

City of West Linn
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
August 20, 2009

SUBJECT: Two site plan alternatives for a mixed use retail commercial/multi-family development at 1575 Burns Street

ATTENDEES: Applicants: Rolf Olson, Bob Foster, Wink Brooks, Marti Stiven , Han Lee
Staff: Tom Soppe, Planning; Khoi Le, Engineering
Neighborhood: Alma Coston (Bolton NA)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any “follow-up” items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Project Details

Site

The applicant is considering two mixed-use commercial and residential site plan concepts for this approximately 27,000 square foot site located at the northeast corner of Hood and Burns. The site borders Burns Street on the east as well as the south as Burns curves to the north at its adjacent intersection with Cascade Street. The site borders the dead-end section of Hood Street to the west. The parcel is zoned Office and Business Center (OBC). At the edge of the West Linn Central Village commercial area in the Bolton neighborhood, the parcel is adjacent to other OBC parcels across Hood Street, GC parcels across Burns Street, and R-10 lands to the north and east. One challenge on the site is to create a development that makes an appropriate transition between this village-like shopping area to the south and the nearby low-density, wooded residential areas. Another challenge is how to best develop a relatively small, narrow, sloped, and currently quite wooded parcel into an appropriate commercial or mixed use site that fits in with the contrasting areas to the south and north/east. The only development on the site currently is a small single-family house at the northwest corner. All new commercial and multi-family development needs a Class II Design Review application. As discussed below, this application also requires a PUD application, and as also discussed below, Class II Variance and Minor Partition applications may also be needed.

Concept Plan One

One possible site plan concept involves two mixed-use buildings, each with non-residential uses on the first floor and multi-family residential on the three upper floors. One of these buildings would be located at the northeast corner of Hood and Burns; there would be a parking lot east of this building separating it from the other, similar building also located on Burns Street. The western of the two buildings is proposed to have commercial on the first floor; the eastern of the

two is proposed to have the shared recreational space required for multi-family projects on the first floor. The main entrance for each building would be on its respective west side, meaning that for the building with commercial uses on the first floor, the main entrance or entrances would face Hood Street, continuing a street-frontage-oriented commercial atmosphere north from West Linn Central Village.

Towards the northern half of both buildings, only two upper floors are proposed due to the provision in 21.070(A)(7) that further limits the height/number of stories for OBC zone development within 50 feet of a low-density residential zone. In this scenario, Hood Street would be considered the front of the development, allowing for the building frontage to have no setback on Hood Street, continuing the existing village-style commercial atmosphere from the south. In this conceptual plan, there would be parking under both buildings. The eastern of the two buildings would have a driveway accessing the ground floor garage off of Burns Street to the south. The western building would have a driveway from the parking lot to the ground floor garage. This plan, as with the other plan discussed below, needs a PUD application in this zone per CDC 24.060(B)(2) as more than 20% of the dwelling units are to be attached on common wall. It is unclear whether more or less than 25% of the site consists of 25%+ or more slopes (which are Type I and II lands). If more than 25% of the site consists of these lands, this in itself also triggers the PUD requirement per 24.060(B)(1)

The monolithic nature of the buildings in this conceptual plan, the fact that they are even closer to the residential lots to the north than those in the other plan, and other issues all raise serious concerns about the even the most basic acceptability of this plan. The other site plan, relatively speaking at least, is favored by staff between these two.

Concept Plan Two

The other conceptual plan involves a smaller one-floor commercial building at the northeast corner of Hood and Burns and a larger set of residential buildings to be built to the east, following Burns Street from the western plateau of the site down the hill to the site's east end. In the OBC zone, the development of residential and commercial buildings in separate buildings in a development is only possible through the PUD process, as non-PUD OBC developments only allow for multi-family residential on the upper floors above first-floor commercial. As discussed above a PUD is required anyway since all units are attached via common wall. In this plan, the main entrance for the commercial building will be on the north side facing the parking lot, the main entrance for the western of the two residential buildings will be on the west side facing the same parking lot, and the main entrance for the eastern residential building will face Burns Street.

Under this conceptual plan, some parking will be surface parking (accessing from Hood Street) north of the commercial building and west of the residential buildings, and some parking for the multi-family units will be provided in the ground level of each residential building, with driveways to the underground garages taking access from both the east-west and north-south segments of Burns Street. A trail is also proposed on this conceptual plan, linking the surface parking lot on the west end of the site to Burns Street at the northeast corner of the site, via the north side of the residential buildings.

Under this plan, the applicant considers the eastern one-third of the residential complex within the site to be a different building than the western two-thirds of the residential complex, with the two adjacent to each other only via the exterior hallway and elevator shaft. This theoretically will allow each of these two individual buildings to have its own height measurement; this conceptual plan would not meet code per height (or would need a height variance) if the entire residential complex was to be measured from the very bottom to the very top. Whether or not these can count as two buildings may be open to the interpretation; however separating them as two buildings that do not touch would be the way to ensure that height would even possibly be measured separately for the two buildings by the Planning Commission. Considering them to be two different buildings, even if it is deemed acceptable by decision makers in relation to the definitions of “building”, “height”, or other appropriate terms, may be problematic in terms of meeting at least one criteria in 55.100, which is 55.100(B)(5) which states, “There shall be adequate distance between on site buildings and on site and off site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.” And beyond even this particular code section, this agglomeration of relatively large and looming buildings going down the hill on this site may raise concerns regarding compliance with more subjective Chapter 24 and Chapter 55 criteria related to the appropriateness of the proposal to the site and the surrounding neighborhood.

Height must be measured from the front elevation if there is a less than 10 foot difference between front and rear. If there is more than a 10 foot difference between the front and the rear, then it is measured at the front *or* rear, whichever is lower. In the latter scenario height is measured from the lowest point of the lower elevation starting at the ground located 5 feet out from the foundation wall, going up a maximum of 45 feet to the peak or parapet of the roof. Making Burns street the front for each building could help the applicant’s plans best comply with height requirements; buildings on cross slopes that expose side wall heights in excess of height requirements are allowed. However, arbitrarily measuring by adjusted grade is not allowed. See Chapter 41.

As part of the submittal the applicant should provide scaled, detailed, clear diagrams showing how the height is measured for each building and how it meets code per the definition of building height, the height requirements of the base zone, and the provisions of Chapter 41. For a mansard roof, the height is measured to the roof deck line per the definition of building height in Chapter 2.

Other details applying to both plans

Sidewalks and clear vision areas

85.200(A) requires an 8 foot sidewalk in the OBC zone, with wells with street trees provided within this. The clear vision area must also be maintained. This is a 30 foot by 30 foot triangle at each of the two intersections that must have nothing built in it over 3 feet tall; the applicant must make sure retaining walls and the building at the Hood/Burns corner are all out of these triangles, regardless of what setbacks are proposed by the applicant in the PUD process. Per Chapter 42, the clear vision triangle must be measured from the right of way edge, not the street edge, which appears to mean the building locations and sizes will have to be further modified on the second and preferred conceptual plan. The applicant must clearly show the height of

retaining walls on the plans and show how the plans in the submittal are compliant with Chapter 42. This goes for the wall along the north side of the site as well, including because the aesthetic effect of this wall may be important in determining compatibility with and effect on properties to the north.

Setbacks and Transitions

Applicants are allowed to propose alternative setbacks as part of the PUD process, per 24.180(D)(6). The second conceptual plan proposes an alternative rear setback (20 feet instead of 25) for the eastern of the two residential buildings and an alternative side street setback (0 instead of 10) for the commercial building along the Burns Street side; this allows the building to imitate the village style commercial development to the south along both its frontages instead of just one.

Due the realities of space and topography at this location, the transition requirements of the PUD chapter cannot be met by either of the submitted conceptual plans. In order for either plan to be approved without the buffer requirements being fulfilled, a variance would be needed to be applied for and approved as there is not room to implement any of the required buffer features for a commercial/multi-family PUD that is this close to low-density residential development. See 24.140.

If duplexes or single-family residential units are provided along the north side of the site instead of what is currently in either conceptual plan, no transition buffer is needed as 24.140(A)(2) says "Two houses attached side by side on common wall are considered compatible with single-family units". Under this scenario the southern half of the site could still contain multi-family units and/or commercial without a transition - transitions are not needed within the PUD site, only between the PUD site and other uses off site as described in 24.140. Designing the site in a way that provides for a scenario such as this (where the transition is not needed) would be much preferred over applying for a variance to get around the transitions that would be required with the two current conceptual plans. The applicant has discussed how a layout involving duplexes on the north side of the site was tried on paper and did not work; if the application includes a variance for the transitions, the fact that this did not work and how should be explained.

Open Space and Landscaping

Open space must be provided and delineated per 24.170 and 55.100(F). At least some of the usable recreation area must be outdoors, despite how much might be provided indoors, for example, in the first conceptual plan where the entire first floor of the eastern building is proposed for indoor shared recreation space. It cannot be marginal area that is hard to use for recreation, so it may be questionable to achieve it by lining it along the narrow rear of the property behind buildings. The applicant proposes balconies or patios for each individual unit to fulfill the private outdoor recreation area requirement in Chapter 55 for multi-family developments. Per Chapter 54, which is one of the chapters 55.100(A) references for required compliance, 25% of the site as a whole must be landscaped including 5% of the parking lot. The applicant must provide this amount of landscaping in the submitted plans and must delineate and calculate as such, proving these criteria are complied with. 55.100(A) also requires compliance with Chapter 33, regarding storm water. With both plans as proposed, it may be very challenging to fit both the required open space areas on site in addition to the swales or

raingardens that will be necessary for stormwater treatment. The applicant should also thoroughly demonstrate compliance with the other chapters referenced in 55.100(A) including 46 Off-Street Parking and Loading, and 48 Access.

Trees

55.100(B)(2)(b) requires 20% of a development site to be preserved for existing significant trees and their dripline + 10 foot areas (or as close to 20% as possible of less than 20% of the site consists of these areas). The City Arborist does not do an official inventory of which trees are significant versus insignificant until the applicant provides an arborist study listing the size, species, etc. of each tree on site. However, the City Arborist has provided an aerial showing which trees he anticipates might be considered significant. All of these are on the west or south edge of the site, which may make it easier to develop the site compared to if they were in the center, however, most or all of them would likely have to be preserved as the driplines plus ten feet for each such tree or cluster likely do not add up to much more than 20 percent of the site. Both site plans may need a variance from 55.100(B)(2)(b) to be approved as seen in the plans, however it is better to redesign the plans to avoid these trees; since the likely significant trees are few and are on the edge of the site it may be hard to prove a variance to remove any of them is necessary to reasonably develop the site. While mitigation is always encouraged for any significant tree removed as part of a development, this cannot be counted towards the “20%” rule in 55.100(B)(2)(b).

Minor Partition Application May Be Needed

The applicant also appears to propose a property line separating the commercial building and the multi-family buildings on the second and preferred conceptual plan. This would require a minor partition application as well as the other applications discussed above. While dividing the commercial and multi-family units into separate lots may be acceptable in of itself if all appropriate access and parking easements are established, staff would not be able to support the zig-zagged property line as proposed per 85.200(B)(6). If the lot is partitioned more alternative PUD setbacks would have to be proposed as if the commercial building is against the property line to the east as shown on the preferred plan. If the partition is applied for, all other provisions of Chapter 85 will have to be met as well, including all criteria in 85.200.

Current Utility Issues

The Water Division of the Public Works Department reports that the water infrastructure currently under Hood Street is deficient and cannot handle any additional use without replacement. Also the Storm Water Division reports that the lower areas of this site are wet much of the year, and any development on the site should not make a current problem worse. Development on the site will have to treat all impervious surfaces on site and direct treated runoff to the City storm system.

Variances and Compatibility Issues

Both of the variances discussed above (lack of PUD transition, and the tree variance if the applicant goes for this instead of modifying the plans) would be Class II Variances. The criteria for any variance, listed in 75.060, can be challenging. Extraordinary or exceptional circumstances must be proven, as must be a loss of property rights to develop in the same way others in the same zone or vicinity have developed or can develop. Also, as seen in 75.060(3),

the applicant must prove that the application is compatible with the goals and policies of the Comprehensive Plan, which now also includes the Bolton Neighborhood Plan. The PUD criteria (see 24.100[B][2]) also demands compatibility with adopted plans and compatibility with surrounding neighborhood development (see 24.100[B][4]. The Bolton Neighborhood Plan contains policies such as “Allow development and redevelopment in the Bolton Central Village that is in scale with surrounding residential areas” and “Protect existing single-family neighborhoods from over-sized infill residences and neighboring commercial development”. The applicant will likely find it difficult to prove compatibility with these policies, being that the variance would be for being able to place large mixed-use or multi-family buildings next to low-density single-family residential houses without the required buffer. As staff has acknowledged, the site is narrow north-to-south, but as discussed above there are ways to develop the site without being required by Chapter 24 to have a wide transition area site aside.

Architectural elevations should be varied much more than plans currently show to provide for the variety, human scale, and aesthetic standards of the code per 55.100(B)(6). Per 55.100(B)(7) the applicant should make sure all the Transportation Planning Rule-related criteria are met, consistent with what the applicant considers to be the front, back, side, etc. for each building in the proposal as a whole (per setbacks, etc.).

Although multi-family is allowed in the OBC zone, no standard for number of units per square foot of land is specified, unlike the standards for each residential zone. The applicant has apparently therefore designed the conceptual plans to achieve the maximum number of units or maximum amount of residential floor space allowed by the combination of the setbacks, height, and lot coverage in this zone- plus with some alternative setbacks to be proposed as part of the PUD. However since this application must be a PUD and must be a Class II Design Review application as well, the “maxing out” of the space and number of units raises serious concern in relation to CDC language, even with the preferred plan. 24.010, the Purpose section of the PUD chapter, includes the following purpose statements for the chapter:

The purpose of the Planned Unit Development overlay zone is to provide a means for creating planned environments:

- A. To produce a development which would be as good or better than that resulting from traditional lot by lot development.*
- B. To preserve, to the greatest extent possible, the existing landscape features and amenities through the use of a plan that relates the type and design of the development to a particular site.*
- C. To correlate comprehensively the provisions of this title, and all applicable plans; to encourage developments which will provide a desirable, attractive, and stable environment in harmony with that of the surrounding area.*

....

F. To develop projects that are compatible with neighboring development in terms of architecture, massing, and scale. Where that cannot be accomplished, appropriate transitions should be provided that are deferential or sympathetic to existing development.

Also, some of the approval criteria (in this case from 24.100[B]) for this chapter include the following:

B. The application shall also demonstrate compliance with the following criteria:

1. The proposal shall preserve the existing amenities of the site to the greatest extent possible by relating the type and design of the development to the topography, landscape features, and natural amenities existing on the site and in the vicinity.

2. The proposed PUD shall provide a desirable, attractive, and stable environment in harmony with that of the surrounding area through thorough, well developed, detailed planning and by comprehensively correlating the provisions of this Code and all applicable adopted plans.

3. The placement and design of buildings, use of open spaces, circulation facilities, off-street parking areas, and landscaping shall be designed to best utilize the potentials of the site characterized by special features of geography, topography, size, and shape.

4. The PUD shall be developed so that it is compatible with neighboring development in terms of architecture, massing, and scale. Where that cannot be accomplished, appropriate transitions shall be provided that are deferential or sympathetic to existing development.

In addition, 55.100(B)(6) in the Design Review chapter has criteria regarding building mass compatibility with existing surrounding buildings, and appropriate transitions. The size and mass of the buildings coupled with the proposed variance to not include the PUD buffers raises serious concerns about whether the plans, as they stand, are appropriate for the site. Arguably to be appropriate for this area they should not exceed the density of units that would be allowed in the densest residential zoning district. This lot has approximately 27,000 square feet, and 27.130 further limits density in a PUD on Type I and II lands. The applicant will have to provide a slope analysis as part of the application. Until we know more about the site based on that, staff only has City GIS to best estimate how much of the site consists of Type I and II lands. If approximately a quarter of the site is Type I and II lands, and assuming this is between 25 and 35% slopes rather than even higher, then the percentage of the site that comprises these lands is only allowed half the density of the non-Type I and II lands on site if we presume the units per acre limit based on the R-2.1 zone. $27,000 \times .25$ of the land $\times .5$ of the density allowed = 3,375. This gets subtracted from 27,000 to become approximately 23,625 square feet. $23,625/2,100$ means there would be a maximum of approximately 11 units using the R-2.1 zone as the

standard of what is appropriate at maximum at this site. Currently the first plan proposes 18 residential units in addition to the commercial and the second, preferred plan proposes 19. The applicant may want to consider redesigning the site to have fewer units, especially in consideration of the suggested redesign with duplexes along the north side, which would eliminate the need for any variance from the Chapter 24 transitions.

Engineering Comments

Hood Street

Current Street and Right of Way conditions:

Hood Street:	Local Street
Existing Right of Way Width:	40'
Existing Pavement Width:	32'
Sidewalk:	On one side. Not in front of project site.
Planter:	On one side. Not in front of project site.

Requirement Improvement:

Right of Way Width:	8' dedication + 40' = 48'
Pavement Width:	16' full structure pavement improvement
Sidewalk:	8' with cut out for tree
Planter Strip:	No

Burns Street

Current Street and Right of Way conditions:

Burns Street:	Local Street
Existing Right of Way Width:	50'
Existing Pavement Width:	29' and 22'
Sidewalk:	On one side. Not in front of project site.
Planter Strip:	On one side. Not in front of project site.

Requirement Improvement:

Right of Way Width:	3' dedication + 50' = 53'
Pavement Width:	16' full structure pavement improvement
Sidewalk:	8'
Planter:	None.

A traffic report including a study of sight distance and center line radius for Burns Street shall be required.

A geotechnical report shall be required.

STORM DRAINAGE IMPROVEMENT

Run off generating from the development shall be collected, treated and detained before discharging to the public storm drainage system.

Existing public storm drainage system is available on Hood Street and Burns Street for connection.

Improve existing storm drainage system along Hood Street and Burns Street as needed.

SANITARY SEWER IMPROVEMENT

Existing public sanitary sewer system is available on Burns Street for connection.

WATER IMPROVEMENT

Existing 6" CI public water system on Burns Street is undersized. Replace approximate 425 lf of existing 6" CI public water line with 8" DI pipe.

OTHER UTILITIES

Provide street lighting study for existing street lighting along the project frontage. Install new street lights as needed.

All existing overhead utilities and new utilities must be placed under ground.

All existing anchor poles located in the right of way must be relocated outside of where the sidewalk would be installed, if this is where they are currently located.

Process

For the first conceptual plan, the application will be for Class II Design Review and possibly for Class II Variance depending on which trees are significant. For the other (residential in separate buildings) conceptual plan that is deemed more acceptable by staff, the application will be for Class II Design Review, Planned Unit Development, Minor Partition if the applicant stays with the plan to separate the residential and commercial onto separate lots, Class II Variance for the lack of buffer between the site and the nearby low-density residential, and once again the possible Class II Variance for tree removal depending on which trees are significant. The first step is a neighborhood meeting with the Bolton Neighborhood Association. Please contact the president, Sally McLarty, at 503-722-2137. Please follow the code language of CDC Section 99.038 explicitly for the neighborhood meeting process.

The next step is the preparation and submission of the application to the Planning Department, along with deposits/fees. For the Design Review, the applicable chapter is CDC Ch. 55, for PUD it is Ch. 24, for variances it is Ch. 75, and for minor partitions it is Ch. 85. Complete responses to the submittal requirements and complete narrative responses to the approval criteria are required. Waivers of some of the submittal requirements are permitted under CDC section 99.035. No waivers of approval criteria responses are allowed. "N/A" is not an acceptable response. You must explain *why* the approval criteria are "N/A".

Deposit fees are 4,000 dollars plus 4% of construction value, with a maximum design review fee of 20,000 dollars. The PUD deposit is 3,000 dollars plus 400 dollars per acre. One Class II Variance costs \$1,800, and each additional Class II Variance costs \$900. The deposit for a Minor Partition is \$2,800. Staff bills hours against these deposits and returns any surplus after any appeals.

The City has 30 days to determine if the application is complete or not (most applications are incomplete). The applicant has 180 days to make it complete, although usually it is complete within three months of the original submittal. Once complete, the City has 120 days to exhaust all local review and appeals.

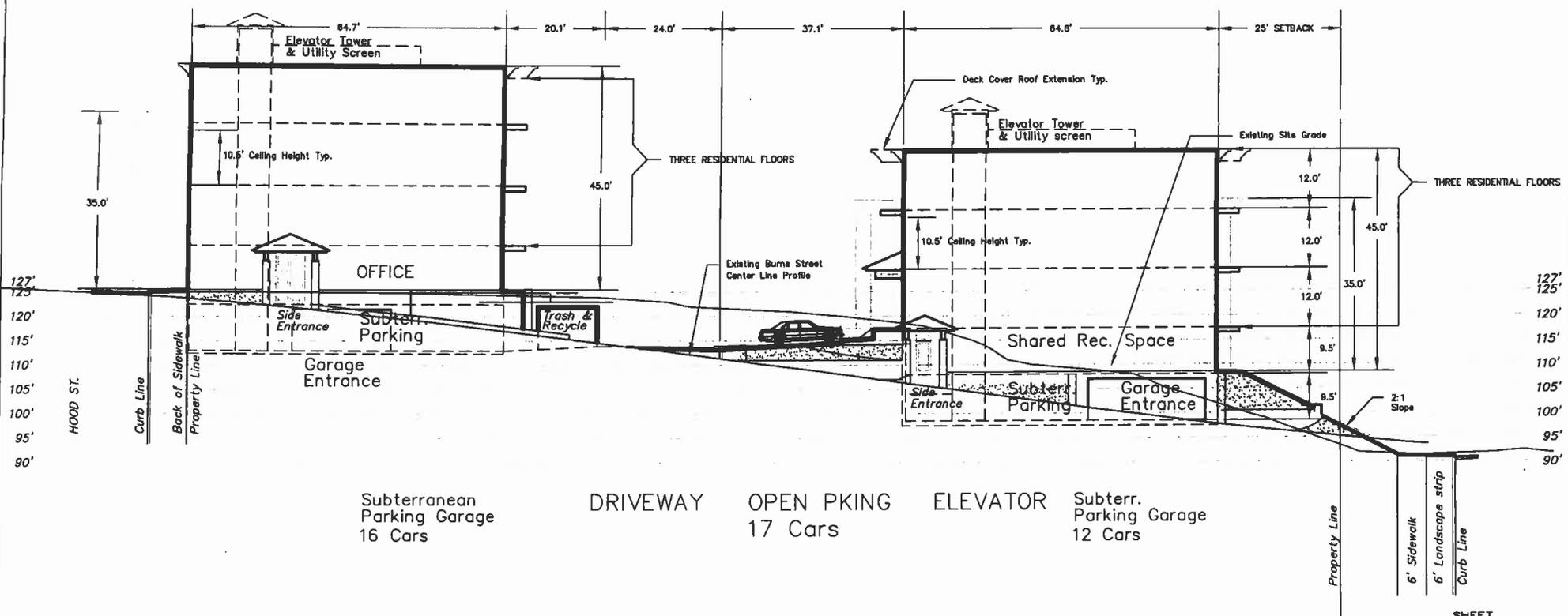
Staff prepares public notice and schedules the hearing. The Planning Commission convenes on the first and third Wednesday of every month. The first hearing is usually approximately four weeks from the date the application is deemed complete. However, delays or continuances are a possibility. The Planning Commission holds a hearing and renders a final decision. The decision may be appealed to the City Council. If appealed, the City Council hearing is usually 6-8 weeks after the Planning Commission hearing date. Subsequent appeals go to LUBA.

Once approved, the applicant has three years to occupy use and satisfy conditions of approval before approval lapses and is void.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed.

p:/devrvw/pre-apps/8-20-09/preapsumry-1575 Burns mixed use



Subterranean
Parking Garage
16 Cars

DRIVEWAY

OPEN PKING
17 Cars

ELEVATOR

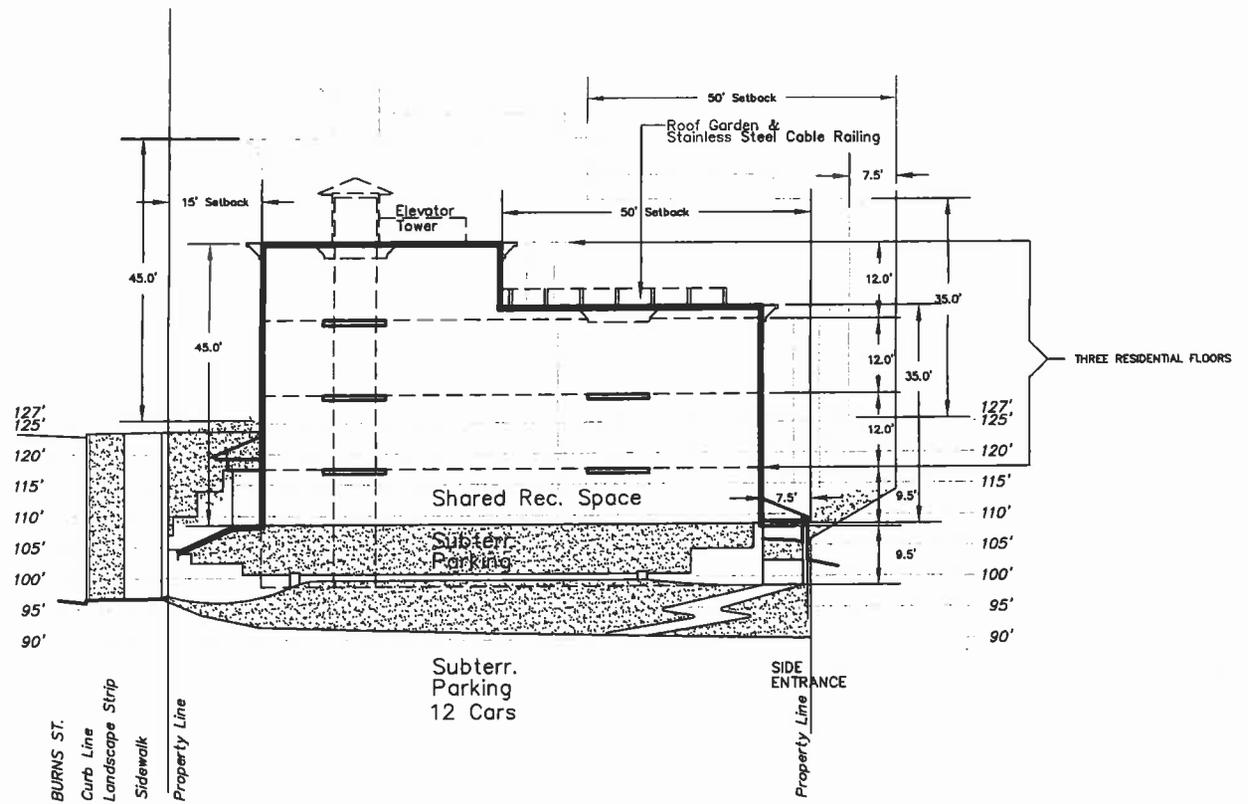
Subterr.
Parking Garage
12 Cars

DATE: 8-12-2009
SCALE: 1" = 20'-0"
0' 10' 20' 40'

OBC PLAN MASSING STUDY
WEST LINN PROPERTY
RALF OLSON
ROBERT H. FOSTER CONSULTANTS
431 ASH ST., LAKE OSWEGO, OR.
97034 (503) 635-6190

OBC SOUTH ELEVATION
site SECTION STUDY (east/west looking north from Burns St.)
SCALE: 1" = 20'-0" Date: 11-24-08

SHEET
2



NORTH
 DATE: 8-12-2009
 SCALE: 1" = 20' - 0"
 0' 10' 20' 40'

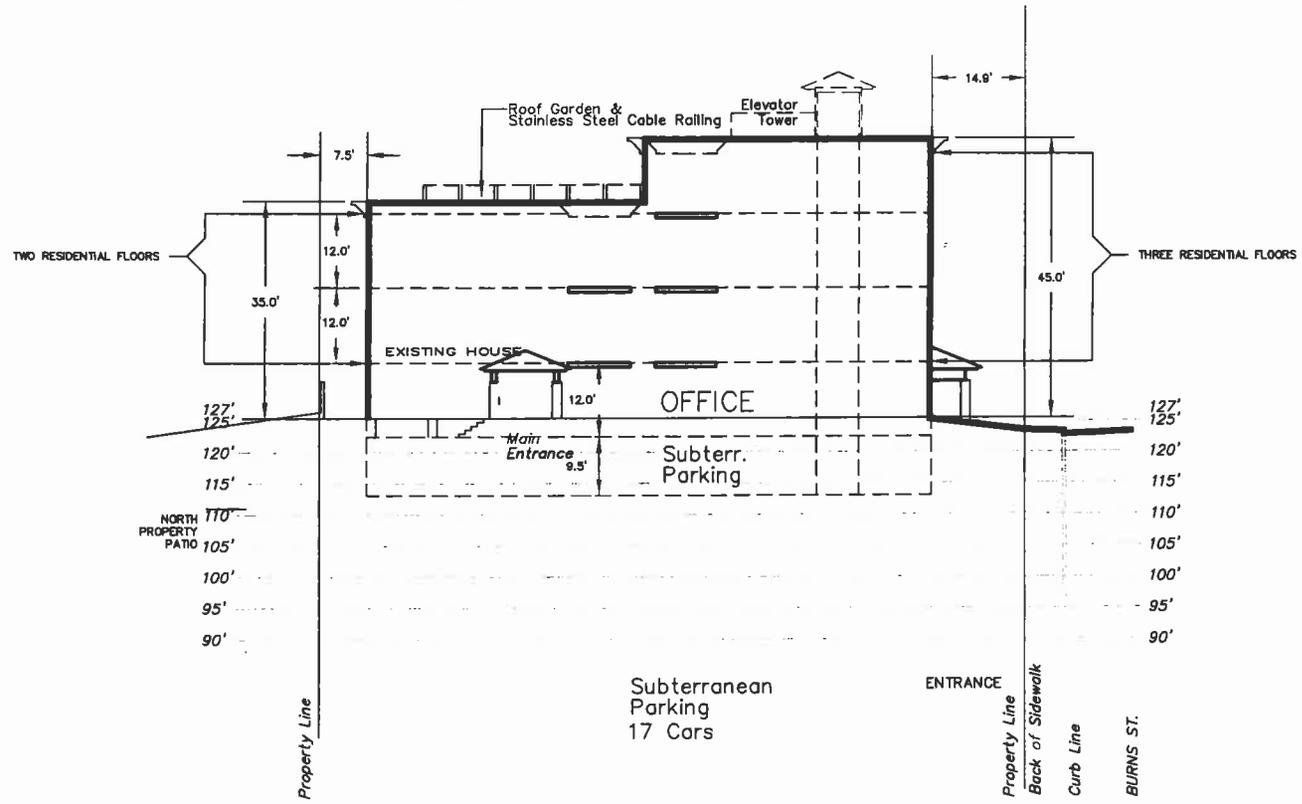
OBC PLAN MASSING STUDY
 WEST LINN PROPERTY

RAUF OLSON

ROBERT H. FOSTER CONSULTANTS
 431 ASH ST., LAKE OSWEGO, OR.
 97034 (503) 635-6190

EAST ELEVATION
 site SECTION STUDY (north/south looking west from Burns St.)
 SCALE: 1"=20'-0"

SHEET
 3

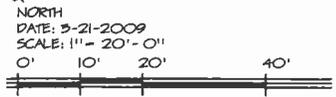


WEST ELEVATION
 site ELEVATION/SECTION STUDY looking east from Hood Street

SCALE: 1"=30'-0"

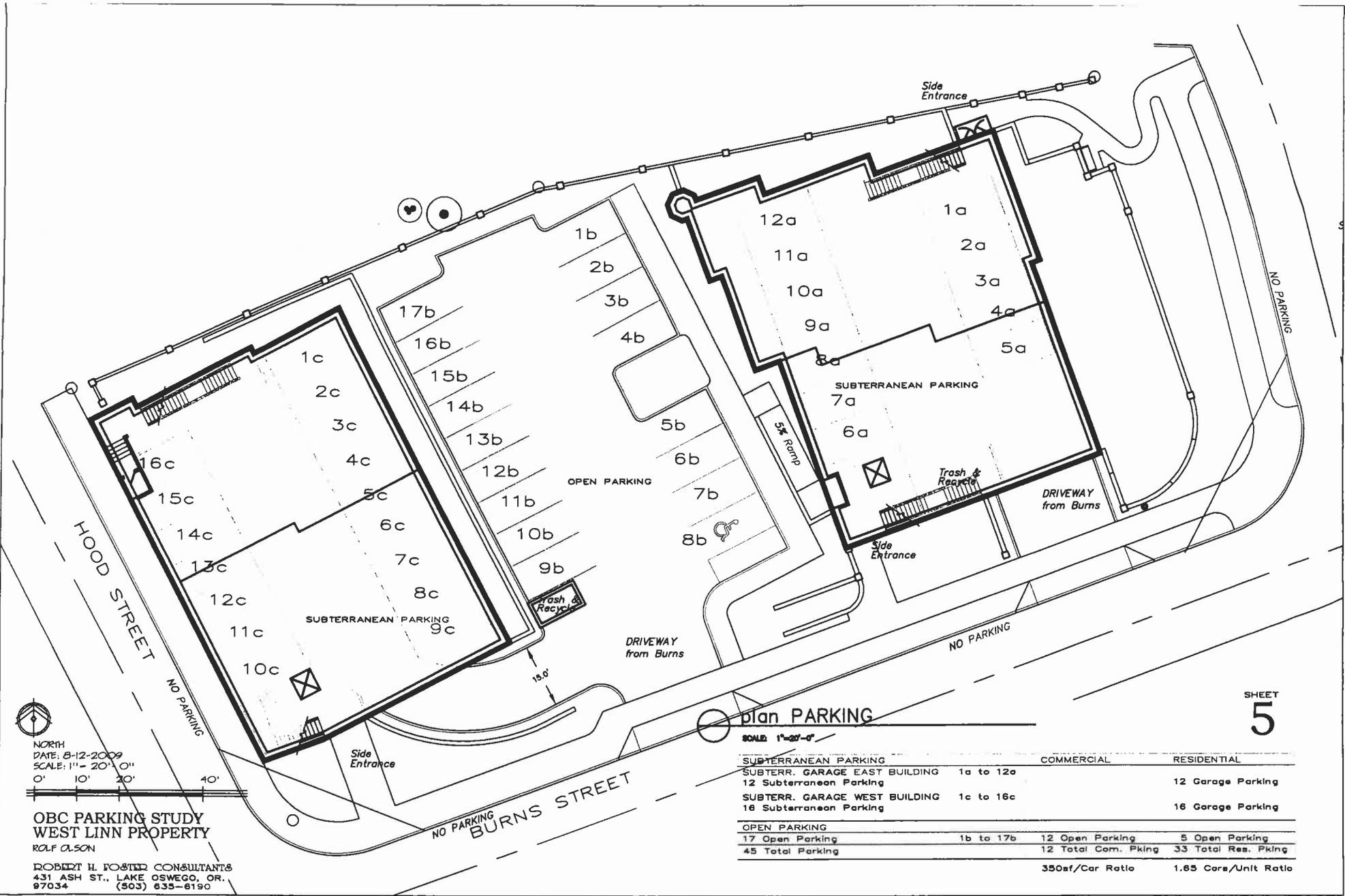
SHEET

4



OBC PLAN MASSING STUDY
 WEST LINN PROPERTY
 RALF OLSON

ROBERT H. FOSTER CONSULTANTS
 431 ASH ST., LAKE OSWEGO, OR.
 97034 (503) 635-8190



NORTH
 DATE: 8-12-2009
 SCALE: 1" = 20'-0"
 0' 10' 20' 40'

OBC PARKING STUDY
 WEST LINN PROPERTY
 ROLF OLSON

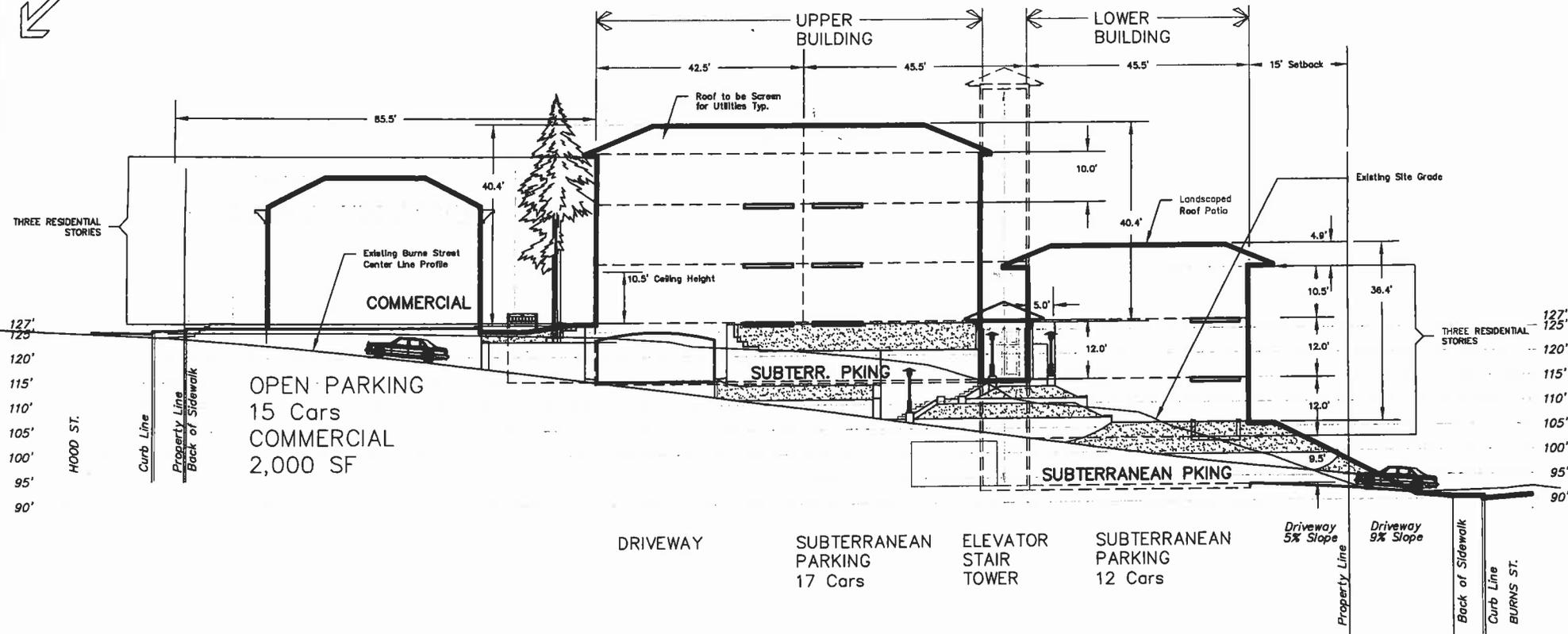
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plan PARKING
 SCALE: 1" = 20'-0"

SUBTERRANEAN PARKING		COMMERCIAL	RESIDENTIAL
SUBTERR. GARAGE EAST BUILDING	1a to 12a		12 Garage Parking
12 Subterranean Parking			
SUBTERR. GARAGE WEST BUILDING	1c to 16c		16 Garage Parking
16 Subterranean Parking			
OPEN PARKING			
17 Open Parking	1b to 17b	12 Open Parking	5 Open Parking
45 Total Parking		12 Total Com. Pking	33 Total Res. Pking
		350sf/Car Ratio	1.65 Cars/Unit Ratio

SHEET
 5

NOTE; Height of Commercial Building on the SW corner of Burns & Hood Streets is 44' high.



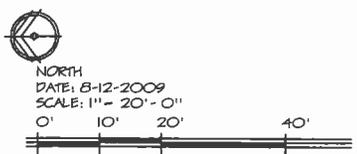
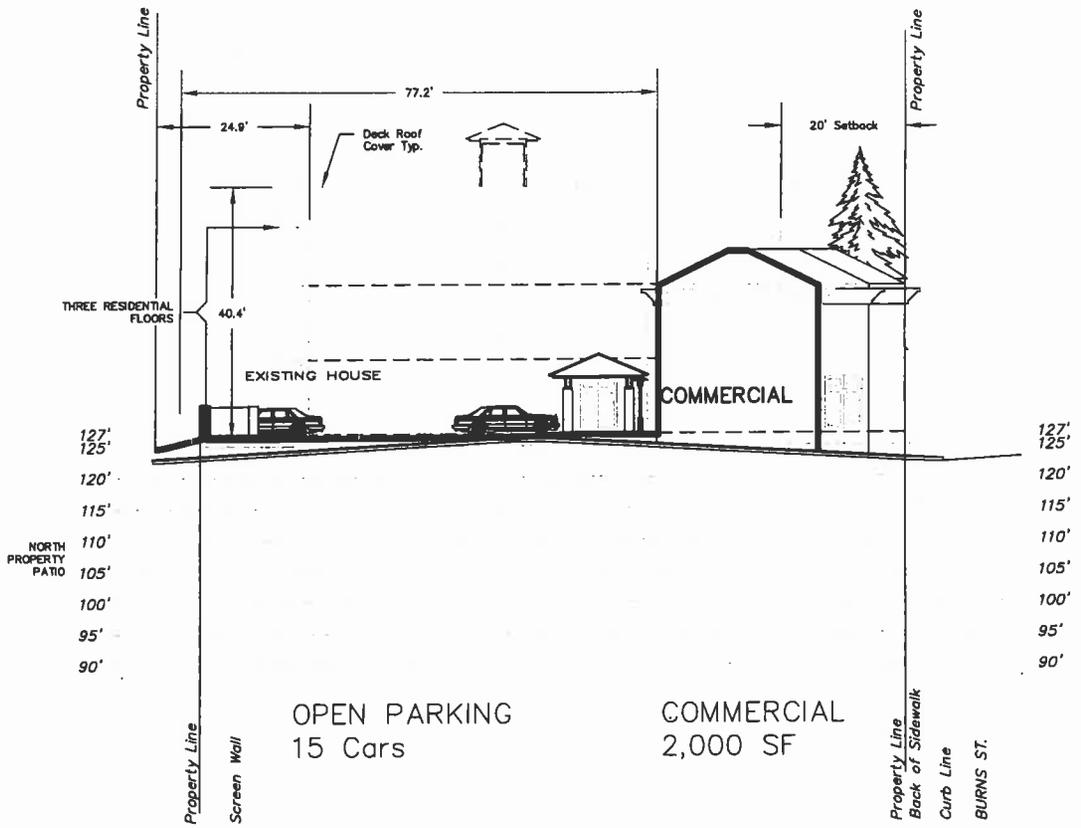
SHEET
2

DATE: 8-12-2009
 SCALE: 1" = 20'-0"
 0' 10' 20' 40'

MODIFIED PLAN MASSING STUDY
 WEST LINN PROPERTY
 ROLF OLSON

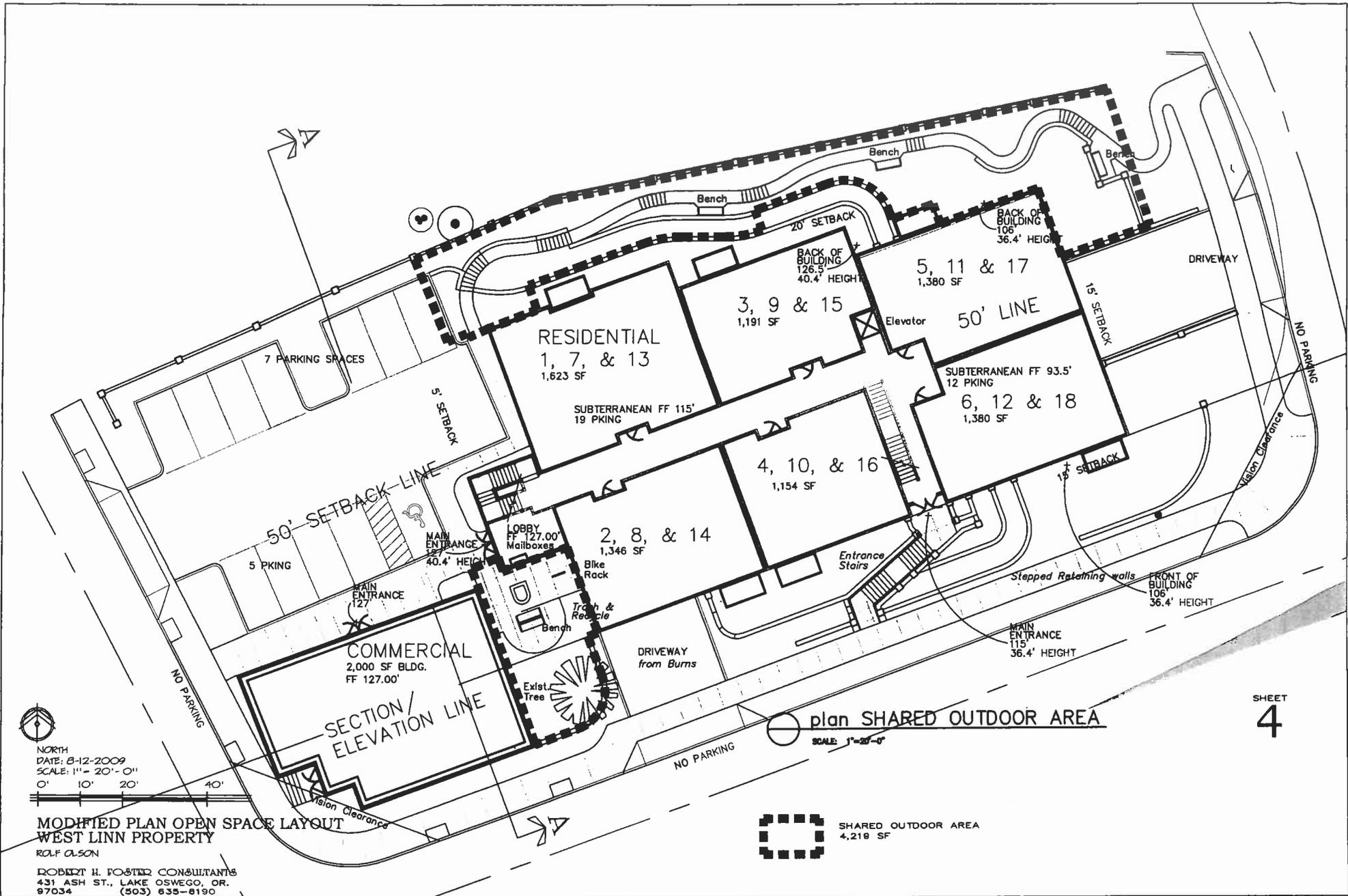
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○ SOUTH ELEVATION
 site SECTION STUDY (east/west looking north from Burns St.)
 SCALE: 1" = 20'-0"

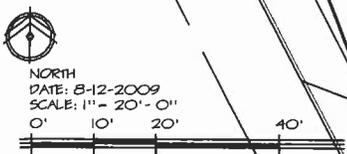
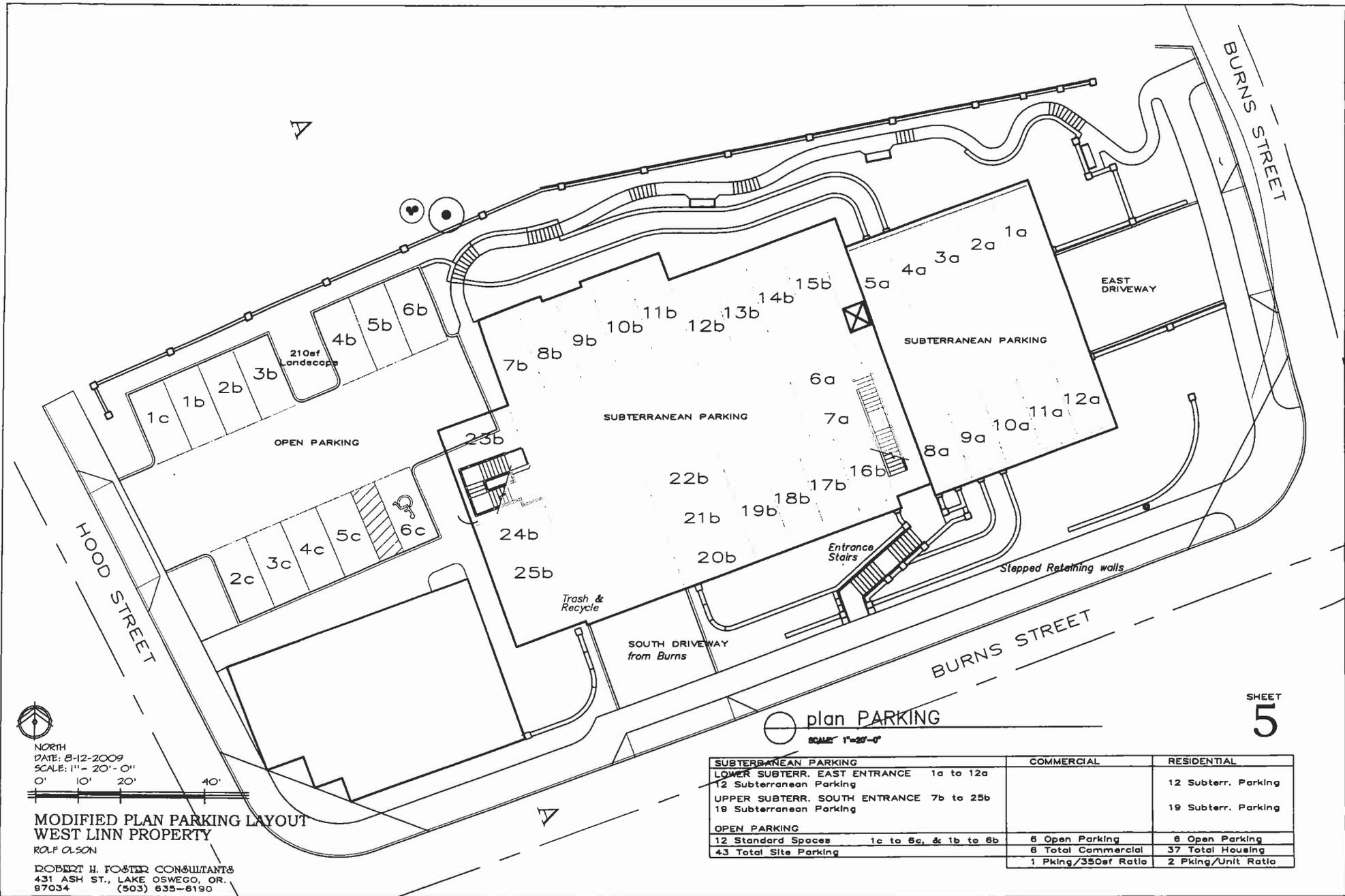


NORTH
 DATE: 8-12-2009
 SCALE: 1" = 20'-0"
 0' 10' 20' 40'
MODIFIED PLAN MASSING STUDY
WEST LINN PROPERTY
 ROLF OLSON
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WEST ELEVATION
 site SECTION STUDY north/south looking east from Hood St.
 SCALE: 1"=20'-0"



NORTH
 DATE: 8-12-2009
 SCALE: 1" = 20' - 0"
 0' 10' 20' 40'
MODIFIED PLAN OPEN SPACE LAYOUT
WEST LINN PROPERTY
 ROLF OLSON
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 431 ASH ST., LAKE OSWEGO, OR.
 97034 (503) 635-8190



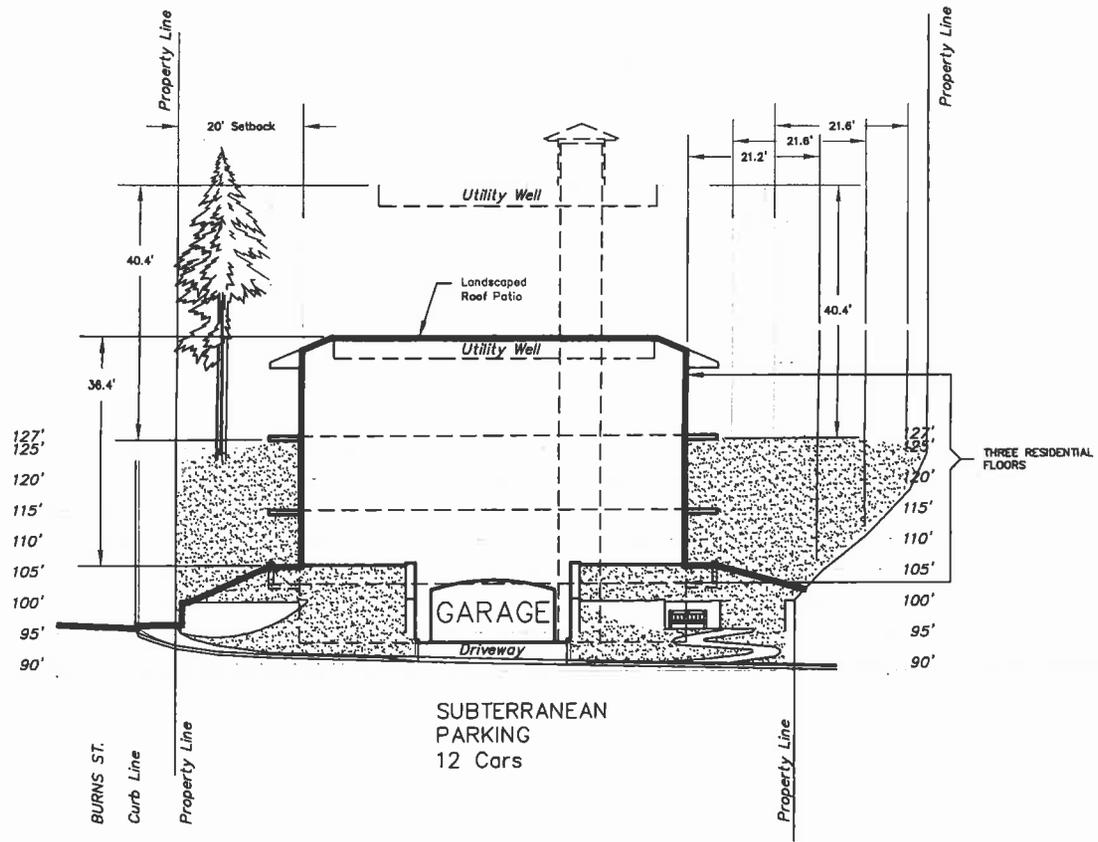
**MODIFIED PLAN PARKING LAYOUT
WEST LINN PROPERTY**

ROLF OLSON
ROBERT H. FOSTER CONSULTANTS
431 ASH ST., LAKE OSWEGO, OR.
97034 (503) 635-8190

plan PARKING
SCALE 1"=20'-0"

SHEET
5

	COMMERCIAL	RESIDENTIAL
SUBTERRANEAN PARKING		
LOWER SUBTERR. EAST ENTRANCE 1a to 12a 12 Subterranean Parking		12 Subterr. Parking
UPPER SUBTERR. SOUTH ENTRANCE 7b to 25b 19 Subterranean Parking		19 Subterr. Parking
OPEN PARKING		
12 Standard Spaces 1c to 6c, & 1b to 6b	6 Open Parking	6 Open Parking
43 Total Site Parking	6 Total Commercial	37 Total Housing
	1 Pking/350sf Ratio	2 Pking/Unit Ratio



EAST ELEVATION

site SECTION STUDY (north/south looking west from Burns St.)



SCALE: 1"=20'-0"



NORTH
DATE: 8-12-2009
SCALE: 1"= 20'- 0"



MODIFIED CONCEPT LAYOUT PLAN
WEST LINN PROPERTY

ROLF OLSON

ROBERT H. FOSTER CONSULTANTS
431 ASH ST., LAKE OSWEGO, OR.
97034 (503) 835-8190

PLAN & ELEV.

SHEET

6

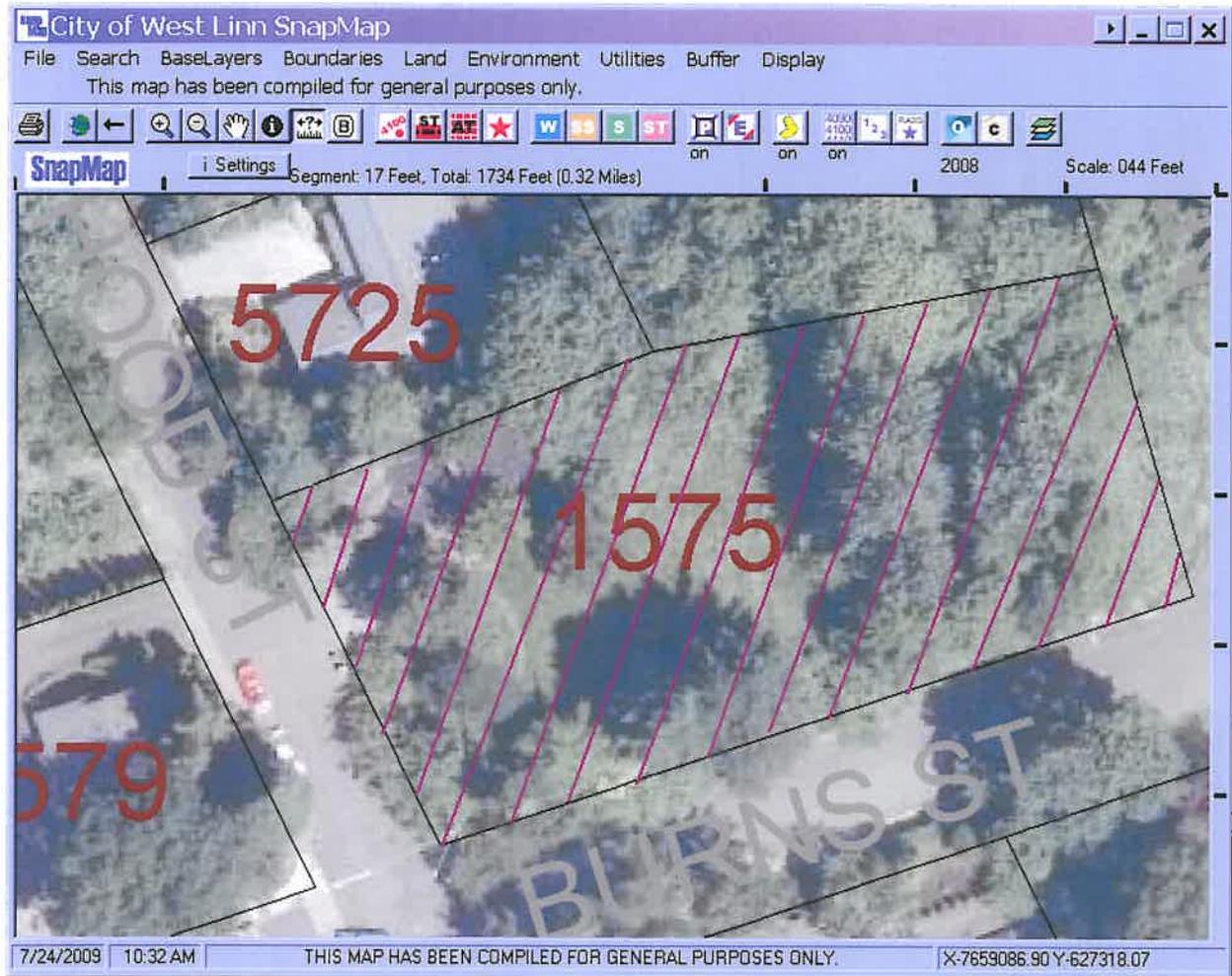
NAME	ADDRESS	E-MAIL	AFFILIATION
Tom Soppe KHOI LE			Planning Staff ENGINEERING STAFF
Bob Foster	431 Ash St. Lake Oswego OR 97034	Fosterco@teleport.com	Developer Designer
Rob Also	3453 Augusta Nat'l Salem, OR 97302	robalso@comcast.net	owner of lot
Hann Lee	P.O. Box 1849 Vancouver, WA 98668	hlee@hleeassociates.com	Developer's + traffic engineer
MARY STIVEN	148 B Avenue Lake Oswego, OR 97034	mstiven@stiven planning.com	Developer's planning consultant
Wink Brooks	4810 NW 187th Ave. Portland, OR 97229	winkbrooks@comcast.net	Planning Consultant
ALMA COSTON	P.O. BOX 387 (5798 Hood) W.L.	billnalma@comcast.net	Bolton N.A. Representative



CITY OF
**West
Linn**

**CITY OF WEST LINN
LAND USE PRE-APP CONFERENCE MEETINGS
THURSDAY, AUGUST 20, 2009
CITY HALL
22500 SALAMO RD
WILLAMETTE CONFERENCE ROOM**

**9:00 a.m. Office Business Center with PUD overlay (Mixed Use Development)
1575 Burns Street
Rolf Olson
(Bolton Neighborhood Assoc.)
PA-09-09 Planner: T. Soppe**



CITY OF WEST LINN PRE-APPLICATION CONFERENCE

DATE OF CONFERENCE 8/20/09 TIME OF CONFERENCE 9:00 AM
FEE \$1000.00 PROJECT # PA-09-09 STAFF CONTACT Paper
(This section to be filled in by staff) T Soppe

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form, 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.

APPLICANT'S NAME Rolf Olson PHONE NO. 510-1953 cell
503 364-6229

ADDRESS (or map/tax lot) OF SUBJECT PROPERTY Hood and Burns 1575 Burns

APPLICANT'S MAILING ADDRESS 3452 Augusta National Dr. S.
Salem, OR 97302

BRIEF DESCRIPTION OF PROPOSAL:

OBC with PUD overlay Mixed use development
office business center

Please attach additional materials relating to your proposal. Of most importance is information regarding existing conditions on or adjacent to the property. Detailed project design is discouraged at this level--it is important to remain open as to future project design. The most useful submittal for staff in reviewing your proposal would be 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 design (non-engineered)
- > Access to and from the site, if applicable
- > General location of existing trees
- > Location of creeks and/or wetlands
- > Location of existing utilities (water, sewer, etc.)
- > Easements (access, utility, all others)

While this material is not required, the more detail you can provide about existing conditions of your site, the better input you will receive from city staff at the pre-application conference. Submittal of this material must occur at least 14 days prior to the pre-application conference, or the conference will be re-scheduled.

By my signature below, I verify that all of the material submitted is true to the best of my knowledge, and I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Rolf Olson
Property owner's signature

6/26/09
Date

Mailing address (if different from above)

PRE-APP RESPONSE SHEET

You are requested to attend and/or comment on the following Pre-Application

PA-09-09 Address: 1575 Burns Street
Description: Office Business Center with PUD overlay (Mixed Use Development)
Meeting Date/Willamette Room: August 20, 2009

Please check the following appropriate box if you will not be attending:

Please check this box and return to Pre-App Administrator if you do not have any comments and /or information regarding the Pre-App.

Please check this box and complete questions, attach all comments and/or information regarding this Pre-App and then, **return to T Soppe**, Planner.

1. Are there existing codes, standards, policies, system deficiencies, SDC eligibility, new plans or code amendments on the horizon that could impact this proposal?

at the lower end of the proposed development the area has been very wet this needs to be looked at to make sure development does not adversely affect the conditions

2. Are there any issues that come to mind? (we would also need copies or citations of any document(s) that they reference)

3. Have there been any prior discussions with the applicant that staff needs to know about?

Pal Waks

Department
Michael Ordevel

Signature

AD

PLEASE RETURN THIS RESPONSE FORM BY: August 17, 2009

C. Jordan____ K. Le____ D. Wright____ G. Green____ M. Perkins____
K. Worcester____ D. Davies____ S. Foxworthy____ M. Cardwell____ J. Whynot____
Planner____ T. Zak____

PRE-APP RESPONSE SHEET

You are requested to attend and/or comment on the following Pre-Application

PA-09-09
Description:

Address: 1575 Burns Street
Office Business Center with PUD overlay (Mixed Use Development)

Meeting Date/Willamette Room: August 6, 2009

Please check the following appropriate box if you will not be attending:

Please check this box and return to Pre-App Administrator if you do not have any comments and /or information regarding the Pre-App.

Please check this box and complete questions, attach all comments and/or information regarding this Pre-App and then,
return to T Soppe, Planner.

1. Are there existing codes, standards, policies, system deficiencies, SDC eligibility, new plans or code amendments on the horizon that could impact this proposal?

2. Are there any issues that come to mind? (we would also need copies or citations of any document(s) that they reference)

The lower end of this property is very wet most of the year drainage needs to be looked at very careful to not make a current

3. Have there been any prior discussions with the applicant that *problem worse* staff needs to know about?

P.W

Department

Signature

Michael Cardwell

PLEASE RETURN THIS RESPONSE FORM BY: August 4, 2009

C. Jordan ___ K. Le ___ D. Wright ___ G. Green ___ M. Perkins ___
K. Worcester ___ D. Davies ___ S. Foxworthy ___ M. Cardwell ___ J. Whynot ___
Planner ___ T. Zak ___

PRE-APP RESPONSE SHEET

You are requested to attend and/or comment on the following Pre-Application

PA-09-09
Description:

Address: 1575 Burns Street
Office Business Center with PUD overlay (Mixed Use Development)

Meeting Date/Willamette Room: August 6, 2009

Please check the following appropriate box if you will not be attending:

Please check this box and return to Pre-App Administrator if you do not have any comments and /or information regarding the Pre-App.

Please check this box and complete questions, attach all comments and/or information regarding this Pre-App and then,
return to T Soppe, Planner.

1. Are there existing codes, standards, policies, system deficiencies, SDC eligibility, new plans or code amendments on the horizon that could impact this proposal?

Water system on Hood is deficient already; will not handle any additional use. Needs replaced.

2. Are there any issues that come to mind? (we would also need copies or citations of any document(s) that they reference)

Galvanized line needs replaced on Hood.

3. Have there been any prior discussions with the applicant that staff needs to know about?

Water

Department _____

Signature _____

PLEASE RETURN THIS RESPONSE FORM BY: August 4, 2009

C. Jordan ___ K. Le ___ D. Wright ___ G. Green ___ M. Perkins ___
K. Worcester ___ D. Davies ___ S. Foxworthy ___ M. Cardwell ___ J. Whynot
Planner ___ T. Zak ___

PRE-APPLICATION CONFERENCE STAFF CHECKLIST

File # PA-09-09 Date: 8-20-09

SUBJECT/PROPOSAL:

Proposal: Mixed use Comm/Multi-family
at 1575 Burns St.

Attendees: _____

STAFF CHECKLIST: Site Analysis

- Staff Site Visit? ✓
- In 100 year or 1996 flood boundary? N
- In HCA area along Willamette or Tualatin River? N
- Wetlands or in Wetland Transition Area? N
- In WRA/Drainageway Transition Area? N
- Significant Riparian Corridor (100' setback)? N
- Steep slopes over 25%? Y
- Heavily forested or clearly significant trees (20% rule)? Heavily forested

STAFF CHECKLIST: Zoning and Plan Conformance

- Zone of site? OBC
- Use allowed outright? Plan 1 by prescribed conditions? Plan 2 - w/ PID by CUP?
- Permits required Class II Design Review, ~~Class II~~ PID
at least 1 Class II variance
- Previous land use decisions/COAs that limit use of the site? File# N
- In Historic Residential District? N
- In Historic District Commercial Overlay? N
- Historic Landmark Structure? N
- Agreement with Neighborhood Plan? No
- Non-Conforming? (setbacks, parking, landscaping, use)? N/A for existing, we are conforming
- TPR addressed? Applicant needs to keep SS, 100, 8, 7, compatible w/ what is proposed
- Parks Master Plan checked? (re: trails and pathways) ✓
- Other ped. and bike connection opportunities? ✓

alt. setbacks may be proposed
"front"
"back"
etc.



















POSSIBLE SIGNIFICANT TREES



City of West Linn GIS (Geographic Information System), SnapMap Date: 8/18/2009

Scale: 051 Feet

MAP DISCLAIMER:

This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes.

Users of this information should review or consult the primary data and information sources to ascertain the usability of the information.