



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, September 15, 2016

City Hall  
22500 Salamo Road

Willamette Conference Room

10:00 am Proposed Historic Design Review for a new 2-story, 6,000 sq. ft. mixed use commercial building

Applicant: Kevin Godwin, SG Architecture

Subject Property Address: 1754 Willamette Falls Drive

Neighborhood Assn: Willamette

Planner: Jennifer Arnold

Project #: PA-16-23





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	9/15/16	TIME: 10:00
		PROJECT #: PA-16-23
STAFF CONTACT:	Jennifer Arndt	FEE: \$1000

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1754 Willamette Falls Drive

Brief Description of Proposal: Proposed 2-story office building with approx. 3,000 sf / floor (6,000 sf total). The building design will adhere to the WFD commercial design standards (western fronts) and the tallest building facade line proposed is 31'-6" high (front). Site coverage is 64% of the property.

Applicant's Name: SG Architecture, LLC

Mailing Address: 10940 SW Barnes Rd #364 Portland, OR 97225

Phone No: (503) 201-0725 Email Address: kgodwin@sg-arch.net

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal:

1. Can the "covered porch" represent the required 0'-0" setback off of Willamette Falls Drive? We would like to have the new building align with the existing buildings on each side for street "visual consistency".
2. Variance for the front building awnings to not overhang the sidewalks

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

Trent Doman  
Property owner's signature

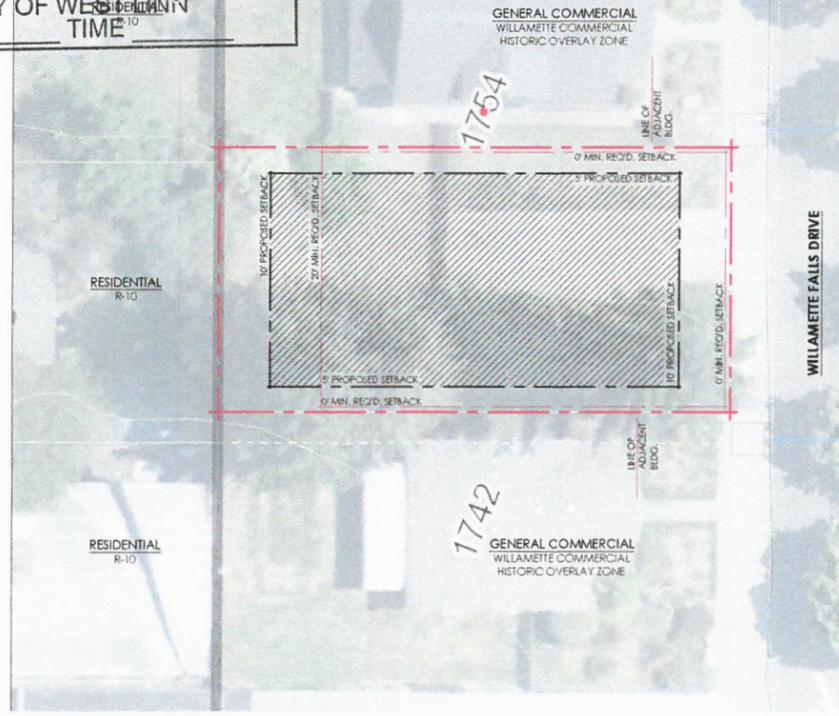
Trent Doman / PNW Properties, LLC 19860 SE HWY 212 Damascus, Oregon 97089  
Property owner's mailing address (if different from above)



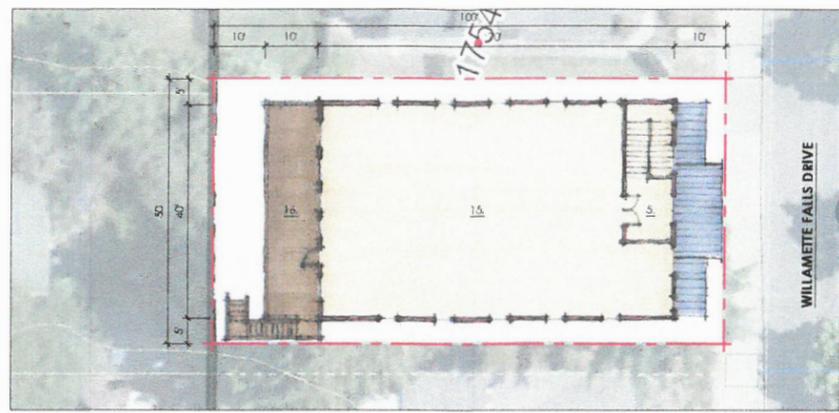
RECEIVED

AUG 30 2016

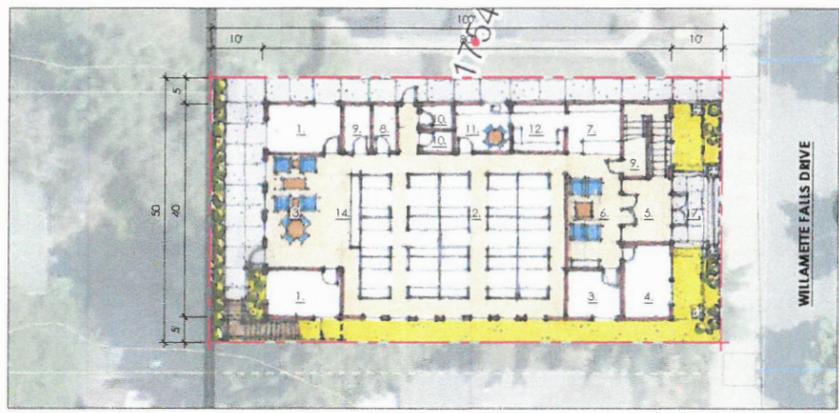
PLANNING & BUILDING  
CITY OF WEST LINN  
INT. TIME



SITE PLAN

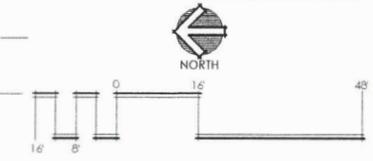


2nd FLOOR TENANT SPACE



1st FLOOR OPEN OFFICE PLAN

- KEY
- 1. EXECUTIVE OFFICE
  - 2. OPEN OFFICE (1.5)
  - 3. SMALL CONFERENCE
  - 4. LARGE CONFERENCE
  - 5. LOBBY
  - 6. WAITING AREA
  - 7. RECEPTION
  - 8. I.T. SERVER
  - 9. STORAGE
  - 10. RESTROOM
  - 11. BREAK
  - 12. COPIER
  - 13. COLLABORATION FILES
  - 14. FUTURE TENANT
  - 15. OUTDOOR DECK
  - 16. COVERED PORCH



<b>SITE</b>	
SITE AREA:	5,000sf   0.115 acres
ZONING:	GC GENERAL COMMERCIAL (WILLAMETTE FALLS HISTORIC DISTRICT)
SETBACKS:	0' MIN.   0' MAX.
ZONING:	NONE
SIDE:	20' MIN.   NO MAX.
REAR:	
<b>BUILDING</b>	
AREA:	
FIRST FLOOR	3,200sf
SECOND FLOOR	2,800sf
TOTAL	6,000sf
FLOOR AREA RATIO:	
ALLOWABLE	100%
PROPOSED	64%
HEIGHT:	
ALLOWABLE	35'-0"
PROPOSED	31'-6"

DATA



VICINITY



LOCATION

SGA  
SG ARCHITECTURE, LLC

10940 SW Barnes Road #364  
Portland, Oregon 97225  
503-201-0725 | 503-347-4685

DOMAN  
PROFESSIONAL  
OFFICES  
1754 WILLAMETTE FALLS DRIVE  
WEST LINN, OREGON

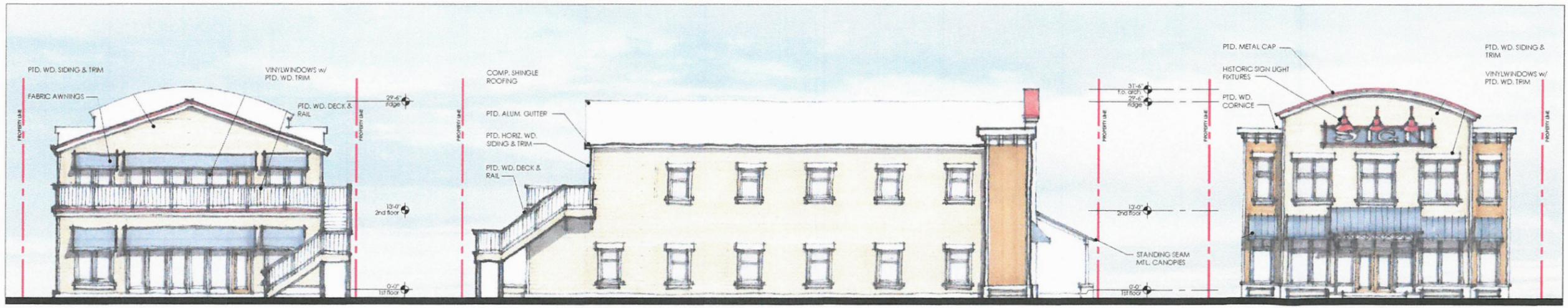
PNW Properties, LLC  
19840 SE Highway 212  
Damascus, OR 97089

2. SITE PLAN | FLOOR PLANS

SCALE: 1/16" = 1'-0"

1. DATA | VICINITY | LOCATION

N.T.S.



NORTH (REAR) ELEVATION

WEST (SIDE) ELEVATION

WILLAMETTE FALLS DRIVE (SOUTH) ELEVATION

3. EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"

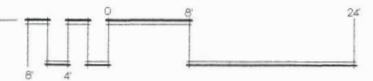
PRE-APPLICATION  
SUBMITTAL  
August 29, 2016

SGA PROJECT NUMBER:  
16-111

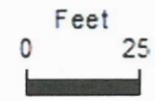
ISSUE DATE:

DRAWN BY:  
KG / SS

Revisions:



PA1



Scale 1:600 - 1 in = 50 ft  
Scale is based on 8-1/2 x 11 paper size



Map created by: public  
Date Created: 28-Jul-16 06:15 PM

**WEST LINN GIS**

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Map scale is approximate. Source: West Linn GIS (Geographic Information System) MapOptix.