

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peters Spi ✓</i>	PROJECT NO(S). <i>DR -1501</i>	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL <i>N/A</i>

Type of Review (Please check all that apply):

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

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: 1180 ROSEMONT ROAD, WEST LINN OREGON 97068	Assessor's Map No.: 2 IE 26A
	Tax Lot(s): 700
	Total Land Area: 87,997

Brief Description of Proposal: **ADDITION TO EXISTING ADULT COMMUNITY CENTER**

Applicant Name: CITY OF WEST LINN, PARKS & RECREATION <small>(please print)</small>	Phone: 503-557-4700
Address: 22500 SALAMO ROAD	Email: KWARNER@WESTLINNOREGON.GOV
City State Zip: WEST LINN OREGON 97068	

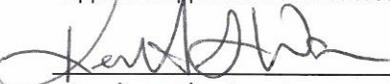
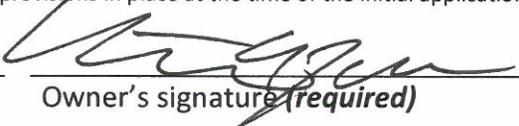
Owner Name (required): CITY OF WEST LINN <small>(please print)</small>	Phone: 503-557-4700
Address: 22500 SALAMO ROAD	Email: KWARNER@WESTLINNOREGON.GOV
City State Zip: WEST LIN OREGON 97068	

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

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	<i>1-28-15</i> _____ Date	 _____ Owner's signature (required)	<i>4/9/2015</i> _____ Date
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**WEST LINN ADULT COMMUNITY CENTER
ADDITION PROJECT**
1180 S. ROSEMONT ROAD
WEST LINN, OREGON 97068

An Application For:
Class II Design Review

Applicant:
City of West Linn
Parks & Recreation Department
22500 Salamo Road, #1100
West Linn, Oregon 97068

Prepared by:
City of West Linn
Parks & Recreation Department
22500 Salamo Road, #1100
West Lin, Oregon 97068
Phone: 503-557-4700
Contact: Ken Warner

Architect:

ALLUSA Architecture: Bob Schatz
2118 SE Division Street
Portland, OR 97202
Phone: 503-235-8585

SUMMARY OF PROPOSAL

The applicant is seeking Class II Design Review approval to allow for addition to the existing West Linn Adult Community Center and site, located at 1180 Rosemont Road in West Linn. As the Adult Community Center currently functions, the building is utilized for Adult Community Center activities that include classes, programs, events, meals and other activities for the serviced population. During off hours the Adult Community Center is also utilized by the Parks & Recreation Department for hosting of many recreation programs open to the population of West Linn and utilized by groups renting the facility for meetings and other social functions.

Tax Lot Information: Tax lot 700, Assessor' Map 2 1E 26A
Location: 1180 S. Rosemont Road, West Linn
Current Zoning: R-7
Project Site Area: 87,997 (2acres)

ADDITION TO EXISTING FACILITY

Proposed Project	Addition to current facility	2,900 G.S.F.
<u>Current Onsite Facility</u>	<u>Multi-Purpose Building</u>	<u>6,200 G.S.F</u>
	Total Square Footage	9,100 G.S.F

In 2001, application CUP-01-02/DR-01-06 was approved for the development of an Adult Community Center.

SITE

The current site houses the existing Adult Community Center, a 6,200 square foot multi-purpose building located on the northwest side of the property. This facility has two multi-purpose spaces, a dining room, classroom, kitchen, restrooms, office, gift shop, reception area, lobby, and patio. These spaces currently accommodate meetings, classes, dinners, and recreation programs. The original Conditional Use approval did have an expansion listed at 1,133 square feet. The applicant's current addition is 2900 square feet. The increase in the addition size is based on the growth of the popularity of the activities at the Adult Community Center and the growing population of older adults in our community. Existing development around the building includes a garden, shuffle board, pedestrian path and outdoor seating areas in addition to landscaping. The applicant's proposal will provide a much needed addition to the existing public facility. The characteristics of the site are adequate and the new addition will aesthetically blend in and will have no adverse effects on surrounding properties.

CHAPTER 55 – Design Review

55.030 A. ADMINISTRATION AND APPROVAL PROCESS

A pre-application conference was held on May 1, 2014 to discuss the general intent of the applicant. The applicant received formal notes from City Staff to guide this submittal.

Per email from John Boyd, Planning Manager, August 4th 2014 he states” It appears that an amendment to the Pre-Application notes may be required: or a note to file removing the requirement for the CUP in the pre-application notes based upon the change in circumstances and the change in regulations. “

55.100 A. APPROVAL STANDARDS CLASS II DESIGN REVIEW

CHAPTER 33 - Storm Water Quality and Detention

The natural flow of drainage runs from adjacent property on the northwest, across the site, to adjacent property on the southeast. This general direction from northwest to southeast has been maintained in the existing drainage plan for the current development onsite. A water quality/detention facility has been located adjacent to the southeast side of the site. The existing storm water facility has the capacity based on calculations to ensure storm water is properly detained and treated.

The City of West Linn previously coordinated the agreement to use the land for the existing with the West Linn - Wilsonville School District. Access is from the School District property. The City of West Linn Parks and Recreation Department previously planted the water quality facility that meets the requirements of CDC33.070.

CHAPTER 34 - Accessory Structures, Accessory Dwelling Units, and Accessory Uses

No new accessory structure or uses proposed.

CHAPTER 38 - Additional Yard Area Required: Exceptions to Yard Requirements; Storage in Yards; Projections into Yards

No portion of the addition or accessory structure lies within the required additional setbacks. No portion of the proposed building or accessory structure projects into an existing utility easement or required yard.

CHAPTER 40 - Building Height Limitations, Exceptions

The maximum building height for R7 zone is 35 feet. The height of the proposed expansion will not exceed 19 feet -five inches, the height of the existing structure.

CHAPTER 42 – Clear Vision Areas

No modification to the existing entrance shall occur as part of this project. The current entrance/exit drive at the east side of the site that intersects Rosemont Road meets the requirements for clear vision. The vision areas have not changed for the driving isles. The addition is further than 30' from the properties corners and from the entrance to the driveway.

CHAPTER 44 - Fences & Screening Outdoor Storage

No new fences are to be added during this expansion.

CHAPTER 46 - Off-Street Parking, Loading and Reservoir Areas.

Current parking on the site provides 50 standard spaces: the expansion project will provide 22 standard parking spaces for the future classroom/conference room addition. CDC 46.090(B.)14, the current Adult Community Center/Senior Center parking standard, require one space for every 150 square feet of gross floor area. CDC 46.090(F.) allows a maximum increase in parking spaces of 10 percent. See Table below

46.120 DRIVEWAYS REQUIRED ON SITE

Any school or other meeting place which is designed to accommodate more than 25 people at one time shall provide a 15-foot-wide driveway designed for continuous forward flow of passenger vehicles for the purpose of loading and unloading passengers. Depending on functional requirements, the width may be increased with Planning Director approval.

A 25' driveway and loading zone has already been approved, provided and constructed during the previous phase

46.150 DESIGN AND STANDARDS

A. Design standards.

1. "One standard parking space" means a minimum for a parking stall of eight feet in width and 16 feet in length. These stalls shall be identified as "compact." To accommodate larger cars, 50 percent of the required parking spaces shall have a minimum dimension of nine feet in width and 18 feet in length (nine feet by 18 feet).

Parking Requirements

	Proposed Conditions	Parking Standards	# of spaces required
Proposed Addition	2,900 GSF	1/150 SF	20
Proposed Addition - 10% Increase Allowed		20x.1	2
Existing Adult Community Center			50
Total Parking Allowed			72

Circulation through the site will continue to be accomplished by means of a one-way loop. The parking lot is clearly marked to show direction of flow and maintain vehicular and pedestrian safety. The new parking area will have a pervious surface to conform to the requirements of the Oregon Department of Transportation Standard Specifications.

CHAPTER 48 – Access, Egress and Circulation

Access is already provided to the site by a 30 foot wide entrance/exit driveway on the east side that accommodates two-way traffic. The minimum vertical clearance of 13 feet 6 inches is met. The centerline turning radius from Rosemont Road into the drive way is 45 feet. The grade does not exceed 10 percent on average. The driveway and one-way traffic loop already provide required turn around facilities for emergency vehicles.

CHAPTER 52 – Signs

No new signage will be added during this phase.

CHAPTER 54 – Landscaping

A landscape plan for the existing facility is in place to visually enhance the facility, provide buffering and screening, and reduce surface water runoff. The area around new addition will be irrigated and landscaped to match the existing plan. Any new landscaping for the Adult Community Center will be provided and coordinated by the City of West Linn Parks and Recreation Department.

55.100 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.

No trees are being removed in the construction of this addition

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 drip lines; ...

No trees are being removed in the construction of this addition

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

There will be minimal grading and the general characteristic and condition of the site will be preserved.

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.

There are no slumping or sliding areas on the site.

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.

The addition is adjacent to the street and does not affect any other properties or buildings.

6. Architecture

The addition of the proposed multi-purpose building is in response to the growing needs of the West Linn Adult Community Center and the physical constraints of the site. Placement is limited by existing development.

The existing building is set into the northwest side of the site. The front entrance of the building is the major contact point for vehicular and pedestrian traffic. The entrance driveway channels vehicles to the entrance of the building and then beyond to the parking area. The building has been designed as a low, human scale facility that invites interaction between interior and exterior.

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.

The scale of the addition is compatible with the existing structure. The design of the addition was based off the original eave slope, eave height, window type, siding and trim material.

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.

The building parapet design and height was carried from the original building to the new design as well as the eave.

The new windows have been designed to mimic the original.

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.

There is no contrasting architecture in this project.

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.

Several windows with visual breaks to match the original windows are being provided on the addition. French doors with glazing are being provided to open the classrooms up to the outdoor patio area beyond.

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 transparencies. 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.

The main front elevation of commercial and office buildings to provide at least 60% windows or transparency at the

pedestrian level to create more interesting streetscape and window shopping opportunities.

This project is neither a commercial nor an office building. It is a public community Adult Community Center set back from the street. Window shopping opportunities are not relevant activities. The building is located at an angle on the site, presenting both east and north elevations to the street. Both elevations are articulated and do not present a flat surface.

The new addition has the East Elevation and the North Elevation both primarily facing the street, Rosemont. The majority of the windows in the addition are facing the North Elevation instead of the East Elevation, which has the primary entrance on it. The room that is to be added to the north-east corner of the structure will be used as a classroom. It is intended that no windows are on the East Elevation in order to use that space for a projection screen.. Locating the windows on the North façade of the room provides more privacy and focus for the students in the classroom while at the same time opening the space up to the adjoining exterior patio area. In addition, we would like to keep the entrance to the community center as the primary focus on the East elevation. The required glazing for the east elevation is 62'3", provided is 36'4". We are transferring 25'11" of the requirements to the North elevation for a total of 62'2 feet needed @ the north. The provided window length on the North Elevation is 63'-0".

f. Variations in depth and roofline 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. *There are many variations in the roof line and none of the elevations are flat and continuous for over 100'.*

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.

This code was met during the original permit process of the existing structure. Awnings cover many/most of the doorways leading outside.

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

This is the home of the West Linn Adult Community Center and ran by West Linn Parks. There is developed landscaping on the site that contributes to a safe and attractive walking experience.

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

There is a direct circulation plan that wraps around the structure from the sidewalk and through the parking lot.

7. Transportation Planning Rule (TPR) compliance.

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.

Site planning was done during the original permitting process in 2002. The entrance to the parking lot connects to Rosemont.

b. Single family:

This is not a single family project.

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.

The structure is built close to the adjacent main right-of-way.

d. Access ways, 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.

Most of the internal circulation system already exists. Some new 6' walkways are to be added around the addition and a second 6' wide access to the street sidewalk will also be added.

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.

The existing and new pathway connects the entire site, around the structure and through the parking lot.

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.

The main entrance is not part of this permit although it already meets this code.

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.

The main entrance is not part of this permit although it already meets this code.

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.

The building setback from the street is 20'-0" min. The building is 38'-3" from the street. The height of the addition is based off of the existing structure.

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.

We have and will continue to attempt to meet every part of the code.

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.

No trailhead entrances or associated parking will be located on the site. The pedestrian walking trails are accessed from concrete sidewalks on the site.

55.100 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.

All buffering was permitted during the original construction of the structure. The plants are now mature and working as intended.

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:

All screening was designed and permitted during the construction of the original structure. The screening is working as intended.

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

There is already a parapet on the roof which screens the mechanical equipment. The roof on the addition will also have a parapet to screen the new solar panels that are intended for the roof.

55.100 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.

This is not a residential use.

2. Residential dwelling units shall be placed on the site in areas having minimal noise exposure to the extent possible.

This is not a residential use.

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.

No noise, light or glare issues expecting from existing building.

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).)

This is a community center for seniors. Excessive noise has not been experienced at this facility.

Use of the site has not shown to generate unreasonable ambient noise levels. Vehicular traffic through the site and outdoor recreational activities has not impacted the neighboring properties. The Adult Community Center is currently in operation on the site.

55.100 E. Private outdoor area.

This section only applies to multi-family projects.

55.100 F. Shared outdoor recreation areas.

This section only applies to multi-family projects.

55.100 G. Demarcation of public, semi-public, and private spaces.

The structures and site improvements are designed for public use.

55.100 H. Public transit.

At the present time there is not a transit stop located along Rosemont Road in close proximity to the site. The Adult Community Center provides a bus service that is available upon request for transportation to the center or other specified destinations.

55.100 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.

Streets, drainage, municipal water, sewer, solid waste was all addressed during the permitting of the original structure. The facilities were pre-calculated for phase II. No new plumbing fixtures are to be added.

55.100 J. Crime prevention and safety/defensible space.

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

No areas have been identified as vulnerable to crime. Windows and outdoor decks are located so that the occupants can survey the surrounding area. The windows are facing the side yard/plaza.

There are already windows facing the front yard.

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

There is no interior laundry

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

All of these items were permitted during the construction of the original structure.

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

The exterior lighting levels at the parking areas are existing. New sconces are being provided at the side yard that is adjacent to the open space.

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.

The parking lot and walkway already have sufficient lighting. Light fixtures are provided throughout the site @ all walkways and in the areas where there are vehicular traffic.

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.

Light fixtures are specified on sheet A3. We are using L.E.D. fixtures because sodium bulbs are not industry standard any longer. We are using LED bulbs on the project, which is industry standard. The light patterns are designed to overlap at a height of 7' to be sufficient to illuminate a person.

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

Lines of sight have already been established for safety. The addition faces a street and is completely visible to the police.

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.

There is a security fence separating the water detention pond.

55.100 K. Provisions for persons with disabilities.

Existing accessible routes are provided between the multi-purpose building, parking lot, and all site facilities. A six foot wide concrete sidewalk connects the public sidewalk along Rosemont Road with the main entrance of the building. All interior and exterior facilities of the Adult Community Center conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those in the Uniform Building Code.

55.100 L. Signs

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.

The existing building signage is not sight obscuring and the address numbers are clearly labeled.

55.100 M. Utilities

Utilities. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities.

All electrical utilities in the area are above ground.

55.100 N. Wireless Communication Facilities (WCF)

No wireless communication facility is a part of this application.

55.100 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.

All requirements have been met previously for existing facility.

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.

The trash area was designed and constructed during the initial construction phase.

3. Recycling and solid waste service areas.

The recycling and trash areas were already permitted & constructed during the original permitting process.

4. *Special wastes or recyclable materials.*

There are no special waste or special recyclable materials that need to be managed.

5. *Screening and buffering.*

Landscaping is already established.

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.*

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.

There are a total of 72 parking spaces. Three trash receptacles should be provided. Two are onsite, a new trash receptacle will be provided on site.

55.110 SITE ANALYSIS

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.

A vicinity map has been provided. There is no transit stop on Rosemont Road. A bus service is available upon request for transportation to the Adult Community Center or other specific destinations.

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:

The site plan is at 1" = 20'

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

The site plan on Sheet A1 reflects all boundaries, dimensions and the site area.

2. Contour lines at the following minimum intervals:

a. Two-foot intervals for slopes from zero to 25 percent; and

b. Five- or ten-foot intervals for slopes in excess of 25 percent.

Contour lines are provided on survey.

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

a. Zero to 15 percent; b. Sixteen to 25 percent; c. Twenty-six to 35 percent; d. Thirty-six to 50 percent; e. Greater than 50 percent.

Slope analysis is provided on the survey.

4. The location and width of adjoining streets.

The property boundary survey reflects the width of the adjoining streets.

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

The drainage patterns have been previously addressed in the original application.

6. Potential natural hazard areas including:

There are no potential natural hazard areas on or adjacent to the site.

7. Resource Areas

There are no resource areas on or adjacent to this site.

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.

There are no potential historic landmarks and registered archaeological sites.

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

The project Team is stated on sheet A1

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.

There are no Type I or Type II lands on this property.

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.

The property is provided on Sheet A1 as well as a vicinity map showing the adjacent properties

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

Provided on Sheet A1 and/or Property Boundary Survey.

C. Streams and stream corridors.

No streams are on the property but a water quality detention pond is shown on the site plan on sheet A1.

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

All identification info is shown on sheet A1.

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.

All information is identified on the site plan on sheet A1

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.

All existing structures and site information is stated on the site plan on sheet A1.

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 storm water detention and treatment; and
7. Sign locations.

All of these items were approved d in original approval of project. Site information as needed is stated on the site plan on sheet A1.

H. The location of areas to be landscaped.

All landscaping is shown on the site plan on sheet A1.

55.125 TRANSPORTATION ANALYSIS

Project does not meet requirements

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.

Details on grading plan

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;
The building elevations are shown on sheet A3.

B. Building materials: color and type; and
Building materials will match by color and type the existing structure

C. The name of the architect or designer.
The architect's information is shown on sheet A1

55.150 LANDSCAPE PLAN

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: *West Linn parks & Recreation*

- 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.

A landscape plan for the existing facility is in place to visually enhance the facility, provide buffering and screening, and reduce surface water runoff. The area around new addition will be irrigated and landscaped to match the existing plan. Any new landscaping for the Adult Community Center will be provided and coordinated by the City of West Linn Parks and Recreation Department. The landscape plan for the existing facility is maintained by City Arborist/Parks & Recreation Department.

55.180 LANDSCAPE MAINTENANCE

The applicant will provide ongoing maintenance as required.

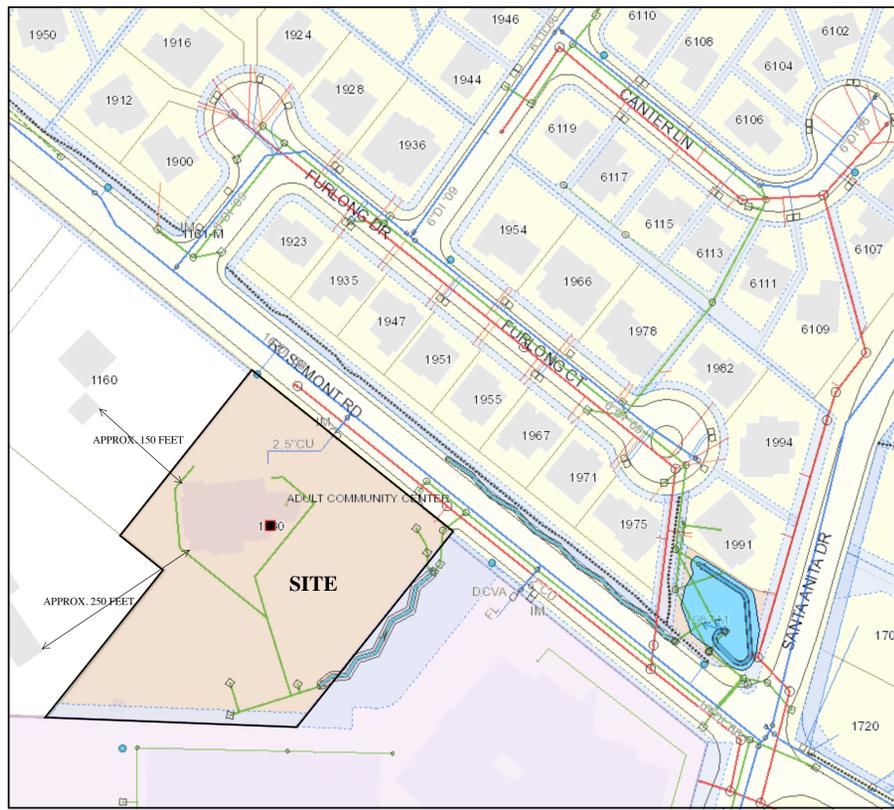
55.190 SHARED OPEN SPACE

There is no open space at this site.

CONCLUSION

As demonstrated by the responses provided in this narrative and the attached drawings, the applicant meets all provisions applicable to the Class II Design Review approval.

As an organization, the City of West Linn Parks and Recreation Department provides a well-respected operation that provides services to the older community members and members at large through our Adult Community Center. This project is fully supported by the Friends of The West Linn Community Center who have worked hand in hand with the City in planning and fundraising for this addition.



VICINITY MAP

SITE SUMMARY

SITE AREA	86,475 sf
IMPERVIOUS SURFACES	
PARKING AND DRIVEWAY	
EXISTING + ADDITION	29,525 SQ. FT.
SIDEWALKS	4,780 SQ. FT.
BUILDING ROOF	
EXISTING + ADDITION	9,500 SQ. FT.
TOTAL IMPERVIOUS SURFACES	43,805 SQ. FT.
LANDSCAPING (N.I.C. PERVIOUS PAVING)	36,424 SQ. FT.
PERVIOUS PAVING	3,343 SQ. FT.

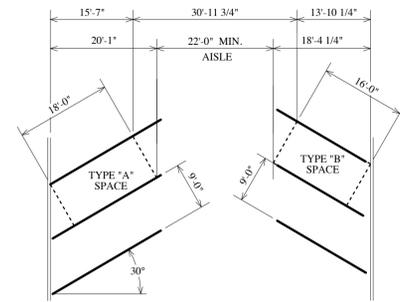
72 PARKING SPACES X 150 = 10,800 SQUARE FEET OF BUILDING ALLOWED
 EXISTING BUILDING 6,140 SQUARE FEET
 ADDITION CAN BE UP TO 4,660 SQUARE FEET

PROJECT TEAM

OWNER CITY OF WEST LINN PARKS AND RECREATION
 CONTACT: KEN WORCESTER
 22500 SALAMO ROAD
 WEST LINN, OR 97066
 TEL: 503.723.2553
 KWORCESTER@WESTLINNOREGON.GOV

ARCHITECT ALLUSA ARCHITECTURE
 BOB SCHATZ ARCHITECT
 2118 SE DIVISION ST.
 PORTLAND, OR 97202
 TEL: 503.235.8585 FAX: 503.235.0895
 BOB@ALLUSAARCHITECTURE.COM

STRUCTURAL ENGINEER OUT TO BID
CONTRACTOR OUT TO PUBLIC BID



A PARKING LAYOUT

50% OF THE PARKING SPACES ARE REQUIRED TO BE TYPE "A" 1/8" = 1'-0"

PARKING LOT COUNT
 ALL SPOTS MARKED A ARE FULL SIZE: TOTAL 41
 ALL SPOTS MARKED B ARE COMPACT: TOTAL 31
 TOTAL ALL SPOTS 72



SITE PLAN

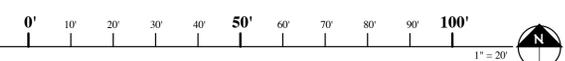
CITY OF WEST LINN
 PARKS AND RECREATION DEPT.
 22500 SALAMO ROAD
 WEST LINN, OR 97068

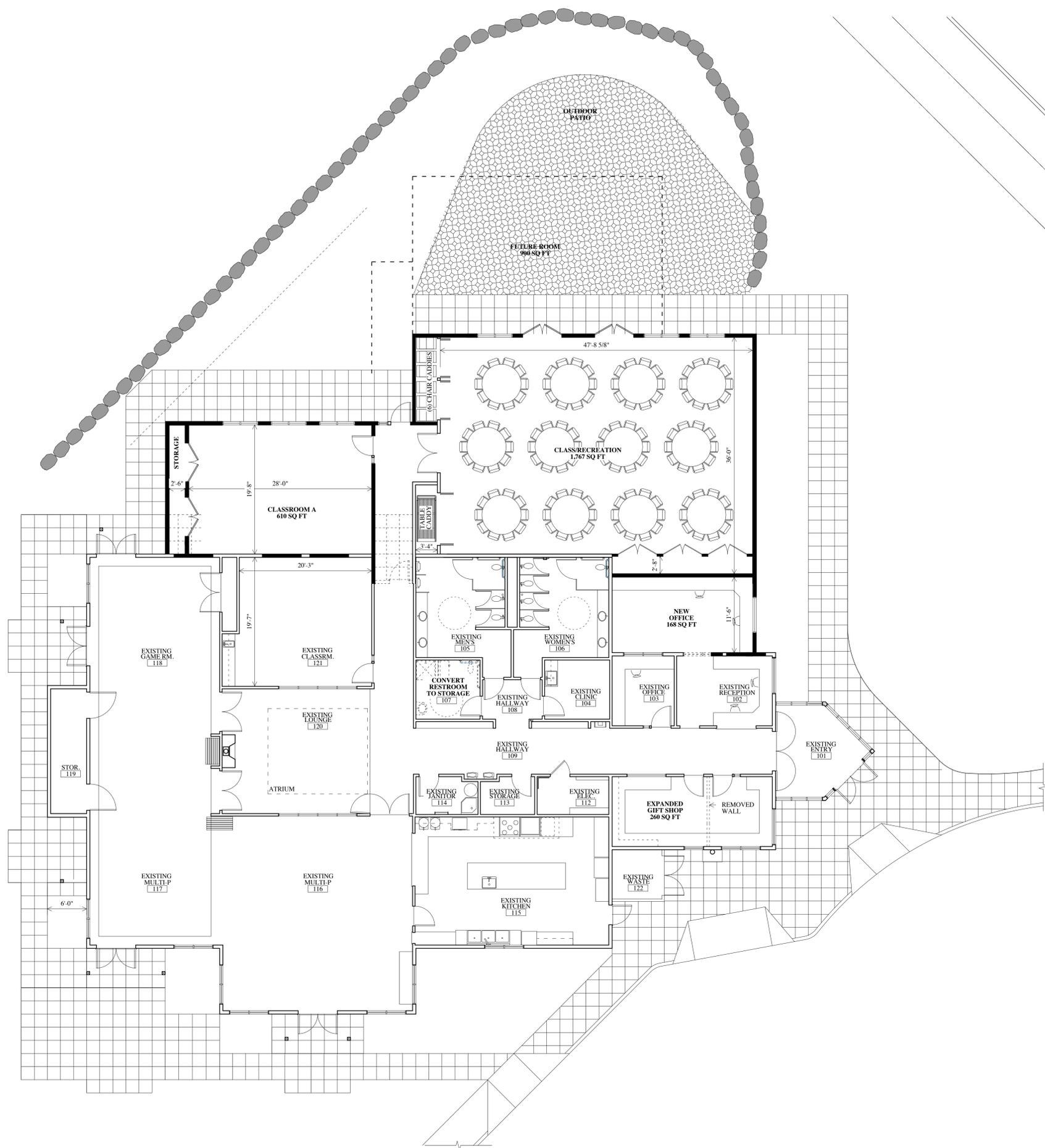
WEST LINN ADULT RECREATION CENTER
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DATE: 1 21 15
 SHEET
A1
 OF 4





FLOOR PLAN
2,900 SQUARE FOOT ADDITION



CITY OF WEST LINN
PARKS AND RECREATION DEPT.
2250 SALVADO ROAD
WEST LINN, OR 97168



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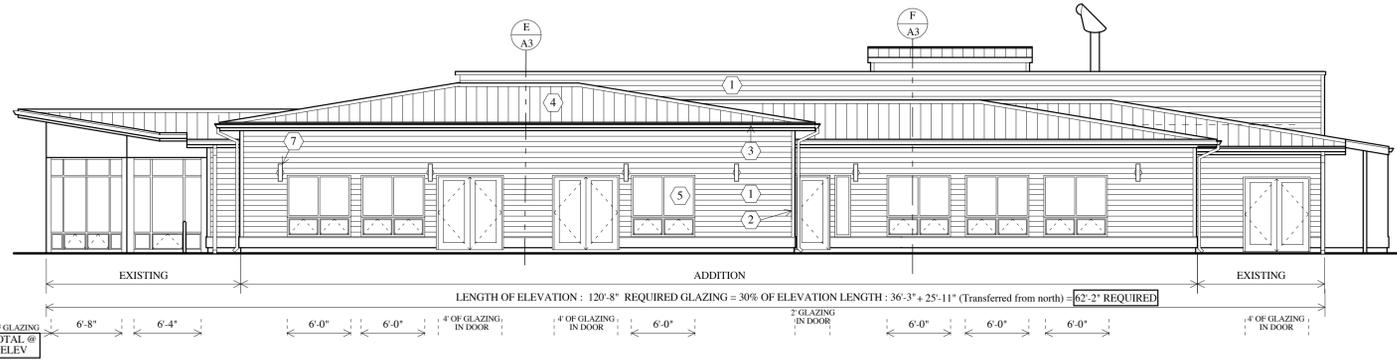
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A2
OF 4
1ST FLOOR
PLAN

- ① HORIZONTAL LAP SIDING PAINTED TO MATCH EXISTING STRUCTURE
- ② 1X6 CORNER BOARDS PAINTED TO MATCH EXISTING STRUCTURE
- ③ GREEN METAL GUTTER TO MATCH EXISTING STRUCTURE
- ④ GREEN STANDING SEAM METAL ROOF TO MATCH EXISTING STRUCTURE
- ⑤ GRAY VINYL WINDOWS TO MATCH EXISTING STRUCTURE.
- ⑥ 1X4 WINDOW TRIM PAINTED TO MATCH EXISTING
- ⑦ DIRECTIONAL L.E.D. WALL SCONCES, TYPICAL. NOTE THESE FIXTURES SHINE MOSTLY DOWN WITH SOME LIGHT ALSO SHINING UP ONTO THE FACADE.



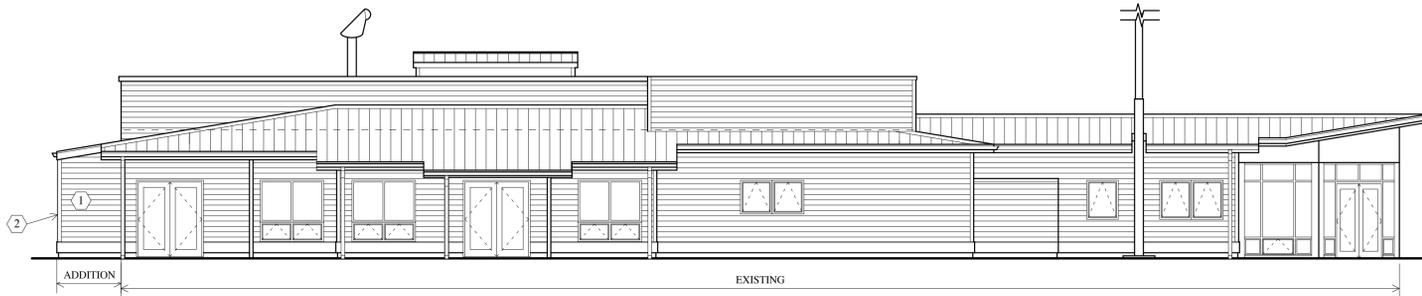
A. EAST ELEVATION

1/8" = 1'-0"



B. NORTH ELEVATION

1/8" = 1'-0"



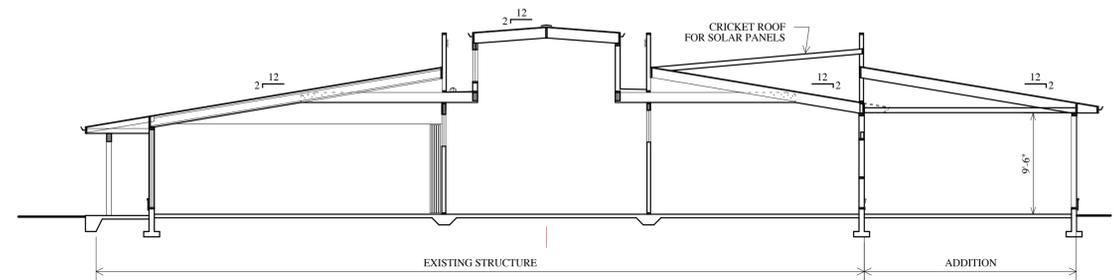
C. SOUTH ELEVATION

1/8" = 1'-0"



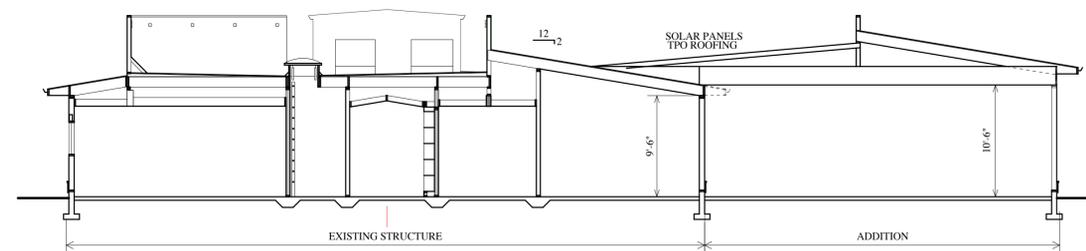
D. WEST ELEVATION

1/8" = 1'-0"



E. SECTION

1/8" = 1'-0"



F. SECTION

1/8" = 1'-0"

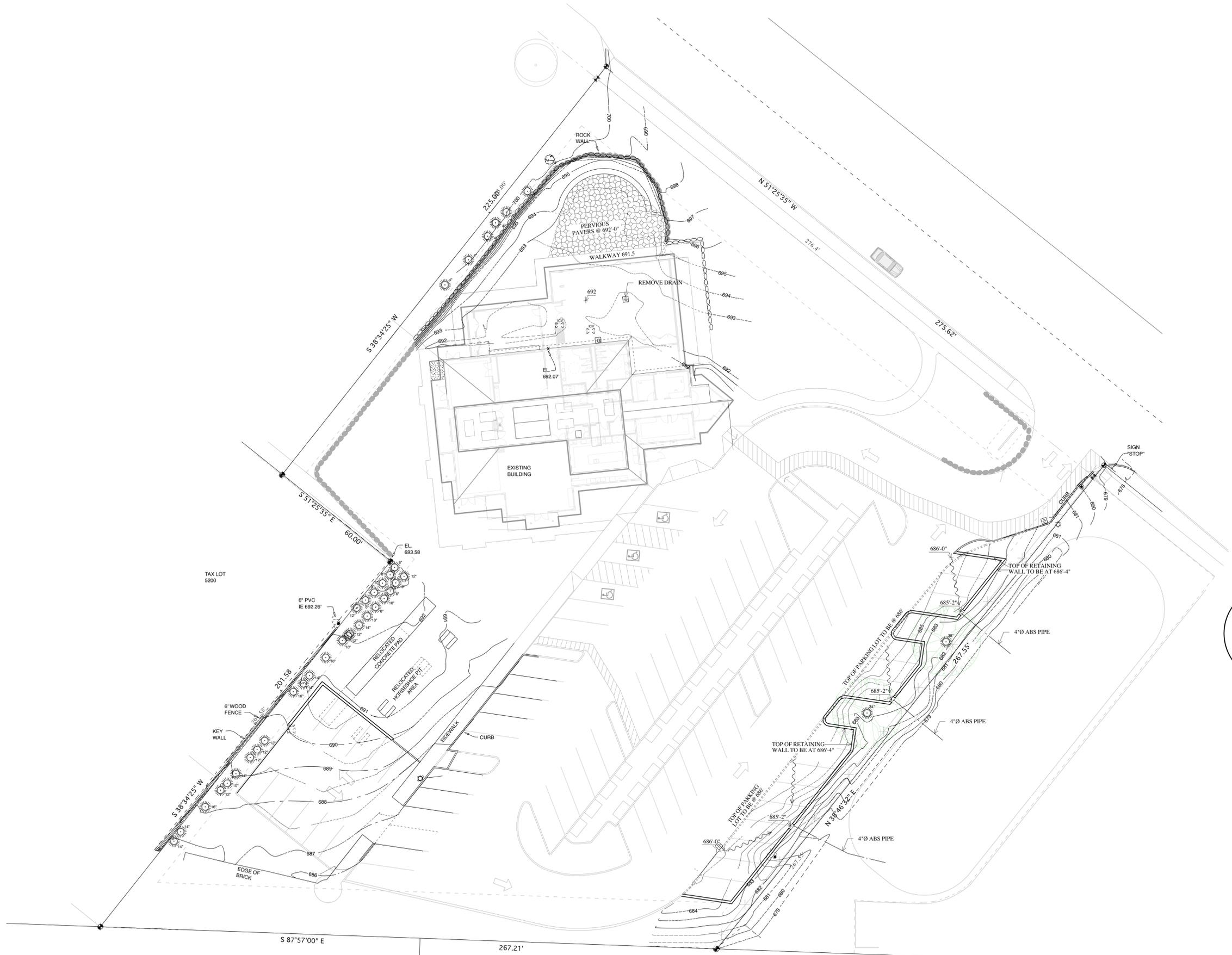
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 PARKS AND RECREATION DEPT.
 2250 SALVADO ROAD
 WEST LINN, OR 97168

WEST LINN ADULT RECREATION CENTER
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DATE: 1 21 15
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SITE PLAN

1" = 20'

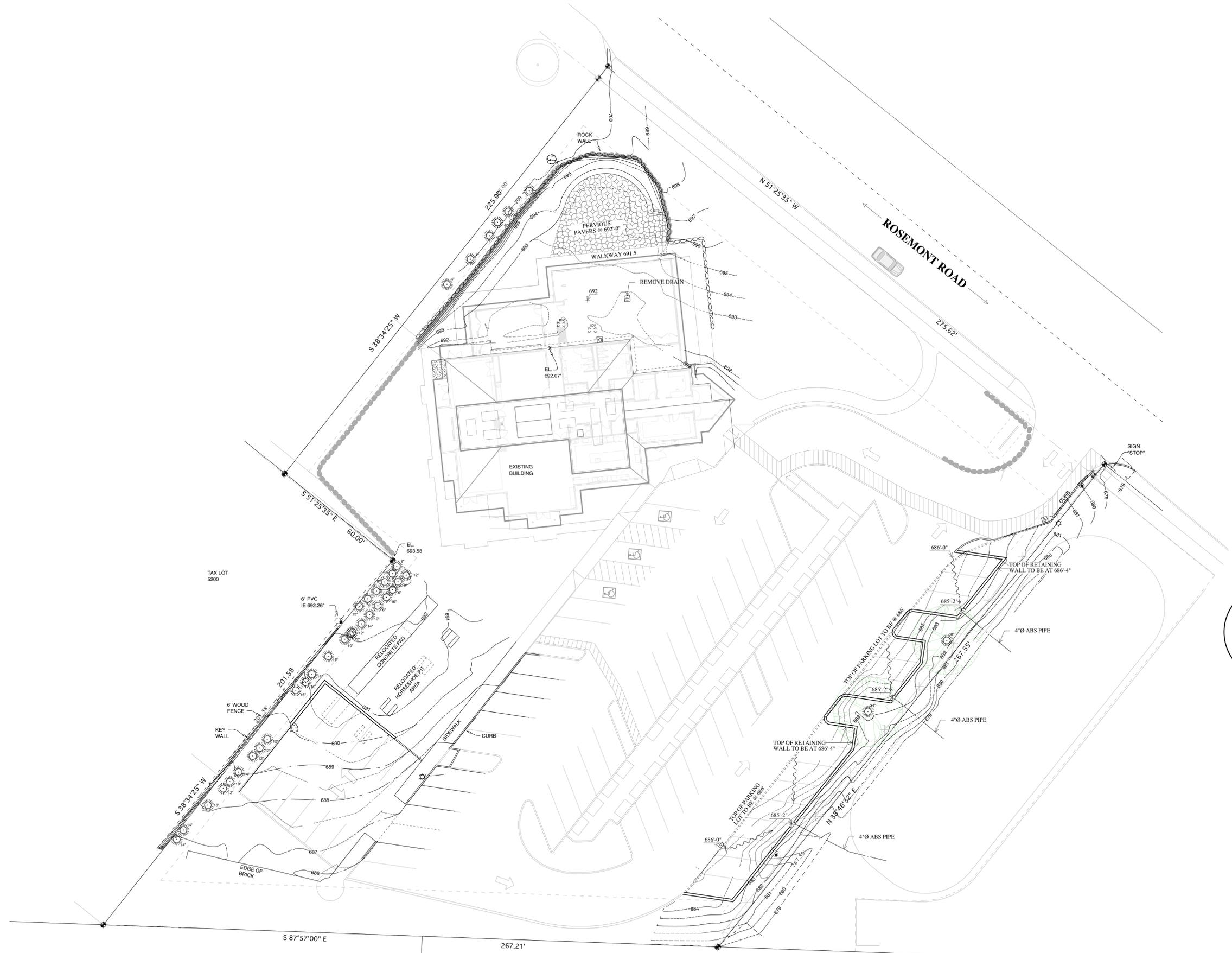
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SITE PLAN

1" = 20'

DATE: 12 23 14

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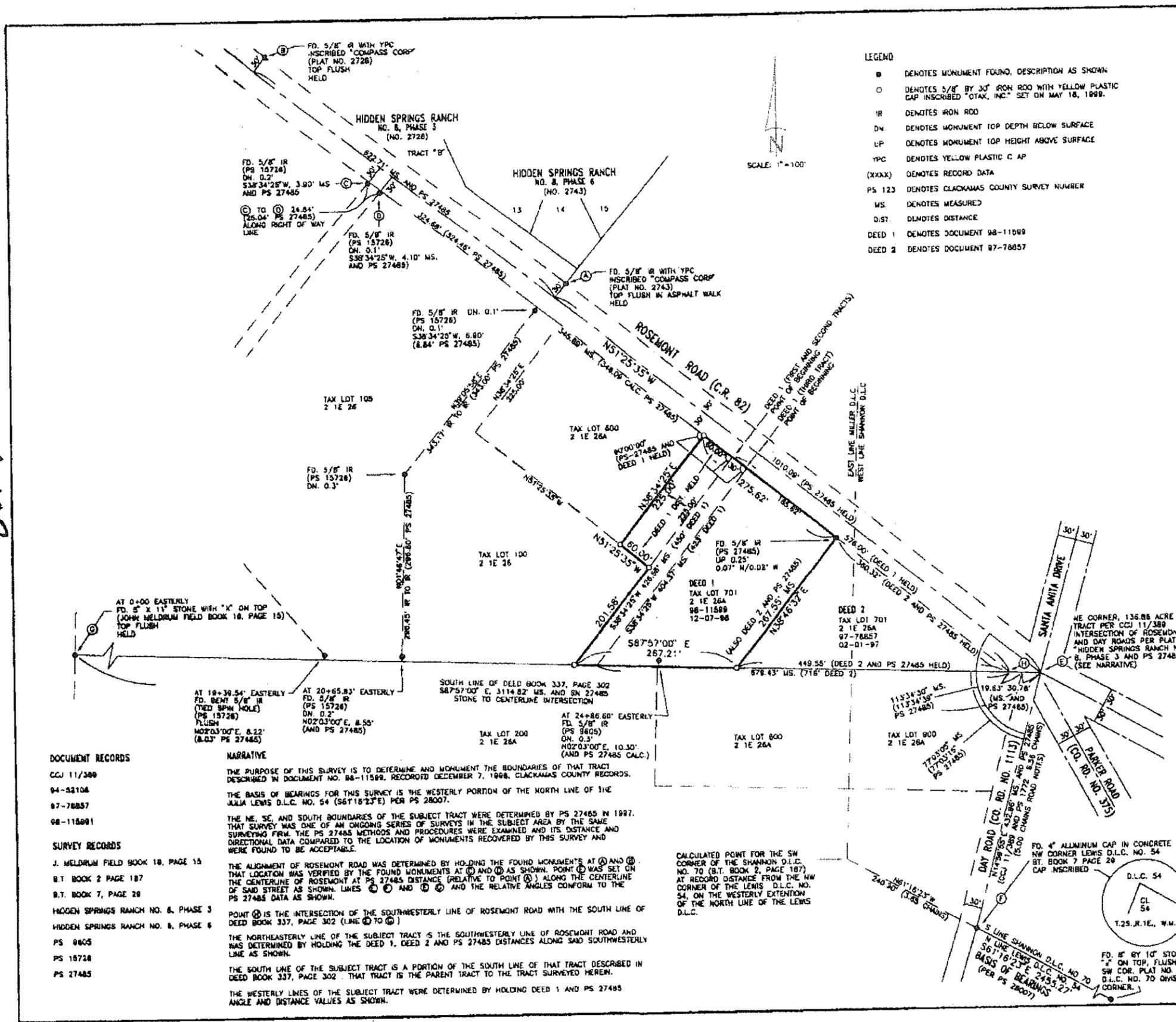
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 1180 Rosemont road West Linn, OR

A-107



RLG	04/99
Calculated	Date
DRB	04/99
Drawn	Date
JAC	05/03/99
Checked	Date

REVISIONS

REGISTERED PROFESSIONAL LAND SURVEYOR

David R. Baer

OREGON
FEBRUARY 14, 1989
DAVID R. BAER
5129
RENEWS DECEMBER 31, 1998

PROPERTY BOUNDARY SURVEY
IN THE MILLER D.L.C. NO. 58
IN THE NE AND NW 1/4'S, SEC 26
T.2S., R.1E., W.M.
OR: CITY OF WEST LINN
CLACKAMAS COUNTY, OREGON

otak Incorporated
17355 S.W. BOOKER FERRY ROAD
LAKE OSWEGO, OREGON 97035
(503)333-3618 FAX (503)335-5315

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