LAND USE PRE-APPLICATION CONFERENCE

Thursday, May 16, 2019

City Hall
22500 Salamo Road

BOLTON Conference Room

11:00 am **Proposed demo of existing home and construction a new 2-story commercial building**

Applicant: **Sam Thomas, Lenity Architecture**

Subject Property Address: **1575 Burns Street**

Neighborhood Assn: Bolton

Planner: Darren Wyss **Project #: PA-19-10**

City of West Linn
Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.742.6060 • Fax 503.742.8655 • westlinnoregon.gov

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 5-16-19	TIME: 11:00	PROJECT #: PA-19-10
STAFF CONTACT: Darren Wyss		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 **15** days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 1575 Burns Street

Brief Description of Proposal: Demolish existing single-family dwelling and construct a new 2-story physical therapy (1st floor) and dental clinic (2nd floor). The project scope also includes one additional tenant space for professional/medical office use.

Applicant's Name: Sam Thomas - Lenity Architecture

Mailing Address: 3150 Kettle Court SE, Salem, OR 97301

Phone No: (503) 399-1090 Email Address: samt@lenityarchitecture.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:
Can the proposed parking reduction be accommodated? Would a live/work type unit be allowed on the same parcel?
Is the proposed street parking acceptable? Are any of the trees considered significant?

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

Kimberly R Wright — 4-16-19
Property owner's signature — Date

RECEIVED
APR 16 2019
PLANNING & BUILDING
CITY OF WEST LINN

Kimberly Wright & Noel Tenoso, 5550 Summit St West Linn
Property owner's printed name and mailing address (if different from above)
Bolton Commons, LLC

Walter H. Knapp & Associates, LLC
Consultants in Arboriculture, Silviculture, and Forest Ecology

Arborist

MEMORANDUM

DATE: August 31, 2010

TO: Rolf Olson

FROM: Morgan E. Holen, ISA Certified Arborist (PN-6145A)

RE: Tree Preservation and Construction for Street Improvements
0944 Olson Project

At your request, I met with you and Wink Brooks on your project site located at the northwest intersection of Hood and Burns in West Linn on Friday, July 16, 2010, in order to evaluate three Douglas-fir trees in terms of proposed construction impacts. This memorandum documents the site visit and provides arborist recommendations.

Earlier this year I met with Mike Perkins, West Linn City Arborist, at the site for the purpose of identifying any trees he found to be significant. At that time he concluded that three Douglas-fir trees, in a cluster along the south property line, were significant. We looked at other trees that had potential significance but no others were identified as significant. The trees have a crown radius of approximately 18-feet towards the street and 22-feet towards the construction site. If protection is not feasible, the applicant must demonstrate why. Design alternatives were evaluated by the applicant in an effort to retain these trees. Irrespective of the development plan however, the City is requiring half street improvements on Burns Street, along the south property line which include a required 8-foot sidewalk due to the commercial nature of the project.

Refer to attached Exhibit C "Site Plan, Street and Sidewalk Study Plan." The street improvements include new curbs and sidewalks along the northern edge of Burns Road, approximately 9-feet from the largest of the three Douglas-firs. The back of the sidewalk is at elevation 116.5-feet and the approximate base of the largest Douglas-fir is at elevation 123.5-feet, a difference of 7-feet.

Based on the proposed site plans depicting the street improvement requirements, the trees are not suitable for preservation with construction. The existing curb is approximately 16-feet from the face of the trees, and the edge of the new sidewalk will come within 9-feet of the trees. As shown in the photograph below, the area between the road and the trees is a steep slope which limits the ability to provide recommendations for alternative tree protection measures—grading in this area appears unavoidable. While on site, we discussed the potential for constructing a retaining wall to help maintain the existing grade at the trees, however this does not seem feasible considering

---

7615 SW Dunsmuir Lane, Beaverton, OR 97007
Phone: (503) 646-4349 Fax: (503) 265-8117

drainage and any sloughing of material from the slope. The drawing shows graphically why the largest Douglas-fir tree must be removed due to the required half street improvements.

While the tree illustrated on the drawing is the one in the cluster located closest to the existing curb, Burns Street slopes downward to the east at a grade of approximately 12%, which increases the elevation difference between the sidewalk and the other two Douglas-firs in the cluster and thereby increases the after construction slope between the sidewalk and those trees. Based on the cross-section, approximately 50% of the root system will be impacted, and the trees will become hazardous and have inadequate growing space. In addition, Mr. Foster agreed that using a retaining wall is also not a viable solution since a wall would have to be located on the project site outside of the right-of-way and a wall ~6-feet tall would require an additional 4-feet or more of excavation into the slope towards the trees.

Removal of these three trees is recommended because they are not suitable for retention considering the City requested sidewalk and half street improvements. If there was a requirement to retain these trees, not only would the trees have very limited growing space after the sidewalk and street construction, they also would likely become hazardous considering the change in grade south of the trees and the unavoidable root impacts. Removal and replacement in a more appropriate on-site location is preferred since construction impacts are unavoidable.

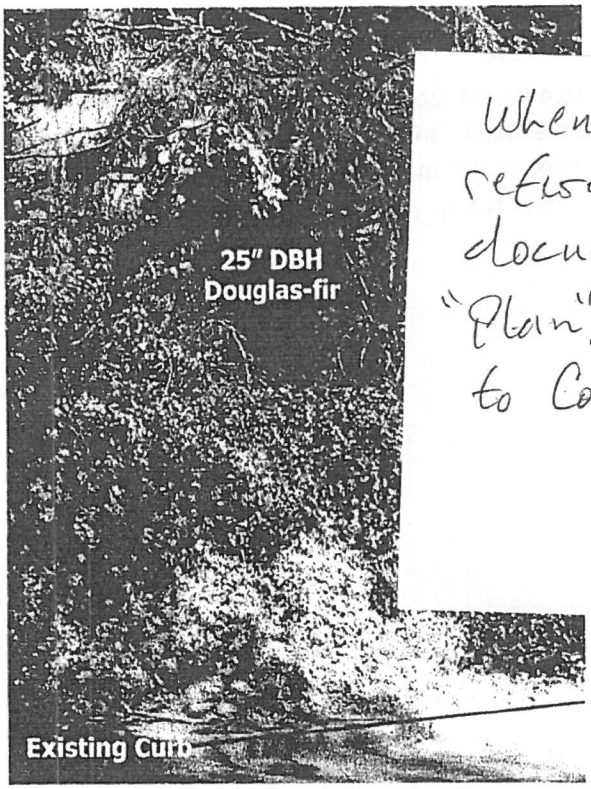
Please contact us if you have questions, concerns, or need any additional information.

Morgan E. Holen

Morgan E. Holen
ISA Certified Arborist, PN-6145A
ISA Certified Tree Risk Assessor, PN-449
Forest Biologist, PBS Environmental

Enclosures: Exhibit C "Site Plan, Street and Sidewalk Study Plan
Cross Section Drawing at Douglas-fir

the engineering requirements of such a wall and the relatively narrow width between the new sidewalk and the trees.



When there are references in these documents to a "Plan", they relate to Concept #5

Photo 1. Existing curb and 25-inch Douglas-fir on top of slope.

Since my last visit to the site, Landscape Architect Bob Foster has provided a scaled north to south cross section at the point of the largest of the three Douglas-firs (attached). In addition, Mr. Foster and I spoke over the telephone regarding his drawing and the proposed construction impacts to the three Douglas-firs. The drawing illustrates the proposed impacts resulting from the required half street improvements. Only the largest of the three Douglas-firs is illustrated—this tree is sufficient for the illustration since retention of the other two trees is not recommended if one is removed. Since the trees are growing in a cluster and have adapted to being so close to one another over time, removal of one or more trees will expose the remaining tree, revealing a one-sided crown and increased probability for windthrow. This is potentially hazardous considering the primary targets are powerlines, the roadway, and project site.

The drawing illustrates the Douglas-fir tree that is located furthest to the west in the group of trees and an 8-foot wide sidewalk installed along the north side of Burns Street. A 2:1 slope is used, which is the recognized standard maximum for maintained slopes. In addition to the sidewalk and curb, there is an 18-inch flat area at the bottom of the slope, which is needed for

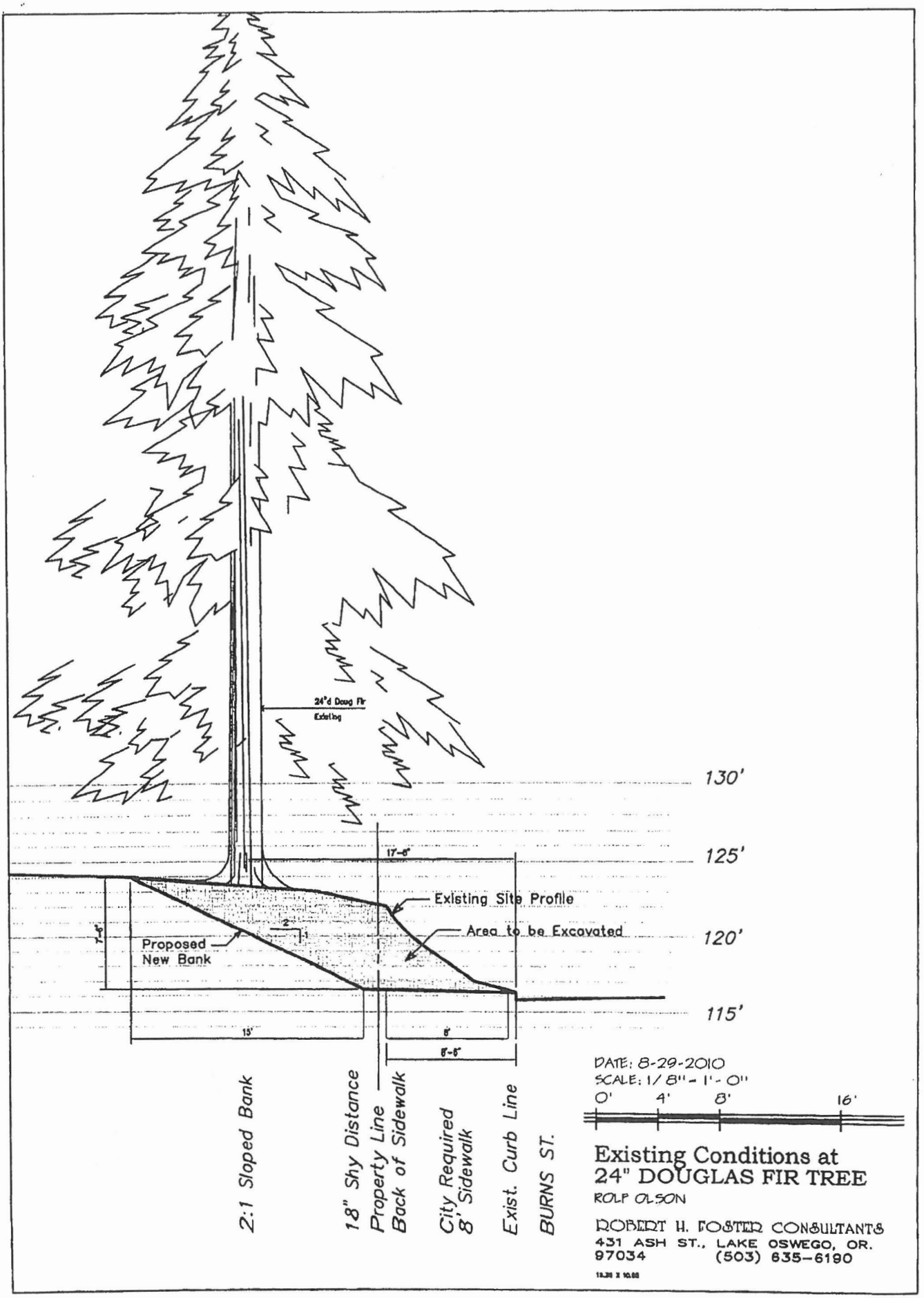
rolf olson

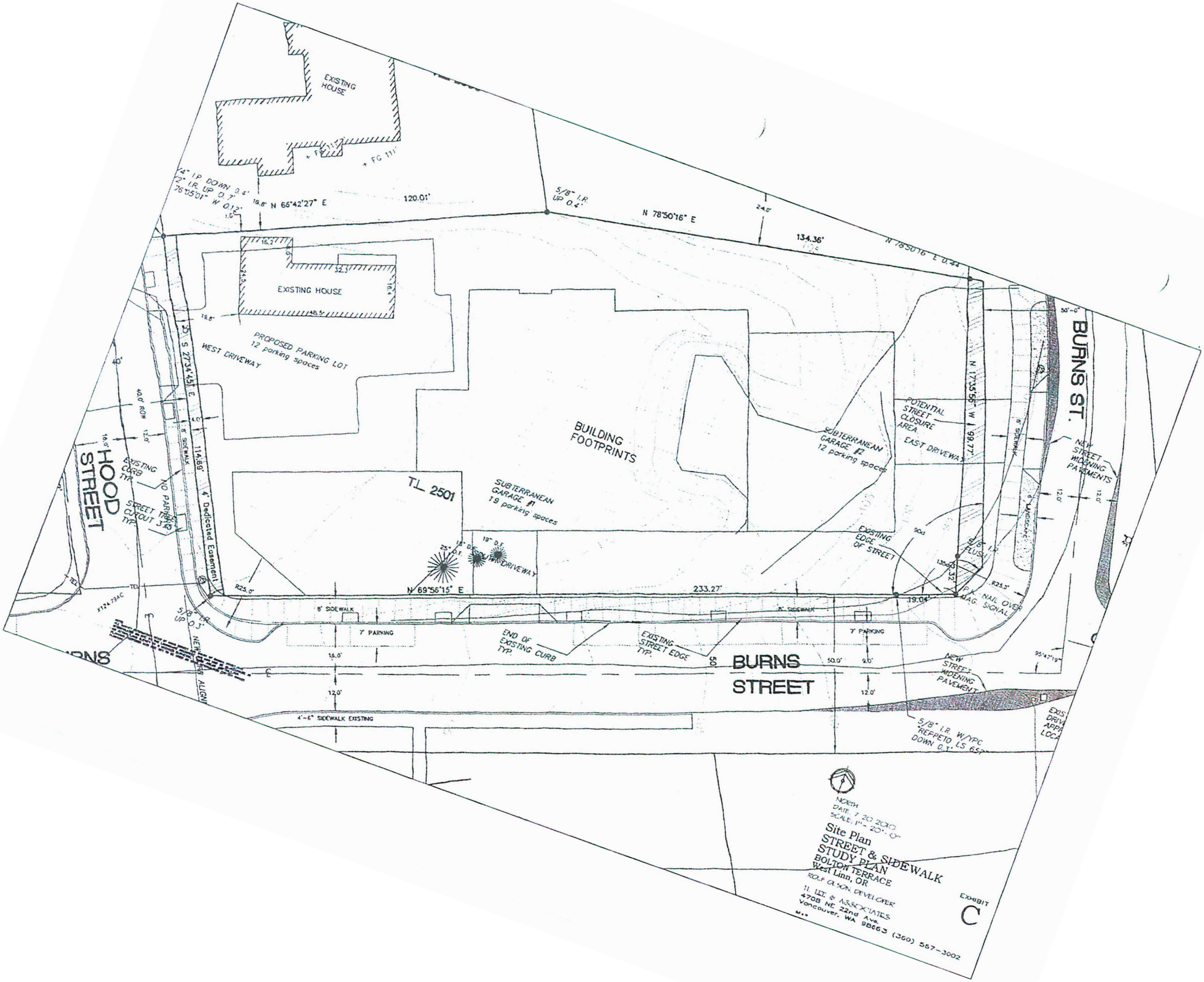
From: Soppe, Tom [tsoppe@westlinnoregon.gov]
Sent: Monday, September 13, 2010 9:11 AM
To: 'rolf olson'
Subject: RE: Pre-App Conference

The way to measure the gable height looks fine. Mike Perkins agrees the street improvements themselves would take out the significant group of trees, so the tree variance shouldn't be needed, and this will be discussed in the notes. Let me check up on the other two issues. I will get you draft notes this week as soon as I have them ready.

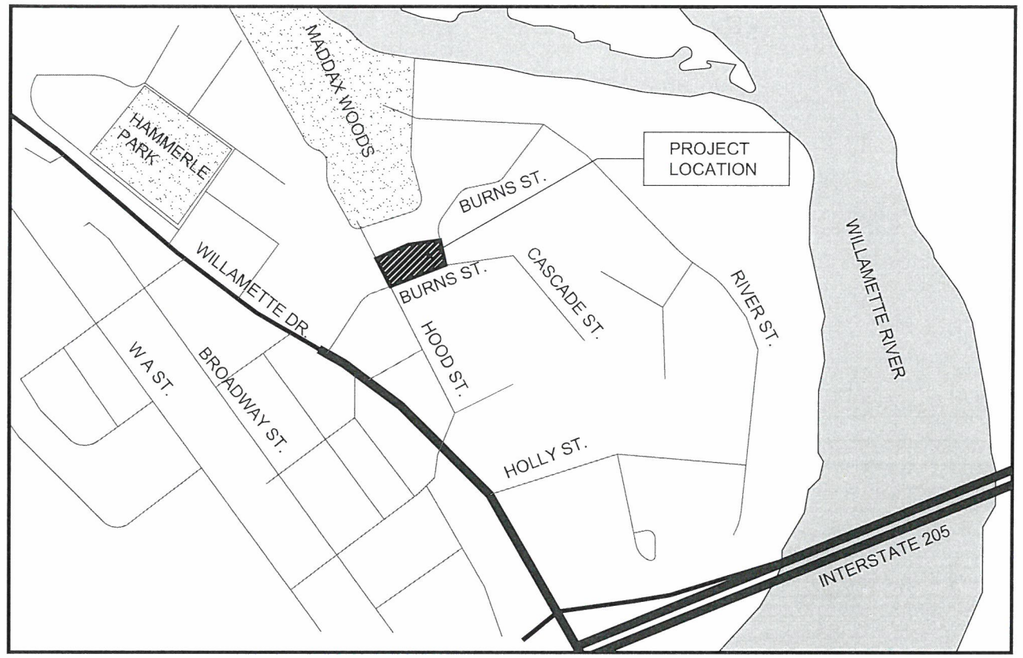
Tom Soppe
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, OR 97068
ph. (503) 742-8660
fax (503) 656-4106
tsoppe@westlinnoregon.gov

Tom Soppe
tsoppe@westlinnoregon.gov
Associate Planner
22500 Salamo Rd
West Linn, OR, 97068
P: (503) 742-8660
F: (503) 656-4106
Web: westlinnoregon.gov


24"d Doug Fir
Existing
130'
125'
120'
115'
17'-6"
Existing Site Profile
Area to be Excavated
Proposed
New Bank
2
1
7'-6"
15'
8'
8'-6"
2:1 Sloped Bank
18" Shy Distance
Property Line
Back of Sidewalk
City Required
8' Sidewalk
Exist. Curb Line
BURNS ST.
DATE: 8-29-2010
SCALE: 1/8" - 1'-0"
0'
4'
8'
16'
Existing Conditions at
24" DOUGLAS FIR TREE
ROLF OLSON
ROBERT H. FOSTER CONSULTANTS
431 ASH ST., LAKE OSWEGO, OR.
97034
(503) 635-6190



EXISTING HOUSE
EXISTING HOUSE
PROPOSED PARKING LOT
12 parking spaces
WEST DRIVEWAY
BUILDING FOOTPRINTS
TL 2501
SUBTERRANEAN GARAGE #1
19 parking spaces
SUBTERRANEAN GARAGE #2
12 parking spaces
EAST DRIVEWAY
POTENTIAL STREET CLOSURE AREA
DRIVEWAY
EXISTING EDGE OF STREET
NEW STREET WIDENING PAVEMENTS
BURNS ST.
HOOD STREET
BURNS STREET
EXISTING CURB TYP.
STREET TREE CUTOUT TYP.
NO PARKING
4' Dedicated Easement
END OF EXISTING CURB TYP.
EXISTING STREET EDGE TYP.
8' SIDEWALK
7' PARKING
4'-6" SIDEWALK EXISTING
N 66°42'27" E
120.01'
5/8" I.R. UP 0.4'
N 78°50'16" E
134.36'
S 27°34'45" E
114.69'
N 69°56'15" E
233.27'
N 17°35'56" W
99.77'
5/8" I.R. W/YPC "REPPETO LS 65" DOWN 0.1'
NORTH
DATE 7 30 2010
SCALE 1" = 20'-0"
Site Plan
STREET & SIDEWALK STUDY PLAN
BOLTON TERRACE
West Linn, OR
ROLF OLSON, DEVELOPER
4708 NE 22nd Ave.
Vancouver, WA 98663 (360) 567-3002
EXHIBIT
C



VICINITY MAP N.T.S

ZONING CODE SUMMARY

PROJECT/ SITE INFORMATION:

GOVERNING AGENCY:	CITY OF WEST LINN
BUILDING ZONE:	OBC - OFFICE BUSINESS CENTER
TAX MAP	PARCEL NUMBER: 02S02E - 22E30BD - 2501
FLOOD PLAIN / WAY OVERLAY ZONE:	NO
TOTAL SITE AREA	0.62 AC.
PROPOSED USE:	SITE = OFFICE - MEDICAL CLINIC
EXISTING USE:	NONE.

OFF-STREET PARKING SPACES:

REQUIRED: WLCDC CH 46

COMMERCIAL USES	8,500 SF / 250	= 34 SPACES
	TOTAL	34 SPACES

(-3: ON STREET PKNG) (-3: PRESERVED TREES) (-3: -10% @ < $\frac{1}{4}$ MILE FROM TRANSIT)

25 SPACES

A.D.A. STALLS REQ'D.: WLCDC 46.150 -B — 1 ADA- (1 VAN)

LOADING ZONE REQUIRED: WLCDC CH 46 — BUILDING IS UNDER 10,000SF — NONE REQ'D

BICYCLE PARKING REQUIRED: WLCDC 46.150 -D

OR DR. OR DENTAL OFFICE: GREATER OF: 2 OR 0.5/1000GSF — = 5 (25% COVERED)

PROJECT AREA CALCULATIONS:

TOTAL AREA: 3.337 ACRES	27,573 SF	100%
BUILDING AREA:	4,250 SF	15.4%
PARKING AREA:	9,844 SF	35.7%
PEDESTRIAN AREA:	2,025 SF	7.3%
SITE STRUCTURE:	1,145 SF	4.1%
LANDSCAPE/OPEN SPACE:	10,310 SF	37.4%

PROPOSED PARKING SPACES:

ACCESSIBLE:	1 SPACES (VAN)
COMPACT:	8 SPACES
FULL SIZE:	16 SPACES
TOTAL:	25 SPACES
BICYCLE:	5 SPACES (MIN. 2 COVERED)
LOADING ZONE	0 - NO LARGE TRUCKS ONSITE

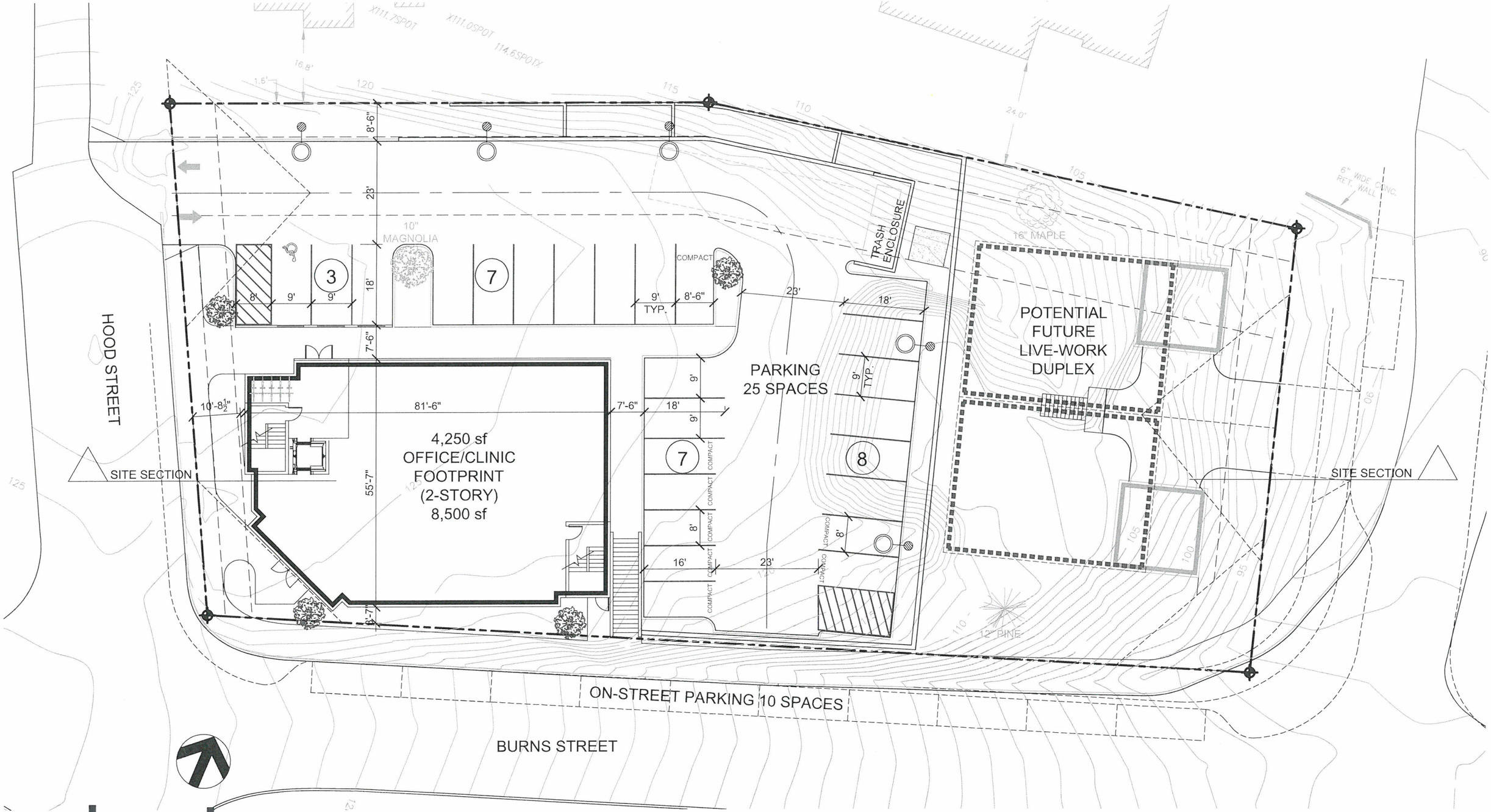
lenity architecture
3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

BOLTON TERRACE

SITE DATA

DATE: 4-5-19

EMMETT PHAIR CONSTRUCTION



BOLTON TERRACE

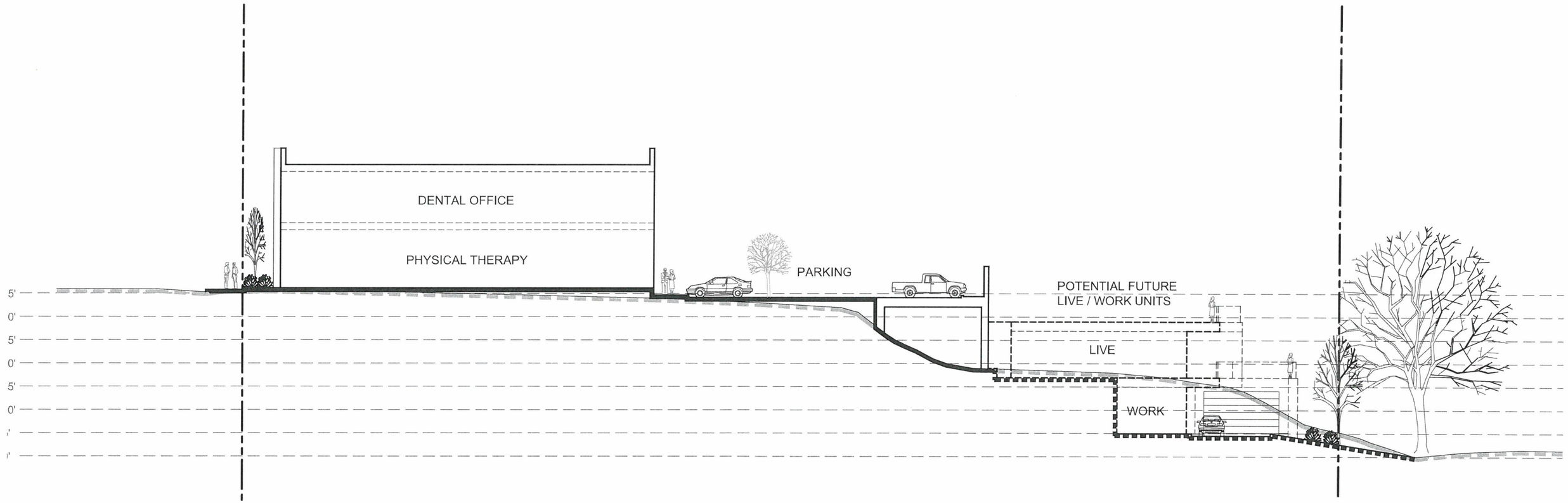
SITE PLAN

SCALE: 1" = 20'-0"

DATE: 4-5-19

lenity architecture
3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

EMMETT PHAIR CONSTRUCTION



lenity architecture
3150 Kettle Court SE, Salem, Oregon 97301
P 503 399 1090 F 503 399 0565 W lenityarchitecture.com

BOLTON TERRACE

LONGITUDINAL SITE SECTION (E-W)

SCALE: 1" = 20'-0"

DATE: 4-5-19

EMMETT PHAIR CONSTRUCTION

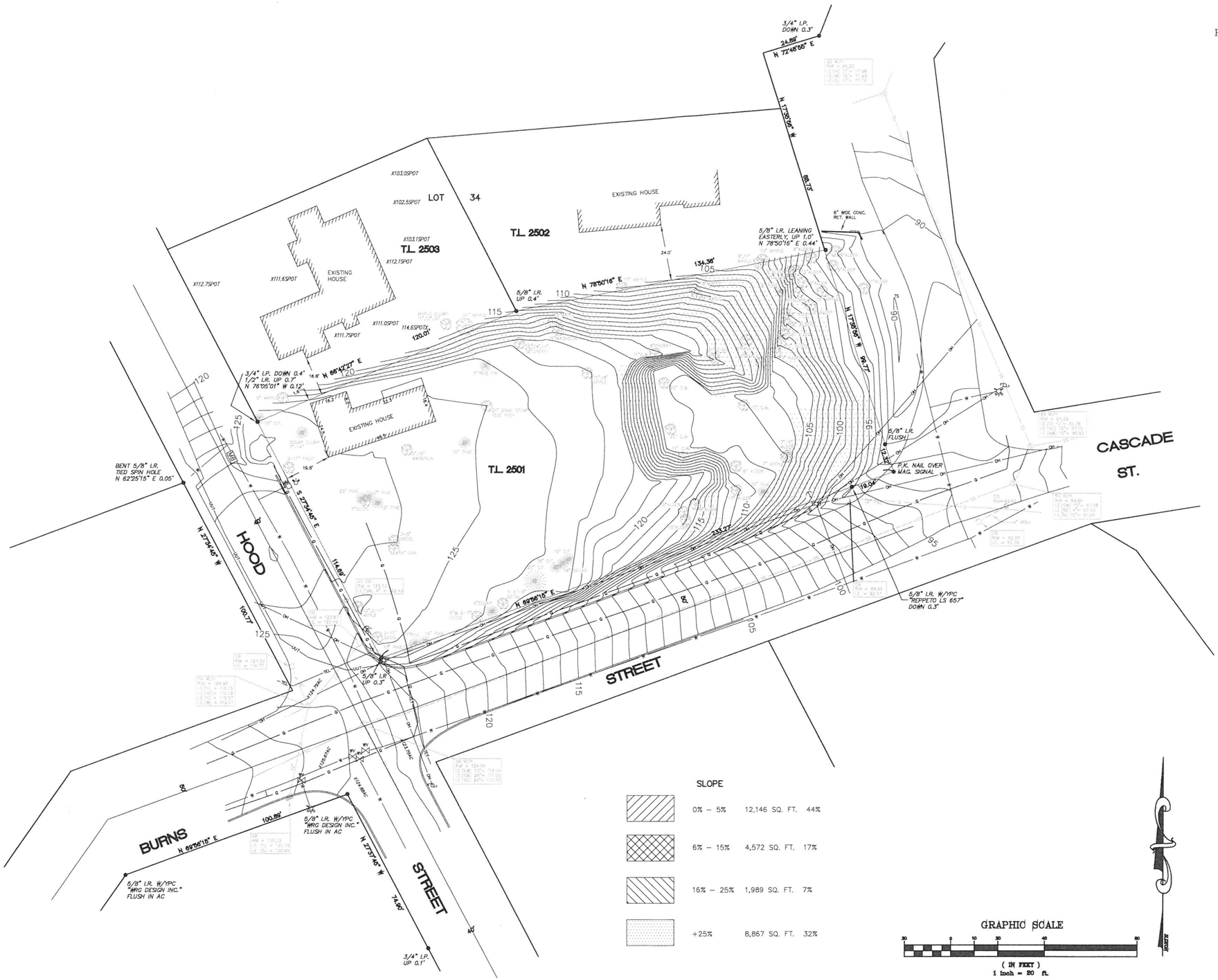
TOPOGRAPHIC/SITE SURVEY

FOR:
ROLF OLSON

BEING A PORTION OF LOT 34,
PLAT OF TRACTS 1 TO 34 INC. OF UNIT "D"
OF WEST OREGON CITY

IN THE SE 1/4 SEC. 31, T.2S., R.1E., W.M.
CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON

SEPTEMBER 12, 2005 MAP 2 2E 30BD
ADDITIONAL SPOT ELEVATIONS ON JULY 9, 2009
REVISED: AUGUST 19, 2009



NOTES:

1. ELEVATIONS ON NGVD 1929 DATUM.
2. THE BOUNDARIES AS SHOWN ON THIS MAP ARE APPROXIMATE ONLY. THIS MAP DOES NOT REPRESENT A SURVEY TO BE RECORDED, BUT WAS DONE FOR SITE/TOPO INFORMATION ONLY.
3. THIS SURVEY IS MADE FOR THE ORIGINAL PURCHASER OF THE SURVEY ONLY. ANDY PARIS & ASSOCIATES, INC. ASSUMES NO LIABILITY FOR INFORMATION SHOWN HEREON TO ANY OTHER INSTITUTIONS OR SUBSEQUENT PURCHASERS OF THE PROPERTY.
4. SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
5. NO ATTEMPT HAS BEEN MADE AS A PART OF THIS SURVEY TO OBTAIN OR SHOW DATA CONCERNING EXISTENCE, SIZE, DEPTH, CONDITION, CAPACITY, OR LOCATION OF ANY UTILITY OR MUNICIPAL/PUBLIC SERVICE FACILITY. FOR INFORMATION REGARDING THESE UTILITIES OR FACILITIES, PLEASE CONTACT THE APPROPRIATE AGENCIES.
6. THE LOCATION AND OR EXISTENCE OF UTILITY SERVICE LINES TO THE PROPERTY SURVEYED ARE UNKNOWN AND ARE NOT SHOWN.
7. SUBSURFACE AND ENVIRONMENTAL CONDITIONS WERE NOT EXAMINED OR CONSIDERED AS A PART OF THIS SURVEY. NO STATEMENT IS MADE CONCERNING THE EXISTENCE OF UNDERGROUND OR OVERHEAD CONTAINERS OR FACILITIES THAT MAY AFFECT THE USE OR DEVELOPMENT OF THIS TRACT.
8. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY SURVEYOR. THERE MAY EXIST EASEMENTS, CONDITIONS, OR RESTRICTIONS THAT COULD AFFECT THE TITLE OF THIS PROPERTY. NO ATTEMPT HAS BEEN MADE IN THIS SURVEY TO SHOW SUCH MATTERS THAT MAY AFFECT TITLE.

LEGEND:

- • FOUND MONUMENT AS NOTED
- I.R. IRON ROD
- I.P. IRON PIPE
- WM WATER METER
- HB HOSE BIB
- TS TRAFFIC SIGN
- —UUT— MULTIPLE UNDERGROUND UTILITIES — TV, QLN, PGE
- —TEL— ORANGE TONE MARKS WITH T
- — W — WATER LINE
- — G — NATURAL GAS LINE
- — SS — SANITARY SEWER LINE
- — D — STORM DRAINAGE LINE
- — OH — OVERHEAD UTILITY LINES
- WV WATER VALVE
- GUY ANCHOR
- UP UTILITY POLE
- FH FIRE HYDRANT
- MB MAILBOX
- SANITARY SEWER MANHOLE
- STORM DRAINAGE MANHOLE
- CLEAN-OUT

SLOPE

0% – 5%	12,146 SQ. FT.	44%
6% – 15%	4,572 SQ. FT.	17%
16% – 25%	1,989 SQ. FT.	7%
+25%	8,867 SQ. FT.	32%

GRAPHIC SCALE
20 0 10 20 40 80
(IN FEET)
1 inch = 20 ft.

NORTH

REGISTERED PROFESSIONAL LAND SURVEYOR

OREGON
JANUARY 15, 1987
HAROLD P. SALO
2284
EXPIRES: JUNE 30, 2010

SURVEYED BY:
ANDY PARIS AND ASSOCIATES, INC.
16057 BOONES FERRY ROAD
LAKE OSWEGO, OREGON 97035
PH: 503-636-3341

PROJECT: 05125
DRAWING: 05125TP2.DWG