



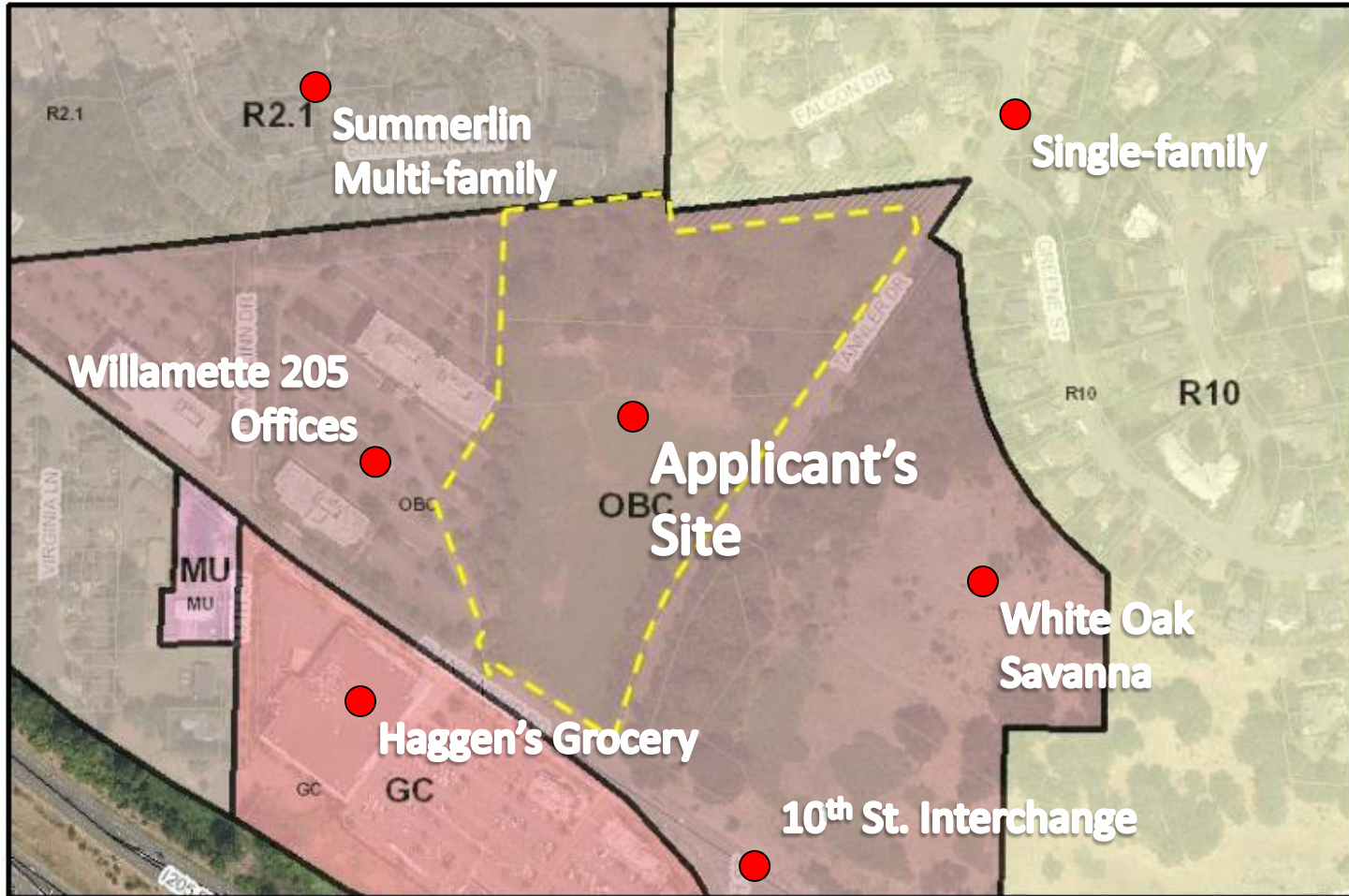
CITY OF
**West
Linn**

DR-15-11/LLA-15-01

Staff Presentation for ConAM Properties LLC applications for
Design Review and Lot Line Adjustment



Existing Zoning and Land Uses



Office Business Center (OBC)



- ❖ 21.050 USES AND DEVELOPMENT PERMITTED UNDER PRESCRIBED CONDITIONS
 - 2. Multiple-family units, as a mixed use in conjunction with commercial development, only above the first floor of the structure.



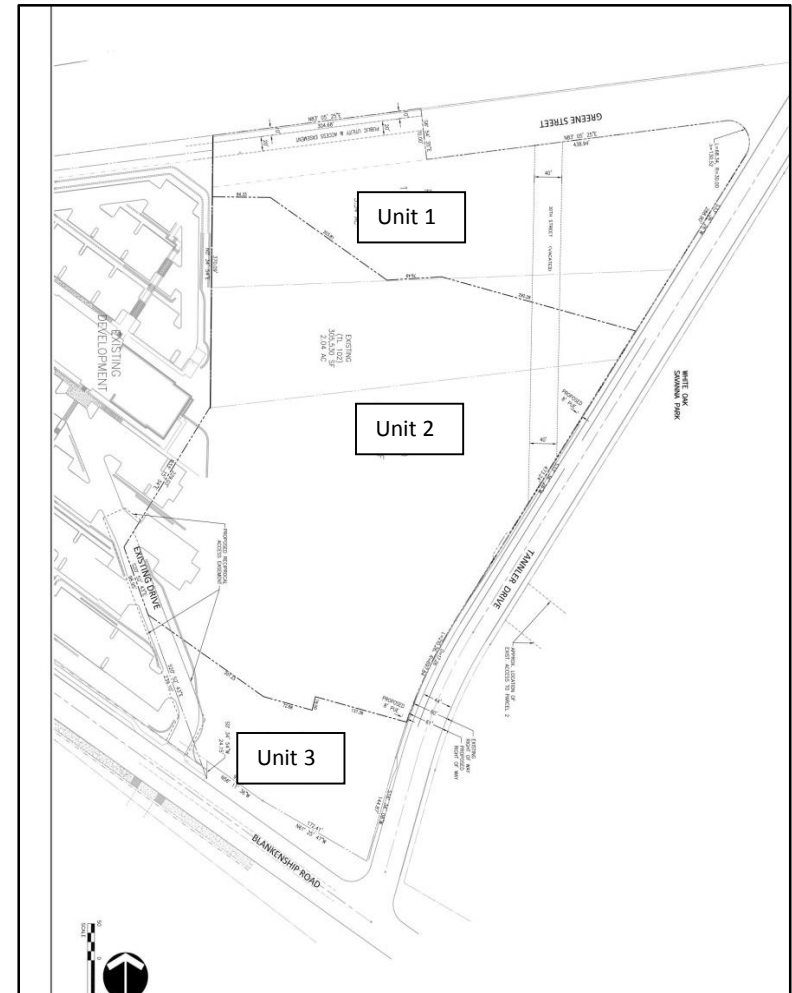
Property Line Adjustment

- Unit 1 – Old Tax Lot 100 (3.34 ac) is now 3.18 acre
- Unit 2 – Old Tax Lot 102 (2.04 ac) is now 7.01 acre
- Unit 3 – Old Tax Lot 200 (5.98 ac) is now 1.17 acre

Property Line Adjustment



- Unit 1 is not to be developed
- Unit 2 is the proposed development area subject to design review
- Unit 3 is to be retained by the current owner

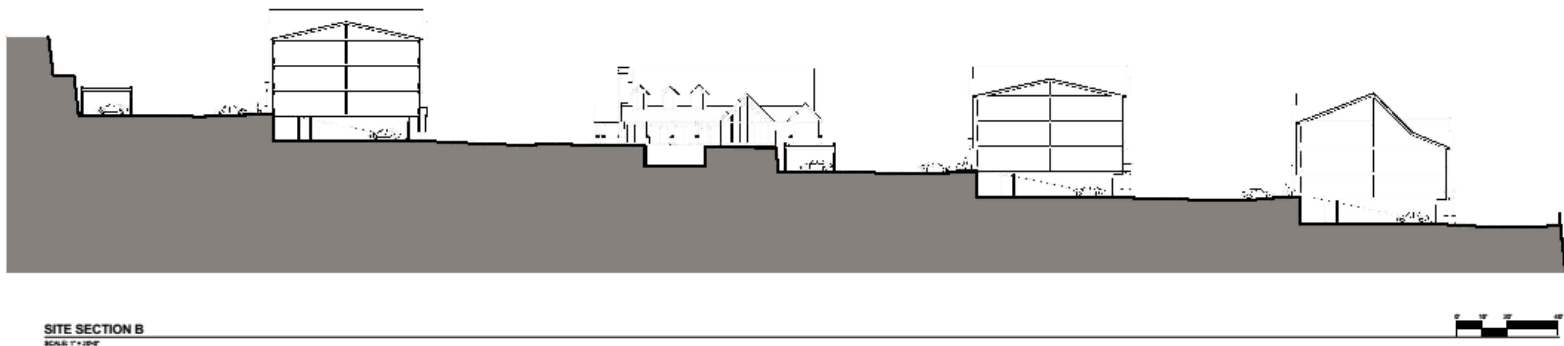
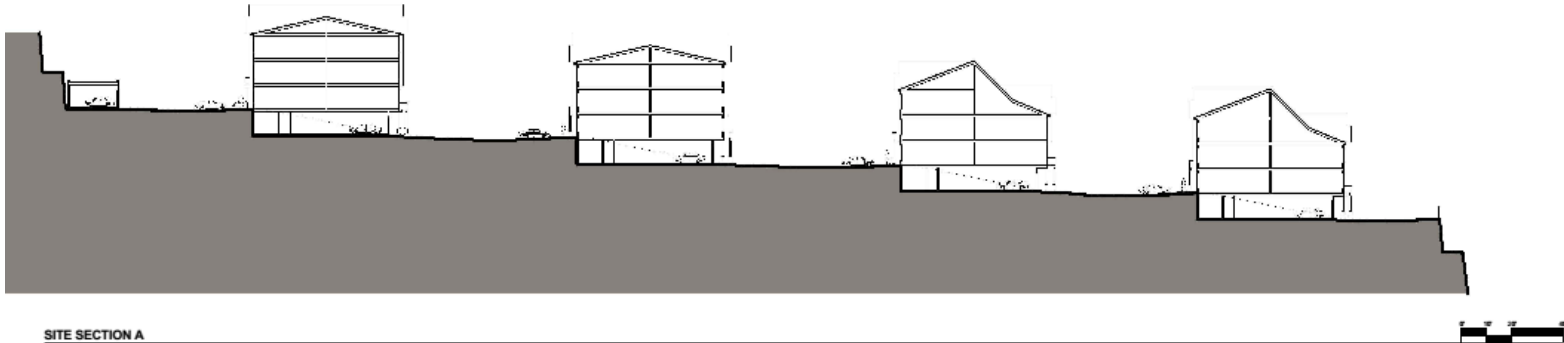




- 🍃 **7.01 acre development site**
- 🍃 **7 buildings with multi-family and commercial**
 - 180 multi-family residential dwelling units (1, 2, and 3 bedroom)
 - 7 commercial spaces (range from 280-314 square feet)
- 🍃 **Other uses include a swimming pool, community clubhouse and leasing office and enclosed garages**



Design Review



Design Review – Architectural Drawings



CLUBHOUSE ELEVATION NORTH
SCALE: 1/8" = 1'-0"



CLUBHOUSE ELEVATION WEST
SCALE: 1/8" = 1'-0"

Design Review – Architectural Drawings



BUILDING TYPE 1 FRONT ELEVATION
SCALE: 1/8" = 1'-0"



Commercial Space

BUILDING TYPE 1 BACK ELEVATION
SCALE: 1/8" = 1'-0"





🍃 **Summary of design review standards:**

- Satisfy the building height, clear vision, landscaping, parking and other standards referenced in Chapter 55
- Address the natural environment (e.g., tree protection, grades, adequate separation for light and air)
- Address the City's established architectural character
- Provide adequate transportation access, parking and promote pedestrian access and enhance non-automobile movement.



Design Review Standards - Continued

🍃 **Summary of design review standards:**

- Provide for buffering between differing land uses
- Address privacy and noise
- Multifamily projects must provide private open space and shared outdoor recreational space.
- Make provisions for public transit (only where abutting route)
- Verify sufficient utility capacity exist to serve the development



🍃 **Summary of design review standards:**

- Address crime prevention and defensible spaces
- Make provisions for persons with disabilities
- Address signage, refuse & recycling infrastructure

🍃 **Traffic Impacts CDC 55.125, 85.170(B)(2))**

- Does the traffic impacts analysis require mitigation measures?
- Do the mitigation measures proposed meet the City's level of service?

Review of Conditions of approval



- Landscaping, parking, access/egress, clear vision, building height, etc.)
 - *COA #2 – Pedestrian Access: Applicant shall modify their site plan to show improved pedestrian access though the site*
 - *COA #5 – Clear Vision Areas : Applicant shall modify their site plan to remove walls and obstructions from clear vision areas*
 - *COA #6 – Fences: Applicant shall modify site plan to set fences back two-feet from the top of retaining walls where the combined height exceeds 8.5-feet*



🍃 Architectural character

- COA #3 – **Private Outdoor Area:** The Applicant shall submit plans that show private outdoor space (patio, deck) for all residential dwelling units
- COA #4 – **Litter Receptacles:** The Applicant shall install litter receptacles near all commercial spaces
- COA #7 – **Awnings:** The Applicant shall install awnings on all commercial spaces



Review of Conditions of Approval

- ✦ Access, parking, promote pedestrian access and enhancing non-automobile movement
 - COA #8 – **Buildings Contiguous to Tannler Drive:** The Applicant shall submit plans that show at least 20 percent of the developed frontage with buildings contiguous to it
 - COA #9 – **Trail Improvement:** The Applicant shall contribute a proportionate share toward the construction of a 10-foot wide, paved multi-use path along the northern boundary of the site



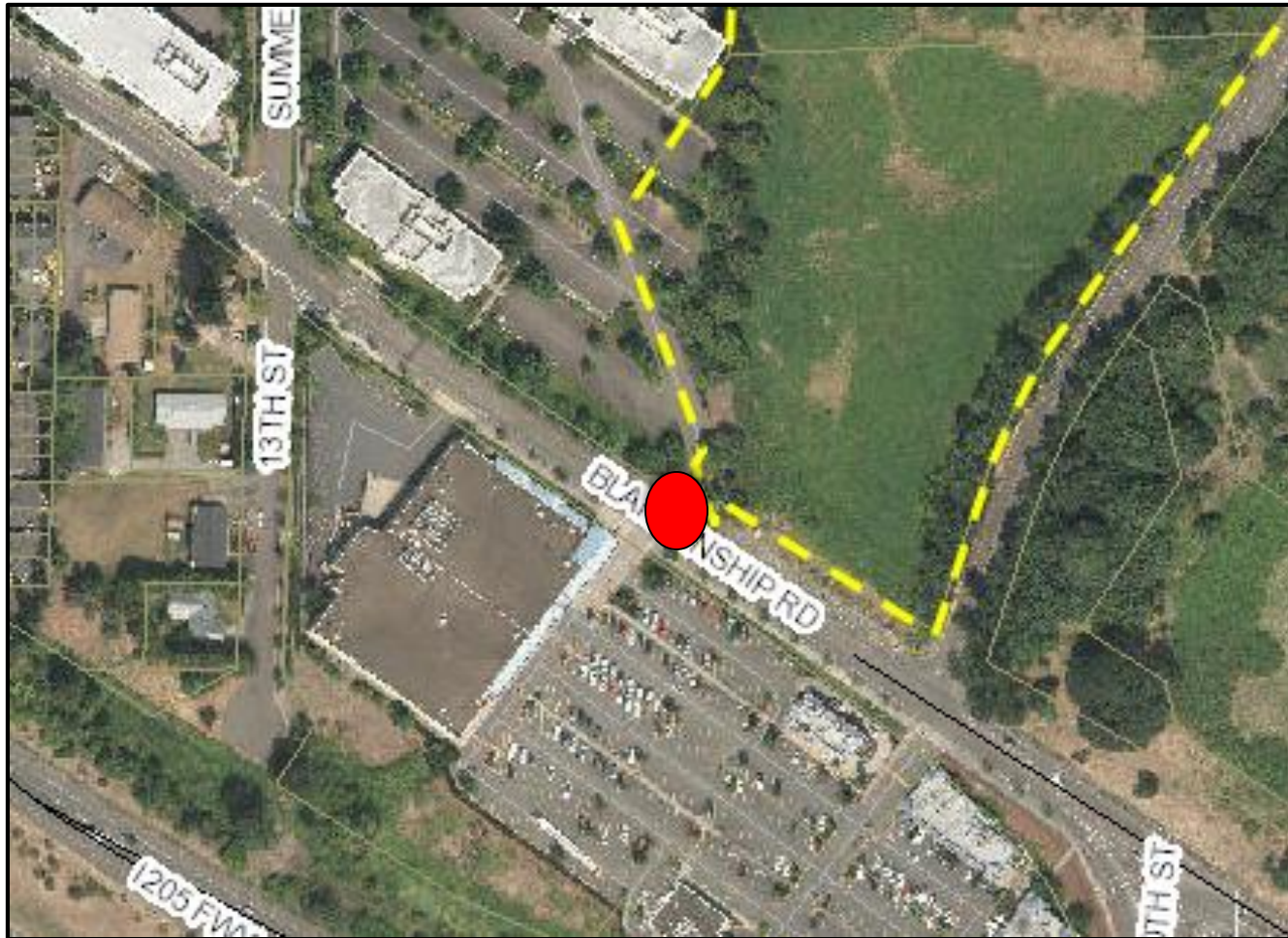
Traffic Impact Assessment - mitigation

1. Install a median on the Tannler Drive approach to Blankenship Road to limit southbound traffic to right turns only. No restrictions are proposed for the Haggen Shopping Center driveway, and left turns from Blankenship Road eastbound to Tannler Drive would still be allowed. See Figure 3.
2. Signalize the Site Access/West Haggen Driveway intersection with Blankenship Road to accommodate the increase in left-turning vehicles from the site and enhance the pedestrian crossing of Blankenship Road.
3. Provide a second left-turn lane on the Salamo Road approach to 10th Street by widening the roadway and intersection and installing necessary traffic signal equipment. No changes are proposed to the signal timing or phasing. The two left-turn lanes should provide 225 feet of storage. See Figure 4.
4. Pay a proportionate share, in the amount of \$24,010, towards the cost of improvements at the 10th Street/8th Avenue/8th Court intersection and the 8th Court extension. (No change from TIA.)

Traffic Impact Assessment – Median on Tannler Drive



Traffic Impact Assessment—Signal Site access Blankenship Rd.



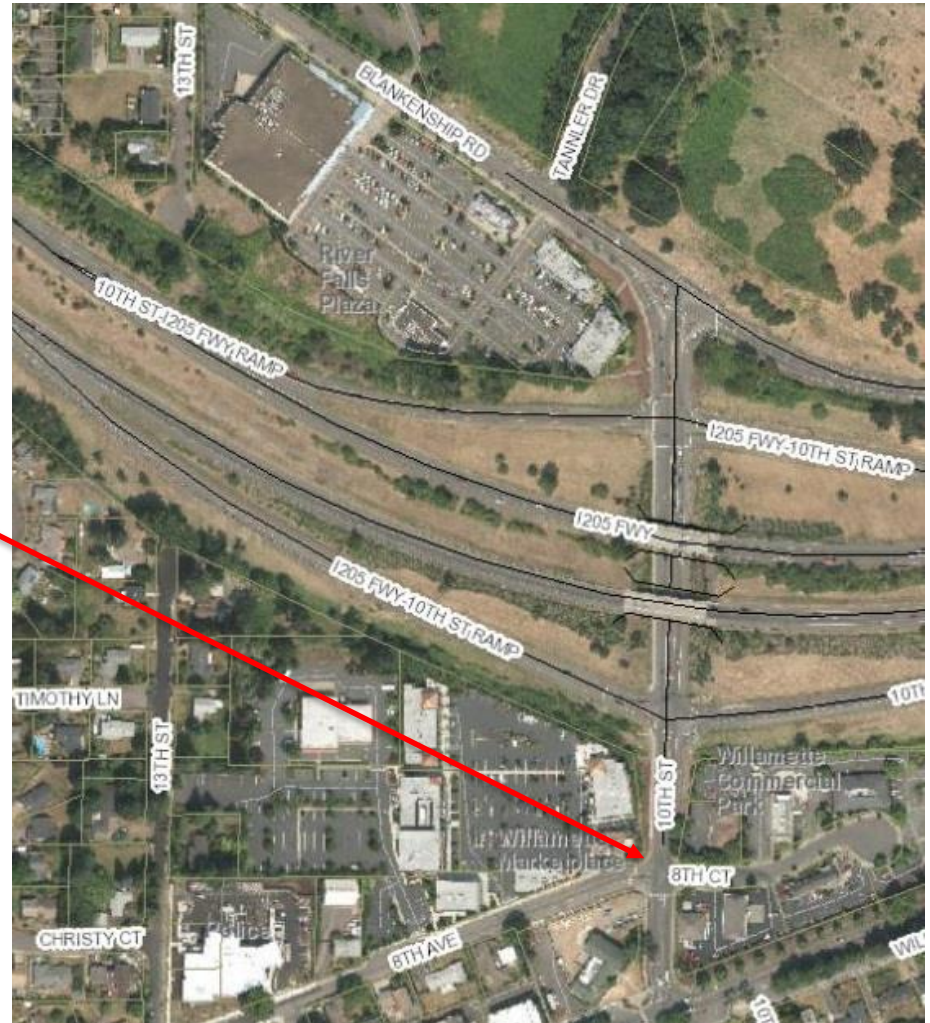
Traffic Impact Assessment – Second Turn Lane Salamo Road





Traffic Impact Assessment – Pay proportionate share

Pay a proportionate share, in the amount of \$24,010, towards the cost of improvements at the 10th Street/8th Avenue/8th Court intersection and the 8th Court extension.





🍃 Mitigate traffic impacts

- COA #10 – **Traffic Mitigation:** Complete the four recommended mitigations on Page 5 of the on the Mackenzie letter revised August 25, 2015.
- COA #11 – **Tannler Drive Improvements:** The Applicant shall install a sidewalk and street trees along the frontage of Unit 2
- COA #12 – **Engineering Requirements:** The Applicant shall submit updated engineering plans that show required on- and off-site improvements



Mitigate traffic impacts – Continued

- COA 13: The applicant shall:
 - a. Install a median on the Tannler Drive approach to Blankenship Road to prohibit southbound left turns;
 - b. Install a signal at the Site Access/West Haggen Driveway intersection with Blankenship Road and enhance the pedestrian crossing of Blankenship Road;
 - i. Prior to issuance of the first building permit the applicant must submit plans for the signal to the City Engineer, and
 - ii. The signal must be installed and operational prior to issuance of the first certificate of occupancy on the site.



🍃 Mitigate traffic impacts – Continued

- COA 13: The applicant shall:
- c. Widen the roadway and intersection and construct a second left-turn lane, and install necessary traffic signal equipment on the Salamo Road approach to 10th Street.
- This condition does not preclude the issuance of SDC credits to the applicant if any of the facilities are approved for such credits.



🌿 **Mitigate traffic impacts – Continued**

- COA 14: The applicant shall pay \$24,010 for improvements at the 10th Street/8th Avenue/8th Court intersection and the 8th Court extension.

🌿 **Renumber the Property Line Adjustment to COA 15**



Staff Recommendation and Questions

- Staff **recommends approval** of the Applicant's proposal subject to the previously mentioned conditions.
- Questions?





Definitions

- ✦ **Basement.** Any floor level below the first story in a building, except that a floor level in a building having only one floor level shall be classified as a basement unless such floor level qualifies as a first story as defined herein.
- ✦ **Story, first.** The lowest story in a building which qualifies as a story, as defined herein, except that a floor level in a building having only one floor shall be classified as a first story, provided such floor level is not more than four feet below grade, as defined herein, for more than 50 percent of the total perimeter, or more than eight feet below grade, as defined herein, at any point.



Definitions

- ❖ **Story.** That portion of a building included between the upper surface of any floor and the upper surface of the floor next above, except that the topmost story shall be that portion of a building included between the upper surface of the topmost floor and the ceiling or roof above. If the finished floor level directly above a basement or unused under floor space is more than six feet above grade as defined herein for more than 50 percent of the total perimeter, or is more than 12 feet above grade as defined herein at any point, such basement or unused under floor space shall be considered as a story.



🍃 Requesting approval for two applications:

- Property Line Adjustment
- Design Review



1. Applicant's Proposal – Existing Zoning and Land Uses

