



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, March 19, 2015

City Hall  
22500 Salamo Road

Willamette Conference Room

1:00 pm Proposed modification to approved plans for a Memory Care Unit

Applicant: Tim Hazen, Tanner Spring Assisted Living

Subject Property Address: 23000 Horizon Drive

Neighborhood Assn: Savanna Oaks

Planner: Peter Spir

Project #: PA-15-10





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	TIME:	PROJECT #:
3-19-15	1:00 PM	PA-15-10
STAFF CONTACT:		FEE:
Peter Spir		350-

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 23000 Horizon Dr, West Linn, OR 97068

Brief Description of Proposal: \* see attached \*

Applicant's Name: Sequoia Heights Capital Partners dba Tanner Spring Assisted Living & Memory Care

Mailing Address: 23000 Horizon Dr, West Linn, OR 97068

Phone No: (503) 539-6988

Email Address: thazen@tannerspringalf.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

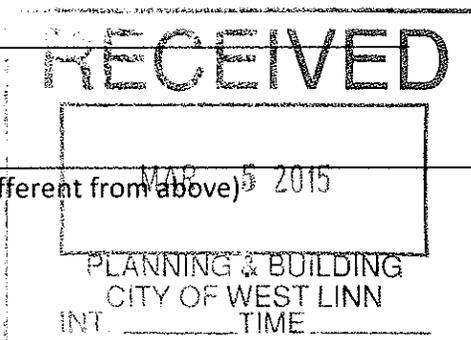
Please list any questions or issues that you may have for city staff regarding your proposal:

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Property owner's signature

same as above

Property owner's mailing address (if different from above) 5 2015

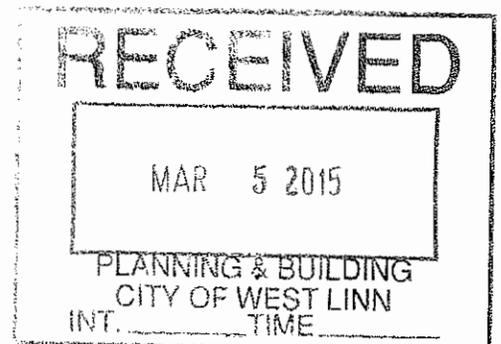


3/5/15  
Date

Brief description of proposal CUP-07-03/DR-07-09:  
Tanner Spring Assisted Living & Memory Care  
Owner Contact: Tim Hazen 503.539.6988 [thazen@tannerspringalf.com](mailto:thazen@tannerspringalf.com)

Type 1 Administration exterior review of the proposed extended shed roof dormers to the existing approved CUP-07-03/DR-07-09 design. While we agree that the dormers have increased in size, we have maintained the significant gable end features, the architectural bldg. style, and have not enlarged the footprint or changed the overall bldg. facility ridge height previously established. We have added 4 additional parking spaces in the NW corner to accommodate the parking requirements for the newly created ALF units on the second level, provided an enclosed covered walkway to an existing concrete sidewalk and have not changed the street layout within the facility campus. Additionally, we have maintained the existing landscape buffer to our adjacent immediate neighbors even further reducing visual impacts.

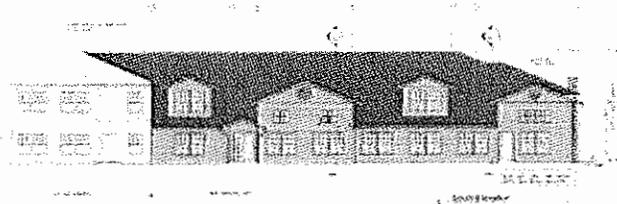
We believe that the proposed expanded dormers are architecturally consistent with the "Colonial Revival" established for the main bldg. facility and therefore should be approved.



**From:** Spir, Peter [mailto:Pspir@westlinnoregon.gov]  
**Sent:** Friday, February 13, 2015 2:54 PM  
**To:** 'ksaxton@kasapdx.com'  
**Subject:** Tanner Spring re-design: prelim discussion only

PRELIMINARY COMMENTS:

Staff met with Jon Allender and Tim Hazen of Tanner Spring to discuss their proposal to modify the approved Alzheimer's or MCU (memory care unit) building design. Their approved design (shown in dark highlight below) has a large second story roof mass with three dormers occupying 62% of the mass measured lineally.



The proposed design encompasses the loss of the large roof mass and two discrete dormers and their replacement by "shed roof dormers" that extend across 95% of the second floor roof mass measured lineally and increased fenestration. Staff also notes that a proposed door on the first floor has been removed.

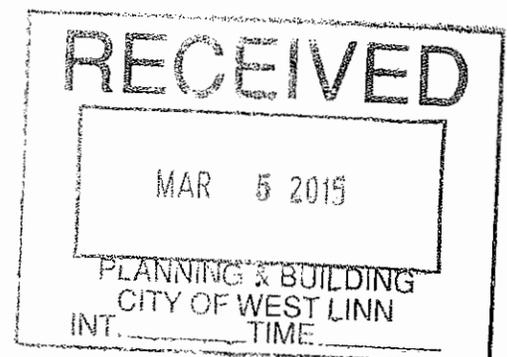


I explained that the provisions of **CDC 55.050 Design Review Amendment Trigger** will apply:

*Amendments to design review shall be required when 10 percent or more of the housing type changes (e.g., from single-family units to multi-family units) from the tentatively approved design review plan, or when there is more than a 10 percent change in the number of units, or when the layout of streets and lots significantly changes, or adjusting more than 20 percent of the building footprint or site plan, or significant changes to the architecture that modify the style, mass, or result in elimination of significant design features. Changes in color or materials would not require an amendment unless the colors were non-earth tones and the materials were of poorer quality (for example, going from tile roof to composition roofing) than originally approved. Changes to the project/site plan to meet conditions of approval or legislative changes shall not trigger an amendment. (Ord. 1408, 1998)*

Going down that criteria:

1. The housing type has not changed, it is still an MCU.
2. The number of units does not change.
3. There is no street layout change.
4. There is no increase in the footprint or site plan.



5. Regarding “*significant changes to the architecture that modify the style*”, staff finds that the architectural style (“Colonial Revival”) remains constant.
6. Regarding the mass of the building, staff finds that the redesigned and lengthened dormers expand the structure’s envelope, but not in a significant way.
7. On the subject of “*elimination of significant design features*”, the dominant design feature of the elevation is the large gable end elements at the middle and right hand side of the elevation. Those elements remain intact. The side gable roofline continues to integrate with the existing ALF. Significant design features have been added in terms of fenestration and the shed roof dormers, but the criteria only considers the elimination of features. Staff found the loss of the large roof mass and two discrete dormers of the initial/approved design to be significant. Staff notes that a proposed door on the first floor has been removed in the design but would not be regarded as significant. *(Note: There remains the possibility that a smaller shed roof dormer could be designed so as not to be deemed significant.)*

Based on these observations and findings, staff finds that the Design Review Amendment is triggered. The appropriate review process would be Class I Design Review assuming the shed roof dormer addition represents less than a 5% change in square footage for the building (see 55.020(A)(3) below) There is a \$2,100 fee. A pre-application conference would be required. The pre-app fee is \$350. The design review would provide the applicant with the opportunity to get approval of the redesign plus approval of any required new parking.

#### **55.020 CLASSES OF DESIGN REVIEW**

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

1. *Modification of an office, commercial, industrial, public or multi-family structure for purposes of enhancing the aesthetics of the building and not increasing the interior usable space (e.g., covered walkways or entryways, addition of unoccupied features such as cupolas, clock towers, etc.).*
2. *Significant road realignment (when not part of a subdivision or partition plat process). “Significant” shall be defined by the length of the realignment and/or extent of redesign, and/or the natural features or manmade structures that will be impacted or removed.*
3. *Addition or reduction of less than five percent of total square footage of a commercial, office, public, multi-family, or industrial building.*

**Peter Spir**

Associate Planner

22500 Salamo Rd.

West Linn, OR 97068

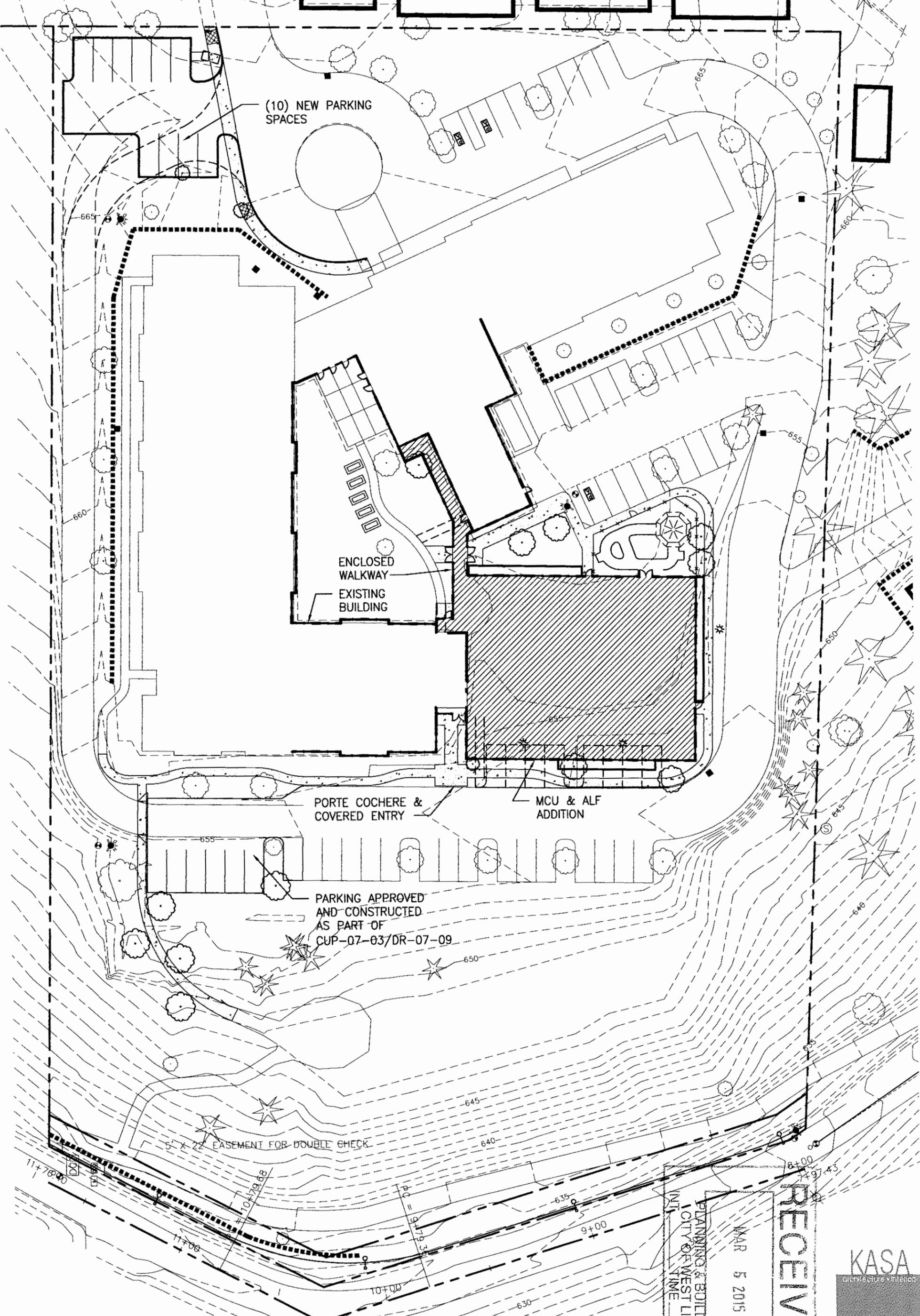
[Pspir@westlinnoregon.gov](mailto:Pspir@westlinnoregon.gov)

[westlinnoregon.gov](http://westlinnoregon.gov)

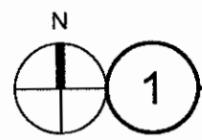
Phone (503) 723-2539



**Click to Connect!**



Tanner Spring  
 Addition  
 23000 Horizon Dr  
 West Linn, Oregon  
 KASA Proj # 1420  
 copyright KASA Architects, Inc. 2015



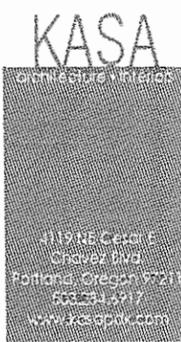
**Site Plan**  
 1" = 40'-0"

March 05, 2015

PLANNING & BUILDING  
 CITY OF WEST LINN  
 TIME

MAR 5 2015

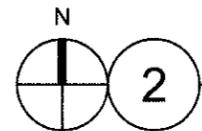
**RECEIVED**



ENCLOSED WALKWAY



Tanner Spring  
 Addition  
 23000 Horizon Dr  
 West Linn, Oregon  
 KASA Proj # 1420  
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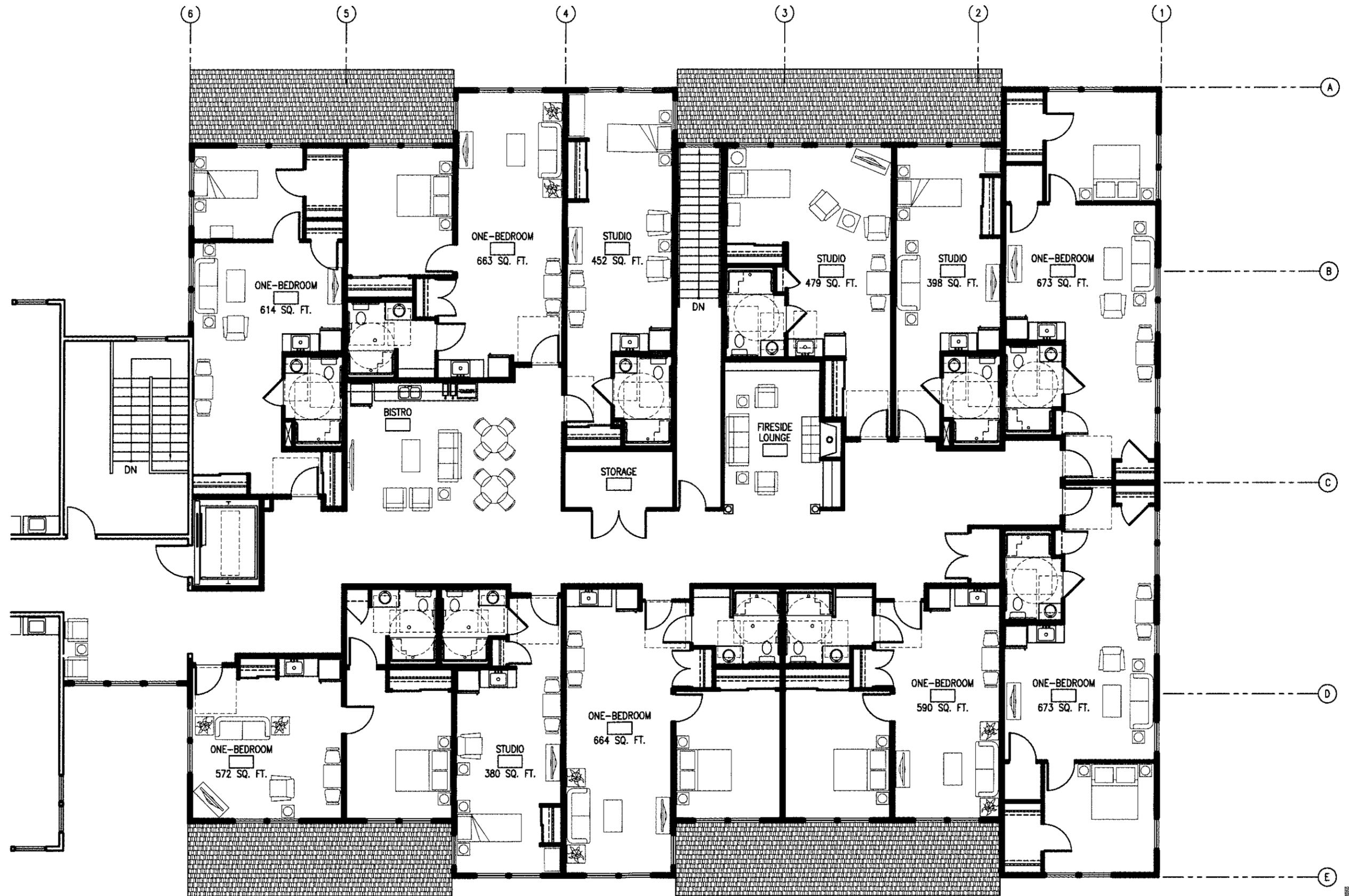
1st Floor Plan - Option 2c

3/32" = 1'-0"

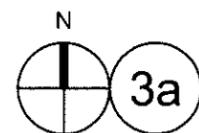
March 05, 2015

KASA  
 architects • interior designers

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 503.244.7171  
 www.kasaarch.com



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 Addition  
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 West Linn, Oregon  
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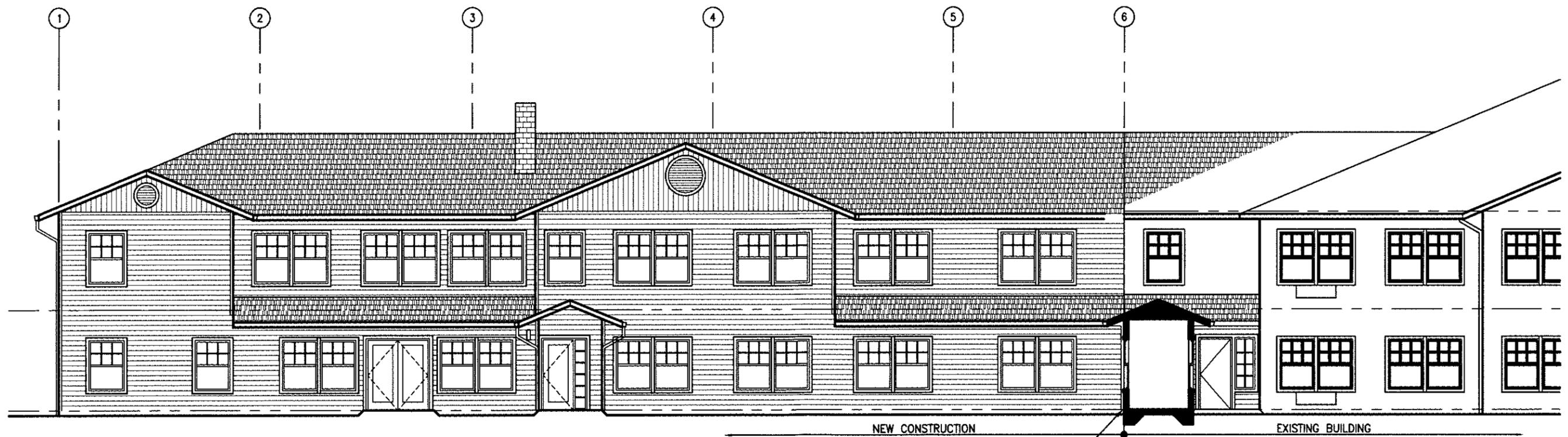
2nd Floor Plan - Option 4

3/32" = 1'-0"

March 05, 2015

KASA

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 Clatsop Blvd  
 Portland, Oregon 97211  
 503.284.6517  
 www.kasaarch.com



6 North Elevation - Option 4

3/32" = 1'-0"

March 05, 2015

NEW CONSTRUCTION

ENCLOSED WALKWAY

EXISTING BUILDING