



# PRE-APPLICATION CONFERENCE

Thursday July 17, 2025

Willamette Room  
City Hall  
22500 Salamo Rd

10:00 am: Proposed Commercial Design Review  
Applicant: John Lape Architect, Inc.  
Property Address: 23000 Horizon Drive  
Neighborhood Assn: Savanna Oaks  
Planner: Chris Myers

Project #: PA-25-15





**West Linn**

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

## Pre-Application Conference Request

For Staff to Complete:

**PA 25-15**

**Conference Date:** 07/17/25

**Time:** 11:00am

**Staff Contact:** Chris Myers

**Fee:** \$1,200

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.

### Property Owner Information

Name: **DC WEST LINN OWNER LLC**  
Email: **Ed@Linkseniordevelopment.com, 503.999.5640**  
Phone #: **9229 SUNSET BLVD STE 618**  
Address: **WEST HOLLYWOOD, CA 90069**

### Applicant Information

Name: **John Lape, Architect Inc.**  
Email: **kelly@jl-architecture.com**  
Phone #: **503-243-2837**  
Address: **510 SW 3rd Ave., Ste. 202, Portland, OR 97204**

Address of Subject Property (or tax lot):

**23000 HORIZON DR , WEST LINN, OR 97068**

### REQUIRED ATTACHMENTS:

- ☒ A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- ☒ A list of questions or issues the applicant would like the City to address.
- ☒ A dimensional site plan that shows:
  - ☐ North arrow and scale
  - ☐ Location of existing trees (a tree survey is highly recommended)
  - ☐ Streets Abutting the property and width of right of way
  - ☐ Location of creeks and/or wetlands (a wetland delineation is highly recommended)
  - ☐ Property Dimensions, existing buildings, and building setbacks
  - ☐ Slope map (if slope is 25% or more)
  - ☐ Location of existing utilities (water, sewer, etc.)
  - ☐ Conceptual layout, design, proposed buildings, building elevations, and setbacks
- ☐ Location of all easements (access, utility, etc.)
- ☐ Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
- ☐ Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
- ☐ Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

**APPLICANT: Kelly Smith**

**DATE: 6-19-2025**

The undersigned property owner authorizes the requested conference and grants city staff the **right of entry** onto the property to review the application.

**PROPERTY OWNER:**

**DATE:**

*6/19/25*

**JOHN LAPE, ARCHITECT INC.**  
**510 SW 3rd Ave. Suite 202**  
**Portland, Oregon 97204**  
**(503) 243-2837**  
**E-mail: john@jl-architecture.com**

June 27, 2025

## **Pre-app Narrative**

Re: Tanner Springs addition  
Address: 23000 Horizon Drive, West Linn, OR  
Tax Lot #21E35B 00100  
Parcel #00405341  
Original land use: CUP 95-07, DR 95-14, ZC 95-11  
Interior remodeling in 2009 & 2015  
Minor interior remodeling currently underway (2025), BP #93525000281STR  
Architect's file # W2507

Lot size: 3.254 acres

<u>Building area:</u>	<u>existing:</u>	<u>addition:</u>	<u>new total:</u>
Footprint area:	39,010 sq. ft.	10,886 sq. ft.	49,896 sq. ft.
Total building area:	77,366 sq. ft.	21,189 sq. ft.	98,555 sq. ft.
Bldg. lot coverage:	27.5%	7.5%	35%
Landscape area:	44%	-9%	35%

**\*Number of units:**

Assisted living	61	11	83
Memory care	<u>26</u>	<u>20</u>	<u>26</u>
TOTAL	87	31	109

**Number of parking stalls:**

On-site	52	3	55
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\* A portion of the existing memory care wing will be remodeled with new unit type distribution. The number of units listed in the "addition" column are number of units proposed to be constructed in the addition.

Construction Type: V-A with NFPA 13 sprinkler system

Occupancy: I-1, Condition 2

2022 OSSC, subject to OAR 411-054/057 (Oregon Health Authority licensed as an ALF with a portion having Memory Care endorsement)

**PROJECT DESCRIPTION:** Since Tanner Springs opened in 1997 it has served, and continues to serve, many of the senior residents of West Linn. This addition seeks to add additional memory care units on the ground floor, and assisted living above. This 2-story addition is planned for the vacant, level area at the rear of the lot. This area appears that it was originally intended for an addition. Not only will this addition add units – the new units will be designed to current health care standards. An example of

this is that all of the new memory care units will be private (not shared) units.

**UTILITIES:** According to our records the existing building is served by the following utilities:

- Sanitary sewer; an 8" PVC line that routes through the adjacent Cascade Summit property to the east, under Skyview Drive
- Storm sewer; a 10" line that routes through the adjacent Cascade Summit property to the east, via an easement to Skyview Drive
- Water; both lines come up from Weatherhill Drive:
  - Domestic; a 4" line
  - Fire; a separate 8" fireline. One fire hydrant may need to be relocated to accommodate the addition
- Portions of both waterlines and a portion of the sanitary sewer line and storm drain line are currently under this proposed addition footprint and will need to be rerouted.

**PARKING:** The city does not have a parking ratio that directly addresses senior care facilities. On a recent site visit during a shift change, there were 23 vehicles parked on-site. This represents a little bit higher than 1 vehicle/4 unit ratio. My firm has specialized in senior housing for the past 30 years. We have tracked parking in senior design buildings over this time covering over 75 buildings in 7 states. This study counts actual uses of parking and includes staff, residents, and visitors. The study shows an average just under 1 vehicle per 2 units. For this addition, we propose increasing the existing 52 stall parking lot up to 55 stalls to serve the now 109 unit building. This represents a 50% ratio and should easily serve a community this size.

**FIRE:** As mentioned in the summary above the property is currently served by an 8" fireline. There is an existing firelane loop all the way around the building (using a GrassPave surface on the west side). The routing will be maintained through the proposed new parking aisle. There are 3 existing fire hydrants on-site, including one that may need to be moved. The addition will be sprinklered to NFPA 13 requirements.

**BUILDING:** The two-story addition will be wood-frame, Type 5-A (1-hour) construction. The occupancy will be I-1, condition 2 for both floors. We plan to use controlled egress provisions of IBC 1010.2.14 for the ground floor of the addition.

Since this addition closes off the existing courtyard there will be some interior remodeling of the existing lower level memory care wing. To enable egress from this now closed off courtyard, which is only used by assisted living residents, we are creating a horizontal egress passageway at the elbow of the existing wing. This will serve as not only an egress route from the courtyard but also provide a route between the assisted living population of the building and the rear parking lot and walking paths. To keep from bisecting the existing memory care, a portion of that old wing will be converted back to assisted living.

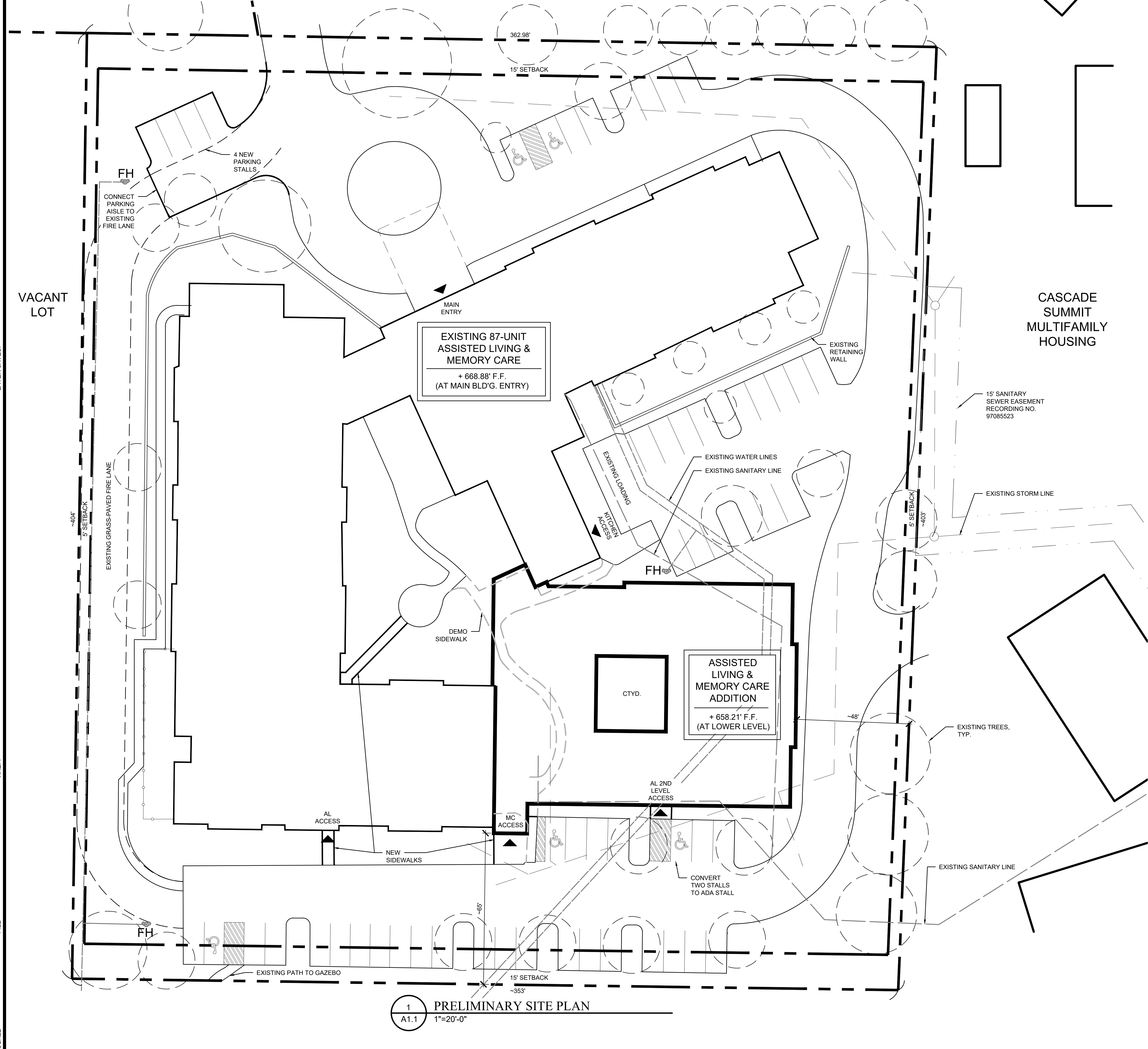
## **QUESTIONS TO CITY STAFF:**

- Planning:
  - Land-use process
  - Timetable
  - Design Review
  - Neighborhood Meeting
  - Is our approach to parking something that the city will consider?
- Engineering:
  - Storm intensity design
  - Is there a regional detention basin we can use?
- Fire:
  - Will an additional hydrant be needed?
  - To our knowledge the building does not currently have an FDC
- Building:
  - How we address the connection of the addition to the existing

John Lape, FAIA, FCSI, FCSC, CCS

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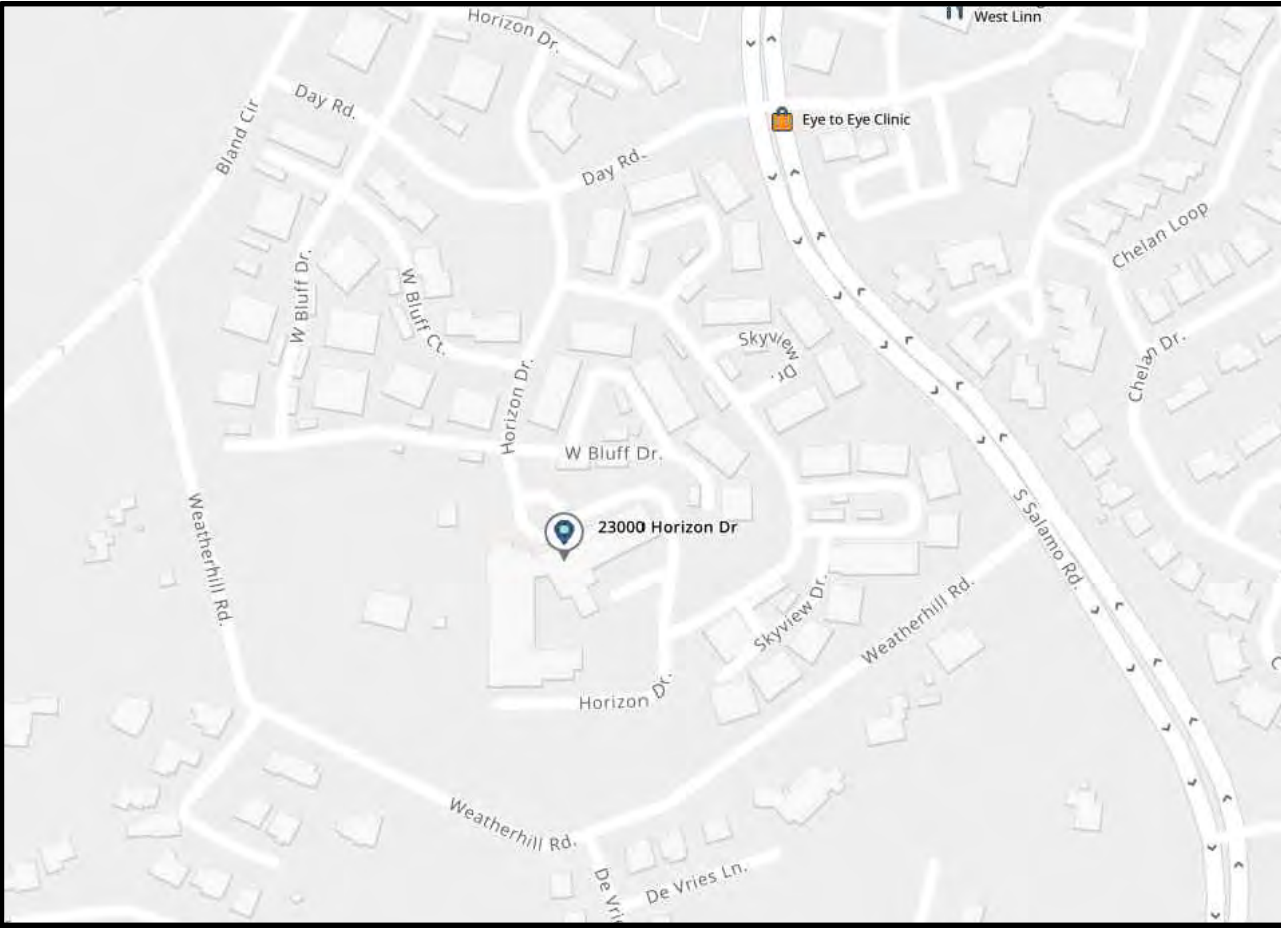
## GENERAL INFORMATION

PARCEL #: 21E35B 00100  
ADDRESS: 23000 HORIZON DR., WEST LINN, OR 97068  
SITE AREA: 3.254 AC (141,747 SQ. FT.)  
ZONING: R-3

EXISTING BUILDING FOOTPRINT: 39,010 SQ. FT.  
EXISTING LOT COVERAGE: 27.5%  
EXISTING NUMBER OF UNITS: 87 UNITS  
EXISTING PARKING: 52 INCLUDING 4 ADA

	PROPOSED	ALLOWED
LEVEL 1 ADDED AREA:	10,886 SQ. FT.	
BUILDING FOOTPRINT:	49,896 SQ. FT.	
APPROX. LOT COVERAGE:	35%	50% MAX.
APPROX. LANDSCAPE AREA:	~49,000 SQ. FT. (35%)	25% MIN.
TOTAL NET ADDED UNITS	22	
TOTAL UNITS	109	
ADDED PARKING	-1/+4, INCLUDING +1 ADD'L ADA	
TOTAL PARKING STALLS:	55 (1 PER 2 UNITS TOTAL)	

## VICINITY MAP



JOHN LAPE, ARCHITECT INC.

510 SW 3RD AVENUE, SUITE 202  
PORTLAND, OREGON 97204  
(503) 243-2837

PRELIMINARY SITE PLAN

TANNER SPRING ASSISTED LIVING  
& MEMORY CARE ADDITION

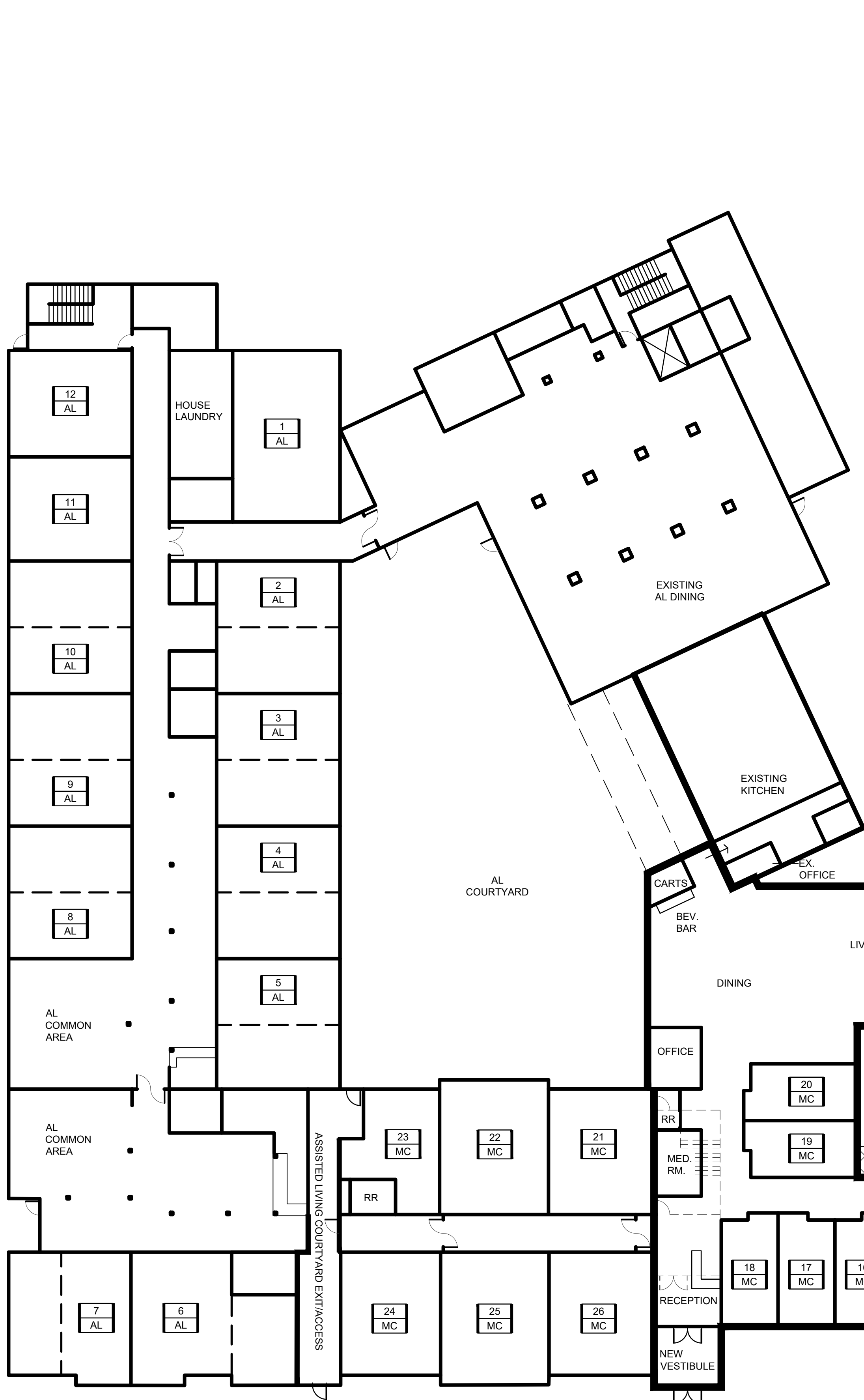
23000 HORIZON DRIVE  
WEST LINN, OR 97068

W2507

FILE NO.:  
JUNE 27, 2025

WORKING DATE:  
SHEET

A1.1



LEVEL 1 MEMORY CARE ADDITION  
1/16"=1'-0"



LEVEL 2 ASSISTED LIVING ADDITION  
1/16"=1'-0"

BUILDING INFORMATION				
	LEVEL 1	LEVEL 2	LEVEL 3	UNIT COUNT
EXISTING AREA (SQ. FT.)	31,763	37,476	8,127	CONVERTED AL UNITS
DEMO AREA (SQ. FT.)	490	490		LOST MC UNITS
ADDITIONAL AREA (SQ. FT.)	11,376	10,793		ADDED AL UNITS
TOTAL PROPOSED AREA (SQ. FT.)	42,649	47,779	8,127	ADDED MC UNITS
				TOTAL AL UNITS
				TOTAL MC UNITS
				TOTAL UNITS
				TOTAL NET ADDED UNITS

