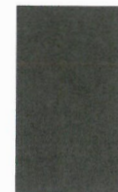
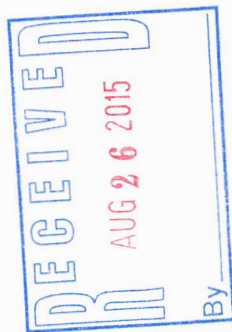


Ed Schwarz
8/26/15 Parents



ConAm Apartments

DR-15-11

Proposal

- ▶ Zoned OBC (Office Business Center)
 - ▶ Allowed uses include apartments but must have a commercial component
 - ▶ No percentage of how much commercial is defined in our codes
- ▶ Originally 192 apartments, now 180 apartments because of fire department requirement
- ▶ 1, 2, and 3 bedrooms
- ▶ Mostly 4 stories with some 3 stories
- ▶ 7 buildings plus a clubhouse and a pool
- ▶ Total of 2,100 sq. ft. of commercial space (approx. 1.4% of entire project) arranged as seven 300 sq. ft. areas

Concerns

- ▶ Not in keeping with character of the neighborhood
 - ▶ No 4-story apartment buildings in the entire city
- ▶ Not in keeping with Savanna Oaks Neighborhood Plan or with Willamette NA's Vision Plan
- ▶ Traffic concerns at the intersection of Tannler and Blankenship as well as at the entire 10th Street interchange
- ▶ Removes some of the last OBC land in the city with essentially no commercial aspect to the project
- ▶ New school may be required
- ▶ 20 parking spaces are located on Tannler Drive
 - ▶ Sightlines will be bad
 - ▶ Traffic coming down Tannler at high rates of speed

Concerns (continued)

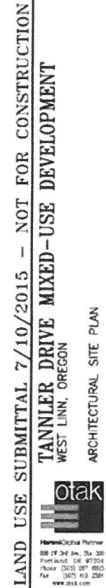
- ▶ Stresses local infrastructure and public services (water, streets, police, and fire among others)
- ▶ There are only two areas of I-205 on-ramps and off-ramps in West Linn proper. This will further hamper one of them. ODOT will not allow mitigation with either a light or roundabout at the Tannler and Blankenship intersection because of its proximity to an on- and off-ramp
- ▶ 80 new homes (Weatherhill) which will use the same intersection listed above have either been approved or are in the planning process
- ▶ CDC 55.030(c)(1) requires the Planning Commission to consider criteria set forth in CDC 99.110, in addition to the conditions in CDC 55, when considering Class II Design Reviews. CDC 99.110 provides consideration of "applicable standards of any provision of the Community Development Code."

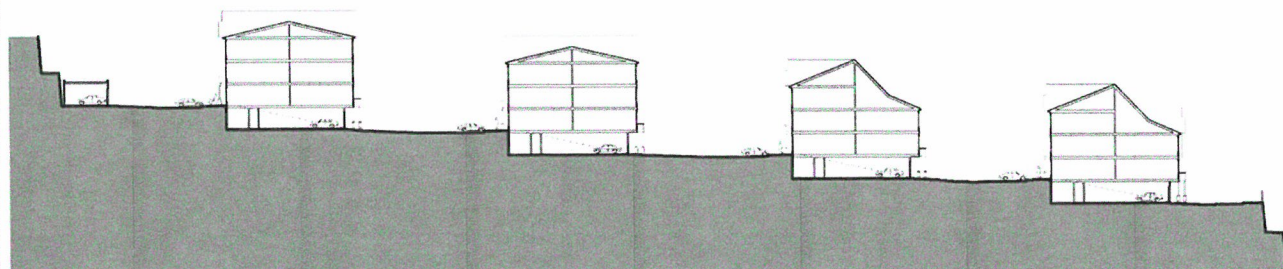
Concerns (continued)

- ▶ Community Development Code 21.010 describes the purpose of the OBC currently existing on this property as to contribute to the commercial spaces in West Linn
 - ▶ "The purpose of this zone is to provide for groups of business and offices in centers, to accommodate the location of intermediate uses between residential districts and areas of more intense development, to provide opportunities for employment and for business and professional services in close proximity to residential neighborhoods and major transportation facilities, to expand the City's economic potential, to provide a range of compatible and supportive uses, and to locate office employment where it can support other commercial uses." (CDC 21.010)
- ▶ The plan for this development drastically emphasizes residential development to the detriment of both commercial uses and to the intent of the OBC zone as described in the CDC
- ▶ Imposing a transparently residential development into an OBC zone, contrary to the stated intent of the zone, sets a dangerous and careless precedent with regard to future applications
- ▶ A prudent decision by the Planning Commission will consider the long-term best interests of the entire city rather than short-term, most marketable use of this single property

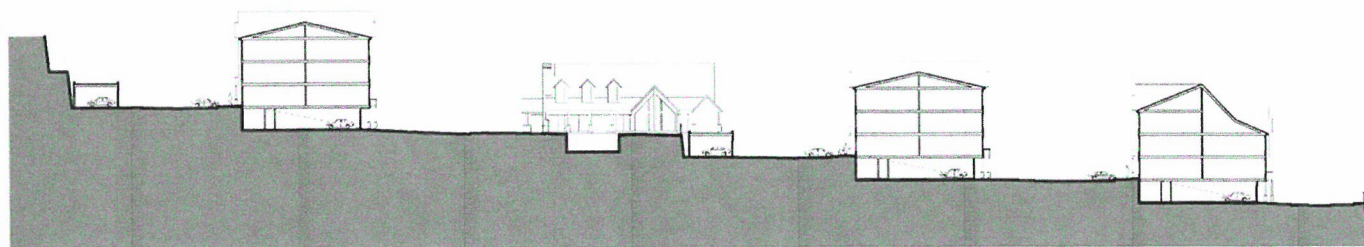
Summary

- ▶ Does not remediate traffic
- ▶ Transparent end-run around our codes
- ▶ Does not adhere to CDC 21.010
- ▶ Removes one of the last OBC parcels in the city while adding essentially no office or commercial space
- ▶ Not in keeping with Savanna Oaks Neighborhood Plan or with Willamette NA's Vision Plan
- ▶ Sets a dangerous and careless precedent with regard to future applications





SITE SECTION A



SITE SECTION B

LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LINN MINED USE DEVELOPMENT

ConAm Properties, LLC
2000 108th Ave NE, Ste 100
Bellevue, WA 98004
Phone: 206-841-7200
Fax: 206-841-1121



Harmon Octal Party
 82 J. St., N. E., 2nd
 Phone: 5-7700
 8:00 p.m. - 11:00 p.m.



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



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

LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LINN MINED USE DEVELOPMENT

DATE	7/10/2015
BY	J. L. HARRIS
CHECKED	J. L. HARRIS
PROJECT	WEST LINN MINED USE DEVELOPMENT
FILE	2015-07-10

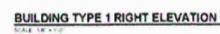
Corbin Properties, LLC
1000 EAST MAIN STREET, SUITE 100
SAN ANTONIO, TEXAS 78204
PHONE: (214) 591-1000
FAX: (214) 591-1001

2015-07-10
BUILDING TYPE 1 ELEVATIONS



Heaven/Ortak Partners
10122 80th Ave, Suite 100
Dallas, TX 75241
Phone: (214) 591-1000
Fax: (214) 591-1001

DATE: 7/10/2015
PROJECT: WEST LINN MINED USE DEVELOPMENT



LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LINN MINED USE DEVELOPMENT



MasterCard®
 435 22 99 Ave., Ste. 10
 Seattle, WA 98101
 Phone: (206) 737-9711
 Fax: (206) 447-2700
 www.mastercard.com

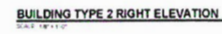
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LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LINX MINED USE DEVELOPMENT
03-550-01-1-0001-02



Maximo Global Planner
 3500 12th Ave., 12th floor
 Phoenix, AZ 85004
 Phone: (602) 707-4000
 Fax: (602) 497-0796
 www.ibm.com



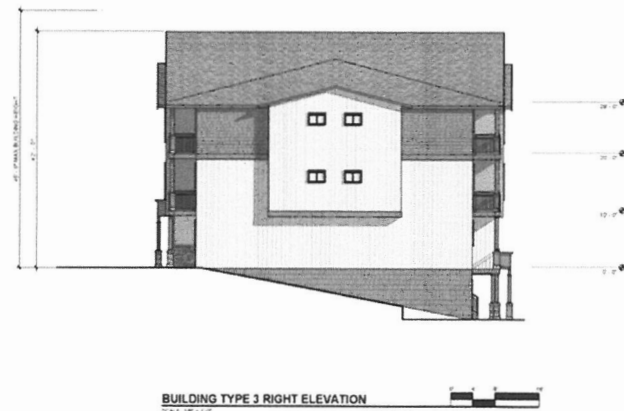
LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LINX MINED USE DEVELOPMENT



Marine Digital Partners
 900 22nd Ave., Ste. 300
 Seattle, WA 98101
 Phone: (206) 361-4711
 Fax: (206) 471-2794



BUILDING TYPE 3 BACK ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING TYPE 3 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LINN MIXED USE DEVELOPMENT

PROJECT NAME	WEST LINN MIXED USE DEVELOPMENT
PROJECT ADDRESS	1000 10TH AVE SW, WEST LINN, MN 55121
OWNER	CONVUL PROPERTIES, LLC
ARCHITECT	OTAK ARCHITECTS, P.C.
DATE	7/10/2015
DRAWN BY	OTAK
CHECKED BY	OTAK
APPROVED BY	OTAK
SCALE	1/8" = 1'-0"
SHEET NO.	1 OF 1



OTAK ARCHITECTS, P.C.
1000 10TH AVE SW, SUITE 100
WEST LINN, MN 55121
TEL: 763.439.1000
FAX: 763.439.1001
WWW.OTAKARCHITECTS.COM



LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LINN MIXED USE DEVELOPMENT
SHEET 11 OF 11
BUILDING TYPE 4 ELEVATIONS

<p>CorAm Properties, LLC 1000 PLYMOUTH ROAD, SUITE 100 SAN ANTONIO, TEXAS 78201 PHONE: (210) 844-1100 FAX: (210) 844-1104</p>	
<p>otak Architectural Firm 1000 PLYMOUTH ROAD, SUITE 100 SAN ANTONIO, TEXAS 78201 PHONE: (210) 844-1100 FAX: (210) 844-1104</p>	



BUILDING TYPE 5 BACK ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING TYPE 5 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LINX MINED USE DEVELOPMENT
REV. 11.11.15



Notar Public
Notary Seal
Notary Commission Expires 12/31/2016
Notary Public
Notary Seal
Notary Commission Expires 12/31/2016

Cookin Properties, LLC
10000 PINE HILL RD
SAN DIEGO, CA 92121
PHONE: (619) 444-1111
FAX: (619) 444-1111



BUILDING TYPE 6 BACK ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING TYPE 6 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"

LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LIN' MINED USE DEVELOPMENT
WEST LIN' MINED USE DEVELOPMENT
BUILDING TYPE 6 ELEVATIONS

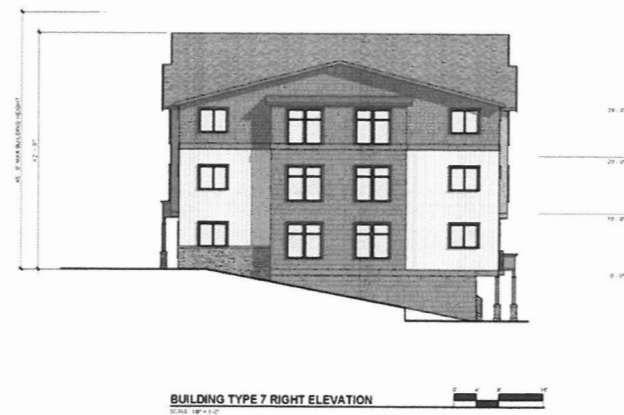


Master/Owner Partner
1000 N. 10th St., Suite 100
Lincoln, NE 68502
Phone: (402) 441-1111
Fax: (402) 441-1112
www.otak.com

Project No. 15-014
Sheet No. 15-014-01
Date: 7/10/2015

ConAm Properties, LLC
1000 N. 10th St., Suite 100
Lincoln, NE 68502
Phone: (402) 441-1111
Fax: (402) 441-1112
www.conam.com

Project No. 15-014
Sheet No. 15-014-01
Date: 7/10/2015



LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LINN MIXED USE DEVELOPMENT



otak
Architectural Firm

1000 W. 14th St., Suite 100
Des Moines, IA 50319
515.281.1000
www.otakfirm.com

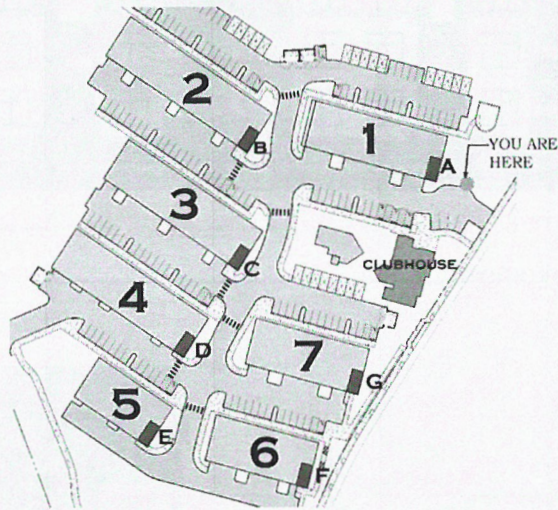
Project: West Linn Mixed Use Development
Sheet: Building Type 7 Elevations
Date: 7/10/2015
Scale: 1/8" = 1'-0"

Conklin Properties, LLC
1000 W. 14th St., Suite 100
Des Moines, IA 50319
515.281.1000
www.conklinproperties.com

Project: West Linn Mixed Use Development
Sheet: Building Type 7 Elevations
Date: 7/10/2015
Scale: 1/8" = 1'-0"

APARTMENTS

BLDG 1	101-308
BLDG 2	101-312
BLDG 3	101-312
BLDG 4	101-310
BLDG 5	101-304
BLDG 6	101-308
BLDG 7	101-308



BUSINESSES

A	Tenant
B	Tenant
C	Tenant
D	Tenant
E	Tenant
F	Tenant
G	Tenant

Site Entry Wayfinding Sign - Detail

LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LINN MINED USE DEVELOPMENT
SITE INFORMATION SIGN



A4.0

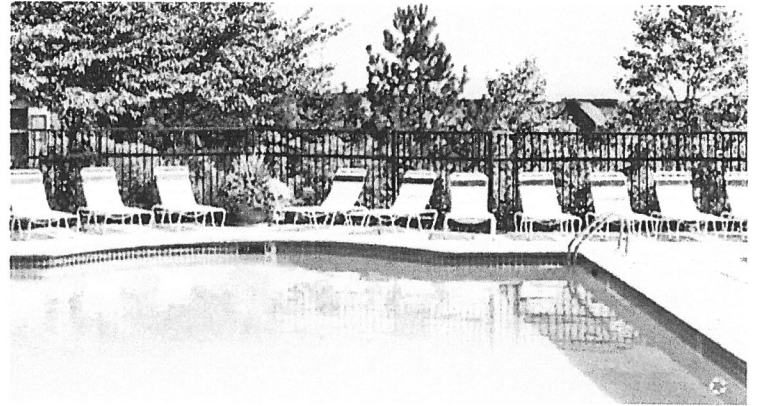
ConAm Application - DR-15-11 - Approximate Commercial/Office Space

	Sq. Ft.	# of Units	Total Sq. Ft.
One Bedroom	600	61	36600
Two Bedroom	900	97	87300
Three Bedroom	1000	22	22000
		Total	145900 Sq. Ft.
Commercial			2100 Sq. Ft.
Percent Commercial			1.44 Percent

NOTES

The above number for square footage of the one, two, and three bedroom apartments was requested from the applicant's attorney but was not provided. So these numbers used are conservative estimates based on numbers obtained from similar rental properties in West Linn (see enclosures).

The number shown as the total square footage of the aptments **DOES NOT** include the square footage of the clubhouse so it underrepresents the total square footage of the apartments and clubhouse combined.

[Back To Map](#)[Menu](#)[Apartments.com™](#)[Sign In](#)[Previous](#)[Next](#)*CASCADE Summit*

2 BRs	2 BAs	\$1,420 - \$2,260		1,090 Sq Ft - 1,186 Sq Ft	Spruce	Available Now
2 BRs	2 BAs	\$1,535 - \$2,230	K401	1,090 Sq Ft	Spruce	Available Now
2 BRs	2 BAs	\$1,565 - \$2,260	U603	1,090 Sq Ft	Spruce	08/22
2 BRs	2 BAs	\$1,475 - \$2,005	W625	1,090 Sq Ft	Spruce	09/11
2 BRs	2 BAs	\$1,420 - \$1,920	K403	1,090 Sq Ft	Spruce	09/26
2 BRs	2 BAs	\$1,595 - \$2,095	H314	1,186 Sq Ft	Spruce	09/26
2 BRs	2 BAs	\$1,450 - \$1,925	U607	1,090 Sq Ft	Spruce	09/28
2 BRs	2 BAs	\$1,445 - \$1,920	C201	1,090 Sq Ft	Spruce	10/2
2 BRs	2 BAs	\$1,470 - \$1,990	I323	1,090 Sq Ft	Spruce	10/7

Amenities

24 Hour Availability	Storage Space	ADA Accessible
Courtesy Patrol	Sundeck	Additional Storage
Guest Apartment	Fitness Center	Aspen 1186 Sqft
Maintenance on site	Media Center/Movie Theatre	Attached Garage
Package Service	Playground	Carport
Pet Play Area	Pool	Carports
Property Manager on Site	Sauna	Ceiling Fan
Trash Pickup - Door to Door	Spa	Covered Parking
Video Patrol	1st Floor	Detached Garage
Business Center	2 Car Garage	Dish Washer
Clubhouse	24-Hour Availability	Disposal
Library	2nd Floor	Door to Door trash service

Office Hours

Sunday	10:00 AM to 6:00 PM
Monday	10:00 AM to 6:00 PM
Tuesday	10:00 AM to 6:00 PM
Wednesday	10:00 AM to 6:00 PM
Thursday	10:00 AM to 6:00 PM
Friday	10:00 AM to 6:00 PM
Saturday	10:00 AM to 6:00 PM

844-220-0416

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Hidden Village

4001 Robin Place, West Linn, OR 97068

(503) 406-1970

Office open until 6pm today (PDT)

Floor Plans & Pricing

Does your furniture fit? Pick a floor plan below and design your new place!

1 Bedroom - 2 Floor Plans

[View](#)
[Floor Plan](#)
[1 Bedroom A](#)
Sq Ft:634

Rent:\$1000 / mo
Beds:1

Deposit:\$500
Baths:1

Available Soon

[View](#)
[Floor Plan](#)
[1 Bedroom B](#)
Sq Ft:668

Rent:\$1000 / mo
Beds:1

Deposit:\$500

01/17/2019

Hidden Village Apartments - West Unit, OR 97006 | Apartments for Rent

Baths:1

Available Soon
2 Bedrooms - 3 Floor Plans

[View](#)
[Floor Plan](#)
[Town House A](#)
Sq Ft:994-1026

Rent:\$1250 / mo
Beds:2

Deposit:\$625
Baths:1

Available Soon

[View](#)
[Floor Plan](#)
[2 Bedroom Flat/Up](#)
Sq Ft:924

Rent:\$1250 / mo
Beds:2

Deposit:\$625
Baths:2

Available Soon

[View](#)
[Floor Plan](#)
[2 Bedroom Flat/Down](#)
Sq Ft:924

Rent:\$1250 / mo
Beds:2

Deposit:\$625
Baths:2

8/17/2015

Hidden Village Apartments - West Linn, OR 97068 | Apartments for Rent

Clubhouse	Covered Parking	Emergency Maintenance
Extra Storage	Fitness Center	Garage
High Speed Internet Access	Hot Tub	Pet Park
Public Transportation	Swimming Pool	Trail, Bike, Hike, Jog
Pet Friendly		

Special Features

Pets	Short Term Available	
Pets AcceptedNo weight limit. Dogs Allowed	Breed Restriction	Cats Allowed

Additional Features

Charming community	Washers and dryers in every home	Woodburning fireplaces
Extra storage	Private patio/balcony	Year-round spa
24-hour fitness center	Pets welcome/upon approval	Carport and garages available
Convenient location	Smoke-free community	West Linn/Wilsonville School District
Next to Robinhood Shopping Center	2 miles from Downtown Lake Oswego	

Hidden Village



Welcome to Hidden Village Apartments in West Linn! Become a part of a prosperous southwest city, rich with outdoor activities, a small town atmosphere and an award winning school district. Hidden Village is just down the road from Marylhurst University and adjacent to the Robinwood Shopping Center, where our many long term residents enjoy easy access to restaurants, hair salons, banks and coffee shops. Pet lovers, sports fans and hikers are encouraged to check out the dog park, ball fields and numerous hiking trails at Mary S. Young State Park just across the street! Hidden Village is a smoke free community providing a healthy living environment for our residents and employees. It's an easy choice! Improve your quality of life and stop by our leasing office for a tour.

Schools

Cedaroak Park Primary School

Grades:K - 5PUBLIC

Park Academy

Grades:K - 12PRIVATE

Christie Care School

Grades:SPECIAL EDUCATIONPRIVATE

Merrick School

Grades:SPECIAL EDUCATIONPRIVATE

Rosemont Ridge Middle School

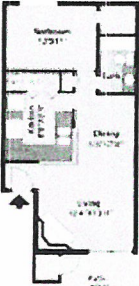




Grades:5 - 8PUBLIC

8/17/2015

Hidden Village Apartments - West Linn, OR 97068 | Apartments for Rent

Available Soon

Prices and availability subject to change without notice.

Style	Beds	Ba	1/2 Ba	Sq. Ft.	Rent	Term	Deposit	Availability
 <u>1 Bedroom A</u>	1	1	0	634	\$1000	Per Month	\$500	Unavailable
 <u>1 Bedroom B</u>	1	1	0	668	\$1000	Per Month	\$500	Unavailable
 <u>Town House A</u>	2	1	1	994-1026	\$1250	Per Month	\$625	Unavailable
 <u>2 Bedroom Flat/Up</u>	2	2	0	924	\$1250	Per Month	\$625	Unavailable
 <u>2 Bedroom Flat/Down</u>	2	2	0	924	\$1250	Per Month	\$625	Unavailable

Prices and availability subject to change without notice.

General Directions

Apartment Features

Balcony

Dishwasher

Smoke Free

Washer & Dryer In Unit

Cable Ready

Fireplace

Vaulted Ceilings

Ceiling Fan(s)

Oversized Closets

View

Community Features

Jennings Lodge Elementary School**Grades:**K - 3PUBLICRiverside Elementary School**Grades:**K - 6PUBLICBolton Primary School**Grades:**K - 5PUBLICHallinan Elementary School**Grades:**K - 6PUBLICSunset Primary School**Grades:**K - 5PUBLIC

County	Clackamas
Population	28,955
Growth Since 2000	14.54%
Population Density	1289

Demographics

Male	49%
Female	51%

Household Income

Median	\$ 91,742
Average	\$ 115,660

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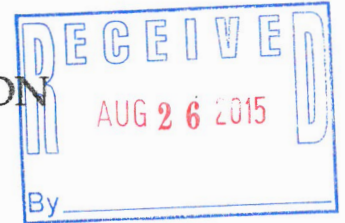
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RESOLUTION
of the
WILLAMETTE NEIGHBORHOOD ASSOCIATION

Roberta Schwarz
8/26/15 PC mtg



To the West Linn City Council and West Linn Planning Commission:

The Willamette Neighborhood Association respectfully represents as follows:

Whereas development near the intersection of Tannler Drive and Blankenship Road is likely to have significant impacts on the surrounding community; and,

Whereas a four-story mixed-use development has no precedent in the city limits of West Linn; and

Whereas potential stresses on local infrastructure and public services are issues of concern for Willamette residents and businesses; and,

Whereas the Willamette Neighborhood Association has consistently noted the value of robust commercial spaces as part of a well-planned community; and,

Whereas the Tannler property represents one of the last remaining undeveloped OBC zones in the City, which demands that any application to the property be treated with deep consideration; and,

Whereas CDC 55.030(c)(1) requires the Planning Commission to consider criteria set forth in CDC 99.110 in addition to the conditions in CDC 55 when considering Class II Design Reviews; and CDC 99.110 provides for consideration of "applicable standards of any provision" of the Community Development Code; and,

Whereas Community Development Code 21.010 describes the purpose of the Office Business Center zone currently existing on the Tannler property as to contribute to the commercial spaces in West Linn; and,

Whereas it is the sense of the Willamette Neighborhood Association that the plan for the Tannler development presented to the Association drastically emphasizes residential development to the detriment of commercial uses and to the intent of the OBC zone as described in the CDC; and,

Whereas it is the sense of the Willamette Neighborhood Association that imposing a transparently residential development into a OBC zone contrary to the stated intent of the zone sets a dangerous and careless precedent with regard to future applications; and,

Whereas it is the sense of the Willamette Neighborhood Association that a prudent decision by either the Planning Commission or the City Council will consider

the long-term best interest of the entire City rather than the short-term most marketable use of a single property; now, therefore,

Be it resolved:

1. That it is the position of the Willamette Neighborhood Association that the proposed development engenders a number of unanswered questions regarding traffic, safety, and water management; and,
2. That The Willamette Neighborhood Association finds that the proposal is not compatible with the Willamette Neighborhood Association's Vision Plan – particularly with regard to maintenance of vibrant business growth; and,
3. That the Willamette Neighborhood Association finds that the proposed design is not compatible with the stated purpose of the Office Business Center zone described in CDC 21.010, and urges the Planning Commission and the City Council to deny a Class II Design Review application; and,
4. A copy of this resolution shall be delivered to the West Linn City Council, the West Linn Planning Commission, and be recorded in the minutes of the Willamette Neighborhood Association.

Adopted August 12, 2015

15 yes

2 abstain

0 No

Kathie Halicki, new secretary WNA
OKed by new president Gail Holmes

RESOLUTION

SAVANNA OAKS NEIGHBORHOOD ASSOCIATION

AUGUST 22, 2015 Meeting

To the West Linn City Council and West Linn Planning Commission:

The Savanna Oaks Neighborhood Association respectfully represents as follows:

WHEREAS development of mid to high density apartment units and OBC (Office Business Center) near the intersection of Tannler Drive and Blankenship Road is likely to have significant impacts on the surrounding community; and,

WHEREAS this mostly four story apartment development is out of character with not only the surrounding neighborhoods but with all of West Linn; and

WHEREAS potential stresses on local infrastructure and public services are issues of concern for Savanna Oaks residents and businesses; and,

WHEREAS the Savanna Oaks Neighborhood Association would like to emphasize that there are only two areas of I-205 on-ramps and off-ramps in West Linn proper and that it has been publically stated that ODOT will not allow mitigation with either a light or a roundabout at the above intersection because of its proximity to an on-ramp and off-ramp; and,

WHEREAS the Tannler property represents one of the last remaining undeveloped OBC zones in the City, which demands that any application to the property be treated with deep consideration; and,

WHEREAS 80 new homes have either been approved or are in the planning process for Weatherhill Road and Bland Circle and will use the same streets and intersection listed above; and

WHEREAS CDC 55.030(c)(1) requires the Planning Commission to consider criteria set forth in CDC 99.110 in addition to the conditions in CDC 55 when considering Class II Design Reviews; and CDC 99.110 provides for consideration of “applicable standards of any provision” of the Community Development Code; and,

WHEREAS Community Development Code 21.010 describes the purpose of the Office Business Center zone currently existing on the Tannler property as to contribute to the commercial spaces in West Linn; and,

WHEREAS Community Development Code 21.050(2) requires that for multiple family units to be allowed in an OBC zone the units must be “...in conjunction with commercial development” and the current proposal does not provide for adequate business and commercial development to meet this requirement; and,

WHEREAS it is the sense of the Savanna Oaks Neighborhood Association that the plan for the Tannler development presented to the Association drastically emphasizes residential development to the detriment of commercial uses and to the intent of the OBC zone as described in the CDC; and,

WHEREAS it is the sense of the Savanna Oaks Neighborhood Association that imposing a transparently residential development into an OBC zone contrary to the stated intent of the zone sets a dangerous and careless precedent with regard to future applications; and,

WHEREAS it is the sense of the Savanna Oaks Neighborhood Association that a prudent decision by either the Planning Commission or the City Council will consider the long-term best interest of the entire City rather than the short-term most marketable use of a single property;

NOW, THEREFORE, SAVANNA OAKS NEIGHBORHOOD ASSOCIATION RESOLVES:

SECTION 1. That it is the position of the Savanna Oaks Neighborhood Association that the proposed development engenders a number of unanswered questions regarding traffic, safety, and water management; and,

SECTION 2. That the Savanna Oaks Neighborhood Association finds that the proposal is not compatible with the Savanna Oaks Neighborhood Association's Neighborhood Plan and /or Vision Plan and,

SECTION 3. That the Savanna Oaks Neighborhood Association finds that the proposed design is not compatible with the stated purpose of the Office Business Center zone described in CDC 21.010, and urges the Planning Commission and the City Council to deny the Class II Design Review application and lot line adjustment; and,

SECTION 4. A copy of this resolution shall be delivered to the West Linn City Council, the West Linn Planning Commission, and be recorded in the minutes of the Savanna Oaks Neighborhood Association.

PASSED AND APPROVED THIS 22ND DAY OF AUGUST, 2015


/s/ Edward Schwarz

President, Savanna Oaks NA

Ayes 22 Nays 0 Abstentions 1

RESOLUTION

A RESOLUTION OF THE MARYLHURST NEIGHBORHOOD ASSOCIATION REGARDING WEST LINN PLANNING PROJECT DR-15-11 FOR 2444, 2422 & 2410 TANNER DR CLASS II DESIGN REVIEW AND LOT LINE ADJUSTMENT

To the West Linn City Council and West Linn Planning Commission:

The Marylhurst Neighborhood Association respectfully represents as follows:

WHEREAS development of mid to high density apartment units near the intersection of Tanner Drive and Blankenship Road is likely to have significant impacts on the surrounding community; and,

WHEREAS this mostly four story apartment development is out of character with not only the surrounding neighborhoods but with all of West Linn; and

WHEREAS potential stresses on local infrastructure and public services are issues of concern for Marylhurst residents and businesses; and,

WHEREAS the Marylhurst Neighborhood Association would like to emphasize that there are only two I-205 on-ramps and off-ramps in West Linn proper and that it has been publically stated that ODOT will not allow mitigation with either a light or a roundabout at the above intersection because of its proximity to an on-ramp and off-ramp; and,

WHEREAS the Tanner property represents one of the last remaining undeveloped OBC zones in the City, which demands that any application to the property be treated with deep consideration; and,

WHEREAS 80 new homes have either been approved or are in the planning process for Weatherhill Road and Bland Circle and will use the same streets and intersection listed above; and

WHEREAS CDC 55.030(c)(1) requires the Planning Commission to consider criteria set forth in CDC 99.110 in addition to the conditions in CDC 55 when considering Class II Design Reviews; and CDC 99.110 provides for consideration of "applicable standards of any provision" of the Community Development Code; and,

WHEREAS Community Development Code 21.010 describes the purpose of the Office Business Center zone currently existing on the Tanner property as to contribute to the commercial spaces in West Linn; and,

WHEREAS it is the sense of the Marylhurst Neighborhood Association that the plan for the Tanner development presented to the Association drastically emphasizes residential development to the detriment of commercial uses and to the intent of the OBC zone as described in the CDC; and,

WHEREAS it is the sense of the Marylhurst Neighborhood Association that imposing a transparently residential development into an OBC zone contrary to the stated intent of the zone sets a dangerous and careless precedent with regard to future applications; and,

WHEREAS it is the sense of the Marylhurst Neighborhood Association that a prudent decision by either the Planning Commission or the City Council will consider the long-term best interest of the entire City rather than the short-term most marketable use of a single property;

**NOW, THEREFORE, MARYLHURST NEIGHBORHOOD ASSOCIATION
RESOLVES:**

SECTION 1. That it is the position of the Marylhurst Neighborhood Association that the proposed development engenders a number of unanswered questions regarding traffic, safety, and water management; and,

SECTION 2. That the Marylhurst Neighborhood Association finds that the proposal is not compatible with the Marylhurst Neighborhood Association's Neighborhood Plan and,

SECTION 3. That the Marylhurst Neighborhood Association finds that the proposed design is not compatible with the stated purpose of the Office Business Center zone described in CDC 21.010, and urges the Planning Commission and the City Council to deny the Class II Design Review application and lot line adjustment; and,

SECTION 4. A copy of this resolution shall be delivered to the West Linn City Council, the West Linn Planning Commission, and be recorded in the minutes of the Marylhurst Neighborhood Association.

PASSED AND APPROVED THIS 25th DAY OF AUGUST, 2015 BY THE MAJORITY OF MEMBERS PRESENT CONSTITUTING A QUORUM AND VOTING ON THIS RESOLUTION AT THE MEETING. VOTE: 6 IN FAVOR, 0 OPPOSED, 0 ABSTAINED.

A handwritten signature in cursive script, appearing to read 'Karie Oakes', written over a horizontal line.

Karie Oakes

President

Marylhurst Neighborhood Association

MARYLHURST NEIGHBORHOOD ASSOCIATION MEETING

ATTENDANCE SIGN IN SHEET DATE: August 25, 2015

The following information is only to be used for the purpose of MNA:

NAME

ADDRESS

EMAIL/PHONE

Cathy Boucher, 2055 Sylvan Way

~~Cathy Cummings~~ 2190 Valley Ct

RICHARD MORRISON 1890 VALLEYVIEW DR WL. rmorr46503@aol.com

BRIAN EASTMAN 1827 Sylvan Way

Teri Cummings 2190 Valley Ct.

Ralph Olson 2045 Hillcrest Dr

not member) Rand New PO Box 1036 Portland ⁹⁷²⁰⁷ vand_e@efn.org

Karie Oakes 1125 Marylhurst DR, West Linn

Robinwood Neighborhood Association City of West Linn

Resolution adopted August 11th 2015 regarding Planning Project DR-15-11

Motion by Crystal Greenlend, seconded Tillie Hoffberg, approved with 10 ayes, 2 nays and 2 abstentions:

The Robinwood Neighborhood Association opposes Project DR-15-11, the application for the apartment development at the intersection of Tannler and Blankenship based upon the following criteria:

CDC 55.030(c)(1) requires the Planning Commission to consider criteria set forth in CDC 99.110 in addition to the conditions in CDC 55 when considering Class II Design Reviews; and CDC 99.110 provides for consideration of "applicable standards of any provision" of the Community Development Code.

Community Development Code 21.010 describes the purpose of the Office Business Center zone currently existing on the Tannler property as to contribute to the commercial spaces in West Linn.

The proposed design is not compatible with the stated purpose of the Office Business Center zone described in CDC 21.010,

The plan for the Tannler development drastically emphasizes residential development to the detriment of commercial uses and to the intent of the OBC zone as described in the CDC. The supposed commercial space consists of 7 underground /daylight single garage spaces with a glass facade substituted for the roll-up door, an abuse of the OBC zoning.

Placing a predominantly residential development into an OBC zone contrary to the stated intent of the zone sets a poor precedent with regard to future applications.

The Tannler property represents one of the last remaining undeveloped OBC zones in the City, which demands that the application be treated with deep consideration.

A prudent decision by the Planning Commission and the City Council will consider the long-term best interest of the entire City rather than the short-term most marketable use of a single property.

The proposed development engenders a number of unanswered questions regarding parking, traffic, safety, and surface water management.

The Robinwood Neighborhood Association urges the Planning Commission and the City Council to deny the Class II Design Review application and lot line adjustment.

Submitted by the Robinwood Neighborhood Association Secretary. 
08/11/15

11. 11. 11

ADDRESS

RESOLUTION

Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association (BHTNA)

AUGUST 24, 2015 Meeting

To the West Linn City Council and West Linn Planning Commission:

The Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association respectfully represents as follows:

WHEREAS development of mid to high density apartment units and OBC (Office Business Center) near the intersection of Tannler Drive and Blankenship Road is likely to have significant impacts on the surrounding community; and,

WHEREAS this mostly four story apartment development is out of character with not only the surrounding neighborhoods but with all of West Linn; and

WHEREAS potential stresses on local infrastructure and public services are issues of concern for Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association residents and businesses; and,

WHEREAS the Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association would like to emphasize that there are only two areas of I-205 on-ramps and off-ramps in West Linn proper and that it has been publically stated that ODOT will not allow mitigation with either a light or a roundabout at the above intersection because of its proximity to an on-ramp and off-ramp; and,

WHEREAS the Tannler property represents one of the last remaining undeveloped OBC zones in the City, which demands that any application to the property be treated with deep consideration; and,

WHEREAS 80 new homes have either been approved or are in the planning process for Weatherhill Road and Bland Circle and will use the same streets and intersection listed above; and,

WHEREAS CDC 55.030(c)(1) requires the Planning Commission to consider criteria set forth in CDC 99.110 in addition to the conditions in CDC 55 when considering Class II Design Reviews; and CDC 99.110 provides for consideration of "applicable standards of any provision" of the Community Development Code; and,

WHEREAS Community Development Code 21.010 describes the purpose of the Office Business Center zone currently existing on the Tannler property as to contribute to the commercial spaces in West Linn; and,

WHEREAS it is the sense of the Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association that the plan for the Tannler development presented to the

Association drastically emphasizes residential development to the detriment of commercial uses and to the intent of the OBC zone as described in the CDC; and,

WHEREAS it is the sense of the Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association that imposing a transparently residential development into an OBC zone contrary to the stated intent of the zone sets a dangerous and careless precedent with regard to future applications; and,

WHEREAS it is the sense of the Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association that a prudent decision by either the Planning Commission or the City Council will consider the long-term best interest of the entire City rather than the short-term most marketable use of a single property;

NOW, THEREFORE, Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association RESOLVES:

SECTION 1. That it is the position of the Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association that the proposed development engenders a number of unanswered questions regarding traffic, safety, and water management; and,

SECTION 2. That the Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association finds that the proposal is not compatible with the Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association's Neighborhood Plan and /or Vision Plan; and,

SECTION 3. That the Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association finds that the proposed design is not compatible with the stated purpose of the Office Business Center zone described in CDC 21.010, and urges the Planning Commission and the City Council to deny the Class II Design Review application and lot line adjustment; and,

SECTION 4. A copy of this resolution shall be delivered to the West Linn City Council, the West Linn Planning Commission, and be recorded in the minutes of the Barrington Heights, Hidden Creek Estates, Tanner Woods Neighborhood Association.

PASSED AND APPROVED THIS 24th DAY OF August, 2015

Meredith Gusted

President, of

Barrington Heights,
Hidden Creek Estates,
Tanner Woods
Neighborhood Association

24th

ADDRESS

*

FOR: 12 **AGAINST:** Ø **ABSTAINING:** Ø

Meredith E. Foster
President, BTTNA



**PARKER CREST NEIGHBORHOOD ASSOCIATION
RESOLUTION
AUGUST 24, 2015 MEETING**

To the West Linn City Council and West Linn Planning Commission:

The Parker Crest Neighborhood Association respectfully represents as follows:

WHEREAS development of mid to high density apartment units and (OBC) Office Business Center) near the intersection of Tannler Drive and Blankenship Road is likely to have significant impacts on the surrounding community; and,

WHEREAS this mostly four story apartment development is out of character with not only the surrounding neighborhoods but with all of West Linn; and,

WHEREAS potential stresses on local infrastructure and public services are issues of concern for Parker Crest Neighborhood Association residents and businesses; and,

WHEREAS the Parker Crest Neighborhood Association would like to emphasize that there are only two areas of I-205 on ramps and off-ramps in West Linn proper and that it has been publically stated that ODOT will not allow mitigation with either a light or roundabout at the above intersections because of proximity to an on-ramp and off-ramp; and,

WHEREAS the Tannler property represents one of the last remaining undeveloped OBC zones in the City, which demands that any application to the property be treated with deep consideration; and,

WHEREAS 80 new homes have either been approved or are in the planning process for Weatherhill Road and Bland Circle and will use the same streets and intersections listed above; and,

WHEREAS CDC 55.030(C)(1) requires the Planning Commission to consider criteria set forth in CDC 99.110 in addition to the conditions in CDC 55 when considering Class II Design Reviews; and CDC 99.110 provides for consideration of applicable standards of "applicable standards of any provision" of the Community Development Code; and,

WHEREAS Community Development Code 21.010 describes the purpose of the Office Business Center zone currently existing on Tannler property as to contribute to the commercial spaces in West Linn; and,

WHEREAS Community Development Code 21.505(2) requires that for multiple family units to be allowed in an OBC zone the units must be "...in conjunction with commercial development"

and the current proposal does not provide for adequate business and commercial development to meet this requirement; and,

WHEREAS it is the sense of the Parker Crest Neighborhood Association that the plan for the Tannler development plan drastically emphasizes residential development to the detriment of commercial uses and to the intent of the OBC zone as described in the CDC; and,

WHEREAS it is the sense of the Parker Crest Neighborhood Association that imposing a transparently residential development into an OBC zone contrary to the stated intent of the zone sets a dangerous and careless precedent with regard to future applications; and,

WHEREAS it is the sense of the Parker Crest Neighborhood Association that a prudent decision by either the Planning Commission or the City Council will consider the long-term best interest of the entire City rather than the short-term most marketable use of a single property;

NOW, THEREFORE, PARKER CREST NEIGHBORHOOD ASSOCIATION RESOLVES:

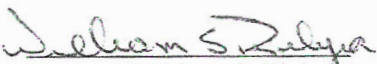
SECTION 1. That it is the position of the Parker Crest Neighborhood Association that the proposed development engenders a number of unanswered questions regarding traffic, safety, and water management; and,

SECTION 2. That the Parker Crest Neighborhood Association finds that the proposal is not compatible with the Parker Crest Neighborhood Association's Neighborhood Plan and/ or Vision Plan; and,

SECTION 3. That the Parker Crest Neighborhood Association finds that the proposed design is not compatible with the stated purpose of the Office Business Center zone described in CDC 21.010 and CDC 21.050(2), and urges the Planning Commission and the City Council to deny the Class II Design review application and lot line adjustment; and,

SECTION 4. A copy of this resolution shall be delivered to the West Linn City Council, the West Linn Planning Commission, and be recorded in the Minutes of the Parker Crest Neighborhood Association.

PASSED AND APPROVED THIS 24th DAY OF AUGUST 2015


William S. Relyea

President, Parker Crest Neighborhood Association

21.

ADDRESS

[illegible]

VOTING RESULTS

FOR: ALL AGAINST: 0 ABSTAINING: 0

APPROVED THIS 24th DAY OF August, 2015.

William S. Kellogg
President: Parker Crest NA

RESOLUTION

Bolton NEIGHBORHOOD ASSOCIATION

AUGUST 18, 2015 Meeting

To the West Linn City Council and West Linn Planning Commission:

The Bolton Neighborhood Association respectfully represents as follows:

WHEREAS development of mid to high density apartment units and OBC (Office Business Center) near the intersection of Tannler Drive and Blankenship Road is likely to have significant impacts on the surrounding community; and,

WHEREAS this mostly four story apartment development is out of character with not only the surrounding neighborhoods but with all of West Linn; and

WHEREAS potential stresses on local infrastructure and public services are issues of concern for Bolton residents and businesses; and,

WHEREAS the Bolton Neighborhood Association would like to emphasize that there are only two areas of I-205 on-ramps and off-ramps in West Linn proper and that it has been publically stated that ODOT will not allow mitigation with either a light or a roundabout at the above intersection because of its proximity to an on-ramp and off-ramp; and,

WHEREAS the Tannler property represents one of the last remaining undeveloped OBC zones in the City, which demands that any application to the property be treated with deep consideration; and,

WHEREAS 80 new homes have either been approved or are in the planning process for Weatherhill Road and Bland Circle and will use the same streets and intersection listed above; and

WHEREAS CDC 55.030(c)(1) requires the Planning Commission to consider criteria set forth in CDC 99.110 in addition to the conditions in CDC 55 when considering Class II Design Reviews; and CDC 99.110 provides for consideration of "applicable standards of any provision" of the Community Development Code; and,

WHEREAS Community Development Code 21.010 describes the purpose of the Office Business Center zone currently existing on the Tannler property as to contribute to the commercial spaces in West Linn; and,

WHEREAS it is the sense of the Bolton Neighborhood Association that the plan for the Tannler development presented to the Association drastically emphasizes residential development to the detriment of commercial uses and to the intent of the OBC zone as described in the CDC; and,

WHEREAS it is the sense of the Bolton Neighborhood Association that imposing a transparently residential development into an OBC zone contrary to the stated intent of the zone sets a dangerous and careless precedent with regard to future applications; and,

WHEREAS it is the sense of the Bolton Neighborhood Association that a prudent decision by either the Planning Commission or the City Council will consider the long-term best interest of the entire City rather than the short-term most marketable use of a single property;

NOW, THEREFORE, Bolton NEIGHBORHOOD ASSOCIATION RESOLVES:

SECTION 1. That it is the position of the Bolton Neighborhood Association that the proposed development engenders a number of unanswered questions regarding traffic, safety, and water management; and,

SECTION 2. That the Bolton Neighborhood Association finds that the proposal is not compatible with the Bolton Neighborhood Association's Neighborhood Plan and /or Vision Plan and,

SECTION 3. That the Bolton Neighborhood Association finds that the proposed design is not compatible with the stated purpose of the Office Business Center zone described in CDC 21.010, and urges the Planning Commission and the City Council to deny the Class II Design Review application and lot line adjustment; and,

SECTION 4. A copy of this resolution shall be delivered to the West Linn City Council, the West Linn Planning Commission, and be recorded in the minutes of the Bolton Neighborhood Association.

PASSED AND APPROVED THIS 18th DAY OF August, 2015

Alan Smith
President, Bolton NA

187A

ADDRESS

[illegible]

VOTING RESULTS

FOR: 51 AGAINST: 3 ABSTAINING: 0

APPROVED THIS 18th DAY OF August, 2015.

Alon Smith

Richard Sakelik
8/26/15 PC mtg

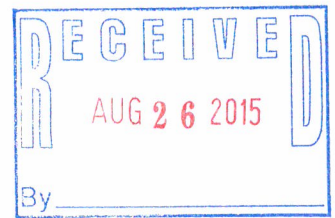
Students per
Household =

85

Overall

Table 3
STUDENT YIELD FACTORS - 2010 ALL UNITS BY SUB-AREA

Grade Ranges	K-5	6-8	9-12	K-12
West Linn Sub-Area				
	0.21	0.11	0.15	0.47
Stafford Basin Sub-Area				
	0.17	0.10	0.12	0.39
Clackamas County Sub-Area				
	0.15	0.09	0.12	0.36
Wilsonville Sub-Area				
	0.20	0.10	0.13	0.44
District-wide Average				
	0.20	0.10	0.14	0.44



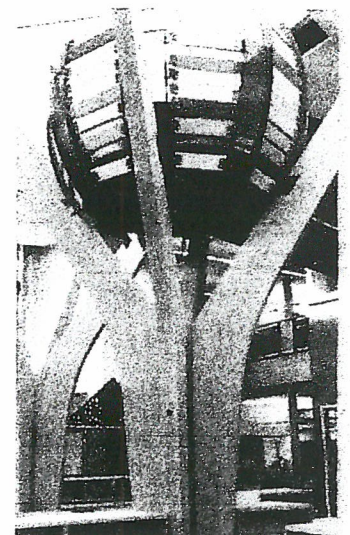
The third element considered is the general timing for expanding the UGB for urbanization. Following designation of urban and rural reserve areas in 2010, Metro considered potential expansion of the UGB. In 2011, Metro completed this review process, and no land in the West Linn-Wilsonville School District was added to the UGB. The next residential UGB evaluation for potential expansion, which is sponsored by Metro, is scheduled to occur in 2014-2016. In 2012, Metro reviewed the timing of when all designated urban reserves will likely be brought into the UGB based on the availability of public infrastructure and anticipated growth rates for the region. The time period considered extends to 2045. The Metro timing estimates for UGB expansion are used to form the District's long-term enrollment forecast and the growth scenarios described in the following section.

Growth Scenarios

Three long-term scenarios for future growth are considered. They are based upon adopted comprehensive plans and supporting information provided by the cities of West Linn, Wilsonville and Tualatin, Clackamas County, and Metro. The 2010 US Census was used to determine the number and general distribution of existing housing units. These scenarios provide a snapshot of how the District might change as additional development and redevelopment occurs within the current UGB and as urban reserve areas are brought into the UGB and fully urbanized.

Three scenarios are based on the following assumptions:

- The remaining undeveloped residential land within the existing UGB will develop to the maximum current density allowable.
- Primary school capacities will change in 2015 with full-day classes for all kindergarten students.
- The capacity for existing middle and high schools will remain constant. Existing guidelines for future new school sizes will also remain constant. The guidelines for new school sizes are: primary school - 450 to 550 students (or up to 800 with a campus design); middle school - 600 to 800 students; and high school 1,200 to 1,500± students.
- The ratio of school age children per residence will be consistent with 2010 student yield ratios calculated for all housing units by comparing the 2010 US Census for residential units with the 2010 enrollment (Tables 1 and 3). Considering all residences provides a good indicator of how many students to expect in the long-term across the District.
- The urban reserve areas brought into the UGB will be developed at densities assumed by Metro (typically 10 to 15 units per acre).



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PARKER
Development NW, Inc.

November 12, 2012

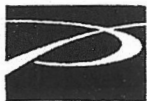
West Linn-Wilsonville School District
Attention: Doug Middlestetter
22210 SW Stafford Rd
Tualatin, OR 97062

Dear Doug,

In accordance with our recent conversations, please accept this letter as a formal request to consider an exception in the form of a reduction to the Construction Excise Tax (CET).

My property is located at the northwest corner of Blankenship and Tannler in West Linn. I have a vested office project on this property that I am considering revising to propose a mixed use apartment project.

This project will provide additional needed housing for the City, and help to spur local businesses in this area of the City. In order for me to move this project forward, I am requesting an exception to the full CET fee that could be charged on my project based upon the anticipated number of units that can reasonably assumed to have children associated with it. The following illustrates what the fee would be with and without the exception.



PARKER
Development NW, Inc.

West Linn - Wilsonville CET Comparison			
Current CET Fee			
Use	Total SF	CET Fee	Total Fee
Commercial SF	11,616	\$0.5, \$25,000 cap	\$ 5,808.00
Residential SF	258,360	\$1, no cap	\$ 258,360.00
Total			\$ 264,168.00
% Units With Children			
Unit Type	SF/Unit	# with Children	Total SF w/ Children
1x1	712	0	0
2x2	1,014	67	67,916
3x2	1,286	12	15,432
4x2	1,579	12	18,948
Total		91	102,296
Proposed Exception to CET Fee			
Use	Total SF	CET Fee	Total Fee
Commercial SF	11,616	\$0.5, \$25,000 cap	\$ 5,808.00
Residential SF	102,296	\$1, no cap	\$ 102,295.67
Total			\$ 108,103.67

As illustrated above, I am requesting an exception to allow a fee to be paid to the District of \$108,103.67 instead of \$264,168. The requested exception is proposed to better align with the project's actual demand on the District's facilities by estimating the number of children that can reasonably be expected to live in the project.

I appreciate your consideration of this request, and your timely response as I continue to try and get this project started.

Jeff Parker
Parker Development Northwest, Inc.

Education

School district denies tax exemption

*New apartment
complex project
looks to cut costs*

JORDY BYRD
West Linn Tidings

The West Linn-Wilsonville School Board denied a construction excise tax (CET) exemption request by Parker Development Northwest Inc.

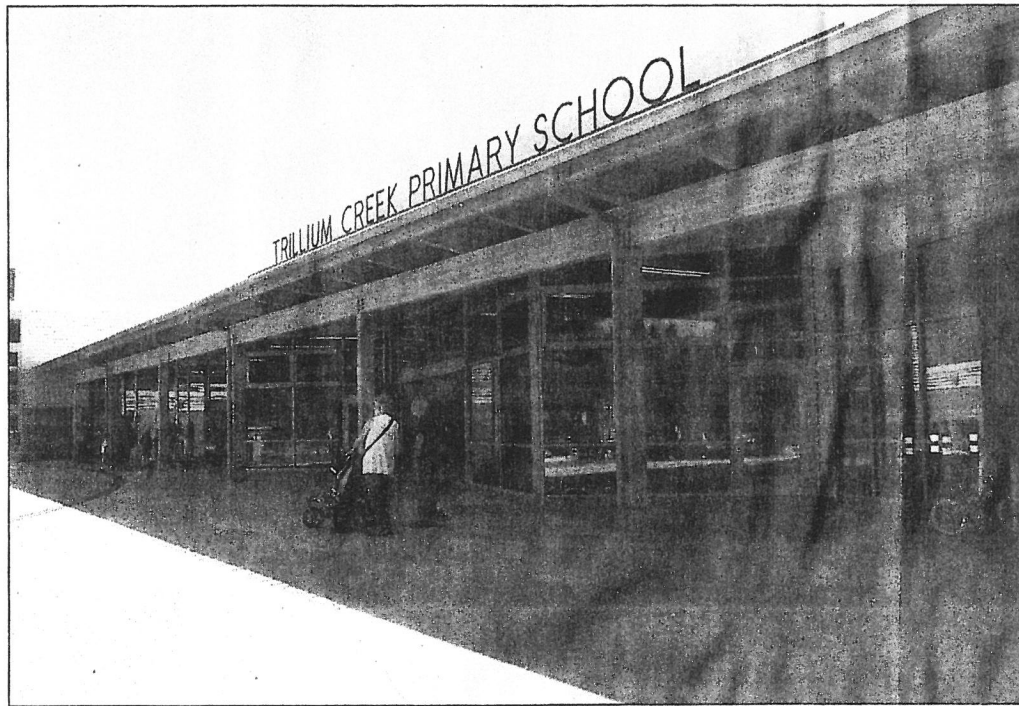
Owner Jeff Parker requested the exemption before the school board on Dec. 6.

Parker Development Northwest Inc. builds custom homes and housing developments. Parker requested the exemption on his property located across from Albertsons, at the northwest corner of Blankenhip Road and Tannler Drive in West Linn.

The property is approved for office space; however, Parker hopes to construct a mixed-use apartment project.

"I've been working on the project for about a year and a half," he said. "It's been very difficult to try and get this project going. The market on the office building is gone. Right now there is no other use for the property."

In order to move the project forward, Parker requested that the school district exempt the CET fee — meaning Parker De-



TIDINGS FILE PHOTO: JORDY BYRD

Construction of Trillium Creek Primary School in West Linn and Lowrie Primary School cost the district about \$16 million.

velopment Northwest Inc. would pay the school district \$108,103.67 instead of \$264,168, based on the anticipated number of units — about 91 — that may house children.

Parker said the Trammell Crow Company of Portland is interested in investing in the residential project, but its permit fees cannot exceed \$16,000

per unit.

"I've been able to work with the city and I've been able to get it down fairly close to \$16,000 per unit," Parker said. "Now we are down to this CET fee. I'm trying to figure out a way that we can work together here."

The CET falls under the jurisdiction of Senate Bill 1036

and passes on the funds to the school district.

The Oregon Legislature passed Senate Bill 1036 in 2007 to help growing school districts pay for a portion of the cost for new or expanded facilities needed to accommodate growth. Senate Bill 1036 allows school districts — in cooperation with cities and counties — to tax new residential and non-residential construction.

The law exempts private schools, public improvements — schools, libraries, fire stations — affordable housing, hospitals, religious facilities, agricultural structures and limited developments on environmentally contaminated sites.

The total amount a school district may collect varies based on the amount and type of new construction in the district. School districts may collect a maximum of \$1 per square foot of new residential construction and 50 cents per square foot of new nonresidential construction, which is subject to a cap of \$25,000 per non-residential project.

Dale Hoogestraat, vice chairman of the West Linn-Wilsonville School Board, said he feared the CET exception would set an unfair precedent and that the CET collection fees seemed reasonable.

"I mean, I don't know what

your building costs are ... but the dollar a square foot seems to be not that onerous," he said. "I understand your investors need to get the total cost down, but particularly in a district like ours, that seems to be a fair number."

Board Chairman Keith Steele agreed.

"This is a quality school district," he said, "the best one in the state, and I say that without any reservations. It's a place that people want to come, but it doesn't come inexpensively."

Steele reflected on the district's recent construction of two new primary schools, which cost about \$16 million in construction costs alone.

"When you divide that into the capacity of those schools it comes out to more than \$30,000 per seat," Steele said.

Parker's proposal assumes the maximum of 91 children that would be added into the school district if his project were to proceed. Steele said the cost-to-gains ration for both taxpayers and the school district did not warrant the CET exemption.

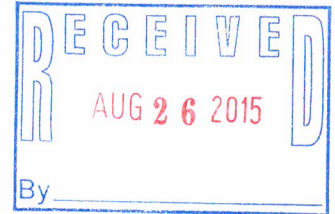
"It seems like the bargain of a century," he said. "Your funders hopefully will realize that this is a place where people will want to come and that is something that is well worth the small amount of money you will have to pay."

8/26/15 PC mtg

Raj Nathan

Pelz, Zach

From: Perkins, Michael
Sent: Thursday, August 13, 2015 1:25 PM
To: Pelz, Zach
Subject: Con Am



Just basically and briefly, I think that the Con am project on Tannler should save all of the significant oaks that are part of the grove at the north end of the property. Unfortunately the trees on the edge of the grove that they are proposing for removal are some of the nicer and larger trees in the grove. In general it is not desirable to remove trees from the edge of tree clusters and groves as it can open the remainder of the trees up to windthrow since they have become accustomed to having the other trees there to buffer the wind. I would encourage the planning dept/planning commission to require the maximum square footage for tree protection to protect as many Oregon white oaks in this grove.

Michael Perkins, City Arborist/Park Development Coordinator
Parks and Recreation, #1554

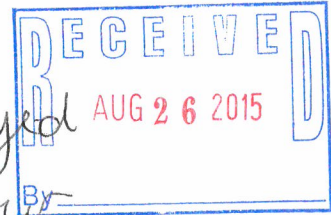
 West Linn

Please consider the impact on the environment before printing a paper copy of this email.
This e-mail is subject to the State Retention Schedule and may be made available to the public.

Talking about majority - we have 21,000
all I see is a small group, (NA)

I am here since 1958 & live for 57 years ^{not representing me}
this portion of then (1980) was a
section of the then the Tanner Bassin
subdivision - it is sad it took
the new resident who then occupied
the finish subdivision that who, now
bringing a lot of opposition - this site is now
~~the~~ eye sore ~~of the~~ staff have done a good job -

8/26/15 PC mtg
Alec
Richmond



A ~~So this~~ ~~left~~ ~~signal~~ here - there - o.k.
least portion of Tanner Bassin would benefit to build
* it is very discriminating to hear to accuse a developer
1- fire factor he is making beaucoup money

2- metro land use ~~within~~ ^{use} city limit -
going out of city limit -

a) dead good prime land use that
now is not bringing revenue
to our city -

These multi unit is the right
answer to our housing needs plus
the mandate dictation from state
to affordable housing which state
passed at their last session - - - -

approve this
application and
let's get on with
business -

The land although steep is very
buildable - ~~that said~~ it that said

I mean no land slide is Mark at any state men

Charles Matthews
8/26/15 PC mtg

I am Charles Mathews. I am a resident of West Linn who resides at 2305 Crestview Drive. I am here to speak in opposition to the proposal currently before the Planning Commission regarding the property located at the intersection of Tannler and Blankenship Roads, DR-15-11. I am also on the Board of Directors of the Ridgeview Home Owners Association which encompasses 104 homes on Bland Circle, and Crestview, Alpine, and Fircrest Drives that are immediately impacted by this proposal. The Board is unanimous in its opposition to this proposal.

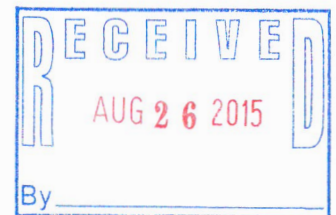
The property addressed by this proposal is currently zoned OBC-Office Business Center. An attempt to rezone the property to accommodate an apartment development was recently rejected by the West Linn City Council. This current proposal is a thinly veiled attempt to circumvent the City Council's prior position which rejected an apartment development on this property and, if adopted, would have the effect of rendering West Linn's OBC zoning ineffective now and in the future.

OBC zoning code at 21.050, paragraph 2, allows for "Multiple-family units, as a mixed use in conjunction with commercial development, only above the first floor of the structure." (emphasis added) At this paragraph, the OBC zoning clearly envisions a vibrant commercial development on the entire first level of buildings in an OBC zone supported by multi-family residences above.

The current proposal attempts to manipulate OBC zoning requirements by constructing a major apartment development with negligible attention to commercial development, the primary requirement of the OBC zoning. Illustrative of the current proposals failure to comply with OBC zoning is the amount of office/business space and parking spaces allocated for commercial use as compared to that allocated for apartment use. The current proposal for a 180 unit apartment complex in seven individual buildings allocates only about 2,000 square feet of space to offices or businesses. This is less than 300 square feet per building and, by best estimates, is only 1.5% of the square footage of the apartment complex not including structures associated with the complex swimming pool. Additionally, parking spaces allocated for the apartments total 342 spaces, 174 of which are on the 1st level of the seven apartment buildings--space which the OBC zoning has reserved for offices and businesses. Only 10 parking spaces are designated for the businesses and offices, less than .3% of the planned parking. Clearly the design of this project is that of an apartment complex, not a commercial development.

This proposal is an insult to our community and a challenge to the integrity of our governmental process.

August 26, 2015



Paul Blankenmeister

RECEIVED
AUG 26 2015
By _____

8/26/15 PC mtg

APARTMENTS

- BLDG 1 101-308
- BLDG 2 101-312
- BLDG 3 101-312
- BLDG 4 101-310
- BLDG 5 101-304
- BLDG 6 101-308
- BLDG 7 101-308



BUSINESSES

- A Tenant
- B Tenant
- C Tenant
- D Tenant
- E Tenant
- F Tenant
- G Tenant

Site Entry Wayfinding Sign - Detail

LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION

WEST LINN MIXED USE DEVELOPMENT

WEST LINN, OREGON



otak
Hanna Global Partner
620 SE 3rd Ave., 3rd Fl.
Portland, OR 97204
Phone: (503) 267-8825
Fax: (503) 412-2484
www.otak.com

SITE INFORMATION SIGN

Unifree

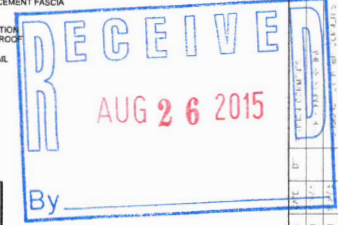
A4.0



BUILDING TYPE 7 BACK ELEVATION
SCALE: 1/8" = 1'-0"



BUILDING TYPE 7 RIGHT ELEVATION
SCALE: 1/8" = 1'-0"



ConAm Properties, LLC
3000 RUFFIN ROAD, SUITE 100
SAN DIEGO, CA 92123
PHONE: (619) 614-7200
FAX: (619) 614-1646

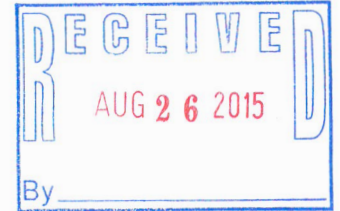
LAND USE SUBMITTAL 7/10/2015 - NOT FOR CONSTRUCTION
WEST LINN MIXED USE DEVELOPMENT
WEST LINN, OREGON
BUILDING TYPE 7 ELEVATIONS



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Phone: (503) 587-6815
Fax: (503) 412-2894
www.otak.com

A3.7B
Scale: 1/8" = 1'-0"

Mary Ann Matthebeck 8/26/15 PC
mtg



15. Removes some of the last OBC land in the city with essentially no commercial aspect to the project. We were told at public meetings in both Savanna Oaks NA and Willamette NA that no square feet of the less than 2,000 OBC space need ever be leased in order for the apartments to be built and rented

16. Community Development Code 21.010 describes the purpose of the OBC currently existing on this property as to contribute to the commercial space in West Linn.

Ken Pryor
8/26/15 PC mtg

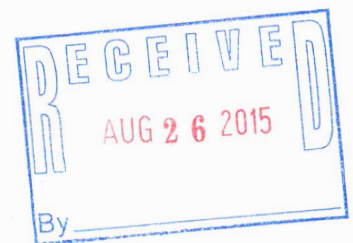
Having lived in West Linn only eleven years, I've always maintained West Linn is a microcosm of America. All you have to do is take a hard look across the country at corporate over-reach and understand the variety of ways companies legally, but perhaps unethically avoid paying their fair share or circumvent the spirit of the law, thus undermining the sustainability and fabric of government.

Before you is a proposal that optimizes profit for a development corporation, but even if you suspend common and economic sense, the proposal, in the barest terms, satisfies CDC requirements for Office Business Commercial by a whopping 1.4%. Can you imagine how complex CDC would be, if it were to contain or cover every eventuality, every possibility or permutation under the sun? Our CDC as is the U.S. Constitution constructed in such a manner as to permit flexibility and is dependent on enlightened constituents and/or their representatives will make prudent decisions to support the greater good. In the Constitution it's referred to as "promote the general welfare".

Our system places the "public trust" in the hands of the planning commission and demands that planning commission access the facts and make decisions that "promote the general welfare." That means not only honoring the rights of investment but also taking into consideration the goals and quality of life of the community. I seriously doubt if the commercial economic goals of the community are served by a development that is 1.4% commercial. Rather to the communities detriment, the resultant congestion, cost of infrastructure, crowded schools and diminished quality of life far outweigh the benefit of this non-commercial development of the 1.4%

The lack of a definitive finite percentage of commercial content in an OBC development is not an invitation to circumvent zoning laws. Before you is a development proposal optimized for profit and massaged to fit market conditions. This proposal conforms to no other OBC project in West Linn, but is a façade, a Trojan horse for residential development on land designated OBC. The community urges the planning commission to use sound judgement and reject this proposal, inviting the principles to return with a proposal with sound contribution to West Linn's commercial and community objectives.

Ken Pryor
2119 Greene
West Linn, OR 97068



8/26/2015

(6591 unread) - valeriefeltman - Yahoo Mail

Home Mail Search News Sports Finance Weather Games Answers Screen Flickr Mobile Try Yahoo Mail on Firefox »

Search

Search Mail

Search Web

Home

Valerie



Compose

Inbox (6591)

Drafts (133)

Sent

Spam (207)

Trash (545)

Smart Views

Folders (15)

Crestview docs

Junk

ro (10)

Stuff (5)

Synced Messages

Work stuff

Recent

Sponsored



Beverly Hills MD
Doctor: How To Lift A Saggy Neck [Watch]

Delete Move Spam More

#11, 12 and 13

Roberta Schwarz

To valeriefeltman@yahoo.com

Hey Valerie and David,

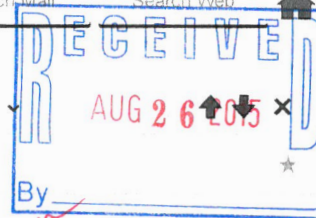
You need to fill out a comment card when you first get to the Police Station at 1800 8th Ave tomorrow evening. I would suggest you come early and bring any folding chairs you may in case we need them for an over flow of people. Here is your statement:

11. This will stress the infrastructure and public services of the city.

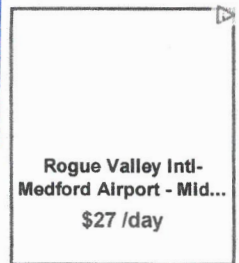
12. Only two areas of on ramps and off ramps in West Linn proper. ODOT will not allow a light or a roundabout at Tannler and Blankenship because of its proximity to their on and off ramps.

13. CDC 55.030 (c) (1) requires the Planning Commission to consider criteria set forth in CDC 99.110 in addition to the conditions in CDC 55 when considering Class II Design Reviews. CDC 99>110 provides consideration of "applicable standards of any provision of the Community Development Code".

Thanks so much,
Roberta

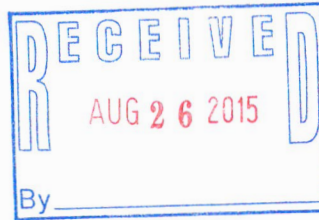


David Feltman
8/26/15 PC mtg



Rogue Valley Intl-Medford Airport - Co...
\$26 /day

Rogue Valley Intl-Medford Airport - Eco...
\$26 /day



*Patrick
McGuire
8/26/15 PC mtg*

Tanner Basin Neighborhood Plan



TANNER BASIN NEIGHBORHOOD ASSOCIATION

Endorsed by:
Tanner Basin Neighborhood Association
February 7, 2007
Adopted by:
City Council
March 10, 2008

City of

West Linn

Oregon



Vision Statement

It is the primary objective of the Tanner Basin community to live within a well-planned, family-friendly environment. Working in concert with effective civic management, the unique character of the Tanner Basin community will be both preserved and enhanced. The primary esthetics of the Neighborhood involves quality of life and proactive planning supporting the continuity of the Neighborhood while conserving our heritage as the area continues to evolve.

Quality of life in Tanner Basin depends on retention of sufficient permanent open spaces with native habitat, mature trees and access to recreation that will foster a special sense of neighborhood distinct to the area. Therefore, the unique panoramas of the community are to be treasured and preserved. Parks and recreational opportunities are within reasonable walking distance of every household.

Proactive planning assures adequate infrastructure is in place prior to development, including transportation corridors for traffic flows. Thus, families can travel in safety, commerce flows effectively, and emergency services arrive quickly.

Our historic white oaks define all aspects of the character of the neighborhood, its architectural proportion and style. Accordingly, new development will be designed to enhance and blend within the existing neighborhood character. A mix of residential zoning densities with deference to the natural features of the neighborhood and the Metro Functional Plan's density requirements should continue to be the standard for both newly-developing and redeveloping land.

Following these guidelines, our neighbors will take a personal sense of responsibility for the well-being of the Neighborhood, and a spirit of volunteerism will prevail, strengthening a sense of community and a bond with one-another.

Goals, Policies and Actions

This section identifies issues that are of concern to the residents of the neighborhood, along with potential "action steps" for addressing these concerns. Goals and key issues, which are stated in terms of "policies," are categorized by topics similar to those found in the City of West Linn Comprehensive Plan. The order in which policies and action steps appear does not necessarily correspond to their relative degree of importance. For a more detailed description of priorities, along with a list of various agencies responsible for implementing each action step, see the action chart presented in the final section of this report. Suggested partners for implementation are shown at the end of each policy.

1. Transportation

Goal 1: Improve the transportation system, including the pedestrian network.

POLICY 1.1: Improve traffic flow on 10th Street corridor.

Recommended Action Steps:

1. Fully participate in traffic studies and planning, and recommend improvements to update the City Transportation System Plan (TSP)
2. Direct through-traffic up Salamo Road, around Neighborhood instead of through it, e.g. Tannler Drive

POLICY 1.2: Improve traffic flow on Salamo and Blankenship Roads.

Recommended Action Steps:

1. Fully participate in traffic studies and planning for future traffic flow and recommend improvements to the City TSP; identify truck routes to remove potential safety hazards to the community

2. Provide turnouts on Salamo Road grade for slow-moving vehicles, emergency fire/rescue and police
3. Ensure appropriate traffic flows for emergency evacuation procedures
4. Identify means to discourage speeding on streets

POLICY 1.3: Review the need for traffic calming and pedestrian safety.

Recommended Action Steps:

1. Organize a neighborhood walk to review the system from a pedestrian and bicycle perspective
2. Identify areas in need of improvement
3. Identify areas in need of sidewalks or sidewalk repairs
4. Work with the Willamette Neighborhood Association to ensure walkable access to public transportation and provide a bus shelter at DeBok and Blankenship Roads.
5. Work with the City to ensure improvements, including sidewalks and all safety-related enhancements, are included in the TSP
6. Ensure adequate roadway widths by identifying and resolving existing choke points



Green Street in Tanner Basin

POLICY 1.4: Encourage participation on transportation planning efforts.

Recommended Action Steps:

1. Provide representation from TBNA on the transportation advisory board
2. Identify options to expand and increase public transit (e.g. SMART bus system in Wilsonville)

Partners: City of West Linn, TBNA, ODOT, Willamette Neighborhood Association, TriMet.

2. Planned Growth

Goal 2: Ensure well-planned, sustainable growth in Tanner Basin that preserves and enhances neighborhood character.

POLICY 2.1: Encourage adequate infrastructure, including roads, is in place concurrent with development.

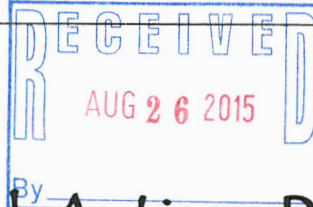
Recommended Action Steps:

1. Review concurrency-related practices and applications.

POLICY 2.2: Ensure compatible commercial design within Tanner Basin and neighboring areas.

Recommended Action Steps:

1. Develop a master plan and possibly a land use overlay for the area, including compatibility with cross-freeway commercial development in the Willamette neighborhood. Promote a development and transportation district within and adjoining the 10th Street corridor to focus investment resources for area redevelopment over time assuring that traffic and other infrastructure shall be provided concurrently with development
2. Work with interested parties to ensure commercial development does not exceed the infrastructure's ability to provide safe and efficient access at key intersections



*Patrick
McGuire
8-26-15
PC mtg*

Vision Statement and Action Plan for the Willamette Neighborhood of West Linn

This document is a result of many neighborhood "visioning" brainstorming meetings, written surveys at the West Linn Old Time Fair, Email Surveys (120), and additional input from community members. Survey results validated the final version of the vision with resounding support.

This document, created by the Willamette Neighborhood Association contains:

- ❖ Willamette Neighborhood Vision Statement
- ❖ Willamette Neighborhood Vision Descriptions
- ❖ Tactical Plans: Prioritized City Efforts
- ❖ Detailed Tactical Plans by Goal With Task Forces

Willamette Neighborhood Association Facilitators:

Jody Carson
Franny Heald

Stephanie Nicoletti
Edward Springman

Chris Henry
Vicki Handy-Dunstan

Additional Facilitation: Paul Koch

Vision Statement for the Willamette Neighborhood of West Linn

We are a safe neighborhood with a strong sense of community and connectivity. The most unique aspect of Willamette is our ability to retain a small-town feel with a designated historic district, while maintaining connection with surrounding communities.

Those elements that make Willamette neighborhood special for us and reflect our values are seen in our commitments. We are committed to:

1. Safety for our community
 2. Education and activities for children and adults.
 3. Vibrant business growth, consistent with our historical downtown area standards
 4. Communication and involvement with our citizens
 5. Respectful use and care for the environment including our city, river, parks and trails
 6. Well thought out neighborhood planning which sustains the value of the land
 7. Systemic and fiscally responsible long-term planning, working with the neighborhood, community, city, county, and state partners.
-

Vision for Willamette Neighborhood of West Linn:

1. Safety for our community

- We maintain and support our police and fire services.
- We have excellent lighting and parking in our historic downtown area and other commercial areas.
- We have sidewalks and bike paths on our major streets and accessing neighborhood destinations. (Willamette Falls Drive from HWY 43 to Fields Bridge and Blankenship; parks, schools and businesses).

2. Education and activities for children and adults

- We continue our annual "Old Fashioned Fair"
- We will continue our annual Arts Festival
- We support and protect the students of Willamette Primary and other neighboring schools.
- Adults volunteer and are involved in the school activities.
- Our parks host a wide variety of activities and sports.
- We have a multifaceted community center and pool.

3. Vibrant business growth, consistent with our historical downtown area standards

- We maintain strict standards and codes regarding the type of business and structure in our business areas.
- We aggressively pursue the businesses and restaurants that bring tasteful value to our neighborhood.
- We aggressively discourage growth of large chain wholesale or discount stores.
- We use roundabouts, planters, and landscaping to beautify our neighborhood streets.

4. Communication and involvement with our citizens.

- We have an active Neighborhood Association that listens to all input, actively engages those impacted by decisions, employs behaviors that treat all with respect, and works collaboratively with City leaders to plan effectively.
- We have up-to-date information on the Web.
- We use the Metro West Linn segment of the Oregonian for news and information.

5. Respectful use and care for the environment including our city, river, parks and trails

- We use environmentally friendly solutions and support recycling in all things.
- We maintain our rivers, parks and connecting trails.
- We try to partner to develop the beauty and access of the Willamette Falls area.
- We have a trail system along the river.
- We are part of the systemic planning for West Linn Parks and Recreation.
- We have a dog park, family parks and sports fields.
- We try to save and actively plant trees and local flora throughout our neighborhood.
- Field's Park will grow to both sides of Willamette Falls Drive.

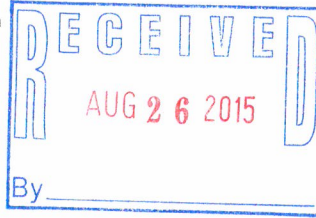
6. Well thought out neighborhood planning which sustains the value of the land

- Our freeway, neighborhood and business access is effective, efficient and safe for pedestrians and bicyclists.
- We have effective neighborhood public transportation that focuses on connectivity
- Development needs to be consistent with the value of the area.
- Developers need to take ownership for impact to the infrastructure such as streets, sidewalks, schools, water, sewer, etc.
- We will encourage development that sustains a park-like environment with homes with livable lot sizes that add value and beauty to the neighborhood.
- We will sponsor a farmers market
- Utility lines are underground.
- We will effectively use transition zones between the historic business district and the surrounding neighborhood.

7. Systemic and fiscally responsible long-term planning, working with the neighborhood, community, city, county, and state partners.

- We see planning as multiple "phases" that will eventually reach our goals within financial and legal boundaries.
- We partner with the City and it's planners for effective planning for all of West Linn.
- We abide by and activity influence improvement to the regulations, laws and initiatives that impact our neighborhood.

PERKINS COIE



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October 10, 2014

Michael C. Robinson
MRobinson@perkinscoie.com
D. (503) 727-2264
F. (503) 346-2264

*Henry Achcar
8/26/15 PC mtg*

VIA EMAIL

Ms. Christine Steel, Chair
West Linn Planning Commission
City of West Linn Planning Department
22500 Salamo Road, Suite 1000
West Linn, OR 97068

**Re: Applications by ConAm Properties, LLC
City of West Linn File Nos. ZC-14-01/PLN-14-01
Applicant's Final Written Argument**

Dear Chair Steel and Members of the West Linn Planning Commission:

This office represents ConAm Properties, LLC ("ConAm"). This letter, submitted in two (2) parts, constitutes the applicant's final written argument as allowed by ORS 197.763(6)(e) and under the schedule approved by the Planning Commission at the conclusion of public testimony on October 1, 2014. Neither of the two (2) parts of this final written argument contains new evidence as that word is defined in ORS 197.763(9)(b). All of the evidentiary exhibits attached to the final written argument were submitted into the record on or before October 8, 2014.

I have asked Mr. Pelz to place this letter consisting of two (2) parts into the official Planning Department file and before you at the continued public hearing (for applicant oral rebuttal only) on October 15, 2014 at 6:30 p.m.

Very truly yours,

Michael C. Robinson

MCR:rsr
Enclosures

cc: Mr. Mike Mahoney (via email) (w/ encls.)
Mr. Rob Morgan (via email) (w/ encls.)
Mr. Jeff Parker (via email) (w/ encls.)
Mr. Brendan Buckley (via email) (w/ encls.)
Mr. Brent Ahrend (via email) (w/ encls.)
Mr. Chris Kerr (via email) (w/ encls.)
Mr. Zach Pelz (via email) (w/ encls.)
Ms. Megan Thornton (via email) (w/ encls.)

the single-family homes are located and because of the 3.0 acre open space area at the north end of the site will act as a buffer.

Moreover, while the Applicant acknowledges that the site is steep, the conceptual site plan included in the Pre-Application meeting notes demonstrate that is far easier to develop a steep site such as this with several buildings rather than a large building which requires more grading. Development of this site, which requires more extensive grading.

proof?

3. This Application is Appropriate.

The CDC and the West Linn Comprehensive Plan provide a process whereby a property owner may apply concurrently to a Comprehensive Plan Map and zoning map amendment as is the case here. There is no prohibition on such Applications nor is it a requirement for "Community Planning". However, the community has been fully involved in this process because the Applicant has met twice with two (2) neighborhood associations, its Application addressed the relevant neighborhood plan and the public is able to participate in this process.

4. Ample Land Remains for Economic Development.

The revised Economic Study shows an excess of a 20-year supply of commercial land and office land elsewhere in the City. Even if this site is rezoned from OBC to R-2.1, ample land for economic development remains.

5. The Applicant appreciates and understands the issues raised by the neighbors. Issues such as traffic, whether a left turn will be allowed from Tannler Drive to Blankenship Road and whether a traffic signal can be installed at that intersection are properly addressed through the Design Review application. Other issues, such as impact on the West Linn-Wilsonville School District, can be resolved in this Application because this Application will not have an adverse effect on the community or the school district since only 44 children, using the school district's own student generation numbers, are expected to live in this development. Further, as the Planning Commission knows, the school district has not appeared in opposition to this Application and has not testified in any way in the Application.

Nope

6. The Site Should Not Remain Vacant.

Finally, this Application is about whether this property will be allowed to remain vacant in light of un rebutted evidence that office development is likely to occur on this site. Further, the OBC zone is not an effective commercial zone because so few retail or commercial uses are allowed. Moreover, it is not a suitable site for a hotel given the steepness of the slope (and, as noted above, large buildings are more difficult to accommodate on steep slopes, as testified to by the Applicant in the October 1, 2014 hearing) and the Arch Bridge and Bolton Town Center Study suggests that a hotel is more appropriately located in that area.

(SIC)

what does slope have to do with a hotel?

list uses - not "few"

7. Conclusion.

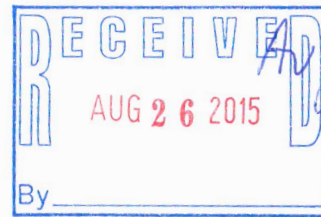
For all of these reasons, the Applicant respectfully requests that the Planning Commission find that the Applicant has satisfied the applicable approval criteria and recommend

No proof of difficulty to develop large bldgs on steep slopes. Just applicant's testimony

OBC will be retained on 1.2 acres immediately adjacent to up to 5.

Mark Gilbert
8/26/15 PC mtg

Regarding: DR-15-11/LLA-15-01



August 26th 2015

I write in opposition to the proposed plan. CDC 55.100 requires adequate transportation access, ... (section 4), and CDC 55.125, 85.170(B)(2) requires adequate mitigation of traffic issues. This proposal fails to meet this requirement. It proposes that traffic be re-directed onto Bland, Greene and Remington Sts. These roads are neither de-iced nor plowed in winter. In addition, persons parking at the bottom of Tanner along side of road there will have to make a U-turn to head onto these proposed alternate routes. to reach ^{Back up Tanner} Salamo and access to I-205/10th St interchange.

In addition, LLA-15-01, proposed that the upper three (3) acres in New plot 1 retain tree protection (section 2 - natural environment). There is no sign that this section is met by proposed plot 2 (7 acres, 7 bldgs) proposed for this development. It therefore fails to meet requirement for tree protection.

Finally, submission states that CDC 55.100 DOES NOT require that any developed commercial space must be tenanted or occupied. Vacant unused space has capacity to attract crime. Submission fails to meet section 10, address crime prevention. Mark Gilbert
2594 Bronco Ct. West 97068