



CITY OF  
**West  
Linn**

## LAND USE PRE-APPLICATION CONFERENCE

**Thursday, June 18, 2015**

**City Hall  
22500 Salamo Road**

### **Willamette Conference Room**

**11:00 am** Proposed new +/- 24,000 SF mixed-use building. The building will house a combination of retail, business, and support uses on the ground floor, and either business uses or hotel use on the second floor. One level of parking for tenant's use is proposed below grade (not included in above area).

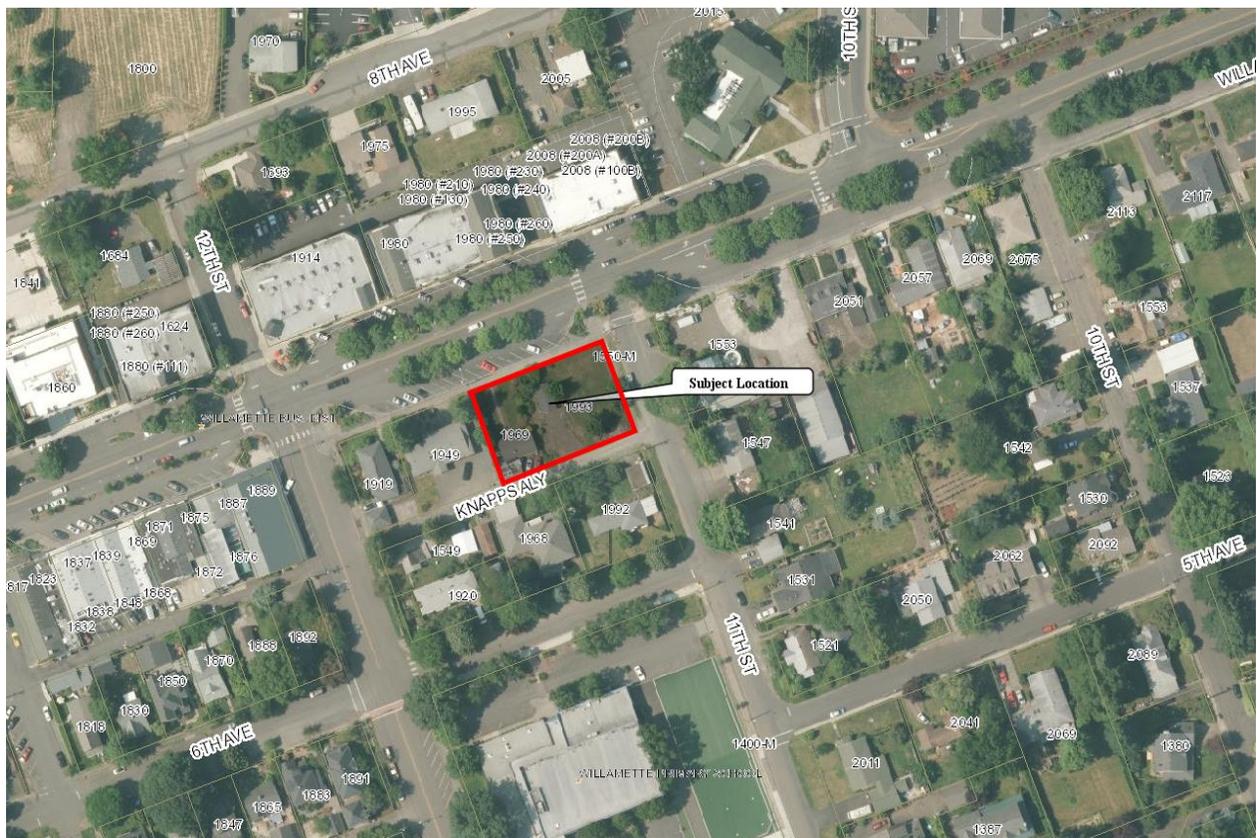
**Applicant:** Icon Construction and Development

**Subject Property Address:** 1969 Willamette Falls Drive

**Neighborhood Assn:** Willamette

**Planner:** Peter Spir

**Project #:** PA-15-24





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE:	6/18/15	TIME: 11 AM
STAFF CONTACT:	P. SPIR	PROJECT #: PA-15-24
		FEE: 1000

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.

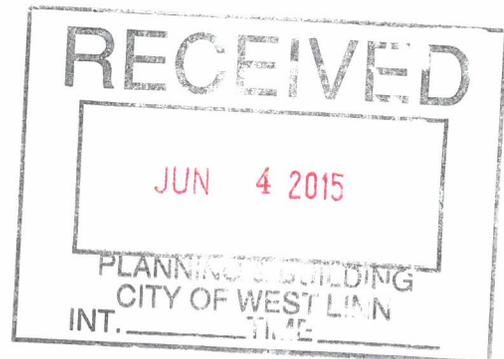
Address of Subject Property (or map/tax lot): 1969 Willamette Falls Drive  
Lots 1,2 &3 Block 10 Willamette Falls

Brief Description of Proposal: **A new, +/- 24,500 SF mixed-use building. The proposed building will house a combination of retail, business, and support uses on the ground floor, and either business uses, or hotel use on the second floor. One level of parking for tenant's use is proposed below grade (not included in the above area).**

Applicant's	Icon Construction and Development, LLC	
Mailing Address:	1980 Willamette Falls Drive #200	
Phone No:	(503) 657-0406	mark@iconconstruction.net

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
- > Easements (access, utility, all others)
- > Access to and from the site, if applicable
- > Location of existing trees, highly recommend a tree survey
- > Location of creeks and/or wetlands, highly recommend a wetland delineation
- > Location of existing utilities (water, sewer, etc.)



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

1. Are there any stormwater restrictions/requirements attached to this site?
2. Are there any street improvement requirements?
3. Where will auto access be permitted?
4. We are proposing to provide employee parking in the alley along the South property line. What conditions will the City impose on this arrangement?
5. What will be the fire access requirements?
6. Use of brick building materials?

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



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Property owner's signature

6-4-2015

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Date

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Property owner's mailing address (if different from above)

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**SGA**

10940 SW BARNES ROAD  
SUITE #364  
PORTLAND, OR 97225

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**Willamette  
Falls Drive  
Mixed-Use  
Building**



**Icon  
Construction**

PROJECT NUMBER: 15-104  
ISSUE DATE: June 18, 2015  
DRAWN BY:

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REVISIONS:  
Pre-Application  
Conference  
June 18, 2015

# Willamette Falls Mixed - Use

Pre-Application Conference - June 2015

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SHEET NUMBER:

## Willamette Falls Drive Mixed-Use Building



existing ariel



Knapps Alley looking west



11th st. looking west

### Icon Construction

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SHEET NUMBER:

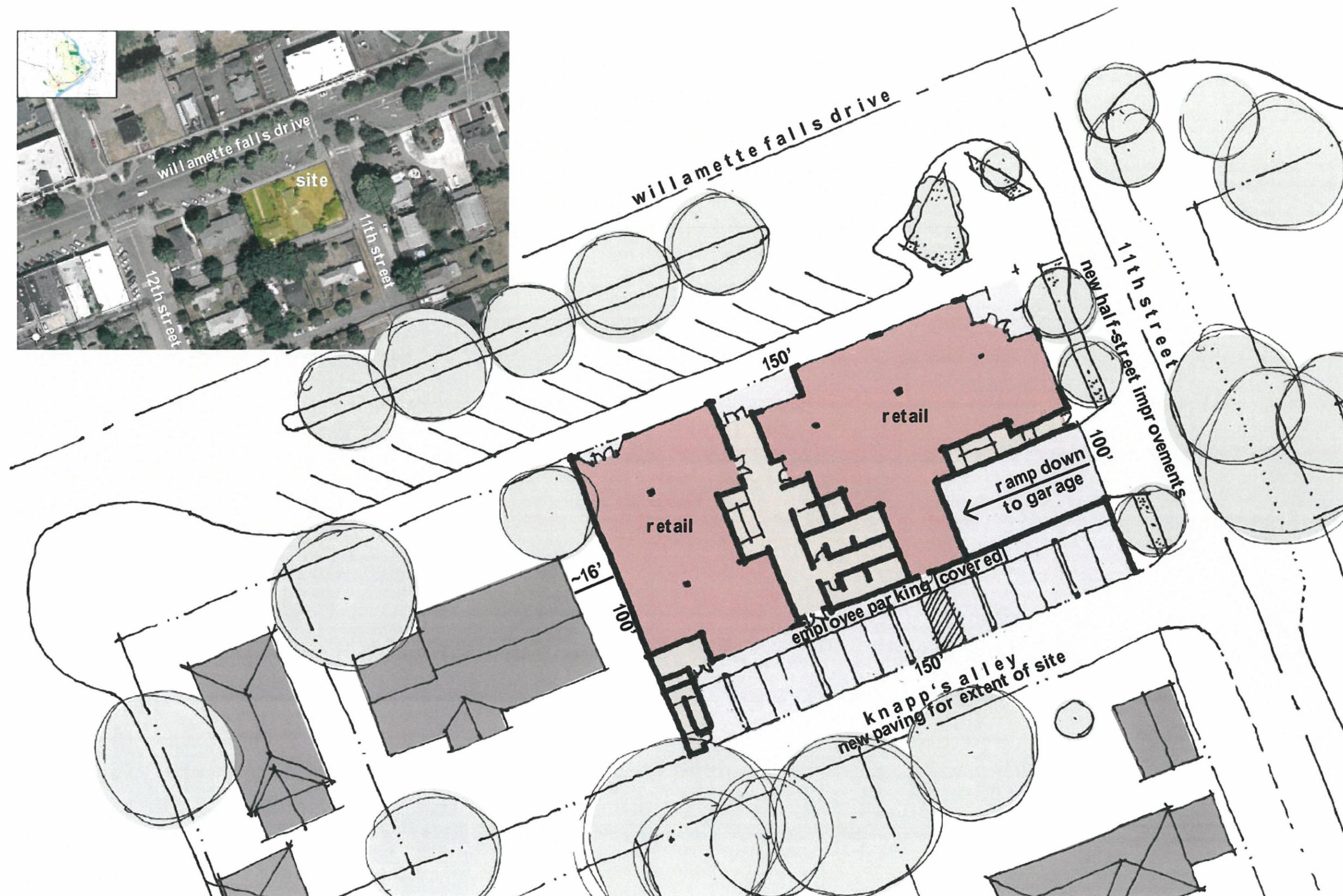
## Willamette Falls Drive Mixed-Use Building

Icon Construction

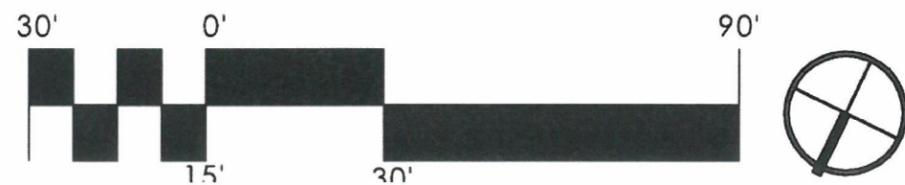
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SHEET NUMBER:



This site plan is property of Hennebery Eddy Architects and was used for a 2005 pre-application hearing. This site plan is only being used as a "reference" for this application.



Willamette Falls Drive Mixed-Use Building

Icon Construction

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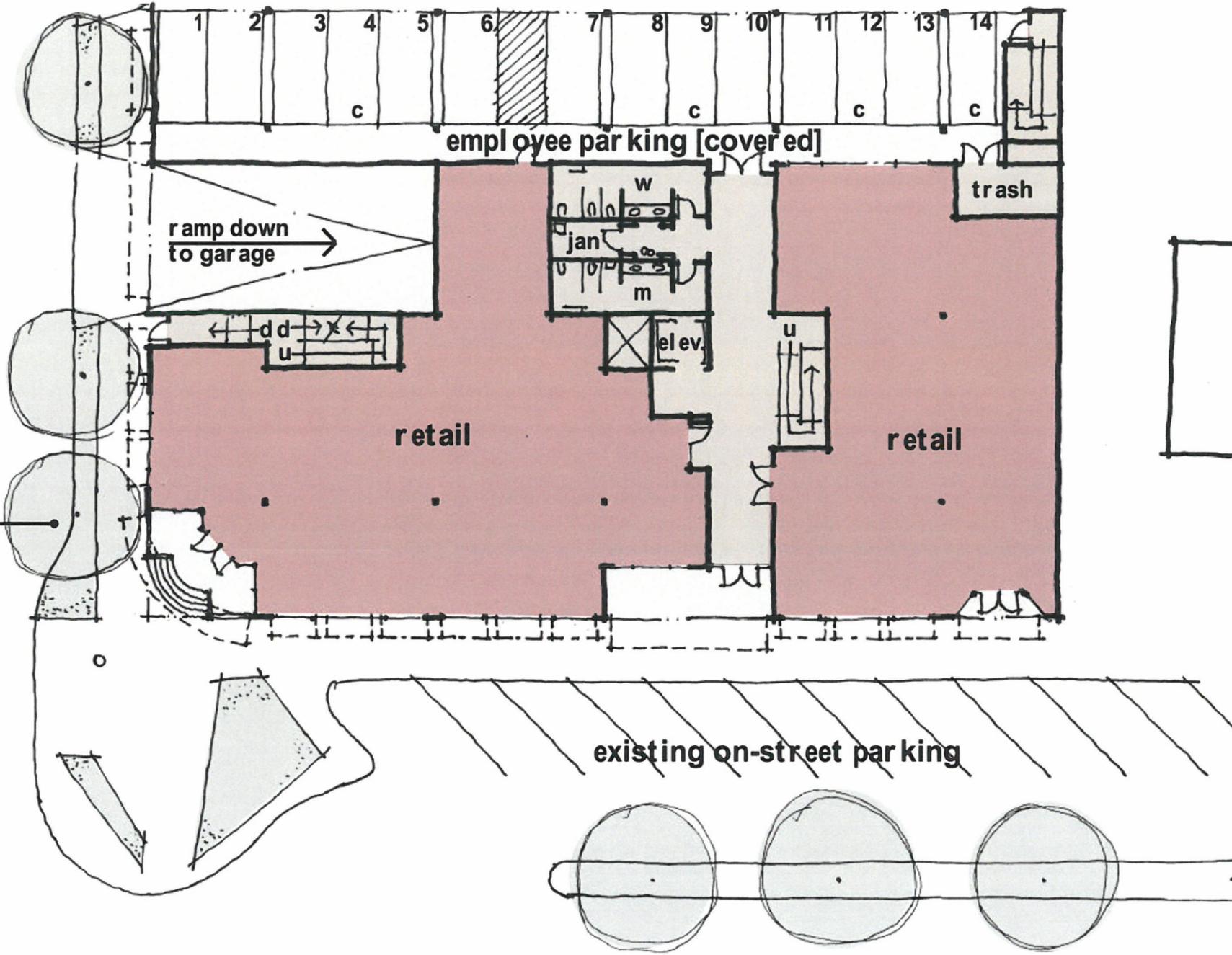
new paving in alley for extent of site

knapp's alley

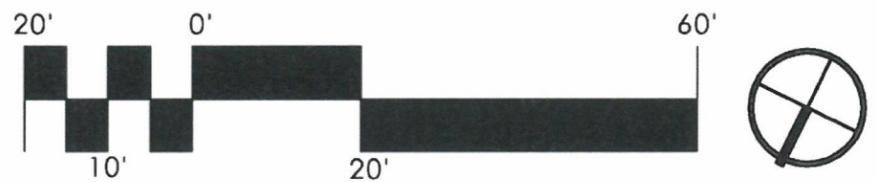
11th street

new half-street improvements, trees, & landscaping

gross area: ± 9,764 sf  
retail [leasable]: ± 7,063 sf  
parking & walk: ± 3,480 sf  
garage ramp: ± 1,125 sf

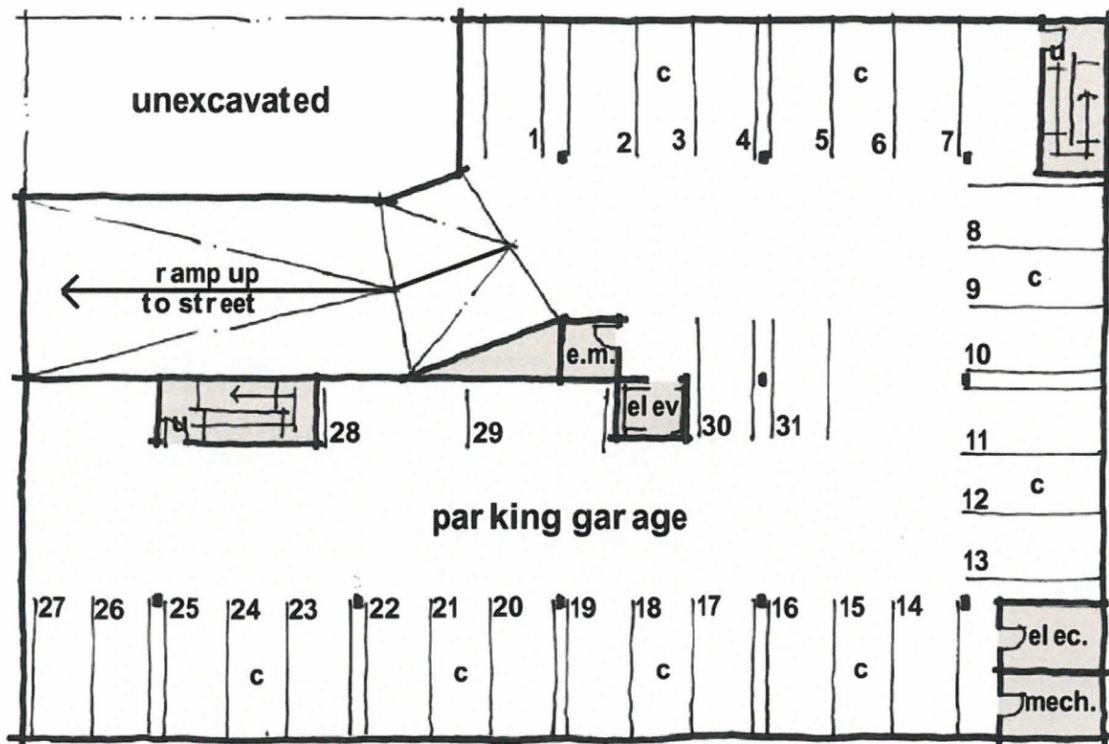


WILLAMETTE FALLS DRIVE



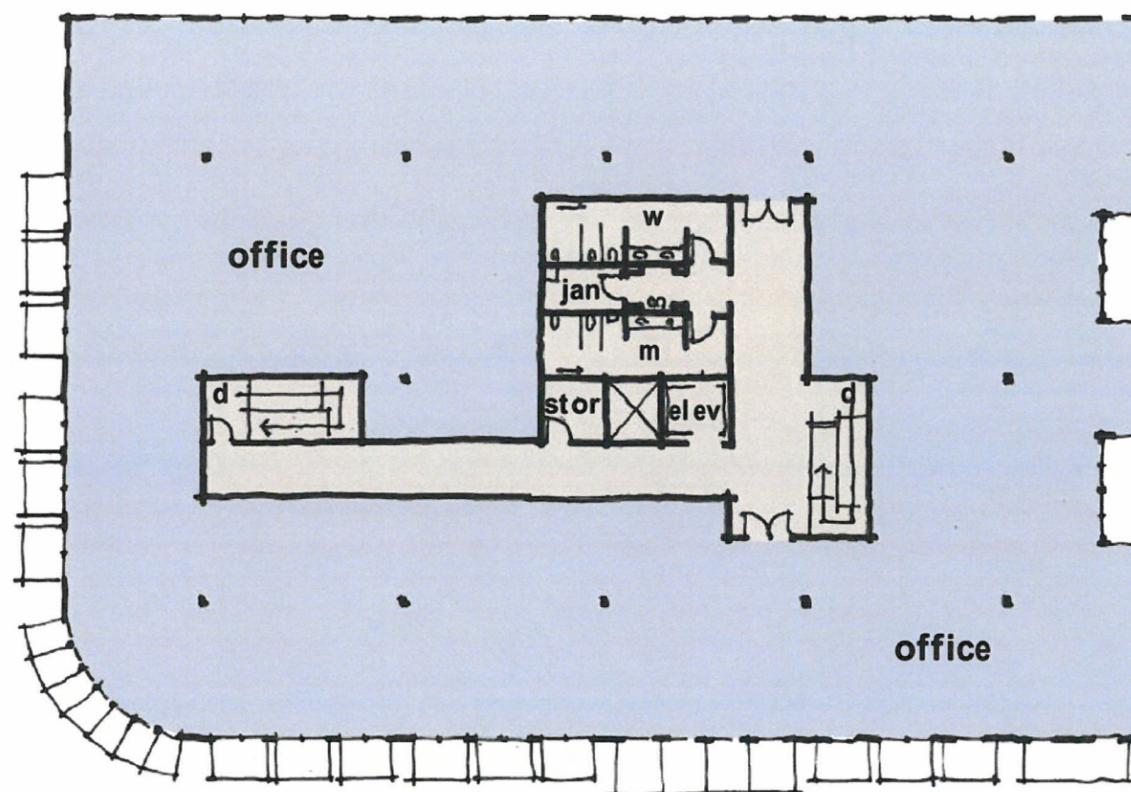
Ground Floor Plan

Willamette Falls Drive Mixed-Use Building



excavated area: ± 13,526 sf

Parking Level Plan



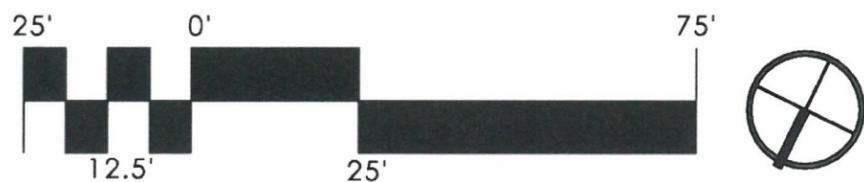
gross area: ± 14,652 sf  
office [leasable]: ± 12,032 sf

Upper Level Plan

Icon Construction

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Parking Level /  
Upper Level Plan

SHEET NUMBER:

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SGA

10940 SW BARNES ROAD  
SUITE #364  
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Falls Drive  
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Street Elevation

5



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