

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Darren Wyss</i>	PROJECT NO(S). <i>DR-17-03</i>	
NON-REFUNDABLE FEE(S) <i>2100-</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>2100-</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: CEDAROAK PRIMARY SCHOOL 4515 S. CEDAROAK DR. WEST LINN, OR 97068	Assessor's Map No.: 251 24BA Tax Lot(s): 1800 Total Land Area: 11.2 ac
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Brief Description of Proposal: TO INSTALL 6-FOOT HIGH PERIMETER SECURITY FENCING IN SEVERAL LOCATIONS.

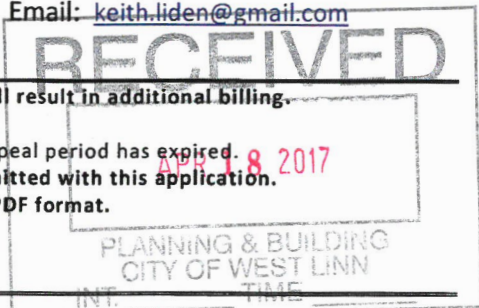
Applicant Name: TIM WOODLEY <small>(please print)</small>	Phone: 503.673.7976
Address: West Linn-Wilsonville Sch. Dist., 2755 SW Borland Rd.	Email: woodleyt@wlwv.k12.or.us
City State Zip: TUALATIN, OR 97062	

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

Consultant Name: KEITH LIDEN <small>(please print)</small>	Phone: 503.757.5501
Address: 1000 SW Broadway, Suite 1700	Email: keith.liden@gmail.com
City State Zip: PORTLAND, OR 97205	

- 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.

_____	_____	<i>Tim Woodley</i>	<i>4.11.17</i>
Applicant's signature	Date	Owner's signature (required)	Date

CEDAROAK PRIMARY SCHOOL

Class I Design Review

April 18, 2017

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APPLICATION SUMMARY

For Class I Design Review approval to install sections of 6-foot high security fencing at five locations around the Cedaroak Primary School. Two new planting areas on the school campus are also proposed adjacent to portions of the proposed fence.

GENERAL INFORMATION

Location

Cedaroak Primary School 4515 S. Cedaroak Drive (2S 1E Section 24 BA, Tax Lot 1800). 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
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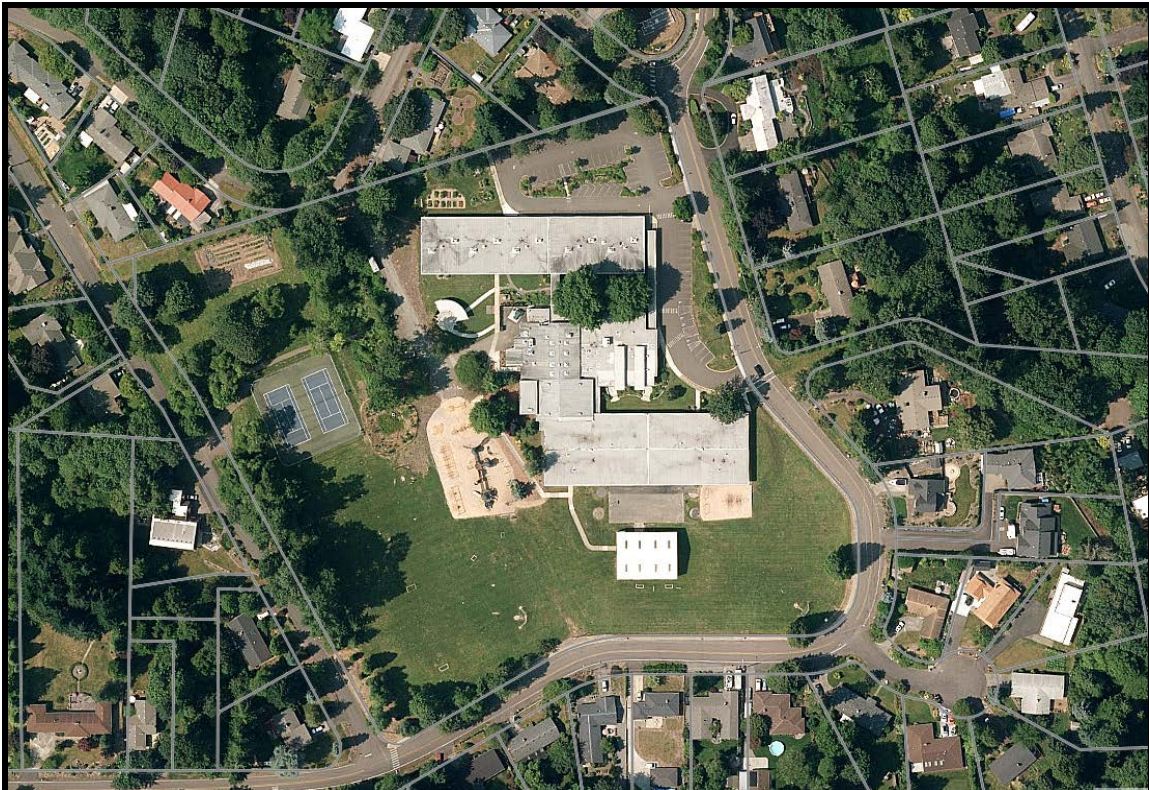
Landscape Architect

Kate Brooks, PLA
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E-mail: kbrooks@walkermacy.com

Application Plan Sheets

Page	Description
1	Fence Layout Plan
2	Existing Conditions
3	Fence Rendering – Front of School
4	Fence Rendering - Back
5	Fence Rendering – Play area

Figure 1: Vicinity Aerial



Source: Metro

BACKGROUND INFORMATION

Site Description

The site is developed with Cedaroak Park Primary School, including a 46,000+ square-foot building, driveway, parking, and play fields. The entire site is approximately 11.2 acres. In addition to the school building, an athletic field is located on the southwest side of the school. Primary access to the school is provided by South Cedaroak Drive, which runs along the south and east sides of the site.

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
Surrounding Properties	R-10	Single family residences

PROPOSED IMPROVEMENTS

The West Linn-Wilsonville School District proposes to install sections of six-foot high security fencing at five locations around the Cedaroak Primary School (see Application Plan Sheets). The proposed fencing will enclose and restrict access to courtyard areas between buildings. Each of the five sections will provide appropriate gates that meet required building egress standards. The proposal will also create two new small planting areas adjacent to portions of the proposed fence. There are no environmental overlay permits required for the proposal and no significant trees will be affected.

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

- Section 55.070 (D)(1)

Approval Criteria

- Section 55.090
- Chapter 44 Fences

These requirements and approval criteria are addressed below.

Submittal Requirements

Subsections 55.070 (D)(1) a. and d. are not relevant because the site is developed (no site analysis required), and the staff did not require additional materials (Subsection d.).

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 the Application Plan Sheets submitted as part of this application. With a minor staff recommendation to index the site plan and improvement drawings, the Application Plan Sheets submitted with this application were deemed acceptable by the staff at the April 6, 2017 pre-application conference meeting.

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 the Application Plan Sheets submitted as part of this application.

Section 55.120 (A-D)

These subsections require submittal of a site plan showing site information pertinent to this application. All of this information is provided on the Application Plan Sheets.

Section 55.140

This section is satisfied because this application includes the required plans, illustrations, building material information and photos, and the name of the landscape architect.

Relevant Approval Standards – Class I Design Review

Section 55.090 (A)(1) Approval Standards

This section indicates that Sections 55.100 (B)(1) and (4) do not apply where “the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.” This is the case with the school property, which has been totally developed for many years. The proposed fencing and minor landscaping changes will not impact natural features on or adjacent to the site.

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 proposed fencing and landscaping will not change the building footprint. The building will continue to provide setbacks, which exceed minimum standards, and remain completely consistent with previous conditional use and design review approvals. Building access will remain the same, and the fence will provide gates to allow appropriate accessibility and emergency egress.

Section 55.100 B. 6. is satisfied because the proposed fencing and landscaping changes will meet the applicable criteria:

- a. This criterion, pertaining to architecture, is satisfied because the outdoor spaces adjacent to the school buildings will be enclosed using a fence design that is consistent with the existing architecture. The fencing will totally enclose the inner courtyards, and it will not be particularly visible from adjoining properties.
- b. The proposed design maintains an appropriate transition with adjacent residences because the existing setbacks and building heights will remain as they are today. As noted above, the exterior design and finish materials will complement the existing building.
- c. The fencing enclosure is specifically designed to blend in with the existing building design and detailing.
- d. The proposed fencing will not change the existing scale of the school buildings.
- e. This main front facade transparency criterion is not relevant because the front building façade will not be modified.
- f. The criterion regarding roofline variations is not relevant because the proposed fencing will not affect the building design.
- g. This criterion is satisfied because the building orientation will remain the same, and the proposed fencing will provide a greater degree of security for the students and staff.
- h. The pedestrian environment will be improved by providing a more secure environment for the students and staff. The existing pedestrian circulation will remain the same with the addition of the school staff being able to more easily monitor students, staff, and visitors.

- 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 remain visible due to existing windows, which will allow full and unobstructed views of the courtyards. The proposed fencing will provide an additional level of safety.

Section 44.020 (A)(1) Setback and Height Limitations

This section provides standards for fences located within required yard areas, generally restricting fence heights to 3 feet within required front and side yards adjacent to streets, and 6 feet in other situations. The specific criteria are either not relevant or satisfied as noted below:

- a. This criterion is not relevant because none of the proposed fencing will be located within the required front yard area as illustrated on the Fence Layout sheet.
- b. This criterion is not relevant because none of the proposed fencing will be located within the required side yard area adjacent to a street as illustrated on the Fence Layout sheet.
- c. This criterion is satisfied because the proposed fencing will not be located within the required side yard area adjacent to a street, and it will not exceed 6-feet in height.
- d. This criterion is satisfied because the proposed fencing will not be located within the required side yard area adjacent to a street, and it will not exceed 6-feet in height.
- e. This criterion is satisfied because the proposed fencing will not exceed 6-feet in height.

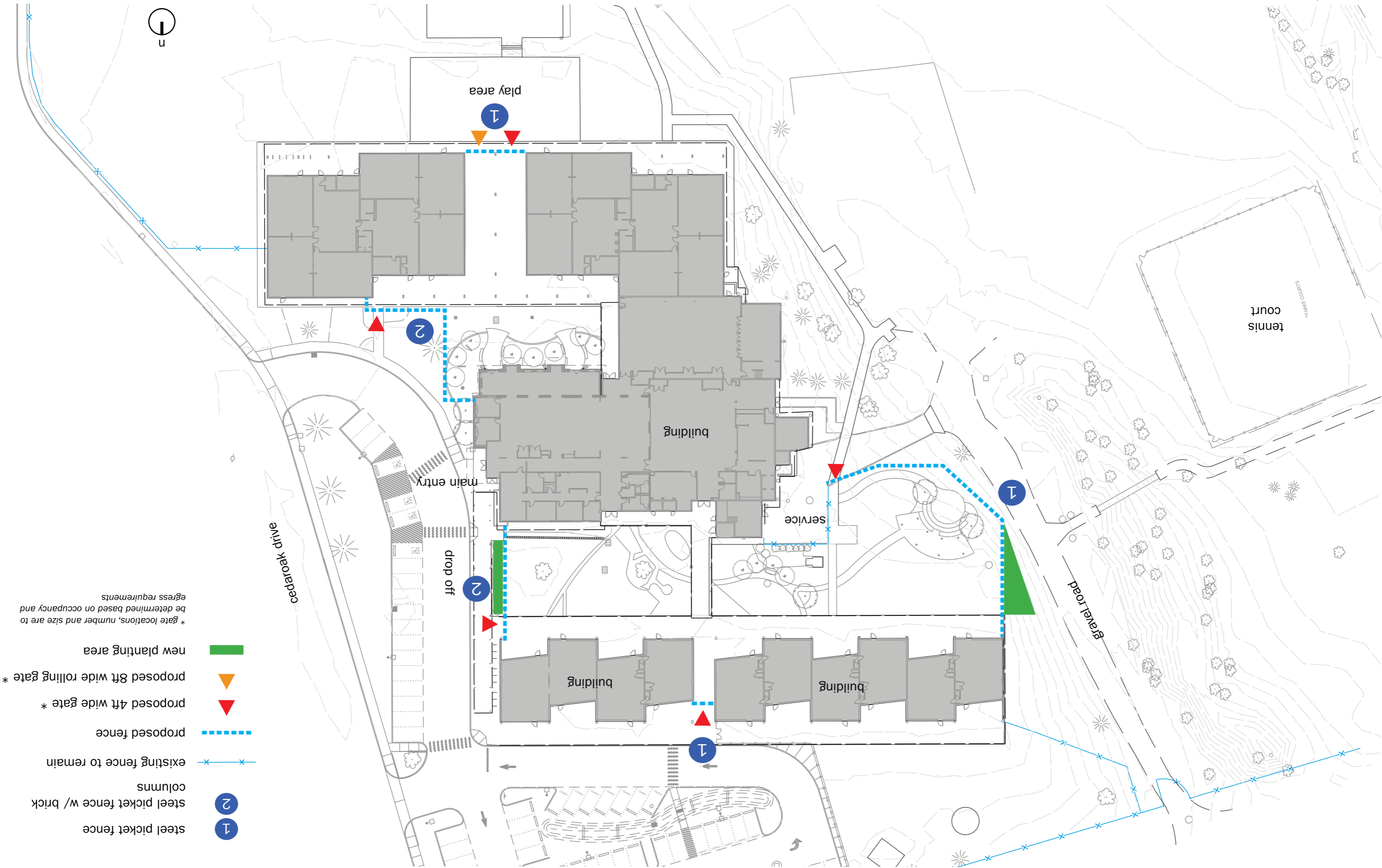
Section 44.040 Landscaping

This section requires landscaping located on a fence line to not impair sight vision within clear vision areas as provided in Chapter 42 CDC. This criterion is not relevant because the two, small planter/landscape areas are well outside of any clear vision areas on the property

CONCLUSION

The proposed security fencing and two adjacent, small landscape areas satisfy the relevant CDC criteria for approval.

Application Plan Sheets



LEGEND

- 1 steel picket fence
 - 2 steel picket fence w/ brick columns
 - x-x existing fence to remain
 - proposed fence
 - ▲ proposed 4ft wide gate *
 - ▼ proposed 8ft wide rolling gate *
 - new planting area
- * gate locations, number and size are to be determined based on occupancy and egress requirements



Play area, south



Front drop off, looking south



Classrooms near the front entry, looking south



BRICK COLUMN

STEEL PICKET FENCE

STEEL PICKET GATE



STEEL PICKET
FENCE



STEEL PICKET FENCE

STEEL PICKET GATE

ROLLING STEEL PICKET GATE