PRE-APPLICATION CONFERENCE

Thursday September 18, 2025

Willamette Room
City Hall
22500 Salamo Rd

9:00 am: Proposed Mixed Used Development
Applicant: Brad Kilby
Property Address: 2410, 2422, 2444 Tannler Drive
Neighborhood Assn: Savanna Oaks
Planner: Chris Myers Project #: PA-25-20

City of West Linn Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.742.6060 • westlinnoregon.gov

Pre-Application Conference Request

For Staff to Complete:

PA 25-20 **Conference Date:** 9/18/25 **Time:** 9:00am

Staff Contact: Chris Myers **Fee:** $1,200

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the Submit a Land Use Application web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Property Owner Information

Name: Tannler Holdings, LLC
Email: Jeff@parkerdev.com
Phone #: (503) 807-8852
Address: 1800 Blankenship Road, Suite ~~200~~ 325
West Linn, OR 97068

Applicant Information

Name: HHPR, Inc. Attn: Brad Kilby, AICP
Email: bradk@hhpr.com
Phone #: (503)221-1131
Address: 205 SE Spokane St., Portland, OR 97202

Address of Subject Property (or tax lot): 2410, 2422, and 2444 Tannler Drive

REQUIRED ATTACHMENTS:

- ☐ A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- ☐ A list of questions or issues the applicant would like the City to address.
- ☐ A dimensional site plan that shows:
  - ☐ North arrow and scale
  - ☐ Location of existing trees (a tree survey is highly recommended)
  - ☐ Streets Abutting the property and width of right of way
  - ☐ Location of creeks and/or wetlands (a wetland delineation is highly recommended)
  - ☐ Property Dimensions, existing buildings, and building setbacks
  - ☐ Slope map (if slope is 25% or more)
  - ☐ Location of existing utilities (water, sewer, etc.)
  - ☐ Conceptual layout, design, proposed buildings, building elevations, and setbacks
  - ☐ Location of all easements (access, utility, etc.)
  - ☐ Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
  - ☐ Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
  - ☐ Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT: Brad Kilby **DATE:** 8/19/2025

The undersigned property owner authorizes the requested conference and grants city staff the **right of entry** onto the property to review the application.

PROPERTY OWNER: **DATE:** 8/18/2025

August 19, 2025

City of West Linn
Attn: Planning Division
22500 Salamo Road
West Linn, OR 97068

Submittal Via Online Portal

Re: **Pre-Application Conference – 2410, 2422, and 2444 Tannler Drive**

To Whom it May concern:

Harper Houf Peterson Righellis (HHPR) on behalf of the developer is requesting a pre-application conference to discuss proposed development of the property located at 2410, 2422 and 2444 Tannler Drive, West Linn (tax lots 21E35C00100, 21E35C00102, 21E35C00200). The property is shown in the following aerial.

DESCRIPTION OF PROJECT

The property is approximately 11.41 acres located to the North and West of the intersection of Tannler Drive and Blankenship Road in West Linn, OR. The property is zoned Office Business Center (OBC). The property is currently vacant and slopes up from South to North approximately 185 feet with the lowest elevation of ~200' at the Southeast corner and the highest elevation of ~385 along the North property line.

The Owner wishes to seek entitlements to allow development of the property as shown on the attached Concept plan 2.1, with a combination of commercial and residential development including approximately 320 market rate apartments with garages, a community center, and associated on-site parking and amenities.

As shown on the attached survey, the property is currently divided into three tax lots. The Applicant proposes using a lot line adjustment process to either consolidate or reconfigure the lots in support of the proposed development.

As proposed, Lot A (the smaller lot between Blankenship Road and Tannler Drive) may include three buildings with a combination of commercial and residential uses. Access will be from the realigned Tannler Drive with on-grade parking located between the three buildings.

Lot B (the larger lot on the upper portion of the property) may include nine buildings including the community center, commercial, and residential uses. Access will be from Tannler Drive with a combination of on-grade parking, carports, and garages located on the uphill side of each building.

LIST OF APPLICANT QUESTIONS

The Applicant has the following questions:

1. Please confirm the required land use applications, approval process, applicable review criteria, and timeframe for the review of the proposed development.
2. Please confirm the application fees for a Development Review Application for Design Review and Lot line adjustments for the project.
3. Please confirm allowed uses and approval criteria for these uses

Public Improvements

4. Please confirm if any public improvements will be required to facilitate the development of the site.

Transportation

5. Could Staff please confirm whether or not a traffic study would be required, together with identifying any future CIP projects that may impact this development proposal?
6. Is ODOT involved in permitting and plan review for development on this property?

Blankenship Road

7. Will any adjustments or ROW dedications be needed for the North side of the Blankenship Road ROW adjacent to Lot A?
8. Will the city support on-street parking on Blankenship to support commercial development fronting on Blankenship Road?
9. Please provide information on the required intersection improvements, if any, at the new Blankenship/Tannler intersection.

Tannler Drive Realignment

10. West Linn's Transportation System Plan (TSP) shows Tannler Drive as a Neighborhood route. The TSP also shows Tannler Drive realigned to turn to the West and cross the subject property and then turn South and continue down the hill to a new intersection at Blankenship Road across from the driveway access to the Parkrose Hardware store. The Applicant proposes realigning Tannler Drive as proposed by the TSP and trading the required private property for the existing Tannler Drive ROW which will be abandoned from Blankenship Road north approximately 275 feet along the East side of Lot A. The Tannler Drive Master Plan shows cross walks, angled parking, and other traffic calming features on Tannler Drive at the East West section where it crossed the property between Lot A and Lot B. The objective of these features is to slow down traffic and provide convenient short-term parking for the ground floor commercial tenants of the adjacent buildings.
11. Is there any ROW dedication required for the upper section of Tannler Drive?
12. Will the city support trading the existing southern portion of the Tannler Drive ROW for the ROW required to realign the road? What does that process look like?
13. Would traffic calming measures on Tannler including bulb outs to allow for angled parking be supported?
14. Would the City be supportive of varying the section to provide a more context sensitive design?
15. Would standard driveway drops be required for the entrances along Tannler, or will the city support a more context sensitive project specific design?
16. City PWDS state that maximum grade allowed for a neighborhood route is 15%. Will TVF&R be supportive of this max grade within public ROW and throughout the site?
17. Based on the information available today, does the City think a traffic signal may meet warrants at the new intersection of Tannler Drive and Blankenship Road?
18. Could staff speak to available System Development Charges to pay for required public improvements?

Utilities

19. Could staff speak to any off-site improvements, utility extensions and clarify who the service providers are that need to be coordinated with for this proposal?
20. Are there any known capacity issues for storm or sanitary sewer in the area?
21. Would underground stormwater detention and proprietary treatment be supported? Would this require a design exception?
22. Which water system should we connect to, the high side or the low side?
23. Any recent fire flow tests in the vicinity for each pressure zone? Any known water pressure or flow issues?
24. Will realignment of existing sanitary be required to follow the new Tannler alignment?

Reports or Supporting Materials

25. Please confirm any specialist reports or supporting materials that will be required to process the Development Review Application.

If you have any questions, or need additional information, please contact me at (503) 221-1131.

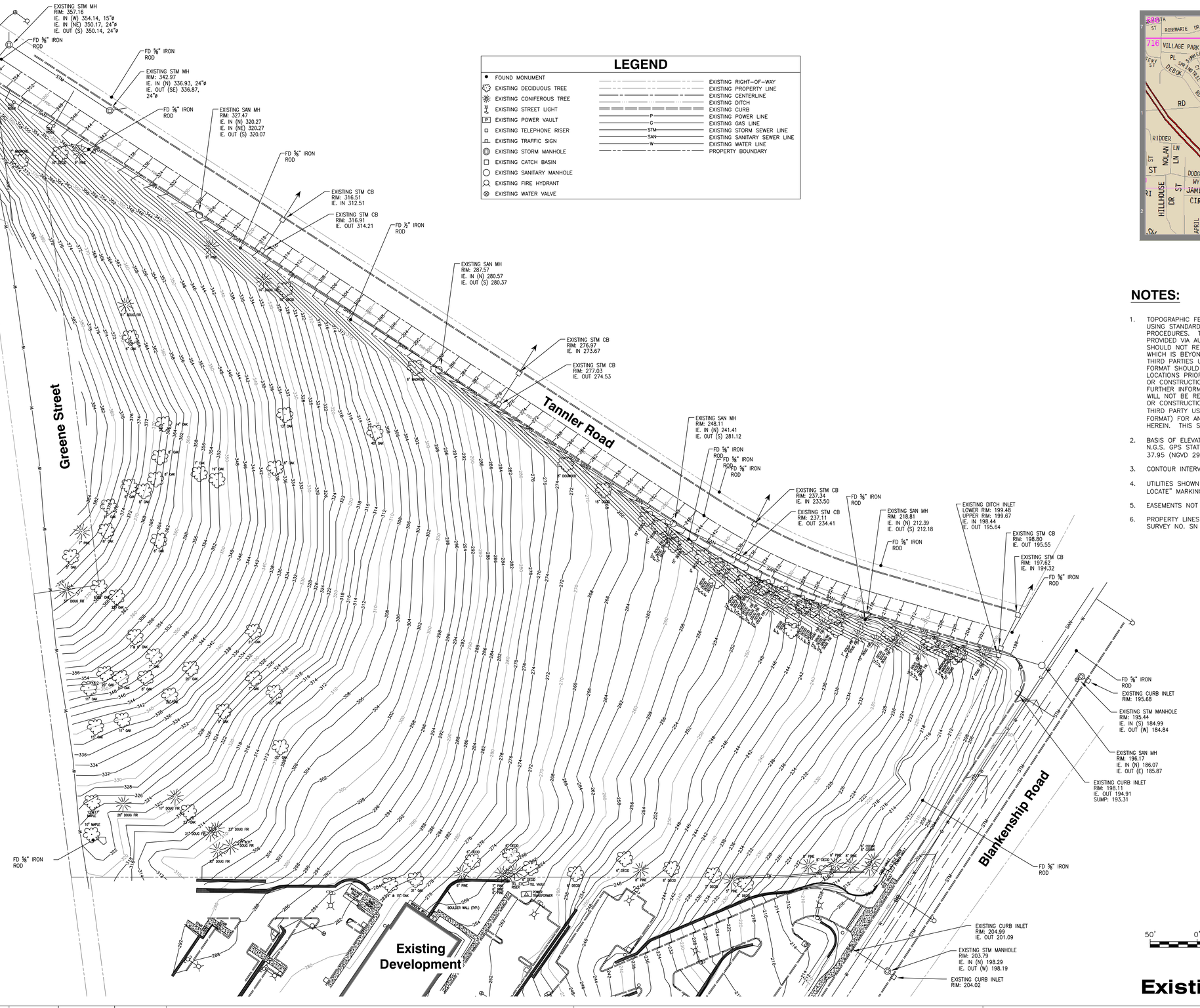
Thank you,

HARPER HOUF PETERSON RIGHELLIS INC.

Brad Kilby, AICP
Planning Manager

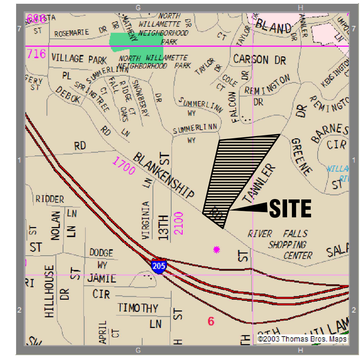
Please find attached the following documents:

0	Pre-Application Conference Request Form
1	Topo Blackhawk-Existing conditions
1.1	Aerial Photo
1.2	Environment
1.3	Slope Analysis
2.1	Conceptual Master Plan
C2.0	As-Built Utility and Erosion Control



LEGEND

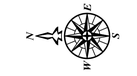
- FOUND MONUMENT
- EXISTING DECIDUOUS TREE
- EXISTING CONIFEROUS TREE
- EXISTING STREET LIGHT
- EXISTING POWER VAULT
- EXISTING TELEPHONE RISER
- EXISTING TRAFFIC SIGN
- EXISTING STORM MANHOLE
- EXISTING CATCH BASIN
- EXISTING SANITARY MANHOLE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING RIGHT-OF-WAY
- EXISTING PROPERTY LINE
- EXISTING CENTERLINE
- EXISTING DITCH
- EXISTING CURB
- EXISTING POWER LINE
- EXISTING GAS LINE
- EXISTING STORM SEWER LINE
- EXISTING SANITARY SEWER LINE
- EXISTING WATER LINE
- PROPERTY BOUNDARY



VICINITY MAP
SCALE: NTS

NOTES:

1. TOPOGRAPHIC FEATURES SHOWN ON THIS MAP WERE LOCATED USING STANDARD PRECISION TOPOGRAPHIC MAPPING PROCEDURES. THIRD PARTY USERS OF DATA FROM THIS MAP PROVIDED VIA AUTOCAD DRAWING FILES OR DATA EXCHANGE FILES SHOULD NOT RELY ON ANY AUTOCAD GENERATED INFORMATION WHICH IS BEYOND THE LIMITS OF PRECISION OF THIS MAP. THIRD PARTIES USING DATA FROM THIS MAP IN AN AUTOCAD FORMAT SHOULD VERIFY ANY ELEMENTS REQUIRING PRECISE LOCATIONS PRIOR TO COMMENCEMENT OF ANY CRITICAL DESIGN OR CONSTRUCTION. CONTACT COMPASS ENGINEERING FOR FURTHER INFORMATION. FURTHERMORE, COMPASS ENGINEERING WILL NOT BE RESPONSIBLE NOR HELD LIABLE FOR ANY DESIGN OR CONSTRUCTION RELATED PROBLEMS THAT ARISE OUT OF THIRD PARTY USAGE OF THIS MAP (IN AUTOCAD OR OTHER FORMAT) FOR ANY PURPOSE OTHER THAN SPECIFICALLY STATED HEREIN. THIS STATEMENT IS AN OFFICIAL PART OF THIS MAP.
2. BASIS OF ELEVATIONS IS GPS DATUM TRANSFER FROM "TERM" N.G.S. GPS STATION LOCATED IN OREGON CITY, ELEVATION = 37.95 (NGVD 29).
3. CONTOUR INTERVALS ARE TWO-FOOT.
4. UTILITIES SHOWN ARE BASED ON VISUAL EVIDENCE AND "UTILITY LOCATE" MARKINGS. ADDITIONAL UTILITIES MAY EXIST.
5. EASEMENTS NOT SHOWN.
6. PROPERTY LINES BASED ON CLACKAMAS COUNTY RECORD SURVEY NO. SN 2004-239. THIS IS NOT A BOUNDARY SURVEY.



PLAN
SCALE: 1" = 50'

50' 0' 50' 100' 150'
SCALE: 1" = 50'

Existing Conditions

DATE	NO.	REVISION	DRAWN	DESIGNED	CHECKED
			BJS	SRN	BDG
03/17/06	1	ADD TOPO TO DEVELOPMENT WEST	SCALE 1" = 50'	DATE February, 2006	
			PLAN 05-6005-2967		6005 Topo

COMPASS ENGINEERING
ENGINEERING ★ SURVEYING ★ PLANNING
6564 S.E. LAKE ROAD
MILWAUKIE, OREGON 97222
www.compass-engineering.com
(503) 653-9095 PHONE
(503) 653-9095 FAX

Black Hawk, LLC
2020-C SW 8th Street
West Linn, Oregon 97068
503-742-1942

East of Summerlinn Center
TL 200, 1100, 1200, 1201, T.2S., R.1E., Sec. 35CB
West Linn, Oregon

1/1

Tannler Drive Master Plan

WEST LINN, OREGON

0 25' 50' 100'

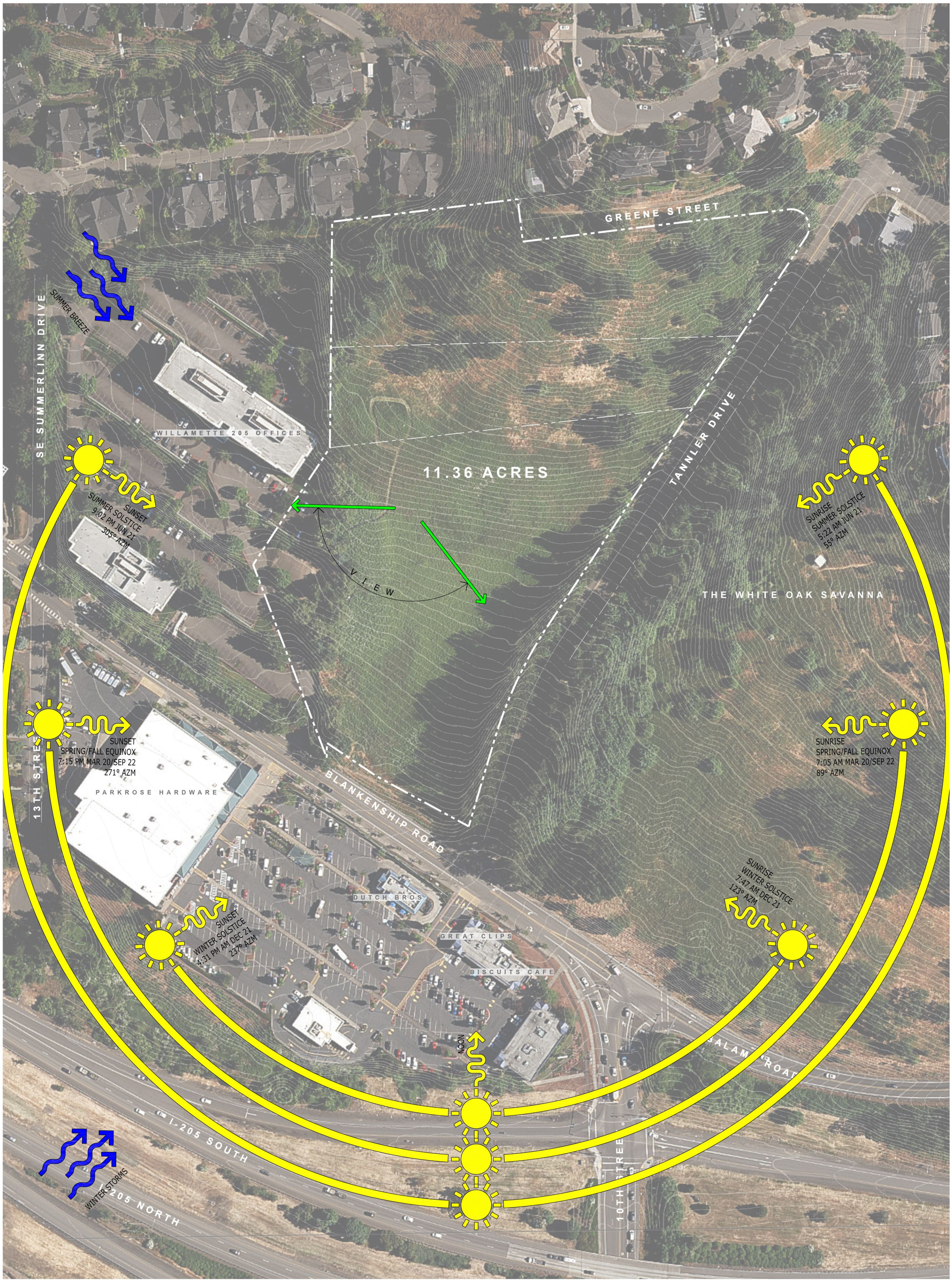
AERIAL PHOTO 1.1

AUGUST 18, 2025

Hill Architects

1750 BLANKENSHIP ROAD • SUITE 200 • WEST LINN • OREGON 97068

#25006



Tannler Drive Master Plan

WEST LINN, OREGON

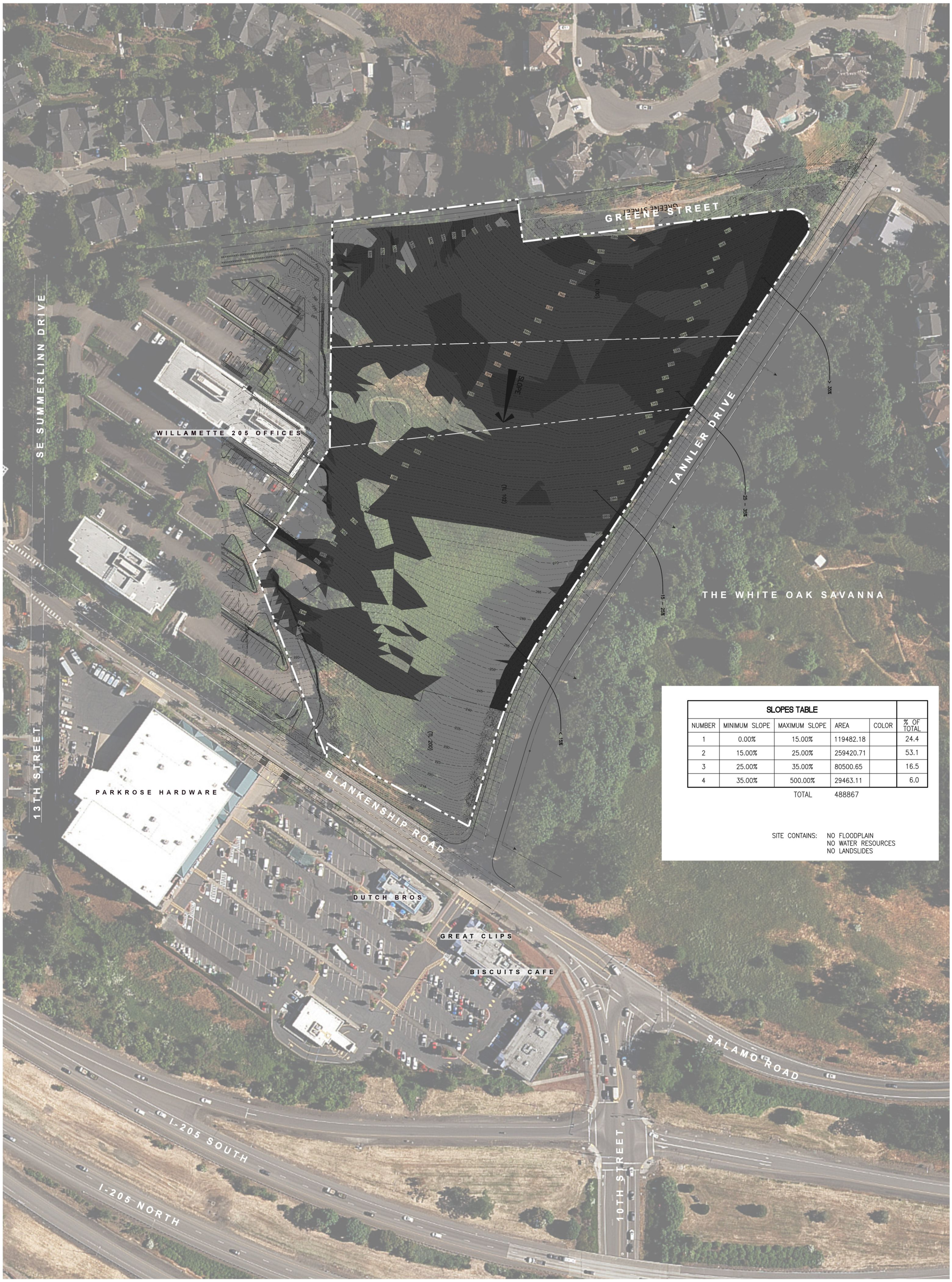
Hill Architects

ENVIRONMENT 1.2

AUGUST 18, 2025

1750 BLANKENSHIP ROAD • SUITE 200 • WEST LINN • OREGON 97068

#25006



SLOPES TABLE					
NUMBER	MINIMUM SLOPE	MAXIMUM SLOPE	AREA	COLOR	% OF TOTAL
1	0.00%	15.00%	119482.18		24.4
2	15.00%	25.00%	259420.71		53.1
3	25.00%	35.00%	80500.65		16.5
4	35.00%	500.00%	29463.11		6.0
		TOTAL	488867		

SITE CONTAINS: NO FLOODPLAIN
NO WATER RESOURCES
NO LANDSLIDES

0 25' 50' 100'

TANNLER DRIVE MASTER PLAN

WEST LINN, OREGON

SLOPE ANALYSIS 1.3

AUGUST 18, 2025

HILL ARCHITECTS

1750 BLANKENSHIP ROAD • SUITE 200 • WEST LINN • OREGON 97068

#25006

Tannler Drive Master Plan

WEST LINN, OREGON

0 25' 50' 100'

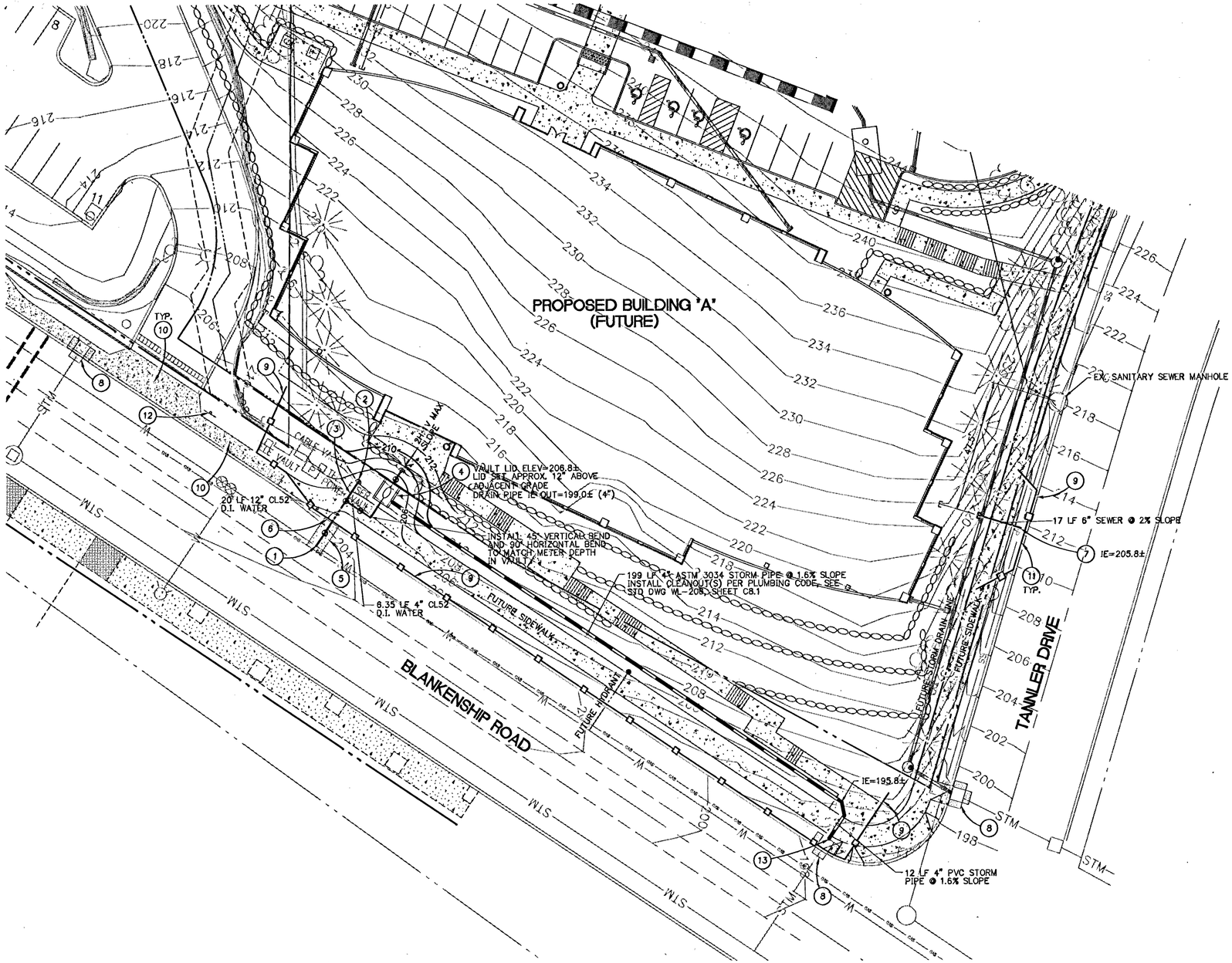
CONCEPTUAL MASTER PLAN 2.1

AUGUST 18, 2025

Hill Architects

1750 BLANKENSHIP ROAD • SUITE 200 • WEST LINN • OREGON 97068

#25006



1 C2.0 UTILITY AND EROSION CONTROL PLAN

20 0 10 20 40 80

(IN FEET)
1 inch = 20 ft.

THE SURVEY INFORMATION SHOWN AS A BACKGROUND SCREEN ON THIS SHEET IS SHOWN FOR REFERENCE ONLY AND IS BASED ON A SURVEY BY: COMPASS ENGINEERING DATE: FEBRUARY 2006

LEGEND

	EXISTING	PROPOSED
CONCRETE CURB		
CONCRETE SIDEWALK		
PAVEMENT SAWCUT		
WATER LINE	W	
SANITARY SEWER LINE	SS	
WATER METER & VAULT		
WATER VALVE		
BLOWOFF		
NATURAL GAS LINE	GAS	
STORM SEWER LINE	STM	
ELEVATION CONTOUR	204	206
SEDIMENT FENCE		
INLET PROTECTION		

KEYNOTES

1. 12" WET TAP TO EX. 14" D.I. WATER MAIN PER CITY OF WEST LINN STANDARDS, SEE STD DWG WL-410, SHEET C8.0. PROVIDE THRUST BLOCK. WL-406.
2. INSTALL 4" TEMPORARY BLOWOFF, MIN. 5' BEYOND R.O.W. LINE, SEE STD DWG WL-404B
3. 12"x4" FLG X FLG X MJ TEE WITH (2) 12" AND 4" VALVES PER CITY OF WEST LINN STANDARDS, PROVIDE FIELD LOKS AND MEGA LUGS FOR RESTRAINT.
4. INSTALL 3" COMPOUND METER IN VAULT PER STD DWG WL-413A AND B, SHEET C8.0. PROVIDE PRIVATE 4" GATE VALVE AT BACK OF METER AND STUB 4" SERVICE LINE 5' FROM VALVE. PROVIDE 2" BLOW-OFF AT END PER WL-404A. VAULT LID TO BE 12" ABOVE GRADE PER CITY STD. $10,000 DEPOSIT SHALL BE MADE THROUGH THE BUILDING PERMIT FOR WATER CREW TO INSTALL THE 3" WATER METER INSIDE THE VAULT.
5. SAWCUT EX. PAVING AS NEEDED FOR TRENCH EXCAVATION AND PIPE INSTALLATION, SEE STD DWG WL-203, SHEET C8.1. INSTALL TRENCH BACKFILL AND RECONSTRUCT PAVEMENT PER STD DWG WL-200, BACKFILL CLASS "B". TRENCH COMPACTION REQUIRED (MINIMUM 95% PER AASHTO T-180). SUBMIT COMPACTION TEST RESULTS TO THE CITY.
6. RECONSTRUCT CURB AND GUTTER PER STD DWG WL-501, SHEET C8.1. MATCH ADJACENT GRADE OF EX. CURB.
7. INSTALL 6" SANITARY LATERAL TO EXISTING 8" CONCRETE SANITARY SEWER LINE WITH CUT-IN WYE CONNECTION. ONLY HARD FITTINGS ARE ALLOWED WHERE POSSIBLE. MINIMUM 8' OF EX. CONCRETE SEWER PIPE TO BE REMOVED FOR WYE CONNECTION. DO NOT LEAVE SHORT SECTIONS OF EX. PIPE ADJACENT TO CONNECTION POINT. FINAL DETERMINATION BY CITY INSPECTOR. A PUMP AND BYPASS SYSTEM IS REQUIRED TO MAINTAIN SEWER SERVICE DURING CONSTRUCTION. STUB LATERAL 5' BEYOND R.O.W. EXISTING CURB MUST BE REPLACED IF UNDERMINDED.
8. INSTALL INLET PROTECTION AT EXISTING CATCH BASIN AND CURB INLETS, CONSISTING OF BIOBAGS AND SILT FILTER INSERTS, SEE DETAILS 1-2/C8.1.
9. INSTALL SEDIMENT FENCE ALONG BACK OF CURB, EXTEND MINIMUM 15' BEYOND WORK LIMITS EACH DIRECTION. TURN ENDS OF FENCE UPHILL TO TRAP SEDIMENT, SEE DETAIL 3/C8.1.
10. PROTECT EXISTING DRIVEWAY AND SIDEWALK TO REMAIN
11. PROTECT EXISTING CURB TO REMAIN
12. PROTECT EXISTING BUS STOP TO REMAIN. NOTIFY TRI-MET IF CONSTRUCTION WILL INTERFERE WITH BUS SERVICE: (503) 238-7433
13. CONNECT 4" DRAIN PIPE TO BACK OF EX. CATCH BASIN. CORE DRILL BACK OF CATCH BASIN WITH CIRCULAR BIT, DO NOT CHIP OR SAWCUT CATCH BASIN. IE IN=195.5± (4") GUTTER ELEV=197.5± (EX.)

AS-BUILT RECORD DRAWINGS: MARCH 28, 2012

GROUP MACKENZIE
Civil Engineering
Structural Engineering
Transportation Planning
Landscape Architecture
Architecture
Interior Design
Land Use Planning
Portland OR 503.224.9560
Vancouver WA 360.695.7879
Seattle WA 206.749.9993

Client
BLACKHAWK, LLC
1900 BLANKENSHIP ROAD,
SUITE 200
WEST LINN, OR 97068

Project
WILLAMETTE 205
CORPORATE CENTER

UTILITY STUB DESIGN

RECORD DRAWING

REVISIONS:

REVISION DELTA	REVISIONS THIS SHEET	REVISION DELTA CLOSING DATE
1	X	03/28/2012

SHEET TITLE:
UTILITY AND EROSION CONTROL PLAN

DRAWN BY: BDN

CHECKED BY: MWB

SHEET: C2.0

JOB NO. 2060016.11

2060016\11\CIVIL\D1611C2.0.DWG RON 04/26/12 08:17 1:20