



CITY OF
**West
Linn**

LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 4, 2015

**City Hall
22500 Salamo Road**

Willamette Conference Room

10:00 am Proposed softball team room including new athletic field restroom/concessions/team room at Rosemont Ridge Middle School in support of West Linn High School softball program and site athletics.

Applicant: Tim Woodley, West Linn-Wilsonville School District

Subject Property Address: 20001 Salamo Road

Neighborhood Assn: Savanna Oaks, Parker Crest, Hidden Springs/Rosemont Summit

Planner: Peter Spir

Project #: PA-15-22





PRE-APPLICATION CONFERENCE

| THIS SECTION FOR STAFF COMPLETION | | |
|-----------------------------------|------------|---------------------|
| CONFERENCE DATE: 6/4/15 | TIME: 10AM | PROJECT #: PA-15-22 |
| STAFF CONTACT: PETER SPIR | | FEE: 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): 20001 Salamo Road, West Linn

Brief Description of Proposal: Softball team room includes new athletic field restroom / concessions / team room at Rosemont Ridge Middle School in support of West Linn High School softball program and site athletics.

Applicant's Name: West Linn - Wilsonville School District

Mailing Address: 2755 SW Borland Rd, Tualatin, OR 97062

Phone No: (503)673-7977 Email Address: vandenbt@wlwv.k12.or.us

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.

Jim K. Winkler
Property owner's signature

5.6.15
Date

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



319 SW Washington, Suite 914
Portland, OR 97204
T 503 224 6681
bainbridgedesign.com

MEMORANDUM

TO: Peter Spir
FROM: Keith Liden
RE: Pre-application meeting for Rosemont Middle School
DATE: May 8, 2015

As part of the capital bond in 2014, the West Linn-Wilsonville School District is preparing to provide a softball team room including a new athletic field restroom, concessions, and team room at Rosemont Ridge in support of West Linn High School softball program and site athletics. The building is proposed to be located between the softball and football fields and the parking lot. It is intended to provide better accommodation of current athletic field activities.

Based upon previous discussions with the city, the district anticipates that approval of a design review application will be necessary.

The district would like to schedule a pre-application meeting on the earliest available date.



Dull Olson Weekes - IBI Group
Architects, Inc.

907 SW Stark Street Portland OR 97205 USA
tel 503 226 6950 fax 503 273 9192
www.dowe-ibigroup.com www.ibigroup.com

ROSEMONT RIDGE MS CONCESSIONS AND RESTROOMS

West Linn-Wilsonville School District
P.O. Box 35
West Linn, Oregon 97068
(503) 673-7000

| | |
|-----------|--------|
| phase | SD |
| date | 5.6.15 |
| project # | 15019 |
| reference | |

SITE PLAN

A0



ROSEMONT RD

ROSEMONT RIDGE
MIDDLE
SCHOOL

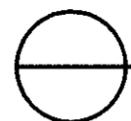
SALAMO RD

BATTING
CAGE

CONCESSIONS &
RESTROOMS

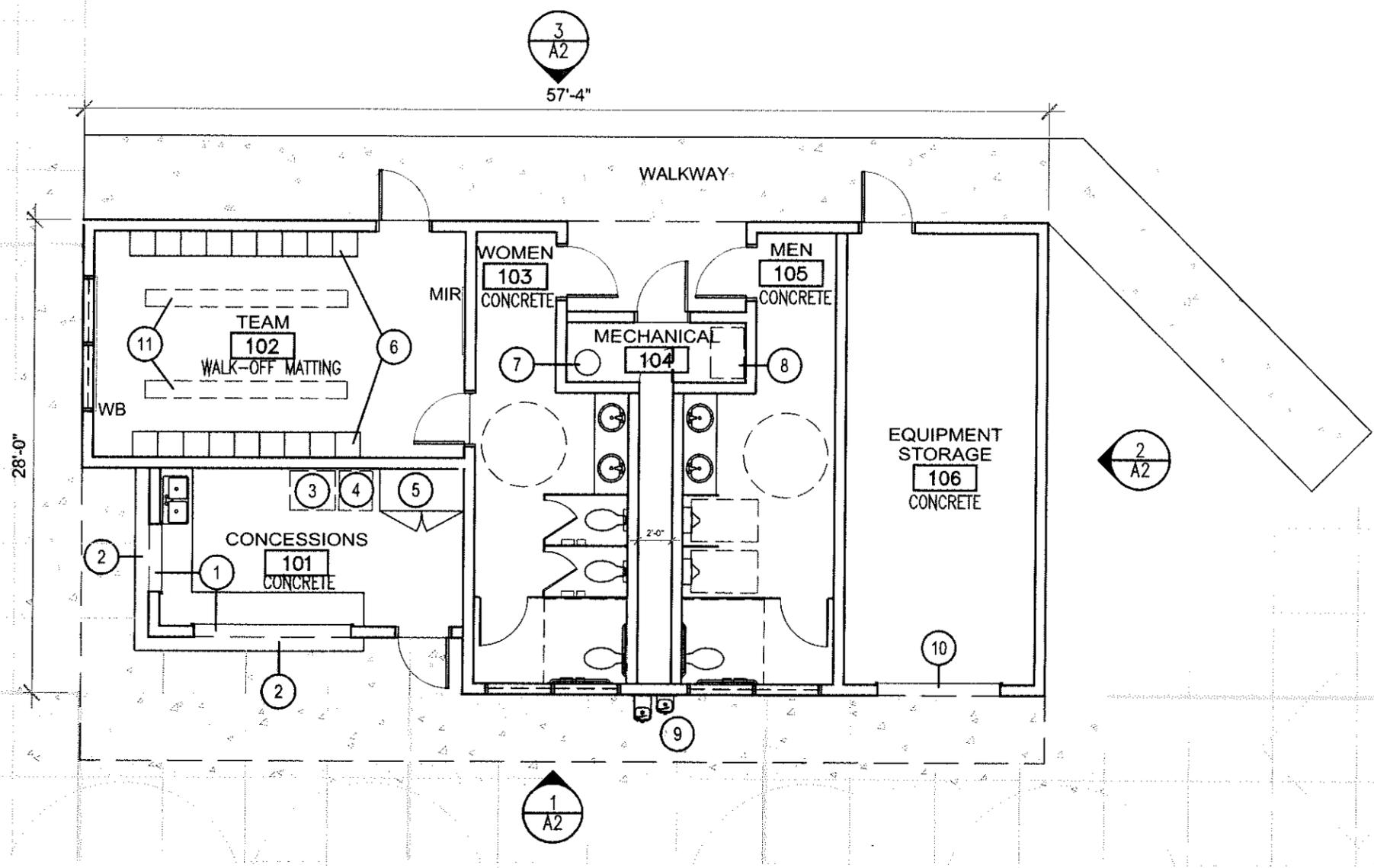
SOFTBALL FIELD

FOOTBALL FIELD



SITE PLAN

SCALE: 1/64" = 1'-0"



WILSONVILLE HIGH SCHOOL

| | |
|-------------------|-----------------|
| EQUIPMENT STORAGE | 100 SQFT |
| CONCESSIONS | 128 SQFT |
| RESTROOM WOMEN | 117 SQFT |
| RESTROOM MEN | 99 SQFT |
| MECHANICAL | 55 SQFT |
| TOTAL | 499 SQFT |

ROSEMONT RIDGE MIDDLE SCHOOL

| | |
|-------------------|------------------|
| EQUIPMENT STORAGE | 303 SQFT |
| CONCESSIONS | 168 SQFT |
| RESTROOM WOMEN | 201 SQFT |
| RESTROOM MEN | 201 SQFT |
| MECHANICAL | 73 SQFT |
| TEAM ROOM | 295 SQFT |
| TOTAL | 1241 SQFT |

PLAN NOTES: (X)

1. COILING COUNTER DOOR
2. STAINLESS STEEL COUNTER
3. DRINK COOLER
4. ICE MAKER
5. STORAGE
6. 18" X 18" CUBBIES
7. WATER HEATER
8. ELECTRICAL PANEL
9. DRINKING FOUNTAIN W/ WATER BOTTLE FILLER
10. SECTIONAL OVERHEAD DOOR
11. BENCHES (BY OWNER)

FLOOR PLAN
SCALE: 1/8" = 1'-0"



ROSEMONT RIDGE MS CONCESSIONS AND RESTROOMS

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| | |
|-----------|------------|
| phase | SD |
| date | 5.6.15 |
| project # | 15019 |
| reference | FLOOR PLAN |
| A1 | |

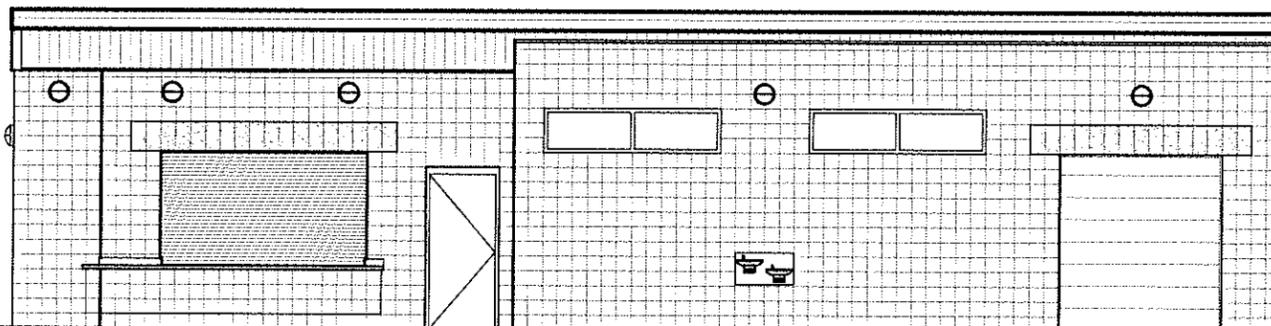


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Architects, Inc.

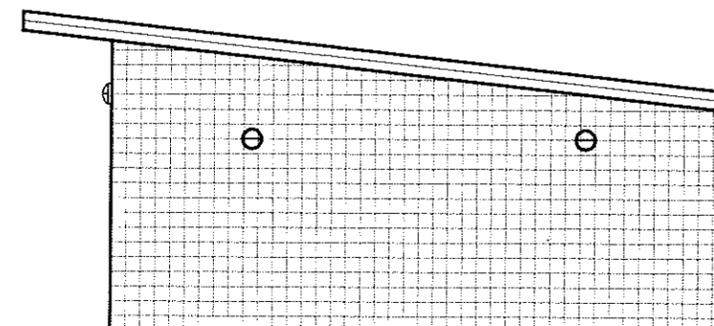
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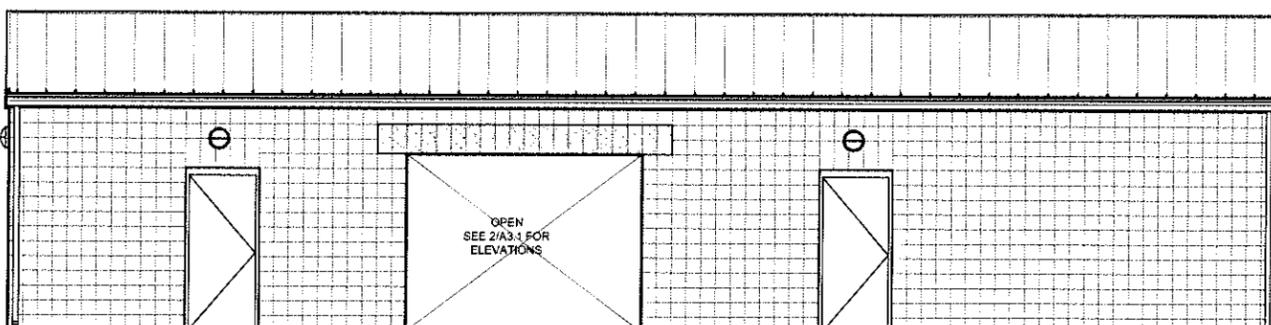
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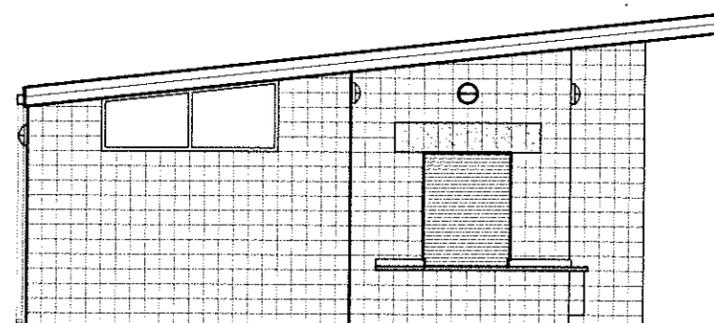
1 NORTH ELEVATION
A2 SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A2 SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION
A2 SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
A2 SCALE: 1/8" = 1'-0"

phase | SD

date | 5.6.15

project # | 15019

reference

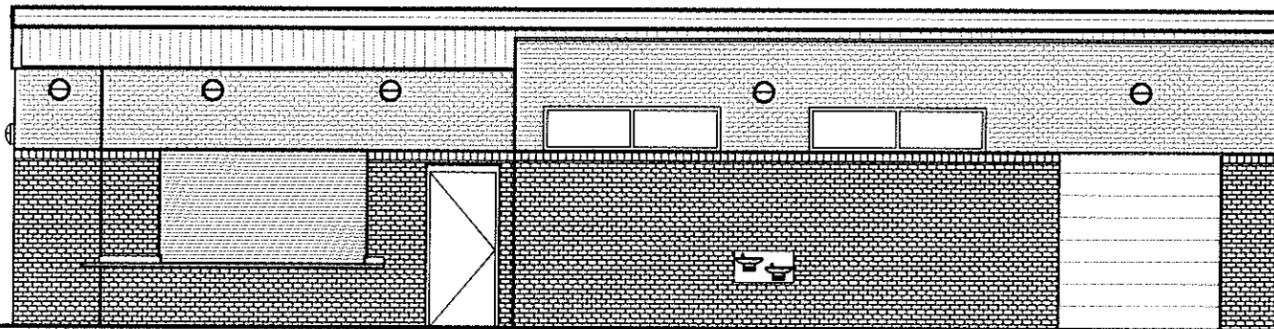
ELEVATIONS

A2a

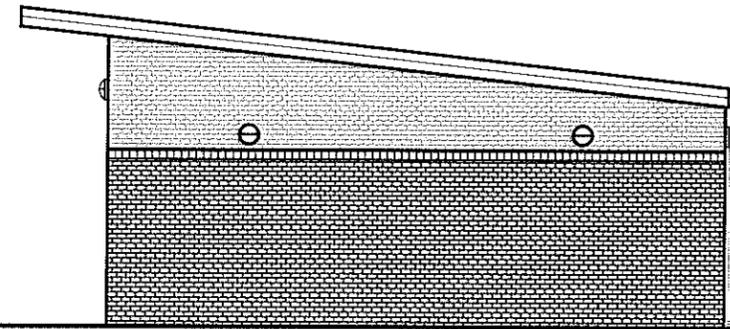


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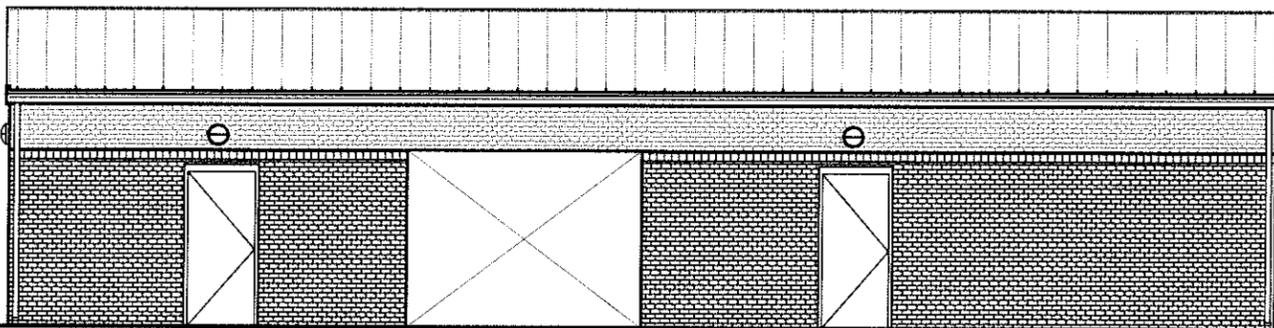
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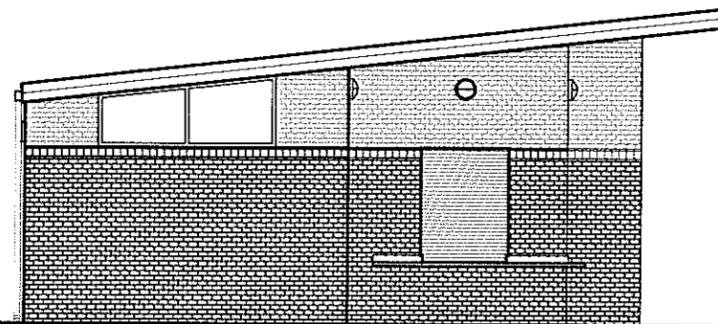
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ELEVATIONS
A2b