

**APPLICANT'S STATEMENT
FOR
SALEM-KEIZER SCHOOL DISTRICT 24J
MCNARY HIGH SCHOOL RENOVATION AND EXPANSION
CONDITIONAL USE PERMIT**

BACKGROUND

Salem-Keizer School District 24J (the District) proposes to renovate and expand McNary High School in order to meet current and future enrollment capacity and educational needs. The proposed renovation and expansion project is made possible by the passage of the District's Construction Bond Measure in May, 2018. As detailed on the District's web page, "About the Proposed Bond", the Measure's specific purposes at McNary High include adding general-purpose and special education (SPED) classrooms, expanding space for Career Technical Education, adding Flexible Learning Space and science labs, expanding administrative offices, improving the building with safety, security and seismic upgrades; and improving technology. The range of planned renovations and improvements is needed to relieve crowding, prepare for enrollment growth, and provide for educational programs.

As described on the District's website Bond Measure information page (Attachment 1), McNary High School was originally built in 1964. That date precedes the establishment of Keizer as an incorporated city. As the community has grown six portable classrooms have been added to the school to accommodate increased enrollment. The school's enrollment capacity without the portable units is 1,725 students, and with them it is 1,869 students. The projected enrollment for 2035 is 2207 students, or 482 more than the school's original design capacity. The enrollment estimated for the project's June, 2018, traffic study was 2,050 students.

The planned improvements to the school and its campus are stated on the Bond Measure information page as follows:

The identified expansion projects would increase the capacity of the main school building to 2,200 students by adding approximately 14 general classrooms, one (1) science lab, flexible learning space, two (2) career technical education (CTE) program spaces and new special education (SPED) rooms. A portion of the facility would be demolished to accommodate the expansion; these instructional areas would be replaced. Administrative and support areas would increase to serve the larger student population. An adjacent land acquisition would provide space to accommodate a reconfigured drop-off lane and parking lot by relocating the current softball fields.

Project Elements

The planned renovations and additions to the school are shown on site plans prepared by the project Architect, Anderson/Shirley Architects, Inc., of Salem.

The site plans are included as a part of this application, and detail the various changes that are planned to the school buildings and campus. As shown on these plans the major elements of the project as they affect the school property include:

- Expansion on the north side of the existing building to add classrooms and instructional space , 31,414 s.f 1st floor + 25,569 s.f 2nd floor = 56,983 s.f.
- Addition of a new administration wing on the south side of the building 8,946 s.f.
- Expansion of the parking lot along the east side of Celtic Way to the south, and reconfiguration of the circulation system for improved vehicular and pedestrian access and safety. New tennis courts will be located south of the parking lot.
- Expanding the campus onto an additional ± 6.18 acres adjacent on the east of the existing school grounds. This will allow the relocation of the existing softball and soccer fields that are currently on the east side of Celtic Way, and the addition of a new parking lot off the end of the Claggett Street cul-de-sac.

Site Identification and Land Use Designations

The McNary High School campus extends between Chemawa Road N and Lockhaven Drive N, approximately a half mile west of River Road N. The school is addressed as 595 Chemawa Road N, and the property is identified as Tax Lot 3200 on Marion County Assessor's Map T7S R3W Section 3AA. The existing school property totals 31.92 acres. The main school building totals approximately 272,930 squ. ft. on two levels.

The existing school property is designated "High School" on the Keizer Comprehensive Plan map, and it is zoned Public (P) as shown on the City of Keizer Zoning Map. The Public zone is included as Chapter 2.116 in the Keizer Development Code (KDC). Section 2.116.04 D.7. includes "Educational Services (82)" as a Conditional Use. "(82)" is a reference to Standard Industrial

Classification (SIC) Major Group 82. - Educational Services. This reference means all of the uses and activities included in this SIC Major Group are allowed as a Conditional Use in the P zone. High schools are specifically included in Subcategory SIC 8211 Elementary and Secondary Schools. Therefore, high schools are a Conditional Use in the P zone.

In addition to the renovations and expansion of the school within its existing campus, the District proposes to relocate the existing softball fields and soccer fields, and add a parking lot, onto additional land that is adjacent on the east of the existing campus. This is the only remaining vacant land bordering either side of the high school campus. The vacant land is shown on Assessor's map 6-3W-34DD and 35CC. It borders the north and east sides of the Arbor at Avamere Court memory care facility, which occupies Tax Lot 4001, and is west of St. Edward's Church. An aerial photo shows the existing site and expansion area, Attachment 2.

The additional property is designated "Medium Density Residential" on the Keizer Comprehensive Plan map, and it is zoned Medium Density Residential (RM), KDC Chapter 2.104. As in the Public zone, schools are a Conditional Use in the RM zone, Section 2.104.04A., Schools (8211). Although in this zone the types of schools are limited to SIC Subsection 8211, as noted this subsection includes high schools, which are therefore a Conditional Use in the RM zone.

This provision for schools in the RM zone also references KDC Section 2.424 "Elementary and Secondary Schools', which applies use and development standards when schools in SIC Subsection 8211 are permitted as a "special use". This section states:

Where permitted as a special use, elementary and secondary schools (8211) shall meet the following use and development standards.

- A. Off-street parking. No off-street parking or loading area shall be permitted within 10 feet of any residential use or zone.
- B. Expansion. Where conditionally permitted, the square footage of the school

may be increased by 25% without the need for a new conditional use. Both permanent additions and temporary buildings shall be considered in calculating the existing square footage and percentage increase.

At the time of the school's construction in 1964 Keizer was not an incorporated city, and therefore had no land use regulatory authority. Under the current KDC the high school is a Conditional Use in both the P and RM zones. The City has determined that since the existing school predates the incorporation of the City and was therefore not subject to a Conditional Use approval, this application will apply to the existing facilities as well as the proposed renovation and expansion.

Since all of the property included in this application is contiguous, and the proposal is for the purpose of improvements to and expansion of the existing high school, this application is a request for a Conditional Use Permit in both the Public and Medium Density Residential zones.

Surrounding Land Use and Transportation Pattern

The high school campus is surrounded by established residential neighborhoods that have been developed before, during, and after the school's construction. These surrounding neighborhoods appear generally stable in terms of their development pattern, densities, and characteristics. No large-scale changes appear imminent, or are indicated by zoning or observable conditions in the area. The high school has been a long-standing part of the neighborhood and contributes to its stability and identity.

With the exception of the vacant land adjacent to the east and intended for the new athletic facilities and parking lot, all of the lands surrounding the high school campus are developed with a mix of single and multi-family housing. The only exception to the pattern of owner-occupied and rental housing is the memory care facility to the east, on Tax Lot 4001, which is a specialized type of residential use.

The surrounding neighborhoods are zoned RS for single-family residential use to the west and south-east of the campus; RM for multifamily residential use to the north-east and to the south across Chemawa Road; and LDR limited-density residential on the Inland Shores neighborhood to the north across Lockhaven. A property at the southwest corner of the school property, at Celtic Dr. and Chemawa Road, is also zoned limited density residential and is the location of the Cedar Grove apartments. The Neighborhood Market is a commercial use at the northwest corner of Chemawa and Newberg, but is zoned RS. With the exception of the vacant property on the east that is part of this application, all of the surrounding residential land is developed.

The transportation pattern serving the area consists of an established street network. The major access to the campus is provided by Chemawa Road and Lockhaven Drive. These routes are both designated as Minor Arterials on the Keizer Transportation Plan (KTP), Functional Classification Map 4.2., Attachment 3. The streets that provide access within and through the surrounding interior residential neighborhoods to one or both of those arterial routes are designated as local streets, and there is no currently active vehicular access between the school campus and the adjacent residential neighborhoods. A gate or fence prevents vehicle access from MacArthur and Orchard Streets on the west side of the campus, and from Sandy Drive and Robindale Street on the east side. Claggett Street will provide access from River Rd. only to the new parking lot on the eastern property. No new streets are planned or needed to serve the project.

McNary High has been at this location since 1964 and is an integral part of the surrounding neighborhoods. The high school is a major focus of the community, and its presence and activities are an established part of the neighborhood pattern.

CONDITIONAL USE PERMIT

The requirements for a Conditional Use Permit are presented in KDC Chapter 3.103. The criteria for approval are provided in Section 3.103.03. These criteria apply to Conditional Uses in all zones. Because the school project will be located in both the P and RM zones, the criteria are addressed to apply to both zones.

3.103.03 Criteria for Approval

Conditional Use Permits shall be approved if the applicant provides evidence substantiating that all the requirements of this Ordinance relative to the proposed use are satisfied, and demonstrates that the proposed use also satisfies the following criteria:

A. The use is listed as a conditional use in the underlying district.

The existing school campus is zoned P, and the additional land to the east is zoned RM. Both zones allow high schools as a Conditional Use. In the P zone schools are listed as a Conditional Use in Section 2.116.04 C.7., and in the RM zone they are listed in Section 2.104.04 A. Because the use is listed in as a conditional use in both underlying districts, the proposed use satisfies this criterion.

B. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and location of improvements and natural features.

The high school currently occupies an existing campus of approximately 31.92 acres. The site to date has accommodated the main school building, additional portable classrooms, parking lot and driveways, athletic fields, and all other facilities necessary for the function and operation of the school. In order to accommodate the increased enrollment that has occurred since the school was built in 1964 and projected future growth to the year 2035, expansion and renovation of the school is necessary. This will require relocating certain facilities onto additional land of approximately 6.18 acres that is adjacent to the east of the existing campus. The submitted site plans detail how the existing campus and the additional land will be used. No additional land that is not planned for a specific

use is included in this application. Because the proposed renovation and expansion of the school facilities will take place on, and require, both the existing campus and the additional land, the characteristics of the site are suitable for the proposed use based on its size.

The shape of the existing campus is fixed, and constrained by development and public streets on adjacent surrounding lands. The only adjacent vacant land is to the east, adjoining the existing campus. This land will be used for softball fields, soccer fields, and a parking lot. The size and shape of this additional area can accommodate these proposed uses, and because it is adjacent to the existing campus, it is accessible and conveniently located for students engaged in school activities. For these reasons the characteristics of the site are suitable for the proposed use based on its size, shape and location.

The existing campus has been in use since 1964. It is developed with the school building, parking and access drives, athletic fields, and other facilities necessary for the conduct and functioning of the school. The existing site presents no obstacles related to its terrain or other types of natural features that limit its continued and future use as the high school campus. Similarly, the additional land to the east presents no apparent or identified obstacles or limitations with regards to its terrain or other natural features that would prevent or interfere with its proposed use for school facilities. Both areas would undergo site work typical for construction and development of buildings and facilities such as clearing, grading, excavation, and filling, as may be necessary, with permits for such work from appropriate regulatory agencies. For these reasons the characteristics of the overall site are suitable for the proposed use based on its topography and natural features, and the overall site represents a suitable location for the planned improvements including building expansion, expansion of the parking lot and driveway system, and relocation and construction of athletic fields.

As shown on the detailed site plans the size and shape of the overall site can accommodate the proposed development including buildings, parking , access driveways, sports fields and outdoor activities, setbacks, and landscaping. Because the characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and location of improvements and natural features, this criterion is satisfied.

C. The proposed development is timely, considering the adequacy of transportation systems, public facilities and services, existing or planned for the area affected by the use.

In May, 2018, the voters within Salem-Keizer School District 24J passed a bond measure to provide the District with the funds needed for this renovation and expansion project. The passage of the funding mechanism makes this project a timely development.

The proposed development is also timely considering the existing enrollment compared to the designed enrollment capacity of the school, and the projected future enrollment. The original design capacity of the school was 1,725 students. The 2016 enrollment was 2,046 students. In order to accommodate the enrollment increases to date the school had had to employ six portable classrooms. The projected 2035 enrollment is 2,200 students. To provide appropriate space and facilities for the current and projected enrollment, the proposed project is timely.

The adequacy of the transportation system has been examined in a report, McNary High School Traffic Impact Analysis June, 2018 (the TIA), performed by DKS Associates specifically for this proposal. A copy of the TIA is submitted as a part of this application. The TIA examined the transportation impacts of the District's proposal and evaluates existing transportation conditions, trip generation and distribution, future conditions, and transportation impacts within the defined study area. The purpose of the report is to determine whether mitigation measures are necessary in order to offset traffic impacts from the project.

The TIA examined the functioning of five study intersections under both existing and future conditions. The report found that all of the intersections meet current City operating standards for level of service and volume/capacity, and that they will continue to meet these operating standards under the projected future conditions. The report also examined the traffic, circulation and parking patterns within the school site for passenger vehicles, school buses, and pedestrians, and recommended measures to improve the flow of vehicle movements, and increase pedestrian safety.

The report recommends seven project-related transportation mitigation measures to preserve the study area roadway performance and provide safe access to the high school. These include, in summary:

- verifying site distance at the access points to the school.
- installing a crosswalk where the new pedestrian sidewalk crosses the bus lane at the northeast corner of the school, to provide a safe path for pedestrians.
- construct all sidewalks to ADA standards.
- provide bus-only signage for areas on the site where bus-only circulation occurs.
- install signage that prohibits parent pick-up and drop-off in the new parking lot off Claggett Street and the curb in the cul-de-sac for loading and unloading; and a sidewalk be provided on the east side of the new parking lot to connect the cul-de-sac to the proposed sidewalk shown on the site plan.
- provide a minimum of 506 parking spaces.
- provide a minimum of 18 bicycle spaces.

The complete detailed analysis and conclusions, and basis for these recommendations, is provided in the submitted TIA. Based on the analysis, conclusions and recommended mitigations, the proposed development is timely with regards to the adequacy of transportation systems.

As reviewed at the Pre-Application conference held for this project on June 12, 2018, all public facilities and services necessary for this project can be provided.

The Fire Department recommended measures to improve on-site circulation, providing a safe secondary access possibly at Sandy Drive, and relocating an existing fire hydrant near the northeast corner of the north addition to the corner of the site prior to construction. The Public Works Department will require creating a loop water line to get fire flow for the sprinkler system in the new north addition. New sewer line connections involve the City of Salem. Storm water infiltration upgrades are not required because the new building is on existing pavement, and existing parking lot changes are minimal.

Because the transportation system and the public facilities and services existing or planned for the property affected by the use are adequate, the proposed development is timely and this criterion is satisfied.

D. The proposed use will not alter the character of the surrounding area in a manner that substantially limits, impairs, or precludes the use of surrounding properties for the primary uses listed in the underlying district.

As discussed above the high school is located within an established and developed neighborhood. The neighborhood surrounding the school is predominantly residential in character, with a church to the east. The high school has been at this location since 1964 and it is an integral part of the neighborhood, as well as the larger Keizer community. The surrounding neighborhood is zoned RS, RM, and LDR. There are no apparent or observed indications that significant large-scale changes will occur in the surrounding area. The only vacant land is on the east side of the existing campus, and it will be used for relocated athletic facilities and parking. The proposed use of the vacant land for these school facilities will not substantially limit, impair, or preclude the use of the surrounding properties for the primary uses allowed in their underlying RM district. Similarly, none of the lands surrounding the existing campus will be affected by the proposed renovation and expansion of the existing facilities within the site. Because all of the lands adjoining the existing campus and the additional land are developed, and there is no other undeveloped vacant land adjoining the overall campus site, the proposed

use will not alter the character of the area in a manner that will affect the use of surrounding properties for the primary uses listed in either of the underlying RS, LDR, or RM districts.

E. The proposal satisfies any applicable goals and policies of the Comprehensive Plan which apply to the proposed use.

The goals and policies of the City of Keizer Comprehensive Plan (the Plan) (as updated August 18, 2014) that apply to this proposal include the following:

Part III Findings and Policies

D. PLAN DIAGRAM AND SPECIAL LAND USE POLICIES (Plan p. 42)

2. Goals and Policies

h. Public and Semi-Public (Plan p. 49)

1) Provide for the following categories of public and semi-public uses.

b) Schools. Sites for existing and planned elementary, middle and secondary schools are determined by the School District. The public facilities section contains standards and specific policies.

McNary High School has been located at this site since 1964. The existing school predates the incorporation of the City. The existing site for the school, and now the additional land, were determined by the School District. The school site conforms to this policy.

E. Public Facilities to Support Development (Plan p. 54)

1. Findings: General

a. General

1) This Finding recognizes that educational services are provided by School District 24J.

9. FINDINGS: SCHOOLS (Plan p. 62)

General

a. Education services are provided in Keizer by School District 24J.

b. Based on the population forecasts for Keizer, expected demographics and capacities of existing schools in the area, one elementary school replacement,

one new elementary school, and one new middle school are assumed to be located in Keizer by 2005. See working paper on public facilities and services/transportation factors.

McNary High School is operated by School District 24J, as recognized by part a. Although part b. does not reference the high school, the proposed renovation and expansion project is made necessary, in part, by increased enrollment that is a result of population increases in this part of the District and that exceed the existing school's design capacity. The factors that necessitate the project are consistent with the population, demographic, and capacity considerations that are cited in this Finding.

10. GOALS AND POLICIES: SCHOOLS (Plan p. 62)

a. General Goal Ensure that the planning for school location and sitting is consistent with Keizer Comprehensive Plan.

b. General Policies

1) Coordinate the acquisition of school sites to further the joint acquisition and development of park and school sites and to permit the joint use of school and park facilities.

The property that is proposed for relocation of the school facilities is on the east side of the existing campus. It is the only vacant land adjacent to the campus. It was acquired for expansion of the existing campus and it is not a new school site.

2) Locate elementary schools so that:

This proposal is for McNary High School. No elementary schools are involved. The policies in this section do not apply.

2) Locate secondary schools so that:

a) They have adequate, safe and direct access from principal street network.

McNary High School has direct access from Chemawa Road and Lockhaven Drive, which are both designated as Minor Arterials by the Transportation Plan. As designated Arterials these streets are part of the principal street network in the city. The access around and within the school campus has been examined and

evaluated for its adequacy and safety by the TIA submitted with this application. The TIA has concluded that, with recommended measures for vehicular and pedestrian access within and around the school campus, access to the school will be adequate and safe. The existing principal street network and recommended measures satisfy this policy.

- b) They are located in areas, which are geographically central to the population served.

McNary High has been at its present location since 1964. Since that time the population of the area it serves has grown and expanded in all directions around the school, but especially within the Keizer urban area. The school is surrounded by a fully developed residential area that includes a variety of housing types. The school's location is accessible from the principal streets that serve the area, including Chemawa Road and Lockhaven Drive which are adjacent to the campus; and by River Road N, which is approximately a half mile to the east.

As shown on the District's attendance area boundary map, McNary's attendance area includes substantial territory in the rural area outside of the city to the northwest, and to the east. However, the principal concentration of population is within the city and its urban area.

The central relationship of the school's location to the residential population it serves and to the transportation system that serves that population are illustrated on the Keizer Zoning Map, and on the Transportation Plan Functional Classification Figure 4.2. Because the school is geographically central to the population it serves, the school's location satisfies this policy.

- c) They are designed, cited and constructed to encourage the use of walkways, bikeways, and public transit.

The school has been at this location since 1964. Since that time the principal access streets have been improved to provide for walkways and bikeways. Walkways to the school are available on the principal streets that provide access to

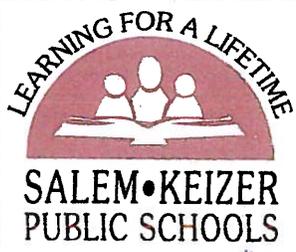
the campus. The design of the internal circulation system is being revised to provide improved walkways for access to the building. Salem-Keizer Transit Route 14 - Windsor Island provides access to the campus along Chemawa Road and Lockhaven Drive. Because there is access to the school by walkways, bikeways, and public transit, this policy is satisfied.

- 4) Accelerate the acquisition of school land in projected growth areas by working with the school district to establish guidelines to determine where and when developers will be required to dedicate land for school facilities, or money in lieu of, to serve their development.

The District has acquired additional land on the east side of the campus to provide for expanded and relocated facilities; however, this is not in response to a new development or involve a dedication or payment from a developer. This policy does not apply to this project.

Summary

This application will allow for the planned renovation and expansion of McNary High School. The planned improvements are needed to provide for the existing and projected enrollment at the school, which exceeds its design capacity as well as its current student population. The project is made possible by the passage of the District's Bond Measure in May of 2018. Passage of the Bond Measure results in expectations that the planned improvements will be made. The project is timely with regards to the availability of the funding, with regards to the needs presented by the school's enrollment, and by the need to upgrade and improve the educational facilities. The school is an integral part of the neighborhood and the larger community, and the project will maintain its central location within the area. All necessary services and facilities can be made available. For the facts and reasons presented, the proposal satisfies the criteria for a Conditional use Permit.



McNary High School

McNary High School is a two-story facility originally constructed in 1964. Six (6) portable classrooms were added to address previous enrollment growth. The identified expansion projects would increase the capacity of the main school building to 2,200 students by adding approximately 14 general classrooms, one (1) science lab, flexible learning space, two (2) career technical education (CTE) program spaces and new special education (SPED) rooms. A portion of the facility would be demolished to accommodate the expansion; these instructional areas would be replaced. Administrative and support areas would increase to serve the larger student population. An adjacent land acquisition would provide space to accommodate a reconfigured drop-off lane and parking lot by relocating the current softball fields.

Timeframe

2019 (construction start date)

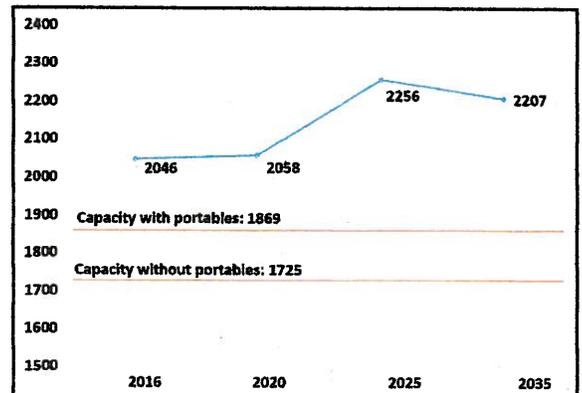
Additional/Expanded Space

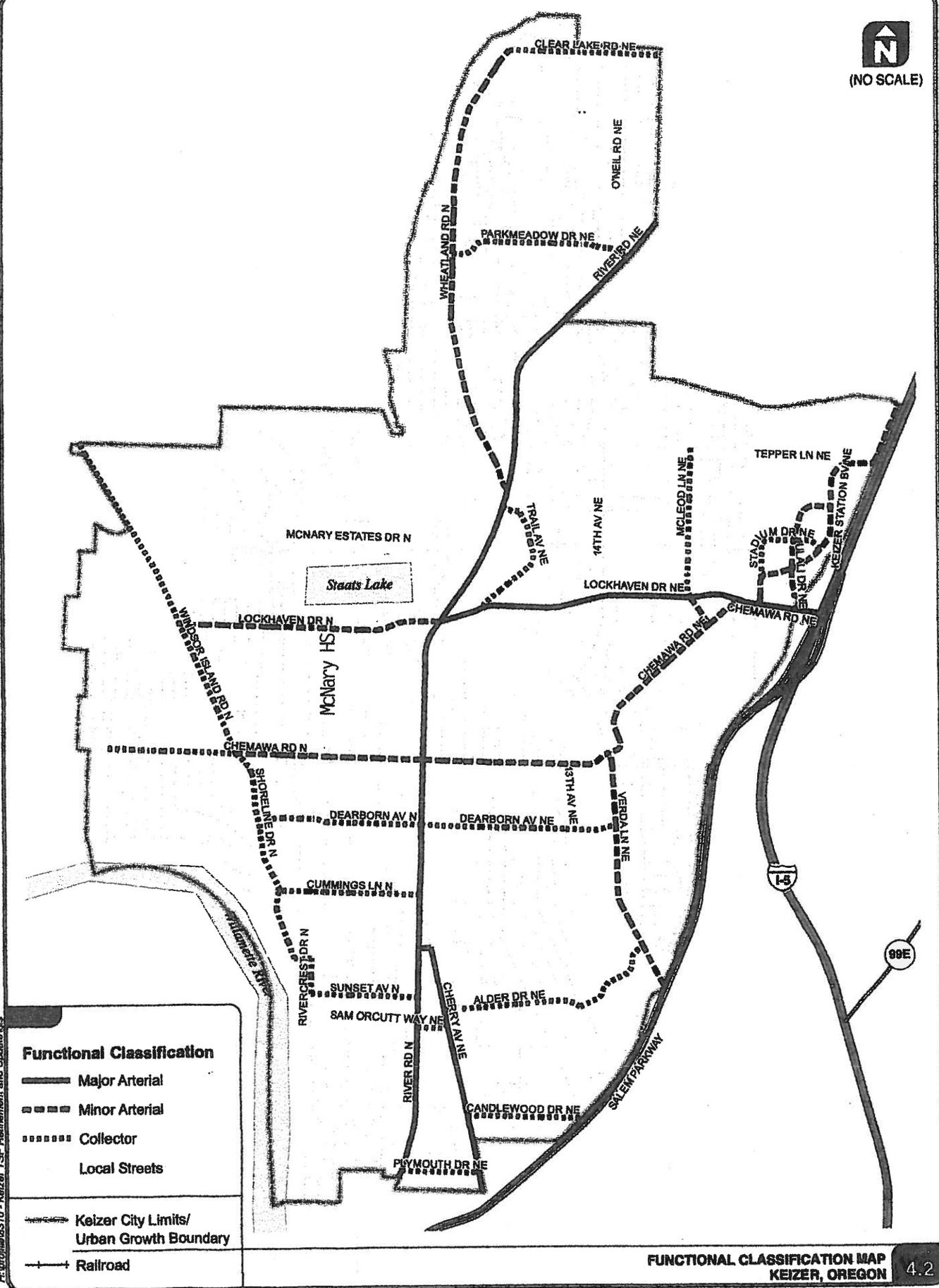
- 14 new general classrooms
- One (1) new science lab
- Flexible learning space
- Two (2) CTE program area spaces
- Replacement of demolished classrooms
- Spaces to support special education
- Expanded admin & support areas
- Parking expansion/new drop-off lane
- Relocate softball fields/tennis courts

Improvements

- Exterior seal
- Garage door replacements
- Select flooring replacements
- Plumbing
- Ventilation improvements
- Intercom system upgrades
- Card access system upgrades
- Expanded wireless capacity
- Additional music support
- Seismic improvements
- Increase visibility of main entry from office

Enrollment Projections 2016-2035





44-0001616310 - Keizer TSP Refinement and Update 04/09

Functional Classification

- Major Arterial
- Minor Arterial
- Collector
- Local Streets

- Keizer City Limits/
Urban Growth Boundary
- Railroad