



TRANSMITTAL

TO:

Darren Wyss
Associate Planner

CITY OF WEST LINN

22500 Salamo Rd.
West Linn, Oregon 97068
dwyss@westlinnoregon.gov
Phone (503) 722-5512

SGA PROJECT

1963 Willamette Falls Drive | SGA Project No. 15-104

VIA

Delivery US Mail Overnight Mail Fax Email

INCLUDED ITEMS

- 1 Copy Copy of Affidavit of Sign Posting
- 1 Copy Affidavit: Mailing to Neighbors
- 1 Copy Certified Mail Receipts (Officer Letter)
- 1 Copy Letter to Neighborhood Association Officers
- 1 Copy Neighborhood Meeting Notes from 04-25-2016 Meeting
- 1 Copy Letter to Neighbors within 500' radius
- 1 Copy Mailing Address Labels
- 1 Copy Maps of Neighborhood Mailing
- 1 Copy Site Sign
- 1 Copy Audio Recording of Meeting

END OF TRANSMITTED ITEMS

26 April, 2016



SUTTON|GODWIN|ARCHITECTURE

April 4, 2016

NEIGHBORHOOD MEETING NOTICE

Ms. Gail Holmes

President - Willamette Neighborhood Association (WNA)
C/O City of West Linn
22500 Salamo Road
West Linn, Oregon

REF: 1963 Willamette Falls Drive

Lots 1, 2 & 3 Block 10
West Linn, Oregon

Ms. Holmes-

SG Architecture, LLC is representing the applicant regarding the property located at 1993 Willamette Falls Drive in the Willamette Neighborhood Association. In the coming months the applicant will be processing the Land Use Application that will be submitted to the City of West Linn. Prior to applying for the necessary Land Use and Historic Review approvals we like to discuss the project in more detail with the Neighborhood Association, surrounding property owners and residents.

Please arrange for our meeting to be on:

Monday - April 25, 2016 @ 7:00 PM
West Linn Police station "Community Room"
Located at 1800 8th Ave
West Linn, OR 97068

PUBLIC

You are encouraged to contact the Willamette Neighborhood Association with any questions you wish to relay to the applicant. **WNA President, Gail Holmes** may be contacted at willamette@westlinoregon.gov or at 503-318-7317. Please note that this will be an informal meeting on preliminary plans. These plans may be modified before the application is submitted to the City.

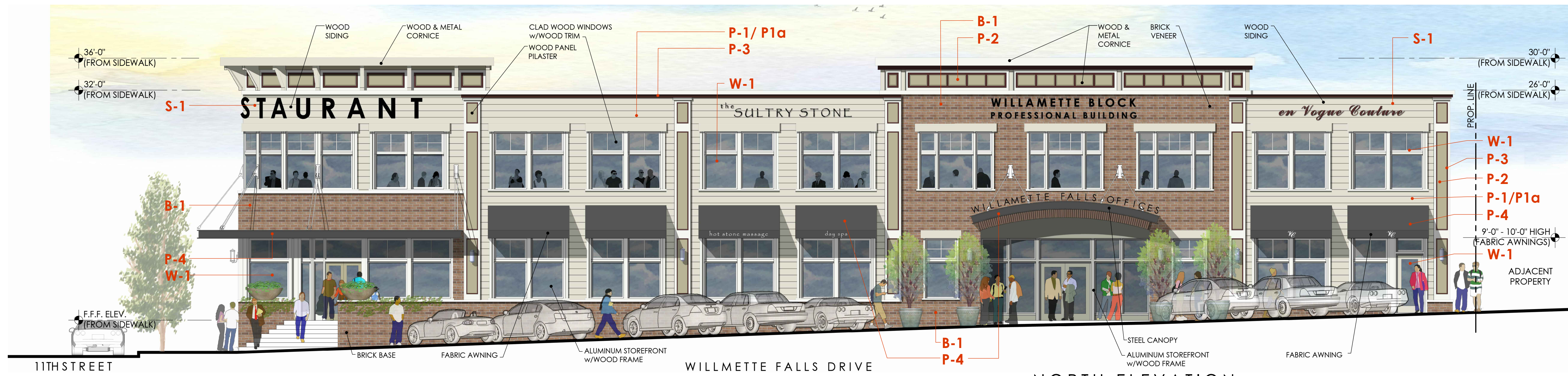
We look forward to discussing this project with you. If you have questions, but will be unable to attend, please feel free to call me at 503-201-0725.

Sincerely,
SG Architecture, LLC

10940 SW Barnes Rd #364
Portland, OR 97225
503.201.0725

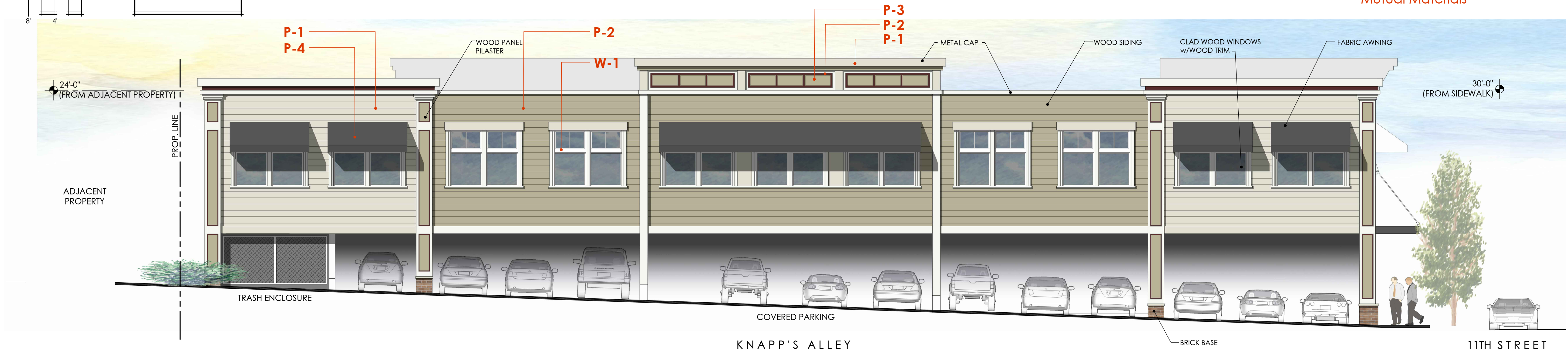
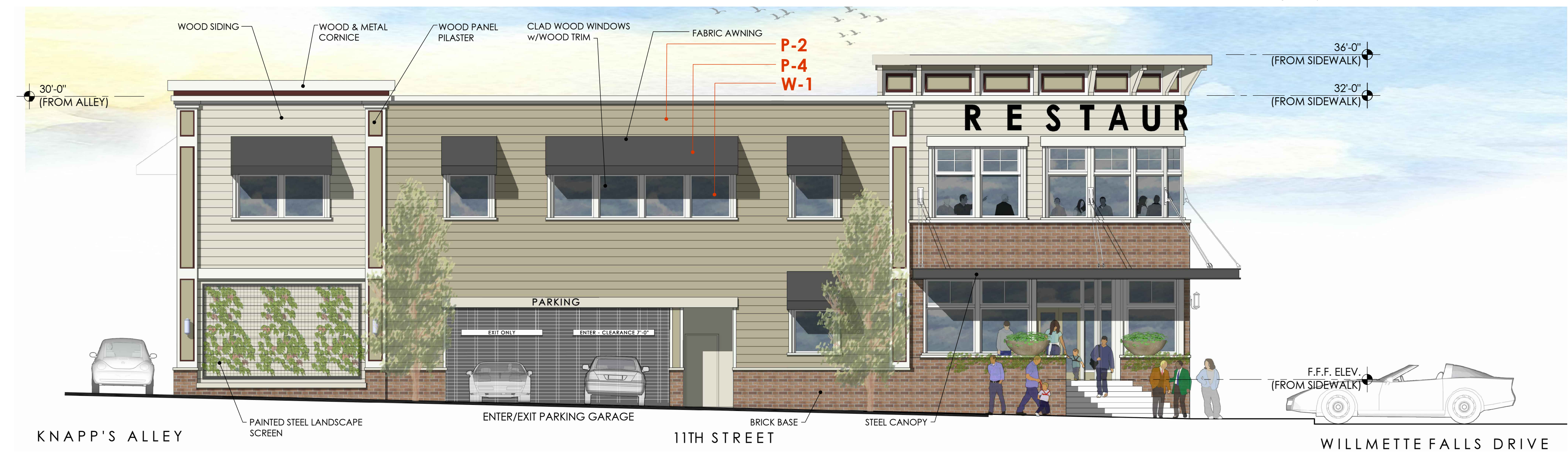
Kevin M. Godwin – Partner

CC by Certified Mail: Elizabeth Rocchia-Treasurer



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'



WILLAMETTE FALLS

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

ICON CONSTRUCTION & DEVELOPMENT

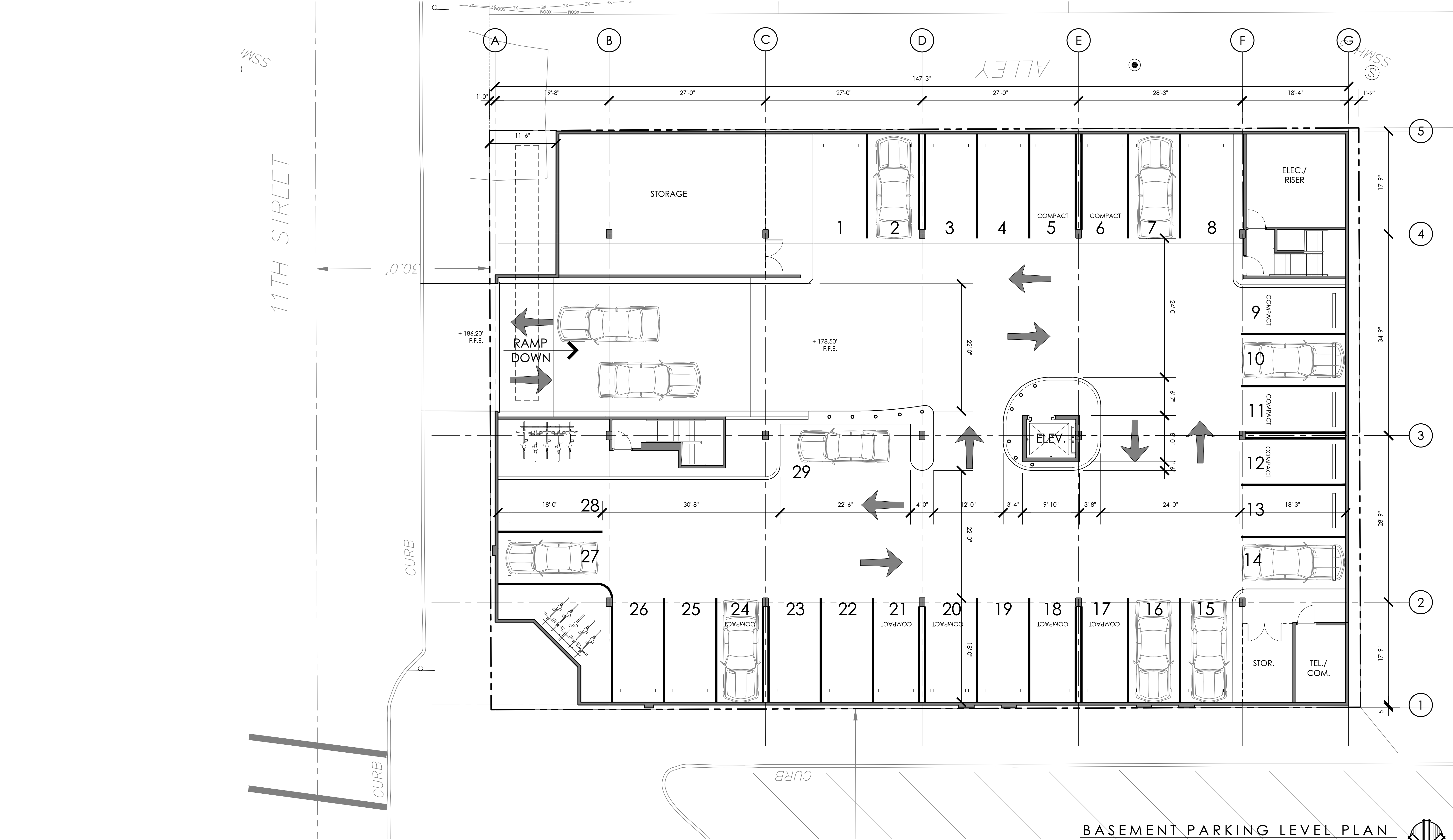
1980 WILLAMETTE FALLS DR., SUITE 200
WEST LINN, OREGON 97068

CLASS II & HISTORIC DESIGN REVIEW SUBMITTAL DRAWINGS

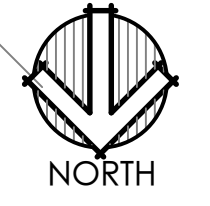
PROJECT NUMBER: 15-104
ISSUE DATE: FEBRUARY, 2016
DRAWN BY:

REVISIONS:

SHEET NUMBER:



BASEMENT PARKING LEVEL PLAN



WILLAMETTE FALLS

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WILLAMETTE FALLS DR. & 11TH ST.,
WEST LINN, OREGON

ICON CONSTRUCTION & DEVELOPMENT

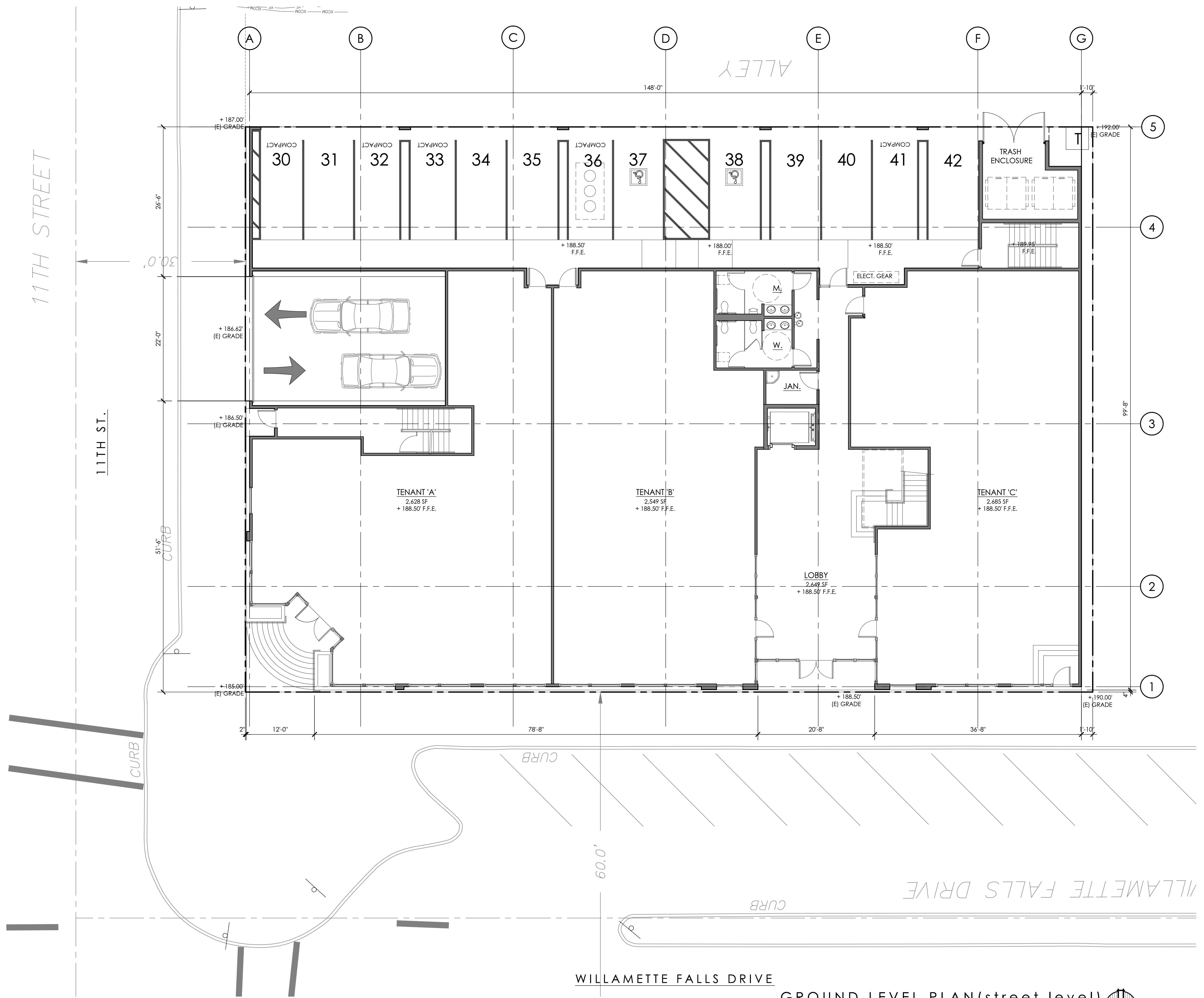
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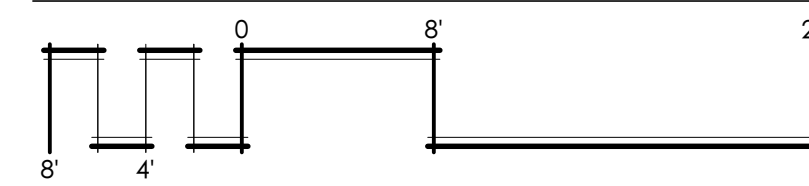
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GROUND LEVEL PLAN (street level)



WILLAMETTE FALLS

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

ICON CONSTRUCTION &
DEVELOPMENT

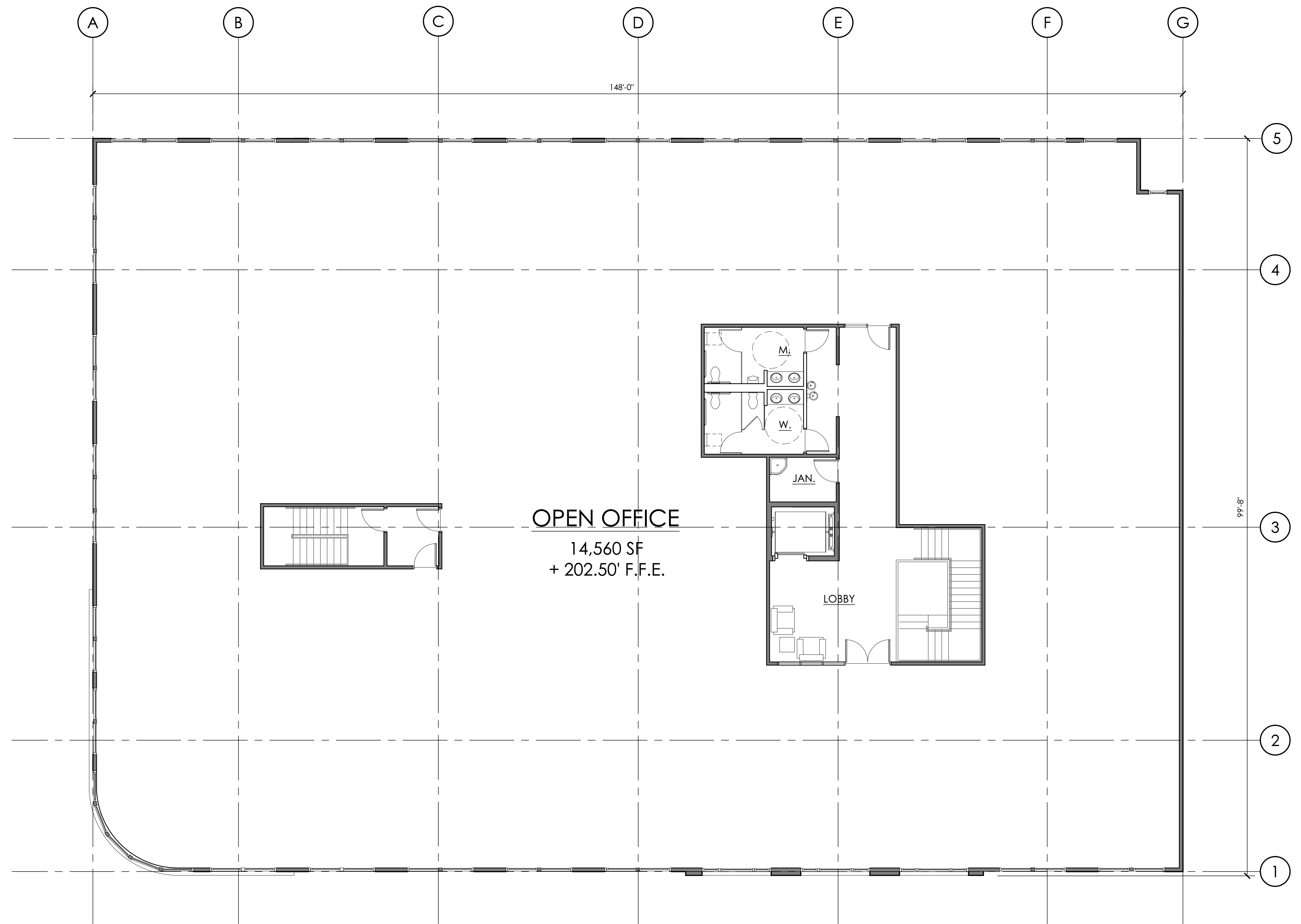
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SUBMITTAL DRAWINGS**

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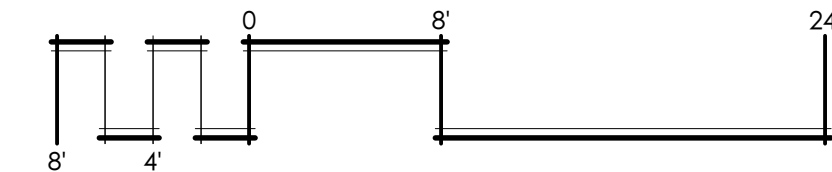
REVISIONS:

SHEET NUMBER:



OPEN OFFICE
14,560 SF
+ 202.50' F.F.E.

SECOND LEVEL PLAN - OFFICE



**WILLAMETTE
FALLS**

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

ICON CONSTRUCTION &
DEVELOPMENT

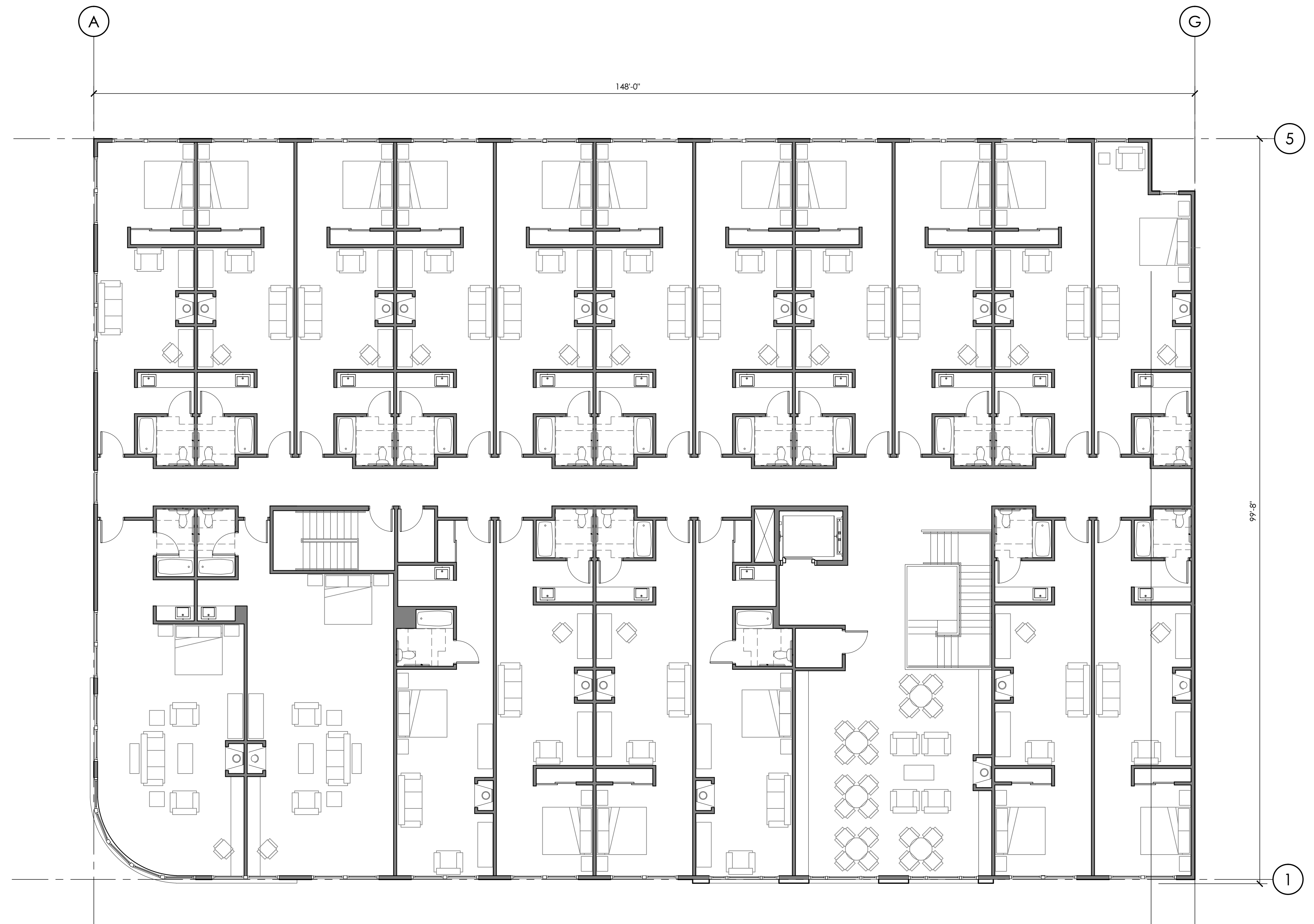
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CLASS II & HISTORIC
DESIGN REVIEW
SUBMITTAL DRAWINGS

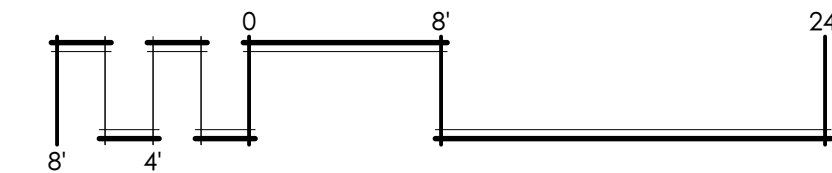
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REVISIONS:

SHEET NUMBER:



SECOND LEVEL PLAN - HOTEL



7015 0640 0007 2073 3960

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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For delivery information, visit our website at www.usps.com®.

OFFICIAL USE

Certified Mail Fee

\$

Extra Services & Fees (check box, add fee as appropriate)

- Return Receipt (hardcopy) \$
- Return Receipt (electronic) \$
- Certified Mail Restricted Delivery \$
- Adult Signature Required \$
- Adult Signature Restricted Delivery \$

Postage

\$
Total Postage and Fees

Sent To

ELIZABETH ROCCHIA

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

7015 0640 0007 2073 3953

U.S. Postal Service™
CERTIFIED MAIL® RECEIPT
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Certified Mail Fee

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Postage

\$
Total Postage and Fees

Sent To

GAIL HOLMES

Street and Apt. No., or PO Box No.

City, State, ZIP+4®

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

Postmark
Here

Mail Receipt:

THIS IS NOT A SHIPPING LABEL. PLEASE SAVE FOR YOUR RECORDS.

TRANSACTION DATE:
MON 4 APR 2016

EXPECTED DELIVERY DATE:

N/A
KEVIN GODWIN
10940 SW BARNES RD
#364

PORTLAND OR 97225
(503) 201-0725
MAIL FROM:

MAIL TO:
WILLAMETTE NEIGHBORHOOD ASSOCIATION
MS ELIZABETH ROCCHIA - TREASURER
801 WENDY CT
WEST LINN OR 97068-4059
RESIDENTIAL

MAIL INFORMATION:
USPS FIRST CLASS MAIL
0 LBS 2.0 OZ TOTAL WEIGHT
0 LBS 2.0 OZ EACH PIECE
11.50X6.13X0.25
1 PIECE
CERTIFIED MAIL
RETURN RECEIPT

TRACKING & REFERENCE
SHIPMENT ID: MMWAD92ET586W
ORDER/ITEM #: BS
REF#: - -
CERT MAIL #: 70150640000720733960

DESCRIPTION:
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MAILED THROUGH:
THE UPS STORE #3379
PORTLAND, OR 97225-5368
(503) 646-9999

POSTAGE CHARGES
FIRST CLASS MAIL 11.60
PIECES X 1
TOTAL \$11.60

COMPLETE ONLINE TRACKING: ENTER THIS ADDRESS IN YOUR WEB BROWSER TO TRACK:
[HTTP://THEUPSSTORE.COM](http://THEUPSSTORE.COM) (SELECT TRACKING, ENTER SHIPMENT ID #) SHIPMENT
QUESTIONS? CONTACT SHIPPED THROUGH ABOVE.

SHIPMENT ID: MMWAD92ET586W



Powered by iShip(r)
04/04/2016 04:06 PM Pacific Time N

The UPS Store®

SEE NOTICE ON REVERSE regarding UPS Terms, and notice of limitation of liability. Where allowed by law, shipper authorizes UPS to act as forwarding agent for export control and customs purposes. If exported from the US, shipper certifies that the commodities, technology or software were exported from the US in accordance with the Export Administration Regulations. Diversion contrary to law is prohibited. RRD R 0116

Mail Receipt:

THIS IS NOT A SHIPPING LABEL. PLEASE SAVE FOR YOUR RECORDS.

TRANSACTION DATE:
MON 4 APR 2016

EXPECTED DELIVERY DATE:

N/A
KEVIN GODWIN
10940 SW BARNES RD
#364

PORTLAND OR 97225
(503) 201-0725
MAIL FROM:

MAIL TO:
WILLAMETTE NEIGHBORHOOD ASSOCIATION
MS. GAIL HOLMES - PRESIDENT
801 WENDY CT
WEST LINN OR 97068-4059
RESIDENTIAL

MAIL INFORMATION:
USPS FIRST CLASS MAIL
0 LBS 2.0 OZ TOTAL WEIGHT
0 LBS 2.0 OZ EACH PIECE
11.50X6.13X0.25
1 PIECE
CERTIFIED MAIL
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(503) 646-9999

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04/04/2016 04:06 PM Pacific Time N

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SEE NOTICE ON REVERSE regarding UPS Terms, and notice of limitation of liability. Where allowed by law, shipper authorizes UPS to act as forwarding agent for export control and customs purposes. If exported from the US, shipper certifies that the commodities, technology or software were exported from the US in accordance with the Export Administration Regulations. Diversion contrary to law is prohibited. RRD R 0116

Neighborhood Meeting
Affidavit of Posting Notice

City of West Linn)

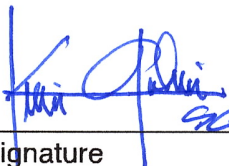
SS

City of West Linn)


I, Kevin Godwin, being duly sworn, state that I represent the party initiating interest in a proposed two-story building development affecting the land at 1963 Willamette Falls Drive in West Linn, Oregon, and that pursuant to Community Development Code Section 99, did on April 5th, 2016, personally post notice indicating that the site may be proposed for a two story building development.

Two signs were posted, one at the fence facing Willamette Falls Drive and 11th Street, and one in the parking area median facing Willamette Falls Drive.

This 1st day of April, 2016.


Signature
Kevin Godwin
SCT ARCHITECTURE, LLC.

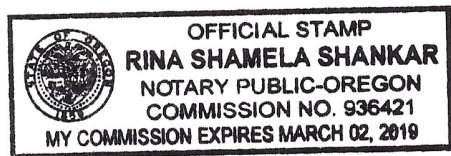
Subscribed and sworn to, or affirmed, before me this 26th day of April, 2016.



Notary for the state of Oregon

County of Washington

My Commission Expires: March 02, 2019



**NOTICE OF
NEIGHBORHOOD MEETING**

**REGARDING A NEW TWO-STORY
BUILDING PROPOSED FOR
1963 WILLAMETTE FALLS DRIVE**

**YOU ARE INVITED TO ATTEND A
NEIGHBORHOOD MEETING ON**

**MONDAY,
APRIL 25TH, 2016
7:00 PM**

at the

West Linn Police Station
"Community Room"
1800 8th Ave, West Linn

FOR ADDITIONAL INFORMATION CONTACT THE
APPLICANT FOR THIS PROJECT:

Kevin Godwin - SG Architecture, LLC
10940 SW Barnes Rd #364, Portland OR 97225
503-201-0725 kgodwin@sg-arch.net



April 4, 2016

NEIGHBORHOOD MEETING NOTICE

REF: 1963 Willamette Falls Drive
Lots 1, 2 & 3 Block 10
West Linn, Oregon

Residents of the Willamette Falls Neighborhood-

SG Architecture, LLC is representing Icon Development regarding a new commercial development that is located at the intersection of Willamette Falls Drive and 11th street. The proposed project has approximately 25,500 SF and will be a 2-story mixed-use development with 42 parking stalls located in an underground parking structure and along the rear of the building off of Knapp Alley.

Prior to applying for the necessary Land Use and Historic Review approvals we like to invite you to discuss the project in more detail at the Willamette Neighborhood Association meeting at the time and Location stated below.

Monday - April 25, 2016 @ 7:00 PM
West Linn Police station "Community Room"
Located at 1800 8th Ave
West Linn, OR 97068

PUBLIC

You are encouraged to contact the Willamette Neighborhood Association with any questions you wish to relay to the applicant. **WNA President, Gail Holmes** may be contacted at willamette@westlinoregon.gov. or at 503-318-7317. Please note that this will be an informal meeting on preliminary plans. These plans may be modified before the application is submitted to the City.

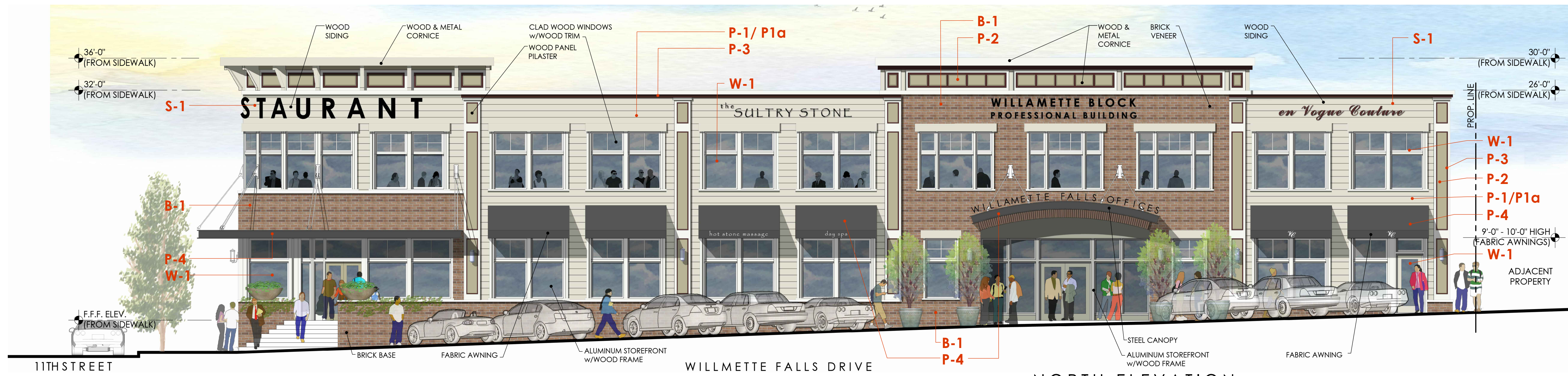
We look forward to discussing this project with you. If you have questions, but will be unable to attend, please feel free to call me at 503-201-0725.

Sincerely,
SG Architecture, LLC

Kevin M. Godwin – Partner

10940 SW Barnes Rd #364
Portland, OR 97225
503.201.0725

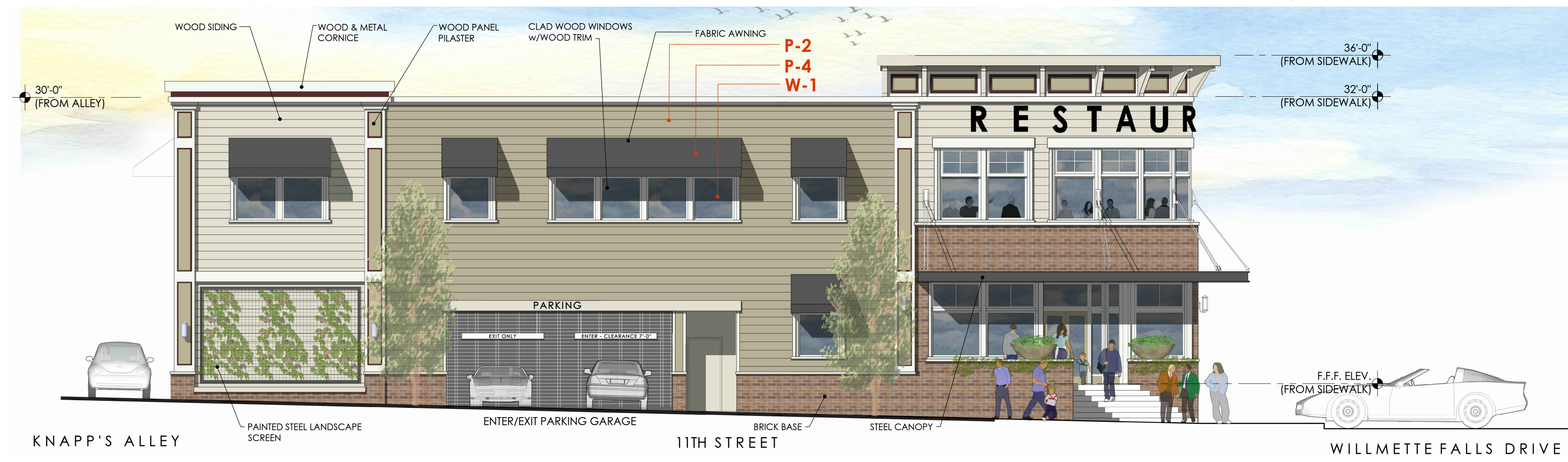
CC: Gail Holmes -President - Willamette Neighborhood Association (WNA)
Elizabeth Rocchia - Treasure - Willamette Neighborhood Association (WNA)



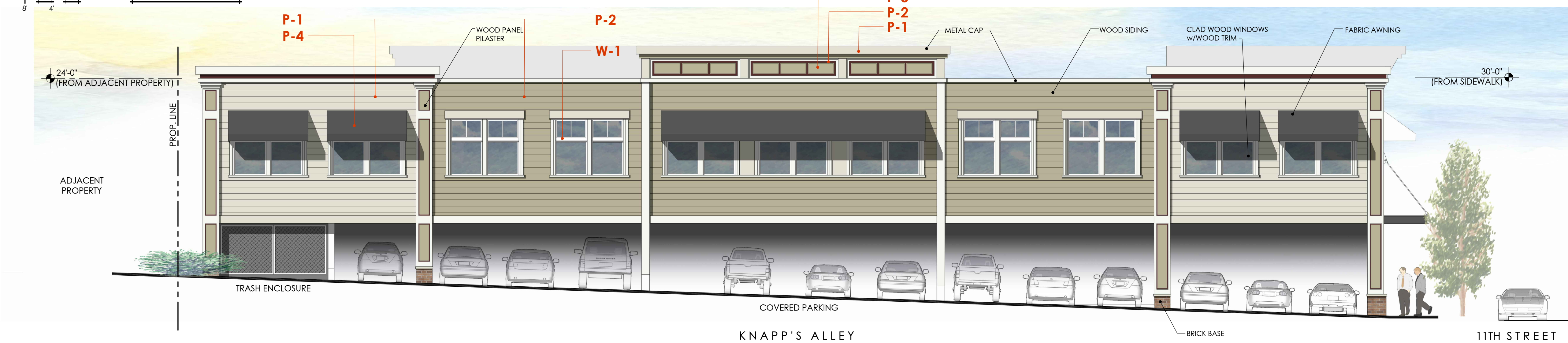
NORTH ELEVATION

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'
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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

WILLAMETTE FALLS

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

ICON CONSTRUCTION & DEVELOPMENT

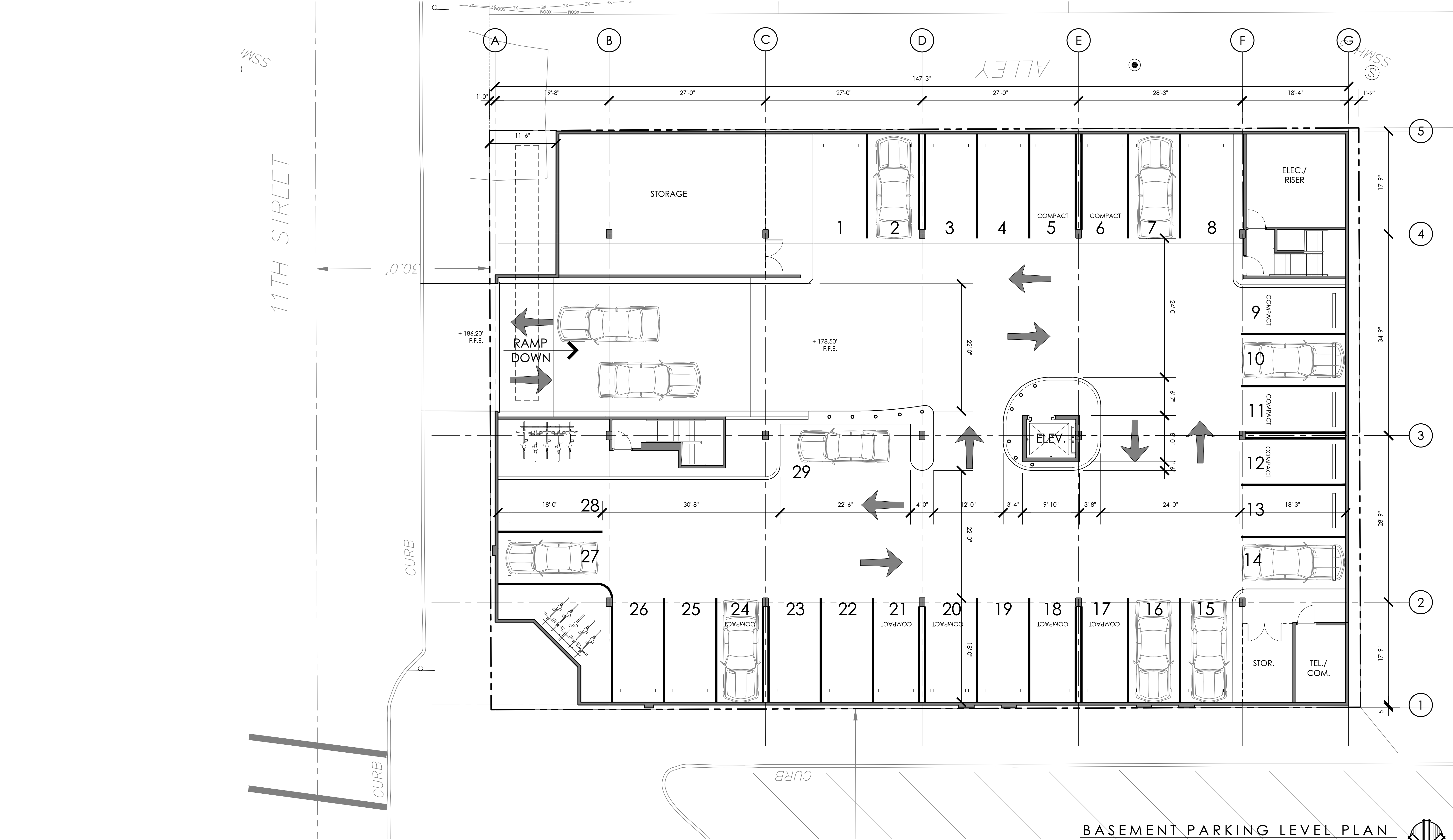
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CLASS II & HISTORIC DESIGN REVIEW SUBMITTAL DRAWINGS

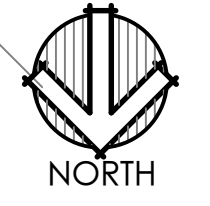
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BASEMENT PARKING LEVEL PLAN



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WILLAMETTE FALLS DR. & 11TH ST.,
WEST LINN, OREGON

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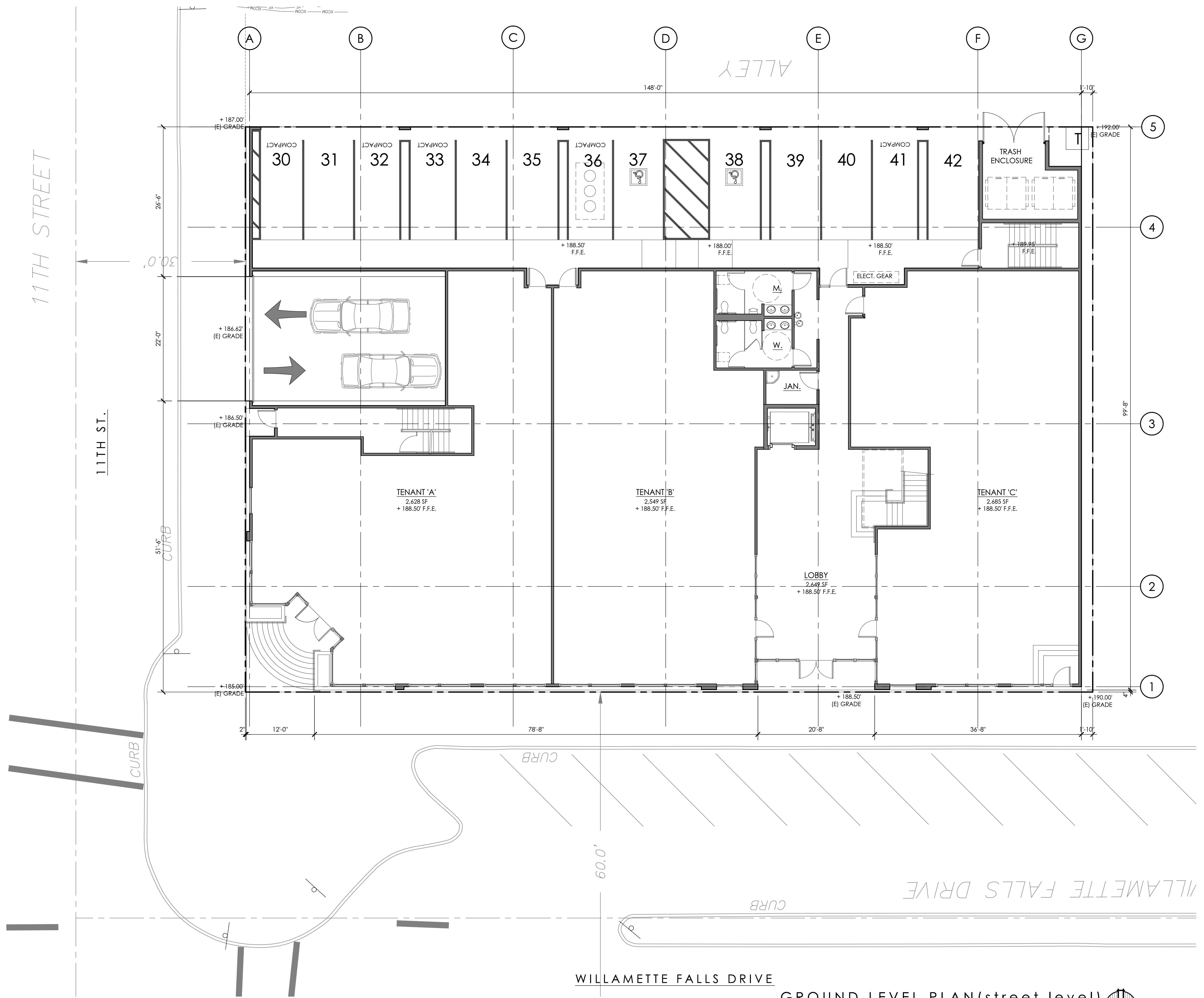
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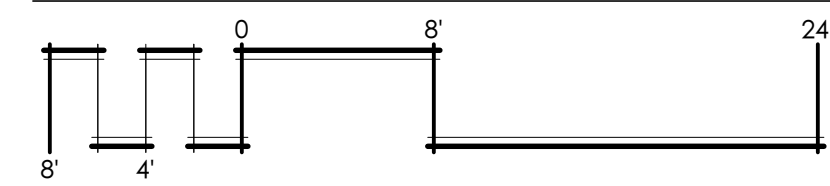
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GROUND LEVEL PLAN (street level)



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WEST LINN, OREGON

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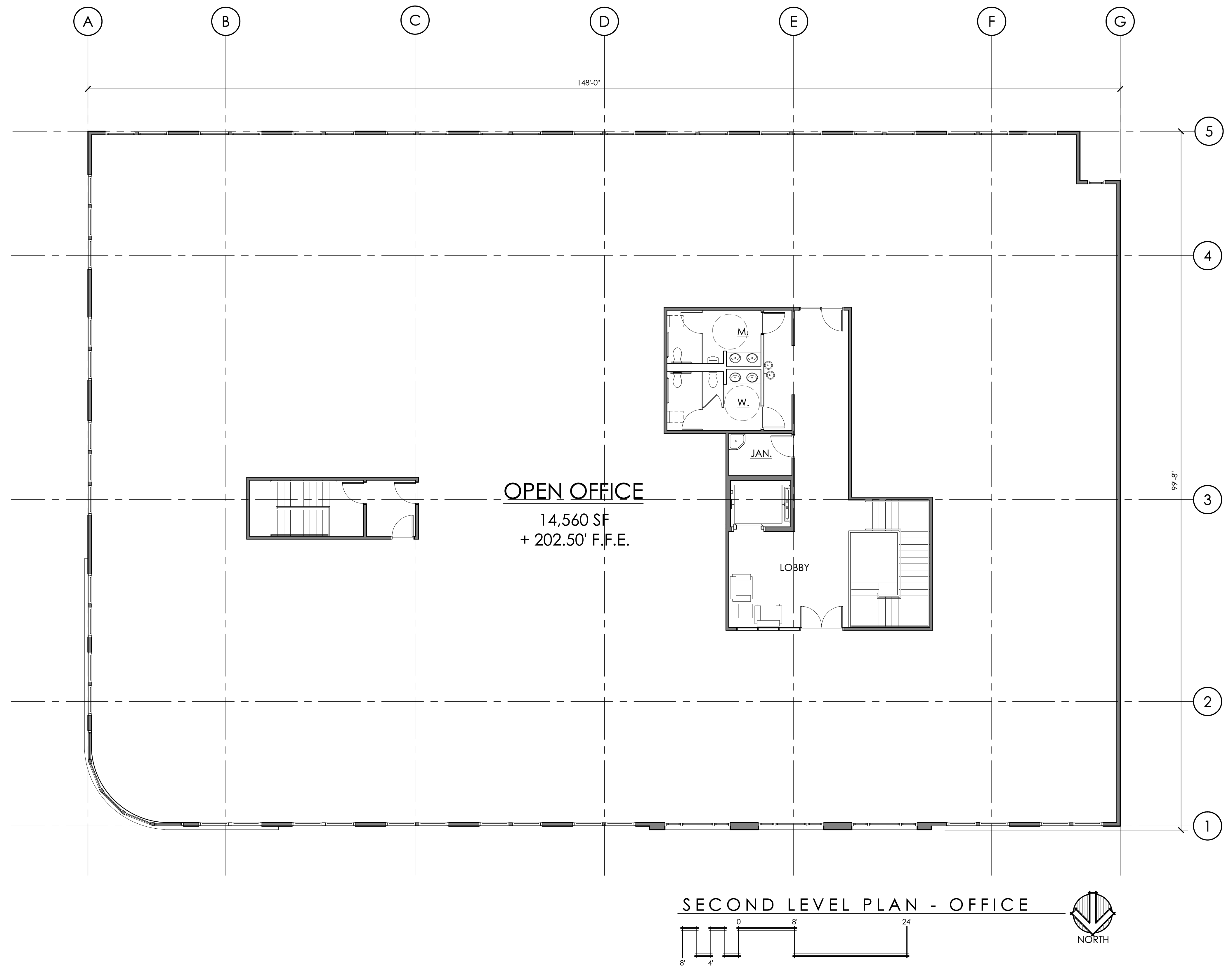
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**WILLAMETTE
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ICON CONSTRUCTION &
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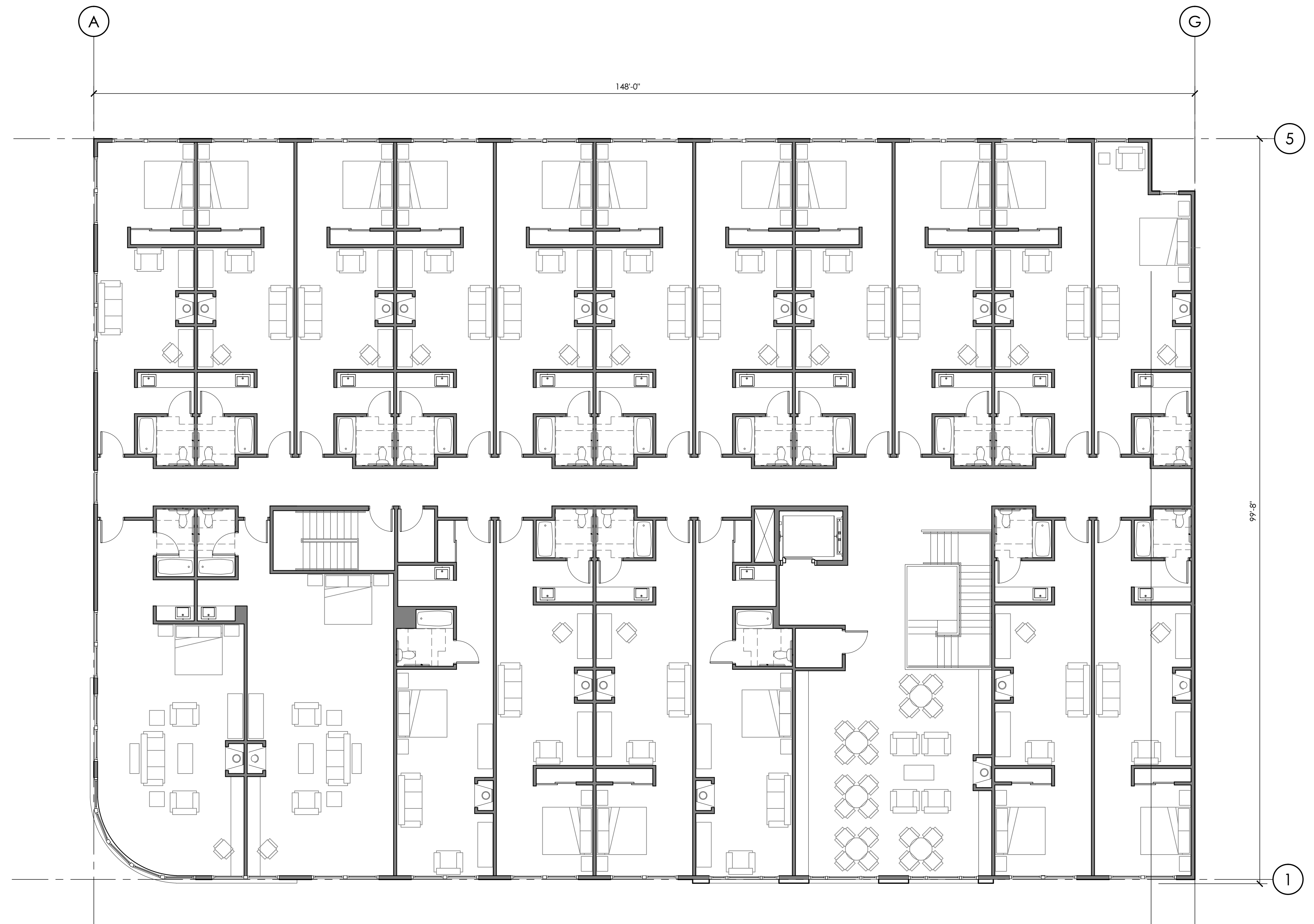
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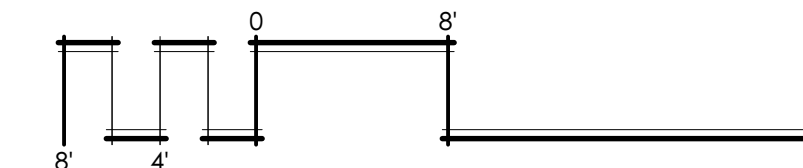
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SECOND LEVEL PLAN - HOTEL



Neighborhood Meeting
Affidavit of Mailing

City of West Linn)

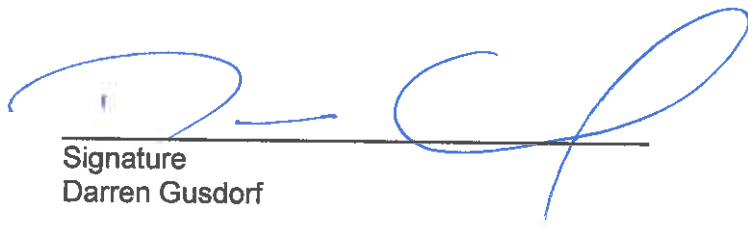
SS

City of West Linn)

I, Darren Gusdorf, being duly sworn, state that I represent the party initiating interest in a proposed two-story building development affecting the land at 1963 Willamette Falls Drive in West Linn, Oregon, and that pursuant to Community Development Code Section 99, did on April 5th, 2016, cause to have mailed, to each of the persons on the attached list, a notice of meeting to discuss the proposed development of the aforementioned property.

I further state that said notices were enclosed in plainly addressed envelopes to said persons and were deposited on the date indicated above in the United States Post Office with postage prepaid thereon.

This 13th day of April, 2016.



Signature
Darren Gusdorf

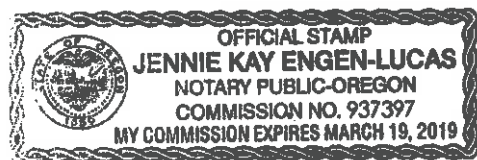
Subscribed and sworn to, or affirmed, before me this 13th day of April, 2016.

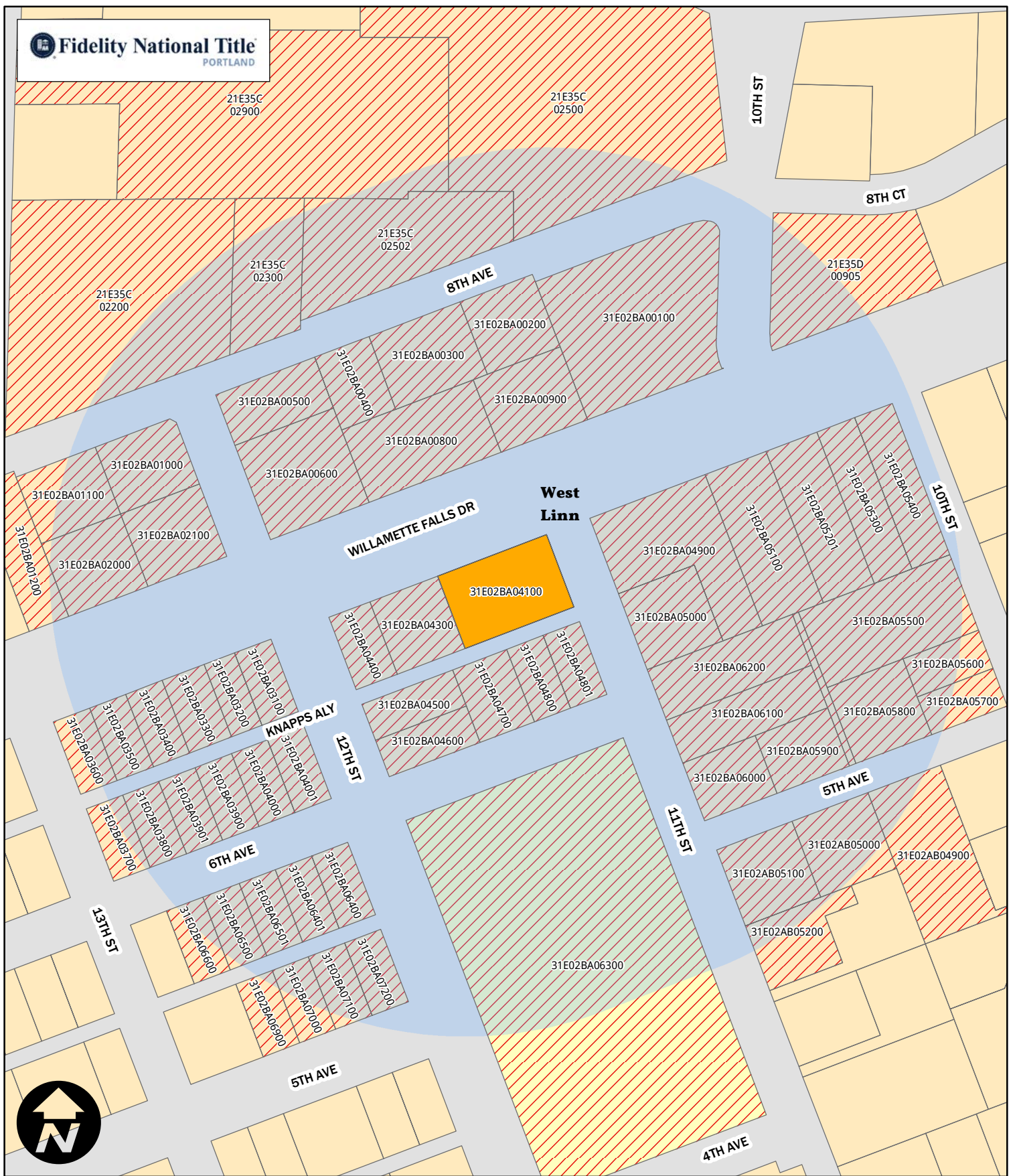


Notary for the state of Oregon

County of Clackamas

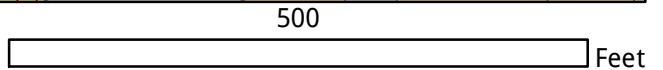
My Commission Expires: 3/19/2019





Public Notification Search

- Subject
- Notification
- Radius
- School Lands
- Taxlots
- Incorporated city



Prepared by: Fidelity National Title
 Data: CoreLogic, Metro RLIS
 Date: 4/1/2016
 This information is reliable, but not guaranteed. It is not a survey.

2 1 E 35C
WEST LINN

S.W.1/4 SEC.35 T.2S. R.1E. W.M.
CLACKAMAS COUNTY

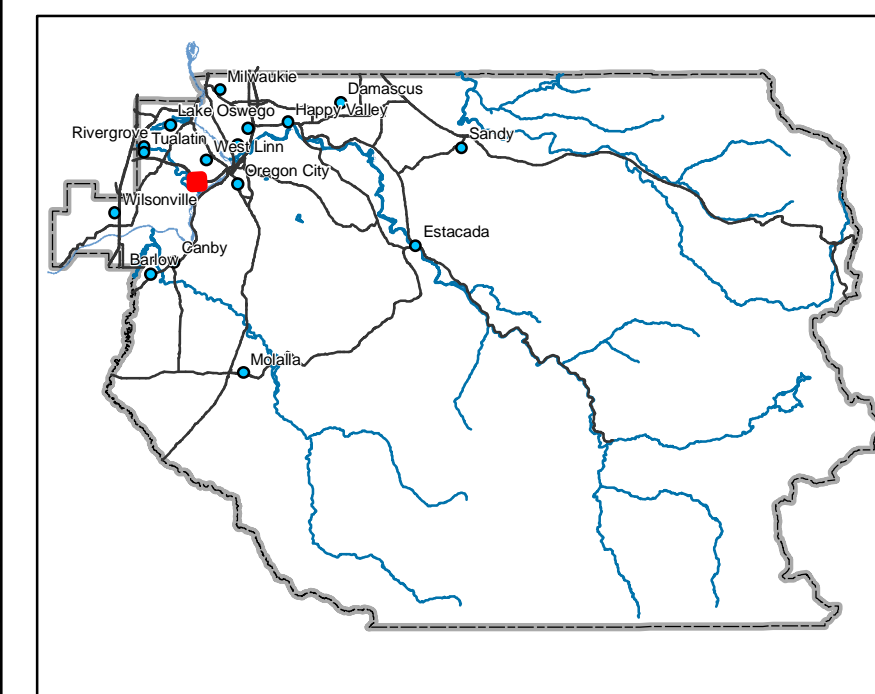
1" = 200'

D. L. C.
WILLIAM BLAND NO. 55
M. K. PERRIN NO. 50 & 66
JOSEPH FIELDS NO. 67

Cancelled Taxlots

- 2500E2
- 900
- 9000
- 90010
- 90100
- 90101
- 90111
- 90121
- 90200
- 90212
- 90215
- 90218
- 90221
- 90222
- 101
- 103
- 201
- 300
- 400
- 600
- 807
- 1000
- 1100
- 1300
- 1400
- 1602
- 1700
- 2400
- 2500E1
- 2501
- 2600
- 2700
- 2800
- 1900
- 2000
- 2100

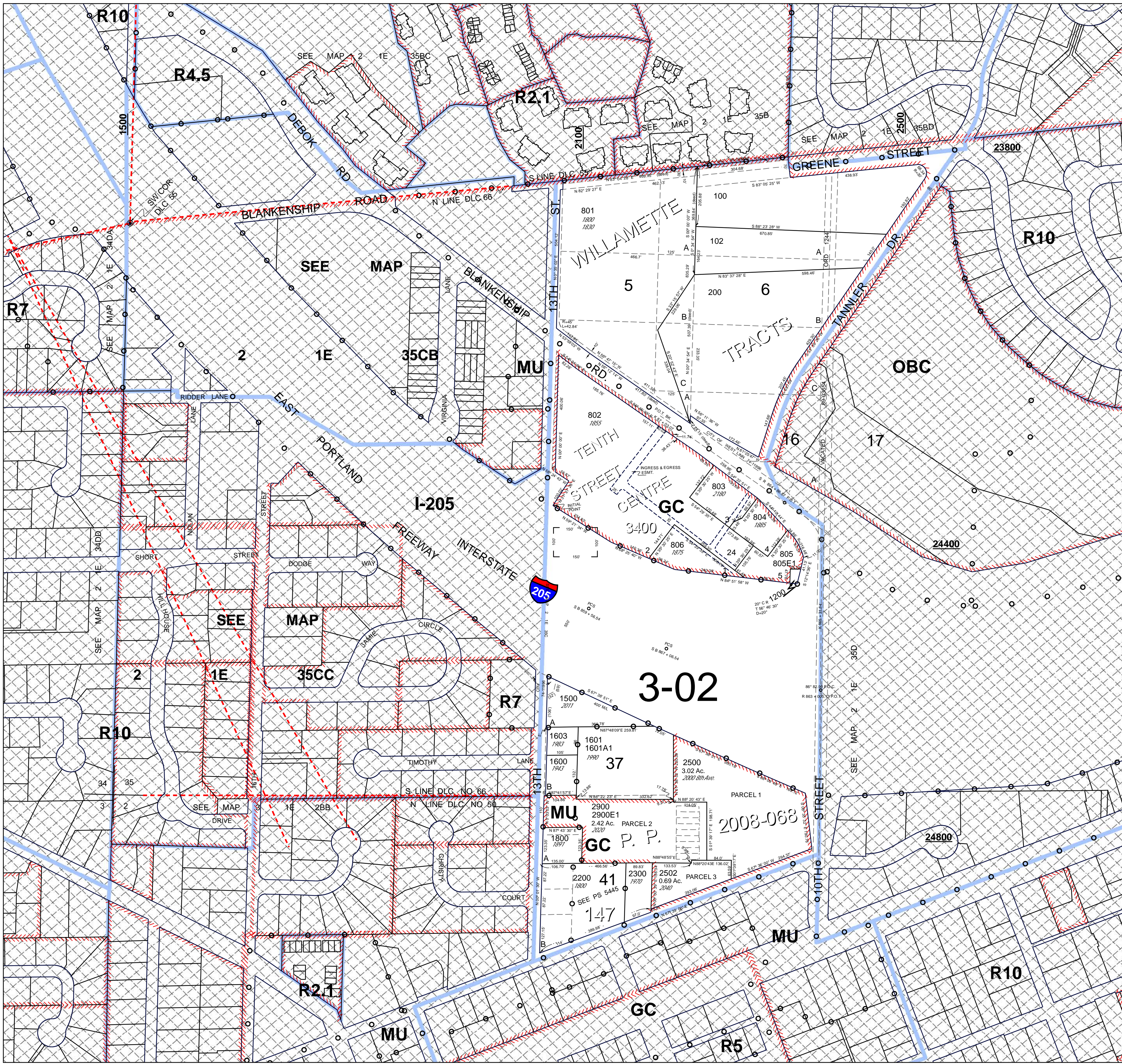
- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY

9/16/2015

2 1 E 35C
WEST LINN



This map was prepared for assessment purpose only.

SE 1/4 SEC. 35 T.2S. R.1E. W.M.

CLACKAMAS COUNTY

1" = 200'

SEE MAP 2 IE 35AC

D. L. C.

WILLIAM BLAND
M. K. PERRIN
ROBERT MOORE

NO. 55
NO. 50&66
NO. 71

2 IE 35D

WEST LINN

TL 1100
ADD 2072

2500

2000

3500

23800

CANCELLED TL'S

- 100
- 190
- 191
- 102
- 200
- 290
- 300
- 601
- 701
- 1001
- 1101
- 1890
- 1892
- 3000
- 3500
- 3600
- 400
- 500
- 501
- 2500
- 2600
- 2700
- 2800
- 2900
- 2901
- 3100
- 3200
- 3300
- 3400
- 3401
- 3701
- 3800
- 3900
- 4000
- 4100
- 4200
- 4300
- 4400
- 4500
- 4600
- 4700
- 4800
- 4900
- 5000
- 5001
- 5100
- 1000
- 2000
- 3000
- 4000
- 5000
- 600
- 700
- 800
- 900
- 1000
- 1100
- 1200
- 1300
- 1400
- 1500
- 1003
- 602
- 603
- 900
- 702
- 600
- 800
- 24400

SEE MAP 2 IE 36

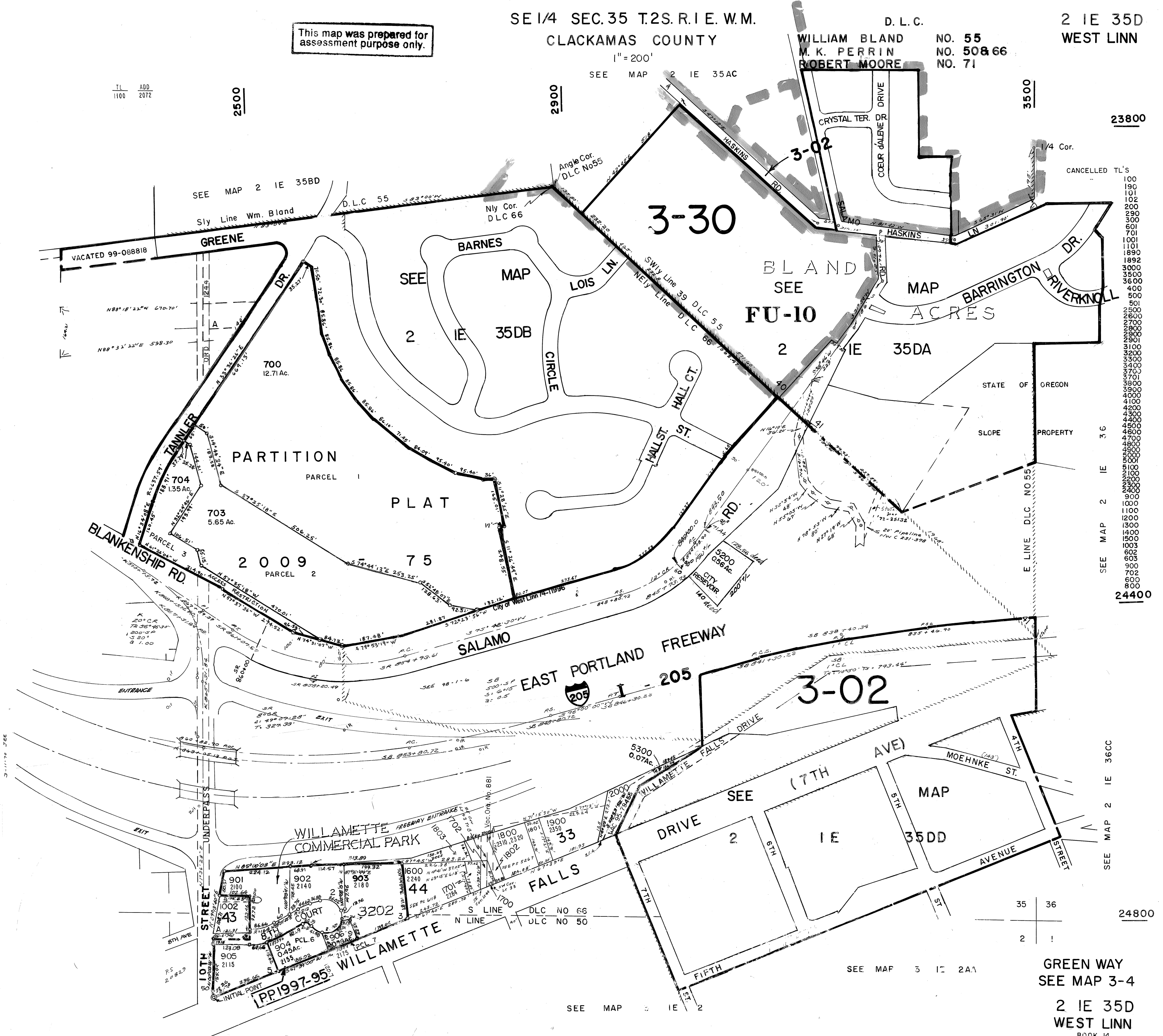
SEE MAP 2 IE 36CC

24800

GREEN WAY
SEE MAP 3-4

2 IE 35D
WEST LINN

BOOK 14



SEE MAP 3 IE 2

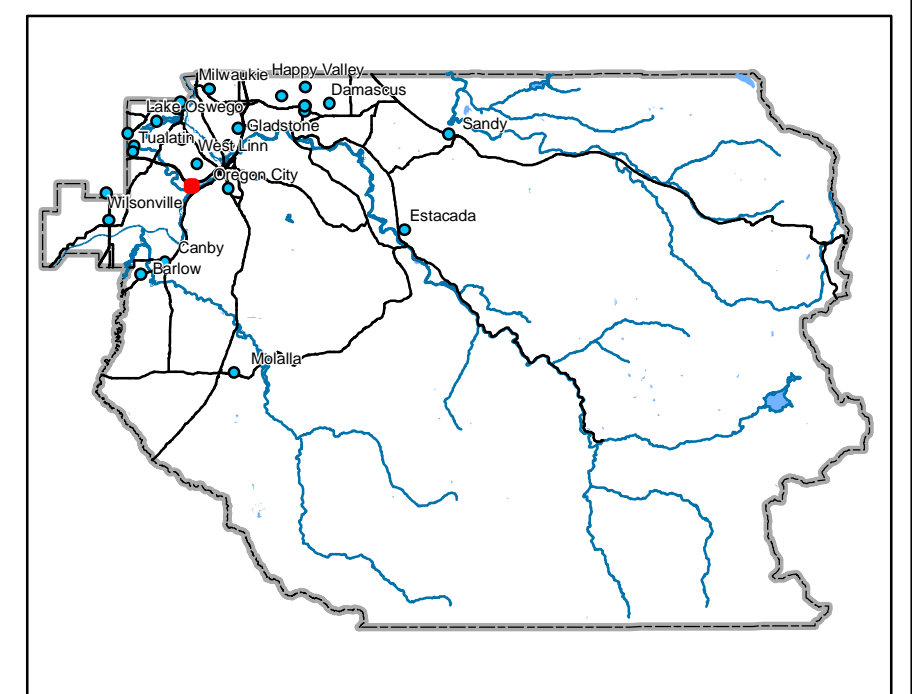
SEE MAP 3 IE 2A1

D. L. C.
MARSHALL PERRIN NO. 50
AMBROSE FIELDS NO. 52

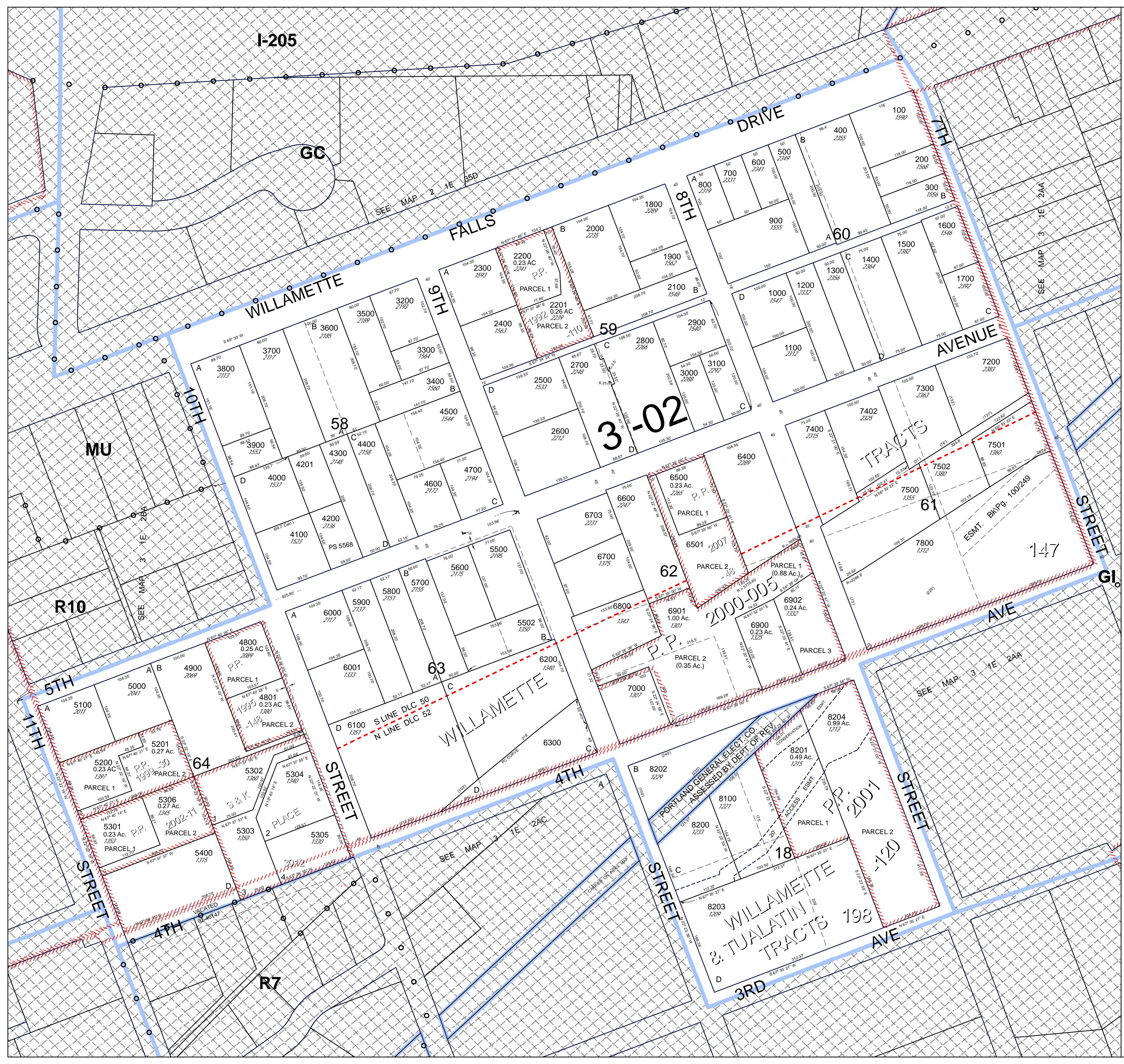
Cancelled Taxlots

- 7100
- 7600
- 8000
- 7900
- 6702
- 7401
- 5501
- 5601
- 6701
- 5300
- 7700

- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
- 1/16th Line
- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



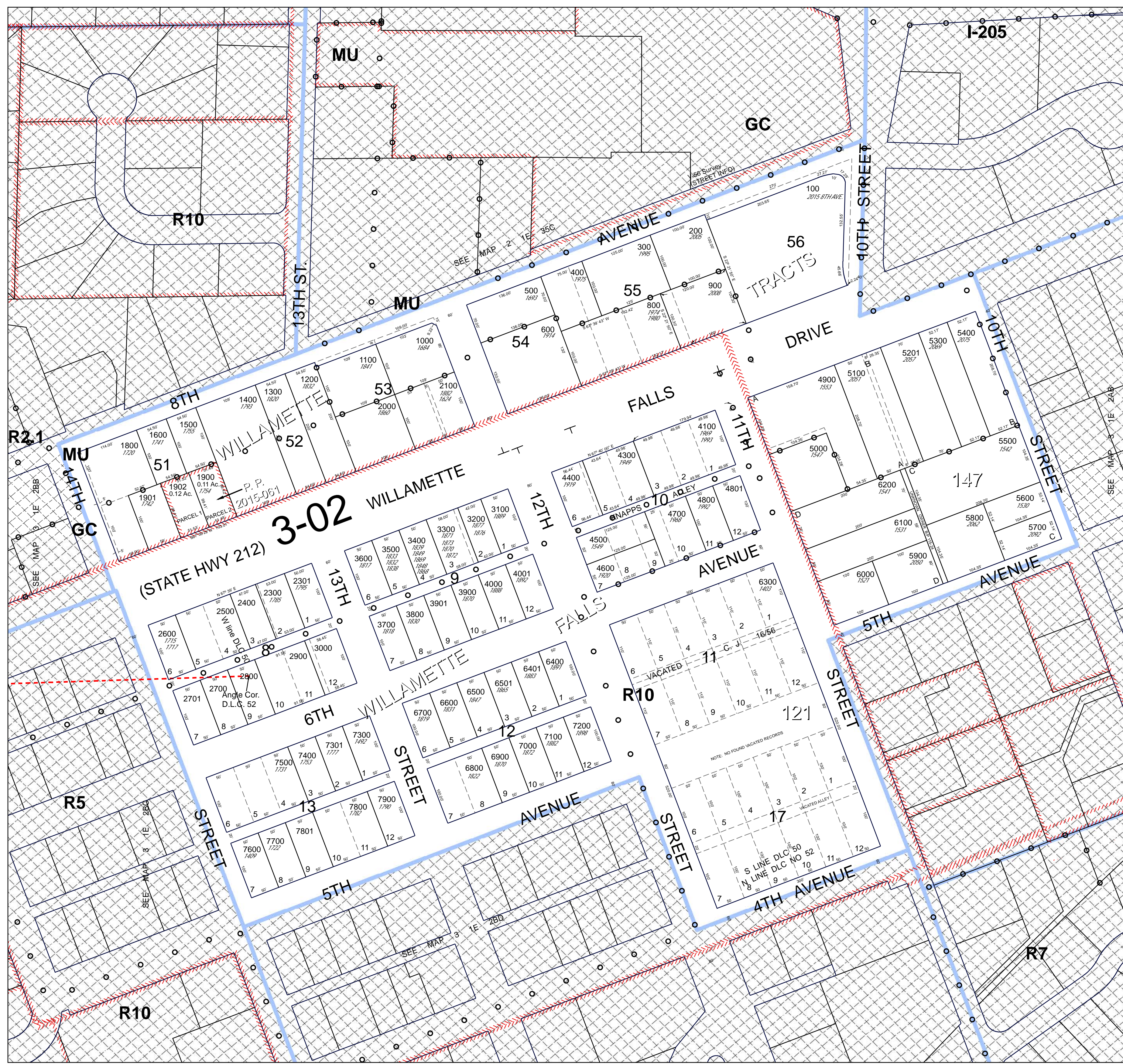
3 1 E 02BA
WEST LINN

N.E. 1/4 N.W. 1/4 SEC. 2 T. 3S. R. 1E. W.M.
CLACKAMAS COUNTY
1" = 100'

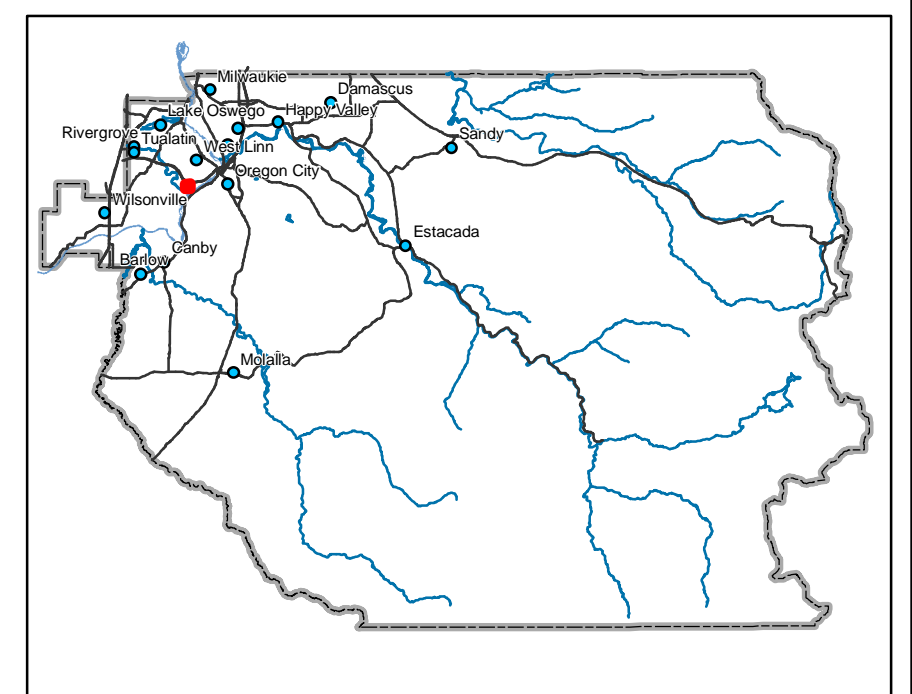
D. L. C.
MARSHALL PERRIN NO. 50
AMBROSE FIELDS NO. 52

Cancelled Taxlots

- 1700
- 101
- 4200
- 5200
- 2200
- 700
- 2100E1
- 2100E2



- Parcel Boundary
- Private Road ROW
- Historical Boundary
- Railroad Centerline
- TaxCodeLines
- Map Index
- WaterLines
- Land Use Zoning
- Plats
- Water
- Corner
- Section Corner
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- Govt Lot Line
- DLC Line
- Meander Line
- PLSS Section Line
- Historic Corridor 40'
- Historic Corridor 20'



THIS MAP IS FOR ASSESSMENT
PURPOSES ONLY



10/12/2015

3 1 E 02BA
WEST LINN



MEETING NOTES

West Linn Neighborhood Association

April 25th, 2016 | 7:00 PM

ATTENDEES:

Gail Holmes, President & Elizabeth Rocchia, Treasurer
Willamette Neighborhood Association
WillametteNA@westlinnregion.gov

Scot Sutton, Partner & Kevin Godwin, Partner
SG Architecture, LLC

Twenty-Seven Additional Neighbors (See Attached Sign-In Sheet)

PURPOSE:

Review of the proposed two-story mixed-use building to be located at 1963 Willamette Falls Drive.

PRESENTATION:

Kevin Godwin & Scot Sutton presented plans and elevations of the proposed project. After the presentation, they addressed questions from the neighbors.

NEIGHBOR QUESTIONS / COMMENTS:

What is the project schedule / has the project been submitted for planning review?

- A. The project has been submitted for planning review. Anticipate Historic Review Committee review in May, and approval by Planning Commission in June. Construction start projected for summer 2016, with completion anticipated in early 2017.**

The neighbors expressed a desire for period lighting fixtures, and landscaping to the extent possible.

- A. Period lighting fixtures are planned as required in the zone. Landscaping opportunities are limited due to building location on the lot line, but large pot planting, along with built-in planters in at the corner of 11th & WFD are planned.**

What will happen with the utility lines?

- A. We are working with PGE to meet the City's requirement to relocate the lines underground.**

What is the parking count? Will the underground parking be public access? What about security?

- A. While no on-site parking is required by Code, 42 parking stalls are proposed. All of the on-site stalls will be privately owned by the project developer, for the use of visitors to and employees of businesses in the building. The underground lot will be gated during non-business hours, lighted 24 hours, and will have alarms as required by Code for cars entering the street.**

What are the proposed uses for the building?

A. Possible uses for both floors include any of those permitted by the Code. Current intended ground floor uses include retail, restaurant, or service business. Current intended second floor uses include office or boutique hotel.

Have any tenants been identified?

A. No tenants have been identified at this time.

What are the anticipated improvements along Knapp's Alley? How will drainage be addressed?

A. Proposed improvements include re-surfacing the North (project) side of the alley. All stormwater generated along the project half of the alley frontage, as well as on the project site itself, will be directed to the storm drain system per City requirements.

The meeting adjourned at 7:50 PM.

END OF MEETING NOTES