



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 <i>TOM Soppe</i>	PROJECT NO(S). <i>CU-13-01, DR-13-04</i>	
NON-REFUNDABLE FEE(S) <i>2300-</i>	REFUNDABLE DEPOSIT(S) <i>4500-</i>	TOTAL <i>6800-</i>

### Type of Review (Please check all that apply):

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

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: <i>22220 Salamo Road</i> <i>West Linn, OR 97068</i>	Assessor's Map No.: <i>21 E 2G1</i>
	Tax Lot(s): <i>0900</i>
	Total Land Area: <i>6.2 Acres</i>

Brief Description of Proposal: *After-school no school and early release day youth center for the general public. Space for church related activities, particularly for youth on Sunday.*

Applicant Name: <i>Willamette Christian Church</i>	Phone: <i>503-656-2328</i>
Address: <i>3153 Brandywine Dr.</i>	Email: <i>sal@willamettechurch.com</i>
City State Zip: <i>West Linn, OR 97068</i>	

Owner Name (required): <i>ROSC Oregon, LLC</i>	Phone: <i>353-677-0700</i>
Address: <i>8905 Towne Center Dr., Suite 100</i>	Email: <i>rschoebel@rosco.net</i>
City State Zip: <i>San Diego, CA 92122</i>	

Consultant Name: (please print)	Phone:
Address:	Email:
City State Zip:	

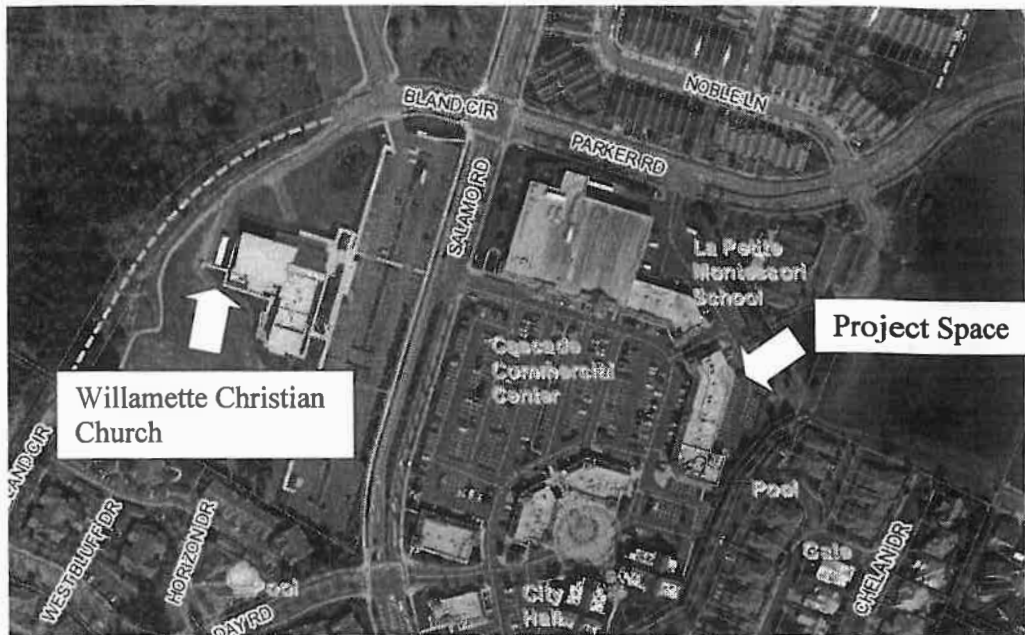
1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the 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/We 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.

<i>DALE R GIBSON</i>	<i>6/20/13</i>	<i>Richard K. Schoebel</i>	<i>7/1/13</i>
Applicant's signature	Date	Owner's signature (required)	Date

Richard K. Schoebel  
Chief Operating Officer



### Process

Conditional Use and Class I Design Review approvals are required. This will be a Planning Commission decision due to the required Conditional Use approval.



Date: June 20, 2013

To: Tom Soppe  
Associate Planner

From: Dale Gibson  
Willamette Christian Church  
Business Pastor

Subject: Conditional Use Permit to allow continued use of Cascade Summit Shopping Center space for a community center for youth

Here is the information I believe you require for the Conditional Use Permit. Please let me know if you need any other information.

### **Background**

In the spring of 2012 Willamette Christian Church (WCC) was looking for temporary space to host its Sunday Middle School program while we define building growth plans. At this same time, we met with representatives from the City of West Linn, ROIC Leasing Company, businesses of the Cascade Summit Shopping Center, West Linn/Wilsonville School District and the community to discuss providing a space for middle school aged youth to hang out. The intent was to provide a safe and welcoming space where youth would want to spend time, and to redirect them out of the parking lots and away from the storefronts where patrons were trying to enter.

### **Results of Meetings**

All parties were excited by the possibility of having a youth space in West Linn. As you will see from the attached documentation, ROIC was, and continues to be, in full support of this type of use for the space. The City representatives also expressed their support as is shown by the agreement from Chris Jordan to waive the required planning application fees. City council members, the West Linn/Wilsonville School District, Cascade Summit, and surrounding businesses and community members also expressed their support, resulting in WCC being issued a temporary use permit.

### **Conditional Use Request**

After one year of operation under a temporary use permit, we are now applying for a conditional use permit. During the week, the space will continue to host the secular community afterschool center for middle schoolers run by the YMCA of Columbia-Willamette, with whom WCC signed an operating agreement in September of 2012. WCC uses the space for its own middle school program on Sundays, and for other meetings during the week outside of the hours of the YMCA's afterschool program.

### **Building Requirements**

Upgrades to the space were required to comply with building code requirements for the proposed use. We added two ADA-compliant restrooms for men and women. We also recognize the noise that teenagers can make, and added extra soundproofing to the wall between this space and the one adjacent to it. After a year of operations, noise has not been a problem for neighboring tenants.

### **Parking Requirements**

There is no need for additional parking since middle school youth do not drive. Instead, they are dropped off or walk. Because of the proximity to Rosemont Ridge Middle School, most youth walk to the afterschool center.

### **Normal Hours of Operation**

#### **Community:**

Normal school days from after school until 6:00 pm

No-school days and early release days potentially from 1:00 pm – 6:00 pm

#### **Willamette Christian Church programs:**

Possible midweek use from 6:00 pm – 10:00 pm

Sunday possible use between the hours of 9:00 am – 9:00 pm

### **Number of Youth**

For community programs, the YMCA reports attendance between 20-50 youth.

For Willamette Christian Church youth programs we have up to 120 youth.

### **Food**

Snacks are available at the afterschool center, through donations and purchases from local merchants. We will not be preparing food on site.

**WCC Conditional Use Application 6/22/13**  
**60.070(A) Approval Standards and Conditions**

**1. Size site and dimensions:**

- a. The area of 3400 square feet is adequate for group meetings of up to 200 people.
- b. There was no change to the exterior of the building.

**2. Site suitable for proposed use:**

The interior of the site has been transformed into an inviting and appealing site for students to enjoy as a safe and comfortable place to hang out after school.

**3. Facility consistent with overall needs of the community:**

The site and youth program were developed in response to a community need arising from a meeting with representatives of the City of West Linn, ROIC Leasing Company, West Linn/Wilsonville School District, business owners in the shopping center and other community leaders to address the problem of middle school age students hanging out in the Cascade Summit Parking Lot and local businesses. The church also uses the space on Sunday for its middle school youth program.

**4. Adequate public facilities to provide service to the property:**

Water, Sewage and Electricity are all connected and adequate.

**5. Applicable requirements of the zone are met:**

The use of the space is very comparable with other retail space and other similar businesses such as people dropping in to use the Anytime Fitness center or attend Twe Kwon Do classes.

**6. Supplementary requirements set forth in Chapters 52 to 55**

Two criteria from the Pre Application Conference:

55.090 B There are adequate public facilities that are hooked up to the property

55:100 D 3&4, When we designed and built the property extra soundproofing was added between the walls of the only adjoining tenant. In a year of operation there have been no complaints about noise from Young's Jewelers the adjoining tenant or anyone else. At the Savanna Oaks meeting one resident had questions about potential noise from students planning basketball outside during the summer. Since the afterschool program is not operating in the summer his concern was resolved.

**7. Complies with the applicable policies of the Comprehensive Plan:**

Having an inviting, safe afterschool place where middle school students enjoy hanging out adds to the quality of life and livability of West Linn. This project fosters a collaboration with the school district for the good of the students. As part of the West Linn community WCC seeks a positive involvement in the civic life of our community.



June 20, 2013

To: City of West Linn

Re: Questions regarding The Summit, at 22220 Salamo Rd.

In the summer of 2012, Willamette Christian Church constructed a youth hangout space in the Cascade Summit Shopping Center where Healthy Pet was previously located. We have been operating under a temporary use permit since the opening of the space, and are now seeking a conditional use permit. This space serves a dual purpose, both as a great venue for our weekend youth services, and as a safe, fun gathering place for middle school-aged youth after school. This afterschool center, run by a part-time center director employed by the YMCA of Columbia-Willamette, typically operates from 4-6pm on school days and has helped to mitigate some of the problems that occurred in the shopping center prior to its opening.

The afterschool center has given West Linn youth a space to hang out with friends where they feel welcome and where there is a sense of safety and security, but not one of overwhelming supervision. It is a warm, hospitable place where activities are not forced, staffed by caring individuals who truly enjoy being with middle school-aged kids.

The youth we were most trying to reach by opening this center are those who were hanging out in the Cascade Summit Shopping Center after school. Many now come to the afterschool center rather than going home to an empty house, while others are dropping by the center to grab a snack and talk to their friends before walking home. Regardless of their reason for not going directly home at the end of the school day, they were hanging out in a parking lot before the opening of the afterschool center because there was not a more appropriate venue for them. This school year, up to 50 kids a day have spent time at The Summit rather than standing in a parking lot.

## **WHO THE CENTER SERVES**

- West Linn middle schoolers
- Middle school parents (those who encourage their students to attend the center when they would otherwise be home alone after school)
- West Linn high schoolers who volunteer in return for community service hours
- Patrons of the Cascade Summit Shopping Center who faced the crowds of youth who hung out throughout the shopping center after school before and occasionally engaged in risky behavior such as skateboarding off sidewalks in front of cars

- The citizens of West Linn who avoided shopping at the Cascade Summit Shopping Center at the end of the school day because of the crowds of youth
- The shopping center merchants who experienced a decrease in misdemeanor mischief attributed to large groups of students hanging out without supervision, and possibly an increase in revenue as patrons who avoided the shopping center after school are returning now that the crowds of students have moved to the youth center.

Please feel free to contact me at 503.522.1162 with any additional questions regarding the use of this space.

Sincerely,

A handwritten signature in cursive script that reads "Sherri Oswald". The signature is written in black ink and is positioned above the printed name.

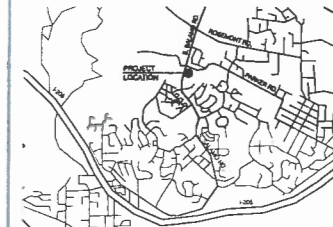
Sherri Oswald

Outreach Director

CONCEPTUAL IMAGE

**ARCHITECT:**  
**ORPHEXBOX ARCHITECTURE, LLC**  
 1200 JOHN ADAMS STREET, SUITE 108  
 OREGON CITY, OREGON 97045  
 P: 503.380.7194  
**CONTACT:**  
 DENISE MITCHELL, AIA, NCARB  
 dmitch@orpheboxpc.com

**CONTACT:**  
JORDAN CHESBROUGH  
jordanchesbrough@willamettechurch.com



## SCALE IN T.S.

[illegible][illegible]

Figure 1 illustrates ten examples of room and sheet symbols, labeled (A) through (J). Each diagram shows a room symbol (circle or diamond) connected by a line to a sheet symbol (circle or diamond). The room symbol contains a letter (A) and a number (1). The sheet symbol contains a letter (A) and a number (1). The diagrams show various orientations and line styles, including solid and dashed lines, and different symbol shapes (circles, diamonds, squares).

(A) ROOM NUMBER  
LETTER

REFERENCE GRID LINES

(B) CELL  
SHEET

BUILDING SECTION

(C) CELL  
SHEET

INTERIOR ELEVATION TAG

(D) CELL  
SHEET

PARTIAL SECTION

(E) ROOM NAME  
DOOR LETTER

CELLING HEIGHT TAG  
(REFERENCED FROM LINE, BEL ON)

(F) ROOM NAME  
DOOR LETTER

ROOM TAG

(G) DETAIL BUBBLE  
CELL  
SHEET

NOTE:  
SEE ASSEMBLY SHEET  
FOR MORE  
INFORMATION

FLOORING/SLAB/ROOF ASSEMBLY TAG

(H) CELL  
SHEET

NOTE:  
SEE ASSEMBLY SHEET  
FOR MORE  
INFORMATION

WALL ASSEMBLY TAG

(I) DETAIL REFERENCE TAG

(J) WALL ASSEMBLY TAG

<u>GENERAL</u>	
CE	COVER SHEET
D0.10	CODE SUMMARY
D0.20	ADD AND MOUNTING HEIGHT DETAILS
<u>ARCHITECTURE</u>	
D1.10	DEMOLITION PLAN
A1.10	FLOOR PLAN
A2.10	FRONT PLAN
A3.10	REFLECTED CEILING PLAN
A4.10	SECTION AND INTERIOR ELEVATIONS
A5.10	INTERIOR DETAILS
<u>STRUCTURE</u>	
S1.10	FRAMING PLAN
<u>MECHANICAL, ELECTRICAL AND PLUMBING</u>	
MECH DESIGN	

THIS PROJECT CONSISTS OF THE INTERIOR RENOVATION OF ONE 3,000SF COMMERCIAL SPACE IN THE CASCADE BLANSET SHOPPING CENTER. DEMOLITION WILL INCLUDE THE CEILING GRID, LIGHTING, ONE EXISTING RESTROOM AND CLOSET. NEW WORK SHALL INCLUDE BUT NOT LIMITED TO NEW RESTROOMS, A MEZZANINE WITH STORAGE BELOW NEW LIGHTING AND ACOUSTICAL IMPROVEMENTS TO THE DOWNSING WALL. NO EXTERIOR ALTERATIONS ARE INCLUDED IN THIS WORK.

NOT FOR  
CONSTRUCTION

## WEST LINN YOUTH CENTER

10000 SALMON ROAD | WEST LANE OREGON 97068

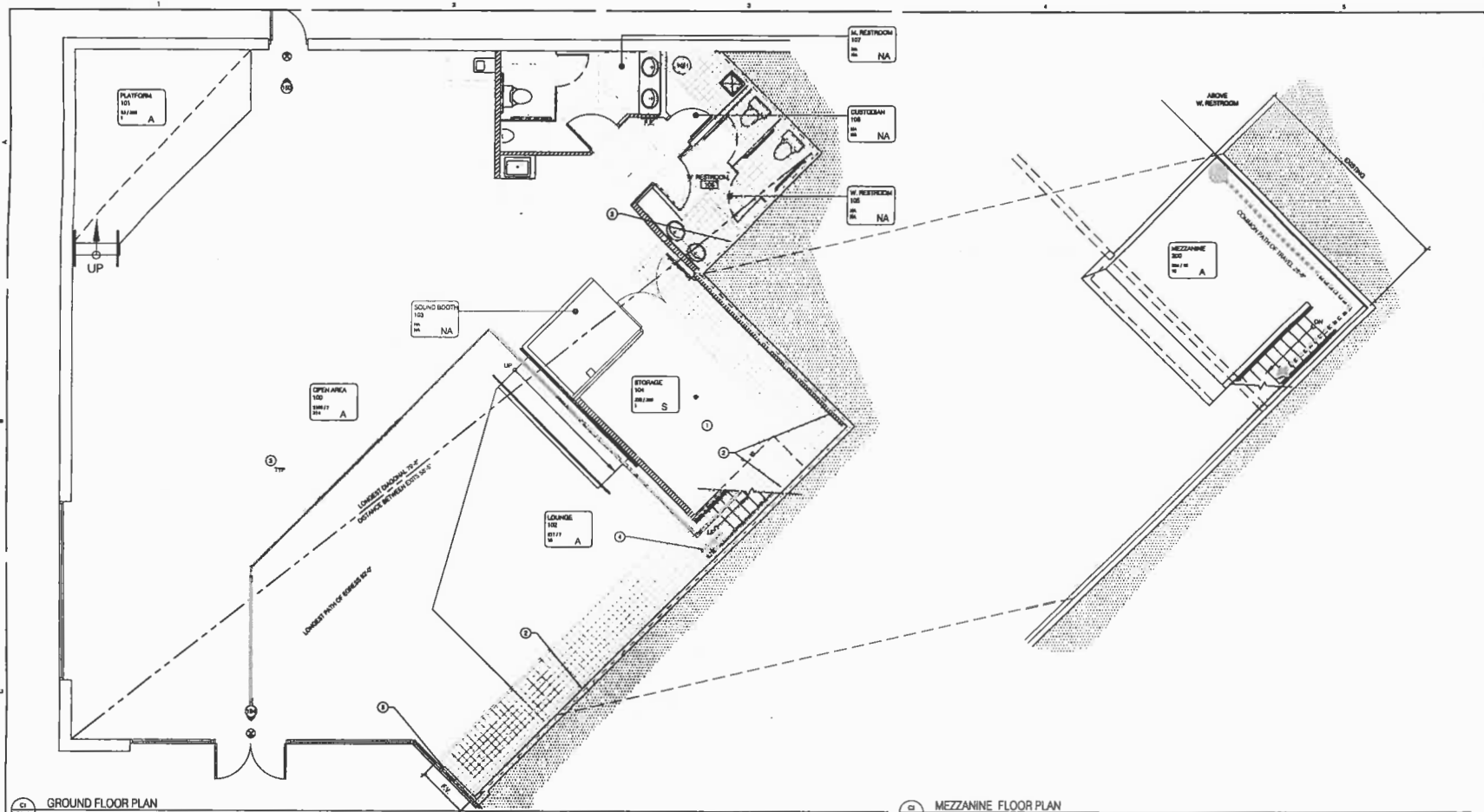
## CONSTRUCTION DOCUMENTS

COVER SHEET

PROJECT NO.	2020-12
DRAWN BY	
DATE:	05-11-2012

CS





**GROUND FLOOR PLAN**  
UP = 10'

**MEZZANINE FLOOR PLAN**  
UP = 10'

ZONING DATA			
EDDING	GENERAL COMMERCIAL, GC		
MAP NUMBER (LAW)	21000000		
LOT 100	100 AC		
RECORDS	PROJECT: SALAM ROAD PARKER ROAD	FEET	EXISTING
PARKING	MINIMUM REQ	HANDICAP REQ	PROVIDED
DATE SPACES	NA	NA	EXISTING
STANDARD STALLS	(1) PER 200 SF (2) PER 100 SF	NA	17 STALLS EXIST.
ACCESSIBLE STALLS	(1) PER 100 STALLS	NA	1 STALL
BUILDING DATA			
PROJECT NAME	WEST LINN YOUTH CENTER		
ADDRESS	20000 SALAM ROAD WEST LINN, OREGON 97146		
CODE	2010 OREGON STRUCTURAL SPECIALTY CODE		
OCCUPANCY	A-2, WITH ACCESSORY S		
DESCRIPTION	RENTAL IMPROVEMENT OF AN EXISTING B OCCUPANCY CHANGE TO AM A-2 OCCUPANCY		

BUILDING DATA (CONTINUED)			
OCCUPANCY	SECTION 302	A	
CONSTRUCTION	CHAPTER 8	TYPE V	A
SPRINKLER	CHAPTER 8	SECTION 303.1	100% 100%
ALLOWABLE HEIGHT	TABLE 803	2 STORY, 28'-0"	
ACTUAL HEIGHT	BUILDING DATA	BUILDING HEIGHT: 2 STORY, 28'-0"	
BASIC ALLOWABLE AREA	TABLE 803	UNCHANGED	
ALLOWABLE TRAVEL DISTANCE	TABLE 1007.2	200'-0"	
FIRE EXTINGUISHER	TABLE 806.3	WITHIN 75'-0"	
ALLOWANCE PER FLOOR AREA INCREASE	SECTION 808	$A = A + (A \times 1/100) + (A \times 1/100)$	
MULTI-STORY INCREASE	SECTION 808.4	TOTAL ALLOWABLE BUILDING AREA	
MULTI-STORY INCREASE	SECTION 808.4	TOTAL ALLOWABLE BUILDING AREA	

MINIMUM NUMBER OF PLUMBING FIXTURES			
DRINKING FOUNTAINS	ONE PER FLOOR	1 PROVIDED	
ASSEMBLY, 30 SQ FT PER OCCUPANT, PRINCIPAL ASSEMBLY AREA	WATER CLOSETS	MAINTAINED	
TOTAL 2004 SF OCCUPANT LOAD: 88	MALE	FEMALE	MALE
TOTAL REQUIRED: 2	2	2	2
PROVIDED:	2	2	2
PROJECT AREA SUMMARY			
FLOOR	AREA	TOTAL	
1	324	324	324
TOTAL	324	324	324
PROJECT OCCUPANT LOAD SUMMARY			
FLOOR	TOTAL OCC LOAD	MALE	FEMALE
1	340	160	180
TOTAL	340	160	180

CODE ANALYSIS LEGEND	
EXISTING WALL	
NEW WALL TO 8' AFF.	
NEW WALL TO UNDERSIDE OF STRUCTURE	
NEW DOOR	
1 HOUR RATED CEILING MIN. 4' FROM EXISTING WALL, SEE FLOOR CEILING ASSEMBLY 1.	
NOT IN CONTRACT	
WRAP HVAC DUCT WITH SHUNT WALL ASSEMBLY MEETING DA FLEAD. UP BLDG. SEE WALL TYPE B	
EXISTING 1 HOUR BARRIER WALL MEETS UL ASSEMBLY 1/308	
EXISTING ROOF	

- KEY NOTES**
1. SPRINKLER ROOM 104 BELOW MEZZANINE
  2. EXISTING WALL IN COMPLIANCE WITH UL 208 CONSTRUCTION PATCH AND REPAIR PENETRATIONS AT ELECTRICAL OUTLETS
  3. REMOVE SPRINKLER DROPS AND RELOCATE NEAR CEILING, TYP.
  4. WRAP EXISTING HVAC DUCT SERVING ADJACENT SPACE WITH SHUNT ASSEMBLY
  5. RETURN WALL TO NEAREST WALL/DOOR TO COMPLETE FIRE BARRIER
  6. RELOCATE SPRINKLER HEAD GROUP/ADD HEADS AS REQUIRED TO MAINTAIN REQUIRED DISTRIBUTION

CONSTRUCTION DOCUMENTS

FLOOR PLAN

PROJECT NO.: 2009-12

DRAWN BY:

DATE: 05-11-2012

G0.10

Greenbox  
1000 10TH AVENUE STREET, SUITE 100  
DENVER, CO 80202

NOT FOR CONSTRUCTION

WEST LINN YOUTH CENTER

20000 SALAM ROAD / WEST LINN, OREGON 97146



FIGURE 3 (ADVANCED) OBJECT SIZE OF TURNING



DRINKING FOUNTAINS & WATER COOLERS  
FIGURE 77 (ANSI 1037-0303)



### **AS** CLEAR FLOOR SPACE AT WATER CLOSETS



LABORATORY CLEARANCES



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81  
00-00

MANEUVERING CL

FIGURE 25. SAQ-40 2003 OFFICE



MOUNTING HEIGHTS, mm	
GROUP	Min-Max

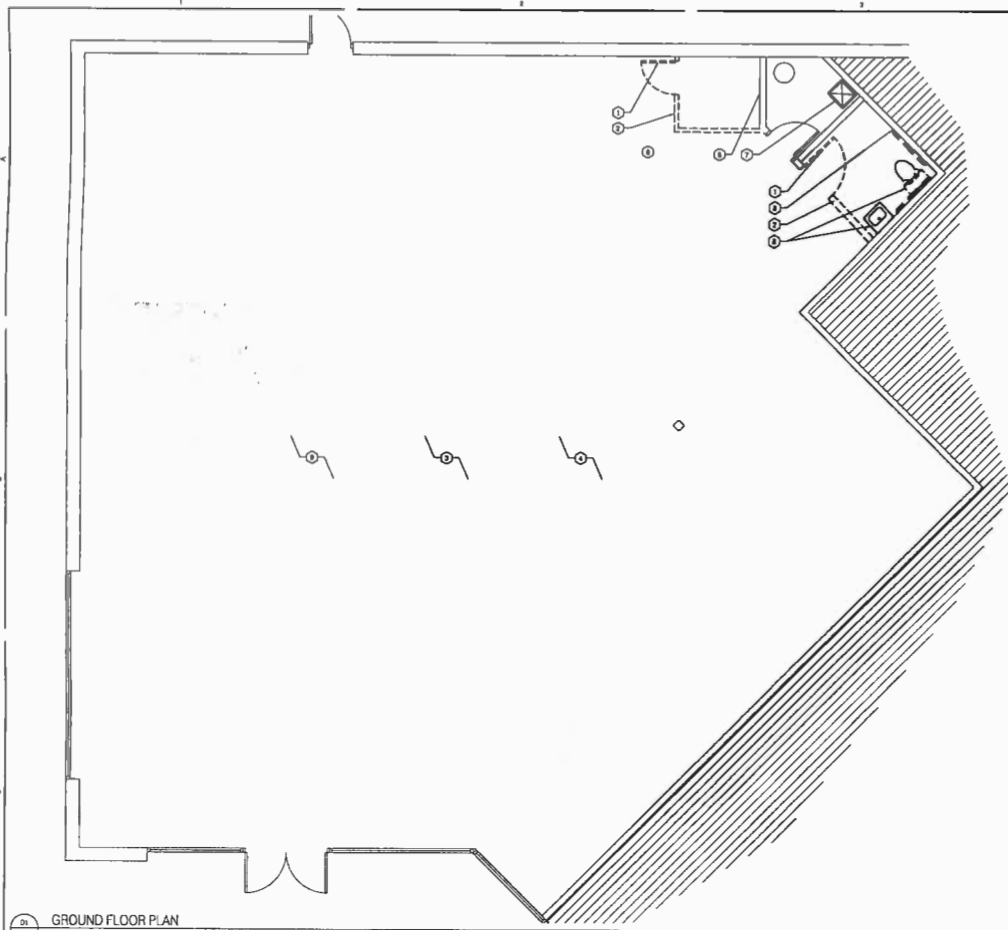
## GRAB BARS AT WATER CLOSETS

84 LAVATORY CLEARANCES



BASE CABINET W/ ADA SINK

G0.20



D1  
D1.10  
GROUND FLOOR PLAN  
1/4" = 1'-0"

#### DEMOLITION NOTES

- COORDINATE EXTENT OF ALL DEMOLITION WORK WITH NEW WORK. CONSULT WITH ARCHITECT UPON DISCOVERY OF SIGNIFICANT DISCREPANCIES.
- PATCH AND REPAIR EXISTING SURFACES THAT REMAIN. MATCHING SUBSTRATE AND FINISHES OF ADJACENT EXISTING SURFACES.
- PROVIDE BRACING AND BRANCHES AS REQUIRED.
- PROTECT ALL ITEMS FROM DAMAGE DURING DEMOLITION.
- OWNER SHALL HAVE RIGHT OF FIRST REFUSAL FOR EQUIPMENT AND MATERIALS REMOVED DURING DEMOLITION AND WILL PROMPTLY REMOVE SELECTED ITEMS. SALVAGEABLE / RECYCLABLE EQUIPMENT AND MATERIALS SHALL BE RECYCLED AT AN OWNER PROVIDED ON-SITE LOCATION FOR FUTURE USE. INCLUDING, ALL OTHER DEMOLISHED MATERIALS ARE TO BE REMOVED DAILY. FEES ASSOCIATED WITH DISPOSAL SHALL BE INCLUDED IN THE CONTRACTOR BASE BID.
- ALL ITEMS NOT RECYCLED OR REUSED SHALL BE RECYCLED TO THE MAXIMUM EXTENT ALLOWED BY LOCAL, STATE, AND FEDERAL REGULATIONS. VERIFY WASTE ITEMS TO BE RECYCLED BY REUSING OR RECYCLING. OWNER AND ARCHITECT RESERVE THE RIGHT TO REUSE.

#### DEMOLITION PLAN KEYNOTES

- REMOVE DOOR.
- REMOVE NON LOAD BEARING WALL.
- REMOVE FLOORING AND JOINTS ISSUE.
- REMOVE DROP CEILING GRID AND LIGHTING.
- REMOVE PLUMBING FIXTURES.
- BAW OUT AS NECESSARY FOR NEW WORK.
- REMOVE FLOOR MOP SINK AND FACET.
- REMOVE WALL FINISH AS REQUIRED TO INSTALL NEW PLUMBING.
- REMOVE AND STONE SPRINKLER HEAD DROPS FOR OWNERS USE.

Greenbox  
LAND AND CONSTRUCTION  
SALMON CITY, OREGON 97147

NOT FOR  
CONSTRUCTION

## WEST LINN YOUTH CENTER

2020 BALDWIN ROAD | WEST LINN, OREGON 97147

CONSTRUCTION DOCUMENTS

#### DEMOLITION PLAN

PROJECT NO.: 2020-10  
DESIGNED BY:  
DATE: 09-11-2020

D1.10

NOT FOR  
CONSTRUCTION

# WEST LINN YOUTH CENTER

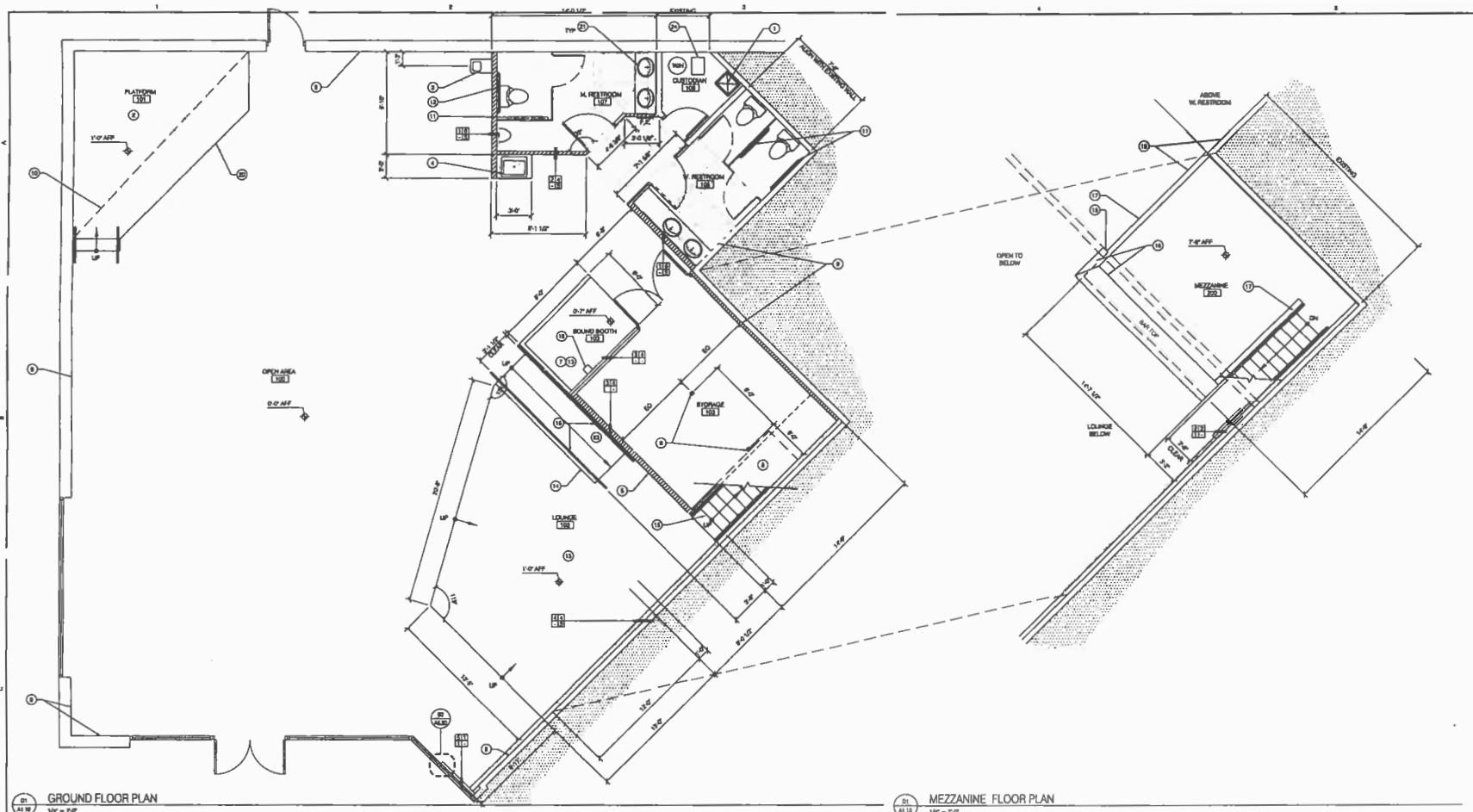
1000 40TH AVENUE STREET | WEST LINN, OREGON 97144

CONSTRUCTION DOCUMENTS

FLOOR PLAN

PROJECT NO.: 3000-12  
DRAWN BY:  
DATE: 06-11-2012

A1.10



## FLOOR PLAN LEGEND

- EXISTING WALL
- NEW DEMISING WALL TO UNDERSIDE OF SHEATHING
- TO BE DEMOLISHED
- NEW WINDOW
- NEW DOOR
- NOT IN CONTRACT

## FLOOR PLAN KEYNOTES

1. NEW MOP BINK TEA-KOP - OR APPROVED EQUAL.
2. RAISED PLATFORM WITH STORAGE BELOW.
3. OPENING FOUNTAIN, SLAY LEMSEF - OR APPROVED EQUAL.
4. LOWER CABINET WITH ADA BINK.
5. ACCENT WALL PROVIDE CLARENCE FOR WALL TREATMENT.
6. POST AND BRANCH PORT BARE.
7. RAISED FLOOR COORDINATE SIZE WITH EQUIPMENT. MAINTAIN MIN. 3'-0\"/>

12. SCRAPES GULLIE AND POLISH EXISTING CONCRETE FLOOR.
13. RAISE 3/4\"/>

20. STORAGE DRAWERS ON CASTERS BETWEEN JOISTS. PROVIDE CABINET LOOK EACH BAY.
21. LABORATORY AMERICA STANDARDS, OXPHOSIL 100 - OR APPROVED EQUAL.

NOT FOR  
CONSTRUCTION

WEST LINN YOUTH CENTER

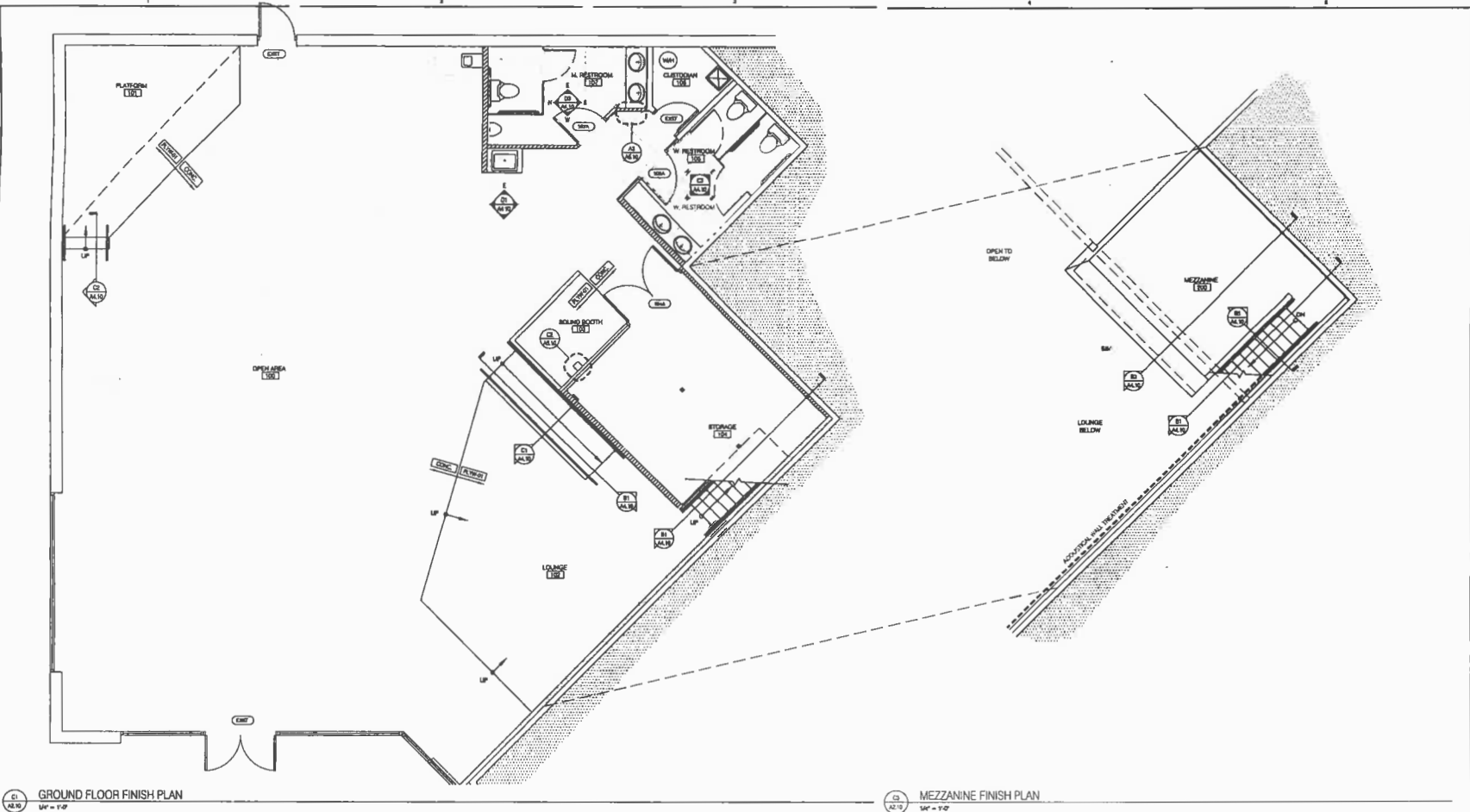
3800 BALDWIN ROAD | WEST Linn, COLORADO 80260

FINISH PLAN

PROJECT NO: 2000-12  
DESIGN BY: GSI-15-2012  
DATE:

A2.10

CONSTRUCTION DOCUMENTS



GROUND FLOOR FINISH PLAN  
1/4" = 1'-0"

MEZZANINE FINISH PLAN  
1/4" = 1'-0"

INTERIOR FINISH NOTES

- INSTALL ALL FINISHES PER MANUFACTURER'S INSTRUCTIONS.
- PREPARE ALL FLOOR AND WALL SURFACES FOR NEW FINISHES. PROVIDE FLOOR LEVELING, FOR ARCHITECT PREAPPROVED METHOD AND MATERIALS, AS REQUIRED TO INSURE PROPER INSTALLATION OF PRODUCTS.
- ALL FLOORING MATERIAL TRANSITIONS SHALL OCCUR AT THE CENTERLINE OF DOORS SEPARATING ROOMS UNLESS NOTED OTHERWISE.
- FINISHES IN ACCESSORY SPACES TO MATCH ADJACENT SPACES UNLESS NOTED OTHERWISE.
- IF VINYL BASE AT RESTROOM, 4" AT ALL OTHER LOCATIONS. COLOR SELECTED FROM MANUFACTURER'S STANDARD RANGE WITH OWNER.
- VERIFY ALL FEATURE & APPLIANCE DIMENSIONS PRIOR TO CRAFTSMAN FABRICATION. FIELD VERIFY ALL DIMENSIONS PRIOR TO INSTALLATION.
- PROVIDE ARMSTRONG STANDARD COMMERCIAL 6X6 SUSPENDED CEILING GRID AND TILES (WHITE).
- SAFETY SYSTEM AT ALL LOCATIONS.
- STAIN GRADE SOLID CORE DOORS WITH MANUFACTURED CLEAR FINISH.
- LEVER DOOR HARDWARE AT ALL LOCATIONS. COORDINATE LOCKING HARDWARE WITH OWNER. PROVIDE DEADBOLT WITH OCCUPANCY INDICATOR AT UNisex RESTROOM.
- PROVIDE 3 MATERIAL / COLOR SAMPLES OF EACH PRODUCT TO ARCHITECT FOR APPROVAL.

DOOR SCHEDULE

DOOR NUMBER	OPENING	DOOR				FRAME		HARDWARE		REMARKS
	WIDTH	HEIGHT	THK	TYPE	MATERIAL	FINISH	MATERIAL	FINISH		
101A	8'-0" F.V.	8'-0"	1 3/8"	ROLL UP	ALUM	ANODIZED	FACT	FACT	LOCKING	PROVIDE LOCKING HARDWARE W/ LATCH
105A	3'-0"	8'-0"	1 3/8"	-	BC	-	RD	FACT	LOCKING	PROVIDE CLOSER AND LATCH
107A	3'-0"	8'-0"	1 3/8"	-	BC	-	RD	FACT	LOCKING	PROVIDE CLOSER AND LATCH
NOTE: PROVIDE LINER HARDWARE AT ALL DOORS COORDINATE DOOR AND FRAME FINISHES WITH OWNER PRIOR TO ORDERING										

NOTE: PROVIDE LEVER HARDWARE AT ALL DOORS COORDINATE DOOR AND FRAME FINISHES WITH OWNER PRIOR TO ORDERING.



NOT FOR  
CONSTRUCTION

WEST LINN YOUTH CENTER

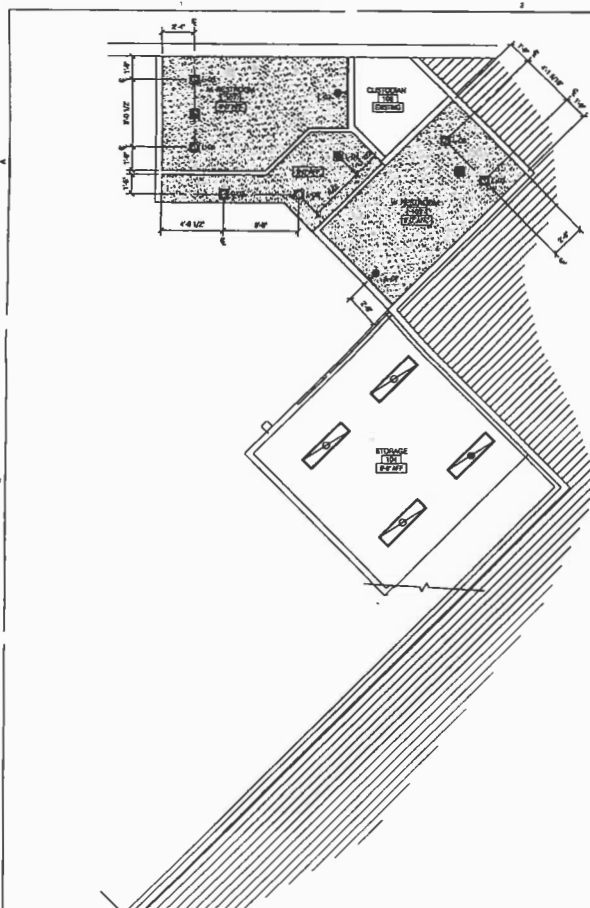
2005 BALDWIN ROAD | WEST LINN, MINNESOTA 55122

REFLECTED CEILING PLAN

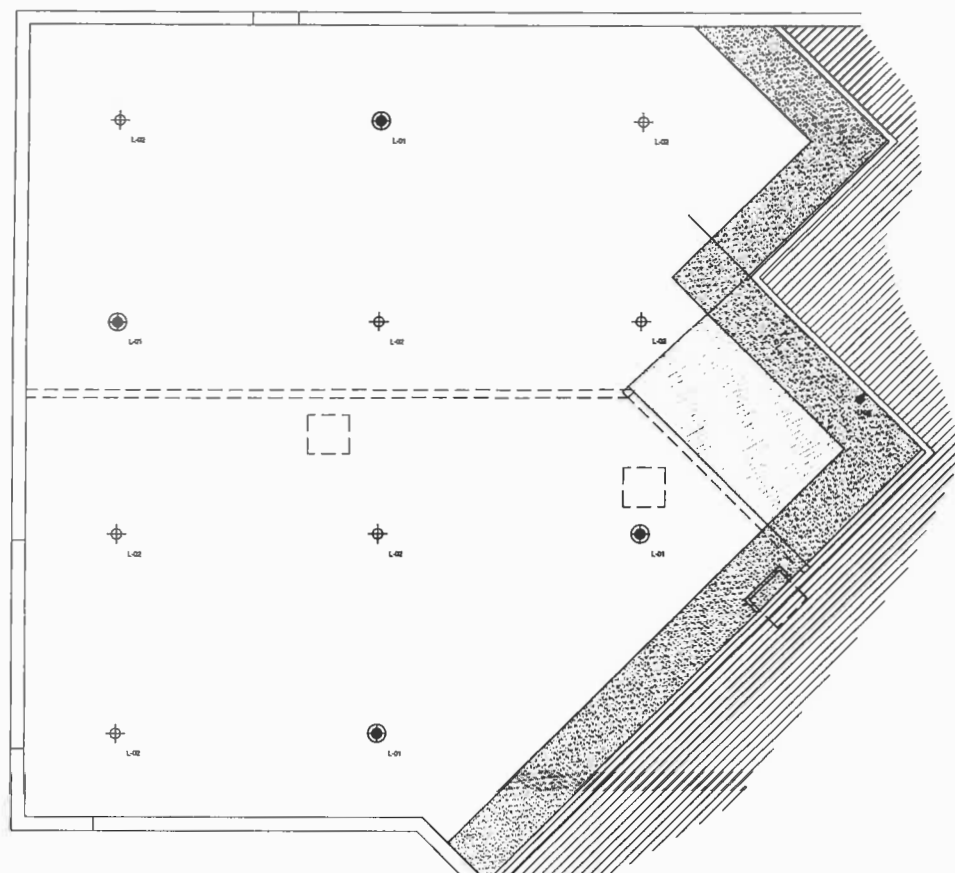
CONSTRUCTION DOCUMENTS

PROJECT NO. 2020-12  
DRAWN BY:  
DATE 08-11-2023

A3.10



GROUND FLOOR REFLECTED CEILING PLAN



MEZZANINE REFLECTED CEILING PLAN

FLOOR PLAN LEGEND

- GYPSUM CEILING
- CEILING PANEL COORDINATE WITH OWNER
- SURFACE MOUNTED DOWN LIGHT OWNER SUPPLIED CONTRACTOR INSTALLED
- 4'x4' WALL SCONCE
- 4'x4' WALL SCONCE
- WALL SCONCE
- SURFACE MOUNTED FLUORESCENT OWNER SUPPLIED CONTRACTOR INSTALLED
- EXHAUST FAN
- BLANK CIRCLE IN LUMINAIRE ON AN EMERGENCY CIRCUIT
- SOLID FILLED CIRCLE IN LUMINAIRE ON AN EMERGENCY CIRCUIT

REFLECTED CEILING PLAN NOTES

- A. CENTER ACoustICAL CEILING TILES OR BY ROOM, UNLESS NOTED OTHERWISE.
- B. CENTER LIGHT FIXTURES IN ROOM, UNLESS NOTED OTHERWISE.
- C. REFLECTED CEILING PLANS INDICATE LOCATIONS OF PRIMARY LIGHTING FIXTURES AND MECHANICAL COMPONENTS INTERIOR WITH CEILING.
- D. CENTER LIGHTS IN REFFIT, UNLESS NOTED OTHERWISE.
- E. STRUCTURAL INFORMATION SHOWN IS DIAGNOSTIC.
- F. ALL WALLS EXTEND TO BOTTOM OF STRUCTURE, UNLESS NOTED OTHERWISE.
- G. ALL FIXTURES IC RATED, UNLESS REQUIRED BY PREVALUING CODE TO MAINTAIN ONE HOUR RATING OR NOTED OTHERWISE.
- H. RECESSED FIXTURES TO BE LEASED WHERE REQUIRED BY PREVALUING CODE.
- I. CENTER VENTRY FIXTURES OWNER SUPPLIED, UNLESS NOTED OTHERWISE.
- J. CONTRACTOR IS RESPONSIBLE FOR ALL ABOVE CEILING HANGER BARS, TRANSFORMERS, WIRE TRAYS AND OTHER NECESSARY ACCESSORIES REQUIRED FOR A COMPLETE INSTALLATION IN COMPLIANCE WITH APPLICABLE CODES AND COORDINATED WITH STRUCTURAL ENGINEER.
- K. PRIOR TO ORDERING OR INSTALLING, VERIFY THAT ALL EXISTING DIMENSIONS, LOCATIONS AND QUANTITIES ARE APPROVED BY THE DESIGN TEAM/OWNER. VERIFY WITH ARCHITECT.

NOT FOR  
CONSTRUCTION

WEST LINN YOUTH CENTER

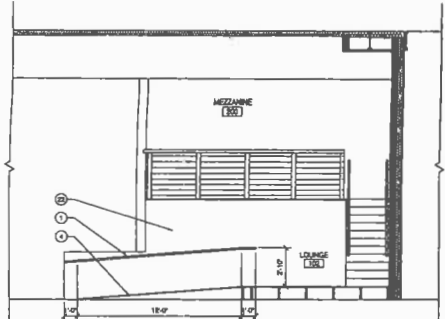
2000 10th Street, Green Bay, WI

CONSTRUCTION DOCUMENTS

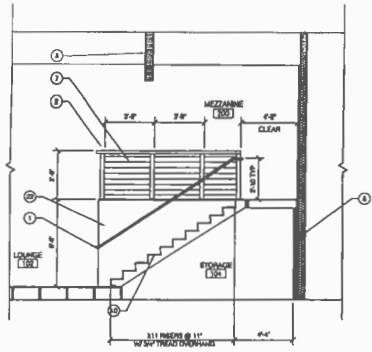
SECTIONS AND  
INTERIOR ELEVATIONS

PROJECT NO.: 000-10  
DRAWN BY:  
DATE: 09-11-2010

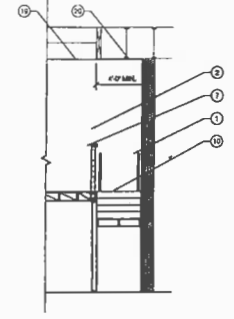
A4.10



SECTION - STAIR/RAMP  
1/4" = 1'-0"



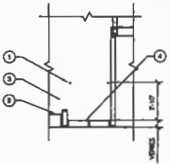
SECTION - MEZZANINE  
1/4" = 1'-0"



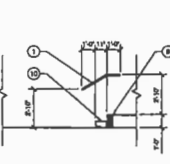
SECTION - STAIR AT MEZ  
1/4" = 1'-0"

FLOOR PLAN KEYNOTES

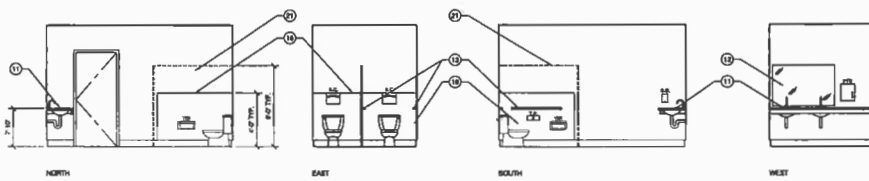
1. 1" UP STEEL I-BEAM, RETURN TO WALL OR GROUND AT TERMINATIONS, OWNER PROVIDED STEEL PIPE BEAM AND INSTALLED BY GENERAL CONTRACTOR.
2. GRANITE, SEE DETAIL C3/A1.10
3. 4" CLIPS
4. RAMP, SLOPE 1:12, 3/4" PLYWOOD OVER TAPERED JOISTS
5. PROVIDE NEW WALL TO SUPPORT MEZ.
6. IF EXISTING WALL IS LIGHT GAUGE STEEL FRAMING, 8" DEEP BAR TOP
7. CABLE RAIL 2" D.C.
8. EXISTING BEAM
9. FINISHED PLATFORM
10. STAIR
11. ADA GRIP AND CABINET SEE DETAIL C3/A1.10
12. MIRROR
13. 4" GRIP BAR
14. 30" GRIP BAR
15. 12" GRIP BAR
16. PLANK WALL CORNERING
17. SOFFIT
18. PROVIDE BLOCKING FOR UPPER CABINET
19. CEILING ATTACHED TO BOTTOM OF EXISTING TRUSSES
20. RETURN FIRE BARRIER AT CEILING
21. TOILET PARTITION
22. DECORATIVE WOOD WALL FINISH WITH CHIMER CHIMER SUPPLIED AND INSTALLED



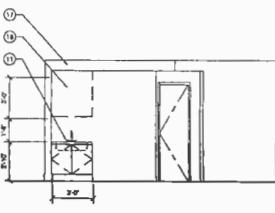
SECTION - RAMP  
1/4" = 1'-0"



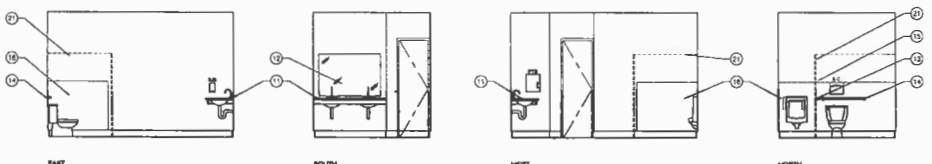
SECTION - STAIR AT PLATFORM  
1/4" = 1'-0"



INTERIOR ELEVATION - W. RESTROOM  
1/4" = 1'-0"



INTERIOR ELEVATION - KITCHENETTE  
1/4" = 1'-0"



INTERIOR ELEVATION - M. RESTROOM  
1/4" = 1'-0"

[illegible]



COPY

June 19, 2013

Chris Jordan  
West Linn City Manager  
22500 Salamo Rd.  
West Linn, OR 97068

Dear Mr. Jordan,

Willamette Christian church is submitting a conditional use application in order to continue the operation of the Summit teen after school youth center in the Cascade Shopping center. The city Manager has the authority to waive fees if it can be demonstrated that there is public benefit or if it is a continuation of a past practice.

The after school drop-in program operated by the YMCA has enjoyed wide public support from the school, neighborhood associations, city staff, police department and local merchants in the Cascade Summit. It had provided an alternative to kids loitering in the shopping center.

Fees were waved for our original temporary use permit. This application is quite similar to the community center of Robinwood Station that had it temporary use fees waived twice and is also in the process of applying for a conditional use permit.

The fees we are requesting waives for are as follows: Pre Application Fee \$350; Deposit for Conditional Use Permit \$4,500; Fee for Final Inspection \$200; Class I Design Review \$2,100.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Dale", followed by a horizontal line.

Dale R. Gibson  
Business Pastor



## Memorandum

**Date:** June 28, 2012

**To:** Chris Jordan, City Manager

**From:** Chris Kerr, Economic Development Director

**Subject:** Request for fee waiver related to Summit Teen Center Use

---

The Willamette Christian Church is submitting a temporary use application in order to operate their proposed Summit Teen Center in the Cascade Shopping Center. The City Manager has the authority to waive fees if it can be demonstrated that there is a public benefit or if it is a continuation of a past practice. City Staff has been actively engaged in this community center since it was initially conceived and the City Council has indicated a desire to have Staff provide support to this community project. This application is quite similar to another recently approved temporary use for a community center that had its planning fees waived twice (Robinwood Station).

In light of this, I am requesting that you authorize waiving the required application fees (including the initial \$1,090 deposit) to process this planning application. If you agree, please initial this Memorandum and I will include it into the Planning file.

OK. 



Fixed Minimum Rent Increases:

The fixed minimum rent shall be increased as follows:

Lease Years	Monthly Rent	Annual Rent	Per Sq. Ft./Year
<u>1</u>	<u>\$6,343.75</u>	<u>\$76,125.00</u>	<u>\$25.00</u>
<u>2</u>	<u>\$6,534.06</u>	<u>\$78,408.75</u>	<u>\$25.75</u>
<u>3</u>	<u>\$6,730.08</u>	<u>\$80,761.01</u>	<u>\$26.52</u>

CAM, Taxes and Insurance Commencement  
Date:

**Ninety (90) days after Tenant opens for business to the public, but in no event more than 150 days after Lease Commencement date.**

Percentage Rent Rate:

**None.**

Breakpoint For Percentage Rent:

**N/A**

Permitted Uses:

**The primary use of the Premises is for church related services, studies, activities and gatherings, particularly related to middle school age children and youth. A secondary proposed use of the Premises is for after-school, no school and early release day youth center activities for the general public. Tenant may sell items to the visitors of the Premises as long as the retail sale of any item does not become the primary use of the Premises. In no event shall Tenant operate for the primary purpose of an entertainment or recreational facility, which includes without limitation a theatre, gym, fitness center or gaming establishment.**

Number of Days for Completion of Tenant's  
Work:

\_\_\_\_\_

Security Deposit:

**\$7,972.83**

Advanced Rental:

**Tenant shall pay upon execution of this Lease a sum of Seven Thousand Nine Hundred Seventy-Two and 83/100 Dollars (\$7,972.83) which represents its first month's Rent, Common Area Maintenance, Insurance, and Property Taxes.**

Guarantor:

**None**

Hours of Operation:

\_\_\_\_\_

Broker's Name, Company and Address:

**None.**

Broker's Commission:

**N/A**

**Tenant Improvement Allowance:**

**Landlord shall provide Tenant a construction allowance for leasehold improvements (excluding furniture, fixtures and other personal property) which shall not exceed Five**



Landlord's Initials  
Tenant's Initials

*[Handwritten signature]*

5. Copies of all change orders as required and a list of any material change orders contemplated or under negotiations as of the date of such request for disbursement.
6. Copies of all licenses, permits and approvals.
7. Tenant has delivered to Landlord "as built" plans for Tenant's Work.

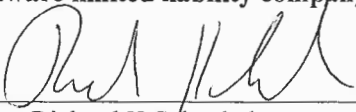
3. Amount of Disbursements. Provided Landlord receives from Tenant and approves the above-referenced items, Landlord shall release **within forty-five (45) days** the requested funds to Tenant, but only to the extent that the cumulative amount of the current disbursement and all previous disbursements do not exceed the full amount of the Advance.

4. Repayment of Advance. In the event of any default by Tenant with respect to any of its obligations under the Lease **during the initial Lease Term** and if Tenant fails to cure such default within the cure period provided for in the Lease, Tenant shall have the obligations to repay the entire amount of the Advance within five (5) days of Landlord's written demand therefore. Landlord may make such demand by delivering notice of such demand to Tenant any time after the occurrence of any such default by Tenant under the Lease and Tenant's failure to cure such default within the cure period provided in the Lease. In the event Tenant fails to immediately pay the entire amount, Landlord may exercise all of its rights under the lease.

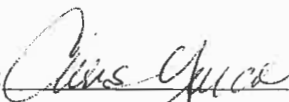
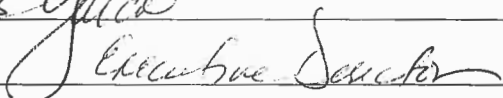
5. Waiver. Tenant expressly acknowledges and agrees that failure by Landlord to demand partial or full payment in the event of a default by Tenant under the Lease shall not constitute a waiver of Landlord's rights thereafter to demand full or partial repayment upon the subsequent occurrence of a default by Tenant under the Lease.

6. Entire Agreement. The Lease, this Addendum and any other Addenda attached to the Lease contain the entire agreement of the Parties regarding the lease of the Premises and all other prior or contemporaneous agreements, understandings, representations and statements, oral or written, are merged herein. No modification, waiver, amendment, discharge or change of the Lease or this Addendum shall be valid unless in writing and executed by the parties hereto.

LANDLORD: **ROIC Cascade Summit, LLC,  
a Delaware limited liability company,**

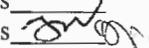
By:   
Richard K Schoebel  
Its: Chief Operating Officer

TENANT: **Willamette Christian Church of West Linn,  
an Oregon nonprofit corporation,**

By:   
Its: 

(end of document)





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Ed Schwartz, President  
Savanna Oaks Neighborhood Association  
2206 Tannler Dr.  
West Linn, OR 97068

May 23, 2012

Dear Ed,

This letter is to confirm our email correspondence that we will be on the agenda for your meeting on June 4, 2013 at 7:00 pm.

We appreciate this opportunity to provide details regarding the use of the space we are leasing at 22220 Salamo Road known as "The Summit". Having operated under a Temporary Conditional Use Permit this last year, we are now seeking a regular Conditional Use Permit.

The space we are leasing in the Cascade Summit Shopping Center is used during the week as an after-school youth activity center operated by the YMCA, and on Sundays as a meeting space for the church's Middle School program.

We have had broad community support for this program and will be happy to address any concerns our neighbors might have.

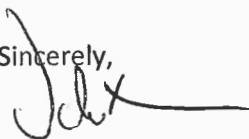
Since there are no exterior changes or additions planned, the site is subject to only Class I Design Review. The Class I Design Review criteria will only be focused on utility provision and the potential for noise.

All utilities are functioning and we have taken a number of steps to mitigate potential for noise.

We have enclosed conceptual plans for the space.

In addition to the meeting on June 4th we have also scheduled a public meeting on June 12, 2013 at 7:00 pm. This meeting will be held at the The Summit, located at 22220 Salamo Road for interested parties to have a first-hand look at how the space has been developed and is operating.

Thank you for your consideration.

Sincerely,  


Dale Gibson  
Business Pastor

Thanks for your email.

Per your telephone conversation with my wife, the required Neighborhood Association meeting is typically held at a regularly scheduled meeting of the NA. That makes it easier than trying to arrange to have the Neighborhood Association members all meet at another location, date, and time.

Our next NA meeting is on Tuesday, June 4, at 7 PM in the Community Room of the Fire Station on Willamette Falls Drive. Please let me know if you are planning to present at this meeting and I will add you to the agenda.

Thanks.

Regards,  
Ed Schwarz, President  
Savanna Oaks Neighborhood Association



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Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

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**From:** Dale Gibson [dalegibson@willamettechurch.com]  
**Sent:** Friday, May 17, 2013 11:47 AM  
**To:** Savanna Oaks Neighborhood Association  
**Subject:** Date for Meeting

[Quoted text hidden]

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**Dale Gibson** <dalegibson@willamettechurch.com>  
**To:** Savanna Oaks Neighborhood Association <SavannaOaksNA@westlinnoregon.gov>

Fri, May 24, 2013 at 11:04 AM

Hi Ed,

Yes, please plan of putting us on the agenda. I do have another meeting that night so having us at the beginning of the meeting will be very helpful.

I am sending you an official letter by certified mail today but wanted to make sure that we were on the



agenda.

Thank you so much for your help.

Dale Gibson  
Willamette Christian Church

[Quoted text hidden]



Bill Relyea, President  
Parker Crest Neighborhood Association  
3016 Sabo Lane  
West Linn, OR 97068

May 23, 2012

Dear Bill,

This letter is to confirm our email correspondence and phone conversation regarding a public meeting scheduled for June 12, 2013 at 7:00 pm. This meeting will be held at the site of "The Summit" located at 22220 Salamo Road for interested parties to have a first-hand look at how the space has been developed and is operating.

Having operated under a Temporary Conditional Use Permit this last year, we are now seeking a regular Conditional Use Permit.

The space we are leasing in the Cascade Summit Shopping Center is used during the week as an after-school youth activity center operated by the YMCA, and on Sundays as a meeting space for the church's Middle School program.

We have had broad community support for this program and will be happy to address any concerns our neighbors might have.

Since there are no exterior changes or additions planned the site is subject to only Class I Design Review. The Class I Design Review criteria will only be focused on utility provision and the potential for noise.

All utilities are functioning and we have taken a number of steps to mitigate potential for noise.

We have enclosed conceptual plans for the space.

We will also be meeting with the Savanna Oaks Neighborhood Association at the West Linn Fire Hall on June 4, 2013 at 7:00 pm.

Thank you for your consideration.

Sincerely,

A handwritten signature in dark ink, appearing to read "Dale Gibson", with a long horizontal flourish extending to the right.

Dale Gibson  
Business Pastor



Dale Gibson &lt;dalegibson@willamettechurch.com&gt;

---

**FW: Date for Meeting**

1 message

---

**William S. Relyea** <wrelyea@comcast.net>  
To: DALEGIBSON@willamettechurch.com

Tue, May 21, 2013 at 9:21 AM

Hi Dale,

I'll forward notification to the PCNA community. The date looks appropriate for notification purposes.

Best regards, Bill Relyea, PCNA

---

From: Dale Gibson[SMTP:DALEGIBSON@WILLAMETTECHURCH.COM]  
Sent: Friday, May 17, 2013 11:48:57 AM  
To: Parker Crest Neighborhood Association  
Subject: Date for Meeting  
Auto forwarded by a Rule

Dear Bill,

For the last year Willamette Christian Church has been leasing space in the Cascade Summit Shopping Center which is used during the week as a youth activity center operated by the YMCA and on Sundays as a meeting space for our Middle School youth program. We have been operating under a Temporary Conditional Use Permit.

It is now time for us to apply for a regular Conditional Use Permit.

One of the requirements for the Conditional Use Permit is to go through the design review process. This requires providing the neighborhood associations and property owners with 500 feet of the space an opportunity to meet to discuss the use of the space in more detail.

We need to schedule a date to hold this meeting. If you had no objections we would like to hold this meeting on June 12, 2013 at 7:00 pm at the space we are leasing at 22220 Salamo Road. This would give anyone who was interested or had concerns an opportunity to see the space first hand and to ask questions.

Please let me know if this date will work.

As soon as we can secure a date I will be sending you a certified letter with the details and an invitation to the meeting.

Thank you for your help in this matter.

Sincerely,

Dale Gibson

Business Pastor

Willamette Christian Church

Cell Phone 503 806 9630

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[cid:imagea99069.gif@e859129c.dba649f7]

Parker Crest Neighborhood Association

ParkerCrestNA@westlinnoregon.gov<mailto:ParkerCrestNA@westlinnoregon.gov>

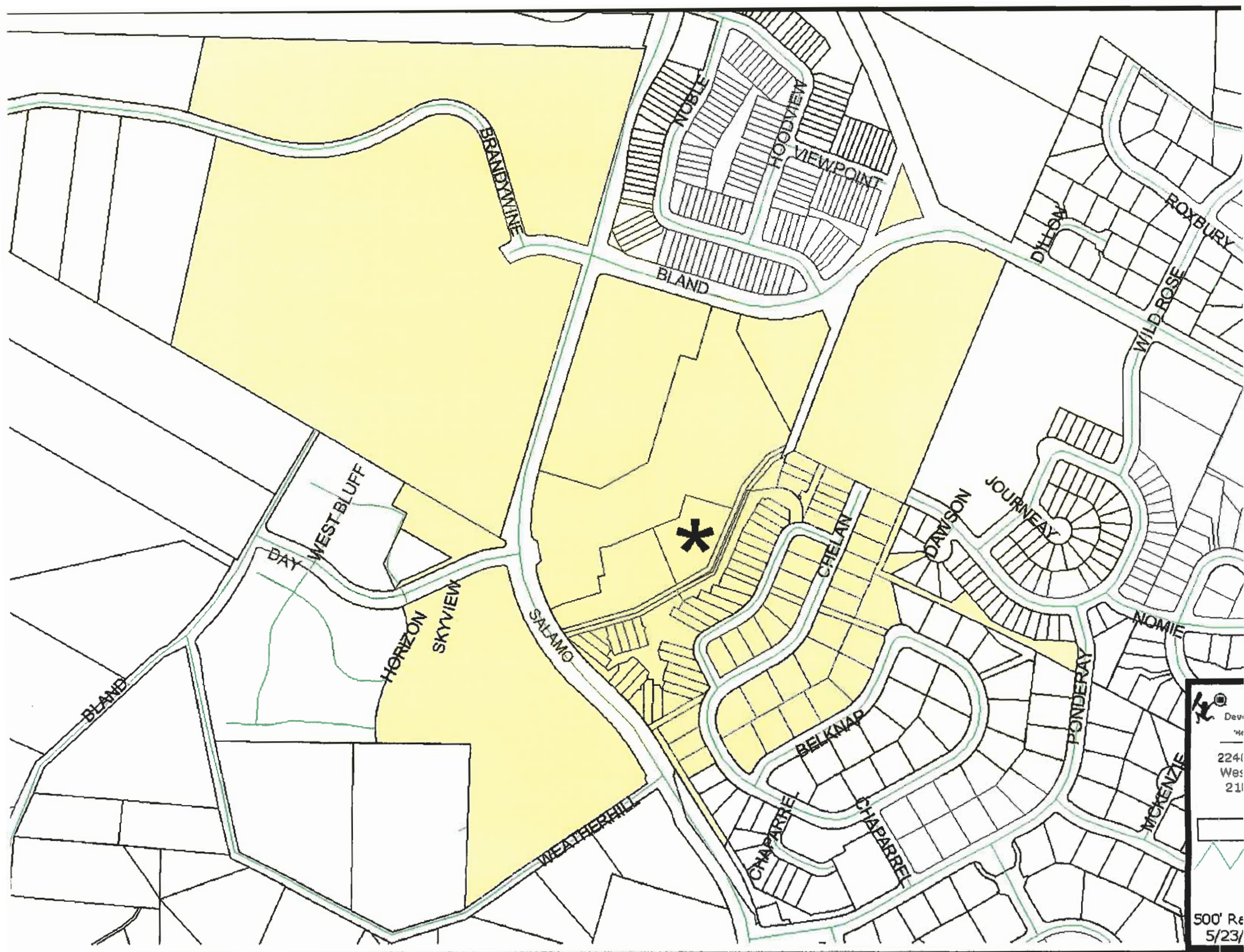
P: (503) 657-0331

Web:

<http://westlinnoregon.gov/parkercrest><<http://http://westlinnoregon.gov/parkercrest>>

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21E26DD06608  
Susan Marie Henry  
12835 NE Rose Pkwy  
Portland, OR 97230-1547

21E26DD06642  
Debbie Kieling  
21945 Chelan Loop  
West Linn, OR 97068-8211

21E26DD06646  
Geoffrey & Deborah Skelton  
21985 Chelan Loop  
West Linn, OR 97068-8211

21E26DD06635  
Eugene Reichenberger  
22015 Chelan Loop  
West Linn, OR 97068-8210

21E26DD06631  
R Paul & Virginia Aragon  
22055 Chelan Loop  
West Linn, OR 97068-8210

21E26DD06627  
Jack & Marilyn Holman  
22095 Chelan Loop  
West Linn, OR 97068-8209

21E26DD06618  
Jack & Rosalie Day  
22125 Chelan Loop  
West Linn, OR 97068-8209

21E26DD06602  
Patricia Rich  
22155 Chelan Loop  
West Linn, OR 97068-8207

21E26DD06605  
Phyllis Baden  
22185 Chelan Loop  
West Linn, OR 97068-8207

21E26DD06609  
Stephen & Margaret Brindley  
22225 Chelan Loop  
West Linn, OR 97068-8208

21E26DD06640  
Dewitt & Hazel Leitch Jr  
21925 Chelan Loop  
West Linn, OR 97068-8211

21E26DD06643  
Julie Ann & Ralph Rothermel  
21955 Chelan Loop  
West Linn, OR 97068-8211

21E26DD06647  
Shirley Duvall  
21995 Chelan Loop  
West Linn, OR 97068-8211

21E26DD06634  
Daniel Killam  
22025 Chelan Loop  
West Linn, OR 97068-8210

21E26DD06629  
Anita Colleen Stell  
22075 Chelan Loop  
West Linn, OR 97068-8210

21E26DD06626  
Larry Powell  
22105 Chelan Loop  
West Linn, OR 97068-8209

21E26DD06617  
Deborah Elliott  
22135 Chelan Loop  
West Linn, OR 97068-8209

21E26DD06603  
John Burleigh  
22165 Chelan Loop  
West Linn, OR 97068-8207

21E26DD06606 & 06630  
Susan Dwyre  
22195 Chelan Loop  
West Linn, OR 97068-8207

21E26DD06610  
Sally Williams  
22235 Chelan Loop  
West Linn, OR 97068-8208

21E26DD06641  
Mary Ann & Thomas Head  
21935 Chelan Loop  
West Linn, OR 97068-8211

21E26DD06644  
Yutaka & Terumi Yamamoto  
21965 Chelan Loop  
West Linn, OR 97068-8211

21E26DD06636  
Kathy-Lynn Boyen  
22005 Chelan Loop  
West Linn, OR 97068-8210

21E26DD06632  
Susan Dwyre  
22045 Chelan Loop  
West Linn, OR 97068-8210

21E26DD06628  
Frans & Ritva Mikkola  
22085 Chelan Loop  
West Linn, OR 97068-8209

21E26DD06625  
Charles & Janice Anderson  
22115 Chelan Loop  
West Linn, OR 97068-8209

21E26DD06601  
Judith Slaughter  
22145 Chelan Loop  
West Linn, OR 97068-8207

21E26DD06604  
Glyn & Marti Brown  
22175 Chelan Loop  
West Linn, OR 97068-8207

21E26DD06607  
Donna Lindquist  
22205 Chelan Loop  
West Linn, OR 97068-8208

21E26DD06611  
Janis Pedersen  
22245 Chelan Loop  
West Linn, OR 97068-8208

21E26DD06612  
Fred Rush Jr.  
22255 Chelan Loop  
West Linn, OR 97068-8208

21E26DD06613  
Christine Flannery  
22265 Chelan Loop  
West Linn, OR 97068-8208

21E26DD06614  
Cheryl Krebs  
22275 Chelan Loop  
West Linn, OR 97068-8208

21E26DD06615  
Carlos Eduardo Andrade  
22285 Chelan Loop  
West Linn, OR 97068-8208

21E26DD06637  
Koss-Brod-Goodrich & Asoc Inc  
22400 Salamo Rd #204  
West Linn, OR 97068-8269

21E26DD06649 & 06650  
Koss-Brod-Goodrich & Asoc Inc  
22400 Salamo Rd #204  
West Linn, OR 97068-8269

21E26D 00500 & 00905  
City Of West Linn  
22500 Salamo Rd #600  
West Linn, OR 97068-8306

21E26DA08200  
City Of West Linn  
22500 Salamo Rd #600  
West Linn, OR 97068-8306

21E26DD04200 & 06400  
City Of West Linn  
22500 Salamo Rd #600  
West Linn, OR 97068-8306

21E26DD06638 & 06639  
City Of West Linn  
22500 Salamo Rd #600  
West Linn, OR 97068-8306

21E26DD06648  
City Of West Linn  
22500 Salamo Rd #600  
West Linn, OR 97068-8306

21E26DD06800 & 06620  
City Of West Linn  
22500 Salamo Rd #600  
West Linn, OR 97068-8306

21E26C 01700 & 01700E1  
Willamette Christian Ch Of West Linn  
3153 Brandywine Dr  
West Linn, OR 97068-8315

21E26DA04100  
Kim & Gregory Combs  
3268 Dawson Ct  
West Linn, OR 97068-7238

21E26DD01800  
Christopher Dearborn  
3400 Belknap Dr  
West Linn, OR 97068-9293

21E26DD01200  
Shana Esnoz  
3404 Chelan Dr  
West Linn, OR 97068-9291

21E26DD01700  
James Ruf  
3420 Belknap Dr  
West Linn, OR 97068-9293

21E26DD06616  
Elaine Pedelaborde & Nicole E Hawkins  
3422 NE Flanders St  
Portland, OR 97232-3301

21E26DD01600  
Summer Lee Anderson & Jeffrey Walker  
3430 Belknap Dr  
West Linn, OR 97068-9293

21E26DD01500  
Todd Trierweiler & Julie Garcia  
3450 Belknap Dr  
West Linn, OR 97068-9293

21E26DD01400  
Debra & Perrin Lim  
3470 Belknap Dr  
West Linn, OR 97068-9292

21E26DD01300  
David & Nancy Baker  
3490 Belknap Dr  
West Linn, OR 97068-9292

21E26DD06000  
Charles Isely  
3492 Chelan Dr  
West Linn, OR 97068-8205

21E26DD05900  
Thomas Hanzlik  
3494 Chelan Dr  
West Linn, OR 97068-8205

21E26DD01900  
Lisa Hawkins  
3495 Chelan Dr  
West Linn, OR 97068-8213

21E26DD05800  
Kathy Johnson  
3496 Chelan Dr  
West Linn, OR 97068-8205

21E26DD05700  
Karen Taylor  
3500 Chelan Dr  
West Linn, OR 97068-9295

21E26DD05600  
Anne Burkey  
3502 Chelan Dr  
West Linn, OR 97068-9295

21E26DD02100  
Kelly & Catherine Gray  
3503 Chelan Dr  
West Linn, OR 97068-9295

21E26DD05500  
Nancy Decker  
3504 Chelan Dr  
West Linn, OR 97068-9295

21E26DD05400  
Patrick & Sandra Kipisz  
3506 Chelan Dr  
West Linn, OR 97068-9295

21E26DD02300  
Madeleine Barker  
3515 Chelan Dr  
West Linn, OR 97068-9295

21E26DD05100  
Heather Pixton  
3528 Chelan Dr  
West Linn, OR 97068-8206

21E26DD04600  
Brian Nagel  
3535 Chelan Dr  
West Linn, OR 97068-2806

21E26DD02000  
Cindy Greger  
4834 Coho Ln  
West Linn, OR 97068-2984

21E26DD06624  
Cascade Townhomes Owners Assoc  
7100 SW Hampton St #103  
Tigard, OR 97223-8363

21E26DD06645  
Daitron Incorporated  
Po Box 3500  
Wilsonville, OR 97070-3500

21E26DD04800  
Rodolfo Cortez Jr.  
Po Box 881  
Portland, OR 97207-0881

21E26DD02200  
Jennifer & Wayne Weinhart  
3507 Chelan Dr  
West Linn, OR 97068-9295

21E26DD05200  
Teresa Waldroff  
3522 Chelan Dr  
West Linn, OR 97068-8206

21E26DD04500  
James Conover  
3529 Chelan Dr  
West Linn, OR 97068-8206

21E26DD04700  
Richard & Karen Carnay  
3537 Chelan Dr  
West Linn, OR 97068-8206

21E26DD06619 & 06621  
Cascade Townhomes Owners Assoc  
7100 SW Hampton St #103  
Tigard, OR 97223-8363

21E26D 01200  
Srp I - Cascade Summit LLC  
8110 E Union Ave  
Denver, CO 80237-2969

21E26D 00900 & 00900E1  
Roic Cascade Summit LLC  
Po Box 67279  
Charlotte, NC 28226-5747

21E26DD06633  
Jay & Karen Myers Jr  
Po Box 92  
Wilsonville, OR 97070-0092

21E26DD05300  
William & Iris Vance  
3514 Chelan Dr  
West Linn, OR 97068-9295

21E26DD04400  
Laura Reed  
3523 Chelan Dr  
West Linn, OR 97068-8206

21E26DD05000  
Kim & Diane Elsey  
3534 Chelan Dr  
West Linn, OR 97068-8206

21E26DD04900  
Jeanine Erskine  
3549 Chelan Dr  
West Linn, OR 97068-8206

21E26DD06622 & 06623  
Cascade Townhomes Owners Assoc  
7100 SW Hampton St #103  
Tigard, OR 97223-8363

21E26D 00902 & 00902A1  
La Canada LLC  
9010 Terrace Falls Dr  
Soddy Daisy, TN 37379-4550

21E26D 00906  
Roic Cascade Summit LLC  
Po Box 67279  
Charlotte, NC 28226-5747



May 23, 2013

Dear Neighbors,

For the last year Willamette Christian Church has been leasing space in the Cascade Summit Shopping Center. This space is used during the week as an after school youth activity center operated by the YMCA, and on Sundays as a meeting space for our Middle School youth program. We have been operating under a Temporary Conditional Use Permit, during this time but we are now applying for a regular Conditional Use Permit.

One of the requirements for the Conditional Use Permit is to go through the design review process. This requires providing the neighborhood associations and property owners within 500 feet of the space an opportunity to meet to discuss the use of the space in more detail.

We have scheduled two meetings to receive community comments.

The first is with the Savanna Oaks Neighborhood Association on June 4, 2013 at 7:00 pm. The meeting will take place at the Willamette Fire Station in West Linn.

The second is a public meeting at "The Summit", the space we are leasing at 22220 Salamo Road in the Cascade Summit Shopping Center. This meeting will be on June 12, 2013 at 7:00 pm.

This will provide anyone who is interested or has concerns an opportunity to see the space firsthand and to ask questions.

Thank you for your concern and support of this project.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dale", followed by a horizontal line.

Dale Gibson  
Business Pastor

## **Savanna Oaks Neighborhood Association Meeting**

**June 4, 2013**

**7:00 PM**

### **Minutes**

---

President Ed Schwarz called the meeting to order at 7:02 PM. In attendance were 10 members of the Savanna Oaks NA, one additional person who is a member of the Willamette NA, and two guests from Willamette Christian Church.

Minutes of the May 7, 2013 NA meeting were amended and approved as amended.

Treasurer's Report was postponed due to the absence of the Treasurer. The report will be presented at the July 3rd NA meeting.

#### **Old Business:**

1. Update on July 14th Ice Cream Social in Douglas Park at 2 PM until 4 PM.
2. Ed Schwarz reminded members of the West Linn centennial celebration web site: [www.wl100.org](http://www.wl100.org).
3. Update on White Oak Savanna.

#### **New Business:**

1. The Willamette Christian Church pastor, Dale Gibson and Sherry O. made a brief presentation about the Conditional Use permit application for "The Summit," an afterschool program being run in the Cascade Summit shopping center for "tweens." There was a brief question and answer period after the presentation.
2. A member of the Willamette NA gave an update on an application proposal presentation made last month to the Willamette NA.
3. There was a discussion about the need for 5 plastic "A" shaped signs to be purchased for the Savanna Oaks NA to announce the monthly meetings. They will be on reflective material so they can be seen at night and the cost will be no more than \$800 total. A motion was made and seconded and passed unanimously. Roberta Schwarz will order the signs and will ask the city about locations on the other side of Salamo for placement each month.
4. Ed Schwarz stated that there is another development proposal in our NA area and passed around the notes on the proposal from the pre-app meeting.

The meeting was adjourned at 8:00.



**Parker Crest Neighborhood Association**

**Monthly Meeting**

**June 12, 2013**

**Meeting Location: 22220 Salamo Road – The Summit  
West Linn Youth Center – Willamette Christian Church**

**AGENDA**

**7:00 – Meeting Opens – Call to Order**

**7:05 – Overview**

**7:05 – Closing – General Discussion**

**Note: Scheduled times and items of discussion may change based upon variables within the presentations and community comments or concerns.**

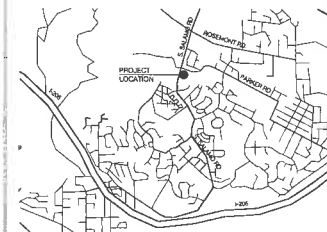
CONCEPTUAL IMAGE

## ARCHITECT:

GREENBOX ARCHITECTURE, LLC  
1300 JOHN ADAMS STREET, SUITE 100  
OREGON CITY, OREGON 97045  
P 503.383.7114  
CONTACT  
DEREK METTSON, AIA, NCARB  
dmettson@greenboxarch.com

## OWNER:

**CONTACT**  
JORDAN CHESBROUGH  
jordanchesbrough@willamettechurch.com



VICINITY MAP

SCALE: N.T.

Figure 1 illustrates various standard architectural symbols used for labeling and referencing in drawings. The symbols are organized into two columns and five rows, each with a descriptive label below it.

- REFERENCE GRID LINES:** Shows a vertical line with a circle containing the letter 'A' labeled 'LETTER' and a horizontal line with a circle containing the number '1' labeled 'NUMBER'.
- BUILDING SECTION:** A diamond-shaped symbol with 'A1' and 'CELL' at the top, 'A2' and 'SHEET' at the bottom, and a central circle with '1' and '2'.
- INTERIOR ELEVATION TAG:** A diamond-shaped symbol with 'A1' and 'CELL' at the top, 'A2' and 'SHEET' at the bottom, and a central circle with '1' and '2'.
- PARTIAL SECTION:** A diamond-shaped symbol with 'A1' and 'CELL' at the top, 'A2' and 'SHEET' at the bottom, and a central circle with '1' and '2'.
- EXTERIOR ELEVATION TAG:** A diamond-shaped symbol with 'A1' and 'CELL' at the top, 'A2' and 'SHEET' at the bottom, and a central circle with '1' and '2'.
- CEILING HSBOT TAG:** A rectangle with 'A1' and 'CELL' at the top, 'A2' and 'SHEET' at the bottom, and a central circle with '1' and '2'.
- ROOM TAG:** A rectangle with 'A1' and 'CELL' at the top, 'A2' and 'SHEET' at the bottom, and a central circle with '1' and '2'.
- DETAIL REFERENCE BUSSLE:** A dashed rectangle with 'A1' and 'CELL' at the top, 'A2' and 'SHEET' at the bottom, and a central circle with '1' and '2'.
- WALL ASSEMBLY TAG:** A rectangle with 'A1' and 'CELL' at the top, 'A2' and 'SHEET' at the bottom, and a central circle with '1' and '2'.

<b><u>GENERAL</u></b>	
CS	COVER SHEET
D010	CODE SUMMARY
D020	ADA AND MOUNTING HEIGHT DETAILS
<b><u>ARCHITECTURAL</u></b>	
D110	DEMOLITION PLAN
A110	FLOOR PLAN
A210	FINISH PLAN
A310	REFLECTED CEILING PLAN
A410	SECTIONS AND INTERIOR ELEVATIONS
A510	INTERIOR DETAILS
<b><u>STRUCTURAL</u></b>	
S110	FRAMING PLAN
<b><u>MEDICAL, ELECTRICAL AND PLUMBING</u></b>	
<b><u>MECHANICAL DESIGN</u></b>	

THIS PROJECT CONSISTS OF THE INTERIOR RENOVATION OF ONE 3,500SF COMMERCIAL SPACE IN THE CASCADE BLVD/MT SHOPPING CENTER. DEMOLITION WILL INCLUDE THE CEILING GRID, LIGHTING, ONE EXISTING RESTROOM AND CLOSET. NEW WORK SHALL INCLUDE BUT NOT LIMITED TO NEW RESTROOMS, A MEZZANINE WITH STORAGE BELOW NEW LIGHTING, AND ACOUSTICAL IMPROVEMENTS TO THE DEMISING WALL. NO EXTERIOR ALTERATIONS ARE INCLUDED IN THIS WORK.

**Greenbox** Architecture LLC  
1908 JOHN ADAMS STREET, SUITE 100  
ORLANDO, FL 32801  
407.253.8888

NOT FOR  
CONSTRUCTION

## WEST LINN YOUTH CENTER

COVER SHEET

PROJECT NO.	2020-12
DRAWN BY	
DATE	08-11-2022

CS

**CONSTRUCTION DOCUMENTS**





**SUMMIT YOUTH CENTER  
APPLICATION FOR  
CONDITIONAL USE PERMIT**

**PUBLIC MEETING**

**June 12, 2013**

**At: THE SUMMIT 22220 SALAMO RD, WEST LINN  
7:00PM TO 7:30PM**

**WILLAMETTE CHRISTIAN CHURCH  
503-656-2328**

