

Architectural Review Application

Bridgeport Elementary School Greenhouse Project

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Narrative

Bridgeport Elementary School Greenhouse Project

Project Description

Bridgeport Elementary School is proposing to construct a 960 sq. ft. greenhouse (30' x 32') at the north end of the school property in the community garden area to the east of the parking lot. The greenhouse will be a kit constructed by a licensed contractor. The model is a Conley Ranger. It will be constructed of metal posts and rafters attached to concrete piers. A double-wall polycarbonate skin will attach to the structure and will be see-through on all sides and the roof. The greenhouse will be constructed near the existing paved sidewalk so only a small connecting walkway (6' wide x 4' long) will need to be constructed. The entire project footprint will be less than 1,000 sq. ft.

The location for the greenhouse will be within the footprint of the Bridgeport community garden on the elementary school property. The ground is flat and was previously graveled. No grading or surface preparation will be needed. As such, the only disturbance will be the paved entrance and the borings for the cylindrical concrete piers. The total disturbance is 66 sq. ft. Additionally there will likely be a narrow 3" trench from the school building to the structure to run electrical conduit for the greenhouse fans and electrical plug-ins. This will add up to 10 sq. ft. of additional disturbed area. The entire disturbed area will be less than 100 sq. ft.

The greenhouse is sized so that entire classes can participate in activities in the greenhouse. It will provide a sheltered outdoor learning space for students to learn about the sciences as well as conduct experiments that will enhance math and writing skills. Additionally, the school hopes to augment the food supply for students by extending the growing season and may be able to use the space for growing plants for fundraising to further support the food supply provided to students through the backpack program, where students can take home food to make sure they have plenty to eat over weekends. The greenhouse will be for student and faculty use. It will not draw additional users to the school, particularly during school hours, so no additional parking will be needed.

The greenhouse will have fans and louvered openings to reduce heat during the peak hours of the day, but will not have a heat source constructed at this time.

General Application Requirements

Hydraulic Modeling Worksheet- the greenhouse is not a residential or multi-family development. It is not an industrial or commercial development. It will be an educational space at an educational institution. Students may sell plants raised at the greenhouse, but regardless the floor area will be less than 1,000 sq. ft., which is much less than the 48,300 sq. ft., which requires hydraulic modeling and a modeling fee. No modeling or modeling fee should be required for this project.

Approval Criteria from Tualatin Development Code (TDC)

Chapter 33.110 Tree removal- The location of the greenhouse is on a footprint that is free of trees and has been previously graded and graveled. No tree removal permit will be required. Additionally, the greenhouse will be located such that no Tree Assessment Report and no Tree Preservation Plan will be needed. (See site plan in Attachment 5).

Chapter 73A Site Design-

1. **73A.600(1) Walkways-** there will be a short 4 foot walkway from a school sidewalk to the entrance of the greenhouse. This will be 6 feet wide and made of concrete, which will be ADA compliant. (see Figure 3 in Attachment 5)
2. **73A600(2) Accessways-** accessways are already provided on school property leading up to the entrance of the greenhouse, with the exception of the short walkway that will be added.
3. **73A600(3) Safety and Security-** no additional outdoor lighting is proposed. The greenhouse will be close to the north side of the school building and will utilize existing outdoor lighting for security. The greenhouse will be translucent so existing lighting should allow clear observation of the proposed structure.
4. **73A600(4) Service, Delivery, and Screening-** there will be no mechanical systems or features such as air conditioners, heat pumps, or outdoor storage to block from view. The greenhouse by nature will have louvered vents on one end and fans on the other to ensure adequate ventilation during the hottest times of the day.
5. **73A600(5) Adjacent to Transit-** not applicable for this site.

Chapter 73B Landscaping-

No additional landscaping is proposed. The greenhouse will be located on Bridgeport Elementary School property within the Bridgeport Community Garden space. The school grounds are covered in landscaping consistent with the institutional standards of TBC 73B.070. Because the greenhouse is located within the community garden it will already have extensive additional landscaping from surrounding gardening activities. Additional landscaping would diminish the available space for gardening and food production, which does provide habitat for pollinators and birds while serving the nutritional needs of students.

Chapter 73C Parking Standards-

Chapter 73C applies when there is (a) Establishment of a new structure or use; (b) Change in use; or (c) Change in use of an existing structure. The greenhouse will be a new structure, but does not represent a new use or change in use. The greenhouse will use existing community garden space for indoor gardening while at the same time providing a learning space that students can use even in inclement weather. The structure does not represent an increase in visitors to the school as it will be used by teachers and students already present at the school. To the extent other adults, such as parents, may access the greenhouse it would likely be on weekends when few teachers and students would need the existing parking lot. There is adequate parking in the lot adjacent to the community garden and school on the west side of the property.

Chapter 73D Waste Management Standards-

The Bridgeport Elementary School has a waste hauling service, Republic Services, and complies with the Waste Management Standards of TDS 73D. The greenhouse will not add any waste collection locations and will generate minimal, if any, waste. If waste is generated, it will be managed at the existing on-site waste collection area. The school principal, Ms. Jordan Mills, has obtained commitment from the waste hauler, Republic Services, which is attached (see Attachment 4).

Chapter 74 Public Improvements-

It is not anticipated that any public improvements will be needed. The school grounds are a public institutional space with sidewalks to neighborhood paths, adequate utilities, adequate parking and access. The greenhouse will be located along existing paved school sidewalks and will not have discharges to sewer or impact other infrastructure.

Chapter 75 Access Management-

The proposed greenhouse will be constructed on existing school property and will not result in any new roadway access points, intersections or other traffic pattern changes. Use of the greenhouse will be by staff and students already at school, having arrived there by existing access points.

Approval Criteria from Tualatin Municipal Code

Chapter 03-02 Sewer Regulations- (Not applicable)

The proposed greenhouse will not have any water discharges to sewer or any sewer hookups.

Chapter 03-03 Water Service- (Not applicable)

The proposed greenhouse will not be using a new water service with the City of Tualatin. Water used in the greenhouse will be from existing water lines (hose bibs in the Bridgeport Community Garden) on the Bridgeport Elementary School property and will be using the school water service.

Chapter 03-05-010 to 190 Soil Erosion, Pollution, Noise, etc.-

Erosion Control- No Erosion Control Permit is required. The proposed greenhouse will be built from a kit on a gravel covered area with no slope, within the community garden area. The only disturbances will be for boring holes for concrete piers and a short 6' wide sidewalk to the door of the greenhouse. The total disturbed area will be 74 square feet. Once the greenhouse is constructed, ADA compliant pavers will be placed inside. There will be no excavation and no grading. There will be no heavy equipment used in construction that would disturb existing soils. (See proposed impact area in Figure 4 in Attachment 5)

Pollution- Due to the minimal amount of soil boring for concrete piers and the lack of heavy duty equipment, pollution, dust, and fumes are not anticipated. To the extent fugitive dust is visible, a water spray will be applied to mitigate the dust.

Noise- Hole borings will required a powered device for several hours. However, the rest of the assembly is largely a matter of bolting together a metal structure and attaching the polycarbonate skin panels. It is

not anticipated that the construction will generate a noticeable amount of noise. Impacts should be similar in experience to a neighbor reroofing a house or building a deck.

Natural Vegetation- Foot traffic may occur over a few areas of grass, but the construction site is already covered in packed gravel so there will be very minimal, if any, impacts to natural vegetation. There may be a 3" wide trench from the north end of the school building to the greenhouse (about 20'). However, this will be refilled and will repopulate with grass fairly quickly. No trees will be impacted at this site.

Historical and Archaeological Areas- Not Applicable at this site.

Pesticides and Fertilizers- Not applicable. None will be applied during the construction project.

Contaminated Soil- There is no known source of contamination at this project site. Additionally, the project is minimally invasive based on the limited number of borings for concrete footings. Soil that is removed as part of boring will be kept and used on-site.

Chapter 03-05-200 to 430 Surface Water Management and Water Quality Facility Standards

It is not anticipated that these Municipal Code requirements will apply to the proposed greenhouse project. The project will be less than 1000 sq.ft. (984 sq. feet) of impervious surface and will not result in runoff to any sewer locations. It is anticipated that any rainfall will come off the structure and be absorbed through the graveled surface of the community garden as it currently is. No Water Quality Permit should be required. Additionally, a service provider letter was obtained from Clean Water Services indicating that sensitive areas would not be impacted (see Attachment 3).