

**WEST LINN HIGH SCHOOL**  
**Class I Design Review**  
*October 26, 2015*

**APPLICATION SUMMARY**

For Class I Design Review approval to expand and remodel the 700 Building at West Linn High School.

**GENERAL INFORMATION**

**Location**

5464 West "A" Street (2S 2E Section 30, Tax Lot 800 and Section 30CD Tax Lots 4500, 4501, 4502, and 4502E1). Its location is shown in Figure 1.

**Comprehensive Plan and Zoning Designations**

The Comprehensive Plan designations are Low Density for the northern portion of the property and Commercial for the southern section.

Consistent with the Comprehensive Plan, the property is zoned Single Family Residential Detached (R10) and Office Business Center (OBC).

**Applicant and Owner**

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**Attachments and Plan Sheets**

<b>Sheet Number</b>	<b>Description</b>
<b><i>Architectural</i></b>	
A1	Architectural Floor Plan
A2	Architectural Elevations
<b><i>Civil</i></b>	
C1	Site Location Plan
C2	Demolition Plan
C3	Site Plan
C4	Grading Plan
C5	Utility Plan
<b><i>Landscape</i></b>	
L1	Landscape Planting Plan
Exhibit A	Color and Materials Board (pdf)

**Figure 1: Aerial Photo**



Source: Metro

## **BACKGROUND INFORMATION**

### **Site Description**

The site is developed with West Linn High School, including the school buildings, driveways, parking, and athletic fields as shown in Figure 1. The entire site is approximately 42 acres, including the wooded portion of the property, which is west of the school. A football stadium, baseball field, and tennis courts are located on the southwest side of the property. The 700 Building is located behind the school and to the east of the football field and north of the baseball field.

### **Surrounding Area Description**

The zoning designations and current land use of the surrounding area are summarized in Table 1.

**Table 1  
Land Use Summary**

<i>Properties in the Vicinity</i>	<i>Zone Designation</i>	<i>Land Use</i>
<u>Subject Property</u> 2S 2E 30, TL 800 and 30CD, TL 4500, 4501 4502 and 4502E1(42 acre school site owned by school district)	R10 and OBC (southern parking lot)	High School building, ancillary facilities, and parking
<u>Surrounding Properties</u>		
Northwest	R10	Single family residences and Wilderness Park
East/Northeast	R5 and R4.5	Single family residences
South	R10	Camassia Natural Area and I-205
West	R10	Single family residences and Wilderness Park

Primary access to the school is provided by West “A” Street, which runs along the eastern side of the site. One driveway exists on the south end of the site, providing access to the southern parking lot, tennis courts, and baseball field. A pick-up and drop-off driveway is located in front of the school. A secondary driveway on Skyline Drive provides access to the rear of the northern section of the school and the football stadium.

## **700 BUILDING IMPROVEMENTS**

The improvements to the 700 Building include:

- The district proposes to repurpose the building for classroom use by remodeling existing building (9,652 square feet) and adding one new classroom (1,495 square feet).
- Eliminate the existing exterior restroom and concession.
- This will transform the building footprint from one that is roughly “L”-shaped to one that is more rectangular.
- Improving the walkways between the main building and the 700 Building to include ADA accessibility.
- Improving the landscaping surrounding the building.
- Utilizing a palette of exterior finish materials and colors that are consistent with surrounding buildings on the site (Exhibit A).

The improvements will provide improved space for existing classes, and it will not increase enrollment capacity or staff levels.

## DESIGN REVIEW CRITERIA

Based upon the modest scope of the proposed improvements for the 700 Building, the city planning staff found the proposal is subject to the Class I Design Review process. The Class I Design Review requirements include compliance with Chapter 55 Design Review. Section 55.090 contains the applicable approval standards. Section 55.090(A) refers to specific portions of Section 55.100 that apply to Class I Design Review applications. The planning staff indicated that the applicable approval criteria include CDC Sections 55.090(A) (2). In addition, CDC Sections 55.100 (J) and (K) must be addressed.

Section 55.090(B) states that adequate public facilities must be available. This criterion is satisfied because the school is currently served by a full range of public utilities and streets. The remaining criteria are addressed below.

### **55.090 A.2. The provisions of the following sections shall be met:**

#### **1. Section 55.100 B. (5-6) Architecture**

*Section 55.100 B. 5.* is satisfied because the modest expansion of the 700 Building complies with all of the building height and setback requirements of the R-10 Zone. With a maximum height of less than 25 feet the building will comply with the 35-foot height limit. With its internal location on the site, it far exceeds the minimum setback requirements of the R-10 Zone.

*Section 55.100 B. 6.* is met based on the findings below:

- a.* The modest building addition proposed represents a modest expansion to provide one new classroom and improved teaching space for the existing portion of the building. The building will continue to be consistent with the neighboring main high school building. Natural exterior colors will be used, and the improvements will not be visible from surrounding properties.
- b/c.* The 700 Building is located between the gymnasium and the football stadium, and it is of a smaller scale than these two structures. The architecture will continue to be visually compatible with its surroundings. As noted above, the 700 Building is not visible from surrounding properties.
- d.* The pedestrian-scale of the building will be improved by the changes to the entrance and creating a more pedestrian-friendly and ADA accessible connection with the main building. The refurbishing of the landscaping and building exterior will also improve the pedestrian environment.
- e.* This section applies to commercial and office buildings, and it is not relevant in this case.
- f.* As illustrated in the architectural plan sheets, the building will continue to have

architectural features to create visual interest. The longest overall dimension is less than 100 feet and variations in the building wall and the design treatments will vary to avoid the appearance of long, monotonous building facades.

- g.* The building will include awnings, entry treatments, and improved landscaping to accommodate students and faculty.
- h.* As noted above, sidewalk and driveway crossing improvements are proposed to accommodate walking between the main high school and the 700 Building.
- i.* This subsection primarily deals with public street sidewalks. It calls for clear sidewalk widths of at least 4 feet. All proposed walkways will meet this standard.

**55.090 A. (3) In addition, the provisions of the following sections shall be met:**

**3. Section 55.100 J. Crime Prevention**

Access, pedestrian circulation, and lighting will be provided and arranged to maximize spectator safety. The 700 Building and adjoining sports facilities will continue to be secured by the district to minimize the potential for crime and vandalism on the school grounds and the surrounding neighborhood.

**4. Section 55.100 K. ADA Accessibility**

City code criteria and ADA requirements will be satisfied during the final building and facility design. The District proposes making improvements shown on plan sheets to provide improved ADA access between the 700 Building and the main high school building.

**CONCLUSION**

The proposed improvements to the 700 Building satisfy all of the relevant criteria as demonstrated above.

**EXHIBIT A**  
**700 Building Exterior Finishes**