



22500 Salamo Road
West Linn, OR 97068

**STAFF REPORT
FOR THE PLANNING COMMISSION**

FILE NUMBER: DR-17-01
HEARING DATE: April 19, 2017
REQUEST: Class II Design Review – Construct New 2-Story Office Building
APPROVAL CRITERIA: Community Development Code (CDC) Chapter 19; Chapter 55; Chapter 58; and Chapter 99.
STAFF REPORT PREPARED BY: Jennifer Arnold, Associate Planner

Planning Manager's Initials AB Development Review Engineer's Initials AP

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GENERAL INFORMATION

OWNER: DNJ Properties, LLC
2589 NW Champion Circle
Bend, OR 97701

APPLICANT: SGA, LLC
10940 SW Barnes Rd. #364
Portland, OR 97225
Contact: Kevin Godwin

CONSULTANT: SGA, LLC
10940 SW Barnes Rd. #364
Portland, OR 97225
Contact: Kevin Godwin

SITE LOCATION: 0 Willamette Falls Drive (Adjacent to 1754 Willamette Falls Drive)

LEGAL DESCRIPTION: Clackamas County Assessor's Map 3-1E-02BA, Tax Lot 1902

SITE SIZE: 5,153 square feet

ZONING: GC, General Commercial
Willamette Falls Drive Commercial Design District

COMP PLAN DESIGNATION: Commercial

120-DAY PERIOD: This application became complete on February 16, 2017. The 120-day maximum application-processing period ends on June 10, 2017.

PUBLIC NOTICE: Public notice was mailed to the all neighborhood associations and affected property owners on March 30, 2017. The property was posted with a notice sign on April 5, 2017. The notice was published in the West Linn Tidings on April 6, 2017. The notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

Site Conditions: The subject property is currently vacant. The landscaping is primarily lawn with three large trees and a handful of smaller landscaping trees and shrubs. The property has a slope of less than 2 percent from the northwest to southeast and contains no environmental overlays. Current access is from Willamette Falls Drive in the front of the property.

Project Description: The applicant is requesting approval for design review for the purpose of constructing a new 6,000 square foot, two-story office building. The proposal is not required to provide parking as it is located in the Willamette Falls Drive Commercial Design District (CDC Chapter 58). The proposed development site is not within the Historic District Overlay (CDC Chapter 25).

Since the proposed development site is within the boundary of the Willamette Falls Drive Commercial Design District, the Historic Review Board (HRB) was required to make a recommendation to the Planning Commission on the proposal's design and conformance to CDC Chapter 58. The HRB held public hearings on March 21, 2017 and made a recommendation of approval for compliance with CDC Chapter 58 with a 6 to 0 vote, including three variance/exception requests as allowed by CDC 58.100. The variance/exception requests to the historical design standards were:

1. Allowing metal materials to be used as the awning material, rather than the required vinyl or canvas (CDC 58.090.C(11));
2. Proposed 10 feet setback from front property line to front doors under front porch, rather than the 3-5 foot requirement (CDC 58.090.C(1));
3. The applicant request a variance/exception to allow 70 percent of the buildings frontage contain pedestrian level windows due to construction limitations, rather than the 80 percent requirement (CDC 58.090.C(15));

The proposed building will contain office leasable space with the possibility of retail on the first floor. Building reliefs have been incorporated throughout the design by off-setting the building footprint and providing awnings and cornice projections. The roof is flat with a "Western False Front" façade.

Surrounding Land Use and Zoning: The site is located zoned General Commercial (GC) and located in the Willamette Neighborhood. Adjacent land uses and zoning include:

| Direction From Site | Zoning | Land Use |
|---------------------------------------|--------|--------------------------|
| North | R-10 | Single-family residences |
| East and West | GC | Commercial |
| South (across Willamette Falls Drive) | GC | Commercial |

Applicable Community Development Code Approval Criteria:

- Chapter 19, General Commercial, R-10;

- Chapter 55, Design Review;
- Chapter 58, Willamette Falls Drive Commercial Design District; and
- Chapter 99, Procedures for Decision Making: Quasi-Judicial.

Public comments:

Please see Exhibit PC-6 for any public comments for the Planning Commission review of DR-17-01.

Public comments submitted for the West Linn Historic Review Board hearings can be found in Exhibit PC-5.

RECOMMENDATION

The Historic Review Board and Staff recommends approval of application DR-17-01, based on: 1) the findings submitted by the applicant, which are incorporated by this reference, 2) supplementary staff findings included in the Addendum below, and 3) the addition of conditions of approval below. With these findings, the applicable approval criteria are met. The conditions are as follows:

1. **Site Plans.** With the exception of modifications required by these conditions, the project shall substantially conform to all submitted Tentative Plan Sheets. (See Staff Findings 24, 65, 67 & 72)

2. **Engineering Standards.** All public improvements and facilities associated with the approved site design, including but not limited to street improvements, utilities, grading, onsite and offsite stormwater, street lighting, easements, easement locations, and connections for future extension of utilities are subject to the City Engineer's review, modification, and approval. These must be designed, constructed, and completed prior to the issuance of the final building certificate of occupancy. (See Staff Finding 15, 47, 48, 49, 56, & 84-87)

3. **Street Improvements.** The applicant shall mitigate any impacts to existing right-of-way improvements along Willamette Falls Drive. The mitigation will include replacement of impacted pavement, curbs, planter strips, street trees, street lights, sidewalks, pedestrian crossings, and street storm drainage. (See Staff Findings 15 & 85-89)

4. **Fire Flow.** The applicant shall perform a fire flow test, per Staff Finding 53, and submit a letter from Tualatin Valley Fire and Rescue showing adequate fire flow is present prior to the issuance of the final building certificate of occupancy. (See Staff Finding 48)

5. **Tree Protection.** The applicant shall coordinate with the City Arborist prior to the removal of the significant trees on the subject property. (See Staff Finding 26, 27, & 29)

ADDENDUM
PLANNING COMMISSION STAFF REPORT
April 19, 2017

**STAFF EVALUATION OF THE PROPOSAL'S COMPLIANCE
WITH APPLICABLE CODE CRITERIA**

I. CHAPTER 19, GENERAL COMMERCIAL, GC

19.020 PROCEDURES AND APPROVAL PROCESS

C. A use permitted outright, CDC 19.030, is a use which requires no approval under the provisions of this code. If a use is not listed as a use permitted outright, it may be held to be a similar unlisted use under the provisions of Chapter 80 CDC.

(...)

Staff Finding 1: The applicant proposes a two-story office building with leasable space for professional services which is a permitted in the GC zone. This criterion is met.

19.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

A. Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

- 1. The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.*
- 2. The average minimum lot width shall be 50 feet.*
- 3. The average minimum lot depth shall not be less than 90 feet.*

Staff Finding 2: The subject property is 5,153 square feet with front and rear lot line lengths of 51.5 feet. The side lot lines are 99 feet. These criteria are met.

- 4. Where the use abuts a residential district, except as provided in CDC 58.090(C)(1), the setback distance of the residential zone shall apply.*
- 5. The maximum lot coverage shall be 50 percent, except as provided in CDC 58.090(C)(1)(d).*

Staff Finding 3: The subject property is located within the Willamette Falls Drive Commercial Design District, which allows zero foot setbacks and 100% lot coverage. The applicant is proposing 63% lot coverage. These criteria are met.

6. The maximum building height shall be two and one-half stories or 35 feet for any structure located within 50 feet of a low or medium density residential zone, and three and one-half stories or 45 feet for any structure located 50 feet or more from a low or medium density residential zone.

(...)

Staff Finding 4: The subject property is located adjacent (to the south) to single-family homes zoned R-10 (low density residential) and the proposed building will be less than 30 feet tall adjacent to the R-10 property. The maximum height of the proposed two-story building is 30 feet 8 inches with the false front on the south side of the building. This criterion is met.

II. CHAPTER 38, ADDITIONAL YARD AREA REQUIRED, EXCEPTIONS TO YARD REQUIREMENTS, STORAGE IN YARDS, PROJECTIONS INTO YARDS

38.030 SETBACK FROM STREET CENTERLINE REQUIRED

A. *To assure improved light, air, and sight distance and to protect the public health, safety and welfare, a setback in addition to the yard requirements of the zone may be required where the right-of-way is inadequate. A determination shall be made based on the street standards contained in CDC 85.200(A).*

B. *The minimum yard requirement shall be increased to provide for street widening in the event a yard abuts a street having a right-of-way width less than required by its functional classification on the City's Comprehensive Plan Map, and in such case the setback shall be not less than the setback required by the zone plus one-half of the projected road width as required under CDC 85.200(A); however*

C. *The minimum distance from the wall of any structure to the centerline of an abutting street shall not be less than 25 feet plus the yard required by the zone. This provision shall not apply to rights-of-way of 50 feet or greater in width.*

Staff Finding 5: The subject property is bordered by Willamette Falls Drive, an arterial classification. The existing right-of-way width for Willamette Falls Drive is 120 feet. The required cross-section design for an arterial requires 102 feet of right-of-way. No additional right-of-way is needed adjacent to the subject property and the 25 foot minimum distance is not applicable as the right-of-way exceed 50 feet in width. These criteria are met.

III. CHAPTER 41, BUILDING HEIGHT, STRUCTURES ON STEEP SLOPES, EXCEPTIONS

41.005 DETERMINING HEIGHT OF BUILDING

A. *For all zoning districts, building height shall be (...)*

Staff Finding 6: The subject property is located within the Willamette Falls Drive Commercial Design District, which regulates height by CDC 58.090.C(3). Please see Staff Finding 73. This criterion is met.

IV. CHAPTER 42, CLEAR VISION AREAS

42.030 EXCEPTIONS

The following described area in Willamette shall be exempt from the provisions of this chapter. The units of land zoned General Commercial which abut Willamette Falls Drive, located between 10th and 16th Streets. (...)

Staff Finding 7: The subject property is not located on a corner lot. This criteria does not apply.

V. CHAPTER 46, OFF-STREET PARKING, LOADING AND RESERVOIR AREAS

46.140 EXEMPTIONS TO PARKING REQUIREMENTS

To facilitate the design requirements of Chapter 58 CDC, properties in the Willamette Falls Drive Commercial Design District, located between 10th and 16th Streets, shall be exempt from the requirements for off-street parking as identified in this chapter. Any off-street parking spaces provided shall be designed and installed per the dimensional standards of this code.

Staff Finding 8: The subject property is located within the Willamette Falls Drive Commercial Design District near 14th Street. The proposal is exempt from minimum parking standards and the applicant has not proposed any on-site parking. The application is not proposing any on-site parking or maneuvering. There are parallel parking spaces in front of the project site, but no spaces are marked accessible parking spaces. This criterion does not apply.

VI. CHAPTER 48, ACCESS, EGRESS AND CIRCULATION

48.025 ACCESS CONTROL

B. Access Control Standards

1. Traffic impact analysis requirements. The City or other agency with access jurisdiction may require a traffic study prepared by a qualified professional to determine access, circulation and other transportation requirements. (See also CDC 55.125, Traffic Impact Analysis.)

Staff Finding 9: The applicant submitted a Traffic Impact Analysis. Please see Staff Finding 67. This criterion is met.

2. The City or other agency with access permit jurisdiction may require the closing or consolidation of existing curb cuts or other vehicle access points, recording of reciprocal access easements (i.e., for shared driveways), development of a frontage street, installation of traffic control devices, and/or other mitigation as a condition of granting an access permit, to ensure the safe and efficient operation of the street and highway system. Access to and from off-street parking areas shall not permit backing onto a public street.

Staff Finding 10: The applicant, in coordination with the City Engineer, has designed an access to the subject property that enhances safety and convenience for all travel modes. The design has no parking areas that back onto a public street. This criterion is met.

3. Access options. When vehicle access is required for development (i.e., for off-street parking, delivery, service, drive-through facilities, etc.), access shall be provided by one of the following methods (planned access shall be consistent with adopted public works standards and TSP). These methods are "options" to the developer/subdivider.

- a) *Option 1. Access is from an existing or proposed alley or mid-block lane. If a property has access to an alley or lane, direct access to a public street is not permitted.*
- b) *Option 2. Access is from a private street or driveway connected to an adjoining property that has direct access to a public street (i.e., "shared driveway"). A public access easement covering the driveway shall be recorded in this case to assure access to the closest public street for all users of the private street/drive.*
- c) *Option 3. Access is from a public street adjacent to the development lot or parcel. If practicable, the owner/developer may be required to close or consolidate an existing access point as a condition of approving a new access. Street accesses shall comply with the access spacing standards in subsection (B) (6) of this section.*

Staff Finding 11: See Staff Finding 15, these criteria are met.

- 4. *Subdivisions fronting onto an arterial street.*
(...)
- 5. *Double-frontage lots.*
(...)

Staff Finding 12: The applicant is not proposing a subdivision. These criteria does not apply.

- 6. *Access spacing.*
 - a. *The access spacing standards found in Chapter 8 of the adopted Transportation System Plan (TSP) shall be applicable to all newly established public street intersections and non-traversable medians.*
 - b. *Private drives and other access ways are subject to the requirements of CDC 48.060.*

Staff Finding 13: The proposal does not create any new intersections or non-traversable medians. CDC 48.060 is addressed in Staff Findings 18 to 21. These criteria are met.

(...)

- C. *Street connectivity and formation of blocks required.*
In order to promote efficient vehicular and pedestrian circulation throughout the City, land divisions and large site developments shall produce complete blocks bounded by a connecting network of public and/or private streets, in accordance with the following standards:
 - 1. *Block length and perimeter. The maximum block length shall not exceed 800 feet or 1,800 feet along an arterial.*

Staff Finding 14: The applicant's proposal does not create any new blocks. This criterion is met.

- 2. *Street standards. Public and private streets shall also conform to Chapter 92 CDC, Required Improvements, and to any other applicable sections of the West Linn Community Development Code and approved TSP.*

Staff Finding 15: The applicant is not required to make any improvements to Willamette Falls Drive. Willamette Falls Drive is consistent with the provisions of the West Linn Community Development Code and the West Linn Transportation System Plan. The applicant anticipates impacts to adjacent curbs and sidewalks during construction and installation of utilities. The existing curb cut for the driveway will be removed, and the sidewalk will be replaced. The applicant will also mitigate any impacts to public right-of-way infrastructure through replacement per Condition of Approval 3. Per requirements of CDC 92.010(E), the applicant has submitted a stormwater plan prepared by a licensed Engineer (see Condition of Approval 2). Please see Staff Findings 84 to 89 for conformance with Chapter 92. Subject to the Conditions of Approval, this criterion is met.

(...)

48.040 MINIMUM VEHICLE REQUIREMENTS FOR NON-RESIDENTIAL USES

Access, egress, and circulation system for all non-residential uses shall not be less than the following:

- A. *Service drives for non-residential uses shall be fully improved with hard surface pavement:*
 - 1. *With a minimum of 24-foot width when accommodating two-way traffic; or*
 - 2. *With a minimum of 15-foot width when accommodating one-way traffic. Horizontal clearance shall be two and one-half feet wide on either side of the driveway.*
 - 3. *Meet the requirements of CDC 48.030(E)(3) through (6).*
 - 4. *Pickup window driveways may be 12 feet wide unless the Fire Chief determines additional width is required.*

Staff Finding 16: The applicant is not proposing any vehicular traffic on the property. This criteria does not apply.

- B. *All non-residential uses shall be served by one or more service drives as determined necessary to provide convenient and safe access to the property and designed according to CDC 48.030(A). In no case shall the design of the service drive or drives require or facilitate the backward movement or other maneuvering of a vehicle within a street, other than an alley.*
- C. *All on-site maneuvering and/or access drives shall be maintained pursuant to CDC 46.130.*
- D. *Gated accessways to non-residential uses are prohibited unless required for public safety or security.*

Staff Finding 17: The subject property is not proposing any on-site vehicle access. All access and parking will be on Willamette Falls Drive in the designated public parking. These criteria are met.

(...)

48.060 WIDTH AND LOCATION OF CURB CUTS AND ACCESS SEPARATION REQUIREMENTS

- A. *Minimum curb cut width shall be 16 feet.*

B. *Maximum curb cut width shall be 36 feet, except along Highway 43 in which case the maximum curb cut shall be 40 feet. For emergency service providers, including fire stations, the maximum shall be 50 feet.*

Staff Finding 18: The applicant is not proposing any curb cuts. These criteria does not apply.

C. *No curb cuts shall be allowed any closer to an intersecting street right-of-way line than the following:*

1. *On an arterial when intersected by another arterial, 150 feet.*

(...)

6. *On a local street when intersecting any other street, 35 feet.*

Staff Finding 19: The applicant is not proposing any curb cuts. These criteria does not apply.

D. *There shall be a minimum distance between any two adjacent curb cuts on the same side of a public street, except for one-way entrances and exits, as follows:*

1. *On an arterial street, 150 feet.*

2. *On a collector street, 75 feet.*

3. *Between any two curb cuts on the same lot or parcel on a local street, 30 feet.*

Staff Finding 20: The applicant is not proposing any new curb cuts. These criteria does not apply.

E. *A rolled curb may be installed in lieu of curb cuts and access separation requirements.*

F. *Curb cuts shall be kept to the minimum, particularly on Highway 43. Consolidation of driveways is preferred. The standard on Highway 43 is one curb cut per business if consolidation of driveways is not possible.*

G. *Adequate line of sight pursuant to engineering standards should be afforded at each driveway or accessway.*

Staff Finding 21: The applicant is not proposing any new curb cuts. These criteria does not apply.

(...)

48.080 BICYCLE AND PEDESTRIAN CIRCULATION

(...)

c. *Bicycle and pedestrian ways at commercial or industrial sites shall be provided according to the provisions of Chapter 55 CDC, Design Review.*

Staff Finding 22: Please see Staff Findings 25 to 62. These criteria are met.

VII. CHAPTER 52, SIGNS

52.210 APPROVAL STANDARDS

All signs shall meet the following standards:

(...)

Staff Finding 23: The applicant is not proposing any signs at this time. Tenants will be responsible for securing appropriate sign permits. These criteria are met.

VIII. CHAPTER 54, LANDSCAPING

54.010 PURPOSE

The purpose of this chapter is to provide for the design, selection (...)

Staff Finding 24: The applicant has submitted a landscaping plan (see sheet L1 of the applicant's submittal). The applicant's proposal is exempt from Chapter 54 per CDC Chapter 58.090.C(2). Please see Staff Finding 67.

IX. CHAPTER 55, DESIGN REVIEW

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

B. Relationship to the natural and physical environment.

1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction.

Staff Finding 25: The subject site contains no heritage trees. This criteria does not apply.

2. All heritage trees...all trees and clusters of trees ("cluster" is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist...shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section...

a. Non-residential and residential projects on Type I and II lands shall protect all heritage trees and all significant trees and tree clusters by either the dedication of these areas or establishing tree conservation easements...

Staff Finding 26: The subject property contains no Type I or II lands, no heritage trees, and three significant trees. The applicant proposes the removal of the significant trees to allow for enough developable land for this proposal. Per condition number 5. Subject to condition of approval 5, these criteria are met.

b. Non-residential and residential projects on non-Type I and II lands shall set aside up to 20 percent of the area to protect trees and tree clusters that are determined to be significant, plus any heritage trees...

Staff Finding 27: The subject property is 100 percent non-Type I or II lands with no heritage trees. The three significant trees on the property are proposed to be removed to allow for the

construction of the proposed building. Subject to condition of approval 5, this criterion is met.

c. Where stubouts of streets occur on abutting properties, and the extension of those streets will mean the loss of significant trees, tree clusters, or heritage trees, it is understood that tree loss may be inevitable. In these cases, the objective shall be to minimize tree loss. These provisions shall also apply in those cases where access, per construction code standards, to a lot or parcel is blocked by a row or screen of significant trees or tree clusters.

Staff Finding 28: No street stubouts occur on abutting properties, and the significant trees on the subject property are proposed to be removed. This criterion is met.

d. For both non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area. The developable net area excludes all Type I and II lands and up to 20 percent of the remainder of the site for the purpose of protection of stands or clusters of trees as defined in subsection (B)(2) of this section.

e. For arterial and collector street projects...

f. If the protection of significant tree(s) or tree clusters is to occur in an area of grading that is necessary for the development of street grades...compensate for the removal of the tree(s) on an "inch by inch" basis (e.g., a 48-inch Douglas fir could be replaced by 12 trees, each four-inch). The mix of tree sizes and types shall be approved by the City Arborist.

Staff Finding 29: The applicant proposal utilizes almost 100 percent of the site for building footprint. No street improvements are proposed or required. There are 2 significant trees clustered together on site. The applicant is proposing to remove the significant trees in order to adequately use the property. These criteria are met.

- 3. The topography and natural drainage shall be preserved to the greatest degree possible.*
- 4. The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.*
- 5. There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.*

Staff Finding 30: Staff incorporates applicant findings. These criteria are met.

6. Architecture.

a. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings.

Staff Finding 31: The proposal is located within the Willamette Falls Drive Commercial Design District, which requires conformance to specific design standards (CDC Chapter 58). The West Linn Historic Review Board is required to make a recommendation to the Planning Commission on conformance with Chapter 58. On March 21, 2017 The Historic Review Board recommended approval. Please see Exhibit PC-5 and Staff Findings 63 to 83. This criterion is met.

b. While there has been discussion in Chapter 24 CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that “step down” or “step up” from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.

c. Contrasting architecture shall only be permitted when the design is manifestly superior to adjacent architecture in terms of creativity, design, and workmanship, and/or it is adequately separated from other buildings by distance, screening, grade variations, or is part of a development site that is large enough to set its own style of architecture.

d. Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally.

Staff Finding 32: The proposal is located within the Willamette Falls Drive Commercial Design District, which requires conformance to specific design standards (CDC Chapter 58). The West Linn Historic Review Board is required to make a recommendation to the Planning Commission on conformance with Chapter 58 and completed the required review on March 21, 2017. The Historic Review Board recommended approval. Please see Exhibit PC-5 and Staff Findings 63 to 83. This criterion is met.

e. The main front elevation of commercial and office buildings shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. Any additional side or rear elevation, which is visible from a collector road or greater classification, shall also have at least 30 percent transparency...

Staff Finding 33: The proposal is located within the Willamette Falls Drive Commercial Design District, which requires conformance to specific design standards (CDC Chapter 58). The applicant applied for a Chapter 58 variance to allow for 70% of the front elevation transparency or windows at pedestrian level rather than the 80% requirement of Chapter 58. The HRB moved to approve this variance with a 6-0 vote (see Exhibit PC-5). This criterion is met.

- f. *Variations in depth and roof line are encouraged for all elevations. To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.*
- g. *Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.*
- h. *The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings*
- i. *Sidewalk cafes, kiosks, vendors, and street furniture are encouraged. However, at least a four-foot-wide pedestrian accessway must be maintained per Chapter 53 CDC, Sidewalk Use.*

Staff Finding 34: Staff incorporates applicant findings. These criteria are met.

- 7. *Transportation Planning Rule (TPR) compliance. The automobile shall be shifted from a dominant role, relative to other modes of transportation, by the following means:*
 - a. *Commercial and office development shall be oriented to the street. At least one public entrance shall be located facing an arterial street; or....facing the local street with highest traffic levels...*

Staff Finding 35: The applicant’s proposal is located on Willamette Falls Drive, an arterial. The proposed building is pedestrian oriented, has zero lot lines along the street frontages (Willamette Falls Drive) and consumes 100% of the frontage. This criterion is met.

(...)

- c. *Commercial, office, and multi-family projects shall be built as close to the adjacent main right-of-way as practical to facilitate safe pedestrian and transit access...*

Staff Finding 36: The proposed building is pedestrian oriented, has zero lot lines along the street frontages (Willamette Falls Drive) and consumes 100% of the frontage. This criterion is met.

- d. *Accessways, parking lots, and internal driveways shall accommodate pedestrian circulation and access by specially textured, colored, or clearly defined footpaths at least six feet wide. Paths shall be eight feet wide when abutting parking areas or travel lanes. Paths shall be separated from parking or travel lanes by either landscaping, planters, curbs, bollards, or raised surfaces...*

Staff Finding 37: The applicant’s proposal does not include any vehicle accessways or parking lots. There is an existing 10’ wide sidewalk in the front of the property along Willamette Falls Drive. This criterion is met.

e. Paths shall provide direct routes that pedestrians will use between buildings, adjacent rights-of-way, and adjacent commercial developments. They shall be clearly identified. They shall be laid out to attract use and to discourage people from cutting through parking lots and impacting environmentally sensitive areas.

Staff Finding 38: Staff incorporates applicant findings. This criterion is met.

f. At least one entrance to the building shall be on the main street, or as close as possible to the main street. The entrance shall be designed to identify itself as a main point of ingress/egress.

g. Where transit service exists, or is expected to exist, there shall be a main entrance within a safe and reasonable distance of the transit stop. A pathway shall be provided to facilitate a direct connection.

h. Projects shall bring at least part of the project adjacent to or near the main street right-of-way in order to enhance the height-to-width ratio along that particular street. (The "height-to-width ratio" is an architectural term that emphasizes height or vertical dimension of buildings adjacent to streets. The higher and closer the building is, and the narrower the width of the street, the more attractive and intimate the streetscape becomes.) For every one foot in street width, the adjacent building ideally should be one to two feet higher. This ratio is considered ideal in framing and defining the streetscape.

Staff Finding 39: Staff incorporates applicant findings. These criteria are met.

i. These architectural standards shall apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, (...)

j. Parking spaces at trailheads shall be located (...)

Staff Finding 40: Staff incorporates applicant findings. These criteria are met.

C. Compatibility between adjoining uses, buffering, and screening.

1. In addition to the compatibility requirements contained in Chapter 24 CDC, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:

a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.

b. The size of the buffer required to achieve the purpose in terms of width and height.

c. The direction(s) from which buffering is needed.

d. The required density of the buffering.

e. Whether the viewer is stationary or mobile.

Staff Finding 41: The subject property is adjacent to the public right-of-way of Willamette Falls Drive on the south property line (front). No buffering is required. These criteria are met.

2. *On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:*

- a. *What needs to be screened?*
- b. *The direction from which it is needed.*
- c. *How dense the screen needs to be.*
- d. *Whether the viewer is stationary or mobile.*
- e. *Whether the screening needs to be year-round.*

Staff Finding 42: Staff incorporates applicant findings. These criteria are met.

3. *Rooftop air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.*

Staff Finding 43: Staff incorporates applicant findings. These criteria are met.

D. *Privacy and noise.*

1. *Structures which include residential dwelling units shall provide private outdoor areas for each ground floor unit which is screened from view from adjoining units.*
2. *Residential dwelling units shall be placed on the site in areas having minimal noise exposure to the extent possible. Natural-appearing sound barriers shall be used to lessen noise impacts where noise levels exceed the noise standards contained in West Linn Municipal Code Section 5.487.*
3. *Structures or on-site activity areas which generate noise, lights, or glare shall be buffered from adjoining residential uses in accordance with the standards in subsection C of this section where applicable.*
4. *Businesses or activities that can reasonably be expected to generate noise in excess of the noise standards contained in West Linn Municipal Code Section 5.487 shall undertake and submit appropriate noise studies and mitigate as necessary to comply with the code. (See CDC 55.110(B)(11) and 55.120(M).)*

If the decision-making authority reasonably believes a proposed use may generate noise exceeding the standards specified in the municipal code, then the authority may require the applicant to supply professional noise studies from time to time during the user's first year of operation to monitor compliance with City standards and permit requirements.

Staff Finding 44: The proposal does not include residential dwelling units and complies with subsection C (see Staff Findings 41-43). The applicant does not have tenants for the leasable spaces at this time, but does not anticipate any uses to generate noise in excess of the West Linn noise regulations. These criteria are met.

(...)

G. *Demarcation of public, semi-public, and private spaces. The structures and site improvements shall be designed so that public areas such as streets or public gathering places,*

semi-public areas, and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, to provide for crime prevention, and to establish maintenance responsibility. These areas may be defined by:

- 1. A deck, patio, fence, low wall, hedge, or draping vine;*
- 2. A trellis or arbor;*
- 3. A change in level;*
- 4. A change in the texture of the path material;*
- 5. Sign; or*
- 6. Landscaping.*

Staff Finding 45: The proposed building will cover the majority of the site, which clearly defines the public space (sidewalks) from private space (building façade). These criteria are met.

H. Public transit.

1. Provisions for public transit may be required where the site abuts an existing or planned public transit route. The required facilities shall be based on the following:

- a. The location of other transit facilities in the area.*
- b. The size and type of the proposed development.*
- c. The rough proportionality between the impacts from the development and the required facility.*

2. The required facilities shall be limited to such facilities as the following:

- a. A waiting shelter with a bench surrounded by a three-sided covered structure, with transparency to allow easy surveillance of approaching buses.*
 - b. A turnout area for loading and unloading designed per regional transit agency standards.*
 - c. Hard-surface paths connecting the development to the waiting and boarding areas.*
 - d. Regional transit agency standards shall, however, prevail if they supersede these standards.*
- 3. The transit stop shall be located as close as possible to the main entrance to the shopping center, public or office building, or multi-family project. The entrance shall not be more than 200 feet from the transit stop with a clearly identified pedestrian link.*

4. All commercial business centers (over three acres) and multi-family projects (over 40 units) may be required to provide for the relocation of transit stops to the front of the site if the existing stop is within 200 to 400 yards of the site and the exaction is roughly proportional to the impact of the development. The commercial or multi-family project may be required to provide new facilities in those cases where the nearest stop is over 400 yards away. The transit stop shall be built per subsection (H)(2) of this section.

5. If a commercial business center or multi-family project is adjacent to an existing or planned public transit stop, the parking requirement may be reduced by the multiplier of 0.9, or 10 percent. If a commercial center is within 200 feet of a multi-family project, with over 80 units and pedestrian access, the parking requirement may be reduced by 10 percent or by a 0.90 multiplier.

6. Standards of CDC 85.200(D), Transit Facilities, shall also apply.

Staff Finding 46: Staff incorporates applicant findings. These criteria are met.

1. Public facilities. An application may only be approved if adequate public facilities will be available to provide service to the property prior to occupancy.

1. Streets. Sufficient right-of-way and slope easement shall be dedicated to accommodate all abutting streets to be improved to the City's Improvement Standards and Specifications. The City Engineer shall determine the appropriate level of street and traffic control improvements to be required, including any off-site street and traffic control improvements, based upon the transportation analysis submitted. The City Engineer's determination of developer obligation, the extent of road improvement and City's share, if any, of improvements and the timing of improvements shall be made based upon the City's systems development charge ordinance and capital improvement program, and the rough proportionality between the impact of the development and the street improvements...

Staff Finding 47: The southern boundary of the property located on Willamette Falls Drive, an arterial classification. The existing right-of-way width for Willamette Falls Drive is 120 feet. The required cross-section design for an arterial requires 102 feet of right-of-way. No additional right-of-way is needed.

The existing Willamette Falls Drive sidewalk adjacent to the property is 10-foot wide, which does not meet the required 12-foot sidewalk for an arterial in the General Commercial zone. The applicant has proposed setting the new building back approximately 5 feet, which will allow for an increase in the width. See Condition of Approval number 2 for Engineer Standards.

The applicant has proposed to connect with the City stormwater line on Willamette Falls Drive. The City requires the applicant to reconstruct any disturbance to sidewalks, roadways, planter strips and curbs per Condition of Approval 2.

The applicant submitted a revised Traffic Impact Analysis in response to comments from the public at the HRB public hearing (see Exhibit PC-5). The revisions were to reflect the use of the ground floor for possible retail, rather than the two floors of office space as originally proposed. The City Engineer and the City's transportation consultant both agree with the analysis and findings in the applicant's TIA and that it satisfies the code criteria.

Subject to the Conditions of Approval, These criteria are met.

(...)

3. Municipal water. A registered civil engineer shall prepare a plan for the provision of water which demonstrates to the City Engineer's satisfaction the availability of sufficient volume, capacity, and pressure to serve the proposed development's domestic, commercial, and industrial fire flows. All plans will then be reviewed by the City Engineer.

Staff Finding 48: Water is available in Willamette Falls Drive to serve the proposed building. The City Engineer has confirmed the water system has sufficient water volume and pressure

to serve the new building. The applicant has proposed a Fire Department Connection at the corner of Willamette Falls Drive and 14th Street. The applicant shall complete and submit a fire flow test from a hydrant within 400 feet of the proposed building per Condition of Approval 4. Subject to the Conditions of Approval, these criteria are met.

4. *Sanitary sewers. A registered civil engineer shall prepare a sewerage collection system plan which demonstrates sufficient on-site capacity to serve the proposed development. The City Engineer shall determine whether the existing City system has sufficient capacity to serve the development.*

Staff Finding 49: The proposed system will be built to appropriate standards. The City Engineer has confirmed the sanitary sewer line and system will have sufficient capacity to service the proposal. This criterion are met.

5. *Solid waste and recycling storage areas. Appropriately sized and located solid waste and recycling storage areas shall be provided. Metro standards shall be used.*

Staff Finding 50: The applicant proposal provides a screened solid waste and recycling area along the rear of the property that meets Metro standards. This criterion is met.

J. *Crime prevention and safety/defensible space.*

1. *Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.*

2. *Interior laundry and service areas shall be located in a way that they can be observed by others.*

3. *Mailboxes, recycling, and solid waste facilities shall be located in lighted areas having vehicular or pedestrian traffic.*

Staff Finding 51: The proposed building provides adequate windows along the front facade adjacent to the public right-of-way for surveying by occupants. No interior laundry is proposed, mailboxes will be in the lobby, and recycling/solid waste facilities are located along the rear of the property and well lit. These criteria are met.

4. *The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.*

5. *Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes.*

6. *Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person. All commercial, industrial, residential, and public facility projects undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional. Omni-directional lights of an ornamental nature may be used in general commercial districts only.*

Staff Finding 52: The applicant has provided a proposed lighting plan that illuminates all areas vulnerable to crime. The light fixtures will comply with bulb standards and be directed downward. These criteria are met.

7. *Lines of sight shall be reasonably established so that the development site is visible to police and residents.*

8. *Security fences for utilities (e.g., power transformers, pump stations, pipeline control equipment, etc.) or wireless communication facilities may be up to eight feet tall in order to protect public safety. No variances are required regardless of location.*

Staff Finding 53: Staff incorporates applicant findings. These criteria are met.

K. *Provisions for persons with disabilities.*

1. *The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.*

Staff Finding 54: The proposal includes accessible entries are also located at the front and rear of the building. The front accessible entry is located on a public sidewalk that connects to a public transit stop within 200 feet from the proposed site. These criteria are met.

L. *Signs.*

(...)

2. *The signs, graphics, and letter styles shall be designed to be compatible with surrounding development, to contribute to a sense of project identity, or, when appropriate, to reflect a sense of the history of the area and the architectural style.*

3. *The sign graphics and letter styles shall announce, inform, and designate particular areas or uses as simply and clearly as possible.*

4. *The signs shall not obscure vehicle driver's sight distance.*

5. *Signs indicating future use shall be installed on land dedicated for public facilities (e.g., parks, water reservoir, fire halls, etc.).*

6. *Signs and appropriate traffic control devices and markings shall be installed or painted in the driveway and parking lot areas to identify bicycle and pedestrian routes.*

Staff Finding 55: Staff incorporates applicant findings. These criteria are met.

M. *Utilities. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground, as practical. The design standards of Tables 1 and 2*

above, and of subsection 5.487 of the West Linn Municipal Code relative to existing high ambient noise levels shall apply to this section.

Staff Finding 56: The applicant shall coordinate with appropriate utilities providers and the City engineer to place new utilities underground. The existing utilities to the property are already underground and shall remain. These criteria are met.

(...)

O. *Refuse and recycling standards.*

1. *All commercial, industrial and multi-family developments over five units requiring Class II design review shall comply with the standards set forth in these provisions. Modifications to these provisions may be permitted if the Planning Commission determines that the changes are consistent with the purpose of these provisions and the City receives written evidence from the local franchised solid waste and recycling firm that they are in agreement with the proposed modifications.*

2. *Compactors, containers, and drop boxes shall be located on a level Portland cement concrete pad, a minimum of four inches thick, at ground elevation or other location compatible with the local franchise collection firm's equipment at the time of construction. The pad shall be designed to discharge surface water runoff to avoid ponding.*

Staff Finding 57: Staff incorporates applicant findings. These criteria are met.

3. *Recycling and solid waste service areas.*

a. *Recycling receptacles shall be designed and located to serve the collection requirements for the specific type of material.*

b. *The recycling area shall be located in close proximity to the garbage container areas and be accessible to the local franchised collection firm's equipment.*

c. *Recycling receptacles or shelters located outside a structure shall have lids and be covered by a roof constructed of water and insect-resistive material. The maintenance of enclosures, receptacles and shelters is the responsibility of the property owner.*

d. *The location of the recycling area and method of storage shall be approved by the local fire marshal.*

e. *Recycling and solid waste service areas shall be at ground level and/or otherwise accessible to the franchised solid waste and recycling collection firm.*

f. *Recycling and solid waste service areas shall be used only for purposes of storing solid waste and recyclable materials and shall not be a general storage area to store personal belongings of tenants, lessees, property management or owners of the development or premises.*

g. *Recyclable material service areas shall be maintained in a clean and safe condition.*

Staff Finding 58: The applicant proposes a covered solid waste and recycling center enclosure in the rear of the property. Both are located at ground level and will be kept in a clean and safe condition. These criteria are met.

4. *Special wastes or recyclable materials.*

- a. *Environmentally hazardous wastes defined in ORS 466.005 shall be located, prepared, stored, maintained, collected, transported, and disposed in a manner acceptable to the Oregon Department of Environmental Quality.*
- b. *Containers used to store cooking oils, grease or animal renderings for recycling or disposal shall not be located in the principal recyclable materials or solid waste storage areas. These materials shall be stored in a separate storage area designed for such purpose.*

Staff Finding 59: Staff incorporates applicant findings. These criteria are met.

5. *Screening and buffering.*

- a. *Enclosures shall include a curbed landscape area at least three feet in width on the sides and rear. Landscaping shall include, at a minimum, a continuous hedge maintained at a height of 36 inches.*
- b. *Placement of enclosures adjacent to residentially zoned property and along street frontages is strongly discouraged. They shall be located so as to conceal them from public view to the maximum extent possible.*
- c. *All dumpsters and other trash containers shall be completely screened on all four sides with an enclosure that is comprised of a durable material such as masonry with a finish that is architecturally compatible with the project. Chain link fencing, with or without slats, will not be allowed.*

Staff Finding 60: The applicant proposal includes both the recycling and refuse collection to be fully enclosed in the rear of the property. The collection containers will not be visible from the public right of way or from adjacent properties. The access to the enclosure will be screened with a solid gate. These criteria are met.

6. *Litter receptacles.*

- a. *Location. Litter receptacles may not encroach upon the minimum required walkway widths.*
- b. *Litter receptacles may not be located within public rights-of-way except as permitted through an agreement with the City in a manner acceptable to the City Attorney or his/her designee.*

Staff Finding 61: The applicant does not propose any litter receptacles in the public right-of-way at this time and will secure an agreement with the City if any are proposed in the future. Any receptacles on the subject property will be located to not encroach upon required walkway widths. These criteria are met.

55.125 TRANSPORTATION ANALYSIS

Certain development proposals required that a Traffic Impact Analysis (TIA) be provided which may result in modifications to the site plan or conditions of approval to address or minimize any adverse impacts created by the proposal. The purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2).

Staff Finding 62: The applicant submitted a revised Traffic Impact Analysis in response to comments from comments received at the HRB public hearing (see Exhibit PC-4). The revisions were to reflect the use of the ground floor for possible retail, rather than the two floors of office space as originally proposed. The City Engineer and the City's transportation consultant both agree the analysis and findings found in the applicant's TIA satisfy the code criteria. These criteria are met.

X. CHAPTER 58, WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT

58.090 STANDARDS

A. Standards are needed to provide a clear and objective list of design elements that are needed to bring new construction and remodels into conformance with 1880 – 1915 architecture. Buildings of the period saw relatively few deviations in design. Consequently, the Historic Review Board will require conformance with the standards. Deviations or deletions from the standards are addressed in the variance procedure of this chapter.

Staff Finding 63: The applicant was originally requesting three variances to the design standards of Chapter 58. After the recommendations of the HRB public hearing, the applicant has submitted a revised set of plans reflecting their recommended condition of approval. These revisions negate the need for one of the three requested Chapter 58 variances. Please see Staff Finding 83. The West Linn Historic Review Board recommended approval of the variances (see Exhibit PC-5). This criterion is met.

B. The use of neo-designs or simply contextual designs which only attempt to capture the basic or generalized elements such as building line, massing and form, etc., is not acceptable.

Staff Finding 64: The applicant has not proposed any neo-designs or contextual designs. This criterion is met.

C. The following standards shall apply to new construction and remodels.

1. Dimensional standards.

a. Front: zero-foot setback. Building may not be set back from the property line unless it is consistent with predominant building line.

b. Side and side street: zero-foot setback. Building may not be set back from the side property line except for side passageway, accessway, or stairway unless fire codes dictate otherwise. The setback shall not exceed six feet. The setback should be consistent with the rhythm of adjacent structures, or at least not deleterious to it.

c. Rear: 20-foot setback. Setbacks between zero and 20 feet are permitted only if the applicant can demonstrate that he can successfully mitigate any impacts associated with the building in current and future uses as they would relate to abutting residential and other properties.

Staff Finding 65: The applicant requested a variance to the Chapter 58 standards for the front setback. After submitting the new set of plans reflecting the condition of approval by the HRB this variance is no longer needed. The front of the building will be setback from the front

property line 5 feet. This 5' setback is consistent with the predominant building line of the neighboring properties.

The side setbacks are 5 feet to allow for accessways to the refuse and recycling area at the rear of the property, and emergency egress on each side of the proposed building. There is a staircase in the northwest corner of the property (left rear of the property) to allow for access/egress to the second floor. The staircase is on the rear and west (side) property line with the building setback away from the property line (See sheet DR.0 of applicant's submittal).

The rear building setback is 10 feet for the ground floor and the second floor of the building will be setback 20 feet. This additional setback is to provide additional distance from the adjacent single-family homes.

These criteria are met.

d. Lot coverage: up to 100 percent of lot may be developed depending upon ability to mitigate impacts upon abutting residential and other uses.

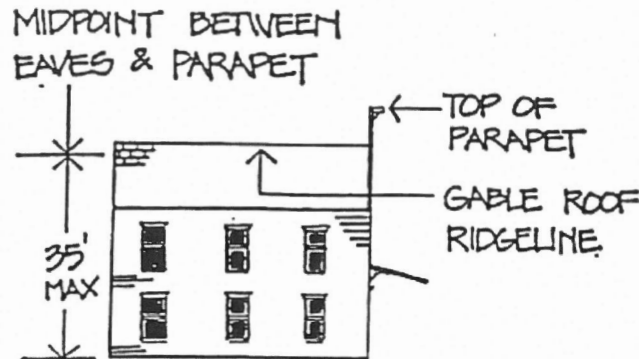
Staff Finding 66: The proposed building will cover approximately 63 - 65 percent of the subject property. Impacts to properties on the north, east and west are mitigated through decorative landscaping over 21 percent of the property. The adjacent structures are also setback from the property lines. This criterion is met.

2. Minimum landscaping required. Sites in this district are exempt from landscaping requirements as identified in Chapter 54 CDC, Landscaping, with the exception of parking areas.

Staff Finding 67: The applicant is not required to provide parking. The applicant submitted a landscaping plan with the initial submittal on sheet L1. No on-site parking areas are proposed with this application.

This criterion is met.

3. Building height limitations. Maximum building height shall be 35 feet (as measured by this code), and two stories. False fronts shall be considered as the peak of the building if it exceeds the gable roof ridgeline.



Staff Finding 68: The applicant has proposed the flat roof line is equivalent to the eave line in the diagram, with the low point at the grade adjacent to the building at each point. The tallest point is the south facing false front which is 30 feet, 8 inches. This tallest point is below 35 foot maximum height. This criterion is met.

4. External ground level or first story minimum height. Ten feet to allow transoms.
5. Roof form. Flat or pitched roofs. Pitched roof ridgeline shall run from the front of the building to the back.
6. Building form, scale and depth. Building shall emphasize the vertical through narrow, tall windows (especially on second floor), vertical awning supports, engaged columns, and exaggerated facades creating a height-to-width ratio of 1.5:1. Building depth shall be flat, only relieved by awning and cornice projections and the indented doorway.

Staff Finding 69: Staff incorporates the applicant's findings. These criteria are met.

7. Spacing and rhythm. Buildings shall follow a regular rhythm. Strong vertical breaks or lines should be regularly spaced every 25 to 50 feet.
8. Facades. No gables, hipped, or pitched roofs shall be exposed to the street at the front. The "Western false front" shall be the preferred style although variations shall be allowed.
9. Cornice. Cornices shall be broad and may include regularly spaced supporting brackets. A cornice is not required, but preferred.

Staff Finding 70: Staff incorporates the applicant's findings. These criteria are met.

10. Building materials and orientation. Wood shall be the principal building material. Horizontal wood siding in one-inch by eight-inch dimensions shall be used for siding. Brick and certain concrete configurations are permitted only by a variance under CDC 58.090.

Staff Finding 71: The applicant has proposed 1"x 8" horizontal wood siding and wood trim. This criterion is met.

11. Awnings. All buildings shall have awnings extending out from building face. Awnings are preferred for micro-climate benefits. Ideally, the building will have both transom and awnings, although transoms are not required.

Awnings shall be either canvas or vinyl, or similar approved material, supported by an internal metal framework or metal or wood supported by a curved metal support, either attached to the building or a simple four-inch by four-inch wood post extending down to the outside of the sidewalk.

Awnings shall, therefore, extend beyond the front property line to the outside edge of the sidewalk, and shall possess a seven-foot clearance to the valance or any other part. The pitch of the awning shall be 10 to 40 degrees. No "bubble-type" awnings are permitted. No backlit awnings are permitted. Canvas or matte-finish vinyl, or similar approved material awnings, may be one-color or striped and shall have a free-hanging plain or crenelated valance. Canvas or matte-finish vinyl, or similar approved material awnings, should not be shared between two structures. Each structure should have its own awning.

Staff Finding 72: The applicant has proposed a variance to the fabric awning requirement. The applicant proposes a metal awning with metal supports (see applicant submitted plans page DR.2). The awnings will be attached to the building above the pedestrian level windows and front porch. The applicant has provided historic photographs showing varying awning materials during the 1890-1915 era. The HRB recommended approval of the variance/exception. Subject to the approval of the variance request, this criterion is met.

12. Extruded roofs. As a substitute for an awning, extruded roofs have a 10- to 40-degree pitch and extend one to two feet from the building face just above the transom windows where the first and second stories meet. The roof runs along the entire building frontage. Standard roofing materials are used. Transoms are required with extruded roofs.

Staff Finding 73: Staff incorporates the applicant's findings. These criteria are met.

13. Doors and entryways. The entryway shall be centered in the middle of the building at grade. The buildings on street corners may position their doors on the corner at an angle as depicted in the illustration. The doors may be single or double doors. The doors shall be recessed three to five feet back from the building line. Doors shall have glazing in the upper two-thirds to half of the door. Panels should decorate the lower portions. The entryway shall have windows all the way around at the same level as the other display windows. Wood doors are preferable although alternatives with a dark matte finish may be acceptable.

Staff Finding 74: The applicant originally proposed a variance to this requirement and requested the door/front of the building be setback 10 feet. Per the recommendations of the HRB the applicant has extended the front of the building 5 feet closer to the front property line. This is within the requirements of Chapter 58 and a variance is no longer needed. The applicant is now proposing the front double doors be setback 5 feet from the south (front) property line under the front porch. The front porch would extend to the property line. The doors will be centered on the building and will have the upper 2/3 glazed and the lower 1/3 wood. This criterion is met.

14. Glazing. Clear glass only. No mirrored or tinted glass. No films applied to glass. Lettering on glass is permitted (see subsection (C)(25)(b) of this section).

Staff Finding 75: The applicant has proposed clear glass with no glazing for all windows and doors. This criterion is met.

15. Display or pedestrian level windows. Shall extend across at least 80 percent of building front. The windows shall start one and one-half to two and one-half feet above grade to a height of seven to eight feet, and shall be level with the top of the height of the adjacent entryway area, excluding transom. A single sheet of glass is not permitted. The window shall be broken up into numerous sections, also known as lights. From 1880 onwards, the number of lights was generally no more than six in a pedestrian-level window. The frames may be wood or vinyl-clad wood, or other materials so long as a matte finish is possible.

Staff Finding 76: The applicant has proposed pedestrian level windows that extend 28 feet along 40 feet of building elevation for 70 percent of the building front. The windows are broken up into not more than six sections. The applicant request a variance to allow 70 percent of the buildings frontage contain pedestrian level windows due to construction limitations. The applicant has provided historic photographs showing varying pedestrian level windows during the 1890-1915 era. The HRB recommended approval of the variance. Subject to the approval of the variance request, this criterion is met.

16. Second floor and other windows. Double- and single-hung windows proportionately spaced and centered should be used. Smaller square shaped windows may be permitted (one and one-half feet to two feet per side). A typical window should have a 3:1 height to width ratio for the glass area. There should be a minimum of two lights: "one over one" of equal size. "Two over one" or "four over one" is appropriate.

Staff Finding 77: The applicant has proposed double-hung second floor windows. The second floor windows will be proportionately centered over the first floor windows and are divided to create a 3:1 ratio. This criterion is met.

17. Wainscotting. Wainscotting shall be consistent with primary material of the building, typically wood.

18. Shutters. Shutters are not allowed.

19. Balconies. No balconies are permitted except on rear of building.

20. Exterior stairs. Simple stairs are permitted on the rear or side of the building only.

21. Roof mounted mechanical equipment. Equipment shall be screened from view on all sides by normal and consistent architectural features of the building. CDC 55.100(D), Privacy and noise, shall apply.

22. Air conditioning. No window types on avenue or street side are permitted. Window-mounted air conditioners are not allowed at rear where abutting residential.

Staff Finding 78: Staff incorporates the applicant’s findings. These criteria are met.

23. Exterior lighting fixtures. Any lighting fixtures that can be traced to 1880 – 1915 period are permitted. Simple modern fixtures that are screened and/or do not attract attention are acceptable. Overly ornate fixtures of the Victorian era are to be discouraged.

Staff Finding 79: The applicant has provided examples of the proposed lighting fixtures and their locations. The hanging fixtures replicate the appropriate time period. This criterion is met.

24. Transoms. Transom windows are required with extruded roofs and optional with awnings. Transom windows shall cover the front of the building above, but not beyond, the main display windows and the entryway area. Transoms should be broken up into sections every six inches to three feet in a consistent and equal pattern. Height should not exceed three feet. Transoms may or may not open. False ceilings are allowed behind the transoms.

25. Planters. No planters are allowed.

Staff Finding 80: Staff incorporates the applicant’s findings. These criteria are met.

26. Paint colors. Body color typically included white, cream, or a light, warm color of low intensity. Accents, trims, windows, etc., should be dark-colored. Contrasting colors should be compatible. Existing colors shall not enjoy protected status when repainting is proposed. A palette or color wheel of acceptable 1880 – 1915 period colors shall be the basis for color selection. No other colors are allowed. The palette is available at the Community Development Department.

Staff Finding 81: The applicant has submitted a color board (see applicant submittal ‘Color & Material Schedule’) and architectural renderings of the building colors. Staff finds the color schemes meet the intent of the code. These criteria are met.

27. Ornamental or advertising flags, pennants, or banners. Not permitted on buildings.

28. New materials. Permitted where it is demonstrated that new material visually replicates originally required material, except siding, which must be wood.

Staff Finding 82: Staff incorporates the applicant’s findings. These criteria are met.

58.100 VARIANCE PROCEDURES

In those circumstances where a design proposal cannot meet the standards, or proposes an alternative to the standard, the Historic Review Board may grant a variance in those cases where one of the following criteria is met:

A. The applicant can demonstrate by review of historical records or photographs that the alternative is correct and appropriate to architecture in the region, and especially West Linn, in 1880 – 1915.

B. The applicant is incorporating exceptional 1880 – 1915 architecture into the building which overcompensates for an omission. The emphasis is upon superior design, detail, or workmanship.

Staff Finding 83: The applicant originally requested three variances under CDC Chapter 58: 1. Allowing metal materials to be used as the awning rather than the required vinyl or canvas; 2. Proposed 10 feet setback to front doors under front porch rather than the 3-5 foot requirement; 3. The applicant request a variance to allow 70 percent of the buildings frontage contain pedestrian level windows due to construction limitations, rather than the 80 percent requirement. After submitting new plans reflecting the recommendations and condition of approval by the HRB, the applicant found no need for the second variance (Proposed 10 feet setback to front doors under front porch rather than the 3-5 foot requirement). The applicant is now only applying for two variances to the Chapter 58 standards (1 & 3).

The applicant has proposed the two variances/exceptions contribute to superior design, detail, and workmanship.

The Historic Review Board recommended approval of the variances based on the applicant's documentation through historical photographs. The historical photographs clearly support both variances were common to the architecture in the region during the 1880 to 1915 time period. Subject to approval by the Planning Commission, these criteria are met.

XI. CHAPTER 92, REQUIRED IMPROVEMENTS

92.010 PUBLIC IMPROVEMENTS FOR ALL DEVELOPMENT

The following improvements shall be installed at the expense of the developer and meet all City codes and standards:

- A. Streets within subdivisions.*
- B. Extension of streets to subdivisions*
- C. Local and minor collector streets*
- D. Monuments*

Staff Finding 84: The applicant is not required to make any improvements to Willamette Falls Drive. See Staff Finding 15. The applicant will be connecting to public utilities and anticipates impacts to adjacent right-of-way. The applicant shall mitigate where improvements are made and the mitigation shall meet West Linn Public Works standards per Condition of approval 3. Subject to the Conditions of Approval, this criterion is met.

E. Surface drainage and storm sewer system. A registered civil engineer shall prepare a plan and statement which shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff off site of a 100-year storm, or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts commensurate to the particular land use application. Mitigation measures shall maintain pre-existing levels and meet buildout volumes, and meet planning and engineering requirements.

Staff Finding 85: The applicant has submitted a Preliminary Stormwater Report that conceptually complies with City of West Linn Public Works Standards. The applicant shall submit a final stormwater report and install improvements to meet the Standards per Condition of Approval 2. Subject to the Conditions of Approval, this criterion is met.

F. Sanitary sewers

(...)

G. Water system

(...)

H. Sidewalks.

(...)

Staff Finding 86: The applicant has collaborated with the City Engineer to design the sanitary sewer and water system to comply with City of West Linn Public Works Standards. The applicant is required to replace any right-of-way infrastructure that is impacted during the construction process. The applicant shall install all improvements to meet the Standards per Conditions of Approval 2. Subject to the Conditions of Approval, this criterion is met.

I. Bicycle routes.

J. Street name signs.

K. Dead-end street signs.

L. Signs indicating future use.

M. Street lights.

Staff Finding 87: The applicant shall comply with the requirements for improvements, including street lighting to meet the West Linn Public Works Standards. These criteria are met.

N. Utilities.

O. Curb cuts and driveways.

P. Street trees.

Q. Joint mailbox facilities

Staff Finding 88: See Staff Finding 86 and 87. Subject to Condition of Approval 2, these criteria are met.

92.030 IMPROVEMENT PROCEDURES

(...)

Staff Finding 89: See Staff Finding 86 and 87. Subject to Condition of Approval 2, these criteria are met.

XII. CHAPTER 99, PROCEDURES FOR DECISION MAKING: QUASI-JUDICIAL

99.030 APPLICATION PROCESS: WHO MAY APPLY, PRE-APPLICATION CONFERENCE, REQUIREMENTS, REFUSAL OF APPLICATION, FEES

(...)

B. *Pre-application conferences.*

1. *Subject to subsection (B)(4) of this section, a pre-application conference is required for, but not limited to, each of the following applications:*

(...)

e. *Design review (Class I and Class II).*

(...)

Staff Finding 90: The applicant attended a pre-application conference with City staff on September 15, 2016. These criteria are met.

99.038 NEIGHBORHOOD CONTACT REQUIRED FOR CERTAIN APPLICATIONS

Prior to submittal of an application for any subdivision, conditional use permit, (...)

Staff Finding 91: The applicant had neighborhood contact by attending the Willamette Neighborhood Meeting on October 12, 2016. Required documentation pertaining to this meeting are included in the applicant submittal. These criteria are met.

99.060 APPROVAL AUTHORITY

B. *Planning Commission authority. The Planning Commission shall have the authority to:*

(...)

h. *Design review, Class II (Chapter 55 CDC).*

(...)

D. *Historic Review Board authority. The Historic Review Board shall review an application for compliance with Chapters 25 and 58 CDC, as applicable. The Historic Review Board shall have the authority to:*

(...)

2. *Make recommendations to the approval authority specified in this section regarding the following:*

(...)

c. *Class I or Class II design review on a property within the Willamette Falls Drive Commercial Design District that is not a historic landmark or within the Willamette Historic District;*

d. *New construction within the Willamette Falls Drive Commercial Design District that is not a historic landmark or within the Willamette Historic District;*

(...)

Staff Finding 927: The applicant proposal was presented to the Historic Review Board on March 21, 2017, where a recommendation of approval for compliance with CDC Chapter 58 was made. The Class II Design Review proposal will now be heard by the Planning Commission at a public hearing scheduled for April 19, 2017.

99.080 NOTICE

Notice shall be given in the following ways:

A. *Class A Notice. (...)*

Staff Finding 93: The applicant proposal has been properly noticed by the City. Please see Staff Report for the Planning Commission Exhibit PC-1 below. These criteria are met.

PC-1

Affidavit and Notice Packet

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. DR-17-01 Applicant's Name SG ARCHITECTURE
Development Name _____
Scheduled ~~Meeting~~ / Decision Date 4-19-17

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A

- A. The applicant (date) 3-30-17 (signed) S. Shroyer
- B. Affected property owners (date) 3-30-17 (signed) S. Shroyer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) 3-30-17 (signed) S. Shroyer
- E. Affected neighborhood assns. (date) 3-30-17 ALL (signed) S. Shroyer
- F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) 4-6-17 (signed) S. Shroyer
City's website (posted date) 3-30-17 (signed) S. Shroyer

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) 4-6-17 (signed) Jenifer Arnold

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B _____

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) _____ (signed) _____

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: _____ (signed) _____

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) 4-7-17 (signed) S. Shroyer

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) _____ (signed) _____

**CITY OF WEST LINN
PLANNING COMMISSION
PUBLIC HEARING NOTICE
FILE NO. DR-17-01**

The West Linn Planning Commission is scheduled to hold a public hearing, on **Wednesday, April 19, 2017, starting at 6:30 p.m.** in the Council Chambers of City Hall, 22500 Salamo Road, West Linn, to consider a request for a Class II Design Review to construct a new two-story, office building at 0 Willamette Falls Drive (adjacent to 1754 Willamette Falls Drive).

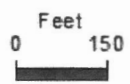
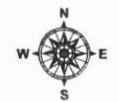
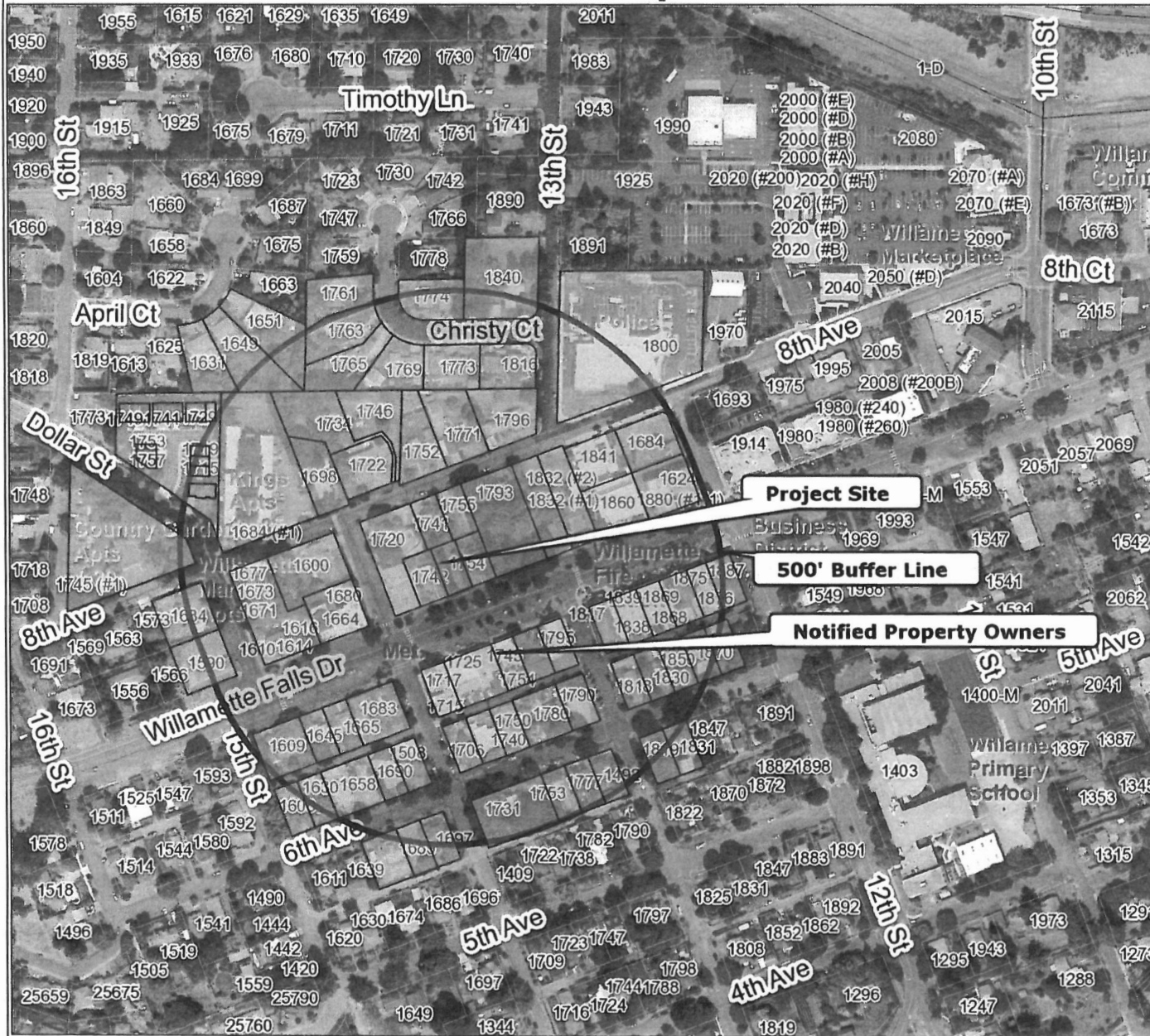
Criteria applicable to the requested Class II Design Review are in CDC Chapters 19, 55, 58, and 99. Approval or disapproval of the request by the Planning Commission will be based upon these criteria and these criteria only. At the hearing, it is important that comments relate specifically to the applicable criteria listed.

You have been notified of this proposal because County records indicate that you own property within 500 feet of the affected site on Clackamas County Assessor's Map 31E02BA, Tax Lot 1902 or as required by Chapter 99 of the CDC.

The complete application in the above noted file is available for inspection at no cost at City Hall or via the web site at <http://westlinnoregon.gov/planning/adjacent-1754-willamette-falls-drive-historic-review-and-class-ii-design-review-new-two>. Copies can also be obtained for a minimal charge per page. At least 10 days prior to the hearing, a copy of the staff report will be available for inspection. For further information, please contact Associate Planner Jennifer Arnold at jarnold@westlinnoregon.gov or 503-723-2542. Alternately, visit City Hall, 22500 Salamo Road, West Linn, OR 97068.

The hearing will be conducted in accordance with the rules of Section 99.170 of the CDC. Anyone wishing to present written testimony on this proposed action may do so in writing prior to, or at the public hearing. Oral testimony may be presented at the public hearing. At the public hearing, the Planning Commission will receive a staff presentation, and invite both oral and written testimony. The Planning Commission may continue the public hearing to another meeting to obtain additional information, leave the record open for additional evidence, arguments, or testimony, or close the public hearing and take action on the application as provided by state law. **It is important to provide all evidence, both oral and written, to the Planning Commission. Generally, the City Council will not be able to accept additional evidence if there is an appeal of this application.** Failure to raise an issue in person or by letter at some point prior to the close of the hearing, or failure to provide sufficient specificity to afford the decision maker an opportunity to respond to the issue, precludes an appeal to the Land Use Board of Appeals (LUBA) based on that issue.

1754 Willamette Falls Drive Notification Map



Scale 1:3,600 - 1 in = 300 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 28-Feb-17 01:47 PM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Map scale is approximate. Source: West Linn GIS (Geographic Information System) MapOptix.



CITY OF West Linn

CITY OF WEST LINN NOTICE OF UPCOMING PLANNING COMMISSION HEARING

**PROJECT # DR-17-01
MAIL: 3/30/17 TIDINGS: 4/6/17**

CITIZEN CONTACT INFORMATION

To lessen the bulk of agenda packets, land use application notice, and to address the worries of some City residents about testimony contact information and online application packets containing their names and addresses as a reflection of the mailing notice area, this sheet substitutes for the photocopy of the testimony forms and/or mailing labels. A copy is available upon request.

PC-2

Completeness Letter



CITY OF West Linn

February 16, 2017

SG Architecture
Kevin Godwin
10940 SW Barnes RD #364
Portland, OR 97225

SUBJECT: DR-17-01 application for Class II Design Review, including Willamette Falls Drive Commercial Design District Review, to construct a new two-story, Commercial building.

Dear Kevin:

You submitted this application on January 3, 2017. The Planning and Engineering Departments found that this application was incomplete on January 27, 2017. All required information was subsequently provided on January 31, 2017 and February 15, 2017. The application has now been deemed **complete**. The city has 120 days to exhaust all local review; that period ends June 10, 2017.

Please be aware that a determination of a complete application does not guarantee a recommendation of approval from staff for your proposal as submitted – it signals that staff believes you have provided the necessary information for the Planning Commission to render a decision on your proposal.

A 20-day public notice will be prepared and mailed for a Public Hearing before the Historic Review Board on March 21, 2017 for the purpose of making a recommendation to the Planning Commission on CDC Chapter 58. A tentative date for the Planning Commission public hearing is April 19, 2017.

Please contact me at 503-723-2542, or by email at jarnold@westlinnoregon.gov if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink that reads "Jennifer Arnold". The signature is fluid and cursive, written over the printed name.

Jennifer Arnold
Associate Planner

PC-3

Applicant's Submittal



April 6, 2017

Jennifer Arnold – Associate Planner
City of West Linn
22500 Salamo Rd.
West Linn, Oregon 97068
Phone (503) 722-5512

RE: Responses to HRB Conditions of Approval

Jennifer-

Please see below our responses to the Conditions of Approvals as stated in your email to me on Friday March 24th 2017 outlining the one (1) condition of approval for the project. Our updated drawings have been also attached with this response letter for your records. Ten (10) full-size sets of plans (24 X 36) will be delivered to your office by the end of business day this Friday March 7, 2017 for you to forward onto the Planning Commission Board.

The HRB recommended one condition of approval to the Planning Commission:

1. Site plan, Elevations, and Narrative: The project shall conform to the plans, elevations, and narrative submitted in Exhibit HRB-3, except as modified below:
 - a. The building shall incorporate a door on the western elevation at least 30 feet from the front elevation (southern) of the building;
SGA Response: A new door has been shown on the main floor plan & west exterior building elevation. Thus meeting the HRB condition of approval.
 - b. The building may be sited as shown on the provided site plan except the front elevation of the building shall be relocated no less than 5 feet from the front property line, in doing so, the building may be enlarged consistent with the other proposed building setbacks;
SGA Response: The entire building has been pushed forward towards the existing sidewalk and is 5 feet from the south property line. Thus meeting the HRB condition of approval.
 - c. The central awning canopy shall extend over the public sidewalk a minimum of 5 feet.
SGA Response: By re-positioning the building 5 feet from the existing south property line the proposed main building entrance awning will now extend a min. 5 feet over the existing sidewalk. Thus meeting the HRB condition of approval.

Should you have any questions please contact don't hesitate to call me.

Sincerely

Kevin Godwin
SG Architecture, LLC 10940 SW Barnes Rd #364 | Portland OR 97225
503-201-0725 kgodwin@sg-arch.net

10940 SW Barnes Rd #364
Portland, OR 97225
503.201.0725



SGA
SG ARCHITECTURE, LLC

10940 SW Barnes Road #344
Portland, Oregon 97225
503-201-0725 | 503-347-4485

DOMAN PROFESSIONAL OFFICES

1754 WILLAMETTE FALLS DRIVE, WEST LINN

DOMAN OFFICE

1754 WILLAMETTE FALLS DRIVE
WEST LINN, OREGON

PNW Properties, LLC

1946 SE Highway 217
Doremius, OR 97089

SITE ANALYSIS

PROJECT DESCRIPTION
A TWO-STORY OFFICE BUILDING AT THE CORNER OF WILLAMETTE FALLS DRIVE AND 11TH STREET, WEST LINN, OR.

CODES
2014 OREGON STRUCTURAL SPECIALTY CODE
2014 OREGON MECHANICAL SPECIALTY CODE
2014 OREGON PLUMBING SPECIALTY CODE
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE COVER

ZONINGS
JURISDICTION: CITY OF WEST LINN
CODE: COMMUNITY DEVELOPMENT CODE
ZONE: GC (GENERAL COMMERCIAL - CDC CHAPTER 17)
ZONE OVERLAYS: WILLAMETTE COMMERCIAL HISTORIC OVERLAY ZONE

UTILITIES
WASTEWATER: WEST LINN PUBLIC WORKS - 503-654-4081 (OPERATIONS)
WASH: WEST LINN REUSE - 503-653-3907
ELECTRIC: PORTLAND GENERAL ELECTRIC - 800-542-8515
GAS: NW NATURAL - 800-423-4012

LEGAL DESCRIPTION
LOTS 1, 2 & 3, BLOCK 10, CITY OF WEST LINN, CLATSOP COUNTY, OREGON
TAX LOT: 318028A04100 / PARCEL: 00749148

RESTRICTIONS/EASEMENTS
NONE

ADJACENT ZONES
GC (EAST, WEST & SOUTH); R-10 MEDIUM DENSITY RESIDENTIAL (NORTH)

**PERMITTED USES (19.030, ANTICIPATED USES)
BUSINESS USES**

DIMENSIONAL REQUIREMENTS (19.070)
MINIMUM RETRIEVAL LINE WIDTH: 30' REQ. / 51' PROPOSED
AVERAGE MINIMUM FRONT LOT LINE WIDTH: 30' REQ. / 51' PROPOSED
AVERAGE MINIMUM LOT DEPTH: 90' REQ. / 100' PROPOSED
BUILDING HEIGHT (ECC): 3 STORIES/35' MAX. / 25'-0" PROPOSED
GROUND LEVEL MINIMUM HEIGHT: 10' REQ. / 25'-0" PROPOSED
SETBACKS: FRONT: 10' MIN. / 0' MAX. SIDE: 0' MIN. / 0' MAX. REAR: 20' MIN. / 20' MAX.
LOT COVERAGE: 100% MAX.

SITE LANDSCAPING
REQUIRED: 0
PROVIDED: 1,126 SF

DIRECTORY

OWNER
PNW PROPERTIES, LLC
1766 SE HIGHWAY 212
DAMASCUS, OREGON 97089
CONTACT: TRENT DOMAN, (503) 650-8137, gresproperties@gmail.com

ARCHITECT
SG ARCHITECTURE, LLC
10740 SW Barnes Rd, #344
Portland, Oregon 97225
CONTACT: SCOTT SUTTON, (503) 347-4485, ssutton@sg-arch.net
1009A GOWEN, (503) 201-0725, sg@sgarchitect.com

CIVIL / SURVEYING
PS ENGINEERING
206 C STREET
VANCOUVER, WASHINGTON 98641
CONTACT: FRANK JOHNSON, P.E., (360) 944-5519, frank@psengineering.com

LANDSCAPE ARCHITECT
CHRISTOPHER FRESLEY LANDSCAPE ARCHITECT
3944 SW 36TH PLACE
PORTLAND, OREGON 97221
CONTACT: CHRIS FRESLEY, (503) 223-9831, chris@fresleylandscapearchitect.com

CODE REVIEW

PROPOSED OCCUPANCY
E - BUSINESS

CONSTRUCTION TYPE
PROPOSED CONSTRUCTION TYPE - GROUND & SECOND FLOORS:
1/4 FRAMED (WOOD FRAME CONSTRUCTION);
ALL OTHER AREAS BY OCCUPANCY GROUP;
(INCLUDES AREA INCREASES)
E - BUSINESS - 9000 + (9000 X 2 (SPRINKLERS)) = 27,000 S.F.

ALLOWABLE BUILDING HEIGHT ABOVE GRADE
BY CONSTRUCTION TYPE: 40'
BY ZONE: 35' (THE HEIGHT LIMITATION IN THE ZONE GOVERNS)

OCCUPANCY SEPARATIONS (VERTICAL AND HORIZONTAL)
NONE REQUIRED

FIRE RESISTIVE REQUIREMENTS
PRIMARY STRUCTURAL FRAME: NONE
EXTERIOR BEARING & NON-BEARING WALLS: NONE
INTERIOR BEARING & NON-BEARING WALLS: NONE
FLOOR & ROOF CONSTRUCTION: NONE
SHAFT ENCLOSURE STAIRS & ELEVATORS: 1-HOUR
PARAPETS: PER OESC SECTION 705.11

OPENINGS IN RATED WALLS (BASED UPON SEPARATION FROM PROPERTY LINE)
0' TO LESS THAN 3': NOT PERMITTED
3' TO LESS THAN 6': USE OF WALL AREA PER STORY
6' TO LESS THAN 10': 25% OF WALL AREA PER STORY
10' TO LESS THAN 12': 45% OF WALL AREA PER STORY
12' TO LESS THAN 20': 75% OF WALL AREA PER STORY
20'+ UNLIMITED

ELEVATOR
ELEVATOR: NOT REQUIRED
STAIRS: TWO STAIRS WILL BE REQUIRED. AT LEAST ONE STAIR MUST BE ENCLOSED ON THE UPPER FLOORS. ALL REQUIRED EXITS MUST MEET ACCESSIBILITY STANDARDS PER CHAPTERS 10 & 11.

BUILDING DATA

AREA
FIRST FLOOR (NET FLOOR): 3,200 SF
SECOND FLOOR: 2,800 SF
TOTAL BUILDING: 6,000 SF

PARKING
TOTAL PARKING REQUIRED: 0
TOTAL PARKING PROVIDED: 0

SHEET INDEX

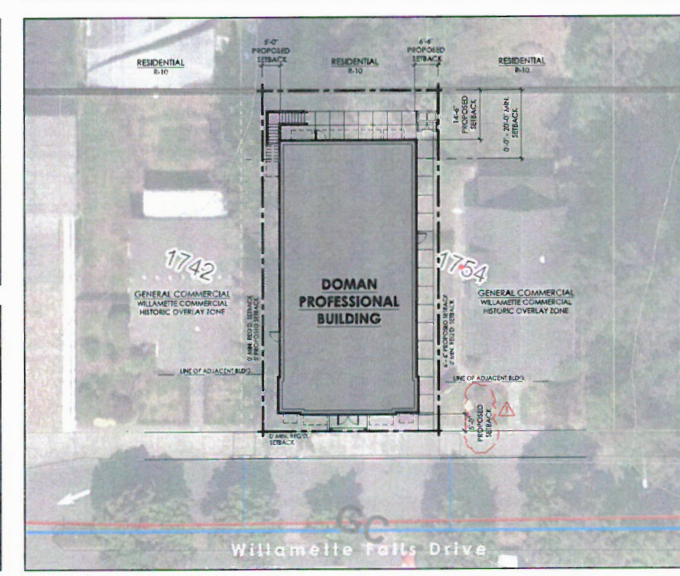
- DR.0 COVERSHEET, CODE PLANS, SITE PLAN
- EX SURVEY - EXISTING CONDITIONS
- DR.1 FLOOR PLANS
- DR.2 EXTERIOR ELEVATIONS
- L1 LANDSCAPE PLAN
- 1/4 CIVIL - COVERSHEET
- 2/4 CIVIL - EXISTING CONDITIONS PLAN and DEMO PLAN
- 3/4 CIVIL - SITE and UTILITY PLAN
- 4/4 CIVIL - GRADING and EROSION CONTROL PLAN

VICINITY



CODE SITE PLAN

SCALE: 1/8" = 1'-0"



CLASS II / HRB SUBMITTAL

SGA PROJECT NUMBER:
16-111
ISSUE DATE:
DECEMBER 2016
DRAWN BY:
KG / SS

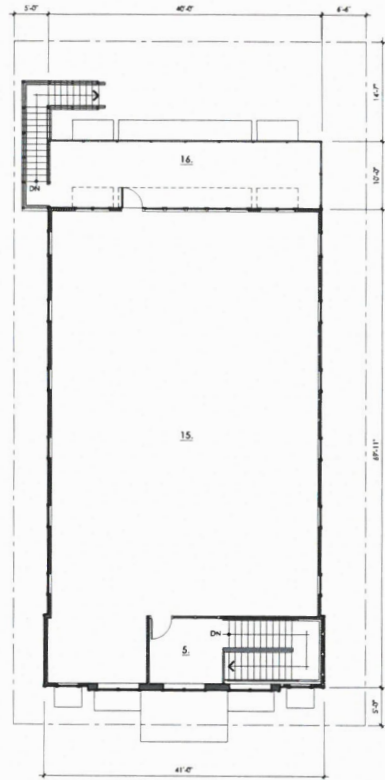
Revisions:
HRB Conditions of Approval
Comments 4-4-2017



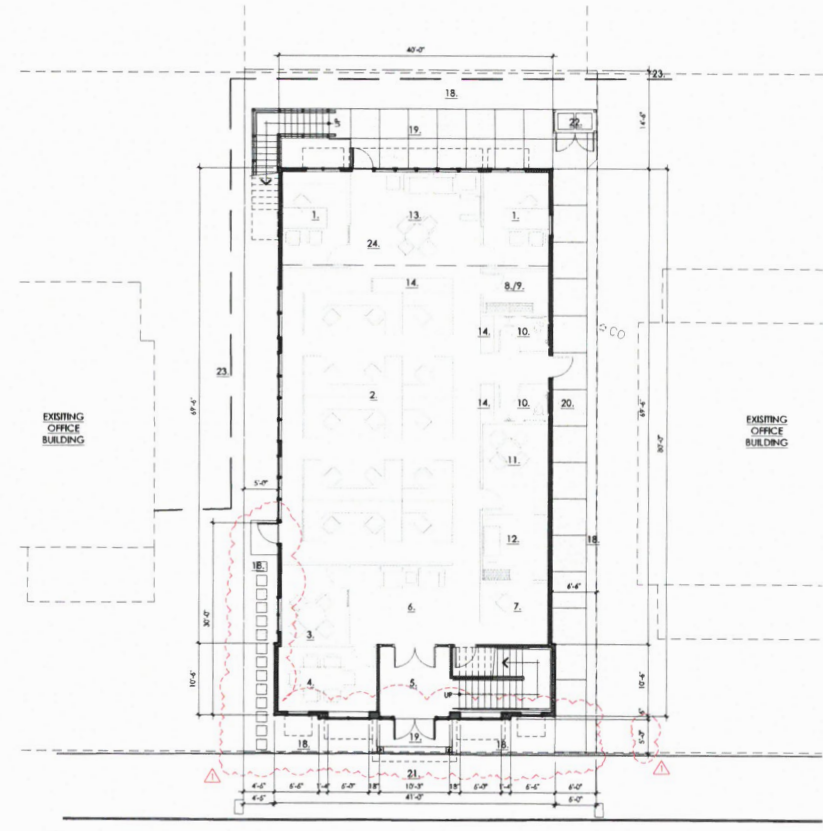
DR.0

KEYNOTES

- | | | | |
|---------------------|----------------|---------------------|-------------------------|
| 1. EXECUTIVE OFFICE | 7. RECEPTION | 13. COLLABORATION | 19. PATIO |
| 2. OPEN OFFICE (15) | 8. I.T. SERVER | 14. FILES | 20. CONC. WALKWAY |
| 3. SMALL CONFERENCE | 9. STORAGE | 15. FUTURE TENANT | 21. EXISTING SIDEWALK |
| 4. LARGE CONFERENCE | 10. RESTROOM | 16. OUTDOOR DECK | 22. TRASH / RECYCLE |
| 5. LOBBY | 11. BREAK | 17. COVERED PORCH | 23. EXISTING FENCE |
| 6. WAITING AREA | 12. COPIER | 18. LANDSCAPED AREA | 24. 2ND LEVEL EXT. WALL |



2nd FLOOR PLAN



SITE PLAN | 1st FLOOR PLAN

DOMAN OFFICE

1754 WILLAMETTE FALLS DRIVE
WEST LINN, OREGON

PNW Properties, LLC

1846 SE Highway 213
Doremi, OR 97081

**CLASS II / HRB
SUBMITTAL**

SGA PROJECT NUMBER:
14-111
ISSUE DATE:
DECEMBER 2014
DRAWN BY:
KG / SS

Revisions:
HRB Conditions of Approval
Comments 4-4-2017

**SITE PLAN &
FLOOR PLANS**

DR.1

\\sga\work\Users\j01\Projects\2014\14-111 Doman West Linn\HRB & Design Review (Class II)\14-111_HRB_DR_1_j01_14-1-2017.dwg

DOMAN OFFICE

1734 WILLAMETTE FALLS DRIVE
WEST LINN, OREGON

PNW Properties, LLC

19840 SE Highway 212
Damascus, OR 97089

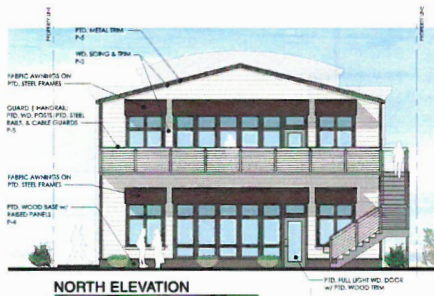
**CLASS II / HRB
SUBMITTAL**

SGA PROJECT NUMBER:
16-111

ISSUE DATE:
DECEMBER 2016

DRAWN BY:
KG / SS

Revisions:
HRB Conditions of Approval
Comments 4-4-2017



EXTERIOR ELEVATIONS

SCALE: 1/8" = 1'-0"



**EXTERIOR
ELEVATIONS**

DR.2



dwarf common boxwoods david viburnum firepower bamboo graham boxwood hick's yew pygmy ruby barberry pink knockout rose



Blue Wave Lacecap Spring Bouquet Viburnum



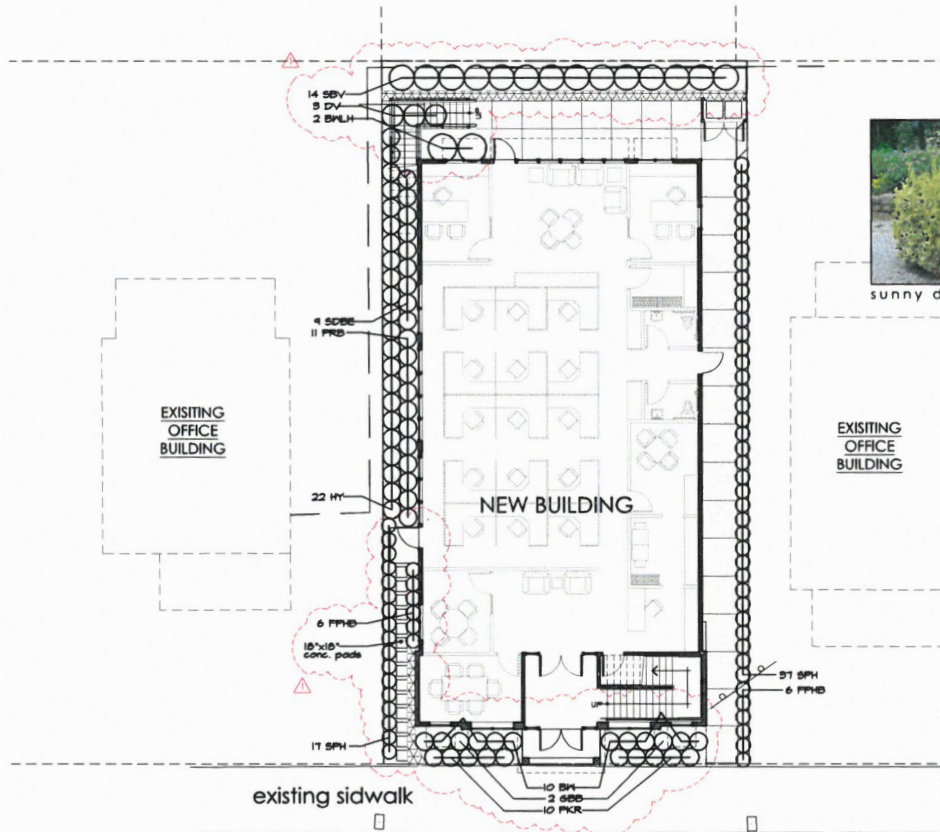
sunny delight boxleaf sky pencil japanese holly liriop ground cover

DOMAN OFFICE

1754 WILLAMETTE FALLS DRIVE
WEST LINN, OREGON

PNW Properties, LLC

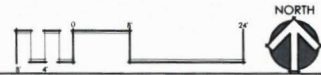
17840 SE Highway 212
Domestic, OR 97089



existing sidewalk

ONE-WAY DRIVE
(WILLAMETTE FALLS DRIVE)

LANDSCAPE PLAN



LANDSCAPE LEGEND

| SYMBOL | COMMON NAME BOTANICAL NAME | SIZE/COND. | SPACING |
|-------------|--|-------------------|----------|
| SHRUBS | | | |
| BN | Dwarf Common Boxwood <i>Buxus sempervirens 'Suffruticosa'</i> | 24"-30" | 25' o.c. |
| BPLH | Blue Wave Lacecap Hydrangea <i>Hydrangea macrophylla 'Blue Wave'</i> | 5 gal. | 4' o.c. |
| DV | David Viburnum <i>Viburnum davidii</i> | 5 gal. | 5' o.c. |
| PPFB | Firepower Heavenly Bamboo <i>Handia domestica 'Fire Power'</i> | 5 gal. | 2' o.c. |
| GBB | Graham Blandy Boxwood <i>Buxus sempervirens 'Graham Blandy'</i> | 4"-5" Columnar | As Shown |
| HY | Hick's Yew <i>Taxus media 'Hickall'</i> | 36"-42" DAB | 25' o.c. |
| PRB | Pygmy Ruby Barberry <i>Berberis thunbergii 'Pyguzan'</i> | 5 gal. | 25' o.c. |
| PKR | Pink Knockout Rose <i>Rosa Radcon PPAF</i> | 2 gal. | 25' o.c. |
| SBV | Spring Bouquet Viburnum <i>Viburnum tinus 'Spring Bouquet'</i> | 24"-30" | 55' o.c. |
| SDDE | Sunny Delight Boxleaf Euonymus <i>Euonymus japonicus var. microphyllus 'Moncliff'</i> | 24"-30" | 25' o.c. |
| SPH | Sky Pencil Japanese Holly <i>Ilex crenata 'Sky Pencil'</i> | 24"-30" Pill | 2' o.c. |
| GROUNDCOVER | | | |
| (XXXX) | Big Blue Lily Turf <i>Liriope muscari 'Big Blue'</i> | 4" Pot | 12' o.c. |

NOTES

1. Installation must fully comply with all landscape code requirements and any City of West Linn conditions of approval.
2. Irrigation to be provided by a fully automatic underground system.

**CLASS II / HRB
SUBMITTAL**

SGA PROJECT NUMBER:
16-111
ISSUE DATE:
DECEMBER 2016
DRAWN BY:
KG / SS

Revisions:
1. See Conditions of Approval
Comments 4-4-2017

LANDSCAPE
PLAN

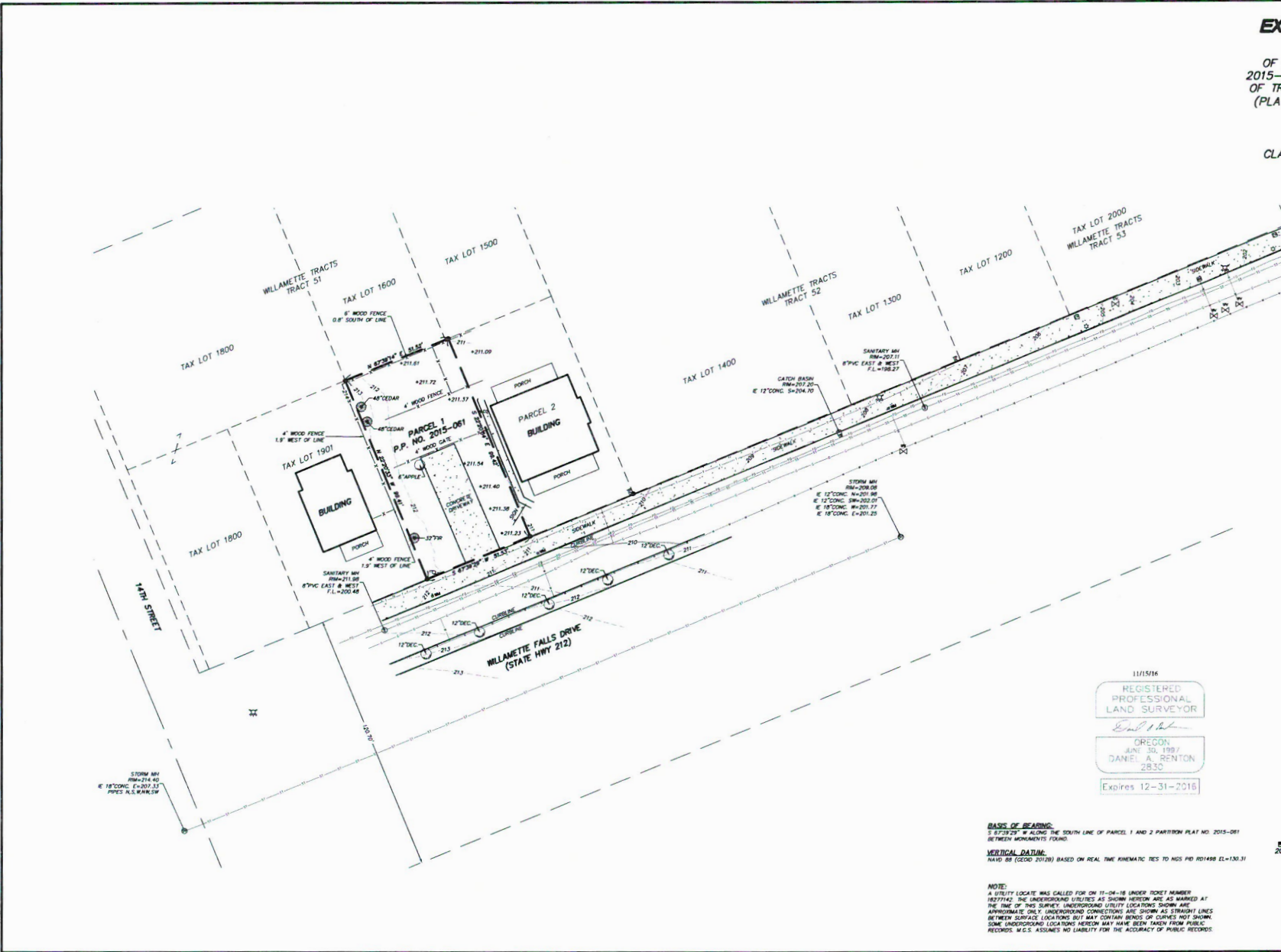
L1

CHRISTOPHER FRESHLEY
LANDSCAPE ARCHITECT

EXISTING CONDITIONS SURVEY

OF PARCEL 1 PARTITION PLAT 2015-061 A REPLAT OF A PORTION OF TRACT 51, WILLAMETTE TRACTS (PLAT NO. 147) LOCATED IN THE NW 1/4 OF SECTION 2 T. 3 S., R. 1 E., W.M. CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON

JOB NO.: 2048
 DATA COLLECT: 11-07-16, 11-09-16
 DRAWING DATE: 11-09-16
 SHEET 1 OF 1

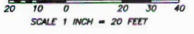


- LEGEND:**
- ⊗ INDICATES WATER VALVE
 - ⊕ INDICATES POWER POLE WITH DIRECTION OF OVERHEAD LINES
 - ⊗ INDICATES FIRE HYDRANT
 - ⊗ INDICATES WATER METER
 - ⊗ INDICATES WATER VALVE
 - ⊗ INDICATES SANITARY SEWER MANHOLE
 - ⊗ INDICATES CATCH BASIN
 - ⊗ INDICATES STORM SEWER MANHOLE
 - ⊗ INDICATES SIGN
 - ⊗ INDICATES TELEPHONE PEDESTAL
 - ⊗ INDICATES ELECTRIC VAULT
 - ⊗ INDICATES LIGHT POLE
 - ⊗ INDICATES GAS VALVE
 - ⊗ INDICATES SPOT ELEVATION
 - ⊗ INDICATES DOWNSPOUT CLEANOUT
 - ⊗ INDICATES FOUND 5/8" IRON ROD W/TYPE "TOWNSHIP" SURVEYS
 - ⊗ INDICATES EVERGREEN TREE WITH TRUNK DIAMETER AND TYPE
 - ⊗ INDICATES DECIDUOUS TREE WITH TRUNK DIAMETER AND TYPE
 - ⊗ INDICATES FIBER OPTIC LOCATE
 - ⊗ INDICATES GAS LOCATE
 - ⊗ INDICATES SANITARY LOCATE
 - ⊗ INDICATES STORM LOCATE
 - ⊗ INDICATES TELEPHONE LOCATE
 - ⊗ INDICATES WATER LOCATE

11/15/16
 REGISTERED PROFESSIONAL LAND SURVEYOR
 Daniel A. Renton
 OREGON
 JUNE 30, 1997
 DANIEL A. RENTON
 2830
 Expires 12-31-2016

BASE OF BEARING:
 S 87°32'5" W ALONG THE SOUTH LINE OF PARCEL 1 AND 2 PARTITION PLAT NO. 2015-061 BETWEEN MONUMENTS FOUND.

VERTICAL DATUM:
 NAVD 83 (CGO2 2012) BASED ON REAL TIME KINEMATIC RES TO NGS PD 001488 EL=130.31



NOTE:
 A UTILITY LOCATE WAS CALLED FOR ON 11-04-16 UNDER TICKET NUMBER 1027742. THE UNDERGROUND UTILITIES AS SHOWN HEREON ARE AS MARKED AT THE TIME OF THIS SURVEY. UNDERGROUND UTILITY LOCATIONS SHOWN ARE APPROXIMATE ONLY. UNDERGROUND CONNECTIONS ARE SHOWN AS STRAIGHT LINES BETWEEN SURFACE LOCATIONS BUT MAY CONTAIN BENDS OR CURVES NOT SHOWN. SOME UNDERGROUND LOCATIONS HEREON MAY HAVE BEEN TAKEN FROM PUBLIC RECORDS. W.C.S. ASSUMES NO LIABILITY FOR THE ACCURACY OF PUBLIC RECORDS.

EX

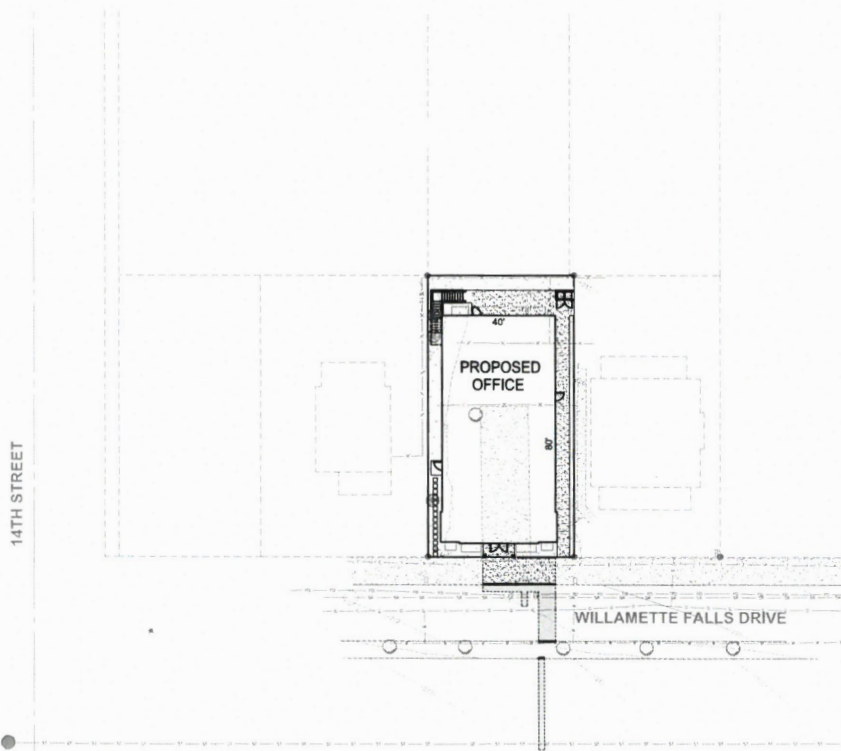
PLS ENGINEERING

Doman Professional Offices

NW 1/4 of Section 2, T3S, R1E W.M.
West Linn, Oregon

Proposed Hatching Legend

| | |
|--|--------------------------|
| | Asphalt Concrete |
| | Concrete Sidewalk/Paving |



- GENERAL NOTES**
1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN STANDARDS AND OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
 2. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS," FEDERAL HIGHWAY ADMINISTRATION, WITH OREGON SUPPLEMENTS, AND THE OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
- SITE PLAN NOTES:**
1. DESIGN BASED UPON SITE PLAN PROVIDED BY SGA ARCHITECTS AND EXISTING CONDITIONS SURVEY BY PLS ENGINEERING DATED 11/15/2016.



VICINITY MAP
NOT TO SCALE

Sheet Index

| | |
|----|---|
| 1. | Cover Sheet |
| 2. | Existing Conditions and Demolition Plan |
| 3. | Site and Utility Plan |
| 4. | Grading and Erosion Control Plan |

GENERAL NOTES

OWNER/APPLICANT:
PNW Properties, LLC
18500 SE Hwy 212
Damascus, OR 97089
(503) 659-8157

ARCHITECT:
SGA
10940 SW Barnes Road, No. 364
Portland, OR 97225
Phone (503) 201-0725

ENGINEERING:
PLS Engineering
Contact: David G. Spencer, PE
2008 C Street
Vancouver, WA 98663
PH: (360) 944-6519
Fax: (360) 944-6539
david@plsengineering.com

SURVEYING:
PLS Engineering
Contact: Mike Weisenborn, PLS
2008 C Street
Vancouver, WA 98663
PH: (360) 944-6519
Fax: (360) 944-6539
mike@plsengineering.com

SITE LOCATION:
Located on the north side of Willamette Falls Drive in West Linn, OR (14th Street is the nearest cross street)

SITE ADDRESS:
NW 1/4 of Section 2, T3S, R1E, W.M.
West Linn, OR

Cover Sheet For:
Doman Professional Offices
A Site Located In The City of West Linn, Oregon

| | |
|---------------------------|--|
| REVISIONS | |
| Preliminary Civil Design | |
| Revised Building Location | |
| A 11/13/2016 | |
| B 04/02/2017 | |
| | |
| | |
| | |
| | |

REGISTERED PROFESSIONAL
ENGINEER
78948
DAVID G. SPENCER
OREGON
EXPIRES 12/31/2018
GLEN
1/17

RENEWS: 06/30/2018

Project No. 2046
SCALE: H 1" = 40'
V. N/A

DESIGNED BY: DGS
DRAFTED BY: DGS
REVIEWED BY: TJS

PRELIMINARY
NOT FOR CONSTRUCTION

1
4

DEMOLITION NOTES

- ① PROTECT EXTG POWER POLE TO REMAIN
- ② PROTECT EXTG FENCE TO REMAIN
- ③ REMOVE EXTG CONCRETE PAVEMENT
- ④ REMOVE EXTG TREE
- ⑤ SAWCUT LINE (LIMITS OF DEMO)
- ⑥ PROTECT EXTG CONCRETE WALK TO REMAIN
- ⑦ PROTECT EXTG ASPHALT TO REMAIN
- ⑧ PROTECT EXTG UTILITIES TO REMAIN
- ⑨ REMOVE EXTG FENCE (WITHIN PROPERTY LINE)




GENERAL NOTES

1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN STANDARDS AND OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
2. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", FEDERAL HIGHWAY ADMINISTRATION, WITH OREGON SUPPLEMENTS, AND THE OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION).


EROSION CONTROL NOTES:

1. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENT CONTROL ARE IN PLACE.
2. DO NOT REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS STABILIZED.
3. INSTALL OR REPLACE, TO CITY SPECIFICATIONS, ALL SIDEWALKS WHICH ARE MISSING, DAMAGED, DETERIORATED, OR REMOVED BY CONSTRUCTION.


 PLS ENGINEERING

Existing Conditions and Demolition Plan For:
Doman Professional Offices
 A Site Located In The City of West Linn, Oregon

| | |
|--|--|
| Retainers Professional CADD Design Revised Building Location | |
| A 10.12.2016 B 04.02.2017 | |



REGISTERED PROFESSIONAL ENGINEER
 ETO/T/E/E
 76468
 OREGON
 EXPIRES 08/14/2018
 DATED 08/14/2008
 DATED GLEN SPRING, OR
 RENEWS: 08/02/2018

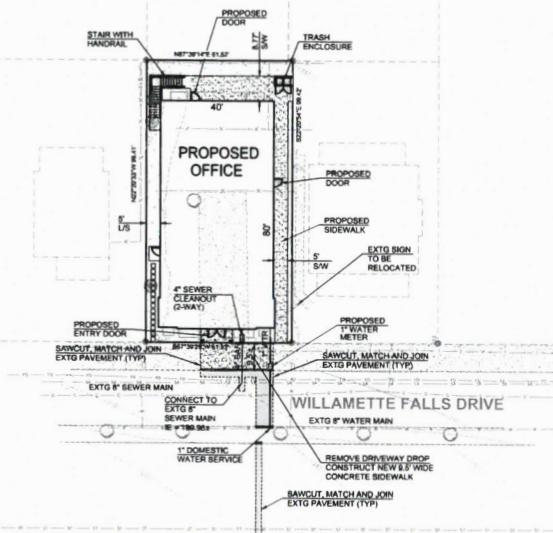
| | |
|------------------|--------------------|
| Project No: 2646 | Scale: H: 1" = 40' |
| DESIGNED BY: JGR | DATE: V: N/A |
| DRAFTED BY: DGR | |
| REVIEWED BY: TUI | |

PRELIMINARY
NOT FOR CONSTRUCTION

2

4

14TH STREET



- GENERAL NOTES**
1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN STANDARDS AND OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
 2. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", FEDERAL HIGHWAY ADMINISTRATION, WITH OREGON SUPPLEMENTS, AND THE OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
- UTILITY NOTES**
1. ALL WATER DISTRIBUTION SYSTEMS SHALL BE INSTALLED PER STATE WATER ADMINISTRATIVE RULES, ANWA STANDARDS AND GUIDELINES OF THE CITY OF WEST LINN DESIGN STANDARDS.
 2. ALL PUBLIC SANITARY SEWERS SHALL BE CONSTRUCTED WITH PVC PIPE OR CONCRETE PIPE.
 3. ALL PRIVATE SANITARY SEWERS SHALL BE INSTALLED PER THE UNIFORM PLUMBING CODE.

Site and Utility Plan For:
Doman Professional Offices
 A Site Located In The City of West Linn, Oregon

PLS ENGINEERING

| Revisions | Revised Building Location |
|-----------|---------------------------|
| A | 12/12/2016 |
| B | 10/07/2017 |
| C | |
| D | |

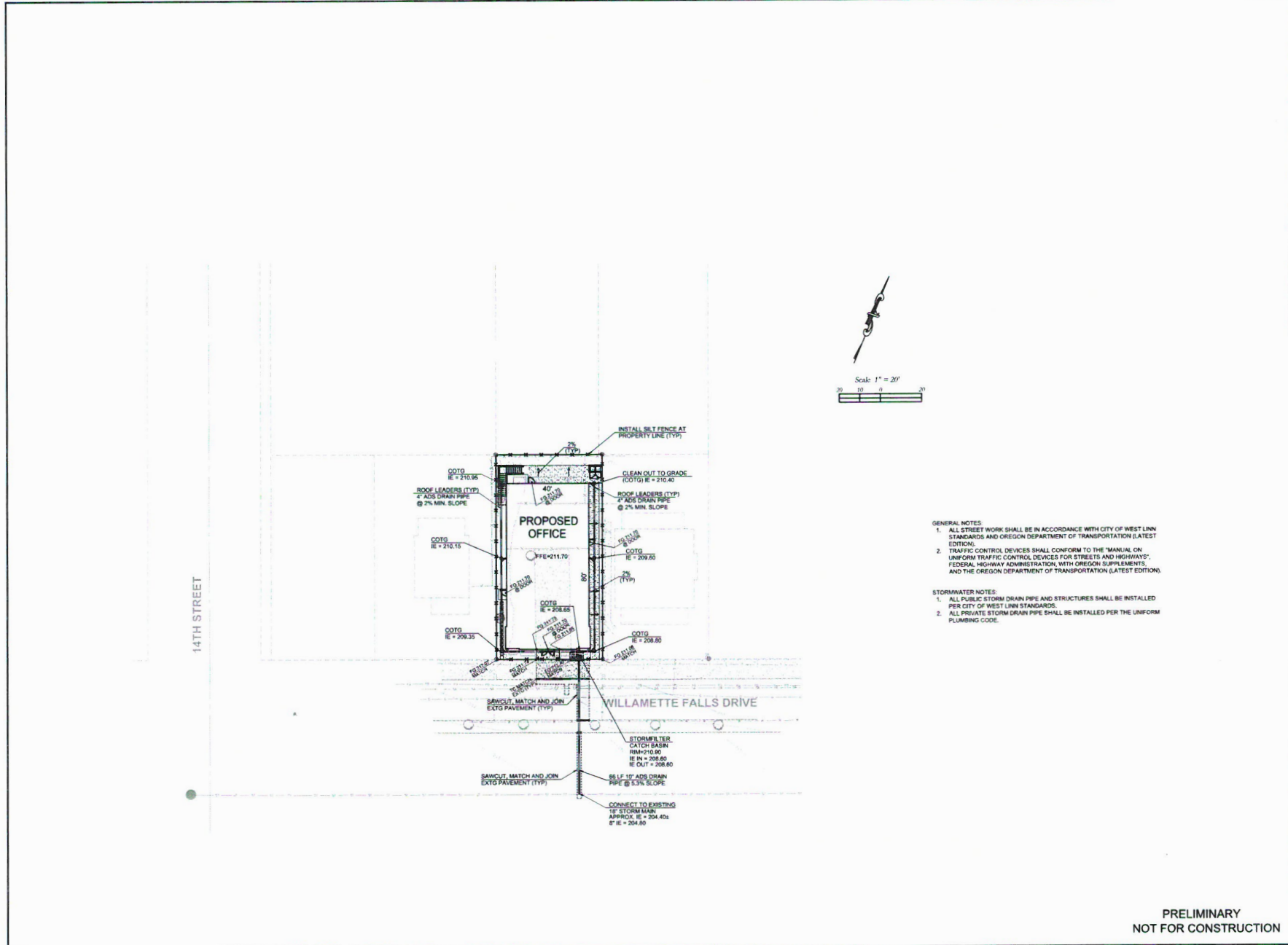


RENEWALS: 08/30/2018
 Project No. 2446
 SCALE: H.T. = 40
 V. N.A.
 DESIGNED BY: DGR
 DRAFTER BY: DGR
 REVIEWED BY: TJD

3
 4

PRELIMINARY
 NOT FOR CONSTRUCTION

Grading and Erosion Control Plan For:
Doman Professional Offices
 A Site Located In The City of West Linn, Oregon



- GENERAL NOTES:**
1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN STANDARDS AND OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
 2. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS", FEDERAL HIGHWAY ADMINISTRATION, WITH OREGON SUPPLEMENTS, AND THE OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
- STORMWATER NOTES:**
1. ALL PUBLIC STORM DRAIN PIPE AND STRUCTURES SHALL BE INSTALLED PER CITY OF WEST LINN STANDARDS.
 2. ALL PRIVATE STORM DRAIN PIPE SHALL BE INSTALLED PER THE UNIFORM PLUMBING CODE.

| Revisions | |
|-----------|------------------------------|
| No. | Description |
| 1 | Initial Design |
| 2 | Revised (Including Location) |
| | |
| | |
| | |



Project No. 246
 SCALE: H: 1" = 40'
 DESIGNED BY: LUC
 DRAFTED BY: DCS
 REVIEWED BY: TUL

PRELIMINARY
 NOT FOR CONSTRUCTION

DEVELOPMENT REVIEW APPLICATION

| For Office Use Only | | |
|-----------------------|-----------------------|-------|
| STAFF CONTACT | PROJECT NO(S). | |
| NON-REFUNDABLE FEE(S) | REFUNDABLE DEPOSIT(S) | TOTAL |

Type of Review (Please check all that apply):

- | | | |
|---|---|---|
| <input type="checkbox"/> Annexation (ANX) <input type="checkbox"/> Appeal and Review (AP) * <input type="checkbox"/> Conditional Use (CUP) <input checked="" type="checkbox"/> Design Review (DR) <input type="checkbox"/> Easement Vacation <input type="checkbox"/> Extraterritorial Ext. of Utilities <input type="checkbox"/> Final Plat or Plan (FP) <input type="checkbox"/> Flood Management Area <input type="checkbox"/> Hillside Protection & Erosion Control | <input checked="" type="checkbox"/> Historic Review <input type="checkbox"/> Legislative Plan or Change <input type="checkbox"/> Lot Line Adjustment (LLA) */** <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) <input type="checkbox"/> Non-Conforming Lots, Uses & Structures <input type="checkbox"/> Planned Unit Development (PUD) <input type="checkbox"/> Pre-Application Conference (PA) */** <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Subdivision (SUB) <input type="checkbox"/> Temporary Uses * <input type="checkbox"/> Time Extension * <input type="checkbox"/> Variance (VAR) <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) <input type="checkbox"/> Zone Change |
|---|---|---|

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

| | |
|---|----------------------------------|
| Site Location/Address: 1754 WILLAMETTE FALLS DRIVE | Assessor's Map No.: |
| | Tax Lot(s): 1 |
| | Total Land Area: 5,122 sf |

Brief Description of Proposal: NEW TWO-STORY 6,000 SF OFFICE BUILDING

| | |
|---|---|
| Applicant Name: SG ARCHITECTURE, LLC <small>(please print)</small> Address: 10940 SW BARNES RD #364 City State Zip: PORTLAND, OR 97225 | Phone: 503-201-0725 Email: kgodwin@sg-arch.net |
|---|---|

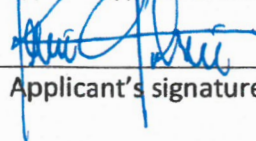
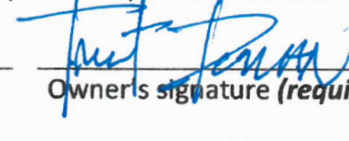
| | |
|--|--|
| Owner Name (required): PNW PROPERTIES, LLC <small>(please print)</small> Address: 19860 SE HWY 212 City State Zip: DAMASCUS, OR 97089 | Phone: 503-658-8157 Email: pnwpropertiesllc@gmail.com |
|--|--|

| | |
|---|------------------|
| Consultant Name: <small>(please print)</small> Address: City State Zip: | Phone: Email: |
|---|------------------|

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

| | | | |
|--|------------------|--|------------------|
|  Applicant's signature | 12-20-16 Date |  Owner's signature (required) | 12-20-16 Date |
|--|------------------|--|------------------|

Doman Professional Offices

1754 Willamette Falls Drive, West Linn, OR
Design Review Class II -Chapter 55

December 2016

(Revised February 2017)

55.010 PURPOSE AND INTENT - GENERAL

No response required.

55.020 CLASSES OF DESIGN REVIEW

No response required.

55.025 EXEMPTIONS

No response required.

55.030 ADMINISTRATION AND APPROVAL PROCESS

No response required.

55.040 EXPIRATION OR EXTENSION OF APPROVAL

No response required.

55.050 DESIGN REVIEW AMENDMENT TRIGGER

No response required.

55.060 STAGED OR PHASED DEVELOPMENT

No response required.

55.070 SUBMITTAL REQUIREMENTS

No response required.

55.085 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS

No response required.

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

No response required.

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

The approval authority shall make findings with respect to the following criteria when approving, approving with conditions, or denying a Class II design review application.

A. The provisions of the following chapters shall be met:

1. Chapter 34 CDC, Accessory Structures, Accessory Dwelling Units, and Accessory Uses.

RESPONSE: There are no accessory structures included as part of this proposal. The requirements of this chapter do not apply.

2. Chapter 38 CDC, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections into Yards.

RESPONSE: Per 38.020, no side yard setback is required. The west wall of the building is set back 5'-0", and the east wall is set back 6'-0", meeting the standard. The other sections of this chapter do not apply.

- Chapter 40 CDC, Building Height Limitations, Exceptions.

RESPONSE: This chapter has been repealed by ordinance.

- Chapter 42 CDC, Clear Vision Areas.

RESPONSE: The standards of this chapter do not apply.

- Chapter 44 CDC, Fences.

RESPONSE:

1. Per section 44.020.1.e, the existing fence at the rear property line does not exceed 6'-0". The existing fence along the west property line is on the adjacent property. No fences are proposed for the east or south property lines.

2. Per section 44.030.A & B, the trash enclosure at the rear of the property will be surrounded by a sight-obscuring fence meeting the requirements of section 44.050.

3. The remaining sections of this chapter do not apply.

- Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas.

RESPONSE: Per section 46.140, no off-street parking spaces are required in the Willamette Falls Drive Commercial Design District, and no parking is provided as part of this proposal. Bicycle parking complying with the standards of this chapter are located along the walkway adjacent to the east wall.

- Chapter 48 CDC, Access, Egress and Circulation.

RESPONSE: The subject property is a legal lot of record (Sec. 2, Parcel 1, T3S R1E W.M., P.P. No. 2015-061, TL1900) and has direct access to Willamette Falls Drive along the south property line. The remaining three sides of the lot are bounded by existing private lots.

Vehicle access is proposed via a frontage area between Willamette Falls Drive proper and the site. An existing 10-foot sidewalk with curb within this frontage area provides pedestrian access. Street parking also exists within this frontage area and bicycle parking is provided on site as noted above.

An existing curb cut along Willamette Falls Drive will be removed and replaced with sidewalk to match the adjacent existing. There are no new curb cuts proposed.

A traffic study for the property has been completed by Lancaster Engineering, and is included with this application.

- Chapter 52 CDC, Signs.

RESPONSE: All signs will be building wall signs and will be submitted by the tenants under separate permits. All signs will meet the standards for the Willamette Falls Drive Commercial Design District per 52.210.

- Chapter 54 CDC, Landscaping.

RESPONSE: Per 58.090, projects in the Willamette Falls Drive Commercial Design District are exempt from the requirement of chapter 54.

B. Relationship to the natural and physical environment.

- The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction.

RESPONSE: There are no heritage trees on the property. The City's Arborist has determined that there are (2) two trees clustered together on the northwest corner of the property, that based on their size and species are considered "significant". We have submitted

an application to the City to be allowed to REMOVE these trees from the property. Supporting information below provides our reasoning for this request.

2. All heritage trees, as defined in the municipal code, all trees and clusters of trees ("cluster" is defined as three or more trees with overlapping driplines; however, native oaks need not have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. In cases where there is a difference of opinion on the significance of a tree or tree cluster, the City Arborist's findings shall prevail. It is important to acknowledge that all trees are not significant and, further, that this code section will not necessarily protect all trees deemed significant.

RESPONSE: There are no heritage trees on the property. The City's Arborist has determined that there are only (2) two trees clustered together on the northwest corner of the property that based on their size and species to be classified as "significant" trees.

a. Non-residential and residential projects on Type I and II lands shall protect all heritage trees and all significant trees and tree clusters by either the dedication of these areas or establishing tree conservation easements. Development of Type I and II lands shall require the careful layout of streets, driveways, building pads, lots, and utilities to avoid heritage trees and significant trees and tree clusters, and other natural resources pursuant to this code. The method for delineating the protected trees or tree clusters ("dripline + 10 feet") is explained in subsection (B)(2)(b) of this section. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply.

RESPONSE: (2) trees at the northwest corner of the property have been deemed "significant" by the City Arborist. Due to the location of these trees it would be virtually impossible to work around them for the proposed development. After allowing for the setback around the dripline of these trees, the remaining "useable" area on the property would have been decreased by 50%, rendering the property effectively un-developable.

b. Non-residential and residential projects on non-Type I and II lands shall set aside up to 20 percent of the area to protect trees and tree clusters that are determined to be significant, plus any heritage trees. Therefore, in the event that the City Arborist determines that a significant tree cluster exists at a development site, then up to 20 percent of the non-Type I and II lands shall be devoted to the protection of those trees, either by dedication or easement. The exact percentage is determined by establishing the driplines of the trees or tree clusters that are to be protected. In order to protect the roots which typically extend further, an additional 10-foot measurement beyond the dripline shall be added. The square footage of the area inside this "dripline plus 10 feet" measurement shall be the basis for calculating the percentage (see figure below). The City Arborist will identify which tree(s) are to be protected. Development of non-Type I and II lands shall also require the careful layout of streets, driveways, building pads, lots, and utilities to avoid significant trees, tree clusters, heritage trees, and other natural resources pursuant to this code. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply. Please note that in the event that more than 20 percent of the non-Type I and II lands comprise significant trees or tree clusters, the developer shall not be required to save the excess trees, but is encouraged to do so.

RESPONSE: Due to the location and canopy size of the trees in question the protection requirements of these trees would result in taking more than 20 percent of the total property area by default.

c. Where stubouts of streets occur on abutting properties, and the extension of those streets will mean the loss of significant trees, tree clusters, or heritage trees, it is understood that tree loss may be inevitable. In these cases, the objective shall be to minimize tree loss. These provisions shall also apply in those cases where access, per construction code standards, to a lot or parcel is blocked by a row or screen of significant trees or tree clusters.

RESPONSE: All roads adjacent to the property are existing, and no extensions are proposed. Construction access is not impeded by the significant trees on the site. The standards of this section do not apply.

Please note, however, that the canopies of the significant trees span over multiple properties to the west and north. The adjacent property owners on both side of this property have shared their concerns with the Applicant that whenever there is a major storm or ice conditions they suffer roof damage and/or major site clean-up on their buildings/sites. They have expressed their support for the removal of these trees in order to ensure a safe environment for businesses in this Commercial District. The applicant has proposed a considerable amount of new landscaping to enhance the overall view from the street and adjacent properties, and mitigate the loss of the trees.

d. For both non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area. The developable net area excludes all Type I and II lands and up to 20 percent of the remainder of the site for the purpose of protection of stands or clusters of trees as defined in subsection (B)(2) of this section.

RESPONSE: The protection requirements for these trees would result in taking more than 20 percent of the total property area by default, rendering the property virtually un-developable.

e. For arterial and collector street projects, including Oregon Department of Transportation street improvements, the roads and graded areas shall avoid tree clusters where possible. Significant trees, tree clusters, and heritage tree loss may occur, however, but shall be minimized.

RESPONSE: All roads adjacent to the property are existing, and the significant trees are not impacted. There are no heritage trees on the site. The standards of this section do not apply.

f. If the protection of significant tree(s) or tree clusters is to occur in an area of grading that is necessary for the development of street grades, per City construction codes, which will result in an adjustment in the grade of over or under two feet, which will then threaten the health of the tree(s), the applicant will submit evidence to the Planning Director that all reasonable alternative grading plans have been considered and cannot work. The applicant will then submit a mitigation plan to the City Arborist to compensate for the removal of the tree(s) on an "inch by inch" basis (e.g., a 48-inch Douglas fir could be replaced by 12 trees, each four-inch). The mix of tree sizes and types shall be approved by the City Arborist.

RESPONSE: All roads adjacent to the property are existing, and the significant trees are not impacted. There are no heritage trees on the site. The standards of this section do not apply.

3. Topography and natural drainage shall be preserved to the greatest degree possible.

RESPONSE: The site slopes approximately 2%, and generally from west to east. Since this is a commercial property, most of the site area will be covered by building or paving. The flow from the new impervious surfaces will be collected and drained through a Stormfilter Catch Basin prior to being discharged to the public storm sewer system.

4. The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.

RESPONSE: The West Linn geologic hazard maps (SLIDO) indicates no slumping or sliding in this area.

5. There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.

RESPONSE: On the south property boundary, the proposed building faces onto a public way. 6-foot and 5-foot setbacks are proposed along the west and east property boundaries

respectively (note that no side yard setbacks are required in the district). To the north, a 10-foot rear yard setback is proposed, increasing to 20' on the second floor.

6. Architecture.

a. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings.

RESPONSE: The architecture for this building meets the standards for the Willamette Falls Drive Commercial Design District found in chapter 58 and thus complies with the standards of this section. Please refer to sheet DR-2 for the building elevations.

b. While there has been discussion in Chapter 24 CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that "step down" or "step up" from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.

RESPONSE: The subject property is adjacent to a single story residential style structure to the west, and a two story residential style structure to the east. Both structures house commercial uses. The planned building design is similar in height, size, and style to these existing structures, and transitions gradually between the two. The proposed design meets the standards for the Willamette Falls Drive Commercial Design District found in chapter 58 and thus complies with the standards of this section. Please refer to sheet DR-2 for the building elevations.

c. Contrasting architecture shall only be permitted when the design is manifestly superior to adjacent architecture in terms of creativity, design, and workmanship, and/or it is adequately separated from other buildings by distance, screening, grade variations, or is part of a development site that is large enough to set its own style of architecture.

RESPONSE: Please refer to response above.

d. Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally.

The human scale is enhanced by bringing the building and its main entrance up to the edge of the sidewalk. It creates a more dramatic and interesting streetscape and improves the "height and width" ratio referenced in this section.

RESPONSE: The project design achieves human scale through the use of multi-light windows, intimately scaled entryways, parapets, awnings, and the building's location at the edge of the sidewalk. The façade is divided into distinct sections that emphasize a pleasing height-to-width ratio. A covered front porch extends to the sidewalk, inviting pedestrians in to the entry.

The porch also serves to better integrate the proposed design into the context of its neighbors. It does this by matching their front porches, and by pushing the major massing of the proposed building back off the property line. This 'setback' attempts to mitigate the contrast between the existing building locations, and the setback requirements of the current CDC. The porch will also be at the same elevation of the existing sidewalk.

e. The main front elevation of commercial and office buildings shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. Any additional side or rear elevation, which is visible from a collector road or greater classification, shall also have at least 30 percent transparency. Transparency on other elevations is optional. The transparency is measured in lineal fashion. For example, a 100-foot-long building elevation shall have at least 60 feet (60 percent of 100 feet) in length of windows. The window height shall be, at minimum, three feet tall. The exception to transparency would be cases where demonstrated functional constraints or topography restrict that elevation from being used. When this exemption is applied to the main front elevation, the square footage of transparency that would ordinarily be required by the above formula shall be installed on the remaining elevations at pedestrian level in addition to any transparency required by a side elevation, and vice versa. The rear of the building is not required to include transparency. The transparency must be flush with the building elevation.

RESPONSE: The front elevation is 40'0" long with 28'0" of windows, or 70%. The east elevation is 99'8" long, with 59'0" of window or other openings, or 59%. The remaining south, east, and west elevations are along internal lot lines and are exempt from the requirement.

f. Variations in depth and roof line are encouraged for all elevations.
To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.

RESPONSE: None of the elevations exceed 100'-0" in length. The standards of this section do not apply.

g. Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.

RESPONSE: On the north side, users are protected by nearly continuous awnings. On the south side, the covered front porch provides protection for visitors, while awnings provide shade for building users. Adjacent existing buildings and fencing, along with existing and proposed vegetation will provide shade for ground floor users. There is only one ground floor window on the east side, and it - as well as the upper floor windows - will have interior shading devices for the users convenience.

h. The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings.

RESPONSE: The existing 10'0" wide sidewalk is tree lined via the existing street trees in the median separating Willamette Falls Drive from the existing frontage area (see the existing site conditions plan).

i. Sidewalk cafes, kiosks, vendors, and street furniture are encouraged. However, at least a four-foot-wide pedestrian accessway must be maintained per Chapter 53 CDC, Sidewalk Use.

RESPONSE: There is an existing 10'0" wide sidewalk along the south property boundary.

7. Transportation Planning Rule (TPR) compliance. The automobile shall be shifted from a dominant role, relative to other modes of transportation, by the following means:

a. Commercial and office development shall be oriented to the street. At least one public entrance shall be located facing an arterial street; or, if the project does not front on an arterial, facing a collector street; or, if the project does not front on a collector, facing the local street with highest traffic levels. Parking lots shall be placed behind or to the side of commercial and office development. When a large

and/or multi-building development is occurring on a large undeveloped tract (three plus acres), it is acceptable to focus internally; however, at least 20 percent of the main adjacent right-of-way shall have buildings contiguous to it unless waived per subsection (B)(7)(c) of this section. These buildings shall be oriented to the adjacent street and include pedestrian-oriented transparencies on those elevations.

For individual buildings on smaller individual lots, at least 30 lineal feet or 50 percent of the building must be adjacent to the right-of-way unless waived per subsection (B)(7)(c) of this section. The elevations oriented to the right-of-way must incorporate pedestrian-oriented transparency.

RESPONSE: 100% of the building elevation fronting on streets are adjacent to the street lot line, including the main entry on the south (front) elevation.

b. Multi-family projects shall be required to keep the parking at the side or rear of the buildings or behind the building line of the structure as it would appear from the right-of-way inside the multi-family project. For any garage which is located behind the building line of the structure, but still facing the front of the structure, architectural features such as patios, patio walls, trellis, porch roofs, overhangs, pergolas, etc., shall be used to downplay the visual impact of the garage, and to emphasize the rest of the house and front entry.

The parking may be positioned inside small courtyard areas around which the units are built. These courtyard spaces encourage socialization, defensible space, and can provide a central location for landscaping, particularly trees, which can provide an effective canopy and softening effect on the courtyard in only a few years. Vehicular access and driveways through these courtyard areas is permitted.

RESPONSE: This project is not multi-family so this standard does not apply.

c. Commercial, office, and multi-family projects shall be built as close to the adjacent main right-of-way as practical to facilitate safe pedestrian and transit access. Reduced frontages by buildings on public rights-of-way may be allowed due to extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations, not just inconveniences or design challenges.

RESPONSE: 100% of the building elevation fronting onto the public right-of-way is located within 10' of the lot line, with 25% on the lot line (refer to site plan, and to our explanation of extenuating circumstances noted above in our response to 6d).

d. Accessways, parking lots, and internal driveways shall accommodate pedestrian circulation and access by specially textured, colored, or clearly defined footpaths at least six feet wide. Paths shall be eight feet wide when abutting parking areas or travel lanes. Paths shall be separated from parking or travel lanes by either landscaping, planters, curbs, bollards, or raised surfaces. Sidewalks in front of storefronts on the arterials and main store entrances on the arterials identified in CDC 85.200(A)(3) shall be 12 feet wide to accommodate pedestrians, sidewalk sales, sidewalk cafes, etc. Sidewalks in front of storefronts and main store entrances in commercial/OBC zone development on local streets and collectors shall be eight feet wide.

RESPONSE: The sidewalks at the south elevation is existing, 10'-0" wide.

e. Paths shall provide direct routes that pedestrians will use between buildings, adjacent rights-of-way, and adjacent commercial developments. They shall be clearly identified. They shall be laid out to attract use and to discourage people from cutting through parking lots and impacting environmentally sensitive areas.

RESPONSE: The pedestrian access walkway along the south boundary is an existing public walk that directly connects to adjacent properties.

f. At least one entrance to the building shall be on the main street, or as close as possible to the main street. The entrance shall be designed to identify itself as a main point of ingress/egress.

RESPONSE: The primary entry fronts onto Willamette Falls Drive.

g. Where transit service exists, or is expected to exist, there shall be a main entrance within a safe and reasonable distance of the transit stop. A pathway shall be provided to facilitate a direct connection.

RESPONSE: There is a bus stop 1/2 block to the west of the site at the corner of Willamette Falls Drive and 14th Street, with another 1-1/2 blocks to the east at the corner of Willamette Falls Drive and 12th Street. The main building entry is on Willamette Falls Drive.

h. Projects shall bring at least part of the project adjacent to or near the main street right-of-way in order to enhance the height-to-width ratio along that particular street. (The "height-to-width ratio" is an architectural term that emphasizes height or vertical dimension of buildings adjacent to streets. The higher and closer the building is, and the narrower the width of the street, the more attractive and intimate the streetscape becomes.) For every one foot in street width, the adjacent building ideally should be one to two feet higher. This ratio is considered ideal in framing and defining the streetscape.

RESPONSE: The building is located along Willamette Falls Drive. At its tallest point the building is 30'-8" tall. Although this is 4'-4" below the 35'-0" height limit allowed in the district, we felt we needed to balance the desire for taller buildings expressed in this standard with the desire for appropriate transition between buildings expressed in section 6b of this Standard.

i. These architectural standards shall apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, etc. It is recognized that many of these facilities, due to their functional requirements, cannot readily be configured to meet these architectural standards. However, attempts shall be made to make the design sympathetic to surrounding properties by landscaping, setbacks, buffers, and all reasonable architectural means.

RESPONSE: This project is a private office building. The requirements of this standard do not apply.

j. Parking spaces at trailheads shall be located so as to preserve the view of, and access to, the trailhead entrance from the roadway. The entrance apron to the trailhead shall be marked: "No Parking," and include design features to foster trail recognition.

RESPONSE: This project is not located at a trailhead. The requirements of this standard do not apply.

C. Compatibility between adjoining uses, buffering, and screening.

1. In addition to the compatibility requirements contained in Chapter 24 CDC, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:

- a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.
- b. The size of the buffer required to achieve the purpose in terms of width and height.
- c. The direction(s) from which buffering is needed.
- d. The required density of the buffering.
- e. Whether the viewer is stationary or mobile.

RESPONSE: This project has a public rights-of-way on the south side, and matching non-residential zoning on the east and west. The rear lot has a 10'/20' setback (see above), with landscaping and a 6' tall solid fence.

2. On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:

- a. What needs to be screened?
- b. The direction from which it is needed.
- c. How dense the screen needs to be.
- d. Whether the viewer is stationary or mobile.
- e. Whether the screening needs to be year-round.

RESPONSE: The trash area will be screened from view. There are no other service or parking areas proposed.

3. Rooftop air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.

RESPONSE: HVAC units will be ground mounted.

D. Privacy and noise.

1. Structures which include residential dwelling units shall provide private outdoor areas for each ground floor unit which is screened from view from adjoining units.

2. Residential dwelling units shall be placed on the site in areas having minimal noise exposure to the extent possible. Natural-appearing sound barriers shall be used to lessen noise impacts where noise levels exceed the noise standards contained in West Linn Municipal Code Section 5.487.

3. Structures or on-site activity areas which generate noise, lights, or glare shall be buffered from adjoining residential uses in accordance with the standards in subsection C of this section where applicable.

4. Businesses or activities that can reasonably be expected to generate noise in excess of the noise standards contained in West Linn Municipal Code Section 5.487 shall undertake and submit appropriate noise studies and mitigate as necessary to comply with the code. (See CDC 55.110(B)(11) and 55.120(M).)

If the decision-making authority reasonably believes a proposed use may generate noise exceeding the standards specified in the municipal code, then the authority may require the applicant to supply professional noise studies from time to time during the user's first year of operation to monitor compliance with City standards and permit requirements.

RESPONSE: There are no residential dwelling units planned as part of this project. The requirements of parts 1 and 2 of this standard do not apply. There are no businesses or uses proposed at the time of the submittal that are anticipated to generate noise in excess of the allowable in the requirements. Therefore, parts 3 and 4 of this standard do not apply.

E. Private outdoor area. This section only applies to multi-family projects.

1. In addition to the requirements of residential living, unit shall have an outdoor private area (patio, terrace, porch) of not less than 48 square feet in area;

2. The outdoor space shall be oriented towards the sun where possible; and

3. The area shall be screened or designed to provide privacy for the users of the space.

4. Where balconies are added to units, the balconies shall not be less than 48 square feet, if they are intended to be counted as private outdoor areas.

RESPONSE: This project is not multi-family use. The requirements of this standard do not apply.

F. Shared outdoor recreation areas. This section only applies to multi-family projects and projects with 10 or more duplexes or single-family attached dwellings on lots under 4,000 square feet. In those cases, shared outdoor recreation areas are calculated on the duplexes or single-family attached dwellings only. It also applies to qualifying PUDs under the provisions of CDC 24.170.

1. In addition to the requirements of subsection E of this section, usable outdoor recreation space shall be provided in residential developments for the shared or common use of all the residents in the following amounts:
 - a. Studio up to and including two-bedroom units: 200 square feet per unit.
 - b. Three or more bedroom units: 300 square feet per unit.
2. The required recreation space may be provided as follows:
 - a. It may be all outdoor space; or
 - b. It may be part outdoor space and part indoor space; for example, an outdoor tennis court and indoor recreation room; and
 - c. Where some or all of the required recreation area is indoor, such as an indoor recreation room, then these indoor areas must be readily accessible to all residents of the development subject to clearly posted restrictions as to hours of operation and such regulations necessary for the safety of minors.
 - d. In considering the requirements of this subsection F, the emphasis shall be on usable recreation space. No single area of outdoor recreational space shall encompass an area of less than 250 square feet. All common outdoor recreational space shall be clearly delineated and readily identifiable as such. Small, marginal, and incidental lots or parcels of land are not usable recreation spaces. The location of outdoor recreation space should be integral to the overall design concept of the site and be free of hazards or constraints that would interfere with active recreation.
3. The shared space shall be readily observable to facilitate crime prevention and safety.

RESPONSE: This project is not multi-family use. The requirements of this standard do not apply.

G. Demarcation of public, semi-public, and private spaces. The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semi-public areas, and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, to provide for crime prevention, and to establish maintenance responsibility. These areas may be defined by:

1. A deck, patio, fence, low wall, hedge, or draping vine;
2. A trellis or arbor;
3. A change in level;
4. A change in the texture of the path material;
5. Sign; or
6. Landscaping.

Use of gates to demarcate the boundary between a public street and a private access driveway is prohibited.

RESPONSE: This project is not multi-family use. The requirements of this standard do not apply.

H. Public transit.

1. Provisions for public transit may be required where the site abuts an existing or planned public transit route. The required facilities shall be based on the following:
 - a. The location of other transit facilities in the area.
 - b. The size and type of the proposed development.
 - c. The rough proportionality between the impacts from the development and the required facility.
2. The required facilities shall be limited to such facilities as the following:
 - a. A waiting shelter with a bench surrounded by a three-sided covered structure, with transparency to allow easy surveillance of approaching buses.
 - b. A turnout area for loading and unloading designed per regional transit agency standards.
 - c. Hard-surface paths connecting the development to the waiting and boarding areas.
 - d. Regional transit agency standards shall, however, prevail if they supersede these standards.
3. The transit stop shall be located as close as possible to the main entrance to the shopping center, public or office building, or multi-family project. The entrance shall not be more than 200 feet from the transit stop with a clearly identified pedestrian link.
4. All commercial business centers (over three acres) and multi-family projects (over 40 units) may be required to provide for the relocation of transit stops to the front of the site if the existing stop is within 200 to 400 yards of the site and the exaction is roughly proportional to the impact of the development. The commercial or multi-family project may be required to provide new facilities in those cases where the nearest stop is over 400 yards away. The transit stop shall be built per subsection (H)(2) of this section.
5. If a commercial business center or multi-family project is adjacent to an existing or planned public transit stop, the parking requirement may be reduced by the multiplier of 0.9, or 10 percent. If a commercial center is within 200 feet of a multi-family project, with over 80 units and pedestrian access, the parking requirement may be reduced by 10 percent or by a 0.90 multiplier.
6. Standards of CDC 85.200(D), Transit Facilities, shall also apply.

RESPONSE: There is a bus stop 1/2 block to the west of the site (within 200 feet of all primary entries to the building) at the corner of Willamette Falls Drive and 14th Street, and another 1-1/2 blocks to the east at the corner of Willamette Falls Drive and 12th Street. The main building entry is on Willamette Falls Drive.

The closer stop at 14th Street has a bench and shelter. The stop at 12th has no bench or cover, which is consistent with other bus stops in the Willamette Falls Drive Commercial Design District. There is no parking requirement in the district, so parts 4 and 5 of the standard do not apply.

I. Public facilities. An application may only be approved if adequate public facilities will be available to provide service to the property prior to occupancy.

1. Streets. Sufficient right-of-way and slope easement shall be dedicated to accommodate all abutting streets to be improved to the City's Improvement Standards and Specifications. The City Engineer shall determine the appropriate level of street and traffic control improvements to be required, including any off-site street and traffic control improvements, based upon the transportation analysis submitted. The City Engineer's determination of developer obligation, the extent of road improvement and City's share, if any, of improvements and the timing of improvements shall be made based upon the City's systems development charge ordinance and capital improvement program, and the rough proportionality between the impact of the development and the street improvements.

In determining the appropriate sizing of the street in commercial, office, multi-family, and public settings, the street should be the minimum necessary to accommodate anticipated traffic load and needs and should provide substantial accommodations for pedestrians and bicyclists. Road and driveway alignment should consider and mitigate impacts on adjacent properties and in neighborhoods in terms of increased traffic loads, noise, vibrations, and glare.

The realignment or redesign of roads shall consider how the proposal meets accepted engineering standards, enhances public safety, and favorably relates to adjacent lands and land uses. Consideration should also be given to selecting an alignment or design that minimizes or avoids hazard areas and loss of significant natural features (drainage ways, wetlands, heavily forested areas, etc.) unless site mitigation can clearly produce a superior landscape in terms of shape, grades, and reforestation, and is fully consistent with applicable code restrictions regarding resource areas.

Streets shall be installed per Chapter 85 CDC standards. The City Engineer has the authority to require that street widths match adjacent street widths. Sidewalks shall be installed per CDC 85.200(A)(3) for commercial and office projects, and CDC 85.200(A)(16) and 92.010(H) for residential projects, and applicable provisions of this chapter. Where streets bisect or traverse water resource areas (WRAs) the street width shall be reduced to the minimum standard of 20 feet (two 10-foot travel lanes) plus four-foot-wide curb flush sidewalks or alternate configurations which are appropriate to site conditions, minimize WRA disturbance or are consistent with an adopted transportation system plan. The street design shall also be consistent with habitat friendly provisions of CDC 32.060(H).

Based upon the City Manager's or Manager's designee's determination, the applicant shall construct or cause to be constructed, or contribute a proportionate share of the costs, for all necessary off-site improvements identified by the transportation analysis commissioned to address CDC 55.125 that are required to mitigate impacts from the proposed development. Proportionate share of the costs shall be determined by the City Manager or Manager's designee, who shall assume that the proposed development provides improvements in rough proportion to identified impacts of the development.

RESPONSE: All streets adjacent to the project are existing public streets that will remain.

2. Repealed by Ord. 1635.

3. Municipal water. A registered civil engineer shall prepare a plan for the provision of water which demonstrates to the City Engineer's satisfaction the availability of sufficient volume, capacity, and pressure to serve the proposed development's domestic, commercial, and industrial fire flows. All plans will then be reviewed by the City Engineer.

RESPONSE: Water facilities serving the project site are existing and will remain.

4. Sanitary sewers. A registered civil engineer shall prepare a sewerage collection system plan which demonstrates sufficient on-site capacity to serve the proposed development. The City Engineer shall determine whether the existing City system has sufficient capacity to serve the development.

RESPONSE: Sewer facilities serving the project site are existing and will remain.

5. Solid waste and recycling storage areas. Appropriately sized and located solid waste and recycling storage areas shall be provided. Metro standards shall be used.

RESPONSE: An appropriately sized solid waste and recycling storage area is provided at the northeast corner of the site. Roll carts will be brought to the sidewalk by the Owner for pick-up, consistent with the adjacent properties to the east and west.

J. Crime prevention and safety/defensible space.

1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.

RESPONSE: Windows overlook the public walk.

2. Interior laundry and service areas shall be located in a way that they can be observed by others.

RESPONSE: No interior laundry or service area is planned for the project.

3. Mailboxes, recycling, and solid waste facilities shall be located in lighted areas having vehicular or pedestrian traffic.

RESPONSE: Mailboxes will be located inside the building lobby. The back and sides of the building will have lighting appropriate for security as well as to the zone and adjacent zones.

4. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.

RESPONSE: Wall mounted sconces and gooseneck style lights will provide lighting consistent with the other buildings in the district, as well as to the zone and adjacent zones.

5. Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes.

RESPONSE: Wall mounted sconces and gooseneck style lights will provide lighting consistent with the other buildings in the district.

6. Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person. All commercial, industrial, residential, and public facility projects undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omni-directional. Omni-directional lights of an ornamental nature may be used in general commercial districts only.

RESPONSE: Wall mounted lights will provide lighting consistent with the requirements of this section and the district. A lighting plan can be provided if necessary.

7. Lines of sight shall be reasonably established so that the development site is visible to police and residents.

RESPONSE: The project fronts onto Willamette Falls Drive, and is surrounded on the other three sides by commercial and residential buildings with windows facing the subject property, allowing for adequate lines of sight.

8. Security fences for utilities (e.g., power transformers, pump stations, pipeline control equipment, etc.) or wireless communication facilities may be up to eight feet tall in order to protect public safety. No variances are required regardless of location.

RESPONSE: No utility fences are planned for the project.

K. Provisions for persons with disabilities.

1. The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

RESPONSE: All facilities will comply with ADA requirements, including access from the public walk into the building (see site and building plans).

L. Signs.

1. Based on considerations of crime prevention and the needs of emergency vehicles, a system of signs for identifying the location of each residential unit, store, or industry shall be established.

RESPONSE: Building identification signage will be provided to meet the requirements of local emergency service providers.

2. The signs, graphics, and letter styles shall be designed to be compatible with surrounding development, to contribute to a sense of project identity, or, when appropriate, to reflect a sense of the history of the area and the architectural style.

RESPONSE: Signs are shown for reference only. All signs shall be submitted by the tenant under a separate sign permit prior to installation. Sign styles will comply with the Willamette Falls Drive Commercial Design District.

3. The sign graphics and letter styles shall announce, inform, and designate particular areas or uses as simply and clearly as possible.

RESPONSE: Signs are shown for reference only. All signs shall be submitted by the tenant under a separate sign permit prior to installation. Sign styles will comply with the Willamette Falls Drive Commercial Design District.

4. The signs shall not obscure vehicle driver's sight distance.

RESPONSE: Signs are shown for reference only. All signs shall be submitted by the tenant under a separate sign permit prior to installation. Sign styles will comply with the Willamette Falls Drive Commercial Design District.

5. Signs indicating future use shall be installed on land dedicated for public facilities (e.g., parks, water reservoir, fire halls, etc.).

RESPONSE: Signs are shown for reference only. All signs shall be submitted by the tenant under a separate sign permit prior to installation. Sign styles will comply with the Willamette Falls Drive Commercial Design District.

6. Signs and appropriate traffic control devices and markings shall be installed or painted in the driveway and parking lot areas to identify bicycle and pedestrian routes.

RESPONSE: Signs are shown for reference only. All signs shall be submitted by the tenant under a separate sign permit prior to installation. Sign styles will comply with the Willamette Falls Drive Commercial Design District.

M. Utilities. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed underground, as practical. The design standards of Tables 1 and 2 above, and of subsection 5.487 of the West Linn Municipal Code relative to existing high ambient noise levels shall apply to this section.

RESPONSE: All utilities to the site are existing and will remain. The secondary feeds from the main lines to the building will be the only new work.

N. Wireless communication facilities (WCFs). (This section only applicable to WCFs.) WCFs as defined in Chapter 57 CDC may be required to go through Class I or Class II design review. The approval criteria for Class I design review is that the visual impact of the WCF shall be minimal to the extent allowed by Chapter 57 CDC. Stealth designs shall be sufficiently camouflaged so that they are not easily seen by passersby in the public right-of-way or from any adjoining residential unit. WCFs that are classified as Class II design review must respond to all of the approval criteria of this chapter.

RESPONSE: Not applicable – none proposed.

O. Refuse and recycling standards.

1. All commercial, industrial and multi-family developments over five units requiring Class II design review shall comply with the standards set forth in these provisions. Modifications to these provisions may be permitted if the Planning Commission determines that the changes are consistent with the purpose of these provisions and the City receives written evidence from the local franchised solid waste and recycling firm that they are in agreement with the proposed modifications.

RESPONSE: No modifications proposed for this development

2. Compactors, containers, and drop boxes shall be located on a level Portland cement concrete pad, a minimum of four inches thick, at ground elevation or other location compatible with the local franchise collection firm's equipment at the time of construction. The pad shall be designed to discharge surface water runoff to avoid ponding.

RESPONSE: A min. 4" thick concrete slab will be constructed in the trash enclosures where the containers will be placed.

3. Recycling and solid waste service areas.

- a. Recycling receptacles shall be designed and located to serve the collection requirements for the specific type of material.
- b. The recycling area shall be located in close proximity to the garbage container areas and be accessible to the local franchised collection firm's equipment.
- c. Recycling receptacles or shelters located outside a structure shall have lids and be covered by a roof constructed of water and insect-resistive material. The maintenance of enclosures, receptacles and shelters is the responsibility of the property owner.
- d. The location of the recycling area and method of storage shall be approved by the local fire marshal.
- e. Recycling and solid waste service areas shall be at ground level and/or otherwise accessible to the franchised solid waste and recycling collection firm.
- f. Recycling and solid waste service areas shall be used only for purposes of storing solid waste and recyclable materials and shall not be a general storage area to store personal belongings of tenants, lessees, property management or owners of the development or premises.
- g. Recyclable material service areas shall be maintained in a clean and safe condition.

RESPONSE: The solid waste service area will be for the storage of trash and recycling containers provided by the local waste management company. These containers will be housed in a screened enclosure with swing gates. Size of containers and frequency of pick-ups will be determined by the Building Owner and the waste management company.

4. Special wastes or recyclable materials.

a. Environmentally hazardous wastes defined in ORS 466.005 shall be located, prepared, stored, maintained, collected, transported, and disposed in a manner acceptable to the Oregon Department of Environmental Quality.

RESPONSE: Hazardous wastes will be handled and disposed of per state law.

b. Containers used to store cooking oils, grease or animal renderings for recycling or disposal shall not be located in the principal recyclable materials or solid waste storage areas. These materials shall be stored in a separate storage area designed for such purpose.

RESPONSE: There are no cooking oils, grease, or animal renderings anticipated.

5. Screening and buffering.

a. Enclosures shall include a curbed landscape area at least three feet in width on the sides and rear. Landscaping shall include, at a minimum, a continuous hedge maintained at a height of 36 inches.

RESPONSE: The enclosure is fully contained within a site obscuring fence and gates.

b. Placement of enclosures adjacent to residentially zoned property and along street frontages is strongly discouraged. They shall be located so as to conceal them from public view to the maximum extent possible.

RESPONSE: The enclosure is located adjacent to a residential lot, but is fully contained within a site obscuring fence and gates.

c. All dumpsters and other trash containers shall be completely screened on all four sides with an enclosure that is comprised of a durable material such as masonry with a finish that is architecturally compatible with the project. Chain link fencing, with or without slats, will not be allowed.

RESPONSE: The enclosure is fully contained within a site obscuring fence and gates. The fence will be of solid materials in keeping with the building wall construction.

6. Litter receptacles.

a. Location. Litter receptacles may not encroach upon the minimum required walkway widths.

RESPONSE: Site furnishings, such as litter receptacles, have not been selected at the time of this application. Future selections will be submitted for approval.

b. Litter receptacles may not be located within public rights-of-way except as permitted through an agreement with the City in a manner acceptable to the City Attorney or his/her designee.

RESPONSE: Site furnishings, such as litter receptacles, have not been selected at the time of this application. Future selections will be submitted for approval.

c. Number. The number and location of proposed litter receptacles shall be based on the type and size of the proposed uses. However, at a minimum, for non-residential uses, at least one external litter receptacle shall be provided for every 25 parking spaces for first 100 spaces, plus one receptacle for every additional 100 spaces. (Ord. 1547, 2007; Ord. 1604 § 52, 2011; Ord. 1613 § 12, 2013; amended during July 2014 supplement; Ord. 1623 § 6, 2014; Ord. 1635 § 26, 2014; Ord. 1636 § 37, 2014)

RESPONSE: Site furnishings, such as litter receptacles, have not been selected at the time of this application. Future selections will be submitted for approval.

55.110 SITE ANALYSIS

The site analysis shall include:

A. A vicinity map showing the location of the property in relation to adjacent properties, roads, pedestrian and bike ways, transit stops and utility access.

RESPONSE: Please refer to sheet DR.0 and the Civil drawings for this information.

B. A site analysis on a drawing at a suitable scale (in order of preference, one inch equals 10 feet to one inch equals 30 feet) which shows:

1. The property boundaries, dimensions, and gross area.

RESPONSE: See Civil drawings for this information.

2. Contour lines at the following minimum intervals:

- a. Two-foot intervals for slopes from zero to 25 percent; and
- b. Five- or 10-foot intervals for slopes in excess of 25 percent.

RESPONSE: See Civil drawings for this information.

3. A slope analysis which identifies portions of the site according to the slope ranges as follows:

- a. Type I (under 15 percent);
- b. Type II (between 15 to 25 percent);
- c. Type III (between 25 to 35 percent);
- d. Type IV (over 35 percent).

RESPONSE: See Civil drawings for this information.

4. The location and width of adjoining streets.

RESPONSE: See Civil drawings for this information and Existing Conditions plan (Survey).

5. The drainage patterns and drainage courses on the site and on adjacent lands.

RESPONSE: See Civil drawings for this information.

6. Potential natural hazard areas including:

- a. Floodplain areas pursuant to the site's applicable FEMA Flood Map panel;
- b. Water resource areas as defined by Chapter 32 CDC;
- c. Landslide areas designated by the Natural Hazard Mitigation Plan, Map 16; and
- d. Landslide vulnerable analysis areas, designated by the Natural Hazard Mitigation Plan, Map 17.

RESPONSE: See Civil drawings for this information.

7. Resource areas including:

- a. Wetlands;
- b. Riparian corridors;
- c. Streams, including intermittent and ephemeral streams;
- d. Habitat conservation areas; and
- e. Large rock outcroppings.

RESPONSE: See Civil drawings for this information.

8. Potential historic landmarks and registered archaeological sites. The existence of such sites on the property shall be verified from records maintained by the Community Development Department and other recognized sources.

RESPONSE: None exist on the site. Further documentation will be provided to the City if requested.

9. Identification information including the name and address of the owner, developer, project designer, lineal scale and north arrow.

RESPONSE: See Civil & Architectural drawings for this information.

10. Identify Type I and II lands in map form. Provide a table which identifies square footage of Type I and II lands also as percentage of total site square footage. (Ord. 1408, 1998; Ord. 1425, 1998; Ord. 1442, 1999;

Ord. 1463, 2000; Ord. 1526, 2005; Ord. 1544, 2007; Ord. 1565, 2008; Ord. 1590 § 1, 2009; Ord. 1613 § 13, 2013; Ord. 1621 § 25, 2014; Ord. 1635 § 27, 2014; Ord. 1636 § 38, 2014)

55.120 SITE PLAN

The site plan shall be at the same scale as the site analysis (CDC 55.110) and shall show:

A. The applicant's entire property and the surrounding property to a distance sufficient to determine the relationship between the applicant's property and proposed development and adjacent property and development.

RESPONSE: See provided Architectural and Civil drawings.

B. Boundary lines and dimensions for the perimeter of the property and the dimensions for all proposed lot or parcel lines.

RESPONSE: See provided Architectural and Civil drawings.

C. Streams and stream corridors.

RESPONSE: See provided Architectural and Civil drawings.

D. Identification information, including the name and address of the owner, developer, project designer, lineal scale and north arrow.

RESPONSE: See provided Architectural and Civil drawings.

E. The location, dimensions, and names of all existing and proposed streets, public pathways, easements on adjacent properties and on the site, and all associated rights-of-way.

RESPONSE: See provided Architectural and Civil drawings.

F. The location, dimensions and setback distances of all:

1. Existing and proposed structures, improvements, and utility facilities on site; and
2. Existing structures and driveways on adjoining properties.

RESPONSE: See provided Architectural and Civil drawings.

G. The location and dimensions of:

1. The entrances and exits to the site;
2. The parking and circulation areas;
3. Areas for waste disposal, recycling, loading, and delivery;
4. Pedestrian and bicycle routes, including designated routes, through parking lots and to adjacent rights-of-way;
5. On-site outdoor recreation spaces and common areas;
6. All utilities, including stormwater detention and treatment; and
7. Sign locations.

RESPONSE: See provided Architectural and Civil drawings.

H. The location of areas to be landscaped. (Ord. 1442, 1999; Ord. 1613 § 14, 2013; Ord. 1622 § 28, 2014; Ord. 1636 § 39, 2014)

RESPONSE: See provided Architectural and Civil drawings.

55.125 TRANSPORTATION ANALYSIS

Certain development proposals required that a Traffic Impact Analysis (TIA) be provided which may result in modifications to the site plan or conditions of approval to address or minimize any adverse impacts created by the proposal. The purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2). (Ord. 1584, 2008)

RESPONSE: A Traffic Impact Analysis has been prepared by Lancaster Engineering on December 20th 2016 and included in this application.

55.130 GRADING PLAN

The grading and drainage plan shall be at a scale sufficient to evaluate all aspects of the proposal and shall include the following:

A. The location and extent to which grading will take place indicating general contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed.

RESPONSE: The civil site drawings show the existing contours and proposed elevation for the building and associated sidewalk. The proposed building will approximately match the existing grades along the frontage for pedestrian accessibility to the proposed building. Approximate finish grades are shown on the civil plans to demonstrate how the building fits with the existing grades.

B. A registered civil engineer shall prepare a plan and statement that shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff off site, or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine the off-site impacts from a 10-year storm.

RESPONSE: A preliminary storm report has been prepared to demonstrate how the impervious sidewalks and roof areas will be collected and treated in a Stormfilter Catch Basin prior to discharge to the public storm system. Because this site is less than 5000 SF of new impervious surface, detention is not required. Larger storm events will bypass the Stormfilter through a built in overflow, and drain into the public storm system.

C. Storm detention and treatment plans may be required.

RESPONSE: A storm detention system is not required for this site (< 5000 SF impervious). Stormwater treatment is proposed for handling runoff from the roof and adjacent sidewalks by directing runoff through a Stormfilter Catch Basin.

D. Identification, information, including the name and address of the owner, developer, project designer, and the project engineer. (Ord. 1463, 2000; Ord. 1613 § 15, 2013; Ord. 1622 § 28, 2014)

RESPONSE: The civil plans provide a listing of the owner/developer, architect, engineer and surveyor with names and contact information.

55.140 ARCHITECTURAL DRAWINGS

This section does not apply to single-family residential subdivisions or partitions, or up to two duplexes or single-family attached dwellings.

Architectural drawings shall be submitted showing:

- A. Building elevations and sections tied to curb elevation;

RESPONSE: See provided plans.

- B. Building materials: color and type; and

RESPONSE: See provided plans.

- C. The name of the architect or designer. (Ord. 1408, 1998; Ord. 1613 § 16, 2013)

RESPONSE: See provided plans.

55.150 LANDSCAPE PLAN

This section does not apply to detached single-family residential subdivisions or partitions, or up to two duplexes or single-family attached dwellings.

- A. The landscape plan shall be prepared and shall show the following:

1. Preliminary underground irrigation system, if proposed;
2. The location and height of fences and other buffering of screening materials, if proposed;
3. The location of terraces, decks, patios, shelters, and play areas, if proposed;
4. The location, size, and species of the existing and proposed plant materials, if proposed; and
5. Building and pavement outlines.

- B. The landscape plan shall be accompanied by:

1. The erosion controls that will be used, if necessary;
2. Planting list; and
3. Supplemental information as required by the Planning Director or City Arborist. (Ord. 1408, 1998; Ord. 1613 § 17, 2013)

RESPONSE: Please refer to the Landscape drawings showing plantings which selected from the list of City approved species. Erosion control measures required for this development are shown on the Civil drawings.

55.170 EXCEPTIONS TO UNDERLYING ZONE, YARD, PARKING, SIGN PROVISIONS, AND LANDSCAPING PROVISIONS

- A. The Planning Director may grant an exception to the dimensional building setback or yard requirements in the applicable zone based on findings that the approval will satisfy the following criteria:

1. A minor exception that is not greater than 20 percent of the required setback.
2. A more efficient use of the site.
3. The preservation of natural features that have been incorporated into the overall design of the project.
4. No adverse affect to adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazard.
5. Safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.

RESPONSE: No exceptions are being requested as part of this application.

B. The Planning Director may grant an exception to the off-street parking dimensional and minimum number of space requirements in the applicable zone so long as the following criteria are met:

1. The minor exception is not greater than 10 percent of the required parking;
2. The application is for a use designed for a specific purpose which is intended to be permanent in nature (for example, a nursing home) and which has a low demand for off-street parking; or
3. There is an opportunity for sharing parking and there is written evidence that the property owners are willing to enter into a legal agreement; or
4. Public transportation is available to the site reducing the standards and will not adversely affect adjoining uses, and there is a community interest in the preservation of particular natural feature(s) of the site which make it in the public interest to grant an exception to parking standards.

RESPONSE: No exceptions are being requested as part of this application.

C. The Planning Director may grant an exception to the sign dimensional requirements in the applicable zone when the following criteria are met:

1. The minor exception is not greater than 10 percent of the required applicable dimensional standard for signs;
2. The exception is necessary for adequate identification of the use on the property; and
3. The sign will be compatible with the overall site plan, the structural improvements, and with the structures and uses on adjoining properties.

RESPONSE: No exceptions are being requested as part of this application.

D. The Planning Director may grant an exception to the landscaping requirements in the applicable zone based on findings that the following criteria will be met:

1. A minor exception that is not greater than 10 percent of the required landscaped area.
2. A more efficient use of the site.
3. The preservation of natural features that have been incorporated into the overall design of the project.
4. No adverse effect to adjoining property.

RESPONSE: No exceptions are being requested as part of this application.

55.180 MAINTENANCE

All on-site improvements shall be the ongoing responsibility of the property owner or occupant.

RESPONSE: The applicant acknowledges this responsibility.

55.190 SHARED OPEN SPACE

Where the open space is designated on the plan as common open space, the following shall apply:

A. The open space area shall be shown on the final plan and recorded with the Planning Director.

RESPONSE: There is no shared open space planned as part of this application.

B. The open space shall be conveyed in accordance with one of the following methods:

1. By dedication to the City as publicly owned and maintained as open space. Open space proposed for dedication to the City must be acceptable to it with regard to the size, shape, location, improvement, and budgetary and maintenance limitations.

RESPONSE: There is no shared open space planned as part of this application.

2. By leasing or conveying title (including beneficial ownership) to a corporation, home association, or other legal entity with the City retaining the development rights to the property. The terms of such lease or other instrument of conveyance must include provisions suitable to the City Attorney for guaranteeing the following:

- a. The continued use of such land for intended purposes.
- b. Continuity of property maintenance.
- c. When appropriate, the availability of funds required for such maintenance.
- d. Adequate insurance protection.
- e. Recovery for loss sustained by casualty and condemnation, or otherwise.

RESPONSE: There is no shared open space planned as part of this application.

3. By any method that achieves the objectives set forth in subsection (B)(2) of this section.

RESPONSE: There is no shared open space planned as part of this application.

55.195 ANNEXATION AND STREET LIGHTS

As a condition of approval for design review for any project that is being annexed to the City, the developer and/or homeowners association shall pay for all expenses related to street light energy and maintenance costs until annexed into the City. The approval for any property annexed must state: "This approval is contingent on voter approval of annexation of the subject property." This means that no permit, final plat, or certificate of occupancy may be issued or approved until annexation is complete. (Ord. 1442, 1999; Ord. 1604 § 53, 2011).

RESPONSE: The subject property is located within the city limits. The requirements of this section do not apply.

End of Chapter 55 Responses

DOMAN PROFESSIONAL BUILDING

1754 Willamette Falls Drive West Linn, Oregon

NOTE: THE COLOR PALETTES SHOWN BELOW ARE REPRESENTATIVE ONLY. SELECTED FROM THE 'AMERICA'S HERITAGE HISTORICAL COLORS' COLLECTION BY SHERWIN WILLIAMS. ACTUAL BUILDING COLORS WILL BE SELECTED FROM THE FULL LINE OF THIS COLLECTION.

| | | | |
|--|--|--|--|
| | | | PALETTE: ANTIQUE WHITE BODY: SW 6119 ANTIQUE WHITE TRIM: SW 2842 ROYCROFT SUEDE ACCENT 1: SW 7012 CREAMY ACCENT 2: SW 0048 BUNGLEHOUSE BLUE |
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|--|--|--|--|
| | | | PALETTE: COLONIAL REVIVAL GREEN STONE BODY: SW 2826 COLONIAL REVIVAL GREEN STONE TRIM: SW 2846 ROYCROFT BRONZE GREEN ACCENT 1: SW 0050 CLASSIC LIGHT BUFF ACCENT 2: SW 2838 POLISHED MAHOGANY |
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Paint Palette

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| | | | PALETTE: COLONIAL REVIVAL STONE BODY: SW 2827 COLONIAL REVIVAL STONE TRIM: SW 2829 CLASSICAL WHITE ACCENT 1: SW 6258 TRICORN BLACK ACCENT 2: SW 2802 ROOKWOOD RED |
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|--|--|--|---|
| | | | PALETTE: DOWNING SLATE BODY: SW 2819 DOWNING SLATE TRIM: SW 2813 DOWNING STRAW ACCENT 1: SW 2814 ROOKWOOD ANTIQUE GOLD ACCENT 2: SW 2807 ROOKWOOD MEDIUM BROWN |
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|--|--|--|---|
| | | | PALETTE: DOWNING STONE BODY: SW 2821 DOWNING STONE TRIM: SW 2851 SAGE GREEN LIGHT ACCENT 1: SW 2846 ROYCROFT BRONZE GREEN ACCENT 2: SW 0050 CLASSIC LIGHT BUFF |
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| | | | PALETTE: NEEDLEPOINT NAVY BODY: SW 0032 NEEDLEPOINT NAVY TRIM: SW 0050 CLASSIC LIGHT BUFF ACCENT 1: SW 2853 NEW COLONIAL YELLOW ACCENT 2: SW 0045 ANTIQUARIAN BROWN |
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|--|--|--|--|
| | | | PALETTE: RENWICK ROSE BEIGE BODY: SW 2804 RENWICK ROSE BEIGE TRIM: SW 2805 RENWICK BEIGE ACCENT 1: SW 0023 PEWTER TANKARD ACCENT 2: SW 2838 POLISHED MAHOGANY |
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|--|--|--|---|
| | | | PALETTE: ROYCROFT MIST BEIGE BODY: SW 2844 ROYCROFT MISE BEIGE TRIM: SW 2821 DOWNING STONE ACCENT 1: SW 7006 EXTRA WHITE ACCENT 2: SW 2801 ROOKWOOD DARK RED |
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| | | | PALETTE: SHERATON SAGE BODY: SW 0014 SHERATON SAGE TRIM: SW 2822 DOWNING SAND ACCENT 1: SW 2814 ROOKWOOD ANTIQUE GOLD ACCENT 2: SW 2856 FAIRFAX BROWN |
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|--|---|
| | AWNING: MAHOGANY FABRIC: MAHOGANY |
|--|---|

Fabric Awning - North Elevation

DOMAN

OFFICE | MIXED USE BUILDING

1754 Willamette Falls Drive West Linn, Oregon

HISTORIC BUILDING IMAGES - IN SUPPORT OF
HISTORIC REVIEW BOARD VARIANCE REVIEW:



STATE STREET - LAKE OSWEGO | CIRCA 1913 | NON-FABRIC AWNINGS



STREET UNKNOWN - OREGON CITY | CIRCA 1884 | NON-FABRIC AWNINGS



FRONT AVENUE - PORTLAND | CIRCA 1858 | CAST IRON COLUMNS & METAL AWNINGS



FIRST AVENUE - PORTLAND | CIRCA 1888 | CAST IRON COLUMNS

SHOWN IN SUPPORT OF THE FOLLOWING
REQUESTED VARIANCES:

STANDARDS:

58.090.C.11 AWNINGS

58.090.C.13 DOORS AND ENTRYWAYS

58.090.C.28 NEW MATERIALS

STANDARDS 11 & 18:

AWNINGS SHALL BE EITHER CANVAS OR VINYL, OR SIMILAR APPROVED MATERIAL, SUPPORTED BY AN INTERNAL METAL FRAMEWORK OR METAL OR WOOD SUPPORTED BY A CURVED METAL SUPPORT, EITHER ATTACHED TO THE BUILDING OR A SIMPLE 4" X 4" WOOD POST EXTENDING DOWN TO THE OUTSIDE OF THE SIDEWALK.

REQUESTED VARIANCES: THE BUILDING AWNINGS AND PORCH CANOPY ARE PROPOSED TO BE STANDING SEAM METAL (SELECTED FOR DURABILITY), WITH CURVED METAL SUPPORTS. THEY ARE LOCATED ABOVE WINDOWS WITH TRANSOMS. THE COVER OVER THE FRONT PORCH IS SUPPORTED ON A CURVED METAL TRUSS SUPPORTED BY DECORATIVE CAST IRON COLUMNS, WHICH WERE CHOSEN AS A SUPERIOR DESIGN OVER 4 X 4 WOOD POSTS. CAST IRON ARCHITECTURE WAS IN COMMON USAGE IN THE REGION IN THE 1880-1915 TIME PERIOD PRESCRIBED IN THE STANDARDS.

IN AN EFFORT TO ORIENT THE PROPOSED BUILDING CLOSER TO THE PREDOMINANT BUILDING LINE OF THE EXISTING NEIGHBORS, WE HAVE HELD THE FRONT OF THE PORCH AWNING TO THE BACK OF THE SIDEWALK RATHER THAN EXTENDING TO THE CURB. THIS WILL MAKE THE PROPOSED BUILDING MORE CONSISTENT WITH ITS NEIGHBORS, AS WELL AS MINIMIZING THE CHANCE OF DAMAGE CAUSED BY VEHICLES.

HISTORIC REVIEW BOARD

WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT

REQUEST FOR VARIANCE | CHAPTER 58 STANDARDS | CLASS 2

HISTORIC REVIEW BOARD MEETING | FEBRUARY, 2017

STANDARD 13:

THE ENTRYWAY SHALL BE CENTERED IN THE MIDDLE OF THE BUILDING AT GRADE... THE DOORS MAY BE SINGLE OR DOUBLE DOORS. **THE DOORS SHALL BE RECESSED THREE TO FIVE FEET BACK FROM THE BUILDING LINE.**

REQUESTED VARIANCE: REQUEST TO WAIVE THE REQUIRED 3-5 FOOT ENTRY DOOR RECESS. IN LIEU OF THIS REQUIREMENT, PROPOSED ENTRY DOORS ARE LOCATED 10 FEET BACK FROM THE PROPERTY LINE, UNDER THE PORCH CANOPY.

ON THIS PARTICULAR SITE, THIS ARRANGEMENT IS A SUPERIOR DESIGN THAN STRICTLY MEETING THE STANDARD, AS IT HELPS THE PROPOSED BUILDING TO BE MORE CONSISTENT WITH ITS NEIGHBORS, WHILE KEEPING THE ENTRY SET BACK FROM THE PROPERTY LINE AS INTENDED BY THE STANDARD.



Doman Professional Offices

1754 Willamette Falls Drive, West Linn, OR
Design Review Class II-Chapter 58
December 2016

A. Introduction

The following Narrative, Plans and Supplemental materials will demonstrate that the proposed project is in compliance with the applicable site plan and design review standards set forth in the West Linn Community Development Code.

B. Narrative

PNW Properties, LLC is proposing a new two-story development located at 1754 Willamette Falls Drive east of 14th Street. The site is currently vacant, and is bounded by commercial development to the east and west, residential to the north, and Willamette Falls Drive to the south.

The proposed mixed use development is two-story office with a total building area of approximately 6,000sf. All parking is existing on the street. Spring 2016 construction start is anticipated.

C. Conformance

58.090 STANDARDS

- A. Standards are needed to provide a clear and objective list of design elements that are needed to bring new construction and remodels into conformance with I 880c1915 architecture. Buildings of the period saw relatively few deviations in design. Consequently, the Historic Review Board will require conformance with the standards. Deviations or deletions from the standards are addressed in the variance procedure of this chapter.
- B. The use of "neo-designs" or simply contextual designs which only attempt to capture the basic or generalized elements such as building line, massing and form, etc. is not acceptable.
- C. The following standards shall apply to new construction and remodels.

1. Dimensional standards:

- a. Front: zero-foot setback. Building may not be set back from the property line unless it is consistent with predominant building line.

ACTION: *The covered front porch of the proposed building frontage (south elevation) is set on the property line. The primary south building wall and entry has been located 10' back from the property line to bring it more in line with the predominant building line of the adjacent existing neighbors (see site plan).*

- b. Side and Side Street: zero-foot setback. Building may not be set back from the side property line except for side passageway, access way, or stairway unless fire codes dictate otherwise. The setback shall not exceed six feet. The setback should be consistent with the rhythm of adjacent structures, or at least not deleterious to it.

(ORD. 1391)

ACTION: East (side) building elevation is setback 5'0" from the existing property line to accommodate pedestrian passage to the back of the building, exiting, and trash roll carts to be brought to the sidewalk. The West (side) building elevation is set back 6'0" from the existing property line to allow for the exterior exit stair from the second floor. These side setbacks are also consistent with those of the existing neighboring structures on each side of the proposed building.

- c. Rear: 20-foot setback. Setbacks between 0-20 feet are permitted only if the applicant can demonstrate that he can successfully mitigate any impacts associated with the building in current and future uses as they would relate to abutting residential and other properties.

ACTION: North (rear) building elevation is setback 10'0" from the rear property line at the ground floor level. This encroachment into the prescribed 20' setback is mitigated at the ground floor by a 6' tall fence and landscaping along the north property line. At the second floor level, the building is set back the full 20' from the property line, fully mitigating the impact on the adjacent property.

- d. Lot coverage: up to 100 percent of lot may be developed depending upon ability to mitigate impacts upon abutting residential and other uses.

ACTION: The proposed lot coverage based on the street level ground floor area is 63%. (Site Area = 5,100 s.f. (0.117 acres) / Ground Floor Footprint = 3,200 s.f)

- 2. Minimum landscaping required: Structures in this area are exempt from landscaping requirements as identified in Section 55.100(A)(II)(b), Design Review. The provision of CDC Section 55.100(A)(II)(c)(I-8) shall still apply where parking lots are proposed.

ACTION: The landscaping is "exempt" for this structure per Section 55.100(A)(II)(b), Design Review. Decorative landscaping amounting to 21% of the site area will be provided, which will include some screening between properties.

- 3. Building height limitations: Maximum building height shall be 35 feet (as measured by this Code), and two stories. False fronts shall be considered as the peak of the building if it exceeds the gable roof ridgeline.

ACTION: The tallest point on the building is the false front at the south elevation at 30'-8".

- 4. External ground level or first story minimum height: 10 feet to allow transoms.

ACTION: The ground level first story height is 13'0" A.F.F to allow for window transoms.

- 5. Roof form: Flat or pitched roofs. Pitched roof ridgeline shall run from the front of the building to the back.

ACTION: The false front at the south elevation conceals a gable roof whose ridgeline extends from front to back.

- 6. Building form, scale and depth: Building shall emphasize the vertical through narrow,

tall windows (especially on second floor), vertical awning supports, engaged columns, and exaggerated facades creating a height-to-width ratio of 1.5:1. Building depth shall be flat, only relieved by awning and cornice projections and the indented doorway.

ACTION: *The proposed south elevation emphasizes vertical elements using tall windows, cornices, awnings, and trim. The second floor has been provided with windows that align with the main floor below which enhance "verticality". Trim depth offsets to either side of the entry, along with awnings and cornice projections provide horizontal relief.*

7. **Spacing and rhythm:** Buildings shall follow a regular rhythm. Strong vertical breaks or lines should be regularly spaced every 25 to 50 feet.

ACTION: *Trim depth offsets occur on each side of the entry, and within the 25 to 50 foot spacing requirement.*

8. **Facades:** No gables, hipped, or pitched roofs shall be exposed to the street at the front. The "Western false front" shall be the preferred style although variations shall be allowed.

ACTION: *Proposed gables, hipped and pitched roofs for the entire building have been concealed with a "Western False Front" facade.*

9. **Cornice:** Cornices shall be broad and may include regularly spaced supporting brackets. A cornice is not required, but preferred.

ACTION: *Cornices have been enhanced with "overlapping" trim boards, and/or brackets.*

10. **Building materials and orientation:** Wood shall be the principal building material. Horizontal wood siding in 1" X 8" dimensions shall be used for siding. Brick and certain concrete configurations are permitted only by a variance under Section 58.090.

ACTION: *The primary materials list will be 1 x 8 wood siding.*

11. **Awnings:** All buildings shall have awnings extending out from building face. Awnings are preferred for micro-climate benefits. Ideally, the building will have both transom and awnings, although transoms are not required. Awnings shall be either canvas or vinyl, or similar approved material, supported by an internal metal framework or metal or wood supported by a curved metal support, either attached to the building or a simple 4" X 4" wood post extending down to the outside of the sidewalk. Awnings shall, therefore, extend beyond the front property line to the outside edge of the sidewalk, and shall possess a seven-foot clearance to the valance or any other part. The pitch of the awning shall be 10-40 degrees. No "bubble-type" awnings are permitted. No backlit awnings are permitted. Canvas or matte finish vinyl, or similar approved material awnings may be one color or striped and shall have a free-hanging plain or crenelated valance. Canvas or matte finish vinyl, or similar approved material awnings should not be shared between two structures. Each structure should have its own awning. (ORD. 1401)

ACTION: *Building awnings are proposed to be metal, with curved metal supports. They are located above windows with transoms. The cover over the front porch is also*

metal, supported on a curved metal truss supported by decorative cast iron columns. In an effort to orient the proposed building closer to the predominant building line of the existing neighbors, we have held the front of the porch awning to the back of the sidewalk rather than extending to the curb. This will make the proposed building more consistent with its neighbors, as well as minimizing the chance of damage caused by vehicles.

12. Extruded roofs: As a substitute for an awning, extruded roofs have a 10-40 degree pitch and extend 1-2 feet from the building face just above the transom windows where the first and second stories meet. The roof runs along the entire building frontage. Standard roofing materials are used. Transoms are required with extruded roofs.

ACTION: No "extruded roofs" are proposed. Transom windows will still be provided.

13. Doors and entryways: The entryway shall be centered in the middle of the building at grade. The buildings on street corners may position their door on the corner at an angle as depicted in the illustration. The doors may be single or double doors. The doors shall be recessed 3-5 feet back from the building line. Doors shall have glazing in the upper two-thirds to half of the door. Panels should decorate the lower portions. The entryway shall have windows all the way around at the same level as the other display windows. Wood doors are preferable although alternatives with a dark matte finish may be acceptable.

ACTION: Double entrance doors have been provided at the center of the building. They are located 10'0" back from the property line, under the covered porch. This orientation provides the effect of keeping the door swings out of the sidewalk, and is consistent with the existing neighbors to the east and west. The doors will be wood, with the upper 2/3s glazed, and lower 1/3 wood panels.

14. Glazing: Clear glass only. No mirrored or tinted glass. No films applied to glass. Lettering on glass is permitted (see item 25(b) of this section).

ACTION: Clear glass is proposed for all windows.

15. Display or pedestrian level windows: Shall extend across at least 80 percent of building front. The windows shall start 1-1/2 - 2-1/2 feet above grade to a height of 7-8 feet, and shall be level with the top of the height of the adjacent entryway area, excluding transom. A single sheet of glass is not permitted. The window shall be broken up into numerous sections, also known as lights. From 1880 onwards, the number of lights was generally no more than six in a pedestrian level window. The frames may be wood or vinyl clad wood, or other materials so long as a matte finish is possible.

ACTION: The proposed street level windows are multi-light, with sills at 30" A.F.F., and are 7'-0" tall. Due to structural limitations we are requesting that they be allowed to extend only 70% across the building front.

16. Second floor and other windows: Double and single hung windows proportionately spaced and centered should be used. Smaller square shaped windows may be permitted (1-1/2' - 2' per side). A typical window should have a 3:1 height to width ratio for the glass area. There should be a minimum of two lights: "one over one" of equal

size. "Two over one" or "four over one" is appropriate.

ACTION: *The proposed upper level windows are double hung, and proportionately centered over the first floor, and are divided to create panels with a 3:1 ratio.*

17. Wainscotting: Wainscotting shall be consistent with primary material of the building, typically wood.

ACTION: *The proposed wainscot will be wood paneling.*

18. Shutters: Shutters are not allowed.

ACTION: *No shutters will be proposed.*

19. Balconies: No balconies are permitted except on rear of building.

ACTION: *No balconies are proposed.*

20. Exterior stairs: Simple stairs are permitted on the rear or side of the building only.

ACTION: *The exit stairs proposed are on the west side and rear of the building.*

21. Roof mounted mechanical equipment: Equipment shall be screened from view on all sides by normal and consistent architectural features of the building. Section 55.100(A)(4), "Privacy and Noise," shall apply.

ACTION: *The mechanical equipment will be ground mounted along the west wall.*

22. Air conditioning: No window type on avenue or street side are permitted. Window mounted air conditioners are not allowed at rear where abutting residential.

ACTION: *Heat pump units will be ground mounted as described above, with fan units located indoors.*

23. Exterior lighting fixtures: Any lighting fixtures that can be traced to 1880-1915 period is permitted. Simple modern fixtures that are screened and/or do not attract attention are acceptable. Overlay ornate fixtures of the Victorian era are to be discouraged.

ACTION: *Proposed exterior light fixtures will be 'goose neck' style sign fixtures, or period style fixtures - cut sheets of the light fixtures will be provide upon request.*

24. Transoms: Transom windows are required with extruded roofs and optional with awnings. Transom windows shall cover the front of the building above, but not beyond, the main display windows and the entryway area. Transoms should be broken up into sections every six inches to three feet in a consistent and equal pattern. Height should not exceed three feet. Transoms may or may not open. False ceilings are allowed behind the transoms.

ACTION: *The ground floor windows proposed will have metal awnings above their entire width. Transom windows are proposed.*

25. Planters: No planters are allowed.

ACTION: *No planters are proposed.*

26. Paint colors: Body color typically included white, cream, or a light warm color of low intensity. Accents, trims, windows, etc. should be dark colored. Contrasting colors should be compatible. Existing colors shall not enjoy protected status when repainting is proposed. A palette or color wheel of acceptable 1880-1915 period colors shall be the basis for color selection. No other colors are allowed. The palette is available at the Planning Department.

ACTION: *A color & material and color board has been submitted with this application. The applicant was told by the city that a color palette that was referenced in the city code was not available at this time, and that the City will review the proposed colors/materials submitted by the applicant.*

27. Ornamental or advertising flags, pennants, or banners: Not permitted on buildings.

ACTION: *No ornamental or advertising flags, pennants, or banners are proposed.*

28. New materials: Permitted where it is demonstrated that new material visually replicates originally required material, except siding, which must be wood.

ACTION: *Standing seam metal roofing is proposed for the awnings and porch canopy, selected for its durability.*

Signs:

- a. Signs shall not exceed 10 percent of the square footage of the front elevation. The calculation of allowable signage is explained in Section 52.300. The sign(s) shall be proportionate to buildings and signs on adjacent buildings. The "10 percent" shall be broken up into multiple signs. The sign(s) shall be mounted or painted on the second floor, on the valance of the awning, on the windows at pedestrian level, or on 4 X 4 awning posts. Signs shall not be of the internally lit "can" type or channel light type. No backlit awnings are allowed. Illumination by spotlight is permitted. Neon signs are permitted only inside the windows. No flashing signs are allowed. By temporary sign permit only, neon colored lettering or designs painted on windows or on paper or banners in the windows are allowed, but discouraged. Small signs or plaques which describe the building in a historical sense are exempt from the allowable square footage restrictions. Signs cannot project out from building face.
- b. Sign typeface: Antique lettering as shown in the illustration is required. Variations are permitted where the lettering would not clash with the predominant font or style. "Gay Nineties or P. T Barnum" type styles and other exaggerated styles are discouraged. Lettering may be horizontal, vertical, or slanting up from lower left to upper right. Semi-circle designs on windows are permitted. Window lettering should be either white, black, or gold with black shading.
- c. Temporary signs: Temporary sandwich board signs are permitted and shall be designed to be consistent with the aforementioned sign and typeface provision.

ACTION: *All signage shall meet the intent of the code. A separate sign plan will be submitted to the City before the construction of any tenant improvements.*

D. Variance Procedures

58.100 VARIANCE PROCEDURES

In those circumstances where a design proposal cannot meet the standards, or proposes an alternative to the standard, the Historic Review Board may grant a variance in those cases where one of the following criteria is met:

- A. The applicant can demonstrate by review of historical records or photographs that the alternative is correct and appropriate to architecture in the region, and especially West Linn, in 1880-1915.
- B. The applicant is incorporating exceptional 1880-1915 architecture into the building which overcompensates for an omission. The emphasis is upon superior design, detail, or workmanship.

ACTION: *The Applicant is requesting variances to the following standards:*

- 1. *Standards 11 & 28: Variance requested to the required canvas or vinyl, as described above. Metal roofing is proposed as a more durable roofing material that would be most appropriate on a large porch canopy as proposed. Cast Iron Columns are requested as a superior design detail per the standard.*
- 2. *Standard 13: Variance requested to the required 3-5 foot inset entry doors. In lieu of this requirement, proposed entry doors are located 10 feet back from the property line, under the porch canopy. This is consistent with the adjacent neighboring buildings, and achieves the result of not allowing the doors to swing over the property line as intended by the Standard.*



STORMWATER MANAGEMENT REPORT

TO
CITY OF WEST LINN
FOR

DOMAN PROFESSIONAL OFFICES
(PROJECT #2646)

Willamette Falls Drive, West Linn, OR 97068

DECEMBER 2016

PREPARED BY:

PLS ENGINEERING

Contact: David G. Spencer, P.E.
(360) 944-6519

david@plsengineering.com

DESIGNER'S CERTIFICATION AND STATEMENT

"I hereby certify that this Stormwater Management Report for the Doman Professional Offices project has been prepared by me or under my supervision and meets minimum standards of the City of West Linn and normal standards of engineering practice. I hereby acknowledge and agree that the jurisdiction does not and will not assume liability for the sufficiency, suitability, or performance of drainage facilities designed by me."

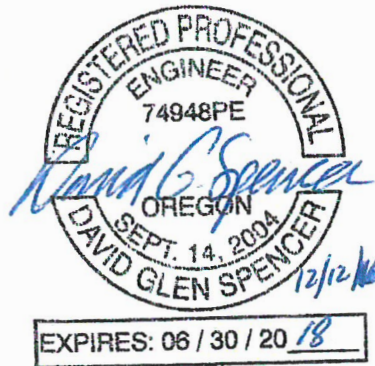


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| <i>B. METHODOLOGY</i> | <i>4</i> |
| <i>C. ANALYSIS</i> | <i>5</i> |
| <i>D. ENGINEERING CONCLUSIONS</i> | <i>5</i> |
| <i>E. STORMWATER FACILITY DETAILS / EXHIBITS</i> | <i>5</i> |
| <i>F. DRAFT OPERATIONS AND MAINTENANCE PLAN</i> | <i>5</i> |
| <i>G. ADDITIONAL FORMS</i> | <i>5</i> |
| <i>H. ASSOCIATED REPORTS SUBMITTED</i> | <i>5</i> |

Figures and Data

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| <i>BASIN MAP</i> | <i>FIG-B</i> |
| <i>STORMWATER CALCULATIONS</i> | <i>FIG-C</i> |
| <i>OPERATIONS AND MAINTENANCE PLAN</i> | <i>FIG-D</i> |

A. PROJECT OVERVIEW AND DESCRIPTION

The Doman Professional Offices site plan includes a new office building and associated, walkways, landscaping, utilities, etc. See attached preliminary civil plans, which include a vicinity map, in the appendix for more information.

This project generates approximately 3,304 SF of new impervious surfaces consisting of both roof and sidewalk areas. None of the new impervious surfaces will be subject to vehicular traffic, however, water quality treatment of stormwater runoff will be provided as required by the City of West Linn.

This project does not create more than 5,000 SF of new impervious area, and therefore is not required to provide stormwater detention.

Section 2.0051(A)(1&2) of the City of West Linn Public Works Design Standards states the following:

A water quality facility shall be constructed unless, in the judgement of the City Engineer, any of the following conditions exists:

- *The site topography or soils makes it impractical, or ineffective to construct an on-site facility.*
- *The site is small compared to the development plan, and the loss of area for the on-site facility would preclude the effective development.*

Section 2.0053(C) of the City of West Linn Public Works Design Standards, states the following:

Storm filter or facilities utilizing similar technologies or process with replacement filter cartridges will generally not be approved for use in public or private stormwater treatment systems within the City, but may be approved by the City Engineer only if an above ground facility absolutely will not be functional as determined by the City Engineer.

For this project we have considered options for water quality treatment, including ecoroof, pervious pavement, rain gardens, swales, planters and infiltration trenches, and have determined that due to topography, soils, and limited site area, an above ground facility is not practical.

Upon development, stormwater runoff will be from roof and sidewalk only, and not from a pollution generating surface such as a roadway or driveway. The existing driveway is being removed by the proposed development, which decreases the water quality impact by eliminating this pollution generating surface.

Therefore, we are requesting that the City Engineer consider our proposal to provide a Stormfilter catch basin to handle water quality treatment for this development site. Because the site is small compared to the proposed development plan, and also the topography and soils make above ground water quality treatment impractical, the Stormfilter catch basin seems to be a practical solution that could be approved for the very reasons allowed according to the City's design standard. See preliminary civil plans for storm system layout.

B. METHODOLOGY

For this project we are seeking an exception from the typical methods for stormwater treatment allowed in the City of West Linn. As mentioned previously, many of those other methods were considered, but not found to be optimal for this small site development given topography, soils and other factors. Therefore for this project we are proposing the use of Stormfilter technology.

While not commonly used in the City of West Linn, Stormfilter's performance has been verified by some of the most stringent stormwater technology evaluation organizations in North America, including "State of Washington Department of Ecology, New Jersey Department of Environment protection, Maine Department of Environment Protection, Maryland Department of the Environment, North Carolina, Texas Commission on Environmental Quality, St. Louis Metropolitan Sewer District, and Canada ETV" as well as numerous other stormwater regulatory agencies according to Contech Engineered Solution's website.

If the City of West Linn will approve the use of the Stormfilter technology, a single catch basin would be installed which will provide more than adequate treatment of the stormwater prior to discharge into the public storm drainage system.

C. ANALYSIS

This project includes one basin that has a total impervious surface area of approximately 4,686 SF. 1,382 SF of this basin contains existing impervious surfaces that will be removed and replaced. Therefore, the amount of new impervious surface is 3,304 SF which is less than the 5,000 SF necessary to trigger stormwater.

Using the ODOT "first flush" storm size of 0.7 inches in 24 hours, a preliminary calculation using SBUH was calculated resulting in a stormwater runoff of 0.010 cfs, which is handled by a single-cartridge Stormfilter. An 18" filter cartridge with ZPG filter media, will treat a flow rate of 15 gpm, or 0.033 cfs. Larger storm events will simply be allowed to by-pass the filter.

D. ENGINEERING CONCLUSIONS

For this project, a Contech Stormfilter catch basin (or approved equal) will provide adequate water quality treatment of runoff from roof and sidewalk areas. Since there are no proposed vehicular areas, this proposal does not present any significant impact to the stormwater quality entering into the public storm drain system.

E. STORMWATER FACILITY DETAILS / EXHIBITS

For stormwater facility details and exhibits, please see the preliminary civil plans and exhibits in the Appendix.

F. DRAFT OPERATIONS AND MAINTENANCE PLAN

All maintenance of the private stormwater facilities will be the responsibility of the private land owner. Please see the operations and maintenance plan information in the appendix of this report.

G. ADDITIONAL FORMS

None.

H. ASSOCIATED REPORTS SUBMITTED



No additional reports are being submitted with this stormwater report.

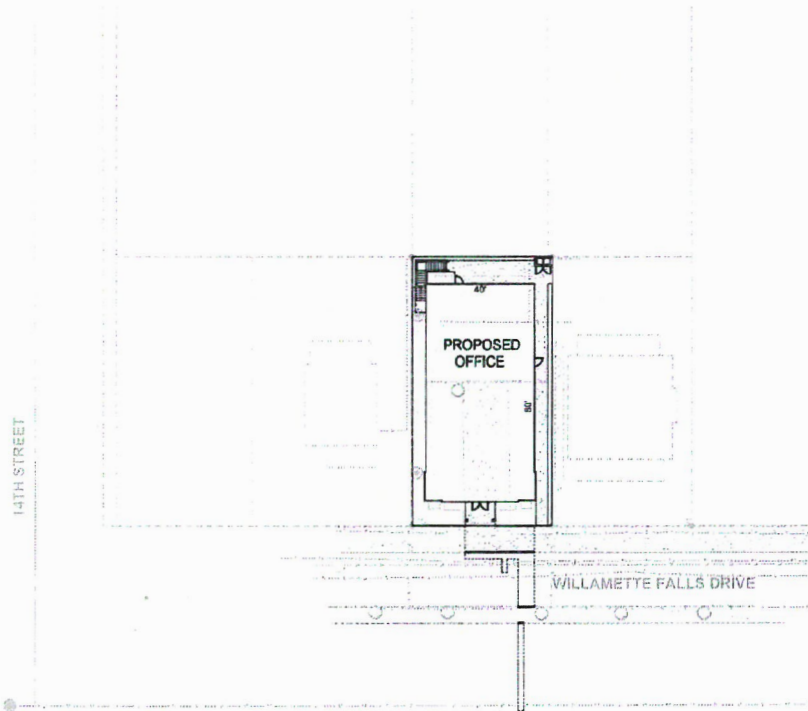
FIGURE A

PRELIMINARY CIVIL PLANS

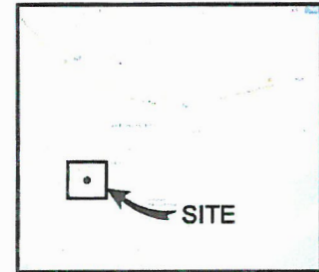
Doman Professional Offices

NW 1/4 of Section 2, T3S, R1E W.M.
West Linn, Oregon

| Proposed Hatching Legend | |
|---|--------------------------|
|  | Asphalt Concrete |
|  | Concrete Sidewalk/Paving |



- GENERAL NOTES:**
1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN STANDARDS AND OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
 2. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, FEDERAL HIGHWAY ADMINISTRATION, WITH OREGON SUPPLEMENTS, AND THE OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
- SITE PLAN NOTES:**
1. DESIGN BASED UPON SITE PLAN PROVIDED BY SGA ARCHITECTS AND EXISTING CONDITIONS SURVEY BY PLS ENGINEERING DATED 11/19/2016.



VICINITY MAP
NOT TO SCALE

| Sheet Index | |
|-------------|---|
| 1. | Cover Sheet |
| 2. | Existing Conditions and Demolition Plan |
| 3. | Site and Utility Plan |
| 4. | Grading and Erosion Control Plan |

GENERAL NOTES

OWNER/APPLICANT:
PMW Properties, LLC
18992 SE Hwy 212
Damascus, OR 97088
(503) 669-8187

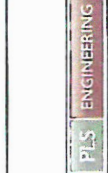
ARCHITECT:
SGA
10940 SW Barnes Road, No. 304
Portland, OR 97225
Phone (503) 281-0725

ENGINEERING:
PLS Engineering
Contact: David G. Spencer, PE
2098 C Street
Vancouver, WA 98663
PH: (360) 944-8539
Fax: (360) 944-8539
david@plsengineering.com

SURVEYING:
PLS Engineering
Contact: Mike Weisenborn, PLS
2098 C Street
Vancouver, WA 98663
PH: (360) 944-8539
Fax: (360) 944-8539
mike@plsengineering.com

SITE LOCATION:
Located on the north side of Willamette Falls Drive in West Linn, OR (14th Street is the nearest cross street)

SITE ADDRESS:
NW 1/4 of Section 2, T3S, R1E, W.M.
West Linn, OR



Cover Sheet For:
Doman Professional Offices
A Site Located In The City of West Linn, Oregon

| Revisions | |
|-----------|-------------------------------------|
| No. | Description |
| 1 | 12/12/2016 Preliminary Site Diagram |
| | |
| | |
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| | |
| | |



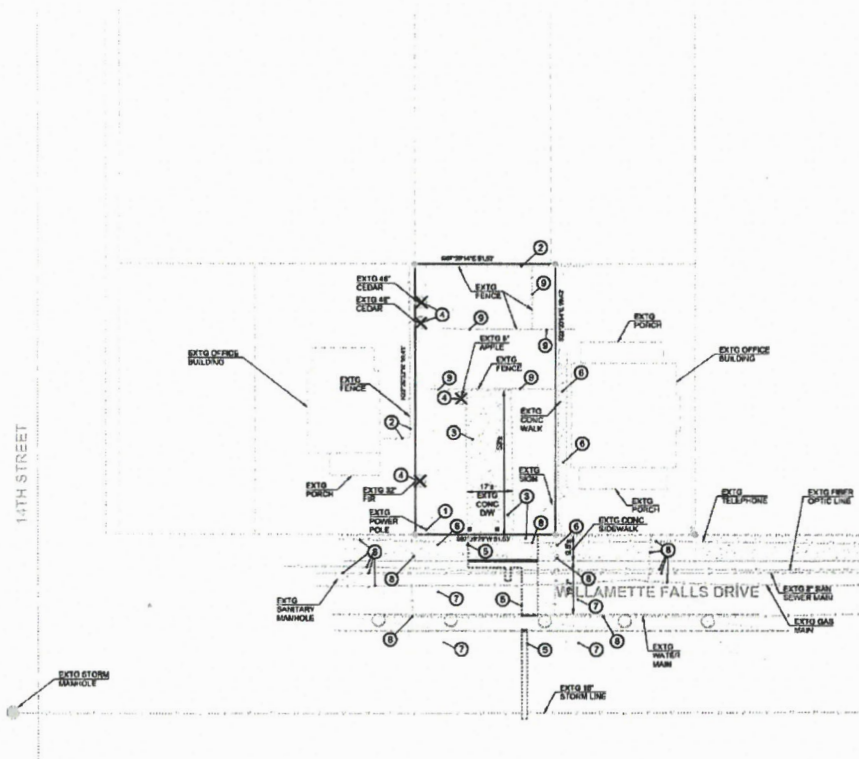
| | |
|--------------|-----|
| Prepared By: | DCS |
| Checked By: | DCS |
| Drafted By: | DCS |
| Reviewed By: | TCJ |

PRELIMINARY
NOT FOR CONSTRUCTION

1 / 4

DEMOLITION NOTES

- ① PROTECT EXTO POWER POLE TO REMAIN
- ② PROTECT EXTO FENCE TO REMAIN
- ③ REMOVE EXTO CONCRETE PAVEMENT
- ④ REMOVE EXTO TREE
- ⑤ SAWCUT LINES (LIMITS OF DEMO)
- ⑥ PROTECT EXTO CONCRETE WALK TO REMAIN
- ⑦ PROTECT EXTO ASPHALT TO REMAIN
- ⑧ PROTECT EXTO UTILITIES TO REMAIN
- ⑨ REMOVE EXTO FENCE (WITHIN PROPERTY LINE)



- GENERAL NOTES:**
1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH CITY OF WEST Linn STANDARDS AND OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION)
 2. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, FEDERAL HIGHWAY ADMINISTRATION, WITH OREGON SUPPLEMENTS AND THE OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION)

- EROSION CONTROL NOTES:**
1. DO NOT COMMENCE SITE CLEARING OPERATIONS UNTIL TEMPORARY EROSION AND SEDIMENT CONTROL ARE IN PLACE.
 2. DO NOT REMOVE TEMPORARY EROSION AND SEDIMENT CONTROL MEASURES UNTIL SITE IS STABILIZED.
 3. INSTALL OR REPLACE TO CITY SPECIFICATIONS ALL STRUCTURES WHICH ARE MISSING, DAMAGED, OBTUSCATED, OR REMOVED BY CONSTRUCTION.

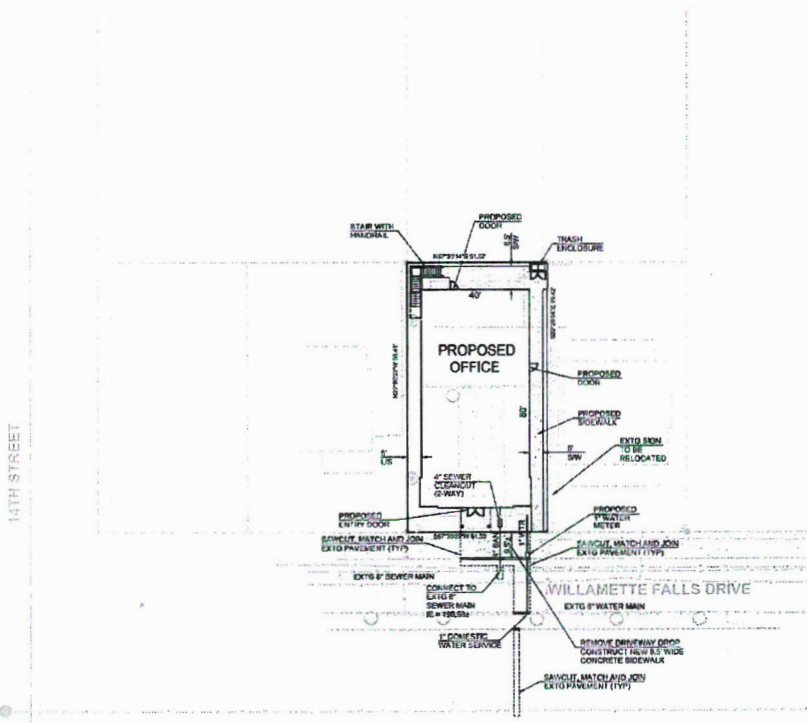
Existing Conditions and Demolition Plan For:
Doman Professional Offices
 A Site Located In The City of West Linn, Oregon

| Revisions | Proposed | Checked | Date |
|-----------|----------|---------|------|
| | | | |
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| | |
|-------------|--------------|
| PROJECT NO. | 2048 |
| SCALE | 1/4" = 1'-0" |
| DESIGNED BY | DGS |
| DRAWN BY | SKR |
| CHECKED BY | SKR |
| DATE | 04/19/17 |
| <p>2</p> | |
| <p>4</p> | |

PRELIMINARY
NOT FOR CONSTRUCTION

Site and Utility Plan For:
Doman Professional Offices
 A Site Located In The City of West Linn, Oregon



- GENERAL NOTES:**
1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN STANDARDS AND OREGON DEPARTMENT OF TRANSPORTATION LATEST EDITION.
 2. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS FEDERAL HIGHWAY ADMINISTRATION WITH OREGON SUPPLEMENTS AND THE OREGON DEPARTMENT OF TRANSPORTATION LATEST EDITION.

- UTILITY NOTES:**
1. ALL WATER DISTRIBUTION SYSTEMS SHALL BE INSTALLED PER STATE WATER ADMINISTRATIVE RULES, ANWA STANDARDS AND GUIDELINES OF THE CITY OF WEST LINN DESIGN STANDARDS.
 2. ALL PUBLIC SANITARY SEWERS SHALL BE CONSTRUCTED WITH PVC PIPE OR CONCRETE PIPE.
 3. ALL ISOLATE SANITARY SEWERS SHALL BE INSTALLED PER THE UNIFORM PLUMBING CODE.

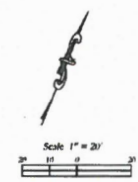
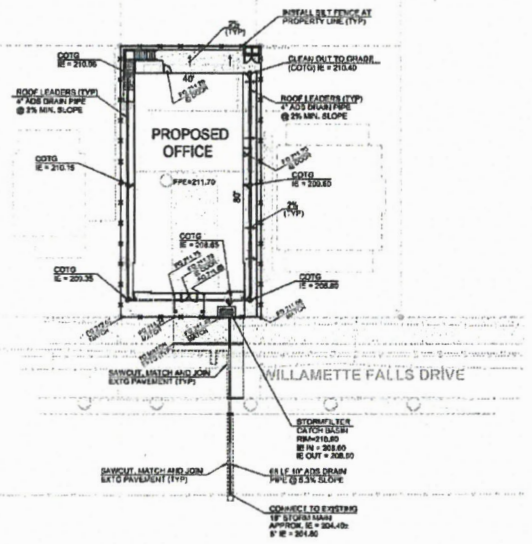
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|-----------|--------------------------|
| No. | Description |
| 1 | Preliminary Civil Design |
| | |
| | |
| | |
| | |
| | |

Project No. 2016
 SCALE: 1/8" = 1'-0"
 DESIGNED BY: DGS
 DRAFTER BY: DGS
 REVIEWED BY: TGE

3
 PRELIMINARY
 NOT FOR CONSTRUCTION
4

Grading and Erosion Control Plan For:
Doman Professional Offices
 A Site Located In The City of West Linn, Oregon

14TH STREET



- GENERAL NOTES:**
1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN STANDARDS AND OREGON DEPARTMENT OF TRANSPORTATION LATEST EDITION.
 2. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE "MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS" FEDERAL HIGHWAY ADMINISTRATION WITH OREGON SUPPLEMENTS AND THE OREGON DEPARTMENT OF TRANSPORTATION (LATEST EDITION).
- STORMWATER NOTES:**
1. ALL PUBLIC STORM DRAIN PIPE AND STRUCTURES SHALL BE INSTALLED PER CITY OF WEST LINN STANDARDS.
 2. ALL PRIVATE STORM DRAIN PIPE SHALL BE INSTALLED PER THE UNIFORM PLUMBING CODE.

Revisions

| NO. | DATE | DESCRIPTION |
|-----|----------|---------------------|
| 1 | 12/13/16 | PROVISIONAL SETTING |
| 2 | | |
| 3 | | |
| 4 | | |



Project No. 2416
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 DESIGNED BY: DDL
 DRAWN BY: NCS
 SUPERVISOR BY: TBL

PRELIMINARY
 NOT FOR CONSTRUCTION

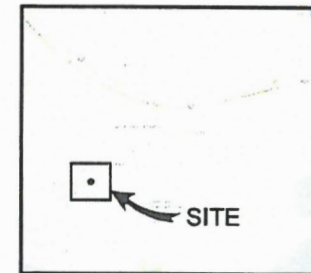
4
4

FIGURE B
BASIN MAP

Doman Professional Offices
 NW 1/4 of Section 2, T3S, R1E W.M.
 West Linn, Oregon
BASIN MAP

Proposed Hatching Legend

| | |
|--|--------------------------|
| | Asphalt Concrete |
| | Concrete Sidewalk/Paving |



VICINITY MAP
 NOT TO SCALE

Sheet Index

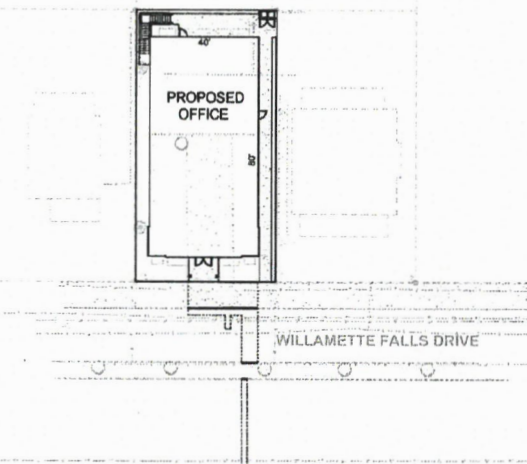
| |
|--|
| 1. Cover Sheet |
| 2. Existing Conditions and Demolition Plan |
| 3. Site and Utility Plan |
| 4. Grading and Erosion Control Plan |



EXTG IMPERVIOUS
= 1382 SF

PROPOSED IMPERVIOUS
= 4686 SF

NEW IMPERVIOUS
= 3304 SF



- GENERAL NOTES
1. ALL STREET WORK SHALL BE IN ACCORDANCE WITH CITY OF WEST LINN STANDARDS AND OREGON DEPARTMENT OF TRANSPORTATION LATEST EDITION.
 2. TRAFFIC CONTROL DEVICES SHALL CONFORM TO THE MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES FOR STREETS AND HIGHWAYS, FEDERAL HIGHWAY ADMINISTRATION, WITH OREGON SUPPLEMENTS, AND THE OREGON DEPARTMENT OF TRANSPORTATION LATEST EDITION.
- SITE PLAN NOTES
1. DESIGN BASED UPON SITE PLAN PROVIDED BY SGA ARCHITECTS AND EXISTING CONDITIONS SURVEY BY PLS ENGINEERING DATED 11/19/2016.

GENERAL NOTES

OWNER/APPLICANT:
 PNW Properties, LLC
 19869 SE Hwy 212
 Damascus, OR 97089
 (503) 898-4197

ARCHITECT:
 SGA
 18940 SW Barnes Road, No. 364
 Portland, OR 97225
 Phone (503) 201-0725

ENGINEERING:
 PLS Engineering
 Contact: David G. Spencer, PE
 2306 C Street
 Vancouver, WA 98663
 PH: (360) 844-8519
 Fax: (360) 844-8539
 david@plsengineering.com

SURVEYING:
 PLS Engineering
 Contact: Mike Weisenborn, PLS
 2306 C Street
 Vancouver, WA 98663
 PH: (360) 844-8519
 Fax: (360) 844-8539
 mike@plsengineering.com

SITE LOCATION:
 Located on the north side of Willamette Falls Drive in West Linn, OR (16th Street is the nearest cross street)

SITE ADDRESS:
 NW 1/4 of Section 2, T3S, R1E, W.M.
 West Linn, OR

PLS ENGINEERING

Cover Sheet For: **Doman Professional Offices**
 A Site Located In The City of West Linn, Oregon

| | |
|------------|---------------------|
| Revisions | Prepared By: D.G.S. |
| 11/19/2016 | |
| 12/15/2016 | |
| 01/11/2017 | |
| 02/07/2017 | |
| 03/07/2017 | |

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 SCALE: 1" = 40'
 DESIGNED BY: DGS
 CHECKED BY: DGS
 REVIEWED BY: WU

PRELIMINARY
 NOT FOR CONSTRUCTION

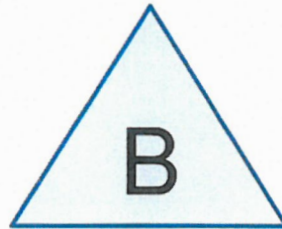
1 / 4

FIGURE C
STORMWATER CALCULATIONS

p:\projects\2646 doman office\reports\stormwater\2646 doman office - stormwater management report.doc



Basin A



Stormfilter



Routing Diagram for WQ Calculation
Prepared by Hewlett-Packard Company, Printed 12/12/2016
HydroCAD® 10.00 s/n 04953 © 2011 HydroCAD Software Solutions LLC

WQ Calculation

Prepared by Hewlett-Packard Company

HydroCAD® 10.00 s/n 04953 © 2011 HydroCAD Software Solutions LLC

Doman Professional Offices
Type IA 24-hr WQ Rainfall=0.70"

Printed 12/12/2016

Page 2

Time span=0.00-24.00 hrs, dt=0.05 hrs, 481 points

Runoff by SBUH method, Split Pervious/Imperv.

Reach routing by Stor-Ind+Trans method - Pond routing by Stor-Ind method

Subcatchment A: Basin A

Runoff Area=3,304 sf 100.00% Impervious Runoff Depth>0.50"
Tc=6.3 min CN=0/98 Runoff=0.010 cfs 0.003 af

Pond B: Stormfilter

Inflow=0.010 cfs 0.003 af
Primary=0.010 cfs 0.003 af

Total Runoff Area = 0.076 ac Runoff Volume = 0.003 af Average Runoff Depth = 0.50"
0.00% Pervious = 0.000 ac 100.00% Impervious = 0.076 ac

WQ Calculation

Prepared by Hewlett-Packard Company

HydroCAD® 10.00 s/n 04953 © 2011 HydroCAD Software Solutions LLC

Doman Professional Offices
Type IA 24-hr WQ Rainfall=0.70"

Printed 12/12/2016

Page 3

Summary for Subcatchment A: Basin A

Runoff = 0.010 cfs @ 7.96 hrs, Volume= 0.003 af, Depth> 0.50"

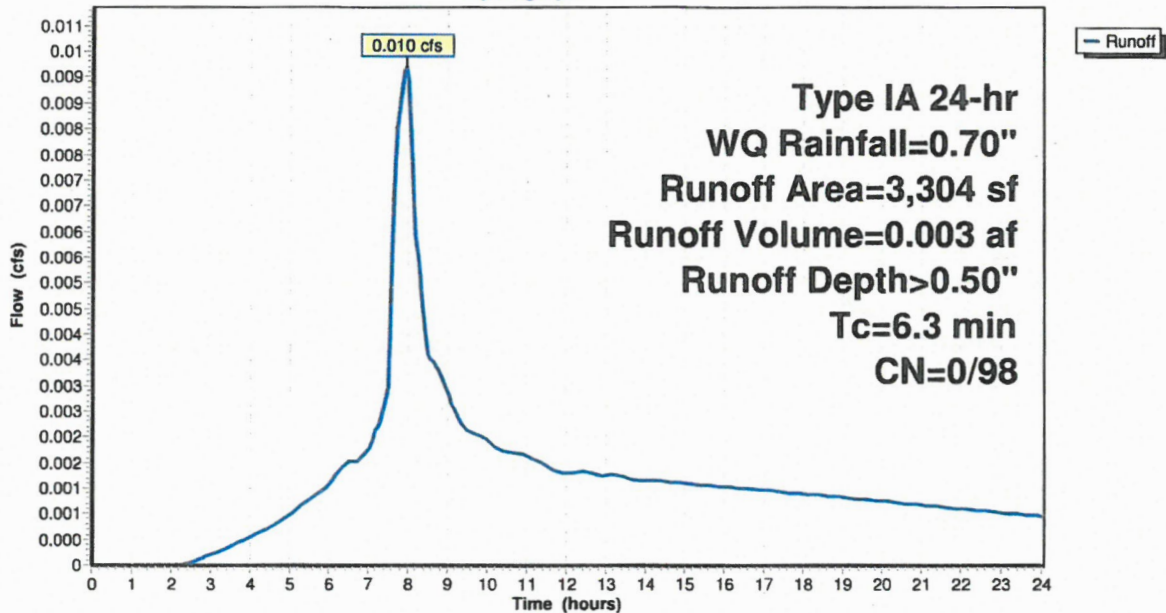
Runoff by SBUH method, Split Pervious/Imperv., Time Span= 0.00-24.00 hrs, dt= 0.05 hrs
Type IA 24-hr WQ Rainfall=0.70"

| Area (sf) | CN | Description |
|-----------|----|----------------------------|
| * 3,304 | 98 | Roof, sidewalk, impervious |
| 3,304 | 98 | 100.00% Impervious Area |

| Tc (min) | Length (feet) | Slope (ft/ft) | Velocity (ft/sec) | Capacity (cfs) | Description |
|----------|---------------|---------------|-------------------|----------------|--------------------------|
| 6.3 | | | | | Direct Entry, Minimum Tc |

Subcatchment A: Basin A

Hydrograph



WQ Calculation

Prepared by Hewlett-Packard Company
HydroCAD® 10.00 s/n 04953 © 2011 HydroCAD Software Solutions LLC

Doman Professional Offices
Type IA 24-hr WQ Rainfall=0.70"

Printed 12/12/2016

Page 4

Summary for Pond B: Stormfilter

Inflow Area = 0.076 ac, 100.00% Impervious, Inflow Depth > 0.50" for WQ event
Inflow = 0.010 cfs @ 7.96 hrs, Volume= 0.003 af
Primary = 0.010 cfs @ 7.96 hrs, Volume= 0.003 af, Atten= 0%, Lag= 0.0 min

Routing by Stor-Ind method, Time Span= 0.00-24.00 hrs, dt= 0.05 hrs

Pond B: Stormfilter

Hydrograph

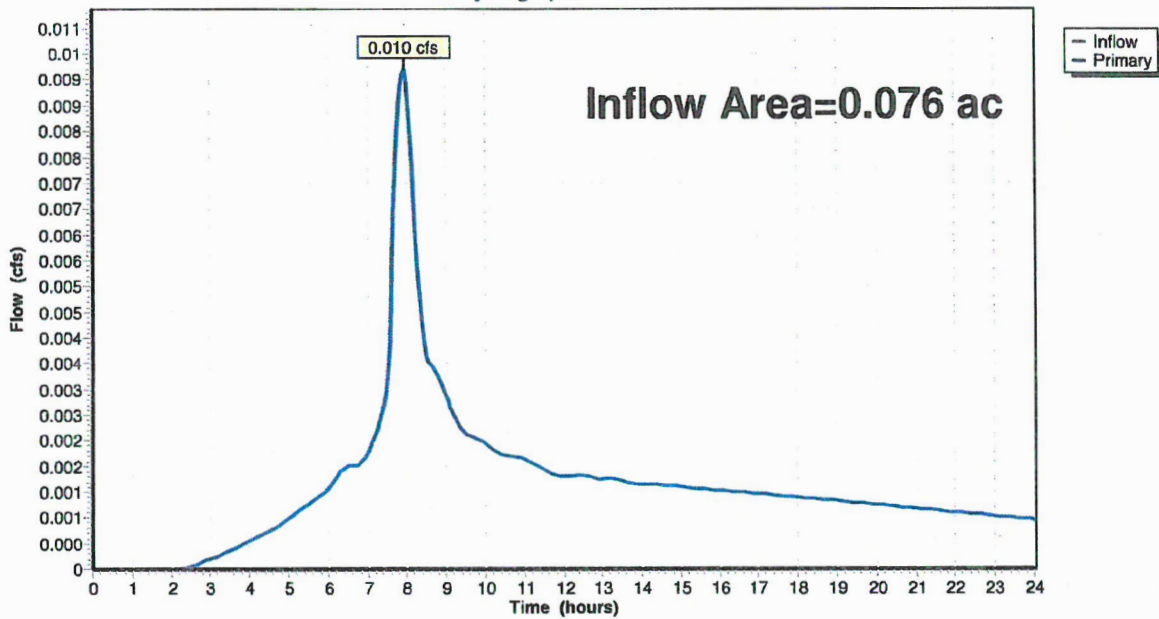


FIGURE D

OPERATION AND MAINTENANCE PLAN

Stormwater Management StormFilter®

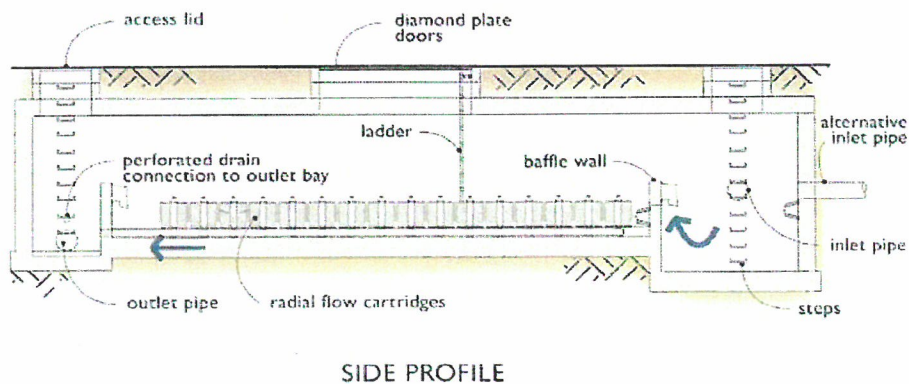
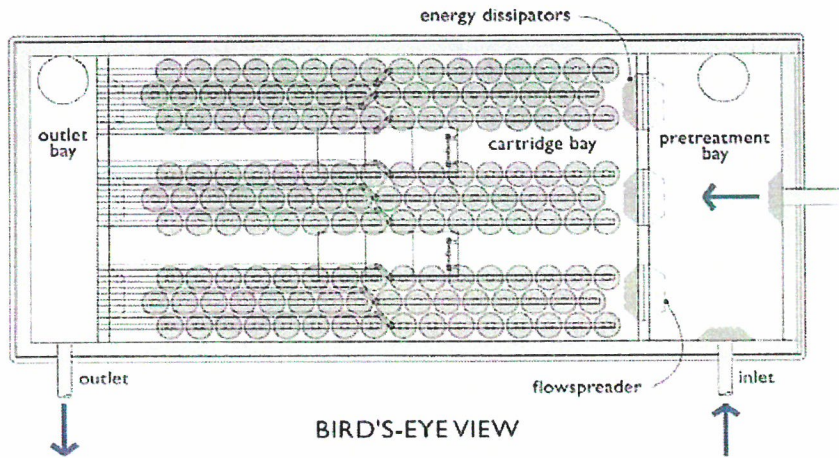
The Stormwater Management StormFilter® is a passive, flow-through, stormwater filtration system. The system is comprised of one or more vaults that house rechargeable, media-filled filter cartridges. The StormFilter works by passing stormwater through the filtering medium, which traps particulates and/or adsorb pollutants such as dissolved metals and hydrocarbons. Once filtered through the media, the treated stormwater is directed to a collection pipe or discharged into an open channel drainage way.

The filter media can be housed in cartridge filters enclosed in concrete vaults or catch basin-like structures. Various types of filter media are available from the manufacturer.

StormFilter units are a proprietary manufactured system. See manufacturer's publications for additional maintenance information.

Facility objects that are typically associated with a StormFilter® system include:

- access road or easement
- control structure/flow restrictor
- conveyance stormwater pipe



| StormFilter® (leaf compost filter) | | | |
|---|---|---|--|
| Drainage System Feature | Potential Defect | Conditions When Maintenance Is Needed | Results Expected When Maintenance Is Performed Or Not Needed |
| Fore bay | Sediment Accumulation | Sediment accumulation exceeds 6 inches or 1/3 of available sump. | Sediment accumulation less than 6 inches. |
| Media Filter Vault | Sediment Accumulation on Top of Filter Cartridges. | Sediment depth exceeds 0.25-inches on top of filter cartridges. | No sediment deposits on top of cartridges. Sediment on cartridges likely indicates that cartridges are plugged and require maintenance. No sediment deposits which would impede permeability of the compost media. |
| | Sediment Accumulation in Vault | Sediment depth exceeds 4 inches in first chamber. Look for other indicators of clogged cartridges or overflow. | Sediment in vault should be removed. Cartridges should be checked and replaced or serviced as needed. No sediment deposits in vault bottom of first chamber. |
| | Trash and Floatable Debris Accumulation | Trash and floatable debris accumulated in vault. | No trash or floatable debris in filter vault. |
| | Sediment in Drain Pipes/Clean-Outs | When drain pipes, clean-outs, become full with sediment and/or debris. | Sediment and debris removed. |
| | Damaged Pipes | Any part of the pipes that are crushed or damaged due to corrosion and/or settlement. | Pipe repaired and/or replaced. |
| | Access Cover Damaged/Not Working | Cover cannot be opened; one person cannot open the cover using normal lifting pressure, corrosion/deformation of cover. | Cover repaired to proper working specifications or replaced. |
| | Vault Structure Includes Cracks in Wall, Bottom, Damage to Frame and/or Top Slab | Cracks wider than 1/2-inch or evidence of soil particles entering the structure through the cracks, or maintenance/inspection personnel determine that the vault is not structurally sound. | Vault replaced or repairs made so that vault meets design specifications and is structurally sound. |
| | | Cracks wider than 1/2-inch at the joint of any inlet/outlet pipe or evidence of soil particles entering through the cracks. | Vault repaired so that no cracks exist wider than 1/4-inch at the joint of the inlet/outlet pipe. |
| | Baffles | Baffles corroding, cracking warping, and/or showing signs of failure as determined by maintenance/inspection person. | Baffles repaired or replaced to specifications. |
| Access Ladder Damaged | Ladder is corroded or deteriorated, not functioning properly, not securely attached to structure wall, missing rungs, cracks, and misaligned. | Ladder replaced or repaired and meets specifications, and is safe to use as determined by inspection personnel. | |
| Below Ground Cartridge Type | Compost Media | Drawdown of water through the media takes longer than 1 hour, and/or overflow occurs frequently. | Media cartridges replaced. |
| | Short Circuiting | Flows do not properly enter filter cartridges. | Filter cartridges replaced. |
| | Filter cartridges Submerged. | Filter vault does not drain within 24 hours following storm. Look for evidence of submergence due to backwater or excessive hydrocarbon loading. | Filter media checked and replaced if needed. If cartridges are plugged with oil, additional treatment or source control BMP may be needed. |

Conveyance Stormwater Pipe

Inlet and outlet stormwater pipes convey stormwater in, through, and out of stormwater facilities.

Storm sewer pipes convey stormwater. Pipes are built from many materials and are sometimes perforated to allow stormwater to infiltrate into the ground. Stormwater pipes are cleaned to remove sediment or blockages when problems are identified. Stormwater pipes must be clear of obstructions and breaks to prevent localized flooding. All stormwater pipes should be in proper working order and free of the possible defects listed below.

| Conveyance Storm Pipe | | | |
|-------------------------|--------------------------------------|--|--|
| Drainage System Feature | Potential Defect | Conditions When Maintenance Is Needed | Results Expected When Maintenance Is Performed Or Not Needed |
| General | Obstructions, Including Roots | Root enters or deforms pipe, reducing flow. | Use mechanical methods to remove root. Do not put root-dissolving chemicals in storm sewer pipes. If necessary, remove the vegetation over the line. |
| | Pipe Dented or Broken | Inlet/outlet piping damaged or broken and in need of repair. | Pipe repaired and/or replaced. |
| | Pipe Rusted or Deteriorated | Any part of the piping that is crushed or deformed more than 20% or any other failure to the piping. | Pipe repaired and/or replaced. |
| | Sediment & Debris | Sediment depth is greater than 20% of pipe diameter. | Install upstream debris traps (where applicable) then clean pipe and remove material |
| | Debris barrier or Trash Rack Missing | Stormwater pipes > than 18 inches need debris barrier | Debris barrier present on all stormwater pipes 18 inches and greater |