

From: Birgitte Ryslinge
To: [JWMCC Exhibits](#)
Subject: SB 5505 Higher Ed Capital Construction, letters of support Oregon Coast Community College
Date: Thursday, May 11, 2017 11:51:26 AM
Attachments: [City of Newport letter 3-23-16_image rev30k.pdf](#)

May 11, 2017

To: Joint Ways and Means Subcommittee on Capital Construction

From: Birgitte Ryslinge, President Oregon Coast Community College

Submitted to: jwmcc.exhibits@oregonlegislature.gov

Re **SB 5505** In support of: Oregon Coast Community College, Lincoln County Oregon, Workforce Education and Resiliency Center, \$8 million Article XI-G State Bonding (to be matched dollar for dollar by local resources).

Dear Joint Ways and Means Subcommittee on Capital Construction,

Attached please of support from City of Newport for the proposed Workforce Education and Resiliency Center at the Newport campus of Oregon Coast Community College from the following organizations and individuals.

Birgitte

Birgitte Ryslinge, Ph.D.
President
Oregon Coast Community College
400 SE College Way
Newport, Oregon, 97366

CITY OF NEWPORT

169 SW COAST HWY

NEWPORT, OREGON 97365

COAST GUARD CITY, USA



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fax: 541.574.0644

<http://newportoregon.gov>

mombetsu, japan, sister city

March 21, 2016

Birgitte Ryslinge, Ph.D.
President
Oregon Coast Community College
400 SE College Way
Newport, OR, 97366

Dear Ms. Ryslinge,

It was nice meeting with you the other day to discuss the Oregon Coast Community College's plans for future capital construction. I understand that the project will include a 20,000 +/- square foot, 2-story building to house a variety of workforce development programs. A secondary use of the building would be to support disaster resiliency, providing emergency shelter and supplies for the broader community in response to a large magnitude earthquake, tsunami or similar event.

There were a number of questions that you posed regarding the planning considerations for this type of building expansion. Each is addressed as follows:

Does the planned expansion comply with the City Master (i.e. Comprehensive Plan) and Zoning Requirements?

Yes. The Oregon Coast Community College is under a "Public" Comprehensive Plan designation and is zoned P-1/"Public Structures," which provides for a range of institutional uses, including public schools, colleges and universities (Exhibit A). At a little over 24 acres in size, the college site contains ample area to accommodate a building expansion of this size.

Does the City have design standards that apply to the project?

No. The City of Newport has not adopted design standards in the area where the community college is located.

Are there any environmental, traffic or parking requirements that the Community College needs to be aware of as it moves forward?

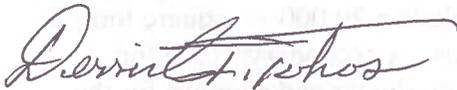
Yes. The City has off-street parking and landscaping requirements that would apply to the project; however, given the size of the parcel, and the amount of developable land that is available, it is evident that these standard can be met for any number of potential building layouts and designs. The property is gradually to moderately sloped, with a steeply sloped drainage at the northwest and

southwest corners of the site (Exhibit B). A small wetland appears to exist within the drainage at the northwest end of the property. The preliminary layout you shared with us illustrates that the project can be completed without impacting the more severely sloped portions of the property (Exhibit C). City records do not indicate that there are any other environmental issues of note on this property.

The City worked closely with the Oregon Coast Community College and the owners of the adjacent Wilder Planned Development when the college was considering this location as a site for its new campus. Street, water, sewer and storm drainage infrastructure were sized and constructed to accommodate the immediate development, future phases of the college campus, and future residential and commercial phases of Wilder. Access to the college is available via College Way, which ties into Harborton/SE 40th, which in turn intersects with US 101. The intersection at US 101 and SE 40th currently has capacity to accommodate the 51 pm peak hour trips associated with an expansion of this size without further improvement. Water service is available via a 12-inch main along College Way. Sewer service would be provided from an 8-inch main located in the same street. Neither of these services have capacity issues that would impact the proposed college expansion.

I hope this information is helpful. Please do not hesitate to contact our office if we can be of further assistance.

Sincerely,



Derrick I. Tokos, AICP
Community Development Director
City of Newport
ph: 541-574-0626
d.tokos@newportoregon.gov

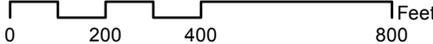
Attachments



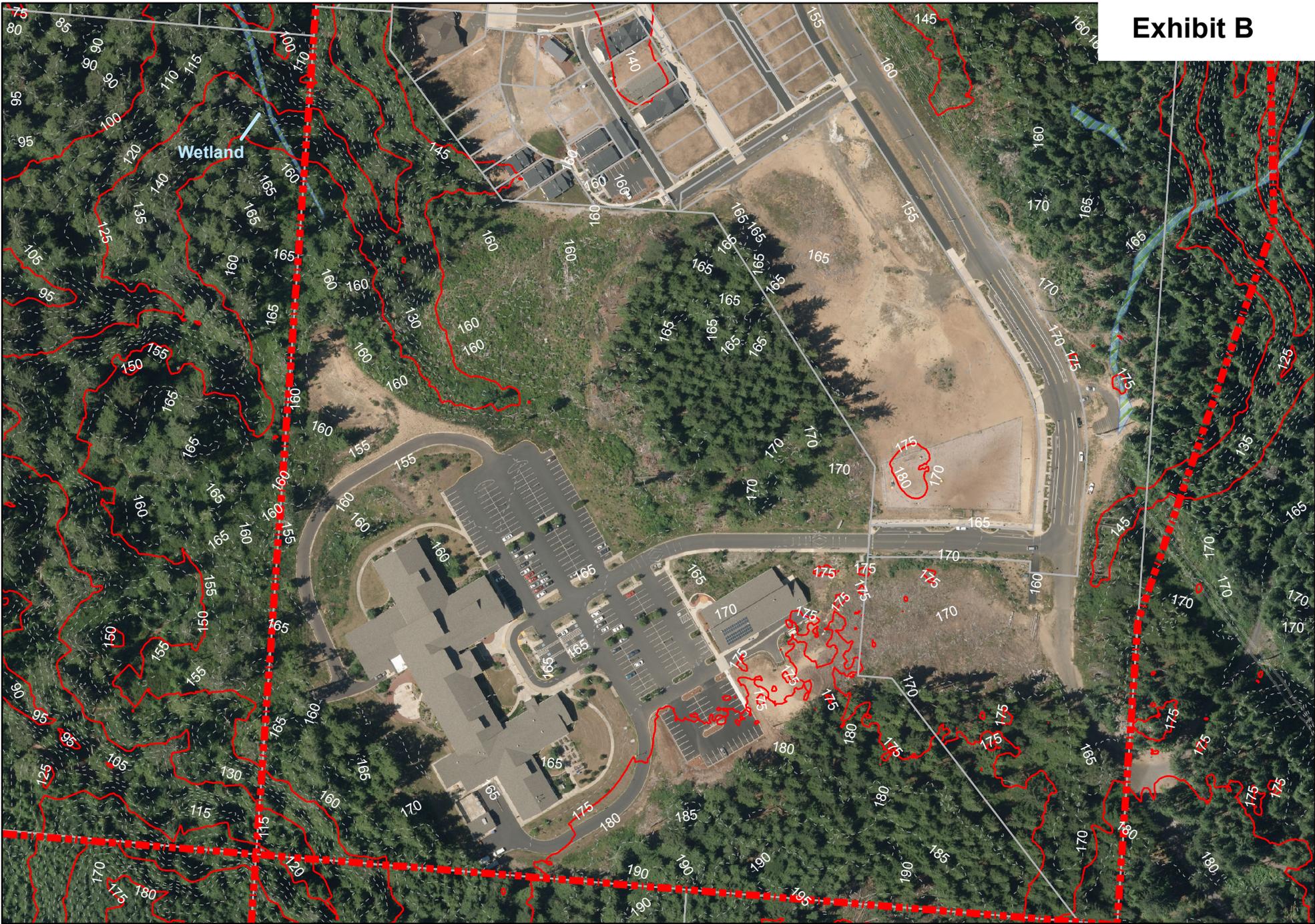
NEWPORT City of Newport
 Community Development Department
 169 SW Coast Highway Phone: 1.541.574.0629
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Zoning Map - Oregon Coast Community College

Image Taken July 2013
 4-inch, 4-band Digital Orthophotos
 David Smith & Associates, Inc. Portland, OR



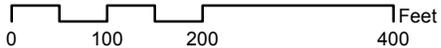
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Contour Map - Oregon Coast Community College

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 Community Development Department
 169 SW Coast Highway
 Newport, OR 97365
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