



CITY OF

West Linn

Planning & Development • 22500 Salamo Rd #1000 West Linn, Oregon 97068
 Telephone 503.656.4211 • Fax 503.656.4106 • westlinnoregon.gov

RECEIVED

PRE-APPLICATION CONFERENCE

8/20/10 SR

PLANNING & BUILDING

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: 8/19/10 9/16/10	TIME: 9AM 11AM	PROJECT #: PA-10-2628
STAFF CONTACT: Tom Soppe	FEE: \$1000 ⁰⁰	

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): 1575 Burns

Brief Description of Proposal: Mixed Use (Commercial + Residential)

Applicant's Name:

Rolf Olson

Mailing Address:

3453 Augusta National Dr S Salem, OR 97302

Phone No:

503) 364 6229

Email Address:

rolfolson@comcast.net

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
- 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)

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

Rolf Olson

Date

8/5/10

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

Rivera, Sherrie

From: rolf olson [rolfolson@comcast.net]
Sent: Friday, August 20, 2010 5:49 PM
To: Rivera, Sherrie
Subject: 1575 Burns - Bolton Terrace Project

Hello Sheri ---

This email confirms my request for the resetting of the Pre-App Conference to September 16th at 11:00 am. Please use the same Exhibits submitted for the postponed Pre-App Conference previously set for August 19th as well as the fee for that Conference.

Thanks, Rolf Olson

rolf olson

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SEP - 3 2010

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From: rolf olson [rolfolson@comcast.net]
Sent: Tuesday, August 17, 2010 1:17 PM
To: 'Soppe, Tom'
Cc: 'ckerr@westlinnoregon.gov'; 'Wink Brooks'; 'fosterco@teleport.com'
Subject: Bolton Terrace Pre-App Conference

Hello Tom ---

Wink talked to you earlier today regarding the matters that need resolution prior to our Pre-App conference. They are summarized as follows:

1. We need a decision from City engineering regarding their response to Hann's narrative discussing City criteria for a Traffic Impact Analysis and specifically, whether the City agrees that under the code our project is not responsible for a Traffic Impact Analysis. We have been waiting for this decision since July 28th
2. Our arborist, Morgan Holen, is of the opinion that the Douglas Fir cluster of three trees bordering the south edge of the property cannot be saved due to the 1/2 street improvement and side walk requested by City engineering on June 8th. Mike Perkins declined a meeting with Morgan to discuss the matter. Your email to me of August 16th states that a "further survey" needs to be done. Resolution of this issue will determine whether the applicant is required to apply for a Variance to remove the trees. *Delivered 9/3*
3. At our July 29th meeting with you and Chris we discussed the need for a decision on whether our proposed Entry meets the requirement of the TPR in Chapter 55. No decision has been reached. Last Friday I suggested that a drawing may be helpful in resolving this issue. You agreed but the draftsman's work load has not permitted the drawing to be finalized. *Delivered 9/3*
4. On our Friday, August 13th meeting we were advised of a change in the way the planning department measures height of buildings and that new method for measuring height applies to our project. This new method of measurement provides an opportunity add to the residential appearance of our proposed buildings. Drawings need to be produced under this new height measurement method and reviewed by the planning department to confirm compliance with the code. *Delivered 9/3*

Tom, we will be in touch with you shortly for purpose of scheduling a meeting to resolve the above matters.

Rolf

Walter H. Knapp & Associates, LLC
Consultants in Arboriculture, Silviculture, and Forest Ecology

MEMORANDUM

DATE: August 31, 2010

TO: Rolf Olson

FROM: Morgan E. Holen, ISA Certified Arborist (PN-6145A)

RE: Tree Preservation and Construction for Street Improvements
0944 Olson Project

At your request, I met with you and Wink Brooks on your project site located at the northwest intersection of Hood and Burns in West Linn on Friday, July 16, 2010, in order to evaluate three Douglas-fir trees in terms of proposed construction impacts. This memorandum documents the site visit and provides arborist recommendations.

Earlier this year I met with Mike Perkins, West Linn City Arborist, at the site for the purpose of identifying any trees he found to be significant. At that time he concluded that three Douglas-fir trees, in a cluster along the south property line, were significant. We looked at other trees that had potential significance but no others were identified as significant. The trees have a crown radius of approximately 18-feet towards the street and 22-feet towards the construction site. If protection is not feasible, the applicant must demonstrate why. Design alternatives were evaluated by the applicant in an effort to retain these trees. Irrespective of the development plan however, the City is requiring half street improvements on Burns Street, along the south property line which include a required 8-foot sidewalk due to the commercial nature of the project.

Refer to attached Exhibit C "Site Plan, Street and Sidewalk Study Plan." The street improvements include new curbs and sidewalks along the northern edge of Burns Road, approximately 9-feet from the largest of the three Douglas-firs. The back of the sidewalk is at elevation 116.5-feet and the approximate base of the largest Douglas-fir is at elevation 123.5-feet, a difference of 7-feet.

Based on the proposed site plans depicting the street improvement requirements, the trees are not suitable for preservation with construction. The existing curb is approximately 16-feet from the face of the trees, and the edge of the new sidewalk will come within 9-feet of the trees. As shown in the photograph below, the area between the road and the trees is a steep slope which limits the ability to provide recommendations for alternative tree protection measures—grading in this area appears unavoidable. While on site, we discussed the potential for constructing a retaining wall to help maintain the existing grade at the trees, however this does not seem feasible considering

the engineering requirements of such a wall and the relatively narrow width between the new sidewalk and the trees.

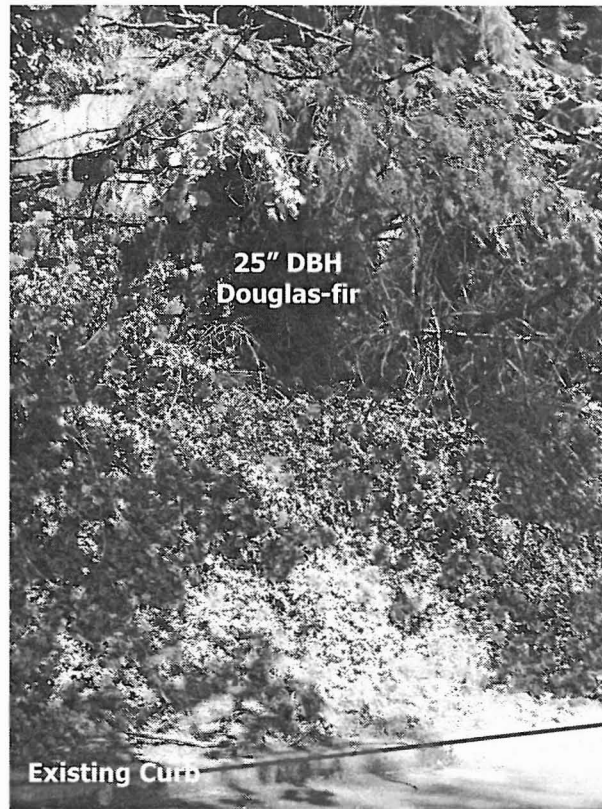


Photo 1. Existing curb and 25-inch Douglas-fir on top of slope.

Since my last visit to the site, Landscape Architect Bob Foster has provided a scaled north to south cross section at the point of the largest of the three Douglas-firs (attached). In addition, Mr. Foster and I spoke over the telephone regarding his drawing and the proposed construction impacts to the three Douglas-firs. The drawing illustrates the proposed impacts resulting from the required half street improvements. Only the largest of the three Douglas-firs is illustrated—this tree is sufficient for the illustration since retention of the other two trees is not recommended if one is removed. Since the trees are growing in a cluster and have adapted to being so close to one another over time, removal of one or more trees will expose the remaining tree, revealing a one-sided crown and increased probability for windthrow. This is potentially hazardous considering the primary targets are powerlines, the roadway, and project site.

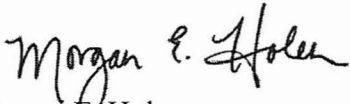
The drawing illustrates the Douglas-fir tree that is located furthest to the west in the group of trees and an 8-foot wide sidewalk installed along the north side of Burns Street. A 2:1 slope is used, which is the recognized standard maximum for maintained slopes. In addition to the sidewalk and curb, there is an 18-inch flat area at the bottom of the slope, which is needed for

drainage and any sloughing of material from the slope. The drawing shows graphically why the largest Douglas-fir tree must be removed due to the required half street improvements.

While the tree illustrated on the drawing is the one in the cluster located closest to the existing curb, Burns Street slopes downward to the east at a grade of approximately 12%, which increases the elevation difference between the sidewalk and the other two Douglas-firs in the cluster and thereby increases the after construction slope between the sidewalk and those trees. Based on the cross-section, approximately 50% of the root system will be impacted, and the trees will become hazardous and have inadequate growing space. In addition, Mr. Foster agreed that using a retaining wall is also not a viable solution since a wall would have to be located on the project site outside of the right-of-way and a wall ~6-feet tall would require an additional 4-feet or more of excavation into the slope towards the trees.

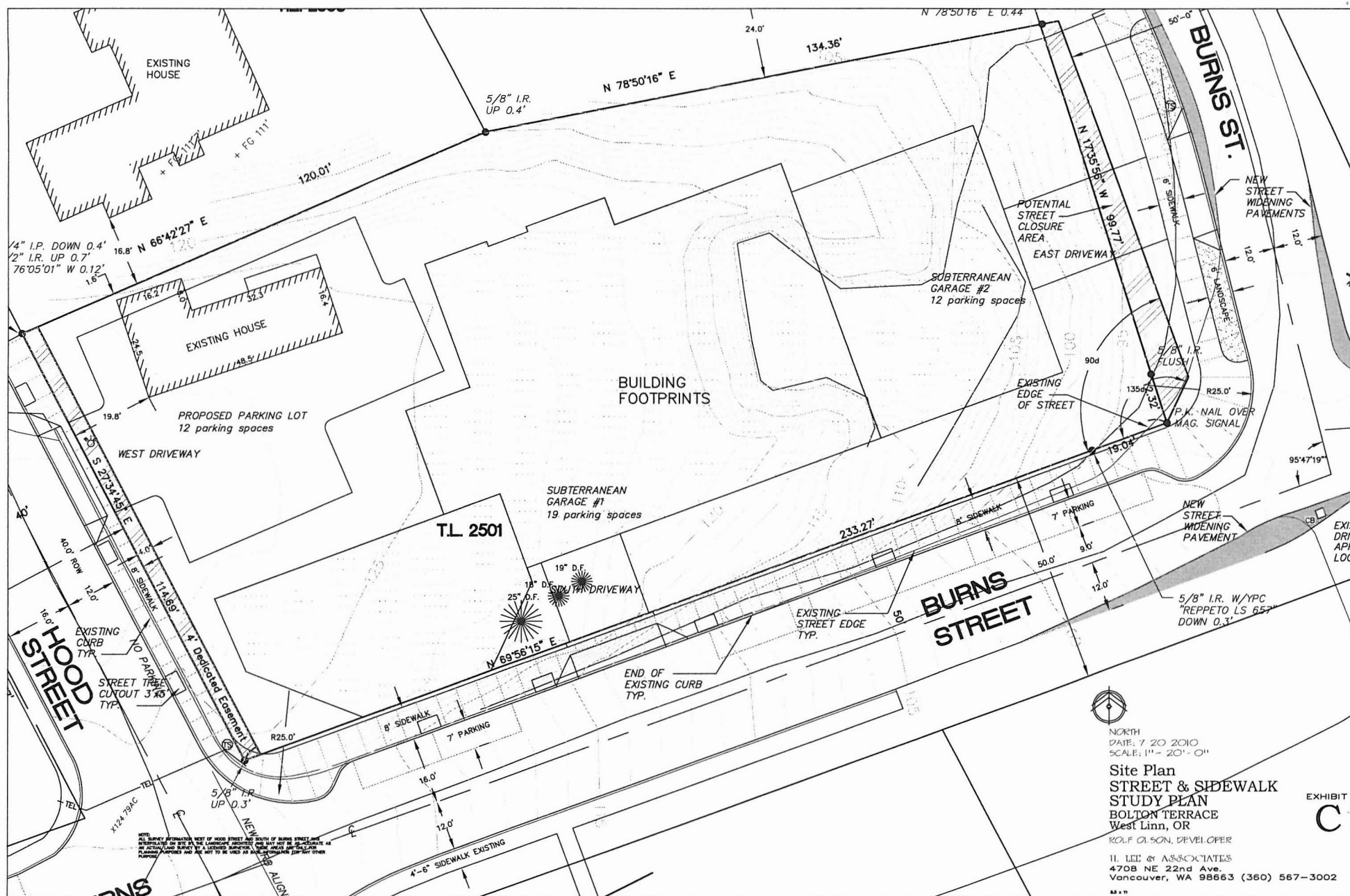
Removal of these three trees is recommended because they are not suitable for retention considering the City requested sidewalk and half street improvements. If there was a requirement to retain these trees, not only would the trees have very limited growing space after the sidewalk and street construction, they also would likely become hazardous considering the change in grade south of the trees and the unavoidable root impacts. Removal and replacement in a more appropriate on-site location is preferred since construction impacts are unavoidable.

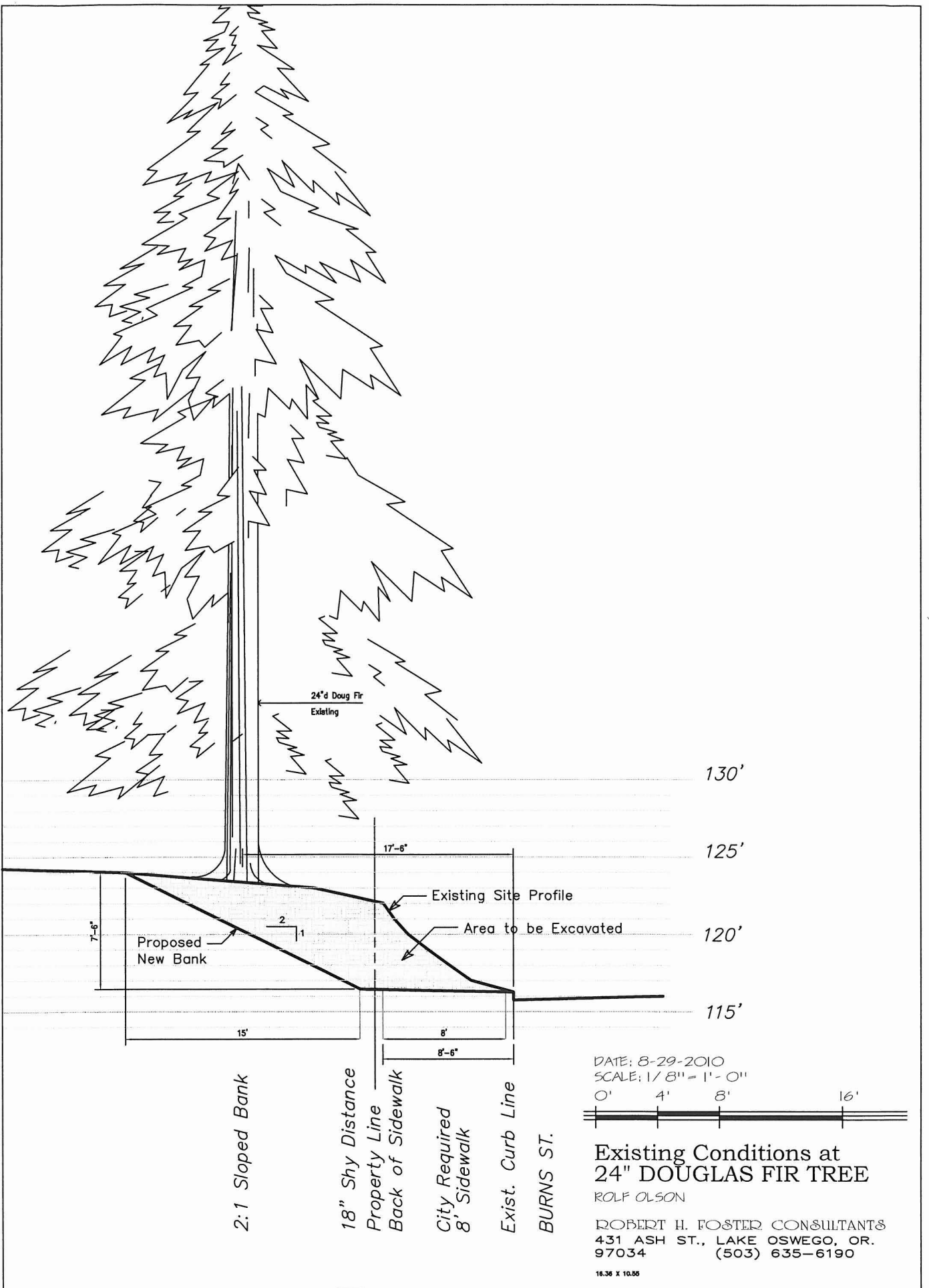
Please contact us if you have questions, concerns, or need any additional information.



Morgan E. Holen
ISA Certified Arborist, PN-6145A
ISA Certified Tree Risk Assessor, PN-449
Forest Biologist, PBS Environmental

Enclosures: Exhibit C "Site Plan, Street and Sidewalk Study Plan
Cross Section Drawing at Douglas-fir





MEMORANDUM

September 3, 2010

To: Tom Soppe and Chris Kerr

From: Rolf Olson

Subject: Bolton Terrace, Burns/Hood Street Entrance Structure

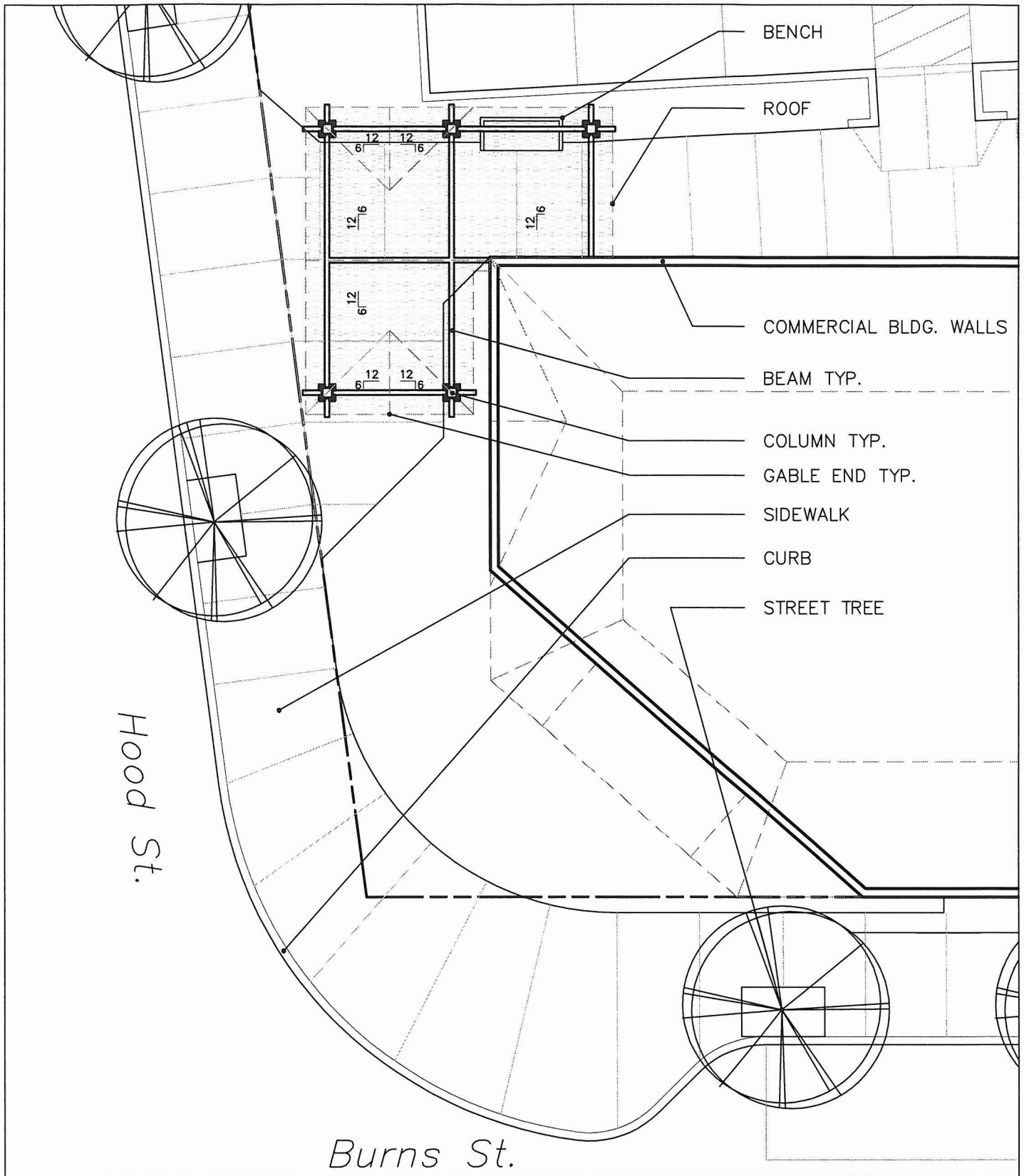
The Planning Department requested drawings illustrating more specifically the location of the Burns/Hood Street Entrance Structure and how the entry relates to both Hood and Burns Streets. Attached is a drawing in Plan view and also a perspective sketch responding to the request.

From the southwest corner of the subject property going north along the Hood Street sidewalk 20 feet the entry sidewalk begins at a 45 degree angle. The Plan drawing shows where the pedestrian can enter the south or west sides of the structure. At these points the pedestrian is entering under an inviting, open gable roof. The perspective sketch illustrates the gable roof entry at ground level.

This entry is a substantial structure that is physically a part of the commercial building. The center east-west roof beam is attached to and runs along the north side of the commercial building at the northwest corner of the building and then extends to the Hood Street sidewalk.

The previously submitted Pre-Application Discussion Notes at #13 reviews the Transportation Planning Rule requirements. The applicant has shown why the proposed commercial building entrance is the most inviting and accessible entrance location considering the elevations and clear vision requirements at the Hood and Burns corner. The entry location and inviting structure illustrated by the attachments, we believe, complies with the requirements of CDC 55.100 (B) (7) (a) and (f).

If time permits, please advise us prior to the September 16th Pre-Application Conference if Planning agrees or disagrees with our code interpretation.



NORTH
1" = 8'-0"
8-30-2010

PLAN

PROPOSED BURNS/HOOD STREET ENTRANCE STRUCTURE
BOLTON TERRACE

Robert H. Foster Consultants 503 635-6190

MEMORANDUM
September 2, 2010

To: Tom Soppe and Chris Kerr

From: Rolf Olson

Subject: Bolton Terrace, Exhibit 3a

Elevation plans for Bolton Terrace show the buildings traversed by an east – west line located 50' from the north residential zone. CDC 21.070 A. 7. This height differential "setback" line steps the height of the buildings.

On the south side of the 50' line the height limit is 45'. In this area are two different style pitched roofs. The larger pitched roof area encloses a flat roof area. The other pitched roofs are smaller gable style roofs.

On the north side (residential side) of the 50' line the height limit is 35'. The buildings in this area show a flat roof. The newly submitted drawing, Exhibit 3a, shows the addition of a pitched, gable roof extending over the private outdoor space (patio, 5' x 10').

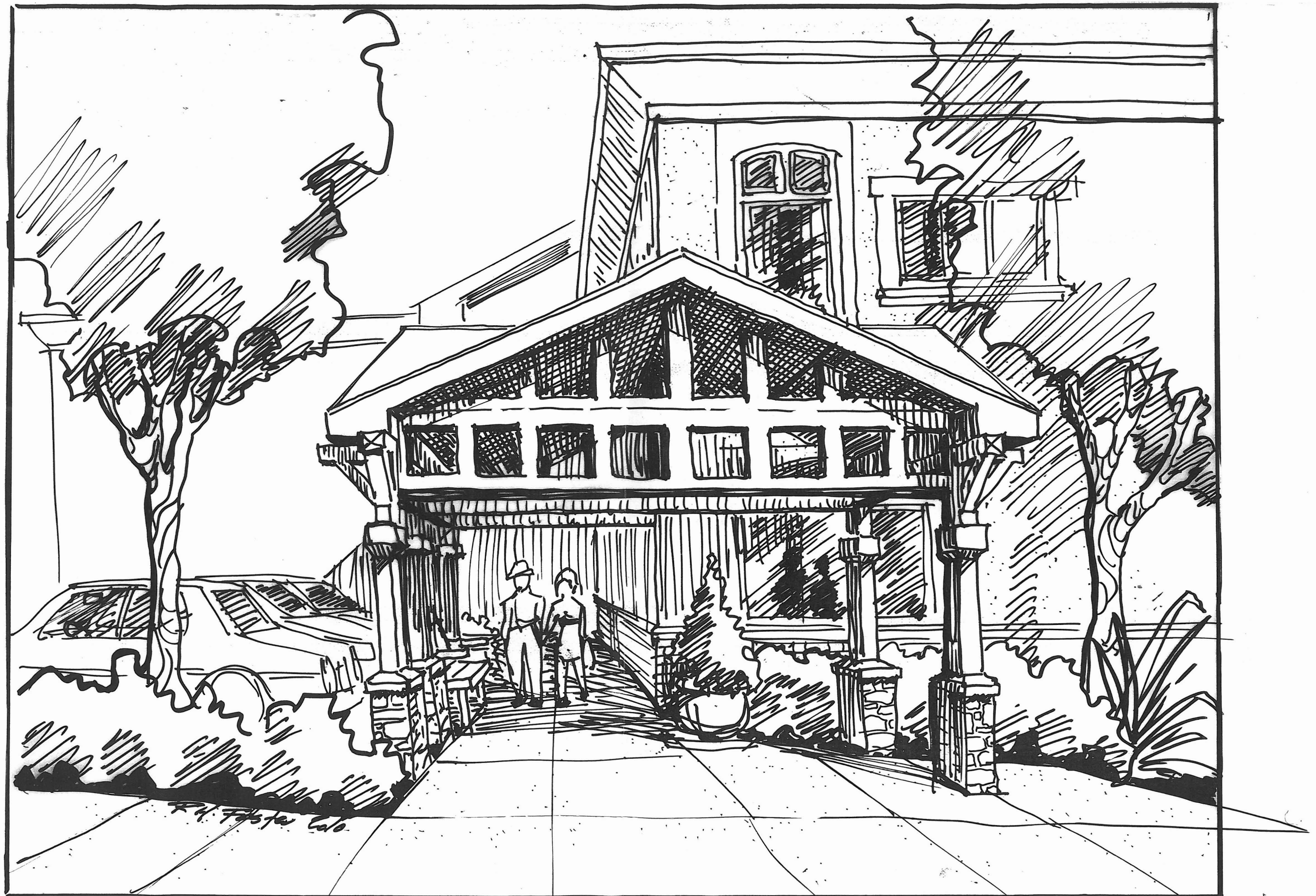
We understand that this roof is permitted under the definition of building height delivered to us on August 13, 2010, which states,

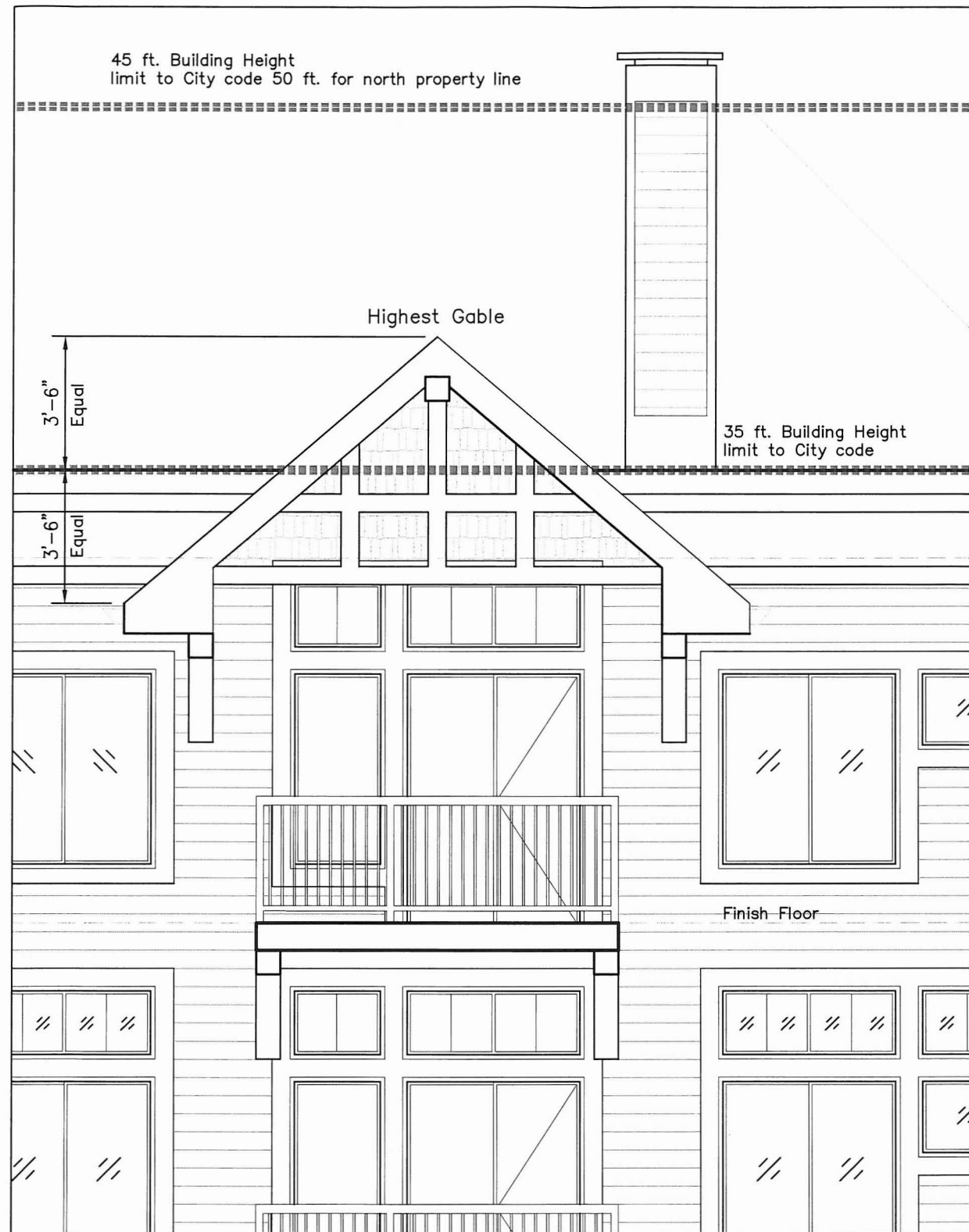
"The vertical distance above a reference datum measured to the highest coping on flat roof or the deck line of a mansard roof or *to the average height of the highest gable of a pitched roof.*"

There will be three of these gable roofs on the north side of the two residential buildings, one extending over each of the third floor patios.

These gable roofs break the long, horizontal line of the flat roof and add to the residential character of the buildings. For this reason we are submitting Exhibit 3a as a supplemental exhibit to the Pre-Application documents previously submitted.

If time permits, please let me know prior to the September 16th Pre-App conference if Planning agrees or disagrees with our code interpretation as shown by the Exhibit.





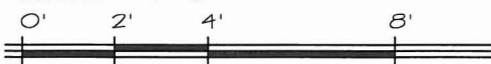
UNIT #13 ELEVATION



UNIT #13 PERSPECTIVE

EXHIBIT
3a

DATE: 8-27-2010
SCALE: 1" = 4'-0"



PLAN MASSING STUDY
BOLTON TERRACE, West Linn, OR

ROLF OLSON

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

18.36 X 10.55



site NORTH ELEVATION Deck Gable Detail

SCALE: 1" = 20'-0"