



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 RIVERVIEW GRADE SCHOOL

Case File No.: DR 4-98

(May 15, 1998)

Proposal: Design Review application for the construction of two classrooms and teachers lounge to the west side of the existing Administration/Class building. The proposal does not include increasing the student population above of 350 students as previously approved by the Multnomah County Board of Commissioners through CS 5-95.

Location: Approximate address: 11733 SW Breyman Ave.

Tax Roll

Description: T1S, R1E, Section 35, Abernathy Heights Lot 22-24

Property School District #51

Owner Riverdale School

& Applicant: 11733 SW Breyman
Portland, OR 97219-8409

Zoning: Single Family Residential (R-30) and Community Service (CS).

Approval

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

DECISION: **Approval, subject to conditions**, Design Review for construction two classrooms and a teachers lounge consistent with the maximum student capacity approved by Multnomah County Board Order CS 5-95, based on the findings and conclusions contained herein.

CONDITIONS OF APPROVAL

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

1. The applicant shall comply with all Conditions of Approval specified by the Hearings Officer in CS 5-96 and modified by the Board of County Commissioners through Order #96-73.

DR 4-98
Notice Mailed _____

Contact Person: Phil Bourquin
Phone: (503) 248-3043

2. Approval is based on and subject to compliance with the applicants submitted Site Development Plan/Analysis Plan A1.01 (4/03/98), Landscape Plan A1.02 (4/03/98), and Floor and Elevation Plan A2.01 (4/06/98).
3. This approval does not authorize student enrollment beyond 350 students. Expansion of the use beyond the enrollment of 350 students shall be subject to a new Community Service Use application and public hearing. Upon request, the School District shall submit to the County annual student enrollment figures (student personnel accounting report) as submitted to the Oregon Department of Education.
4. Except as otherwise specified in the above conditions, this approval is based on the applicants submitted testimony, development plan(s), and findings contained in the Staff Report. The applicant shall be responsible for implementing the development plan as presented and approved.
5. This approval will become void 18 months from the date this decision becomes final unless all work is completed.

For questions about Conditions of Approval, contact Phil Bourquin, Staff Planner at 248-3043.

FINDINGS

I. BACKGROUND AND DESCRIPTION OF PROPOSAL

On May 2, 1996, The Multnomah County Board of Commissioners approved a Community Service Permit (CS 5-95) Order #96-73 for the Riverdale Grade School to establish new facilities subject to Design Review and other conditions. Condition of approval #8 required, "Any expansion in enrollment beyond 350 students will be considered a modification of the use that will require Community Service Use review and approval".

On June 11, 1997 a Design Review application for expansion of the gymnasium was approved and required the school district to address off and on street parking as well as specific improvements within the County Right-of-way consistent with CS5-95. As a result, the School District entered into a project agreement with the County Transportation Division in order to satisfy off site traffic concerns associated with CS 5-95 and enrollment up to 350 students.

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.**

Applicant: The proposed addition uses the same material and will be designed in the same style with the original buildings on site.

Finding: The exterior of existing buildings on site are predominantly brick. The new addition calls for the use of brick on the exterior wall.

The proposed addition will take place within an existing developed area. Walls currently exist on three sides. The fourth side of the wall will be continued flush with the existing structure.

The size, location, scale, and visual appearance will be compatible with the remaining building. Disturbance to the natural environment has been minimized by siting the proposed development in a previously disturbed area. The criteria is satisfied.

- (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 site of the addition is surrounded on three sides by the existing school building which will promote energy conservation. There will be no large HVAC units so noise and air pollution will not be a concern. Student enrollment will not exceed that which is already approved for the site so traffic impact will not exceed those addressed in prior decisions.

- (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 addition, parking and landscaping. Proper location of these features is required to ensure that all systems function appropriately. The addition is a one story building which will relate to a human scale. The elevation is broken down with a center element which will function as the new staff lounge flanked by two classrooms.

- (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: The addition is located in the rear of the school, it is visible only if one proceeds down the service drive. The addition will improve safety by eliminating a deteriorating staff lounge and filling the adjacent niches with new classrooms.

- (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 two classrooms and staff lounge will be ADA accessible and include ADA signage. New ADA restrooms will be provided for the staff and student population..

- (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: No existing trees or shrubs will be removed with this addition. A small revision to the grade will be required to reconfigure the parking lot.

- (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.**

Applicant: The parking lot is being reconfigured to accommodate the addition. The number of spaces is not changing. Pedestrian walkways will remain unchanged throughout the site continuing to provide safe and convenient access to parking.

Staff: The proposed addition will not result in additional vehicles coming to or from the site beyond the 350 students authorized and planned for under prior permits. The only modification to parking and circulation is moving of four existing spaces approximately 16 feet west, and the relocation of one handicap parking space.

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

Finding: The addition will not adversely affect the drainage in this area. Drainage was addressed in a previous phase of construction and improvements. Drainage from the roof is subject to approval by the City of Portland Building Bureau through the building permit process.

The amount of additional impervious surfaces and grading has been minimized. The proposed plan does not propose to direct any additional drainage off the subject parcel.

- (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 service entrance is located in the rear of the school and is screened by the school and neighboring landscaping. The proposed addition will result in the relocation of some parking, however, the relocation will remain within the existing surfaced parking area. The criteria is satisfied.

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

Finding: No new utilities will be brought on site for the proposed addition. Any relocated utilities will be installed underground.

- (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 exterior lighting will be installed and no graphics are proposed with this proposal, therefore the criteria is not applicable at this time.

MCC 11.15.7870 - Expiration of Approval: (A) Design review approval shall expire in 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.

- (a) Application shall be made on the appropriate forms and filed with the Director at least 30 days prior to the expiration date.**
- (b) The Director shall issue a written decision on the application within 20 days of filing. That decision shall be based on the finding that:**
 - (i) Final Design Review approval has been granted under MCC .7845 on the total project; and**
 - (ii) At least ten percent of the dollar cost of the total project value has been expended for construction or development authorized under a sanitation, building or other development permit. Project value shall be as determined by MCC .9025 (A) or .9027 (A).**
- (c) Notice of the Planning Director decision shall be mailed to all parties as defined in MCC .8225.**

- (d) The decision of the Planning Director shall become final at the close of business on the tenth day following mailed notice unless a party files a written notice of appeal. Such notice of appeal and the decision shall be subject to the provisions of MCC .8290 and .8295.

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 5-98

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

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 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. – 4:00 p.m.; M—F].

The appeal period ends May 25, 1998 at 4:00 p.m.