

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT DARREN WYSS	PROJECT NO(S). DR-20-07/VAR-20-02/WAP-20-03	AP-21-01
		PRE-APPLICATION NO. n/a
NON-REFUNDABLE FEE(S) \$0	REFUNDABLE DEPOSIT(S) \$0	TOTAL: \$0

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input checked="" type="checkbox"/> Appeal and Review (AP) | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address: 5665 & 5639 HOOD ST WEST LINN, OR 97068	Assessor's Map No.: 22E30CA
	Tax Lot(s): 00700 and PORT 00900
	Total Land Area: 1.01 AC

Brief Description of Proposal: REQUIRE 2-WAY STREET CONSTRUCTION ALONG EAST SIDE OF THE PROPERTY LINE TO PROVIDE A FUTURE STREET CONNECTION TO THE INTERSECTION OF CASCADE AND BURNS ST.

Applicant Name: BOLTON NEIGHBORHOOD VP – ERICH KUNRATH <small>(please print)</small> Address: 5725 HOOD ST City State Zip: WEST LINN, OR 97068	Phone: 503-412-9909 Email: erich_kunrath@hotmail.com
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Owner Name (required): WEST LINN SHOPPING CENTER ASSOC LLC. <small>(please print)</small> Address: 1976 SW 72 ND AVE, SUITE 100 City State Zip: TUALATIN, OR 97062	Phone: 503-245-1976 Email: MATT@GRAMOR.COM
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Consultant Name: <small>(please print)</small> Address: City State Zip:	Phone: Email:
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1. All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
2. The owner/applicant or their representative should be present at all public hearings.
3. A decision may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **One complete hard-copy set of application materials must be submitted with this application.**
One complete digital set of application materials must also be submitted electronically in PDF format.
If large sets of plans are required in application please submit one set.

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

	01/05/21		
Applicant's signature	Date	Owner's signature (required)	Date

January 5, 2021

Dear Mayor Walters, Councilor Relyea, Councilor Baumgartner, and Councilor Bialostosky,

Regarding the redevelopment of the West Linn Post Office, I provided written testimony on behalf of the Bolton Neighborhood Association for the Planning Commission hearing on December 16, 2020. I also provided oral testimony during the public comment period and established standing in accordance with CDC 99.140.

In addition to redeveloping the Post Office, the Bolton business districting is expanding north with the development of 1575 Burns St. Despite these new developments no further consideration has been given to improving streets and traffic flow in this congested area. The Planning Commission has allowed piece size development without regard to an overall traffic plan. A traffic and parking study would show that improvements are needed, but the West Linn Planning Commission failed to make this a requirement. They approved the redevelopment of the Post Office with a simple trip generation report. The requirement of a traffic study at 1575 Burns St was withdrawn by planning staff due to irregular traffic flow due to COVID-19.

The Bolton Neighborhood Association proposes the street and traffic plan provided in the attached drawing. It would require the city to partner with developers, provide resources and drive a plan that integrates the Bolton Business District and improves traffic circulation.

The members of the Bolton Neighborhood support the development of a new Post Office at 5665 and 5639 Hood St. However, this design must be approved with consideration for future development on neighboring properties. Providing a transportation connection to a future 4-way intersection at Burns St. and Cascade St. must be a criterion for approval. This intersection is dependent on development plans for the current development proposed at 5639 Hood St and future development at 1564 Burns St. The current retail plan at 5639 Hood St does not build street access along the east property line to provide a future connection to a 4-way intersection at Burns and Cascade St.

Additional street improvements are needed on Hood St that can be accomplished by the city now. There is a 4-foot hump on Hood St, north of the 4-way stop on Hood and Burns St. This hump is a safety hazard that impairs vision between the library parking lot, the 4-way stop and a future driveway into the 1575 Burns St development. Also consider a traffic light at the intersection of the Burns and Hwy 43 which would alleviate congestion at the south end of the business district.

Community Development Code 99.110 outlines the decision-making process for the approval authority. Paragraph B.2. states consideration may be given to, "factual oral testimony or written statements from the parties, neighborhood plans, other persons and other governmental agencies relevant to the existing conditions or factors" in this section.

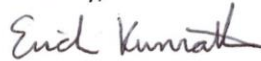
Please consider the Bolton Neighborhood Plan adopted April 10, 2006. The plan states a vision and specific goals for the Bolton Neighborhood. Goal 3 states, "The Bolton Central Village area shall serve the neighborhood's commercial needs with accessible, friendly, and sustainable commercial

development: ... Provide transportation connections to the central core of Bolton Central Village along Hood and Burns Streets.

In September 2020, the Planning Commission approved a plan to develop a neighboring property at 1575 Burns St, which expands the developed commercial space of Central Village. This plan includes parking along both sides of Burns St, but there is no way to access uphill parking along the north side of the street. Vehicles, including delivery trucks currently make an illegal U-turn at the intersection of Burns St. and Cascade St. A driveway along the east side of the Central Village area would provide improved access to this parking along with another point of entry and exit into Central Village. A continuous connection from Garden Street down to the intersection of Burns St. and Cascade St. will improve traffic flow for each business and their patrons and provide better access to future planned parking.

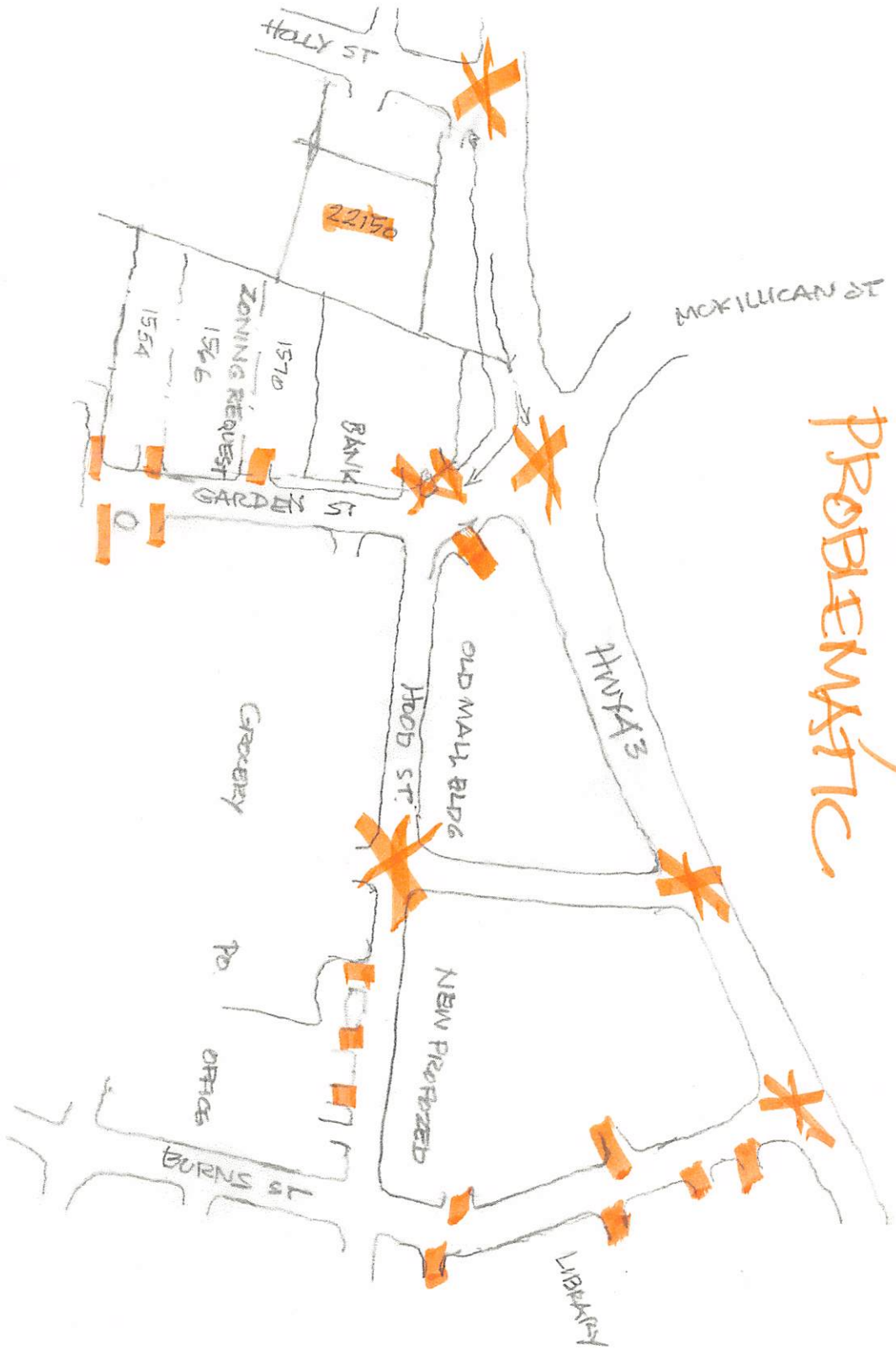
Thank you for your thought and consideration. The Bolton Neighborhood Association supports the development of a new Post Office but is appealing to the council to develop a plan that considers future development of neighboring properties and integrates existing developments into the plan.

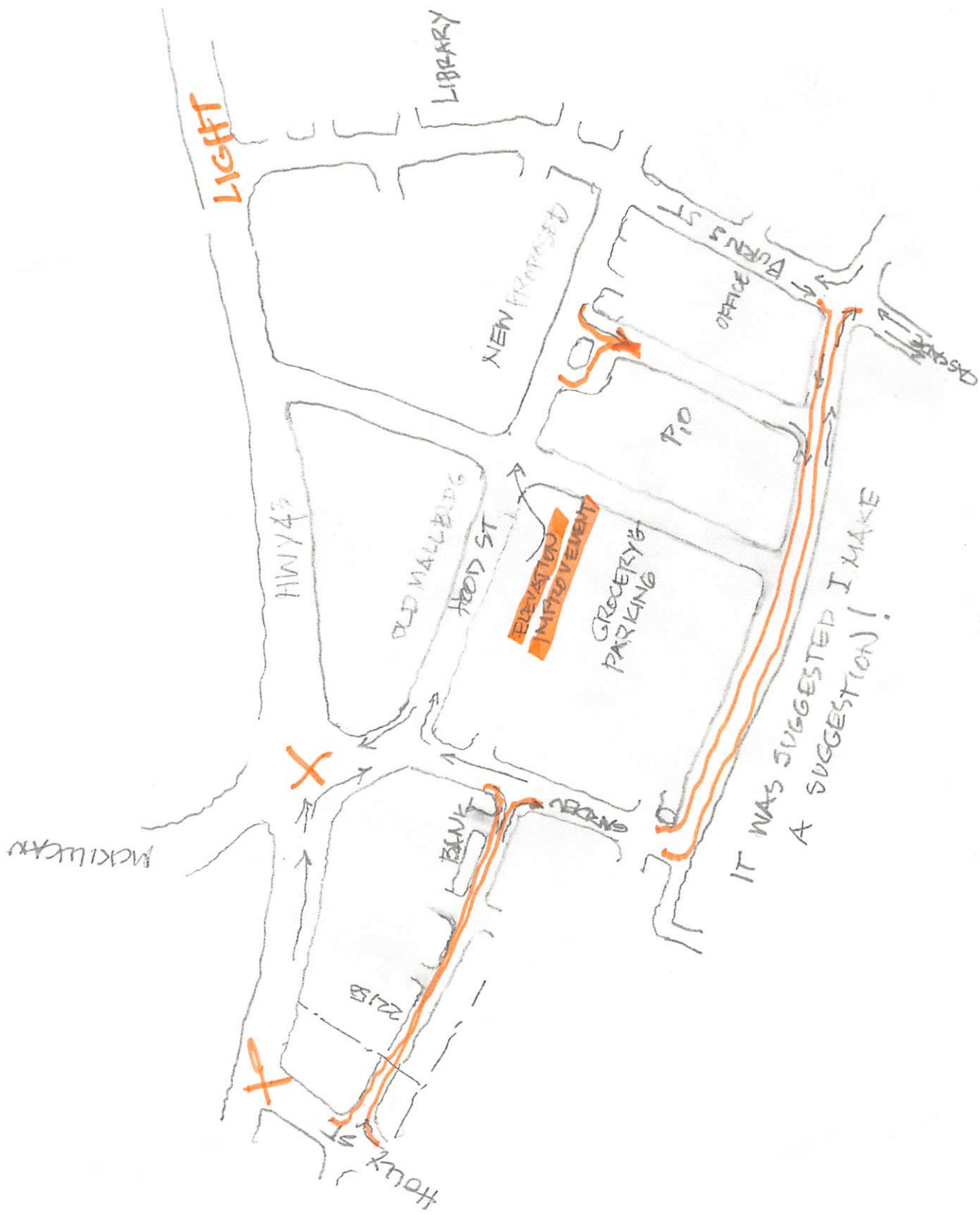
Sincerely,



Erich Kunrath
Bolton Neighborhood Association Vice President

* DANGEROUS / PROBLEMATIC







BOLTON NEIGHBORHOOD ASSOCIATION
DRAFT MINUTES: Tuesday, December 15, 2020
Zoom Monthly Meeting

Meeting Called to Order: Bob McCarthy, President: 7:00 PM

Welcome to attendees and get acquainted with Zoom:

Attendees: 27 (including 11 presenters)

Draft Minutes: November 17, 2020 Minutes: reviewed and approved

Draft Agenda: Approved

Treasurer's Report: Walt Swan: \$5116.71 in BNA checking account, Note: \$1,000 was deposited in July, 2020 and was not included in previous reports. Expenses deducted: \$14.99 was debited for monthly Zoom license, FedEx: \$154.23 – printing of 20 stick-on laminated QR codes and 20 laminated ZOOM labels added to BNA signs; supplies (clips to temporarily attach ZOOM). Fast Signs: \$158.00 – 4 new BNA signs that include the QR codes to the West Linn, Bolton Neighborhood site.

Presentation Re: WLWV School District High School Stadium/Parking Plan

Jim Fitzpatrick, IBI group and Remo Douglas, Capital Construction Program Manager, Mercedes Serra, 3J Consulting, along with other members of the team reviewed the updates for the new proposed plan for West Linn High School stadium and additional parking. They answered questions from BNA residents. These questions included:

- Does the school believe this additional parking will solve the challenges for all students wishing for a parking spot? No, however, it begins to address the growing issue for student parking and the issue of students parking within the surrounding neighborhood. The high school and students will have an opportunity to help resolve the ongoing parking issues. If there is a second high school built in the city, this additional parking will have a more positive impact with lower enrollment.

- ADA accessibility at various points for parking and seating? The plan has addressed easy access between the new parking lot and the stadium seating and concession stand. Meets ADA Accessibility standards.
- Parking lot will be used daily for students as well as for events.
- The treed area is under the Tree Conservation Plan is protected. There is NO development in this area.
- Skyline Drive will not be widened to accommodate additional traffic A traffic study found no issues of noncompliance with city standards or failures with traffic issues.
- Additional parking will be between 64–98 spaces depending on bids and costs.
- New LED down lighting will be a dramatic improvement on the night sky and a big reduction in ongoing lighting costs.
- Runoff is the #1 goal of meeting City’s Storm Water Management Code. The plan includes using perforated pipes around the hill to capture water and empty it into underground tanks. The water is slowly metered out and filtered through the environment safely to storm water connections in the street.

For more information on the plan go to: <https://www.wlwg.k12.or.us/WLHSstadiumor>
<https://www.wlwg.k12.or.us/domain/3509>

Reaching Out to the Bolton Neighborhood:

Attendees suggested several options: Further discussions and steps at our next meeting:

- Establish a partnership with the business community. Involve the West Linn Chamber of Commerce. (1980 Willamette Falls Drive was at one time the Chamber’s location)
- Annually contact the entire BMA community with information about the BNA and important events in our neighborhood.
- Re-establish “The Bolton Neighborhood Celebration” and combine it with the new neighborhood walking tour.
- Support the efforts of the Old City Hall Coalition and the Willamette Falls Heritage & Landings Historical Coalition.

Review 2019 Annual Report and 2020 Annual Report: Reviewed and unanimously approved.

NA Presidents Post Office Resolution: Unanimously approved to support.

Post Office: Dec. 16, 2020 Planning Commission: Bob McCarthy and Erich Kunrath will remotely attend and speak at the meeting. They will ask the Commission to include a comprehensive traffic improvement plan as part of any approval of Gramor Development design review. This should include the provision of an egress behind the existing post office to Concord Street. If necessary they will appeal the failure of the Planning Commission to include this provision. Passed without objection, 9-0.

McLean House:

Attendees voted and agreed to donate \$500 for security system to be installed in the McLean House. Mike Watters shared that the front door is decorated for families to come and take their Holiday pictures. If the photos are submitted by Friday, Dec. 18th, the McLean House will forward them to The Tidings to be published.

West Linn Food Pantry: All attendees voted unanimously to suspend rule 501C3 to expedite and make a \$300 donation to the Food Pantry for West Linn families.

Future Agenda Items:

January

- Central Village traffic flow: Lance Calbert
- Post Office Plan and NA Presidents Post Office Resolution
- Promoting the BNA with a Postcard and Survey
- Walking Tour App, Activities to engage neighborhood such as “Bolton Daze Celebration.”
- Old Bolton Fire House as a Community Center and memorial for James Weaver

Thank you, everyone, for another great meeting. Adjourn: 8:49 pm

If you wish to receive our monthly reminder for upcoming BNA meetings and meeting minutes please send your authorization and email address to: Robert McCarthy, President of the BoltonNA@WestLinnOregon.gov.

Bolton Neighborhood Association Board Members
Robert McCarthy, President; Erich Kunrath, Vice President
Walter Swan, Treasurer; Janet McCarthy, Secretary