

SEAPAC #8 – July 30, 2020

Summary of Public Comments received by 2:30 pm July 30th

1. July 23, 2020 email message from Sharon Smith, Bend-LaPine School District

- Includes three pages of data on recently completed schools
- Outlines development requirements for schools, opportunities for and limitations to preserving significant trees and rock outcrops

From: [Sharon Smith](#)
To: [Damian Syrnyk](#); [Sarah Bodo](#)
Subject: RE: For Southeast Area Plan - Follow up question related to development involving trees, rock outcrops, ASI's
Date: Thursday, July 23, 2020 2:38:36 PM
Attachments: [image002.png](#)
[Site Development Calculations from Sites and Facilities Report - revised 10-31-17 3.pdf](#)

Damian,

We had an architect conduct a site size analysis to evaluate whether we could reduce the size of land for schools based on the code and our square footage needs. Attached is a summary that shows the land needs for each level of school. As you can see, the developed areas total a large percentage of the size of each school site. All of the building footprints, parking, access, drainage and play fields/areas need to be cleared, graded and level. This precludes preservation of natural areas (ASIs) and requires removal of all trees. The exception is a few pockets in the landscape areas and parking where the district can selectively preserve large trees and some features. The district tries to preserve as many large trees and outcrops whenever possible. Unfortunately as you can see from the reports, that is limited. Generally only the "Non-landscape Areas" noted for natural areas/buffers are available for preserving native vegetation/outcrops. For elementary schools this is approximately 40,000 sf, for middle school - approximately 0 sf (based on Pacific Crest MS) and high schools – approximately 185,000 sf (based on Summit HS).

I hope this is helpful.

Sharon R. Smith
Attorney, Bend-La Pine Schools
541-355-1015

From: Damian Syrnyk <dsyrnyk@bendoregon.gov>
Sent: Tuesday, July 14, 2020 11:24 AM
To: Sarah Bodo <SarahB@bendparksandrec.org>; Sharon Smith <sharon.smith@bend.k12.or.us>
Subject: For Southeast Area Plan - Follow up question related to development involving trees, rock outcrops, ASI's

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ALWAYS exercise caution when clicking links and NEVER provide your username, password, personal information, or confidential data if requested.

Good morning,

I'm sending this email to pick your brain on any recent or not-so-recent experiences your respective Districts have had building new facilities with significant trees, rock outcrops, and ASIs.

Can you share with me what particular standards were more difficult to meet? For example, setbacks, number of parking spaces, or anything that we haven't discussed yet.

I'm also not asking for any exhaustive review – more an inquiry into something comes up in memory right away about how developing a certain facility was challenging while trying to integrate these types of features.

I hope this makes sense. Please let me know if you have any questions. Thanks,
Damian



Damian Syrnyk, AICP | Senior Planner
Growth Management Division
Community Development Department
O: 541-312-4919 | dsyrnyk@bendoregon.gov



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Site Development Example
ELEMENTARY SCHOOL

Based on Silver Rail Elementary School

Site Component	Percent of Total	Approx. Area* (Square Feet)	Notes
Zoning Setbacks/ R.O.W.	3.94%	21,456	As required by A.H.J.
Building Footprint	8.03%	43,713	As Required by Programs
Access Drives / Fire Lanes / Bus	11.86%	64,571	Separated Bus and Auto Access
Parking Areas	9.83%	53,541	142 Auto parking spaces
Landscape Areas	9.04%	49,238	Around Building and Parking Areas
Non-Landscape Areas	7.58%	41,291	Natural Areas / Buffers
Hardscape Play Areas	5.80%	31,582	Includes "soft-fall" zone play areas
Sidewalk / Outdoor Areas	6.47%	35,216	Includes Outdoor Teaching Areas
Drainage Swales	1.56%	8,477	Varies with Type of Soil
Play Fields / Softball / Soccer	27.13%	147,692	As Required by Programs
Unused Area	8.76%	47,705	

Totals: 100.00% **544,482** **12.50 Acres**

* Based on take-offs from Record Set Sheet C2.0, dated September 29, 2015

Attachment A

Site Development Example

MIDDLE SCHOOL

Based on Pacific Crest Middle School

Site Component	Percent of Total	Approx. Area* (Square Feet)	Notes
Zoning Setbacks/ R.O.W.	4.50%	53,925	As required by A.H.J.
Building Footprint	7.92%	94,885	As Required by Programs, includes storage building
Access Drives / Fire Lanes / Bus	5.49%	65,788	Separated Bus and Auto Access
Parking Areas	1.42%	16,993	120 Auto parking spaces
Landscape Areas	13.14%	157,391	Around Building and Parking Areas
Non-Landscape Areas	0.00%	0	Natural Areas / Buffers
Hardscape Play Areas	0.62%	7,418	Tennis Court
Sidewalk / Outdoor Areas	4.29%	51,358	Includes Outdoor Teaching Areas
Drainage Swales	5.96%	71,388	Varies with Type of Soil
Play Fields / Softball / Soccer	47.70%	571,414	As Required by Programs
Unused Area	8.96%	107,340	
Totals:	100.00%	1,197,900	27.50 Acres

* Based on take-offs from City Approved Set, Sheet C2.0, dated May 15, 2014

Attachment B

Site Development Example

686 NW York Drive Suite 150 Bend, Oregon 97703 541.382.9867 FAX 541.385.8816 info@steele-arch.com

HIGH SCHOOL

Based on Summit High School

Site Component	Percent of Total	Approx. Area* (Square Feet)	Notes
Zoning Setbacks/ R.O.W.	0.00%	0	As required by Development Code
Building Footprint	8.15%	160,929	As Required by Programs
Access Drives / Fire Lanes / Bus	9.02%	178,095	Separated Bus and Auto Access
Parking Areas	5.33%	105,285	539 Auto parking spaces
Landscape Areas	22.76%	449,454	Around Building and Parking Areas
Non-Landscape Areas	9.34%	184,398	Natural Areas / Buffers
Hardscape Play Areas	3.88%	76,699	Tennis Courts and Track
Sidewalk / Outdoor Areas	6.92%	136,601	Includes Outdoor Teaching Areas
Drainage Swales	0.00%	0	Drywells
Play Fields / Softball / Soccer	34.60%	683,113	As Required by Programs
Unused Area	0.00%	0	

Totals: 100.00% **1,974,575** **45.33 Acres (50 Acres recommended to allow for less efficient shaped and sloped sites.)**

* Based on take-offs from Record Set Sheet C2.1, dated May 1, 2002.

Attachment C