



LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 20, 2013

**City Hall
22500 Salamo Road**

Willamette Conference Room

11:00 am Two main entry additions to existing building – 325 sf open/covered portico entry along Willamette Falls Drive and 750 sf enclosed entry at northwest corner from parking lot. Revisions to parking and landscape to better address public access and create a more attractive streetscape and urban environment.

Applicant: Jessamyn Griffin, Siteworks / Charles Lewis

Subject Property Address: 2015 8th Avenue

Neighborhood Assn: Willamette

Planner: Tom Soppe

Project #: PA-13-20





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE: <u>6/20/13</u>	TIME: <u>11Am</u>	PROJECT #: <u>PA-13-20</u>
STAFF CONTACT: <u>TOM SOPPE</u>		FEE: <u>1000-</u>

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): Tax Lot 0100 on Map 31E02BA0

Brief Description of Proposal: Two main entry additions to existing building (325 sf open/covered portico entry along Willamette Falls Drive and 750 sf enclosed entry at northwest corner from parking lot). Revisions to parking and landscape to better address public access and create a more attractive streetscape & urban environment.

Applicant's Name: Jessamyn Griffin

Mailing Address: 1255 NW 9th Ave #17, Portland OR, 97209

Phone No: (503) 545-9289

Email Address: jessamyn@siteworksportland.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
- 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:

Clarification regarding applicability of Class 1 or 2 Design requirements. Possible application for "non-conforming" upgrades to allow for upgrades without triggering full compliance for parking, stormwater, etc? Neighborhood Association involvement?

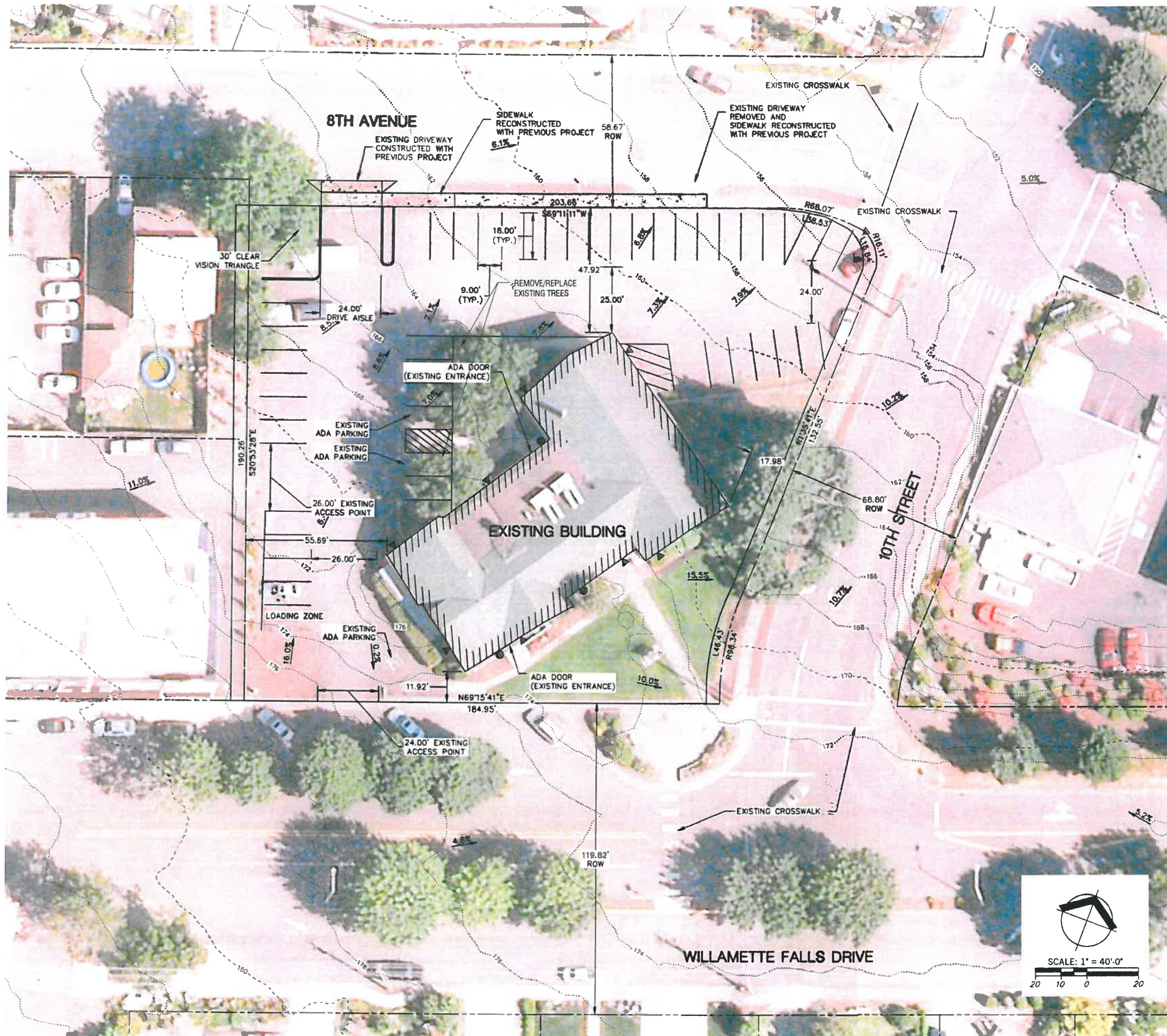
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

[Signature]
Property owner's signature

6/6/13
Date

2015 8th Avenue, West Linn, OR 97068

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



LEGEND	
	EXISTING ROW LINE
	EXISTING 2' CONTOUR
	EXISTING 10' CONTOUR
	EXISTING STRIPING
	EXISTING BUILDING LINE
	PROPOSED IMPROVEMENTS LINE
	EXISTING LIGHT
	PROPOSED LIGHT

SITE INFORMATION	
TOTAL SITE AREA:	40,908 SF (0.939 AC)
TOTAL LANDSCAPED AREA:	6,000 SF (0.137 AC)

PARKING INFORMATION	
STANDARD PARKING STALLS:	40
HANDICAP PARKING STALLS:	3
COMPACT PARKING STALLS:	0
TOTAL PARKING STALLS:	43
BICYCLE PARKING:	PROVIDED INSIDE BUILDING

SITE INFORMATION	
• SLOPE ANALYSIS:	ALL SLOPES ON SITE ARE LESS THAN 15%
• FLOOD PLAIN:	N/A
• NEW PLANT MATERIAL:	NONE
• NEW SIGNS:	LEFT TURN ONLY (SEE PLAN)
• GROUND WATER DEPTH:	25'-32"
• LANDSLIDE AREAS:	NONE
• EROSION POTENTIAL:	SLIGHT EROSION POTENTIAL PER NRCS WEB SOIL SURVEY
• WETLANDS/MARSH AREAS:	NONE
• WILDLIFE HABITAT AREAS:	NONE
• LARGE ROCK OUTCROPPINGS:	NONE

OWNER INFORMATION	
MARIE LAMFROM CHARITABLE FOUNDATION 2040 8TH AVENUE, SUITE 202 WEST LINN, OR 97068 (503)-616-3967, EXT 101	

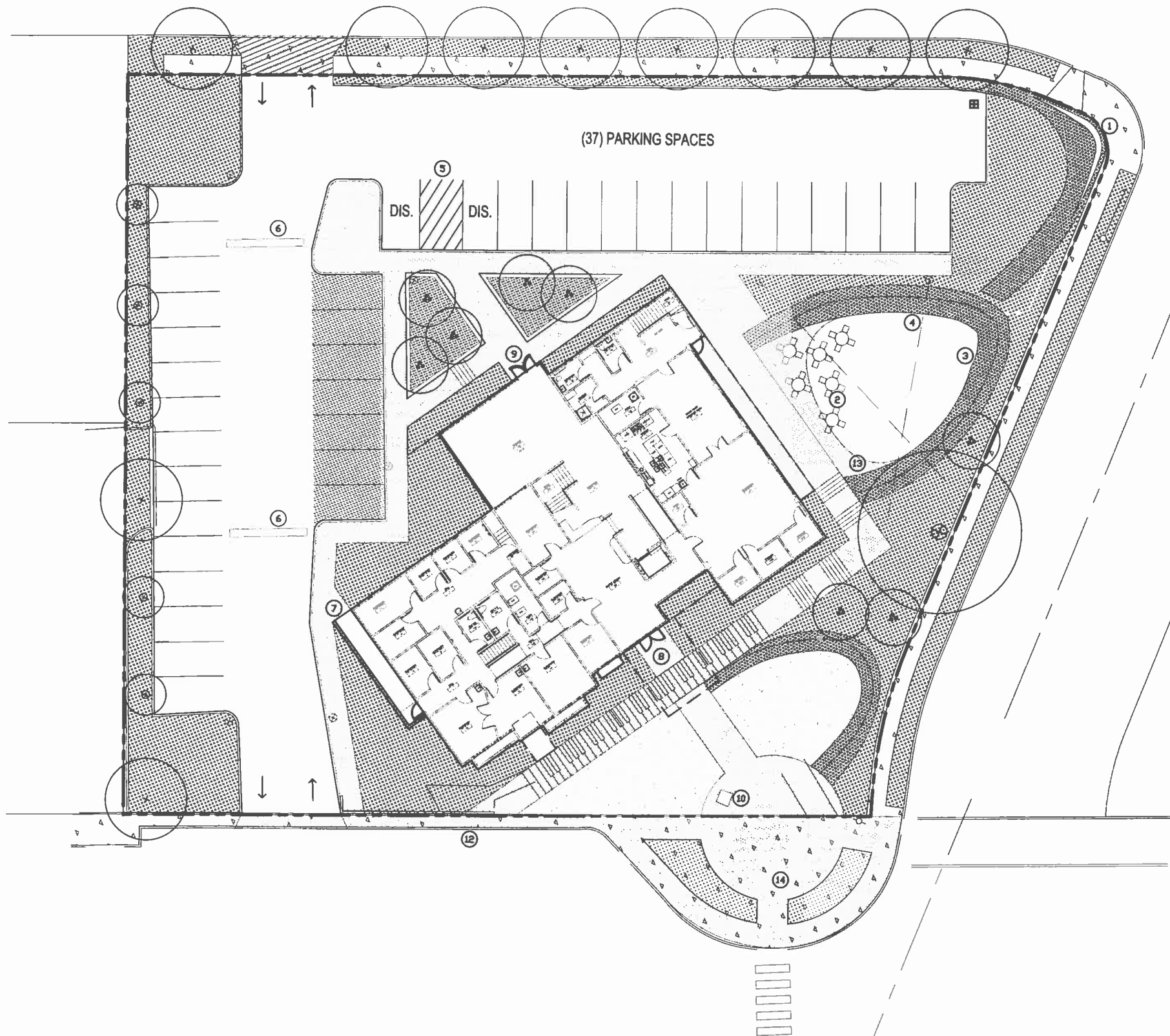
Project Location
Youth Music Project
2015 8th Ave
West Linn, OR 97068

THESE DRAWINGS ARE FOR
CONSTRUCTION BY
JEAN-PIERRE VEILLET
SITEWORKS, INC. ONLY

Date:	2013.06.06	
Drawn By:	JLG	
Phase:	PRE-APPLICATION CONFERENCE	
Revisions:		
Number	Description	Date

Sheet Name
EXISTING SITE PLAN

Sheet No.
G1.0



MATERIALS PLAN LEGEND

- C.I.P. CONC. PAVING - PEDESTRIAN
- C.I.P. CONC. PAVING - PEDESTRIAN SPECIAL FINISH
- C.I.P. CONC. PAVING - VEHICULAR
- SYNTHETIC TURF
- LAWN
- IRRIGATED SHRUB PLANTING AREA: 12-18" MIN. DEPTH AMENDED SOIL DEPTH
- STORMWATER PLANTING AREA: 18" MIN. DEPTH STORMWATER PLANTER SOIL
- RIGHT OF WAY (ROW)
- 2" CALIPER TREE
- 2" CALIPER MULTI-STEMMED TREE
- EXISTING TREES TO REMAIN
- LIGHT POLE
- 1 MONUMENT SIGN
- 2 LOWER TERRACE
- 3 XYLOPHONE FENCE
- 4 FESTOON LIGHTS
- 5 ACCESSIBLE PARKING
- 6 SPEED BUMP
- 7 SERVICE ACCESS
- 8 NEW ENTRY PORCH
- 9 NEW ENTRY COURT
- 10 SCULPTURE
- 11 KEYBOARD WALK
- 12 CHANGE TO PARALLEL PARKING
- 13 GRILL
- 14 EXISTING SIDEWALK & PLANTING TO REMAIN

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Drawn by: MN

Phase: PRE-APPLICATION
CONFERENCE

Revisions:

Number	Description	Date
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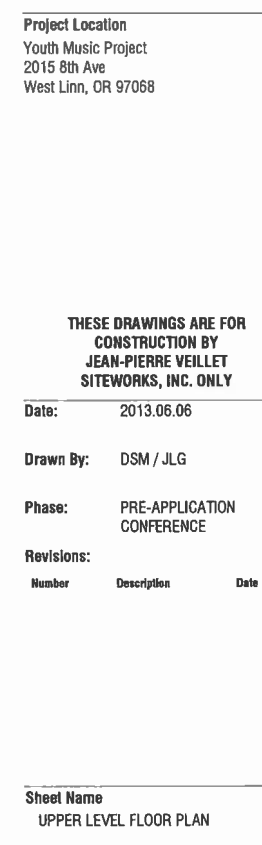
PLACE
735 NW 18TH AVE
PORTLAND, OR 97209
(503) 334 2080

Sheet Name
SITE PLAN

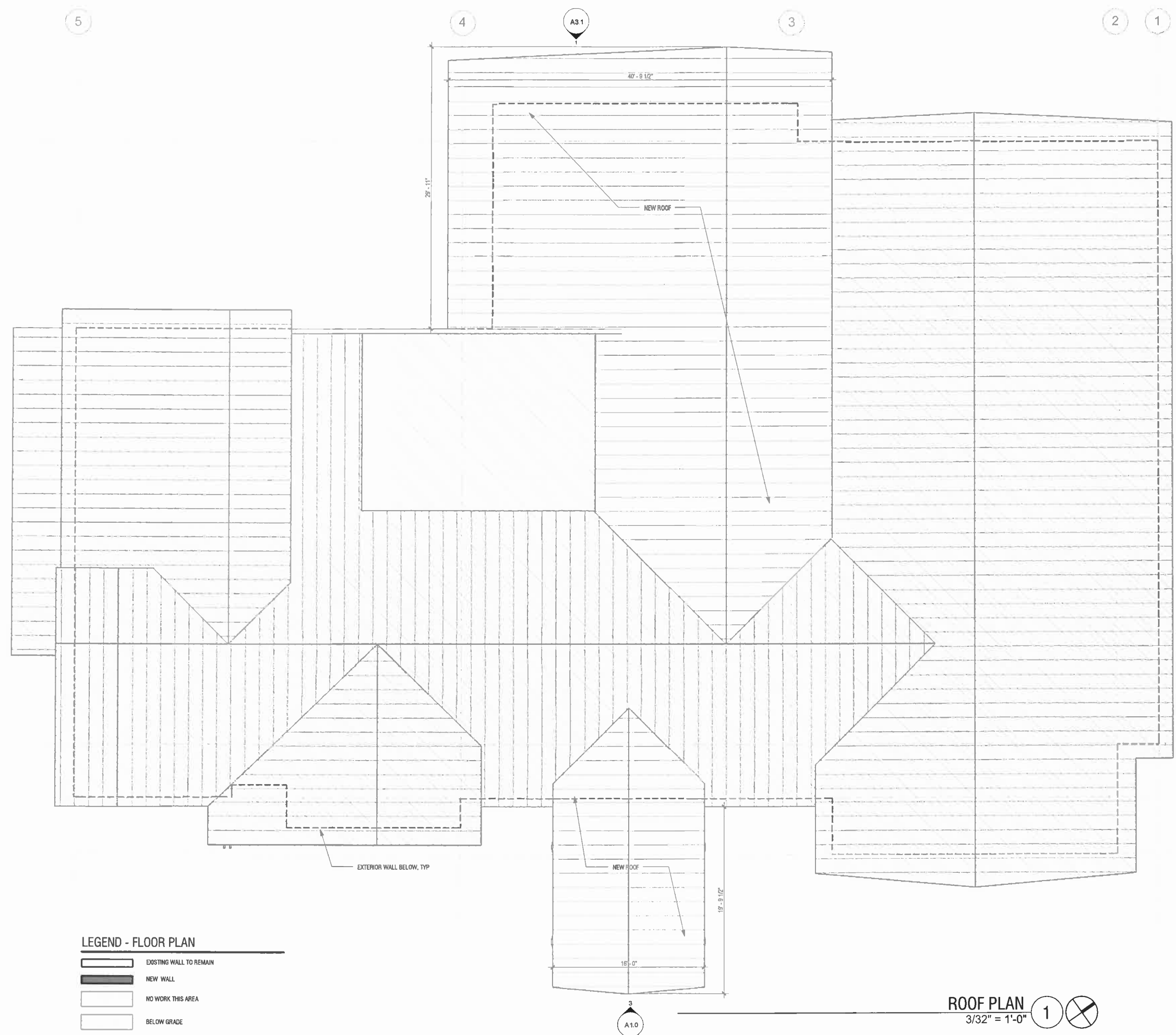
Sheet No.

SITE PLAN 1
1/32" = 1'-0"

L1.1



DESIGN | BUILD



LEGEND - FLOOR PLAN

- EXISTING WALL TO REMAIN
- NEW WALL
- NO WORK THIS AREA
- BELOW GRADE

ROOF PLAN
3/32" = 1'-0"

1

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2015 8th Ave
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Drawn By: DSM / JLG

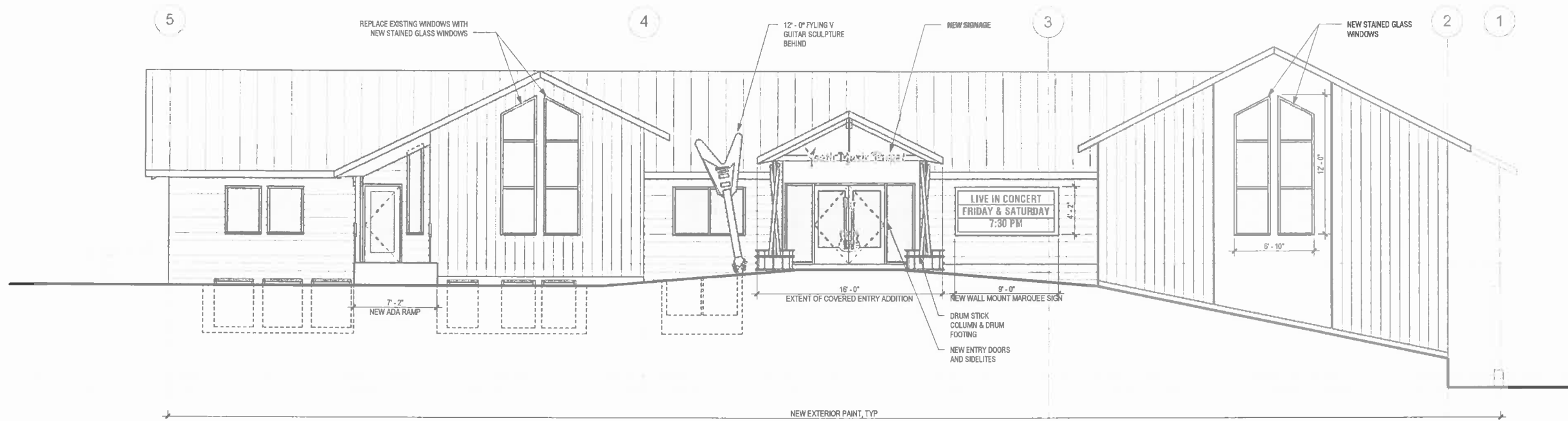
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Revisions:
Number Description Date

Sheet Name
ROOF PLAN

Sheet No.

A1.3



BUILDING ELEVATION - SOUTHEAST
3/32" = 1'-0" **1**



BUILDING ELEVATION - SOUTHWEST
3/32" = 1'-0" **2**

UPPER LEVEL
0'-0"

LOWER ENTRY LEVEL
0'-0"

LOWER LEVEL
0'-0"

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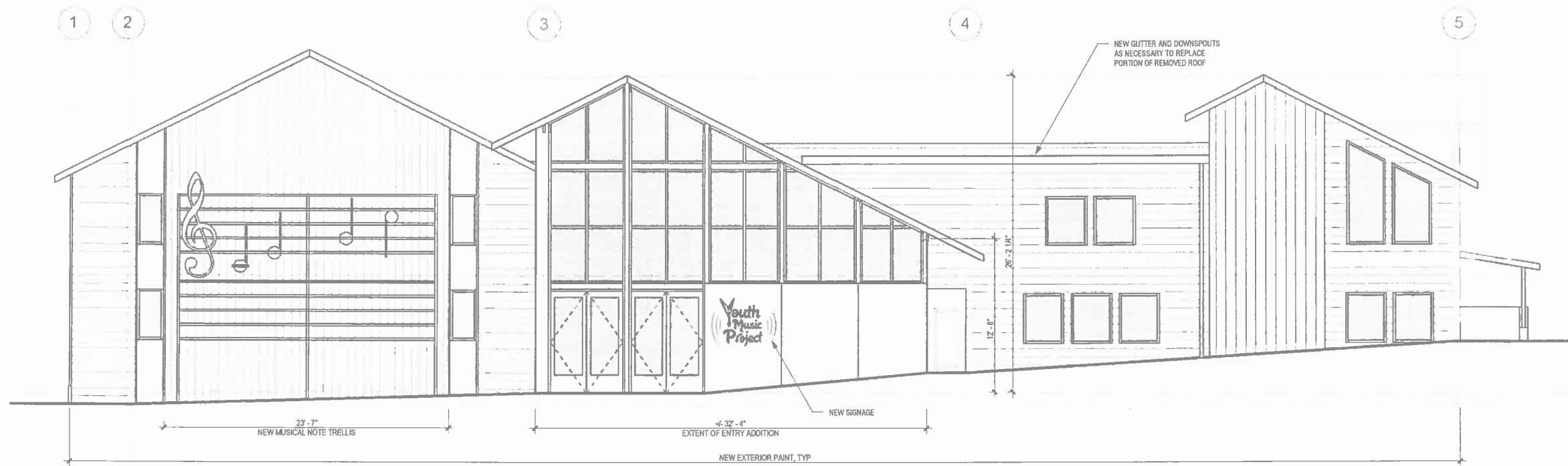
Revisions:

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Sheet Name
EXTERIOR ELEVATIONS

Sheet No.

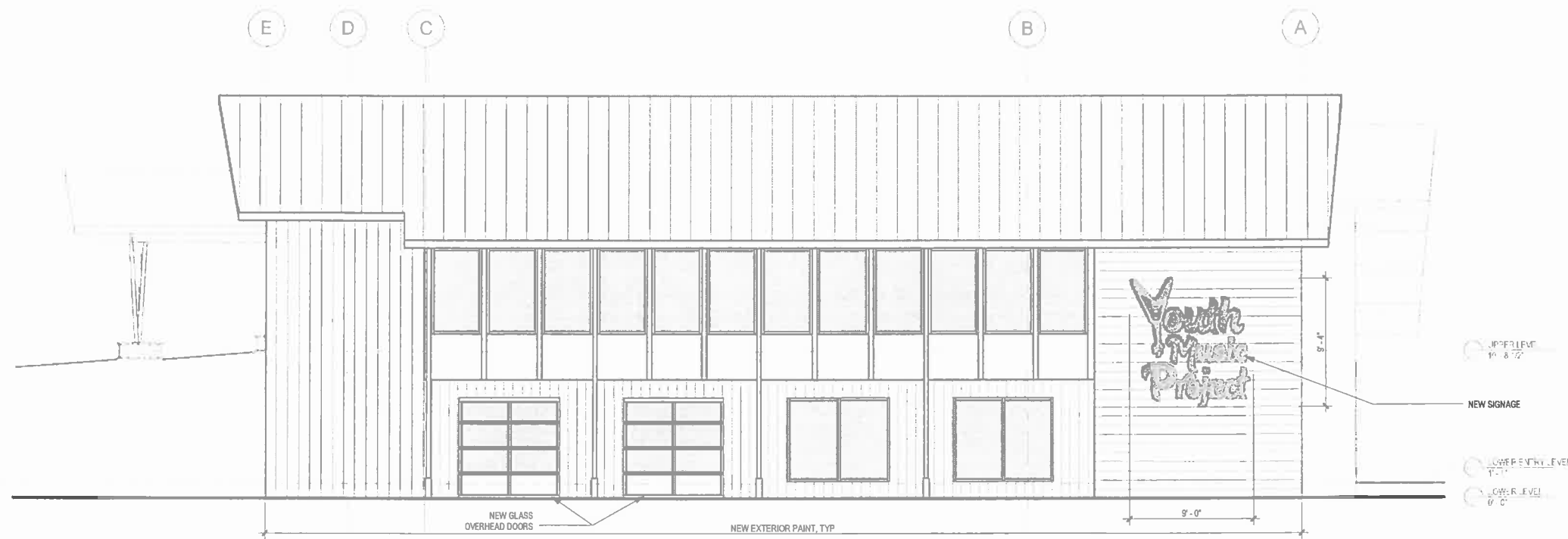
A3.0



BUILDING ELEVATION - NORTHWEST

3/32" = 1'-0"

1



BUILDING ELEVATION - NORTHEAST

3/32" = 1'-0"

2

UPPER LEVEL
10'-8 1/2"

LOWER ENTRY LEVEL
7'-1"

LOWER LEVEL
6'-0"

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Sheet No.

A3.1