from City. City, by this Agreement, incurs no liability to third persons for payment of any compensation provided herein to Consultant.

8. Access to Records. City shall have access to all books, documents, papers and records of Consultant that are pertinent to this Agreement for the purpose of making audits, examinations, excerpts and transcripts.

9. Ownership of Work Product; License. All work products of Consultant that result from this Agreement (the "Work Products") are the exclusive property of City. In addition, if any of the Work Products contain intellectual property of Consultant that is or could be protected by federal copyright, patent, or trademark laws, or state trade secret laws, Consultant hereby grants City a perpetual, royalty-free, fully paid, nonexclusive and irrevocable license to copy, reproduce, deliver, publish, perform, dispose of, use and re-use, in whole or in part (and to authorize others to do so), all such Work Products and any other information, designs, plans, or works provided or delivered to City or produced by Consultant under this Agreement. The parties expressly agree that all works produced (including, but not limited to, any taped or recorded items) pursuant to this Agreement are works specially commissioned by City, and that any and all such works shall be works made for hire in which all rights and copyrights belong exclusively to City. Consultant shall not publish, republish, display or otherwise use any work or Work Products resulting from this Agreement without the prior written agreement of City.

10. Compliance With Applicable Law.

Consultant shall comply with all federal, state, and

STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT (12/2015)

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STANDARD CONDITIONS TO OREGON CITY PERSONAL SERVICES AGREEMENT

Item 8b.

local laws and ordinances applicable to the services to be performed pursuant to this Agreement, including, without limitation, the provisions of ORS 279B.220, 279C.515, 279B.235, 279B.230 and 279B.270. Without limiting the generality of the foregoing, Consultant expressly agrees to comply with (i) Title VI of the Civil Rights Act of 1964; (ii) Section V of the Rehabilitation Act of 1973; (iii) the Americans With Disabilities Act of 1990 (Pub. L No. 101-336), ORS 659.425, and all regulations and administrative rules established pursuant to those laws; and (iv) all other applicable requirements of federal and state civil rights and rehabilitation and other applicable statutes, rules and regulations.

11. Professional Standards. Consultant shall be responsible, to the level of competency presently maintained by others practicing in the same type of services in City's community, for the professional and technical soundness, accuracy and adequacy of all services and materials furnished under this authorization.

12. Modification, Supplements or Amendments. No modification, change, supplement or amendment of the provisions of this Agreement shall be valid unless it is in writing and signed by the parties hereto.

13. Indemnity and Insurance.

(a) Indemnity. Consultant acknowledges responsibility for liability arising out of Consultant's negligent performance of this Agreement and shall hold City, its officers, agents, Consultants, and employees harmless from, and indemnify them for, any and all liability, settlements, loss, costs, and expenses, including attorney fees, in connection with any action, suit, or claim caused or alleged to be caused by the negligent acts, omissions, activities or services by Consultant, or the agents, Consultants or employees of Consultant provided pursuant to this Agreement.

(b) Workers' Compensation Coverage. Consultant certifies that Consultant has qualified for workers' compensation as required by the state of Oregon. Consultant shall provide the Owner, within ten (10) days after execution of this Agreement, a certificate of insurance evidencing coverage of all subject workers under Oregon's

workers' compensation statutes. The insurance certificate and policy shall indicate that the policy shall not be terminated by the insurance carrier without thirty (30) days' advance written notice to City. All agents or Consultants of Consultant shall maintain such insurance.

(c) Comprehensive General and Automobile Insurance. Consultant shall maintain comprehensive general and automobile liability insurance for protection of Consultant and City and for their directors, officers, agents, and employees, insuring against liability for damages because of personal injury, bodily injury, death, and broad-form property damage, including loss of use, and occurring as a result of, or in any way related to, Consultant's operation, each in an amount not less than \$1,000,000 combined, single-limit, per-occurrence/annual aggregate. Such insurance shall name City as an additional insured, with the stipulation that this insurance, as to the interest of City, shall not be invalidated by any act or neglect or breach of this Agreement by Consultant.

(d) Errors and Omissions Insurance. Consultant shall provide City with evidence of professional errors and omissions liability insurance for the protection of Consultant and its employees, insuring against bodily injury and property damage arising out of Consultant's negligent acts, omissions, activities or services in an amount not less than \$500,000 combined, single limit. Consultant shall maintain in force such coverage for not less than three (3) years following completion of the project. Such insurance shall include contractual liability.

Within ten (10) days after the execution of this Agreement, Consultant shall furnish City a certificate evidencing the dates, amounts, and types of insurance that have been procured pursuant to this Agreement. Consultant will provide for not less than thirty (30) days' written notice to City before the policies may be revised, canceled, or allowed to expire. Consultant shall not alter the terms of any policy without prior written authorization from City. The provisions of this subsection apply fully to Consultant and its Consultants and agents.

14. Legal Expenses. In the event legal action is brought by City or Consultant against the other to

**STANDARD CONDITIONS TO OREGON CITY
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enforce any of the obligations hereunder or arising out of any dispute concerning the terms and conditions hereby created, the losing party shall pay the prevailing party such reasonable amounts for attorney fees, costs, and expenses as may be set by a court. "Legal action" shall include matters subject to arbitration and appeals.

15. Severability. The parties agree that, if any term or provision of this Agreement is declared by a court to be illegal or in conflict with any law, the validity of the remaining terms and provisions shall not be affected.

16. Number and Gender. In this Agreement, the masculine, feminine or neuter gender, and the singular or plural number, shall be deemed to include the others or other whenever the context so requires.

17. Captions and Headings. The captions and headings of this Agreement are for convenience only and shall not be construed or referred to in resolving questions of interpretation or construction.

18. Hierarchy. The conditions contained in this document are applicable to every Personal Services Agreement entered into by the City of Oregon City in the absence of contrary provisions. Should contrary provisions be included in a Personal Services Agreement, those contrary provisions shall control over these conditions.

19. Calculation of Time. All periods of time referred to herein shall include Saturdays, Sundays and legal holidays in the state of Oregon, except that, if the last day of any period falls on any Saturday, Sunday or legal holiday, the period shall be extended to include the next day that is not a Saturday, Sunday or legal holiday.

20. Notices. Any notices, bills, invoices, reports or other documents required by this Agreement shall be sent by the parties by United States mail, postage prepaid, or personally delivered to the addresses listed in the Agreement attached hereto. All notices shall be in writing and shall be effective when delivered. If mailed, notices shall be deemed effective forty-eight (48) hours after mailing, unless sooner received.

21. Nonwaiver. The failure of City to insist upon or enforce strict performance by Consultant of any of the terms of this Agreement or to exercise any rights hereunder shall not be construed as a waiver or relinquishment to any extent of its rights to assert or rely upon such terms or rights of any future occasion.

22. Information and Reports. Consultant shall, at such time and in such form as City may require, furnish such periodic reports concerning the status of the project, such statements, certificates, approvals, and copies of proposed and executed plans and claims, and other information relative to the project as may be requested by City. Consultant shall furnish City, upon request, with copies of all documents and other materials prepared or developed in relation with or as a part of the project. Working papers prepared in conjunction with the project are the property of City, but shall remain with Consultant. Copies as requested shall be provided free of cost to City.

23. City's Responsibilities. City shall furnish Consultant with all available necessary information, data, and materials pertinent to the execution of this Agreement. City shall cooperate with Consultant in carrying out the work herein and shall provide adequate staff for liaison with Consultant.

24. Arbitration. All disputes arising out of or under this Agreement shall be timely submitted to nonbinding mediation prior to commencement of any other legal proceedings. The subsequent measures apply if disputes cannot be settled in this manner.

(a) Any dispute arising out of or under this Agreement shall be determined by binding arbitration.

(b) The party desiring such arbitration shall give written notice to that effect to the other party and shall in such notice appoint a disinterested person of recognized competence in the field as arbitrator on its behalf. Within fifteen (15) days thereafter, the other party may, by written notice to the original party, appoint a second disinterested person of recognized competence as arbitrator on its behalf. The arbitrators thus appointed shall appoint a third disinterested

**STANDARD CONDITIONS TO OREGON CITY
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person of recognized competence, and the three arbitrators shall, as promptly as possible, determine such matter, provided, however, that:

(i) If the second arbitrator is not appointed as described above, then the first arbitrator shall proceed to determine such matter; and

(ii) If the two arbitrators appointed by the parties are unable to agree, within fifteen (15) days after the second arbitrator is appointed, on the appointment of a third arbitrator, they shall give written notice of such failure to agree to the parties and, if the parties fail to agree on the selection of the third arbitrator within fifteen (15) days after the arbitrators appointed by the parties give notice, then, within ten (10) days thereafter, either of the parties, on written notice to the other party, may request such appointment by the presiding judge of the Clackamas County Circuit Court.

(c) Each party shall each be entitled to present evidence and argument to the arbitrators. The determination of the majority of the arbitrators or the sole arbitrator, as the case may be, shall be conclusive on the parties, and judgment on the same may be entered in any court having jurisdiction over the parties. The arbitrators or the sole arbitrator, as the case may be, shall give written notice to the parties, stating the arbitration determination, and shall furnish to each party a signed copy of such determination. Arbitration proceedings shall be conducted pursuant to ORS 33.210 et seq. and the rules of the American Arbitration Association, except as provided otherwise.

(d) Each party shall pay the fees and expenses of the arbitrator appointed by such party and one-half of the fees and expenses of the third arbitrator, if any.

25. Governing Law. This Agreement shall be governed and construed in accordance with the laws of the state of Oregon without resort to any jurisdiction's conflicts of law, rules or doctrines.



CITY OF OREGON CITY

Staff Report

625 Center Street
Oregon City, OR 97045
503-657-0891

To: City Commission
From: Chief of Police Jim Band

Agenda Date: 10/21/2020

SUBJECT:

OLCC: Liquor License Application – Limited On-Premises, applying as an LLC, Shelton Holdings LLC (dba VIP Deli), 1346 Leland Road, Suite C, Oregon City

STAFF RECOMMENDATION:

Staff recommends the City Commission approve OLCC Application for Shelton Holdings LLC (dba VIP Deli), 1346 Leland Road, Suite C, Oregon City.

EXECUTIVE SUMMARY:

The attached application is for an OLCC Limited On-Premises license for VIP Deli.

BACKGROUND:

The Oregon City Police Department ran background checks on Nicholas Cederberg and Hayley Shelton, and they are eligible to hold a liquor license. All applicants must obtain an Oregon City business license before submitting their application for an OLCC liquor license. The Oregon City business license application process includes routing of the application for review through various City departments.

OPTIONS:

1. Approve the OLCC Application for VIP Deli
2. Deny the OLCC Application for VIP Deli

**LIQUOR LICENSE APPLICATION**

1. Application. **Do not include** any OLCC fees with your application packet (the license fee will be collected at a later time). Application is being made for:

License Applied For:	CITY AND COUNTY USE ONLY
☐ Brewery 1st Location	Date application received and/or date stamp:
☐ Brewery 2nd Location	
☐ Brewery 3rd Location	
☐ Brewery-Public House 1st Location	Name of City or County:
☐ Brewery-Public House 2nd Location	
☐ Brewery-Public House 3rd Location	
☐ Distillery	Recommends this license be:
☐ Full On-Premises, Commercial	☐ Granted ☐ Denied
☐ Full On-Premises, Caterer	By: _____
☐ Full On-Premises, Passenger Carrier	Date: _____
☐ Full On-Premises, Other Public Location	
☐ Full On-Premises, For Profit Private Club	
☐ Full On-Premises, Nonprofit Private Club	
☐ Grower Sales Privilege 1st Location	
☐ Grower Sales Privilege 2nd Location	
☐ Grower Sales Privilege 3rd Location	
☒ Limited On-Premises	OLCC USE ONLY
☐ Off-Premises	Date application received: 8/25/20
☐ Off-Premises with Fuel Pumps	
☐ Warehouse	By: SR
☐ Wholesale Malt Beverage & Wine	License Action(s):
☐ Winery 1st Location	C/O
☐ Winery 2nd Location	
☐ Winery 3rd Location	
☐ Winery 4th Location	
☐ Winery 5th Location	

2. Identify the applicant(s) applying for the license(s). ENTITY (example: corporation or LLC) or INDIVIDUAL(S) applying for the license(s):

~~Hayley A~~ Shelton Holdings LLC

(Applicant #1)

Nicholas R Cederberg

(Applicant #2)

(Applicant #3)

(Applicant #4)

3. Trade Name of the Business (Name Customers Will See)

VIP Deli

4. Business Address (Number and Street Address of the Location that will have the liquor license)

1346 Leland RD STE C

City

Oregon City

County

Clackamas

Zip Code

97045

**LIQUOR LICENSE APPLICATION**

5. Trade Name of the Business (Name Customers Will See) VIP Deli			
6. Does the business address currently have an OLCC liquor license?		☒ YES ☐ NO	
7. Does the business address currently have an OLCC marijuana license?		☐ YES ☒ NO	
8. Mailing Address/PO Box, Number, Street, Rural Route (where the OLCC will send your mail) 1211 Josephine St			
City Oregon City	State OR	Zip Code 97045	
9. Phone Number of the Business Location 503-557-9999		10. Email Contact for this Application nicman3535@yahoo.com	
11. Contact Person for this Application Nicholas Cederberg		Phone Number 971-264-8356	
Contact Person's Mailing Address (if different)	City	State	Zip Code

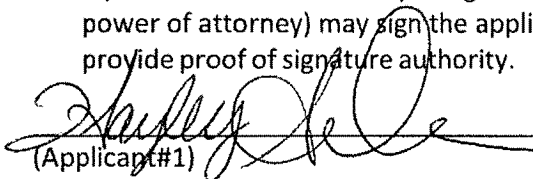
Please note that liquor license applications are public records. A copy of the application will be posted on the OLCC website for a period of several weeks.

I understand that marijuana (such as use, consumption, ingestion, inhalation, samples, give-away, sale, etc.) is **prohibited** on the licensed premises.

I attest that all answers on all forms, documents, and information provided to the OLCC are true and complete.

Applicant Signature(s)

- Each individual person listed as an applicant must sign the application.
- If an applicant is an entity, such as a corporation or LLC, at least one person who is authorized to sign for the entity must sign the application.
- A person with the authority to sign on behalf of the applicant (such as the applicant's attorney or a person with power of attorney) may sign the application. If a person other than an applicant signs the application, please provide proof of signature authority.


(Applicant #1)


(Applicant #2)

(Applicant #3)

(Applicant #4)



CITY OF OREGON CITY

CITY COMMISSION REGULAR MEETING - REVISED MINUTES

Commission Chambers, 625 Center Street, Oregon City
Wednesday, August 19, 2020 at 7:00 PM

REGULAR MEETING OF THE CITY COMMISSION

The public is strongly encouraged to relay concerns and comments to the Commission in one of three ways:

- *Email at any time up to 12 p.m. the day of the meeting to recorderteam@orcify.org.*
- *Phone call (Monday – Friday, 8 am – 5 pm) to 503-496-1505, all messages will be relayed and/or citizens can sign-up to be called during the meeting to provide over-the-phone testimony.*
- *Mail to City of Oregon City, Attn: City Recorder, P.O. Box 3040, Oregon City, OR 97045*

1. CONVENE MEETING AND ROLL CALL

Mayor Dan Holladay called the meeting to order at 7:18 PM.

PRESENT – 5 Mayor Dan Holladay, Commissioner Denyse McGriff, Commissioner Frank O'Donnell, Commissioner Rachel Lyles Smith and Commissioner Rocky Smith, Jr.

STAFFERS – 12 City Manager Tony Konkol, City Attorney William Kabeiseman, City Recorder Kattie Riggs, Community Communications Coordinator Kristin Brown, Public Works Director John Lewis, Assistant to the City Manager Lisa Oreskovich and Parks & Recreation Director Kendall Reid.

Mayor Holladay made a statement that due to an ongoing medical situation, he has a noticeable issue with his speech and he wanted to make the public aware.

2. FLAG SALUTE

3. CEREMONIES, PROCLAMATIONS, AND PRESENTATIONS

3a. The Regional Coalition of Clean Rivers and Streams 2020 Student Video Contest Award Presented to Oregon City Student Charlie Johnson

John Lewis, Public Works Director, outlined the video contest provided by the Regional Coalition of Clean Rivers and Streams. There were 7 overall winners and student Charlie Johnson won top prize for his stop motion video. The Commission reviewed the video and then awarded Mr. Johnson with the prize certificate and check.

3b. Oregon Department of Transportation Presenting I-205 Tolling Project Update

Mr. Lewis introduced Lucinda Broussard, Heather Wills and Mat Dolata with the Oregon Department of Transportation (ODOT). Ms. Broussard presented current issues with I-205, proposed solutions, tolling concerns and current forty-five-day public comment period between August 3rd- September 16th. Also outlined was the Environmental Assessment phase. Heather Wills outlined the current congestion issues and funding issues. Mat Dolata presented the potential tolling alternatives and additional rerouting from tolls.

Commissioner McGriff asked what other freeway systems ODOT is looking at. Ms. Broussard indicated other than I-5, ODOT does not have any other freeways in consideration in the near future.

Commissioner Lyle Smith asked is a portion of Highway 43 intersection was included in the tolling project. Mr. Dolata indicated that there is portion of Highway 43 that does have a prior widening project that is included.

Commissioner O'Donnell commented that he had taken the survey and he is against the concept of tolling and thinks there should be other alternatives explored.

Commissioner Smith commented he has looked at the website for the I-5 to Stafford Road widening website and did not see mention of tolling and wondered why tolling is now presented as the only option.

Mayor Holladay expressed his concern with how the public will respond to tolling and feels it will substantially increase road congestion. Mayor Holladay does not feel tolling will be the needed solution.

4. CITIZEN COMMENTS

Jeana Gonzales, resident of Oregon City and chief petitioner for the Recall Mayor Holladay effort, expressed her concern regarding a communication she had sent to the Mayor in June and received no response.

Adam Marl, resident of Oregon City and also with the Recall Mayor Holladay effort, provided an update of the signature collection process and urged Oregon City residents to participate in the recall process.

Jesse Hernandez, resident of Oregon City, provided comment on what he felt was double-standards on COVID restrictions on playgrounds in City parks, being more restrictive for children than adults. City Manager Konkol expressed that contact sports activities and playgrounds/structures are prohibited currently in parks, per orders from the Governor. Parks & Recreation Director Reid commented that the Parks Department are doing the best they can, given the current COVID restrictions.

Meg Anderson, resident of Oregon City, expressed her concerns about Mayor Holladay and his responses to the COVID situation and the Black Lives Matter movement. Ms. Anderson also mentioned an earlier incident involving a candidate in the 2018 election. Mayor Holladay responded that he had not directed city staff to participate in reprisals against the candidate.

Lisa Novak, resident of Oregon City, expressed gratitude to the Commissioners for supporting the Holcomb Boulevard crosswalk project and requested that Public Works Director Lewis provide the Commission regular updates on the progress of the project.

5. ADOPTION OF THE AGENDA

The revised agenda was adopted.

6. PUBLIC HEARINGS

7. GENERAL BUSINESS

7c. 2020 Community Satisfaction Survey

Mr. Konkol explained that the City started a community satisfaction survey in 2018 and plans to conduct the survey every other year. In 2020, the next community satisfaction survey is being prepared to be distributed to Oregon City citizens. Mr. Konkol mention there are three questions that the City can change with each new survey, per the vendor they use. For 2020, the three proposed questions are: What makes Oregon City special, what about Oregon City would you like to change and a multiple-choice question regarding how to pay for changes to the water distribution system.

Commissioner O'Donnell commented that there needed to be clarification whether a rate increase would only pertain to repairing the existing system and not future development. Public Works Director Lewis responded that the proposed rate increase would not cover the existing system needs. He indicated that he could work with Communications Coordinator Kristin Brown to refine the question. Commissioner O'Donnell responded that he felt there will be better public response if the question is reworded to indicate a 3% rate increase will not cover existing needed repairs and whether the public would be willing to pay additional amounts for repairs. Commissioner O'Donnell asked the current status of the water system.

Director Lewis indicated Public Works has been monitoring, but the system has not reached maximum this summer.

Commissioner Lyle Smith commented that she does not like the water system question and would like the prior 2018 question on parks to remain on the survey.

Mayor Holladay concurred with Commissioner Lyle Smith's comments.

Commissioner McGriff asked if it will be a random survey and that she had encountered any residents that had received the last survey.

Commissioner Smith indicated he was fine with the water question remaining.

Communication Coordinator Kristin Brown clarified how the questions are compiled by the vendor and that there was a limit of three open ended questions.

There was further discussion on questions to include/exclude.

Mayor Holladay directed that staff rework the questions and get back to the Commission on possible revisions.

7d. The Guaranteed Maximum Price (GMP) and Construction for the Public Works and Parks Operations Complex Facility

John Lewis, Public Works Director, introduced the topic and Gerry Mulrooney from Plan B to present the topic.

Gerard Mulrooney, Plan B Project Manager, provided an overview and update on the new Oregon City Operations Complex. The Complex has reached the final stage of the project prior to construction, which requires presentation of the GMP and requesting approval from City Commission to proceed to construction. Despite some construction cost increases, they have worked with City staff to readjust in order to stay within the established budget and timeline.

Commissioner O'Donnell commented that he participated in many of the project meetings and he is pleased with how Plan B has run the process.

Mayor Holladay expressed that he is also pleased with how Plan B has run the new Police Station Complex.

Commissioner McGriff asked if an earlier design for workspace lockers had been resolved. Commissioner O'Donnell indicated that the issue was resolved.

Commissioner Smith commented he was pleased with how well the project has gone.

Finance Director Parno commented that there was the need to adjust the biennium budget based on the Commission's approval.

A motion was made by Commissioner McGriff, seconded by Commissioner Lyle Smith to approve the Guaranteed Maximum Price and Construction for the Public Works and Parks Operations complex facility. The motion carried with the following vote:

Aye: 5- Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, Commissioner Lyle Smith, Commissioner Smith.

7e. Intergovernmental Agreement with Clackamas County for Records Storage Services

Kattie Riggs, City Recorder, outlined past issues with the vendor Iron Mountain Records Storage. The City's contract with Iron Mountain had expired and after reviewing options Clackamas County seemed to fit the needs of the City best. They had the extra space and were willing to work well with the City on cost effectiveness, ease of access, retrievability, and other available records management services such as microfilming. Additionally, the stored records would be located in Oregon City and there are cost savings annually. The County Records Center does not have a viewing space where the public could physically review historic materials.

Mayor Holladay expressed concerns with the public checking out documents.

City Recorder Riggs clarified an earlier comment regarding the viewing of historic documents.

Commissioner McGriff commented that she felt a solution on viewing documents can be arrived at in the future.

A motion was made by Commissioner O'Donnell, seconded by Commissioner McGriff to approve the Intergovernmental Agreement with Clackamas County for Records Storage Services. The motion carried with the following vote:

Aye: 5- Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell, Commissioner Lyle Smith, Commissioner Smith.

8. CONSENT AGENDA

A motion was made by Commissioner McGriff, seconded by Commissioner Smith to approve the consent agenda items 8f – 8l. The motion carried with the following vote:

Aye: 5- Mayor Holladay, Commissioner McGriff, Commissioner O'Donnell,

Commissioner Smith, Commissioner Smith.

- 8f. Agreement with Polar Systems for the Local and Wide Area Network Installation at the New Police Facility
- 8g. Agreement with Klasstech AV Services for Audio, Video, and Control Systems and Installation at the New Police Facility
- 8h. OLCC: Liquor License Application – Limited On-Premises, Applying as a LLC, Blue Ox Axe Throwing Oregon, LLC, 230 12th Street, Oregon City
- 8i. OLCC: Liquor License Application – Off-Premises, Commercial, Applying as a Limited Liability Company, MOD Super Fast Pizza, LLC (dba MOD Pizza), 19550 Molalla Ave, Ste. 145
- 8j. Minutes of the May 12, 2020 Work Session
- 8k. Minutes of the May 20, 2020 Work Session
- 8l. Minutes of the May 20, 2020 Regular Meeting

9. COMMUNICATIONS**City Manager****Commissioners**

Commissioner McGriff encouraged the public to respond to the National Census.

Mayor**10. ADJOURNMENT**

Mayor Holladay adjourned the meeting at 8:56 PM.

Respectfully submitted,

Kattie Riggs, City Recorder



CITY OF OREGON CITY

CITY COMMISSION WORK SESSION

MINUTES

Commission Chambers, 625 Center Street, Oregon City
Tuesday, July 07, 2020 at 6:00 PM

5:30 PM - EXECUTIVE SESSION OF THE CITY COMMISSION

Executive Session will be held in the Commission Chambers at City Hall beginning at 5:30 PM.

- i. Pursuant to ORS 192.660(2)(i): To review and evaluate the employment-related performance of the chief executive officer of any public body, a public officer, employee or staff member who does not request an open hearing.*

6:00 PM - CITY COMMISSION WORK SESSION

CONVENE WORK SESSION AND ROLL CALL

Commission President Rachel Lyles Smith called the meeting to order at 6:17 PM.

PRESENT - 4

*Commissioner Denyse McGriff
Commissioner Frank O'Donnell
Commissioner Rachel Lyles Smith
Commissioner Rocky Smith, Jr.*

ABSENT - 1

Mayor Dan Holladay

STAFFERS – 12

City Manager Tony Konkol, City Attorney William Kabeiseman, Police Chief James Band, Community Development Director Laura Terway, Senior Planner Christina Robertson-Gardiner, City Recorder Kattie Riggs, Assistant City Recorder Charlie Killian, Assistant to the City Manager Lisa Oreskovich, Economic Development Manager James Graham, Finance Director Wyatt Parno, Library Director Greg Williams, and Human Resources Director Patrick Foiles

FUTURE AGENDA ITEMS

1. List of Future Work Session Agenda Items

Tony Konkol, City Manager, reviewed the list of upcoming agenda items.

Commissioner O'Donnell would like to discuss the Farmer's Market banner request. He had misunderstood Doug Neeley's and Karla Laws' comments from the July 1, 2020 Commission meeting regarding the upper yard. He would like to clarify their intentions.

The Commission added both items to the Work Session agenda.

Commissioner McGriff asked about the Metro food waste requirements review. Mr. Konkol said it would be coming back to the Commission in August.

Commissioner McGriff suggested delaying the Clackamette Park boat ramp discussion until the new Parks Director was hired. She would like to move up the Park Place crosswalks discussion.

Commissioner Lyles Smith would like to get an update on Trillium Drive. Mr. Konkol said that would be part of the Park Place crosswalks and prioritization of projects discussion.

Commissioner Lyles Smith suggested a discussion regarding the requirement to have personal cell phone numbers listed on the City's website.

Commissioner O'Donnell would like to discuss these issues at a Retreat including how to be more efficient together and Commission conduct.

Commissioner Lyles Smith asked about using an equity lens for City operations and procedures. Mr. Konkol explained that the City hired a consultant to provide training for staff. Commissioner McGriff would like to see the training extended to the Commission.

CITY MANAGER'S REPORT

Mr. Konkol invited James Graham to speak on the Oregon City Debt Relief Program.

James Graham, Economic Development Manager, provided an overview of the Debt Relief Program round one which took place in May through the City's General Fund and mentioned that there would be a round two with funds provided by the State from grant funds the City applied for. This second round of funding would be available to both non-profit and for-profit businesses affected by the COVID-19 pandemic. The businesses that already received other funding would not be eligible. These were businesses with 1-5 employees and sole proprietorships. Staff was currently doing outreach for the program. Applications could be submitted from July 15, 2020, 9:00 am until August 19, 2020. There might be a round three available through the state and he planned to submit an application for more funding.

The Commission complimented Mr. Graham for his work.

Commissioner McGriff asked if round two would have the same requirements as round one. Mr. Graham said yes, they would be the same only with less documentation required. If a business received funding in round one they would not be eligible for round two.

DISCUSSION ITEMS

2. Citizen Involvement Committee (CIC) Draft By-Laws

Laura Terway, Community Development Director, introduced the topic.

Bob La Salle, Chair of the Citizen Involvement Committee (CIC), explained that the CIC didn't have current by-laws. He had used the old by-laws as the template and he was in favor of the recommended changes from staff.

Ms. Terway noted the by-laws would match the purpose language in the code. The by-laws would come back to the Commission on July 15, 2020

Commissioner Lyles Smith would like to change the language to read, "The City Recorder shall maintain the official copy of the meeting minutes."

Commissioner O'Donnell agreed with the comments submitted by William Gifford about having two representatives for each neighborhood, but he would like to leave the language the way it was right now and if it didn't work it could be changed at a later date.

3. Proposed Revisions to Oregon City Municipal Code 17.44 - Geologic Hazards

John Lewis, Public Works Director, introduced the topic and turned it over to Josh Wheeler to provide the presentation.

Josh Wheeler, Assistant City Engineer, provided a history of the City's geologic hazard code, the new landslide hazard guidelines published in October 2019, and areas for code enhancement. The proposed code enhancements included clarifying when a review was required, clarifying exemptions, referencing the new State guide, additional application requirements for stormwater management, construction phasing, and construction methods, requirement to include a hydrology report for any property within a mapped landslide, codifying the waiver process, clarity on the weather window, certification by a professional engineer, clarity on density calculation, clarity on storm drainage, clarity of construction standards, and clarity on liability. He then discussed the existing resources which included the City code, OC maps, DOGAMI guides, City website, Geologic Hazard Development Checklist, and presentation from October 13, 2011. The next steps were: Option 1, proceed with a public open house and seek legislative approval or Option 2, do not proceed further.

There was discussion regarding the additional code enhancements, the unpredictability of weather in the area, and subjective vs. clear and objective standards,

Commissioner Lyles Smith would like staff to move forward with Option 1. She asked when the Measure 56 notice would go out to the public, before the open house or later when they were closer to the legislative process.

Commissioner McGriff wanted to make sure notice was sent to the hamlet of Beavercreek.

Ms. Terway said they could send the Measure 56 notice out before the open house. They would also send notice to the hamlet of Beavercreek and residents on Holly Lane.

Commissioner O'Donnell was also in favor of Option 1 and would like the open house to be recorded.

Commissioner McGriff would like to know if there was a provision for denial and if an application was denied, could they use a density transfer. She thought a building permit should be required for anything over 200 square feet, not 500 square feet as it was currently. Were they requiring proof for the exemptions and emergencies to explain why there was an exemption or to show there was an emergency?

Mr. Wheeler said once potential applicants were given all of the requirements, many of them did not move forward because it was either cost prohibitive or they could not meet code. The 500 square feet was in the current code, but he could look into changing it. They currently documented exemptions and now the information was being added to OC maps.

There was consensus for staff to move forward with Option 1.

4. Permitting and Notification Draft Process for Tree Removal on Institutional and City Owned Properties

The Commission took a break at 7:51 PM and reconvened at 7:56 PM.

Ms. Terway introduced Pete Walter and turned the presentation over to him.

Pete Walter, Senior Planner, said in response to a recent tree removal on City property, the City Manager directed staff to draft code amendments and policies to avoid inappropriate tree removal on City owned property. To be included were a public notification process and an internal approval process. The City Commission had directed that the policy apply to all institutional properties throughout the City, to reuse the wood from removed trees, and to require larger caliper replacement trees rather than many smaller caliper trees. One of the proposed amendments to the code included a new definition for institutional lands. He explained the comments received from the Natural Resources Committee, Planning Commission, Public Works, and Parks and Recreation staff. Public Works recommended maintaining the current code and process due to financial and efficiency issues. Parks and Recreation staff thought a 1.5 inch caliper replacement was a good standard.

Mr. Walter said the proposed policy steps were: determine if the tree was exempt, obtain an arborist report, apply for permits, notice process, and removal, mitigation, and re-use. Staff suggested not imposing the additional process and standards on institutional properties until the Comprehensive Plan update process was completed. Options to discuss were: adopt an internal policy for notice and mitigation applicable to only city-owned lands and city tree removals or continue the current permit process and adopt a new code section for notification and mitigation applicable to all institutional lands.

There was discussion regarding permit requirements for Heritage Trees and trees in the public right-of-way.

Commissioner Lyles Smith was concerned that staff had different opinions on the policy and that a quarter inch lift in a sidewalk was considered a tripping hazard. She thought the policy should only apply to City owned land, not all institutional lands.

Commissioner McGriff thought if the City required citizens to do something, then the City should be required to do it as well. She suggested changing the code for trip hazards to require mitigation before a tree was removed. She thought a quarter inch was unreasonable. Something needed to be done in the interim and not wait until the end of the Comprehensive Plan process.

Commissioner O'Donnell agreed about the quarter inch. He mentioned the letter from Craig Danielson who thought the City should have to follow all the same requirements the public was required to follow. He did not think an arborist report was necessary in all circumstances. He thought replacing trees with larger caliper trees was preferred. He agreed there should be an interim plan.

Commissioner Smith wanted the departments to come to more of an agreement on the policy. He thought the requirements should only apply to City owned properties and not all trees needed to go through the same process. He agreed with the comments about the quarter inch tripping hazard.

There was discussion regarding possibly adding a fine for tree removal without a permit, more staff training, removal of the tree was not the first resort but the last resort, how the quarter inch sidewalk lift was a requirement of the Americans with Disabilities Act, setting up a budget for alternatives other than tree removal, and the difference between a tree in the right-of-way and a tree in a park.

Commissioner Lyles Smith said there was consensus to move forward with a resolution as an interim measure that applied to City property only, however the details needed to come back to another Work Session.

5. Oregon City Farmer's Market Banner Request

Commissioner O'Donnell would like to see if there was an exemption due to the pandemic for the Farmer's Market banner to be placed on Clackamas County property. He would like this to be a temporary 90-day exemption.

Ms. Terway explained the Farmer's Market was located on Clackamas County property and previously had a banner. The City's sign code was changed and did not allow this particular type of banner anymore. The City Manager had the authority to exempt things related to COVID-19, and this could be a short term solution. A long term solution would be exempting all government agencies from the sign code.

Commissioner Lyles Smith read the request from the Farmer's Market.

There was discussion regarding setting a precedent by allowing this exception, how this was not COVID-19 related, other options for the Farmer's Market sign that did not violate the sign code, and discussing an exemption for special events in the future.

The consensus of the Commission was to not approve the request.

6. Upper Yard Charter Park Clarification

Commissioner O'Donnell clarified the letters submitted by Doug Neeley and Karla Laws who thought there was no need for any more public process before designating the property as a Charter park. If the land was designated as a park, there should be a public process for the development of the park. Commissioner O'Donnell suggested removing the public process for the designation, using the 2004 survey, and describing the property lines with the boundary being the basalt cliffs to expedite moving forward with this item.

There was discussion regarding the timeline and getting the designation done before the end of the year.

Mr. Konkol gave an update on where he was in the process. He could give the Commission monthly updates.

COMMISSION COMMITTEE REPORTS

Commissioner McGriff was recently appointed to the Metro South Relocation Committee.

- A. Beaver Creek Employment Area Blue Ribbon Committee** - Commissioner Frank O'Donnell
- B. Brownfield Grant Committee** - Mayor Dan Holladay
- C. Citizen Involvement Committee Liaison** - Commissioner Rachel Lyles Smith
- D. Clackamas County Coordinating Committee (C4)** - Mayor Dan Holladay and Commissioner Rachel Lyles Smith
- E. Clackamas Heritage Partners** - Commissioner Rocky Smith, Jr.

Commissioner Smith explained the Clackamas Heritage Partners was working with the tribes to get a movie developed to show at the End of the Oregon Trail Interpretive Center.

- F. Downtown Oregon City Association Board** - Commissioner Denyse McGriff

Commissioner McGriff provided an update regarding the parklets and take-out dining. Downtown Oregon City Association was looking at doing a fundraiser with more information to come.

There was discussion regarding COVID-19 impacts to DOCA's revenue.

G. Metro Policy Advisory Committee (MPAC) - Commissioner Rachel Lyles Smith

Commissioner Lyles Smith mentioned MPAC would be meeting tomorrow night.

H. Oregon Governor's Willamette Falls Locks Commission - Mayor Dan Holladay

Commissioner McGriff stated Representative Mark Meek would not be able to bring this bill forward in the short legislative session.

I. South Fork Water Board (SFWB) - Mayor Dan Holladay, Commissioners Frank O'Donnell and Rocky Smith, Jr.

J. Willamette Falls and Landings Heritage Area - Commissioner Denyse McGriff

Commissioner McGriff said they would be changing the meeting date to allow a Clackamas County Commissioner to attend. They were moving forward with acquisition of the former West Linn City Hall.

K. Willamette Falls Legacy Project Liaisons - Mayor Dan Holladay and Commissioner Frank O'Donnell

Commissioner O'Donnell said the action of the Grand Ronde to not allow access through Main Street added to the cost of the project as a bridge would be required. If they did not demonstrate some progress, the funding from the state could be in jeopardy.

ADJOURNMENT

Commission President Lyles Smith adjourned the meeting at 9:47 PM.

Respectfully submitted,

Kattie Riggs, City Recorder