



**STAFF REPORT
PLANNING MANAGER DECISION**

DATE: December 2, 2016

FILE NO.: DR-16-04

REQUEST: Class I Design Review to enclose two existing outdoor teaching spaces on the second floor of the Trillium Creek Primary school at 1025 Rosemont Road.

PLANNER: Peter Spir, Associate Planner

Planning Manager *JS*

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GENERAL INFORMATION

OWNER/

APPLICANT: Tim Woodley, Director of Operations
West Linn-Wilsonville School District
2755 SW Borland Road
Tualatin, OR 97062

CONSULTANT: Keith Liden, AICP
319 SW Washington Street, Suite 914
Portland, OR 97204

SITE LOCATION: 1025 Rosemont Road

SITE SIZE: 18.32 acres / 798,049 square feet

LEGAL

DESCRIPTION: Tax Lot 12500 of Clackamas County Assessor's Map 21E 23CD

COMP PLAN

DESIGNATION: Residential

ZONING: R-10, Single Family Residential

APPROVAL

CRITERIA: Community Development Code (CDC) Chapter 55, Design Review;
Chapter 11, R-10

120-DAY RULE: The application declared complete on November 8, 2016. The 120-day period ends on February 28, 2017.

PUBLIC NOTICE: Notice was mailed to property owners within 300 feet of the subject property and all Neighborhood Associations on November 15, 2016. A sign was placed on the property on November 17, 2016. The notice was also posted on the City's website. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

The applicant proposes to convert two existing outdoor instructional areas (classrooms) on the second floor of an interior courtyard at Trillium Creek Elementary School to indoor instructional space of equal dimension. The two areas individually comprise 880 square feet for a total of 1,760 square feet. Each instructional area will have a tall ceiling (approx. 20 feet) which will extend to the existing

roofline/height of the school building. The school's contemporary architectural style, building materials and colors will be carried through with this remodel.

The building footprint will not be increased and the enclosure/addition will not result in an increase in the number of staff or students. No additional parking is required.

Because the enclosure/addition comprises three percent of total built space, Design Review Class I is required per CDC 55.020(A) (1) (3): "Addition or reduction of less than five percent of total square footage of a commercial, office, public, multi-family, or industrial building."

The applicable CDC Chapters include:

- Chapter 11, R-10 Single family residential (10,000 square foot minimum lot size)
- Chapter 55, Design Review, criteria in Section 55.090

Public comments:

No public comments have been received.

DECISION

The Planning Manager (designee) approves this application (DR-16-04), based on: 1) the findings submitted by the applicant, which are incorporated by this reference, and 2) supplementary staff findings included in the Addendum below. Based upon the submitted application, submitted architectural drawings and with these findings, the applicable approval criteria are met. There are no conditions of approval required.

The provisions of the Community Development Code Chapter 99 have been met.

Peter Spir

PETER SPIR, Associate Planner

December 2, 2015

DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of the mailing date listed below. The cost of an appeal is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to the date identified in the public notice. Appeals will be heard by City Council.

Mailed this 2nd day of December, 2016.

Therefore, the 14-day appeal period ends at 4 p.m., on December 16, 2016.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
DR-16-04**

Staff recommends adoption of the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

**Chapter 11
SINGLE-FAMILY RESIDENTIAL DETACHED, R-10**

11.060 CONDITIONAL USES

The following are conditional uses which may be allowed in this zoning district subject to the provisions of Chapter 60 CDC, Conditional Uses.

7. Schools.

Staff Finding 1: The application is for a 1,495 square foot enclosure/addition to an existing school therefore no CUP is required. Because the enclosure/addition comprises three percent of total built space, Class I Design Review is required per CDC 55.020(A) (1) (3): "Addition or reduction of less than five percent of total square footage of a commercial, office, public, multi-family, or industrial building."

11.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. The minimum lot size shall be 10,000 square feet for a single-family detached unit.
2. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.
3. The average minimum lot width shall be 50 feet. (...)
5. Except as specified in CDC 25.070(C) (1) through (4) for the Willamette Historic District, the minimum yard dimensions or minimum building setback area from the lot line shall be:
 - a. For the front yard, 20 feet; except for steeply sloped lots where the provisions of CDC 41.010 shall apply.
 - B. For an interior side yard, seven and one-half feet. (...)
 - D. For a rear yard, 20 feet.
6. The maximum building height shall be 35 feet, except for steeply sloped lots in which case the provisions of Chapter 41 CDC shall apply.
7. The maximum lot coverage shall be 35 percent. (...)
9. The floor area ratio shall be 0.45. Type I and II lands shall not be counted toward lot area when determining allowable floor area ratio, except that a minimum floor area ratio of 0.30 shall be allowed regardless of the classification of lands within

the property. That 30 percent shall be based upon the entire property including Type I and II lands. Existing residences in excess of this standard may be replaced to their prior dimensions when damaged without the requirement that the homeowner obtain a non-conforming structures permit under Chapter 66 CDC. (...)

Staff Finding 2: The site comprises 798,049 square feet which exceeds the minimum lot size of 10,000 square feet. The 500 foot front lot width on Rosemont Road exceeds the minimum front lot width of 35 feet. The average lot width is 648 feet which exceeds the average minimum lot width of 50 feet. The front yard setback requirement of 20 feet is met by a 585 foot setback to the west property line on Rosemont Road. The 7.5 foot side setback requirement is met by a 247 foot setback to the south property line. The rear setback requirement of 20 feet is met by a setback of 264 feet to the east property line.

The proposed enclosure/addition will not increase the school footprint, so no change in lot coverage will occur. (The maximum allowable lot coverage is 35 percent. The school's existing lot coverage is 7.2 percent.) The allowable floor area ratio (FAR) of all school buildings, including the proposed enclosure/addition, is .45 of the 798,049 square foot site. That equals an allowed FAR of 359,122 square feet. The proposed building square footage is 115,336 which is under the allowed FAR. The 35 foot tall building meets the allowable height of 35 feet. The criteria is met.

Chapter 55 DESIGN REVIEW

55.020 CLASSES OF DESIGN REVIEW

A. Class I Design Review. The following are subject to Class I Design Review:
(...)

3. Addition or reduction of less than five percent of total square footage of a commercial, office, public, multi-family, or industrial building.

Staff Finding 3: The proposed 1,760 square foot enclosure/addition represents three percent of the school's square footage and therefore Class I Design Review applies.

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application:

A. The provisions of the following sections shall be met:

1. CDC 55.100(B)(1) through (4), Relationship to the natural and physical environment, shall apply except in those cases where the proposed development site is

substantially developed and built out with no remaining natural physical features that would be impacted.

Staff Finding 4: All work associated with this application will occur in areas that are already fully built out. There is no expansion of the existing building footprint. The work area contains no existing heritage trees, significant trees, tree clusters or natural features that will be impacted. Therefore, this criterion does not apply.

2. CDC 55.100(B) (5) and (6), architecture, et al., shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.

Staff Finding 5: This application proposes the conversion of two existing outdoor instructional areas (classrooms) on the exterior elevation of interior courtyards to indoor space; therefore this criterion applies and is addressed in Staff Findings 6 through 12 below.

55.100(B)

5. There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.

Staff Finding 6: Regarding the distance between on-site buildings, the enclosure/additions and the school building across the courtyard are 34 feet apart which is sufficient for adequate light and air circulation. (The existing footprint will remain unchanged.) Existing fire lanes ring the building to accommodate fire apparatus.

Regarding the distance between the enclosure/additions and off-site buildings, the east enclosure/addition will be 310 feet from the nearest home at 2158 Club House Drive. It will be partially visible to four homes on Club House Drive. The west enclosure/addition will be 260 feet from the nearest home at 1845 Bay Meadows Drive. It will not be visible to any home since it is located in an interior courtyard that opens towards the on-site forested wetland area. The criteria is met.

6. Architecture.

a. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings. (....)

Staff Finding 7: The school's contemporary architectural style, building materials and colors will be maintained with this enclosure/addition design. The instructional area's roofline will match the existing roofline/height. This satisfies the contextual design requirement. The criteria is met.

b. While there has been discussion in Chapter 24 CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that “step down” or “step up” from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one. (...)

Staff Finding 8: The school already is two stories high so the enclosure/addition, which maintains the existing roofline, will not require an architectural transition. The criteria is met.

d. Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally.

The human scale is enhanced by bringing the building and its main entrance up to the edge of the sidewalk. It creates a more dramatic and interesting streetscape and improves the “height and width” ratio referenced in this section.

Staff Finding 9: The school’s design already respects the human scale with significant amounts of transparency and articulations on the various elevations. The proposed enclosure/addition continues that with large banks of windows with additional clerestory windows above. Articulation is effected by use of different building materials (including a sunshade) and colors, from one floor to the other, which will break up the vertical plane. The criteria is met.

e. The main front elevation of commercial and office buildings shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. (...)

Staff Finding 10: This criteria applies only to office and commercial buildings and does not apply to public buildings.

f. Variations in depth and roof line are encouraged for all elevations.

To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this

elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.

Staff Finding 11: The proposed enclosure/additions are each about 45 feet long which is less than the “100 feet in length” referenced in the criteria. The criteria does not apply. (Notwithstanding that fact, the enclosure/additions will match the existing roofline and use the same footprint as the first floor which projects about 10 feet from adjacent sections of the school.)

- g. Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.
- h. The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings.
- i. Sidewalk cafes, kiosks, vendors, and street furniture are encouraged. However, at least a four-foot-wide pedestrian accessway must be maintained per Chapter 53 CDC, Sidewalk Use.

Staff Finding 12: These criteria do not apply since they are intended to apply to commercial and office development.

J. Crime prevention and safety/defensible space.

- 1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants. (...)
- 4. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime. (...)
- 6. Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person. All commercial, industrial, residential, and public facility projects undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional. Omni-directional lights of an ornamental nature may be used in general commercial districts only.
- 7. Lines of sight shall be reasonably established so that the development site is visible to police and residents.

Staff Finding 13: The generous amount of windows/transparency in the existing school design offer good surveillance opportunities around the building. The proposed enclosure/additions continue that with large banks of windows with clerestory windows above. Lighting around the existing buildings already illuminates the area of the enclosure/additions. The criteria is met.

K. Provisions for persons with disabilities.

1. The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

Staff Finding 14: The school is fully ADA accessible. The criteria is met.

55.090 (B). An application may be approved only if adequate public facilities will be available to provide service to the property at the time of occupancy.

Staff Finding 15: The existing school is fully served by all public facilities (sewer, water and storm). No additional facilities are required by the enclosure/additions. The criteria is met.

FIGURE 1: LOCATION

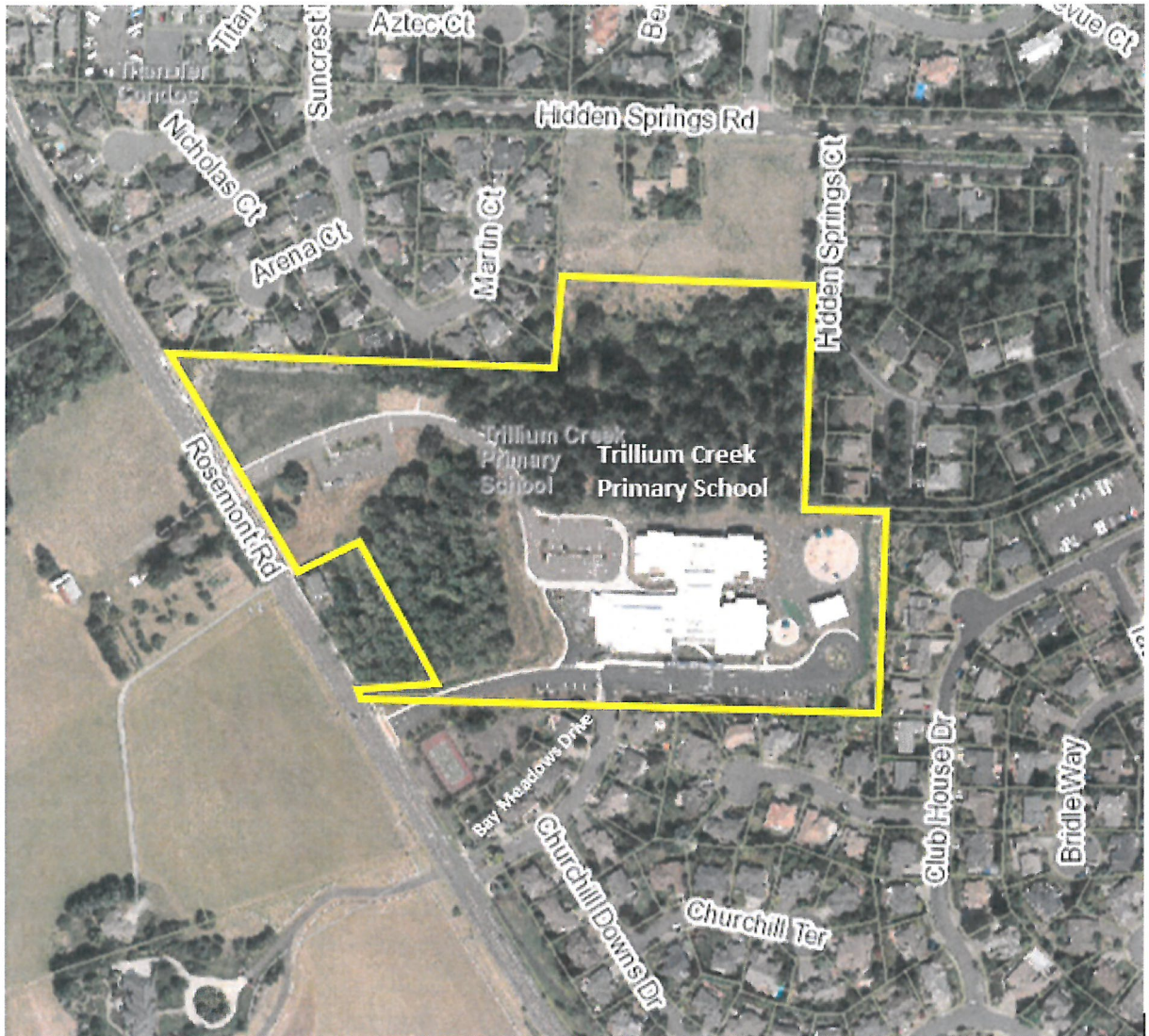


FIGURE 2: ENCLOSURE/ADDITION LOCATION

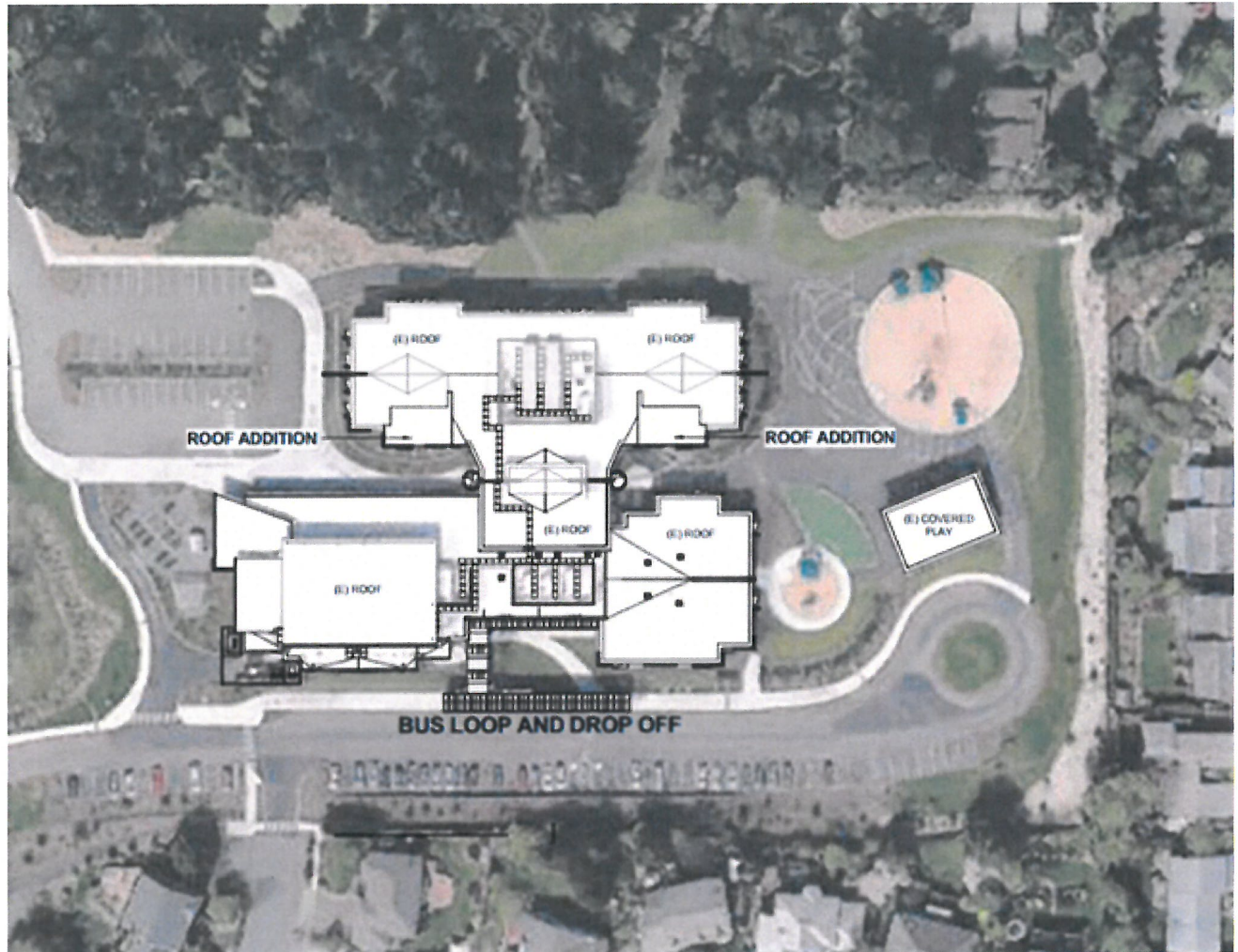


FIGURE 3: Water Resource Area (WRA) and Habitat Conservation Areas (WRG). Orange and uncolored areas allow development. No WRA or WRG permits are required.

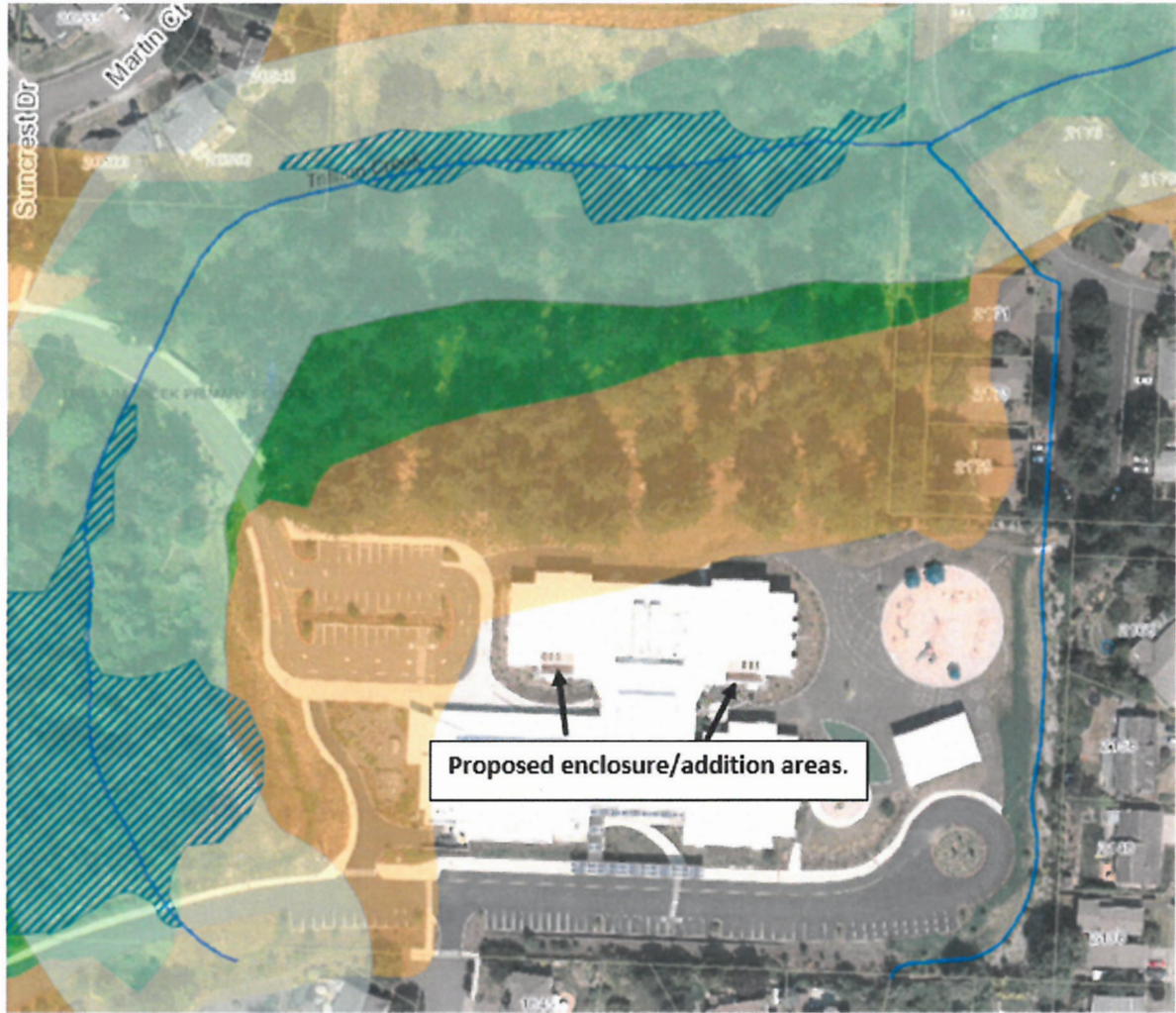


FIGURE 4: WATER RESOURCE AREA (WRA) MAP

Proposed addition/enclosure is not in the WRA (see also Figure 3)

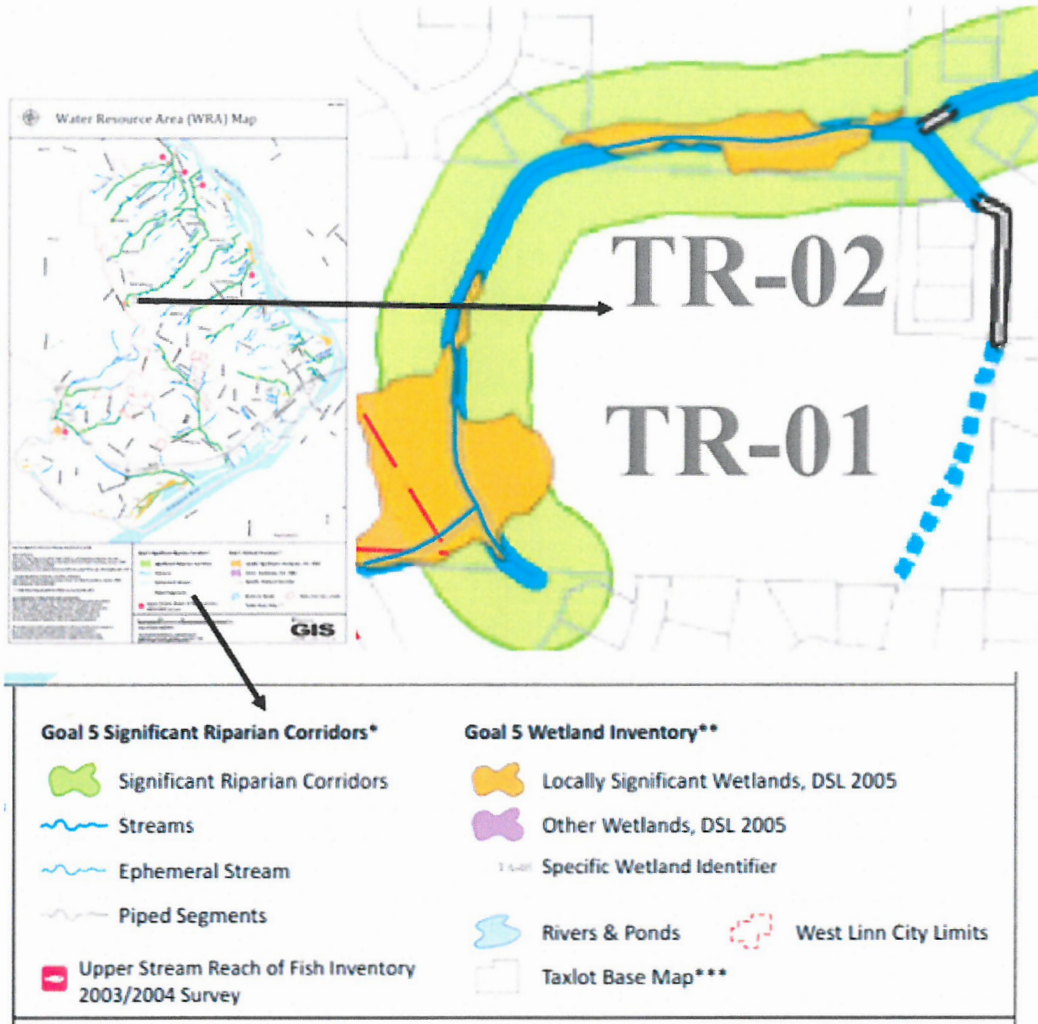


FIGURE 5: ZONING

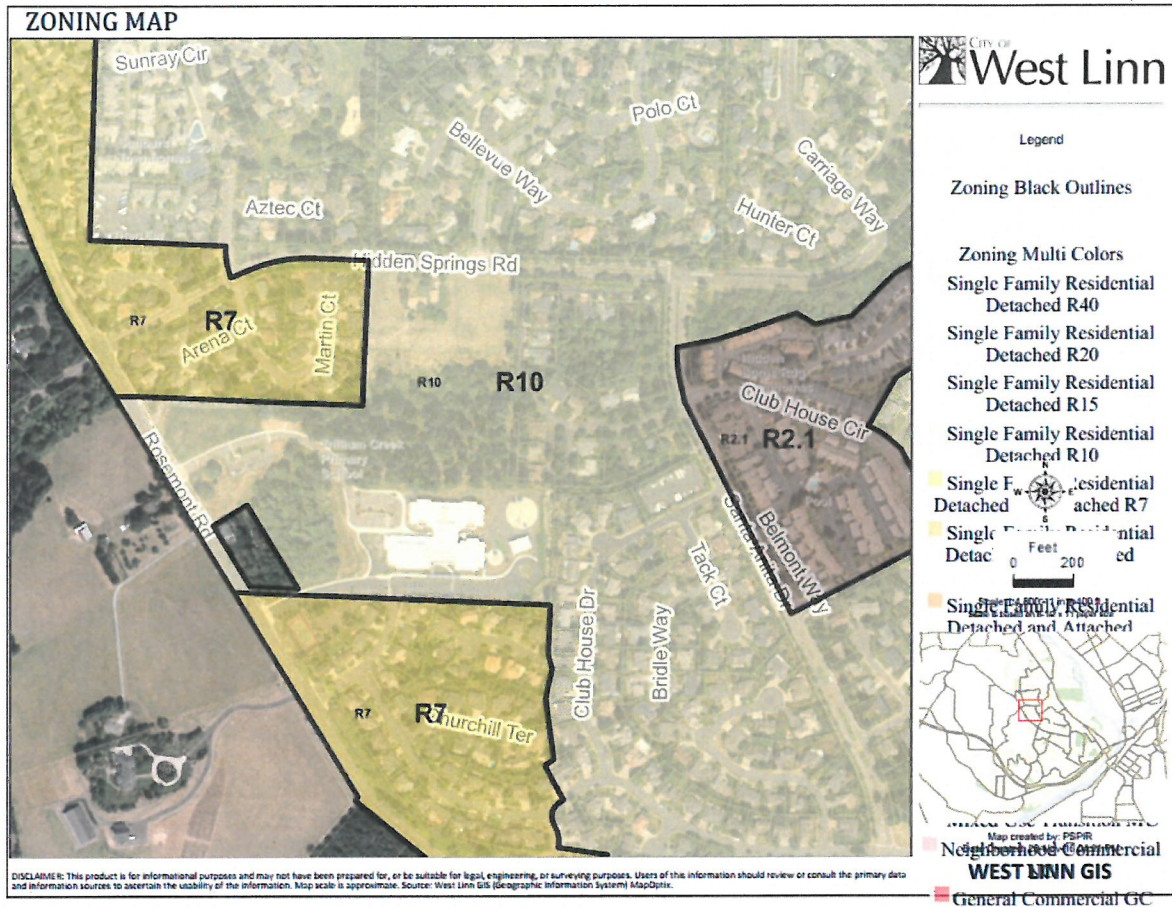
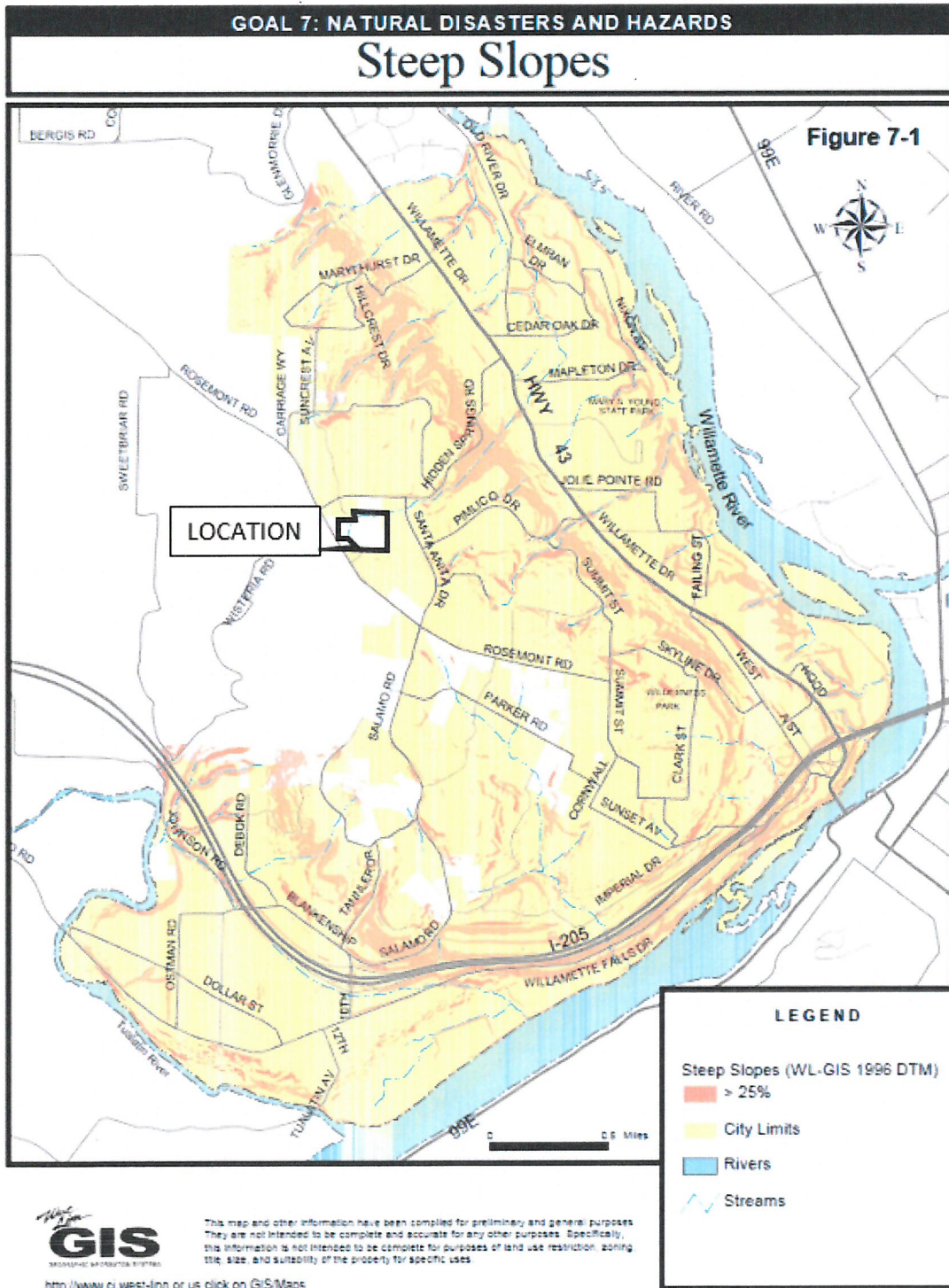


FIGURE 6: GOAL 7: NATURAL DISASTERS AND HAZARDS MAP
 (No steep slopes identified at this site)



PD-1 AFFADAVIT OF NOTICE

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. SR-16-04 Applicant's Name TIM WOODLEY - WLWV SCHOOL DIST
Development Name _____
Scheduled Meeting/Decision Date 11-30-16

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) _____ (signed) _____
- F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) _____ (signed) _____
City's website (posted date) _____ (signed) _____

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) Nov 17, 2016 (signed) [Signature]

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B

- A. The applicant (date) 11-15-16 (signed) S. Shroyer
- B. Affected property owners (date) 11-15-16 (signed) S. Shroyer
- C. School District/Board (date) 11-15-16 (signed) S. Shroyer
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 11-15-16 (ALL) (signed) S. Shroyer

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: 11-15-16 (signed) S. Shroyer

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

PD-2 NOTICE MAILING PACKET

CITY OF WEST LINN
NOTICE OF UPCOMING
PLANNING MANAGER DECISION
FILE NO. DR-16-04

The West Linn Planning Manager is considering a request to enclose two existing outdoor teaching spaces in an interior courtyard of the Trillium Creek Primary school at 1025 Rosemont Road. Class I Design Review is required.

The decision will be based on the applicable approval criteria in chapter 55 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov/cdc>.

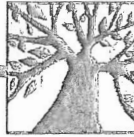
You have received this notice because County records indicate that you own property within 300 feet of this property (Tax Lot 12500 of Clackamas County Assessor's Map 21E 23CD) or as otherwise required by Chapter 99 of the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site at http://westlinnoregon.gov/sites/default/files/fileattachments/planning/project/11701/application_submittal.pdf or copies may be obtained for a minimal charge per page. A public hearing will not be held on this decision. **Anyone wishing to present written testimony for consideration on this matter shall submit all material before 4:00 p.m. on November 30, 2016.** Persons interested in party status should submit their letter along with any concerns related to the proposal by the comment deadline. For further information, please contact Peter Spir, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 723-2539, pspir@westlinnoregon.gov.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. **It is important to submit all testimony in response to this notice. City Council will not accept additional evidence if there is an appeal of this proposal.** Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

PD-3 COMPLETENESS LETTER

Smt



CITY OF
West Linn

November 8, 2016

Tim Woodley
West Linn-Wilsonville School District
2755 SW Borland Road
Tualatin, OR 97062

SUBJECT: Completeness Determination for enclosure of outdoor learning space at Trillium Creek Elementary School (FILE: DR-16-04)

Dear Tim:

Your application was received on October 31, 2016 and found to be **complete**. The City has 120 days to exhaust all local review; that period ends on February 28, 2017.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Manager to render a decision on your proposal.

Fourteen day public notice will be prepared and mailed. The notice will identify the earliest possible decision date by the Planning Manager.

Please contact me at 503-723-2539, or by email at pspir@westlinnoregon.gov if you have any questions or comments.

Sincerely,

Peter Spir

Peter Spir
Associate Planner

PD-4 APPLICANT'S SUBMITTAL



Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
 Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spir</i>	PROJECT NO(S). <i>DR-16-04</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.

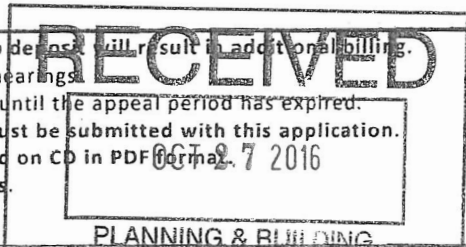
Applicant Name: TIM WOODLEY <small>(please print)</small> Address: West Linn-Wilsonville Sch. Dist., 2755 SW Borland Rd. City State Zip: TUALATIN, OR 97062	Phone: 503.673.7976 Email: woodleyt@wlwv.k12.or.us
---	--

Owner Name (required): SAME <small>(please print)</small> Address: City State Zip:	Phone: Email:
--	--------------------------------

Consultant Name: KEITH LIDEN <small>(please print)</small> Address: 319 SW Washington St., Suite 914 City State Zip: PORTLAND, OR 97204	Phone: 503.757.5501 Email: keith.liden@gmail.com
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- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- 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 Woodley 10.15.16 *Tim Woodley* 10.18.16
 Applicant's signature Date Owner's signature (required) Date

Transmittal

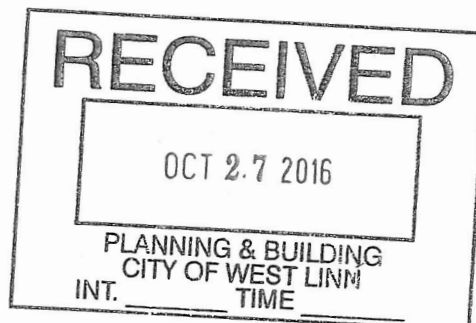
Project: Trillium Creek Primary School – Class I Design Review Application
Date: October 27, 2016
To: Peter Spir
West Linn Planning Department
22500 Salamo Road
West Linn, OR 97068
From: Keith Liden
cc: Tim Woodley, Remo Douglas, Karina Ruiz, and Amy Berger
Via: Messenger
Phone: 503.757.5501
Email: keith.liden@gmail.com

Contents:

- West Linn application form (1 original)
 - Application narrative (1 copy)
 - Plan set – full size (1 copy)
 - Plan set – 11"X17" (1 copy)
 - Digital version of application materials (1 via email to Peter Spir)
-

Remarks:

- West Linn-Wilsonville School District will contact the city directly to pay the \$2,100 fee.



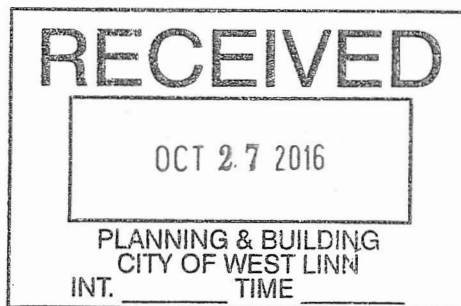
TRILLIUM PRIMARY SCHOOL

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
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Architect

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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

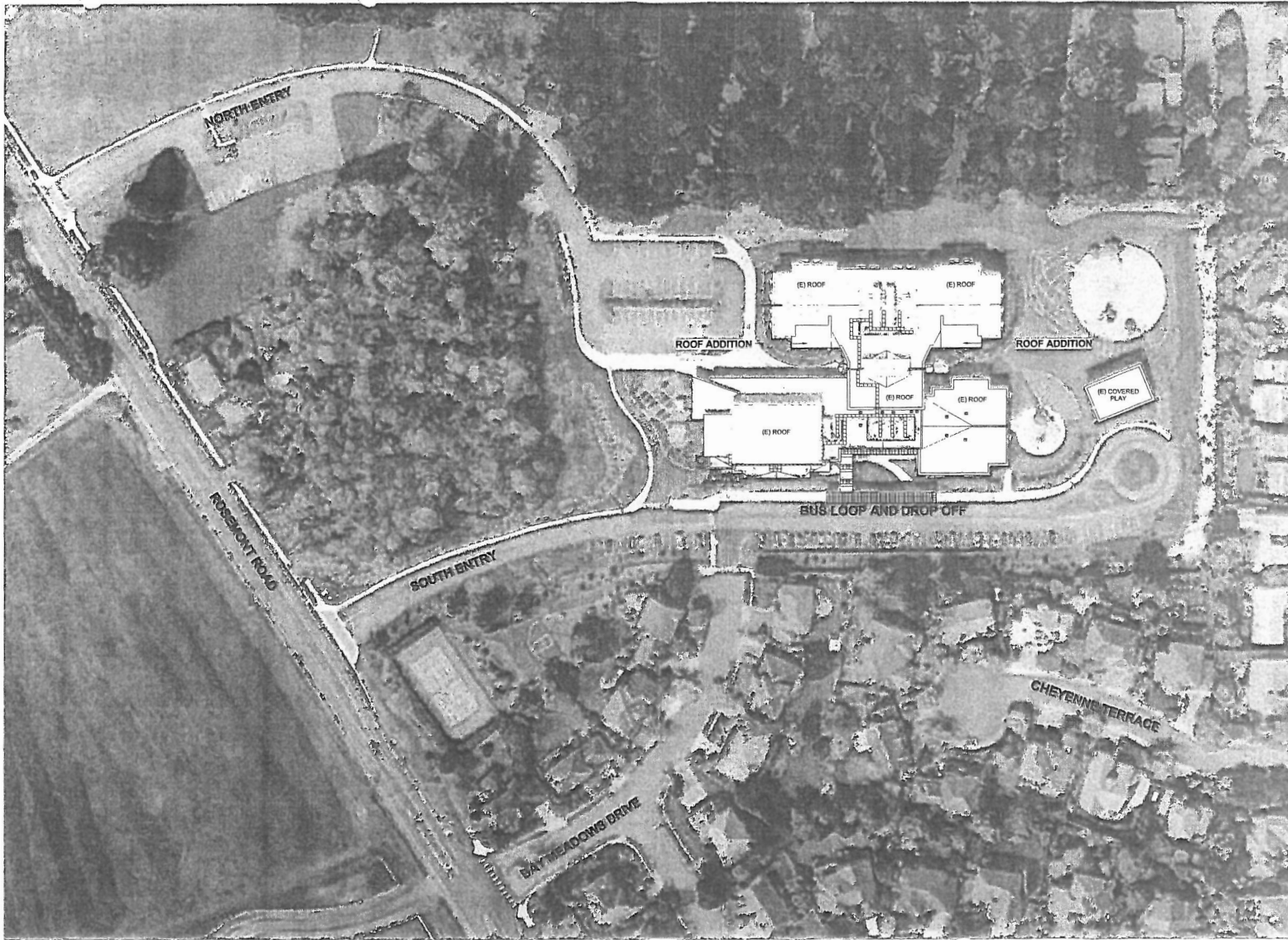
The operation, main school entry, internal courtyards, building windows, exterior lighting, and playground layout will continue to emphasize safety and surveillance. The interior courtyards will continue to be visible from the two enclosed spaces because of the proposed windows, which will allow full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

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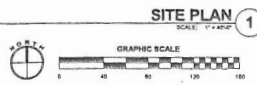


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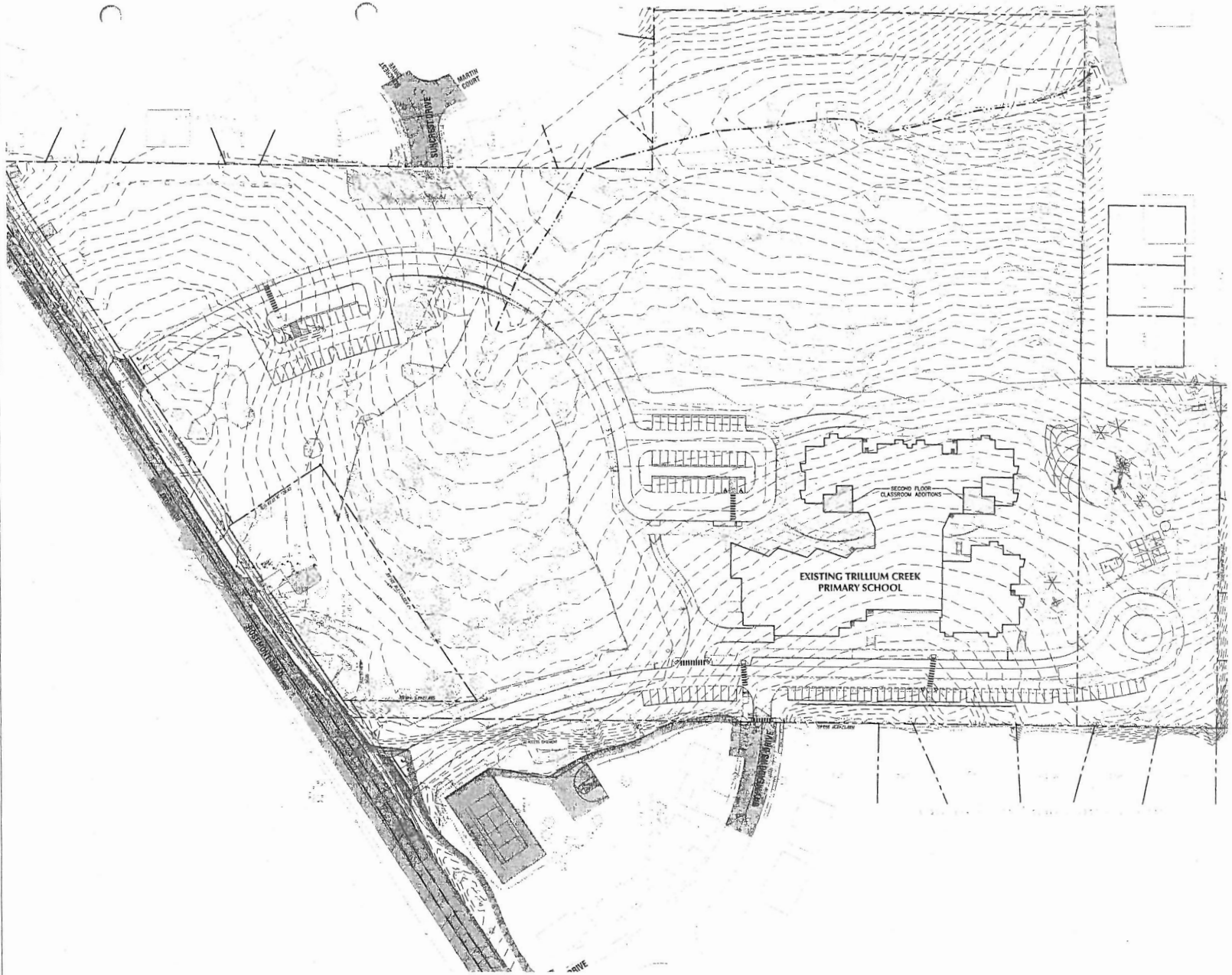
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KEY PLAN	
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date	09.15.2016
revisions	
project #	16041
	SITE PLAN



LU1.00

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REVISED

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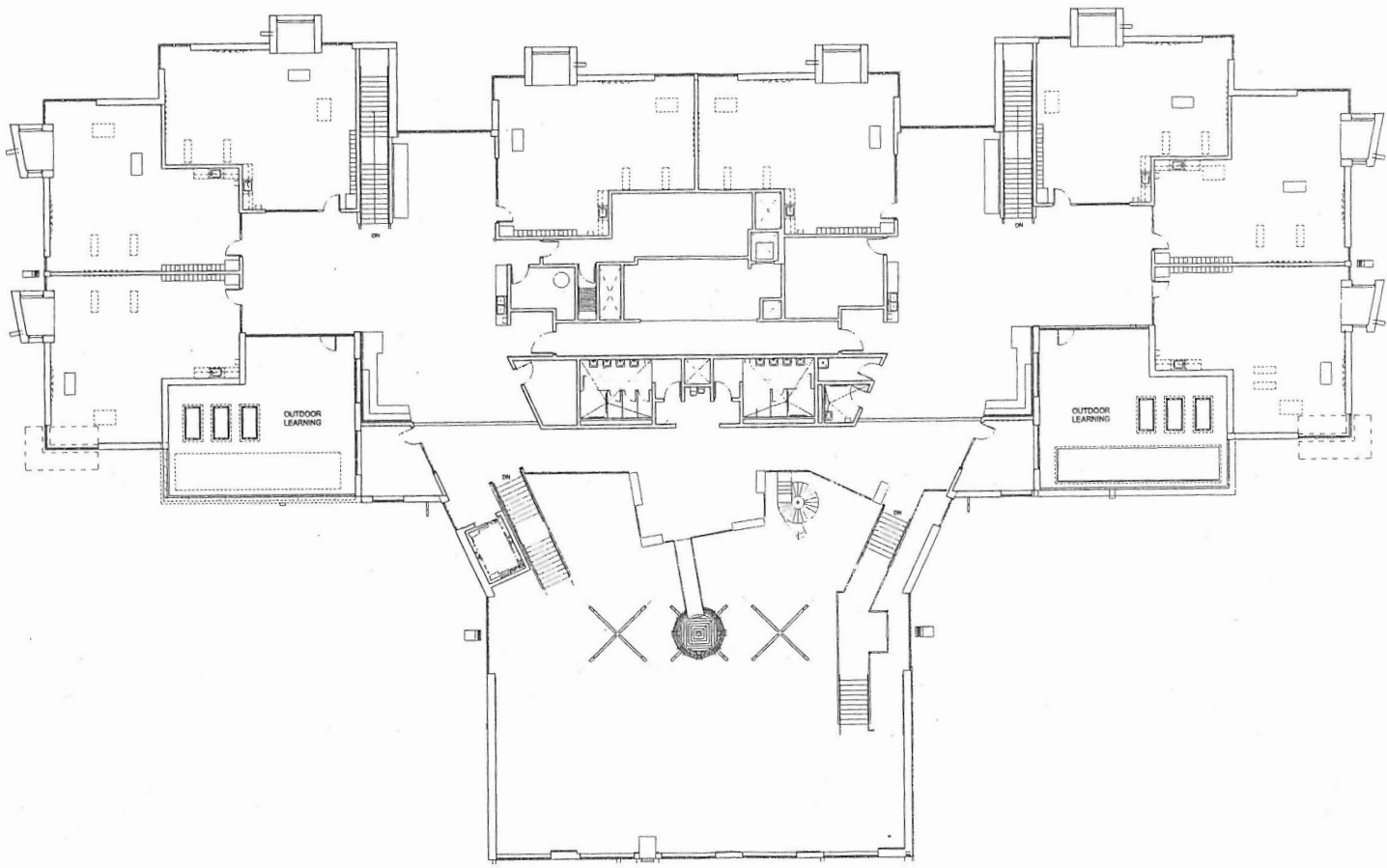
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SITE PLAN

LU-1.00A



Trillium Creek Primary School - Roof Enclosure

West Linn Wilsonville School District

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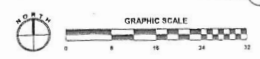
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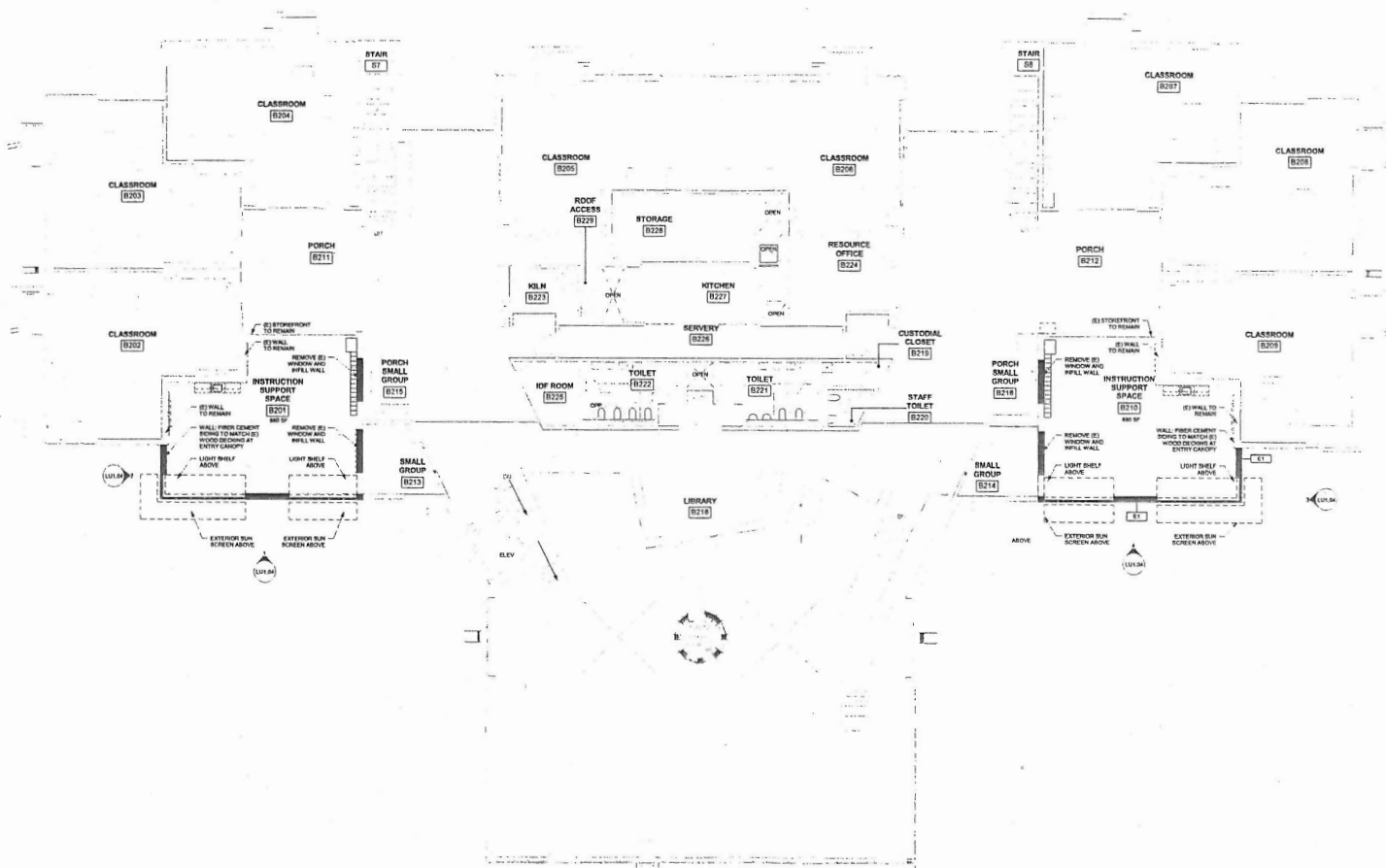
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phase	LAND USE APP
date	02.16.2016
revisions	
DATE	06.23.15
project #	15041
EXISTING FLOOR PLAN	
LU1.01	

OVERALL SECOND FLOOR - EXISTING PLAN ①



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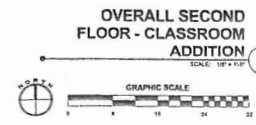


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phases	LAND USE APP
date	09.16.2016
revisions	
REV#1	08.23.15

project # | 15841
 FLOOR PLAN

LU1.02

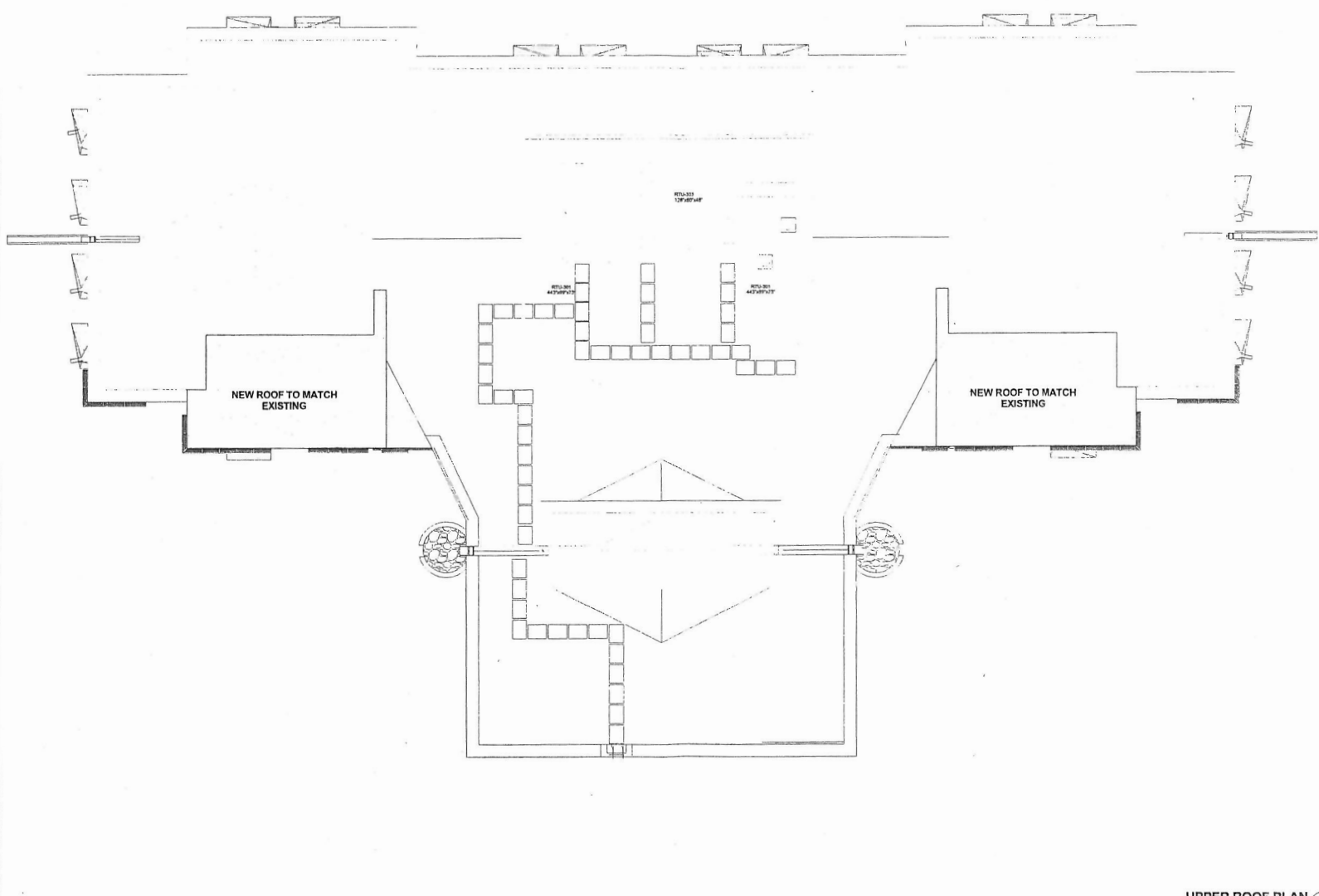


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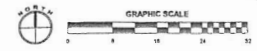
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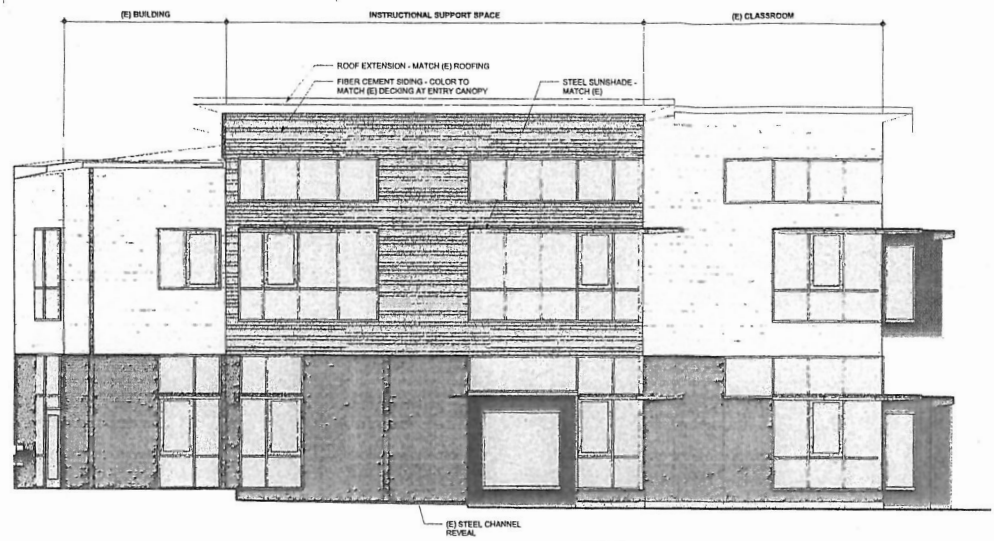
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phase	LAND USE APP
date	09.16.2016
revisions	
project #	15041
	ROOF PLAN
LU1.03	

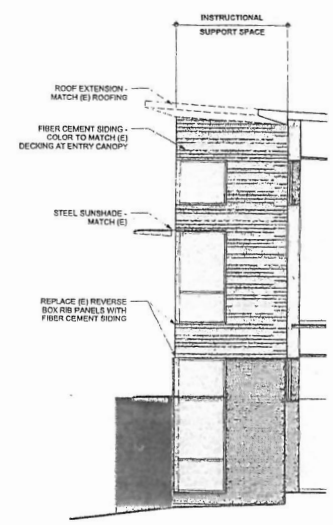


UPPER ROOF PLAN ①
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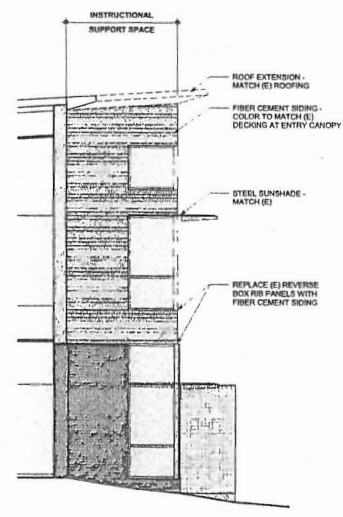




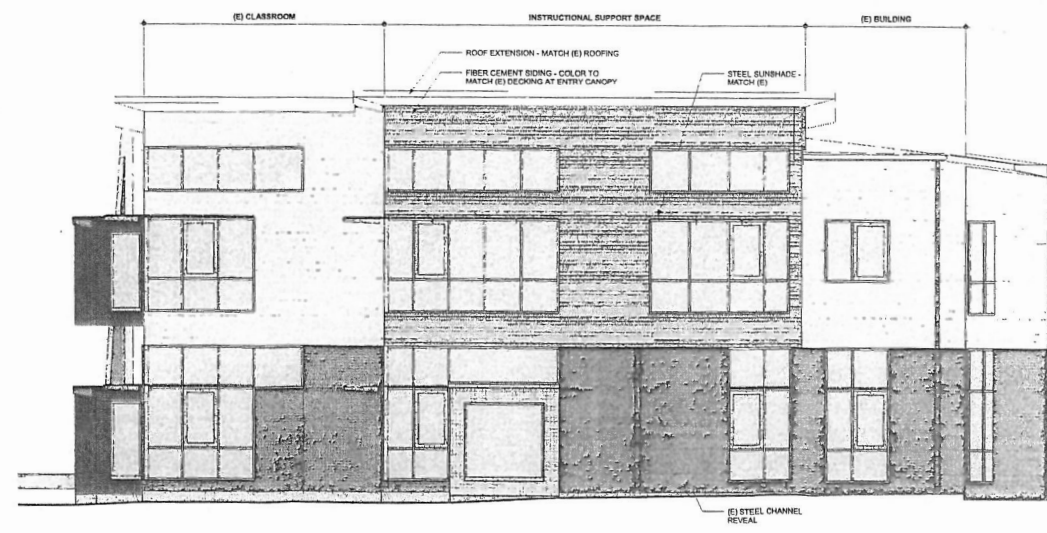
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SCALE: 1/4" = 1'-0"



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



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



EXTENDED LEARNING ADDITION - WEST ELEVATION
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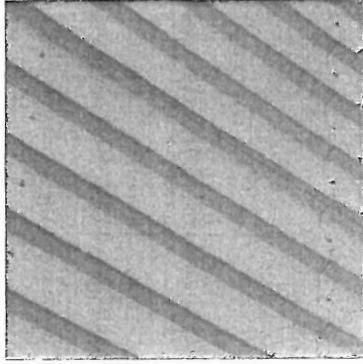
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KEY PLAN

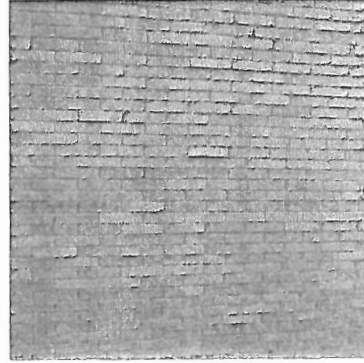
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EXTERIOR ELEVATIONS
LU1.04

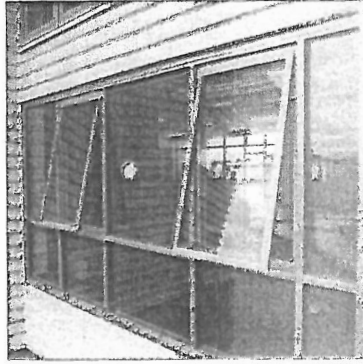
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(E) METAL PANEL



(E) BRICK



(E) WINDOWS - NEW WINDOWS WILL BE SIMILAR



FIBER CEMENT SIDING - TO MATCH (E) DECKING