

From: [HILLMANN Laurel * OPRD](#)
To: [Matt](#)
Subject: RE: Woodard Middle School Renovation and Expansion
Date: Tuesday, August 10, 2021 3:38:58 PM

Matt,

I have reviewed the information provided. Given the distance from the river, existing topography and vegetation between this property and the river, I am deeming the project as “non-visible” from the Sandy River State Scenic Waterway. As such, proposed improvements will not require a Notification of Intent (NOI) application to Oregon Parks and Recreation Department. The project involves replacing existing structures in the same general footprint, which is an allowable use and consistent with the rules that apply to this section of the scenic waterway ([OAR 736-040-0075](#)). Although it is not visible from the river, the project’s low profile (19’ or less), natural color scheme and retention of significant on-site vegetation will help the project blend into the natural setting of the area. Please let me know if you have any additional questions and let me know who you are working with at Multnomah County so I can share this information with them. Or, feel free to just forward on this email with my contact information in case they have any questions.

Best,
Laurel

From: Matt <matt@lowercolumbiaengr.com>
Sent: Tuesday, August 10, 2021 9:44 AM
To: HILLMANN Laurel * OPRD <Laurel.Hillmann@oregon.gov>
Subject: FW: Woodard Middle School Renovation and Expansion

Hello Laurel,

My colleague, Geoff, contacted you a few months ago about an SEC permit we’re apply for on a project that requires your approval. According to the Multnomah County planner, as part of the SEC permit “you will need to have the proposed development reviewed by the Oregon Parks and Recreation Department and have them provide you a letter that their code has been met by you proposal as part of the application.” We’re trying to get this in as soon as possible so please let me know if you need any additional information (drawings).

Thank you,

Matt Alexander
Project Manager/Designer

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EMAIL matt@lowercolumbiaengr.com

From: Geoff

Sent: Tuesday, June 15, 2021 3:04 PM

To: laurel.hillmanA@oregon.gov

Cc: Matt <matt@lowercolumbiaengr.com>

Subject: Woodard Middle School Renovation and Expansion

Hello Laurel,

Thank you for your help earlier. Below is a brief narrative of the project that we spoke about. Please let me know if you have any questions and I would be happy to provide answers.

The Corbett School District (“District”) is seeking approval from Multnomah County (“County”) to renovate and expand existing Reynolds School District buildings and construct site improvements in order to move Corbett Middle School and the District Offices to the subject property. The project is being funded by a bond measure passed by District voters in 2020.

The subject property is located at 31520 E Woodard Road, Troutdale, OR 97060. The site is zoned Rural Residential (RR) and is approximately 3.5 acres in size. The project consists of the remodel of two existing one-story wood framed buildings (7,100 sf total) that will be connected with a new one-story hybrid Pre-Engineered Metal Building (PEMB) addition (7,500 sf). This building will house six classrooms, special education, administration, and a multi-purpose room. Additionally, minor tenant improvements are proposed for an existing 1-story building that will be used as the District offices. Two other existing 1-story buildings will remain on the site and be used for other support functions.

Thanks again,

Geoff McMullen, CNRP
Staff Biologist

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