

LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 16, 2011

City Hall
22500 Salamo Road

Willamette Conference Room

9:00 am Discuss potential options for multiple family residential use of the site.

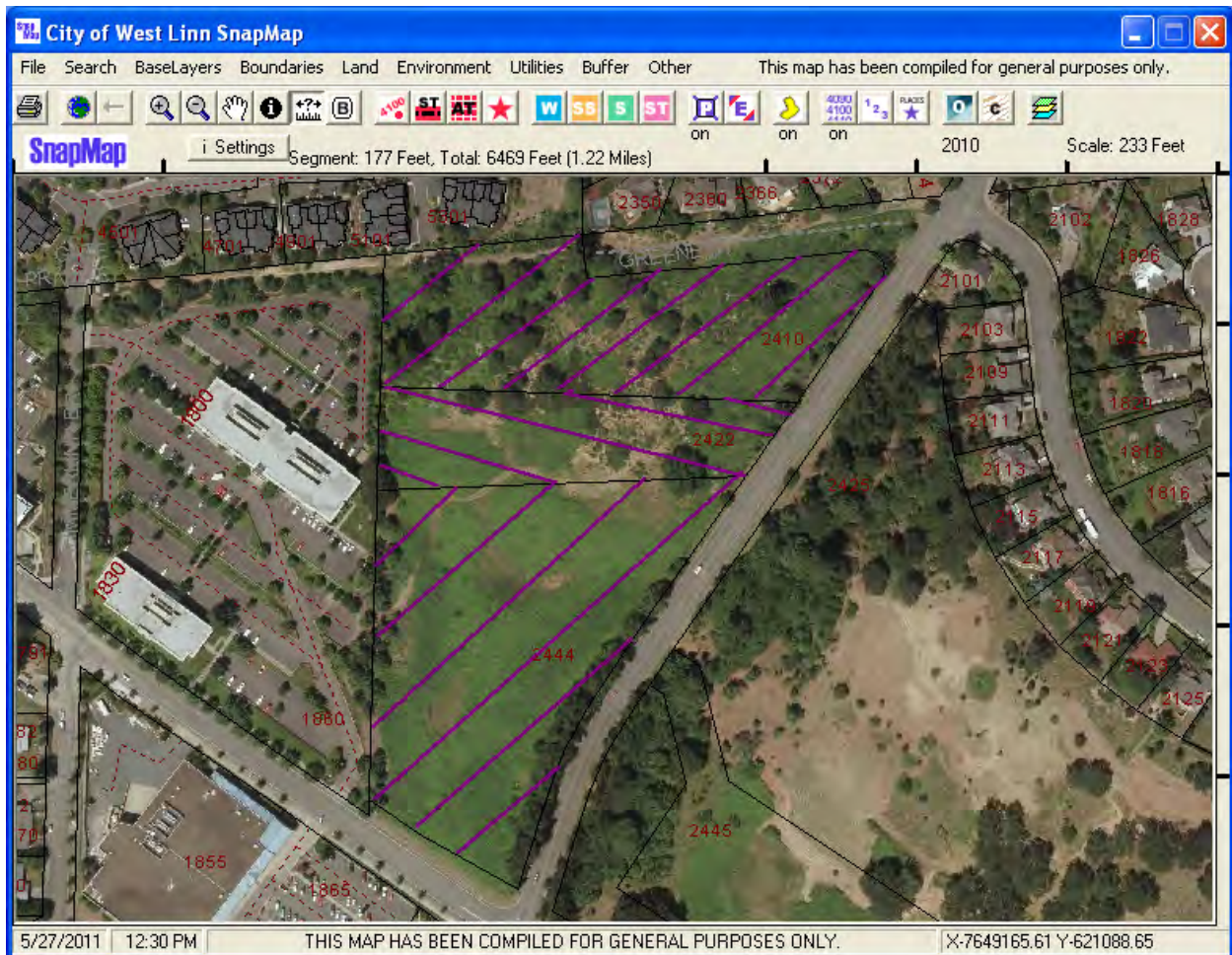
Applicant: Jeff Parker, Blackhawk LLC

Subject Property Address: 2410, 2422, 2444 Tannler Dr. (TL21e35c00100, 102, 200)

Neighborhood Assn(s): *Willamette and Savanna Oaks*

Planner: Tom Soppe

Project #: PA-11-17





PRE-APPLICATION CONFERENCE

| THIS SECTION FOR STAFF COMPLETION | | |
|-----------------------------------|-----------|---------------------|
| CONFERENCE DATE: 6/16/11 | TIME: 9AM | PROJECT #: PA-11-17 |
| STAFF CONTACT: TOM Sappe | | FEE: 350- |

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): TL 100, 102, 200

Brief Description of Proposal: Discuss potential options for multiple family residential use of the subject site including potential land use reviews, processes, and any issues.

Applicant's Name: Jeff Parker - Blackhawk LLC
 Mailing Address: 1800 Blankenship Rd Suite 200
 Phone No: 503) 742-1942 Email Address: jeff@parkerdev.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

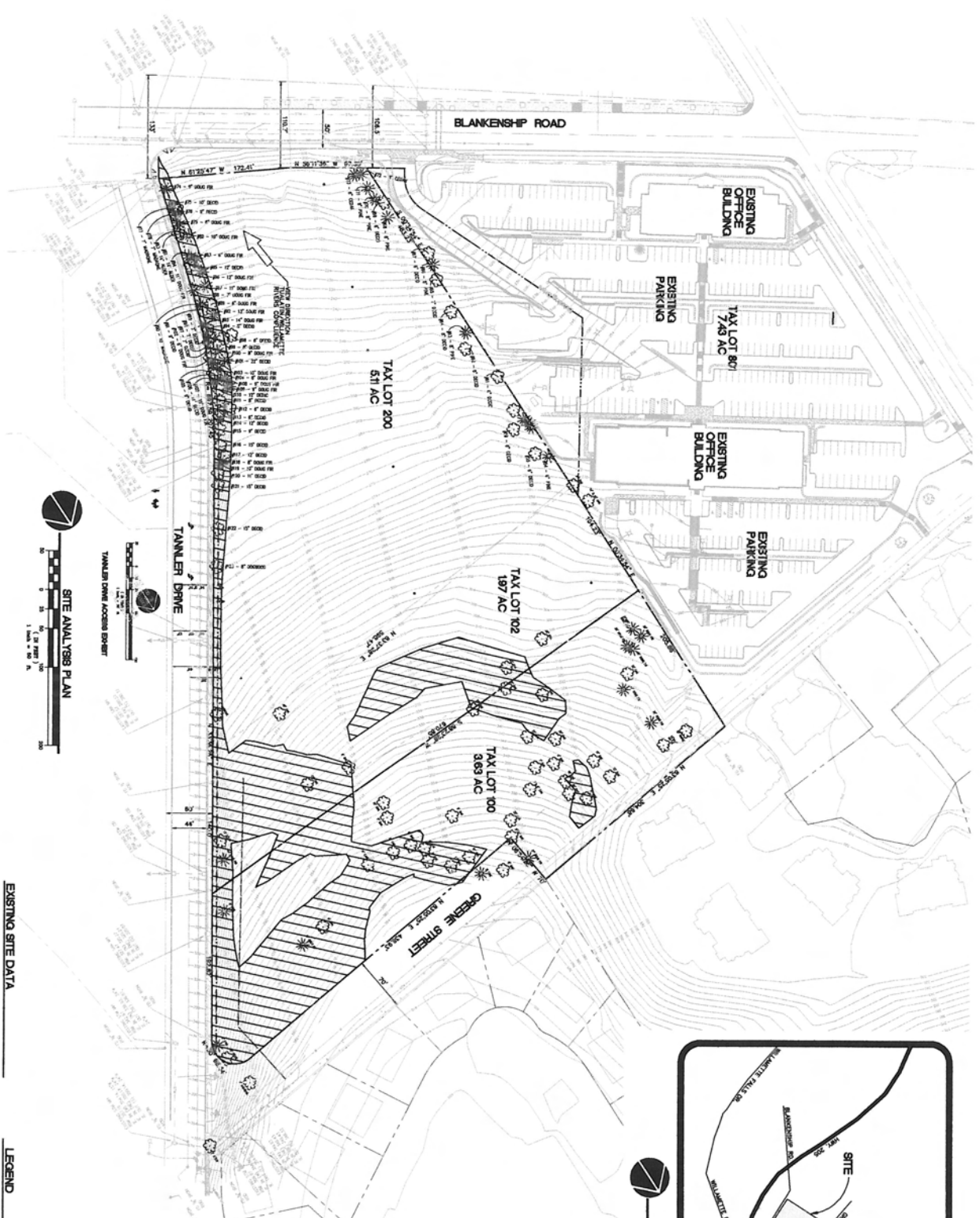
- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Access to and from the site, if applicable
- General location of existing trees
- Location of creeks and/or wetlands
- Location of existing utilities (water, sewer, etc.)
- Easements (access, utility, all others)

Please list any questions or issues that you may have for city staff regarding your proposal:

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

[Signature] _____ 5/26/11
 Property owner's signature Date

1800 BLANKENSHIP RD #200 WEST LINN, OR 97068
 Property owner's mailing address (if different from above)

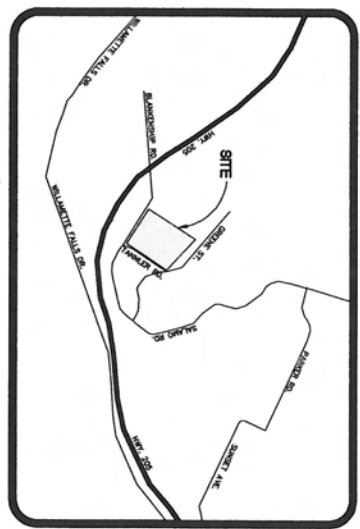


EXISTING SITE DATA

| EXISTING SITE AREA | 464,527 SF (10.71 AC) |
|------------------------|-----------------------|
| SCENERY | 1,200 SF |
| ASPHALT | 1,200 SF |
| CONCRETE | 1,200 SF |
| PAVING | 1,200 SF |
| LANDSCAPE | 1,200 SF |
| UTILITIES | 1,200 SF |
| OTHER | 1,200 SF |
| (TYPE 1/8 AREA) | 52,794 SF |

LEGEND

| PROPERTY SUBMITTAL | TYPE 1/8 LANDS | TYPE (OVER 6' OUTLINE AT 5' HORIZ) |
|--------------------|----------------|------------------------------------|
| [Symbol] | [Symbol] | [Symbol] |



DATE: 8/2/10
PROJECT: LAND USE EXTENSION
CLIENT: WILLAMETTE JOBS CORPORATION CENTER

DESIGNER: GRUPO MACKENZIE
ARCHITECT: WILLAMETTE JOBS CORPORATION CENTER

PROJECT: WILLAMETTE JOBS CORPORATION CENTER
PROJECT NO.: 07030
DATE: 8/2/10
P.L.N.: 003.002.2282

PROJECT TITLE: SITE ANALYSIS PLAN
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Shroyer, Shauna

From: Soppe, Tom
Sent: Friday, June 03, 2011 11:27 AM
To: Shroyer, Shauna
Subject: FW: Tannler - Multi Family
Attachments: Scheme One.pdf

Regarding pre-app 11-17

Tom Soppe, Associate Planner
Planning, #1521

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: Spir, Peter
Sent: Friday, June 03, 2011 11:10 AM
To: Soppe, Tom
Subject: FW: Tannler - Multi Family

Peter Spir, Associate Planner
Planning and Building, #1539

West Linn Sustainability Please consider the impact on the environment before printing a paper copy of this email.

Public Records Law Disclosure This e-mail is subject to the State Retention Schedule and may be made available to the public.

From: Rhys Konrad [<mailto:RKonrad@grpmack.com>]
Sent: Friday, June 03, 2011 11:01 AM
To: Spir, Peter
Cc: jeff@parkerdev.com; Robinson, Michael C. (Perkins Coie); Dick Spies
Subject: Tannler - Multi Family

Hello Peter,

In anticipation of the upcoming pre-application conference, we have developed a conceptual diagram illustrating a multi-family mixed-use development on the subject site. It is our hope to obtain feedback from you prior to the meeting in order for us to revise this scheme if necessary prior to the meeting. Please see the attached, along with a brief summary below:

Use:
The goal of this option is to provide additional multi-family housing units and residential density for the City of West Linn, in a mixed-use format. The site's existing slopes offer the potential for view opportunities, and stacking residential units above commercial and parking in a mixed-use development. Our interpretation of the site's OBC zone allows these uses as conceptually shown on the attached plan (CDC 21.050.2.)

The residential component will be a mix of 1, 2, and 3 bedroom units varied over the top of the commercial and parking in three levels. The maximum height for the proposed buildings will not exceed 55' as allowed for this property. A detached recreation center is proposed to the north of the upper building's as a shared amenity to the new residences. No trees are proposed to be removed to accommodate the proposed development.

22,200 SF of commercial uses on the first floor of the residential structures has been provided which could include such uses as: day care; office; health facility; coffee shop/small restaurant, and other amenity-type commercial appropriate in scale and type for a residential mixed-use development.

Parking:

A combination of parking for the commercial and residences is proposed adjacent to the internal access road as well as on a portion of the first level of the structures. Excess parking currently exists with the office development, which will be utilized to address some of the parking need. A total of 402 new spaces will be provided. Further development of this concept will provide more detail of the uses proposed and their parking ratio.

Thank you for your review and please let us know your comments prior to the meeting on the 16th.

Rhys Konrad, LEED AP

Associate | Land Use Planner

GROUP MACKENZIE

Architecture | Interior Design | Structural Engineering

Civil Engineering | Landscape Architecture

Land Use Planning | Transportation Planning

RiverEast Center | Ste. 100

1515 SE Water Avenue

Portland, OR 97214

T: 503.224.9560 | F: 503.228.1285

www.groupmackenzie.com <<http://www.groupmackenzie.com>> | vcard <<http://www.groupmackenzie.com/contacts/vcard.php?rk>>

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GROUP HANSEN BYE

2110175.00

SCHEME ONE - 200 UNITS
JUNE 1, 2011



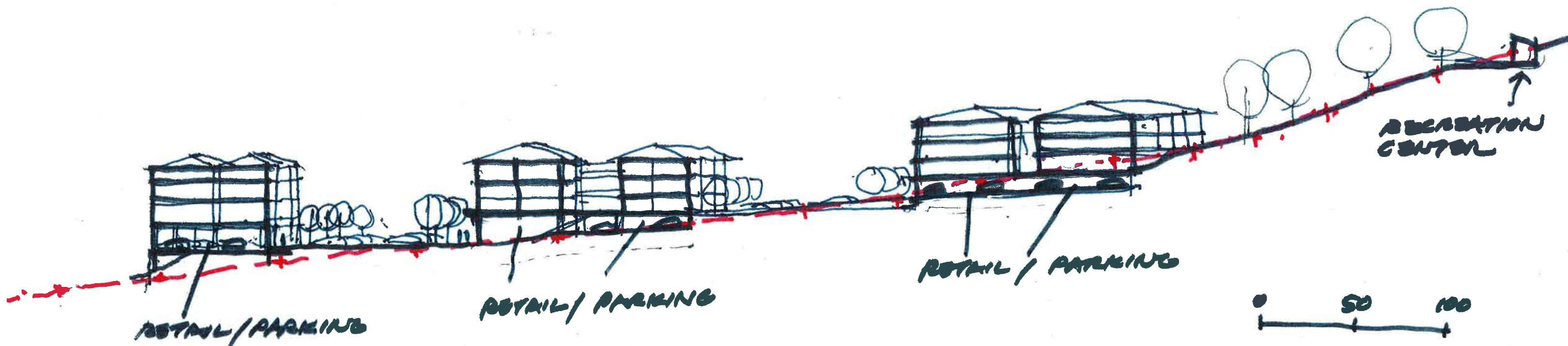
GROUP MACHENZIE

2110175.00

SCHEME ONE

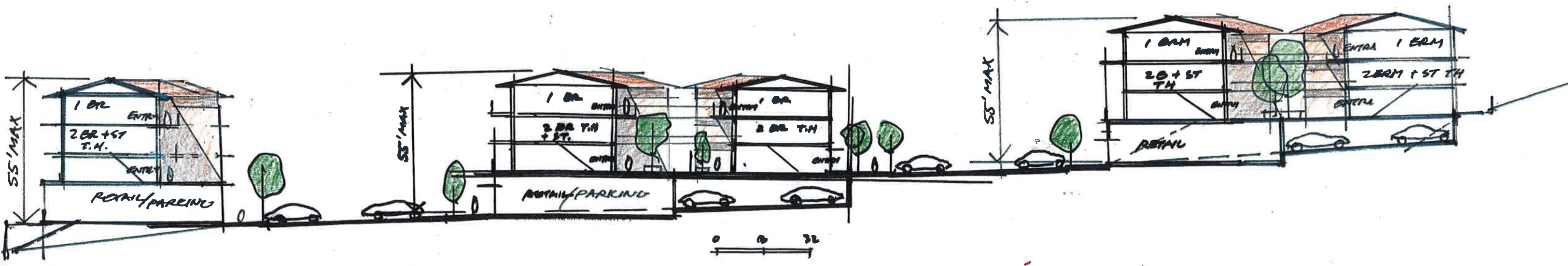
272 COVERED SPACES
 194 SURFACE SPACES
 JULY 1, 2011

466 360
 CARS
 TOTAL
 200 UNITS @
 1.5/K = 300
 111 SPACES
 SEE NEXT



SECTION LOOKING WEST THRU
SCHEME ONE

JUNE 1, 2011
GROUP MALDEN 210175.00



SCHEME ONE SECTION