

## 10/10/18 WNA Draft Minutes

*Jennifer*  
*10/17/18 minutes modified*  
*11/14/18 with 25 in*  
*attendance*

- >Andrew called the meeting to order @ 7:07 p.m.
- >Minutes = Kathie went over the minutes, Gail made the motion to accept the minutes with Bob & Elizabeth seconding. The motion passed unanimously.
- >Treasurer = Elizabeth informed us that WNA has \$5232.56 in Pacific West Bank
- >Main Street = Rae informed us: Oct. 18<sup>th</sup> 12-2 Open house @ Youth Music Project and Oct. 25<sup>th</sup> 4-6 @ Lark Café. Halloween in Willamette (Under the Sea/ River 3-6 p.m. Friday Oct. 26<sup>th</sup> is going to be a pub crawl. Run/Walk was a success  
Flower beds and Wreaths discussion was tabled until Nov. meeting. Stein Oil Gas station may be renting to someone to store and work on his cars. Main Street would like letters of support for boat ramp and other things that would not be motorized to accompany the request of grant money.
- >Post Office = they have 9,000 sq. ft. 33 employees and 18 vehicles. Their lease runs out April, 2019.
- >Bob Schulz = Bland Circle sub division (information/conversation only)  
3 1/2 acres, entertaining a PUD, HOA would be needed.  
Street/trucks questions would be for builders later.  
No Planning Commission  
Public right of way is 40', city now says 48', question as to how to put in side-walks.
- >Tannler Developemant/Parker = INPUT MEETING ONLY, Zoe and Steve  
Plan #1 = commercial on the ground floor with living above. TSP – realign Tannler to “Albertson’s/Haggen”. Commercial trucks can’t get in nor turn around.  
Plan #2 = consolidate all commercial (retail or office) along Blankenship with 216

*16 WNA*  
*in*  
*attendance*

Tannler would be realigned as in plan # 1.

Apartments on land above Tannler. This would require a variance. Apartments would be 1 & 2 bedroom. A suggestion was made by Elizabeth that each apartment include a "home office," since 60% of businesses are in house in WL. Her suggestion was to make apartments larger and fewer to accommodate the home office. She also supplied Steve with a rendering of apartments in a circular pattern with "green space" in the middle. There is no green space nor playground on presented plans. Too many apartments and too small. Traffic is going to be an issue, emergency vehicles can't get in & out due to elevation radius. Sprinklers in all buildings. Safety = traffic during winter, cars sliding down the hill. Parking along Tannler and up Tannler, parking concern with the Mansions and Summerlinn Apts. and Condos. Kids running across Tannler or Blankenship to get to playground @ Savanna Oaks Park, private club house/pool, restaurants.

Commercial issues = delivery trucks cannot fit or turn around.

OBC does NOT include a private club house. Limited business land in WL. Not enough business for this property. Not best use of this land, not fitting the zoning/code for OBC.

Needs roof top gardens and to LEED certified.

A vote was taken to assess the interest in each of the plans, plan #1 got no votes and plan #2 only got 1 vote. One person said that she wanted none of the above and that the architect needs to start over and get creative, use some imagination. The consensus was that neither presentation was acceptable. We have seen this before.

>Sat. Oct. 20<sup>th</sup> WL city Scavenger Hunt, all around the city.

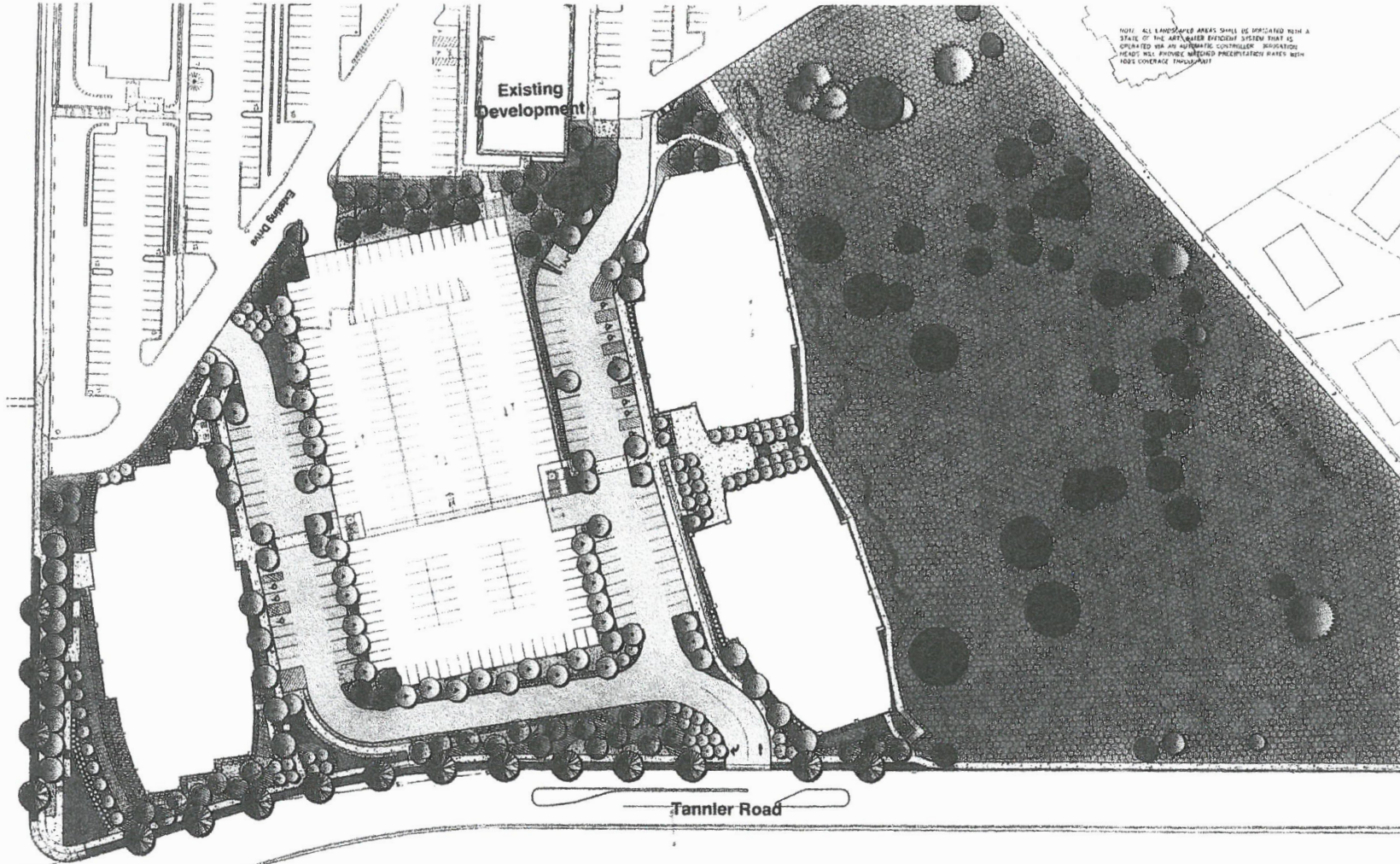
Oct. 20<sup>th</sup> 2-4 WLAIC speakers at WL library.

>Andrew adjourned the meeting @ 8:31

>Submitted by Kathie Halicki, WNA secretary



Approved



NOTE: ALL LANDSCAPE AREAS SHALL BE SPECIFIED WITH A STATE OF THE ART WATER EFFICIENT SYSTEM THAT IS OPERATED VIA AN AUTOMATIC CONTROLLER. IRRIGATION SYSTEM SHALL PROVIDE REQUIRED PRECIPITATION RATES WITH 100% COVERAGE THROUGHOUT.

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 705 SW THIRD AVENUE  
 SUITE 400  
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 Phone: 503.222.2266  
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REVISIONS  
 1. 08/22/06

OVERALL  
 PLANTING  
 PLAN

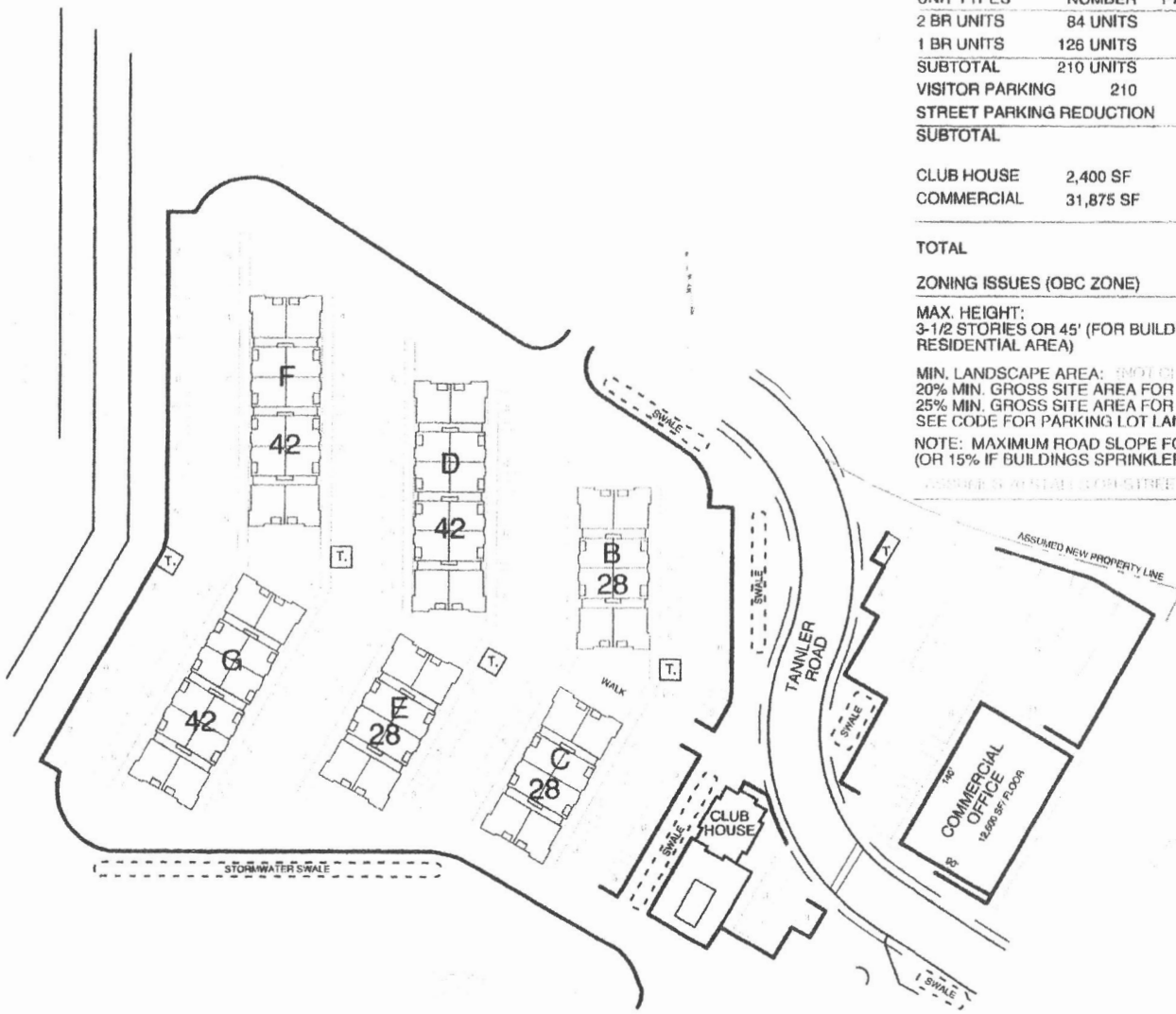
**PLANT MATERIAL SCHEDULE**

- |   |   |   |   |   |   |
|---|---|---|---|---|---|
| <ul style="list-style-type: none"> <li>1 CHINQUAPIN BERRY/PINKS CALIFORNIA CHINQUAPIN 2" CAL./J.B.</li> <li>2 SCARLET BAY/ACER/ROSA COQUINA 2" CAL./J.B.</li> <li>3 EASTERN REDWOOD/REDWOOD CAMELINA 2" CAL./J.B.</li> <li>4 RED SHEDDED HAWK/LEAF RUBBER "RED SHEDDED" 2" CAL./J.B.</li> <li>5 WHITE BURNING BUSH/STYRACIA 2" CAL./J.B.</li> <li>6 EXISTING UNDESIGNED TREE TO REMAIN</li> </ul> | <ul style="list-style-type: none"> <li>7 EXISTING UNDESIGNED TREE TO REMAIN</li> <li>8 FAYOUIL AVY/PRAIRIE PENSYLVANICA 2" CAL./J.B.</li> <li>9 DOUGLAS FIR/PIMPINELLA HEATHSII 2" CAL./J.B.</li> <li>10 JAPANESE PINE/ALSTROEMIA JAPONICA 2" CAL./J.B.</li> <li>11 DOGWOOD 2" CAL./J.B.</li> <li>12 JAPANESE PINE/LEUCOCORONIA 2" CAL./J.B.</li> </ul> | <ul style="list-style-type: none"> <li>13 ROSE CROCKINGHAM/ROSEHEATH HORIZONTEALIS 2" CAL./J.B.</li> <li>14 MID BLEM/CLAMOROUS IMPRESSUS 2" CAL./J.B.</li> <li>15 SPIREA JAPONICA OCEANIC 2" CAL./J.B.</li> <li>16 PHODODENDRON OYSPINCE/PHODODENDRON 2" CAL./J.B.</li> </ul> | <ul style="list-style-type: none"> <li>17 EVERGREEN CLEMATIS/ALLENATIS APANENSIS 2" CAL./J.B.</li> <li>18 FOLIATE GRASS/PERNANDESA ALPINA/ARDORES 2" CAL./J.B.</li> <li>19 HARBOR CRYM/MAHONIA/MAHONIA QUINQUEFIDA 2" CAL./J.B.</li> <li>20 THORNLEAF/ARCTOSTAPHYLOS UVA-URSI 2" CAL./J.B.</li> </ul> | <ul style="list-style-type: none"> <li>21 ROCKSPRUE COCKLE/COCKLENESTER METROPHITANS 2" CAL./J.B.</li> <li>22 BAC LILY/LEUCORHIZA MUSEARI 2" CAL./J.B.</li> <li>23 CRIMSON PINK/ROSEMARY THUNDERBOLT 2" CAL./J.B.</li> <li>24 SHARP DRAGON GRASS/MAHONIA QUINQUEFIDA 2" CAL./J.B.</li> <li>25 LAMB</li> <li>26 EXISTING LAWN/GRASS TO REMAIN</li> </ul> | <ul style="list-style-type: none"> <li>27 GRASS/STYRACIA OXYPHANTA DIVARICATA 2" CAL./J.B.</li> <li>28 GREEN SORREL (SEE ARCHITECTURAL DRAWINGS)</li> </ul> |
|---|---|---|---|---|---|



DESIGNED BY GJL  
 CHECKED BY GJL  
 SHEET  
**L1.0**  
 JOB NO. 2000016.00  
 DESIGN REVIEW SUBMITTAL 8/22/06

EXHIBIT 1



**SITE SUMMARY / PARKING SUMMARY**

UNIT TYPES	NUMBER	PARKING RATIO	MIN. PARKING	PARKING PROVIDED
2 BR UNITS	84 UNITS	1.5/ UNIT	126 STALLS	
1 BR UNITS	126 UNITS	1.25/ UNIT	158 STALLS	
<b>SUBTOTAL</b>	<b>210 UNITS</b>		<b>284 STALLS</b>	
VISITOR PARKING	210	1/3 UNITS*	70 STALLS*	
STREET PARKING REDUCTION		1/ 18'	-70 STALLS*	
<b>SUBTOTAL</b>			<b>284 STALLS</b>	
CLUB HOUSE	2,400 SF	1/ 230 SF	11 STALLS	
COMMERCIAL	31,875 SF	1/ 370 SF	87 STALLS	
<b>TOTAL</b>			<b>382 STALLS</b>	<b>189 STALLS</b>

**ZONING ISSUES (OBC ZONE)**

**MAX. HEIGHT:**  
 3-1/2 STORIES OR 45' (FOR BUILDINGS OVER 50' FROM A LOW OR MEDIUM DENSITY RESIDENTIAL AREA)

**MIN. LANDSCAPE AREA: (NOT SPECIFIED)**  
 20% MIN. GROSS SITE AREA FOR RESIDENTIAL (NON-SINGLE FAMILY)  
 25% MIN. GROSS SITE AREA FOR COMMERCIAL  
 SEE CODE FOR PARKING LOT LANDSCAPE REQUIREMENTS

**NOTE: MAXIMUM ROAD SLOPE FOR EMERGENCY VEHICLES 12% (OR 15% IF BUILDINGS SPRINKLERED- SPRINKLERS ASSUMED).**

\*NUMBER OF STALLS ON STREET PARKING AVAILABLE TO DEVELOPER FOR VISITOR PARKING

**COMMERCIAL OFFICE BUILDING SUMMARY**

THIRD FLOOR	12,600 SF
SECOND FLOOR	12,600 SF
FIRST FLOOR	6,675 SF
<b>TOTAL</b>	<b>31,875 SF</b>

**SITE PLAN - SCHEME L2**

SCALE: 1" = 100'

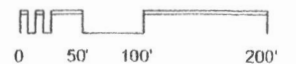
**BLACKHAWK DEVELOPMENT, LLC**

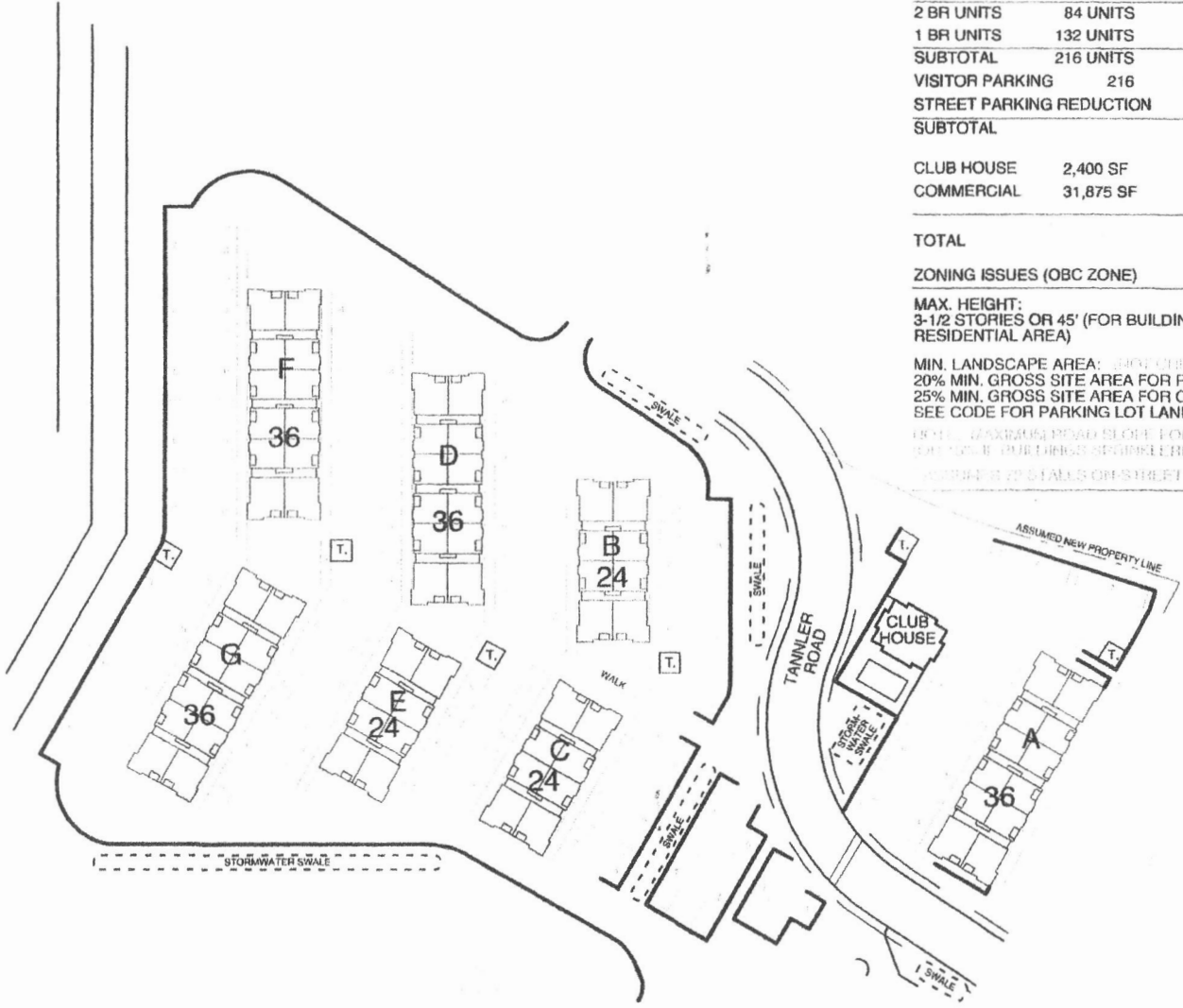
WEST LINN, OREGON



NORTH

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**SITE SUMMARY / PARKING SUMMARY**

UNIT TYPES	NUMBER	PARKING RATIO	MIN. PARKING	PARKING PROVIDED
2 BR UNITS	84 UNITS	1.5/UNIT	126 STALLS	
1 BR UNITS	132 UNITS	1.25/UNIT	165 STALLS	
<b>SUBTOTAL</b>	<b>216 UNITS</b>		<b>291 STALLS</b>	
VISITOR PARKING	216	1/3 UNITS*	72 STALLS*	
STREET PARKING REDUCTION		1/18'	-72 STALLS*	
<b>SUBTOTAL</b>			<b>291 STALLS</b>	
<b>CLUB HOUSE</b>				
	2,400 SF	1/230 SF	11 STALLS	
<b>COMMERCIAL</b>				
	31,875 SF	1/370 SF	87 STALLS	
<b>TOTAL</b>			<b>389 STALLS</b>	<b>396 STALLS</b>

**ZONING ISSUES (OBC ZONE)**

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**MIN. LANDSCAPE AREA:** (NOT ON CODE)  
 20% MIN. GROSS SITE AREA FOR RESIDENTIAL (NON-SINGLE FAMILY)  
 25% MIN. GROSS SITE AREA FOR COMMERCIAL  
 SEE CODE FOR PARKING LOT LANDSCAPE REQUIREMENTS

IN CITY: MAXIMUM ROAD SLOPE FOR EMERGENCY VEHICLES 12%  
 EXCEPT IF BUILDINGS SPRINKLERED-SPRINKLED'S ASSUMED

\*MINIMUM 20% STALLS ON-STREET PARKING AVAILABLE TO OFF-STREET PARKING

**SITE PLAN - SCHEME L1**

SCALE: 1" = 100'

**BLACKHAWK DEVELOPMENT, LLC**

WEST LINN, OREGON



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