



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, November 15, 2018

City Hall  
22500 Salamo Road

Willamette Conference Room

8:00 am Proposed construction of two commercial buildings

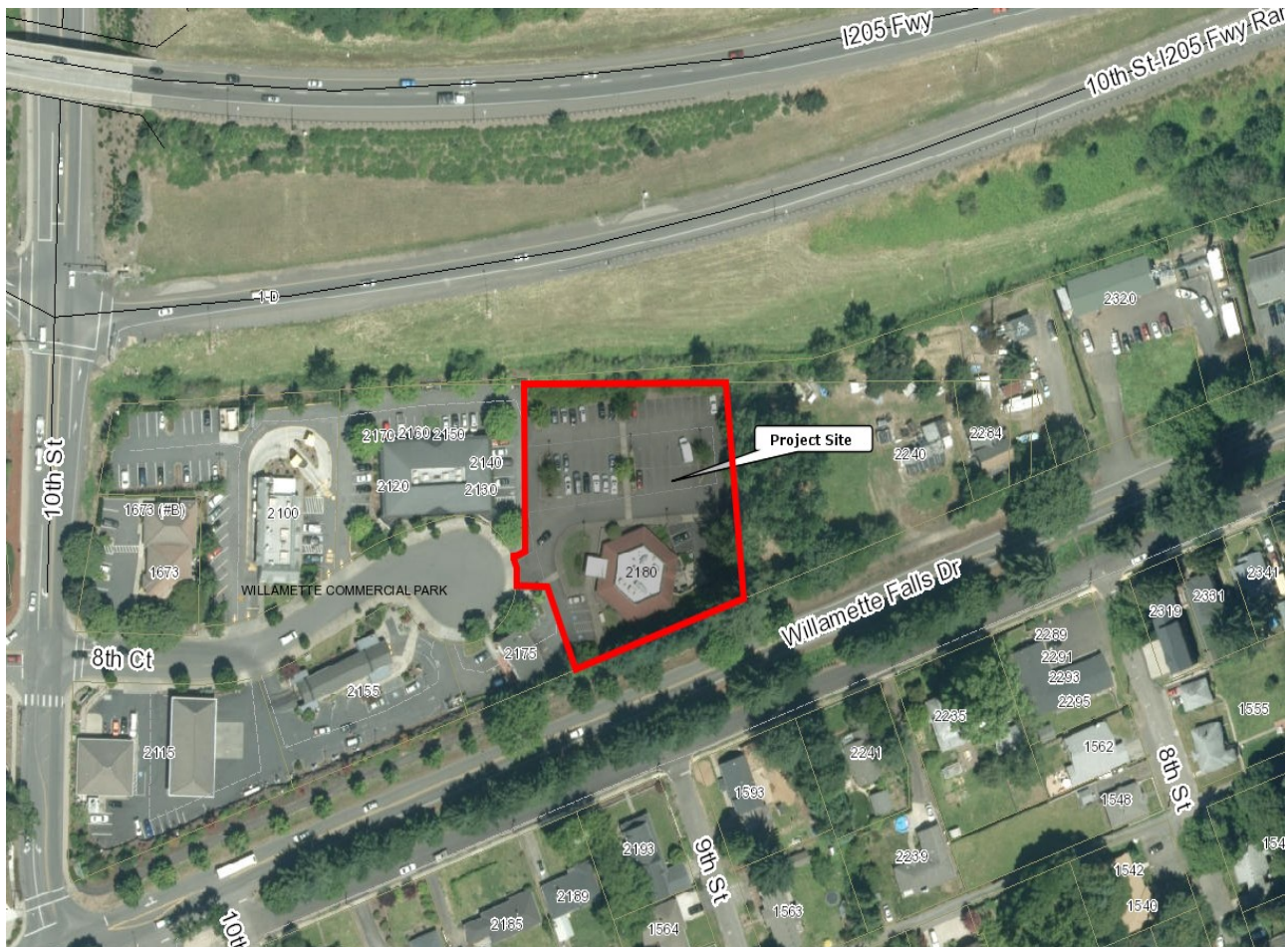
Applicant: Willamette Capital Investments

Subject Property Address: 2180 8<sup>th</sup> Court

Neighborhood Assn: Willamette

Planner: Jennifer Arnold

Project #: PA-18-36





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	TIME:	PROJECT #:
11-15-18	8:00am	PA-18-36
STAFF CONTACT:	FEE:	
Jennifer Arnold	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 15 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 2180 STE COURT WEST LINN OR 97089

Brief Description of Proposal: Construct two commercial buildings

Applicant's Name: William H Capital Investments, LLC  
 Mailing Address: PO Box 2507 Wilsonville, OR 97070  
 Phone No: (503) 407-9957 Email Address: pharwin@msw.com

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

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- 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:

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

[Signature]  
Property owner's signature

10/31/18  
~~11/6/18~~  
Date

R. Patrick Harwin + Timothy A. Toffe  
Property owner's printed name and mailing address  
(if different from above)



Edge Development  
735 SW 20<sup>th</sup> Place, Suite 220  
Portland, OR 97205

November 1, 2018

Pre-Application: Storm Drainage Facility Type Request  
2180 8<sup>th</sup> Court  
West Linn, Oregon

**Project Details:**

Tax Lot No: 903 Assesor's Map 21E35D  
Site Area: 1.044 Acre's (45,489 sf)  
Neighborhood: Willamette  
Comp Plan: Commercial  
Zoning: General Commercial  
Environmental Overlays: WRA

**Existing Conditions:**

The current site is developed with a building and parking lot. The project is in the process of pursuing a Minor Partition to divide the property into two properties. The site has recently been granted a reduction of the required buffer to the Bernert Creek WRA (WAP-18-02) permitting development to occur in all areas currently developed.

The site has a restaurant building and parking lot and is developed with mostly impervious area. The current storm water from the parking lot and roof areas discharge to Bernert Creek through conveyance pipe. This storm runoff discharge is being released un-detained and with-out additional pre-treatment other than what is being provided by what are believed to be trapped and sumped outlet catch basins which reduce sediment and provide a level of oil water separation that meets minimum standards for water quality from non-pollution generating impervious areas and from pollution generating impervious parking lots and roads with less than 50 stalls and generate less than 1,000 average trips per day. There are no indications of flooding on this property at this time and not indication that there are downstream flooding issues. It is believed the entire business park is currently discharging to Bernert Creek without water quality and detention facilities.

This particular site has numerous public easements crossing different portions of the site for sanitary, storm and public accesses that are required to remain. The southern boundary has a steep cut slope that is undevelopable. The site is otherwise relatively flat and slopes north toward the I-205 right of way.

Through research of the City of West Linn website it has been found that this site currently drains to an existing detention facility within the Bernert Creek drainage basin. The proposed project does not propose to increase the project site's impervious area by additional measure. There appears to be a significant amount of area discharging to the existing detention facility which appears to have been constructed for the purpose of this business

park and appears to include a stretch of conveyance ditch that is well vegetated and would by any minimum standard provide a reasonable level of water quality for typical low flow storms.

This particular business park was developed in 1997. The current mapping does not show any flooding of this area in the 1996 flood. Since there is no onsite detention and there exists a regional detention facility it can only be concluded that this site does not pose any significant potential increase in chance of flooding to current site or surrounding areas.

It appears that all the fully developed, nearly 100% impervious, commercial properties of the Willamette Commercial Complex and the neighboring larger Willamette Market Place complex directly discharge to this Bernert Creek conveyance.

By close inspection of the City of West Linn mapping system and available downloadable documents the subject property and the entire Willamette Commercial Complex drain to this existing off-line detention facility prior to discharging directly into Bernert Creek. The Willamette Commercial Complex discharges to an out fall that releases all the storm water to a vegetated conveyance trapezoidal conveyance channel that is approximately over 200 feet in length. Inherently, a vegetative channel of this length and size provides water quality.

**Proposed Conditions:**

The project is proposing to divide the property into two new parcels to construct one medical office building on the new parcel south of the access easement. The north parcel shall be padded out for a future commercial retail building. There is an existing access easement crossing the site in an east to west orientation.

The City of West Linn has a "Policy" described in the public works standards, that is also applied to private property, that details the City's desire to promote above ground detention and storm water quality facilities. This site currently discharges to an existing detention facility that was constructed for this property and the properties to the east with in this business park. Given the current configuration the existing 200 lineal feet of open channel vegetated conveyance provides a reasonable level of existing water quality as well.

The applicant is requesting the City to allow the developer to manage their economic risk by approving the use of one of the two water quality mechanical filtration systems. Both the Company ADS Bayfilter and Company Contech Stormfilter filtration systems have been approved for use by the most restrictive jurisdictions in the region and country. The Washington Department of Ecology and the Western Washington Storm Water Management Manual are the basis of standard in the Pacific Northwest and have been for a number of years. The Washington D.O.E. has approved these proprietary systems for base level and even higher levels of water quality filtration.

It is also requested that the City of West Linn allow the applicant to use current proven, tried and true materials such as HDPE detention pipe, and if through the project bidding process, it is found that the ADS StormTech Chamber HDPE material system is a lesser expensive



system to install and maintain, we request the City of West Linn to allow the use of this system as well.

Given the circumstances of this project, we would like the City of West Linn to keep open the option for the developer to prove, within reason, that the current site should not be required to provide additional detention. We would request, at this Pre-Application phase, that the City Professionals observe the current circumstances to the existing conveyance system and consider forgoing any further analysis of the system. The current detention system included this site in it's current imperviousness. The proposed project will not in any way significantly change the total final impervious are of the site. Given the size of the drainage basin that discharges to Bernert Creek in this area it can be quickly concluded that this project site is not a significant source of runoff at the Point of Connection and given that information alone it seems onerous to request additional basin and hydrology analysis when the most significant source of runoff to the Point of Connection at Bernert Creek is the I-205 right of way making this project site less than 5% of the runoff area and since the proposed condition would not increase runoff and there's not history of significant flooding of these properties, even when comparing the 1996 flood map inventory, it seems onerous to request additional expensive field study and analysis and reports for a condition that wouldn't change.

New research is beginning to show that "City of Portland Style" water quality facilities aren't as efficient at achieving and maintain the high levels of water quality as originally proposed. Additionally, the base model design of the concrete wall vegetated storm planters and basins that are constructed with the below grade rock storage and perforated pipe outlets and overflows do not simply provide the level of detention in the field as shown in analysis. The number of variables in the design and construction are nearly impossible to control especially over long time durations of project life. The soil design is required to be analyzed using a 2-inch/hour measuring rate, however, the soil media specification blended mixes must achieve a 4-inch/hour transmissivity which inherently builds in the a safety factor that automatically doesn't meet the designed analysis of the system and there's no research to substantiate how long it takes for the sandy loam soil media to achieve enough clogging from sediment load runoffs for the sandy loam soil media to achieve and maintain a 2-inch/hour flow rate. So inherently from the date of installation the facility is not meeting the analyzed detention.

The need for the surface space on this site is a credible request to maintain the economic viability of this project and any future projects of this area. It is the City's duty to protect the welfare and health and safety of its residents and visitors and property and business owners. That Cannon's, as it applies to the inherent practice of engineering, do not intend to remove a business or property owner's ability to choose to manage their own risk. The city, may at it's discretion, impose certain policies as it sees fit for choosing materials, craftsmanship requirements etc, as it pertains to public works projects. It is true that commercial properties are inherently used by the general public, however, it is not the Jurisdictions authority to restrict, remove or impose such policies that completely remove a private property's ability to design, construct and agree to maintain infrastructure utilizing such technologies and materials that offer same, and in most cases, a better level of control to meet those standards imposed to meet clean water act.

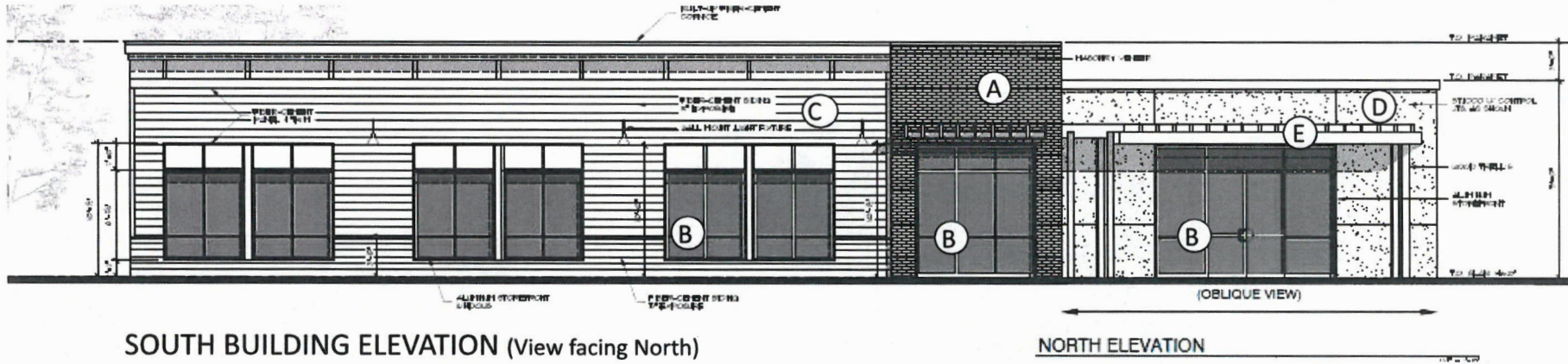


With additional hardship of the required access easement imposed by the City and the existing utility and access easements and the steep cut bank this project site has limited options for layout. The current configuration and layout of the commercial business park and property lines cause additional hardship for the project site to collect all onsite area that will require redevelopment and discharge to a surface facility of any kind. Surface facilities required large areas and additional depth to and this site will have substantial challenges to grading the site and if imposed there would be so significant amount of economic land area lost that this project would prove economically infeasible. If the City precedents the requirement for surface vegetative facilities on this project site then it would need to impose the same precedent on adjacent project sites and given the existing conditions of this developed area it would provide impractically economically that revitalization and redevelopment would seize due to the loss of available lease area.

To recap the request, we request complete consideration for this project to be allowed to utilize the proprietary filtration technologies of either the ADS Bayfilter or Contech Storm filter technologies to meet the jurisdictional water quality requirements. We request the use of underground detention facilities and use of the much longer lasting HDPE pipe for detention. HDPE pipe will outlast concrete pipe especially with the increased use of the salts in the winter months for de-icing. We also request that the developer is allowed to pursue the conveyance analysis by proving that if this site is currently equal to or less than the Point of Connection discharge flow and basin area then no further and analysis would be required. Additionally, since this site is already discharging to an existing detention facility we request that if the conveyance analysis does so much as provide reasonable information showing that the site is equal to or less than 5% of the Point of Connection discharge then additional onsite detention would not be required.



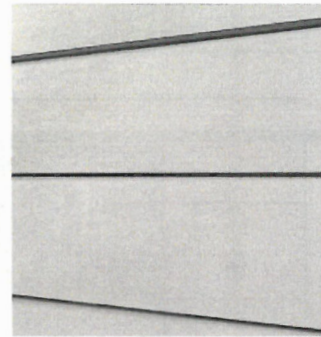
# 8<sup>th</sup> COURT DEVELOPMENT 2180 8<sup>TH</sup> COURT, WEST LINN, OR



**(A)** COUNTRY LEDGESTONE.  
MUTUAL MATERIALS OR SIMILAR



**(B)** CLEAR GLASS STOREFRONT GLAZING WITH  
ANODIZED ALUMINUM FRAMING. FINISH  
COLOR T.B.D.



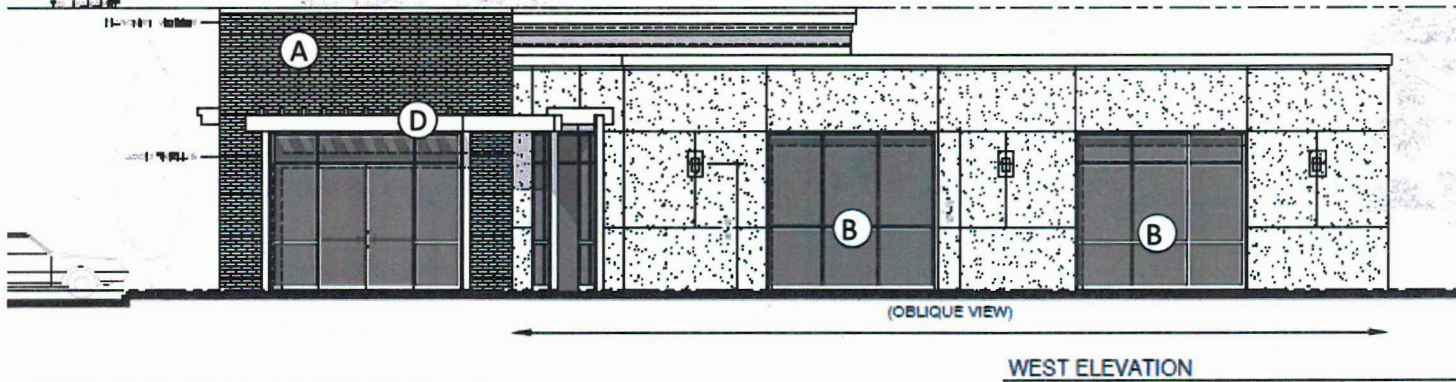
**(C)** ARTISAN LAP SIDING.  
JAMES HARDIE OR SIMILAR



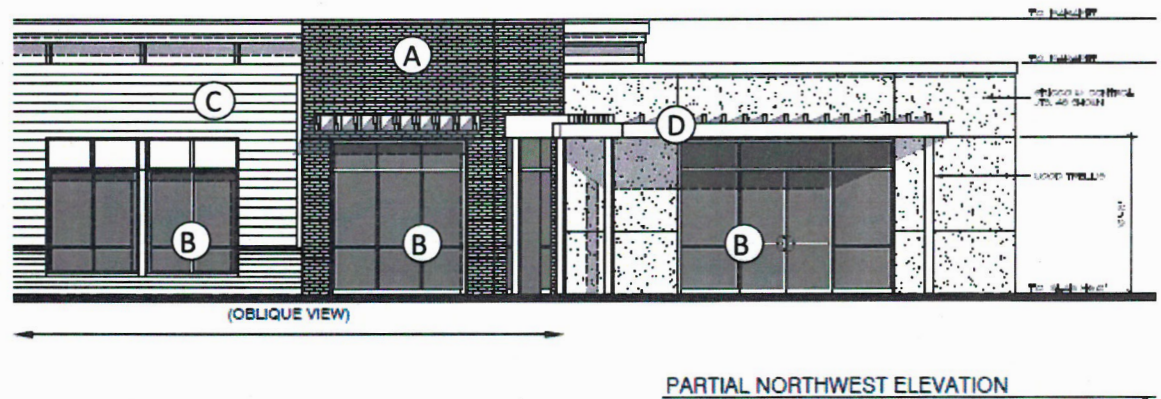
**(C)** ARTISAN LAP SIDING.  
JAMES HARDIE OR SIMILAR

# 8<sup>th</sup> COURT DEVELOPMENT

2180 8<sup>TH</sup> COURT, WEST LINN, OR



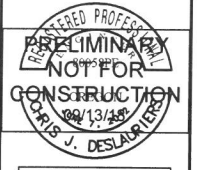
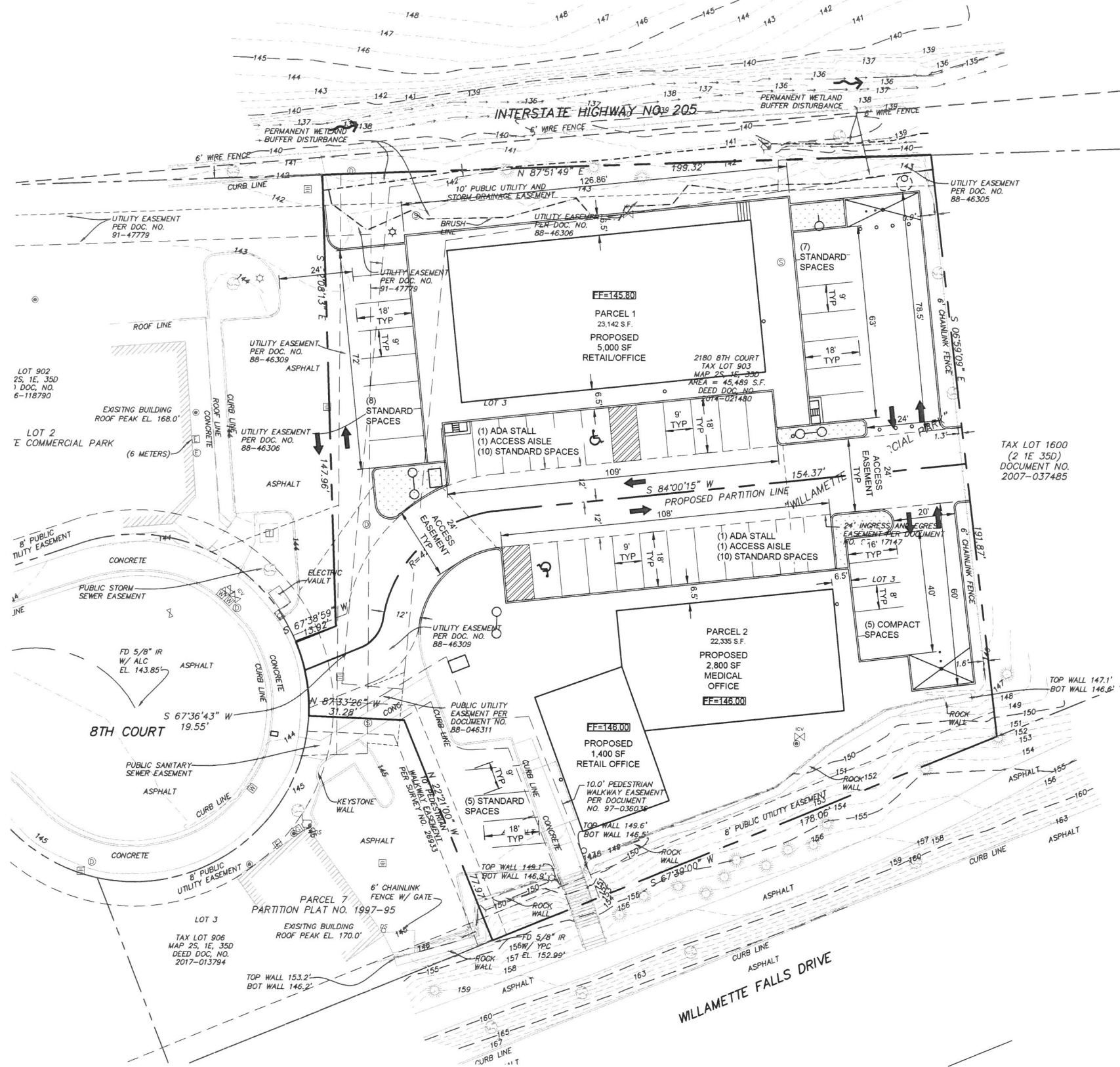
D WOOD TRELLIS.  
(Concept image)





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INTERSTATE 205



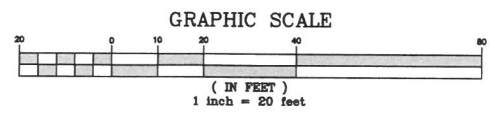
**WDY**  
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 PH: 503.263.9111 FX: 503.263.8122 www.wdy.com

**8TH COURT COMMERCIAL**  
 2180 8TH COURT  
 WEST LINN, OR 97068  
 DIMENSIONED SITE PLAN

REVISIONS	DATE	DRAWN	CHECKED	R/MK	C/JD
	09-13-2018		18116		

SHEET  
**C2.0**  
 2 OF 8

**1** DIMENSIONED SITE PLAN  
 C2.0 SCALE: 1" = 20'



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