



CITY OF
**West
Linn**

PRE-APPLICATION CONFERENCE

Thursday, September 1, 2022

City Hall Willamette Room & Webex*
22500 Salamo Road

10:00 am: **Proposed Design Review**
Applicant: **Ryan Smith**
Property Address: **5011 & 5030 Broadway Street**
Neighborhood Assn: **Bolton Neighborhood Association**
Planner: **John Floyd**

Project #: PA-22-25



*Pre-application conferences will be conducted in a hybrid format, with some staff and participants attending remotely via Webex and others attending in-person at City Hall.



West Linn

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

PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	2/11/20	TIME: 10:00
PROJECT #:	22-25	
STAFF CONTACT:	Floyd	FEE: 1000

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the [Submit a Land Use Application](#) web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Address of Subject Property (or map/tax lot): 5011 & 5030 Broadway St.
Description of Proposal: Installation of Brewery & food cart pod with permanent infrastructure, tap house with outside deck & patio.

Applicant's Name: Ryan Smith
Mailing Address: 503 7th St #208
Phone No: 503-880-9138 Email Address: flying.ryan.smith@gmail.com

Please attach a site plan on 11 x 17 inches paper depicting the following items:

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

Please list any questions or issues that you would like the planner to address: Is this a change in occupancy + what does that trigger? Questions about street vacations. Possible ROW permit for proposed patio.

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

Property owner's signature (REQUIRED): Ryan Smith Date: 8-10-2022

Floyd, John

From: Graham Petersor [REDACTED]
Sent: Monday, August 22, 2022 10:49 AM
To: Floyd, John
Cc: Frank Jalili; Conor Macleod; Ryan Smith; Gardner, Benjamin; Schroder, Lynn
Subject: Re: Pre-App Materials

John,

The final concept is in development and may change based on how the preapp goes but below is some feedback to your questions.

Some additional thoughts for you:

-Water Meter upgrade costs 1", 1 1/4 and 1 1/2"

-SDCs, We assume we will have a baseline of credits so let's determine that baseline. If you have a SDC estimator and/or a fee table that would be helpful.

-With all the upcoming changes to the master plan, zoning, code, and traffic circulation, it would seem that we need to acknowledge the respective near future changes. And, both the land use in-take on the city's part and the proposed site and building improvements on our part, should be driven by that vs the current zoning, site, code.

-Required spacing on food Carts per the fire marshal. We have seen 3-6ft cart separation and 5-10ft from buildings depending on the municipality

- Please confirm this will be a brewpub and not a production brewery. Fairly certain we discussed a brewpub, but need to confirm. **Limited to no production**
- Proposed square footage of the brewery/brewpub. Please breakdown by brewing area versus non-brewing area if known. **For non-production we are expecting 1,500-2000 sqft Gross**
- If the brewpub is not taking over the entirety of the building, what is the remaining square footage and what is the anticipated/remaining use? **Concepts include (commissary/catering kitchen, Creative office, potential food hall)**
- Are the existing apartments remaining? If so, how many apartments are there and how many bedrooms per unit.

Yes, General plan is to buy out the current master lease, cosmetically upgrade, and Re-tenant with a different tenant type -currently (8) 2bd/1bth and (5) 1bd/1bth.

Alternatively, convert to a "boutique hipster" 13 Unit Hotel (think Jupiter hotel or Campfire Bend)

- Will the proposed patio be open or covered?

Open at this point, though we will explore partial covered

- Will there be any associated eating or queuing areas for the food carts? We're assuming the high schoolers won't be taking their meals into the brewery. [Likely patio, covered patio, and/or interior dining hall.](#)

On Wed, Aug 17, 2022 at 7:03 PM Ryan Smith <[REDACTED]> wrote:

Sent from my iPhone

Begin forwarded message:

From: "Floyd, John" <JFloyd@westlinnoregon.gov>
Date: August 17, 2022 at 5:13:01 PM PDT
To: [REDACTED]
Cc: "Gardner, Benjamin" <BGardner@westlinnoregon.gov>, "Schroder, Lynn" <LSchroder@westlinnoregon.gov>
Subject: Pre-App Materials

Hi Ryan,

Thanks for coming in today. We've done a cursory review of your application and there's some critical information we need to make this a more meaningful pre-app. Restated, without more project specific information the best we can do is point to the relevant chapters and speak to your project in the abstract. To that end, can you provide the following by Monday?

- Please confirm this will be a brewpub and not a production brewery. Fairly certain we discussed a brewpub, but need to confirm.
- Proposed square footage of the brewery/brewpub. Please breakdown by brewing area versus non-brewing area if known.
- If the brewpub is not taking over the entirety of the building, what is the remaining square footage and what is the anticipated/remaining use?
- Are the existing apartments remaining? If so, how many apartments are there and how many bedrooms per unit.
- Will the proposed patio be open or covered?
- Will there be any associated eating or queuing areas for the food carts? We're assuming the high schoolers won't be taking their meals into the brewery.

I can tell you offhand we are concerned about your ability to meet parking requirements and having additional information about your project will help us evaluate the range of options for addressing the potential deficiency. Hopefully the property owner and the plans prepared by Emerio Design can help you pull this together. Feel free to give me a call if you want to discuss further. My direct line is [REDACTED]

Thanks,

John

John Floyd
Associate Planner
Planning
Pronouns: he, him, his

22500 Salamo Rd.
West Linn, Oregon 97068
jfloyd@westlinnoregon.gov
westlinnoregon.gov
503-742-6058



[Click to Connect!](#)

Please consider the impact on the environment before printing a paper copy of this email.
This e-mail is subject to the State Retention Schedule and may be made available to the public


--

Graham Cole Peterson
Principal Broker
Commercial Real Estate
Current Listings:
<http://www.loopnet.com/profile/20665212580/Graham-Cole-Peterson/listingslink>

Windermere Community Commercial

Portland Office:
2105 NE 39th Ave, Suite 200
Portland, OR 97212

Clackamas County Office:
1209 7th Street
Oregon City, OR 97045



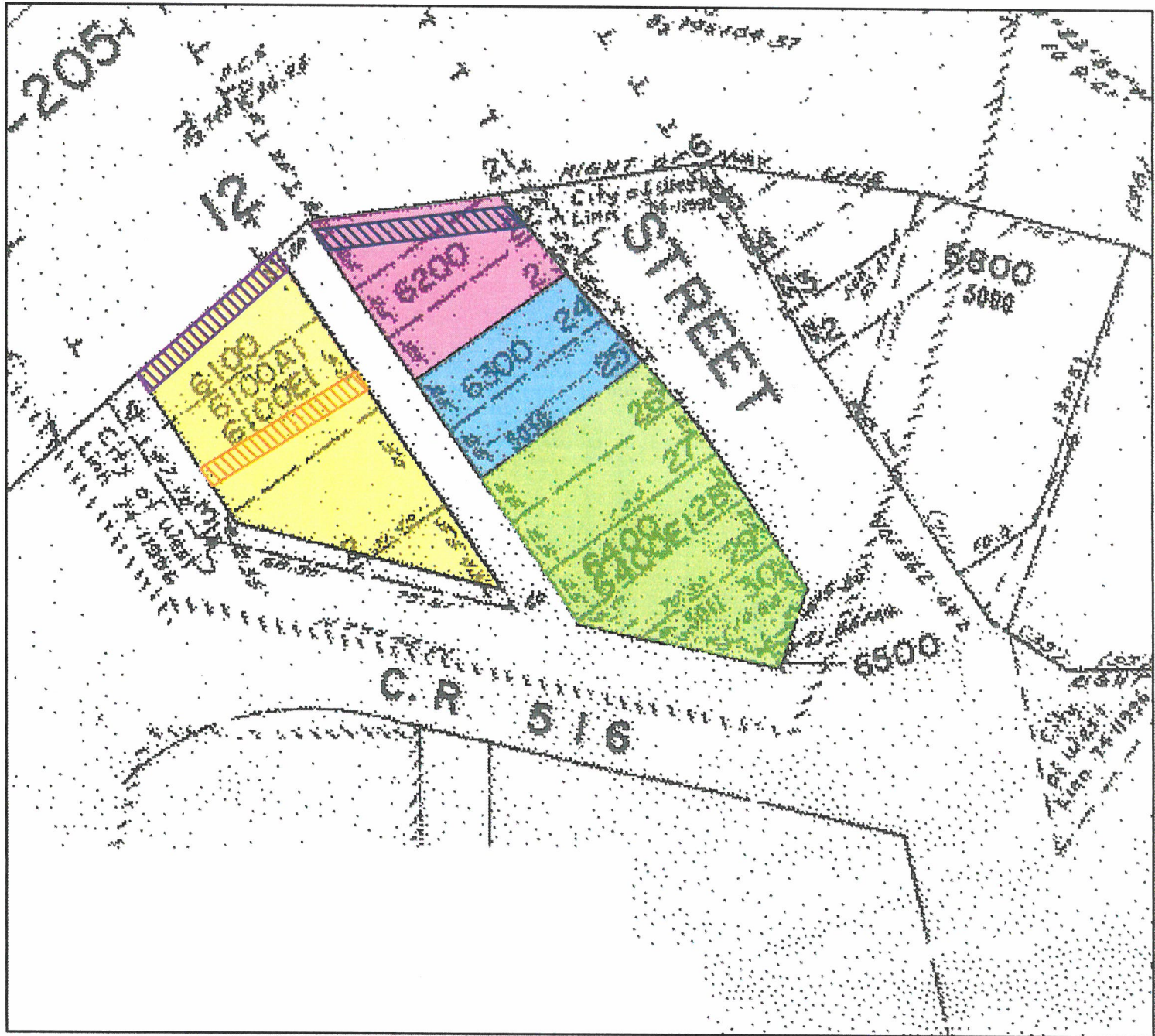
Oregon law requires us to request that new or potential clients review, sign and return the following Agency Disclosure Form. Please Click on the Link Below.

<https://www.oregon.gov/rea/licensing/Documents/Initial-Agency-Disclosure-Pamphlet.pdf>

The contents of this e-mail message and any attachments from the firm Windermere Community Commercial Realty are intended solely for the addressee(s) named in this message. This communication is intended to be and to remain confidential and may be subject to applicable broker/client, Non-Disclosure and/or work product privileges. If you are not the intended recipient of this message, or if this message has been addressed to you in error, please immediately alert the sender by reply e-mail and then delete this message and its attachments. Do not deliver, distribute or copy this message and/or any attachments and if you are not the intended recipient, do not disclose the contents or take any action in reliance upon the information contained in this communication or any attachments.

DISCLAIMER: The terms and conditions, if any, set forth above are intended merely as an outline for negotiation of a potential lease transaction to be documented by formal written agreement, and only reflect the sender's present understanding of the discussions to date regarding the terms and conditions of the proposed transaction. Any information may contain inaccuracies and/or typographical errors. This communication does **NOT** constitute a formal or binding offer or agreement and no provisions above are binding on either party. Rather, the legal rights and obligations of the parties shall be only those which are set forth in a definitive written agreement executed and delivered by authorized representatives from both parties. Moreover, the contents of this communication shall not constitute an agreement to negotiate and solely constitutes an outline of the terms of negotiation to be conducted by each party at its sole cost and expense (which may involve substantial transaction costs) and that either party may terminate negotiations for any reason, at any time, without any liability or obligation whatsoever.

Scale 1 inch = 55.59 ft



Legend

- PARCEL I - Property In Question, Fee
- PARCEL II - Property In Question, Fee
- PARCEL III - Property In Question, Fee
- PARCEL IV - Property In Question, Fee
- Item No. 9 - Easement for Telecommunication Facilities
In 03/14/2005 Inst # 2005-021844 of Official Records
The exact location of the easement cannot be determined and is not plottable
- Item No. 10 - Easement for Gas Line
In 07/01/1968 # 68-012280 of Official Records
Affects said portion as described in the document
- Item No. 12 - Easement for Gas Line
In 07/25/1968 # 68-013972 of Official Records
Affects said portion as described in the document
- Item No. 13 - Easement for Gas Line
In 06/15/1999 # 99-060831 of Official Records
Affects said portion as described in the document

©2021
Fidelity National Title - Oregon
 900 SW 5th Avenue,
 Portland, OR 97204

Title Order No. : 45142209697, Preliminary Report dated, July 18, 2022
 Reference :
 Property : 5011 and 5030 Broadway Street, West Linn, OR 97068-3368

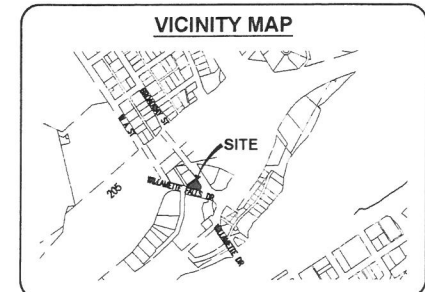
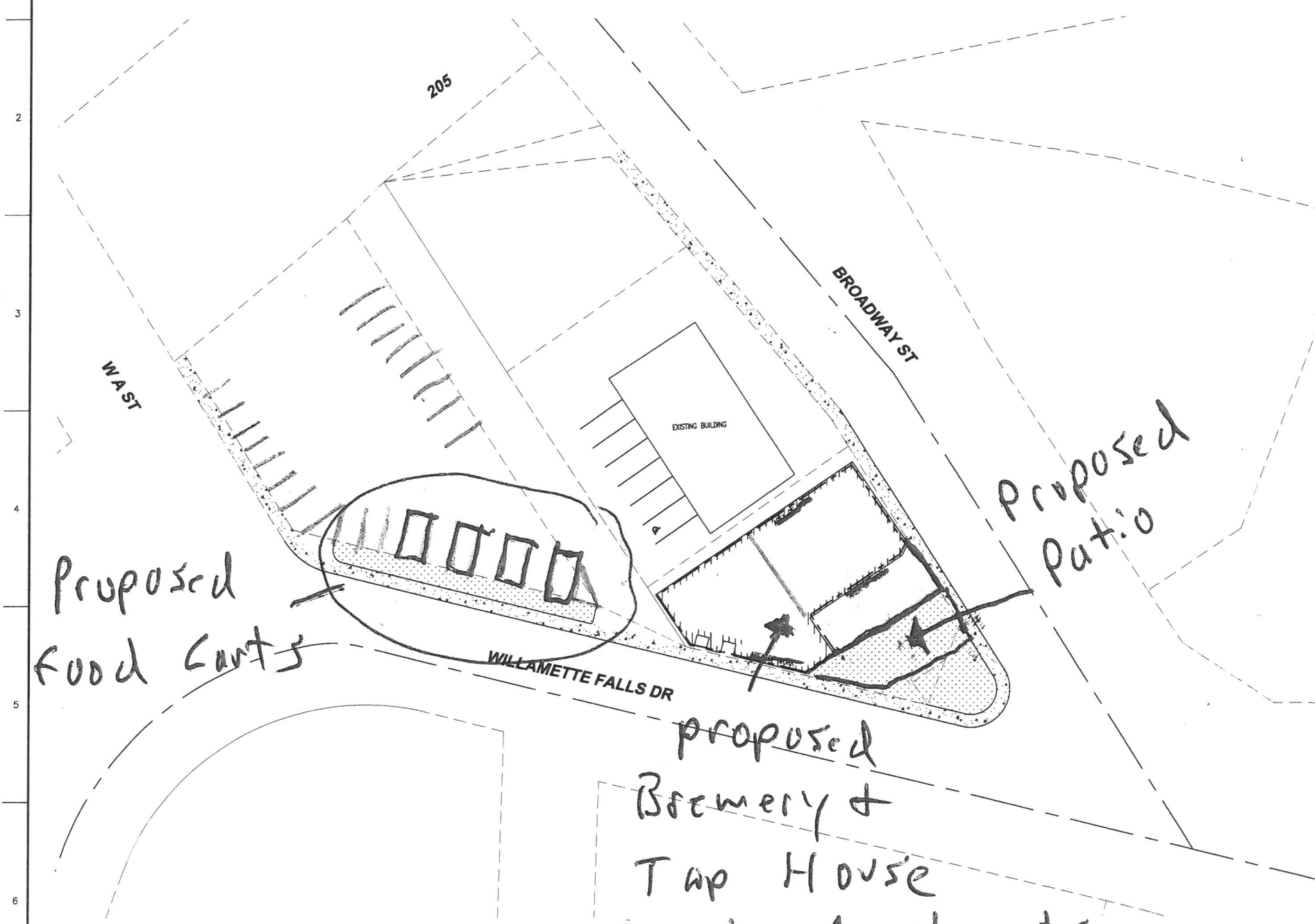
Drawing Date : 07/26/2022
 Assessor's Parcel No. : 22E30CD-06100,06200,06300 & 06400
 Data :

This map/plat is being furnished as an aid in locating the herein described Land in relation to adjoining streets, natural boundaries and other land, and is not a survey of the land depicted. Except to the extent a policy of title insurance is expressly modified by endorsement, if any, the Company does not insure dimensions, distances, location of easements, acreage or other matters shown thereon.

Plat Showing : Portions of Land Situated in the County of Clackamas, State of Oregon

COMMERCIAL TENANT IMPROVEMENT

TAX MAP 22E30CD06400
CITY OF WEST LINN, OREGON



SCHEDULE OF DRAWINGS:

○ NO CHANGE THIS SHEET
● NEW OR REVISED SHEET

Sheet	Sheet Title	DATE	ISSUED FOR
C1	COVER SHEET & SITE PLAN		PERMITTING
CS1	CODE SUMMARY & FIRE LIFE SAFETY		
D1.0	DEMOLITION FLOOR PLAN		
D2.0	PROPOSED FLOOR PLAN		
D2.1	INTERIOR ELEVATIONS AND WALL DTLs		
D3.0	PROPOSED CEILING PLAN		
D3.1	PROPOSED HVAC PLATFORM FRAMING		

SITE DATA

SITE AREA:	0.85 Ac.
ZONING:	IND
TAX MAP:	151W14
TAX LOT:	25815

PROJECT CONTACTS

OWNER: DEWITT MONTGOMERY (503) 583-3717	DESIGN PROFESSIONAL: EMERIO DESIGN, LLC 6445 SW FALLBROOK PL. SUITE 100 BEAVERTON, OR 97008 (503) 746-8812 CONTACT: GEOFF WRIGHT
CONTRACTOR: T.B.D.	TENANT: T.B.D.

SUMMARY OF WORK

INTERIOR TENANT IMPROVEMENT OF EXISTING WILLAMETTE BUILDING. NO EXTERIOR WALLS OR WINDOWS WILL BE REVISED OR CHANGED. NO STRUCTURAL CHANGES WILL BE MADE TO THE EXISTING BUILDING.

1 SITE PLAN
C1 SCALE: 1" = 20'

COMMERCIAL TENANT IMPROVEMENT
5019 BROADWAY ST.
WEST LINN, OREGON

COVER SHEET
&
SITE PLAN

REV	DATE	DESCRIPTION

EMERIO Design
6445 SW FALLBROOK PL. SUITE 100
BEAVERTON, OREGON 97008
TEL: (503) 746-8812
FAX: (503) 639-9582
www.emeriodesign.com



DATE: 08/20/2010

SHEET
C1

7th Edition: P.1300-137 2010 Broadway Street [Area] - CT - Cover, Layout: C1, Plot Date: 8/21/2017 11:09 AM, Plotted By: geoff wright