



**MULTNOMAH COUNTY**

**Department of Environmental Services  
Transportation and Land Use Planning Division  
2115 SE Morrison Street  
Portland, OR 97214 Phone: (503) 248-3043**

## **DECISION OF THE PLANNING DIRECTOR DESIGN REVIEW OF WEST ORIENT MIDDLE SCHOOL**

**Case File No.: DR 10-97**

(December 12, 1997)

**Proposal:** Design Review application for the addition of a 7,994 SF multipurpose room/cafeteria and kitchen that will be located on the north side of the middle school and will not change the current land use on the site. The multipurpose room/cafeteria space will support current school activities, such as the music program, pep assemblies, and various physical education activities. The new kitchen will replace the existing kitchen facilities allowing for improved operation and direct adjacency to the new cafeteria. This addition will not increase student population or capacity of the existing school facilities.

**Location:** Address: 290805 SE Orient Drive, Gresham

### **Tax Roll**

**Description:** T1S, R4E, Section 19, Tax Lot '5'

**Owner :** Gresham Barlow School District  
1331 NW Eastman Parkway  
Gresham, OR 97030-3825

**Applicant:** Architects Barrentine Bates Lee AIA  
200 North State Street  
Lake Oswego, OR 97034

**Zoning:** Rural Center (RC) and Community Service (CS).

### **Approval**

**Criteria:** Multnomah County Code (MCC): MCC 11.15.7850 Design Criteria.

**DECISION:** **Approval, subject to conditions**, Design Review application for the addition of a 7,994 SF multipurpose room/cafeteria and kitchen to be located on the north side of the middle school, based on the findings and conclusions contained herein.

## **CONDITIONS OF APPROVAL**

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**Contact Person: Phil Bourquin**

**Phone: (503) 248-3043**

Final Design Review approval will occur upon demonstration and compliance with the following conditions of approval:

1. Prior to commencement of work under this approval the applicant shall submit a revised Final Design Review plan and narrative to include the following:
  - a. The applicant shall submit drainage calculations (pre and post development) by a Certified Professional Engineer demonstrating the proposed detention system as specified in the Storm Drainage Design Plan dated 11/04/97 will be sufficient to handle a storm of a 10 year intensity.
  - b. Identify the location of mail delivery and demonstrate how it will be buffered or screened to minimize adverse impacts on neighboring properties. [MCC 11.15.7850(A)(7)]
2. This approval is not justification of nor authority to increase the student population beyond the existing capacity of 400 students. The applicant/school district are advised that future additions whether temporary/portable classrooms or permanent additions which increase the student capacity above 400 will be subject to a Community Service Use permit, except as may be provided by code.
3. Except as otherwise specified in the above conditions, this approval is based on the applicants submitted testimony, site plan, and findings contained in the Staff Report. The applicant shall be responsible for implementing the development plan as presented and approved.
4. This approval will become void 18 months from the date this decision becomes final.
5. Notice: The subject parcel includes land abutting the 302<sup>nd</sup> Ave right-of-way. The Multnomah County Right-of Way section may require additional dedication prior to sign off of a building permit. Contact Alan G. Young, Right of Way Permit Supervisor at 248-3582.

***For questions about Conditions of Approval or to schedule an appointment to obtain Planning Sign-off of the Building Permit, contact Phil Bourquin, at 248-3043. Please plan on scheduling appointments at least 48 hours ahead.***

## **FINDINGS**

### **I. BACKGROUND AND DESCRIPTION OF PROPOSAL**

The site is 11.67 acres. The main entrance is located at Orient Drive and SE Short Road. It is the location of a middle school and a separate elementary school. The middle school has a playground, gym, playing field, and classrooms. Three hundred seventy-five students attend the middle school and there are 35 staff to serve them. The student capacity of the middle school is 400. Hours at the middle school are 7:30 am to 3:30pm for staff and 8:30 am to 3:00pm for students. Three hundred seventy five students attend

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Contact Person: Phil Bourquin

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the elementary school with 31 staff to serve them. Hours of the elementary school are 7:30 am to 4:00 pm. Teacher vehicles and school busses will be located on the site in a parking lot located behind the building to the north. The addition of a 7,994 SF multipurpose room/cafeteria and kitchen that will be located on the north side of the middle school and will not change the current land use on the site. The multipurpose room/cafeteria space will support current school activities, such as the music program, pep assemblies, and various physical education activities. The new kitchen will replace the existing kitchen facilities allowing for improved operation and direct adjacency to the new cafeteria. This addition will not increase student population or capacity of the existing school facilities.

## **II. 11.15.7850, DESIGN REVIEW CRITERIA**

**MCC .7850(A): Approval of a final design review plan shall be based on the following criteria:**

### **(1) Relation of Design Review Plan Elements to Environment.**

- (a) The elements of the design review plan shall relate harmoniously to the natural environment and existing buildings and structures having a visual relationship with the site.**

**Finding:** The proposed addition will be constructed onto the rear (north side) of the existing gymnasium. The addition will be screened from Orient Drive by the existing gymnasium, includes a drainage plan intended to handle increased intensity of storm water, and does not require disturbance of the built environment beyond minor adjustments to the circulation pattern, thus minimizing both visual disturbance from Orient Drive and physical disturbances on site.

A condition of approval will require the applicant to submit drainage calculations (pre and post development) by a Certified Professional Engineer demonstrating the proposed detention system as specified in the Storm Drainage Design Plan (sheet C2) dated 11/14/97 will be sufficient to handle a storm of a 10 year intensity.

- (b) The elements of the design review plan should promote energy conservation and provide protection from adverse climactic conditions, noise, and air pollution.**

**Finding:** The proposed improvement would be subject to building and energy code requirements which are more stringent than those in effect when the existing building was constructed. The proposal will provide additional protection of students from the weather while having no significant impact on noise and air pollution. The County Right-of -Way Section has reviewed the proposal and determined there are no significant concerns relative to transportation issues.

- (c) Each element of the design review plan shall effectively, efficiently, and attractively serve its function. The elements shall be on a human scale, inter-**

**related, and shall provide spatial variety and order.**

**Finding :** The submitted plans identify the location and configuration of the proposed improvements. Proper location of these features is required to ensure that all systems function appropriately.

- The drainage plan labeled C and received by the Planning Office on November 14, 1997 identifies the drainage measures proposed and is stamped by a State of Oregon Registered Professional Engineer. The drainage system, upon verification of drainage calculations, will be adequate to accommodate the proposed improvements.
- Ingress and egress has been reviewed by John Dorst of the Multnomah County Transportation Division. The proposed points of access are consistent with County standards.
- The interior of the addition will provide for a logical and functional flow of student uses as demonstrated by the submitted floor plan dated 11/14/97 (sheet A2).

**(2) Safety and Privacy – The design review plan shall be designed to provide a safe environment, while offering appropriate opportunities for privacy and transitions from public to private spaces.**

**Finding:** Egress and access to the site was previously approved by Multnomah County through the Design Review process. The proposed additions is both logical in terms of function and safety. At the rear of the existing gym, the proposed auditorium (includes basketball court) will be connected to the gym and in proximity to a parking lot.

**(3) Special Needs of Handicapped – Where appropriate, the design review plan shall provide for the special needs of handicapped persons, such as ramps for wheelchairs and Braille signs.**

**Finding:** The School will be required to comply with ADA requirements through the City of Gresham Building Permit process. The Site Plan A0 dated 11/14/97, clearly identifies a handicapped parking area just off SE Orient Drive and two new handicapped parking stalls just north of the proposed auditorium within proximity of the entrance.

**(4) Preservation of Natural Landscape – The landscape and existing grade shall be preserved to the maximum practical degree, considering development constraints and suitability of the landscape or grade to serve their functions. Preserved trees and shrubs shall be protected during construction.**

**Finding:** The applicant has submitted a Topographic Survey, Grading plan, Drainage plan, Site plan, and others which describe the project in detail. The site is

intended to function basically as it currently exists. The realignment of the drive to the north of the proposed auditorium will result in the removal of two maples with a 2" diameter, a lawn area, and landscaped area all together totaling roughly 5,300 square feet. The Auditorium will require the removal of two Hemlocks (2" diameter) and one Pine (2" diameter) and a lawn area. Development of the auditorium elsewhere on the site would likely require a disturbance of the natural landscape to a greater degree than under the proposed site.

- (5) Pedestrian and Vehicular circulation and Parking – The location and number of points of access to the site, the interior circulation patterns, the separations between pedestrians and moving and parked vehicles, and the arrangement of parking areas in relation to buildings and structures, shall be designed to maximize safety and convenience and shall be harmonious with proposed and neighboring buildings and structures.**

**Finding:** The Multnomah County Transportation Department has determined access at the points identified on the site plan are acceptable. The parking areas are existing and the handicapped areas have been defined and accessible.

The existing circulation pattern on site was approved under a prior Design Review. Planning Staff is not aware of any problems associated with the existing parking or circulation (eg. accident reports, injuries, etc.). Since the current application only proposes a minor realignment of the drive and parking, Staff finds this criteria to be satisfied.

Additional findings related to this approval criteria are addressed in Section III of this report under "Off Street Parking Requirements".

- (6) Drainage – Surface drainage systems shall be designed so as not to adversely affect neighboring properties or streets.**

**Finding:** The project does not propose an increase of impervious surface or alteration of existing grades or drainage patterns. The drainage plan labeled C and received by the Planning Office on November 14, 1997 identifies the drainage measures proposed and is stamped by a State of Oregon Registered Professional Engineer. The drainage system, upon verification of drainage calculations, will be adequate to accommodate the proposed improvements.

- (7) Buffering and Screening – Areas, structures and facilities for storage, machinery and equipment, services (mail, refuse, utility wires, and the like), loading and parking, and similar accessory areas and structures shall be designed, located, buffered or screened to minimize adverse impacts on the site and neighboring properties.**

**Finding:** The design review plan fails to identify the location of mail delivery. It is the applicants burden to identify the location and demonstrate how it will be buffered or screened to minimize adverse impacts on neighboring properties.

Staff concludes conditions of approval are necessary to ensure this criteria will be met.

- (8) Utilities – All utility installations above ground shall be located so as to minimize adverse impacts on the site and neighboring properties.**

**Finding:** All utilities necessary for the proposed addition are existing or will be placed in the ground.

- (9) Signs and Graphics – The location, texture, lighting, movement, and materials of all exterior signs, graphics or other informational or directional features shall be compatible with the other elements of the design review plan and surrounding properties.**

**Finding:** No signs or graphics have been proposed in this application therefore the criteria is not applicable at this time.

**MCC 11.15.7870 - Expiration of Approval:** (A) Design review approval shall expire 18 months from the date of final design review approval, however upon application a six month extension may be granted by the Planning Director upon written findings that the applicable provisions of this ordinance are satisfied. The Director's Decision may be appealed as provided by MCC 11.15.8290. Failure to apply for an extension shall result in expiration of the approval.

**Comprehensive Framework Plan Policies:**

**1. Policy No. 13, Air, Water and Noise Quality:**

**Multnomah County, ... Supports efforts to improve air and water quality and to reduce noise levels. ... Furthermore, it is the County's policy to require, prior to approval of a legislative or quasi-judicial action, a statement from the appropriate agency that all standards can be met with respect to Air Quality, Water Quality, and Noise Levels.**

**Finding:** Pleasant Home Water District provides water to the school and has completed a Service Provider Form indicating the District does provide service to the site from a 6 inch line located on Orient Drive. The Sanitation on site is held in tanks and pumped to the City of Portland. Noise if applicable, may be regulated by the County Sheriff. A Service Provider Form signed by the Sheriff's Office indicates Police Service to the proposed project is adequate.

**2. Policy 14, Development Limitations:**

**The County's policy is to direct development and land form alterations away from areas with development limitations except upon a showing that design and construction techniques can mitigate any public harm or associated public cost,**

**and mitigate any adverse effects to surrounding persons or properties. Developmental limitations are those which have any of the following characteristics:**

**a. Slopes exceeding 20%;**

**Finding:** The site does not have any slopes exceeding 20%, based on the submitted elevations submitted and surveyed by a State of Oregon Registered Professional Land Surveyor.

**b. Severe soil erosion potential;**

**Finding:** There is no severe soil erosion potential on the site.

**c. Land within the 100 year floodplain**

**Finding:** The site is not located in the 100 year flood plain based on the Multnomah County Sectional Zoning Maps and FEMA maps.

**d. A high seasonal water table within 0-24 inches of the surface for 3 or more weeks of the year;**

**Finding:** The Soils on the subject parcel, based on the 1983 - *Soil Survey of Multnomah County, Oregon* (SCS) include 57- Wollent silt loam and 34B - Powell silt loam. Wollent soils are described by the SCS as having water table ranges from 12 inches above the surface to 12 inches below the surface from November through May. Powell soil is described as having a water table at a depth of 18-24 inches from December through April.

The proposed project has been developed in part by a registered Professional Engineer and Architect. Although the building is on land considered to have limitations, evidence of this limitation is not apparent on site. Additionally, the development limitation applies throughout the parcel and would not seemingly be alleviated by requiring the building be located elsewhere on site.

**4. Policy No. 22, Energy Conservation:**

**The County's policy is to promote the conservation of energy and to use energy resources in a more efficient manner. ... The County shall require a finding prior to approval of a legislative or quasi-judicial action that the following factors have been considered:**

- A. The development of energy-efficient land uses and practices;**
- B. Increased density and intensity of development in urban areas, especially in proximity to transit corridors and employment, commercial and recreation centers;**

- C. **An energy-efficient transportation system linked with increased mass transit, pedestrian and bicycle facilities;**
- D. **Street layouts, lotting patterns and designs that utilize natural environmental and climactic conditions to advantage.**
- E. **Finally, the County will allow greater flexibility in the development and use of renewable energy resources.**

**Finding:** The proposal satisfies subpart “A” of this policy because the structure will meet current energy conservation standards of the Uniform Building Code. Subparts “B”, “C” and “D” of this policy are not applicable because the site is not in an urban area. Approval of the applicants proposal will not adversely impact the ability of the owner of the parcel to take advantage of subpart ”E”. The proposal satisfies Policy 22.

#### 5. **Policy No. 37, Utilities:**

**The County’s policy is to require a finding prior to approval of a legislative hearing or quasi-judicial action that:**

##### WATER DISPOSAL SYSTEM:

- A. **The proposed use can be connected to a public sewer and water system, both of which have adequate capacity; or**
- B. **The proposed use can be connected to a public water system, and the Oregon Department of Environmental Quality (DEQ) will approve a subsurface sewage disposal system on the site; or**
- C. **There is an adequate private water system, and the Oregon Department of Environmental Quality (DEQ) will approve a subsurface sewage disposal system; or**
- D. **There is an adequate private water system, and a public sewer with adequate capacity.**

**Finding:** New construction is subject to building code requirements and inspection. The applicant will be required at the building permit stage to obtain an approved sewage disposal system and water system through the City of Portland and Pleasant Hill Water District. Both water and Sanitary Services exist on the site and no additional students beyond the 400 student body capacity is being proposed. It is therefore feasible the criteria can be met and appropriate to implement conditions to insure compliance is met.

##### DRAINAGE:

- E. **There is adequate capacity in the storm water system to handle the increased run-off; or**
- F. **The water run-off can be handled on the site or adequate provisions can be made; and**



- G. **The run-off from the site will not adversely affect the water quality in adjacent streams, ponds, lakes or alter the drainage on adjacent lands.**

**Finding:** A Drainage Plan has been submitted and stamped by a State of Oregon Registered Professional Engineer. A condition of approval will require the submittal of drainage calculations to insure the system will accommodate demand from a 10 year storm.

**ENERGY AND COMMUNICATIONS:**

- H. **There is an adequate energy supply to handle levels projected by the plan; and**  
I. **Communications facilities are available.**

**Applicant:** There is an adequate supply of energy to the site supplied by PGE. There are communications facilities available from GTE.

**6. Policy No. 38, Facilities:**

**The County's Policy is to require a finding prior to approval of a legislative or quasi-judicial action that:**

- A. **The appropriate school district has had an opportunity to review and comment on the proposal.**  
B. **There is adequate water pressure and flow for fire fighting purposes; and**  
C. **The appropriate fire district has had an opportunity to review and comment on the proposal.**  
D. **The proposal can receive adequate local police protection with the standards of the jurisdiction providing police protection.**

**Applicant:** The Gresham-Barlow School District is the owner of the property and has approved the proposed use; Water district hydrants will be supplemented by water tender from mutual aid district as reviewed and commented by Captain Hugh Caton at #76 Fire District; The fire district has had the opportunity to review and comments on the proposal; The police district can provide adequate police protection as reviewed and commented by Commander Mel Hedgpeth.

**7. Policy No. 40, Development Requirements:**

**The County's policy is to encourage a connected park and recreation system and to provide for small private recreation areas by requiring a finding prior to approval of legislative or quasi-judicial action that:**

- A. **Pedestrian and bicycle path connections to parks, recreation areas and community facilities will be dedicated where appropriate and where designated in the bicycle corridor capital improvements program and map.**

- B. **Landscaped areas with benches will be provided in commercial, industrial and multiple family developments, where appropriate.**
- C. **Areas for bicycle parking facilities will be required in development proposals, where appropriate.**

**Finding:** The pedestrian and bicycle path connections to parks, recreation areas, and community facilities are not applicable because the proposed use is located in a rural area; Landscaped area with benches are not applicable because the site is not located in a commercial, industrial or multifamily development; Areas for bicycle parking facilities are not required because the site is located in a rural area.

## CONCLUSIONS

With the addition of Conditions of Approval, the Design Review plans submitted comply with the approval criteria of MCC 11.15.7850.

### *In the matter of DR 10-97*

Multnomah County Department of Environmental Services  
Transportation and Land Use Planning Division

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By Phil Bourquin, *Planner*  
For: Kathy Busse, *Planning Director*

## NOTICE

State law requires a public notice (by mail) to nearby property owners and to any recognized Neighborhood Association of a Planning Director decision which applies discretionary or subjective standards or criteria to land use or development permit applications. The notice must describe the method to challenge the staff decision; and, if appealed, the County must hold a public hearing to consider the merits of the application. ORS 197.763, ORS 215.416(11)

The Administrative Decision(s) detailed above will become final unless an appeal is filed within the 10-day appeal period which starts the day after the notice is mailed. If the 10th day falls on Saturday, Sunday, or a legal holiday, the appeal period extends through the next full business-day. If an appeal is filed, a public hearing will be scheduled before a County Hearings Officer pursuant to Multnomah County Code section 11.15.8290 and in compliance with ORS 197.763. To file, complete an Appeal of Administrative Decision form, and submit to the County Planning Division Office, together with a \$100.00 fee and supplemental written materials (as needed) stating the specific grounds, approval criteria, or standards on which the appeal is based. To review the application

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file(s), obtain appeal forms, or other instruction, call the Multnomah County Planning Division at (503) 248-3043, or visit our offices at 2115 SE Morrison Street, Portland, Oregon, 97214 [hours: 8:30 a.m. – 4:30 p.m.; M—F].

**The appeal period ends December 22, 1997 at 4:00 p.m.**