



Code Analysis

February 2016

Willamette Falls Drive Mixed Use 1969 Willamette Falls Drive, West Linn, OR

Planner: Peter Spir
Development Engineer: Khoi Le

GENERAL

A two story mixed use building at the corner of Willamette Falls Drive and 11th Street, West Linn, OR. Possible uses include retail, restaurant, office, or hotel.

Codes:

2014 Oregon Structural Specialty Code
2014 Oregon Mechanical Specialty Code
2014 Oregon Plumbing Specialty Code
2014 Oregon Energy Efficiency Specialty Code cover

Zoning:

Jurisdiction: City of West Linn
Code: Community Development Code
Zone: GC (General Commercial - CDC Chapter 19)
Zone Overlays: Willamette Commercial Historic Overlay Zone

Utilities:

Water/Sewer: West Linn Public Works - 503 656-6081 (Operations)
Trash: West Linn Refuse - 503-557-3900
Electric: Portland General Electric - 800-542-8818
Gas: NW Natural - 800-422-4012

ZONING ANALYSIS

Legal Description:

Lots 1,2, & 3, Block 10, City of West Linn, Clackamas County, Oregon

Tax Lot Number:

31E02BA04100

Parcel Number:

00749168

Restrictions/Easements:

None known

Adjacent Zones:

MU (North & East), R-5 medium density residential (South), GC (West)

Permitted Uses (19.030, anticipated uses):

Business uses, restaurant, retail, hotel, professional/medical services.

Dimensional Requirements (19.070):

Minimum Front Lot Line Width: 35'

Average Minimum Front Lot Line Width: 50'

Average Minimum Lot Depth: 90'

Building Height (CDC): 2 stories/35'

Building Height (OSSC):

Ground Level Minimum Height: 10'

Setbacks: Front - 0' min./0' max., Side - 0'/0', Rear 20'/20'

Lot Coverage: 100% max.

Site Landscaping:

None required.

Parking lot landscaping:

5% + perimeter at surface parking

Site Access (information based on City's 2005 review of the project):

Knapps Alley may be used for parking access and may be backed into from parking stalls, but 20' width of alley must be paved for entire length of site. On-site parking that is accessed from Knapps Alley can only be used by employees of the building and not by visitors. Even high volume employee use may not be allowed.

On-site parking access from 11th Street may be allowed, but curb cut must be 35' away from the corner.

46.140 PARKING

Exemptions:

To facilitate the design requirements of Chapter 58 CDC, properties in the Willamette Falls Drive Commercial District/Overlay Zone, located between 10th and 16th Streets, shall be exempt from the requirements for off-street parking as identified in this chapter. *Any off-street parking spaces provided shall be designed and installed per the dimensional standards of this code.*

Standards:

Standard Stall: 9' x 18'

Compact Stall: 8' x 16'

ADA Stalls: (1) Van Accessible 9' x 18' space with 8' x 18' access aisle required.

Drive Aisle: 23' drive aisle required for 90° head-in parking (City has previously agreed that the 20' alley may be used in lieu of the required 23' aisle.

Parallel (on-street): 9' x 23'

On-Street parking:

Existing on Willamette Falls Drive and 11th Avenue.

Bicycle parking (varies by occupancy):

Retail: 1/3000 s.f., 50% covered

Office, Medical: 2 + 0.5/1000 s.f., 10% covered

Restaurant: 1/1000 s.f., 25% covered

Hotel (residential): 1/unit, 50% covered

Off-street loading required:

Retail: first stall required when area > 10,000s.f.

Restaurant: first stall required when area > 5,000s.f.

Office: first stall required when area > 10,000s.f.

Hotel: first stall required when area > 10,000s.f.

Off-street loading area:

Size: 14' x 20'

52.000 SIGNS

Sign Permit:

A separate sign permit is required.

Sign Exemptions:

Signs placed inside windows are exempt from the chapter provisions. Parking lot signs up to three square feet in area with a maximum height no greater than five feet above grade and directed to the interior of a parking lot and not to a right-of-way shall not require a sign permit.

Sign Variances:

Sign height and area variances shall be a Class II variance procedure, reviewed pursuant to the provisions of subsection C of this section and Chapter [75](#) CDC. All other sign variances shall be Class I variance procedures, and shall be reviewed pursuant to the provisions of subsection C of this section and CDC [75.050](#).

Signs in the Willamette Falls Drive Commercial District:

Signs shall not exceed 10 percent of the square footage of the front elevation. The sign(s) shall be proportionate to buildings and signs on adjacent buildings. The "10 percent" shall be broken up into multiple signs. The sign(s) shall be mounted or painted on the second floor, on the valance of the awning, on the windows at pedestrian level, or on four-by-four awning posts.

Signs shall not be of the internally lit can type or channel light type. No backlit awnings are allowed. Illumination by spotlight is permitted. Neon signs are permitted only inside the windows. No flashing signs are allowed. Small signs or plaques which describe the building in a historical sense are exempt from the allowable square footage restrictions.

Sign fonts: Antique lettering is required. Variations are permitted where the lettering would not clash with the predominant font or style. “Gay Nineties” or “P.T. Barnum” type styles, and other exaggerated styles are discouraged. Lettering may be horizontal, vertical, or slanting up from lower left to upper right. Semi-circle designs on windows are permitted. Window lettering should be white, black, or gold with black shading.

Signs Quantity:
Maximum of 3 on-wall signs.

58.090 WILLAMETTE FALLS DRIVE COMMERCIAL DISTRICT DESIGN STANDARDS

Building form, scale and depth:

Emphasize the vertical through narrow, tall windows (especially on second floor), vertical awning supports, engaged columns, and exaggerated facades creating a height-to-width ratio of 1.5:1. Building depth shall be flat, only relieved by awning and cornice projections and the indented doorway.

Spacing and rhythm:

Provide strong vertical breaks or lines should be regularly spaced every 25 to 50 feet.

Facades:

No gables, hipped, or pitched roofs shall be exposed to the street at the front. The “Western false front” shall be the preferred style although variations shall be allowed.

Cornice:

Broad and may include regularly spaced supporting brackets. A cornice is not required, but preferred.

Building materials:

1 x 8 horizontal wood siding. Brick and certain concrete configurations are permitted only by a variance under CDC 58.090.

Awnings:

All buildings shall have awnings extending out from building face. Transoms are preferred but not required. Awnings shall be either canvas or vinyl, with internal metal framework, curved metal supports, or a 4 x 4 wood post at the outside of the sidewalk. Minimum clearance of 7', 10 to 40 degree angle slope.

Extruded roofs:

Extruded roofs may be substituted for awnings, must have a 10- to 40-degree pitch and extend one to two feet from the building face just above the transom windows where the first and second stories meet. The roof runs along the entire building frontage. Standard roofing materials are used. Transoms are required with extruded roofs.

Doors and entryways:

The entryway shall be centered in the middle of the building at grade. The buildings on street corners may position their entries on the corner at an angle. Doors may be single or double,

and shall be recessed three to five feet back from the building line. Doors shall have glazing in the upper two-thirds to half of the door, with panels below. The entryway shall have windows on all sides at the same level as the other display windows. Wood doors are preferred.

Glazing:

Clear glass only. Lettering on glass is permitted.

Display or pedestrian level windows:

Shall extend across at least 80 percent of building front. The windows shall start one and one-half to two and one-half feet above grade to a height of seven to eight feet, and shall be level with the top of the height of the adjacent entryway area, excluding transom. The window shall be broken up into numerous lights. From 1880 onwards, the number of lights was generally no more than six in a pedestrian-level window. The frames may be wood or vinyl-clad wood, or other materials so long as a matte finish is possible.

Second floor and other windows:

Double- and single-hung windows proportionately spaced and centered. Smaller square shaped windows may be permitted (one and one-half feet to two feet per side). A typical window should have a 3:1 height to width ratio for the glass area. There should be a minimum of two lights: “one over one” of equal size. “Two over one” or “four over one” is appropriate.

Wainscoting:

Where provided, wainscoting shall be consistent with primary material of the building, typically wood.

Shutters:

Shutters are not allowed.

Balconies:

No balconies are permitted except on rear of building.

Exterior stairs:

Exposed exterior stairs are permitted on the rear or side of the building only.

Roof mounted mechanical equipment:

Equipment shall be screened from view on all sides by normal and consistent architectural features of the building. CDC 55.100(D), Privacy and noise restrictions apply.

Exterior lighting fixtures:

Any lighting fixtures that can be traced to 1880 – 1915 period are permitted. Simple modern fixtures that are screened and/or do not attract attention are acceptable. Overly ornate fixtures of the Victorian era are not acceptable.

Transoms:

Transom windows are required with extruded roofs and optional with awnings. Transom windows shall cover the front of the building above the main display windows and the entryway area. Transoms should be broken up into sections every six inches to three feet in a

consistent and equal pattern. Height should not exceed three feet. Transoms may or may not open. False (drop) ceilings are allowed behind the transoms.

Planters:

No planters are allowed.

Paint colors:

Typical body colors include white, cream, or a light, warm color of low intensity. Accents, trims, windows, etc., should be dark-colored. Contrasting colors should be compatible. Existing colors shall not enjoy protected status when repainting is proposed. A palette or color wheel of acceptable 1880 – 1915 period colors, available at the Community Development Department, shall be the basis for color selection. No other colors are allowed. The palette is.

Flags, pennants, or banners: Ornamental or advertising flags, pennants, or banners are not permitted.

BUILDING CODE ANALYSIS

Note that many aspects of the Building Code analysis cannot be determined until building plans are more definitive. The following analysis describes the limits in the Code for the various occupancies anticipated.

Possible Occupancy Groups:

- A-2: Restaurant
- B: Business
- M: Retail
- R-1: Hotel
- S-2: Parking Garage

Construction Type:

Projected Construction Type - Ground & Second Floors: V-B Sprinklered (frame construction).

Projected Construction Type - Garage: Type 1 or 2 (concrete or masonry construction).

Allowable Areas by Occupancy Group

(includes increases for sprinkler and separations)*:

A-2: Restaurant - $6000 + [6000 \times 2 \text{ (sprinkler)}] + [6000 \times .17 \text{ (separation)}] = 19,020$ s.f.

B: Business - $9000 + [9000 \times 2 \text{ (sprinkler)}] + [9000 \times .17 \text{ (separation)}] = 28,530$ s.f.

M: Retail - $9000 + [9000 \times 2 \text{ (sprinkler)}] + [9000 \times .17 \text{ (separation)}] = 28,530$ s.f.

R-1: Hotel - $7000 + [7000 \times 2 \text{ (sprinkler)}] + [7000 \times .17 \text{ (separation)}] = 22,190$ s.f.

S-2: Garage - $13,500 + [13,500 \times 2 \text{ (sprinkler)}] + [13,500 \times .17 \text{ (separation)}] = 42,795$ s.f.

**Subject to the 'Sum of the Ratios' limitation: the combined areas of each occupancy divided by the overall building area must result in a ratio of less than 1.0.*

Allowable Building Height Above Grade:

By Construction Type: 40'

By Zone: 35' (The height limitation in the zone governs)

Occupancy Separations (vertical and horizontal):

A-2: Restaurant / B: Business, M: Retail, or R-1: Hotel = 1-hour

R-1: Hotel / B: Business, M: Retail, or A-2: Restaurant = 1-hour

S-2: Garage / B: Business & M: Retail = 1-hour

S-2: Garage / R-1: Hotel = none

Fire Resistive Requirements:

Primary Structural Frame: None

Bearing & non-bearing walls (exterior, north/east/south): None

Bearing & non-bearing walls (exterior, west): 2 hour at ground floor retail / 1 hour at 2nd floor

Bearing & non-bearing walls (interior): None

Floor & Roof construction: None

Shaft Enclosures (Stairs & Elevator): 1-hour

Parapets:

Per OSSC Section 705.11

Openings in Rated Walls (based upon separation from property line):

0' to less than 3': Not permitted

3' to less than 5': 15% of wall area per story

5' to less than 10': 25% of wall area per story

10' to less than 15': 45% of wall area per story

15' to less than 20': 75% of wall area per story

20'+: Unlimited

Exiting:

Elevator: Required

Stairs: Two Stairs will be required. At least one stair must be enclosed on the upper floors, with both enclosed at the garage level.

All required exits must meet accessibility standards per Chapters 10 & 11.

Sincerely,
SG Architecture, LLC

TECHNICAL MEMORANDUM

TO: Darren Wyss
FROM: William Farley, PE
DATE: March 25, 2016
SUBJECT: *1969 Willamette Falls Drive
Response to TIA Review Comments*



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ENGINEERING**

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This memorandum is written to respond to comments from the City of West Linn regarding the Traffic Impact Analysis (TIA) conducted by Lancaster Engineering dated February 9th, 2016. Specifically, this memorandum addresses pedestrian access and mobility surrounding the proposed two-story mixed-use commercial building to be constructed at 1969 Willamette Falls Drive.

The proposed development is being constructed in the southwest quadrant of Willamette Falls Drive at 11th Street in downtown West Linn. As described in the *Vicinity Streets* section of the TIA on page 4, continuous sidewalks are provided along Willamette Falls Drive, 12th Street, and 10th Street while 11th Street provides intermittent sidewalks.

Curb bulb-outs and marked pedestrian crossings are provided at many intersections along Willamette Falls Drive in the downtown area, including the intersections at 12th Street, 11th Street, and 10th Street. Along 10th Street, marked pedestrian crossings are located at 8th Street/8th Court, the Interstate 205 northbound ramps, the Interstate 205 southbound ramps, and at Blankenship Road/Salamo Road. Pedestrian crossings at Blankenship Road/Salamo Road and both Interstate 205 ramp intersections are signalized.

Based on the detailed review of the crash history at each intersection, as summarized on page 15 of the TIA, only one collision at any of the study intersections involved a pedestrian. The collision occurred between a pedestrian illegally in the roadway and a westbound motorist near the intersection of 10th Street at Blankenship Road/Salamo Road. No mitigations related to safety were required or recommended.

Pedestrians in the vicinity of the subject site are able to utilize the continuous sidewalks and marked pedestrian crossings to reach destinations in the downtown area comfortably and safely. The access to the proposed mixed-use commercial building will be located on 11th Street where pedestrian activity is not as prominent. The development will not adversely affect the pedestrian facilities in the nearby vicinity. Pedestrian infrastructure in the vicinity of the site is capable of safely supporting the proposal in addition to the existing uses in the area.

All findings and conclusions from the TIA remain valid. If you have any questions, comments, or concerns, please don't hesitate to contact us directly.

Willamette Falls Mixed Use

West Linn, Oregon
Design Review Class II - Chapter 55
February 2016

55.010 PURPOSE AND INTENT - GENERAL

No response required.

55.020 CLASSES OF DESIGN REVIEW

No response required.

55.025 EXEMPTIONS

No response required.

55.030 ADMINISTRATION AND APPROVAL PROCESS

No response required.

55.040 EXPIRATION OR EXTENSION OF APPROVAL

No response required.

55.050 DESIGN REVIEW AMENDMENT TRIGGER

No response required.

55.060 STAGED OR PHASED DEVELOPMENT

No response required.

55.070 SUBMITTAL REQUIREMENTS

No response required.

55.085 ADDITIONAL INFORMATION REQUIRED AND WAIVER OF REQUIREMENTS

No response required.

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

No response required.

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

The approval authority shall make findings with respect to the following criteria when approving, approving with conditions, or denying a Class II design review application.

A. The provisions of the following chapters shall be met:

1. Chapter 34 CDC, Accessory Structures, Accessory Dwelling Units, and Accessory Uses.

RESPONSE: There are no accessory structures included as part of this proposal. The requirements of this chapter do not apply.

2. Chapter 38 CDC, Additional Yard Area Required; Exceptions to Yard Requirements; Storage in Yards; Projections into Yards.

RESPONSE: Per 38.020, no sideyard setback is required. The west wall of the building is set back 3'0" per the standard. The other sections of this chapter do not apply.

3. Chapter 40 CDC, Building Height Limitations, Exceptions.

RESPONSE: This chapter has been repealed by ordinance.

4. Chapter 42 CDC, Clear Vision Areas.

RESPONSE: The building and property line sit approximately 48 feet behind the curb at the intersection of 11th Street and Willamette Falls Drive. The requirement of the chapter are met.

5. Chapter 44 CDC, Fences.

RESPONSE: There are no fences or retaining walls planned as part of this proposal. The requirements of this chapter do not apply.

6. Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas.

RESPONSE: Per section 46.140, no off-street parking spaces are required in the Willamette Falls Drive Commercial Design District. Spaces provided in the garage and along Knapps Alley comply with the design standards of this chapter. Bicycle parking complying with the standards of this chapter are located in the garage.

7. Chapter 48 CDC, Access, Egress and Circulation.

RESPONSE: The subject property is a legal lot of record (T3S, R1E, Sec. 2, TL4100) and has direct access to 11th Street on the east, a platted alley to the south, and fronts Willamette Falls Drive on the north. Vehicle access is proposed via the alley for street parking and a driveway cut to underground parking with access to 11th Street at a point as far removed as possible from the intersection with Willamette Falls Drive as possible. An existing 8-foot sidewalk on 11th Street and on Willamette Falls Drive provides pedestrian access. Street parking exists along Willamette Falls Drive and bicycle parking is provided on site.

8. Chapter 52 CDC, Signs.

RESPONSE: All signs will be building wall signs and will be submitted by the tenants under separate permits. All signs will meet the standards for the Willamette Falls Drive Commercial Design District per 52.210.

9. Chapter 54 CDC, Landscaping.

RESPONSE: Per 58.090, projects in the Willamette Falls Drive Commercial Design District are exempt from the requirement of chapter 54.

B. Relationship to the natural and physical environment.

1. The buildings and other site elements shall be designed and located so that all heritage trees, as defined in the municipal code, shall be saved. Diseased heritage trees, as determined by the City Arborist, may be removed at his/her direction.

RESPONSE: There are no heritage or otherwise significant trees existing on the site. The standards of this section do not apply.

2. All heritage trees, as defined in the municipal code, all trees and clusters of trees ("cluster" is defined as three or more trees with overlapping driplines; however, native oaks need not

have an overlapping dripline) that are considered significant by the City Arborist, either individually or in consultation with certified arborists or similarly qualified professionals, based on accepted arboricultural standards including consideration of their size, type, location, health, long term survivability, and/or numbers, shall be protected pursuant to the criteria of subsections (B)(2)(a) through (f) of this section. In cases where there is a difference of opinion on the significance of a tree or tree cluster, the City Arborist's findings shall prevail. It is important to acknowledge that all trees are not significant and, further, that this code section will not necessarily protect all trees deemed significant.

RESPONSE: There are no heritage or otherwise significant trees existing on the site. The standards of this section do not apply.

a. Non-residential and residential projects on Type I and II lands shall protect all heritage trees and all significant trees and tree clusters by either the dedication of these areas or establishing tree conservation easements. Development of Type I and II lands shall require the careful layout of streets, driveways, building pads, lots, and utilities to avoid heritage trees and significant trees and tree clusters, and other natural resources pursuant to this code. The method for delineating the protected trees or tree clusters ("dripline + 10 feet") is explained in subsection (B)(2)(b) of this section. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply.

RESPONSE: There are no heritage or otherwise significant trees existing on the site. The standards of this section do not apply.

b. Non-residential and residential projects on non-Type I and II lands shall set aside up to 20 percent of the area to protect trees and tree clusters that are determined to be significant, plus any heritage trees. Therefore, in the event that the City Arborist determines that a significant tree cluster exists at a development site, then up to 20 percent of the non-Type I and II lands shall be devoted to the protection of those trees, either by dedication or easement. The exact percentage is determined by establishing the driplines of the trees or tree clusters that are to be protected. In order to protect the roots which typically extend further, an additional 10-foot measurement beyond the dripline shall be added. The square footage of the area inside this "dripline plus 10 feet" measurement shall be the basis for calculating the percentage (see figure below). The City Arborist will identify which tree(s) are to be protected. Development of non-Type I and II lands shall also require the careful layout of streets, driveways, building pads, lots, and utilities to avoid significant trees, tree clusters, heritage trees, and other natural resources pursuant to this code. Exemptions of subsections (B)(2)(c), (e), and (f) of this section shall apply. Please note that in the event that more than 20 percent of the non-Type I and II lands comprise significant trees or tree clusters, the developer shall not be required to save the excess trees, but is encouraged to do so.

RESPONSE: There are no heritage or otherwise significant trees existing on the site. The standards of this section do not apply.

c. Where stubouts of streets occur on abutting properties, and the extension of those streets will mean the loss of significant trees, tree clusters, or heritage trees, it is understood that tree loss may be inevitable. In these cases, the objective shall be to minimize tree loss. These provisions shall also apply in those cases where access, per construction code standards, to a lot or parcel is blocked by a row or screen of significant trees or tree clusters.

RESPONSE: There are no heritage or otherwise significant trees existing on the site. The standards of this section do not apply.

d. For both non-residential and residential development, the layout shall achieve at least 70 percent of maximum density for the developable net area. The developable net area excludes all Type I and II lands and up to 20 percent of the remainder of the site for the purpose of protection of stands or clusters of trees as defined in subsection (B)(2) of this section.

RESPONSE: There are no heritage or otherwise significant trees existing on the site. The standards of this section do not apply.

e. For arterial and collector street projects, including Oregon Department of Transportation street improvements, the roads and graded areas shall avoid tree clusters where possible. Significant trees, tree clusters, and heritage tree loss may occur, however, but shall be minimized.

RESPONSE: There are no heritage or otherwise significant trees existing on the site. The standards of this section do not apply.

f. If the protection of significant tree(s) or tree clusters is to occur in an area of grading that is necessary for the development of street grades, per City construction codes, which will result in an adjustment in the grade of over or under two feet, which will then threaten the health of the tree(s), the applicant will submit evidence to the Planning Director that all reasonable alternative grading plans have been considered and cannot work. The applicant will then submit a mitigation plan to the City Arborist to compensate for the removal of the tree(s) on an "inch by inch" basis (e.g., a 48-inch Douglas fir could be replaced by 12 trees, each four-inch). The mix of tree sizes and types shall be approved by the City Arborist.

3. The topography and natural drainage shall be preserved to the greatest degree possible.

RESPONSE: The site slopes at less than 5% and generally from southwest to northeast. Since this is a commercial property almost the entire site will be covered with a building no surface flow will exist after construction. The flow from the new impervious roof will be collected and detained on site and meted with a control structure to the pre-development rates and connected to the public system in the same local drainage basin.

4. The structures shall not be located in areas subject to slumping and sliding. The Comprehensive Plan Background Report's Hazard Map, or updated material as available and as deemed acceptable by the Planning Director, shall be the basis for preliminary determination.

RESPONSE: The West Linn geologic hazard maps (SLIDO) indicates no slumping or sliding in this area.

5. There shall be adequate distance between on-site buildings and on-site and off-site buildings on adjoining properties to provide for adequate light and air circulation and for fire protection.

RESPONSE: On the north, east, and south property boundaries, the proposed building faces onto public ways. On the west property boundary, a 3'-0" setback has been provided (no sideyard setback is required in the district), per section 38.020. There shall be adequate distance between on-site buildings and on-site and off-site building on adjoining properties to provide adequate light and air circulation and for fire protection

6. Architecture.

a. The proposed structure(s) scale shall be compatible with the existing structure(s) on site and on adjoining sites. Contextual design is required. Contextual design means respecting and

incorporating prominent architectural styles, building lines, roof forms, rhythm of windows, building scale and massing of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings.

RESPONSE: The architecture for this building meets the standards for the Willamette Falls Drive Commercial Design District found in chapter 58 and thus complies with the standards of this section. Please refer to the building elevations.

b. While there has been discussion in Chapter 24 CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that “step down” or “step up” from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.

RESPONSE: The subject property is adjacent to a single story residential style structure housing a commercial use. The adjacent buildings on the opposite side of Willamette Falls Drive are two-story commercial structures. The planned building design is similar in height, size, and style to those structures across the street, while maintaining individual window openings on the first floor that are similar in shape, sill, and head heights.

c. Contrasting architecture shall only be permitted when the design is manifestly superior to adjacent architecture in terms of creativity, design, and workmanship, and/or it is adequately separated from other buildings by distance, screening, grade variations, or is part of a development site that is large enough to set its own style of architecture.

RESPONSE: The building’s architecture contrasts with the adjacent neighbors to the west, but is in accordance with the standards of chapter 58 and is consistent with other buildings in the Willamette Falls Drive Commercial Design District.

d. Human scale is a term that seeks to accommodate the users of the building and the notion that buildings should be designed around the human scale (i.e., their size and the average range of their perception). Human scale shall be accommodated in all designs by, for example, multi-light windows that are broken up into numerous panes, intimately scaled entryways, and visual breaks (exaggerated eaves, indentations, ledges, parapets, awnings, engaged columns, etc.) in the facades of buildings, both vertically and horizontally.

The human scale is enhanced by bringing the building and its main entrance up to the edge of the sidewalk. It creates a more dramatic and interesting streetscape and improves the “height and width” ratio referenced in this section.

RESPONSE: The project design achieves human scale through the use of multi-light windows, intimately scaled entryways, parapets, awnings, and the building’s location at the edge of the sidewalk. The façade is divided into distinct sections that emphasize a pleasing height-to-width ratio.

e. The main front elevation of commercial and office buildings shall provide at least 60 percent windows or transparency at the pedestrian level to create more interesting streetscape and window shopping opportunities. One side elevation shall provide at least 30 percent transparency. Any additional side or rear elevation, which is visible from a collector road or greater classification, shall also have at least 30 percent transparency. Transparency on other elevations is optional. The transparency is measured in lineal fashion. For example, a

100-foot-long building elevation shall have at least 60 feet (60 percent of 100 feet) in length of windows. The window height shall be, at minimum, three feet tall. The exception to transparency would be cases where demonstrated functional constraints or topography restrict that elevation from being used. When this exemption is applied to the main front elevation, the square footage of transparency that would ordinarily be required by the above formula shall be installed on the remaining elevations at pedestrian level in addition to any transparency required by a side elevation, and vice versa. The rear of the building is not required to include transparency. The transparency must be flush with the building elevation.

RESPONSE: The front elevation is 147'0" long with 112'6" of windows, or 76.7%. The east elevation is 99'8" long, with 59'0" of window or other openings, or 59%. The remaining south and west elevations are exempt from the requirement.

- f. Variations in depth and roof line are encouraged for all elevations. To vary the otherwise blank wall of most rear elevations, continuous flat elevations of over 100 feet in length should be avoided by indents or variations in the wall. The use of decorative brick, masonry, or stone insets and/or designs is encouraged. Another way to vary or soften this elevation is through terrain variations such as an undulating grass area with trees to provide vertical relief.

RESPONSE: The rear elevation is divided into five distinct segments through the use of plaster trim and varying parapet heights.

- g. Consideration of the micro-climate (e.g., sensitivity to wind, sun angles, shade, etc.) shall be made for building users, pedestrians, and transit users, including features like awnings.

RESPONSE: On the north and east sides, pedestrians are protected by nearly continuous awnings and canopies. On the south side, awnings provide shade for building users. There are no openings on the west side.

- h. The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings.

RESPONSE: The existing 10'0" wide sidewalk is tree lined via the existing street trees in the median separating Willamette Falls Drive from the existing surface parking area. See the site plan. The building has awnings and canopies over the sidewalk.

- i. Sidewalk cafes, kiosks, vendors, and street furniture are encouraged. However, at least a four-foot-wide pedestrian accessway must be maintained per Chapter 53 CDC, Sidewalk Use.

RESPONSE: It is not known at this time if there will be a sidewalk café'. However, the 10'0" walkway would provide plenty of room for one while maintaining at least 4'0" feet of pedestrian area.

7. Transportation Planning Rule (TPR) compliance. The automobile shall be shifted from a dominant role, relative to other modes of transportation, by the following means:

- a. Commercial and office development shall be oriented to the street. At least one public entrance shall be located facing an arterial street; or, if the project does not front on an arterial, facing a collector street; or, if the project does not front on a collector, facing the local

street with highest traffic levels. Parking lots shall be placed behind or to the side of commercial and office development. When a large and/or multi-building development is occurring on a large undeveloped tract (three plus acres), it is acceptable to focus internally; however, at least 20 percent of the main adjacent right-of-way shall have buildings contiguous to it unless waived per subsection (B)(7)(c) of this section. These buildings shall be oriented to the adjacent street and include pedestrian-oriented transparencies on those elevations.

For individual buildings on smaller individual lots, at least 30 lineal feet or 50 percent of the building must be adjacent to the right-of-way unless waived per subsection (B)(7)(c) of this section. The elevations oriented to the right-of-way must incorporate pedestrian-oriented transparency.

RESPONSE: 100% of the building elevation fronting on streets are located at the lot line, with multiple entry points along the north (front) elevation.

b. Multi-family projects shall be required to keep the parking at the side or rear of the buildings or behind the building line of the structure as it would appear from the right-of-way inside the multi-family project. For any garage which is located behind the building line of the structure, but still facing the front of the structure, architectural features such as patios, patio walls, trellis, porch roofs, overhangs, pergolas, etc., shall be used to downplay the visual impact of the garage, and to emphasize the rest of the house and front entry.

The parking may be positioned inside small courtyard areas around which the units are built. These courtyard spaces encourage socialization, defensible space, and can provide a central location for landscaping, particularly trees, which can provide an effective canopy and softening effect on the courtyard in only a few years. Vehicular access and driveways through these courtyard areas is permitted.

RESPONSE: This project is not multi-family so this standard does not apply.

c. Commercial, office, and multi-family projects shall be built as close to the adjacent main right-of-way as practical to facilitate safe pedestrian and transit access. Reduced frontages by buildings on public rights-of-way may be allowed due to extreme topographic (e.g., slope, creek, wetlands, etc.) conditions or compelling functional limitations, not just inconveniences or design challenges.

RESPONSE: 100% of the building elevations fronting onto public rights-of-way are located on the lot lines. Please refer to the site plan.

d. Accessways, parking lots, and internal driveways shall accommodate pedestrian circulation and access by specially textured, colored, or clearly defined footpaths at least six feet wide. Paths shall be eight feet wide when abutting parking areas or travel lanes. Paths shall be separated from parking or travel lanes by either landscaping, planters, curbs, bollards, or raised surfaces. Sidewalks in front of storefronts on the arterials and main store entrances on the arterials identified in CDC 85.200(A)(3) shall be 12 feet wide to accommodate pedestrians, sidewalk sales, sidewalk cafes, etc. Sidewalks in front of storefronts and main store entrances in commercial/OBC zone development on local streets and collectors shall be eight feet wide.

RESPONSE: The sidewalks at the north and east retail elevations are existing. 10'0" and 8'0" respectively.

e. Paths shall provide direct routes that pedestrians will use between buildings, adjacent rights-of-way, and adjacent commercial developments. They shall be clearly identified. They

shall be laid out to attract use and to discourage people from cutting through parking lots and impacting environmentally sensitive areas.

RESPONSE: The pedestrian access walkways along the north and east sides of the site are existing public walks that directly connect to adjacent properties.

f. At least one entrance to the building shall be on the main street, or as close as possible to the main street. The entrance shall be designed to identify itself as a main point of ingress/egress.

RESPONSE: There are three primary entries fronting on Willamette Falls Drive, along with one facing onto 11th Street.

g. Where transit service exists, or is expected to exist, there shall be a main entrance within a safe and reasonable distance of the transit stop. A pathway shall be provided to facilitate a direct connection.

RESPONSE: There is a bus stop at the corner of Willamette Falls Drive and 11th Street, with access to a main entry to the building on the same corner.

h. Projects shall bring at least part of the project adjacent to or near the main street right-of-way in order to enhance the height-to-width ratio along that particular street. (The "height-to-width ratio" is an architectural term that emphasizes height or vertical dimension of buildings adjacent to streets. The higher and closer the building is, and the narrower the width of the street, the more attractive and intimate the streetscape becomes.) For every one foot in street width, the adjacent building ideally should be one to two feet higher. This ratio is considered ideal in framing and defining the streetscape.

RESPONSE: The building is located on the lot line along both Willamette Falls Drive and 11th Street. At its tallest point (at the corner of Willamette Falls Drive and 11th Street), the building is 35'0" tall, which is the height limit allowed in the district.

i. These architectural standards shall apply to public facilities such as reservoirs, water towers, treatment plants, fire stations, pump stations, power transmission facilities, etc. It is recognized that many of these facilities, due to their functional requirements, cannot readily be configured to meet these architectural standards. However, attempts shall be made to make the design sympathetic to surrounding properties by landscaping, setbacks, buffers, and all reasonable architectural means.

RESPONSE: This project is a private mixed-use building. The requirements of this standard do not apply.

j. Parking spaces at trailheads shall be located so as to preserve the view of, and access to, the trailhead entrance from the roadway. The entrance apron to the trailhead shall be marked: "No Parking," and include design features to foster trail recognition.

RESPONSE: This project is not located at a trailhead. The requirements of this standard do not apply.

C. Compatibility between adjoining uses, buffering, and screening.

1. In addition to the compatibility requirements contained in Chapter 24 CDC, buffering shall be provided between different types of land uses; for example, buffering between single-family homes and apartment blocks. However, no buffering is required between single-family homes and duplexes or single-family attached units. The following factors shall be considered in determining the adequacy of the type and extent of the buffer:

- a. The purpose of the buffer, for example to decrease noise levels, absorb air pollution, filter dust, or to provide a visual barrier.
- b. The size of the buffer required to achieve the purpose in terms of width and height.
- c. The direction(s) from which buffering is needed.
- d. The required density of the buffering.
- e. Whether the viewer is stationary or mobile.

RESPONSE: This project has public rights-of-way on three sides. The lot to the west is the same land use as the project site.

2. On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:

- a. What needs to be screened?
- b. The direction from which it is needed.
- c. How dense the screen needs to be.
- d. Whether the viewer is stationary or mobile.
- e. Whether the screening needs to be year-round.

RESPONSE: All trash, storage, and parking are screened or enclosed by building walls.

3. Rooftop air cooling and heating systems and other mechanical equipment shall be screened from view from adjoining properties.

RESPONSE: Rooftop HVAC units are screened by parapets on all sides that will keep the units from being visible from the street.

D. Privacy and noise.

1. Structures which include residential dwelling units shall provide private outdoor areas for each ground floor unit which is screened from view from adjoining units.

2. Residential dwelling units shall be placed on the site in areas having minimal noise exposure to the extent possible. Natural-appearing sound barriers shall be used to lessen noise impacts where noise levels exceed the noise standards contained in West Linn Municipal Code Section 5.487.

3. Structures or on-site activity areas which generate noise, lights, or glare shall be buffered from adjoining residential uses in accordance with the standards in subsection C of this section where applicable.

4. Businesses or activities that can reasonably be expected to generate noise in excess of the noise standards contained in West Linn Municipal Code Section 5.487 shall undertake and submit appropriate noise studies and mitigate as necessary to comply with the code. (See CDC 55.110(B)(11) and 55.120(M).)

If the decision-making authority reasonably believes a proposed use may generate noise exceeding the standards specified in the municipal code, then the authority may require the applicant to supply professional noise studies from time to time during the user's first year of operation to monitor compliance with City standards and permit requirements.

RESPONSE: There are no residential dwelling units planned as part of this project. The requirements of parts 1 and 2 of this standard do not apply. There are no businesses or uses proposed at the time of the submittal that are anticipated to generate noise in excess of the allowable in the requirements. Therefore, parts 3 and 4 of this standard do not apply.

E. Private outdoor area. This section only applies to multi-family projects.

1. In addition to the requirements of residential living, unit shall have an outdoor private area (patio, terrace, porch) of not less than 48 square feet in area;
2. The outdoor space shall be oriented towards the sun where possible; and
3. The area shall be screened or designed to provide privacy for the users of the space.
4. Where balconies are added to units, the balconies shall not be less than 48 square feet, if they are intended to be counted as private outdoor areas.

RESPONSE: This project is not multi-family use. The requirements of this standard do not apply.

F. Shared outdoor recreation areas. This section only applies to multi-family projects and projects with 10 or more duplexes or single-family attached dwellings on lots under 4,000 square feet. In those cases, shared outdoor recreation areas are calculated on the duplexes or single-family attached dwellings only. It also applies to qualifying PUDs under the provisions of CDC 24.170.

1. In addition to the requirements of subsection E of this section, usable outdoor recreation space shall be provided in residential developments for the shared or common use of all the residents in the following amounts:
 - a. Studio up to and including two-bedroom units: 200 square feet per unit.
 - b. Three or more bedroom units: 300 square feet per unit.
2. The required recreation space may be provided as follows:
 - a. It may be all outdoor space; or
 - b. It may be part outdoor space and part indoor space; for example, an outdoor tennis court and indoor recreation room; and
 - c. Where some or all of the required recreation area is indoor, such as an indoor recreation room, then these indoor areas must be readily accessible to all residents of the development subject to clearly posted restrictions as to hours of operation and such regulations necessary for the safety of minors.
 - d. In considering the requirements of this subsection F, the emphasis shall be on usable recreation space. No single area of outdoor recreational space shall encompass an area of less than 250 square feet. All common outdoor recreational space shall be clearly delineated

and readily identifiable as such. Small, marginal, and incidental lots or parcels of land are not usable recreation spaces. The location of outdoor recreation space should be integral to the overall design concept of the site and be free of hazards or constraints that would interfere with active recreation.

3. The shared space shall be readily observable to facilitate crime prevention and safety.

RESPONSE: This project is not multi-family use. The requirements of this standard do not apply.

G. Demarcation of public, semi-public, and private spaces. The structures and site improvements shall be designed so that public areas such as streets or public gathering places, semi-public areas, and private outdoor areas are clearly defined in order to establish persons having a right to be in the space, to provide for crime prevention, and to establish maintenance responsibility. These areas may be defined by:

1. A deck, patio, fence, low wall, hedge, or draping vine;
2. A trellis or arbor;
3. A change in level;
4. A change in the texture of the path material;
5. Sign; or
6. Landscaping.

Use of gates to demarcate the boundary between a public street and a private access driveway is prohibited.

RESPONSE: This project is not multi-family use. The requirements of this standard do not apply.

H. Public transit.

1. Provisions for public transit may be required where the site abuts an existing or planned public transit route. The required facilities shall be based on the following:
 - a. The location of other transit facilities in the area.
 - b. The size and type of the proposed development.
 - c. The rough proportionality between the impacts from the development and the required facility.
2. The required facilities shall be limited to such facilities as the following:
 - a. A waiting shelter with a bench surrounded by a three-sided covered structure, with transparency to allow easy surveillance of approaching buses.
 - b. A turnout area for loading and unloading designed per regional transit agency standards.
 - c. Hard-surface paths connecting the development to the waiting and boarding areas.
 - d. Regional transit agency standards shall, however, prevail if they supersede these standards.

3. The transit stop shall be located as close as possible to the main entrance to the shopping center, public or office building, or multi-family project. The entrance shall not be more than 200 feet from the transit stop with a clearly identified pedestrian link.
4. All commercial business centers (over three acres) and multi-family projects (over 40 units) may be required to provide for the relocation of transit stops to the front of the site if the existing stop is within 200 to 400 yards of the site and the exaction is roughly proportional to the impact of the development. The commercial or multi-family project may be required to provide new facilities in those cases where the nearest stop is over 400 yards away. The transit stop shall be built per subsection (H)(2) of this section.
5. If a commercial business center or multi-family project is adjacent to an existing or planned public transit stop, the parking requirement may be reduced by the multiplier of 0.9, or 10 percent. If a commercial center is within 200 feet of a multi-family project, with over 80 units and pedestrian access, the parking requirement may be reduced by 10 percent or by a 0.90 multiplier.
6. Standards of CDC 85.200(D), Transit Facilities, shall also apply.

RESPONSE: There is an existing bus stop at the corner of Willamette Falls Drive and 11th Street, which is immediately adjacent to the main entry of the building at the northeast corner and is within 200 feet of all primary entries to the building. The stop is constructed with a bench, but without a shelter, consistent with other bus stops in the Willamette Falls Drive Commercial Design District. There is no parking requirement in the district, so parts 4 and 5 of the standard do not apply.

I. Public facilities. An application may only be approved if adequate public facilities will be available to provide service to the property prior to occupancy.

1. Streets. Sufficient right-of-way and slope easement shall be dedicated to accommodate all abutting streets to be improved to the City's Improvement Standards and Specifications. The City Engineer shall determine the appropriate level of street and traffic control improvements to be required, including any off-site street and traffic control improvements, based upon the transportation analysis submitted. The City Engineer's determination of developer obligation, the extent of road improvement and City's share, if any, of improvements and the timing of improvements shall be made based upon the City's systems development charge ordinance and capital improvement program, and the rough proportionality between the impact of the development and the street improvements.

In determining the appropriate sizing of the street in commercial, office, multi-family, and public settings, the street should be the minimum necessary to accommodate anticipated traffic load and needs and should provide substantial accommodations for pedestrians and bicyclists. Road and driveway alignment should consider and mitigate impacts on adjacent properties and in neighborhoods in terms of increased traffic loads, noise, vibrations, and glare.

The realignment or redesign of roads shall consider how the proposal meets accepted engineering standards, enhances public safety, and favorably relates to adjacent lands and land uses. Consideration should also be given to selecting an alignment or design that minimizes or avoids hazard areas and loss of significant natural features (drainageways, wetlands, heavily forested areas, etc.) unless site mitigation can clearly produce a superior landscape in terms of shape, grades, and reforestation, and is fully consistent with applicable code restrictions regarding resource areas.

Streets shall be installed per Chapter 85 CDC standards. The City Engineer has the authority to require that street widths match adjacent street widths. Sidewalks shall be installed per CDC 85.200(A)(3) for commercial and office projects, and CDC 85.200(A)(16) and 92.010(H) for residential projects, and applicable provisions of this chapter. Where streets bisect or traverse water resource areas (WRAs) the street width shall be reduced to the minimum standard of 20 feet (two 10-foot travel lanes) plus four-foot-wide curb flush sidewalks or alternate configurations which are appropriate to site conditions, minimize WRA disturbance or are consistent with an adopted transportation system plan. The street design shall also be consistent with habitat friendly provisions of CDC 32.060(H).

Based upon the City Manager's or Manager's designee's determination, the applicant shall construct or cause to be constructed, or contribute a proportionate share of the costs, for all necessary off-site improvements identified by the transportation analysis commissioned to address CDC 55.125 that are required to mitigate impacts from the proposed development. Proportionate share of the costs shall be determined by the City Manager or Manager's designee, who shall assume that the proposed development provides improvements in rough proportion to identified impacts of the development.

RESPONSE: All streets adjacent to the project are existing public streets that will remain.

2. Repealed by Ord. 1635.

3. Municipal water. A registered civil engineer shall prepare a plan for the provision of water which demonstrates to the City Engineer's satisfaction the availability of sufficient volume, capacity, and pressure to serve the proposed development's domestic, commercial, and industrial fire flows. All plans will then be reviewed by the City Engineer.

RESPONSE: Water facilities serving the project site are existing and will remain.

4. Sanitary sewers. A registered civil engineer shall prepare a sewerage collection system plan which demonstrates sufficient on-site capacity to serve the proposed development. The City Engineer shall determine whether the existing City system has sufficient capacity to serve the development.

RESPONSE: Sewer facilities serving the project site are existing and will remain.

5. Solid waste and recycling storage areas. Appropriately sized and located solid waste and recycling storage areas shall be provided. Metro standards shall be used.

RESPONSE: An appropriately sized solid waste and recycling storage area is provided inside the southwest corner of the building and is accessed from Knapps Alley.

J. Crime prevention and safety/defensible space.

1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.

RESPONSE: Windows overlook the public walks and Knapps Alley. There are no windows on the west elevation due to fire ratings.

2. Interior laundry and service areas shall be located in a way that they can be observed by others.

RESPONSE: No interior laundry is planned for the project.

3. Mailboxes, recycling, and solid waste facilities shall be located in lighted areas having vehicular or pedestrian traffic.

RESPONSE: Mailboxes and trash containers will be located inside the building lobby.

4. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.

RESPONSE: Wall mounted sconces and gooseneck style lights will provide lighting consistent with the other buildings in the district.

5. Light fixtures shall be provided in areas having heavy pedestrian or vehicular traffic and in potentially dangerous areas such as parking lots, stairs, ramps, and abrupt grade changes.

RESPONSE: Wall mounted sconces and gooseneck style lights will provide lighting consistent with the other buildings in the district.

6. Fixtures shall be placed at a height so that light patterns overlap at a height of seven feet which is sufficient to illuminate a person. All commercial, industrial, residential, and public facility projects undergoing design review shall use low or high pressure sodium bulbs and be able to demonstrate effective shielding so that the light is directed downwards rather than omnidirectional. Omni-directional lights of an ornamental nature may be used in general commercial districts only.

RESPONSE: Wall mounted sconces and gooseneck style lights will provide lighting consistent with the other buildings in the district.

7. Lines of sight shall be reasonably established so that the development site is visible to police and residents.

RESPONSE: The entire project is located at the property lines. Public sidewalks and Knapps Alley allow for adequate lines of sight.

8. Security fences for utilities (e.g., power transformers, pump stations, pipeline control equipment, etc.) or wireless communication facilities may be up to eight feet tall in order to protect public safety. No variances are required regardless of location.

RESPONSE: No utility fences are planned for the project.

K. Provisions for persons with disabilities.

1. The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

RESPONSE: Accessible parking spaces are provided both in the surface parking area and in the garage and connect to accessible building entries which lead to a fully accessible interior. Additionally, the central entry at the lobby exits onto a public sidewalk that connects to public transit stops. All facilities will comply with ADD requirements.

L. Signs.

1. Based on considerations of crime prevention and the needs of emergency vehicles, a system of signs for identifying the location of each residential unit, store, or industry shall be established.

RESPONSE: Building identification signage will be provided to meet the requirements of local emergency service providers.

2. The signs, graphics, and letter styles shall be designed to be compatible with surrounding development, to contribute to a sense of project identity, or, when appropriate, to reflect a sense of the history of the area and the architectural style.

RESPONSE: Signs are shown for reference only. All signs shall be submitted by the tenant under a separate sign permit prior to installation. Sign styles will comply with the Willamette Falls Drive Commercial Design District.

3. The sign graphics and letter styles shall announce, inform, and designate particular areas or uses as simply and clearly as possible.

RESPONSE: Signs are shown for reference only. All signs shall be submitted by the tenant under a separate sign permit prior to installation. Sign styles will comply with the Willamette Falls Drive Commercial Design District.

4. The signs shall not obscure vehicle driver's sight distance.

RESPONSE: Signs are shown for reference only. All signs shall be submitted by the tenant under a separate sign permit prior to installation. Sign styles will comply with the Willamette Falls Drive Commercial Design District.

5. Signs indicating future use shall be installed on land dedicated for public facilities (e.g., parks, water reservoir, fire halls, etc.).

RESPONSE: Signs are shown for reference only. All signs shall be submitted by the tenant under a separate sign permit prior to installation. Sign styles will comply with the Willamette Falls Drive Commercial Design District.

6. Signs and appropriate traffic control devices and markings shall be installed or painted in the driveway and parking lot areas to identify bicycle and pedestrian routes.

RESPONSE: Signs are shown for reference only. All signs shall be submitted by the tenant under a separate sign permit prior to installation. Sign styles will comply with the Willamette Falls Drive Commercial Design District.

M. Utilities. The developer shall make necessary arrangements with utility companies or other persons or corporations affected for the installation of underground lines and facilities. Electrical lines and other wires, including but not limited to communication, street lighting, and cable television, shall be placed

underground, as practical. The design standards of Tables 1 and 2 above, and of subsection 5.487 of the West Linn Municipal Code relative to existing high ambient noise levels shall apply to this section.

RESPONSE: All utilities to the site are existing and will remain. The secondary feeds from the main lines to the building will be the only new work.

N. Wireless communication facilities (WCFs). (This section only applicable to WCFs.) WCFs as defined in Chapter 57 CDC may be required to go through Class I or Class II design review. The approval criteria for Class I design review is that the visual impact of the WCF shall be minimal to the extent allowed by Chapter 57 CDC. Stealth designs shall be sufficiently camouflaged so that they are not easily seen by passersby in the public right-of-way or from any adjoining residential unit. WCFs that are classified as Class II design review must respond to all of the approval criteria of this chapter.

RESPONSE: Not applicable – none proposed.

O. Refuse and recycling standards.

1. All commercial, industrial and multi-family developments over five units requiring Class II design review shall comply with the standards set forth in these provisions. Modifications to these provisions may be permitted if the Planning Commission determines that the changes are consistent with the purpose of these provisions and the City receives written evidence from the local franchised solid waste and recycling firm that they are in agreement with the proposed modifications.

RESPONSE: No modifications proposed for this development

2. Compactors, containers, and drop boxes shall be located on a level Portland cement concrete pad, a minimum of four inches thick, at ground elevation or other location compatible with the local franchise collection firm's equipment at the time of construction. The pad shall be designed to discharge surface water runoff to avoid ponding.

RESPONSE: A min. 4" thick concrete slab will be constructed in the trash enclosures where the containers will be placed on.

3. Recycling and solid waste service areas.

a. Recycling receptacles shall be designed and located to serve the collection requirements for the specific type of material.

b. The recycling area shall be located in close proximity to the garbage container areas and be accessible to the local franchised collection firm's equipment.

c. Recycling receptacles or shelters located outside a structure shall have lids and be covered by a roof constructed of water and insect-resistive material. The maintenance of enclosures, receptacles and shelters is the responsibility of the property owner.

d. The location of the recycling area and method of storage shall be approved by the local fire marshal.

e. Recycling and solid waste service areas shall be at ground level and/or otherwise accessible to the franchised solid waste and recycling collection firm.

f. Recycling and solid waste service areas shall be used only for purposes of storing solid waste and recyclable materials and shall not be a general storage area to store personal belongings of tenants, lessees, property management or owners of the development or premises.

g. Recyclable material service areas shall be maintained in a clean and safe condition.

RESPONSE: Solid waste containers will be for the storage of trash and recycling containers provided by the local waste management company. These containers will be provided in a screened enclosures with swing gates. Size of containers and frequency of pick-ups will be determined by the Building Owner and the waste management company.

4. Special wastes or recyclable materials.

a. Environmentally hazardous wastes defined in ORS 466.005 shall be located, prepared, stored, maintained, collected, transported, and disposed in a manner acceptable to the Oregon Department of Environmental Quality.

RESPONSE: Hazardous wastes will be handled and disposed of per state law. Cooking grease, if any, will be stored in approved containers within the restaurant.

b. Containers used to store cooking oils, grease or animal renderings for recycling or disposal shall not be located in the principal recyclable materials or solid waste storage areas. These materials shall be stored in a separate storage area designed for such purpose.

RESPONSE: Hazardous wastes will be handled and disposed of per state law. Cooking grease, if any, will be stored in approved containers within the restaurant.

5. Screening and buffering.

a. Enclosures shall include a curbed landscape area at least three feet in width on the sides and rear. Landscaping shall include, at a minimum, a continuous hedge maintained at a height of 36 inches.

RESPONSE: The enclosure is fully contained within the building structure. Other screening requirements of this section do not apply.

b. Placement of enclosures adjacent to residentially zoned property and along street frontages is strongly discouraged. They shall be located so as to conceal them from public view to the maximum extent possible.

RESPONSE: The enclosure is fully contained within the building structure. Other screening requirements of this section do not apply.

c. All dumpsters and other trash containers shall be completely screened on all four sides with an enclosure that is comprised of a durable material such as masonry with a finish that is architecturally compatible with the project. Chain link fencing, with or without slats, will not be allowed.

RESPONSE: The enclosure is fully contained within the building structure. Other screening requirements of this section do not apply.

6. Litter receptacles.

a. Location. Litter receptacles may not encroach upon the minimum required walkway widths.

RESPONSE: Site furnishings, such as litter receptacles, have not been selected at the time of this application. Future selections will be submitted for approval.

b. Litter receptacles may not be located within public rights-of-way except as permitted through an agreement with the City in a manner acceptable to the City Attorney or his/her designee.

RESPONSE: Site furnishings, such as litter receptacles, have not been selected at the time of this application. Future selections will be submitted for approval.

c. Number. The number and location of proposed litter receptacles shall be based on the type and size of the proposed uses. However, at a minimum, for non-residential uses, at least one external litter receptacle shall be provided for every 25 parking spaces for first 100 spaces, plus one receptacle for every additional 100 spaces. (Ord. 1547, 2007; Ord. 1604 § 52, 2011; Ord. 1613 § 12, 2013; amended during July 2014 supplement; Ord. 1623 § 6, 2014; Ord. 1635 § 26, 2014; Ord. 1636 § 37, 2014)

RESPONSE: Site furnishings, such as litter receptacles, have not been selected at the time of this application. Future selections will be submitted for approval.

55.110 SITE ANALYSIS

The site analysis shall include:

A. A vicinity map showing the location of the property in relation to adjacent properties, roads, pedestrian and bike ways, transit stops and utility access.

RESPONSE: See Civil drawings for this information.

B. A site analysis on a drawing at a suitable scale (in order of preference, one inch equals 10 feet to one inch equals 30 feet) which shows:

1. The property boundaries, dimensions, and gross area.

RESPONSE: See Civil drawings for this information.

2. Contour lines at the following minimum intervals:

- a. Two-foot intervals for slopes from zero to 25 percent; and
- b. Five- or 10-foot intervals for slopes in excess of 25 percent.

RESPONSE: See Civil drawings for this information.

3. A slope analysis which identifies portions of the site according to the slope ranges as follows:

- a. Type I (under 15 percent);
- b. Type II (between 15 to 25 percent);
- c. Type III (between 25 to 35 percent);
- d. Type IV (over 35 percent).

RESPONSE: See Civil drawings for this information.

4. The location and width of adjoining streets.

RESPONSE: See Civil drawings for this information and Existing Conditions plan (Survey).

5. The drainage patterns and drainage courses on the site and on adjacent lands.

RESPONSE: See Civil drawings for this information.

6. Potential natural hazard areas including:

- a. Floodplain areas pursuant to the site's applicable FEMA Flood Map panel;
- b. Water resource areas as defined by Chapter 32 CDC;
- c. Landslide areas designated by the Natural Hazard Mitigation Plan, Map 16; and
- d. Landslide vulnerable analysis areas, designated by the Natural Hazard Mitigation Plan, Map 17.

RESPONSE: See Civil drawings for this information.

7. Resource areas including:

- a. Wetlands;
- b. Riparian corridors;
- c. Streams, including intermittent and ephemeral streams;
- d. Habitat conservation areas; and
- e. Large rock outcroppings.

RESPONSE: See Civil drawings for this information.

8. Potential historic landmarks and registered archaeological sites. The existence of such sites on the property shall be verified from records maintained by the Community Development Department and other recognized sources.

RESPONSE: None exist on the site. Further documentation will be provided to the City if requested.

9. Identification information including the name and address of the owner, developer, project designer, lineal scale and north arrow.

RESPONSE: See Civil & Architectural drawings for this information.

10. Identify Type I and II lands in map form. Provide a table which identifies square footage of Type I and II lands also as percentage of total site square footage. (Ord. 1408, 1998; Ord. 1425, 1998; Ord. 1442, 1999; Ord. 1463, 2000; Ord. 1526, 2005; Ord. 1544, 2007; Ord. 1565, 2008; Ord. 1590 § 1, 2009; Ord. 1613 § 13, 2013; Ord. 1621 § 25, 2014; Ord. 1635 § 27, 2014; Ord. 1636 § 38, 2014)

55.120 SITE PLAN

The site plan shall be at the same scale as the site analysis (CDC 55.110) and shall show:

- A. The applicant's entire property and the surrounding property to a distance sufficient to determine the relationship between the applicant's property and proposed development and adjacent property and development.

RESPONSE: See provided site plan.

B. Boundary lines and dimensions for the perimeter of the property and the dimensions for all proposed lot or parcel lines.

RESPONSE: See provided site plan.

C. Streams and stream corridors.

RESPONSE: See provided site plan.

D. Identification information, including the name and address of the owner, developer, project designer, lineal scale and north arrow.

RESPONSE: See provided site plan.

E. The location, dimensions, and names of all existing and proposed streets, public pathways, easements on adjacent properties and on the site, and all associated rights-of-way.

RESPONSE: See provided site plan.

F. The location, dimensions and setback distances of all:

1. Existing and proposed structures, improvements, and utility facilities on site; and
2. Existing structures and driveways on adjoining properties.

RESPONSE: See provided site plan.

G. The location and dimensions of:

1. The entrances and exits to the site;
2. The parking and circulation areas;
3. Areas for waste disposal, recycling, loading, and delivery;
4. Pedestrian and bicycle routes, including designated routes, through parking lots and to adjacent rights-of-way;
5. On-site outdoor recreation spaces and common areas;
6. All utilities, including stormwater detention and treatment; and
7. Sign locations.

RESPONSE: See provided site plan.

H. The location of areas to be landscaped. (Ord. 1442, 1999; Ord. 1613 § 14, 2013; Ord. 1622 § 28, 2014; Ord. 1636 § 39, 2014)

RESPONSE: See provided site plan.

55.125 TRANSPORTATION ANALYSIS

Certain development proposals required that a Traffic Impact Analysis (TIA) be provided which may result in modifications to the site plan or conditions of approval to address or minimize any adverse impacts created by the proposal. The purpose, applicability and standards of this analysis are found in CDC 85.170(B)(2). (Ord. 1584, 2008)

RESPONSE: A Traffic Impact Analysis has been prepared by Lancaster Engineering on February 9th 2016 and included in this application.

55.130 GRADING PLAN

The grading and drainage plan shall be at a scale sufficient to evaluate all aspects of the proposal and shall include the following:

A. The location and extent to which grading will take place indicating general contour lines, slope ratios, slope stabilization proposals, and location and height of retaining walls, if proposed.

RESPONSE: The civil site drawings show the existing contours. The proposed building will match the existing grades along the frontages and on the property line to the west. Finish grades are shown on the civil and architectural plans to demonstrate how the building fits with the existing grades

B. A registered civil engineer shall prepare a plan and statement that shall be supported by factual data that clearly shows that there will be no adverse impacts from increased intensity of runoff off site, or the plan and statement shall identify all off-site impacts and measures to mitigate those impacts. The plan and statement shall, at a minimum, determine the off-site impacts from a 10-year storm.

RESPONSE: A preliminary storm report has been prepared to demonstrate how the impervious roof area will be collected into a detention tanks with orifices that release storm water at the pre-development rates for the 2 through 25 year events. The storm water from this site will be connected to the public system with a 8-inch line at a point where the public system has a larger 12-inch line with a capacity approximately 35 times the 25-year flow from this development.

C. Storm detention and treatment plans may be required.

RESPONSE: A storm detention tank is proposed as shown on the site utility plan which will detain the developed flows and discharge at the pre-developed rates for storm events of 2-through 25 years. Because the building covers almost this entire site no infiltration or water quality swales or rain gardens are possible. A storm water pollution control manhole will provide treatment. Roof water generally does not contain harmful pollutants and in most cases is exempt from DEQ regulations for water quality.

D. Identification, information, including the name and address of the owner, developer, project designer, and the project engineer. (Ord. 1463, 2000; Ord. 1613 § 15, 2013; Ord. 1622 § 28, 2014)

RESPONSE: The civil plans provide a listing of the owner/developer, architect, engineer and surveyor with names and contact information.

55.140 ARCHITECTURAL DRAWINGS

This section does not apply to single-family residential subdivisions or partitions, or up to two duplexes or single-family attached dwellings.

Architectural drawings shall be submitted showing:

- A. Building elevations and sections tied to curb elevation;

RESPONSE: See provided plans.

- B. Building materials: color and type; and

RESPONSE: See provided plans.

- C. The name of the architect or designer. (Ord. 1408, 1998; Ord. 1613 § 16, 2013)

RESPONSE: See provided plans.

55.150 LANDSCAPE PLAN

This section does not apply to detached single-family residential subdivisions or partitions, or up to two duplexes or single-family attached dwellings.

- A. The landscape plan shall be prepared and shall show the following:

1. Preliminary underground irrigation system, if proposed;
2. The location and height of fences and other buffering of screening materials, if proposed;
3. The location of terraces, decks, patios, shelters, and play areas, if proposed;
4. The location, size, and species of the existing and proposed plant materials, if proposed; and
5. Building and pavement outlines.

RESPONSE: Due to the allowable site coverage of 100% the proposed development will only be providing concrete raised planters along the front entrances of the major Tenants. Any plantings would adhere to the list of City approved species.

- B. The landscape plan shall be accompanied by:

1. The erosion controls that will be used, if necessary;
2. Planting list; and
3. Supplemental information as required by the Planning Director or City Arborist. (Ord. 1408, 1998; Ord. 1613 § 17, 2013)

RESPONSE: No erosion control measures required for this development. A planting list will be provided to the City Arborist prior to any installation.

55.170 EXCEPTIONS TO UNDERLYING ZONE, YARD, PARKING, SIGN PROVISIONS, AND LANDSCAPING PROVISIONS

A. The Planning Director may grant an exception to the dimensional building setback or yard requirements in the applicable zone based on findings that the approval will satisfy the following criteria:

1. A minor exception that is not greater than 20 percent of the required setback.
2. A more efficient use of the site.
3. The preservation of natural features that have been incorporated into the overall design of the project.
4. No adverse affect to adjoining properties in terms of light, air circulation, noise levels, privacy, and fire hazard.
5. Safe vehicular and pedestrian access to the site and safe on-site vehicular and pedestrian circulation.

RESPONSE: No exceptions are being requested as part of this application.

B. The Planning Director may grant an exception to the off-street parking dimensional and minimum number of space requirements in the applicable zone so long as the following criteria are met:

1. The minor exception is not greater than 10 percent of the required parking;
2. The application is for a use designed for a specific purpose which is intended to be permanent in nature (for example, a nursing home) and which has a low demand for off-street parking; or
3. There is an opportunity for sharing parking and there is written evidence that the property owners are willing to enter into a legal agreement; or
4. Public transportation is available to the site reducing the standards and will not adversely affect adjoining uses, and there is a community interest in the preservation of particular natural feature(s) of the site which make it in the public interest to grant an exception to parking standards.

RESPONSE: No exceptions are being requested as part of this application.

C. The Planning Director may grant an exception to the sign dimensional requirements in the applicable zone when the following criteria are met:

1. The minor exception is not greater than 10 percent of the required applicable dimensional standard for signs;
2. The exception is necessary for adequate identification of the use on the property; and
3. The sign will be compatible with the overall site plan, the structural improvements, and with the structures and uses on adjoining properties.

RESPONSE: No exceptions are being requested as part of this application.

D. The Planning Director may grant an exception to the landscaping requirements in the applicable zone based on findings that the following criteria will be met:

1. A minor exception that is not greater than 10 percent of the required landscaped area.
2. A more efficient use of the site.
3. The preservation of natural features that have been incorporated into the overall design of the project.
4. No adverse effect to adjoining property.

RESPONSE: No exceptions are being requested as part of this application.

55.180 MAINTENANCE

All on-site improvements shall be the ongoing responsibility of the property owner or occupant.

RESPONSE: The applicant acknowledges this responsibility.

55.190 SHARED OPEN SPACE

Where the open space is designated on the plan as common open space, the following shall apply:

- A. The open space area shall be shown on the final plan and recorded with the Planning Director.

RESPONSE: There is no shared open space planned as part of this application.

- B. The open space shall be conveyed in accordance with one of the following methods:

1. By dedication to the City as publicly owned and maintained as open space. Open space proposed for dedication to the City must be acceptable to it with regard to the size, shape, location, improvement, and budgetary and maintenance limitations.

RESPONSE: There is no shared open space planned as part of this application.

2. By leasing or conveying title (including beneficial ownership) to a corporation, home association, or other legal entity with the City retaining the development rights to the property. The terms of such lease or other instrument of conveyance must include provisions suitable to the City Attorney for guaranteeing the following:

- a. The continued use of such land for intended purposes.
- b. Continuity of property maintenance.
- c. When appropriate, the availability of funds required for such maintenance.
- d. Adequate insurance protection.
- e. Recovery for loss sustained by casualty and condemnation, or otherwise.

RESPONSE: There is no shared open space planned as part of this application.

3. By any method that achieves the objectives set forth in subsection (B)(2) of this section.

RESPONSE: There is no shared open space planned as part of this application.

55.195 ANNEXATION AND STREET LIGHTS

As a condition of approval for design review for any project that is being annexed to the City, the developer and/or homeowners association shall pay for all expenses related to street light energy and maintenance costs until annexed into the City. The approval for any property annexed must state: "This approval is contingent on voter approval of annexation of the subject property." This means that no permit, final plat, or certificate of occupancy may be issued or approved until annexation is complete. (Ord. 1442, 1999; Ord. 1604 § 53, 2011).

RESPONSE: The subject property is located within the city limits. The requirements of this section do not apply.

End of Chapter Responses

Willamette Falls Mixed Use

West Linn, Oregon

Design Review Class II Submittal – Chapter 58

February 2016

A. Introduction

The following Narrative, Plans and Supplemental materials will demonstrate that the proposed project is in compliance with the applicable site plan and design review standards set forth in the West Linn Community Development Code.

B. Narrative

Icon Development is proposing a new two-story development located at 1912 Willamette Falls Drive- east of 12th Street. The site has one temporary existing structure that will be demolished and is boarded primarily by commercial development with some residential development to the north.

The proposed mixed use development is two-story office/retail with an underground parking facility. The total building area is approximately 24,510 s.f. of leasable building area and 42 on-site parking spaces have been provided behind and under the building. Spring/Summer 2016 construction start is anticipated.

C. Conformance

58.90 STANDARDS

- A. Standards are needed to provide a clear and objective list of design elements that are needed to bring new construction and remodels into conformance with 80c1915 architecture. Buildings of the period saw relatively few deviations in design. Consequently, the Historic Review Board will require conformance with the standards. Deviations or deletions from the standards are addressed in the variance procedure of this chapter.
- B. The use of "neo-designs" or simply contextual designs which only attempt to capture the basic or generalized elements such as building line, massing and form, etc. is not acceptable.
- C. The following standards shall apply to new construction and remodels.
1. Dimensional standards:
 - a. Front: zero-foot setback. Building may not be set back from the property line unless it is consistent with predominant building line.
RESPONSE: The proposed building frontage (north elevation) is located on this property line.
 - b. Side and Side Street: zero-foot setback. Building may not be set back from the side property line except for side passageway, accessway, or stairway unless fire codes dictate otherwise. The setback shall not exceed six feet. The setback should be consistent with the rhythm of adjacent structures, or at least not deleterious to it. (ORD. 1391)
RESPONSE: West (side) building elevation is setback 2'0" from the existing property line to allow for the building to have reliefs and pilasters without extending into the adjacent property.

c. Rear: 20-foot setback. Setbacks between 0-20 feet are permitted only if the applicant can demonstrate that he can successfully mitigate any impacts associated with the building in current and future uses as they would relate to abutting residential and other properties.

RESPONSE: South (rear) building elevation is on the property line, and fronts onto Knapp's Alley. The alley provides the separation from adjacent properties to mitigate the impact of this project. Access to employee parking and the trash enclosure will occur from Knapp's Alley as well.

d. Lot coverage: Up to 100 percent of lot may be developed depending upon ability to mitigate impacts upon abutting residential and other uses.

RESPONSE: The proposed lot coverage based on the street level ground floor area is 66.33%.

Site area = .0344 acres = 15,000 s.f.

2. Minimum landscaping required: Structures in this area are exempt from landscaping requirements as identified in Section 55.100(A)(1)(b), Design Review. The provision of CDC Section 55.100(A)(1)(c)(1-8) shall still apply where parking lots are proposed.

RESPONSE: There is no landscaping required for this project. There will be landscaping provided at the proposed water quality facility at the west property line.

3. Building height limitations: Maximum building height shall be 35 feet (as measured by this Code), and two stories. False fronts shall be considered as the peak of the building if it exceeds the gable roof ridgeline.

RESPONSE: All proposed building heights are at or below the maximum allowable by code (35'0" high)

Front (north) parapet = 32-35 feet

Rear (south) parapet = 30-33 feet

Side (west) parapet = 26 feet

Side (east) parapet = 32-35 feet

4. External ground level or first story minimum height: 10 feet to allow transoms.

RESPONSE: The ground level first story height is 14'0" A.F.F to allow for window transoms.

5. Roof form: Flat or pitched roofs. Pitched roof ridgeline shall run from the front of the building to the back.

RESPONSE: All proposed flat sloped roofs run from front to back of the building.

6. Building form, scale and depth: Building shall emphasize the vertical through narrow, tall windows (especially on second floor), vertical awning supports, engaged columns, and exaggerated facades creating a height-to-width ratio of 1.5:1. Building depth shall be flat, only relieved by awning and cornice projections and the indented doorway.

RESPONSE: The proposed exterior elevations emphasize many vertical elements using tall windows, cornices, and awnings. The second floor has been provided with many windows that align with the main floor below that enhance the "verticality" of each building elevation. Building reliefs have been incorporated throughout the overall design by off- setting the building footprint and providing awnings and cornice projections.

7. Spacing and rhythm: Buildings shall follow a regular rhythm. Strong vertical breaks or lines should be regularly spaced every 25 to 50 feet.

RESPONSE: Appropriate spacing and vertical breaks in the building vernacular, have been incorporated into all the building elevations. No vertical spacing exceeds 50'-0" in length (see elevation sheet).

8. Facades: No gables, hipped, or pitched roofs shall be exposed to the street at the front. The "Western false front" shall be the preferred style although variations shall be allowed.

RESPONSE: All roofs are 'flat' for the entire building, and are concealed by "Western False Front" facades (see elevations sheet).

9. Cornice: Cornices shall be broad and may include regularly spaced supporting brackets. A cornice is not required, but preferred.

RESPONSE: The cornice at the northeast corner is enhanced with supporting brackets. All other cornices are enhanced with framed panel decoration (see elevations & wall section sheets.)

10. Building materials and orientation: Wood shall be the principal building material. Horizontal wood siding in 1" X 8" dimensions shall be used for siding. Brick and certain concrete configurations are permitted only by a variance under Section 58.090.

RESPONSE: The primary materials list will be wood:

Siding: 1x8 horizontal siding minimum (hardiplank)

Cornices/trim: 2x wood trim - painted

Ornamental trim: Wood - painted

The applicant requests a variance under the terms of Section 55.100 for a brick masonry base and partial elevation.

11. Awnings: All buildings shall have awnings extending out from building/face. Awnings are preferred for micro-climate benefits. Ideally, the building will have both transom and awnings, although transoms are not required. Awnings shall be either canvas or vinyl, or similar approved material, supported by an internal metal framework or metal or wood supported by a curved metal support, either attached to the building or a simple 4" X 4" wood post extending down to the outside of the sidewalk. Awnings shall, therefore, extend beyond the front property line to the outside edge of the sidewalk, and shall possess a seven-foot clearance to the valance or any other part. The pitch of the awning shall be 10-40 degrees. No "bubble-type" awnings are permitted. No backlit awnings are permitted. Canvas or matte finish vinyl, or similar approved material awnings may be one color or striped and shall have a free-hanging plain or crenelated valance. Canvas or matte finish vinyl, or similar approved material awnings should not be shared between two structures. Each structure should have its own awning. (ORD. 1401)

RESPONSE: Building awnings will be a combination of fabric awnings and metal canopies that extend beyond the building and above the existing sidewalk. However, due to the possibility of vehicles damaging the awnings, the applicant would petition to reducing the awnings depth to 7'-0" instead of the full sidewalk width of 8'-6". All supports will be fastened to the building by metal supports and have a minimum clearance height of 7'-0". Each building window facade will have a separate awning with a slope between 10 - 40 degrees (see elevations.)

12. Extruded roofs: As a substitute for an awning, extruded roofs have a 10-40 degree pitch and extend 1-2 feet from the building face just above the transom windows where the first and second stories meet. The roof runs along the entire building frontage. Standard roofing materials are used. Transoms are required with extruded roofs.

RESPONSE: No "extruded roofs" are being proposed. Transom windows will be provided beneath both the fabric awnings and metal canopies.

13. Doors and entryways: The entryway shall be centered in the middle of the building at grade. The buildings on street corners may position their door on the corner at an angle as depicted in the illustration. The doors may be single or double doors. The doors shall be recessed 3-5 feet back from the building line. Doors shall have glazing in the upper two-thirds to half of the door. Panels should decorate the lower portions. The entryway shall have windows all the way around at the same level as the other display windows. Wood doors are preferable although alternatives with a dark matte finish may be acceptable.

RESPONSE: Recessed double entrance doors have been provided at the center of the building along with additional recessed entry doors at each end of the building (see elevation and floor plan). The door styles will be full glass light style and will meet the intent of the code.

14. Glazing: Clear glass only. No mirrored or tinted glass. No films applied to glass. Lettering on glass is permitted (see item 25(b) of this section).

RESPONSE: Clear glass is proposed for all windows.

15. Display or pedestrian level windows: Shall extend across at least 80 percent of building front. The windows shall start 1-1/2 - 2-1/2 feet above grade to a height of 7-8 feet, and shall be level with the top of the height of the adjacent entryway area, excluding transom. A single sheet of glass is not permitted. The window shall be broken up into numerous sections, also known as lights. From 1880 onwards, the number of lights

was generally no more than six in a pedestrian level window. The frames may be wood or vinyl clad wood, or other materials so long as a matte finish impossible.

RESPONSE: The proposed street level windows and storefronts extend across the entire front elevation and meets or exceeds the intent of the code (see elevation sheet).

16. Second floor and other windows: Double and single hung windows proportionately spaced and centered should be used. Smaller square shaped windows may be permitted (1-112' - 2' per side). A typical window should have a 3:1 height to width ratio for the glass area. There should be a minimum of two lights: "one over one" of equal size. "Two over one" or "four over one" is appropriate.

RESPONSE: The proposed upper level windows have a double-hung appearance that meets or exceeds the intent of the code (see elevation sheet).

17. Wainscoting: Wainscoting shall be consistent with primary material of the building, typically wood.

RESPONSE: The applicant would like to propose an alternate brick masonry wainscoting instead of the primary wood material used on the building (see 55.090.10). This alternative provides for a more durable building longevity and is consistent with other buildings in the district (see attached photo for example).

18. Shutters: Shutters are not allowed.

RESPONSE: No shutters are proposed.

19. Balconies: No balconies are permitted except on rear of building.

RESPONSE: No balconies are proposed.

20. Exterior stairs: Simple stairs are permitted on the rear or side of the building only.

RESPONSE: All exit stairs are fully enclosed within the building envelope design (see elevation sheet).

21. Roof mounted mechanical equipment: Equipment shall be screened from view on all sides by normal and consistent architectural features of the building. Section 55.100(A)(4), "Privacy and Noise, "shall apply.

RESPONSE: The mechanical rooftop units (RTUs) will be located in a structurally designed "mechanical zone" that is located at the middle of the building. This location will allow the parapets to provide adequate screening from below to hide the units (see roof plan sheet). A preliminary noise study has been provided with this application.

22. Air conditioning: No window type on avenue or street side are permitted. Window mounted air conditioners are not allowed at rear where abutting residential.

RESPONSE: All air conditioning/units will be mounted on the roof (see Item 21).

23. Exterior lighting fixtures: Any lighting fixtures that can be traced to 1880-1915 period is permitted. Simple modern fixtures that are screened and/or do not attract attention are acceptable. Overlay ornate fixtures of the Victorian era are to be discouraged.

RESPONSE: All exterior light fixtures will meet the intent of the code "period fixtures 1880-1915". A cutsheet of the light fixture can be provided to the city at a later date.

24. Transoms: Transom windows are required with extruded roofs and optional with awnings. Transom windows shall cover the front of the building above, but not beyond, the main

display windows and the entryway area. Transoms should be broken up into sections every six inches to three feet in a consistent and equal pattern. Height should not exceed three feet. Transoms may or may not open. False ceilings are allowed behind the transoms.

RESPONSE: The storefront windows proposed will have a metal canopies or fabric awnings above their entire width. No upper separate transom windows are proposed, however the window style will have transom influence by the use of grids and mullions. All window sizes will meet the intent of the code (see elevations).

25. Signs:

a. Signs shall not exceed 10 percent of the square footage of the front elevation. The calculation of allowable signage is explained in Section 52.300. The sign(s) shall be proportionate to buildings and signs on adjacent buildings. The "10percent" shall be broken up into multiple signs. The sign(s) shall be mounted or painted on the second floor, on the valance of the awning, on the windows at pedestrian level, or on 4 X 4 awning posts. Signs shall not be of the internally lit "can" type or channel light type. No backlit awnings are allowed. Illumination by spotlight is permitted. Neon signs are permitted only inside the windows. No flashing signs are allowed. By temporary sign permit only, neon colored lettering or designs painted on windows or on paper or banners in the windows are allowed, but discouraged. Small signs or plaques which describe the building in a historical sense are exempt from the allowable square footage restrictions. Signs cannot project out from building face.

b. Sign typeface: Antique lettering as shown in the illustration is required. Variations are permitted where the lettering would not clash with the predominant font or style. "Gay Nineties or P. T Barnum" type styles and other exaggerated styles are discouraged. Lettering may be horizontal, vertical, or slanting up from lower left to upper right. Semi-circle designs on windows are permitted. Window lettering should be either white, black, or gold with black shading.

c. Temporary signs: Temporary sandwich board signs are permitted and shall be designed to be consistent with the aforementioned sign and typeface provision.

RESPONSE: All signage shall meet the intent of the code. A separate sign permit will be obtained from the City prior to the installation of any tenant or building signage.

26. Planters: No planters are allowed.

RESPONSE: The proposed site/plaza plan provides for "no planters."

27. Paint colors: Body color typically included white, cream, or a light warm color of low intensity. Accents, trims, windows, etc. should be dark colored. Contrasting colors should be compatible. Existing colors shall not enjoy protected status when repainting is proposed. A palette or color wheel of acceptable 1880-1915 period colors shall be the basis for color selection. No other colors are allowed. The palette is available at the Planning Department.

RESPONSE: A material and color board has been submitted with this application. The applicant was told by the city that a color palette that was referenced in the city code was not available at this time. The City will review the proposed colors/materials submitted by the applicant. The colored elevations provided indicate the proposed color locations.

28. Ornamental or advertising flags, pennants, or banners: Not permitted on buildings.

RESPONSE: No flags, pennants, or banners are being proposed.

29. New materials: Permitted where it is demonstrated that new material visually replicates originally required material, except siding, which must be wood.

RESPONSE: The only 'new' material being proposed is the brick masonry on the north and east walls of the building. This material will help provide longevity to the building

for years to come due to the amount of pedestrian traffic, and is consistent with similar materials on buildings along Willamette Falls Drive.

58.100 VARIANCE PROCEDURES

In those circumstances where a design proposal cannot meet the standards, or proposes an alternative to the standard, the Historic Review Board may grant a variance in those cases where one of the following criteria is met:

1. The applicant can demonstrate by review of historical records or photographs that the alternative is correct and appropriate to architecture in the region, and especially West Linn, in 1880-1915.
2. The applicant is incorporating exceptional 1880-1915 architecture into the building which overcompensates for an omission. The emphasis is upon superior design, detail, or workmanship.

RESPONSE: A variance to the standards is requested to allow the lower portion of the north and east walls, along with a full height portion of the north wall, to be brick masonry. This alternative provides superior design and detail to the wood standard by helping to break up the elevations in a more attractive way than strictly wood and pain. It also provides a more durable base to the building which will withstand ongoing pedestrian traffic and the elements.

WILLAMETTE FALLS

PROFESSIONAL BUILDING

Willamette Falls Drive & 11th Street West Linn, Oregon



THE HANDRIS BUILDING

BRICK BASE/WAINSCOT



TVFR STATION 59

FULL-HEIGHT BRICK FACADE

VARIANCE REQUEST

DESCRIPTION

THE APPLICANT REQUESTS A VARIANCE TO THE ABOVE STANDARD TO ALLOW THE USE OF BRICK ON THE PROPOSED BUILDING.

RESPONSE TO CRITERIA

CRITERIA A - 'THE ALTERNATIVE IS APPROPRIATE TO ARCHITECTURE IN THE REGION':

THE PHOTOS PRESENTED AS PART OF THIS VARIANCE REQUEST SHOW FIVE SEPARATE BUILDINGS ALONG WILLAMETTE FALLS DRIVE, IN THE COMMERCIAL DESIGN DISTRICT. FOUR OF THE FIVE EXAMPLES INCLUDE BRICK AS A BASE/WAINSCOT, COLUMNS, OR FULL FACADE. THE FIFTH EXAMPLE USES CONCRETE AS A BASE, AN EXAMPLE OF ANOTHER NON-WOOD DURABLE SURFACE AT THE STREET LEVEL.

THE PROPOSED BUILDING INCLUDES A CONTINUOUS BRICK BASE/WAINSCOT, ALONG WITH PORTIONS OF THE FACADE THAT HAVE BRICK HIGHER ON THE WALL OR FULL HEIGHT. THIS USE OF BRICK IS CONSISTENT WITH THE EXISTING USE OF BRICK/DURABLE BASE MATERIALS IN THE REGION.

CRITERIA B - 'SUPERIOR DESIGN, DETAIL, OR WORKMANSHIP':

LOCATED AT THE ENTRY TO THE COMMERCIAL DESIGN DISTRICT, THE PROPOSED BUILDING WILL SERVE AS A GATEWAY ELEMENT. AS SUCH, IT SHOULD EXHIBIT A LEVEL OF RICHNESS AND SOPHISTICATION THAT SETS THE TONE AS VISITORS ENTER THE DISTRICT. BRICK IS WIDELY RECOGNIZED AS A SUBSTANTIAL, RICH LOOKING, LONG LASTING MATERIAL. FURTHER, BRICK HAS A DURABILITY AGAINST THE ELEMENTS THAT ENSURES THAT IT MAINTAINS THOSE QUALITIES OVER TIME.

ON THE PROPOSED BUILDING, THE BRICK IS USED TO ANCHOR THE BUILDING TO THE SITE, CREATE A HUMAN SCALE COMPONENT TO THE WALL, AND PROVIDE A PLEASING MEANS OF DIVIDING THE FACADE INTO VERTICAL ELEMENTS. CRISP DETAILING AND CONSTRUCTION OF CORNERS, CAPS, AND SOLDIER COURSES WILL RESULT IN A SUPERIOR END PRODUCT AS IS APPROPRIATE FOR ITS LOCATION IN THE DISTRICT.

CHAPTER 58 WILLAMETTE FALLS DRIVE COMMERCIAL DESIGN DISTRICT

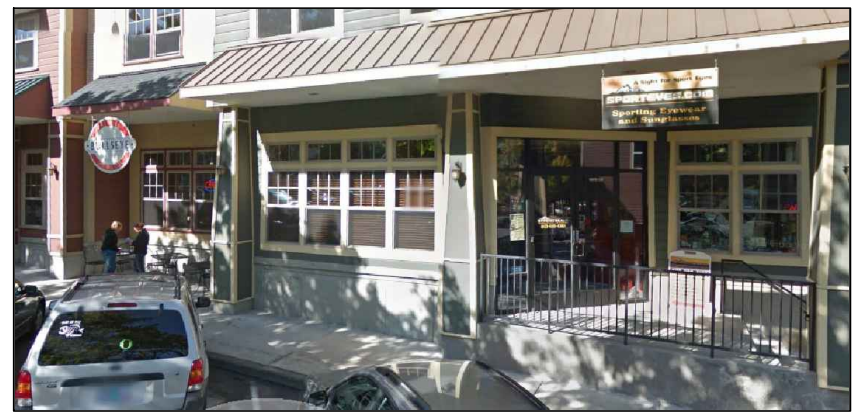
58.090 STANDARD C.10

BUILDING MATERIALS AND ORIENTATION. WOOD SHALL BE THE PRINCIPAL BUILDING MATERIAL. HORIZONTAL WOOD SIDING IN ONE-INCH BY EIGHT-INCH DIMENSIONS SHALL BE USED FOR SIDING. BRICK AND CERTAIN CONCRETE CONFIGURATIONS ARE PERMITTED ONLY BY A VARIANCE UNDER CDC 58.090.

58.100 VARIANCE PROCEDURES

IN THOSE CIRCUMSTANCES WHERE A DESIGN PROPOSAL CANNOT MEET THE STANDARDS, OR PROPOSES AN ALTERNATIVE TO THE STANDARD, THE HISTORIC REVIEW BOARD MAY GRANT A VARIANCE IN THOSE CASES WHERE ONE OF THE FOLLOWING CRITERIA IS MET:

- A. THE APPLICANT CAN DEMONSTRATE BY REVIEW OF HISTORICAL RECORDS OR PHOTOGRAPHS THAT THE ALTERNATIVE IS CORRECT AND APPROPRIATE TO ARCHITECTURE IN THE REGION, AND ESPECIALLY WEST LINN, IN 1880 – 1915.
- B. THE APPLICANT IS INCORPORATING EXCEPTIONAL 1880 – 1915 ARCHITECTURE INTO THE BUILDING WHICH OVERCOMPENSATES FOR AN OMISSION. THE EMPHASIS IS UPON SUPERIOR DESIGN, DETAIL, OR WORKMANSHIP.



1553 11th STREET

DURABLE CONCRETE BASE



LIL' COOPERSTOWN

BRICK BASE/WAINSCOT



THE CORNER

BRICK COLUMNS

REQUEST FOR VARIANCE FROM HISTORIC REVIEW STANDARDS

February 2016

Class II / Historic Review Submittal

SGA
SG ARCHITECTURE, LLC

WILLAMETTE FALLS

PROFESSIONAL BUILDING

Willamette Falls Drive & 11th Street West Linn, Oregon



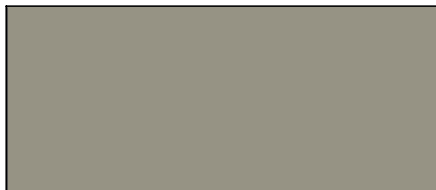
P-1 GRAY MIST

Main Building / Window Trim / Cornices
'Benjamin Moore'



P-1a BRUSHED ALUMINUM (alternate color)

Main Building / Window Trim / Cornices
'Benjamin Moore'



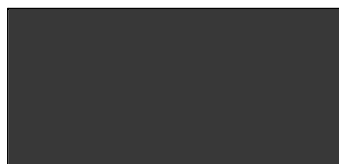
P-2 SAGE MOUNTAIN

Main Building / Wood Pilaster Panels
'Benjamin Moore'



P-3 COTTAGE RED

Accent Trim - 'Benjamin Moore'



P-4 BLACK BEAUTY

Fabric & Metal Awnings - 'Pike Awnings'



W-1 STOREFRONT WINDOWS

Painted Wood or Vinyl Clad
'Anderson' / 'Pella' / 'Jeld-Wen'



S-1 SIDING (exterior all sides)

HardiePlank Cement Fiber Siding
'James Hardi' Products



B-1 BRICK Chestnut / Mission Texture
'Mutual Materials'

COLOR/ MATERIAL SCHEDULE

February 2016

Class II / Historic Review Submittal

SGA
SG ARCHITECTURE, LLC

Main Building Period Lights ("S1" Fixture)



P5615-20

One-light wall lantern has a double shade - opal glass surrounded by oval clear seeded glass. This vintage electric styling has Natural Brass tubing inside the clear seeded glass.

- One-light wall lantern has a double shade - opal glass surrounded by oval clear seeded glass.
- This vintage electric styling has natural brass tubing inside the clear seeded glass.
- This fixture adds warmth and style to your outdoors.

\$122.10

[BUY ONLINE](#) [FIND A DEALER](#)



Overview	Product Specifications	
<h3>Features</h3> <p>Product SKU P5615-20</p> <p>Family ? Archives</p> <p>Category Outdoor</p> <p>Description One-light wall lantern has a double shade - opal glass surrounded by oval clear seeded glass. This vintage electric styling has Natural Brass tubing</p>		<div data-bbox="649 1524 803 1627"> <p>Showcase Your Space Tag Your Photos #progresslitg & Join Our Instagram Feed!</p> </div> <div data-bbox="673 1638 779 1753"> </div> <div data-bbox="673 1764 779 1879"> </div> <div data-bbox="673 1890 779 1990"> </div>

vintage electric styling has natural brass tubing inside the clear seeded glass.

Finish

Antique Bronze

Bulb Type ?

Uses Medium Base

Bulb Wattage ?

100

Bulb Quantity ?

1

Listed ?

Wet location listed

Mount Type ?

Wall

Style ?

Traditional/Casual

Features

- One-light wall lantern has a double shade - opal glass surrounded by oval clear seeded glass.
- This vintage electric styling has natural brass tubing inside the clear seeded glass.
- This fixture adds warmth and style to your outdoors.

Room Type ?

Outdoor Lighting and/or

Dimensions ?

Width/Diameter: 7-7/8"
Height: 15-3/8"



You Might Also Like



P2809-20 \$93.5
ARCHIVES BATH & VANITY



P2809-81 \$93.5
ARCHIVES BATH & VANITY



P5124-20 \$114.4
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WS4™

4' LED Wet Location Linear Luminaire

Covered Parking Light ("S2" Fixture)

Product Description

The versatile Cree WS Series wet location linear luminaire is suitable for indoor and outdoor applications. Constructed of one-piece molded, durable fiberglass-reinforced polyester and UV-stabilized, impact-resistant diffused acrylic shielding, the Cree WS Series is wet location listed and water-tight sealed for IP65 rating, which provides protection from external elements. The operating temperature range is -25°C - + 35°C (-13°F - + 95°F), allowing for cold to hot weather environment installations.

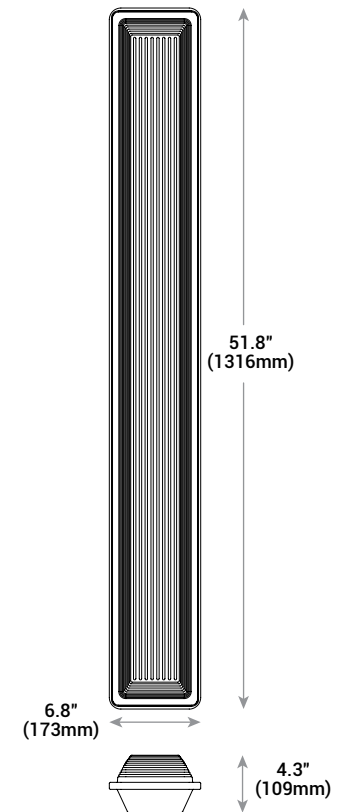
Performance Summary

Initial Delivered Lumens: 4700-6300 lumens
Efficacy: Up to 98 LPW
CRI: Minimum 80 CRI
CCT: 3500K, 4000K, 5000K, 5700K
Input Voltage: 120-277 VAC
Limited Warranty*: 10 years on luminaire
Dimensions: L 51.8" (1316mm) x W 6.8" (173mm) x H 4.3" (109mm)
Weight: 12 lbs. (5.4kg)
Mounting: Ceiling, wall, or suspended
Dimming: 0-10V dimming: 10% - 47L and 50L; 15% - 59L and 63L

* See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed	
Tamper Proof Kit WS4TPK - Includes 4 tamper proof screws and bit	Mounting Bracket Kit WS4MBK - Includes 2 stainless steel surface mount brackets
Tamper Proof Kit for Stainless Steel Latches WSSSL4TPK - Includes 4 tamper proof screws and bit	Cable Suspension Kit WS4CSK - Includes 2 stainless steel brackets and 2-5' (1.5m) aircraft cables



Ordering Information

Example: WS4-59L-35K-10V-FD

Product	Initial Delivered Lumens	CCT	Voltage	Control	Color/CRI	Options
WS4	47L 50W, 4700 lumens - 94 LPW 50L 51W, 5000 lumens - 98 LPW 59L 63W, 5900 lumens - 94 LPW 63L 64W, 6300 lumens - 98 LPW	35K 3500K - Available with 47L and 59L Initial Delivered Lumens only 40K 4000K - Available with 47L and 59L Initial Delivered Lumens only 50K 5000K - Available with 50L and 63L Initial Delivered Lumens only 57K 5700K - Available with 50L and 63L Initial Delivered Lumens only	Blank 120-277 Volt	10V 0-10V Dimming	FD CRI 80	SSL Stainless Steel Latches



Rev. Date: V3 06/05/2015



US: www.cree.com/lighting

T (800) 236-6800 F (262) 504-5415

Canada: www.cree.com/canada

T (800) 473-1234 F (800) 890-7507

Product Specifications

CREE LED TECHNOLOGY

Cree's total systems approach to product development is a comprehensive engineering philosophy that combines the most advanced LED sources, driver technologies, optics and forms. The result is highly-reliable luminaire solutions for both indoor and outdoor applications that reduce energy use, extend lifetimes, and maximize illumination performance and quality.

CONSTRUCTION & MATERIALS

- Constructed of fiberglass reinforced polyester
- Polycarbonate latches
- Two 3/4" IP entry points are provided (one at each end of the housing) for continuous feed
- Top of housing has six embossments providing mounting flexibility to uneven surfaces

OPTICAL SYSTEM

- Cree LED Technology
- Frosted injection molded acrylic shielding
- Polyurethane gasketing is poured in place, providing a continuous, seamless seal
- Highly reflective reflector plate provides maximum efficiency

ELECTRICAL SYSTEM

- **Power Factor:** = 0.9 nominal
- **Input Power:** Stays constant over life
- **Input Voltage:** 120-277V, 50/60Hz
- **Operating Temperature Range:** -25°C - +35°C (-13°F - +95°F)
- **Total Harmonic Distortion:** < 20%
- **Source Current:** 0.15mA

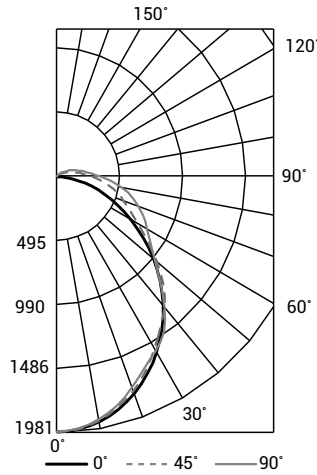
REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- IP65 rated
- DLC qualified for Linear Ambient – Direct category (3500K, 4000K, 5000K color temperatures; all lumen packages). Please refer to www.designlights.org/QPL for most current information
- DLC qualified for Low-Bay category (5700K color temperatures; all lumen packages). Please refer to www.designlights.org/QPL for most current information
- RoHS compliant. Consult factory for additional details

Photometry

WS4-59L-35K-10V-FD BASED ON DTC REPORT TEST #: 38552

Fixture photometry has been conducted by a NVLAP accredited testing laboratory in accordance with IESNA LM-79-08. IESNA LM-79-08 specifies the entire luminaire as the source resulting in a fixture efficiency of 100%



Coefficients Of Utilization				
RCC %:	80			
RW %:	70	50	30	0
RCR: 0	1.18	1.18	1.18	1.18
1	1.06	1.00	.95	.91
2	.96	.87	.79	.73
3	.87	.76	.67	.61
4	.80	.67	.58	.51
5	.73	.60	.51	.44
6	.68	.54	.45	.39
7	.63	.49	.40	.34
8	.59	.45	.36	.31
9	.55	.41	.33	.27
10	.51	.38	.30	.25

Effective Floor Cavity Reflectance: 20%

Average Luminance Table (cd/m ²)			
Vertical Angle	Horizontal Angle		
	0°	45°	90°
45°	1,152	1,163	1,170
55°	831	878	889
65°	530	586	731
75°	278	357	597
85°	86	192	425

Zonal Lumen Summary			
Zone	Lumens	% Lamp	Luminaire
0-30	1,482	N/A	24.9%
0-40	2,387	N/A	40.2%
0-60	4,075	N/A	68.6%
0-90	5,556	N/A	93.5%
0-180	5,941	N/A	100%

Reference www.cree.com/Lighting/Products/Indoor/Surface-Ambient/WS-Series for detailed photometric data

Recommended WS Series Lumen Maintenance Factors (LMF) ¹					
Ambient	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² LMF	100K hr Projected ² LMF
0°C (32°F)	1.07	1.01	0.93	0.86	0.79
5°C (41°F)	1.06	1.00	0.92	0.85	0.78
10°C (50°F)	1.04	0.98	0.91	0.83	0.77
15°C (59°F)	1.03	0.97	0.89	0.82	0.76
20°C (68°F)	1.01	0.96	0.88	0.81	0.75
25°C (77°F)	1.00	0.94	0.87	0.80	0.73
30°C (86°F)	0.99	0.93	0.85	0.79	0.72
35°C (95°F)	0.97	0.91	0.84	0.77	0.71

¹ Lumen maintenance values at 25°C are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing ((DUT) i.e. the packaged LED chip)

IG Series

LED Parking Garage Luminaire

Covered Parking Ceiling ("S2" Fixture)

Product Description

Cree innovates again to reset the performance benchmark in parking garage applications with the IG Series featuring WaveMax™ Technology, our innovative optical waveguide platform. Available in 33 watt and 66 watt, two lumen packages are offered to satisfy IESNA RP20-14 Basic and IESNA Security Zone G-1-03 requirements for environments seeking higher light levels for improved safety and security. The streamlined design breaks away from dated traditional designs, blending form and function, to deliver superior low-glare illumination.

Applications: Parking garages

Performance Summary

Utilizes Cree WaveMax™ Technology
Initial Delivered Lumens: 3,910 or 7,500 lumens
Input Power: 33 or 66 watts
Efficacy: Up to 118 LPW
Optic: Type V Short Distribution
Made in the U.S.A. of U.S. and imported parts
CCT: 4000K (+/- 300K), 5700K (+/- 500K)
CRI: Minimum 80 CRI
Limited Warranty*: 10 years on luminaire

* See www.cree.com/lighting/products/warranty for warranty terms

Accessories

Field-Installed
Hand-Held Remote XA-SENSREM - For successful implementation of the programmable multi-level option, a minimum of one hand-held remote is required

Ordering Information

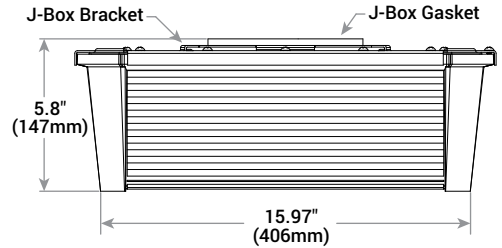
Fully assembled luminaire is composed of two components that must be ordered separately:
Example: **Mount:** IG-JBWH + **Luminaire:** IG-A-NM-5S-A-40K-UL-WH

Mount (Luminaire must be ordered separately)	
IG-	WH
IG-JB Junction Box IG-PD Pendant	Color Options: WH White

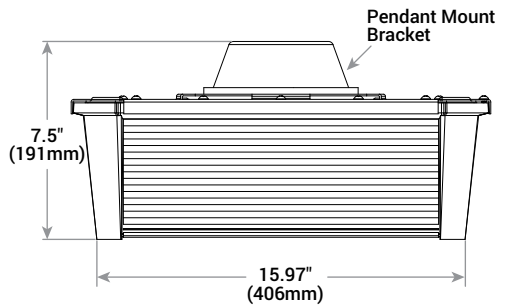
Luminaire (Mount must be ordered separately)							
IG	NM	5S				WH	
Product	Mounting	Optic	Input Power Designator	CCT	Voltage	Color	Options
IG	NM No Mount	5S Type V Short	A 33W, 3,910 lumens - 118 LPW J 66W, 7,500 lumens - 114 LPW	40K 4000K 57K 5700K	UL 120-277V 34 347V	WH White	PML Programmable Multi-Level - Refer to PML spec sheet for details



JB Mount



PD Mount



Weight

10 lbs. (4.5kg)



Product Specifications

CREE WAVEMAX™ TECHNOLOGY

Featuring up to 90% optical efficiency and precise control, Cree WaveMax™ Technology provides unmatched comfort and decreased LED source luminance by smoothly spreading brightness over a broader area. When integrated with luminous surfaces made of a polymer medium engineered with DiamondFacet™ optical elements, extremely high efficacy luminaires are the result – ultimately creating more visually comfortable and appealing environments while exceeding illumination performance.

CONSTRUCTION & MATERIALS

- Impact resistant white polycarbonate housing and acrylic lenses
- Corrosion resistant anodized aluminum top plate
- Low profile, lightweight design provides ease of installation
- Standard luminaire can mount to both pendant or J-box (specify mount in ordering table above)
- J-Box mounting bracket mounts directly over existing 4" (102mm) square, rectangular or octagonal junction boxes only
- Pendant mount includes 6" (152mm) wires out of luminaire and provides a splice location for mounting to 3/4" IP pendant (by others)
- **Weight:** 10 lbs. (4.5kg)

OPTICAL SYSTEM

- WaveMax™ Technology that improves optical control, optical efficiency, energy efficiency and the overall visual experience
- Acrylic Lenses with DiamondFacet™ Microlenses
- Unmatched low-glare comfort and decreased LED source luminance by smoothly spreading brightness over the optical lenses
- 6% Uplight

ELECTRICAL SYSTEM

- **Input Voltage:** 120-277V or 347V, 50/60Hz, Class 1 drivers
- **Power Factor:** > 0.9 at full load
- **Total Harmonic Distortion:** < 20% at full load
- **Input Power:** Stays constant over life
- **Operating Temperature Range:** -40°C - + 40°C (-40°F - + 104°F)
- Integral 6kV surge suppression protection standard
- To address inrush current, slow blow fuse or type C/D breaker should be used

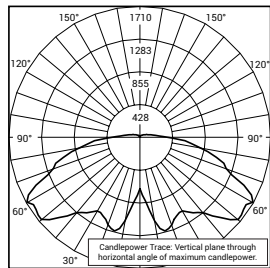
REGULATORY & VOLUNTARY QUALIFICATIONS

- cULus Listed
- Suitable for wet locations
- Suitable for operation in ambient not exceeding 40°C (104°F)
- Enclosure rated IP66 per IEC 60529
- 6kV surge suppression protection tested in accordance with IEEE/ANSI C62.41.2
- Meets FCC Part 15, Subpart B, Class A standards for conducted and radiated emissions
- Meets Buy American requirements within ARRA
- DLC qualified. Please refer to www.designlights.org/QPL for most current information

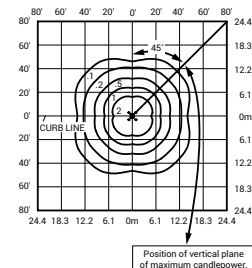
Photometry

All published luminaire photometric testing performed to IESNA LM-79-08 standards by a NVLAP accredited laboratory. To obtain an IES file specific to your project consult: www.cree.com/Lighting/Products/Outdoor/Parking-Structure/IG-Series

5S



RESTL Test Report #: PL06962-001B
IG-**-5S-J-40K-UL
Initial Delivered Lumens: 7,276



IG-**-5S-J-40K-UL
Mounting Height: 15' (4.6m) A.F.G.
Initial Delivered Lumens: 7,500
Initial FC at grade

Electrical Data*							
Input Power Designator	System Watts 120-277V	System Watts 347V	Total Current				
			120V	208V	240V	277V	347V
A	33	35	0.29	0.17	0.15	0.13	0.11
J	66	69	0.57	0.33	0.28	0.25	0.20

* Electrical data at 25°C (77°F). Actual wattage may differ by +/- 10% when operating between 120-347V +/-10%

Recommended IG Series Lumen Maintenance Factors (LMF) ¹						
Ambient	Input Power Designator	Initial LMF	25K hr Projected ² LMF	50K hr Projected ² LMF	75K hr Projected ² LMF	100K hr Calculated ³ LMF
5°C (41°F)	A	1.04	1.00	0.97	0.94	0.91
	J	1.04	0.99	0.95	0.91	0.88
10°C (50°F)	A	1.03	0.99	0.96	0.93	0.91
	J	1.03	0.98	0.94	0.90	0.87
15°C (59°F)	A	1.02	0.98	0.95	0.92	0.90
	J	1.02	0.97	0.93	0.89	0.86
20°C (68°F)	A	1.01	0.97	0.94	0.91	0.89
	J	1.01	0.96	0.92	0.88	0.85
25°C (77°F)	A	1.00	0.96	0.93	0.90	0.88
	J	1.00	0.95	0.91	0.87	0.84
30°C (86°F)	A	0.99	0.95	0.92	0.89	0.87
	J	0.99	0.94	0.90	0.86	0.83
35°C (95°F)	A	0.98	0.94	0.91	0.88	0.86
	J	0.98	0.93	0.89	0.85	0.82
40°C (104°F)	A	0.97	0.93	0.90	0.87	0.85
	J	0.97	0.92	0.88	0.84	0.81

¹ Lumen maintenance values at 25°C (77°F) are calculated per TM-21 based on LM-80 data and in-situ luminaire testing
² In accordance with IESNA TM-21-11, Projected Values represent interpolated value based on time durations that are within six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip
³ In accordance with IESNA TM-21-11, Calculated Values represent time durations that exceed six times (6X) the IESNA LM-80-08 total test duration (in hours) for the device under testing (DUT) i.e. the packaged LED chip

Type V Short Distribution				
Input Power Designator	4000K		5700K	
	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11	Initial Delivered Lumens*	BUG Ratings** Per TM-15-11
A	3,910	B2 U3 G2	3,910	B2 U3 G2
J	7,500	B3 U3 G2	7,500	B3 U3 G2

* Initial delivered lumens at 25°C (77°F). Actual production yield may vary between -10 and +10% of initial delivered lumens
 ** For more information on the IES Bug (Backlight-Uplight-Glare) Rating visit: www.ies.org/PDF/Erratas/TM-15-11BugRatingsAddendum.pdf



BULKHEADS

Wall or ceiling mount • Wet location listed



Specifications:

Description:

LED General purpose luminaire comprised of a die-cast aluminum frame and polycarbonate diffuser. Fixtures are impact resistant and can be mounted on wall or ceiling. 120V AC replaceable LED module, 1,211 lumens, 3000K color temperature and 90+ CRI.

Construction:

- Black (-31) (powdercoat)
- Aluminum construction Frosted polycarbonate diffuser
- LED Module is replaceable (part # 93053641)
- Flicker-free dimming to 10% brightness with most ELV type dimmers (See Dimming Notes)
- Title 24 compliant
- Unit covers a standard 4" hexagonal recessed outlet box
- Mounting strap for outlet box included
- Six inches of wire supplied

Performance:

Number of Modules	1
Input Power	17W
Input Voltage	120V
Input Frequency	60Hz
Lumens/LPW	1211/71.2 (LM-79) per module
CCT	3000K
CRI	90
Life	60,000 (L70/TM-21)
EMI/RFI	FCC Title 47, Part 15, Class B
Min. Start Temp	-30° C
Max. Operating Temp	30° C
Warranty	5 year warranty
Labels	cCSAus Wet location listed

P3650-3130K9

Images:



Dimensions:

Diameter: 9-1/2"
Height: 4-1/2"
H/CTR: 4-3/4"

Catalog number:

Base	Finish	Color Temp	CRI
P3650	31 - Black	30K - 3000K	9 - 90 CRI

P3650-3130K9

Dimming Notes:

P3650 is designed to be compatible with many Electronic Low Voltage (ELV-Reverse Phase) controls.

The following is a partial list of known compatible dimmer controls:

Electronic Low Voltage ELV Reverse Phase Controls

Lutron	Diva Series	(Part Number DVELV-300P)
Lutron	Nova T Series	(Part Number NTELV-300)
Lutron	Vierti Series	(Part Number VTELV-600)
Lutron		(Part Number MAELV-600)
Lutron		(Part Number SPELV-600)
Leviton		(Part Number AWRMG-EAW)
Leviton		(Part Number 6615-P)

Digital type dimmers are not recommended.

Dimming capabilities will vary depending on the dimmer control, load, and circuit installation. Always refer to dimmer manufacturer instructions or a controls specialist for specific requirements.

Dimmer control brand names where identified above are trade names or registered trademarks of each respective company.

WILLAMETTE FALLS

MIXED-USE BUILDING
WILLAMETTE FALLS DR. & 11TH ST.,
WEST LINN, OREGON

ICON CONSTRUCTION &
DEVELOPMENT

1980 WILLAMETTE FALLS DR., SUITE 200
WEST LINN, OREGON 97068



WILLAMETTE FALLS PROFESSIONAL MIXED-USE BUILDING
1969 WILLAMETTE FALLS DRIVE, WEST LINN

SITE ANALYSIS

PROJECT DESCRIPTION
A TWO STORY MIXED USE BUILDING AT THE CORNER OF WILLAMETTE FALLS DRIVE AND 11TH STREET, WEST LINN, OR. POSSIBLE USES INCLUDE RETAIL, RESTAURANT, OFFICE, OR HOTEL.

CODES
2014 OREGON STRUCTURAL SPECIALTY CODE
2014 OREGON MECHANICAL SPECIALTY CODE
2014 OREGON PLUMBING SPECIALTY CODE
2014 OREGON ENERGY EFFICIENCY SPECIALTY CODE COVER

ZONING
JURISDICTION: CITY OF WEST LINN
CODE: COMMUNITY DEVELOPMENT CODE
ZONE: GC (GENERAL COMMERCIAL - CDC CHAPTER 19)
ZONE OVERLAYS: WILLAMETTE COMMERCIAL HISTORIC OVERLAY ZONE

UTILITIES
WATER/SEWER: WEST LINN PUBLIC WORKS - 503-656-6081 (OPERATIONS)
TRASH: WEST LINN REFUSE - 503-557-3900
ELECTRIC: PORTLAND GENERAL ELECTRIC - 800-542-8818
GAS: NW NATURAL - 800-422-4012

LEGAL DESCRIPTION
LOTS 1,2, & 3, BLOCK 10, CITY OF WEST LINN, CLACKAMAS COUNTY, OREGON
TAX LOT: 31EQ2BA04100 / PARCEL: 00749168

RESTRICTIONS/EASEMENTS
NONE

ADJACENT ZONES
MU (NORTH & EAST), R-5 MEDIUM DENSITY RESIDENTIAL (SOUTH), GC (WEST)

PERMITTED USES (19.030, ANTICIPATED USES)
BUSINESS USES, RESTAURANT, RETAIL, HOTEL, PROFESSIONAL/MEDICAL SERVICES.

DIMENSIONAL REQUIREMENTS (19.070)
MINIMUM FRONT LOT LINE WIDTH: 35' REQ. / 150' PROPOSED
AVERAGE MINIMUM FRONT LOT LINE WIDTH: 50' REQ. / 150' PROPOSED
AVERAGE MINIMUM LOT DEPTH: 90' REQ. / 100' PROPOSED
BUILDING HEIGHT (CDC): 2 STORIES/35' MAX. / 2 STORIES/35' PROPOSED
GROUND LEVEL MINIMUM HEIGHT: 10' REQ. / 28' PROPOSED
SETBACKS: FRONT - 0' MIN. / 0' MAX., SIDE - 0' MIN. / 0' MAX., REAR 20' MIN. / 20' MAX.
LOT COVERAGE: 100% MAX.

SITE LANDSCAPING
NONE REQUIRED.

CODE REVIEW

POSSIBLE OCCUPANCY GROUPS

A-2: RESTAURANT
B: BUSINESS
M: RETAIL
R-1: HOTEL
S-2: PARKING GARAGE

CONSTRUCTION TYPE
PROPOSED CONSTRUCTION TYPE - GROUND & SECOND FLOORS:
V-B SPRINKLERED (WOOD FRAME CONSTRUCTION).
PROJECTED CONSTRUCTION TYPE - GARAGE:
TYPE 1 OR 2 (CONCRETE OR MASONRY CONSTRUCTION).

ALLOWABLE AREAS BY OCCUPANCY GROUP
(INCLUDES INCREASES FOR SPRINKLER AND SEPARATIONS)*:
A-2: RESTAURANT - 6000 + [6000 X 2 (SPRINKLER)] + [6000 X .17 (SEPARATION)] = 19,020 S.F.
B: BUSINESS - 9000 + [9000 X 2 (SPRINKLER)] + [9000 X .17 (SEPARATION)] = 28,530 S.F.
M: RETAIL - 9000 + [9000 X 2 (SPRINKLER)] + [9000 X .17 (SEPARATION)] = 28,530 S.F.
R-1: HOTEL - 7000 + [7000 X 2 (SPRINKLER)] + [7000 X .17 (SEPARATION)] = 22,190S.F.
S-2: GARAGE - 13,500 + [13,500 X 2 (SPRINKLER)] + [13,500 X .17 (SEPARATION)] = 42,795 S.F.
*SUBJECT TO THE 'SUM OF THE RATIOS' LIMITATION: THE COMBINED AREAS OF EACH OCCUPANCY DIVIDED BY THE OVERALL BUILDING AREA MUST RESULT IN A RATIO OF LESS THAN 1.0.

ALLOWABLE BUILDING HEIGHT ABOVE GRADE
BY CONSTRUCTION TYPE: 40'
BY ZONE: 35' (THE HEIGHT LIMITATION IN THE ZONE GOVERNS)

OCCUPANCY SEPARATIONS (VERTICAL AND HORIZONTAL)
A-2: RESTAURANT / B: BUSINESS, M: RETAIL, OR R-1: HOTEL = 1-HOUR
R-1: HOTEL / B: BUSINESS, M: RETAIL, OR A-2: RESTAURANT = 1-HOUR
S-2: GARAGE / B: BUSINESS & M: RETAIL = 1-HOUR

FIRE RESISTIVE REQUIREMENTS
PRIMARY STRUCTURAL FRAME: NONE
BEARING & NON-BEARING WALLS (EXTERIOR, NORTH/EAST/SOUTH): NONE
BEARING & NON-BEARING WALLS (EXTERIOR, WEST):
2 HOUR AT GROUND FLOOR RETAIL / 1 HOUR AT 2ND FLOOR
BEARING & NON-BEARING WALLS (INTERIOR): NONE
FLOOR & ROOF CONSTRUCTION: NONE
SHAFT ENCLOSURES (STAIRS & ELEVATOR): 1-HOUR
PARAPETS: PER OSSC SECTION 705.11

OPENINGS IN RATED WALLS (BASED UPON SEPARATION FROM PROPERTY LINE)
0' TO LESS THAN 3': NOT PERMITTED
3' TO LESS THAN 5': 15% OF WALL AREA PER STORY
5' TO LESS THAN 10': 25% OF WALL AREA PER STORY
10' TO LESS THAN 15': 45% OF WALL AREA PER STORY
15' TO LESS THAN 20': 75% OF WALL AREA PER STORY
20'+: UNLIMITED

EXITING
ELEVATOR: REQUIRED
STAIRS: TWO STAIRS WILL BE REQUIRED. AT LEAST ONE STAIR MUST BE ENCLOSED ON THE UPPER FLOORS, BOTH MUST BE ENCLOSED AT THE GARAGE LEVEL.
ALL REQUIRED EXITS MUST MEET ACCESSIBILITY STANDARDS PER CHAPTERS 10 & 11.

DIRECTORY

OWNER

ICON CONSTRUCTION & DEVELOPMENT
1980 WILLAMETTE FALLS DRIVE, Suite 200
WEST LINN, OREGON 97068
CONTACT: MARK HANDRIS, 503-657-0406, mark@iconconstruction.net
DARREN GUSDORF, 503-657-0406, darren@iconconstruction.net

ARCHITECT

SG ARCHITECTURE, LLC.
10940 SW BARNES RD. #364
PORTLAND, OREGON 97225
CONTACT: SCOT SUTTON, 503-347-4685, ssutton@sg-arch.net
KEVIN GODWIN, 503-201-0725, kgodwin@sg-arch.net

CIVIL

THETA, LLC
PO BOX 1345
WEST LINN, OREGON 97035
CONTACT: BRUCE GOLDSOHN, 503-481-8822, theaeng@comcast.net

SURVEYING

CENTERLINE CONCEPTS LAND SURVEYING, INC.
729 MOLLALLA AVE, SUITE 1 & 2
OREGON CITY, OREGON 97045
503-650-0188

BUILDING DATA:

1ST FLOOR LEVEL (STREET LEVEL)	9,950 SF
2ND LEVEL FLOOR	14,560 SF
TOTAL BUILDING AREA	24,510 SF (LEASABLE)
GARAGE LEVEL	14,415 SF
BUILDING TOTAL AREA	38,925 SF

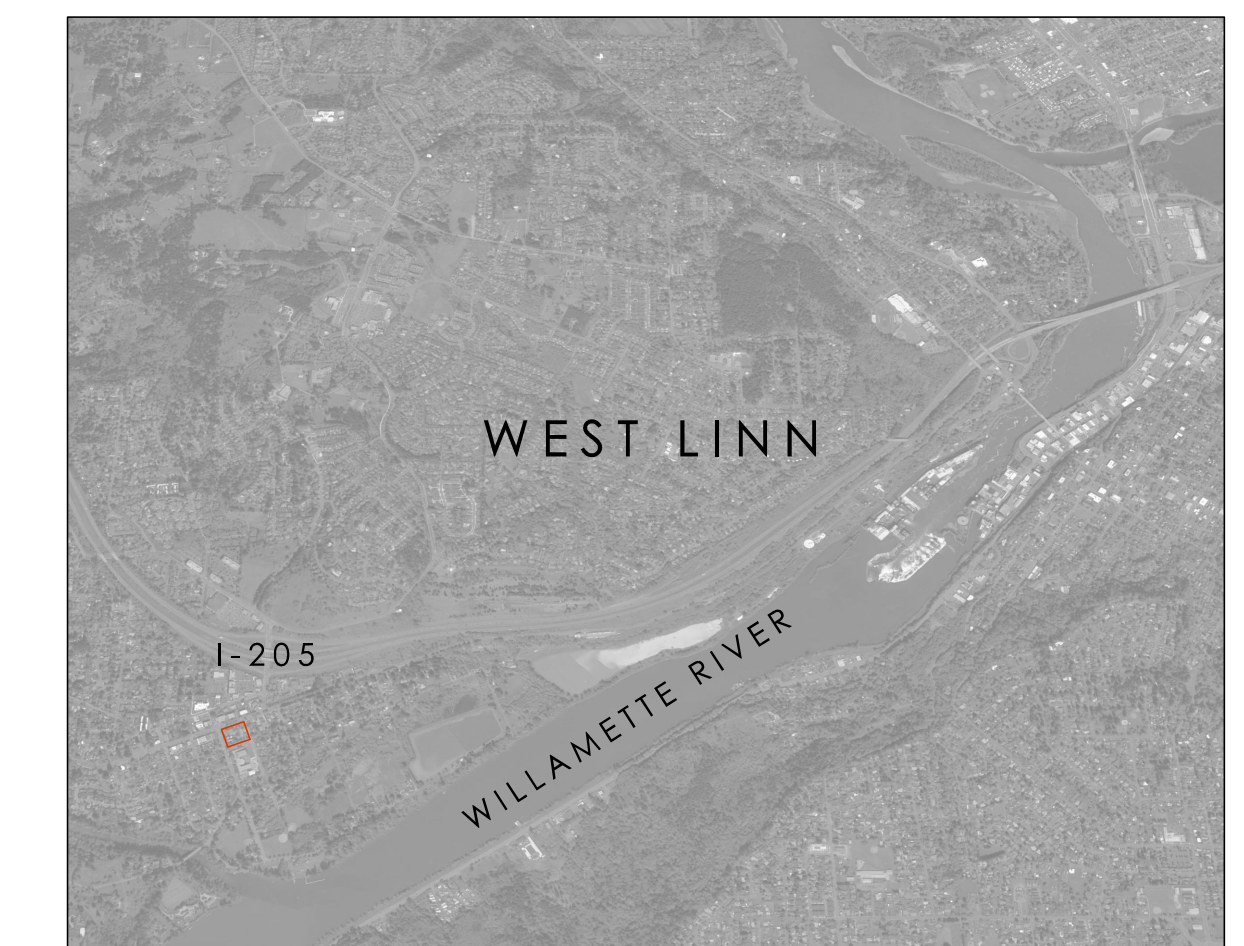
TOTAL PARKING PROVIDE (ON-SITE)	
UNDERGROUND	29 SPACES
STREET LEVEL COVERED	13 SPACES
TOTAL PARKING PROVIDED	42 SPACES

SHEET INDEX

ARCHITECTURAL

- A0.0 COVERSHEET, CODE PLANS
- EX EXISTING CONDITION PLAN (SURVEY)
- A2.0 BASEMENT PARKING LEVEL PLAN
- A2.1 GROUND FLOOR PLAN (STREET LEVEL)
- A2.2a SECOND FLOOR PLAN - OFFICE LAYOUT
- A2.2b SECOND FLOOR PLAN - HOTEL LAYOUT
- A3.1 EXTERIOR ELEVATIONS (COLOR)
- LIGHTING PLAN - PHOTOMETRIC

VICINITY MAP



CLASS II & HISTORIC DESIGN REVIEW SUBMITTAL DRAWINGS

PROJECT NUMBER: 15-104
ISSUE DATE: FEBRUARY, 2016
DRAWN BY:

REVISIONS:
Class II Application Re-Submit per City Letter Dated 3-9-2016



COVER SHEET AND GENERAL NOTES

SHEET NUMBER:

A0.0

WILLAMETTE FALLS

MIXED-USE BUILDING
WILLAMETTE FALLS DR. & 11TH ST.
WEST LINN, OREGON

ICON CONSTRUCTION & DEVELOPMENT

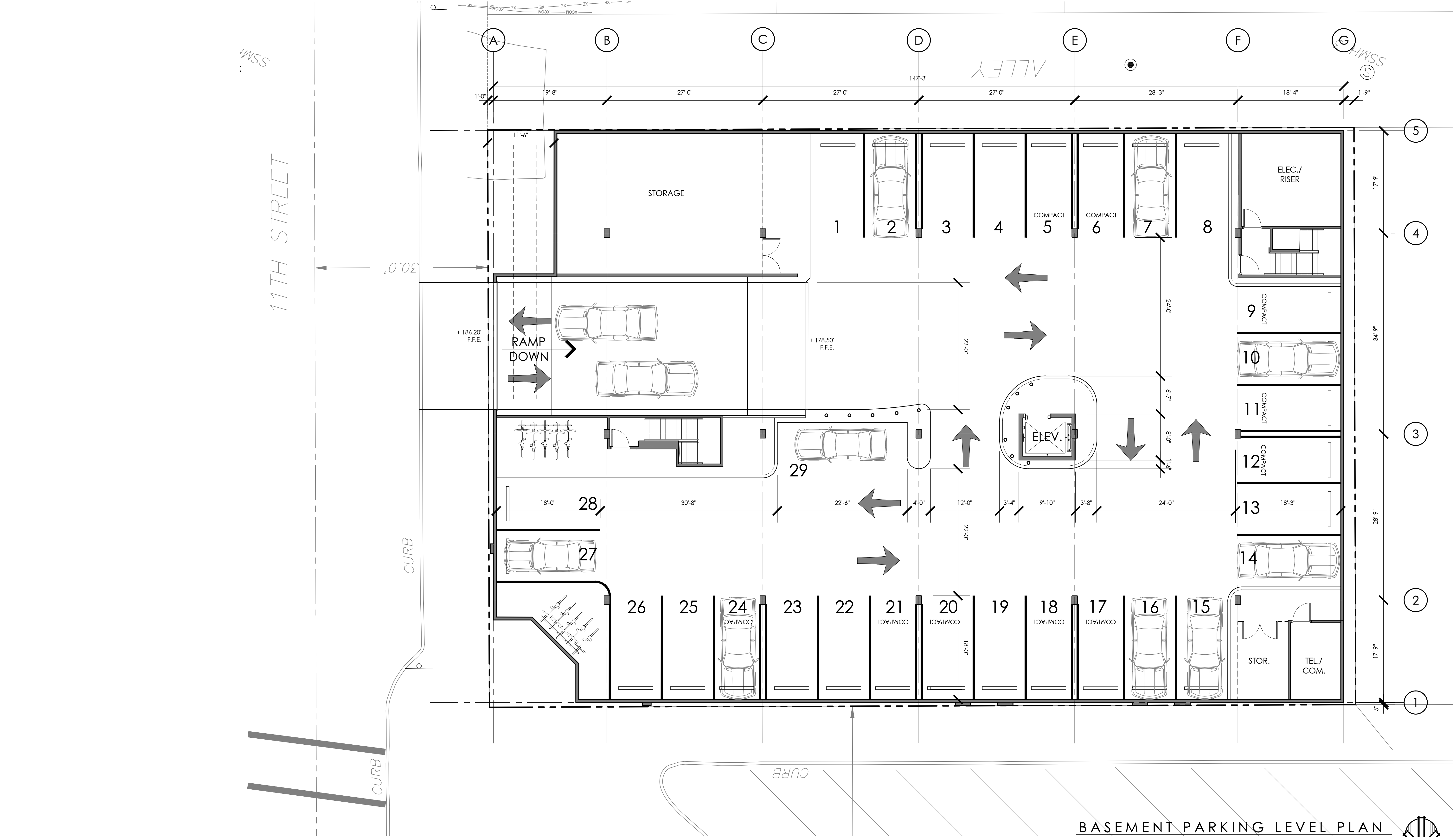
1980 WILLAMETTE FALLS DR., SUITE 200
WEST LINN, OREGON 97068

CLASS II & HISTORIC DESIGN REVIEW SUBMITTAL DRAWINGS

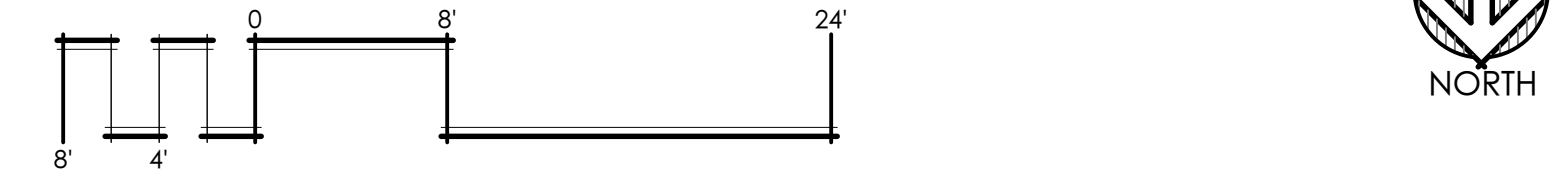
PROJECT NUMBER: 15-104
ISSUE DATE: FEBRUARY, 2016
DRAWN BY:

REVISIONS:

SHEET NUMBER:



BASEMENT PARKING LEVEL PLAN



WILLAMETTE FALLS

MIXED-USE BUILDING
WILLAMETTE FALLS DR. & 11TH ST.,
WEST LINN, OREGON

ICON CONSTRUCTION & DEVELOPMENT

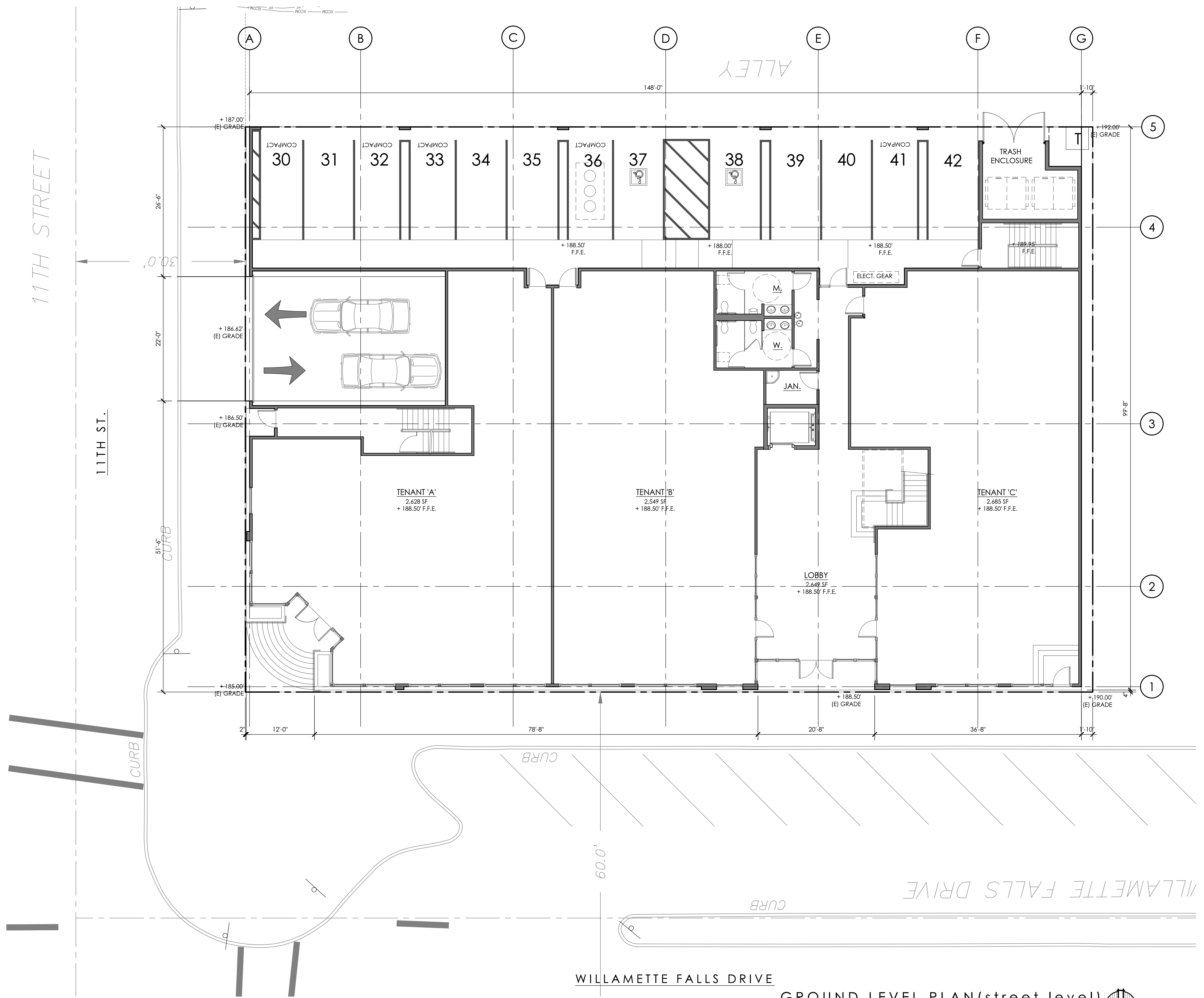
1980 WILLAMETTE FALLS DR., SUITE 200
WEST LINN, OREGON 97068

**CLASS II & HISTORIC
DESIGN REVIEW
SUBMITTAL DRAWINGS**

PROJECT NUMBER: 15-104
ISSUE DATE: FEBRUARY, 2016
DRAWN BY:

REVISIONS:

SHEET NUMBER:



GROUND LEVEL PLAN (street level)



WILLAMETTE FALLS

MIXED-USE BUILDING
WILLAMETTE FALLS DR. & 11th ST.
WEST LINN, OREGON

ICON CONSTRUCTION &
DEVELOPMENT

1980 WILLAMETTE FALLS DR., SUITE 200
WEST LINN, OREGON 97068

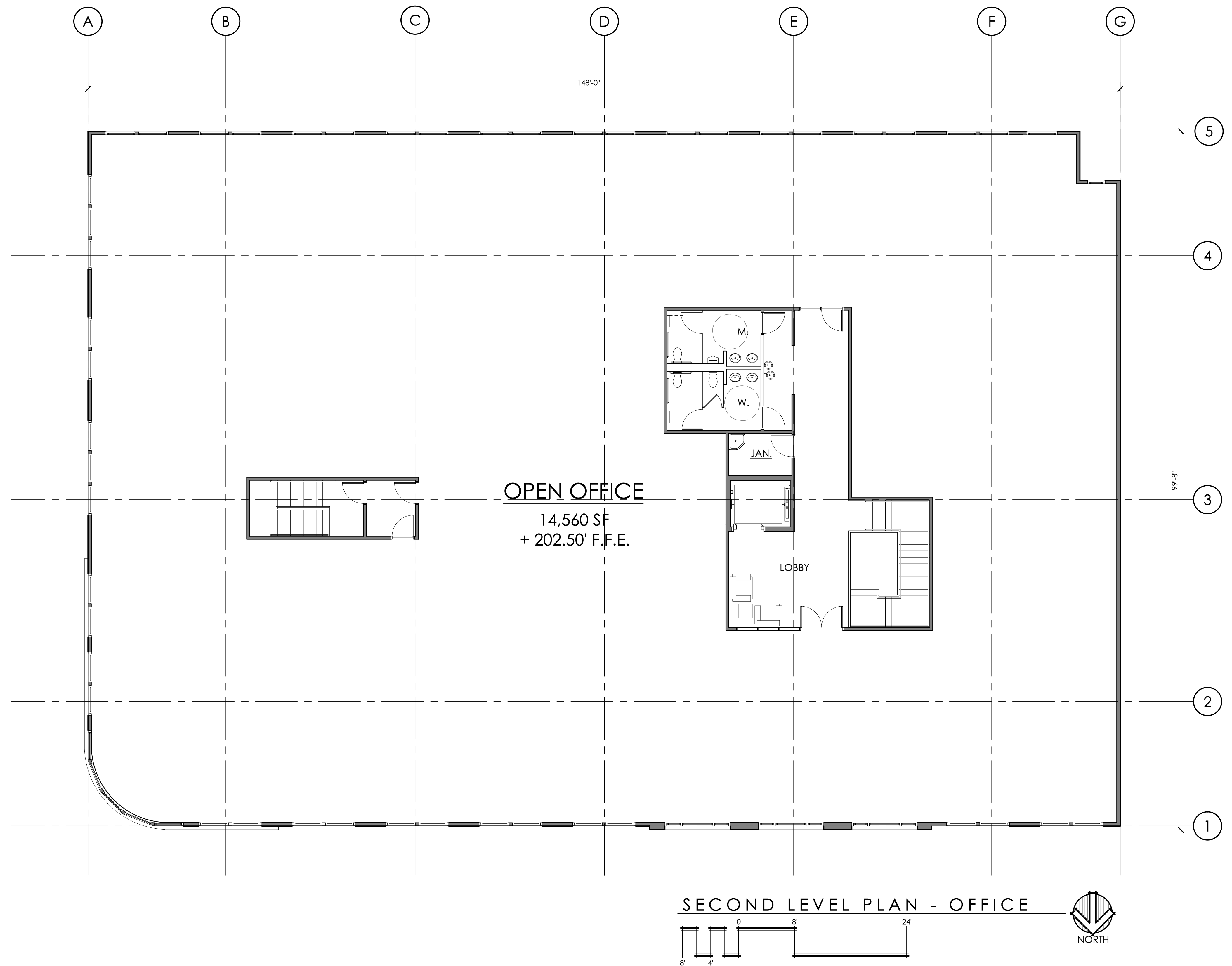
**CLASS II & HISTORIC
DESIGN REVIEW
SUBMITTAL DRAWINGS**

PROJECT NUMBER: 15-104
ISSUE DATE: FEBRUARY, 2016
DRAWN BY:

REVISIONS:

SHEET NUMBER:

A2.2a



**WILLAMETTE
FALLS**

MIXED-USE BUILDING
WILLAMETTE FALLS DR. & 11th ST.,
WEST LINN, OREGON

ICON CONSTRUCTION &
DEVELOPMENT

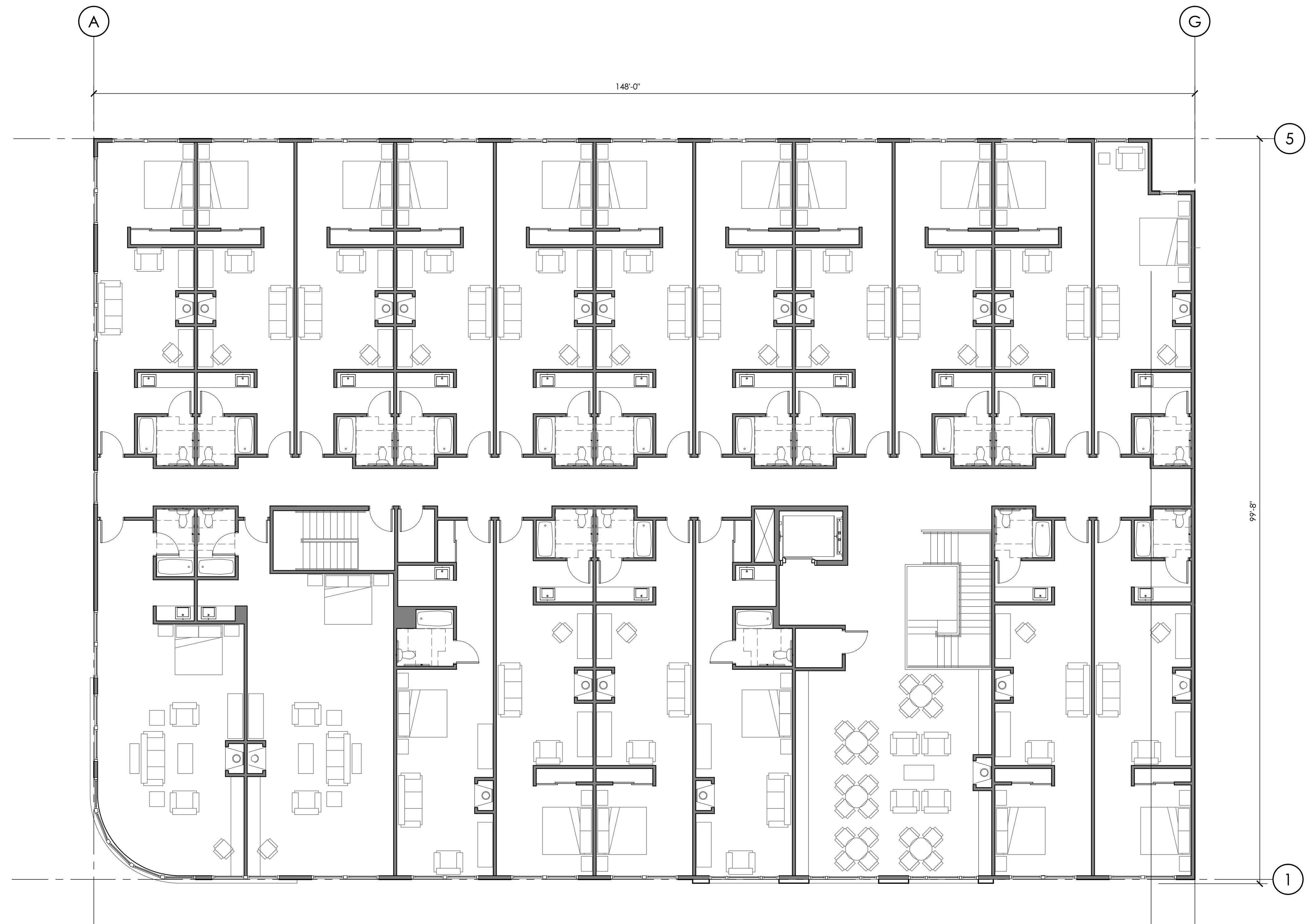
1980 WILLAMETTE FALLS DR., SUITE 200
WEST LINN, OREGON 97068

CLASS II & HISTORIC
DESIGN REVIEW
SUBMITTAL DRAWINGS

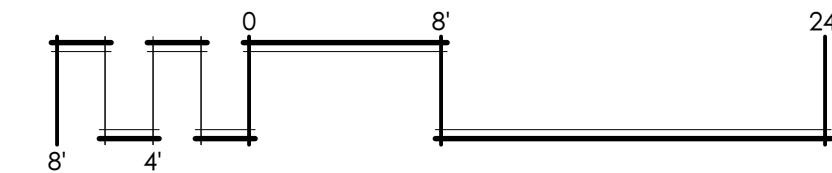
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ISSUE DATE: FEBRUARY, 2016
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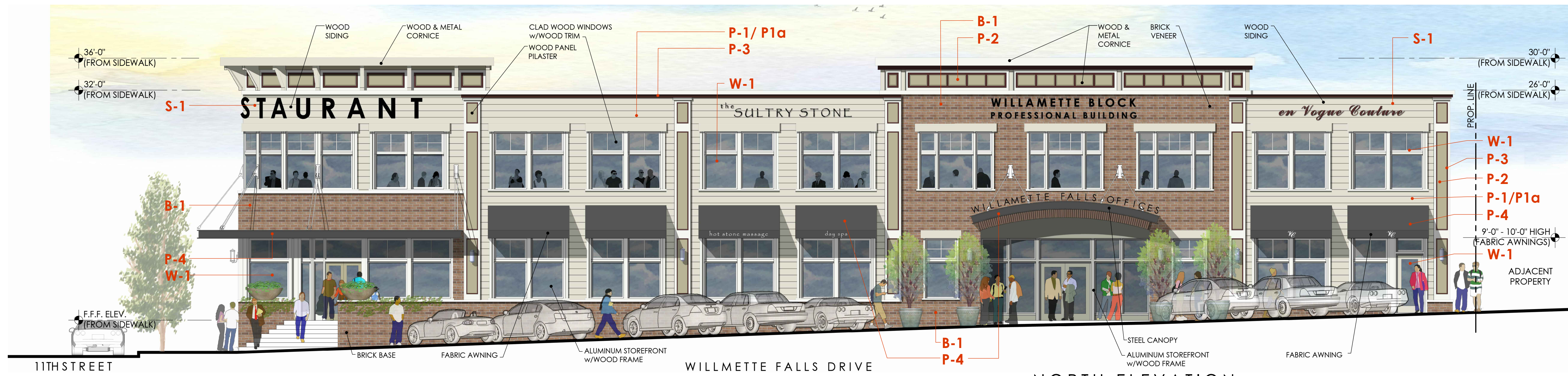
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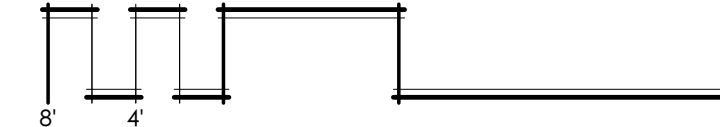


SECOND LEVEL PLAN - HOTEL



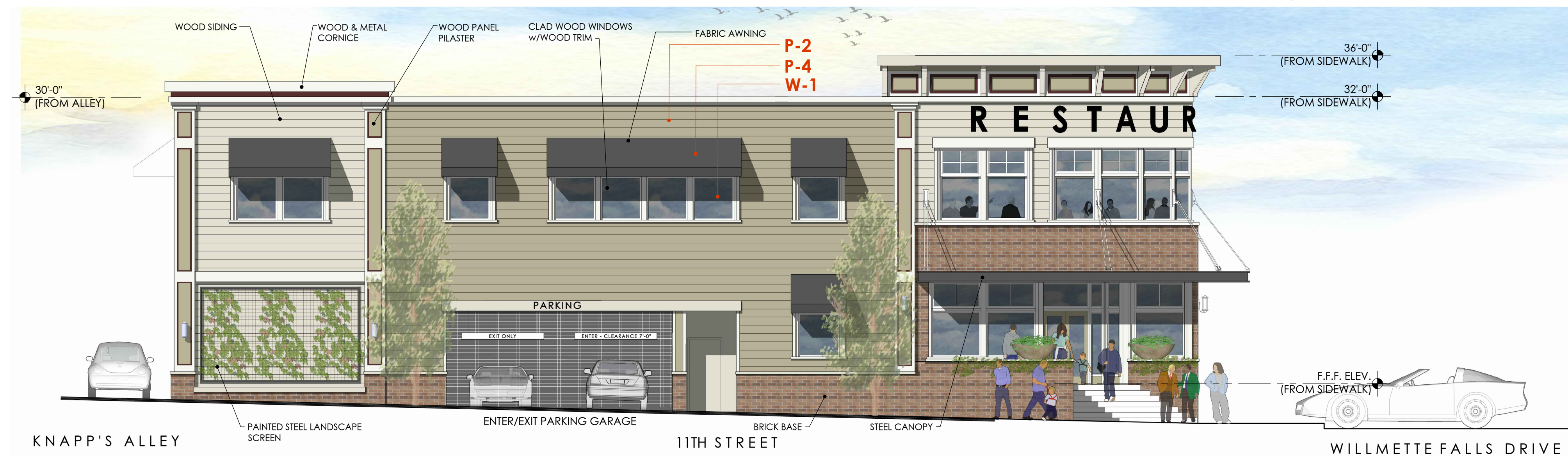


NORTH ELEVATION

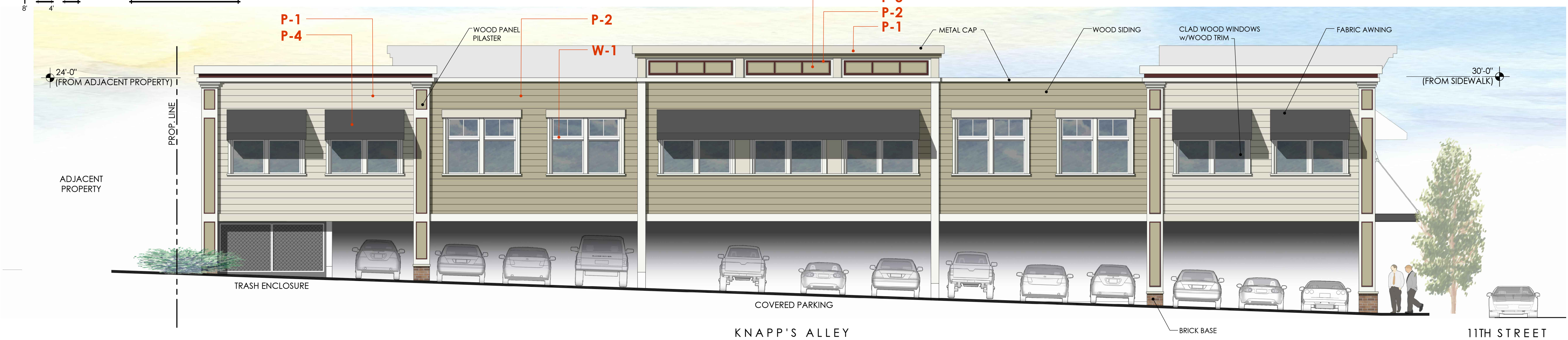
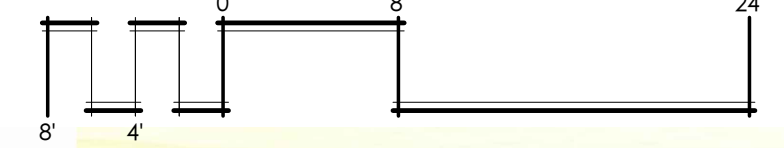


COLOR / MATERIAL SCHEDULE

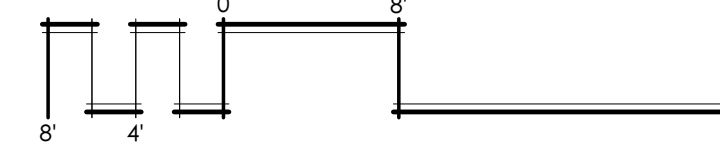
- P-1 GRAY MIST**
Main Building / Window Trim / Cornices
'Benjamin Moore'
- P-1a BRUSHED ALUMINUM (alternate color)**
Main Building / Window Trim / Cornices
'Benjamin Moore'
- P-2 SAGE MOUNTAIN**
Main Building / Wood Pilaster Panels
'Benjamin Moore'
- P-3 COTTAGE RED**
Accent Trim - 'Benjamin Moore'
- P-4 BLACK BEAUTY**
Fabric & Metal Awnings - 'Pike Awnings'
- W-1 STOREFRONT WINDOWS**
Painted Wood or Vinyl Clad
'Anderson' / 'Pella' / 'Jeld-Wen'
- S-1 SIDING (exterior all sides)**
HardiePlank Cement Fiber Siding
'James Hardi' Products
- B-1 BRICK Chestnut / Mission Texture**
'Mutual Materials'



EAST ELEVATION



SOUTH ELEVATION



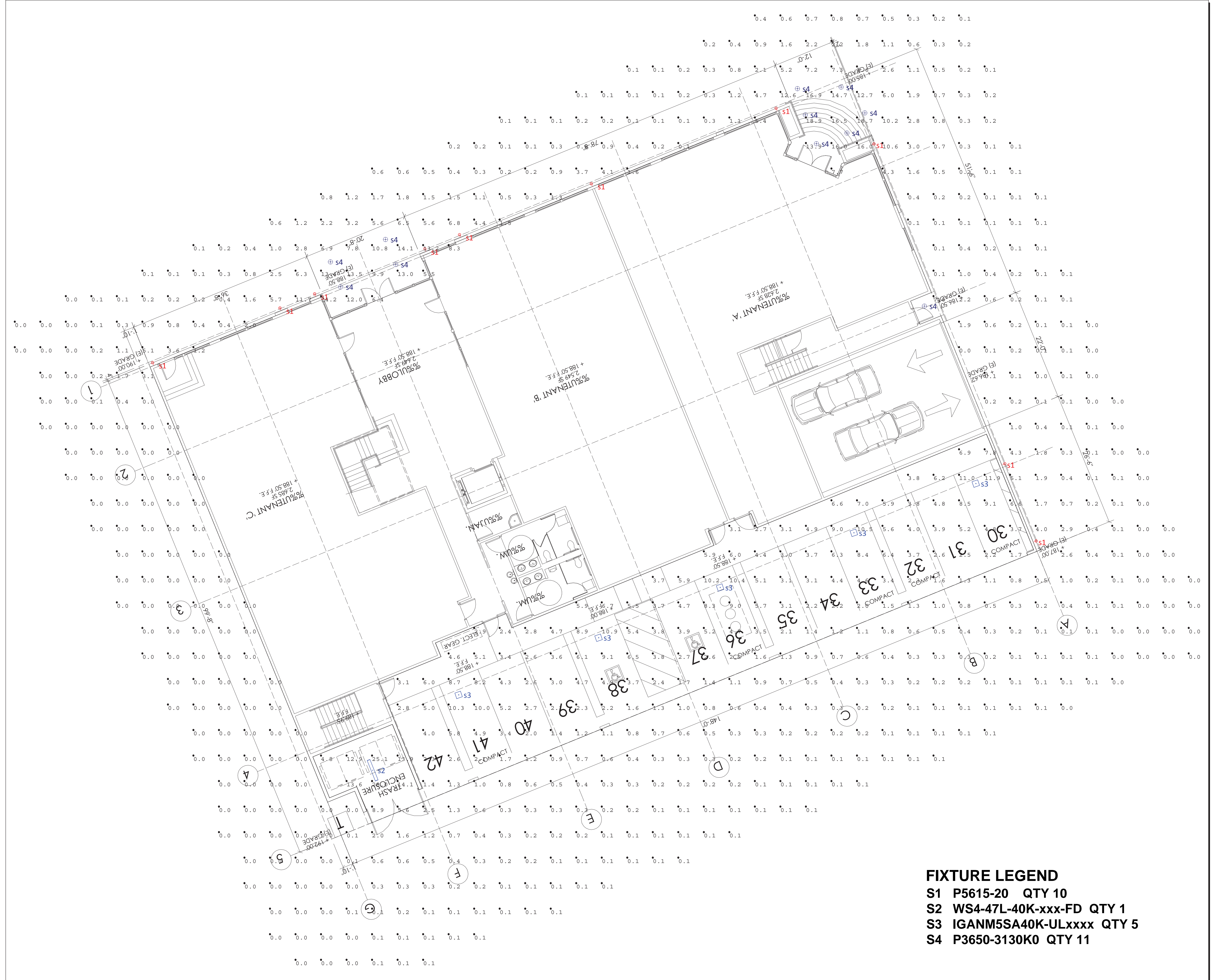
THE LIGHTING PROJECT

#	Date	Comments
1		Notes Regarding Deliverable

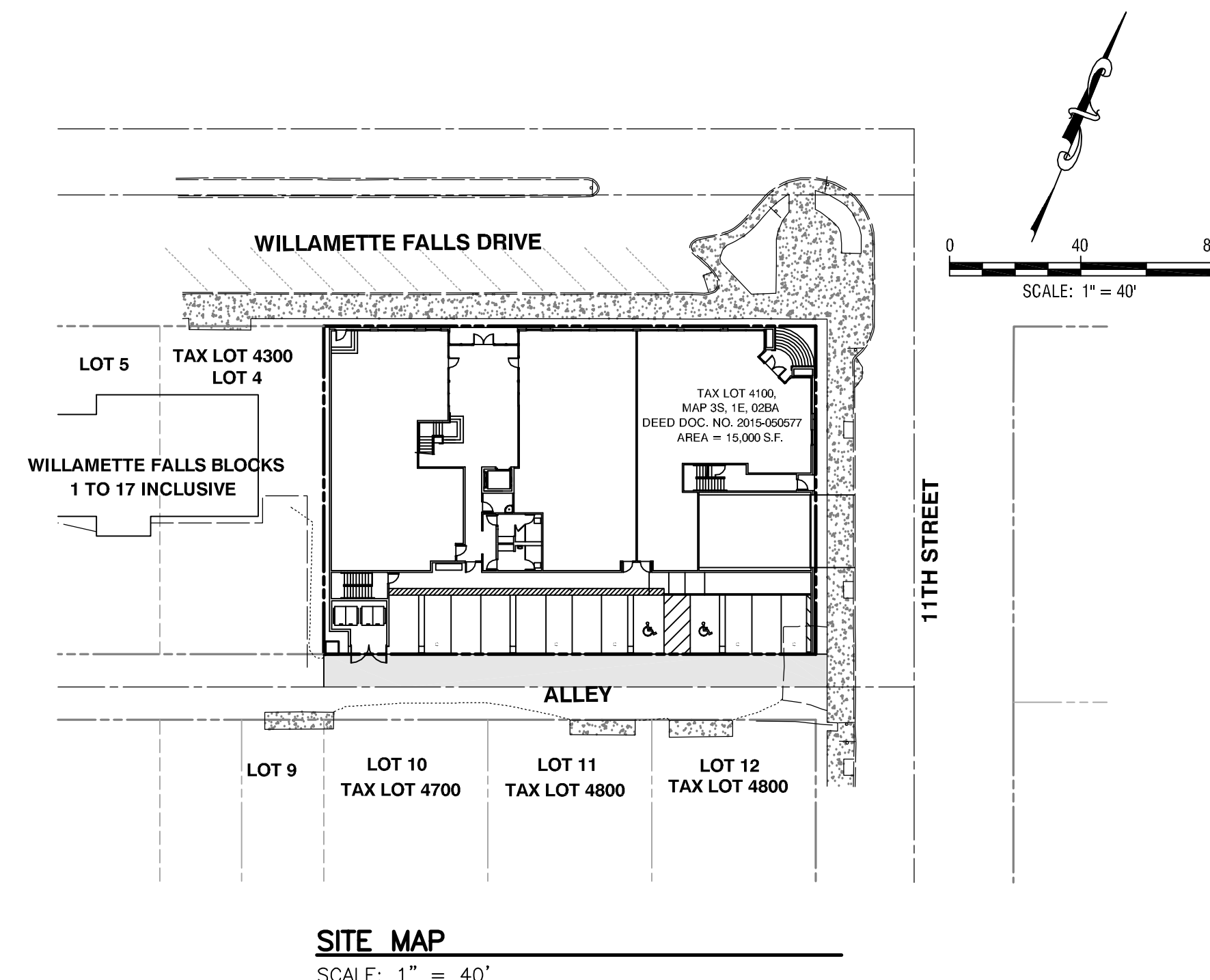
#	Date	Comments

Drawn By: ANDREW KIDD
 The Lighting Project / www.tlpnw.com
 Date: 3/22/2016

WALLAMETTE FALLS
 SITE LIGHTING



- FIXTURE LEGEND**
- S1 P5615-20 QTY 10
 - S2 WS4-47L-40K-xxx-FD QTY 1
 - S3 IGANM5SA40K-ULxxxx QTY 5
 - S4 P3650-3130K0 QTY 11



SITE MAP
SCALE: 1" = 40'

WILLAMETTE FALLS MIXED USE West Linn, Oregon

OWNER/APPLICANT

Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, Oregon 97068
Phone 503-657-0406

ARCHITECT

SGA
10940 SW Barnes Road, No. 364
Portland, Oregon 97225
Phone 503-201-0725

ENGINEERING

Bruce D. Goldson, PE
Theta, LLC
PO Box 1345
Lake Oswego, Oregon 97035
Phone 503-481-8822

SURVEYING

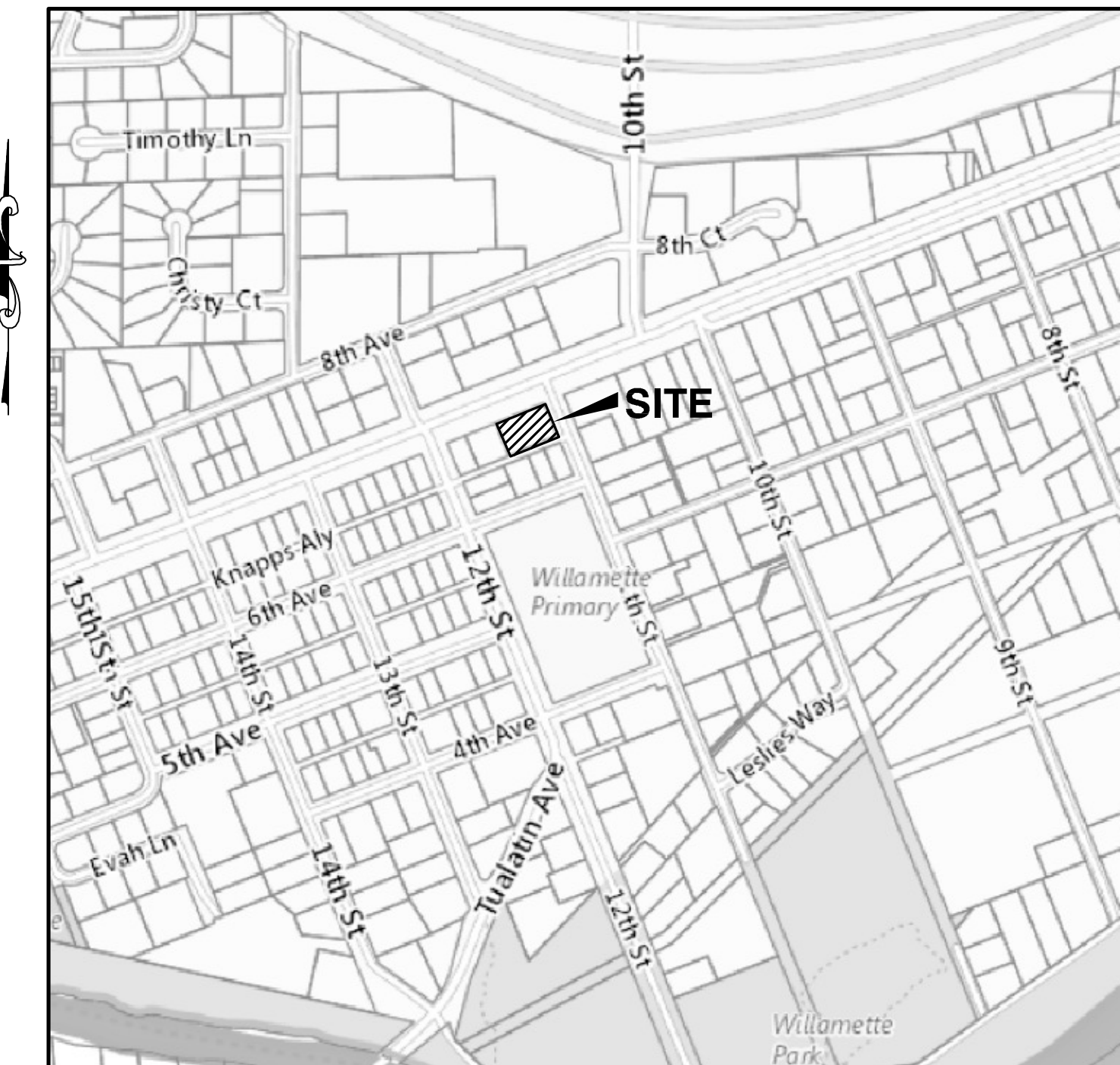
Centerline Concepts, land surveying, Inc.
729 Molalla Ave, Suite 1 & 2
Oregon City, Oregon 97045
Phone 503-650-0188

LEGAL

T3S R1E Section 2, TL 4100

ADDRESS:

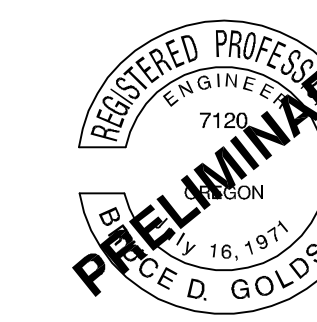
1969 Willamette Falls Drive
West Linn, Oregon



VICINITY MAP
SCALE: NTS

SHEET INDEX

- 1 COVER
- 2 SITE ANALYSIS
- 3 SITE AND UTILITY PLAN
- 4 GRADING AND EROSION CONTROL PLAN



EXPIRES: 06/30/2017
SIGNATURE DATE: 03/24/2016

DESIGN REVIEW - COVER

2015-129I

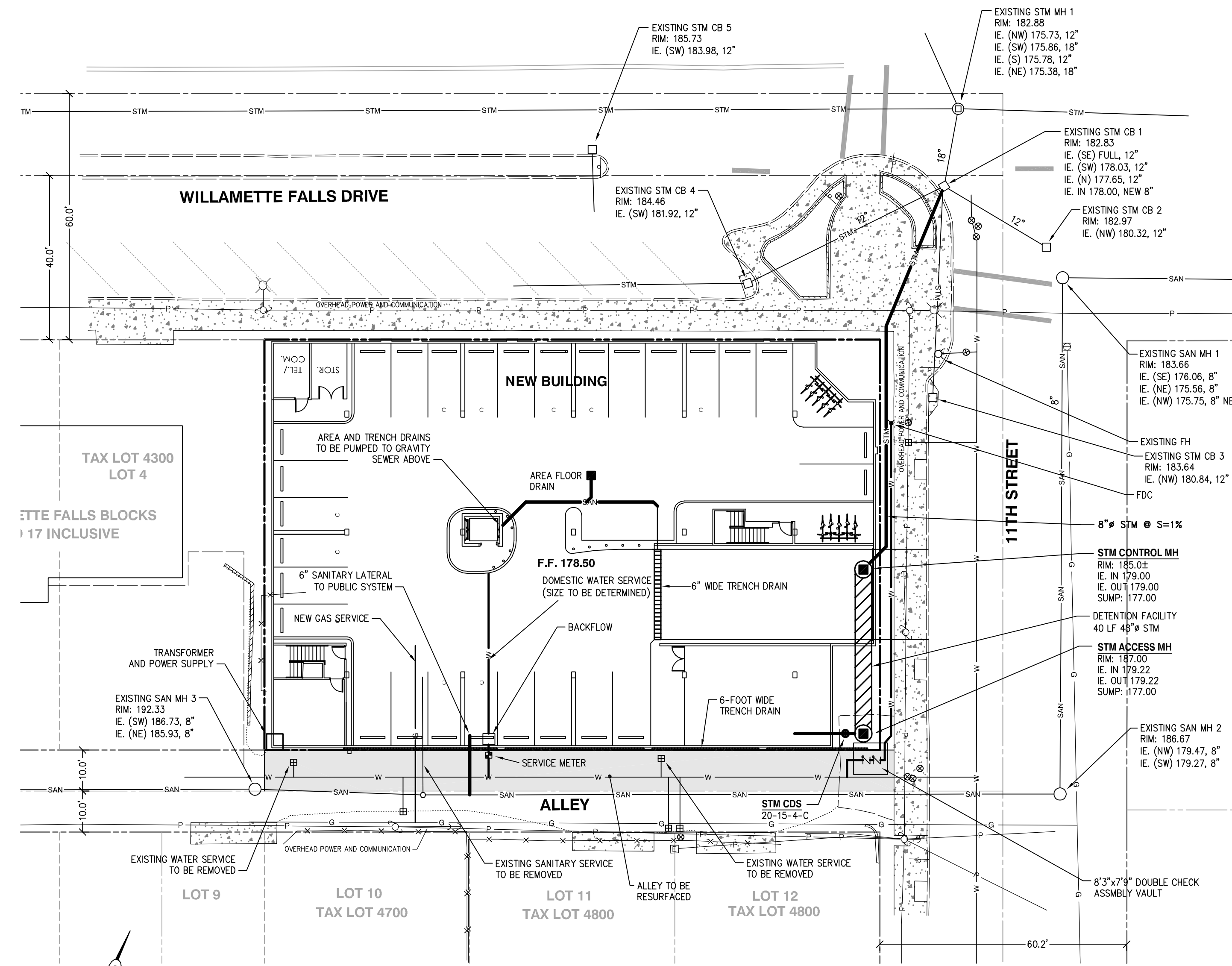
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DRAWN:	BJS			
SCALE:	1" = 20'			
DATE:	January, 2016	03/24/2016	1	REVISED PER WEST LINN LETTER, MARCH 9TH, 2016
FILE:	Willamette Design Review1	DATE	NO.	REVISION

Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

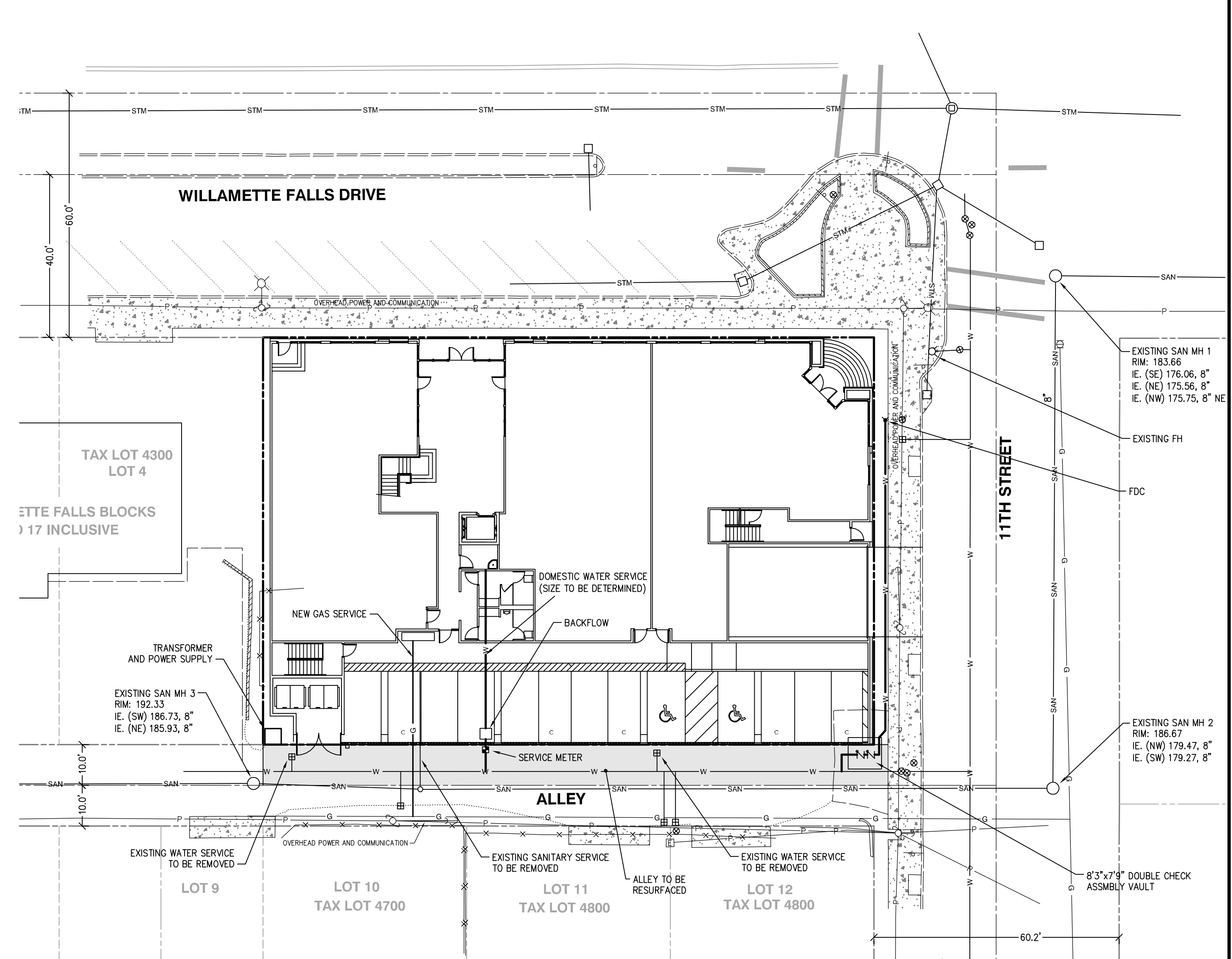
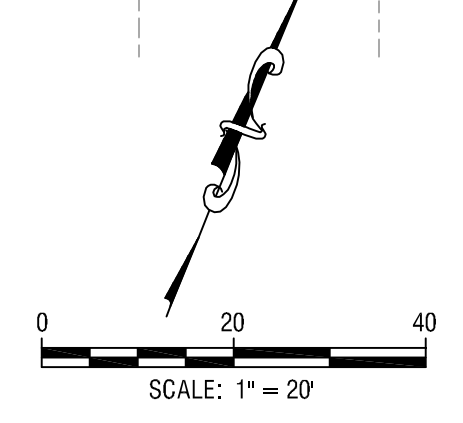
Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, Oregon 97068
PH: (503) 657-0406

Tax Lot 4100
T.3S., R.1E., Section 2
West Linn, Oregon

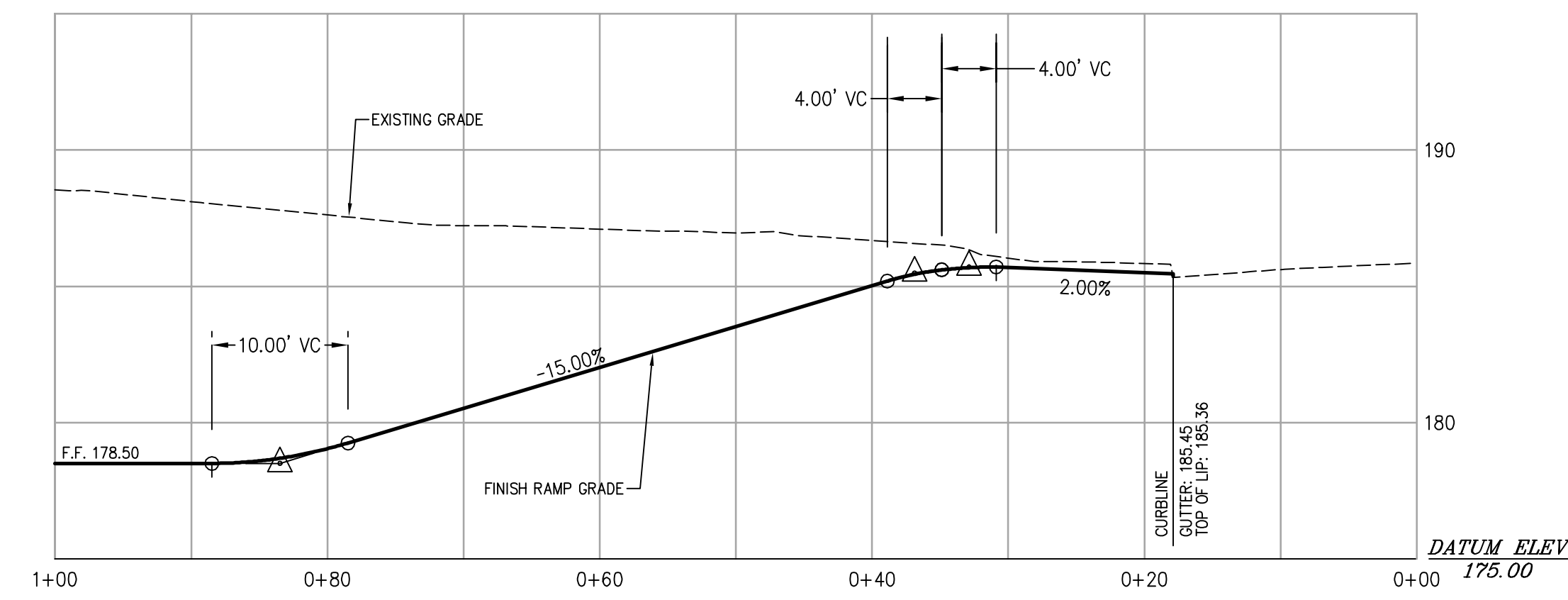
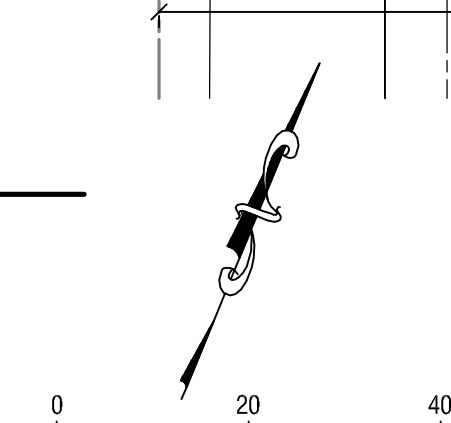
SHEET:
1/4



GARAGE LEVEL
SCALE: 1" = 20'

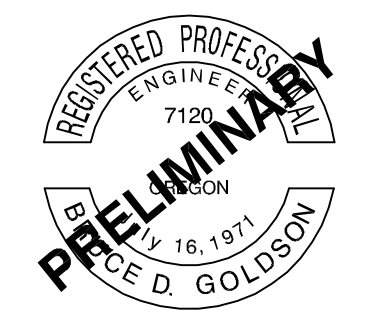


LOBBY LEVEL
SCALE: 1" = 20'



GARAGE RAMP PROFILE
1" = 10' HORIZONTAL
SCALE: 1" = 5' VERTICAL

1
3



DESIGN REVIEW - SITE AND UTILITY PLAN

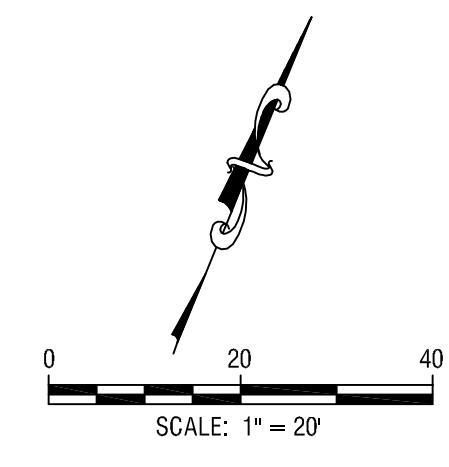
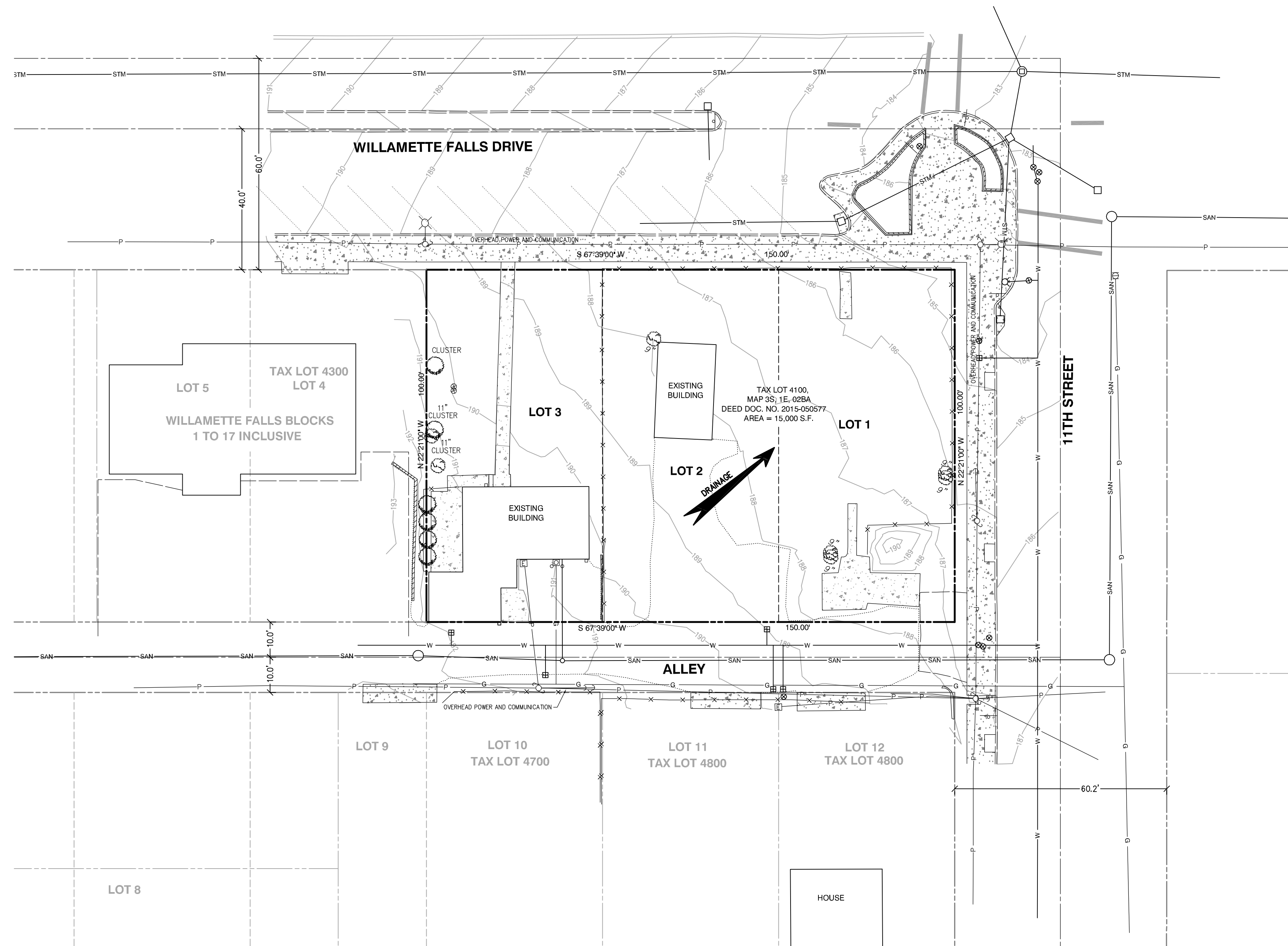
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FILE: Willamette Design Review1	DATE	NO.	REVISION

Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, Oregon 97068
PH: (503) 657-0406

Tax Lot 4100
T.3S., R.1E., Section 2
West Linn, Oregon

SHEET:
3/4



RESOURCE AREAS:

- A NO WETLAND PRESENT
- B NOT IN RIPARIAN CORRIDOR
- C NO STREAMS OR INTERMITTENT WATER WAYS
- D NO HABITAT CONSERVATION AREA
- E NO ROCK OUTCROPPINGS

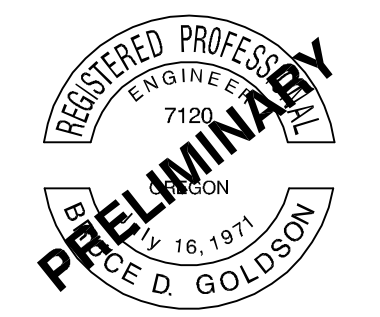
NATURAL HAZARD AREAS:

- A NOT IN FLOOD PLAIN
- B NOT IN WATER RESOURCE AREAS
- C NOT IN LANDSLIDE AREA
- D NOT IN LANDSLIDE VULNERABLE ANALYSIS AREA

GROSS AREA = 15,000 SQ.FT.

SLOPE ANALYSIS

- TYPE I: (UNDER 15%) = 15,000 SQ.FT.
- TYPE II: (15% TO 25%) = 0.00 SQ.FT.
- TYPE III: (25% TO 35%) = 0.00 SQ.FT.
- TYPE IV: (OVER 35%) = 0.00 SQ.FT.



EXPIRES: 06/30/2017
SIGNATURE DATE: 03/24/2016

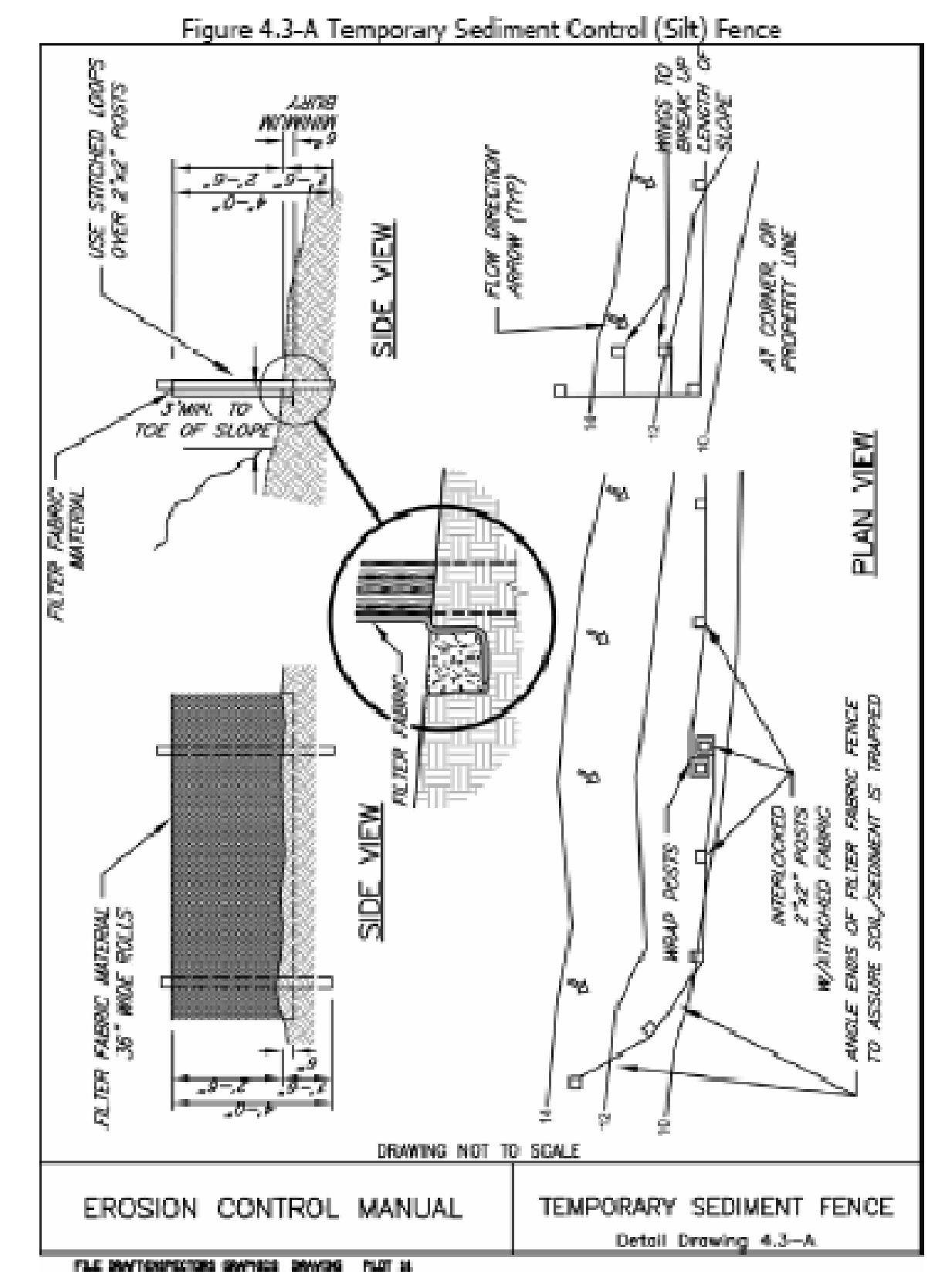
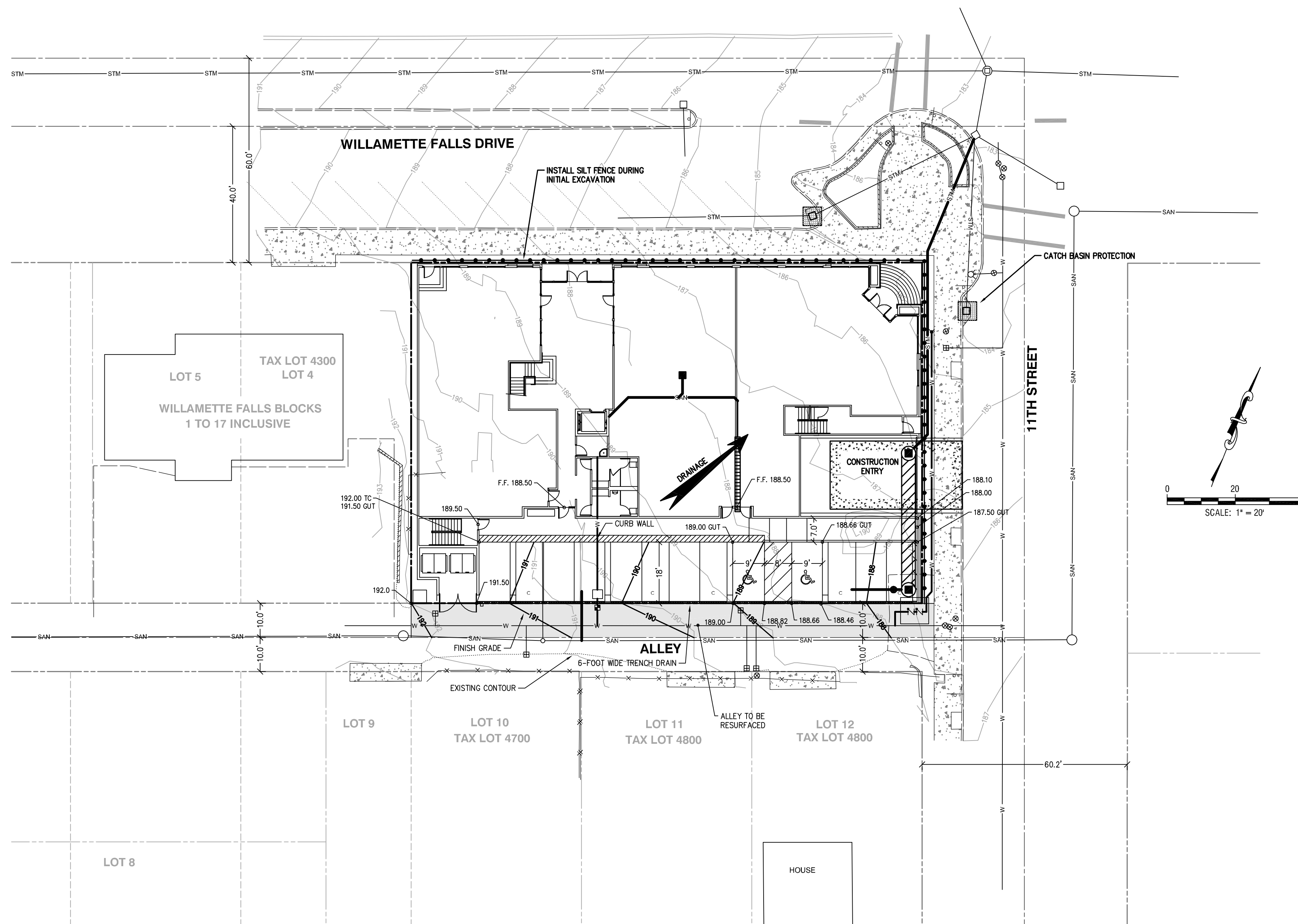
DESIGN REVIEW - SITE ANALYSIS

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ENGINEERING - SURVEYING - PLANNING
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1980 Willamette Falls Drive, Suite 200
West Linn, Oregon 97068
PH: (503) 657-0406

DESIGN REVIEW - GRADING AND EROSION CONTROL PLAN

Tax Lot 4100
T.3S., R.1E., Section 2
West Linn, Oregon

SHEET:
4/4

