

**EXISTING
CONDITIONS**

SITE CHARACTERISTICS

The existing site is located southeast of the Klamath Falls city center at the three-way intersection of Highway 39, Highway 140, and South Sixth Street. This prominent location is easy to get to by car or bus, but is somewhat obscured by a berm on the east side boundary with Highway 39. Signage exists to indicate the north and south entry points, but the existing building architecture does not provide visual cues to convey the public nature of the facility.

The site is made up of two parcels. The east parcel is a 8.25-acre lot and contains four classroom buildings and a small maintenance building. It is divided from the 50-acre west parcel by an irrigation canal. The larger parcel is a relatively flat, treeless farmland site. The two parcels comprise a nearly contiguous 58.25-acre street frontage along South Sixth Street and Highway 39. It is disrupted by an existing commercial property along South Sixth Street, approximately bisecting the street frontage.

*Aerial View of Site and
Surrounding Area*

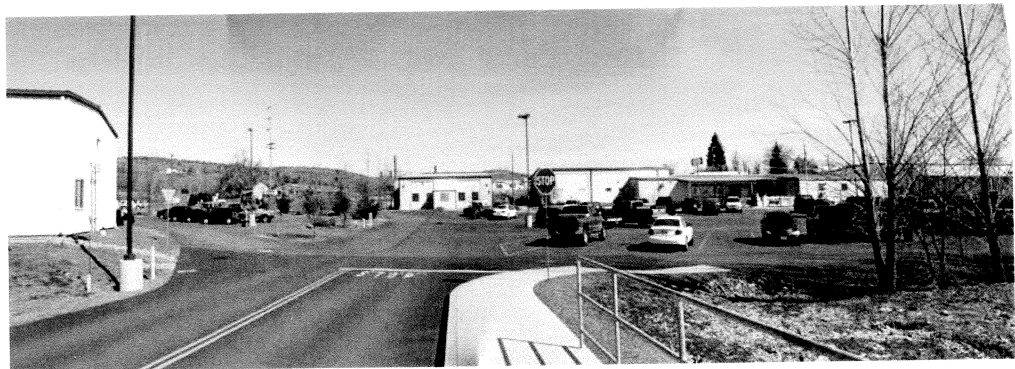


Despite the prominence of the site, the architectural character of the existing buildings and signage fails to distinguish the place as a community college campus. Additionally, the relatively flat site is significantly lower than Highway 39, further reducing its visibility.

View looking west at new parking area and site



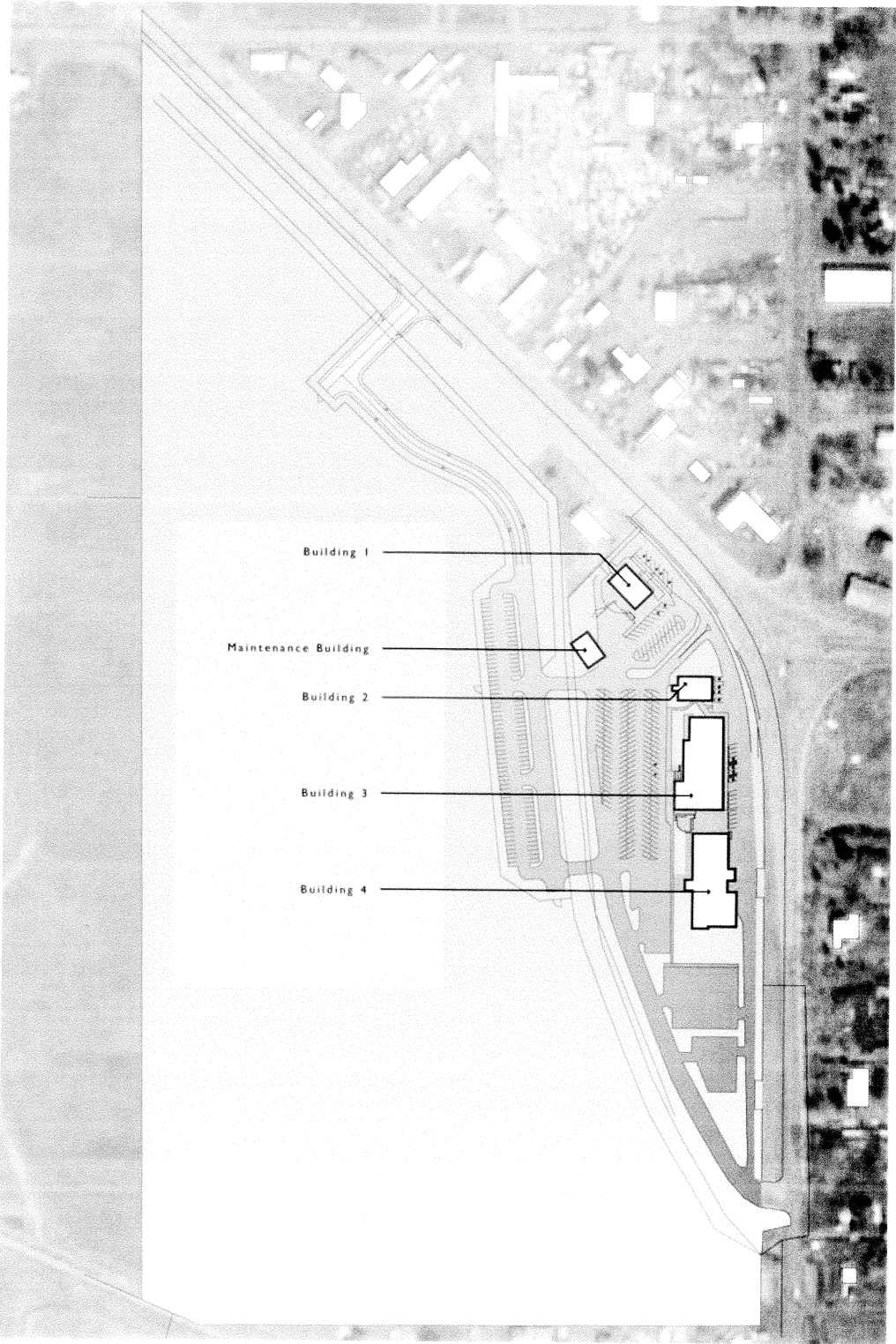
View looking east at Buildings 2 and 3



Development of the 50-acre parcel was started by the College in 2005, including a permanent entry, access road and parking lot adjacent to the commercial property.

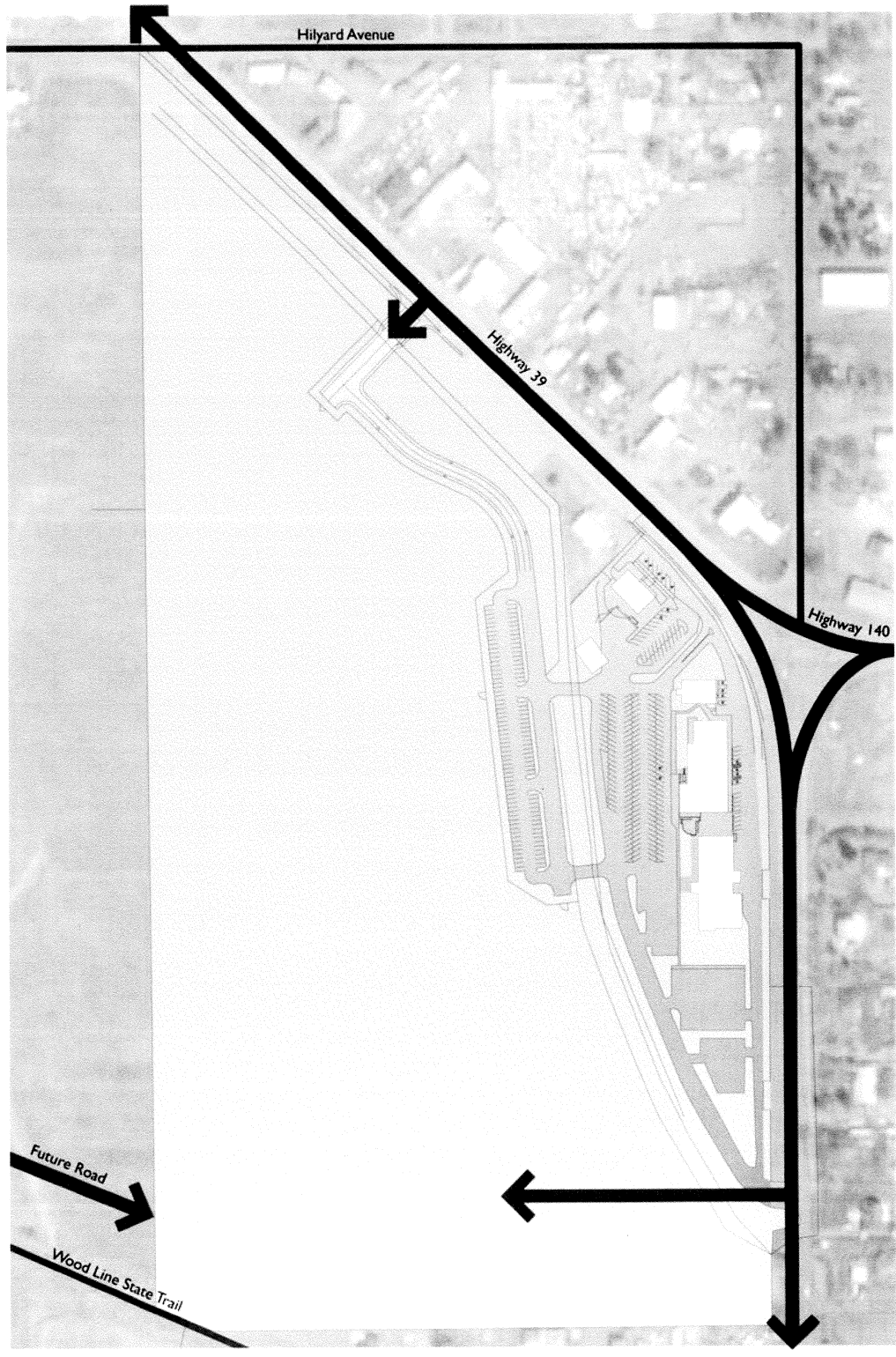
An existing site plan is located on the following page, followed by diagrams of existing site conditions, including vehicular access, solar access, prevailing winds and infrastructure.

Existing Site Plan



V-3

Existing Site
Conditions:
Vehicular Access



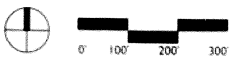
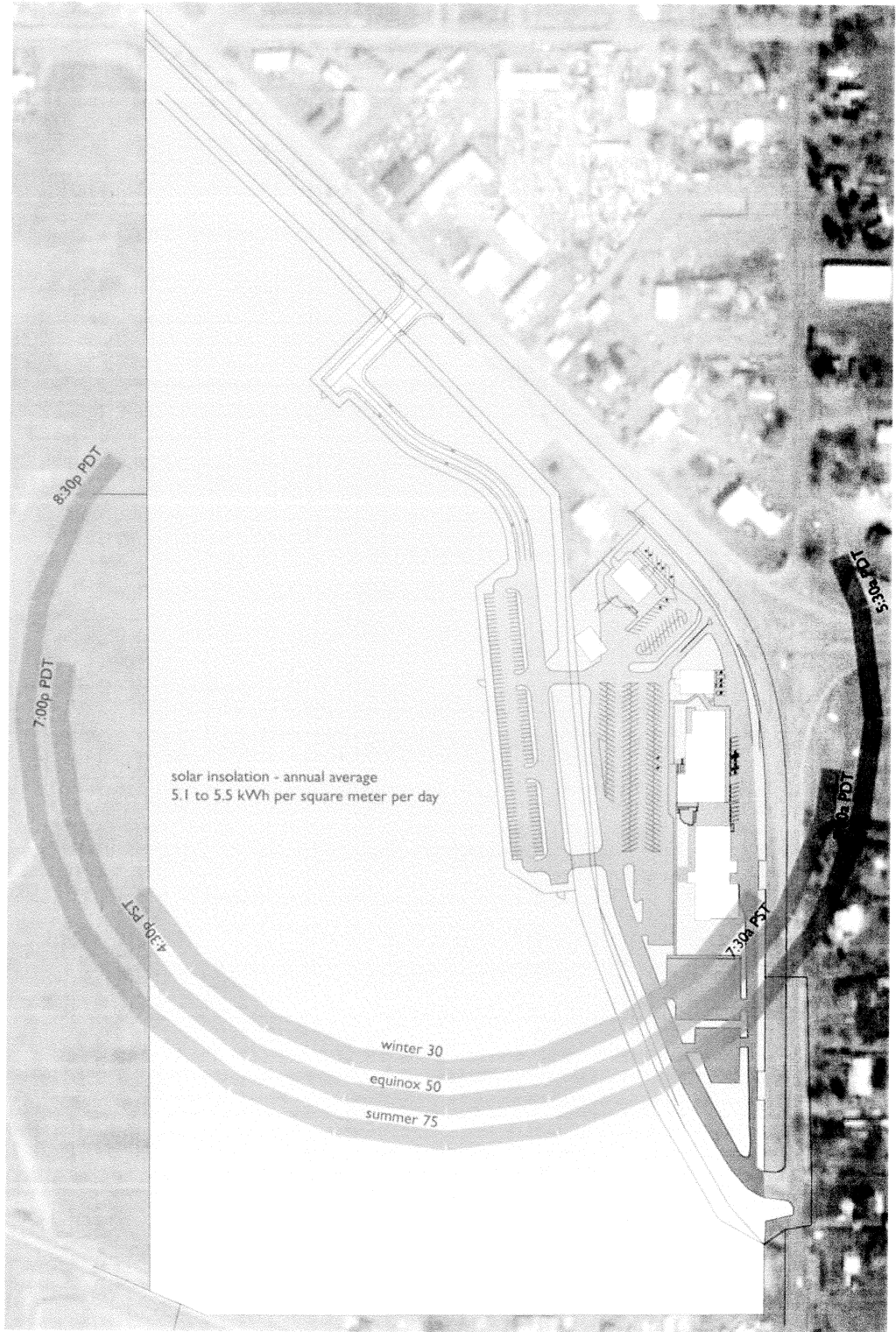
View of Building 2



V-4

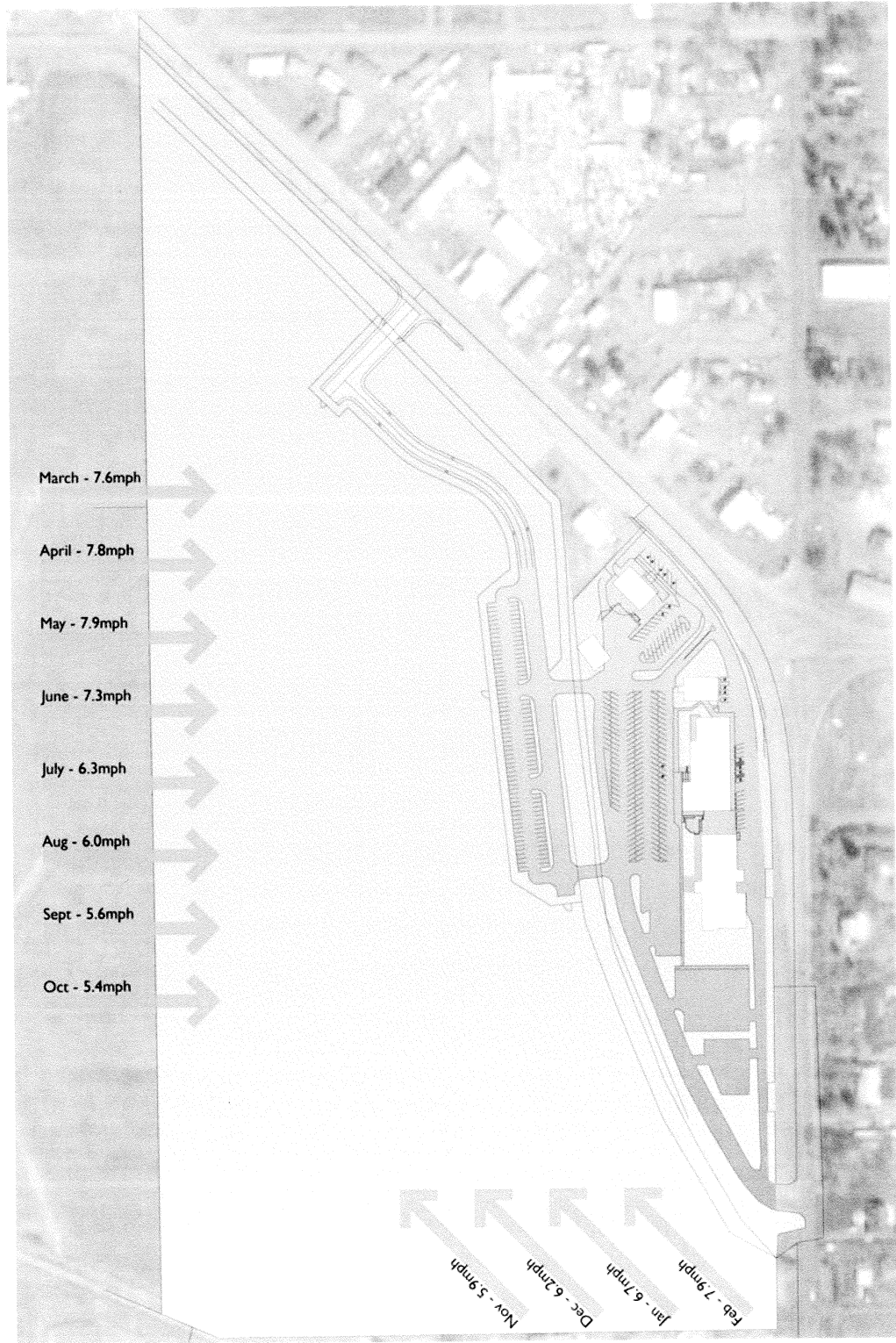


Existing Site
Conditions:
Solar Access



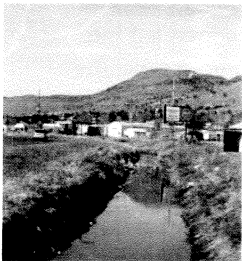
V-5

Existing Site
Conditions:
Prevailing Winds

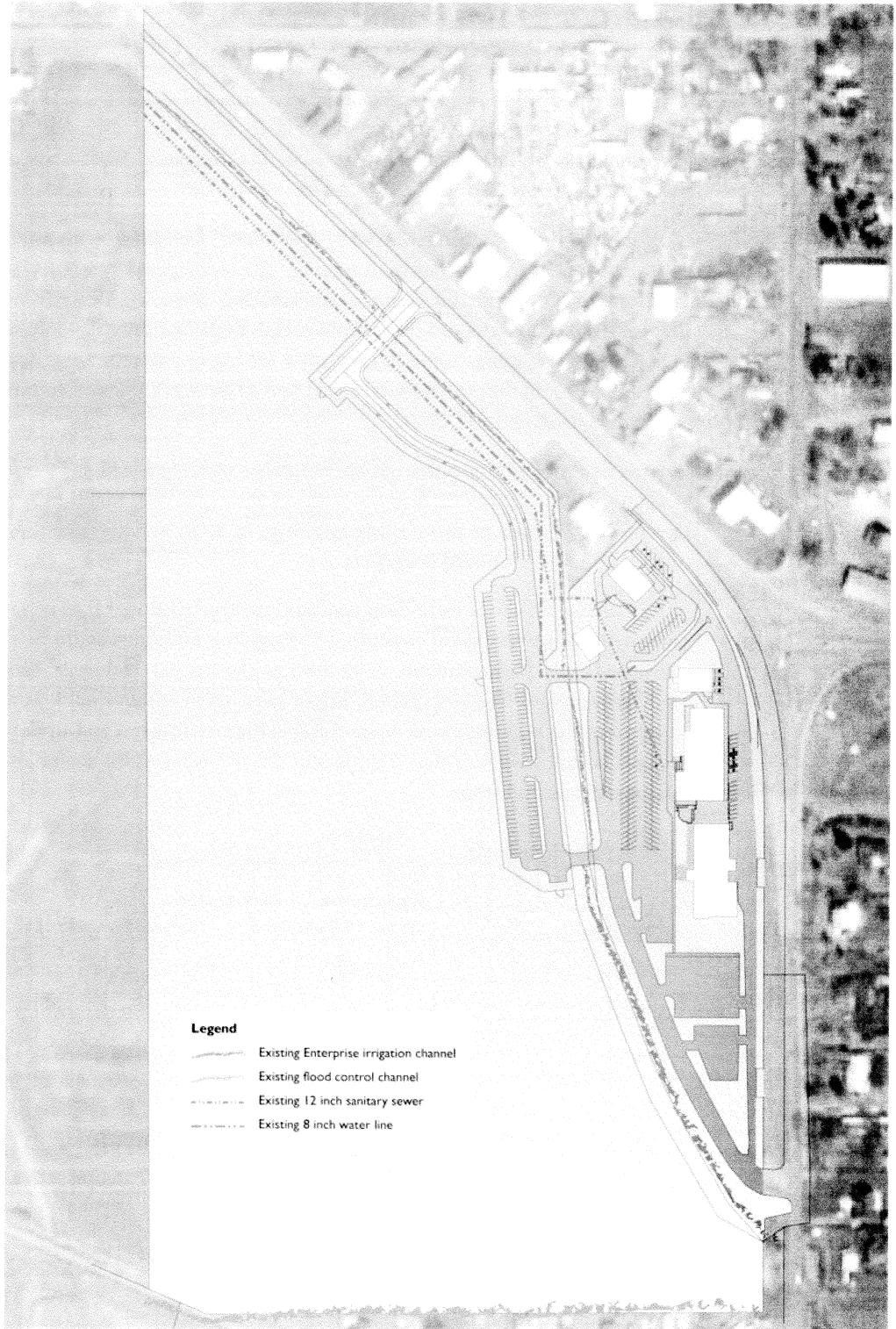


V-6

Existing Site
Conditions:
Infrastructure



Irrigation Channel



Legend

- Existing Enterprise irrigation channel
- - - Existing flood control channel
- · · Existing 12 inch sanitary sewer
- · - Existing 8 inch water line



V-7

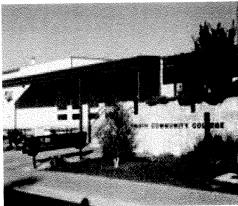
EXISTING BUILDING CHARACTERISTICS

The site contains four classroom buildings and one maintenance building, totaling approximately 48,664 square feet of enclosed space. Buildings 1, 2 and 3 are 40-year-old metal buildings that were renovated for the College in 1999 and 2002. Building 4 and the maintenance building were constructed by the College in 2002. An addition to Building 4 was completed in 2005.

The existing buildings were built as "temporary" buildings, with interior finishes chosen for low first-cost at the expense of durability. The metal panel exterior system was also chosen for low first-cost over durability or architectural character. Nevertheless, the clear-span framing system of the pre-engineered metal buildings provides inherent flexibility, allowing the buildings to be reconfigured for many different uses. Additionally, the two larger classroom buildings (Buildings 3 and 4) have tall interior volumes and the potential for grade-level drive-in doors.

It was determined that although the buildings were designed as "temporary structures," the community would not be likely to support their removal. Mahlum Architects performed a perfunctory review of the existing buildings in 2004, to determine their potential for future use or re-use for College programs.

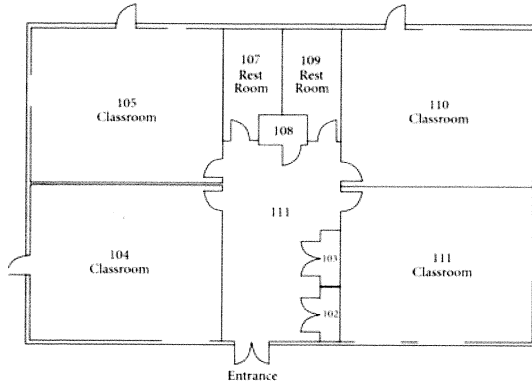
The existing buildings were designed and constructed under the current building code and appear to be in very good condition. The existing buildings could be easily converted into technical labs, administration, or re-used as classrooms. However, conversion may require extensive interior reconfiguration. When renovation is required, it is recommended to reappoint the buildings with more durable interior finishes and updating the facades with longer lasting materials that compliment the character of the materials proposed for the main campus buildings.



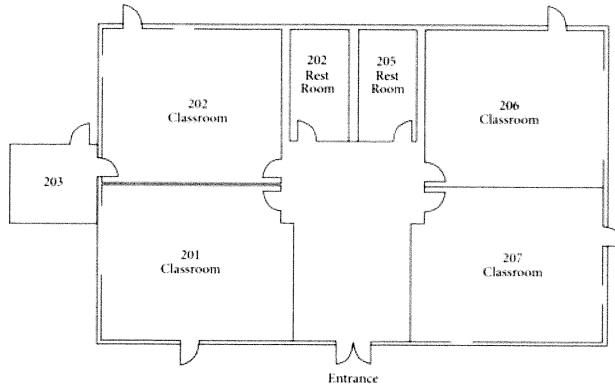
Existing Building Areas

Building	Assignable Area (SF)	Gross Area (SF)	Functions
Building 1	2,880	4,321	4 classrooms
Building 2	2,318	3,676	4 classrooms
Building 3	9,675	16,172	1 classroom, 1 science lab administration, student services, community education, faculty
Building 4	14,839	21,754	LRC, 5 classrooms, allied health lab, 2 computer labs, student commons, food service
Building M	2,608	2,741	Maintenance, storage, office
Total Area	32,320	48,664	

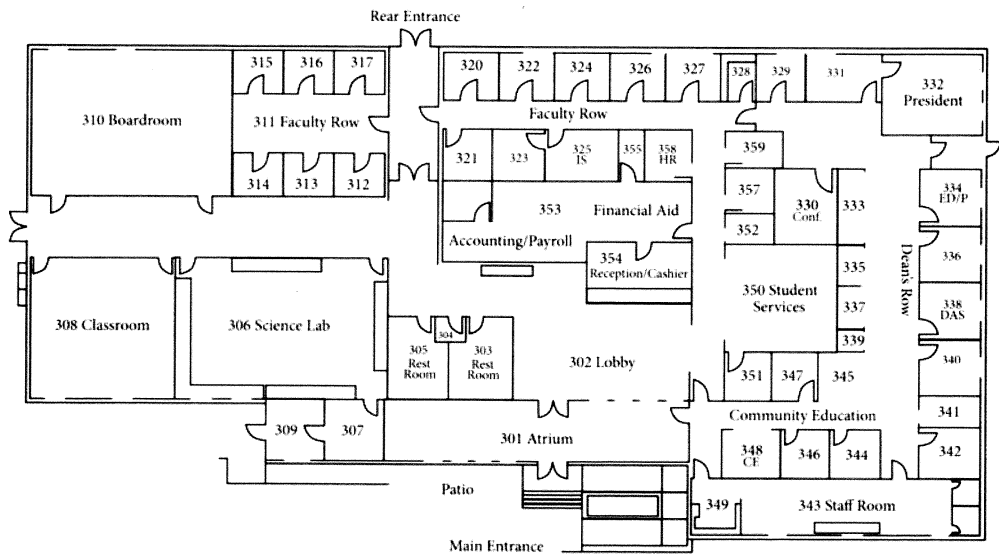
Existing Building 1
Not to Scale



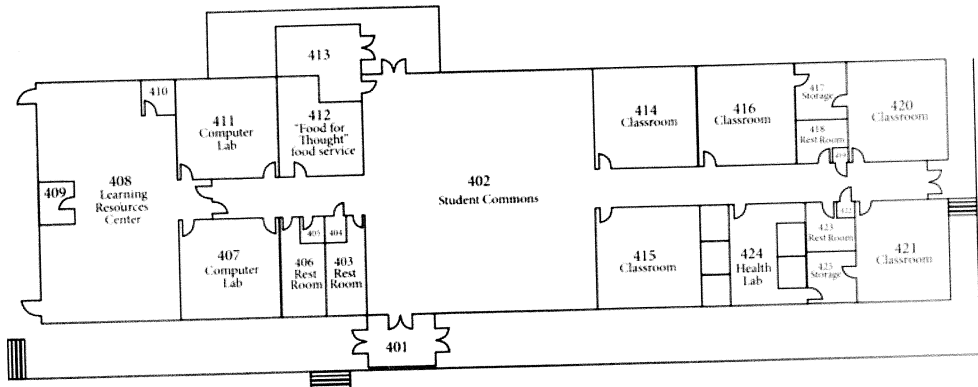
Existing Building 2
Not to Scale



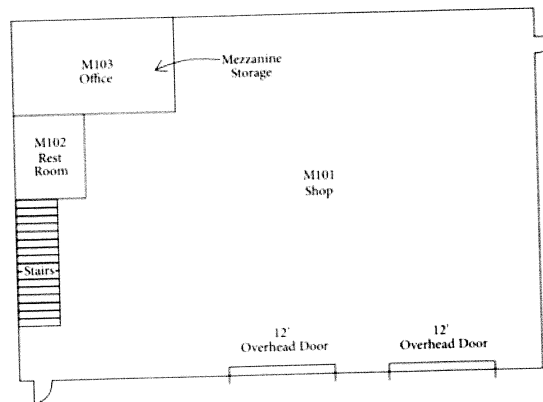
Existing Building 3
Not to Scale



Existing Building 4
Not to Scale



Existing Building M
Not to Scale



ZONING AND ACCESS

Summary

Site Area:	50.0 acres undeveloped 8.25 acres developed (two separate tax lots; one is 7.0 acres and one in 1.25 acres)
Tax Account Number:	3909 12 102
Zoning:	GC General Commercial (8.25-acre parcel) High Density Residential (50.00-acre parcel) Schools allowed under conditional use (CUP 3499)
Existing Buildings:	48,664 square feet
Soils:	Expansive silty clay and sand Suitable for buildings with some soil preparation
Site Conditions:	Relatively flat farmland with no trees Irrigation canal divides 8.25-acre parcel from 50-acre parcel

Zoning Issues

The eight-acre northeast parcel is zoned (GC) General Commercial and appears to conform to jurisdictional requirements. The 50-acre west parcel is currently used as farmland although it is zoned High-Density Residential. Schools are allowed in this zone as a Conditional Use. A Conditional Use Permit application was filed with the Klamath County and approved July 12, 1999 (CUP 3499). A comprehensive zoning code analysis was performed in 2001, and was included in Appendix H of the 2001 "Klamath Community College Campus Site Plan." A follow-up zoning analysis was performed for this report. The conditional use permit and all other zoning conditions remain valid.

Access Issues

The 2001 Campus Site Plan called for site access from three points. South Sixth Street and Highway 39 comprise the primary access to the interior circulation loop road. An additional main entry parallel to Highway 140 was proposed to create a formal entry for the campus. The College negotiated its permanent accesses with the Oregon Department of Transportation and removed the requirement of a Highway 140 entrance.