

Specific Site Suitability Criteria

School Site Suitability Criteria

The following siting criteria are used to identify potential school sites:

1. **Site Size:** According to information provided by Newberg Public Schools, the new schools site sizes fall in the following ranges:
 - 3-5 acres for an alternative high school;
 - 10-12 acres for an elementary school; and
 - 30-50 acres for a high school.
2. **Topography:** School sites should be relatively flat, generally less than 5% slope, and not more than 10% slope. A portion of the site may exceed these slope criteria, so long as at least 90% of the site falls within the < 10% slope category.
3. **Land Ownership:** Schools require relatively few ownerships to allow for efficient land development and to reduce consolidation costs. For this reason, sites should have a single owner.
4. **Level of Development:** Sites that are developed, or partially developed, are less attractive as school sites. Undeveloped sites are preferred. Sites with assessed improvement values greater than 50% of assessed land value should be excluded from further review. Thus, a 10-acre site with an assessed land value of \$1,000,000 and a home valued at \$500,000 or more would not meet this recommended siting criterion.
5. **Natural Features:** Unbuildable land is removed from the calculation. Land with protected natural features (wetlands, floodplains, riparian areas) is not included in the buildable land calculations. Streams or wetlands that are located in the middle of a site could have the effect of dividing a large site, and reducing the area available for development.
6. **Street Access:** The elementary schools and the alternative high school should have at least collector street access; the high school should have at least minor arterial street access.
7. **Shape:** School sites should be fairly regular in shape and should not be broken up by highways or natural features. School sites should have adequate depth and should not depend on narrow configurations that result in inefficient land use or substantial frontage improvement costs. Generally, sites should have a depth-to-width ratio of not less than 1:2.
8. **Services:** Sanitary sewer and water service must be available or feasible (Tier 1-4).

9. **Compatibility:** Due to potential land use conflicts, high schools should avoid extensive direct borders with single-family residential neighborhoods. It is also important to minimize conflicts resulting from traffic in residential areas. Therefore, no more than 50% of the border of a high school site should abut a low density residential areas. In contrast to high schools, elementary schools generally are considered compatible with residential areas.

Park Site Suitability Criteria

The following siting criteria should be used to identify potential park sites:

1. **Site Size:** New park sites fall in the following size ranges:
 - Neighborhood park: 3-5 acres;
 - Community parks: 20 acres; and
 - District/City park: 25 acres.
2. **Topography:** Neighborhood and community park sites should be relatively flat so that they can accommodate facilities such as athletic fields and recreational buildings – generally less than 5% slope, and not more than 10% slope.
3. **Land Ownership:** Parks require relatively few ownerships to allow for efficient land development and to reduce consolidation costs. For this reason, sites should be limited to a single owner.
4. **Level of Development:** Sites that are developed, or partially developed, are less attractive as park sites. Undeveloped sites are preferred. Sites with assessed improvement values greater than 50% of assessed land value should be excluded from further review. Thus, a 10-acre site with an assessed land value of \$1,000,000 and a home valued at \$500,000 or more would not meet this recommended siting criterion.
5. **Natural Features:** Unbuildable land is removed from the calculation. Land with protected natural features (wetlands, floodplains, riparian areas) is not included in the buildable land calculations. Streams or wetlands that are located in the middle of a site could divide a large site, and reducing the area available for development.
6. **Street Access:** Neighborhood parks and community parks should have at least collector street access. District/City parks should have at least major arterial street access.
7. **Shape:** Park sites should be fairly regular in shape and should not be broken up by streets. Natural features should be located in such a way as to allow for adequate blocks of buildable land. Park sites should have adequate depth and should not depend on narrow configurations that result in inefficient land use or substantial frontage improvement costs. Sites should have a depth-to-width ratio of no less than 1:2.
8. **Services:** Sanitary sewer and water service must be available or feasible (Tier 1-4).

9. **Compatibility:** Actively used parks, especially athletic fields that are used during the evening, can conflict with residential uses. However, such conflicts usually can be mitigated through good park design.

Schools and parks have similar site suitability needs, which are summarized in Table 18.

Table 1. Summary of School and Park Site Suitability Criteria

Criteria	Schools	Parks
1. Site Size	High School: 30-50 acres Middle School: 16-20 acres Elementary School: 10-12 acres Alt. H.S.: 3-5 acres	District/City Park: 25 acres Community Park: 20 acres Neighborhood Park: 3-5 acres
2. Topography	5% or less preferred Not more than 10% Small portion of site may exceed these slope criteria	5% or less preferred Not more than 10% Portions of site may exceed slope criteria
3. Land Ownership	1 owner	1 owner
4. Development Level	Maximum 50% improvement value to land value (assessor's records)	Maximum 50% improvement value to land value (assessor's records)
5. Natural Features	Wetlands, floodplains, streams removed from buildable area Natural features located at site perimeter	Wetlands, floodplains, streams removed from buildable area Natural features located at site perimeter
6. Street Access	High School: Minor arterial Middle School: Minor Collector Elementary School: Minor Collector Alt. H.S.: Minor Collector	District/City Park: Major Collector Community Park: Minor Collector Neighborhood Park: Minor Collector
7. Shape	At least 1:2 width to depth ratio	At least 1:2 width to depth ratio
8. Serviceability	Tier 1-4	Tier 1-4
9. Compatibility	Not more than 50% border with LDR zoned land, except for elementary school	Not applicable with sensitive park design