



LAND USE PRE-APPLICATION CONFERENCE

Wednesday, November 18, 2020

City Hall
22500 Salamo Road

Willamette Conference Room

10:00 am Proposed construction of a new middle school at 925 Dollar St.

Applicant: 3J Consulting Group and West Linn-Wilsonville School District

Subject Property Address: 925 Dollar Street

Neighborhood Assn: Willamette

Planner: Chris Myers

Project #: PA-20-15





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION

CONFERENCE DATE:	November 18, 2020	TIME:	10:00 am	PROJECT #:	PA-20-15
STAFF CONTACT:	Chris Myers cmyers@westlinnoregon.gov			FEE:	\$1,000

Pre-application conferences occur on the first and third Wednesdays 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 by 4:00pm at least **15** days before the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 945 Dollar Street (21E34C 600, 21E34DC 900 and 1001)

Brief Description of Proposal: The WLWV School District is proposing the construction of a new Athey Creek middle school which will be relocated from its current site in Clackamas County (on Borland Rd)

Applicant's Name: 3J Consulting, C/O Mercedes Serra

Mailing Address: 9600 SW Nimbus Avenue

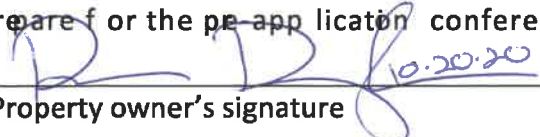
Phone No: 503 946-9365 x211 Email Address: Mercedes.serra@3j-consulting.com

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:
See attached letter.

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


Property owner's signature

Oct. 20th 2020
Date

2755 SW Borland Rd., Tualatin OR 97062

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

3J CONSULTING

9600 SW NIMBUS AVENUE, SUITE 100

BEAVERTON, OREGON 97008

PH: (503) 946.9365

WWW.3JCONSULTING.COM

October 21, 2020

Darren Wyss
Associate Planner
City of West Linn
22500 Salamo Road
West Linn, Oregon 97068

Athey Creek Middle School
West Linn, Oregon

Dear Darren,

This letter has been prepared on behalf of the West Linn-Wilsonville School District to request a formal pre-application conference with the City on November 4th to discuss the proposed relocation and new construction of Athey Creek Middle School on Dollar Street. The new middle school is part of the 2019 Capital Bond Program which was approved by West Linn-Wilsonville voters in November 2019. The school property is located at 945 Dollar Street. The property can be legally identified as tax lots 21E34DC00900 and 21E34C00600.

The new middle school facility would be built on the District's Dollar Street property, bringing it into West Linn so that students can walk and bike to a more neighborhood friendly location. The Dollar Street site would allow for a track, turf field and lights, parking and appropriate site circulation for both school and community use. The District understands that schools are a conditional use in the R-10 zone.

The following list of questions has been provided for staff's consideration:

- Please confirm the type of land use reviews which will be required for the proposed improvements.
- Please confirm the applicable approval criteria for the uses proposed.
- Please confirm whether any public improvements will be required to facilitate the development of the site.
- Please confirm the retaining wall and fence criteria within the required setbacks.
- The District is proposing a monument sign on dollar street and an electronic reader board monument sign on Brandon Place. Please confirm whether the proposed signage would meet the City's sign code.

Please feel free to give me a call if you have any questions or need any additional clarification.

Sincerely,



Mercedes Serra
Senior Urban Designer
3J Consulting, Inc.

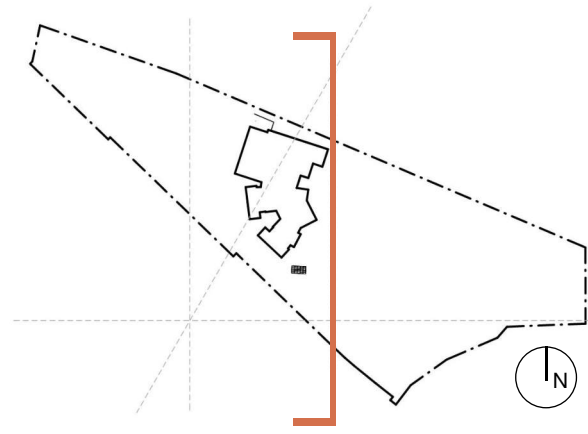






New Athey Creek Middle School
Pre-Application Meeting Package
10/13/2020

Site Section
1"=120'



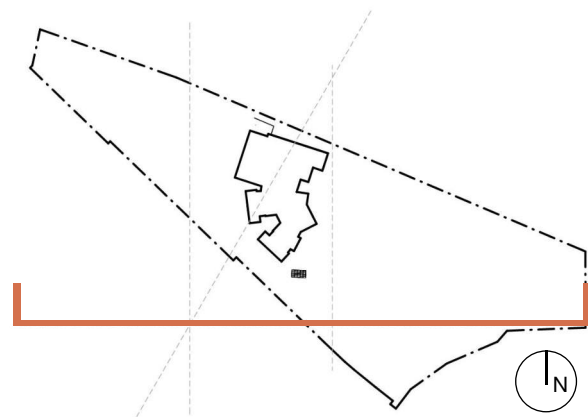
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