

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT	<i>Peter Spir</i>	PROJECT NO(S).	<i>DR-1604</i>
NON-REFUNDABLE FEE(S)	<i>2100⁰⁰</i>	REFUNDABLE DEPOSIT(S)	<i>0</i>
		TOTAL	<i>2100⁰⁰</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input checked="" type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address:

**1025 ROSEMONT RD.
WEST LINN, OR 97068**

 Assessor's Map No.: **2S1 23CDs2**

 Tax Lot(s): **12500**

 Total Land Area: **18.3 ac**

Brief Description of Proposal: TO ENCLOSE TWO EXISTING OUTDOOR INSTRUCTIONAL SUPPORT SPACES ON THE SECOND FLOOR OF THE SCHOOL TOTALING LESS THAN 1,800 SQUARE FEET OF FLOOR AREA.

Applicant Name: **TIM WOODLEY**
(please print)

 Phone: **503.673.7976**

Address: West Linn-Wilsonville Sch. Dist., 2755 SW Borland Rd.

 Email: woodleyt@wlwv.k12.or.us

 City State Zip: **TUALATIN, OR 97062**
Owner Name (required): **SAME**
(please print)

Phone:

Address:

Email:

City State Zip:

Consultant Name: **KEITH LIDEN**
(please print)

 Phone: **503.757.5501**

Address: 319 SW Washington St., Suite 914

 Email: keith.liden@gmail.com

 City State Zip: **PORTLAND, OR 97204**

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
 One (1) complete set of digital application materials must also be submitted on CD in PDF format.
 If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Tim K. Woodley
 Applicant's signature

10.18.16
 Date

Tim K. Woodley
 Owner's signature (required)

10.18.16
 Date



319 SW Washington, Suite 914
Portland, OR 97204
503 224 6681
bainbridgedesign.com

Transmittal

Project: Trillium Creek Primary School – Class I Design Review Application
Date: October 31, 2016
To: Peter Spir
West Linn Planning Department
22500 Salamo Road
West Linn, OR 97068
From: Keith Liden
cc: Tim Woodley, Remo Douglas, Karina Ruiz, and Amy Berger
Via: Messenger
Phone: 503.757.5501
Email: keith.liden@gmail.com

Contents:

- West Linn application form (1 original/delivered on 10.27.16)
 - Application narrative (1 copy/delivered on 10.27.16)
 - Plan set – full size (1 copy/delivered on 10.27.16)
 - Plan set – 11”X17” (1 copy/delivered on 10.27.16)
 - Digital version of application materials (CD attached)
-

Remarks:

- As noted above, hard copies were delivered on 10.27.16 along with an emailed digital version. Attached CD provided per staff request.
- West Linn-Wilsonville School District will contact the city directly to pay the \$2,100 fee.

TRILLIUM PRIMARY SCHOOL

Class I Design Review

October 20, 2016

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APPLICATION SUMMARY

For Class I Design Review approval to enclose two existing outdoor instructional support spaces at Trillium Creek Primary School.

GENERAL INFORMATION

Location

Trillium Creek Primary School 1025 Rosemont Road (2S 1E Section 23 CD, Supplemental 2, Tax Lot 12500). Its location is shown in Figure 1.

Comprehensive Plan and Zoning Designations

The Comprehensive Plan designation is Low Density Residential.

Consistent with the Comprehensive Plan, the property is zoned Single Family Residential Detached (R-10).

Property Owner and Applicant's Representative

West Linn-Wilsonville School District 3JT
Tim Woodley, Director of Operations
2755 SW Borland Road
Tualatin, OR 97062
Phone: 503.673.7976
E-mail: woodleyt@wlwv.k12.or.us

Keith Liden, AICP
Bainbridge
319 SW Washington Street, Suite 914
Portland, OR 97204
Phone: 503.757.5501
E-mail: keith.liden@gmail.com

Architect

Karina Ruiz, AIA
DOWA-IBI Design Group
907 SW Stark Street
Portland, OR 97205
Phone: 503.226.6950
E-mail: karina.ruiz@IBIGroup.com

Application Plan Sheets

Sheet Number	Description
LU1.00	Site Plan
LU1.00A	Site Plan
LU1.01	Existing Floor Plan
LU1.02	Floor Plan
LU1.03	Roof Plan
LU1.04	Exterior Elevations
LU1.05	Material Images

Figure 1: Vicinity Map



Source: Metro

BACKGROUND INFORMATION

Site Description

Trillium Creek Primary School, was recently completed on the site as shown in Figure 1 and the Site Plan (Sheets LU1.00 and LU1.00A). All necessary infrastructure and streets were completed to adequately serve the school and surrounding neighborhood. Vehicular access is provided via two driveways on Rosemont Road, which runs along the west side of the property. Pathways provide convenient walking connections with the surrounding neighborhood.

Vicinity Information

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

Table 1
Zoning and Land Use Summary

PARCELS	ZONE DESIGNATION	LAND USE
Subject Property	R-10	Primary school building, ancillary facilities, and parking
North	R-7/R-10	Single family residences & undeveloped
East	R-10	Single family residences
South	R-7	Single family residences
West	FU10/RRFF-5	Residential & limited agriculture

PROPOSED IMPROVEMENTS

The school has two outdoor instructional support spaces located on the second floor (see Existing Floor Plan LU1.01). They are approximately 880 square feet each, and they are functionally like an outdoor deck area. They are currently used for auxiliary classroom instruction when weather permits. The district proposes to enclose these two outdoor spaces with roof additions (see Sheets LU1.00, LU1.01, LU1.02 and LU1.03) to provide more flexibility and enable more effective use of these spaces throughout the year for instructional activities. The exterior finish materials are proposed to be complementary with the existing architecture and color palette (Sheets LU1.04 and LU1.05). No other changes to the building or the school site are proposed.

Trillium Creek Primary School provides comprehensive K-5 primary level education. All students receive public school instruction based on a "home room" model with a single teacher assigned to 20-30 students at a grade level. Class size is determined by number of grade-level children enrolled on any given year. Instruction is also provided for other uses and activities to support core educational goals. Examples include music, arts, robotics, science, computer, special education, testing, etc. These focused learning experiences are held in support spaces within the building and are not assigned as "home rooms." The district proposal to enclose the outdoor learning classrooms would provide assurance in scheduling the academic day that space is available regardless of weather. Enclosing these two instructional support spaces will not increase the staff or enrollment capacity of the school. This request is consistent with all district schools to provide a full complement of learning spaces and maximize efficient scheduling of building use.

APPLICABLE CRITERIA – CLASS I DESIGN REVIEW

The following criteria were identified by the planning staff in the pre-application conference summary notes as the relevant West Linn Community Development Code (CDC) criteria:

Submittal Requirements

- 55.070 (D)(1)(b)
- 55.070 (D)(1)(c)
- 55.120 (A-D)
- 55.140

Approval Criteria

- 55.090 (A)(2)
- 55.100 (B)(6)
- 55.100 (J)

These requirements and approval criteria are addressed below.

Submittal Requirements

Section 55.070 (D)(1)(b)

This subsection requires submittal of a site plan as provided in Section 55.120. This site plan, along with the required information, is provided in Sheets LU1.00 and LU1.00A.

Section 55.070 (D)(1)(c)

This subsection requires submittal of architectural drawings and information as provided in Section 55.140. This is provided in Sheets LU1.00 through LU1.05.

Section 55.120 (A-D)

These subsections require submittal of a site plan showing the entire property and its relationship to surrounding properties, the boundary lines and dimensions, streams and stream

corridors, and a legend including project information. All of this information is provided on the site plan on Sheet LU1.00.

Section 55.140

This section is satisfied because this application includes building elevations and sections, building material information and photos, and the name of the architect.

Relevant Approval Standards – Class I Design Review

Section 55.090 (A)(2) Approval Standards

This section indicates that Sections 55.100 (B)(5) and (6) shall apply in cases that involve exterior architectural construction, remodeling, or changes. This application does propose this type of remodeling, and the relevant CDC sections are addressed below.

Section 55.100 (B) Relationship to the Natural and Physical Environment

Section 55.100 B. 5. is satisfied because the remodeled second floor spaces will not change the building footprint. The building will continue to provide setbacks, which exceed minimum standards, and remain completely consistent with the original conditional use and design review approval to construct the school (CUP-10-03/DR-10-06). These two spaces are oriented to the south and will have no possible impact upon the stream corridor and wooded area on the north side of the school building.

Section 55.100 B. 6. is satisfied because the proposed remodeling will meet the applicable criteria:

- a. This criterion, pertaining to architecture, is satisfied because the two outdoor spaces will be enclosed using a design that is consistent with the existing architecture. The roofline and exterior finish materials will match those of the existing building. The remodeled spaces are oriented toward inner courtyards, and they will not really be visible from adjoining properties.
- b. The proposed design maintains an appropriate transition with adjacent residences by retaining the existing setbacks and building height. As noted above, the exterior design and finish materials will match the existing building.
- c. The enclosed spaces are specifically designed to blend in with the existing building design and detailing.
- d. The scale of the building will not be changed because the enclosed spaces will be covered by matching the existing roof line, and the building height and proportions will remain the same.
- e. This main front facade transparency criterion is not relevant because the space enclosures will occur facing inner courtyards – not the front building facade.

- f. The criterion calls for roofline variations and avoiding continuous flat elevations over 100 feet. As demonstrated in the building plans, the school building design will continue to easily comply with the standards along with providing pleasing visual interest and design excellence.
- g. This criterion is satisfied because the building orientation will remain the same, and the proposed enclosure of the two spaces will provide protection from the elements, allowing greater utilization during the entire school year.
- h. Because this simply involves enclosing existing second floor spaces, the pedestrian environment on the ground level will not be affected in any way.
- i. This criterion deals with commercial uses and pedestrian amenities in commercial districts, and it is not relevant to the school.

J. Crime Prevention and Safety/Defensible Space

The operation, main school entry, internal courtyards, building windows, exterior lighting, and playground layout will continue to emphasize safety and surveillance. The interior courtyards will continue to be visible from the two enclosed spaces because of the proposed windows, which will allow full and unobstructed views of the courtyards from the second floor.

CONCLUSION

The proposed remodeling and enclosure of the existing outdoor instructional support spaces satisfy the relevant criteria for approval.

Architectural Plan Set



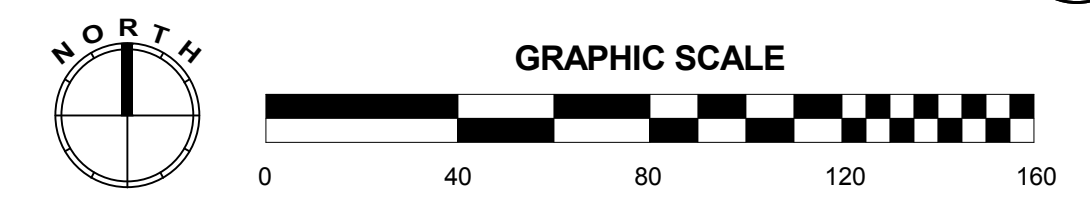
Trillium Creek Primary School - Roof Enclosure
West Linn Wilsonville School District
 22210 SW STAFFORD ROAD - WEST LINN, OR 97068
 t: (503) 673 7976
 f: (503) 673 7044

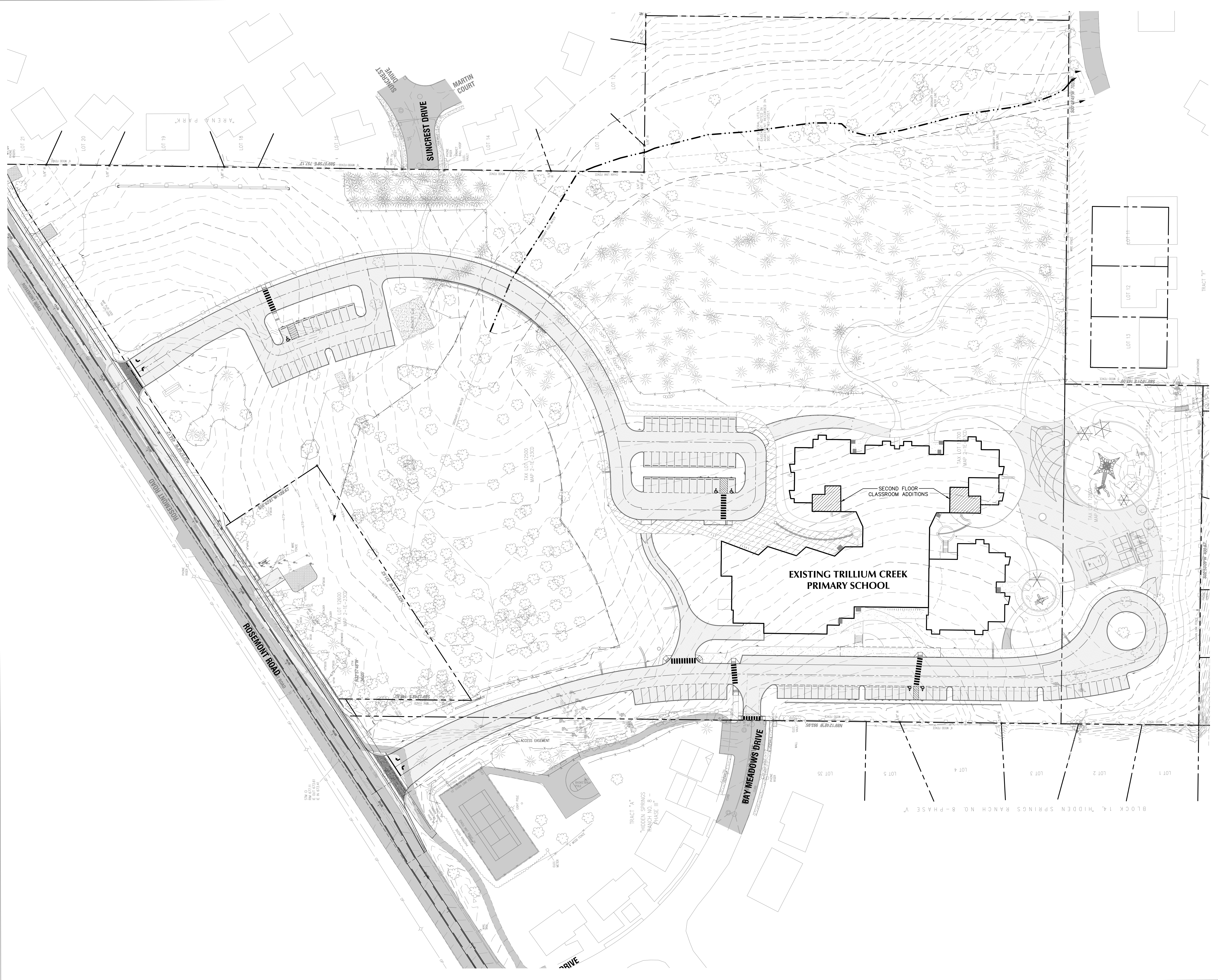
key plan

phase	LAND USE APP
date	09.16.2016
revisions	
project #	16041
SITE PLAN	

LU1.00

SITE PLAN
SCALE: 1" = 40'-0"





Trillium Creek Primary School - Roof Enclosure
West Linn Wilsonville School District

22210 SW STAFFORD ROAD - WEST LINN, OR 97068
 t: (503) 673 7976
 f: (503) 673 7044

key plan

phase	LAND USE

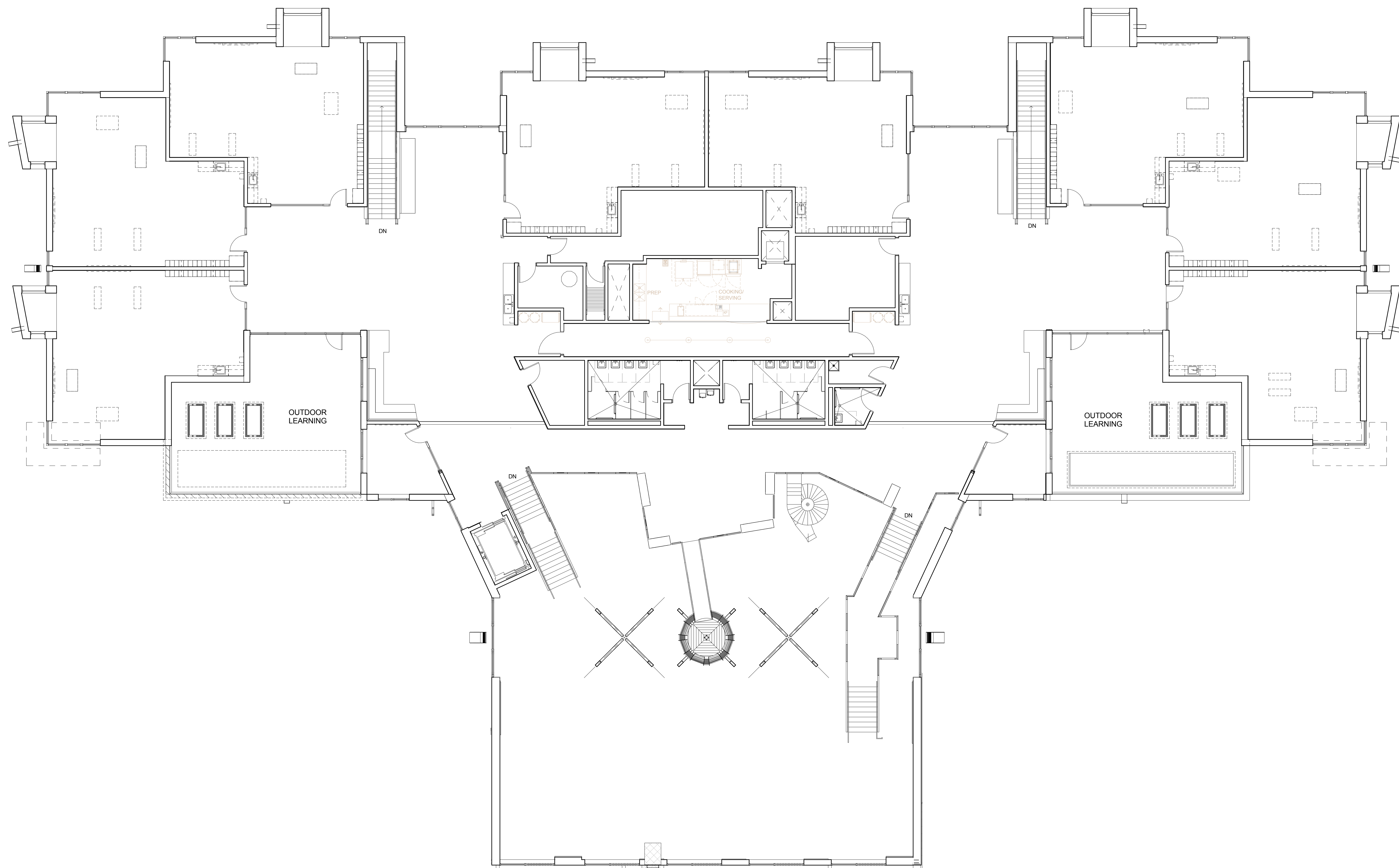
date | 10.25.2016

revisions |

project # | 16041

SITE PLAN

LU-1.00A

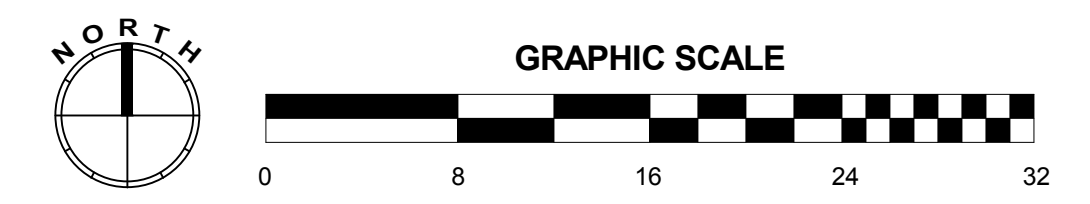


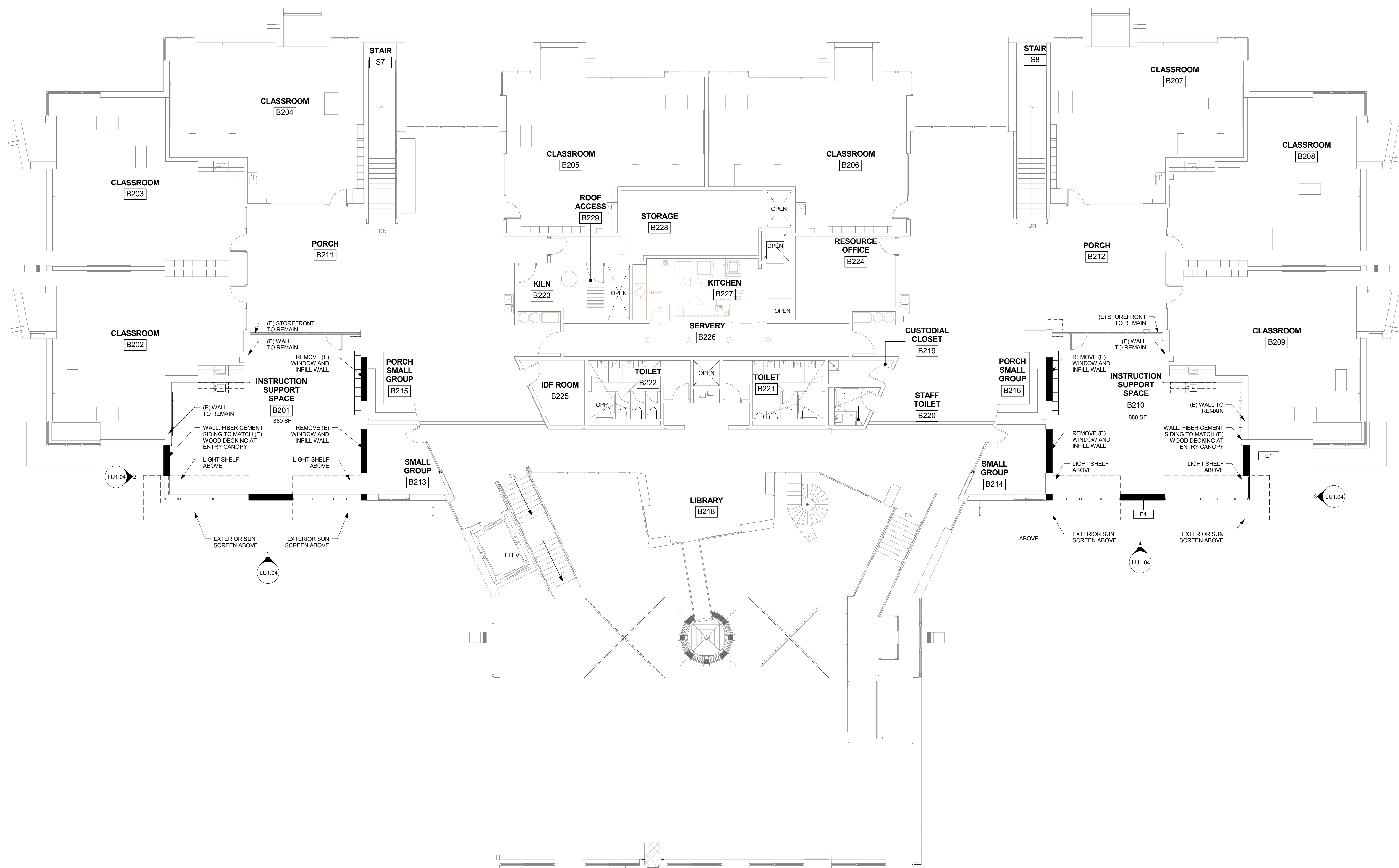
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key plan

phase	LAND USE APP
date	09.16.2016
revisions	
ASI #01	06.23.15
project #	16041
EXISTING FLOOR PLAN	

OVERALL SECOND FLOOR - EXISTING PLAN 1
 SCALE: 1/8" = 1'-0"





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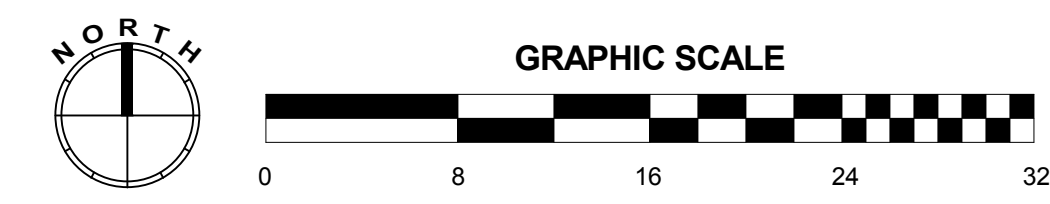
key plan

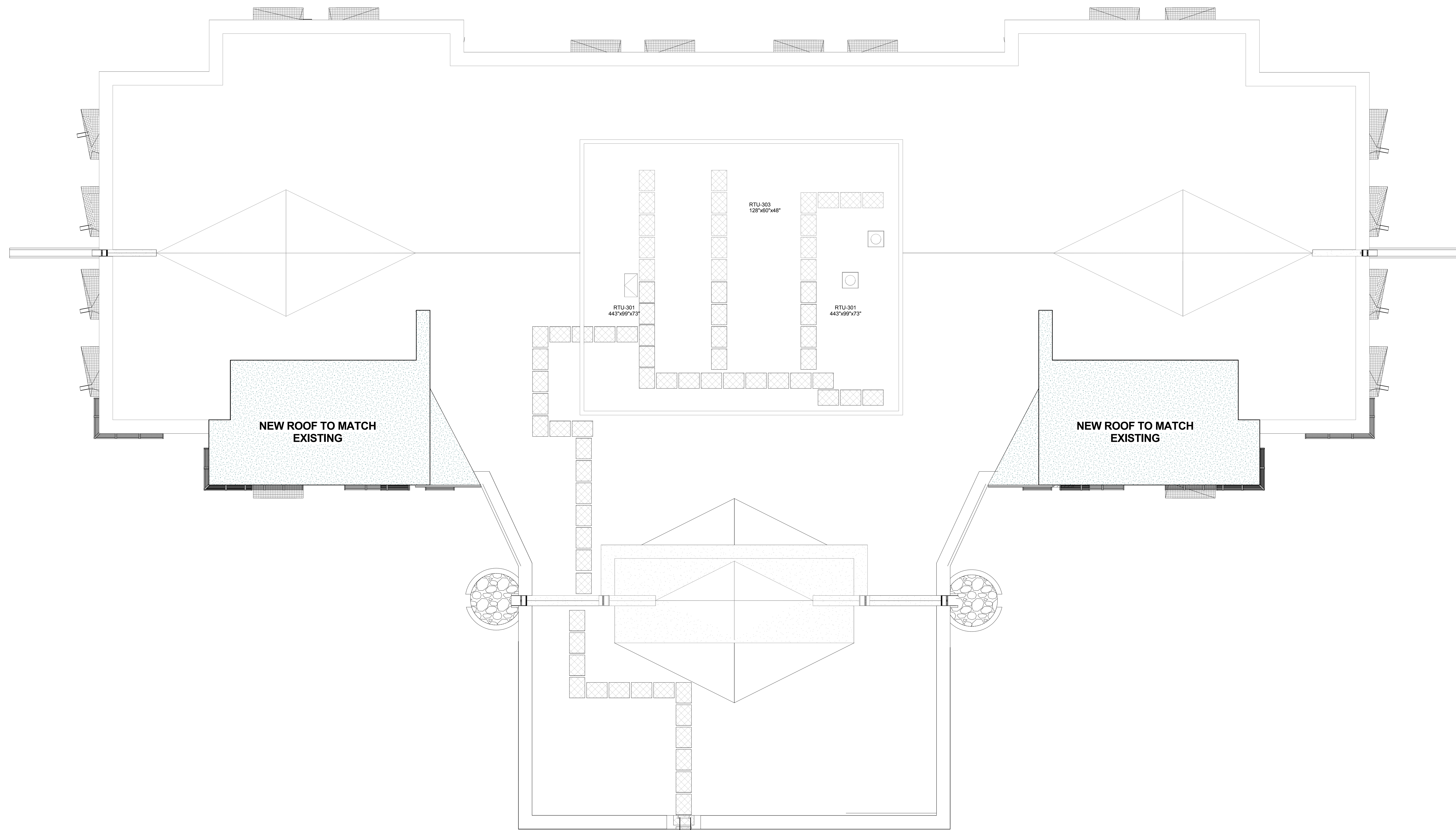
phase	LAND USE APP
date	09.16.2016
revisions	
ASI #01	06.23.15
project #	16041
FLOOR PLAN	

LU1.02

OVERALL SECOND FLOOR - CLASSROOM ADDITION

SCALE: 1/8" = 1'-0"





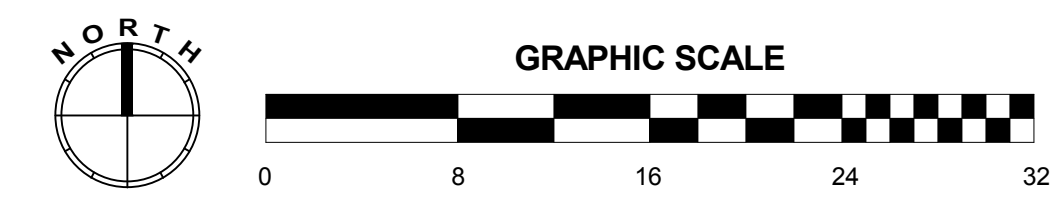
Trillium Creek Primary School - Roof Enclosure
West Linn Wilsonville School District
 22210 SW STAFFORD ROAD - WEST LINN, OR 97068
 t: (503) 673 7976
 f: (503) 673 7044

key plan

phase	LAND USE APP
date	09.16.2016
revisions	
project #	16041
ROOF PLAN	

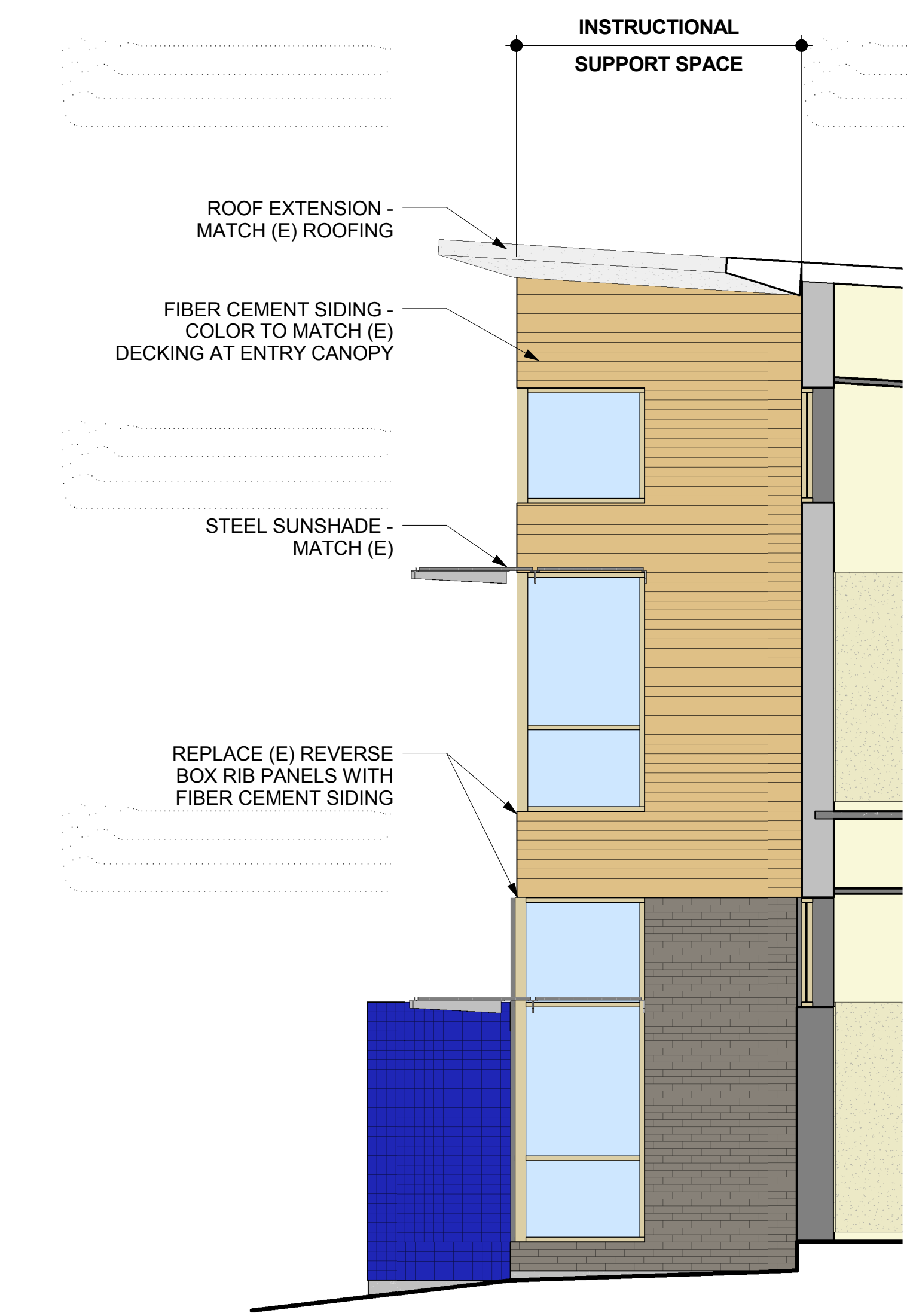
UPPER ROOF PLAN 1

SCALE: 1/8" = 1'-0"

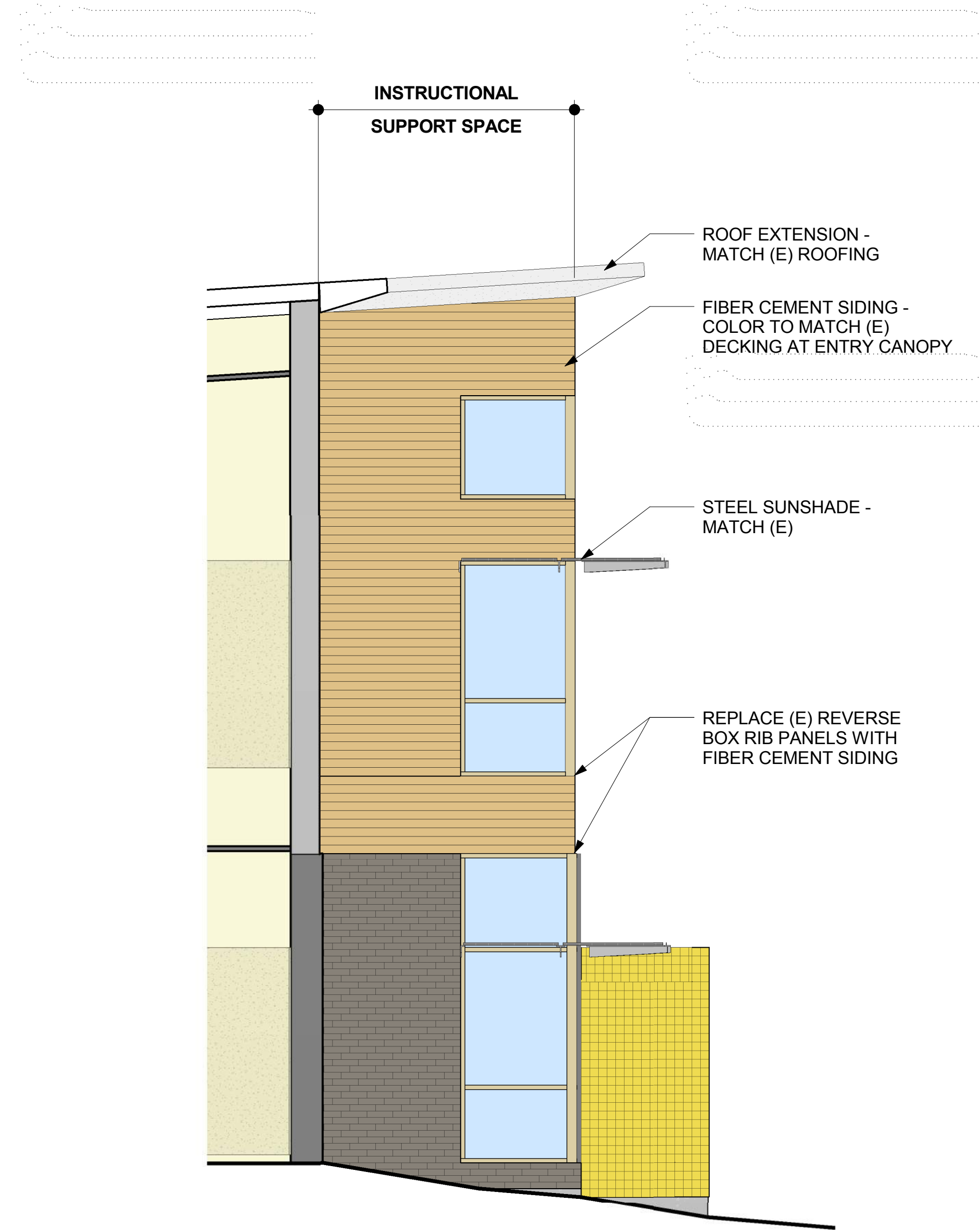




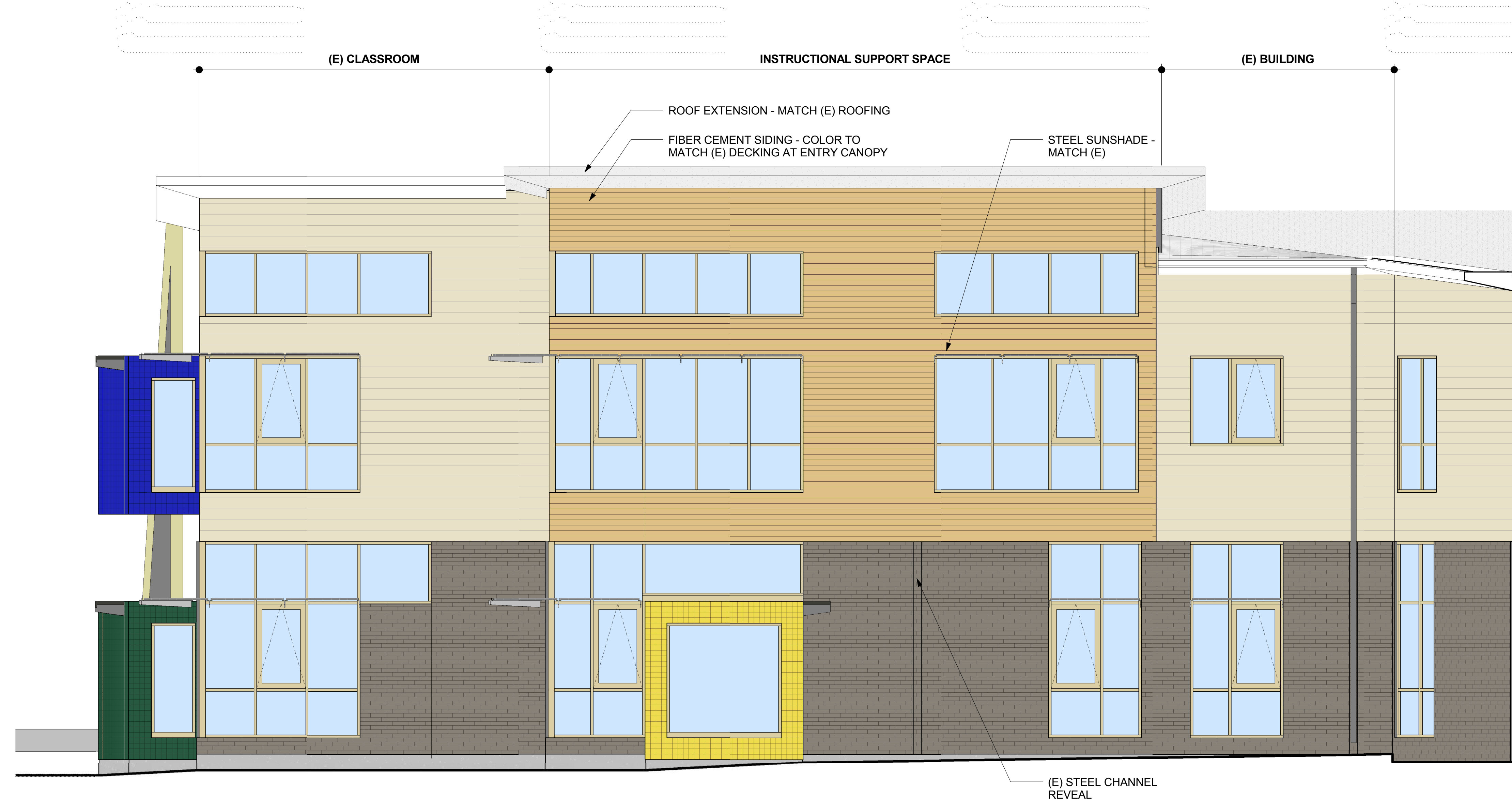
EXTENDED LEARNING ADDITION - EAST ELEVATION ④
SCALE: 1/4" = 1'-0"



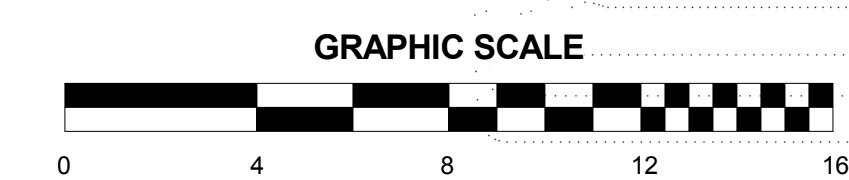
EAST ELEVATION ③
SCALE: 1/4" = 1'-0"



WEST ELEVATION ②
SCALE: 1/4" = 1'-0"



EXTENDED LEARNING ADDITION - WEST ELEVATION ①
SCALE: 1/4" = 1'-0"



key plan

phase	LAND USE APP
date	09.16.2016
revisions	
project #	16041

EXTERIOR ELEVATIONS

LU1.04



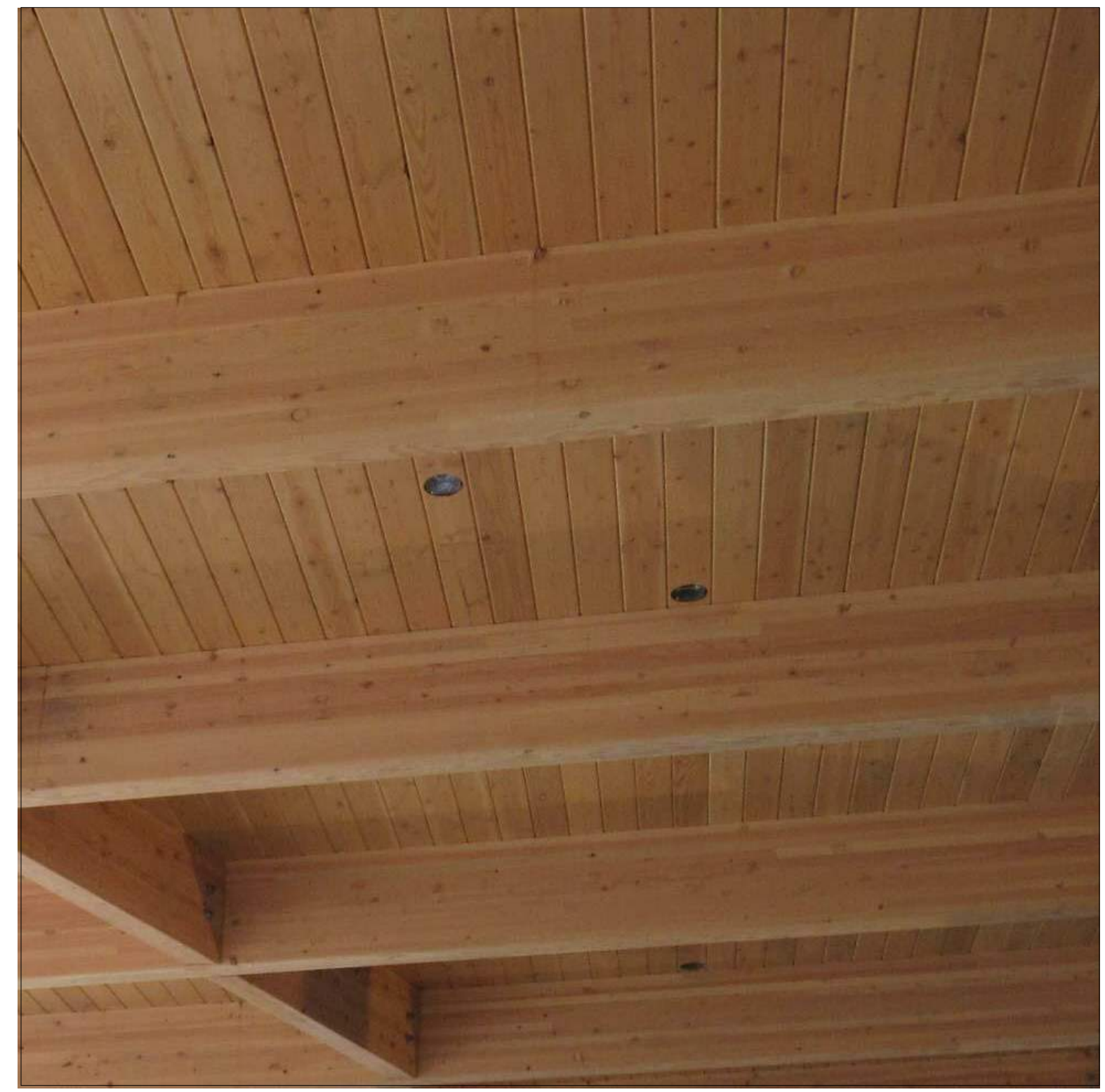
(E) METAL PANEL



(E) BRICK



(E) WINDOWS - NEW WINDOWS WILL BE SIMILAR



**FIBER CEMENT SIDING - TO MATCH (E)
DECKING**

key plan

phase	LAND USE APP
date	09.16.2016
revisions	
project #	16041

MATERIAL IMAGES