

Public Facilities Report
for:
Eastside Timbers Futsal Center
Plan Map Amendment / Design Review
Gresham, OR

February 26, 2020

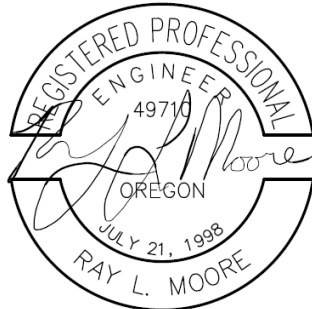
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RENEWAL DATE: 12/31/2020

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Index Sheet

<u>Section:</u>	<u>Page</u>
Purpose	1
Site Location and Surrounding Zoning	1
Project Description	2
Public Facilities Analysis	3
Conclusion	3

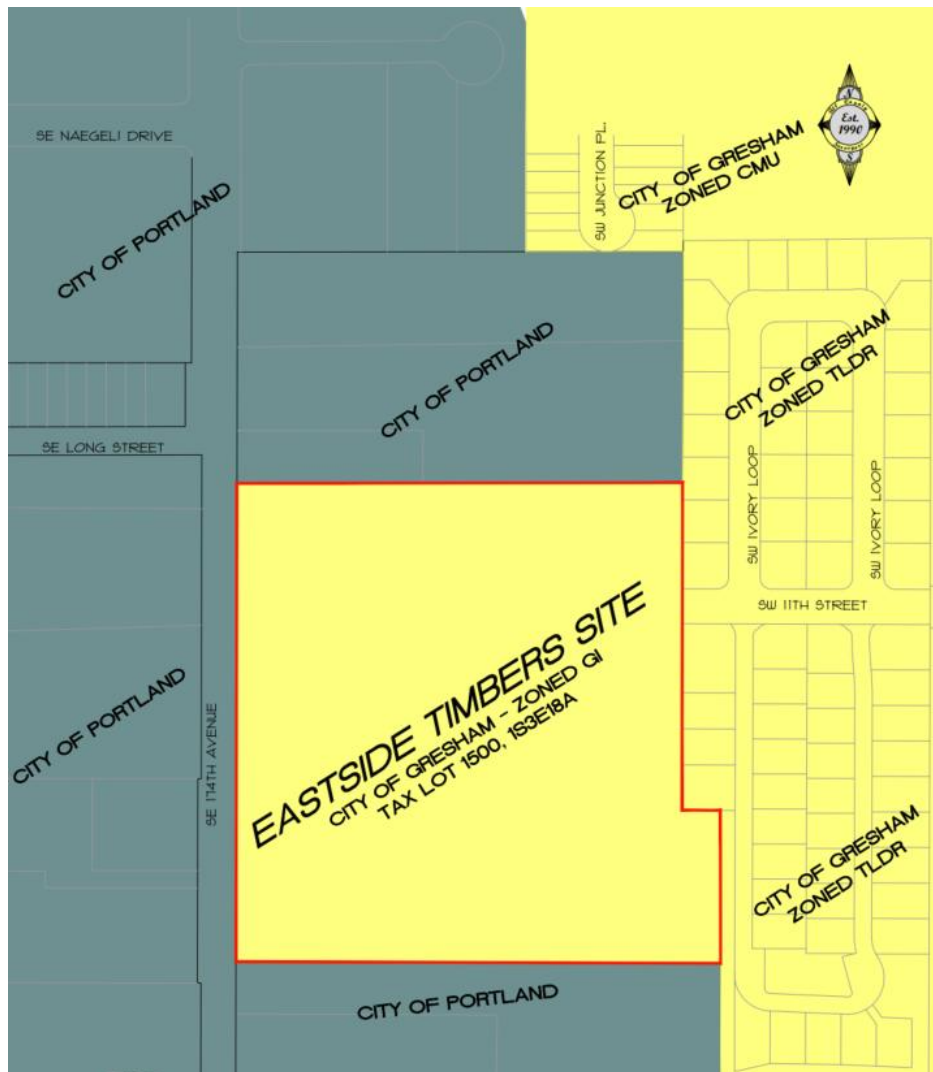
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PURPOSE:

The purpose of this report is to demonstrate how the proposed building improvements and the zone change, from General Industrial (GI) to Moderate Commercial (MC), will impact the existing public facilities. The public facilities included in this analysis are: sanitary sewer, stormwater, and the domestic water system.

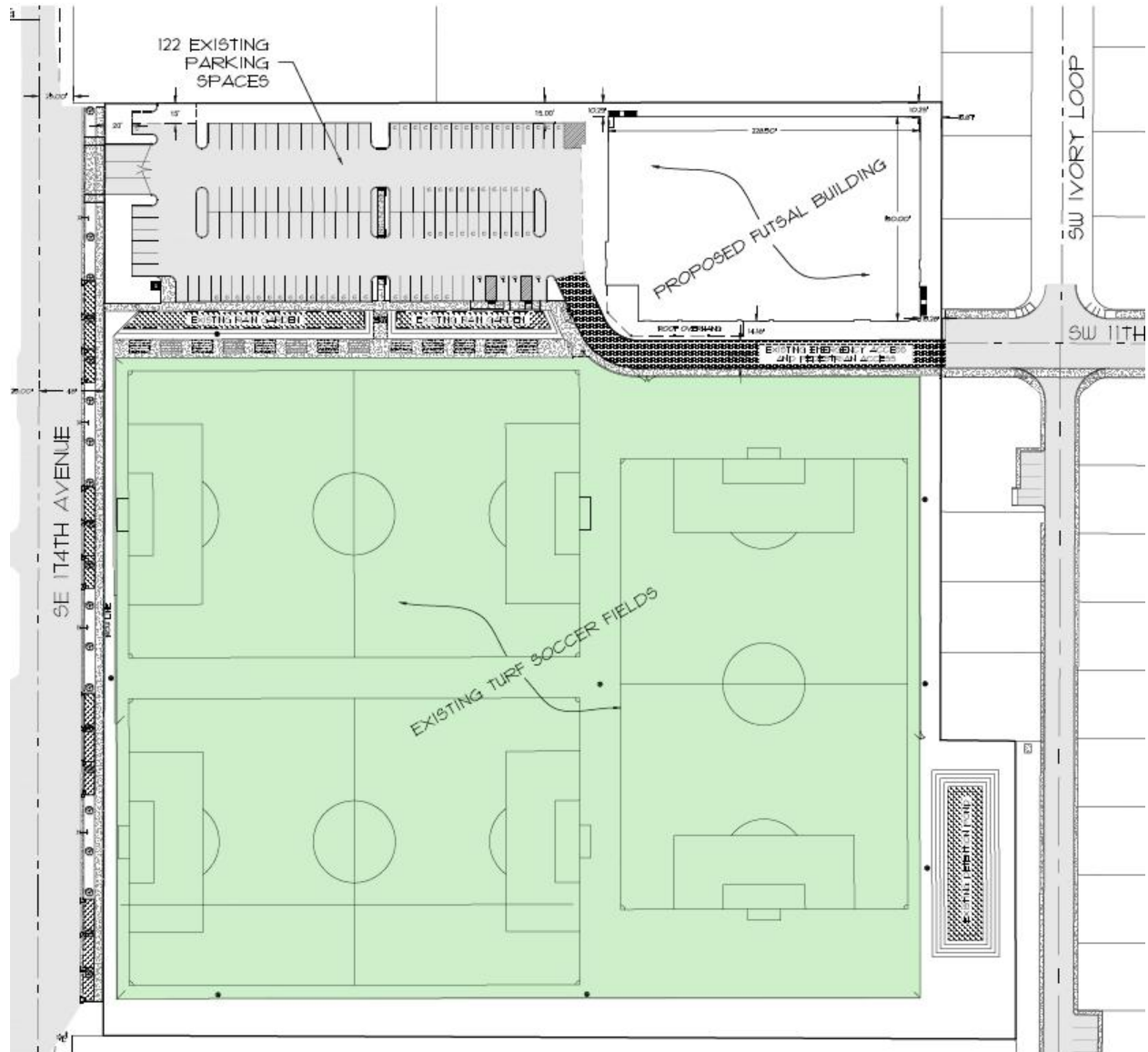
SITE LOCATION AND SURROUNDING ZONING

The subject site is Tax Lot 1500, Map 1S 3E 18A and is approximately 9.9 acres. The site is located on the East side of SE 174th Avenue, approximately 1,150 feet south of SE Powell Boulevard and just west of the west end of SW 11th Street. The site is bordered by the City of Portland on the north, west, and south sides. The site is zoned General Industrial (GI). The adjacent zoning to the east and west of the site is Residential. The adjacent zoning to the north and south is General Employment 2 (EG2).



PROJECT DESCRIPTION:

The subject site is currently developed with a soccer field and a parking lot as shown below. The total site area is approximately 9.9 acres. The proposed zone change will include the existing parking areas, emergency access road out to SW 11th Street, and the pad site for the new building. This area is approximately 2.43 acres.



PUBLIC FACILITIES ANALYSIS

Sanitary Sewer: The project will include a private sanitary sewer lateral extension to the site. The new 6" lateral will connect to an existing manhole in SW 11th Street. There is an 8" public sanitary sewer main in SW 11th Street that is adequately sized for the anticipated flows from the proposed building. The proposed zone change and building improvements, will not trigger any new public improvements to the existing downstream pipes.

Stormwater: The on-site stormwater pipes, water quality, and detention system, was fully designed and installed with the first phase of this project. The proposed building, with this phase, was included in the original calculations. All of the stormwater infrastructure on-site is private and has been adequately sized and installed to support the full buildout of this site. The detailed stormwater report is included with this application. The stormwater system includes detention/water quality ponds on the south side of the parking lot and one at the southeast corner of the site. A downstream pipe analysis is also included in the storm report. No new public stormwater improvements are needed for this project.

Domestic Water System: There is an existing 1" domestic water meter serving the site. The meter is located at the west end of SW 11th Street on the South side of the road. This meter was installed with the first phase of the development to provide water for irrigation. A new private water line will be connected from this meter to the proposed building. Prior to building plan submittal for construction, a detailed fixture count analysis will be completed and the meter will be evaluated at that time. A new public hydrant will be installed with this development as required by the Fire Department in the pre-application notes. The hydrant must be within 225' of the front door. To accomplish this, a short public water main extension (+/- 90') will be needed. The attached civil plans show a new 8" water main extension from the end of the existing 12" water main in SW 11th Street. The existing 12" water main is adequate to serve the site for domestic water and for fire flow needs.

CONCLUSION

The existing public facilities, are adequately sized to support the proposed zone change and the proposed building improvements.