5. APPLICABLE DEVELOPMENT STANDARDS

This section addresses the applicable Development Standards required by CDC 11.090.A and 55.100.A:

CHAPTER 28 WILLAMETTE AND TUALATIN RIVER PROTECTION

Response: The provisions of Chapter 28 do not apply to this site as it is not located within the Willamette and Tualatin River Protection Area overlay zone.

CHAPTER 32 WATER RESOURCE AREA PROTECTION

Response: The provisions of Chapter 32 do not apply to this site as there is no identified water resource areas located within the project boundary.

CHAPTER 33 STORM WATER QUALITY AND DETENTION

33.040 Approval Criteria

The Planning Director and City Engineer shall make written findings with respect to the following criteria when approving, approving with conditions, or denying applications for stormwater detention permits and stormwater quality permits.

A. Stormwater quality facilities shall meet non-point source pollution control standards required by the Public Works Design Standards.

Response: The proposed stormwater quality facilities will be specified to meet Public Works Design Standards. These will be reviewed during the building permit process.

B. Design of stormwater detention and pollution reduction facilities and related detention and water quality calculations shall meet Public Works Design Standards and shall be prepared by a professional engineer licensed to practice in the State of Oregon.

Response: The design and calculations of proposed stormwater facilities will meet Public Works Standards. These will be reviewed during the building permit process.

C. Soil stabilization techniques, erosion control, and adequate improvements to accommodate the intended drainage through the drainage basin shall be used. Storm drainage shall not be diverted from its natural watercourse unless no feasible alternatives exist. Interbasin transfers of storm drainage will not be permitted.

Response: Erosion control methods will be provided in accordance with DEQ standards. The proposed storm drainage will not be diverted from the site's current basin.

D. Stormwater detention and treatment facilities shall encroach no further than 25 feet into the outside boundary of a water quality resource area. The area of encroachment must be replaced by adding an equal area to the water quality resource area on the subject property.

Response: The site does not contain a water quality resource area. This standard does not apply.

E. Stormwater detention and treatment facilities shall be vegetated with plants from the Metro's Native Plant List as described in CDC 33.070.

Response: Proposed plantings of the stormwater facilities are specified with plants per Metro's Native Plant List according to Resolution 98-2708 as required by this standard. As there are no recommendations for groundcover within this list, we have specified a plant species from the City of Portland BES native plant list for stormwater facilities.

F. *Projects must either stockpile existing topsoil for reuse on the site or import topsoil, rather than amend subsoils. Soil amendments are allowed only where the applicant can demonstrate they are the only practical alternative for enabling the soil to support healthy plantings, promoting better stormwater treatment, or improving soil infiltration capacity (where appropriate).*

Response: This project will import topsoil for support of healthy plantings. This standard is met.

G. *Interim erosion control measures, such as mulching, shall be placed immediately upon completion of grading of the facilities. (Ord. 1463, 2000)*

Response: Erosion control measures as required by DEQ will be followed during site construction.

33.070 Plant Material for Water Quality Facilities

Metro's Native Plant List is incorporated by reference as a part of this chapter. The applicant shall submit a detailed planting plan using species from Metro's Native Plant List. The intent of this plan is to establish native vegetation to protect against erosion and sediment infiltration. A mix of low maintenance trees, shrubs, and groundcover is preferred with an even distribution.

A. *The planting plan shall be prepared by a professional landscape architect if the development site contains more than 5,000 square feet of impervious area. The planting plan shall include a table listing the scientific names, size, and quantity of plants.*

Response: The proposed planting plan has been prepared by a professional landscape architect.

B. *The plan shall include plant location, species, size, and quantity for stormwater detention and treatment facilities. Evergreen trees shall have a minimum height of four feet and deciduous trees shall be at least one-inch caliper in size at the time of planting. Shrubs shall be a minimum of one gallon in size at the time of planting. Spaces shall be filled at mature growth but not so that overplanting occurs and overcrowding results. Temporary irrigation systems or other means of ensuring establishment of the plantings must be specified.*

Response: The plants selected include native and native adapted plants that are not expected to be reliant on supplemental irrigation after establishment (e.g. 18 months per LEED standards).This standard is met.

C. *Plantings shall be designed to minimize or eliminate the need for herbicides, fertilizers, pesticides, or soil amendments at any time before, during, or after construction, or on a long-term basis. Plantings shall be designed to minimize or eliminate the need for frequent mowing and irrigation.*

Response: The plants selected include native and native adapted plants that are not expected to be reliant on supplemental irrigation after establishment (e.g. 18 months per LEED standards).This standard is met.

D. The applicant is responsible for implementing the planting plan during the next fall or spring planting season following permit approval. Prior to planting, noxious vegetation shall be removed. All soil areas must be covered with specified plants and mulch to prevent erosion.

Response: Plant materials will be implemented during construction to be planted in accordance with best practices, which includes planting during the fall or spring.

E. Plantings shall be incorporated into a public improvement guarantee agreement, which includes a maintenance bond as required by CDC 91.010(C). The maintenance bond is required for any project involving stormwater quality and detention facilities. (Ord. 1463, 2000)

Response: A public improvement guarantee agreement will be provided if required.

CHAPTER 34 ACCESSORY STRUCTURES, ACCESSORY DWELLING UNITS, AND ACCESSORY USES

Response: No accessory structures, dwelling units or uses are proposed with this application. This chapter does not apply.

CHAPTER 35 TEMPORARY STRUCTURES AND USES

Response: The future construction of the proposed police facility will have associated temporary structures and uses in the form of construction trailers, equipment and activity. At this point there are no defined details, however as construction nears this information can be coordinated with the Planning Director. The provisions of this chapter are met.

CHAPTER 36 MANUFACTURED HOMES

Response: No manufactured homes are proposed with this application. This chapter does not apply.

CHAPTER 37 HOME OCCUPATIONS

Response: This application does not include a request for any home occupations. This chapter does not apply.

CHAPTER 38 ADDITIONAL YARD AREA REQUIRED

Response: All setbacks required in both site zoning districts are met with this application. This chapter does not apply.

CHAPTER 41 BUILDING HEIGHT, STRUCTURES ON STEEP LOTS, EXCEPTIONS

A. For all zoning districts, building height shall be the vertical distance above a reference datum measured to the highest point of a flat roof or to the deck line of a mansard roof or to the highest gable, ridgeline or peak of a pitched or hipped roof, not including projections above roofs such as cupolas, towers, etc. The reference datum shall be selected by either of the following, whichever yields a greater height of building.

1. For relatively flat sites where there is less than a 10-foot difference in grade between the front and rear of the building, the height of the building shall be measured from grade five feet out from the exterior wall at the front of the building; or

Response: The subject site has more than 10-feet of grade difference between the front and rear of the building. This standard does not apply.

2. For steeper lots where there is more than a 10-foot difference in grade between the front and rear of the building, the height of the building is measured from grade at a point five feet out from the exterior wall on the lowest side (front or rear) of the building. One then measures vertically to the peak or ridgeline of the roof to determine the height.

Response: The subject site has approximately 14 feet of grade difference between the front and rear of the building. As such the measurement of building height has been determined using this standard. The height of the building is 32'-6" measured at the northeast corner of the structure.

3. Buildings on cross slopes or side slopes are measured at either the front or rear of the building using methods described in subsections (A)(1) and (2) of this definition only.

Response: The proposed building is not on a cross or side slope. This standard does not apply.

CHAPTER 42 CLEAR VISION AREAS

Response: The subject site is a corner lot with a right-of-way width greater than 24 feet. As such, the appropriate clear vision triangle according to CDC 42.040 (30') has been provided along the intersection of 8th Avenue and 13th Street. Additionally, the two site driveways proposed meet the requirements of this section as shown on the site and landscape plan. The standards of this chapter have been met.

CHAPTER 44 FENCES & SCREENING OUTDOOR STORAGE

44.020 Sight-Obscuring Fence; Setback and Height Limitations

A. A sight- or non-sight-obscuring fence may be located on the property line or in a yard setback area subject to the following:

1. The fence is located within:

a. A required front yard area, and it does not exceed three feet, except pillars and driveway entry features subject to the requirements of Chapter 42 CDC, Clear Vision Areas, and approval by the Planning Director;

Response: This application does not include fences or walls within the front yard along 8th Avenue. This standard does not apply.

b. A required side yard which abuts a street and it is within that portion of the side yard which is also part of the front yard setback area and it does not exceed three feet;

Response: The proposed wall along 13th Street is not within the front yard. This standard does not apply.

c. A required side yard which abuts a street and it is within that portion of the side yard which is not also a portion of the front yard setback area and it does not exceed six feet provided the provisions of Chapter 42 CDC are met;

Response: The proposed wall along 13th Street will not exceed 6 feet. The wall will include a vehicle gate for security setback from the driveway with 13th Street,

meeting the vision clearance standards of Chapter 42. No other fences or walls are proposed along a side yard which abuts a street. This standard is met.

d. A required rear yard which abuts a street and it does not exceed six feet; or

Response: The proposed fence and wall do not abut a street. This standard does not apply.

e. A required side yard area which does not abut a street or a rear yard and it does not exceed six feet.

Response: The proposed fence within the rear yard does will not exceed 6 feet. The remainder of the secure wall is within the interior of the site, and outside of a required rear or side yard. This standard is met.

B. Fence or wall on a retaining wall. When a fence is built on a retaining wall or an artificial berm, the following standards shall apply:

1. *When the retaining wall or artificial berm is 30 inches or less in height from finished grade, the maximum fence or wall height on top of the retaining wall shall be six feet.*
2. *When the retaining wall or earth berm is greater than 30 inches in height, the combined height of the retaining wall and fence or wall from finished grade shall not exceed eight and one-half feet.*
3. *Fences or walls located on top of retaining walls or earth berms in excess of 30 inches above finished grade may exceed the total allowed combined height of eight and one-half feet; provided, that the fence or wall is located a minimum of two feet from the retaining wall and the fence or wall height shall not exceed six feet.*

Response: The proposed fence near the northern property line will be constructed on a 24-inch retaining wall. The fence will be 6 feet and the combined height of the fence and wall will not exceed 8.5 feet. This standard is met.

44.030 Screening of Outdoor Storage

A. All service, repair, and storage activities carried on in connection with any commercial, business or industrial activity and not conducted within an enclosed building shall be screened from view of all adjacent properties and adjacent streets by a sight-obscuring fence.

B. The sight-obscuring fence shall be in accordance with provisions of Chapter 42 CDC, Clear Vision Areas, and shall be subject to the provisions of Chapter 55 CDC, Design Review.

Response: This application does not include outdoor storage. This standard does not apply.

44.040 Landscaping

Landscaping which is located on the fence line and which impairs sight vision shall not be located within the clear vision area as provided in Chapter 42 CDC.

Response: Landscaping along the site's 13th Street frontage will meet the requirements of Chapter 42.

44.050 Standards for Construction

A. The structural side of the fence shall face the owner's property; and

B. The sides of the fence abutting adjoining properties and the street shall be maintained. (Ord. 1291, 1990)

Response: The construction of the fence near the northern property line will be specified to be constructed in compliance with (A). Coordination with the abutting property owners for maintenance of the fence will occur, although the fence is proposed to be located entirely on the subject property. This standard is met.

CHAPTER 46 OFF-STREET PARKING AND LOADING

46.090 Minimum Off-Street Parking Space Requirements

C. Commercial

5. Professional offices, banks and savings and loans, and government offices. One space for every 350 sq. ft. of gross area.

Response: The proposed gross area of the building is 21,959 SF. Per this use classification, a minimum of 63 spaces and a maximum of 70 spaces (per CDC 46.090.F). We are proposing to have 63 spaces meeting the minimum and maximum parking space requirements.

46.110 Reservoir Areas Required for Drive-In Uses

Response: The proposed public safety facility is not a listed drive-in use. This standard does not apply.

46.120 Driveways Required On Site

Response: The site design includes a primary publicly accessible driveway to 8th Avenue meeting this standard.

46.130 Off-Street Loading Spaces

Buildings or structures to be built or substantially altered, which receive and distribute material or merchandise by truck, shall provide and maintain off-street loading and maneuvering space. The dimensional standard for loading spaces is a minimum of 14 feet wide by 20 feet long or proportionate to accommodate the size of delivery trucks that typically serve the proposed use as follows:

Response: The proposed public safety facility does not receive and distribute material or merchandise by truck. As such no loading spaces are proposed. This standard does not apply.

46.140 Exemptions to Parking Requirements

Response: The subject site is not located within the Willamette Falls Drive Commercial District/Overlay Zone. This standard does not apply.

46.150 Design and Standards

The following standards apply to the design and improvement of areas used for vehicle parking, storage, loading, and circulation:

A. Design Standards:

1. "One standard parking space" means a minimum for a parking stall of eight feet in width and 16 feet in length. These stalls shall be identified as "compact." To accommodate larger cars, 50 percent of the required parking spaces shall have a minimum dimension of nine feet in width and 18 feet in length (nine feet by 18 feet). When multi-family parking stalls back onto a main driveway, the stalls shall be nine feet by 20 feet.

Response: As is shown on the attached site plan (Sheet C2.1), 48 "standard" (9'x18') parking spaces are proposed and 14 "compact" (9'x 16') parking spaces. This use requires a minimum of 63 parking spaces, and 14 (22%) are proposed. This standard is met.

2. *Disabled parking and maneuvering spaces shall be consistent with current federal dimensional standards and Section 46.150(B) and placed nearest to accessible building entryways and ramps.*

Response: The 3 disabled parking spaces associated with the proposed development are consistent with all applicable dimensional standards. This standard is met.

3. *Parking spaces located in the public right-of-way that require backing movements or other maneuvering within a street or right-of-way are permitted with City Engineer approval as is in the case of Willamette Falls Drive parking facilities.*

Response: No parking spaces are proposed within the right-of-way. This standard does not apply.

4. *Service drives shall be designed and constructed to facilitate the flow of traffic, provide maximum safety of traffic access and egress, and maximum safety of pedestrians and vehicular traffic on the site.*

Response: All proposed service drives have been designed to accommodate the site's vehicular traffic and access, including minimizing conflicts of the pedestrian connection to the building from 8th Avenue. This standard is met.

5. *Each parking and/or loading space shall have clear access, whereby the relocation of other vehicles to utilize the parking space is not required.*

Response: All parking areas have been designed so that no double stacking areas exist. This standard is met.

6. *Except for single and two-family residences, any area intended to be used to meet the off-street parking requirements as contained in this chapter shall have all parking spaces clearly marked using a permanent paint. All interior drives and access aisles shall be clearly marked and signed to show direction of flow and maintain vehicular and pedestrian safety. Permeable parking surface spaces may have an alternative delineation for parking spaces.*

Response: All areas proposed to be used for parking and drive aisles will be marked with a permanent paint and directional signage to facilitate safe circulation through the site. This standard is met.

7. *Except for residential parking, and parking for public parks and trailheads, at least 50 percent of all areas used for the parking and/or storage and/or maneuvering of any vehicle, boat and/or trailer shall be improved with asphalt or concrete surfaces according to the same standards required for the construction and acceptance of city streets.*

Response: All proposed parking areas will be paved with asphalt concrete. This standard is met.

8. *Off-street parking spaces for single- and two-family residences shall be improved with an asphalt or concrete surface, or a permeable parking surface designed to reduce surface runoff, to specifications as approved by the Building Official. Other parking facilities for two- and single-family homes that are to accommodate additional vehicles, boats, recreational*

vehicles, and trailers, etc., need not be paved. All parking for multi-family residential development shall be paved with concrete or asphalt. Driveways shall measure at least 20 feet from the back of sidewalk to garage or the end of the parking pad to accommodate cars and sport utility vehicles without the vehicles blocking the public sidewalk.

Response: Single and two family residences are not proposed. This standard does not apply.

9. *Access drives from the street to off-street parking or loading areas shall be designed and constructed to facilitate the flow of traffic and provide maximum safety for pedestrian and vehicular traffic on the site. The number of access drives shall be limited to the minimum that will allow the property to accommodate and service the anticipated traffic. Access drives shall be clearly and permanently marked and defined through use of rails, fences, walls, or other barriers or markers on frontage not occupied by service drives.*

Response: The site's function as a police facility requires a minimum of two access points. The access point from 8th Avenue is intended to provide both police and public access to the site. The access point from 13th Street is intended to provide secure access for police only in the event of an emergency. Both access drives are easily identifiable with the proposed improvements associated with the development, and the construction of a standard commercial driveway apron. This standard is met.

10. *Access drives shall have a minimum vision clearance as provided in Chapter 42, Clear Vision Areas.*

Response: The proposed access drives meet the minimum vision clearance requirements in Chapter 42. This standard is met.

11. *Parking spaces along the boundaries of a parking lot or adjacent to interior landscaped areas or sidewalks shall be provided with a wheel stop at least 4 inches high located 2 feet back from the front of the parking stall. Alternately, landscaped areas or sidewalks adjacent to the parking stalls without wheel stops shall be two feet wider.*

Response: Several parking spaces are proposed bordering interior landscape areas and sidewalks. The minimum dimension of parking lot landscaping and internal sidewalks is 5 feet and 6 feet, (CDC 46.150.A.20 and 54.020.E.3.f), respectively. Twenty-two (22) parking stalls have been specified for wheel stops in the secured parking area, where the abutting landscape area or sidewalk dimension is less than required by this standard. The remaining sidewalk and internal parking lot landscape areas have been increased to avoid installation of wheel stops. This standard is met.

12. *Off-street parking and loading areas shall be drained in accordance with plans and specifications approved by the City Engineer. Storm drainage at commercial sites may also have to be collected to treat oils and other residue.*

Response: As shown on the attached utility plan, all stormwater associated with parking and loading areas will be collected via a series of catch basins and diverted into a water quality and detention pond. This standard is met.

13. *Artificial lighting on all off-street parking facilities shall be designed to deflect all light downward away from surrounding residences and so as not to create a hazard to the public use of any road or street.*

Response: The proposed site lighting associated with this application is designed to deflect light downward away from the northerly abutting residences as is shown on the attached photometric plan and cut sheet (See Exhibits B &F). This standard is met.

17. *The parking area shall have less than a five percent grade. No drainage across adjacent sidewalks or walkways is allowed.*

Response: All proposed parking areas have a grade no greater than 5% as shown on the site grading plan. No drainage across adjacent sidewalks or walkways is proposed. This standard is met.

18. *Commercial, office, industrial, and public parking lots may not occupy more than 50 percent of the main lot frontage of a development site. The remaining frontage shall comprise buildings or landscaping. If over 50 percent of the lineal frontage comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet wide and shall include terrain variations (e.g., one-foot-high berm) plus landscaping. The defensible space of the parking lot should not be compromised.*

Response: The main lot frontage of the subject site is 8th Avenue. The public parking area located to the side of the proposed building is setback from the frontage by a minimum of 15 feet of landscaping. This standard is met.

19. *Areas of the parking lot improved with asphalt or concrete surfaces shall be designed into areas of 12 or less spaces through the use of defined landscaped area.*

Response: Parking areas proposed with this application are designated into areas of 12 parking spaces or less through the use of internal landscape areas. This standard is met.

20. *Pedestrian walkways shall be provided in parking areas having 20 or more spaces. Walkways or sidewalks shall be constructed between major buildings/activity areas (an example in multi-family housing: between recreation center, swimming pool, manager's office, park or open space areas, parking lots, etc.) within a development, between adjacent developments and the new development, as feasible, and between major buildings/activity areas within the development and adjacent streets and all adjacent transit stops. Internal parking lot circulation and design should maintain ease of access for pedestrians from streets and transit stops. Walkways shall be constructed using a material that visually contrasts with the parking lot and driveway surface. Walkways shall be further identifiable to pedestrians and motorists by grade separation, walls, curbs, surface*

texture (surface texture shall not interfere with safe use of wheelchairs, baby carriages, shopping carts, etc.), and/or landscaping. Walkways shall be six feet wide. The arrangement and layout of the paths shall depend on functional requirements.

Response: A pedestrian walkway is proposed abutting the western public parking spaces. This walkway connects to the main link to the proposed plaza and public street system associated with 8th Avenue. This walkway is proposed to be constructed of scored concrete and protected by a raised curb, which is visually different than the abutting service drives. This walkway has been extended to 8 feet in width as required by CDC 46.150.A.11, where it abuts parking spaces. An additional walkway is proposed within the secured parking area that meets this standard. This standard is met.

21. *The parking and circulation patterns are easily comprehended and defined. The patterns shall be clear to minimize traffic hazards and congestion and to facilitate emergency vehicles.*

Response: The parking and vehicle circulation areas associated with the proposed development provide clear and accessible traffic patterns for emergency vehicles within both public and secure parking areas. This standard is met.

22. *The parking spaces shall be close to the related use.*

Response: The proposed parking spaces (both public and secure) are located as close to the proposed buildings as is possible, considering the slopes of the existing site. This standard is met.

23. *Permeable parking spaces shall be designed and built to City standards.*

Response: Permeable parking spaces are not proposed. This standard does not apply.

B. *Accessible Parking Standards for Persons With Disabilities: If any parking is provided for the public or visitors, or both, the needs of the people with disabilities shall be based upon the following standards or current applicable federal standards, whichever is more stringent:*

1. *Minimum number of accessible parking space requirements:*

Response: The proposed 21,959 SF of building requires a minimum of 63 spaces (assuming an office use according to 46.090.C). As such three accessible (1 van accessible) spaces are required to be accessible and are provided. This standard is met.

2. *Location of parking spaces. Parking spaces for the individual with a disability that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance to a building. In separate parking structures or lots that do not serve a particular building, parking spaces for the persons with disabilities shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.*

Response: The proposed accessible parking spaces are provided nearest the building entrances. This standard is met.

3. *Accessible parking space and aisle shall meet ADA vertical and horizontal slope standards.*

Response: All accessible parking spaces and aisles meet the ADA standards. This standard is met.

5. *One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 inches wide. The van stall shall have an adjacent 8-foot wide aisle. All other accessible stalls shall have a 6-foot wide aisle. Two vehicles may share the same aisle if it is between them. The vertical clearance of the van space shall be 96 inches.*

Response: Of the three ADA spaces provided, one is van accessible exceeding this standard.

6. *Van-accessible parking spaces shall have an additional sign marked "Van Accessible" mounted below the accessible parking sign. A van-accessible parking space reserved for wheelchair users shall have a sign that includes the words "Wheelchair Use Only." Van-accessible parking shall have an adjacent eight-foot-wide aisle. All other accessible stalls shall have a six-foot-wide aisle. Two vehicles may share the same aisle if it is between them. The vertical clearance of the van space shall be 96 inches.*

Response: The proposed van-accessible parking space will include required signage in accordance with this standard as noted on the site plan.

D. *Bicycle Facilities and Parking:*

1. *Provisions shall be made for pedestrian and bicycle ways if such facilities are shown on an adopted plan.*

Response: Provisions have been provided for pedestrians and bicycles from the public system along 8th Avenue. This standard is met.

2. *Bicycle parking facilities shall either be lockable enclosures in which the bicycle is stored, or secure stationary racks which accommodate bicyclist's locks securing the frame and both wheels. The bicycle parking shall be no more than 50 feet from the entrance to the building, well lit, observable, and properly signed.*

Response: A total of 11 bicycle parking spaces are required with this application. Several locations of bicycle parking are proposed for the variety of uses associated with the proposed building. Four spaces are proposed near the main building entrance for the public, 4 spaces are proposed within the secured parking area near the lower employee entrance, and an additional 3 spaces are proposed within the sally port for police use. The 4 public spaces and 3 spaces within the sally port will be covered. Stationary racks are proposed at the exterior locations, and wall mounted racks will be provided within the interior location. This standard is met.

3. *Bicycle parking must be provided in the following amounts:*

Libraries, Museums, Government Offices, etc.2, or 1.5 spaces per 1,000 gross sq. ft., whichever is greater. 25% covered.

Response: The proposed public safety facility has been interpreted as an office for the purposes of determining required bicycle parking. The proposed 21,959 SF of building requires a minimum of 33 spaces and 8 to be covered. Several locations of bicycle parking are proposed for the variety of uses associated with the proposed building. Six spaces are proposed near the main building entrance for the public, 4 spaces are proposed within the secured parking area near the lower employee entrance, and the remaining spaces are are proposed within the sally port for the police use. All spaces within the sally port will be covered. This standard is met.

E. *Office or industrial developments shall be allowed a 10 percent reduction in the number of required parking spaces when the property owner agrees to a demand management program that includes three or more of the following measures:*

Response: A reduction in the number of required spaces is not proposed with this application. This standard does not apply.

CHAPTER 48 ACCESS

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Access, egress, and circulation system for all non-residential uses shall not be less than the following:

A. Service drives for non-residential uses shall be fully improved with hard surface pavement:
   1. With a minimum of 24-foot width when accommodating two-way traffic; or
   2. With a minimum of 15-foot width when accommodating one-way traffic. Horizontal clearance shall be two and one-half feet wide on either side of the driveway.
   3. Meet the requirements of CDC 48.030(E)(3) through (6).
   4. Pickup window driveways may be 12 feet wide unless the Fire Chief determines additional width is required.

Response: Two types of services drives are proposed. The site's primary public service drive from 8th Avenue will accommodate two-way traffic and is 30-feet wide. A secondary service drive from 13th Street is intended for emergency egress only and is one-way. This drive is 22-feet in width in order to accommodate emergency access and service of the site's refuse storage. . No pickup windows are proposed. CDC 48.030(E)(3)-(6)

3. Minimum vertical clearance of 13 feet, 6 inches.

4. Appropriate turnaround facilities per Fire Chief's standards for emergency vehicles when the drive is over 150 feet long. Fire Department turnaround areas shall not exceed 7% grade unless waived by the Fire Chief.

5. The grade shall not exceed 10% on average, with a maximum of 15%.

6. A minimum centerline turning radius of 45 feet for the curve.

These standards are met.

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

A. Minimum curb cut width shall be 16 feet.
Response: The proposed curb cut widths exceed this standard.

B. Maximum curb cut width shall be 36 feet, except along Highway 43 in which case the maximum curb cut shall be 40 feet. For emergency service providers, including fire stations, the maximum shall be 50 feet.
Response: The proposed curb cuts are 36 feet from 8th Avenue and 24 feet from 13th Street meeting the maximum standard for an emergency service provider.

C. No curb cuts shall be allowed any closer to an intersecting street right-of-way line than the following:
   1. On an arterial when intersected by another arterial, 150 feet.

2. *On an arterial when intersected by a collector, 100 feet.*
3. *On an arterial when intersected by a local street, 100 feet.*
4. *On a collector when intersecting an arterial street, 100 feet.*
5. *On a collector when intersected by another collector or local street, 35 feet.*
6. *On a local street when intersecting any other street, 35 feet.*

Response: Both 13th and 8th are classified as local streets. Both curb cuts are in excess of 35 feet from the intersection of 13th and 8th. This standard is met.

D. *There shall be a minimum distance between any two adjacent curb cuts on the same side of a public street, except for one-way entrances and exits, as follows:*
1. *On an arterial street, 150 feet.*
2. *On a collector street, 75 feet.*
3. *Between any two curb cuts on the same lot on a local street, 30 feet.*

Response: Both 13th and 8th are classified as local streets. The curb cut proposed on 8th is approximately 50' from the nearest existing curb cut to the east. The curb cut proposed on 13th is approximately 128' from the nearest existing curb cut to the north. This standard is met.

E. *A rolled curb may be installed in lieu of curb cuts and access separation requirements.*

Response: Rolled curbs are not proposed with this development. This standard does not apply.

F. *Curb cuts shall be kept to the minimum, particularly on Highway 43. Consolidation of driveways is preferred. The standard on Highway 43 is one curb cut per business if consolidation of driveways is not possible.*

Response: The subject site does not abut Highway 43. This standard does not apply.

G. *Adequate line of sight pursuant to engineering standards should be afforded at each driveway or accessway. (Ord. 1270, 1990; Ord. 1584, 2008)*

Response: Site distance requirements have been addressed in the traffic study.

CHAPTER 52 SIGNS

Response: Separate permits for building and site signage as required by Section 52.103 will be applied for independent of this land use application. Applicable provisions of this chapter will be reviewed at that time.

CHAPTER 53 SIDEWALK USE

Response: This application does not propose the display of merchandise or the service of food or beverages within the sidewalks. This chapter does not apply.

CHAPTER 54 LANDSCAPING

54.020 Approval Criteria

A. *Every development proposal requires inventorying existing site conditions which include trees and landscaping. In designing the new project, every reasonable attempt should be made to preserve and protect existing trees and to incorporate them into the new landscape plan. Similarly, significant landscaping (e.g., bushes, shrubs) should be integrated. The rationale is that saving a 30-foot-tall mature tree helps maintain the continuity of the site, they are qualitatively superior to two or three two-inch caliper street trees, they provide immediate*

micro-climate benefits (e.g., shade), they soften views of the street, and they can increase the attractiveness, marketability, and value of the development.

Response: The attached existing conditions plan shows all existing trees located on the site. The proposed development includes the removal of 6 existing trees due to unavoidable impacts associated with the construction of the new facility. The existing significant walnut tree along the frontage of 8th Avenue will be preserved. All trees proposed to be removed will be replaced with the new landscaping as is shown on Sheet L1.0. This standard is met.

B. To encourage tree preservation, the parking requirement may be reduced by one space for every significant tree that is preserved in the parking lot area for a maximum reduction of 10 percent of the required parking. The City Parks supervisor or arborist shall determine the significance of the tree and/or landscaping to determine eligibility for these reductions.

Response: No significant trees, as identified by the city arborist, exist within the parking lot area. This standard does not apply.

C. Developers must also comply with the Municipal Code chapter on tree protection.

Response: Chapter 8.5 of the Municipal Code contains the Community Tree Ordinance. However, there are no specific details for tree protection other than for street trees. As such, the Tree Technical Manual has been consulted and the details specified on the submitted plans for tree protection. This standard is met.

D. Heritage trees. Heritage trees are trees which, because of their age, type, notability, or historical association are of special importance.

Response: No heritage trees are located on the subject site. This standard does not apply.

E. Landscaping - by type, location and amount.

2. Non-residential uses. A minimum of 20 percent of the gross site area shall be landscaped. Parking lot landscaping may be counted in the percentage.

Response: As shown on the attached Site Plan (Sheet C2.0), a total of 20,338 SF or 29% of the site is proposed to be landscaped. This standard is met.

3. All uses (residential uses [non-single family] and non-residential uses):

a. The landscaping shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area. There shall be one shade tree planted for every eight parking spaces. These trees shall be evenly distributed throughout the parking lot to provide shade. Parking lots with over 20 spaces shall have a minimum 10 percent of the interior of the parking lot devoted to landscaping. Pedestrian walkways in the landscaped areas are not to be counted in the percentage. The perimeter landscaping, explained in subsection (E)(3)(d) of this section, shall not be included in the 10 percent figure. Parking lots with 10 to 20 spaces shall have a minimum five percent of the interior of the parking lot devoted to landscaping. The perimeter landscaping, as explained above, shall not be included in the five percent. Parking lots with fewer than 10 spaces shall have the standard perimeter landscaping and at least two shade trees. Non-residential parking areas paved with a permeable parking surface may reduce the required minimum interior landscaping by one-third for the area with the permeable parking surface only.

Response: The proposed parking area contains 63 spaces, and requires 8 shade trees. As shown on the attached landscape plan, 10 shade trees are proposed in

addition to the trees intended for perimeter landscaping. In addition, 15 % of the parking area is proposed to be landscaped, excluding the perimeter landscaping. This standard is met.

b. The landscaped areas shall not have a width of less than five feet.

Response: All internal parking lot landscape areas with trees are at least five feet. This standard is met.

c. The soils, site, proposed soil amendments, and proposed irrigation system shall be appropriate for the healthy and long term maintenance of the proposed plant species.

Response: The proposed landscape improvements, accompanying planting specifications and irrigation system will ensure a long-lasting effect for the subject site. The plants selected include native and native adapted plants that are not expected to be reliant on supplemental irrigation after establishment (e.g. 18 months). This standard is met.

d. A parking, loading, or service area which abuts a street shall be set back from the right-of-way line by perimeter landscaping in the form of a landscaped strip at least 10 feet in width. When a parking, loading, or service area, or driveway is contiguous to an adjoining parcel, there shall be an intervening five-foot wide landscape strip. The landscaped area shall contain:

1) Street trees spaced as appropriate to the species, not to exceed 50 feet apart on the average;

2) Shrubs, not to reach a height greater than three feet six inches, spaced no more than five feet apart on the average; or,

3) Vegetative ground cover such as grass, wild flowers, or other landscape material to cover 100 percent of the exposed ground within two growing seasons. No bark mulch shall be allowed except under the canopy of low level shrubs.

Response: The parking areas near the abutting right-of-ways are setback approximately 17 feet from 8th Avenue and 19 feet from 13th Street. The parking along the eastern property line is setback a minimum of 12 feet and the parking along the northern property line a minimum of 6 feet.

Street trees are proposed along both site frontages. A mixture of trees, shrubs and ground cover are proposed within the perimeter landscape areas abutting all lot lines. This standard is met.

e. If over 50 percent of the lineal frontage of the main street or arterial adjacent to the development site comprises parking lot, the landscape strip between the right-of-way and parking lot shall be increased to 15 feet in width and shall include terrain variations (e.g., 1-foot high berm) plus landscaping. This extra requirement only applies to one street frontage.

Response: The subject site does not front on a main street or arterial. This standard does not apply.

f. A parking, loading, or a service area which abuts a property line shall be separated from the property line by a landscaped area at least five feet in width and which shall act as a screen and noise buffer and the adequacy of the screen and buffer shall be determined by the criteria

set forth in Section 55.100(C) and (D) except where shared parking is approved under Section 46.040. (ORD. 1408)

Response: All parking areas are separated from perimeter lot lines by at least 6 feet. The landscaped area in this space will act as a screen and noise buffer, in particular where the secured parking is located as this area is enclosed with a fence, in addition to landscaping. This standard does not apply.

g. All areas in a parking lot not used for parking, maneuvering, or circulation shall be landscaped.

Response: All parking areas not used for parking, maneuvering, or circulation are landscaped as is shown on Sheet L1.0. This standard is met.

h. The landscaping in parking areas shall not obstruct lines of sight for safe traffic operation.

Response: The proposed landscape has been specified to meet the maximum height allowed by Chapter 42 so as to not obstruct lines of sight as required by for safe traffic movements. This standard is met.

i. Outdoor storage areas, service areas (loading docks, refuse deposits, and delivery areas), and above-ground utility facilities shall be buffered and screened to obscure their view from adjoining properties and to reduce noise levels to acceptable levels at the property line. The adequacy of the buffer and screening shall be determined by the criteria set forth in Section 55.100(C)(1).

Response: The proposed trash enclosure is proposed to be enclosed and screened using a 6-foot tall decorative CMU wall with brick accent similar to the materials used for the proposed buildings. This standard is met.

j. Crime prevention shall be considered and plant materials shall not be located in a manner which prohibits surveillance of public and semi-public areas (shared or common areas).

Response: The proposed landscape areas and plant materials will not restrict surveillance of public and semi-public areas through proper spacing and grouping of materials that could adversely affect the safety of the site in terms of security. This standard is met.

k. Irrigation facilities shall be located so that landscaped areas can be properly maintained and so that the facilities do not interfere with vehicular or pedestrian circulation.

Response: Irrigation facilities will be constructed as a design-build system. The attached irrigation zones have been specified which will not affect the on-site circulation. t This standard is met.

l. For commercial, office, multi-family, and other sites, the developer shall select trees that possess the following characteristics:

1) Provide generous "spreading" canopy for shade.
2) Roots do not break up adjacent paving.
3) Tree canopy spread starts at least six feet up from grade in, or adjacent to, parking lots, roads, or sidewalks unless the tree is columnar in nature.
4) No sticky leaves or sap dripping trees (no honey dew excretion).
5) No seed pods or fruit bearing trees (flowering trees are acceptable).
6) Disease resistant.

7) *Compatible to planter size.*
8) *Drought tolerant unless irrigation is provided.*
9) *Attractive foliage or form all seasons.*

Response: All proposed landscape materials comply with the above-mentioned criteria as shown on the landscape plan. The plants selected include native and native adapted plants that are not expected to be reliant on supplemental irrigation after establishment (e.g. 18 months per LEED standards). This standard is met.

m. *Plant materials (shrubs, ground cover, etc.) shall be selected for their appropriateness to the site, drought tolerance, year-round greenery and coverage, staggered flowering periods, and avoidance of nuisance plants (Scotch broom, etc.).*

Response: The plants selected include native and native adapted plants that are not expected to be reliant on supplemental irrigation after establishment (e.g. 18 months per LEED standards).

6. CHAPTER 55 DESIGN REVIEW

55.100.B. Relationship to the Natural and Physical Environment

1. *The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved...*

Response: No City designated Heritage Trees are located on the site. This standard is not applicable.

2. *All heritage trees, as defined in the municipal code, all trees and clusters of trees ("cluster" is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. In cases where there is a difference of opinion on the significance of a tree or tree cluster, the City Arborist's findings shall prevail. It is important to acknowledge that all trees are not significant and, further, that this code section will not necessarily protect all trees deemed significant.*

Response: In the opinion of the city arborist using the criteria listed in this standard, the subject site contains one significant tree, a 31" walnut abutting 8th Avenue.

a. *Non-residential and residential projects on Type I and Type II lands shall protect all heritage trees and all significant trees and tree clusters by either the dedication of these areas or establishing tree conservation easements. Development of Type I and II lands shall require the careful layout of streets, driveways, building pads, lots, and utilities to avoid heritage trees and significant trees and tree clusters, and other natural resources pursuant to this code. The method for delineating the protected trees or tree clusters ("dripline + 10 feet") is explained in subsection (B)(2)(b) of this section. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply.*

Response: The subject site does not contain Type I and Type II lands. This standard does not apply.

b. *Non-residential and residential projects on non-Type I and II lands shall set aside up to 20 percent of the area to protect trees and tree clusters that are determined to be significant, plus any heritage trees. Therefore, in the event that the City Arborist determines that a significant tree cluster exists at a development site, then up to 20 percent of the non-Type I and II lands shall be devoted to the protection of those trees, either by dedication or easement The exact percentage is determined by establishing the driplines of the trees or tree clusters that are to be protected. In order to protect the roots which typically extend further, an additional 10-foot measurement beyond the dripline shall be added. The square footage of the area inside this "dripline plus 10 feet" measurement shall be the basis for calculating the percentage (see figure below). The City Arborist will identify which tree(s) are to be protected. Development of non-Type I and II lands shall also require the careful layout of streets, driveways, building pads, lots, and utilities to avoid significant trees, tree clusters, heritage trees, and other natural resources pursuant to this*

code. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply. Please note that in the event that more than 20 percent of the non-Type I and II lands comprise significant trees or tree clusters, the developer shall not be required to save the excess trees, but is encouraged to do so.

Response: The subject site does not contain Type I or II lands, however does contain one significant tree according to the city arborist. Therefore, up to 20% of the subject site can be devoted to protection of this tree. The dripline of the significant tree has been surveyed and included in the attached plan set. An additional 10 feet has been added to the dripline in accordance with this standard.

The total square footage of the 'dripline plus 10 feet' is 5,043 SF, of which 2,322 SF is on the subject property. The portion of the tree located on site and outside of the public right-of-way is 3% of the subject site.

As shown on the attached plans, the proposed development does not avoid the 'dripline plus 10 foot area. As required by this standard, the proposed design has been carefully considered in terms of tree protection and impact. Additionally, specific requirements have been provided by the City Arborist (Exhibit E) to ensure that the long-term health of the tree is maintained. A variance to this standard is included in this request to allow impact into the 'dripine plus 10 feet of the site's significant tree.

c. *Where stubouts of streets occur on abutting properties, and the extension of those streets will mean the loss of significant trees, tree clusters, or heritage trees, it is understood that tree loss may be inevitable. In these cases, the objective shall be to minimize tree loss. These provisions shall also apply in those cases where access, per construction code standards, to a parcel is blocked by a row or screen of significant trees or tree clusters.*

Response: Stubouts of streets do not exist on abutting properties. This standard is not applicable.

d. *For both non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area. The developable net area excludes all Type I and II lands and up to 20 percent of the remainder of the site for the purpose of protection of stands or clusters of trees as defined in subsection (B)(2) of this section.*

Response: Please see the following breakdown:

Total Adjusted Site Area	**68,497 SF**
Less 20% of Remaining Site Area	(13,699 SF)
Net Developable Area	54,798 SF
6,000 SF (MU) & 35% (R-10)	6,000 SF/19,179 SF
70% of the Maximum Allowed Density	4,200 SF/ 13,425 SF
Proposed Building Coverage	15,285 SF

As shown on the above table the proposed layout achieves more than 70% of the maximum density allowed (by either zoning designation) for the site. This standard is met.

e. *For arterial and collector street projects, including Oregon Department of Transportation street improvements, the roads and graded areas shall avoid tree clusters where possible. Significant*

trees, tree clusters, and heritage tree loss may occur, however, but shall be minimized.

Response: This project is not an arterial or collector street project. This standard does not apply.

f. If the protection of significant tree(s) or tree clusters is to occur in an area of grading that is necessary for the development of street grades, per City construction codes, which will result in an adjustment in the grade of over or under two feet, which will then threaten the health of the tree(s), the applicant will submit evidence to the Planning Director that all reasonable alternative grading plans have been considered and cannot work. The applicant will then submit a mitigation plan to the City Arborist to compensate for the removal of the tree(s) on an "inch by inch" basis (e.g., a 48-inch Douglas fir could be replaced by 12 trees, each four-inch). The mix of tree sizes and types shall be approved by the City Arborist.

Response: The proposed impacts to the site's significant tree are not related to a grading effort that will result in an adjustment of over or under two feet for the development of street grades. However, impacts are necessary for the development of public sidewalks, as required by City public works standards, modified to increase the health of the significant tree. This standard does not apply.

3. The topography and natural drainage shall be preserved to the greatest degree possible.

Response: The existing site slopes from the southeast to the northeast, where the low point of the site is located (thus, the natural drainage pattern). In order to accommodate development and provide acceptable grades for circulation, grading of the site must occur. The design of the proposed development takes into consideration the natural characteristics of the site and specifies retaining walls, and building basement walls to utilize the existing slope. As such, careful placement of structures and matching of existing grade lines have been provided to the best degree possible. This standard is met.

4. The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.

Response: According to the Landslide Inventory Map of the Northeast Quarter of the Canby Quadrangle, dated 2009, the subject property does not contain areas subject to slumping and sliding. This standard is met.

5. There shall be adequate distance between on site buildings and on site off site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.

Response: The site separated from abutting structures on two sides by abutting rights-of-way. The proposed structure is oriented toward 8th Avenue, which creates the maximum distance between adjoining properties to the north as well as the east for light and air circulation. Fire protection can occur from abutting rights-of-way or by access through the internal drive aisles. This standard is met.

6. Architecture

a. The predominant architecture of West Linn identified in the West Linn vision process was contemporary vernacular residential designs emphasizing natural materials: wood with brick and stone detail. Colors are subdued earth tones: greys, brown, off-whites, slate, and

greens. Pitched roofs with overhanging eaves, decks, and details like generous multi-light windows with oversized trim are common. Also in evidence are the 1890s Queen Anne style homes of the Willamette neighborhood. Neo-traditional homes of the newer subdivisions feature large front porches with detailed porch supports, dormers, bracketed overhanging eaves, and rear parking for cars. Many of these design elements have already been incorporated in commercial and office architecture.

Response: The building is predominantly composed of structural brick, the colors of which have been selected to complement the brick color selected for the Tualatin Valley Fire Station, located across 8th Avenue. The brick facades have been designed adjacent to the residential neighborhood. Where more contemporary material selections have been made, closer to the commercial areas to the east of the site, the colors are subdued greys, offset with dark window frames. The parapets are detailed to respond to the historic nature of the surrounding Willamette neighborhood. This standard is met.

b. *The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing, materials and colors of surrounding buildings in the proposed structure.*

Response: The scale of the building has been carefully composed to provide a civic prominence to the site at the 8th Avenue entrance, while respecting the scale of the residential neighborhood to the north and west of the site. The west end of the building has been set into the natural slope of site, reducing the perception of height from the residential neighborhood. The scale of the building increases towards the east end of the site, which is closer to the commercial district of Willamette, and functionally provides a public entrance to the building. Parapets have been used for the roof forms, to convey the public and civic nature of the building. The windows at the secure, west end of the building are reduced in scale, with a more residential rhythm, similar to the Tualatin Valley Fire station across 8th Avenue. At the east end of the building the window system has been selected to provide larger, more open expanses of glazing, where the public interacts more with the building and the functions are adjacent to the existing commercial development to the east. This standard is met.

c. *While there has been discussion in Chapter 24 about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that "step down" or "step up" from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.*

Response: See response above, particularly related to the transition from the residential area to the west and commercial area to the east. This standard is met.

d. *Contrasting architecture shall only be permitted when the design is manifestly superior to adjacent architecture in terms of creativity, design, and workmanship and/or it is adequately separated from other buildings by distance, screening, grade variations, or is part of a development site that is large enough to set its own style of architecture.*

Response: The adjacent structures include a mixture of single-family residential, civic structures, and commercial buildings. Given this mix of uses and corresponding architectural styles, the proposed building design has been selected to respond to the varying existing structures, and land uses surrounding the subject site. This standard is met.

e. *Human scale is a term that seeks to accommodate the users of the building and the notion that building should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally.*

The human scale is enhanced by bringing the building and its main entrance up to the edge of the sidewalk. It creates a more dramatic and interesting streetscape and improves the "height and width" ratio referenced in this section.

Response: The public entrance of the building has been brought to the sidewalk through a combination of landscaped plaza space, entry canopy and integration of the existing walnut tree into the public area. Where large expanses of glazing are provided, the windows are broken up into numerous panes using mullions, both vertically and horizontally to reduce the perceived scale. The plaza has been designed to provide comfortable seating and interaction areas for visitors and passers-by. The façade along 8th Avenue and 13th Street have been broken into a more pedestrian-friendly scale, by stepping the building footprint at various depths away from the sidewalk and grouping the windows at the secure areas of the building to provide visual resting places for the casual onlooker. The landscaping along 8th Avenue and 13th Street has been designed to promote a pedestrian-friendly streetscape, an understanding of the buildings storm water system, and a reduction in the scale using a variety of sculptural hardscape and cultivated landscaping features, while providing security for the functions inside the building. This standard is met.

f. *The main front elevation of commercial and office building shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. Any additional side or rear elevation, which is visible from a collector road or greater classification, shall also have at least 30 percent transparency. Transparency on other elevations is optional. The transparency is measured in lineal fashion. For example, a 100-foot-long building elevation shall have at least 60 feet (60 percent of 100 feet) in length of windows. The window height shall be, at minimum, three feet tall. The exception to transparency would be cases where demonstrated functional constraints or topography restrict that elevation from being used. When this exemption is applied to the main front elevation, the square footage of transparency that would ordinarily be required by the above formula shall be installed on the remaining elevations at pedestrian level in addition to any transparency required by a side elevation, and vice versa. The rear of the building is not required to include transparency. The transparency must be flush with the building elevation.*

Response: This standard does not apply to the proposed public safety facility as it is not a commercial or office building with associated window shopping opportunities. However, the street-facing facades have provided window areas where internal functional constraints (safety and security) allow. The western elevation provides 33% of window transparence, and the combined southern elevation provides 54% of window transparency. Topographic constraints limit the amount of window area that can be used on the northeast elevation to attempt to meet the requirement.

g. *Variations in depth and roof line are encouraged for all elevations. To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.*

Response: The height of the parapet varies on all elevations, and each elevation has been broken up with a combination of building stepping, window openings, material choices and horizontal projections so that no continuous flat elevations over 100 feet are proposed. This standard is met.

h. *Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.*

Response: In response to sun angles, larger overhangs have been provided along the east elevation. An entry canopy extends to the sidewalk at the main building entrance. This standard is met.

i. *The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings.*

Response: The landscaping along 8th Avenue and 13th Street has been designed to promote a pedestrian-friendly streetscape, an understanding of the buildings storm water system, and a reduction in the scale using a variety of sculptural hardscape and cultivated landscaping features, while providing security for the functions inside the building. Street trees and sidewalks will be provided along 8th Avenue and a double row along 13th Street. This standard is met.

j. *Sidewalk cafes, kiosks, vendors, and street furniture are encouraged. However, at least a four-foot-wide pedestrian accessway must be maintained.*

Response: Seating is provided in the entry plaza. Sidewalks along 8th and 13th will maintain a minimum clear accessway of four feet. This standard is met.

7. *Transportation Planning Rule (TPR) compliance. The automobile shall be shifted from a dominant role, relative to other modes of transportation, by the following means:*

a. *Commercial and office development shall be oriented to the street. At least one public entrance shall be located facing an arterial street or, if the project does not front on an arterial, facing a collector street; or, if the project does not front on a collector, facing the local street with highest traffic levels. Parking lots shall be placed behind or to the side of commercial and office development. When a large and/or multi-building development is occurring on a large undeveloped tract (three*

plus acres), it is acceptable to focus internally; however, at least 20 percent of the main adjacent right-of-way shall have buildings contiguous to it unless waived per subsection (B)(7)(c) of this section. These buildings shall be oriented to the adjacent street and include pedestrian-oriented transparencies on those elevations...

Response: The proposed building abuts two local streets. The building has been oriented toward 8th Avenue, as this is a more commercial frontage. Parking has been located on the side and behind the proposed structure. This standard is met.

b. *Multi-family projects shall be required to keep the parking at the side or rear of the buildings or behind the building line of the structure as it would appear from the right-of-way inside the multi-family project...*

Response: The proposed project is not a multi-family project. This standard is not applicable.

c. *Commercial, office, and multi-family projects shall be built as close to the adjacent main right-of-way as practical to facilitate safe pedestrian and transit access. Reduced frontages by buildings on public rights-of-way may be allowed due to extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations, not just inconveniences or design challenges.*

Response: Pedestrian access to the site is proposed from the site's 8th Avenue frontage to the main public entrance. The proposed building has been located as close as practical to this frontage, while maintaining the heath of the existing walnut tree. This standard is met.

d. *Accessways, parking lots, and internal driveways shall accommodate pedestrian circulation and access by specially textured, colored, or clearly defined footpaths at least six feet wide. Paths shall be eight feet wide when abutting parking areas or travel lanes. Paths shall be separated from parking or travel lanes by either landscaping, planters, curbs, bollards, or raised surfaces...*

Response: Pedestrian circulation is proposed internal to the site through new sidewalks that are at least six feet wide and eight feet wide where abutting parking areas. These sidewalks are protected with raised curbs. This standard is met.

e. *Paths shall provide direct routes that pedestrians will use between buildings, adjacent rights-of-way, and adjacent commercial developments. They shall be clearly identified. They shall be laid out to attract use and to discourage people from cutting through parking lots and impacting environmentally sensitive areas.*

Response: The proposed internal sidewalks provide direct route to the main public entrance from the public parking area. Additionally, the proposed public entrance plaza facilitates direct access from the public sidewalks along 8th Avenue. This standard is met.

f. *At least one entrance to the building shall be on the main street, or as close as possible to the main street. The entrance shall be designed to identify itself as a main point of ingress/egress.*

Response: A main entrance to the building has been provided to 8th Avenue. This standard is met.

g. Where transit service exists, or is expected to exist, there shall be a main entrance within a safe and reasonable distance of the transit stop. A pathway shall be provided to facilitate a direct connection.

Response: There are no existing or planned transit stops along the site's frontage. This standard does not apply.

h. Projects shall bring at least part of the project adjacent to or near the main street right-of-way in order to enhance the height-to-width ratio along that particular street. (The "height-to-width ratio" is an architectural term that emphasizes height or vertical dimension of buildings adjacent to streets. The higher and closer the building is, and the narrower the width of the street, the more attractive and intimate the streetscape becomes.) For every one foot in street width, the adjacent building ideally should be one to two feet higher. This ratio is considered ideal in framing and defining the streetscape.

Response: The proposed building has been placed near the site's main street right-of-way along 8th Avenue to enhance the height-to-width ratio. The suggested standard ratio of 1:1 or more of building height to right-of-way is not met with the proposed building. As indicated above, the site is located in a transition area between residential and commercial and the building's scale has been designed to responsibly respond to the scale of the surrounding structures. The intent of this standard is met.

i. These architectural standards shall apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, etc. It is recognized that many of these facilities, due to their functional requirements, cannot readily be configured to meet these architectural standards. However, attempts shall be made to make the design sympathetic to surrounding properties by landscaping, setbacks, buffers, and all reasonable architectural means.

Response: As this is a public facility, attempts to meet the standards above have been incorporated, where possible, given the functional requirements of the proposed use.

j. Parking spaces at trailheads shall be located so as to preserve the view of, and access to, the trailhead entrance from the roadway. The entrance apron to the trailhead shall be marked: "No Parking," and include design features to foster trail recognition.

Response: The site does not contain a trailhead. This standard does not apply.

C. Compatibility between adjoining uses, buffering, and screening.

1. In addition to the compatibility requirements contained in Chapter 24, buffering shall be provided between different land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:

a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.
b. The size of the buffer required to achieve the purpose in terms of width and height.
c. The direction(s) from which buffering is needed.
d. The required density of the buffering.
e. Whether the viewer is stationary or mobile.

Response: As the subject site is split zoned, and abuts different zoning and land uses, and buffers for this project vary. As proposed, the site design contains a dual purpose visual and secure buffer between the secure parking area and the abutting residential uses to the north. A 6-foot tall fence is proposed to enclose the secure parking area in order to provide the required security for the police. In addition, by meeting the minimum perimeter landscape separation requirements, this visual separation is further enhanced. This standard is met.

2. *On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:*
   a. What needs to be screened?
   b. The direction from which it is needed.
   c. How dense the screen needs to be.
   d. Whether the viewer is stationary or mobile.
   e. Whether the screening needs to be year-round.

Response: As indicated above, the proposed screening of the rear secure parking area will consist of a fence and landscaping. Additionally the proposed refuse area will be enclosed and separated from the abutting residential and street lot lines. This standard is met.

3. *Roof top air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.*

Response: The proposed rooftop mechanical units will be located away from the abutting right-of-way and screened with proposed parapets. This standard is met.

D. Privacy and Noise.

1. *Structures which include residential dwelling units shall provide private outdoor areas for each ground floor unit which is screened from view by adjoining units.*

Response: This proposal does not include residential units. This standard is not applicable.

2. *Residential dwelling units shall be placed on the site in areas having minimal noise exposure to the extent possible...*

Response: This proposal does not include residential units. This standard is not applicable.

3. *Structures or on site activity areas which generate noise, lights, or glare shall be buffered from adjoining residential uses in accordance with the standards in Section 55.100(C) where applicable.*

Response: The rear secure parking area may generate low levels of noise and light associated with police vehicle headlights. The impacts of this portion of the site from adjoining residential uses are mitigated with the proposed 6-foot tall fence and abutting landscape. This standard is met.

4. *Businesses or activities that can reasonably be expected to generate noise in excess of the noise standards contained in West Linn Municipal Code Section 5.487 shall undertake and submit appropriate noise studies and mitigate as necessary to comply with the code. (See CDC 55.110(B)(11) and 55.120(M).)*

Response: The proposed public safety facility is not intended to generate noise in excess of the standards contained in WLMC 5.487. The majority of incent responses will occur from vehicles already on patrol. Should any responses be necessary directly from this facility, the noise associated would be exempted under 5.487.(3). An emergency generator is necessary to serve the facility in the event of an emergency. Noise associated with this equipment will be encountered only in the event of an emergency. All other activities associated with the facility will occur within the building. This standard is met.

E. Private Outdoor Area.
Response: This section only applies to multi-family projects. This criterion is not applicable.

F. Shared Outdoor Recreation Areas.
Response: This section only applies to multi-family projects and projects with 10 or more duplexes or single-family attached dwellings on lots under 4,000 SF. This standard is not applicable.

G. Demarcation of Public, Semi-Public, and Private Spaces. The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semi-public areas, and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, to provide for crime prevention, and to establish maintenance responsibility. These areas may be defined by:

1. A deck, patio, fence, low wall, hedge, or draping vine;
2. A trellis or arbor;
3. A change in level;
4. A change in the texture of the path material;
5. Sign; or
6. Landscaping.

Use of gates to demarcate the boundary between a public street and a private access driveway is prohibited.

Response: As the site is a public facility, maintenance will be the responsibility of the City of West Linn. The public entrance of the building has been brought to the sidewalk through a combination of landscaped plaza space, entry canopy and integration of the existing walnut tree into the public area. The plaza has been designed to provide comfortable seating and interaction areas for visitors and passers-by. The landscaping along 8th Avenue and 13th Street has been designed to promote a pedestrian-friendly streetscape, an understanding of the buildings storm water system, and a reduction in the scale using a variety of sculptural hardscape and cultivated landscaping features, while providing security for the functions inside the building. This standard is met.

H. Public Transit.
Response: The site does not abut an existing or planned public transit route. This standard does not apply.

I. Public Facilities.

1. Streets. Sufficient right-of-way and slope easement shall be dedicated to accommodate all abutting streets to be improved to City's Improvement Standards and Specifications . . .

Response: Sufficient right-of-way is planned to be dedicated on both 8th Avenue and 13th Street to meet the local street standard. This standard is met.

2. *Drainage. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff off site or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine off-site impacts from a 25-year storm. The City Engineer shall adjust storm drainage facilities for applications which contain permeable parking surfaces based upon a quantitative analysis of the increased water retention and water quality characteristics of the permeable parking surface.*

Catch basins shall be installed and connected to pipelines leading to storm sewers or drainageways.

All plans will then be reviewed by the City Engineer.

Response: As indicated in the attached preliminary Stormwater Report, there will be no adverse impacts from the increased intensity of runoff from the site. This standard is met.

3. *Municipal water. A registered civil engineer shall prepare a plan for the provision of water which demonstrates to the City Engineer's satisfaction the availability of sufficient volume, capacity, and pressure to serve the proposed development's domestic, commercial, and industrial fire flows. All plans will then be reviewed by the City Engineer.*

Response: The City's consultant will confirm that sufficient water capacity is available for the proposed development from the public line located in 8th Avenue. Please refer to the attached utility plan for the proposed locations, size, and connection points to the existing public infrastructure. This standard is met.

4. *Sanitary sewers. A registered civil engineer shall prepare a sewerage collection system plan which demonstrates sufficient on-site capacity to serve the proposed development. The City Engineer shall determine whether the existing City system has sufficient capacity to serve the development.*

Response: Sufficient sanitary sewer capacity is available for the proposed development via the public line located in 8th Avenue. Please refer to the attached utility plan for the proposed locations, size, and connection points to the existing public infrastructure. This standard is met.

5. *Solid waste and recycling storage areas. Appropriately sized and located solid waste and recycling areas shall be provided. Metro standards shall be used.*

Response: One appropriately sized solid waste and recycling storage area is proposed at the west of the site. The facility will be accessible via the secured, emergency access point from 13th Street. Please see the attached site plan (Sheet C2.1) for specific locations. This standard is met.

J. Crime prevention and safety/defensible space.

1. *Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.*

Response: Where the security and safety of the internal functions of the proposed police facility allow, windows have been located. Where the window areas are located, building users will have the ability to view the exterior site. In addition, sufficient

lighting will be provided as is shown on the attached lighting plan (Sheet E1.0) which will provide adequate safety during night hours. This standard is met.

2. *Interior laundry and service areas shall be located in a way that they can be observed by others.*

Response: The proposed use does not contain interior laundry or service areas. This standard does not apply.

3. *Mail boxes, recycling, and solid waste facilities shall be located in lighted areas having vehicular or pedestrian traffic.*

Response: All outdoor pedestrian areas (i.e., walkways, trash, and recycling areas, etc.) will be lighted. Mailboxes will be located within each building. This standard is met.

4. *The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.*

Response: The site design does not have areas vulnerable to crime. Even so, exterior lighting has been designed to provide adequate illumination during night hours to ensure that no areas become vulnerable to crime. This standard is met.

5. *Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes.*

Response: The site lighting poles are located in such a way that it provides even illumination at the parking areas, drive aisles, and sidewalks. This standard is met.

6. *Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person. All commercial, industrial, residential, and public facility projects undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional. Omni-directional lights of an ornamental nature may be used in general commercial districts only.*

Response: Site lighting is proposed as shown on the attached photometric plan and LED luminaire cut sheet. The lighting will be directed downwards to shield light. This standard is met.

7. *Lines of sight shall be reasonably established so that the development site is visible to police and residents.*

Response: As shown on the site plan, the public area of the site is visible from 8th Avenue. The remainder of the site is contained within the secured parking area, and is intentionally not visible to the public for security and safety reasons. This standard is met.

8. *Security fences for utilities (e.g., power transformers, pump stations, pipeline control equipment, etc.) or wireless communication facilities may be up to eight feet tall in order to protect public safety...*

Response: This standard is not applicable.

K. *Provisions for persons with disabilities.*

1. *The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between*

accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

Response: All applicable regulations set forth in the ADA have been provided including the appropriate number of accessible parking spaces and walkways. This standard is met.

L. Signs.

Response: At this time, details of signage are unknown. Future permits will be sought for desired site and building signage.

M. Utilities

The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground, as practical. The design standards of Tables 1 and 2 above, and of subsection 5.487 of the West Linn Municipal Code relative to existing high ambient noise levels shall apply to this section.

Response: The applicant will be responsible for arrangements with utility companies related to changes in electrical lines and other wires including, but not limited to communication, street lighting, and cable television.

N . Wireless Communication Facilities.

Response: This section is not applicable.

O . Refuse and recycling standards

1. *All commercial, industrial and multi-family developments over five units requiring Class II design review shall comply with the standards set forth in these provisions. Modifications to these provisions may be permitted if the Planning Commission determines that the changes are consistent with the purpose of these provisions and the City receives written evidence from the local franchised solid waste and recycling firm that they are in agreement with the proposed modifications.*

Response: This section is applicable.

2. *Compactors, containers, and drop boxes shall be located on a level Portland cement concrete pad, a minimum of four inches thick, at ground elevation or other location compatible with the local franchise collection firm's equipment at the time of construction. The pad shall be designed to discharge surface water runoff to avoid ponding.*

Response: The proposed solid waste and recycling area will be provided on a concrete pad and graded to avoid ponding. This standard is met.

3. *Recycling and solid waste service areas*
   a. *Recycling receptacles shall be designed and located to serve the collection requirements for the specific type of material.*
   b. *The recycling area shall be located in close proximity to the garbage container areas and be accessible to the local franchised collection firm's equipment.*

c. Recycling receptacles or shelters located outside a structure shall have lids and be covered by a roof constructed of water and insect-resistive material. The maintenance of enclosures, receptacles and shelters is the responsibility of the property owner.

d. The location of the recycling area and method of storage shall be approved by the local fire marshal.

e. Recycling and solid waste service areas shall be at ground level and/or otherwise accessible to the franchised solid waste and recycling collection firm.

f. Recycling and solid waste service areas shall be used only for purposes of storing solid waste and recyclable materials and shall not be a general storage area to store personal belongings of tenants, lessees, property management or owners of the development or premises.

g. Recyclable material service areas shall be maintained in a clean and safe condition.

Response: Recycling receptacles will be stored within the proposed recycling and solid waste enclosure which is on-grade near the western emergency access point. The individual receptacles will be covered and insect-resistive material as provided by the local hauler. This standard is met.

4. Special wastes or recyclable materials.

a. Environmentally hazardous wastes defined in ORS 466.005 *shall be located, prepared, stored, maintained, collected, transported, and disposed in a manner acceptable to the Oregon Department of Environmental Quality.*

b. Containers used to store cooking oils, grease or animal renderings for recycling or disposal shall not be located in the principal recyclable materials or solid waste storage areas. These materials shall be stored in a separate storage area designed for such purpose.

Response: The proposed use will not generate special wastes or recyclable materials. This standard is not applicable.

5. Screening and Buffering.

a. Enclosures shall include a curbed landscape area at least three feet in width on the sides and rear. Landscaping shall include, at a minimum, a continuous hedge maintained at a height of 36 inches.

b. Placement of enclosures adjacent to residentially zoned property and along street frontages is strongly discouraged. They shall be located so as to conceal them from public view to the maximum extent possible.

c. All dumpsters and other trash containers shall be completely screened on all four sides with an enclosure that is comprised of a durable material such as masonry with a finish that is architecturally compatible with the project. Chain link fencing, with or without slats, will not be allowed.

Response: The placement of the proposed enclosure is located in line with the proposed security fence associated with the police parking area, fully concealed from public view. The enclosure will be constructed of 6-foot CMU block with brick accents on all sides except where the access gate is located (to the north). It is separated from the abutting 13th Street right-of-way by 11 feet, where new landscaping is proposed between the wall and the right-of-way. A continuous band of shrubs is proposed to be planted at the base of the new wall, along the western 13th Street facing side. The proposed opening of the enclosure is on the north side and will be treated with a 6-foot corrugated metal panel access gate. Landscaping on the north side of the emergency access drive will minimize visual access to the gate portion of

the enclosure. The remaining sides of the enclosure will only be viewable from within the secure parking area. This standard is met.

6. Litter receptacles.

a. Location. Litter receptacles may not encroach upon the minimum required walkway widths.

b. Litter receptacles may not be located within public rights-of-way except as permitted through an agreement with the City in a manner acceptable to the City Attorney or his/her designee.

c. Number. The number and location of proposed litter receptacles shall be based on the type and size of the proposed uses. However, at a minimum, for non-residential uses, at least one external litter receptacle shall be provided for every 25 parking spaces for first 100 spaces, plus one receptacle for every additional 100 spaces. (Ord. 1547, 2007; Ord. 1604 § 52, 2011)

Response: Litter receptacles are proposed to be located near the building's public entrance and within the parking areas as noted on the site and landscape plans. A total of 3 receptacles are proposed as required based upon 65 parking spaces. This standard is met.

7. CHAPTER 60 CONDITIONAL USES

60.070 Approval Standards and conditions

A. The Planning Commission shall approve, approve with conditions, or deny an application for a conditional use, except for a manufactured home subdivision in which case the approval standards and conditions shall be those specified in CDC36.030, or to enlarge or alter a conditional use based on findings of fact with respect to each of the following criteria:

1. The site size and dimensions provide:
a. Adequate area for the needs of the proposed use; and
b. Adequate area for aesthetic design treatment to mitigate any possible adverse effect from the use on surrounding properties and uses.

Response: The combined site area provides adequate space to provide a new facility, meeting the stringent safety and security requirements of the police. In addition, the site allows required parking areas for the public and secured parking needs. The proposed structure has been designed in order to respond to the site's dual zoning designations and mix of character between residential and commercial. The main façade has been particularly focused on preserving the site's significant tree along 8th Avenue. The site area is adequate and the building design meets this standard.

2. The characteristics of the site are suitable for the proposed use considering size, shape, location, topography, and natural features.

Response: The site characteristics are suitable for the proposed use. In particular, the specific program and security requirements are able to be met while preserving the sites most predominant natural feature, the significant walnut tree along 8th Avenue.

3. The granting of the proposal will provide for a facility that is consistent with the overall needs of the community.

Response: As identified in this narrative, the proposed public facility is needed to protect the West Linn community including its future.

4. Adequate public facilities will be available to provide service to the property at the time of occupancy.

Response: Public facilities (specific to infrastructure) currently exist or will be constructed prior to occupancy of the new structure. Coordination with the city engineer is ongoing specific to stormwater discharge.

5. The applicable requirements of the zone are met, except as modified by this chapter.

Response: Public safety facilities have distinct program requirements that dictate the internal function of the structure. In addition, there are safety and security requirements that must be met in order to allow a certain level of public access, as a civic use, while ensuring the safety of the officers and staff. The site contains two separate zoning designations. The applicable requirements of the site's R-10 district are met with the proposed development. However, there are two provisions within the site's MU district that are unable to be met. These include the maximum building size and maximum floor area ratio standard (CDC 59.070.A.6&7). Since the proposed use requires conditional use approval, these two standards in the MU district are proposed to be modified by this chapter. With the exception of the requested variance, all other standards are met with the proposed development.

6. *The supplementary requirements set forth in Chapters 52 to 55 CDC, if applicable, are met.*

Response: Applicable requirements of Chapters 52 and 55 have been addressed in the preceding narrative.

7. *The use will comply with the applicable policies of the Comprehensive Plan.*

Response: Please see the following responses:

COMPREHENSIVE PLAN COMPLIANCE

Goal 1 Citizen Involvement

Response: Policies 1-7 are administered by the City and are not approval criterion for individual applications. The project team has conducted numerous opportunities for public involvement in addition to the required neighborhood associated meeting. These include the Citizen Steering Committee, Citizen Design Committee, Willamette Neighborhood Association, Art Selection Committee, Sustainability Committee as well as citizen involvement at Design Team meetings.

Goal 2 Land Use Planning

Response: Goal 2 is implemented by the City's adopted Community Development Code. This application demonstrates compliance with applicable provisions herein, and therefore demonstrate compliance with this Goal.

Goal 5 Open Spaces, Scenic and Historic Areas, and Natural Resources

Response: There are no Goal 5 resources located on the subject site, per review of the City's adopted Goal 5 inventory maps. This goal does not apply.

Goal 6 Air, Water and Land Resources Quality

Response: Policies 1-8 of Section 2 (Water Quality) are applicable to the proposed development; however are implemented by the development standards for erosion, wastewater, stormwater, etc. The proposed methods of handling the site's wastewater and new impervious areas through natural vegetated swales meets applicable development standards associated with this section.

Policies 1 and 3 of Section 3 [Land Resources (Solid Waste Management)] are applicable. This policy is met by having areas for both solid waste and recycling to occur within a proposed enclosure.

Policies 1-3 of Section 4 (Noise Control) are applicable. Noise control is implemented by Chapter 55 and through WLMC 5.487. The proposed use is not anticipated to generate noise that will negatively affect the surrounding residential uses. Perimeter walls and landscaping will assist in maintaining satisfactory levels of noise associated with the proposed public safety use.

Goal 7 Areas Subject to Natural Disasters and Hazards

Response: The site is note shown on any of the City's adopted natural hazards maps. This goal does not apply.

Goal 8 Parks and Recreation

Response: This goal does not apply.

Goal 9 Economic Development

Response: Policies 5 and 11 apply. The 8th Street right-of-way will be upgraded in accordance with City standards to facilitate economic activity in the commercial district and Willamette District. In addition, abutting commercial areas will benefit from the proposed users of the site.

Goal 10 Housing

Response: This application is for a new police facility. Therefore, this goal does not apply.

Goal 11 Public Facilities and Services

Response: Necessary public facilities and services exist for the proposed public safety facility as required in General Goals Policies 2-5. Policy 7 under the General Goals is also furthered with the proposed development as it converts land to a new public use. Policy 10 will be reviewed for compliance through the proposed design review process and through implementation of Chapter 55 of the CDC. The proposed development accepts responsibility to provide new infrastructure connections necessary to serve the proposed facility (Policy 11).

The Policies of Section 1 (Sewer System), Section 2 (Water System) and Section 3 (Storm Drainage) will be met through the review of construction permits for the installation of new facilities to serve the proposed use.

Section 4 (Fire and Police), Policy 5 will be met with the new police facility.

Goal 12 Transportation

Response: General Policy 1 (a-d) is applicable. This application includes a traffic study, dedication of right-of-way and frontage improvements that address this policy.

General Policy 2 (ADA) is implemented through compliance with local, state and federal standards.

General Policy 3 will be met with proposed frontage improvements.

Street Policy 3 requires a minimum level of service to meet or exceed LOS "D". The proposed use meets this requirement as determined by the traffic study. Policy 8 will be met through new street lighting on abutting frontages.

Bicycles Policy 4 will be met with new bicycle parking on the subject site. Policy 5 will be met following completion of the proposed frontage improvements to City standards as reviewed by the City Engineer.

Goal 13 Energy Conservation

Response: Policy 6 encourages the use of energy-conscience design and materials in all public facilities. The proposed public facility meets this policy through design that is intended to meet LEED Silver.

Policy 7 encourages maintenance of sidewalks and bike paths. This maintenance will occur by the City.

Goal 14 Urbanization

Response: Policy 9 requires that new development pay for needed new infrastructure and impacts to existing infrastructure. The proposed facility will include extensions of existing infrastructure to serve its demand.

Goal 15 Willamette Greenway

Response: The site is not located within the Willamette Greenway. This goal does not apply.

B. An approved conditional use or enlargement or alteration of an existing conditional use shall be subject to the development review provisions set forth in Chapter 55 CDC.

Response: The provisions of Chapter 55 are addressed in the narrative above. This standard is met.

C. The Planning Commission may impose conditions on its approval of a conditional use which it finds are necessary to assure the use is compatible with other uses in the vicinity. These conditions may include, but are not limited to, the following:

1. *Limiting the hours, days, place, and manner of operation.*
2. *Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor, and dust.*
3. *Requiring additional setback areas, lot area, or lot depth, or width.*
4. *Limiting the building height, size or lot coverage, or location on the site.*
5. *Designating the size, number, location and design of vehicle access points.*
6. *Requiring street right-of-way to be dedicated and the street to be improved including all steps necessary to address future street improvements identified in the adopted Transportation System Plan.*
7. *Requiring participation in making the intersection improvement or improvements identified in the Transportation System Plan when a traffic analysis (compiled as an element of a conditional use application for the property) indicates the application should contribute toward.*
8. *Requiring landscaping, screening, drainage, and surfacing of parking and loading areas.*
9. *Limiting the number, size, location, height, and lighting of signs.*
10. *Limiting or setting standards for the location and intensity of outdoor lighting.*
11. *Requiring berming, screening, or landscaping and the establishment of standards for their installation and maintenance.*
12. *Requiring and designating the size, height, location, and materials for fences.*
13. *Requiring the protection and preservation of existing trees, soils, vegetation, watercourses, habitat areas, and drainage areas.*

Response: The applicant acknowledges that the Planning Commission may include conditions of approval in accordance with this standard.

D. Aggregate extraction uses shall also be subject to the provisions of ORS541.605.

Response: This application does not propose aggregate extraction uses. This standard does not apply.

8. CLASS II VARIANCE REQUEST

75.020 CLASSIFICATION OF VARIANCES

B. A Class II variance will involve a significant change from the zoning requirements and may create adverse impacts on adjacent property or occupants, and includes the following variances:

1. A variance which allows a structure to encroach into a required setback area as follows:

a. Front yard setback by more than two feet.
b. Side yard setback by more than two feet.
c. Rear yard setback by more than five feet.

2. Variances to the minimum lot dimensional requirements as follows:

a. Lot width by more than five feet.
b. Lot frontage by more than five feet.
c. Lot depth by more than 10 feet.
d. Lot area by more than five percent of minimum required area.

3. A variance to any of the other zoning provisions including, but not limited to, the lot coverage and building height.

Response: The proposed variance is to CDC 55.100.B.2.b regarding impacts within the 'dripline plus 10 feet' of significant trees. This request is allowed under subsection (3) of this standard.

F. No variances shall be granted which will allow a use which is not a permitted or a conditional use in the district, and no variance shall be granted to the density provisions.

Response: The proposed variance does not include any use or density provisions.

75.060 Approval Criteria

The appropriate approval authority shall approve a variance request if all the following criteria are met and corresponding findings of fact prepared. The approval authority may impose appropriate conditions to ensure compliance with the criteria. The approval authority shall deny the variance if any of the criteria are not met.

A. Exceptional or extraordinary circumstances apply to the property which do not apply generally to other properties in the same zone or vicinity, and result from lot size or shape, legally existing prior to the date of this code, topography, or other circumstances over which the applicant has no control.

Response: The exceptional or extraordinary circumstances requiring a variance is the result of the existing property condition. The first circumstance is related to the existing natural condition of the subject property; the significant walnut tree along the site's frontage of 8th Avenue. While other properties in the vicinity of this site may contain significant trees, the location of the tree (specifically its 'dripline plus 10 feet') provides a significant impact to the usable site area for the new police facility. The next circumstance is the dual zoning designations of the subject site (R-10 and MU) which creates conflicts between various goals and standards. The significant tree is located entirely within the portion of the site zoned MU. Per the zoning standards of the MU district, structures are to be located as close to the street as possible. As the location of the tree pre-existed the City's control of this property, the City has no

control over its location, and the structure has been located as close to the street as possible in the MU portion of the site, these circumstances make it necessary to request a variance for to impact the trees 'dripline plus 10 feet'.

B. The variance is necessary for the preservation of a property right of the applicant, which is substantially the same as a right possessed by owners of other property in the same zone or vicinity.

Response: The property right associated with this variance request is the development of the subject property in accordance with applicable regulating standards. Other property owners in the vicinity have the same right as is demonstrated with the surrounding development. As indicated above, the site's split zoning is unique to this property as is the proposed police facility. Other properties in the surrounding area with significant trees would likely require a similar variance request as the site area is not large enough to comply with the 'dripline plus 10 feet' standard and allow the property right of development in the form that exists today. While the impacts proposed within the tree's 'dripline plus 10 feet' are not allowed by the CDC, tree protection methods and specifications as recommended by the city arborist will be strictly adhered to and will mitigate any impacts (refer to ExhibitE). This will ensure the greatest potential for survivability and long-term health of the existing tree, while allowing the construction of a new public safety facility.

C. The authorization of the variance will not be materially detrimental to the purposes and standards of this code, will not be inconsistent with all other regulatory requirements, and will not conflict with the goals and policies of the West Linn Comprehensive Plan.

Response: As the proposed use requires Conditional Use approval, demonstration of compliance with the goals and policies has been addressed in the preceding narrative. Additionally, the authorization of the requested variance does not affect the project's compliance with the standards of the code or other applicable regulatory requirements.

D. The variance request is the minimum variance which would alleviate the exceptional and extraordinary circumstance.

Response: The standard subject to the variance is below:

> *55.100.B.2.b. Non-residential and residential projects on non-Type I and II lands shall set aside up to 20 percent of the area to protect trees and tree clusters that are determined to be significant, plus any heritage trees. Therefore, in the event that the City Arborist determines that a significant tree cluster exists at a development site, then up to 20 percent of the non-Type I and II lands shall be devoted to the protection of those trees, either by dedication or easement The exact percentage is determined by establishing the driplines of the trees or tree clusters that are to be protected. In order to protect the roots which typically extend further, an additional 10-foot measurement beyond the dripline shall be added. The square footage of the area inside this 'dripline plus 10 feet' measurement shall be the basis for calculating the percentage (see figure below). The City Arborist will identify which tree(s) are to be protected. Development of non-Type I and II lands shall also require the careful layout of streets, driveways, building pads, lots, and utilities to avoid significant trees, tree clusters, heritage trees, and other natural resources pursuant to this code. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply. Please note that in the event that more than 20 percent of the non-Type I and II lands comprise significant trees or tree clusters,*

the developer shall not be required to save the excess trees, but is encouraged to do so.

The variance request is to allow impact into the 'dripline plus 10 feet' standard associated with the site's significant tree. The total tree canopy plus 10 feet area is 5,043 SF. Of this area, 2,721 SF (54%) is within the public right-of-way (following dedication) and is outside of the control of the property. The tree canopy plus 10 feet on the subject property is 2,322 SF, of which 1,760 SF will be impacted with the site construction of foundation walls, utilities, and the public entrance plaza. proposed public plaza that helps to identify the building as a civic function and encourage pedestrian access. The standard requires up to 20% of the non Type I and II lands to be set aside for the protection of significant trees. The site area is 68,497 SF, and up to 13,699 SF could be required for protection. The site design requires impact to the total 'dripline plus 10 feet' area except for 562 SF (.8% of the subject site).

The exceptional or extraordinary circumstance requiring a variance is the result of an existing natural condition of the subject property; the significant walnut tree along the site's frontage of 8th Avenue. The required encroachment into the significant tree's 'dripline plus 10 feet' is dictated by meeting the public safety user's (Police) external and internal requirements. Through the course of the design process, the building has been moved as far back from 8th Street as possible (contrary to the intent of the base zone) while still meeting the minimum requirements for setbacks, parking, etc.

E. The exceptional and extraordinary circumstance does not arise from the violation of this code.

Response: The exceptional and extraordinary circumstance requiring this variance request is the evolution of natural conditions (e.g. the growth of the existing tree over time) on the subject site where this tree has been established. This circumstance has not resulted from a violation of the code.

F. The variance will not impose physical limitations on other properties or uses in the area, and will not impose physical limitations on future use of neighboring vacant or underdeveloped properties as authorized by the underlying zoning classification.

Response: Allowing impact into the 'dripline plus 10 feet' will not impose physical limitations on other properties or uses in the area nor on future use of neighboring vacant (which does not exist) or underdeveloped properties. Allowing the impact to the significant tree's 'dripline plus 10 feet' will continue a natural presence of the tree along the 8th Avenue street frontage associated with the proposed civic use. Specific measures to protect the health and character of the tree have been specified by the City Arborist (Exhibit E) and will be followed during construction.

9. LOT LINE ADJUSTMENT

As noted previously, the subject site currently consists of 4 existing tax lots. In order to accommodate the proposed development, the City is requesting consolidation of these lots. Please reference Tables 4-1 & 4-2 in the preceding narrative for demonstration of compliance with applicable zoning regulations (e.g. lot coverage, setbacks, etc).

85.210 LOT LINE ADJUSTMENTS – APPROVAL STANDARDS

A. The Director shall approve or deny a request for a lot line adjustment based on the criteria stated below:

1. An additional lot or buildable lot shall not be created by the lot line adjustment and the existing parcel shall not be reduced in size by the adjustments below the minimum lot size established by the approved zoning for that district.

Response: The proposed lot consolidation will combine the 4 existing lots into one. The minimum lot size requirements of the R-10 and MU-CBD zones are 10,000 SF and 4,500 SF, respectively. The combined acreage of the resultant parcel (following right-of-way dedication) is 1.57 acres, exceeding the minimum lot size standard. No additional lots will be created. This standard is met.

2. By reducing the lot size, the lot or structure(s) on the lot shall not be in violation of the site development regulations for that district. For example, the lot line adjustment shall not result in an overall loss of density below 70 percent except as allowed by CDC Section 85.200(J)(7).

Response: As demonstrated in tables 4.1 & 4.2 above, the resultant lot will meet the site development regulations of the two underlying zoning districts. This standard is met.

3. The lot line adjustment is intended to allow minor lot line deviations, or to consolidate undersized or irregular shaped lots. It can also be used to change a limited number of property lines up to the point that the County Surveyor would determine a re-plat of the subdivision is in order. A replat is the complete reconfiguration and realignment of a subdivision's lot lines.

Response: The proposed lot line adjustment is to consolidate the existing 4 lots at the subject site. As these lots were originally created with a subdivision, a revised plat document will be reviewed and recorded with the county surveyor. This standard is met.

4. New lot lines shall be generally straight with only a few deviations. Lot lines shall not gerrymander or excessively zigzag along to accommodate tool sheds, accessory structures, other buildings, etc. The figure below serves as a guide to lot line adjustments.

Response: This request is for a consolidation of lot lines; therefore, no new lot lines will result. This standard is met.

5. The lot line adjustment will not affect existing public utility easements nor existing utilities unless an easement vacation is obtained and any required utility relocations are paid for by the applicant.

Response: No existing public utilities or utility easements affected the property. This standard does not apply.

10. CONCLUSION

Based on the information presented and discussed in this narrative and the attached supporting plans and documents, the requested land use applications meet the established standards and approval criteria and therefore merit approval.

11. EXHIBITS

A. Application Form
B. Plan Set
C. Color Building Elevations & Perspective
D. Building Materials Example
E. Arborist Letter
F. Lighting cut sheets

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

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S).	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

- ☐ Annexation (ANX)
- ☐ Appeal and Review (AP) *
- ☒ Conditional Use (CUP)
- ☒ Design Review (DR)
- ☐ Easement Vacation
- ☐ Extraterritorial Ext. of Utilities
- ☐ Final Plat or Plan (FP)
- ☐ Flood Management Area
- ☐ Hillside Protection & Erosion Control
- ☐ Historic Review
- ☐ Legislative Plan or Change
- ☒ Lot Line Adjustment (LLA) */**
- ☐ Minor Partition (MIP) (Preliminary Plat or Plan)
- ☐ Non-Conforming Lots, Uses & Structures
- ☐ Planned Unit Development (PUD)
- ☐ Pre-Application Conference (PA) */**
- ☐ Street Vacation
- ☐ Subdivision (SUB)
- ☐ Temporary Uses *
- ☐ Time Extension *
- ☒ Variance (VAR)
- ☐ Water Resource Area Protection/Single Lot (WAP)
- ☐ Water Resource Area Protection/Wetland (WAP)
- ☐ Willamette & Tualatin River Greenway (WRG)
- ☐ Zone Change

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address:
1800 8th Ave, 1819 13 St, 1849 13 St, 1970 8th Ave

Assessor's Map No.: **21E35C**
Tax Lot(s): **1900, 2000, 2100, 2200**
Total Land Area: 1.57 (post dedication)

Brief Description of Proposal: **A NEW PUBLIC SAFETY FACILITY FOR THE CITY'S POLICE DEPARTMENT**

Applicant Name: (please print) Robert Galante, on behalf of the City
Phone: 503 720 3609
Address:
Email: bgalante@westlinnoregon.gov
City State Zip:
rgalante@comcast.net

Owner Name (required): (please print) City of West Linn : Chris Jordan
Phone: 503 657 0331
Address: 22500 Salamo Rd # 1000
Email: CJORDAN@westlinnoregon.gov
City State Zip: West Linn, OR 97068

Consultant Name: (please print) **RHYS KONRAD – GROUP MACKENZIE**
Phone: **503-224-9560**
Address: **1515 SE WATER AVE, SUITE 100**
Email: **rkonrad@grpmack.com**
City State Zip: **PORTLAND, OR 97214**

1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application. One (1) complete set of digital application materials must also be submitted on CD in PDF format. If large sets of plans are required in application please submit only two sets.**

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Applicant's signature — Date — Owner's signature **(required)** — 11/8/2012 Date

SOUTH ELEVATION

WEST ELEVATION

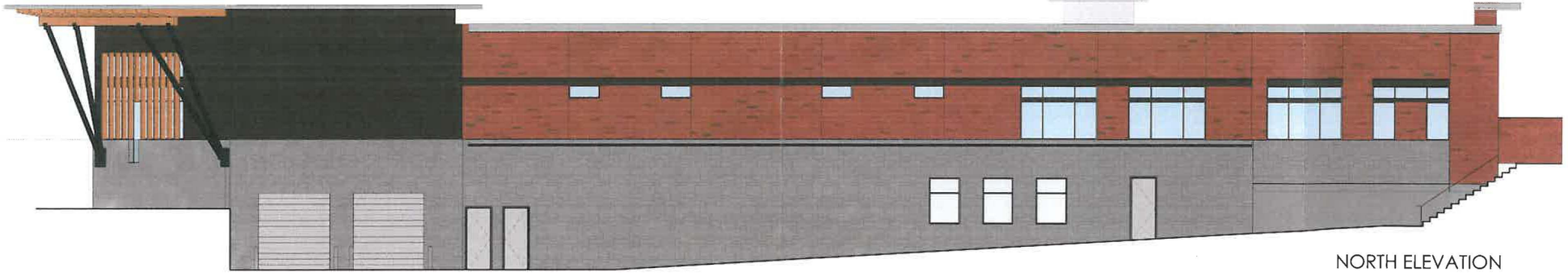
WEST LINN POLICE DEPARTMENT

LAND-USE APPLICATION
BUILDING ELEVATIONS

December 7, 2012

GROUP MACKENZIE

EAST ELEVATION



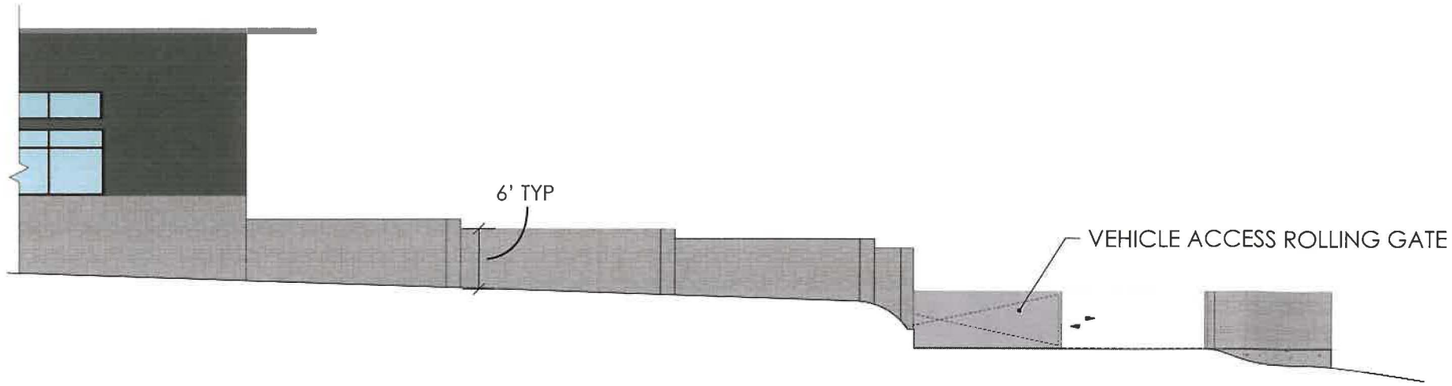
NORTH ELEVATION

WEST LINN POLICE DEPARTMENT

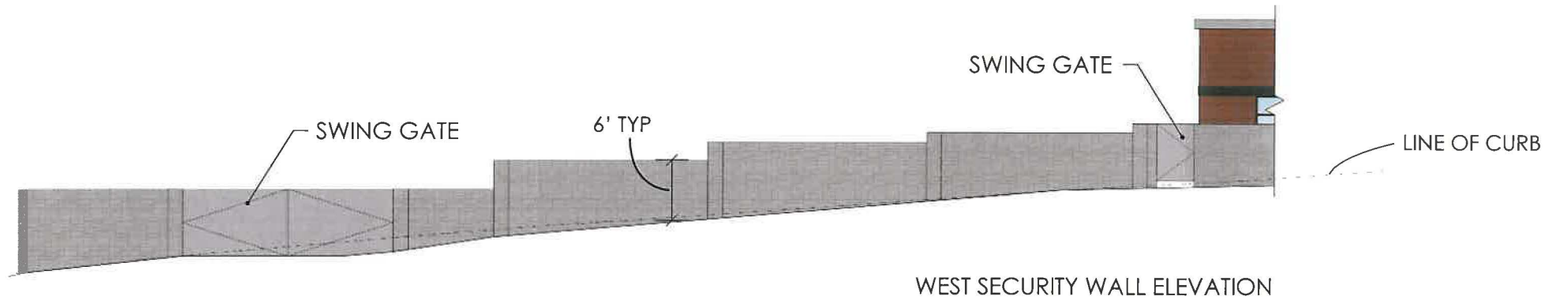
LAND-USE APPLICATION
BUILDING ELEVATIONS

December 7, 2012

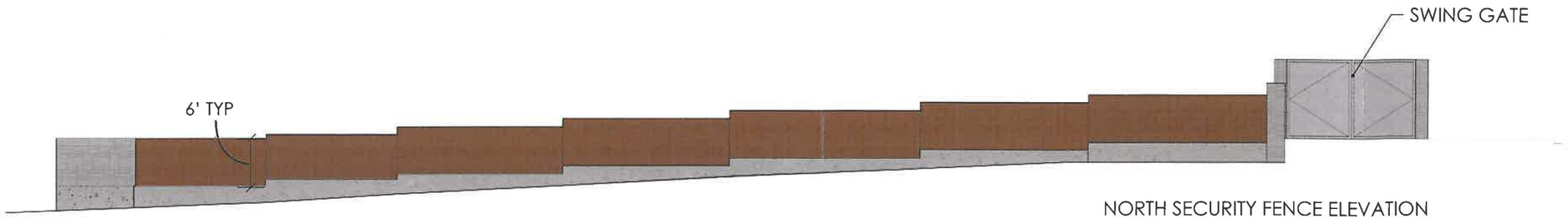
GROUP MACKENZIE



EAST SECURITY WALL ELEVATION



WEST SECURITY WALL ELEVATION



NORTH SECURITY FENCE ELEVATION

WEST LINN POLICE DEPARTMENT

LAND-USE APPLICATION
BUILDING RENDERING

December 7, 2012

GROUP MACKENZIE

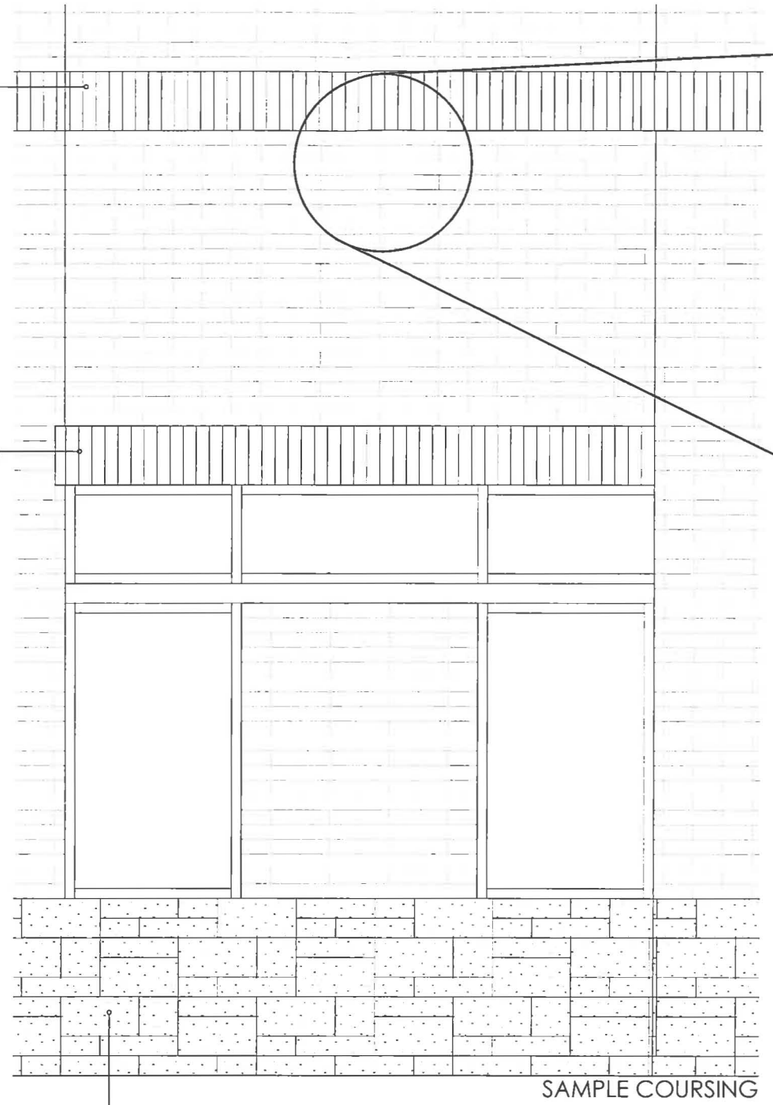
WEST LINN POLICE DEPARTMENT

LAND-USE APPLICATION
BUILDING RENDERING

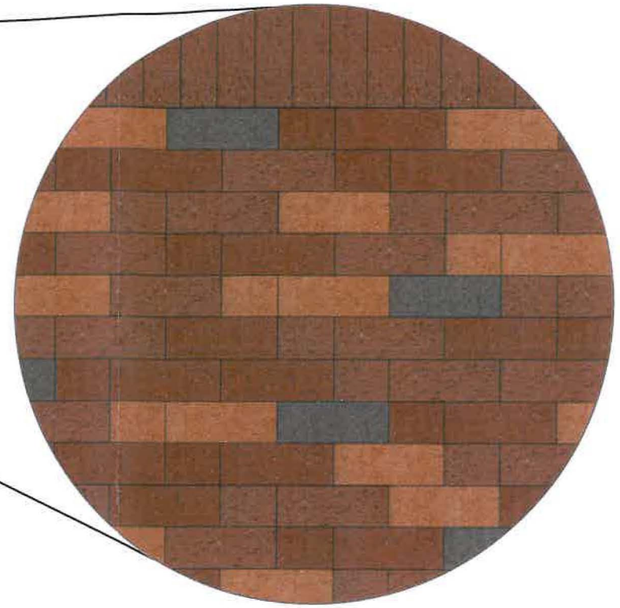
December 7, 2012

GROUP MACKENZIE

STRUCTURAL BRICK

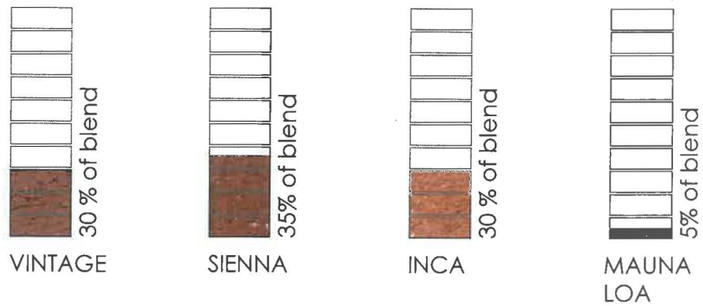


SAMPLE COURSING



SAMPLE BLEND

COMPOSITION OF BLEND

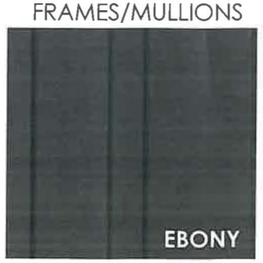


CMU

WOOD

FENCING

FRAMES/MULLIONS



WEST LINN POLICE DEPARTMENT

LAND-USE APPLICATION
BUILDING MATERIALS

December 7, 2012

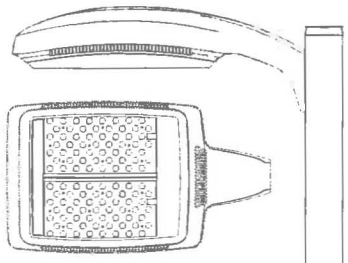
GROUP MACKENZIE

Job:
Type:
Notes:

Gullwing LED

GL18 Area Luminaires

Philips Gardco Gullwing LED luminaires combine LED performance excellence and advanced Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing. The Philips Gardco Gullwing LED is defined by its high performance, sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. The advanced LED optical systems provide IES Types II, III, IV and V distributions. The luminaire features a state of the art integral thermal control system to maximize LED performance and life, and to extend component life. All LED wattages utilize high performance Class 1 LED systems. The door frame is single-piece die cast aluminum. Luminaires are finished with a fade and abrasion resistant TGIC powdercoat. Gullwing LED luminaires provide full cutoff performance. Existing Philips Gardco Gullwing HID luminaires are suitable for field retrofit with the Gullwing LED retrofit kit.



PREFIX	MOUNTING	OPTICAL SYSTEM	LED WATTAGE	LED SELECTION	VOLTAGE	FINISH	OPTIONS

Enter the order code into the appropriate box above. Note: Philips Gardco reserves the right to refuse a configuration. Not all combinations and configurations are valid. Refer to notes below for exclusions and limitations. For questions or concerns, please consult the factory.

PREFIX

Complete Luminaires *(See page 3 and page 4 for details on luminaire configurations.)*

GL18	18" Gullwing LED Luminaire - Constant Wattage
GL18-DCC	18" Gullwing LED with Dual Circuit Control
GL18-DIM	18" Gullwing LED with 0-10V Dimming
GL18-MR50[1]	18" Gullwing LED with Motion Response - 50% Low
GL18-APD[2]	18" Gullwing LED with Automatic Profile Dimming
GL18-APD-MRO[1]	18" Gullwing LED - APD with Motion Response Override

Retrofit Kit *(See page 4 for details on retrofit kit configurations.)*

GL18-RK	18" Gullwing LED Retrofit Kit - Constant Wattage

1. *Motion Response luminaires require one motion sensor per pole, ordered separately. See* ***Accessories*** *on page 2. Motion Response luminaires available 120V or 277V only.*
2. *Available 120V through 277V only.*

MOUNTING

1	Single Pole Mount
2	Twin Pole Mount at 180°
2@90	Twin Pole Mount at 90°
3	3-way Pole Mount at 90°
3@120°	3-way Pole Mount at 120°
4	4-way Pole Mount
W	Wall Mount, Recessed J-Box
WS	Wall Mount, Surface Conduit

OPTICAL SYSTEM[3]

Optic Type	Standard Optic Position	Optic Rotated Left[4] (90°)	Optic Rotated Right[4] (270°)
Type II	**2**	**2-90**	**2-270**
Type III	**3**	**3-90**	**3-270**
Type IV	**4**	**4-90**	**4-270**
Type V	**5**[5]		
Backlight Control	**BLC**	**BLC-90**	**BLC-270**

3. Luminaire door frame and optic assembly provided standard without glass lens. Specify CLR option for clear glass lens. See ***Options*** *on page 2.*

4. See pages 6 and 7 for information on optical rotation prior to ordering.

5. Features unitized lens.

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PHILIPS
GARDCO

Gullwing LED

GL18 Area Luminaires

LED WATTAGE AND LUMEN VALUES

Ordering Code	Average System Watts[6]	LED Current (mA)	LED Selection	Luminaire Initial Absolute Lumens[7,8]				
				TYPE 2	TYPE 3	TYPE 4	TYPE 5	BLC
Single LED Arrays								
65LA	65	350	CW	5,211	4,988 (s)	4,986	6,025	3,433 (s)
95LA	95	530	CW	7,437	7,025	6,973	8,258	4,640 (s)
130LA	130	700	CW	8,868	8,658	8,478	10,223	5,614 (s)
Dual LED Arrays								
125LA	125	350	CW	9,953	9,550	9,360	11,241	5,917 (s)
200LA	200	530	CW	13,432	13,042	12,942	15,271	7,996 (s)
255LA	255	700	CW	16,209	15,740	15,529	18,254	9,436 (s)

6. Wattage may vary by +/- 8% due to LED manufacturer forward volt specification and ambient temperature. Wattage shown is average for 120V through 277V input. Actual wattage may vary by an additional +/- 10% due to actual input voltage.
7. Values shown are for luminaires without the HS or IS shield options. Tests are in process for many NW and all WW, as well as luminaires with the HS and IS options.
8. Lumen values based on tests performed in compliance with IESNA LM-79. "(s)" following value indicates that the value is scaled from tests on a similar, but not identical luminaire configuration. Contact Gardco.applications@ philips.com if any approximate estimates are required for design purposes.

LED SELECTION

CW	Cool White - 6000°K - 75 CRI
NW	Neutral White - 4000°K - 70 CRI
WW	Warm White - 3000°K - 80 CRI

VOLTAGE

UNIV	120V through 277V, 50hz or 60hz
HVU	347V through 480V, 50hz or 60hz (High Voltage Universal)

FINISH

BRP	Bronze Paint
BLP	Black Paint
WP	White Paint
NP	Natural Aluminum Paint
OC	Optional Color Paint *Specify Optional Color or RAL ex: OC-LGP or OC-RAL7024.*
SC	Special Paint *Specify. Must supply color chip.*

OPTIONS *(Options are not available in GL18-RK retrofit kits, except as specifically noted below. See Note 16)*

LF[16]	In-Line/In-Pole Fusing
PC[9,18]	Photocontrol and Receptacle
PCR[18]	Photocontrol Receptacle only
HS[16]	External Houseside Shield
IS[16,19]	Internal Houseside Shield
RPA1[10]	3" Round Pole Adapter
RPA2[11]	4" and 5" Round Pole Adapter
MF[12]	Mast Arm Fitter
TR1[13]	Single Transition
TR2[13]	Twin Transition
PTF2[14]	Pole Top Fitter - 2 3/8" - 3" Dia. Tenon
PTF3[14]	Pole Top Fitter - 3" - 3 1/2" Dia. Tenon
PTF4[14]	Pole Top Fitter - 3 1/2" - 4" Dia. Tenon
SQPTF[15]	Square Pole Top Fitter
DL[16]	Diffusing Lens *(reduces performance significantly)*
CLR[16]	Clear Glass Lens *(reduces performance)*
SPR[16,17]	Surge Protection for 120V through 277V Input meeting ANSI C62.41.2
SPRH[16,17]	Surge Protection for 347V through 480V Input meeting ANSI C62.41.2

9. Not available above 277V. Provide specific input voltage.
10. Required for 3" O.D. round or tapered round poles where top O.D. is less than 4".
11. Required for 4"- 5" O.D. round poles.
12. Mounts to a 2-3/8" O.D. mast arm.
13. Mounts to a 2-3/8" Top Tenon. Specify a round pole with a 4.50" O.D. for a smooth transition.
14. Not available in 120° mounting configurations.
15. Requires a 2-3/8"O.D. x 4" tenon or a 2.4" round pole top O.D. Specify Drilling (1, 2, 2@90, 3 or 4 only.)
16. Available with GL18-RK retrofit kits (as well as other configurations.)
17. GL18-DCC requires 1 surge protector per circuit.
18. Available in GL18 Constant Wattage only.
19. Available with Type 2, Type 3 or Type 4 distributions only.

ACCESSORIES *(Ordered separately)*

MS-P	120V or 277V Input - Pedestrian Motion Sensor for GL18-MR (Motion Response) or GL18-APD-MRO (Automatic Profile Dimming with Motion Response Override)
MS-A-120V	120V Input - Area Motion Sensor for GL18-MR (Motion Response) or GL18-APD-MRO (Automatic Profile Dimming with Motion Response Override)
MS-A-277V	277V Input - Area Motion Sensor for GL18-MR (Motion Response) or GL18-APD-MRO (Automatic Profile Dimming with Motion Response Override)

Motion Sensors are ordered separately, with one (1) motion sensor required per pole location for GL18-MR or GL18-APD-MRO luminaires. See Luminare Configuration Information on pages 4-5 for more details. Pedestrian sensor color is white. Area motion sensor color is Arctic White.

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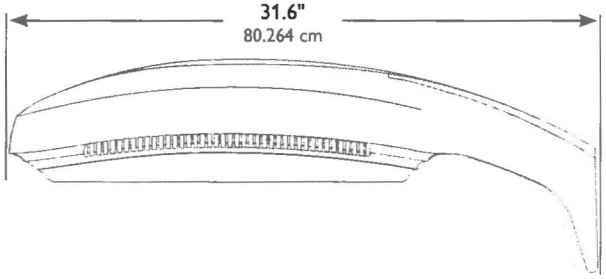
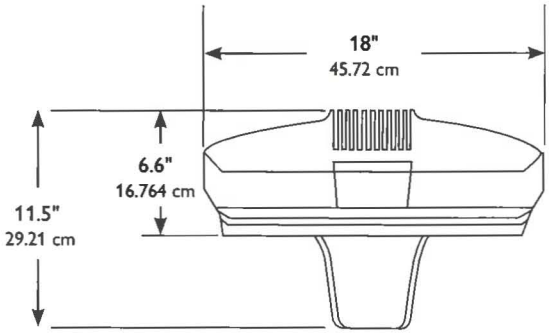
Gullwing LED

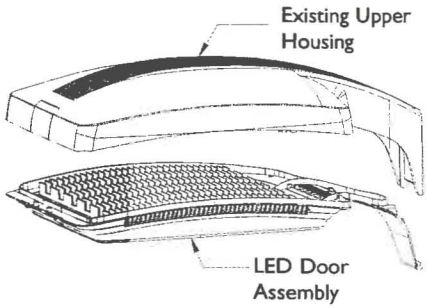
GL18 Area Luminaires

DIMENSIONS AND EPA





GL18-RK LED Retrofit Kit



Note: Removal of all components of existing G18 Gullwing luminaires, except the upper housing, is required to perform a retrofit.

GL18-RK includes all necessary retrofit components.

Note: TGIC polyester powdercoat will fade somewhat in exterior environments over time. Once the retrofit kit is installed, there is a possibility that the upper housing may have faded to a point where there is a noticeable paint difference between the upper housing (existing) and the new retrofit kit door frame.

EPA Data		
1	2	3-4
1.2 ft²	2.4 ft²	3.2 ft²
.12 m²	.24 m²	.30 m²

Approximate Weight Single Luminaire
40 lbs / 18.144 kg

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LUMINAIRE CONFIGURATION INFORMATION *(CONTINUED ON PAGE 5)*

GL18: Philips Gardco Gullwing LED standard luminaire providing constant wattage and constant light output when power to the luminaire is energized.

GL18-DCC: Philips Gardco Gullwing LED luminaire provided with dual circuiting, permitting separate switching of each led array. Available on luminaires with dual led arrays only.

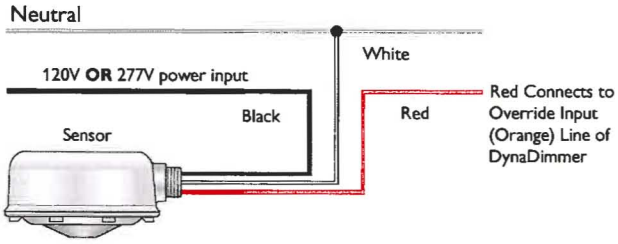
GL18-DIM: Philips Gardco Gullwing LED luminaire provided with 0 -10V dimming for connection to a control system provided by others.

GL18-MR-50: Philips Gardco Gullwing LED luminaire with motion response, providing a 50% power reduction on low and a commensurate reduction in light output. The power and light output reduction is accomplished utilizing the Philips DynaDimmer module, programmed for a constant 50% power. Power supplied by the motion sensor connected to the override line on the DynaDimmer takes the luminaire to high setting, 100% power and light output, when motion is detected. The luminaire remains on high until no motion is detected for the motion sensor duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

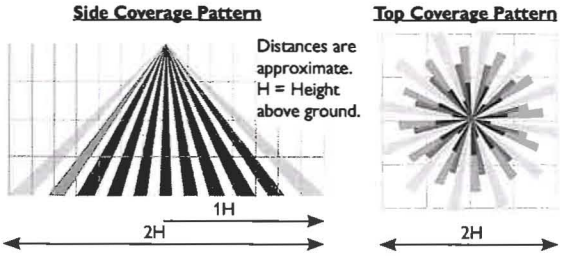
GL18-MR50 is available in 120V through 277V input only to the luminaire. Motion sensors require single voltage 120V or 277V input.

The Pedestrian PIR motion sensor is the WattStopper HB350W-L3. One motion sensor per pole is required and is ordered separately as the MS-P accessory, see page 2. The Pedestrian sensor accept 120V through 277V input.

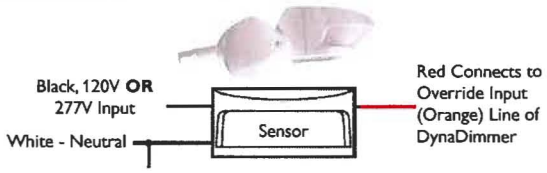


The pedestrian motion detector provides coverage equal to the sensor height above ground , in all directions from the sensor (360°.)

Pedestrian PIR Motion Sensor Coverage Pattern:

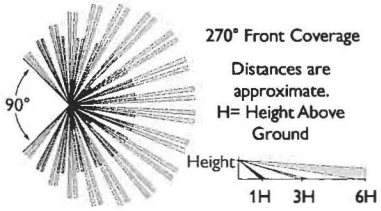


The Area PIR motion sensor is the WattStopper EW-200-120-W (120V Input - MS-GLA-120V) or the WattStopper EW-200-277-W (277V Input - MS-GLA-277V.) One motion sensor per pole is required and is ordered separately. Area sensors require single voltage 120V or 277V input.



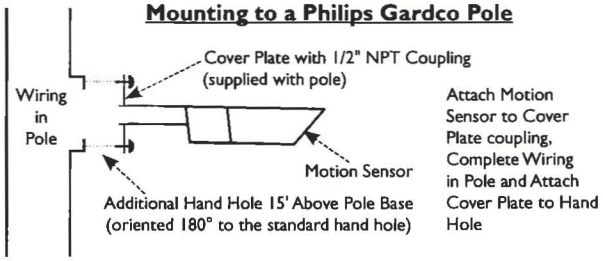
The area motion detector provides coverage equal to up to 6 times the sensor height above ground, 270° from the front-center of the sensor.

Area PIR Motion Sensor Coverage Pattern:



Motion response requires that the pole include an additional hand hole 15 feet above the pole base, normally oriented 180° to the standard hand hole. For Philips Gardco poles, order the pole with the Motion Sensor Mounting (MSM) option which includes the hand hole and a special hand hole cover plate for the sensor with a 1/2" NPT receptacle centered on the hand hole cover plate into which the motion sensor mounts. Once the motion sensor is connected to the hand hole cover plate, then wiring connections are completed in the pole. The plate (complete with motion sensor attached and wired) is then mounted to the hand hole. **If poles are supplied by others, the customer is responsible for providing suitable mounting accommodations for the motion sensor in the pole.**

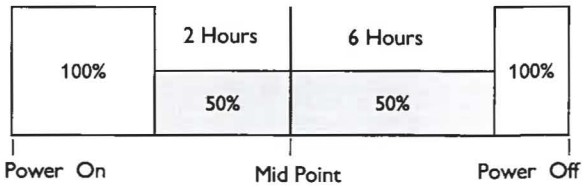
Mounting to a Philips Gardco Pole



GL18-APD: Philips Gardco Gullwing LED luminaire with Automatic Profile Dimming. Luminaire is provided with the Philips DynaDimmer module included. The DynaDimmer module is programmed to go to 50% power, 50% light output two (2) hours prior to night time mid-point and remain at 50% for six (6) hours after night time mid-point. Mid-point is continuously recalculated by the DynaDimmer module based on the average mid-point of the last two full night cycles. Short duration cycles, and power interruptions are ignored and do not affect the determination of mid-point.

GL18-APD is available in 120V through 277V input only.

GL18-APD Dimming Profile:



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LUMINAIRE CONFIGURATION INFORMATION *(CONTINUED FROM PAGE 4)*

GL18-APD is available in 120V through 277V input only.

The GL18-APD offers many of the advantages of a sophisticated control system, including an average energy savings of at least 33% versus constant wattage, constant light output systems, without the need for a control system.

GL18-APD-MRO: Philips Gardco Gullwing LED luminaire with Automatic Profile Dimming, with Motion Response Override. The GL18-APD-MRO combines the benefits of both automatic profile dimming and motion response. The luminaire will dim to 50% power, 50% light output, per the dimming profile shown for the GL18-APD. If motion is detected during the time that the luminaire is operating at 50%, the luminaire returns to 100% power and light output. The luminaire remains on high until no motion is detected for the duration period, after which the luminaire returns to low. Duration period is factory set at 15 minutes, and is field adjustable from 5 minutes up to 15 minutes.

This configuration is not available for use with wall mounted luminaires.

GL18-APD-MRO is available in 120V through 277V input only to luminaire. The motion sensor requires either 120V or 277V input to the motion sensor.

The GL18-APD-MRO has the same pole requirements and utilizes the same motion sensors as the GL18-MR-50. The motion sensor mounts and wires identically as well. The GL18-APD-MRO utilizes the identical dimming profile as shown for the GL18-APD.

By combining the benefits of automatic profile dimming and motion response, the GL18-APD-MRO assures maximum energy savings, and insures that adequate light is present if motion is detected.

Note: All motion sensors utilized consume 0.0 watts in the off state.

GL18-RK: Philips Gardco Gullwing LED Retrofit kit for existing Gullwing luminaires. The retrofit kit provides a simple way to convert existing sites that utilize Gullwing luminaires to LED. The retrofit kit includes all necessary components to complete the retrofit conversion. The existing optic, ballast tray and door assembly are removed and replaced by retrofit kit components. The retrofit kit includes the complete door frame and the LED driver assembly.

The GL18-RK is available only in a constant wattage, constant light output design, and is not available with any Options, except as specifically indicated on page 2.

Note: TGIC polyester powdercoat will fade somewhat in exterior environments over time. Once the retrofit kit is installed, there is a possibility that the upper housing may have faded to a point where there is a noticeable paint difference between the upper housing (existing) and the new retrofit kit door frame.

SPECIFICATIONS

GENERAL DESCRIPTION: The Philips Gardco Gullwing LED is defined by its high performance, sleek profile and rugged construction. The housing is one-piece, die cast aluminum and mounts directly to a pole or wall without the need of a separate support arm. Gullwing LED luminaires combine LED performance excellence and advanced Philips Gardco LED thermal management technology with the distinct Gullwing style to provide outdoor area lighting that is both energy efficient and aesthetically pleasing.

HOUSING: A one-piece die cast aluminum housing mounts directly to a pole or wall without the need for a support arm. The low profile rounded form reduces the effective projected area of the luminaire to only 1.2 ft^2 /.12 m^2.

IP RATING: Gullwing LED 18" luminaires have a rating of IP66.

LED RELIABILITY:

PREDICTED LUMEN DEPRECIATION DATA		
Ambient Temperature °C	Driver mA	L_{70} Hours[20]
25 °C	350 mA	130,000
	530 mA	100,000
	700 mA	70,000
40 °C	350 mA	100,000
	530 mA	70,000
	700 mA	50,000

20. Predicted performance derived from LED manufacturer's data and engineering design estimates, based on IESNA LM-80 methodology. Actual experience may vary due to field application conditions. L_{70} is the predicted time when LED performance depreciates to 70% of initial lumen output.

THERMAL MANAGEMENT: The Philips Gardco Gullwing LED provides die cast aluminum integral thermal radiation fins combined with lateral air ways, to provide the excellent thermal management so critical to long LED system life.

OPTICAL SYSTEMS: LED arrays are set to achieve IES Type II, Type III, Type IV, Type V , and Backlight Control (BLC) distributions. Individual LED arrays are replaceable. Luminaires feature high performance Class 1 LED systems.

ELECTRICAL: Luminaires are equipped with an LED driver that accepts 120V through 277V, or 347V through 480V, 50hz to 60hz, input. Driver output is based on the LED wattage selected. Component-to-component wiring within the luminaire will carry no more than 80% of rated current and is listed by UL for use at 600 VAC at 302°F / 150°C or higher. Plug disconnects are listed by UL for use at 600 VAC, 15A or higher. Power factor is not less than 90%. Luminaire consumes 0.0 watts in the off state. All motion sensors utilized consume 0.0 watts in the off state.

FINISH: Each standard color luminaire receives a fade and abrasion resistant, electrostatically applied, thermally cured, triglycidal isocyanurate (TGIC) textured polyester powdercoat finish. Standard colors include bronze (BRP), black (BLP), white (WP), and natural aluminum (NP). Consult factory for specs on optional or custom colors.

LABELS: All luminaires bear UL or CUL (where applicable) Wet Location labels.

WARRANTY: Philips Gardco luminaires feature a 5 year limited warranty. Philips Gardco LED luminaires with LED arrays feature a 5 year limited warranty covering the LED arrays and LED drivers. Motion sensors are covered by warranty for 5 years by the motion sensor manufacturer. See Warranty Information on www.sitelighting.com for complete details and exclusions.

FULL CUTOFF PERFORMANCE: Full cutoff performance means a luminaire distribution where zero candela intensity occurs at an angle at or above 90° above nadir. Additionally, the candela per 1000 lamp lumens does not numerically exceed 100 (10 percent) at a vertical angle of 80° above nadir. This applies to all lateral angles around the luminaire.

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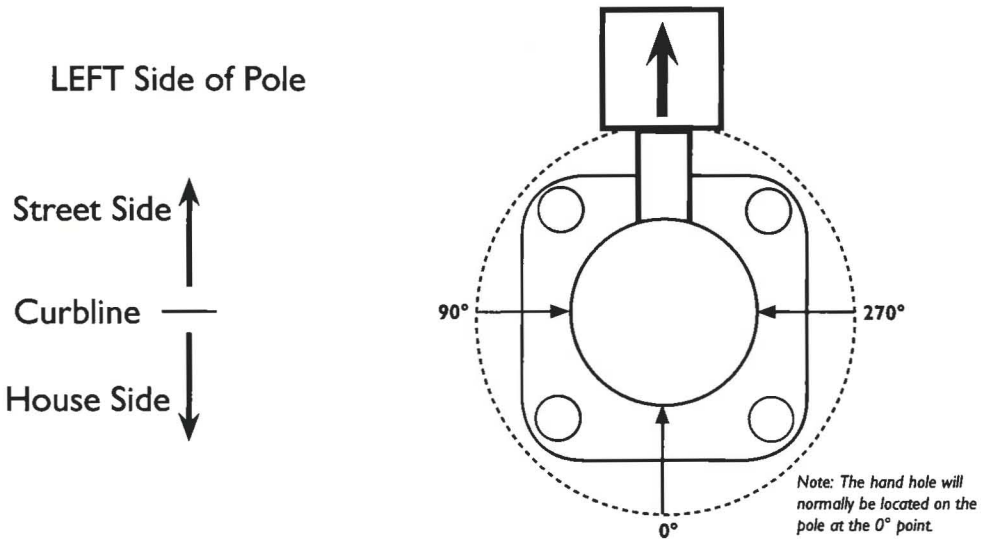
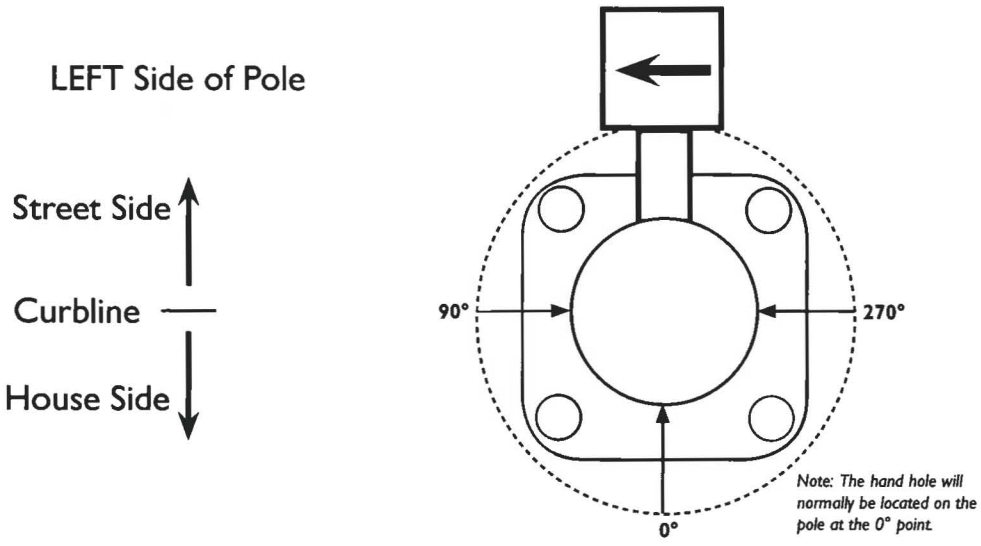
ASYMMETRIC OPTICAL ORIENTATION INFORMATION *(CONTINUED ON PAGE 7)*

STANDARD OPTIC POSITION:
Luminaires ordered with asymmetric optical systems in the standard optic position will have the optical system oriented as shown below:



OPTIC ROTATED LEFT (90°) OPTIC POSITION:
Luminaires ordered with asymmetric optical systems in the **OPTIC ROTATED LEFT (90°)** optic position will have the optical system oriented as shown below:



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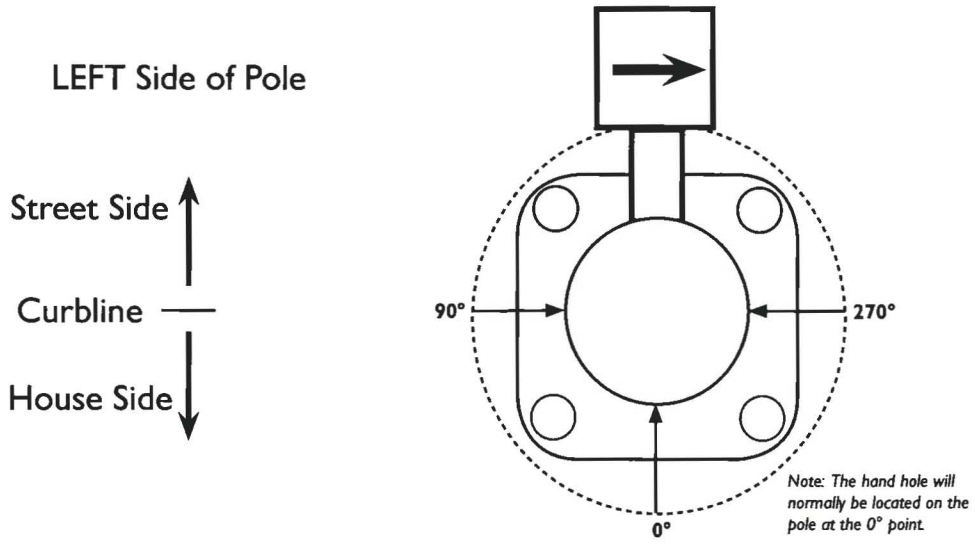
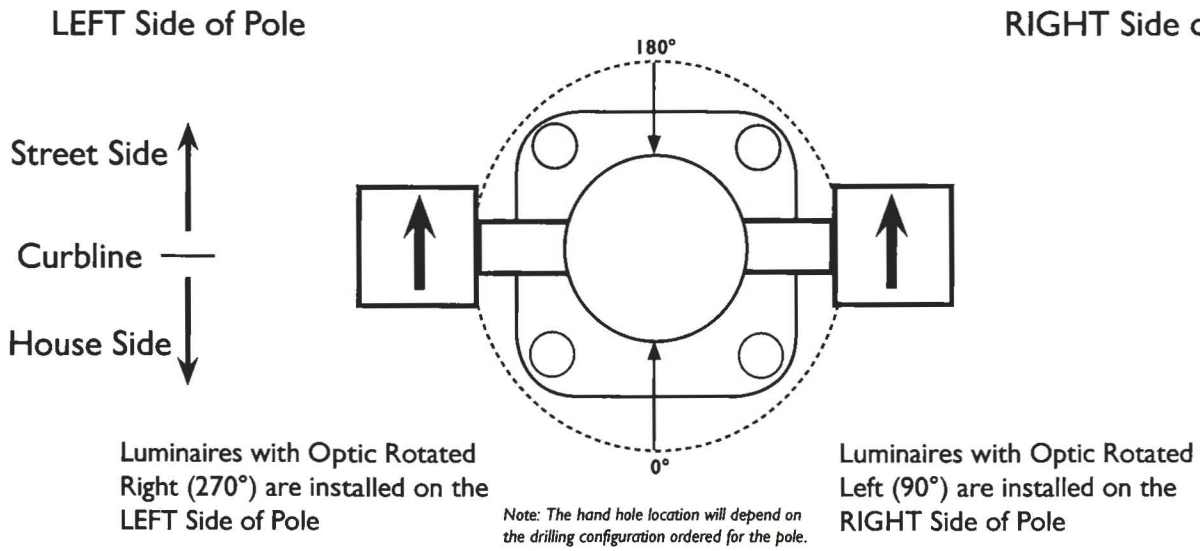
ASYMMETRIC OPTICAL ORIENTATION INFORMATION *(CONTINUED FROM PAGE 6)*

OPTIC ROTATED RIGHT (270°) OPTIC POSITION:
Luminaires ordered with asymmetric optical systems in the **OPTIC ROTATED RIGHT (270°)** optic position will have the optical system oriented as shown below:



TWIN LUMINAIRE ASSEMBLIES WITH ROTATED OPTICAL SYSTEMS:
Twin luminaire assemblies installed with rotated optical systems are an excellent way to direct light toward the interior of the site (Street Side) without additional equipment. It is important, however, that care be exercised to insure that luminaires are installed in the proper location.



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MEETING MINUTES

PROJECT NUMBER:	2120180.00	ISSUE DATE:	December 7, 2012
PROJECT NAME:	West Linn Police		

RECORDED BY:	Brent Hanson – Group Mackenzie
TO:	FILE
PRESENT:	Robert Galante – City of West Linn Jim Milne, Ryan Baltazor, Adam Petersen, Steve Elliott, Carol Elliott, Elizabeth Hall, GeneSchwartz, Darlene Schwartz, Midge Pierce, Julia Simpson, Shannen Knight, Elizabeth Rocchia Brett Hanson – Group Mackenzie

SUBJECT: **Meeting Notes (November 7, 2012)**

WILLAMETTE NEIGHBORHOOD ASSOCIATION MEETING - SUMMARY

Introduction: Officer Moyle, West Linn Police Department

This is a special meeting. Regular meeting will be held on Wednesday, November 14, 2012 at Pacific West Bank at 7:00 PM.

Police Station
Presenter: Bob Galante

We were here a couple months ago looking at options that included one preferred option- a curved roof. The Design Team originally investigated and looked into a design concept of a curved roof that portrayed a sweeping move to the street and entry. Based on continued design evaluations and the introduction of keeping the existing black walnut tree, the design team made changes and the curved roof is one are that was removed and modified. One reason – cost; the next primary reason surrounded new information showing where it was in relationship to the black walnut tree that is to remain.

Efforts over the last few months involved looking at how to redesign the site to best save the tree, while additionally monitoring costs to be able to afford necessary items within the design. A few changes throughout the building including reducing square footage at daylight basement level so we could get this to come in under budget. The design team is using similar materials as the surrounding building, while breaking up the building facade even more than before and creating some additional setbacks and interest along the street.

View of Site Plan
Fire Station – site is along 8th Avenue and 13th Street abutting Don Morton's Tree Service, SC, Les Schwab, residences here and across 13th Street.

Likes:
The setback areas from 8th Avenue have increased. Visualize 8th Avenue route as the direction someone takes to get to the building and so they will approach the public parking lot. The design was modified to eliminate a

separate drive aisle within the public parking that made its way back to a secured parking for police, which reduced the drive aisle necessary and allowed the building to shift further East.

The design team wanted to maximize landscaping and utilize native species and low draught plantings to minimize maintenance.

Typically, police do not respond from this building, but rather from wherever they are out patroling on the street. In this instance the Police do not generally leave the facility with sirens blaring. A second access has been provided from the secure parking lot, which exits out to 13th Avenue. Exit from this access point is only intended to be used if the main entry is blocked, or in some event that requires exiting in this direction. Use of this access point in all likelyhood never be used.

A 6' high masonry fence will provide some sight obscuring from the back parking lot and reduce noise of vehicles starting up.

Primary approach is from 8th Street, while the most significant landscaping has been provided as a buffer at the corner of 13th and 8th. The large black walnut is located at the intersection of 12th and 8th near the main building entry. A good portion of the drip line extends out over right-of-way, over 2/3 across street. Whatever street work we do, we will be careful to not disrupt anchoring roots or affect the tree's ability to get water, nutrients, and air. We are preserve existing grade around tree, while additionally taking a number of substantial measures to feed the tree in advance, trim, and get the tree as healthy as possible so it can withstand construction activity. This will involve the tree pruning company next door, who will be submitting a proposal to do the work.

Building Design

Curved canopy – much larger than what is seen. Reduced size, simplified, recognize canopy of tree as it exists; a very large tree that produces black walnuts. (Interesting tree to deal with).

Presenter: Brett Hanson (Group Mackenzie)

Discussed design character, mix of buildings in community including single family residence, fire station, brick buildings, commercial buildings along Willamette Falls Drive. We are attempting to get a building that will blend in with the character of the surrounding area (Historic District). A typical building within the Historic District is a 2-story building with a storefront look.

The facility will be a 1-story 17,000 square foot building with a 4,000 square foot daylight basement. The overall concept design is to design similar to an old building with different facades that mimic scale and proportion. We feel we have tried to design a building that is very specific in nature and uses high quality materials.

We made some particular gestures surrounding the building, nature, concepts and ideas behind it.

- Activated entry at 8th Avenue
- Looking towards its relationship to the neighborhood
- Looking at other designs aside from the curved roof
- Existing walnut tree and its relationship to street
- How to engage back corner and pull people in
- Architectural features that stood out above and beyond the curved roof

- Scale of the building

Intrigued us – How to make the building inviting to the public?
- Introduce entry plazas that would reach out and be inviting.
- Make the community element part of this particular building.
- Police facility, intent is that it is a community policing facility not a "traditional" facility that is hardened and non-inviting. In recognizing that, we have softened the facade and looked at the character of building and how we could enforce what the police and City of West Linn is looking to do with the particular building.

Looking at view from Willamette Falls to 12th Street toward Police facility:

View
- Elements of building that would be gestured from that direction.
- Take the tree as part of the design to serve as a framework to the building and area.
- Coming up 8th Avenue it is very clear to see where public entryway is located.

Sustainability Aspects
- Building is going through LEED certification.
- Looking to present sustainable strategies that we are implementing.
- Help to showcase and educate community.
- Thinking ahead of neighborhood, ability to walk down and see some strategies that may have been implemented, plantings and other things such as what you can do on commercial/civic project that represents and embodies sustainable measures.
  One of them is looking at areas which are right in front and are the main focus of the building. Bringing down roof water and putting in storm water planters. At that location we are looking for locating them at the southwest corner of the site. We are looking to showcase that area; low areas in planting, natural grasses and natural vegetation.

  The illustrations give you a perspective of what we are looking at using – warmer materials, wood, glulams for structure of the lobby area. This is the community's living room, so we want it to be warm and inviting. As Bob pointed out, we looked at materials and at this particular site and how we could embody the surrounding buildings in the neighborhood due to the site being located in the transitional place between the neighborhood and commercial area, but also in the Historic West Linn District area.

  What can we do to help tie it all in?
  Masonry was the first component that came to our mind. We use masonry for several reasons for the Police Department – durability, low maintenance and long lasting. Those are key features and that is why you see them on civic buildings. Another aspect, it is very civic in nature as well, has warm tones. The fire station has been constructed out of masonry. Looking at other buildings down the street as well as the fire station and thinking broader throughout the community, the existing City Hall as well as the Police Department is historic in nature. It is a civic building and is a building in the City of West Linn.

Elevations

Show and illustrarte the type of elements we will put in the building. Scale of site – slopes from the southwest corner to the northeast corner and slopes approximatly 24' across. This offers opportunities for us, from a building standpoint but also somewhat challenges elevations as it slopes down the street. We looked at ways

in which we can actually step the parapets and step the building to bring the scale of the 17,000 SF bldg down and also looked at where we can pop elements out – introduce different colors, masonry types to the building and provide it with a masonry base at bottom.

Comment: Bob Galante
Substantial jogs in building are introduced so this is not all on one plane.

8th Ave Elevation

Shows the west elevation facing the neighborhood.
Push in elements of spaces to kind of give it some undulation and interest on the façade facing the neighborhood.
Windows – Think historic and bring in characters of the neighborhood. We are going with darker mullions, storefront windows which, from a commercial standpoint have a long lifespan, are cost effective and low maintenance. Going with darker tones that look more historic. Functionality of the Police Department itself, reducing view from security standpoint and offering some privacy to office areas.

Photos of Materials

Blend of different materials. We are working with a local manufacturer that brings in opportunities for historic appearing brick. We are trying to achieve a historic blend that is cost effective for the community that has to be structural. These are challenges that sometimes contradict each other. We ended up going with a multitude of blends that begin to form what is on historic bldgs. By introducing some of those darker blocks, clinker blocks or those burnt blocks that come from the old kilns. The other materials we are looking at are the darker aluminum, clear glass, or tinted or reflective glass that would fit well with the building. Some of the wood with warm tones that not only go with the masonry but also the glass at the entry way.

Comment Bob –
Site plan street improvements are being implemented to improve the frontage of the site.

Other questions from attendees at the meeting:

What are we doing along the streets? Signal at 8th and 10th?
(B. Galante) No signals. We did a traffic study that looked at the impact the Police Department would have. As you can imagine, a Police Department is not like a retail store or office, is not a big peak hour generator traffic so impact on the street system is relatively small. For those who were not at the last meeting, the reason we are not looking into that signal anymore is that ODOT does not allow a signal. That is an issue that the City will have to face in the future as far as how that street will work. We have decided to do two things that will try to mitigate the impact that we do have.

1) On 12th Street, at the intersection of Willamette Falls Drive – proposing a 4-way stop. Benefit is less delay for people exiting neighborhood out onto the street and will be a safer street for kids enroute to school/pedestrians crossing. Much calmer circumstance for both vehicles and pedestrians, we think this is a good solution.

2) Intersection, an option discussed with City, doing some type of small island on 10th Street that would restrict left turn movements onto 8th Street coming from West Falls Drive into town. We have discovered there aren't many of those movements, but the ones that exist, are one of the reasons there is substantial delay. Just as you are ready to pull out, looking to the right and there is a car that is turning

into so can't say for sure that the City thinks this is a great idea or business owners think that is a great idea. It is one that would somewhat help that intersection. We will pursue and see what happens.

We are going to do as required, half-street improvement which would include curb/gutter, sidewalks, street trees, landscaping, street lights on both streets. On 8th Street, talking with Engineering Department we would like to do the entire street, even though the budget from the Police Department, we only have money to do half the street. We are only required by code to do that. The City thinks they may have funding and we are negotiating with them on getting the entire street done all at once. On 13th Street we would just do half-street improvements and then feather asphalt to match the existing. Some portion of that will still not be in great shape but the grates will match and it will be better than the current.

Questions:

On 8th street, east of 12th, there is a neighbor next to the Police Department the road goes from being wide to narrowing, there is always a car parked there so it becomes a one lane pinch point. Are you widening that street all the way through to make it more accessible in general?
We (B. Galante) had discussion with the Planning Department about that. The curb line and location of the sidewalk will change slightly. Our proposal is to not have parking on our side of street. The reason we are proposing that is that the city has asked us to do a half street of a 36-foot wide street. They showed a diagram which showed parking on both sides. That's fine for residential street where people are used to pulling over and waiting for the next guy to come along, but two problems, a good portion functions as a commercial street and also fire trucks that will occasionally be on the street. Second issue, bumped up the curbs to maximize trees survival, didn't want to have a car that wasn't fully protected, e.g. car had 3-4 feet of its bumper protected by the bump out but the rest of it appeared to stick into a travel lane although city said it wasn't a travel lane. Dealing practically with that issue, it is going to be a 36 ft wide street.

Do you know where street narrows in relationship to where the lot is? It is in front of the lot? The street will stay as is and not be wider?
(B. Galante) Because we are going to do the other side, it will be wider.

Sidewalks on both sides?
We (B. Galante) are doing sidewalks only on our side. It is unlikely we will do curbs on the other side as it is unlikely that they would have funds to do a sidewalk. We have secured parking lot for 60 vehicles. Trash enclosure will be turned so it will be screened and will not be rolled out toward the neighborhood.

What about the house at the NW corner?
I (B. Galante) recommend through planning process that we not put in the section of sidewalk so that we respect that landscaping and we don't have people get to the end or either fall or walk on their lawn. Planning and engineering deptartment didn't agree with our argrument and are enforceing the sidewalk. The neighborhood is welcome to make recommendations.
City is concerned about, if we don't build now while funds are available, at some point in the future, can't say when, they would have to build by themselves. They are concerned that would cost money that they might not have.

We will be introducing a sign there and other measures at the end of that. Civil engineer is looking closely at the grading to help soften the transition. Anything that occurs there will be the responsibility of the contractor at the end of that to address and repair.

Any input from neighbor?

(B. Galante) We have not had input from neighbor though they have been invited to all neighborhood meetings.

We welcome input from you or others at the public hearing. For anyone (friends who could not attend), if they want a personal showing, willing to come by and show plans and let them know.

City is trying to treat this application the same as any other development application. That is a type of requirement that they would make of a developer but is also the type of requirement that often gets negotiated at the Planning Commission level.

Would designer consider some kind of basalt or rock formation along the grasses in front, just because we have it on the gateway signs (basalt) and it seems to be a significant thing for Gateway?
We (B. Hanson) would take a look but not sure how it would fit into landscaping with area of the tree.

Neighborhood Comment: I was thinking of the waterway where you were talking about the low grass and looking at the street level vs. top level, at the curb they were showing low grasses where the rain water, but if there was some kind of basalt or little elevation of rock would be cool. I think the PD would like it too.
(B. Galante) Another opportunity we have a color guard that will be at the site. We do not know where it will be located. We are req'd by the city that 1.5% of our total construction cost goes towards art. That total amount is $82,000 so I am pushing it back as reserve for administration and maintenance. We have $63,000 that would go for public art. That process is managed by the Clackamas County Arts Alliance and Elizabeth is helping with that.

That process is going well. We have narrowed down artists that we have submitted proposals to us. Proposals are not concrete art proposals, they are who we are and this is the type of work we do. We will interview them and spend some time for them to showing us what they approach will be. That will happen this Friday. Interview on Friday and hopefully select one. May end up with plants or something else.

When do you expect the contract for construction to start?
(B. Hanson) We will probably bid in May or early June and be under construction July 2013. We expect to be completed by May/June 2014.

How big is the public meeting room?
(B. Hanson) Approx 1200 SF – intent to serve as a multi-purpose space for training, operations center, emergency operations center. Emergency Operations Center is in the event of an earthquake or significant event, i.e., dispatch unavailable, something that is unique to West Linn, communications as well as other operations features.

Any indication of signage on the drawings?
(B. Hanson) Yet to be determined.

What would be required?
(B. Hanson) From a design perspective, we have ideas of placement of signage, which could additionally be part of the art. If the artists do not pursue signage as part of their art work, we will be placing signage on building at some location. Location on canopy or the site walls that are in the curved area. Concept is that it is gesturing down the street in both directions so building is clearly identified.

Pink neon sign on existing building – intending to bring inside the lobby and place on the wall above the front desk/counter, which would be visible at night through glass. Interior designers are grabbing hold of that and it should be very nice.

Back parking lot area access, not showing gate, will be there some security and what kind?
(B. Hanson) Yes there will be security gate. The gate will be design/build fabricated metal type of gate with metal paneling.

How will it secure?
(B. Hanson) Manual gate lock/chain that will be accessible from both sides to allow fire department access. Another gate that will be a primary access will be sliding gate.

Unlikely event you have to exit the back gate, concern about timing to find the key and pull it open.

We put lock boxes at every gate. Officers will have access to the keys to unlock. There will not be a keypad.

Discussion on automatic or electric?
(B. Hanson) Not discussed in detail yet. There are reasons to not automate emergency exits such as costs, maintenance when you don't have to use it, secondly as part of that, the operations that make it automatic can be costly. We make it as accessible as possible on a manual sense.

Public enters and exits from the same entrance?
(B. Hanson) Yes

How many parking spaces?
(B. Hanson) 20 public and 60 spaces for employees, and Police Department vehicles.

Fencing – aesthetic and security standpoint, from outside a 6' tall masonry wall.

North wall – retaining wall to address the grades which will be a composite wood fence. Low maintenance.

Masonry fence - combo of concrete masonry units and brick. Introduce elements from the building such as the brick colors. From a functional standpoint, we are introducing pilasters along it to help break it up and add some texture.

Lighting design?
(B. Hanson) The onsite lighting to meet LEED requirements is energy efficient light and very simple, modern light that will not be noticeable. Street lighting will evaluated to meet City of West Linn's standards and design. Street light sightings are high pressure sodium (yellow) lights. To introduce sustainable strategies on project, we held a eco charrette early on during the project. As part of that we discussed sight lighting in particular, and part of the discussion was utilizing LED fixtures as sight lighting which gives nicer rendition of colors. Saves exceptional amount of cost over the long-term from energy standpoint.

Character of fixture?
(B. Hanson) Try to make sure lighting is similar to others around the building.

Aside from fire station, this is one of the first new civic buildings for West Linn. We are taking it upon ourselves to set a precedent for the planning division for developers but also look at some different strategies that could be a benchmark for other projects. Street lighting LED lights is one of those that folks grabbed onto

had it makes sense from community that as you faze in LED lights how do you do that and could it be an opportunity to serve that purpose.

We are looking at lighting from aesthetic, type of fixture, LED bulb operates, full cut off, mitigate light trespass from this project to the neighborhood.

LED bulbs do not have to be changed for 20 years.

Other presentations?
(B. Galante) Door to door in immediate vicinity to show plans, if requested.

Visited with people on street to show landscaping, etc.

Submittal on Friday, to begin length long planning process.

Post proposed design?
(B. Galante) Will post on website and plans are always available.
Bob will be available for questions and in-person discussion.

All information will be available City's website.

Review of submittals and completeness is 30 days.

Planning commission will be public.

Does it need to go through the historic review?
(B. Galante) No, the project is outside this zone. We are sensitive to it but not bound to it.

Meeting adjourned at 7:49 PM

AFFIDAVIT OF MAILING

STATE OF OREGON
COUNTY OF CLACKAMAS

KNOW ALL MEN BY THESE PRESENTS, that on this day, before me, a Notary Public, personally came and appeared Elissa Preston, as Affiant.

1. My name is Elissa Preston. I am over the age of eighteen years. I have personal knowledge of the facts stated below.

2. On 10/16/2012, I mailed a Request for Neighborhood Association Meeting, from Police Station Project Manager, Robert Galante. (copy attached)

3. I mailed the document(s) to the person(s) named below by enclosing the same in an envelope, postage prepaid, certified mail, with return receipt requested, and depositing it in a post office or an official depository under the care and custody of the United States Postal Service.

The person(s) and their respective, addresses are as follows:

Willamette Neighborhood Association
Elizabeth Smolens, President
1852 4th Ave
West Linn, OR 97068

CC:
Jim Milne
2360 Michael Dr.
West Linn, OR 97068

Certified mail return receipt number(s) 7011 3500 0002 3255 9919 and 7011 3500 0002 3255 9926

4. On the date(s) below, I received a return receipt/delivery confirmation from the United States Postal Service, as evidence that the above identified envelope(s) had been delivered as follows:

Certified mail return receipt number 7011 3500 0002 3255 9919, delivered on 10/17/12.
Certified mail return receipt number 7011 3500 0002 3255 9926, delivered on 10/18/12.

5. On 10/16/2012, I mailed a Notice of Neighborhood Association Meeting to all owners and occupants within 500 feet of property, from Police Station Project Manager, Robert Galante. (copy attached)

6. I mailed the document(s) to the person(s) named attached by enclosing the same in an envelope, postage prepaid, and depositing it in a post office or an official depository under the care and custody of the United States Postal Service.

7. I have attached true copies of the document(s) mailed.

Signature of Affiant
Elissa Preston

SUBSCRIBED AND SWORN TO, OR AFFIRMED, before me on this 25th day of October, 2012

by Kathleen Mollusky

Notary Public
My Commission expires: 10-26-14

OFFICIAL SEAL
KATHLEEN JANICE MOLLUSKY
NOTARY PUBLIC-OREGON
COMMISSION NO. 453390
MY COMMISSION EXPIRES OCTOBER 26, 2014

CITY HALL 22500 Salamo Rd. West Linn Oregon 97068 telephone: (503) 657 0331 fax: (503) 650 9041

City of West Linn

October 16, 2012

Willamette Neighborhood Association
Elizabeth Smolens, President
1852 4th Ave
West Linn, OR 97068

Dear Ms. Smolens,

The City of West Linn is required by code to initiate a request to meet to discuss development applications prior to submitting an application for land use review. The request must be sent by certified mail and is required to ask for a meeting at least twenty days from the mailing date. The currently scheduled date of October 24, 2012 does not meet the City's code requirements for neighborhood contact (West Linn Code 99.038).

Please let me know if a meeting can be scheduled between November 5 and November 9. If that week does not work, we can try for the following week.

As you know, the City is proposing a 23,500 sq. ft. police station at the northeast corner of 13th Street and 8th Avenue. We would like to complete the formal requirements for neighborhood contact and complete our application for Planning Commission review.

Thank you for your assistance.

Sincerely,

Robert Galante
Project Manager, Police Station
City of West Linn

CC: Jim Milne

U.S. Postal Service™
CERTIFIED MAIL™ RECEIPT
(Domestic Mail Only; No Insurance Coverage Provided)

For delivery information visit our website at www.usps.com®

OFFICIAL USE

WEST LINN OR 97068

7011 3500 0002 3255 9919

Postage	$ $0.45
Certified Fee	$2.95
Return Receipt Fee (Endorsement Required)	$2.35
Restricted Delivery Fee (Endorsement Required)	$0.00
Total Postage & Fees	$ $5.75

OCT 16 2012 0155 08 Postmark Here

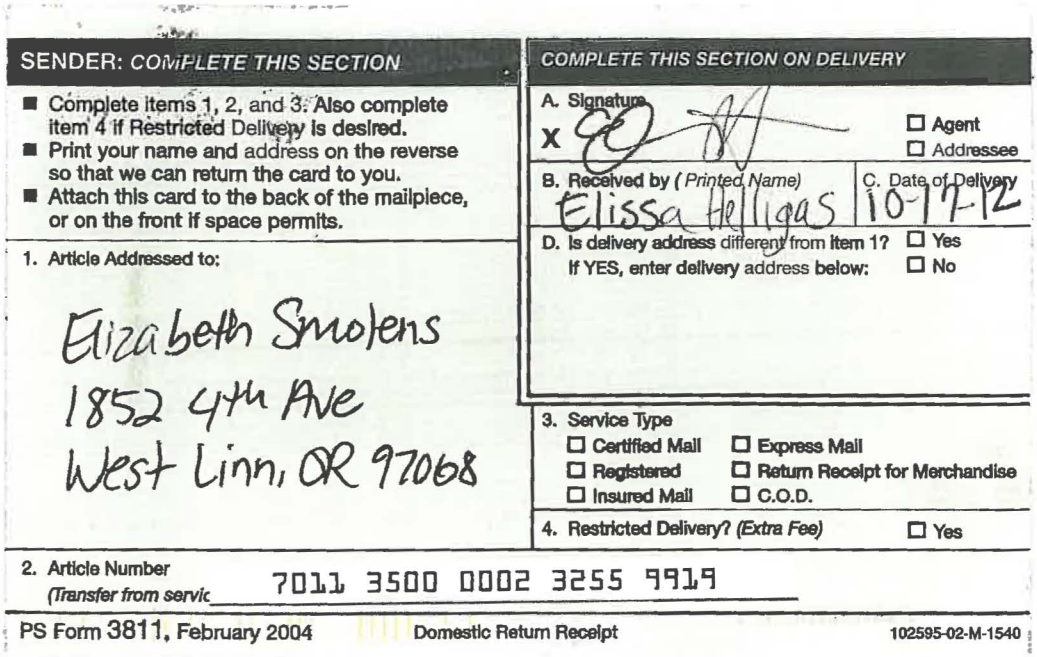
10/16/2012

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Elizabeth Smolens
1852 4th Ave
West Linn, OR 97068

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X [signature] ☐ Agent ☐ Addressee

B. Received by (Printed Name) Elissa Helligas

C. Date of Delivery 10-17-12

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from servic 7011 3500 0002 3255 9919

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

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WEST LINN OR 97068

OFFICIAL USE

Postage	$ $0.45	0155998
Certified Fee	$2.95	08
Return Receipt Fee (Endorsement Required)	$2.35	Postmark Here
Restricted Delivery Fee (Endorsement Required)	$0.00	OCT 16 2012
Total Postage & Fees	$ $5.75	10/16/2012

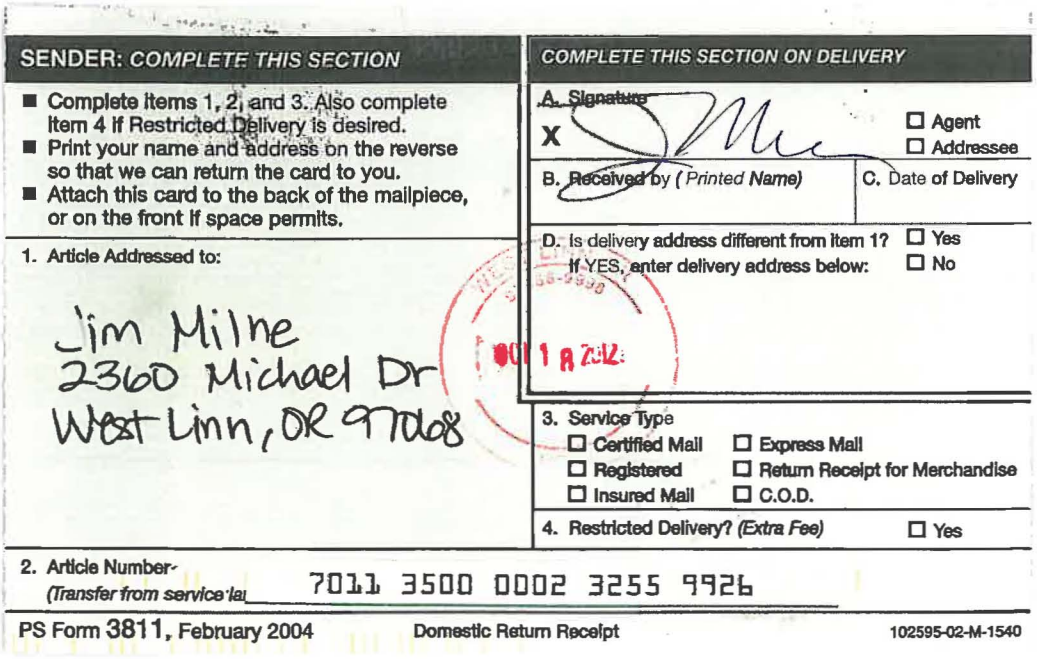
7011 3500 0002 3255 9926

Sent To

Street, Apt. No.; or PO Box No.

City, State, ZIP+4

PS Form 3800, August 2006 See Reverse for Instructions



SENDER: COMPLETE THIS SECTION

- Complete items 1, 2, and 3. Also complete item 4 if Restricted Delivery is desired.
- Print your name and address on the reverse so that we can return the card to you.
- Attach this card to the back of the mailpiece, or on the front if space permits.

1. Article Addressed to:

Jim Milne
2360 Michael Dr
West Linn, OR 97068

COMPLETE THIS SECTION ON DELIVERY

A. Signature
X
☐ Agent
☐ Addressee

B. Received by (Printed Name) C. Date of Delivery

D. Is delivery address different from item 1? ☐ Yes
If YES, enter delivery address below: ☐ No

OCT 18 2012

3. Service Type
☐ Certified Mail ☐ Express Mail
☐ Registered ☐ Return Receipt for Merchandise
☐ Insured Mail ☐ C.O.D.

4. Restricted Delivery? (Extra Fee) ☐ Yes

2. Article Number (Transfer from service la) 7011 3500 0002 3255 9926

PS Form 3811, February 2004 Domestic Return Receipt 102595-02-M-1540

CITY HALL 22500 Salamo Rd. West Linn Oregon 97068 telephone: (503) 657 0331 fax. (503) 650 9041

City of West Linn

October 16, 2012

Dear Resident/Property Owner,

The City of West Linn proposes to construct a police station of up to 23,500 sq. ft. at the northeast corner of 13th Street and 8th Ave.

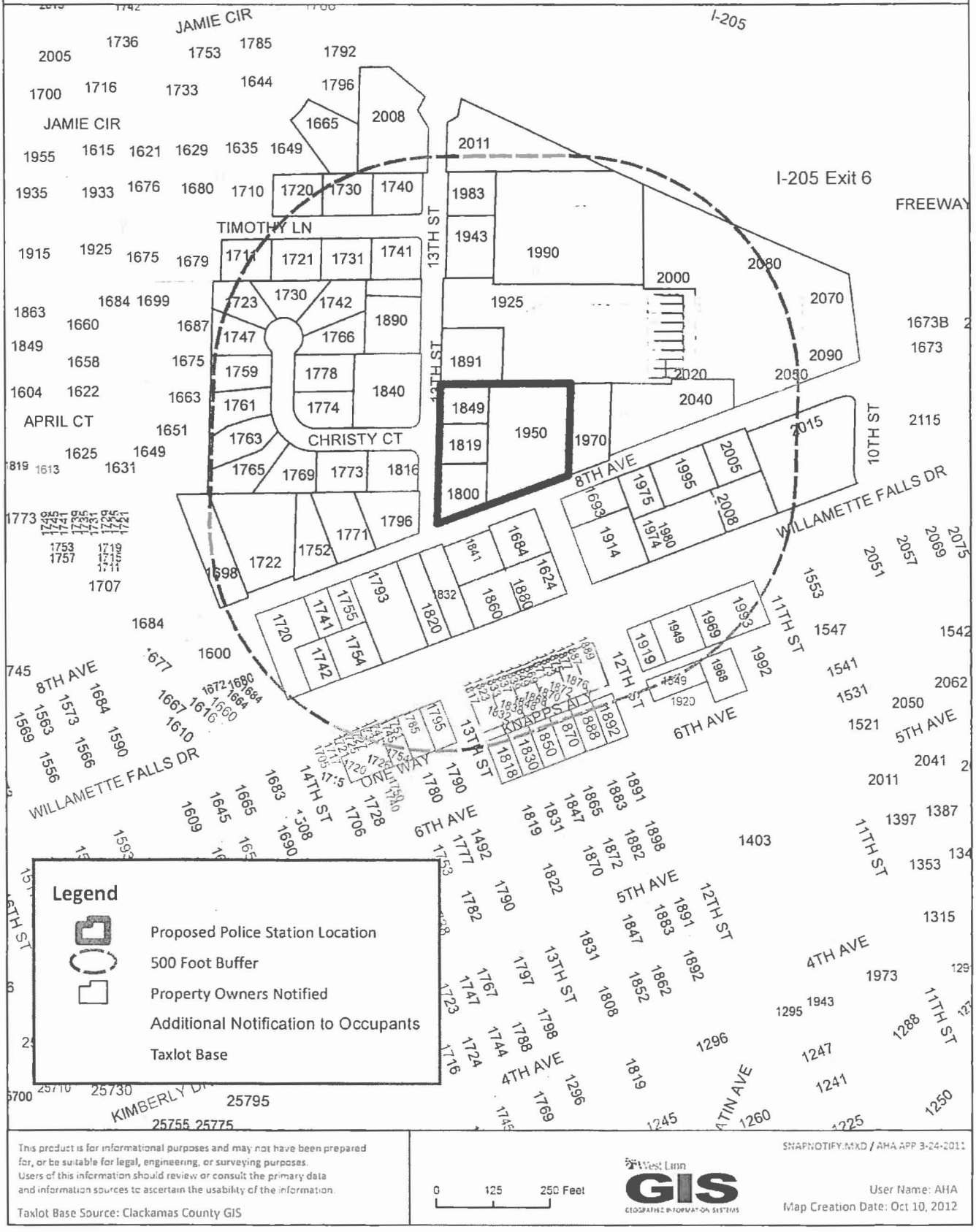
Notice has been sent to the officers of the Willamette Neighborhood Association requesting a meeting to discuss the proposal during the week of November 5, 2012. The Neighborhood Association will provide specific date, time, and location information for this meeting.

If you are not able to attend the meeting, but would like more information, please contact me at **ragalante@comcast.net** or 503-720-3609.

Sincerely,

Robert Galante
Project Manager, Police Station
City of West Linn

West Linn Police Station Notification Map



TAX PAYER	MAILNG ADDRESS	CITY	STATE	ZIP CODE	IN CARE OF
ADAMS STEPHEN	4111 N LOCUST ST	CANBY	OR	97013	
ANDERSON IRENE	1693 12TH ST	WEST LINN	OR	97068	
ARMOVIT HEIDI C	1765 CHRISTY CT	WEST LINN	OR	97068	
B & F PROPERTIES II LLC	2014 WILLAMETTE FALLS DR	WEST LINN	OR	97068	
BECKER CLAIRE T	25120 SW PETES MOUNTAIN RD	WEST LINN	OR	97068	
BECKER KIRK & CLAIRE	25120 SW PETES MOUNTAIN RD	WEST LINN	OR	97068	
BERNS ERIK J	1720 TIMOTHY LN	WEST LINN	OR	97068	
BROWN EDNA M	1773 CHRISTY CT	WEST LINN	OR	97068	
BROWN IAN & AUDRA	5111 SE GLEN ECHO AVE	MILWAUKIE	OR	97267	
BUTLER GLENN KENT TRUSTEE	11835 SW EBBERTS CT	BEAVERTON	OR	97008	
CHAY LLC	1980 WILLAMETTE FALLS DR STE 120-343	WEST LINN	OR	97068	
CHRISTIANSEN ROGER M & JUDITH A	1891 13TH ST	WEST LINN	OR	97068	
CITY OF WEST LINN	22500 SALAMO RD #100	WEST LINN	OR	97068	
CITY OF WEST LINN	22500 SALAMO RD #600	WEST LINN	OR	97068	
CLARK RICHARD K & ANGELA M	1774 CHRISTY CT	WEST LINN	OR	97068	
CORFF THOMAS A & TERRY A MOBERLY	19328 TOWERCREST DR	OREGON CITY	OR	97045	
CROPPER WALTER REUBEN & CHERYL ANN	1816 13TH ST	WEST LINN	OR	97068	
DNJ PROPERTIES LLC	3527 COEUR D ALENE DR	WEST LINN	OR	97068	
ELLIOTT ASSOCIATES INC	901 NE GLISAN ST	PORTLAND	OR	97232	
FARZA JAVAD & MAFAR ZAHRA	7110 SW CLINTON	TIGARD	OR	97223	
FIEDLER KEITH C	1890 13TH ST	WEST LINN	OR	97068	
FITZPATRICK RYAN M	1766 CHRISTY CT	WEST LINN	OR	97068	
FLETTER KURT R	1731 TIMOTHY LN	WEST LINN	OR	97068	
GRAEF KATHLEEN E	2545 SNOWBERRY RIDGE CT	WEST LINN	OR	97068	
HANDRIS EDWARD & TERESA M	2008 WILLAMETTE FALLS DR #B	WEST LINN	OR	97068	
HANDRIS HOLDINGS LLC	1980 WILLAMETTE FALLS DR #200	WEST LINN	OR	97068	
HANDRIS MARK	2008 WILLAMETTE FALLS DR #B	WEST LINN	OR	97068	
HART JULIA L	1755 8TH AVE	WEST LINN	OR	97068	
HAYS TOBY	1723 CHRISTY CT	WEST LINN	OR	97068	
HERRERA PATRICIA M	1740 TIMOTHY LN	WEST LINN	OR	97068	
HIEMSTRA PROPERTIES INC	17420 SW PARRETT MOUNTAIN RD	SHERWOOD	OR	97140	
HUSKEY LAURIE	2011 13TH ST	WEST LINN	OR	97068	
JOHN GALT HOLDINGS LLC	3857 SOUTH HAMPTON CT	WEST LINN	OR	97068	
JOHNSTON RYAN	1769 CHRISTY CT	WEST LINN	OR	97068	
KENNEDY WILLOW E	1747 CHRISTY CT	WEST LINN	OR	97068	
KIM BYONG	10354 HALFHITCH DR	ANCHORAGE	AK	99515	
KOTZAMICHALIS GRACE	1721 TIMOTHY LN	WEST LINN	OR	97068	
LARSON PATRICIA L	1752 8TH AVE	WEST LINN	OR	97068	
LAVITZ DARCI L	1759 CHRISTY CT	WEST LINN	OR	97068	
LEAVENWORTH ADRIANNE KRISTEN	1742 CHRISTY CT	WEST LINN	OR	97068	
LORIAUX D LYNN & TERESA CHOATE	1830 6TH AVE	WEST LINN	OR	97068	
MCFADDEN THOMAS A & SHARON L	1850 6TH AVE	WEST LINN	OR	97068	
MEURER STEPHAN	1892 6TH AVE	WEST LINN	OR	97068	
MOLES CLEMENT C JR & PATRICIA A	1995 8TH AVE	WEST LINN	OR	97068	
MORTON DON R & CYNTHIA SUE	1970 8TH AVE	WEST LINN	OR	97068	
NELSON LOLA	1711 TIMOTHY LN	WEST LINN	OR	97068	
PACIFIC WEST BANK	2040 8TH AVE	WEST LINN	OR	97068	ACCTS PAYABLE
PAKULA JENNY & SCOT GELFAND	2500 CRESTVIEW DR	WEST LINN	OR	97068	
PAZMOL WILLAMETTE PROPERTIES LLC	1837 WILLAMETTE FALLS DR	WEST LINN	OR	97068	
PEABODY RICHARD B & KATHY A	1665 JAMIE CIR	WEST LINN	OR	97068	
PETER ANGELA J L EST	1840 13TH ST	WEST LINN	OR	97068	
PETERSEN ADAM A	1818 6TH AVE	WEST LINN	OR	97068	
PIOWATY THOMAS M	1761 CHRISTY CT	WEST LINN	OR	97068	
POTTER DONNA KAY & KENNETH C	22841 SW STAFFORD RD	TUALATIN	OR	97062	
SAKYS NICOLE H	1697 19TH ST	WEST LINN	OR	97068	
SCHAEFER DONALD M & MILYNN P	1877 WILLAMETTE FALLS DR	WEST LINN	OR	97068	
SCHAFFER EUGENE W JR & MARY ANN	1741 TIMOTHY LN	WEST LINN	OR	97068	
SCHREIBER DANIEL & NICOLE M	1870 6TH AVE	WEST LINN	OR	97068	
SFP-F LLC	PO BOX 5350	BEND	OR	97708	
SOUTHARDS WALTER E & DEBRA R	1778 CHRISTY CT	WEST LINN	OR	97068	
SPARKS JERRY B & LEANNA E	1796 8TH AVE	WEST LINN	OR	97068	
STELL INVESTMENTS LLC	1085 WILLAMETTE FALL DR	WEST LINN	OR	97068	
SUTHERLAND PROPERTIES LLC	1742 WILLAMETTE FALLS DR	WEST LINN	OR	97068	
TEKANDER STEVE	465 SW BORLAND RD	WEST LINN	OR	97068	
TRO LLC	1868 KNAPPS ALLEY #208	WEST LINN	OR	97068	AFFINITY GROUP
TSAI JAMES TARNG TRUSTEE	1037 MADSEN CT	PLEASANTON	CA	94566	
TUALATIN VALLEY FIRE & RESCUE	11945 SW 70TH AVE	TIGARD	OR	97223	COMMAND & BUSINESS OPERATIONS
VAIL DAVID B & CARLA S	1771 8TH AVE	WEST LINN	OR	97068	
VPC OR WEST LINN LIMITED PARTNERSHIP	125 SIR FRANCIS DRAKE BLVD 3RD FLOOR	LARKSPUR	CA	94939	
WALTERS KARI M	1722 8TH AVE	WEST LINN	OR	97068	
WELLER RYAN R	1741 8TH AVE	WEST LINN	OR	97068	
WERST DEAN C & JEAN A	1785 WILLAMETTE FALLS DR STE 6	WEST LINN	OR	97068	
WILLAMETTE CAPITAL INVESTMENTS LLC	24979 SW QUARRYVIEW DR	WILSONVILLE	OR	97070	
WILLAMETTE FALLS ENTRPS LLC	1919 WILLAMETTE FALLS DR	WEST LINN	OR	97068	
WILLAMETTE FALLS HOLDINGS LLC	1980 WILLAMETTE FALLS DR #200	WEST LINN	OR	97068	
WILLIAMS RONALD M & TIFFANY A	1763 CHRISTY CT	WEST LINN	OR	97068	
WYNN R BRYAN & KARIN G	1730 TIMOTHY LN	WEST LINN	OR	97068	

NAME	SITE ADDRESS COWL MAF	CITY	STATE	ZIP CODE
OCCUPANT	1549 12TH ST	WEST LINN	OR	97068
OCCUPANT	1624 12TH ST	WEST LINN	OR	97068
OCCUPANT	1684 12TH ST	WEST LINN	OR	97068
OCCUPANT	1698 8TH AVE	WEST LINN	OR	97068
OCCUPANT	1720 KNAPPS ALY	WEST LINN	OR	97068
OCCUPANT	1720 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1721 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1725 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1726 KNAPPS ALY	WEST LINN	OR	97068
OCCUPANT	1727 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1730 CHRISTY CT	WEST LINN	OR	97068
OCCUPANT	1731 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1741 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1745 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1751 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1754 KNAPPS ALY	WEST LINN	OR	97068
OCCUPANT	1754 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1759 CHRISTY CT	WEST LINN	OR	97068
OCCUPANT	1785 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1793 8TH AVE	WEST LINN	OR	97068
OCCUPANT	1795 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1817 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1820 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1823 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1832 KNAPPS ALY	WEST LINN	OR	97068
OCCUPANT	1833 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1837 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1838 KNAPPS ALY	WEST LINN	OR	97068
OCCUPANT	1839 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1841 8TH AVE	WEST LINN	OR	97068
OCCUPANT	1848 KNAPPS ALY	WEST LINN	OR	97068
OCCUPANT	1849 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1860 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1868 KNAPPS ALY	WEST LINN	OR	97068
OCCUPANT	1869 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1870 KNAPPS ALY	WEST LINN	OR	97068
OCCUPANT	1871 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1872 KNAPPS ALY	WEST LINN	OR	97068
OCCUPANT	1873 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1875 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1876 KNAPPS ALY	WEST LINN	OR	97068
OCCUPANT	1880 WILLAMETTE FALLS DR STE 100	WEST LINN	OR	97068
OCCUPANT	1880 WILLAMETTE FALLS DR STE 111	WEST LINN	OR	97068
OCCUPANT	1880 WILLAMETTE FALLS DR STE 200	WEST LINN	OR	97068
OCCUPANT	1880 WILLAMETTE FALLS DR STE 230	WEST LINN	OR	97068
OCCUPANT	1880 WILLAMETTE FALLS DR STE 240	WEST LINN	OR	97068
OCCUPANT	1880 WILLAMETTE FALLS DR STE 250	WEST LINN	OR	97068
OCCUPANT	1880 WILLAMETTE FALLS DR STE 260	WEST LINN	OR	97068
OCCUPANT	1887 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1888 6TH AVE	WEST LINN	OR	97068
OCCUPANT	1889 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1914 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1943 13TH ST	WEST LINN	OR	97068
OCCUPANT	1949 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1968 6TH AVE	WEST LINN	OR	97068
OCCUPANT	1969 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1974 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	1975 8TH AVE	WEST LINN	OR	97068
OCCUPANT	1980 WILLAMETTE FALLS DR STE 100	WEST LINN	OR	97068
OCCUPANT	1980 WILLAMETTE FALLS DR STE 110	WEST LINN	OR	97068
OCCUPANT	1980 WILLAMETTE FALLS DR STE 120	WEST LINN	OR	97068
OCCUPANT	1980 WILLAMETTE FALLS DR STE 130	WEST LINN	OR	97068
OCCUPANT	1980 WILLAMETTE FALLS DR STE 200	WEST LINN	OR	97068
OCCUPANT	1980 WILLAMETTE FALLS DR STE 210	WEST LINN	OR	97068
OCCUPANT	1980 WILLAMETTE FALLS DR STE 220	WEST LINN	OR	97068
OCCUPANT	1980 WILLAMETTE FALLS DR STE 230	WEST LINN	OR	97068
OCCUPANT	1980 WILLAMETTE FALLS DR STE 240	WEST LINN	OR	97068
OCCUPANT	1980 WILLAMETTE FALLS DR STE 250	WEST LINN	OR	97068

OCCUPANT	1980 WILLAMETTE FALLS DR STE 260	WEST LINN	OR	97068
OCCUPANT	1983 13TH ST	WEST LINN	OR	97068
OCCUPANT	1990 8TH AVE	WEST LINN	OR	97068
OCCUPANT	1993 WILLAMETTE FALLS DR	WEST LINN	OR	97068
OCCUPANT	2000 8TH AVE STE A	WEST LINN	OR	97068
OCCUPANT	2000 8TH AVE STE B	WEST LINN	OR	97068
OCCUPANT	2000 8TH AVE STE C	WEST LINN	OR	97068
OCCUPANT	2000 8TH AVE STE D	WEST LINN	OR	97068
OCCUPANT	2000 8TH AVE STE E	WEST LINN	OR	97068
OCCUPANT	2005 8TH AVE	WEST LINN	OR	97068
OCCUPANT	2008 13TH ST	WEST LINN	OR	97068
OCCUPANT	2008 WILLAMETTE FALLS DR STE 100A	WEST LINN	OR	97068
OCCUPANT	2008 WILLAMETTE FALLS DR STE 100B	WEST LINN	OR	97068
OCCUPANT	2008 WILLAMETTE FALLS DR STE 200A	WEST LINN	OR	97068
OCCUPANT	2008 WILLAMETTE FALLS DR STE 200B	WEST LINN	OR	97068
OCCUPANT	2015 8TH AVE	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE 100	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE 101	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE 111	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE 121	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE 200	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE 212	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE 215	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE 218	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE 221	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE 222	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE A	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE B	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE C	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE D	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE E	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE F	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE G	WEST LINN	OR	97068
OCCUPANT	2020 8TH AVE STE H	WEST LINN	OR	97068
OCCUPANT	2040 8TH AVE	WEST LINN	OR	97068
OCCUPANT	2050 8TH AVE STE A	WEST LINN	OR	97068
OCCUPANT	2050 8TH AVE STE B	WEST LINN	OR	97068
OCCUPANT	2050 8TH AVE STE C	WEST LINN	OR	97068
OCCUPANT	2050 8TH AVE STE D	WEST LINN	OR	97068
OCCUPANT	2070 8TH AVE STE A	WEST LINN	OR	97068
OCCUPANT	2070 8TH AVE STE E	WEST LINN	OR	97068
OCCUPANT	2080 8TH AVE	WEST LINN	OR	97068
OCCUPANT	2090 8TH AVE	WEST LINN	OR	97068

AFFIDAVIT OF POSTING

STATE OF OREGON
COUNTY OF CLACKAMAS

KNOW ALL MEN BY THESE PRESENTS, that on this day, before me, a Notary Public, personally came and appeared Elissa Preston, as Affiant.

1. My name is Elissa Preston. I am over the age of eighteen years. I have personal knowledge of the facts stated below.

2. Pursuant to the West Linn Community Development Code 99.038, the City of West Linn posted a notice on the property subject to the proposed West Linn Police Department.

3. The City of West Linn's CDC requires that the notice shall be posted at a location visible from the public right-of-way. The sign is located at the front of the property located at:

1950 8th Ave, West Linn, OR 97068

4. A photo of the posted notice is attached.

Signature of Affiant
Elissa Preston

SUBSCRIBED AND SWORN TO, OR AFFIRMED, before me on this 7th day of November, 2012.

by Kathleen Mollusky

Notary Public
My Commission expires: 10-26-14

OFFICIAL SEAL
KATHLEEN JANICE MOLLUSKY
NOTARY PUBLIC-OREGON
COMMISSION NO 453390
MY COMMISSION EXPIRES OCTOBER 26, 2014


FUTURE HOME OF:
WEST LINN
POLICE DEPARTMENT
503-742-8606
West Linn
www.westlinnoregon.gov/policestation

D. On the same date the letters described in subsections A through C of this section are mailed, the applicant shall provide and post notice on the property subject to the proposed application. The notice shall be posted at a location visible from the public right-of-way. If the site is not located adjacent to a through street, then an additional sign shall be posted on the nearest through street. The sign notice shall be at least 11 inches by 17 inches in size on durable material and in clear, legible writing. The notice shall state that the site may be subject to a proposed development (e.g., subdivision, variance, conditional use) and shall set forth the name of the applicant and a telephone number where the applicant can be reached for additional information. The site shall remain posted until the conclusion of the meeting.

E. An application shall not be accepted as complete unless and until the applicant demonstrates compliance with this section by including with the application:

1. A copy of the certified letter to the neighborhood association with a copy of return receipt;

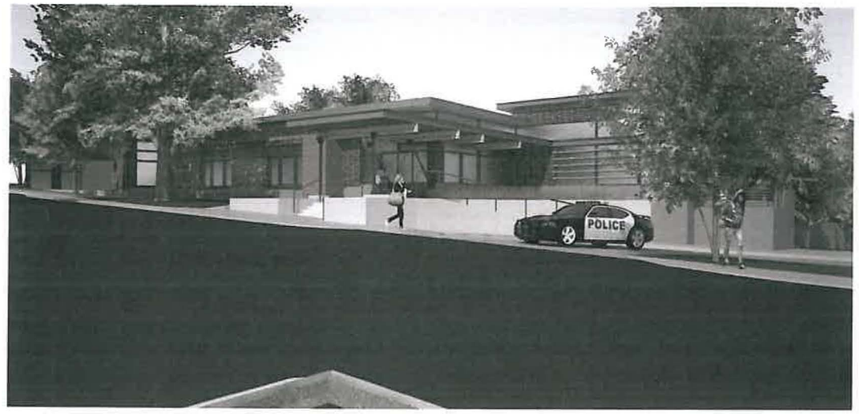
2. A copy of the letter to officers of the association and to property owners within 500 feet, including an affidavit of mailing and a copy of the mailing list containing the names and addresses of such owners and residents;

3. A copy of the required posted notice, along with an affidavit of posting;

4. A copy of the minutes of the meetings, produced by the neighborhood association, which shall include a record of any verbal comments received, and copies of any written comments from property owners, residents, and neighborhood association members. If there are no minutes, the applicant may provide a summary of the meeting comments. The applicant shall also send a copy of the summary to the chair of the neighborhood association. The chair shall be allowed to supplement the summary with any additional comments regarding the content of the meeting, as long as such comments are filed before the record is closed;

5. An audiotape of the meeting; and

6. In the event that it is discovered by staff that the aforementioned procedures of this section were not followed, or that a review of the audio tape and meeting minutes show the applicant has made a material misrepresentation of the project at the neighborhood meeting, the application shall be deemed incomplete until the applicant demonstrates compliance with this section. (Ord. 1425, 1998; Ord. 1474, 2001; Ord. 1568, 2008; Ord. 1590 § 1, 2009)



WEST LINN POLICE DEPARTMENT

SITE AREA MAP

NOT TO SCALE

VICINITY MAP

NOT TO SCALE

ABBREVIATIONS

AB	ANCHOR BOLT	ENGR	ENGINEER	INFO	INFORMATION	R	RADIUS
AC	ASPHALTIC CONCRETE	EOP	EDGE OF PANEL	INSUL	INSULATION	RAD	RADIAL
ADJ	ADJACENT/ADJUSTABLE	EPDM	ETHYLENE PROPYLENE DIENE MONOMER	INT	INTERIOR	RB	RUBBER BASE
ADA	AMERICAN DISABILITY ACT					RBE	ROOF BEARING ELEVATION – SEE 1/A8.3
ADDL	ADDITIONAL	EQ	EQUAL	JNT	JOINT		
AFF	ABOVE FINISH FLOOR	ETC	EPOXY TRAFFIC COATING / ET CETERA	JST	JOIST	RCP	REFLECTED CEILING PLAN
AL	ALUMINUM					RD	ROOF DRAIN
ALT	ALTERNATE	EW	EACH WAY	L	ANGLE	REF	REFERENCE / REFRIGERATOR
AN	ANODIZED	EX/EXIST	EXISTING	LAM	LAMINATE	REINF	REINFORCING
APPROX	APPROXIMATE	EXP JT	EXPANSION JOINT	LAV	LAVATORY	REQ'D	REQUIRED
ARCH	ARCHITECT(URAL)	EXT	EXTERIOR	LB	LAG BOLT	REV	REVISION
				LL	LIVE LOAD	RF	RESILIENT FLOORING
B/	BOTTOM OF	F	FLUSH	LLV	LONG LEG VERTICAL	RM	ROOM
BATT	BATTEN INSULATION	F/	FACE OF	LONGIT	LONGITUDINAL	RO	ROUGH OPENING
BD	BOARD	FB	FLAT BAR	LP	LOW POINT	ROW	RIGHT OF WAY
BLDG	BUILDING	FC	FACE OF CURB	LWC	LIGHT WEIGHT CONCRETE		
BLK	BLOCK	FD	FLOOR DRAIN			S	STAIN
BLKG	BLOCKING	FDC	FIRE DEPARTMENT CONNECTION	M	MIRROR	SAT	SUSPENDED ACOUSTICAL TILE
BM	BENCH MARK/BEAM	FE	FIRE EXTINGUISHER	M/E/P	MECHANICAL/ELECTRICAL/ PLUMBING OR PROCESS	SC	SEALED CONCRETE/SOLID CORE
BN	BOUNDARY NAIL	FF	FACTORY FINISH			SCHED	SCHEDULE
BOTT	BOTTOM	FFE	FINISH FLOOR ELEVATION	MAS	MASONRY	SCM	STRUCTURAL CLAY MASONRY
BRG PL	BEARING PLATE	FIN	FINISH(ED)	MATL	MATERIAL	SF	SQUARE FEET/STORE FRONT
BSMT	BASEMENT	FLR	FLOOR	MAX	MAXIMUM	SHTG	SHEATHING
BTWN	BETWEEN	FOC	FACE OF CONCRETE	MB	MACHINE BOLT	SIM	SIMILAR
		FM	FACTORY MUTUAL	MDF	MEDIUM DENSITY FIBERBOARD	SLV	SHORT LEG VERTICAL
CAB	CABINET	FN	FIELD NAILING	MDO	MEDIUM DENSITY OVERLAY	SMS	SHEET METAL SCREW
CB	CATCH BASIN	FND	FOUNDATION	MECH	MECHANICAL	SP	SPACE(D)(S)
CI	CAST IRON	FOC	FACE OF CONCRETE	MFD	MANUFACTURED	SPEC(S)	SPECIFICATION(S)
CJ	CONTROL JOINT	FOF	FACE OF FINISH	MFG	MANUFACTURING	SQ	SQUARE
CL	CENTER LINE	FOIC	FURNISH BY OWNER INSTALL BY CONTRACTOR	MFR	MANUFACTURER	SS	STAINLESS STEEL
CLG/CLNG	CEILING			MNGR	MANAGER	ST	STONE
CLR	CLEAR	FOM	FACE OF MASONRY	MH	MAN HOLE	STA PT	STATION POINT
CMP	CORRUGATED METAL PIPE	FOS	FACE OF STUD	MIN	MINIMUM	STAGG	STAGGERED
CMU	CONCRETE MASONRY UNIT	FOW	FACE OF WALL	MISC	MISCELLANEOUS	STD	STANDARD
CNTR/CTR	CENTER	FS	FAR SIDE	MK	MARK	STIFF	STIFFENER
CO	CLEAN OUT	FT	FEET/FOOT/FIRE TREATED	MTL	METAL	STL	STEEL
COL	COLUMN	FTG	FOOTING			STRUCT	STRUCTURAL
CONC	CONCRETE	FWC	FABRIC WALL COVERING	NFPA	NATIONAL FIRE PROTECTION AGENCY	SUSP	SUSPENDED
CONN	CONNECTION					T&B	TOP AND BOTTOM
CONST	CONSTRUCTION	GA	GAUGE	NIC	NOT IN CONTRACT	TF	TOP OF
CONT	CONTINUOUS	GB	GRAB BAR	NO / #	NUMBER	TEMP	TEMPERATURE/TEMPORARY
CONTR	CONTRACTOR	GALV	GALVANIZED	NOM	NOMINAL	THK	THICK(NESS)
CORR	CORRUGATED(ION)	GEN	GENERAL	NR	NON-RATED	TL	TOTAL LOAD
COORD	COORDINATE	GLB	GLU-LAM BEAM	NS	NEAR SIDE(D)	TN	TOE NAIL
CSP	CONCRETE SEWER PIPE	GR	GRADE	NTE	NOT TO EXCEED	TO	TOP OF
CNTR	CENTER	GRD	GRID ONLY	NTS	NOT TO SCALE	TOF	TOP OF FOOTING
CSK	COUNTERSINK	GYP BD	GYPSUM BOARD	O/A	OVERALL	TOS	TOP OF STEEL
CSP	CONCRETE SEWER PIPE			OC	ON CENTER	TOW	TOP OF WALL
CTOP	COUNTERTOP	HB	HOSE BIB	OH	OPPOSITE HAND	TRANSV	TRANSVERSE
		HC	HOLLOW CORE/HANDICAP	OHD/OVHD	OVERHEAD DOOR	TS	TUBE STEEL
d	PENNY (NAIL S)	HDPE	HIGH DENSITY POLYETHELENE	OPNG	OPENING	TU	TILT-UP
DBA	DEFORMED BAR ANCHOR	HDR	HEADER	OPP	OPPOSITE	TYP	TYPICAL
DBL	DOUBLE	HDWR	HARDWARE	O/S	OUTSIDE		
DET/DTL	DETAIL	HGR	HANGER	OSF/OF/FACE	OUTSIDE FACE	U/S	UNDERSIDE
DF	DRINKING FOUNTAIN / DOUGLAS FIR	HMK	HOLLOW METAL KNOCKDOWN	OSSC	OREGON STRUCTURAL SPECIALTY CODE	UL	UNDERWRITERS LABORATORIES
		HM	HOLLOW METAL WELDED			UNO	UNLESS NOTED OTHERWISE
DIA	DIAMETER	HORIZ	HORIZONTAL	OTS	OPEN TO STRUCTURE	USG	UNITED STATES GYPSUM
DIAPH	DIAPHRAGM	HR(S)	HOUR(S)				
DIM	DIMENSION	HS	HEADED STUD	P	PAINT	V	VARIES
DL	DEAD LOAD	HSB	HIGH STRENGTH BOLT	PB	PARTICLE BOARD	VERT	VERTICAL
DN	DOWN	HTG	HEATING	PDA	POWDER DRIVEN ANCHORS	VEST	VESTIBULE
DR	DOOR	HVAC	HEATING, VENTILATION AND AIR CONDITIONING	PJ	PANEL JOINT		
DS	DOWNSPOUT			PL	PLATE	W/	WITH
DWG	DRAWING	HWS	HEADED WELD STUD	PLB	PARALLAM BEAM	W/O	WITHOUT
DWLS	DOWELS			PLMB	PLUMBING	WB	WOOD BASE
		IBC	INTERNATIONAL BUILDING CODE	PLYWD	PLYWOOD	WC	WATER CLOSET/WALL COVERING
EA/	EACH	IFC	INTERNATIONAL FIRE CODE	PNL	PANEL	WD	WOOD
EF	EACH FACE	IMC	INTERNATIONAL MECHANICAL CODE	PR	PAIR	WF	WIDE FLANGE
EIFS	EXTERIOR INSULATION FINISH SYSTEM	IPC	INTERNATIONAL PLUMBING CODE	PS	POUR STRIP	WH	WATER HEATER
		ID	INSIDE DIMENSION	PSF	POUNDS PER SQUARE FEET	WP	WATER PROOF/WOOD PANELING
ELEV	ELEVATION	IE	INVERT ELEVATION	PSI	POUNDS PER SQUARE INCH	WR	WATER RESISTANT
ELECT	ELECTRICAL	IF	INSIDE FACE	PT	PRESSURE TREATED/ PORCELAIN TILE	WS	WATER STOP/WELDED STUD
				PVC	POLYVINYL CHLORIDE	WWF	WELDED WIRE FABRIC
				PVMT	PAVEMENT	WWM	WELDED WIRE MESH

SPECIAL INSPECTIONS

IN ACCORDANCE WITH IBC CHAPTER 17, THE FOLLOWING TYPES OF WORK REQUIRE SPECIAL INSPECTION. SEE THE SPECIFICATIONS AND DRAWINGS FOR ADDITIONAL REQUIREMENTS FOR INSPECTION AND TESTING

ITEM PER CHAPTER 17	DESCRIPTION	TYPE
1. CONCRETE	- VERIFY MIX DESIGNS BEING USED - PERFORM STRENGTH AND SLUMP TESTS	CONTINUOUS
2. BOLTS INSTALLED IN CONCRETE	- WEDGE ANCHOR INSTALLATION - ALL EPOXY ANCHORS - ANCHOR BOLTS	PERIODIC
3. REINFORCING STEEL	- REINFORCING STEEL PLACEMENT IN FOUNDATION AND WALLS	PERIODIC
4. WELDING	- ALL FIELD WELDING - ALL SHOP WELDING	PER CHAPTER 17, IBC
5. HIGH-STRENGTH BOLTS	- STRUCTURAL STEEL BOLTED CONNECTIONS PER IBC CHAPTER 22	PER CHAPTER 17, IBC
8. MASONRY WALLS	- REINFORCING & GROUT PLACEMENT - PRISM TEST	LEVEL 2, CCCS 1704.5

SITE INFORMATION

LEGAL DESCRIPTION: 2S 1E 35C TAX LOTS 1900, 2000, 2100, 2200

ADDRESS: 1800 8TH AVENUE WEST LINN, OR 97068

SYMBOLS AND REFERENCES

BUILDING SECTION KEY MARKS: 1 / A101

WALL SECTION KEY MARKS: 1 / A101

DETAIL REFERENCE MARKS: 1 / A101

ROOM/SPACE IDENTIFICATION: ROOM NAME 101

DOOR SYMBOL NUMBER: (101A)

DRAWING CRITERIA

ALL DRAWINGS ARE IDENTIFIED BY TWO DIGITS AS FOLLOWS:

A CATEGORY LETTER REFERRING TO THE DISCIPLINE OR MAJOR DIVISION.

- T. TITLE SHEET
- C. CIVIL
- L. LANDSCAPE
- A. ARCHITECTURAL
- S. STRUCTURAL
- M. MECHANICAL
- E. ELECTRICAL
- D. TECHNOLOGY
- P. PLUMBING
- G. AGGREGATE PIER

B SUB-CATEGORY NUMBER REFERRING TO TYPE OF DRAWING OR GROUPING.

1. GENERAL
2. PLANS
3. EXTERIOR ELEVATIONS/BUILDING SECTIONS
4. WALL SECTIONS
5. ENLARGED PLANS AND INTERIOR ELEVATIONS
6. REFLECTED CEILING PLANS
7. STAIR AND ELEVATOR SECTIONS, PLANS, AND DETAILS
8. DETAILS
9. SCHEDULES

DEFERRED SUBMITTALS

- FIRE PROTECTION
  - AUTOMATIC FIRE SPRINKLERS
  - FIRE ALARM
  - FIRE DETECTION
- DESIGN BUILD STAIRS AND RAILINGS
- ATTACHMENT OF MECHANICAL UNIT TO SUPPORT
- CONCRETE MIX DESIGN
- OPEN WEB STEEL JOISTS AND GIRDERS
- STOREFRONT AND CURTAIN WALL SYSTEM DESIGN, AND ATTACHMENT
- SUSPENDED CEILING SYSTEM

CLIENT

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GENERAL CONTRACTOR

TBD

CONTACT:
PHONE:
FAX:
EMAIL:

INDEX OF DRAWINGS

RECEIVED
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Revision Schedule	
Revision Delta	Issue Date

SHEET TITLE:
TITLE SHEET AND DRAWING INDEX

DRAWN BY: CPC

CHECKED BY: BLH

SHEET
T1.1

JOB NO. 2120180.00

LAND-USE: 12/07/2012

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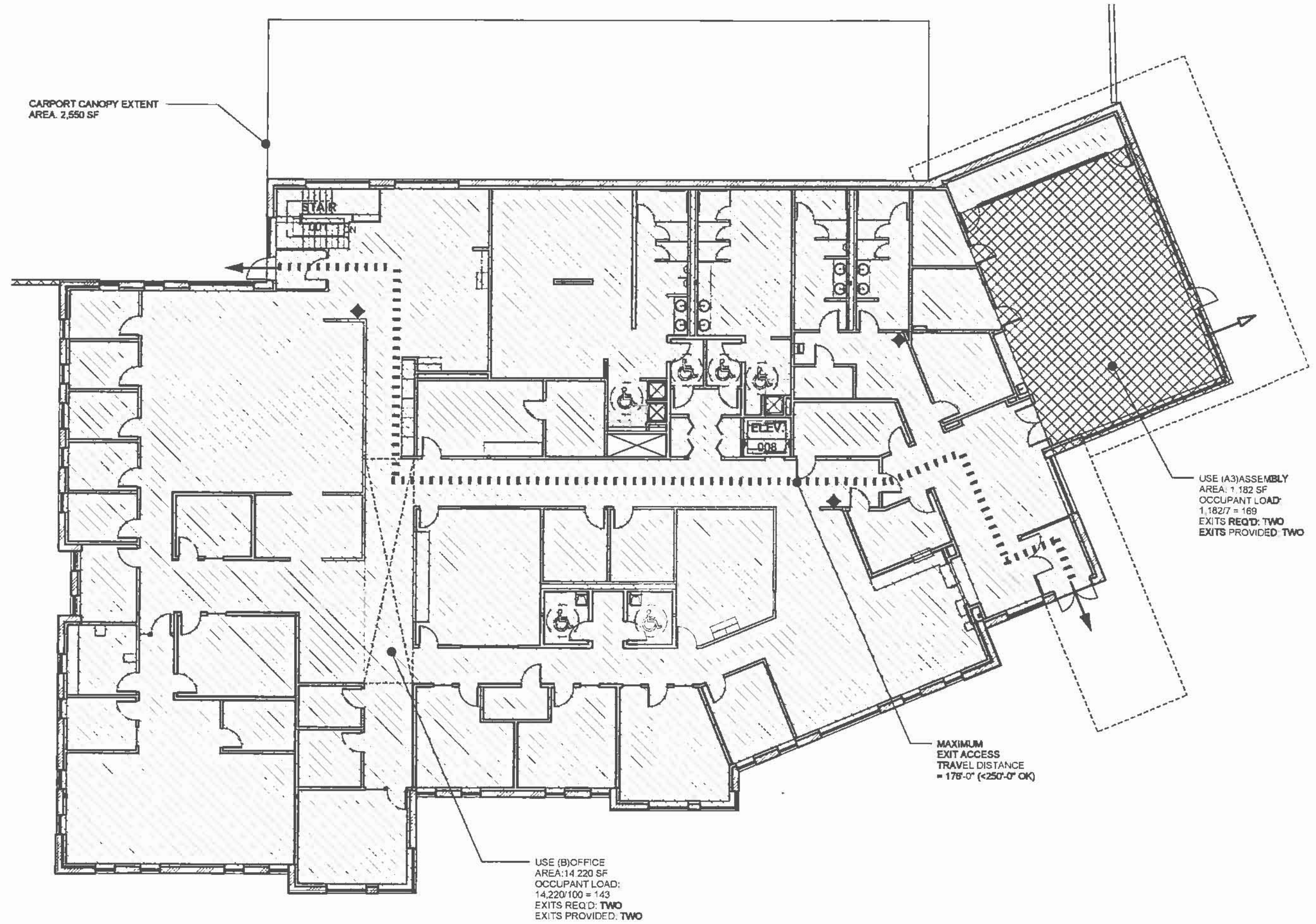
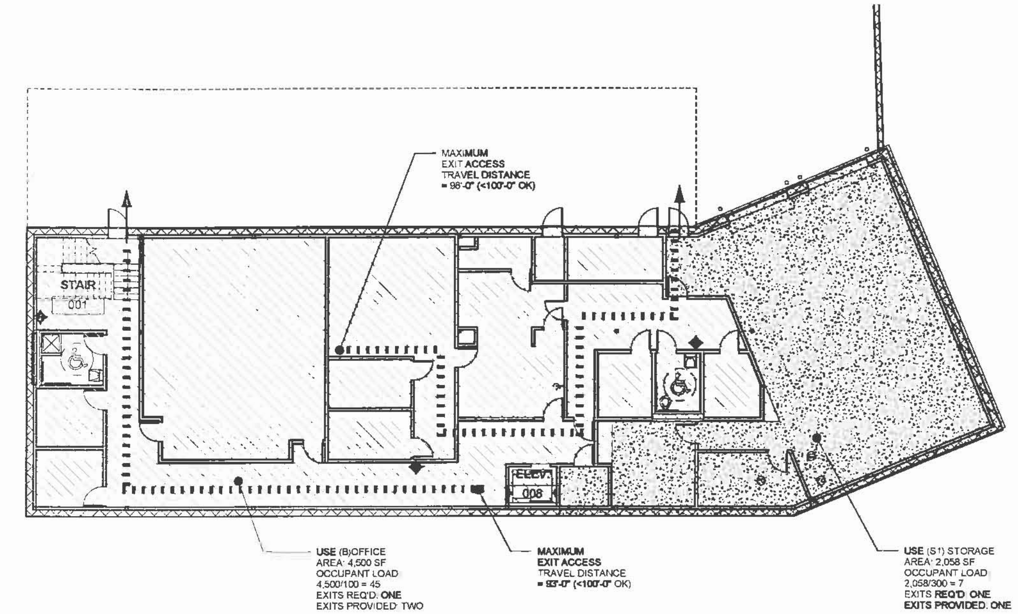


1 FIRST FLOOR OCCUPANT LOAD PLAN
T1.2 3/32" = 1'-0"



2 BASEMENT OCCUPANCY LOAD PLAN
T1.2 3/32" = 1'-0"

GENERAL NOTES

A. SEE PLANS AND DETAILS FOR PARTITION TYPE AND CONSTRUCTION
B. ALL RATE WALLS EXTEND FROM FLOOR TO STRUCTURE ABOVE
C. SEE INDIVIDUAL FLOOR PLANS FOR ADDITIONAL INFORMATION
D. THIS ANALYSIS WAS BASED 2010 OREGON STRUCTURAL SPECIALTY CODE
E. SEE ELECTRICAL DRAWINGS FOR EXIT LIGHTING
F. EMERGENCY POWER PROVIDED BY GENERATOR, SEE ELECTRICAL DRAWINGS

LEGEND

OFFICE (B)
SALLY PORT (S-1)
COMMUNITY ROOM (A-3)

FIRE EXTINGUISHER LOCATION - CONFIRM EXACT LOCATION WITH FIRE MARSHAL
PRIMARY EXIT
SECONDARY EXIT
PATH OF EGRESS

CODE ANALYSIS

GENERAL CODE ANALYSIS

BASED ON THE 2010 OSSC (OREGON STRUCTURAL SPECIALTY CODE)

CONSTRUCTION TYPE: III-B

TWO STORY (MAIN FLOOR / DAYLIGHT BASEMENT)

FIRE PROTECTION: AUTOMATIC SPRINKLER SYSTEM PROVIDED THROUGHOUT
AUTOMATIC SMOKE DETECTION THROUGHOUT (SECTION 9.3.1.1)

OCCUPANCY: B (POLICE STATION)
A3 (MULTI-PURPOSE ROOM)
S1 (SALLY PORT GARAGE)

AREA PROVIDED	SQUARE FEET
BASEMENT FLOOR	6,557 SQ FT
MAIN FLOOR	15,402 SQ FT
TOTAL BUILDING AREA:	22,728 SQ FT
EXTERIOR CANOPY	2,550 SQ FT
TOTAL AREA PROVIDED	25,278 SQ FT

THE BUILDING CONSISTS OF A3, B AND S1 OCCUPANCIES. THE BUILDING HAS BEEN DESIGNED AS THE MOST STRINGENT OCCUPANCY (A3) BASED ON NON-SEPARATED OCCUPANCIES (SECTION 508.3.2)

ALLOWABLE BUILDING AREA FORMULA (SEE SECTION 506.1):

Aa = At [At If] + [At Is]

Aa = 9,500 [9,500 x .75] + [9,500 x 2]
Aa = 9,500 [7,125] + 19,000
Aa = 35,625 SF

FRONTAGE INCREASE CALCULATION (SEE SECTION 506.2):

If = [F/P - 0.25] W/30

If = [100 -0.25] 30/30
If = 0.75

AREA DETERMINATION (SEE SECTION 506.4.1):

= 35,625 x 2
= 71,250 SF - TOTAL ALLOWABLE BUILDING AREA

22,728 SF - TOTAL BUILDING AREA PROVIDED

PER SECTION 202 & 502.1, BOTH STORIES ABOVE GRADE PLANE

FIRE RESISTIVE RATING FOR EXTERIOR WALL BASED ON FIRE SEPARATION (TABLE 602)	
≥ 30'	NR

BUILDING HEIGHT	
ALLOWABLE:	55'-0" / 2 STORY
PROVIDED:	35'-0" / 2 STORY

BUILDING FIRE RESISTIVE REQUIREMENTS (TABLE 601)	
STRUCTURAL FRAME	NR
EXTERIOR BEARING WALLS	NR
INTERIOR BEARING WALLS	NR
FLOORS	NR
ROOF	NR
SHAFTS (708.4)	NR
STAIRS	NR

CHAPTER 10 - MEANS OF EGRESS SECTION 1003 - GENERAL

- USE - MIXED - SEE PLAN FOR DEFINITION OF AREAS
- OCCUPANT LOAD - TABLE 1004.1.1

MAIN FLOOR

ASSEMBLY - A (A3) 1,182 SF / 7 = 169
TOTAL OCCUPANT LOAD 169
EXITING THROUGH DOORS 103A & 103B

OFFICE - B 14,220 SF / 100 = 143
TOTAL OCCUPANT LOAD 143
EXITING THROUGH DOORS 101A & 144B

BASEMENT FLOOR

OFFICE - B 5,250 SF / 100 = 53
TOTAL OCCUPANT LOAD 53
EXITING THOUGH DOOR 001A & 020B

STORAGE - S1 2076 SF / 300 = 7
TOTAL OCCUPANT LOAD 7
EXITING THOUGH DOOR 106D

TOTAL BUILDING OCCUPIED AREA: 22,728 SF

TOTAL OCCUPANTS: 372

SECTION 1005 - EXIT WIDTH

- WIDTH REQUIRED PER TABLE 1005.1

MAIN FLOOR - ASSEMBLY:	0.2 x 169 OCCUPANTS = 33.8" REQ'D (36" MIN) 108" PROVIDED AMONG DOORS 103A & 103B
MAIN FLOOR - OFFICE	0.2 x 143 OCCUPANTS = 28.6" REQ'D (36" MIN) 108" PROVIDED AMONG DOORS 101A & 144B
BASEMENT - OFFICE:	0.2 x 53 OCCUPANTS = 10.6" REQ'D (36" MIN) 72" PROVIDED AMONG DOORS 001A & 020B
BASEMENT - STORAGE:	0.2 x 7 OCCUPANTS = 1.4" REQ'D (36" MIN) 36" PROVIDED AMONG DOOR 020B
STAIR - 001A:	0.3 x 143 OCCUPANTS = 42.9" REQ'D (44" MIN) 48" PROVIDED AMONG STAIR 001

SECTION 1006 - MEANS OF EGRESS ILLUMINATION

- MEANS OF EGRESS ILLUMINATION PROVIDED AT A MINIMUM OF ONE FOOTCANDLE AT PATH OF EGRESS SHOWN ON PLANS, TO MEET SECTION 1006 - SEE ELECTRICAL DRAWINGS

SECTION 1008 - DOORS, GATES, AND TURNSTILES

- DOORS
  RATED, SIZED AND HARDWARE PROVIDED TO MEET SECTION 1008
  SEE INDIVIDUAL FLOOR PLANS AND SPECIFICATIONS.

SECTION 1009 - STAIRWAYS AND HANDRAILS

- WIDTH, ENCLOSURE, RISE AND RUN, AND ALL COMPONENTS OF STAIR TO MEET SECTION 1009 - SEE INDIVIDUAL SHEETS AND SPECIFICATIONS
- WIDTH REQUIRED: 44"
  WIDTH PROVIDED: 48" CLEAR
- FOR RISE AND RUN, LANDINGS, HEADROOM, HANDRAILS, STAIRWAY CONSTRUCTION, AND IDENTIFICATION, SEE SHEET A7.1

SECTION 1011 - EXIT SIGNS

- EXIT SIGNAGE PROVIDED TO MEET SECTION 1011
  SEE ELECTRICAL PLANS

SECTION 1014 - EXIT ACCESS

- ALL SPACES EXIT DIRECTLY TO THE EXTERIOR, THROUGH AN ENTRY FOYER OR THROUGH AN INTERVENING ROOM. (SECTION 1014.2)

SECTION 1015.2.1 (EXCEPTION 2) - EXIT AND EXIT ACCESS DOORWAYS

- ALL OTHER ROOMS REQUIRE ONE EXIT, ONE PROVIDED, UNO

SECTION 1016 - EXIT ACCESS TRAVEL DISTANCE

- MAXIMUM TRAVEL DISTANCE = 250'-0" (TABLE 1016.1)

SECTION 1018 - CORRIDORS

- HEIGHT, WIDTH AND CONSTRUCTION TO MEET TABLE 1018.1
  SEE INDIVIDUAL SHEETS AND SPECIFICATIONS

SECTION 1020 - EXITS

- COMPONENTS AND OPENINGS ARE SHOWN ON THIS SHEET, INDIVIDUAL FLOOR PLANS, AND IN THE SPECIFICATIONS

SECTION 1021 - NUMBER OF EXITS & CONTINUITY

- MINIMUM 1 EXITS REQUIRED ON BASEMENT FLOOR (TABLE 1021.2)
- MINIMUM 2 EXITS REQUIRED ON MAIN FLOOR (TABLE 1021.1)

SECTION 1027 - EXIT DISCHARGE

- ALL EXITS DISCHARGE AT THE GROUND LEVEL - SEE SITE PLANS

SECTION 1107 - AREA OF RESCUE ASSISTANCE

- AREA OF RESCUE ASSISTANCE NOT REQUIRED. (SECTION 1107.1 EXCEPTION 1)

PLUMBING FIXTURE CALCULATIONS PER 2010 OREGON STRUCTURAL SPECIALTY CHAPTER 29

ROOM TYPE	SF	OCC GRP	OCC LOAD	WATER CLOSETS		LAVATORIES	
				MEN	WOMEN	MEN	WOMEN
ASSEMBLY SPACES	1182	A3	79	1	3	1	1
BUSINESS OFFICE	19470	B	98	3	3	2	2
STORAGE	2076	S1	1	1	1	1	1
TOTAL REQUIRED	22,728	–	178	5	7	4	4
PROVIDED				8	6	4	4
UNI-SEX PROVIDED				2	2	2	2
TOTAL PROVIDED	–	–	–	10	7	6	6

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Architecture
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Revision Delta	Issue Date

SHEET TITLE:
CODE ANALYSIS

DRAWN BY: BLH
CHECKED BY: BLH

SHEET
T1.2

JOB NO 2120180.00

LAND-USE: 12/07/2012

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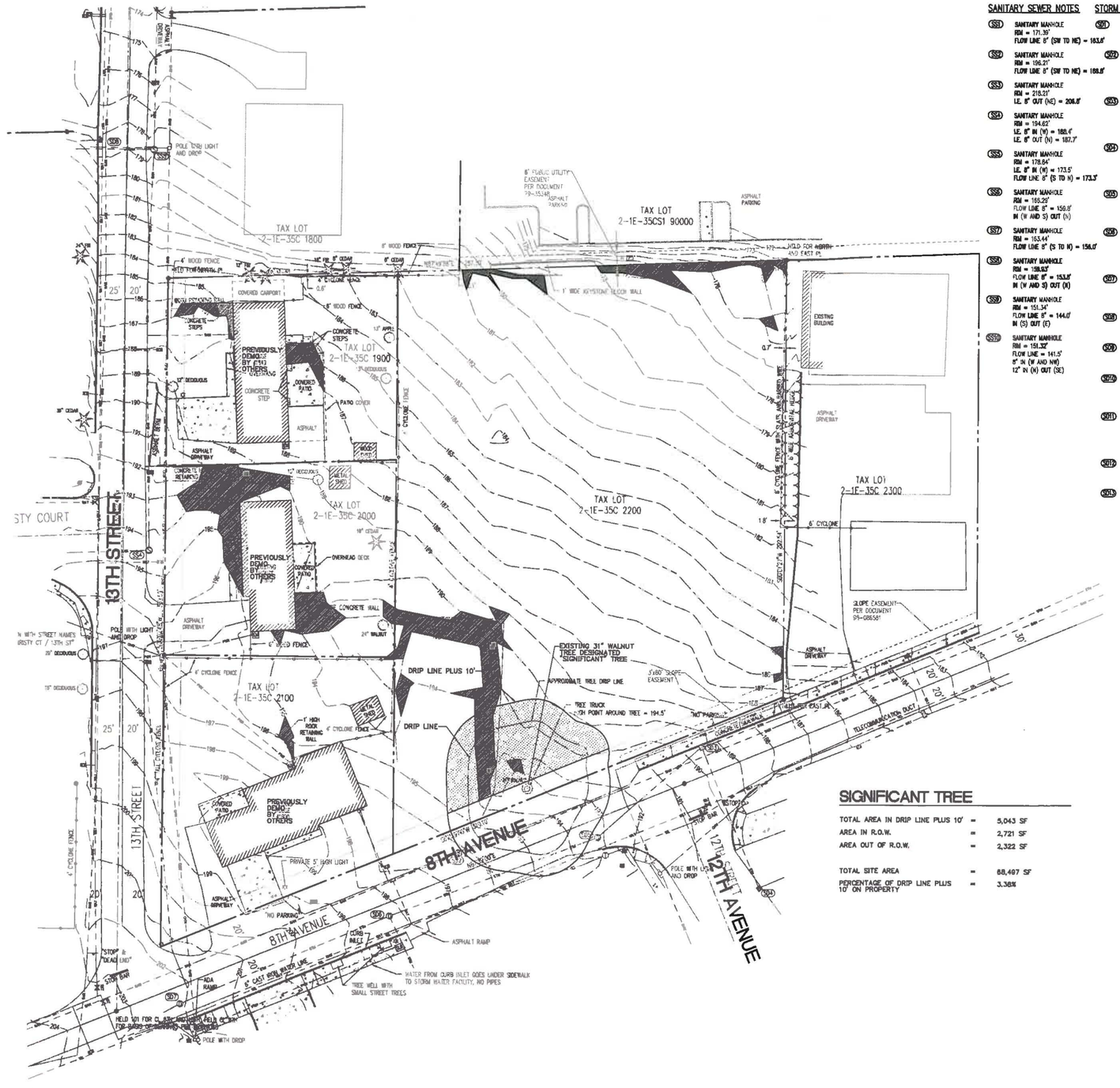
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2-1E-35C 1800
TAX LOT
2-1E-35CS1 90000
TAX LOT
2-1E-35C 1900
TAX LOT
2-1E-35C 2000
TAX LOT
2-1E-35C 2100
TAX LOT
2-1E-35C 2200
TAX LOT
2-1E-35C 2300
13TH STREET
8TH AVENUE
12TH AVENUE
EXISTING 21" WALNUT TREE DESIGNATED SIGNIFICANT TREE
DRIP LINE PLUS 10'
DRIP LINE
APPROXIMATE TREE DRIP LINE
TREE TRUCK
EXISTING BUILDING
PREVIOUSLY DEMO'D BY OTHERS
PREVIOUSLY DEMO'D BY OTHERS
PREVIOUSLY DEMO'D BY OTHERS
CONCRETE WALL
ASPHALT DRIVEWAY
ASPHALT PARKING
ASPHALT RAMP
PATIO COVER
OVERHEAD DECK
COVERED CARPORT
CONCRETE STEPS
CONCRETE STEP
6' WOOD FENCE
6' CYCLONE FENCE
4' CYCLONE FENCE
6' HIGH ROCK RETAINING WALL
1' WIDE KEYSTONE BLOCK WALL
POLE WITH LIGHT AND DROP
POLE WITH LIGHT AND DROP
POLE WITH DROP
PRIVATE 5' HIGH LIGHT
"NO PARKING"
"STOP" & "DEAD END"
STOP BAR
CURB INLET
ADA RAMP
TREE WELL WITH SMALL STREET TREES
WATER FROM CURB INLET GOES UNDER SIDEWALK TO STORM WATER FACILITY, NO PIPES
8" CAST IRON WATER LINE
TELECOMMUNICATION DUCT
SLOPE EASEMENT PER DOCUMENT 99-08558
5'x60' SLOPE EASEMENT
6" PUBLIC UTILITY EASEMENT PER DOCUMENT 79-15348
HOLD FOR MONUMENT AND EAST PL
HOLD 101 FOR CL 8TH AVENUE
HOLD FOR CL 8TH AVENUE
N 89°54'10" W 200.54'
S 89°54'10" E 200.54'
N 89°54'10" W 200.54'
N 89°54'10" W 200.54'
N 89°54'10" W

LEGEND

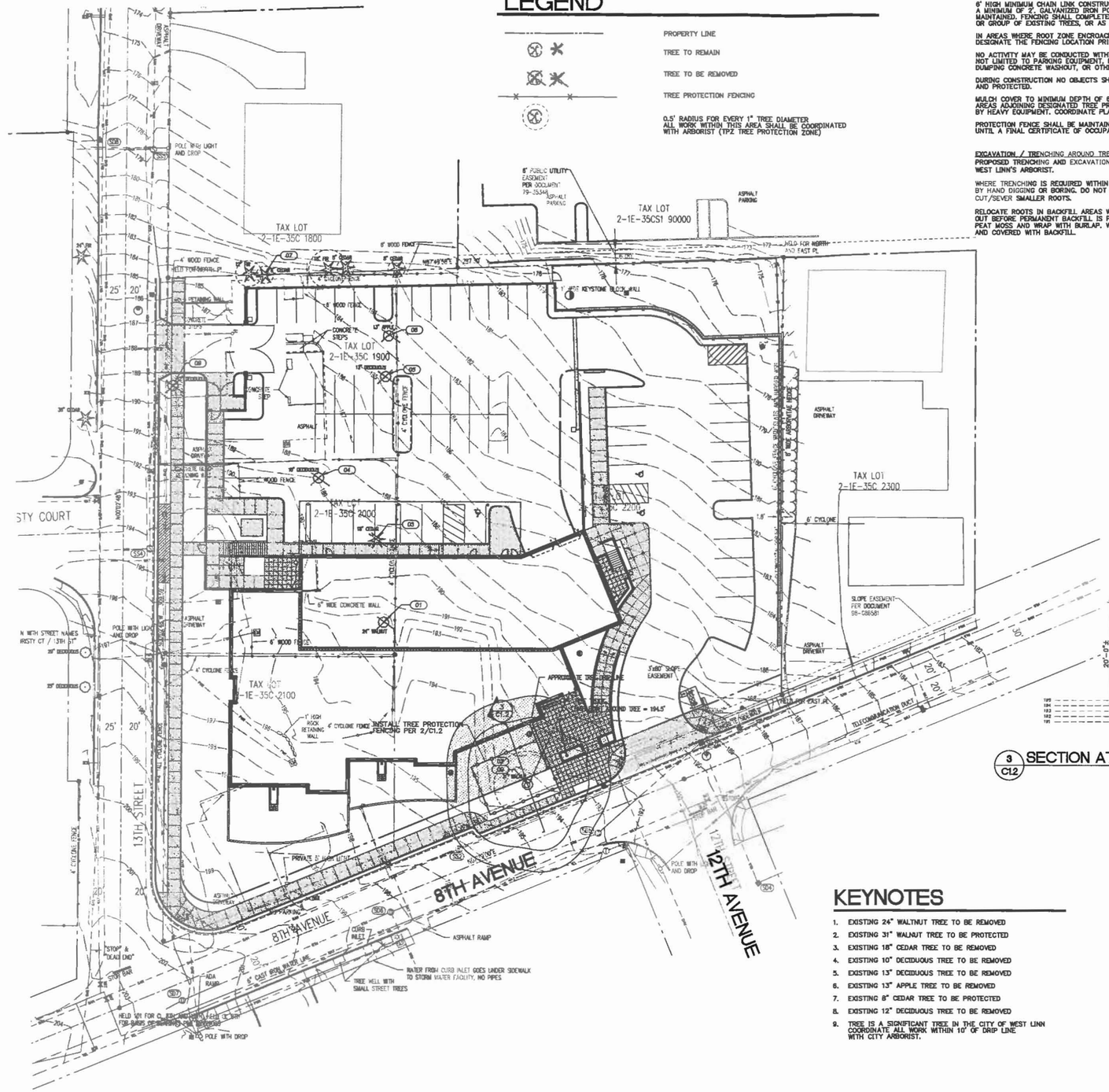
PROPERTY LINE

TREE TO REMAIN

TREE TO BE REMOVED

TREE PROTECTION FENCING

0.5' RADIUS FOR EVERY 1" TREE DIAMETER
ALL WORK WITHIN THIS AREA SHALL BE COORDINATED WITH ARBORIST (TPZ TREE PROTECTION ZONE)



TREE PROTECTION/REMOVAL PLAN
1/C12 1" = 20'

KEYNOTES

1. EXISTING 24" WALTNUT TREE TO BE REMOVED
2. EXISTING 31" WALNUT TREE TO BE PROTECTED
3. EXISTING 18" CEDAR TREE TO BE REMOVED
4. EXISTING 10" DECIDUOUS TREE TO BE REMOVED
5. EXISTING 13" DECIDUOUS TREE TO BE REMOVED
6. EXISTING 13" APPLE TREE TO BE REMOVED
7. EXISTING 8" CEDAR TREE TO BE PROTECTED
8. EXISTING 12" DECIDUOUS TREE TO BE REMOVED
9. TREE IS A SIGNIFICANT TREE IN THE CITY OF WEST LINN COORDINATE ALL WORK WITHIN 10' OF DRIP LINE WITH CITY ARBORIST.

SIGNIFICANT TREE NOTES

1. SPECIAL ACTIVITY WITHIN THE TREE PROTECTION ZONE: WORK IN THIS AREA (TPZ REQUIRES THE DIRECT ONSITE SUPERVISION OF THE CITY ARBORIST.)
2. ALL WORK SHALL COMPLY WITH THE APPLICABLE PORTIONS OF THE CITY OF WEST LINN TREE ORDINANCE (8.500-8.798) AND ANY REQUIREMENTS OF THE SPECIFIC LAND USE APPROVAL FOR THE PROJECT
3. PRIOR TO CONSTRUCTION, THE TREE SHALL BE PRUNED, FERTILIZED, RECEIVE MYCORRHIZAE TREATMENTS OR OTHER BENEFICIAL TREATMENTS TO BEST PRESERVE THE HEALTH AND CHARACTER OF THE TREE. THIS WORK TO BE COMPLETED BY A CERTIFIED ARBORIST.
4. A CERTIFIED ARBORIST SHALL BE AVAILABLE TO PROVIDE ADVICE THROUGHOUT THE DURATION OF THE PROJECT.
5. NO STORAGE OF MATERIAL, TOPSOIL, VEHICLES, OR EQUIPMENT SHALL BE PERMITTED WITHIN THE FENCED AREA THROUGHOUT THE DURATION OF THE PROJECT.
6. IF THE FENCING MUST BE BREACHED FOR PERIODS OF TIME DURING CONSTRUCTION, A PROTECTIVE ROOT BUFFER OF WOOD CHIPS, PLYWOOD, RUBBER MATTS, OR OTHER MEASURES APPROVED BY THE ARBORIST SHALL BE UTILIZED. THE BUFFER MATERIAL SHALL BE REMOVED FOLLOWING AS SOON AS THE FENCING CAN BE RE-ESTABLISHED.
7. ROOT ZONE MOISTURE SHALL BE PRESERVED BY MULCHING AND WATERING AS DETERMINED BY THE ARBORIST.
8. ROOTS CUT OUTSIDE THE TREE PROTECTION ZONE SHALL BE CUT CLEANLY TO SOUND WOOD AND FLUSH WITH ANY EXCAVATION. THE EXCAVATIONS SHALL BE BACKFILLED IMMEDIATELY FOLLOWING THE WORK ACTIVITY. WHEN ROOTS OVER 3" IN DIAMETER ARE ENCOUNTERED THE ARBORIST SHALL BE CONSULTED PRIOR TO CUTTING.
9. TUNNELING 3' UNDER THE ROOT ZONE SHALL BE ALLOWED FOR UTILITIES AND ON-SITE STORM DRAINAGE, IF NO OTHER LOCATION OUTSIDE THE ROOT ZONE IS AVAILABLE.

0 10 20 40 80

TREE PROTECTION MEASURES
UNLESS OTHERWISE INDICATED FOR REMOVAL ALL TREES SHALL RECEIVE PROTECTIVE MEASURES FOR THE DURATION OF THE PROJECT IN ACCORDANCE WITH THE CITY OF WEST LINN REQUIREMENTS.

6' HIGH MINIMUM CHAIN LINK CONSTRUCTION FENCING, WITH 2" DIA. POSTS DRIVEN INTO THE GROUND A MINIMUM OF 2', GALVANIZED IRON POSTS SHALL HAVE A MAXIMUM OF 10' SPACING AND SHALL BE MAINTAINED. FENCING SHALL COMPLETELY SURROUND AT MINIMUM THE TREE DRIP LINE FOR EACH TREE OR GROUP OF EXISTING TREES, OR AS SHOWN ON PLAN.

IN AREAS WHERE ROOT ZONE ENCROACHMENT IS UNAVOIDABLE A CERTIFIED ARBORIST SHALL DESIGNATE THE FENCING LOCATION PRIOR TO START OF WORK.

NO ACTIVITY MAY BE CONDUCTED WITHIN ANY DESIGNATED TREE PROTECTION AREA INCLUDING BUT NOT LIMITED TO PARKING EQUIPMENT, PLACING SOLVENTS, STORING MATERIALS AND SOIL DEPOSITS, DUMPING CONCRETE WASHOUT, OR OTHER DEBRIS, OR ANY EXCAVATION OR COMPACTION WORK.

DURING CONSTRUCTION NO OBJECTS SHALL BE ATTACHED TO ANY TREE DESIGNATED TO BE RETAINED AND PROTECTED.

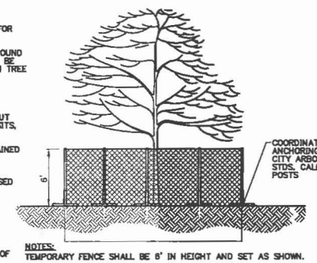
MULCH COVER TO MINIMUM DEPTH OF 6", PLYWOOD, OR OTHER SIMILAR MATERIAL REQUIRED AT AREAS ADJOINING DESIGNATED TREE PROTECTION AREAS TO PROTECT ROOTS FROM DAMAGE CAUSED BY HEAVY EQUIPMENT. COORDINATE PLACEMENTS AND LOCATION WITH LANDSCAPE ARCHITECT.

PROTECTION FENCE SHALL BE MAINTAINED IN PLACE UNTIL REMOVAL IS AUTHORIZED BY CITY OR UNTIL A FINAL CERTIFICATE OF OCCUPANCY IS ISSUED.

EXCAVATION / TRENCHING AROUND TREES
PROPOSED TRENCHING AND EXCAVATION AROUND TREES SHALL BE COORDINATED WITH THE CITY OF WEST LINN'S ARBORIST.

WHERE TRENCHING IS REQUIRED WITHIN CRITICAL ROOT ZONE, TUNNEL UNDER OR AROUND ROOTS BY HAND DIGGING OR BORING. DO NOT CUT MAIN LATERAL ROOTS OR TAP ROOTS. CLEANLY CUT/SEVER SMALLER ROOTS.

RELOCATE ROOTS IN BACKFILL AREAS WHEREVER POSSIBLE. DO NOT ALLOW EXPOSED ROOTS TO DRY OUT BEFORE PERMANENT BACKFILL IS PLACED. PROVIDE TEMPORARY EARTH COVER, OR PACK WITH PEAT MOSS AND WRAP WITH BURLAP. WATER AND MAINTAIN IN MOIST CONDITION UNTIL RELOCATED AND COVERED WITH BACKFILL.



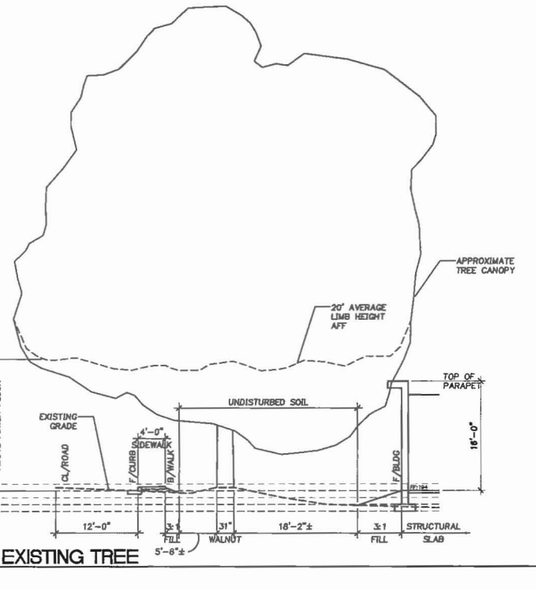
NOTES:
TEMPORARY FENCE SHALL BE 6' IN HEIGHT AND SET AS SHOWN.

CITY SHALL APPROVE INSTALLED TREE PROTECTION FENCING PRIOR TO ON-SITE GRADING ACTIVITIES.

FENCE MATERIALS SHALL CONSIST OF CHAIN LINK CONSTRUCTION FENCING SECURED TO GALVANIZED IRON POSTS.

FENCE SHALL REMAIN IN PLACE UNTIL THE COMPLETION OF CONSTRUCTION ACTIVITIES. MOVEMENT OR REMOVAL OF FENCE REQUIRES APPROVAL BY CITY'S AUTHORIZED REPRESENTATIVE.

2/C12 TREE PROTECTION
N.T.S.



3/C12 SECTION AT EXISTING TREE
1/8"=1'-0"

GROUP MACKENZIE
Architecture
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Land Use Planning
Civil Engineering
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Landscape Architecture
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22500 SALAMO ROAD
WEST LINN, OR 97068

Project
WEST LINN POLICE DEPARTMENT
1200 6TH AVENUE
WEST LINN, OR 97068

REGISTERED PROFESSIONAL LANDSCAPE ARCHITECT
OREGON
DEC. 15, 1987
RANDALL L. FREDERICK
EXPIRES: 12/31/13

REVISIONS:

REVISION DELTA SEE SHEET	REVISIONS DESCRIPTION	REVISION DELTA CLOUDING DATE

SHEET TITLE:
TREE PROTECTION/ REMOVAL PLAN

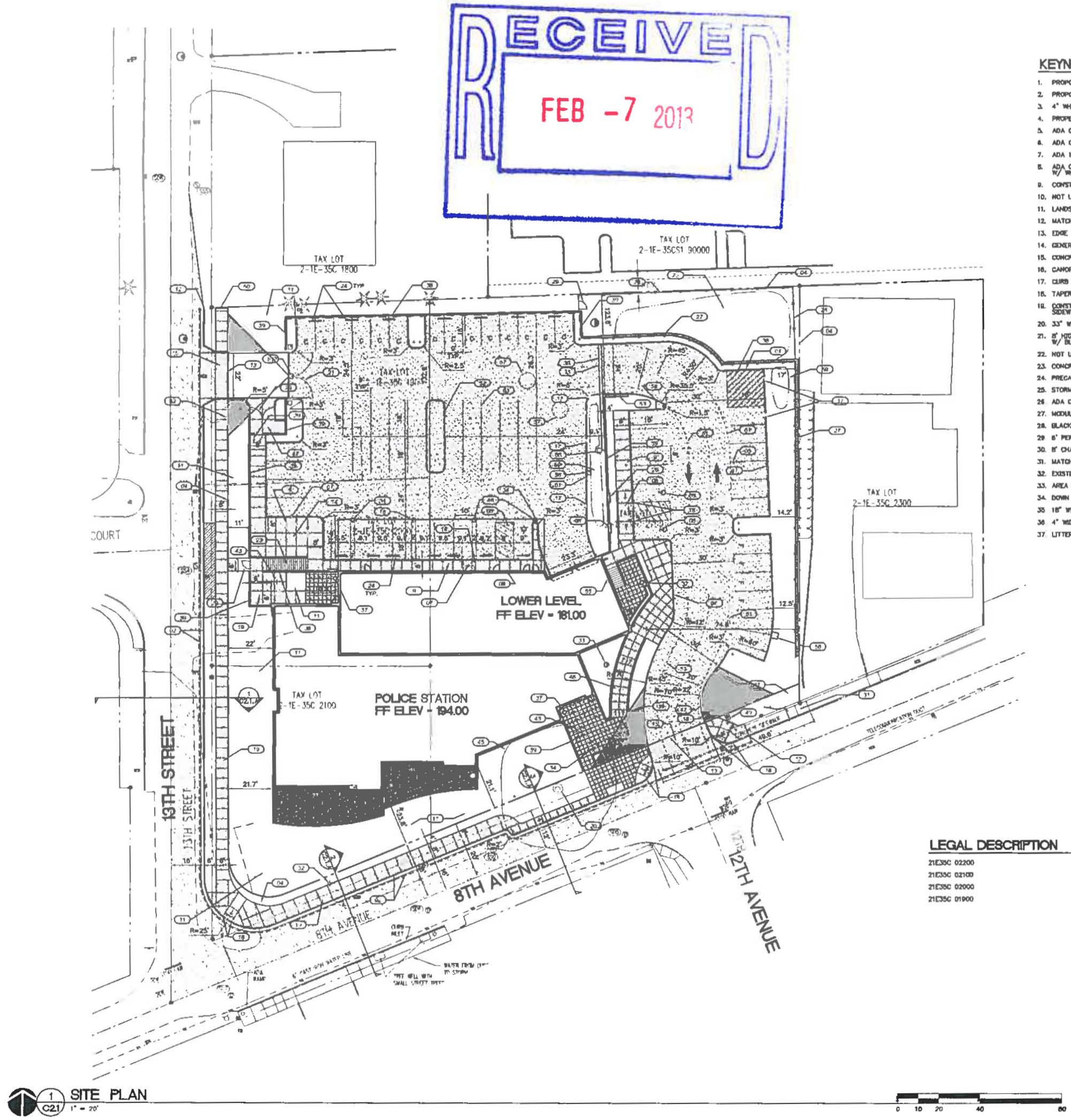
DRAWN BY:

CHECKED BY: RLF

SHEET
C1.2

JOB NO. 2120180.00

REVISED: 12/21/2012
DESIGN DEVELOPMENT SET: 01/07/2013



KEYNOTES

1. PROPOSED CONCRETE VERTICAL CURB
2. PROPOSED VERTICAL CURB AND GUTTER
3. 4" WHITE PARKING STRIPE, 2 COATS TYP.
4. PROPERTY LINE
5. ADA COMPLIANT PARKING STALL
6. ADA COMPLIANT CURB RAMP
7. ADA 12:1 CURB RAMP
8. ADA COMPLIANT PARKING SIGN WITH VAN-ACCESSIBLE SIGN W/ WHEEL CHAIR ONLY SIGN,
9. CONSTRUCT PRIVATE SIDEWALK, SEE PLANS FOR WIDTH
10. NOT USED
11. LANDSCAPE AREA
12. MATCH EXISTING CURB
13. EDGE OF ASPHALT PAVEMENT
14. GENERATOR PAD (REFER TO ARCHITECTURAL PLANS)
15. CONCRETE DRIVEWAY
16. CANOPY SUPPORT (REFER TO ARCHITECTURAL PLANS)
17. CURB BREAK
18. TAPER CURB
19. CONSTRUCT 6' PUBLIC SIDEWALK (MATCH EXISTING). NOTE: SIDEWALK WIDTHS VARIABLE ON SITE, REFER TO PLANS
20. 33" WALNUT TREE TO REMAIN
21. 8' HIGH DOUBLE-LEAF BLACK VINYL CHAIN LINK ACCESS GATE W/ BLACK SLATS.
22. NOT USED
23. CONCRETE STAIR ON GRADE
24. PRECAST CONCRETE CURB STOP
25. STORMWATER DETENTION POND.
26. ADA COMPLIANT PARKING SIGN
27. MODULAR BLOCK (SEE 14/C8.1) WITH BLACK VINYL-COATED 4' CHAIN LINK FENCE
28. BLACK VINYL-COATED 4' CHAIN LINK FENCE
29. 6' PERSONNEL GATE (REFER TO ARCHITECTURAL PLANS)
30. 8' CHAIN-LINK BLACK VINYL ROLLING ACCESS GATE W/ SLATS
31. MATCH EXISTING CONCRETE WALK
32. EXISTING LIGHT POLE AND LUMINAIRE TO BE REMOVED
33. AREA DRAIN.
34. DOWN SPOUT
35. 18" WIDE 5" THICK CONCRETE STRIP FOR ROLLING GATE
36. 4" WIDE STRIPE AT 2' O.C. FOR TURNAROUND
37. LITTER RECEPTACLE
38. CONCRETE SITE RETAINING WALL W/ 6' COMPOSITE SLAT FENCE
39. CMU SITE WALL WITH BRICK ACCENT
40. NOT USED
41. NOT USED
42. TRASH ENCLOSURE W/ MIN. 4" CONCRETE FLOOR PAD (SEE ARCH.)
43. EIGHT BICYCLE SPACES (TOTAL)
44. NOT USED
45. DRIP LINE OF WALNUT TREE
46. ADA RAMP
47. FDC
48. FIRE VAULT
49. WATER METER
50. END OF SIDEWALK SIGN
51. FIRE TRUCK TURNING RADIUS
52. EXTRUDED CURB
53. MODULAR BLOCK WALL
54. NOT USED
55. REMAINING BICYCLE SPACES IN BLDG.
56. 3'x3' CONCRETE PAD FOR FUTURE CAR CHARGING STATION
57. INSTALL LOOP FOR GATE ACTIVATION, PAINT 4" WIDE WHITE STRIPE AROUND DETECTOR OUTLINE
58. CARD READER BOX
59. WATER QUALITY LID BASIN
60. AUTOMATIC GATE CONTROLLER
61. 2'X2' CONCRETE PAD TO ACCOMMODATE GATE CANE BOLT

SITE LEGEND

- SITE WALL, CMU WITH BRICK ACCENT
- SITE CONCRETE RETAINING WALL
- MODULAR BLOCK RETAINING WALL
- EXISTING PROPERTY LINE
- 8" VERTICAL CURB PER DETAIL 2/C8.1
- "NO PARKING" GRAY WITH WHITE LETTERING
- CATCH BASIN PER DETAIL 17/C8.1
- FIRE HYDRANT
- WATER METER
- DDCV
- FDC
- C — STANDARD COMPACT PARKING STALL
- F — FUEL EFFICIENT AND LOW EMISSION VEHICLES PARKING STALL
- ASPHALT CONCRETE PAVEMENT PER GEOTECHNICAL RECOMMENDATIONS
- RAIN GARDEN TO TREAT STREET WATER
- PROPOSED CONCRETE

LEGAL DESCRIPTION

21E35C 02200
21E35C 02100
21E35C 02000
21E35C 01900

TOTAL SITE PARKING

BUILDING AREA	20,024 SF		
PROPOSED STANDARD	46	SPACES	(74%)
PROPOSED COMPACT	14	SPACES	(22%)
PROPOSED HANDICAP	3	SPACES	(4%)
TOTAL PARKING PROVIDED	63	SPACES	(3.15/1,000 SF)
REQUIRED MIN. PARKING	58	SPACES	
REQUIRED MAX. PARKING	64	SPACES	
PARKING AREA	23,077 SF		
PARKING LANDSCAPE AREA	3,607 SF		(15.6%)
BICYCLE SPACES REQ'D	33	SPACES	
BICYCLE SPACES PROVIDED	33	SPACES	

SITE INFORMATION

NET SITE AREA	68,497 SF	(1.57 AC)	(100%)
R-10 LOT AREA	27,490 SF	(0.63 AC)	(40.1%)
MU-CBD LOT AREA	41,007 SF	(0.94 AC)	(59.9%)
R-10 BLDG FLOOR AREA	9,218 SF	(0.35 AC)	
MU-CBD BLDG FLOOR AREA	10,806 SF	(0.15 AC)	
GROSS FLOOR AREA	20,024 SF	(0.50 AC)	

NET SITE AREA	68,497 SF	(100%)
BUILDING FOOT PRINT (R-10)	7,381 SF	(11.1%)
BUILDING FOOT PRINT (MU-CBD)	6,998 SF	(11.7%)
PARKING/SIDEWALK	33,236 SF	(47.5%)
LANDSCAPING	20,882 SF	(29.7%)

REVISED: 2/7/2013
DESIGN DEVELOPMENT SET: 01/07/2013

GROUP MACKENZIE
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1800 8TH AVENUE
WEST LINN, OR 97068

EXPIRES: 12/31/13

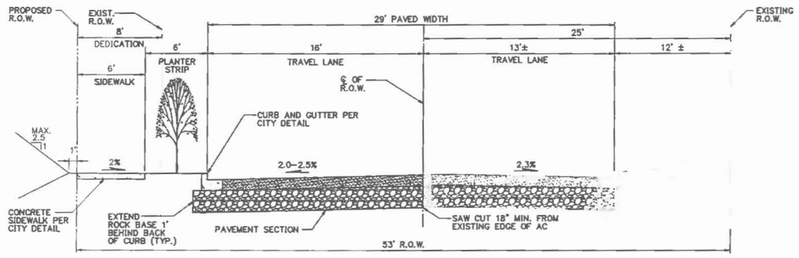
REVISIONS:
REVISION DELTA | REVISION DELTA CLOSING DATE

SHEET TITLE:
SITE PLAN

DRAWN BY: MH
CHECKED BY: RLF

SHEET
C2.1

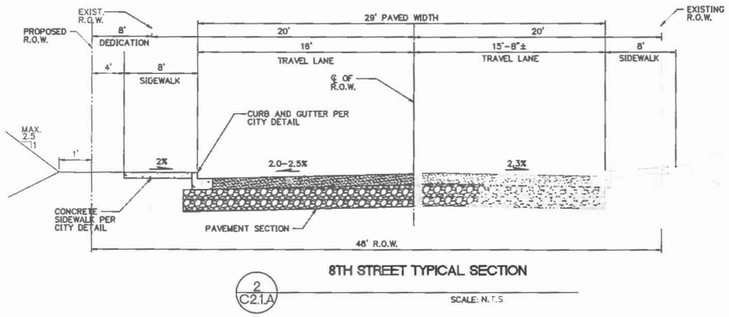
JOB NO. 2120180.00



13TH STREET TYPICAL SECTION

1 C2.1A

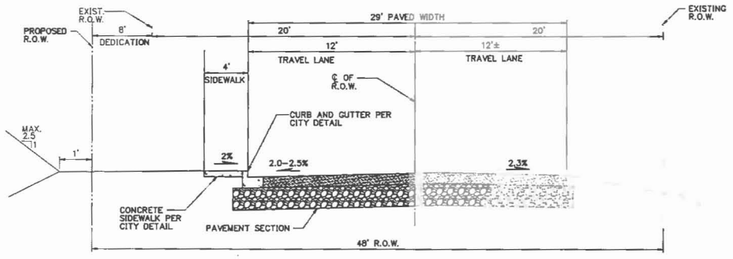
SCALE: N.T.S.



8TH STREET TYPICAL SECTION

2 C2.1A

SCALE: N.T.S.



8TH STREET TYPICAL SECTION

3 C2.1A

SCALE: N.T.S.

GROUP MACKENZIE
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WEST LINN, OR 97068

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 1995
ARMAND L. FRENIERE JR.
EXPIRES: 12/31/13

REVISIONS:

REVISION DELTA NO.	REVISION DELTA DESCRIPTION	REVISION DELTA CLOSING DATE

SHEET TITLE:
STREET CROSS-SECTIONS

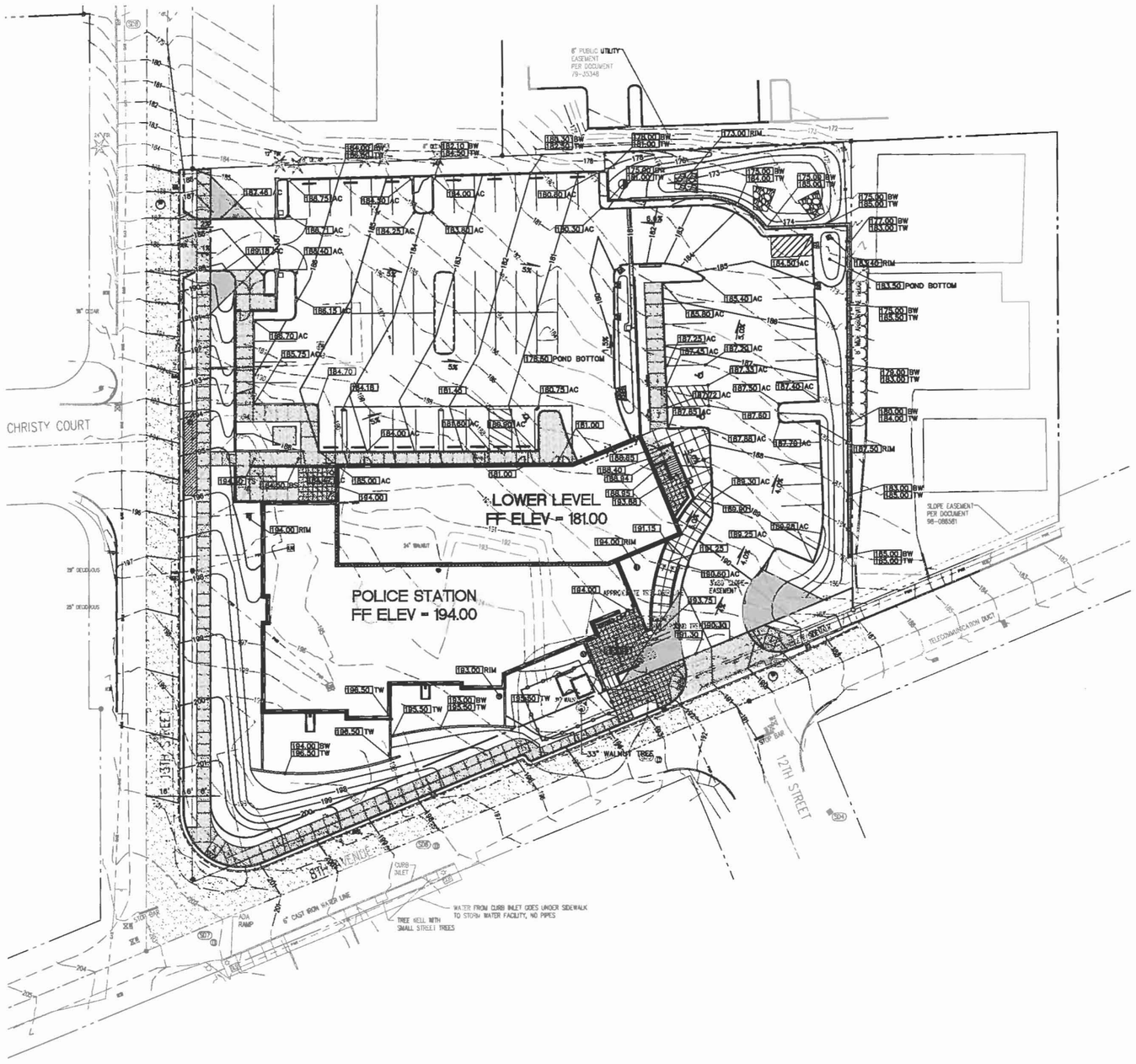
DRAWN BY:

CHECKED BY:

SHEET
C2.1.A

JOB NO. 2120180.00

LAND-USE: 12/07/2012



1 C2.1 SITE GRADING PLAN
1" = 20'

0 10 20 40 80

GRADING NOTES

1. ROUGH GRADING: BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS, AND THEIR BASE COURSES. GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN, AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.
   FINISH GRADING: AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES.
   GRADING TOLERANCES:
   ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ±0.1 FT.
   FINISH GRADE PRIOR TO PLACING FINAL SURFACING: ±0.03 FT.
2. EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL.
   EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571; EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (WINDOW) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE CITY AND CWS REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
4. EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
5. SITE TOPSOIL SHALL BE STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING.
6. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY BY WESTLAKE CONSULTANTS, AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION.
7. CONTRACTOR TO COORDINATE GRADES AT ENTRANCE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. 2% MAXIMUM SLOPE AT ALL ADA-COMPLIANT PARKING SPACES AND LOADING ZONES.
9. 5% MAX SLOPE (EXCLUDING RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.
10. WHERE SLOPES ARE STEEPER THAN 3:1, CONTRACTOR SHALL INSTALL JUTE MATTING. SLOPE SHALL BE PREPARED TO ENSURE COMPLETE AND DIRECT CONTACT OF MATTING WITH SOIL. FOLLOW MANUFACTURER'S RECOMMENDATIONS.

LEGEND

192.80 AC	TOP OF FINISHED ASPHALT
191.00 TC	TOP OF CURB
191.00 BOT	BOTTOM OF SWALE OR BASIN
191.00 CONC	TOP OF FINISHED CONCRETE
191.00 TC	TOP OF CURB
191.00 RIM	CATCH BASIN RIM ELEVATION
199	EXISTING 1-FT CONTOUR
200	EXISTING 5-FT CONTOUR
199	PROPOSED 1-FT CONTOUR
200	PROPOSED 5-FT CONTOUR
	TREE PROTECTION FENCE

GROUP MACKENZIE
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CITY OF WEST LINN
22500 SALAMO ROAD
WEST LINN, OR 97068

Project
WEST LINN POLICE DEPARTMENT
1800 8TH AVENUE
WEST LINN, OR 97068

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 1987
ROBERT L FRENTRESS JR
EXPIRES: 12/31/13

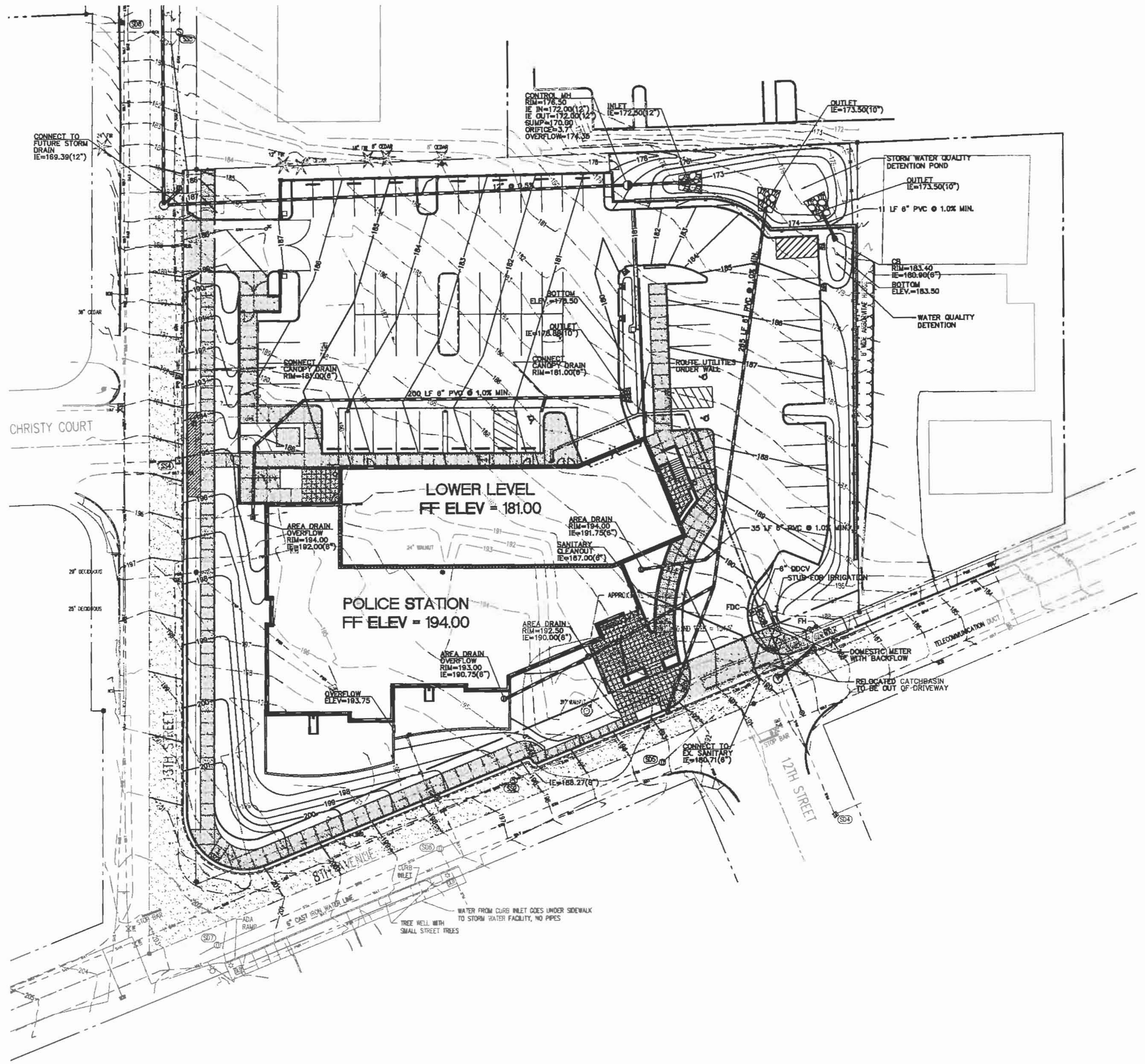
REVISIONS:

REVISION NO.	REVISIONS DUE	REVISION DELTA CLOUDING DATE
RFI	SHEET	

SHEET TITLE:
SITE GRADING PLAN

DRAWN BY: MH
CHECKED BY: RLF
SHEET
C2.2
JOB NO. 2120180.00

REVISED: 12/21/2012
LAND USE: 12/07/2012



1 / C2.3 **SITE UTILITY PLAN**
1" = 20'

0 10 20 40 80

UTILITY NOTES

1. ALL WORK SHALL CONFORM TO THE REQUIREMENTS OF CITY OF WEST LINN, AND THE CURRENT EDITION OF THE UNIFORM PLUMBING CODE AND THE INTERNATIONAL BUILDING CODE. ALL WORK WITHIN THE PUBLIC R.O.W REQUIRES R.O.W. REQUIRES A PUBLIC WORKS PERMIT.
2. THE WORKING DRAWINGS ARE GENERALLY DIAGRAMMATIC. THEY DO NOT SHOW EVERY OFFSET, BEND OR ELBOW REQUIRED FOR INSTALLATION IN THE SPACE PROVIDED. THEY DO NOT SHOW EVERY DIMENSION, COMPONENT PIECE, SECTION, JOINT OR FITTING REQUIRED TO COMPLETE THE PROJECT. ALL LOCATIONS FOR WORK SHALL BE CHECKED AND COORDINATED WITH EXISTING CONDITIONS IN THE FIELD BEFORE BEGINNING CONSTRUCTION. EXISTING UNDERGROUND UTILITIES LAYING WITHIN THE LIMITS OF EXCAVATION SHALL BE VERIFIED AS TO CONDITION, SIZE AND LOCATION BY UNCOVERING, PROVIDING SUCH IS PERMITTED BY LOCAL PUBLIC AUTHORITIES WITH JURISDICTION, BEFORE BEGINNING CONSTRUCTION. CONTRACTOR TO NOTIFY ENGINEER IF THERE ARE ANY DISCREPANCIES.
3. PROVIDE CLEANOUTS AS REQUIRED IN THE CURRENT UNIFORM PLUMBING CODE CHAPTER 7, SECTIONS 707 AND 719, AND CHAPTER 11, SECTION 1101.12. NOTE: NOT ALL REQUIRED CLEANOUTS ARE SHOWN ON THE PLANS.
4. ALL STORM PIPING IS SIZED FOR A MANNING'S "N" VALUE = 0.013 ALL STORM PIPING IS DESIGNED USING CONCENTRIC PIPE TO PIPE AND WYE FITTINGS, UNLESS OTHERWISE NOTED.
5. SEE MECHANICAL DRAWINGS FOR UTILITIES LOCATED WITHIN THE BUILDING AND TO 5' OUTSIDE THE BUILDING.
6. ALL DOWNSPOUT LEADERS TO BE 6" AT 2.0% MIN. UNLESS NOTED OTHERWISE.
7. VERIFY LOCATION, SIZE AND DEPTH OF EXISTING UTILITIES BY POTHOLING PRIOR TO CONSTRUCTION. NOTIFY ENGINEER OF DISCREPANCIES.
8. PROVIDE 2" PVC DRAIN LINE FROM DOMESTIC WATER METER VAULT AND BACKFLOW PREVENTER VAULT TO THE DOUBLE DETECTOR CHECK VALVE (FIRE) VAULT. PROVIDE 1/3 HP SUMP PUMP AT BASE OF FIRE VAULT AND INSTALL 2" PVC DRAIN LINE WITH BACKFLOW VALVE FROM SUMP PUMP TO DAYLIGHT AT NEAREST CURB. FURNISH ¾ INCH DIAMETER CONDUIT FROM BUILDING ELECTRICAL ROOM TO FIRE VAULT FOR SUMP PUMP ELECTRICAL SERVICE. NOTE: COORDINATE WITH FIRE PROTECTION CONTRACTOR FOR FLOW SENSOR INSTALLATION AND CONDUIT REQUIREMENTS.
9. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY PREPARED BY NORTHWEST SURVEY.
10. CONTRACTOR TO PROVIDE POWER TO IRRIGATION CONTROLLER. SEE SPECIFICATIONS AND LANDSCAPE PLANS.
11. SEE BUILDING PLUMBING DRAWINGS FOR PIPING WITHIN THE BUILDING AND UP TO 5' OUTSIDE THE BUILDING, INCLUDING ANY FOUNDATION DRAINAGE PIPING.
12. CONTRACTOR TO MAINTAIN MINIMUM 3 FT OF COVER OVER ALL WATER LINE.

LEGEND

Symbol	Description
199	EXISTING 1-FT CONTOUR
200	EXISTING 5-FT CONTOUR
199	PROPOSED 1-FT CONTOUR
200	PROPOSED 5-FT CONTOUR
	STORM PIPE
	CATCH BASIN WITH INLET PROTECTION
	FIRE HYDRANT
	WATER METER
	DDCV
	FDC

GROUP MACKENZIE
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Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
CITY OF WEST LINN
22500 SALAMO ROAD
WEST LINN, OR 97068

WEST LINN, OREGON · INCORPORATED AUGUST 15, 1913

Project
WEST LINN POLICE DEPARTMENT
1800 8TH AVENUE
WEST LINN, OR 97068

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 15, 1997
ROBERT L FRENTRESS JR
EXPIRES: 12/31/13

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE

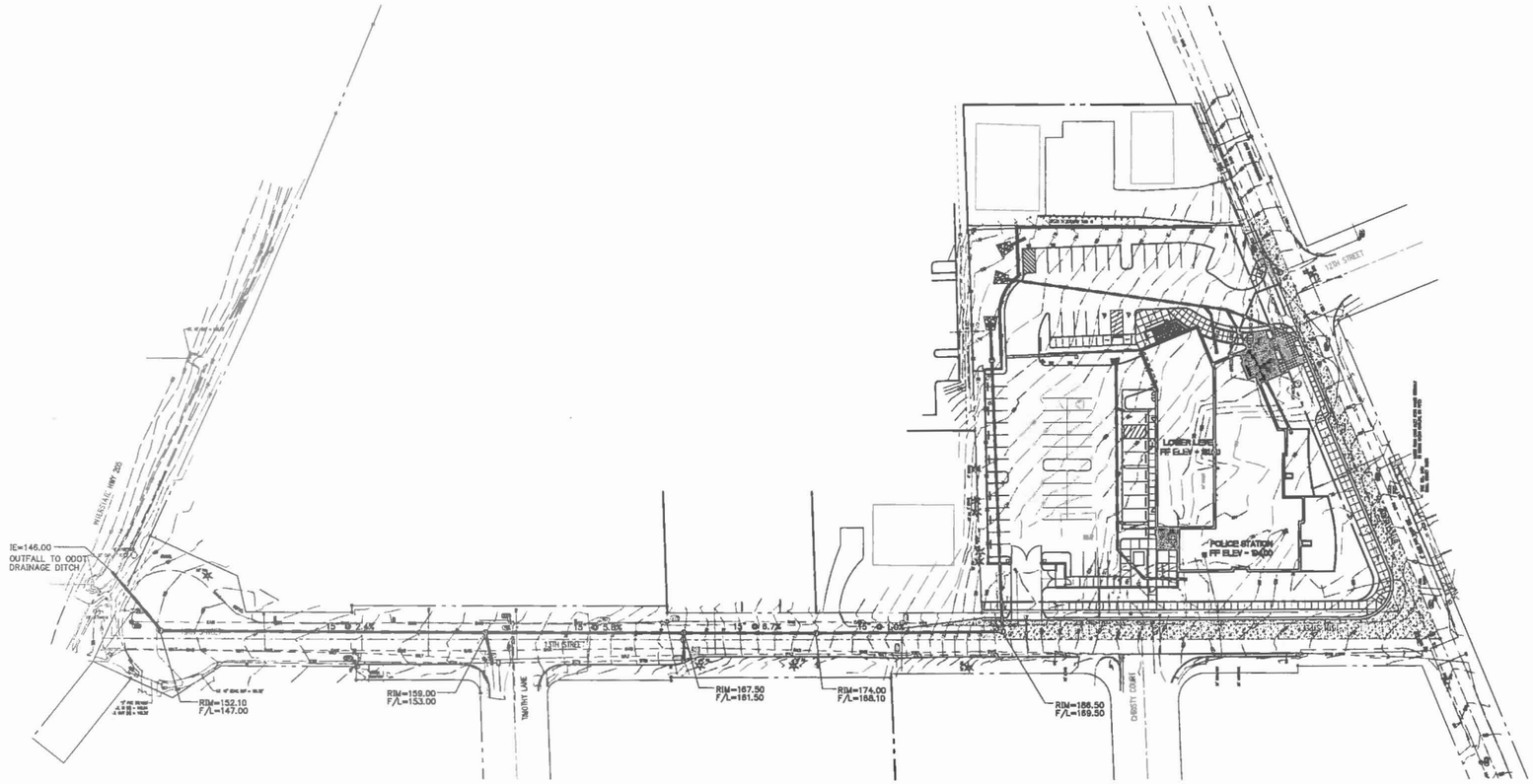
SHEET TITLE:
SITE UTILITY PLAN

DRAWN BY: RLF
CHECKED BY: RLF

SHEET
C2.3

JOB NO. 2120180.00

REVISED: 12/21/2012
DESIGN DEVELOPMENT SET: 01/07/2013



1 C2.3A OFF-SITE STORMWATER PLAN
1" = 40'

0 20 40 80 160

GROUP MACKENZIE
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WEST LINN, OR 97068

Project
WEST LINN POLICE DEPARTMENT
1500 6TH AVENUE
WEST LINN, OR 97068

REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 31, 1981
ROBERT L FRENTRESS JR
EXPIRES: 12/31/13

REVISIONS:

REVISION NO.	REMARKS	REVISION DELTA SHEET	CLOSING DATE

SHEET TITLE:
OFF-SITE STORMWATER PLAN

DRAWN BY: RLF
CHECKED BY: RLF
SHEET
C2.3A

JOB NO. 2120180.00

REVISED: 12/21/2012
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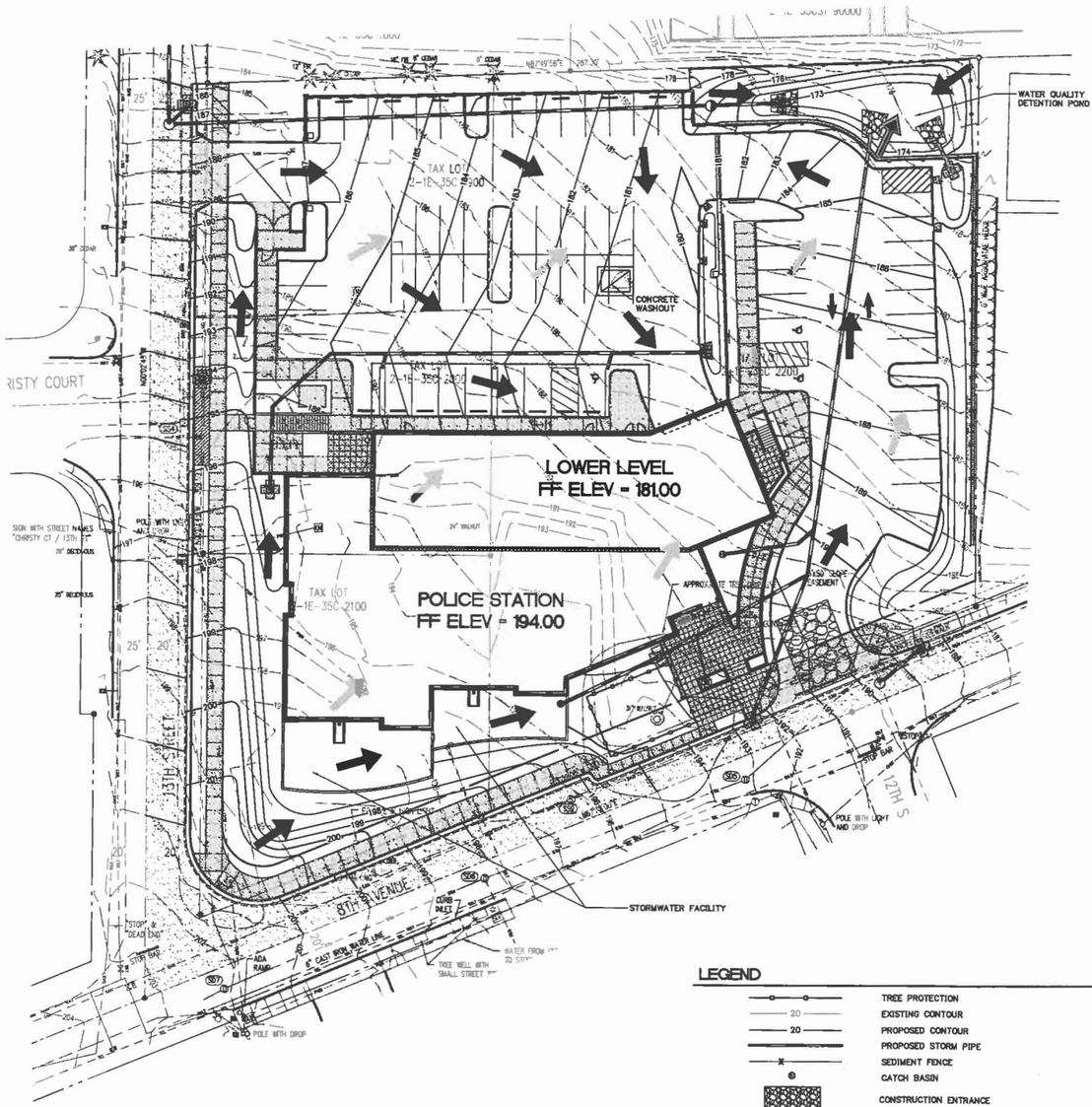

1 C2.1 EROSION AND SEDIMENT CONTROL PLAN
1" = 20'

STANDARD EROSION AND SEDIMENT CONTROL PLAN DRAWING NOTES:

(NOTES CODRESPOND TO DEQ 1200 C PERMIT)

INSPECTION FREQUENCY:

SITE CONDITION	MINIMUM FREQUENCY
1. ACTIVE PERIOD	DAILY WHEN STORMWATER RUNOFF, INCLUDING RUNOFF FROM SNOWMELT, IS OCCURRING
2. PRIOR TO SITE BECOMING INACTIVE OR IN ANTICIPATION OF SITE INACCESSIBILITY	ONCE TO ENSURE THAT EROSION AND SEDIMENT CONTROL MEASURES ARE IN WORKING ORDER. ANY NECESSARY MAINTENANCE AND REPAIR MUST BE MADE PRIOR TO LEAVING THE SITE
3. INACTIVE PERIODS GREATER THAN (7) CONSECUTIVE CALENDAR DAYS	ONCE EVERY (2) TWO WEEKS
4. PERIODS AT WHICH THE SITE IS INACCESSIBLE DUE TO INCLEMENT WEATHER	IF PRACTICAL, INSPECTIONS MUST OCCUR DAILY AT A RELEVANT AND ACCESSIBLE DISCHARGE POINT OR DOWNSTREAM LOCATION.

1. Hold a pre-construction meeting of project construction personnel that includes the inspector to discuss erosion and sediment control measures and construction limits. (Schedule A.8.c.i.(3))
2. All inspections must be made in accordance with DEQ 1200-C permit requirements.
3. Inspection logs must be kept in accordance with DEQ's 1200-C permit requirements.
4. Retain a copy of the ESCP and all revisions on site and make it available on request to DEQ, Agent, or the local municipality. During inactive periods of greater than seven (7) consecutive calendar days, retain the ESCP at the construction site or at another location. (Schedule B.2.a)
5. All permit registrants must implement the ESCP. Failure to implement any of the control measures or practices described in the ESCP is a violation of the permit. (Schedule A B.a)
6. The ESCP measures shown on this plan are minimum requirements for anticipated site conditions. During the construction period, upgrade these measures as needed to comply with all applicable local, state, and federal erosion and sediment control regulations. (Schedule A.8.c.ii.(1)(c))
7. Submission of all ESCP revisions is not required. Submittal of the ESCP revisions is only under specific conditions. Submit all necessary revision to DEQ or Agent. (Schedule A.12.c.iii)
8. Phase clearing and grading to the maximum extent practical to prevent exposed inactive areas from becoming a source of erosion. (Schedule A 8.c.ii.(1)(d))
9. Identify, mark, and protect (by fencing off or other means) critical riparian areas and vegetation including important trees and associated rooting zones, and vegetation areas to be preserved. Identify vegetative buffer zones between the site and sensitive areas (e.g., wetlands), and other areas to be preserved, especially in perimeter areas. (Schedule A.8.c.i.(1) & (2))
10. Preserve existing vegetation when practical and re-vegetate open areas when practicable before and after grading or construction. Identify the type of vegetative seed mix used. (Schedule A.7.b.iii(1) and A.7.b.iii(3))
11. Erosion and sediment control measures including perimeter sediment control must be in place before vegetation is disturbed and must remain in place and be maintained, repaired, and promptly implemented following procedures established for the duration of construction, including protection for active storm drain inlets and catch basins and appropriate non-stormwater pollution controls. (Schedule A.7.d.i and A.8.c)
12. Establish concrete truck and other concrete equipment washout areas before beginning concrete work. (Schedule A.8.c.i.(6))
13. Apply temporary and/or permanent soil stabilization measures immediately on all disturbed areas as grading progresses and for all roadways including gravel roadways. (Schedule A.8.c.ii.(2))
14. Establish material and waste storage areas, and other non-stormwater controls. (Schedule A.8.c.i.(7))
15. Prevent tracking of sediment onto public or private roads using BMPs such as: graveled (or paved) exits and parking areas, gravel all unpaved roads located onsite, or use an exit tire wash. These BMPs must be in place prior to land-disturbing activities. (Schedule A 7.d.ii.(1) and A.8.c.i(4))
16. When trucking saturated soils from the site, either use water-tight trucks or drain loads on site. (Schedule A.7.d.ii.(3))
17. Use BMPs to prevent or minimize stormwater exposure to pollutants from spills; vehicle and equipment fueling, maintenance, and storage; other cleaning and maintenance activities; and waste handling activities. These pollutants include fuel, hydraulic fluid, and other oils from vehicles and machinery, as well as debris, leftover paints, solvents, and glues from construction operations. (Schedule A.7.a.i.(2))
18. Implement the following BMPs when applicable: written spill prevention and response procedures, employee training on spill prevention and proper disposal procedures, spill kits in all vehicles, regular maintenance schedule for vehicles and machinery, material delivery and storage controls, training and signage, and covered storage areas for waste and supplies. (Sch A 7.a.iii.)
19. Use water, soil-binding agent or other dust control technique as needed to avoid wind-blown soil. (Schedule A 7.b.ii)
20. The application rate of fertilizers used to reestablish vegetation must follow manufacturer's recommendations to minimize nutrient releases to surface waters. Exercise caution when using time-release fertilizers within any waterway riparian zone. (Schedule A.9.b.iii)
21. If a stormwater treatment system (for example, electro-coagulation, flocculation, filtration, etc.) for sediment or other pollutant removal is employed, submit an operation and maintenance plan (including system schematic, location of system, location of inlet, location of discharge, discharge dispersion device design, and a sampling plan and frequency) before operating the treatment system. Obtain plan approval before operating the treatment system. Operate and maintain the treatment system according to manufacturer's specifications. (Schedule A.9.d)
22. Temporarily stabilize soils at the end of the shift before holidays and weekends, if needed. The registrant is responsible for ensuring that soils are stable during rain events at all times of the year. (Schedule A 7.b)
23. At the end of each workday soil stockpiles must be stabilized or covered, or other BMPs must be implemented to prevent discharges to surface waters or conveyance systems leading to surface waters. (Schedule A 7.a.ii.(2))
24. Construction activities must avoid or minimize excavation and creation of bare ground during wet weather. (Schedule A.7.a.i)
25. Sediment fence: remove trapped sediment before it reaches one third of the above ground fence height and before fence removal. (Schedule A.9.c.i)
26. Other sediment barriers (such as biobags): remove sediment before it reaches two inches depth above ground height, and before BMP removal. (Schedule A.9.c.ii)
27. Catch basins: clean before retention capacity has been reduced by fifty percent. Sediment basins and sediment traps: remove trapped sediments before design capacity has been reduced by fifty percent and at completion of project. (Schedule A.9.c.iii & iv)
28. Within 24 hours, significant sediment that has left the construction site, must be remediated. Investigate the cause of the sediment release and implement steps to prevent a recurrence of the discharge within the same 24 hours. Any in-stream clean up of sediment shall be performed according to the Oregon Division of State Lands required timeframe. (Schedule A.9.b.i)
29. The intentional washing of sediment into storm sewers or drainage ways must not occur. Vacuuming or dry sweeping and material pickup must be used to cleanup released sediments. (Schedule A.9.b.ii)
30. The entire site must be temporarily stabilized using vegetation or a heavy mulch layer, temporary seeding, or other method should all construction activities cease for 30 days or more. (Schedule A.7.i.)
31. Provide temporary stabilization for that portion of the site where construction activities cease for 14 days or more with a covering of blown straw and a tackifier, loose straw, or an adequate covering of compost mulch until work resumes on that portion of the site. (Schedule A.7.i.i)
32. Provide permanent erosion control measures on all exposed areas. Do not remove temporary sediment control practices until permanent vegetation or other cover of exposed areas is established. However, do remove all temporary erosion control measures as exposed areas become stabilized, unless doing so conflicts with local requirements. Properly dispose of construction materials and waste, including sediment retained by temporary BMPs. (Schedule A.7.b.iii(2) and A.8.c.iii)

TEMPORARY GRASSES, MULCH AND PERMANENT VEGETATIVE COVER

PURPOSE: TO MINIMIZE EROSION AND SEDIMENTATION BY STABILIZING EXPOSED SOILS WITH VEGETATION AND MULCHING.
NOTE: TEMPORARY ESTABLISHMENT MAY DIFFER FROM PERMANENT VEGETATED COVER (THE BEST EROSION PREVENTION TECHNIQUE) WHICH USES MANY OF THE SAME DESIGN AND IMPLEMENTATION PRINCIPLES AS SET OUT BELOW. CONDITIONS WHERE PRACTICE APPLIES
– GROUND SURFACES LIKELY TO BE EXPOSED DURING THE WET SEASON (OCTOBER 1 THROUGH APRIL 30) OR SURFACES LIKELY TO BE EXPOSED FOR MORE THAN 3 WEEKS DURING DRY SEASON. BMPs).
– AREAS THAT WILL NOT BE SUBJECTED TO WEAR OR ARE NOT WORKING SOILS PILES USED BY ONGOING CONSTRUCTION TRAFFIC.
– EXPOSED GROUND SURFACES AT END OF CONSTRUCTION PERIOD (PERMANENT COVER MUST BE ESTABLISHED PRIOR TO REMOVAL OF ANY EROSION CONTROL – TEMPORARY OR PERMANENT STABILIZATION OF NEW OR DISTURBED DITCHES, PONDS, TRENCHES, DIKES OR SWALES DESIGN CRITERIA/SPECIFICATIONS
– ALL VEGETATION SITES REQUIRE SOME SURFACE ROUGHENING: STAIR STEP, GROOVING, FURROWING OR TRACKING.
SOIL PREPARATION:
–TOPSOIL SHOULD BE PREPARED ACCORDING TO LANDSCAPE PLANS, IF AVAILABLE, OR RECOMMENDATIONS OF GRASS SEED SUPPLIER.
SEEDING:
–RECOMMENDED EROSION CONTROL GRASS SEED MIXES ARE AS SPECIFIED BELOW. SIMILAR MIXES DESIGNED TO ACHIEVE EROSION CONTROL MAY BE SUBSTITUTED IF APPROVED BY JURISDICTION. IN GENERAL, USE OF QUICK GROWING, STERILE GRASSES AND GRAINS IN MIXTURE WITH PERMANENT VEGETATIVE COVER IS RECOMMENDED TO ACHIEVE QUICK COVER OF EXPOSED SOILS. THE DESIGNER OR CONTRACTOR ARE ENCOURAGED TO USE MIXES OF NATIVE GRASSES THAT CAN BE INCORPORATED INTO A PERMANENT VEGETATIVE COVER.
–HYDROSEED SHALL BE ECOFIBRE™ + TACKIFIER APPLIED AT A RATE OF 2000 LBS/ACRE USING SUNMARK SEEDS ODOT MIX APPLIED AT 40 LBS/ACRE WITH THE FOLLOWING MIX COMPOSITION:

- 39% PERENNIAL RYEGRASS
- 25% CHEWINGS FESCUE
- 25% CREEPING RED FESCUE
- 7% HIGHLAND COLONIAL BENTGRASS
- 4% WHITE CLOVER

ECOFIBRE™ + TACKIFIER IS COMPOSED OF THE FOLLOWING:

- THERMALLY PROCESSED WOOD FIBER
- GUAR BASE TACKIFIER – 3% ± 1%
- MOISTURE CONTENT – 12% ± 3%

GENERAL NOTES

1. APPROVAL OF THIS EROSION, SEDIMENT, AND POLLUTION CONTROL PLAN (ESPCP) DOES NOT CONSTITUTE AN APPROVAL OF PERMANENT ROAD OR DRAINAGE DESIGN (E.G., SIZE AND LOCATION OF ROADS, PIPES, RESTRICTORS, CHANNELS, RETENTION FACILITIES, UTILITIES, ETC.)
2. THE IMPLEMENTATION OF THE ESPCP AND THE CONSTRUCTION, MAINTENANCE, REPLACEMENT AND UPGRADING OF THESE ESPCP FACILITIES IS THE RESPONSIBILITY OF THE APPLICANT/CONTRACTOR UNTIL ALL CONSTRUCTION IS COMPLETED AND APPROVED AND VEGETATION/LANDSCAPING IS ESTABLISHED.
3. THE BOUNDARIES OF THE CLEARING LIMITS SHOWN ON THIS PLAN SHALL BE CLEARLY FLAGGED IN THE FIELD PRIOR TO CONSTRUCTION. DURING THE CONSTRUCTION PERIOD, NO DISTURBANCE BEYOND THE FLAGGED CLEARING LIMITS SHALL BE PERMITTED. THE FLAGGING SHALL BE MAINTAINED BY THE APPLICANT/CONTRACTOR FOR THE DURATION OF CONSTRUCTION.
4. THE ESPCP FACILITIES SHOWN ON THIS PLAN ARE THE MINIMUM REQUIREMENTS FOR ANTICIPATED SITE CONDITIONS. DURING THE CONSTRUCTION PERIOD, THESE ESPCP FACILITIES SHALL BE UPGRADED AS NEEDED FOR UNEXPECTED STORM EVENTS AND TO ENSURE THAT SEDIMENT AND SEDIMENT-LADEN WATER DO NOT LEAVE THE SITE.
5. THE ESPCP FACILITIES SHALL BE INSPECTED DAILY BY THE APPLICANT/CONTRACTOR AND MAINTAINED AS NECESSARY TO ENSURE THEIR CONTINUED FUNCTIONING.
6. THE ESPCP FACILITIES ON INACTIVE SITES SHALL BE INSPECTED AND MAINTAINED A MINIMUM OF ONCE EVERY 2 WEEKS OR WITHIN 24 HOURS FOLLOWING A STORM EVENT.
7. STABILIZED CONSTRUCTION ENTRANCES SHALL BE INSTALLED AT THE BEGINNING OF CONSTRUCTION AND MAINTAINED FOR THE DURATION OF THE PROJECT. GRAVEL CONSTRUCTION ENTRANCE MATERIAL SHALL BE 4"-6" QUARRY SPALLS. SLAG IS AN UNACCEPTABLE MATERIAL. ADDITIONAL MEASURES MAY BE REQUIRED TO ENSURE THAT ALL PAVED AREAS ARE KEPT CLEAN FOR THE DURATION OF THE PROJECT.
8. STREET WASHING IS NOT ALLOWED. STREET CLEANING MUST BE DONE BY VACUUM SWEEPER.

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REGISTERED PROFESSIONAL ENGINEER
OREGON
JULY 19, 1985
ROBERT L FRENTRESS, JR
EXPIRES: 12/31/13

REVISIONS:

REVISION DELTA SYMBOL	REVISION DELTA DESCRIPTION	REVISION DELTA CLOSING DATE

SHEET TITLE:
EROSION AND SEDIMENT CONTROL PLAN

DRAWN BY: MH
CHECKED BY: RLF
SHEET
C2.4
JOB NO. 2120180.00

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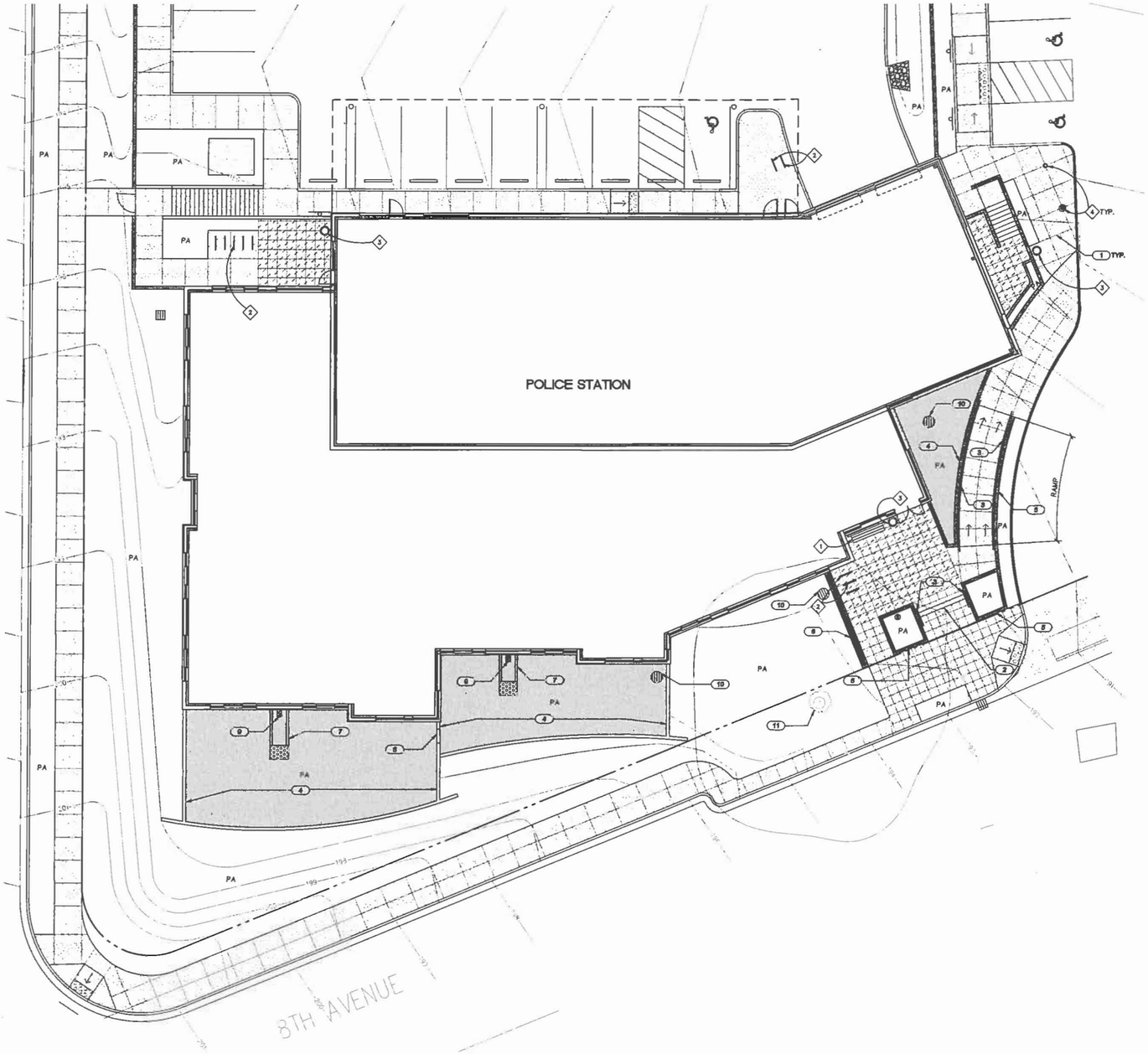

1 L2.1 ENLARGED PLAZA PLAN
1" = 10'

0 5 10 20 40

MATERIALS SCHEDULE

SYMBOL	NOTE	REFERENCE
	CONCRETE PAVING TYPE 1, STANDARD	TBD SPECS.
	CONCRETE PAVING TYPE 2, SAND FINISH	TBD SPECS.
	6-8" COBBLE, 12" DEPTH	SPECS.
	2-3" COBBLE, 6" DEPTH	SPECS.

ABBREVIATION LEGEND

ITEM	NOTE	REFERENCE
PA	PLANTING AREA	PLANTING
EJ	EXPANSION JOINT	TBD
FS	FINISH SURFACE	N/A
TW	TOP OF WALL	N/A

KEY NOTES

ITEM	NOTE	REFERENCE
1	CONTRACTION JOINT	TBD
2	CONCRETE STAIR	TBD
3	STAINLESS STEEL HANDRAIL	SPECS.
4	STORMWATER BASIN WALL	TBD
5	RETAINING WALL	TBD
6	RETAINING SEATWALL	TBD
7	STORMWATER TROUGH	TBD
8	METAL WEIR	TBD
9	SCUPPER	ARCH.
10	OVERFLOW	CIVIL
11	EXISTING 31" WALNUT TREE TO REMAIN. PROTECT IN PLACE.	CIVIL SPECS.

SITE FURNISHING SCHEDULE

ITEM	NOTE	REFERENCE
1	BENCH	SPECS.
2	BIKE RACK	SPECS.
3	TRASH RECEPTACLE	SPECS.
4	FLAGPOLE	SPECS.

GENERAL NOTES

1. ALL NEW PLANTING AREAS TO HAVE TEMPORARY AUTOMATIC IRRIGATION SYSTEM.
2. PROVIDE EXPANSION JOINTS WHERE CONCRETE PAVING MEETS ANY FIXED STRUCTURE SUCH AS A BUILDING, LIGHT POST, DRAIN, ETC.
3. NOT ALL EXPANSION JOINTS HAVE BEEN SHOWN ON PLAN FOR GRAPHIC CLARITY. PLEASE REFER TO THE DETAILS FOR OTHER OCCURRENCES.

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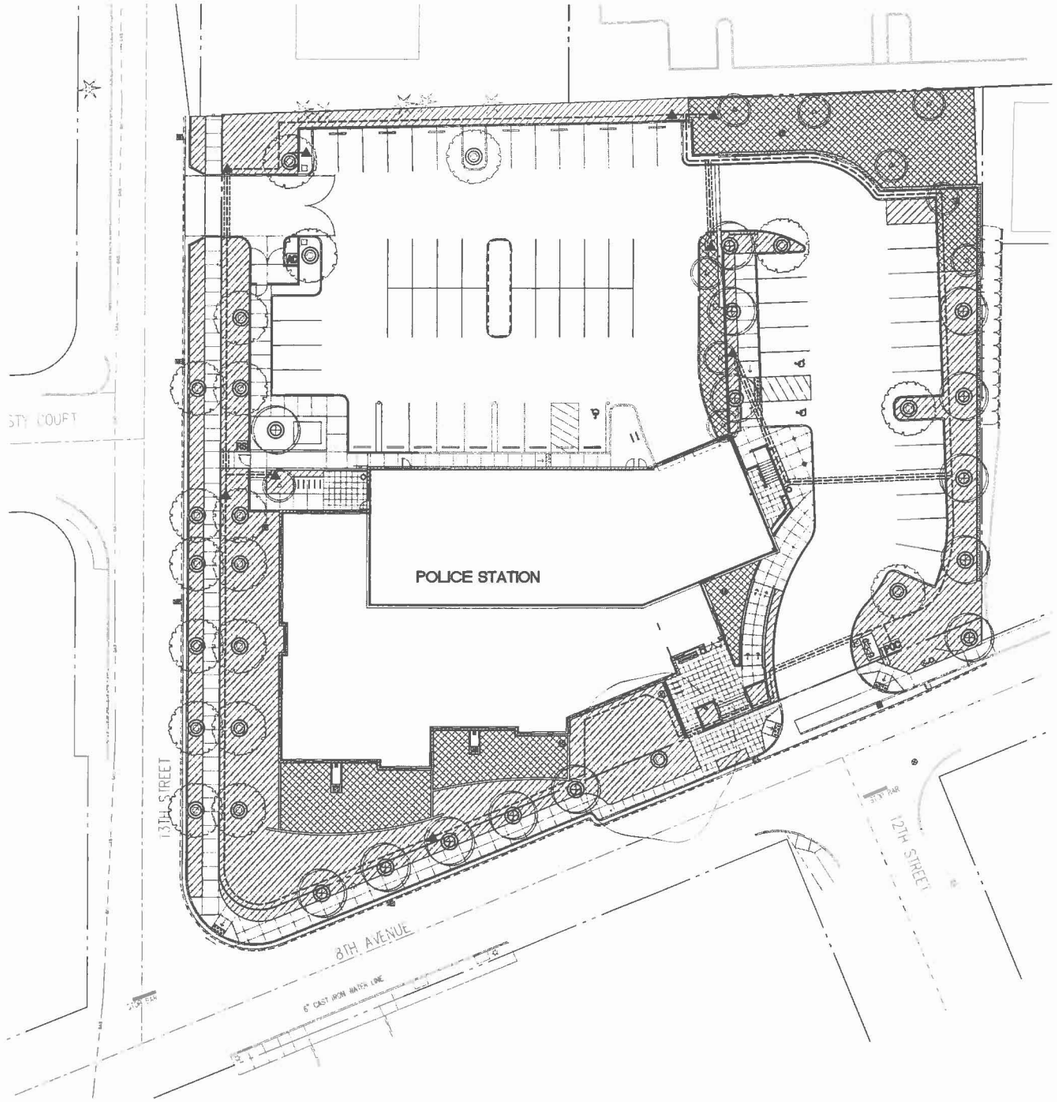
REVISIONS:

REVISION DESCRIPTION	REVISION DELTA CLOSING DATE

SHEET TITLE:
ENLARGED PLAZA PLAN

DRAWN BY: TMK, TEB
CHECKED BY: RML
SHEET
L2.1
JOB NO. 2120180.00

LAND-USE: 12/07/2012



1 L3.1 LANDSCAPE IRRIGATION ZONE PLAN
1" = 20'

0 10 20 40 80

IRRIGATION MATERIAL SCHEDULE

SYMBOL	DESCRIPTION MANUFACTURE/TYPE	SHEET #
POC	POINT OF CONNECTION	L8.3
AC	CONTOLLER	L8.3
RS	WIRELESS RAIN SENSOR	L8.3
▲	QUICK COUPLING VALVE	L8.3
----	MAINLINE PVC SCHEDULE 40 IPS PLASTIC PIPE	L8.3
====	SLEEVE PVC SCHEDULE 40 IPS PLASTIC PIPE	L8.3

IRRIGATION ZONING SCHEDULE

SYMBOL	DESCRIPTION MANUFACTURE/TYPE	SHEET #
	DRIP ZONES	L8.3
	LOW-VOLUME ROTARY SPRAY ZONES	L8.3
◎	DRIP ZONES AROUND TREES	L8.3

GENERAL NOTES

1. ALL NEW PLANTING AREAS TO BE IRRIGATED BY A TEMPORARY AUTOMATIC DESIGN/BUILD IRRIGATION SYSTEM.
2. LAYOUT OF THE SYSTEM AS SHOWN ON DRAWINGS IS DIAGRAMMATIC. IRRIGATION LINES AND VALVES SHOWN WITHIN PAVED AREAS ARE FOR GRAPHIC CLARITY ONLY AND TO BE PLACED WITHIN LANDSCAPED AREAS WITH THEIR LOCATIONS MODIFIED AS REQUIRED TO AVOID PLANT MATERIALS, UTILITIES AND OTHER OBSTRUCTIONS.
3. INSTALL VALVE BOXES IN SHRUB AREAS WHEREVER POSSIBLE.
4. CONTRACTOR TO FIELD VERIFY AVAILABLE STATIC PRESSURE PRIOR TO CONSTRUCTION TO ENSURE THE PROPER FUNCTION OF THE SYSTEM.
5. RE-ROUTE MAINLINE AS NECESSARY TO AVOID EXISTING TREE ROOTS, STRUCTURES AND UTILITIES.

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SHEET TITLE:
LANDSCAPE IRRIGATION ZONE PLAN

DRAWN BY: TMK, TEB
CHECKED BY: RML
SHEET
L3.1
JOB NO. 2120180.00

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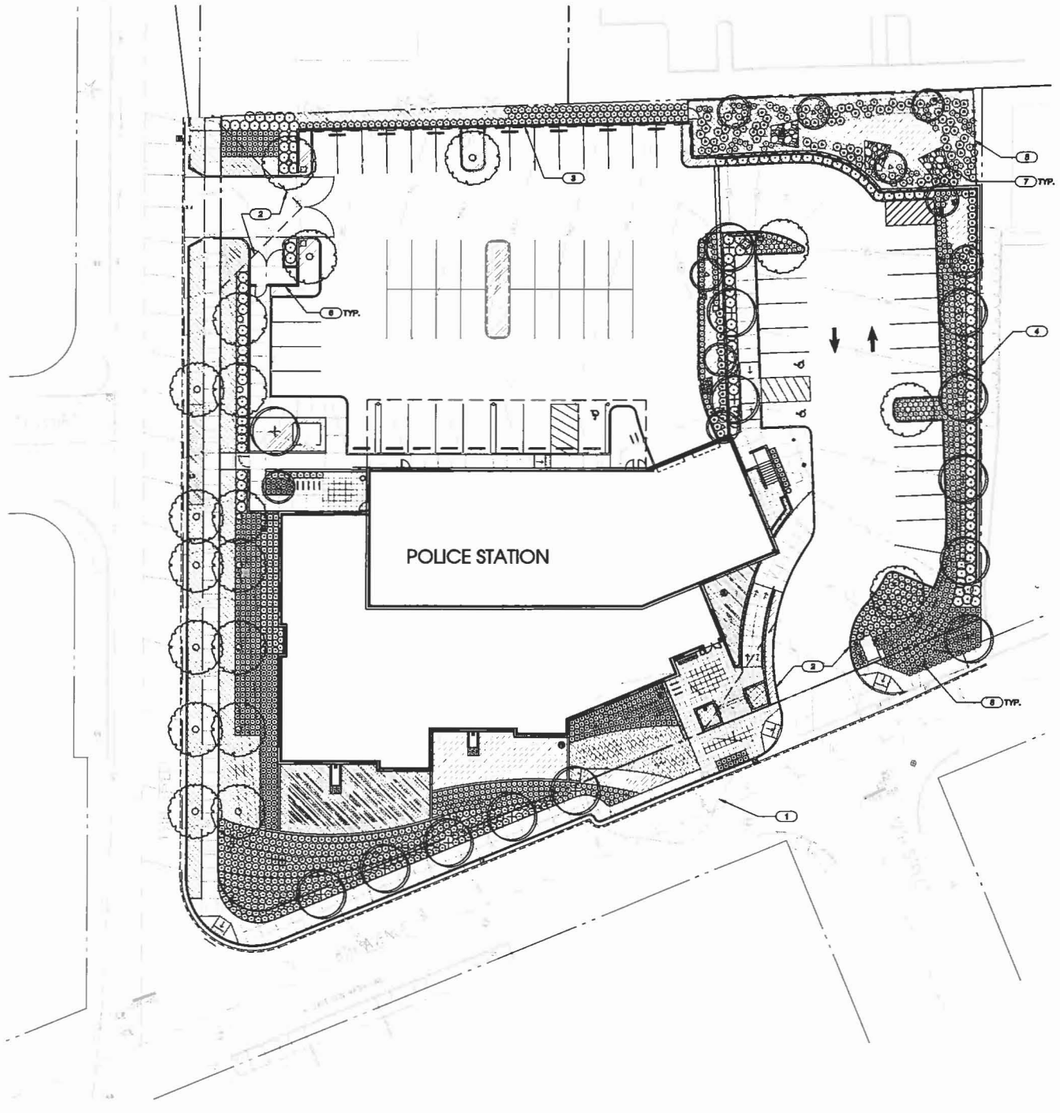

1 L4.1 LANDSCAPE PLANTING PLAN
1" = 20'
0 10 20 40 80

PLANT SCHEDULE

TREES	BOTANICAL NAME / COMMON NAME	SIZE	SIZE	QTY
△	ACER CIRCINATUM / VINE MAPLE	1" CAL. MIN./B&B	10–12' HT	10
○	FRAXINUS OXYCARPA 'RAYWOOD' TM / RAYWOOD ASH	2.5" CAL.		19
+	QUERCUS PALUSTRIS 'GREEN PILLAR' / GREEN PILLAR OAK	2.5" CAL.		14
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT		QTY
⊕	BERBERIS THUNBERGII 'ATROPURPUREA NANA' / DWARF REDLEAF JAPANSES BARBERRY	2 GAL@ 2' OC		393
⊙	CORNUS SERICEA 'KELSEYI' / KELSEYI DOGWOOD	2 GAL@ 2' OC		279
⊙	DESCHAMPSIA CESPITOSA / TUFTED HAIR GRASS	1 GAL@ 2' OC		336
⊙	FESTUCA MAIREI / ATLAS FESCUE	1 GAL@ 2' OC		252
⊙	GAULTHERIA SHALLON / SALAL	2 GAL@ 2.50' OC		235
⊙	MAHONIA AQUIFOLIUM 'COMPACTA' / COMPACT OREGON GRAPE	2 GAL@ 2.50' OC		355
⊙	MYRICA CALIFORNICA / PACIFIC WAX MYRTLE	5 GAL@ 4' OC		123
⊙	POLYSTICHUM MUNITUM / WESTERN SWORD FERN	1 GAL@ 2' OC		14
⊙	RIBES SANGUINEUM / RED FLOWERING CURRANT	3 GAL@ 3' OC		26
⊙	SALIX PURPUREA 'NANA' / DWARF ARCTIC WILLOW	3 GAL@ 3' OC		73
⊕	SYMPHORICARPOS MOLLIS / CREEPING SNOWBERRY	2 GAL@ 2.50' OC		31
⊙	VACCINIUM OVATUM / EVERGREEN HUCKLEBERRY	2 GAL@ 2.50' OC		65
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT		QTY
	ARCTOSTAPHYLOS UVA-URSI / KINNIKINNICK	1 GAL@ 18" OC		2,156
	BARK MULCH	MULCH		994 SF
	CAREX TESTACEA 'PRAIRIE FIRE' / PRAIRIE FIRE SEDGE	1 GAL@ 12" OC		1,867
	FESTUCA GLAUCA 'ELIJAH BLUE' / BLUE FESCUE	1 GAL@ 18" OC		333
	FESTUCA IDAHOENSIS / IDAHO FESCUE	1 GAL@ 18" OC		147
	FRAGARIA CHILOENSIS / BEACH STRAWBERRY	1 GAL@ 18" OC		48
	JUNCUS PATENS / CALIFORNIA GRAY RUSH	1 GAL@ 12" OC		1,814

KEY NOTES

1. EXISTING 31" WALNUT TREE TO REMAIN. SEE TREE PROTECTION/REMOVAL PLAN FOR TREE PROTECTION MEASURES.
2. VISION CLEARANCE
3. CONCRETE SITE RETAINING WALL W/ 6' COMPOSITE SLAT FENCE – SEE CIVIL
4. MODULAR BLOCK W/ BLACK VINYL-COATED 4' CHAIN LINK FENCE – SEE CIVIL
5. BLACK VINYL-COATED 4' CHAIN LINK FENCE – SEE CIVIL
6. CMU SITE WALL W/ BRICK ACCENT – SEE CIVIL
7. STORM RIP RAP – SEE CIVIL
8. WATER VALVE – SEE CIVIL

GENERAL NOTES

1. ALL NEW PLANTING AREAS TO HAVE TEMPORARY AUTOMATIC DESIGN/BUILD IRRIGATION SYSTEM.
2. PROVIDE JUTE NETTING ON ALL SLOPES 3:1 OR GREATER.
3. ALL AREAS DISTURBED BY CONSTRUCTION THAT ARE NOT SHOWN TO RECEIVE PROPOSED PLANTINGS SHALL BE RESTORED TO EXISTING OR BETTER CONDITION.

SITE DATA

TOTAL PARKING PROVIDED	63	SPACES	(2.87/1,000 SF)
PARKING AREA		23,077 SF	
PARKING LANDSCAPE AREA		3,607 SF	(15.6%)
NET SITE AREA		68,497 SF	(100%)
BUILDING FOOT PRINT (R-10)		7,642 SF	(11.1%)
BUILDING FOOT PRINT (MU-CBD)		7,981 SF	(11.7%)
PARKING/SIDEWALK		32,536 SF	(47.5%)
LANDSCAPING		20,338 SF	(29.7%)

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SHEET
L4.1

JOB NO. 2120180.00

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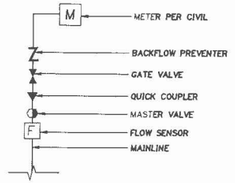
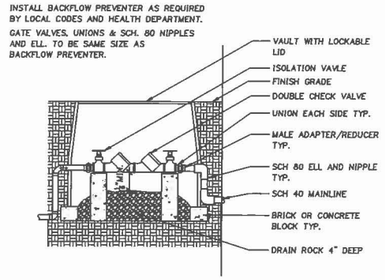


1 L8.1 POINT OF CONNECTION
SCALE: NTS



2 L8.1 BACKFLOW PREVENTER
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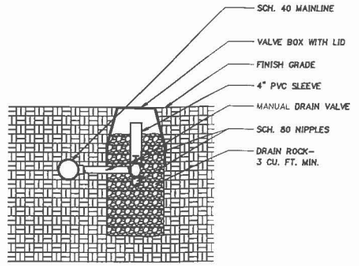

3 L8.1 MANUAL DRAIN VALVE
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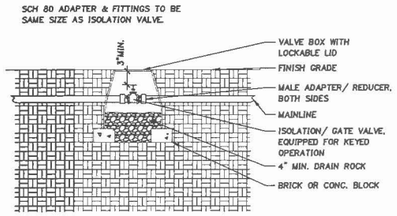

4 L8.1 ISOLATION/GATE VALVE
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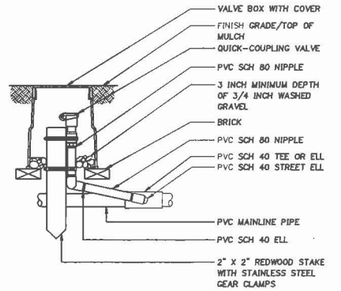

5 L8.1 QUICK COUPLING VALVE
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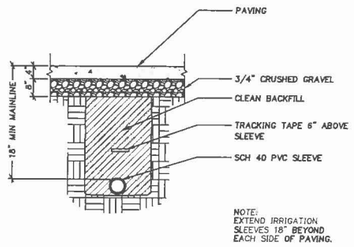
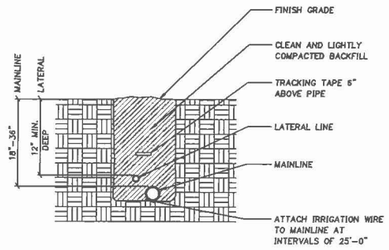


6 L8.1 IRRIGATION SLEEVES AT PAVING
SCALE: NTS



7 L8.1 IRRIGATION TRENCH
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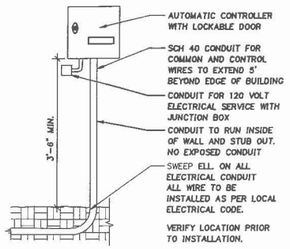

8 L8.1 WALL MOUNT CONTROLLER
OUTSIDE BUILDING WALL
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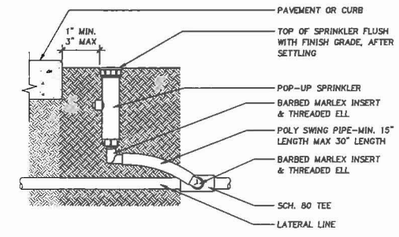

9 L8.1 SPRAY POP-UP SPRINKLER
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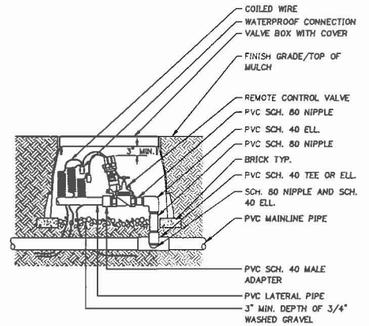

10 L8.1 ELECTRIC REMOTE CONTROL VALVE
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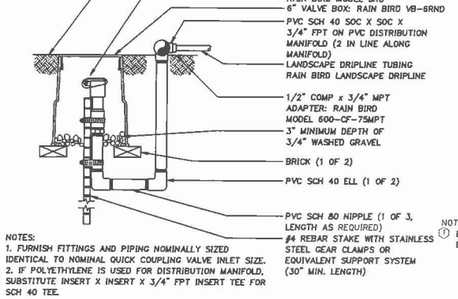
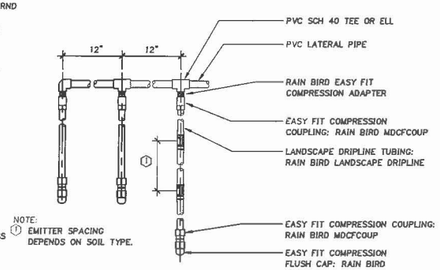
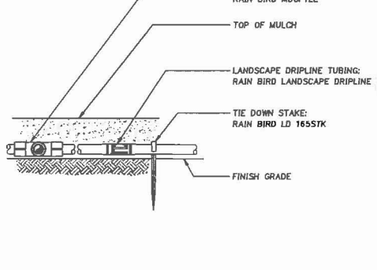


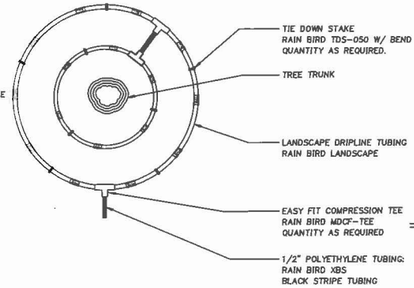
11 L8.1 LANDSCAPE DRIPLINE FLUSH POINT
POTABLE SYSTEM
NTS



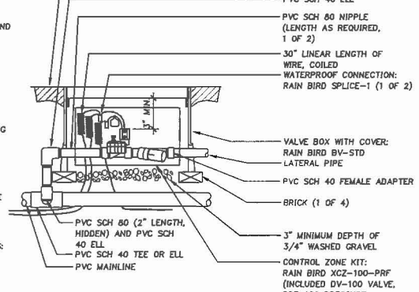
12 L8.1 LANDSCAPE DRIPLINE LATERALS
POTABLE SYSTEM
NTS



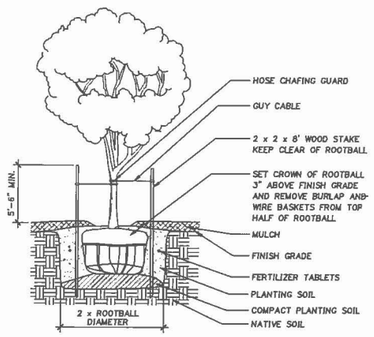
13 L8.1 LANDSCAPE DRIPLINE ON GRADE
POTABLE SYSTEM
NTS



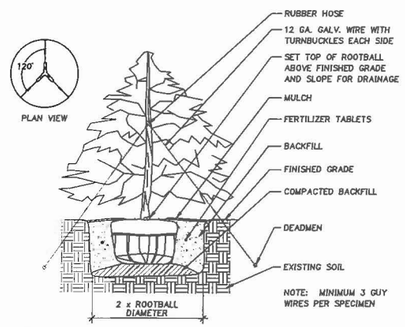
14 L8.1 DRIPLINE AROUND TREE
NTS



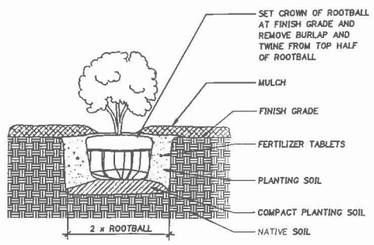
15 L8.1 1" CONTROL ZONE KIT
WITH PRESSURE REGULATING FILTER: RAINBIRD XCZ-100-PRF
NTS



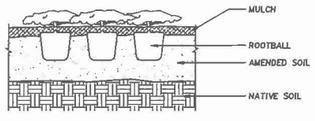
16 L8.1 TREE PLANTING - DOUBLE STAKE
SCALE: NTS



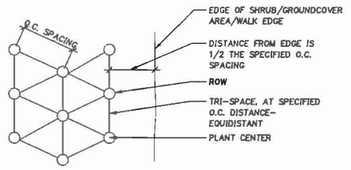
17 L8.1 EVERGREEN TREE PLANTING
WITH GUY WIRES
SCALE: NTS



18 L8.1 CONTAINER/B+B SHRUB PLANTING
SCALE: NTS



19 L8.1 GROUNDCOVER PLANTING
SCALE: NTS



20 L8.1 SHRUB/GROUNDCOVER SPACING
SCALE: NTS

GROUP MACKENZIE
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Project
WEST LINN POLICE DEPARTMENT
1300 8TH AVENUE
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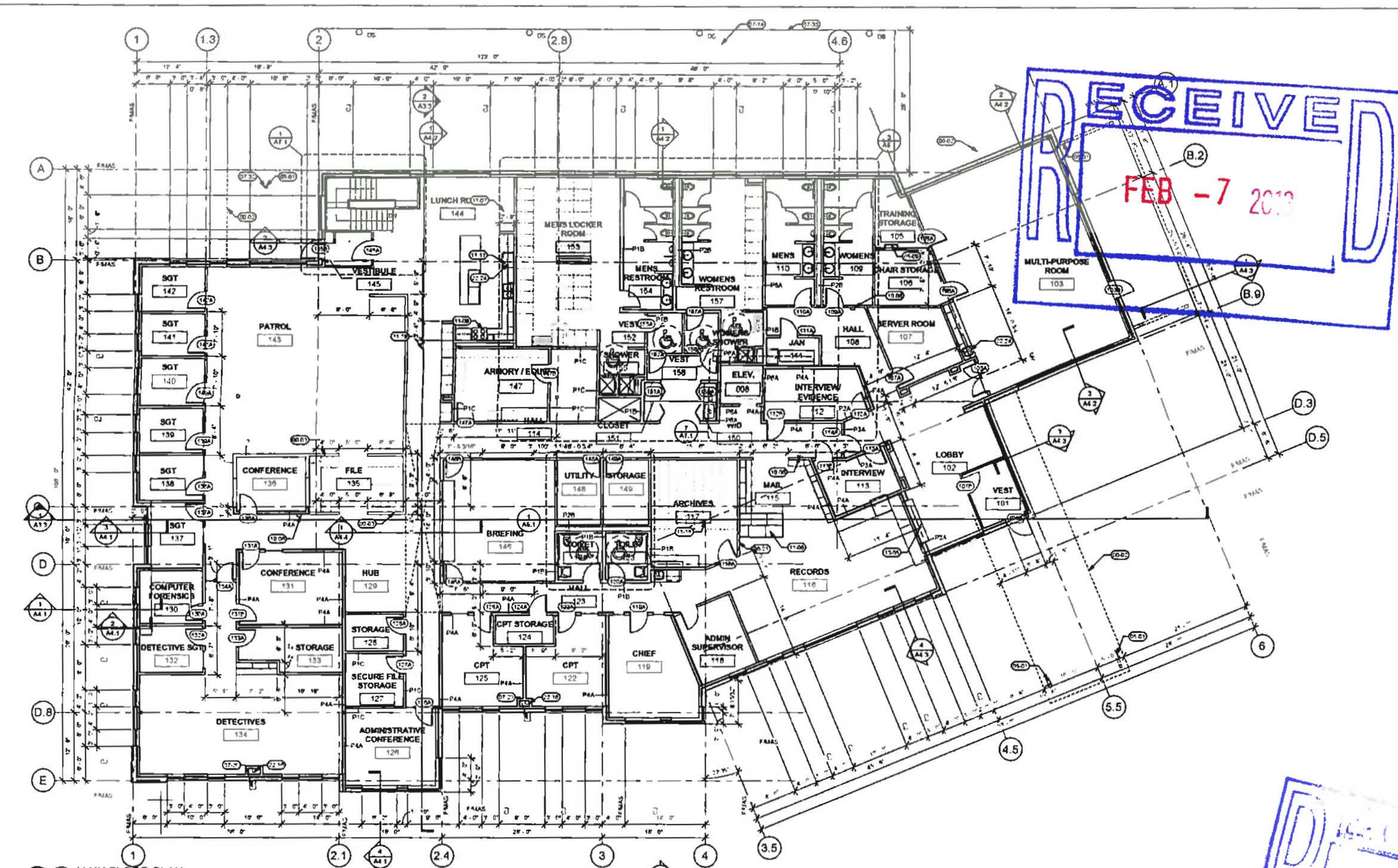
REVISIONS:

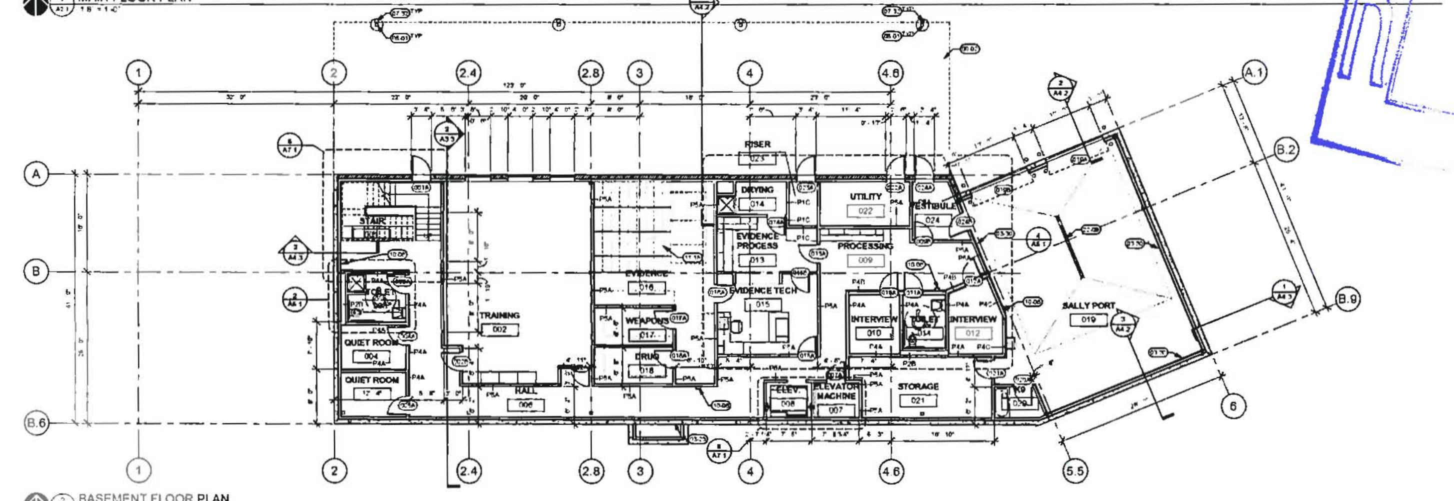
REVISION DELTA	REVISION DELTA CLOUDING DATE

SHEET TITLE:
IRRIGATION AND PLANTING DETAILS

DRAWN BY: TMK, TEB
CHECKED BY: RML
SHEET
L8.1
JOB NO. 2120180.00



MAIN FLOOR PLAN



BASEMENT FLOOR PLAN

LEGEND

	KEYNOTE
2	GRIDLINE
	TYPICAL CONCRETE WALL W/ FURRING - SEE STRUCTURAL
	TYPICAL MASONRY UNIT WALL W/ FURRING - SEE STRUCTURAL
	TYPICAL CONCRETE MASONRY UNIT WALL W/FURRING - SEE STRUCTURAL
	TYPICAL INTERIOR WALL
	PLUMBING WALL SEE P2/A1.0
	FLOOR DRAIN SEE PLUMBING
P1A	WALL TYPE SEE A1.0
F/MAS	FACE OF MASONRY
F/CONC	FACE OF CONCRETE
DS	DOWNSPOUT – SEE PLUMBING AND CIVIL
	FUTURE BASEMENT ALTERNATE
FE	FIRE EXTINGUISHER - SEE DETAIL -/-
CJ	MASONRY CONTROL JOINT - SEE DETAIL -/-

GENERAL NOTES

A SEE ELEVATIONS FOR EXTERIOR WINDOW TYPE DESIGNATION
B SEE FURNITURE AND EQUIPMENT PLANS FOR ADDITIONAL INFORMATION
C DIMENSIONS REFLECT FACE OF STUD - STRUCTURE UNLESS NOTED OTHERWISE
D WALL THICKNESSES ARE ACTUAL UNLESS NOTED OTHERWISE
J SEE SHEET A1.0 FOR WALL TYPE DEFINITION AND STANDARD DETAILS
K ELEVATION 100'-0" = 151.50 FINISH FLOOR ELEVATION MAIN FLOOR INDICATED IN CIVIL DRAWINGS
M SEE FINISH PLAN FOR CASEWORK AND FINISH RELATED INFORMATION
P CONTRACTOR SHALL VERIFY AND CONFIRM ALL DIMENSIONS AND LAYOUT INFORMATION. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS
Q REFER TO ENLARGED PLANS WHERE INDICATED FOR ADDITIONAL INFORMATION. ENLARGED PLANS TAKE PRECEDENT OVER PLANS OF SMALLER SCALE
S DOORS NOT DIMENSIONED ARE TO BE LOCATED 4" FROM FACE OF WALL TO OUTSIDE EDGE OF JAMB. TYPICAL
T CONTRACTOR TO PROVIDE ADAQUATE GYPSUM BOARD CONTROL JOINTS AS REQUIRED THROUGHOUT ENTIRE BUILDING. INTERIOR AND EXTERIOR

KEY NOTES

00-02 LINE OF CANOPY ABOVE - SEE ROOF PLANS
00-03 PARTIAL HEIGHT WALL – SEE DETAIL 12/A1.1
03-23 CONCRETE RETAINING WALL – SEE STRUCTURAL
03-30 8" CONCRETE CURB SEE DETAIL XX/XX
05-01 STRUCTURAL STEEL FRAMING. PAINT P-x WHERE EXPOSED - SEE STRUCTURAL
05-08 VERTICAL ROOF ACCESS LADDER – SEE DETAIL -/-
07-14 STANDING SEAM METAL ROOF ASSEMBLY
07-20 METAL SCUPPER. FINISH TO MATCH - - SEE DETAIL -/-
07-32 4 GALVANIZED STEEL DOWNSPOUT – COORDINATE CONNECTION WITH PLUMBING AND CIVIL
07-33 4 INTEGRAL GALVANIZED STEEL GUTTER W/ MIN. 1/8 PER FOOT SLOPE COORDINATE CONNECTION W/ PLUMBING
08-21 INTERIOR WINDOW - SEE GLAZING SCHEDULE
10-0? RECESSED FIRE EXTINGUISHER CABINET – SEE -/-
11-06 COPY MACHINES - COORDINATE EXACT ELECTRICAL PLACEMENT W/ OWNER PRIOR TO INSTALLATION. TYPICAL
11-07 REFRIGERATOR. CFCI
11-09 COOKTOP AND RANGE HOOD. CFCI – SEE MECHANICAL
11-11 DISHWASHER. CFCI
11-15 COMPACT SHELVING – CONTRACTOR TO COORDINATE W/ VENDOR AND PROVIDE 1 1/2 RECESSED SLAB FOR ROLLING SHELVING W/ 1/4 MAXIMUM CUMULATIVE SLOPE OVER 10'-0". WHERE SET IN CONCRETE. CONTRACTOR TO VERIFY RECESSED SLAB DIMENSIONS W/ VENDOR PRIOR TO CONSTRUCTION. FILL RECESSED BLOCKOUT W/ NON-SHRINK GROUT AND COORDINATE WITH VENDOR FOR FLUSH TRACK INSTALLATION. CONTRACTOR RESPONSIBLE FOR CORRECTING ANY TRACK ELEVATIONS EXCEEDING 1/8 ABOVE ADJACENT FINISH FLOOR AS REQUIRED BY ARCHITECT
11-18 2X2X7 PERSONAL LOCKERS
13-05 BULLET RESISTANT BAFFEL SYSTEM ASSEMBLY. SEE INTERIOR DETAIL X/XX
22-09 TRENCH DRAIN – SEE PLUMBING AND STRUCT
22-16 INTERNAL ROOF DRAIN ASSEMBLY W/ OVERFLOW DEVICE – SEE PLUMBING
22-24 SINK – SEE PLUMBING

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GROUP MACKENZIE

Client
CITY OF WEST LINN
22500 SALAMO ROAD
WEST LINN, OR 97068

Project
WEST LINN POLICE DEPARTMENT
1800 8TH AVENUE
WEST LINN, OR 97068

Revision Schedule
Revision Delta	Issue Date

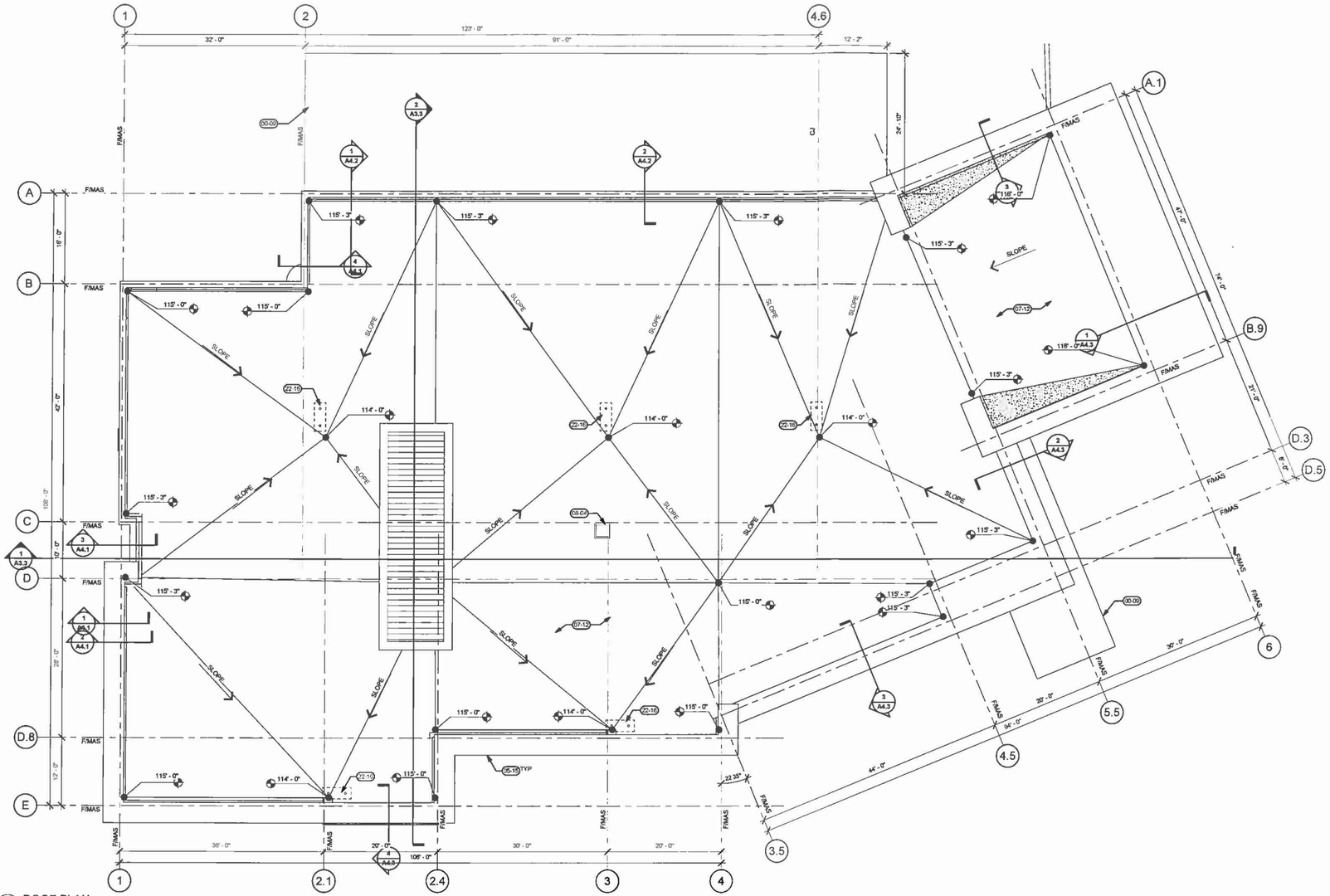
SHEET TITLE
BASEMENT AND MAIN FLOOR PLANS

DRAWN BY CPC/JPM
CHECKED BY RH

SHEET
A2.1

JOB NO. 2120180.00

REVISED 02/07/2013
LAND-USE: 12/07/2012



1 A2.2 ROOF PLAN
1/8" = 1'-0"

LEGEND

RBE	INDICATES ROOF BASE ELEVATION - SEE DETAIL 1/A8.1
SLOPE 1/4" PER FOOT	INDICATES DIRECTION OF FLOW TOWARD ROOF DRAIN
DS	DOWNSPOUT
	BUILT-UP ROOFING
	TAPERED INSULATION
	PV MODULES

GENERAL NOTES

A. MECHANICAL EQUIPMENT IS SHOWN FOR REFERENCE ONLY COORDINATE EXACT LOCATION OF ROOFTOOP MECHANICAL EQUIPMENT WITH ARCHITRUCT/MECH
B. FOR PIPE PENETRATIONS SEE MECHANICAL DRAWINGS AND DETAIL 2.3/A8.3
C. FOR MECHANICAL EQUIPMENT CURB SEE MECHANICAL DRAWINGS AND DETAIL 9/A8.3
D. REFER TO DETAIL 1/A8.3 FOR TYPICAL ROOFING
E. ELEVATION 100'-0" = CIVIL (FF) 194.0 AT MAIN FLOOR, 180.0 AT BASEMENT INDICATED ON CIVIL DRAWINGS
F. NO PENETRATIONS ARE ALLOWED IN METAL ROOF. ALL PIPING IS TO BE ROUTED TO AVOID PENETRATION IN METAL ROOF ASSEMBLY
G. PLACE CRICKETS AT UP SLOPE SIDE OF ALL ROOF TOP EQUIPMENT. ROOF HATCHES, ETC. AND WHERE SHOWN – MAINTAIN 1/4" PER FOOT MINIMUM SLOPE TO ENSURE PROPER DRAINAGE AT ALL PORTIONS OF ROOF

KEY NOTES

00-09	LINE OF CANOPY BELOW
05-15	METAL FACIA W/ INTEGRAL GUTTER – FINISH TO MATCH –
07-12	BUILT-UP ROOFING ASSEMBLY WITH ENERGY STAR COATING, TYPICAL – SEE DETAIL –/–
08-04	ROOF HATCH ASSEMBLY - COORDINATE LOCATION W/ STRUCTURAL DETAIL XXX
22-16	INTERNAL ROOF DRAIN ASSEMBLY W/ OVERFLOW DEVICE– SEE PLUMBING

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Architecture
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Vancouver WA 360.695.7879
Seattle WA 206.749.9993

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Revision Schedule	
Revision Delta	Issue Date

SHEET TITLE:
ROOF PLAN

DRAWN BY: CPC/JEC

CHECKED BY: BLH

SHEET

A2.2

JOB NO 2120180.00

LAND-USE: 12/07/2012

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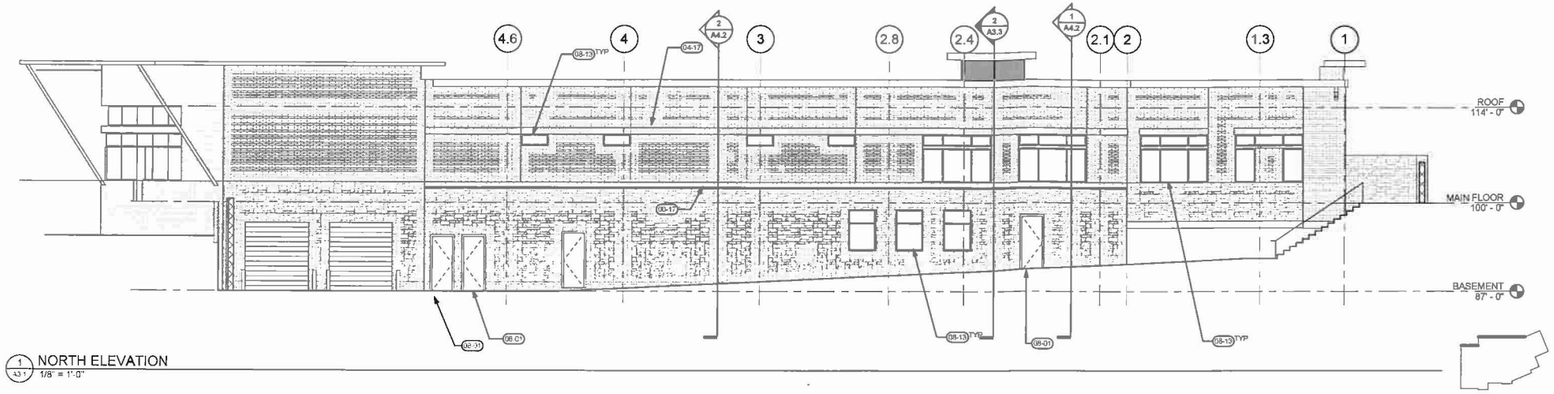
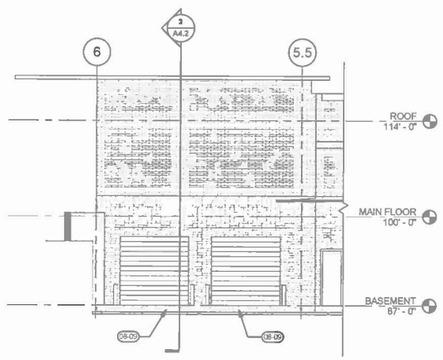
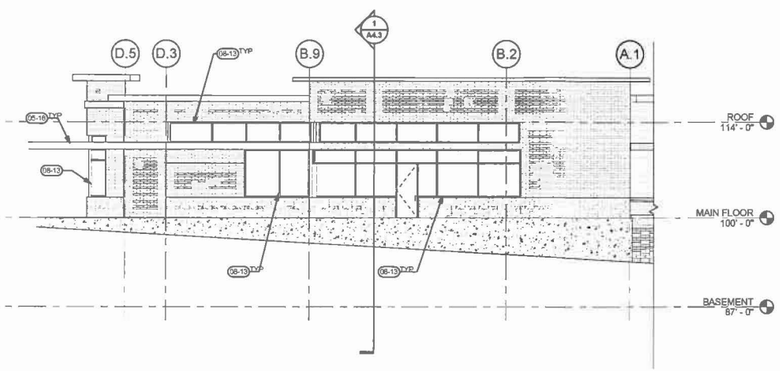


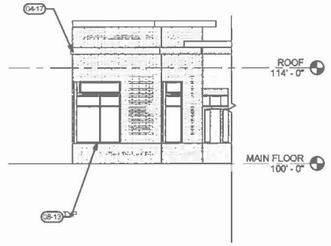
1 A3.1 NORTH ELEVATION
1/8" = 1'-0"



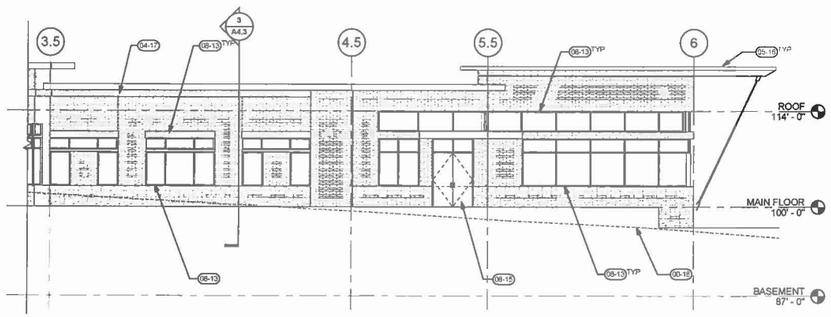
2 A3.1 NORTHWEST ELEVATION
1/8" = 1'-0"



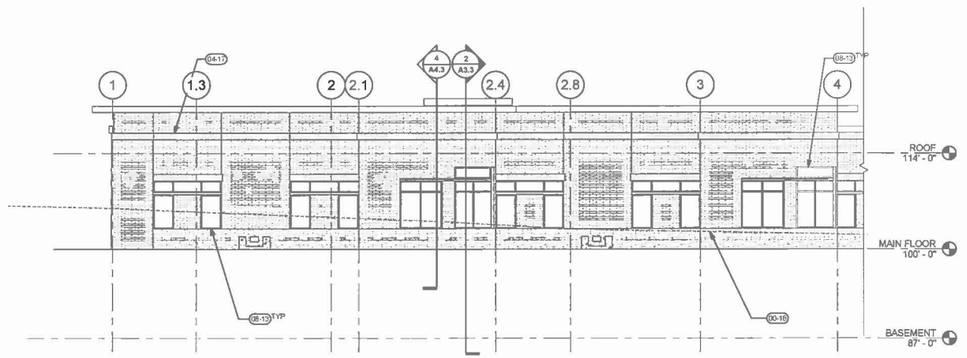
3 A3.1 NORTHEAST ELEVATION
1/8" = 1'-0"



4 A3.1 EAST ELEVATION
1/8" = 1'-0"



5 A3.1 SOUTHEAST ELEVATION
1/8" = 1'-0"



6 A3.1 SOUTH ELEVATION
1/8" = 1'-0"

LEGEND

- WINDOW TYPE – SEE A9.3
- WINDOW TYPE, AS NOTED, BULLET RESISTANT – SEE A9.3
- WINDOW TYPE, AS NOTED, OPPOSITE
- WINDOW TYPE, AS NOTED, BLASTGUARD FILM – SEE A9.3
- STRUCTURAL MASONRY UNIT - TYPE 1, - -
- STRUCTURAL MASONRY UNIT - TYPE 2, - -
- CONCRETE MASONRY UNIT CMU-1
- CONCRETE WALL

GENERAL NOTES

A. SEE ELEVATIONS FOR EXTERIOR WINDOW TYPE DESIGNATION
B. SEE FURNITURE AND EQUIPMENT PLANS FOR ADDITIONAL INFORMATION
C. DIMENSIONS REFLECT FACE OF STUD / STRUCTURE UNLESS NOTED OTHERWISE
D. WALL THICKNESSES ARE ACTUAL UNLESS NOTED OTHERWISE
J. SEE SHEET A1.0 FOR WALL TYPE DEFINITION AND STANDARD DETAILS
K. ELEVATION 100'-0" = 194.00' FINISH FLOOR ELEVATION MAIN FLOOR INDICATED IN CIVIL DRAWINGS
M. SEE FINISH PLAN FOR CASEWORK AND FINISH RELATED INFORMATION
P. CONTRACTOR SHALL VERIFY AND CONFIRM ALL DIMENSIONS AND LAYOUT INFORMATION. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS
Q. REFER TO ENLARGED PLANS WHERE INDICATED FOR ADDITIONAL INFORMATION. ENLARGED PLANS TAKE PRECEDENT OVER PLANS OF SMALLER SCALE
S. DOORS NOT DIMENSIONED ARE TO BE LOCATED 4" FROM FACE OF WALL TO OUTSIDE EDGE OF JAMB. TYPICAL
T. CONTRACTOR TO PROVIDE ADAQUATE GYPSUM BOARD CONTROL JOINTS AS REQUIRED THROUGHOUT ENTIRE BUILDING, INTERIOR AND EXTERIOR

KEY NOTES

00-17 CARPORT CANOPY
00-18 LINE OF CURB
04-17 STRUCTURAL CLAY MASONRY, LINTEL BLOCK
05-16 EXTERIOR CANOPY – SEE ROOF PLAN
08-01 HOLLOW METAL DOOR & FRAME – SEE DOOR SCHEDULE
08-09 MOTORIZED SECTIONAL OVERHEAD DOOR – SEE DOOR SCHEDULE
08-13 ALUMINUM-FRAMED STOREFRONT SYSTEM – SEE GLAZING SCHEDULE
08-15 STOREFRONT DOOR ASSEMBLY – SEE DOOR SCHEDULE

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1500 8TH AVENUE
WEST LINN, OR 97068

Revision Schedule	
Revision Delta	Issue Date

SHEET TITLE:
BUILDING ELEVATIONS

DRAWN BY: CPC/JEC
CHECKED BY: BLH
SHEET
A3.1

JOB NO 2120180.00

LAND-USE: 12/07/2012

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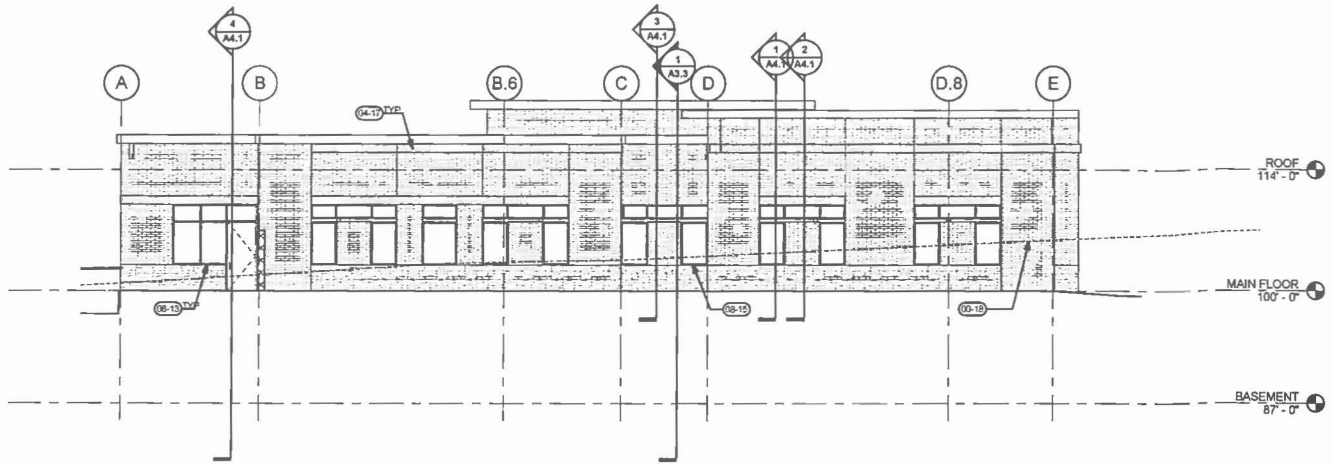
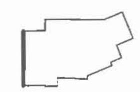
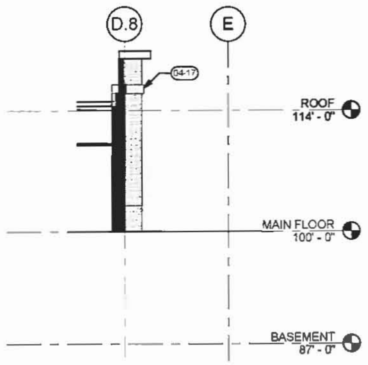
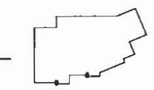


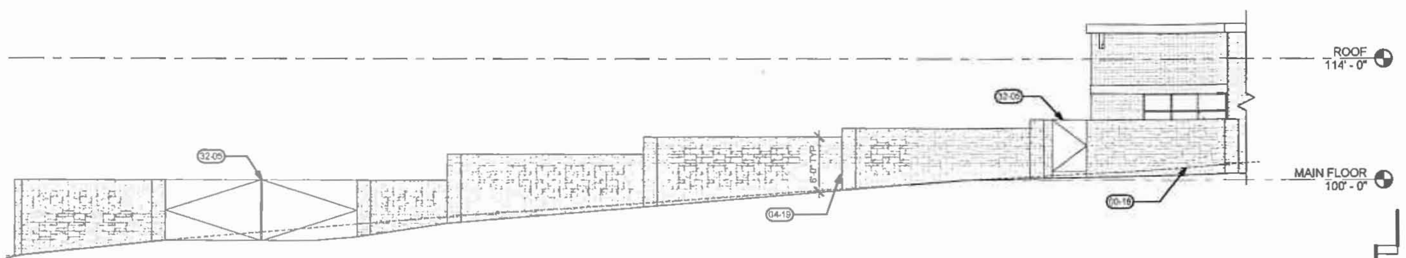


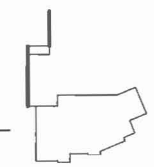
1 A3.2 WEST ELEVATION
1/8" = 1'-0"



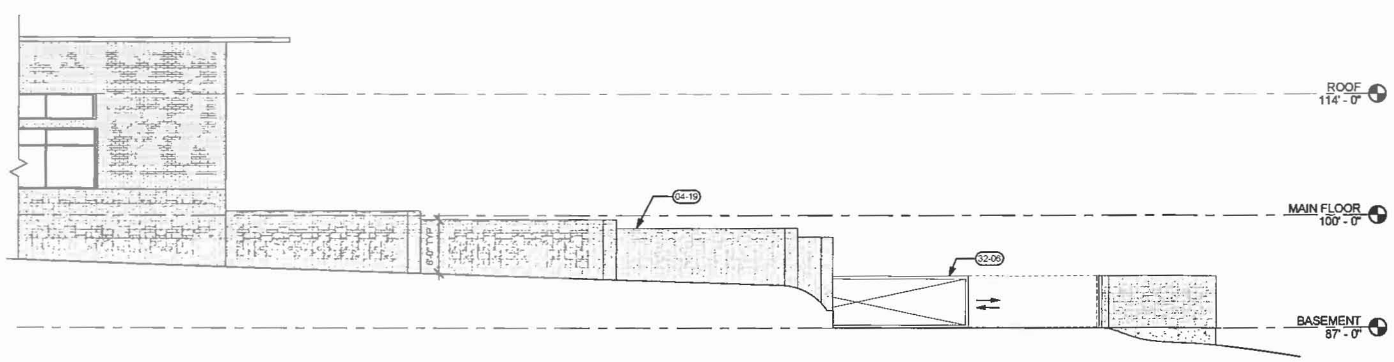


2 A3.2 WEST ELEVATIONS ON SOUTH ELEVATION
1/8" = 1'-0"

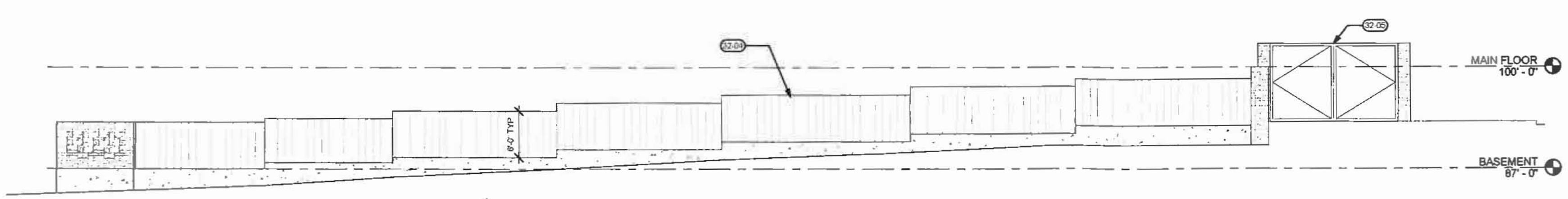


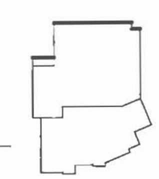


3 A3.2 SECURITY WALL WEST ELEVATION
1/8" = 1'-0"

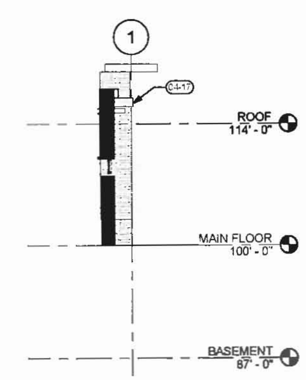


4 A3.2 SECURITY WALL EAST ELEVATION
1/8" = 1'-0"





5 A3.2 SECURITY WALL NORTH ELEVATION
1/8" = 1'-0"



6 A3.2 NORTH / SOUTH ELEVATION ON WEST ELEVATION
1/8" = 1'-0"

LEGEND

(1)	WINDOW TYPE – SEE A9.3
(1)b	WINDOW TYPE, AS NOTED, BULLET RESISTANT – SEE A9.3
(1) OPP	WINDOW TYPE, AS NOTED, OPPOSITE
(1)F	WINDOW TYPE, AS NOTED, BLASTGUARD FILM – SEE A9.3
	STRUCTURAL MASONRY UNIT - TYPE 1, - -
	STRUCTURAL MASONRY UNIT - TYPE 2, - -
	CONCRETE MASONRY UNIT CMU-1
	CONCRETE WALL

GENERAL NOTES

A. SEE ELEVATIONS FOR EXTERIOR WINDOW TYPE DESIGNATION
B. SEE FURNITURE AND EQUIPMENT PLANS FOR ADDITIONAL INFORMATION
C. DIMENSIONS REFLECT FACE OF STUD / STRUCTURE UNLESS NOTED OTHERWISE
D. WALL THICKNESSES ARE ACTUAL UNLESS NOTED OTHERWISE
J. SEE SHEET A1.0 FOR WALL TYPE DEFINITION AND STANDARD DETAILS
K. ELEVATION 100'-0" = 194.00' FINISH FLOOR ELEVATION MAIN FLOOR INDICATED IN CIVIL DRAWINGS
M. SEE FINISH PLAN FOR CASEWORK AND FINISH RELATED INFORMATION
P. CONTRACTOR SHALL VERIFY AND CONFIRM ALL DIMENSIONS AND LAYOUT INFORMATION. NOTIFY ARCHITECT OF ANY CONFLICTS OR DISCREPANCIES PRIOR TO CONSTRUCTION. DO NOT SCALE DRAWINGS
Q. REFER TO ENLARGED PLANS WHERE INDICATED FOR ADDITIONAL INFORMATION. ENLARGED PLANS TAKE PRECEDENT OVER PLANS OF SMALLER SCALE
S. DOORS NOT DIMENSIONED ARE TO BE LOCATED 4" FROM FACE OF WALL TO OUTSIDE EDGE OF JAMB, TYPICAL
T. CONTRACTOR TO PROVIDE ADAQUATE GYPSUM BOARD CONTROL JOINTS AS REQUIRED THROUGHOUT ENTIRE BUILDING, INTERIOR AND EXTERIOR

KEY NOTES

00-18	LINE OF CURB
04-17	STRUCTURAL CLAY MASONRY, LINTEL BLOCK
04-19	MASONRY SITE WALL
08-13	ALUMINUM-FRAMED STOREFRONT SYSTEM – SEE GLAZING SCHEDULE
08-15	STOREFRONT DOOR ASSEMBLY – SEE DOOR SCHEDULE
32-04	COMPOSITE FENCE
32-05	SWING GATE – SEE CIVIL
32-06	VEHICLE ACCESS ROLLING GATE – SEE CIVIL

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WEST LINN, OR 97068

Revision Schedule	
Revision Delta	Issue Date

SHEET TITLE:
BUILDING ELEVATIONS

DRAWN BY: CPC/JEC
CHECKED BY: BLH

SHEET
A3.2

JOB NO. 2120180.00
10/05/12

LAND-USE: 12/07/2012

...pc\Desktop\180_WestLinn-CPC.rvt 12/7/2012 11:33:21 AM As indicated

MECHANICAL SYMBOL LIST

NOTE: This is a standard symbol list and not all items listed may be used

Abbreviations

(E)	EXISTING
(N)	NEW
(R)	RELOCATE/RELOCATED LOCATION
A/C	AIR CONDITION(ED)
AD	ACCESS DOOR
AFF	ABOVE FINISHED FLOOR
AHU	AIR HANDLING UNIT
B	BOILER
BDD	BACKDRAFT DAMPER
BFF	BELOW FINISHED FLOOR
BFP	BACKFLOW PREVENTER
BHP	BRAKE HORSEPOWER
CD	CEILING DIFFUSER
CD	CONDENSATE DRAIN
CH	CHILLER
CL	CENTERLINE
CONT	CONTINUATION
COP	COEFFICIENT OF PERFORMANCE
CT	COOLING TOWER
CU	CONDENSING UNIT
CV	CHECK VALVE
CW	COLD WATER
D	DROP
DB	DECIBEL
DB	DRY BULB
DG	DOOR GRILLE
DIA	DIAMETER
DP	DEW POINT, DIFFERENTIAL PRESSURE
DX	DIRECT EXPANSION
EAT	ENTERING AIR TEMPERATURE
EER	ENERGY EFFICIENCY RATING
EF	EXHAUST FAN
EFF	EFFICIENT
EL	ELEVATION
ELECT	ELECTRICAL
EWT	ENTERING WATER TEMPERATURE
EXH	EXHAUST
F	FAHRENHEIT
FA	FACE AREA
FC	FAN COIL
FC	FLEXIBLE CONNECTOR
FD	FIRE DAMPER
FLA	FULL LOAD AMPS
FPI	FINS PER INCH
FPM	FEET PER MINUTE
FPS	FEET PER SECOND
FT	FEET
GAL	GALLONS
GPH	GALLONS PER HOUR
GPM	GALLONS PER MINUTE
HD	HEAD
HP	HEAT PUMP
HP	HORSEPOWER
HTG	HEATING
HTR	HEATER
HWC	HOT WATER COIL
ID	INSIDE DIAMETER
IE	INVERT ELEVATION
IN	INCHES
KW	KILOWATT
LAT	LEAVING AIR TEMPERATURE
LBS	POUNDS
LH	LATENT HEAT
LWT	LEAVING WATER TEMPERATURE
MA	MIXED AIR
MAX	MAXIMUM
MBH	THOUSAND BTU'S PER HOUR
MD	MOTORIZED DAMPER
MH	MOUNTING HEIGHT
MIN	MINIMUM
MS	MOTOR STARTER
MW	MAKE-UP WATER
N/A	NOT APPLICABLE
NC	NOISE CRITERIA
NIC	NOT IN CONTRACT
NO	NUMBER
NTS	NOT TO SCALE
OA	OUTSIDE AIR
OBD	OPPOSED BLADE DAMPER
OC	ON CENTER
OD	OUTSIDE DIAMETER
P	PUMP
PD	PRESSURE DROP
PH	PHASE
PRV	PRESSURE REDUCING VALVE
PSI	POUNDS PER SQUARE INCH
QTY	QUANTITY
R	RISE
RA	RETURN AIR
REF	REFRIGERANT
RET	RETURN
RH	RELATIVE HUMIDITY
RL	REFRIGERANT LIQUID
RLD	RELIEF DAMPER
RPM	REVOLUTIONS PER MINUTE
RS	REFRIGERANT SUCTION
SA	SUPPLY AIR
SEER	SEASONAL ENERGY EFFICIENCY RATING
SF	SQUARE FEET
SH	SENSIBLE HEAT
SOV	SHUT OFF VALVE
SP	STATIC PRESSURE
T, TEMP	TEMPERATURE
TD	TEMPERATURE DIFFERENCE
TH	TOTAL HEAT
TP	TOTAL PRESSURE
UD	UNDERCUT DOOR
V	VOLT
VAV	VARIABLE AIR VOLUME
VD	VOLUME DAMPER (HAND OPERATOR)
VEL	VELOCITY
W/	WITH
W	WATT
WB	WET BULB
WC	WATER COLUMN

Dampers

- FD — FIRE DAMPER
- FSD — FIRE/SMOKE DAMPER
- MD — MOTORIZED DAMPER
- SD — SMOKE DAMPER
- VOLUME DAMPER

Diffusers and Grilles

- EXHAUST AIR
- RETURN AIR
- SUPPLY AIR
- 12x12 / 100 CD-1 — DIFFUSER OR GRILLE IDENTIFICATION

Ductwork Fittings

- ACCOUSTICALLY LINED DUCT (SIZES SHOWN ARE NET INSIDE)
- BELLMOUTH
- CONCENTRIC SQUARE TO ROUND
- CONCENTRIC TRANSITION, RECTANGULAR OR ROUND
- ECCENTRIC TRANSITION, RECTANGULAR OR ROUND
- FLEXIBLE CONNECTION
- MITERED ELBOW WITH TURNING VANES
- NON-SYMMETRICAL WYE
- RADIUSED ELBOW
- RECTANGULAR DUCT DROP
- RECTANGULAR DUCT RISER
- RECTANGULAR MAIN WITH RECTANGULAR BRANCH
- RECTANGULAR MAIN WITH ROUND BRANCH
- RECTANGULAR OFFSET LESS THAN 15
- RECTANGULAR OFFSET MORE THAN 15°
- ROUND DUCT DROP
- ROUND DUCT RISER
- ROUND DUCT WITH ROUND BRANCH
- ROUND WYE
- SYMMETRICAL WYE

Equipment

- CHILLER, AIR COOLED
- CHILLER, WATER COOLED
- COOLING TOWER

General

- DEMOLISH
- EXISTING WORK
- NEW WORK

Piping Fittings, Appurtenances and Equipment

- AIR SEPARATOR
- AUTOMATIC AIR VENT
- BACKFLOW PREVENTER
- CAP
- CONTINUATION
- EXPANSION JOINT
- EXPANSION LOOP
- EXPANSION TANK
- FLOW SWITCH
- HEAT EXCHANGER
- HOSE BIBB
- MANUAL AIR VENT
- PIPE BELOW GRADE
- PIPE DROP
- PIPE REMOVED IN DEMOLITION
- PIPE RISE
- PIPE TO DRAIN
- PRESSURE GAUGE WITH COCK
- PRESSURE RELIEF VALVE
- PRESSURE SENSOR
- PUMP
- SHOCK ABSORBER
- T&P RELIEF VALVE WITH PIPE TO DRAIN
- TEE DOWN ON PIPE
- TEE UP ON PIPE
- TEMPERATURE SENSOR
- TEST PORT (PETE'S PLUG OR EQUAL)
- THERMOMETER
- VENT TO ATMOSPHERE
- WATER METER

Piping Systems

- CHWR — CHILLED WATER RETURN
- CHWS — CHILLED WATER SUPPLY
- CWR — CONDENSER WATER RETURN
- CWS — CONDENSER WATER SUPPLY
- HWR — HEATING WATER RETURN
- HWS — HEATING WATER SUPPLY
- RL — REFRIGERANT LIQUID
- RS — REFRIGERANT SUCTION

Piping Valves

- BALANCING VALVE
- CHECK VALVE
- GATE VALVE
- GLOBE VALVE
- PRESSURE REDUCING VALVE
- QUARTER TURN VALVE
- VALVE
- VALVE, GENERAL

SHEET INDEX

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PRELIMINARY
REGISTERED PROFESSIONAL ENGINEER
OREGON
SEPT 28, 1994
ANDREW W. FRICHTL
EXPIRES: 12/31/13

Revision Schedule	
Revision Delta	Issue Date

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SHEET TITLE:
COVER SHEET - MECHANICAL

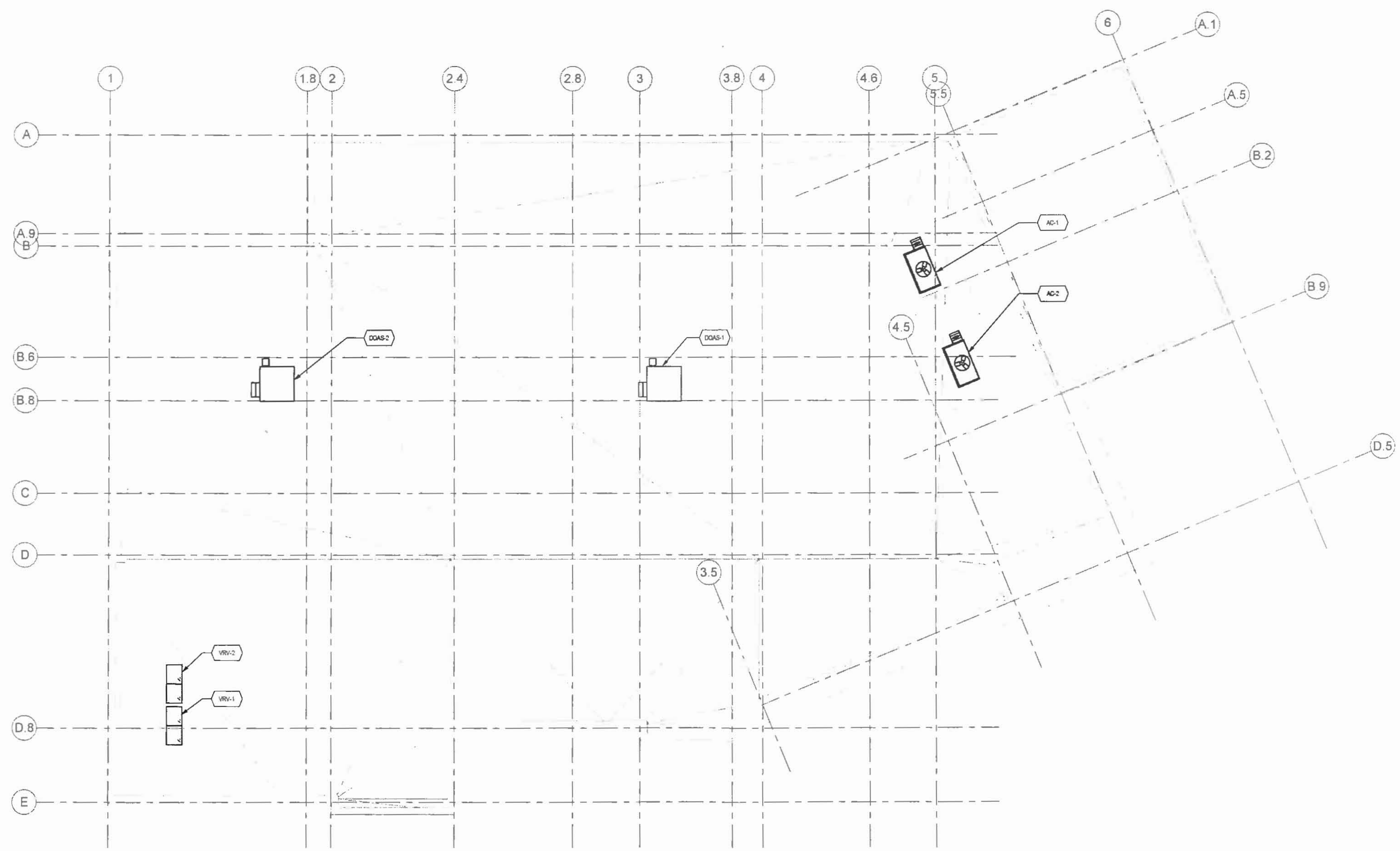
DRAWN BY: SR

CHECKED BY: SH

SHEET
M0.1

JOB NO. 2120180.00

LAND USE: 12/07/2012



1 ROOF PLAN - MECHANICAL - BASELINE

1/8" = 1'-0"

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PRELIMINARY

EXPIRES: 12/31/15

Revision Schedule	
Revision Delta	Issue Date

SHEET TITLE:
ROOF PLAN - MECHANICAL

DRAWN BY: SR

CHECKED BY: SH

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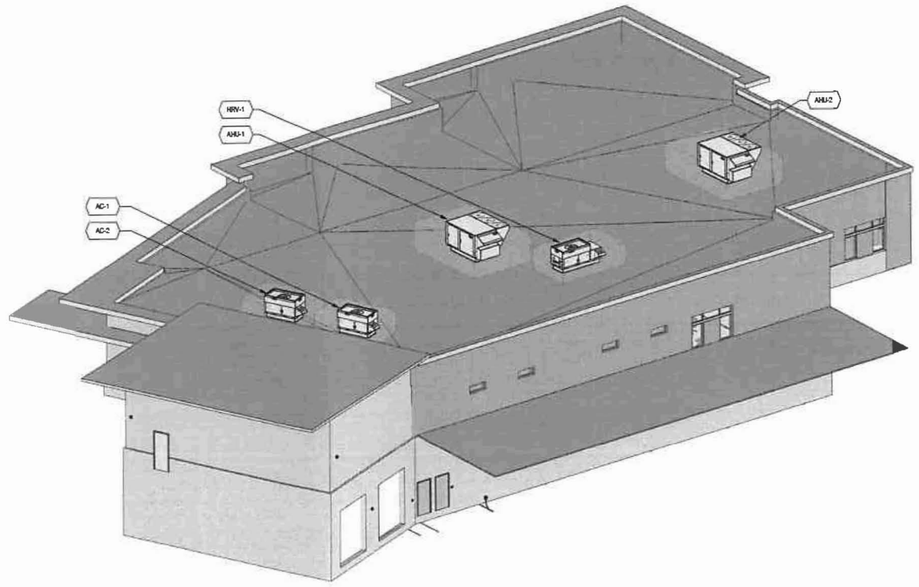
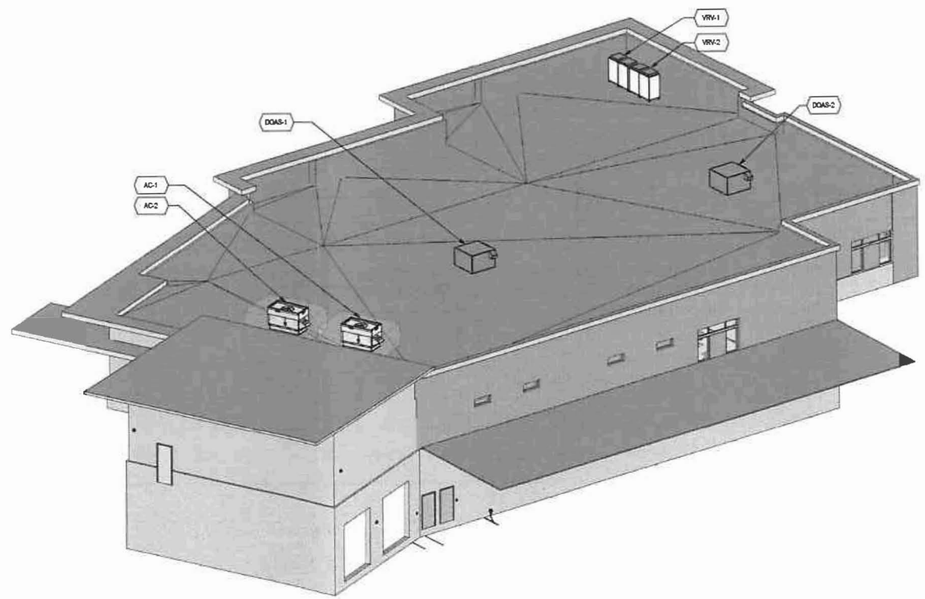
SHEET
M2.2

JOB NO. 2120180.00

LAND USE: 12/07/2012



1 AXON VIEW - ALTERNATE ROOFTOP EQUIPMENT (VAV)



2 AXON VIEW - BASELINE ROOFTOP EQUIPMENT (VRV)

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PRELIMINARY
EXPIRES: 12/31/13

Revision Schedule	
Revision Delta	Issue Date

SHEET TITLE:
AXON VIEWS - MECHANICAL

DRAWN BY: SR

CHECKED BY: SH

SHEET
M4.1

JOB NO. 2120180.00

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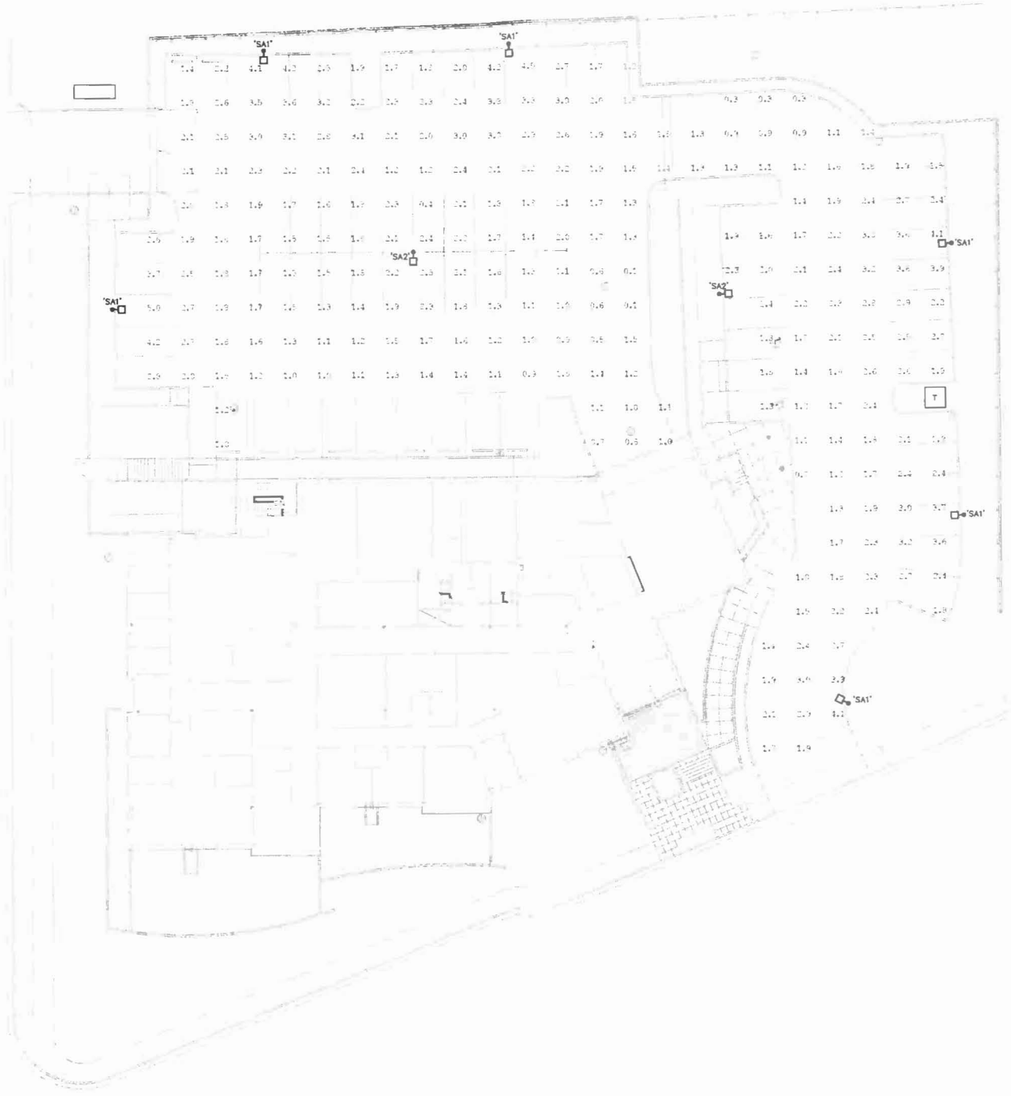
LAND USE: 12/07/2012



1 SITE PLAN - PHOTOMETRIC LAYOUT

0 4 8 16'
1/16" = 1'-0"

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Revision Schedule	
Revision Delta	Issue Date

SHEET TITLE:
SITE PLAN - PHOTOMETRIC LAYOUT

DRAWN BY: BA

CHECKED BY: CL

SHEET
E1.1

JOB NO. 2120180.00

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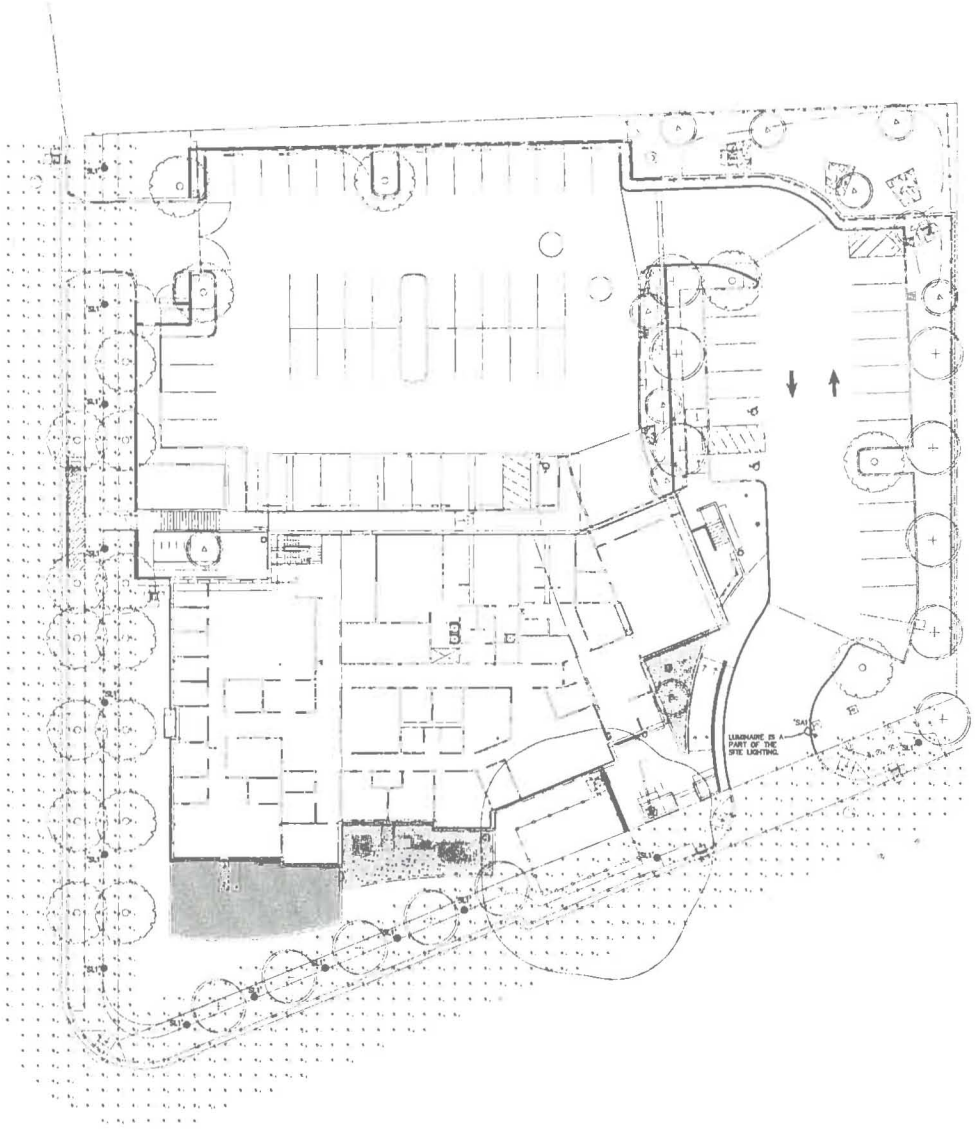
LAND USE: 12/07/2012

FILE: E1-1.DWG – LAYOUT1 | EDIT: 11/8/2012 3:20 PM BY JEFFREYG | PLOT: 11/8/2012 3:21 PM BY JEFFREY GLANVILLE



1 SITE PLAN - WALKWAY PHOTOMETRIC LAYOUT

GROUP MACKENZIE

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WEST LINN POLICE DEPARTMENT
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WEST LINN, OR 97068

Revision Schedule
Revision Delta | Issue Date

SHEET TITLE
SITE PLAN - WALKWAY PHOTOMETRIC LAYOUT

DRAWN BY: BA
CHECKED BY: CL

SHEET
E1.2

JOB NO: 2120180.00

INTERFACE

LAND USE: 11/09/2012

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PRELIMINARY STORMWATER REPORT

WATER QUALITY AND DETENTION

To
City of West Linn

For
West Linn Police Facility

Submitted for:
Design Review
November 2012

Project Number
2120180.00

Description

The 68,497 sq. ft. The West Linn Police facility is located at the NE corner of 8th Avenue and 13th Street. The site is comprised of three former residential homes and an empty lot. The homes are to be demolished and removed by the City prior to commencement of construction. The City of West Linn uses City of Portland water quality requirements and requires detention up to and including the 25 year event.

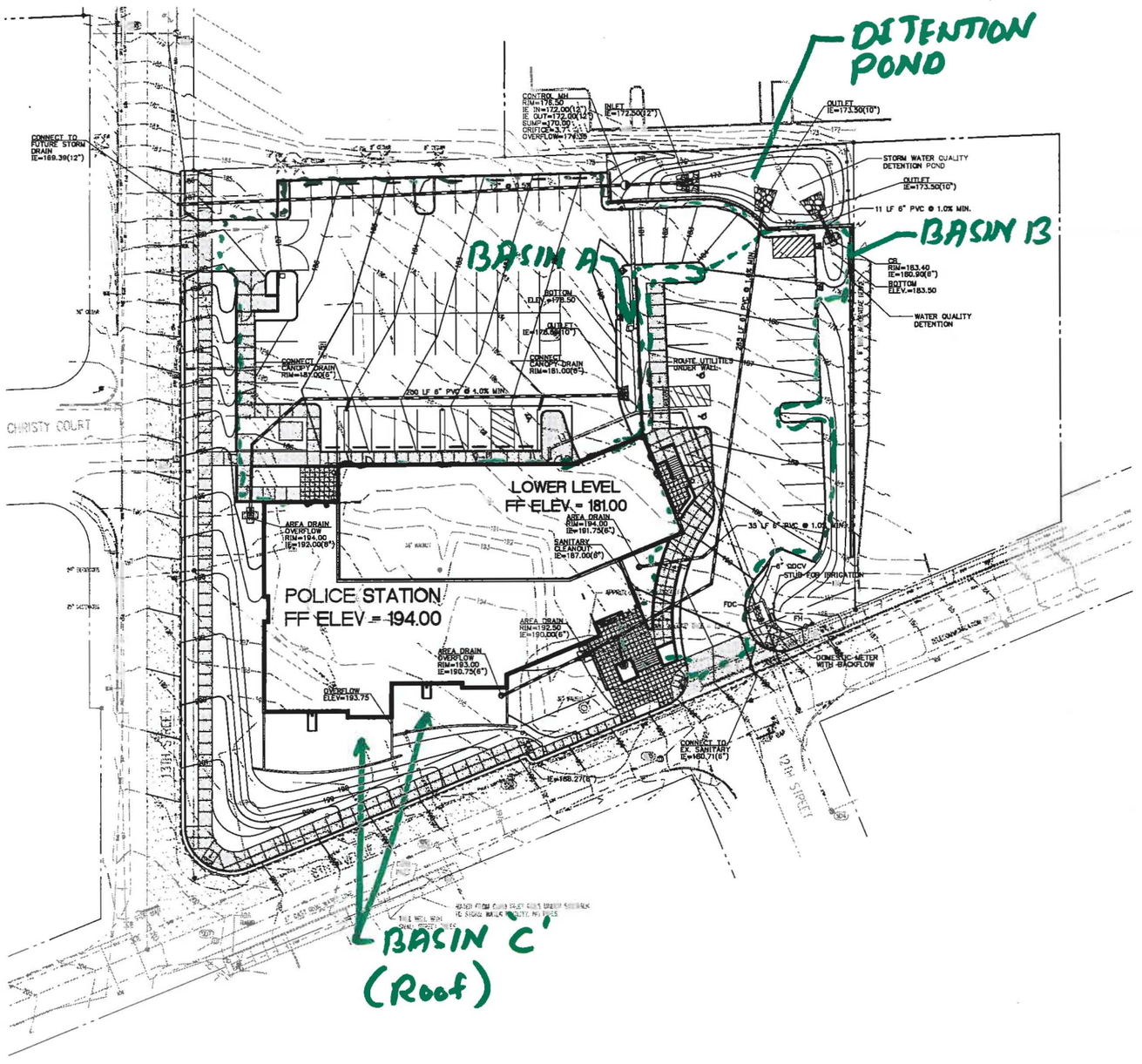
Water quality has been provided by use of low impact development basins (LID's) The roof water will be routed through the planters adjacent to the building. The secured area will drain through curb breaks at the east end of the secured area. The public parking will sheet flow through curb breaks to a LID basin at the NE corner of the lot. The basins adjacent to the building will be lined since they are within 15' of the building footings. The City of Portland PAC Calculator was used to verify if the basins have been sized for water quality.

Once treated the water will overflow to the detention facility located at the NE corner of the site. Due to the slopes on site, a retaining wall will be required to construct the detention facilities. A control manhole will be installed to release water from the site at the predeveloped runoff rate for storms up the 25 year event. The detention facility is proposed to be fenced access to the facility will be though a gate at the west end of the facility.

Once treated and detained stormwater will be released to the public storm system. The storm system currently does not exist at a depth to serve the site. Two options have been proposed to the City. One is to extend approximately 800 linear feet of storm pipe up 13th street. The other is to deepen approximately 250 of storm pipe in 8th avenue. In either case the public storm line will need to be installed prior to connecting the on-site storm system to it.

Index

- Site Map
- City of Portland PAC calculations
- Detention Calculation



1 C2.3 SITE UTILITY PLAN
1" = 20'

0 10 20 40 80

GRADING NOTES

1. ROUGH GRADING: BRING ALL FINISH GRADES TO APPROXIMATE LEVELS INDICATED. WHERE GRADES ARE NOT OTHERWISE INDICATED, FINISH GRADES ARE TO BE THE SAME AS ADJACENT SIDEWALKS, CURBS, OR THE OBVIOUS GRADE OF ADJACENT STRUCTURE. GRADE TO UNIFORM LEVELS OR SLOPES BETWEEN POINTS WHERE GRADES ARE GIVEN. ROUND OFF SURFACES, AVOID ABRUPT CHANGES IN LEVELS. ROUGH GRADE TO ALLOW FOR DEPTH OF CONCRETE SLABS, WALKS AND THEIR BASE COURSES. GRADE FOR PAVED DRIVES AND PAVED PARKING AREAS AS INDICATED AND SPECIFIED HEREIN, AND PROVIDE FOR SURFACE DRAINAGE AS SHOWN, ALLOWING FOR THICKNESS OF SURFACING MATERIAL.
   FINISH GRADING: AT COMPLETION OF JOB AND AFTER BACKFILLING BY OTHER CRAFTS HAS BEEN COMPLETED, REFILL AND COMPACT AREAS WHICH HAVE SETTLED OR ERODED TO BRING TO FINAL GRADES.
   GRADING TOLERANCES:
   ROUGH GRADE AT PAVED OR LANDSCAPED AREAS: ±0.1 FT.
   FINISH GRADE PRIOR TO PLACING FINAL SURFACING: ±0.03 FT.
2. EXCAVATION: EXCAVATE FOR SLABS, PAVING, AND OTHER IMPROVEMENTS TO SIZES AND LEVELS SHOWN OR REQUIRED. ALLOW FOR FORM CLEARANCE AND FOR PROPER COMPACTION OF REQUIRED BACKFILLING MATERIAL.
   EXCAVATOR(S) MUST COMPLY WITH O.R.S. 757.541 THROUGH 757.571; EXCAVATOR(S) SHALL NOTIFY ALL UTILITY COMPANIES FOR LINE LOCATIONS 72 HOURS (MINIMUM) PRIOR TO START OF WORK. DAMAGE TO UTILITIES SHALL BE CORRECTED AT THE CONTRACTOR'S EXPENSE.
3. EFFECTIVE EROSION PREVENTION AND SEDIMENT CONTROL IS REQUIRED. EROSION CONTROL DEVICES MUST BE INSTALLED AND MAINTAINED MEETING THE ??????????????? REQUIREMENTS. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE EROSION CONTROL.
4. EFFECTIVE DRAINAGE CONTROL IS REQUIRED. DRAINAGE SHALL BE CONTROLLED WITHIN THE WORK SITE AND SHALL BE SO ROUTED THAT ADJACENT PRIVATE PROPERTY, PUBLIC PROPERTY, AND THE RECEIVING SYSTEM ARE NOT ADVERSELY IMPACTED. THE GOVERNING JURISDICTION MAY, AT ANY TIME, ORDER CORRECTIVE ACTION AND STOPPAGE OF WORK TO ACCOMPLISH EFFECTIVE DRAINAGE CONTROL.
5. SITE TOPSOIL SHALL BE STOCKPILED DURING CONSTRUCTION AND USED FOR LANDSCAPING.
6. THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS BASED ON A SURVEY BY NW SURVEYING, INC., AND IS SHOWN FOR REFERENCE ONLY. CONTRACTOR TO VERIFY ALL EXISTING CONDITIONS WITH HIS OWN RESOURCES PRIOR TO START OF ANY CONSTRUCTION.
7. CONTRACTOR TO COORDINATE GRADES AT ENTRANCE WITH ARCHITECTURAL PLANS PRIOR TO CONSTRUCTION.
8. 2% MAXIMUM SLOPE AT ALL ADA-COMPLIANT PARKING SPACES AND LOADING ZONES.
9. 5% MAX SLOPE (EXCLUDING RAMPS) AT PEDESTRIAN SIDEWALK CONNECTIONS BETWEEN PUBLIC R.O.W. AND BUILDING ENTRANCES.
10. WHERE SLOPES ARE STEEPER THAN 3:1, CONTRACTOR SHALL INSTALL JUTE MATTING. SLOPE SHALL BE PREPARED TO ENSURE COMPLETE AND DIRECT CONTACT OF MATTING WITH SOIL. FOLLOW MANUFACTURER'S RECOMMENDATIONS.

LEGEND

- 196 EXISTING 1-FT CONTOUR
- 200 EXISTING 5-FT CONTOUR
- 199 PROPOSED 1-FT CONTOUR
- 200 PROPOSED 5-FT CONTOUR
- STORM PIPE
- CATCH BASIN WITH INLET PROTECTION
- FIRE HYDRANT
- WATER METER
- DDCV
- FDC

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WEST LINN POLICE DEPARTMENT
1800 6TH AVENUE
WEST LINN, OR 97068

REVISIONS:

NO.	DESCRIPTION	REVISION DELTA	CLOSING DATE
REVISED SHEET			

SHEET TITLE:
SITE UTILITY PLAN

DRAWN BY:
CHECKED BY:
SHEET
C2.3

JOB NO. 2120180.00

LAND-USE: 11/09/2012

Presumptive Approach Calculator ver. 1.2

Catchment Data

Catchment ID: A

Project Name: West Linn
Project Address:

Date: 02/01/10
Permit Number: 0

Run Time 11/8/2012 1:47:03 PM

Designer: rlf
Company: Group Mackenzie

Drainage Catchment Information

Catchment ID	A	
	Catchment Area	
Impervious Area	21,341	SF
Impervious Area	0.49	ac
Impervious Area Curve Number, CN_{imp}	98	
Time of Concentration, Tc, minutes	5	min.

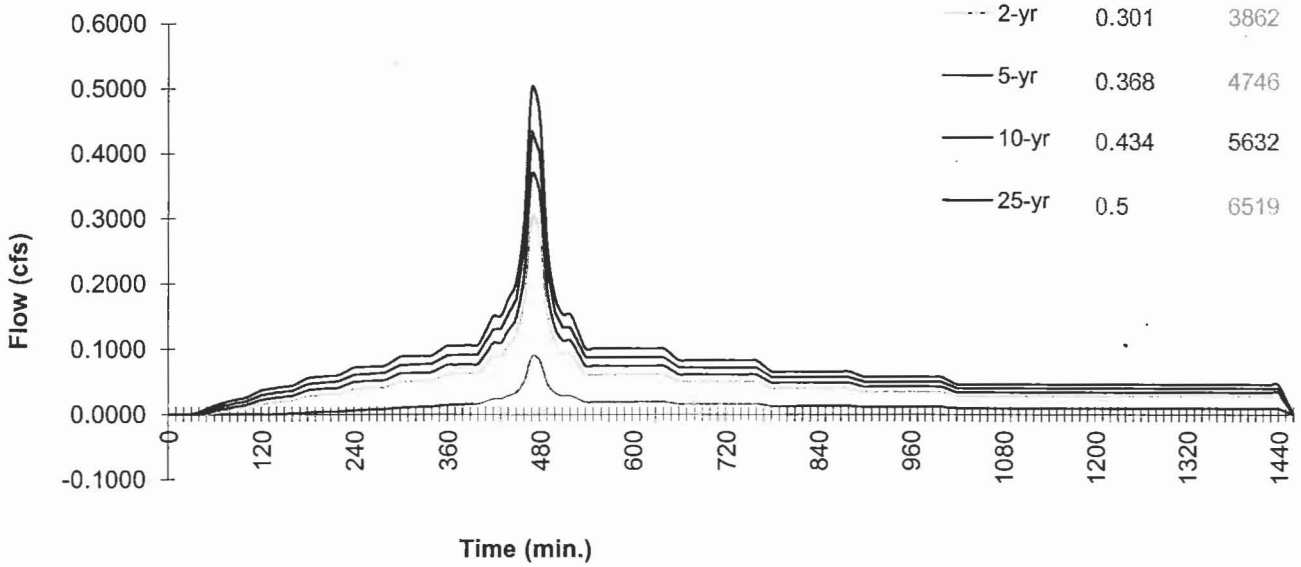
Site Soils & Infiltration Testing Data

Infiltration Testing Procedure:	Open Pit Falling Head	
Native Soil Field Tested Infiltration Rate (I_{test}):	1	in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes	
Correction Factor Component		
CF_{test} (ranges from 1 to 3)	2	
Design Infiltration Rates		
I_{dsgn} for Native (I_{test} / CF_{test}):	0.50	in/hr
I_{dsgn} for Imported Growing Medium:	2.00	in/hr

Execute SBUH Calculations

SBUH Results

	Peak Rate (cfs)	Volume (cf)
PR	0.088	1115
2-yr	0.301	3862
5-yr	0.368	4746
10-yr	0.434	5632
25-yr	0.5	6519



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Presumptive Approach Calculator ver. 1.2

Catchment ID: A

Run Time 11/8/2012 1:47:03 PM

Project Name: West Linn **Catchment ID:** A **Date:** 2/1/2010

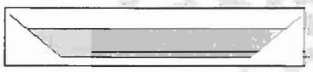
Instructions:
1. Identify which Stormwater Hierarchy Category the facility
2. Select Facility Type
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 3

Goal Summary:

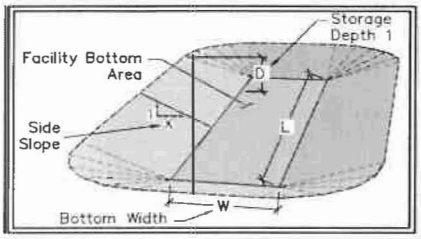
Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
3	Off-site flow to drainageway, river, or storm-only pipe system.	PASS	N/A

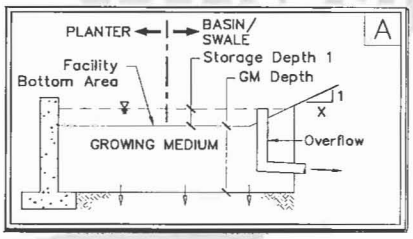
Facility Type = Basin



Facility Shape: Rectangle/Square

Facility Configuration: A





Calculation Guide
Max. Rock Stor. Bottom Area
803 SF

DATA FOR ABOVE GRADE STORAGE COMPONENT

Facility Bottom Area = 302 sf
Bottom Width = 4.0 ft
Facility Side Slope = 3 to 1
Storage Depth 1 = 12 in
Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 553 cf
Infiltration Area at 75% Depth1 = 677 SF
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.031 cfs

BELOW GRADE STORAGE

Rock Storage Bottom Area = 677 sf
Rock Storage Depth = 0 in

Rock Storage Capacity = 0 cf

Native Design Infiltration Rate = 0.50 in/hr
Infiltration Capacity = 0.008 cfs **Native Infiltration Rate Used in PA**

RESULTS

Pollution Reduction	Overflow Volume		
PASS	0 CF	96% Surf. Cap. Used	Run PAC

Auto Run

Output File

	2-yr	5-yr	10-yr	25-yr
Peak cfs	0.293	0.360	0.427	0.493

FACILITY FACTS

Total Facility Area Including Freeboard = #VALUE!
Sizing Ratio (Total Facility Area / Catchment Area) = #VALUE!

Presumptive Approach Calculator ver. 1.2

Catchment Data

Catchment ID: B

Project Name: West Linn
Project Address:
Designer: rlf
Company: Group Mackenzie

Date: 02/01/10
Permit Number: 0

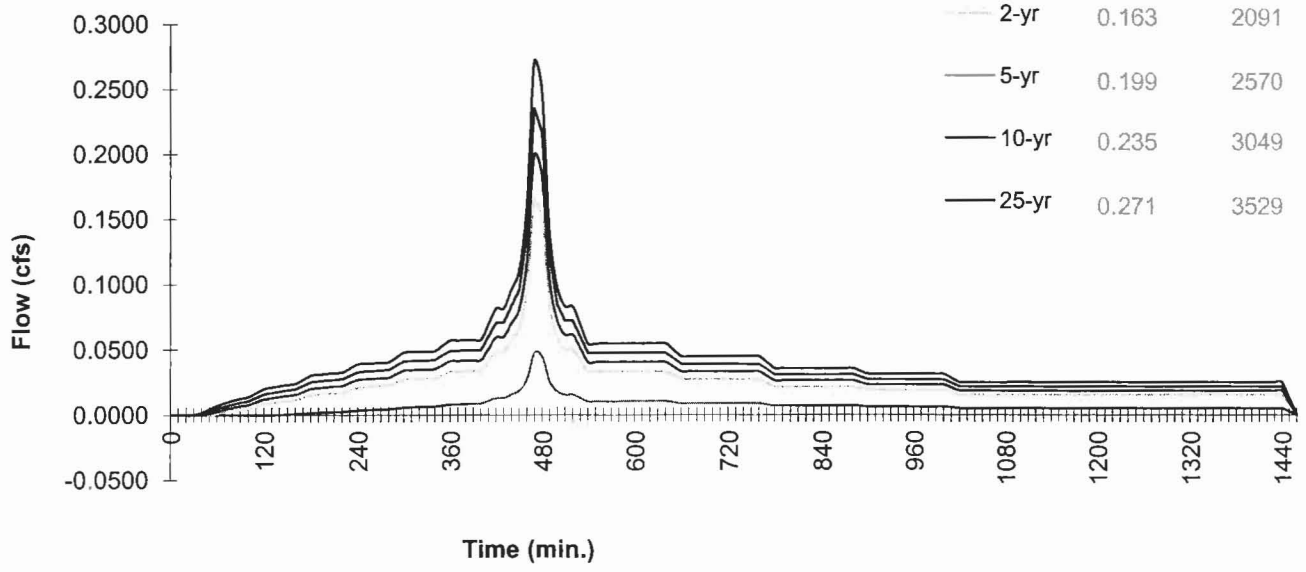
Run Time 11/8/2012 1:56:28 PM

Drainage Catchment Information		
Catchment ID	B	
	Catchment Area	
Impervious Area	11,554	SF
Impervious Area	0.27	ac
Impervious Area Curve Number, CN_{imp}	98	
Time of Concentration, Tc, minutes	5	min.
Site Soils & Infiltration Testing Data		
Infiltration Testing Procedure:	Open Pit Falling Head	
Native Soil Field Tested Infiltration Rate (I_{test}):	1	in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes	
Correction Factor Component		
CF_{test} (ranges from 1 to 3)	2	
Design Infiltration Rates		
I_{dsgn} for Native (I_{test} / CF_{test}):	0.50	in/hr
I_{dsgn} for Imported Growing Medium:	2.00	in/hr

Execute SBUH Calculations

SBUH Results

	Peak Rate (cfs)	Volume (cf)
PR	0.048	604
2-yr	0.163	2091
5-yr	0.199	2570
10-yr	0.235	3049
25-yr	0.271	3529



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Presumptive Approach Calculator ver. 1.2

Catchment ID: B

Run Time 11/8/2012 1:56:28 PM

Project Name: West Linn **Catchment ID:** B **Date:** 2/1/2010

Instructions:

1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 3

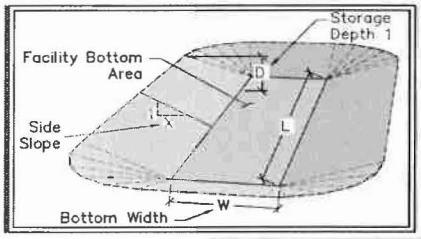
Goal Summary:

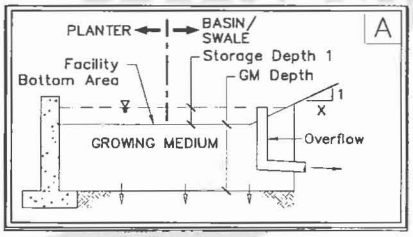
Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
3	Off-site flow to drainageway, river, or storm-only pipe system.	PASS	N/A

Facility Type = Basin

Facility Shape: Rectangle/Square

Facility Configuration: A





Calculation Guide
Max. Rock Stor. Bottom Area
494 SF

DATA FOR ABOVE GRADE STORAGE COMPONENT

Facility Bottom Area = 200 sf
Bottom Width = 5.0 ft
Facility Side Slope = 3 to 1
Storage Depth 1 = 12 in
Growing Medium Depth = 18 in
Freeboard Depth = N/A in

Surface Capacity at Depth 1 = 347 cf
Infiltration Area at 75% Depth1 = 420 SF
GM Design Infiltration Rate = 2.00 in/hr
Infiltration Capacity = 0.019 cfs

BELOW GRADE STORAGE

Rock Storage Bottom Area = 420 sf
Rock Storage Depth = 0 in

Rock Storage Capacity = 0 cf

Native Design Infiltration Rate = 0.50 in/hr
Infiltration Capacity = 0.005 cfs **Native Infiltration Rate Used in PA**

RESULTS

Pollution Reduction: **PASS** | Overflow Volume: 0 CF | 70% Surf. Cap. Used | Run PAC

Auto Run

Output File

	2-yr	5-yr	10-yr	25-yr
Peak cfs	0.158	0.194	0.230	0.266

FACILITY FACTS

Total Facility Area Including Freeboard = #VALUE!
Sizing Ratio (Total Facility Area / Catchment Area) = #VALUE!

Presumptive Approach Calculator ver. 1.2

Catchment ID: C

Run Time 11/8/2012 2:18:09 PM

Project Name: West Linn **Catchment ID:** C **Date:** 2/1/2010

Instructions:

1. Identify which Stormwater Hierarchy Category the facility.
2. Select Facility Type.
3. Identify facility shape of surface facility to more accurately estimate surface volume, except for Swales and sloped planters that use the PAC Sloped Facility Worksheet to enter data.
4. Select type of facility configuration.
5. Complete data entry for all highlighted cells.

Catchment facility will meet Hierarchy Category: 3

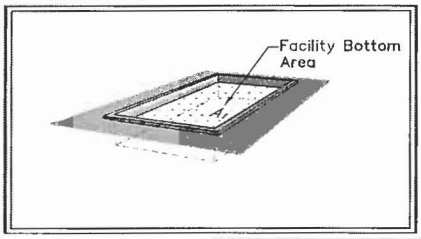
Goal Summary:

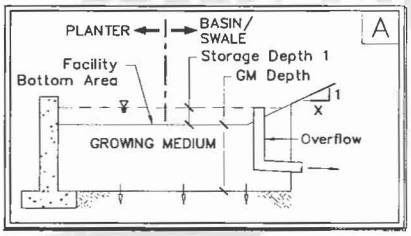
Hierarchy Category	SWMM Requirement	RESULTS box below needs to display...	
		Pollution Reduction as a	10-yr (aka disposal) as a
3	Off-site flow to drainageway, river, or storm-only pipe system.	PASS	N/A

Facility Type = Planter (Flat)

Facility Shape: Rectangle/Square

Facility Configuration: A





Calculation Guide
Max. Rock Stor. Bottom Area
2,147 SF

DATA FOR ABOVE GRADE STORAGE COMPONENT

Facility Bottom Area =	2,147	sf
Bottom Width =	116.0	ft
Facility Side Slope =	0	to 1
Storage Depth 1 =	6	in
Growing Medium Depth =	18	in
Freeboard Depth =	N/A	in
Surface Capacity at Depth 1 =	1,074	cf
GM Design Infiltration Rate =	2.00	in/hr
Infiltration Capacity =	0.099	cfs

BELOW GRADE STORAGE

Rock Storage Bottom Area =	2,147	sf
Rock Storage Depth =	0	in
Rock Storage Capacity =	0	cf
Native Design Infiltration Rate =	0.50	in/hr
Infiltration Capacity =	0.025	cfs

Native Infiltration Rate Used in PA

RESULTS

Pollution Reduction: **PASS** | Overflow Volume: 0 CF | 5% Surf. Cap. Used | Run PAC | Auto Run

Output File

	2-yr	5-yr	10-yr	25-yr
Peak cfs	0.000	0.030	0.139	0.342

FACILITY FACTS

Total Facility Area Including Freeboard = **2,147 SF**

Sizing Ratio (Total Facility Area / Catchment Area) = **0.137**

Presumptive Approach Calculator ver. 1.2

Catchment Data

Catchment ID: C

Project Name: West Linn
Project Address:

Date: 02/01/10
Permit Number: 0

Run Time 11/8/2012 2:18:09 PM

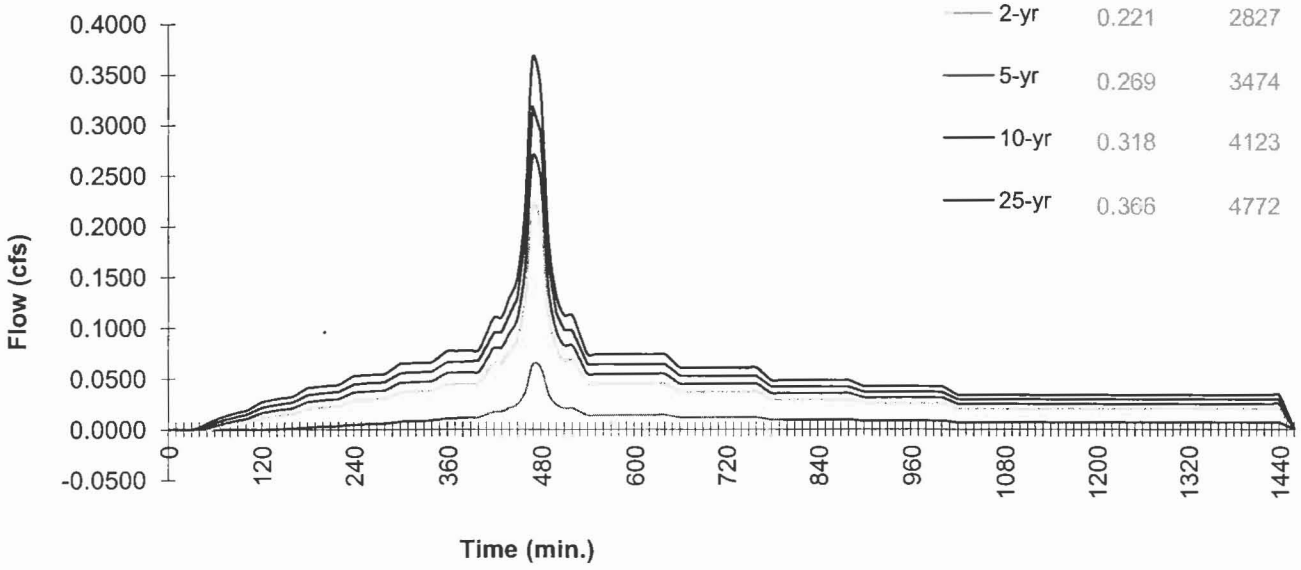
Designer: rlf
Company: Group Mackenzie

Drainage Catchment Information		
Catchment ID	C	
	Catchment Area	
Impervious Area	15,623	SF
Impervious Area	0.36	ac
Impervious Area Curve Number, CN_{imp}	98	
Time of Concentration, Tc, minutes	5	min.
Site Soils & Infiltration Testing Data		
Infiltration Testing Procedure:	Open Pit Falling Head	
Native Soil Field Tested Infiltration Rate (I_{test}):	1	in/hr
Bottom of Facility Meets Required Separation From High Groundwater Per BES SWMM Section 1.4:	Yes	
Correction Factor Component		
CF_{test} (ranges from 1 to 3)	2	
Design Infiltration Rates		
I_{dsgn} for Native (I_{test} / CF_{test}):	0.50	in/hr
I_{dsgn} for Imported Growing Medium:	2.00	in/hr

Execute SBUH Calculations

SBUH Results

	Peak Rate (cfs)	Volume (cf)
PR	0.064	816
2-yr	0.221	2827
5-yr	0.269	3474
10-yr	0.318	4123
25-yr	0.366	4772



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Detention Facilities for West Linn Police Facility

Prepared November 9, 2012

Project Number: 2120180.00

Running H:\\Projects\\212018000\\CALCS\\FACILITY Report.pgm on Friday, November 09, 2012

Summary Report of all Detention Pond Data

Event	Precip (in)
other	2.1000
2 year	2.4000
5 year	2.9000
10 year	3.4000
25 year	3.9000
100 year	4.4000

LSTEND

BasinID	Event	Peak Q (cfs)	Peak T (hrs)	Peak Vol (ac-cf)	Area (ac)	Method/Loss	Raintype
EXISTING	2 year	0.4522	8.08	0.1697	1.57	SCS/SCS	TYPE1A
DEVELOPED	2 year	0.6971	8.01	0.2251	1.57	SCS/SCS	TYPE1A
EXISTING	10 year	0.8028	8.08	0.2852	1.57	SCS/SCS	TYPE1A
DEVELOPED	10 year	1.0827	8.01	0.3515	1.57	SCS/SCS	TYPE1A
EXISTING	25 year	0.9846	8.08	0.3453	1.57	SCS/SCS	TYPE1A
DEVELOPED	25 year	1.2747	8.01	0.4155	1.57	SCS/SCS	TYPE1A

Record Id: EXISTING

Design Method	SCS	**Rainfall type**	TYPE1A
Hyd Intv	10.00 min	**Peaking Factor**	484.00
		Abstraction Coeff	0.20
Pervious Area (AMC 2)	1.57 ac	**DCIA**	0.00 ac
Pervious CN	88.00	**DC CN**	0.00
Pervious TC	20.00 min	**DC TC**	0.00 min

Pervious CN Calc

Description	SubArea	Sub cn
Existing grass field	1.57 ac	88.00
Pervious Composited CN (AMC 2)		88.00

Pervious TC Calc

Type	Description	Length	Slope	Coeff	Misc	TT
Fixed						20.00 min
Pervious TC						20.00 min

Record Id: DEVELOPED

Design Method	SCS	**Rainfall type**	TYPE1A
Hyd Intv	10.00 min	**Peaking Factor**	484.00
		Abstraction Coeff	0.20
Pervious Area (AMC 2)	1.57 ac	**DCIA**	0.00 ac
Pervious CN	93.50	**DC CN**	0.00
Pervious TC	5.00 min	**DC TC**	0.00 min

Pervious CN Calc

Description	SubArea	Sub cn
DEVELOPED	1.57 ac	93.50
Pervious Composited CN (AMC 2)		93.50

Pervious TC Calc

Type	Description	Length	Slope	Coeff	Misc	TT
Fixed						5.00 min
Pervious TC						5.00 min

LPOOLCOMPUTE [FACILITY] SUMMARY using Puls

Start of live storage: 172.0000 ft

Event	Match Q (cfs)	Peak Q (cfs)	Peak Stg (ft)	Vol (cf)	Vol (acft)	Time to Empty
2 year	0.4522	0.4516	173.4457	409.72	0.0094	24.33
10 year	0.8028	0.5294	173.9862	1060.45	0.0243	24.33
25 year	0.9846	0.5701	174.3028	1517.01	0.0348	24.33

HYDLIST SUMMARY
[2 year out] [10 year out] [25 year out]
LSTEND

HydID	Peak Q (cfs)	Peak T (hrs)	Peak Vol (ac-ft)	Cont Area (ac)
2 year out	0.4516	8.17	0.2253	1.5700
10 year out	0.5294	8.50	0.3516	1.5700
25 year out	0.5701	8.50	0.4164	1.5700

STORLIST
[POND]
LSTEND

Record Id: POND

Descrip:	Prototype Record	Increment	0.10 ft
Start El.	173.0000 ft	Max El.	175.0000 ft

Stage Area	
Stage (ft)	**Area (sf)**
173.00	788.0000
174.00	1370.0000
175.00	1873.0000

DISCHLIST
[orifice]
LSTEND

Record Id: orifice

Descrip:	Prototype Structure	Increment	0.10 ft
Start El.	172.0000 ft	Max El.	176.0000 ft
Orif Coeff	0.62	Lowest Orif El.	172.00
Lowest Diam	3.7207 in	Dist to next	0.0000 ft