



## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, September 5, 2019**

**City Hall  
22500 Salamo Road**

**Willamette Conference Room**

**11:00 am     Proposed code compliant improvements for community center**

**Applicant:    COWL Parks Department**

**Subject Property Address: 3706 Cedaroak Drive**

**Neighborhood Assn: Robinwood NA**

**Planner: Darren Wyss**

**Project #: PA-19-20**





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: <u>9/5/19</u>	TIME: <u>11:00 am</u>	PROJECT #: <u>PA-19-20</u>
STAFF CONTACT: <u>Darren WYSS</u>	FEE: <u>\$1000</u>	

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): 3706 CEDAR OAK DRIVE

Brief Description of Proposal: COMPLETE CODE COMPLIANT IMPROVEMENTS FOR USE AS A COMMUNITY CENTER

Applicant's Name: KEN WORCESTER

Mailing Address: 22500 SALAMO ROAD WEST LINN, 97068

Phone No: (503) 742-6050 Email Address: K.WORCESTER@WESTLINNOREGON.GOV

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:

ON SITE & OFF SITE IMPROVEMENTS THAT MAY BE REQUIRED  
PARKING REQUIREMENTS, DRIVEWAY ENCRoACHMENT, AND  
CONFORMING UPGRADES

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

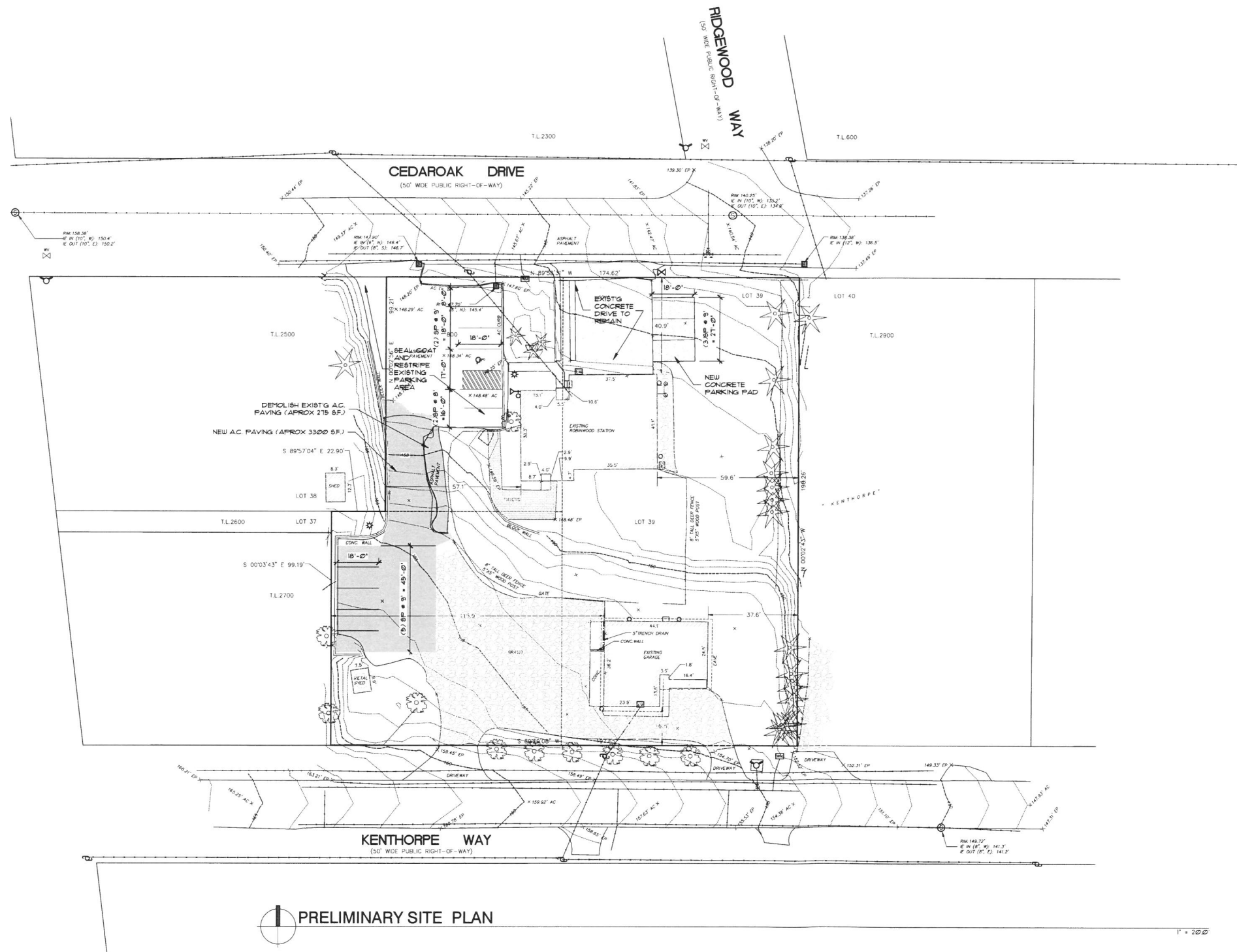
Ken Worcester

Property owner's signature

08/21/2019

Date

Property owner's printed name and mailing address (if different from above)



PRELIMINARY SITE PLAN

1" = 20'

PROJECT INFORMATION

PROJECT DESCRIPTION	REMODEL OF EXISTING COMMUNITY CENTER INCLUDING EXTERIOR REMODEL, ADA IMPROVEMENTS, SEISMIC UPGRADES AND SITE IMPROVEMENTS		
PROPERTY LOCATION ADDRESS	T21E, R24, SECB, TAX LOT 02800 3706 CEDAROAK DRIVE WEST LINN, OR 97068		
COUNTY ZONE	CLACKAMAS R-10		
SITE AREA	0.88 ACRES		
OCCUPANCY	A-2		
CONSTRUCTION TYPE	V-B		
BUILDING SQUARE FOOTAGE	EXIST'G	NEW	TOTAL
MAIN LEVEL FLOOR AREA	2,270 S.F.	0	2,270 S.F.
PARKING REQUIRED	11-13 SPACES (1,200 S.F.)		
EXISTING	9 SPACES (UNSTRIPED)		
PROPOSED	14 SPACES		

ia

**ISELIN**  
ARCHITECTS  
P.C.

1307 Seventh Street  
Oregon City, OR 97045  
503-656-1942  
www.iselinarchitects.com

NOT FOR  
PRELIMINARY  
CONSTRUCTION

REMODEL FOR  
**ROBINWOOD STATION COMMUNITY CENTER**

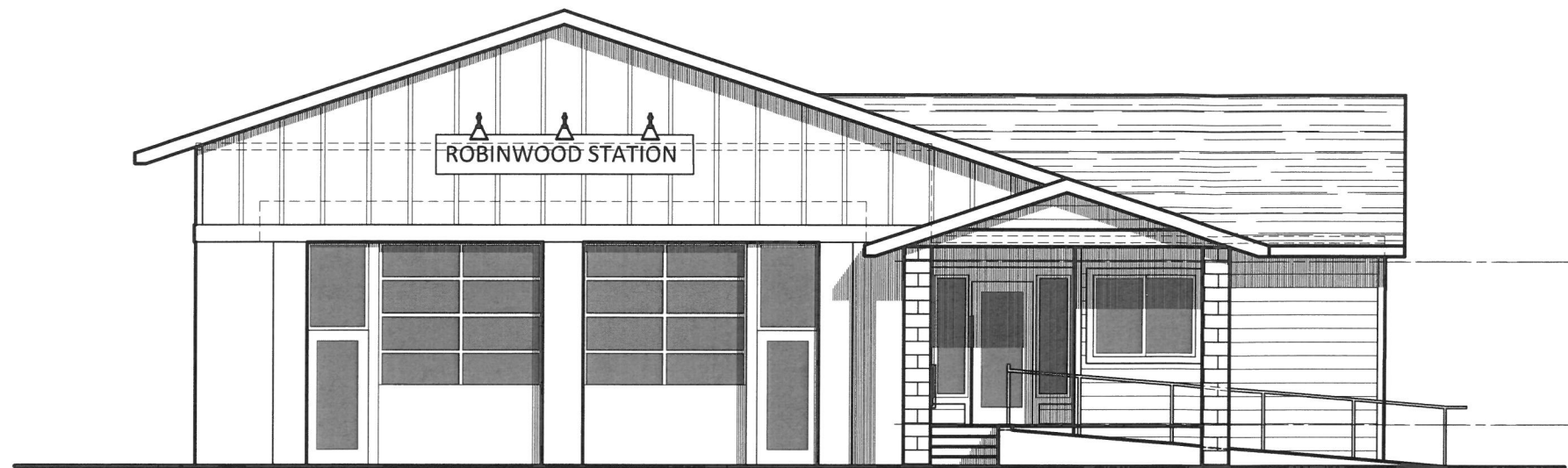
3706 CEDAROAK DRIVE  
WEST LINN, OR 97068

PROJ. NO. : 1932  
FILE : X-XX  
DATE : XX/XX/XX

SHEET #

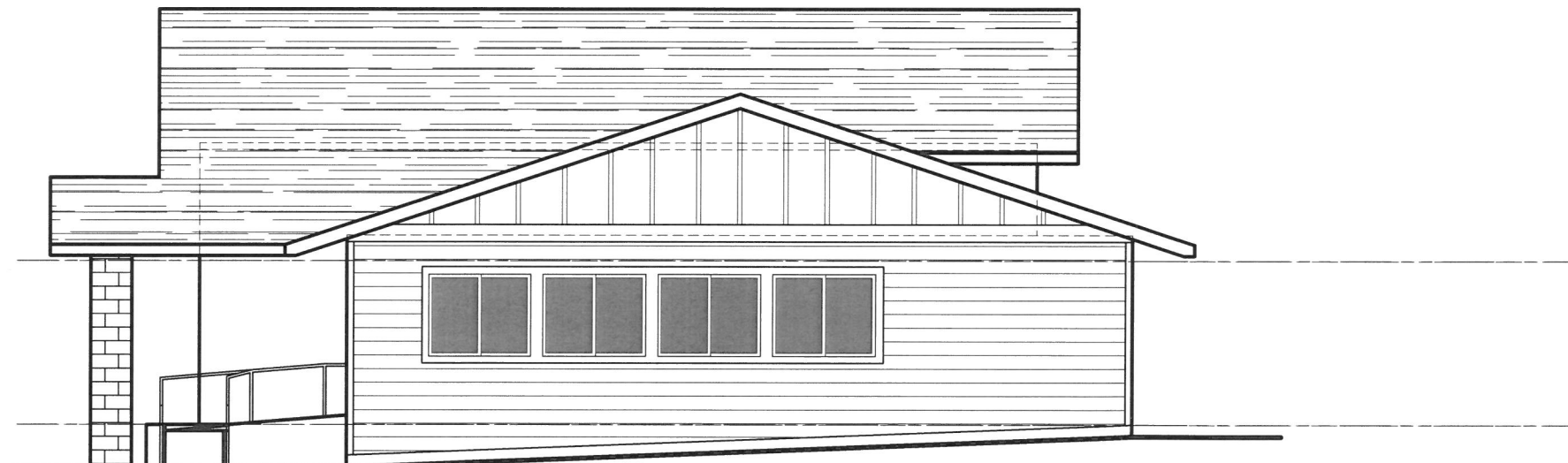
**A1.1**

PRELIM SITE PLAN



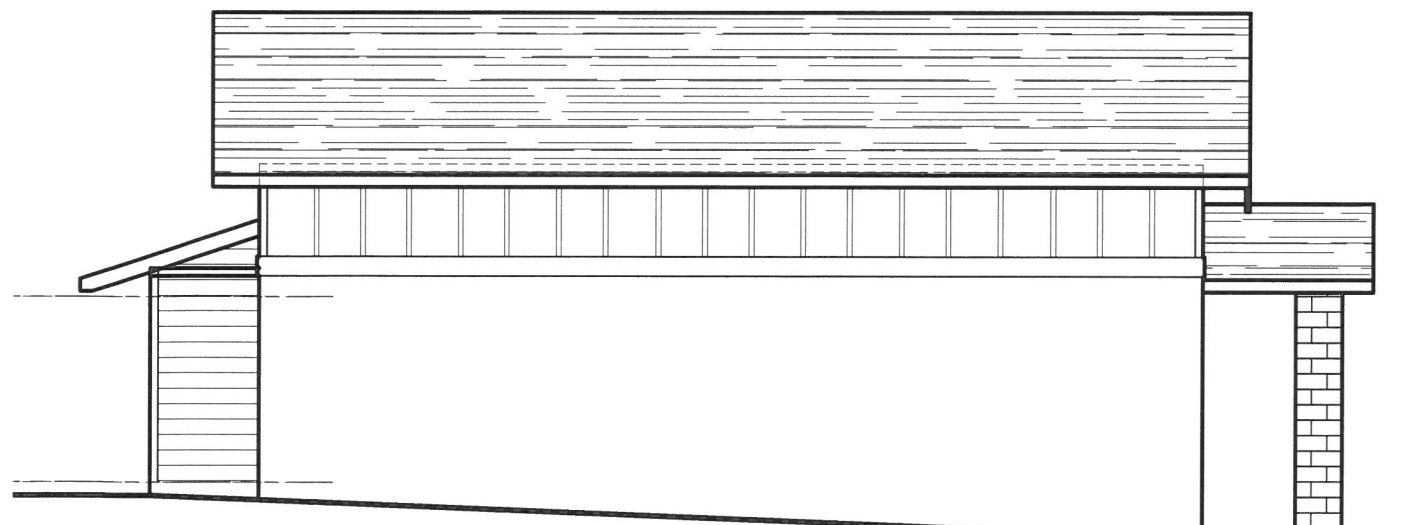
FRONT (NORTH) ELEVATION

1/8" = 1'-0"



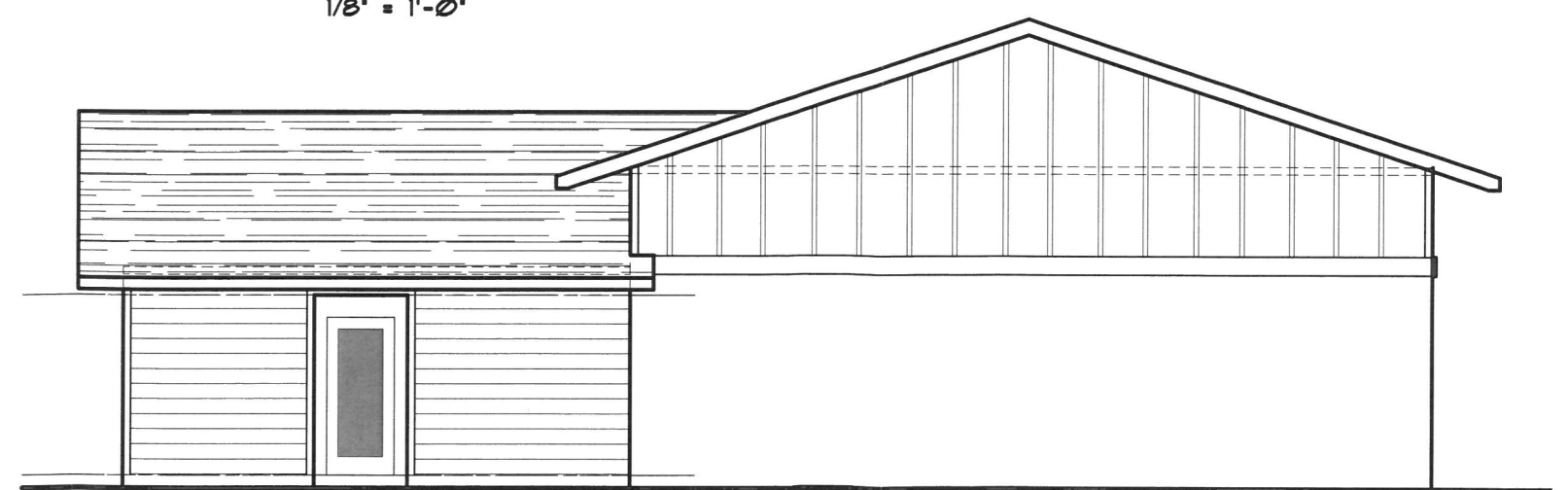
RIGHT SIDE (WEST) ELEVATION

1/8" = 1'-0"



LEFT SIDE (EAST) ELEVATION

1/8" = 1'-0"



REAR (SOUTH) ELEVATION

1/8" = 1'-0"