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Planning & Development • 22500 Salamo Rd #1000 • West Linn, Oregon 97068
Telephone 503.656-3535 • westlinnoregon.gov

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT John Floyd	PROJECT NO(S). DR-23-01	PRE-APPLICATION NO. PA-22-09
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S) \$20,000	TOTAL \$20,000

Type of Review (Please check all that apply):

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

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the City website.

Site Location/Address:

1919 & 1949 Willamette Falls Drive

Assessor's Map No.: 31E02BA

Tax Lot(s): 31E02BA04300 & 4400

Total Land Area: 15,000 Square Feet +/-

Brief Description of Proposal:

COMMERCIAL MIXED USE BUILDING. NEW CONSTRUCTION. 2 FLOORS + MEZZANINE + BELOW GRADE PARKING AREA

Applicant Name: SG ARCHITECTURE, LLC (SCOT SUTTON)

Phone: 503-347-4685

(please print)

Address: 10940 SW Barnes Road #364

Email:

City State Zip: Portland, OR 97225

SSUTTON@SG-ARCH.NET

Owner Name (required): Icon Construction & Development (Darren Gusdorf)

Phone: 503.657.0406

(please print)

Address: 1969 Willamette Falls Drive, Suite 260

Email: darren@iconconstruction.net

City State Zip: West Linn, OR 97068

Consultant Name: Theta, LLC (Bruce Goldson)

Phone: 503-481-8822

(please print)

Address: PO Box 1345

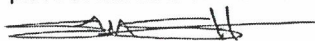
Email:

City State Zip: Lake Oswego, OR 97035

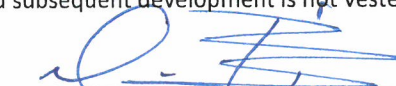
thetaengllc@gmail.com

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. The permit approval will not be effective until the appeal period has expired.
4. Submit this form and supporting documents through the Submit a Land Use Application web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

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.


Applicant's signature

12-30-2022
Date


Owner's signature (required)

12/30/22
Date



SUTTON|GODWIN|ARCHITECTURE

December 24, 2022

1949 WILLAMETTE FALLS DRIVE MIXED USE

Mr. John Floyd

Associate Planner
City of West Linn Planning Department
22500 Salamo Road
West Linn, Oregon 97068

RE: 1949 Willamette Falls Drive Mixed Use

Project Description
Existing Addresses: 1919 & 1949 Willamette Falls Drive
West Linn, Oregon

Dear Mr. Floyd:

Please find the following description of the above referenced 1949 Willamette Falls Drive project as part of our overall Design Review Application:

The 1949 Willamette Falls Drive Mixed Use (WFD) project is a proposed 2-story commercial mixed-use building which will encompass the 1919 & 1949 lots. The lot(s) fall under the GC General Commercial zone, within the Willamette Falls Drive Commercial Design District Overlay Zone. The proposed building and uses are allowed within both the primary zone and the overlay. The Owner intends to consolidate the lots as part of the development process.

The building will be constructed as a shell structure, with tenants to occupy after completion. Uses are proposed to be commercial retail, office, restaurant, and other uses allowed in the zone. As the project is located in the overlay zone, it will meet the requirements of Chapter 58 as well as Chapter 19, and will meet the requirements for building height, setbacks, parking, etc.

Please refer to the Chapter 55 & 58 narrative responses to approval criteria, as well as the Architectural and Civil drawings for further description and clarification of the intent of our proposal.

Thank you for your time and consideration, we look forward to discussing this project with you further. If we can answer any questions, please feel free to email me at ssutton@sg-arch.net.

Sincerely,
SG Architecture, LLC

Scot Sutton – Partner

Willamette Falls Mixed Use

West Linn, Oregon Design Review Class II - Chapter 55 December 2022

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, where no side yard setback is required. The west wall of the building is set back 3'0" from the property line per the standard. The other sections of this chapter do not apply.

3. Chapter 41 CDC, Building Height, Structures on Steep Lots, Exceptions.
RESPONSE: All proposed building heights are at or below the maximum allowable by code (35'0").
 4. Chapter 42 CDC, Clear Vision Areas.
RESPONSE: Per section 42.030, this Chapter does not apply in the Willamette Falls Drive Commercial Design District.
 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.
 7. Chapter 48 CDC, Access, Egress and Circulation.
RESPONSE: The subject property consists of Tax Lots 31E02BA04300 and 31E02BA04400 and has direct access to 12th Street to the west, a platted alley to the south, and Willamette Falls Drive on the north. Vehicle access is proposed via the alley for street parking as well as a driveway cut to underground parking via the existing 1969 Willamette Falls Drive building. An existing public 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 58.080, 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, west, and south property boundaries, the proposed building faces onto public ways. On the east property boundary, a 3'-0" setback has been provided (no side yard setback is required in the district), per section 38.020. There will be adequate distance between buildings 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 commercial structure across 12th Street, two-story commercial buildings across Willamette Falls Drive, and is adjacent to the two-story 1969 Willamette Falls Drive commercial building to the east. The planned building is a sister design to the 1969 building and is similar in style to those structures across Willamette Falls Drive.

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 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 lined 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' long with 104' of windows, or 71%. The west elevation is 100' long, with 47' of window or other openings, or 47%. The remaining south and east 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 four distinct segments through the use of material changes, decorative pilaster trims, 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 west sides, pedestrians are protected by nearly continuous awnings and canopies, with additional awnings on the south side providing shade for building users. Windows on the east side are shaded by the adjacent 1969 building.

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 publicly constructed sidewalks are tree lined with existing street trees. 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 existing sidewalks would provide plenty of room for table seating while maintaining at least a 4'0" pedestrian accessway.

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 elevations 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.

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 public sidewalks at the north and west elevations are existing to remain, constructed to City standards.

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 west 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.

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 12th Street, as well as at Willamette Falls Drive and 11th Street. Both have direct access to the three main entries on the north elevation.

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 12th Street. At its tallest point (at the corner of Willamette Falls Drive and 12th 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 east 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.

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. Storm detention and treatment and geologic hazards. Per the submittals required by CDC 55.130 and 92.010(E), all proposed storm detention and treatment facilities must comply with the standards for the improvement of public and private drainage systems located in the West Linn Public Works Design Standards, there will be no adverse off-site impacts caused by the development (including impacts from increased intensity of runoff downstream or constrictions causing ponding upstream), and the applicant must provide sufficient factual data to support the conclusions of the submitted plan.

Per the submittals required by CDC 55.130(E), the applicant must demonstrate that the proposed methods of rendering known or potential hazard sites safe for development, including proposed geotechnical remediation, are feasible and adequate to prevent landslides or other damage to property and safety. The review authority may impose conditions, including limits on type or intensity of land use, which it determines are necessary to mitigate known risks of landslides or property damage.

RESPONSE: Storm detention and treatment design complies with the West Linn Public Works Design Standards, see Civil drawings. The project site is not in an area with geologic hazards.

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, Knapps Alley, and the service area to the east adjacent to the 1969 building.

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 omni-directional. 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, Knapps Alley, and the service area between the 1949 and 1969 buildings 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 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 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 ADA 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 concrete slab will be constructed in the enclosed trash enclosure area in which the containers will be placed.

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 for the storage of trash and recycling containers provided by the local waste management company. These containers will be provided in an enclosure inside the building. 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: Access to the building is provided via existing public streets that were designed to accommodate the allowable uses in the zone, and parking is not required in the District (although structured parking is provided), so a traffic impact analysis is not needed.

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 tank 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 an 8-inch line at a point where the public system has a larger 18-inch line representing approximately only 1.6% of the capacity of the public line for the 25-year flow from the development.

- C. Storm detention and treatment plans may be required.

RESPONSE: A storm detention tank is proposed as shown within the storm report 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 not have site landscaping.

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 are required for this development. The site is entirely covered by building structure and will not be landscaped.

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

1949 Willamette Falls Drive

Proposed Commercial Mixed Use Building

West Linn, Oregon

Design Review Class II Submittal – Chapter 58

December 2022

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 1949 Willamette Falls Drive- east of 12th Street. The site has one existing structure that will be demolished and is bordered primarily by commercial development with some residential development to the south.

The proposed mixed-use development is two-story office/retail with an underground parking facility. The total building area is approximately 29,080 s.f. of above grade building area and 33 on-site parking spaces have been provided behind and under the building. Summer/Fall 2023 construction start is anticipated.

C. Conformance

58.010 PURPOSE

RESPONSE: No Response Required

58.020 IMPLEMENTATION

RESPONSE: No Response Required

58.030 APPLICABILITY

RESPONSE: The project is within the Willamette Falls Drive Commercial Design District boundaries.

58.040 EXEMPTIONS

RESPONSE: No Response Required

58.050 PERMITTED USES

RESPONSE: The project's anticipated uses are permitted in the zone.

58.060 REVIEW BODY

Repealed by Ord. 1597

58.065 APPEALS OF HISTORIC REVIEW BOARD

Repealed by Ord. 1597. (Ord. 1474, 2001)

58.070 APPLICATION AND SUBMITTAL REQUIREMENTS

RESPONSE: No Response Required

58.080 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 1880 – 1915 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 design exception 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 the 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: East (side) building elevation is located on the property line.

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: The eastern 80% of the South (rear) elevation is set back 5' from the property line, with the remainder set on the property line, all fronting on Knapps Alley. The setback was done on the 1969 building also in an agreement with the residential neighbors across the alley. While the neighbor situation is not the same for the 1949 building, this setback maintains a consistent line along the 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 occupied area is 82%. Based upon the entire built area (building, parking, and service area) the proposed lot coverage is 100%.

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.

3. Building height limitations: Maximum building height shall be 35feet (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"). The building consists of a below grade garage, two floors above grade, and a small mezzanine above the second floor at the west end of the building. This is consistent with the underlying GC zone allowing 2-1/2 stories (see 19.070), as well as with IBC Section 505.2, which considers a mezzanine to be a part of the floor below and not a separate story:

"505.2 Mezzanines.

A Mezzanine or mezzanines in compliance with Section 505.2 shall be considered a portion of the story below. Such mezzanines shall not contribute to either the building area or number of stories as regulated by Section 503.1."

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

RESPONSE: The ground level first story height is 13'0" 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. Visual Building Breaks: 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 through a design exemption.

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 cornices along the north elevation are enhanced with supporting brackets. All other cornices are enhanced with framed panel decoration (see elevations & wall section sheets.)

10. Building materials and orientation: Horizontal wood siding in 1" X 8" dimensions shall be used for siding. Brick and other materials are permitted only by a design exception under Section 58.090.

RESPONSE: The primary materials list will be:

Primary walls: 1x8 horizontal fiber cement siding (Hardiplank) - painted

Other walls: Brick masonry

Base/Wainscot: Brick masonry

Cornices/trim: Fiber cement trim (Hardieboard) - painted

11. All buildings shall have awnings extending out from building/ace. 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 attached to the building.

Awnings shall extend a minimum of five feet from the facade and along 80 percent of a street facing facade to provide appropriate pedestrian coverage and shall meet ADA requirements. 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.

RESPONSE: Building awnings will be a combination of self-supporting fabric awnings on the eastern portion of the building, and a self-supporting steel canopy at the central main entry. These awnings and canopy extend approximately 4 feet from the face of the building. A deeper, canopy with metal roofing and decorative columns wraps the western corner and extends south along 12th Street. This canopy will extend out from the building approximately 8-1/2 feet to allow for outdoor seating/dining. All canopies and awnings will be at least 7 feet above the sidewalk.

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 is possible.

RESPONSE: The proposed street level windows and storefronts extend across the entire front elevation (see elevation sheet). On the east end of the building, where the level of the floor is above the sidewalk, the windows are placed close enough to the floor level to allow pedestrians to view into the building, thereby meeting the intent of the Code to the extent possible.

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 (1-1/2 feet – 2 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.

RESPONSE: The proposed upper level windows have a double-hung appearance, and are provided individually and in groups in sizes to meet the 3:1 standard.

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 Hardie material proposed for the building. This alternative provides for a more durable building base, and is consistent with other buildings along Willamette Falls Drive.

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). Noise from these units will be consistent with typical commercial buildings along Willamette Falls Drive.

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 will be provided to the city for review.

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. Paint colors: Body color typically included white, cream, or a light, warm color of low intensity. Accents, trims, windows, etc., should be dark-colored. A palette or color wheel, submitted by the applicant, of acceptable 1880 – 1915 period colors shall be the basis for color selection. Colors shall be similar to or consistent with existing buildings within the Willamette Commercial District to establish streetscape continuity. (Ord. 1391, 1996; Ord. 1401, 1997; Ord. 1604 § 59, 2011; Ord. 1613 § 18, 2013; Ord. 1621 § 25, 2014; Ord. 1675 § 47, 2018; Ord. 1735 § 4 (Exh. C), 2022. Formerly 58.090).

RESPONSE: A material and color board is included with this application. Selected colors will be submitted for review prior to installation.

58.090 DESIGN EXCEPTION 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.

RESPONSE: Design Exceptions are requested for the following:

- 1. Item: James Hardie (or equal) fiber cement products to substitute for wood siding and trim.**

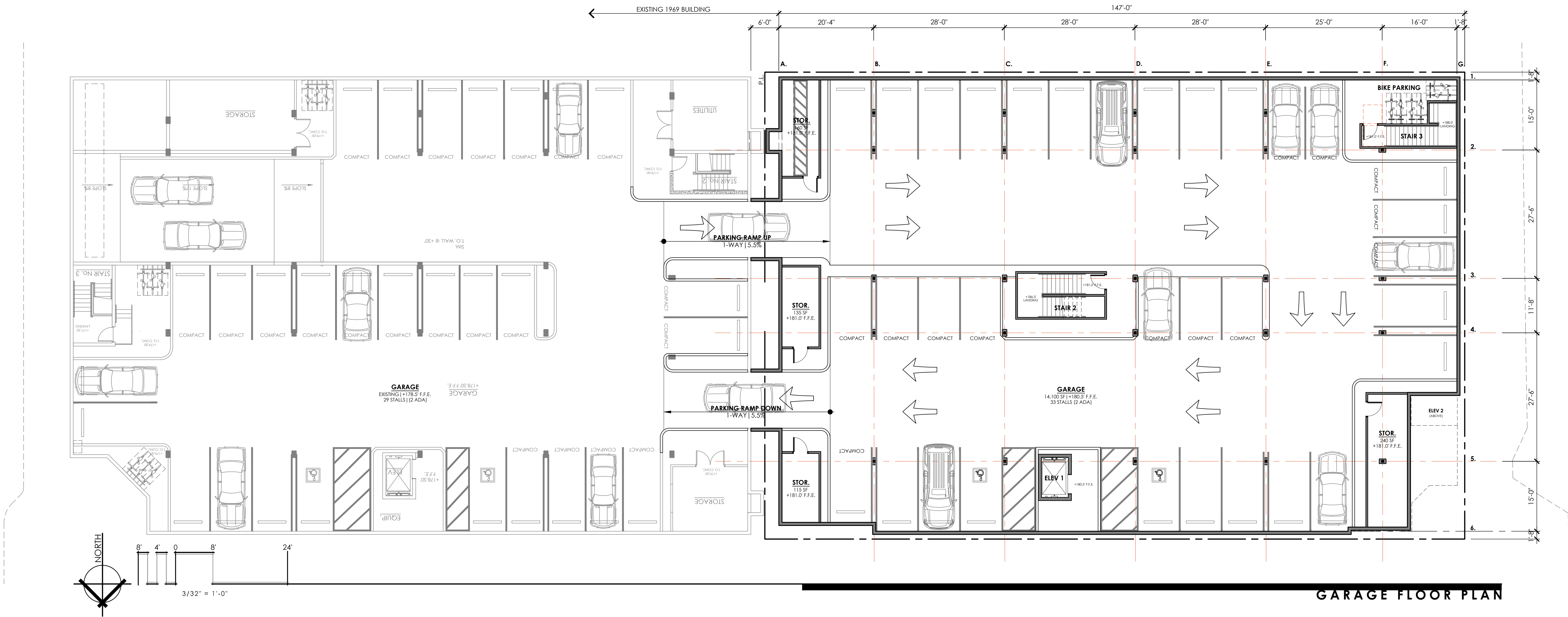
Criteria A: The proposed materials are designed to accurately represent the appearance of the wood they are replacing. Available in wood grained or smooth textures, when painted they provide high quality wood look.

Criteria B: The proposed fiber cement products are a significant upgrade in quality from natural wood, which makes it a superior design choice. Wood checks, twists, splits, and otherwise fails, necessitating near continuous maintenance. This can cause the building to almost always have portions that have unsightly blemishes

and defects. Wood will typically require replacement after approximately 10 years. The requested substitute is straight and true, without defects, requires no maintenance beyond regularly scheduled painting, and has a lifespan of more than 25 years.

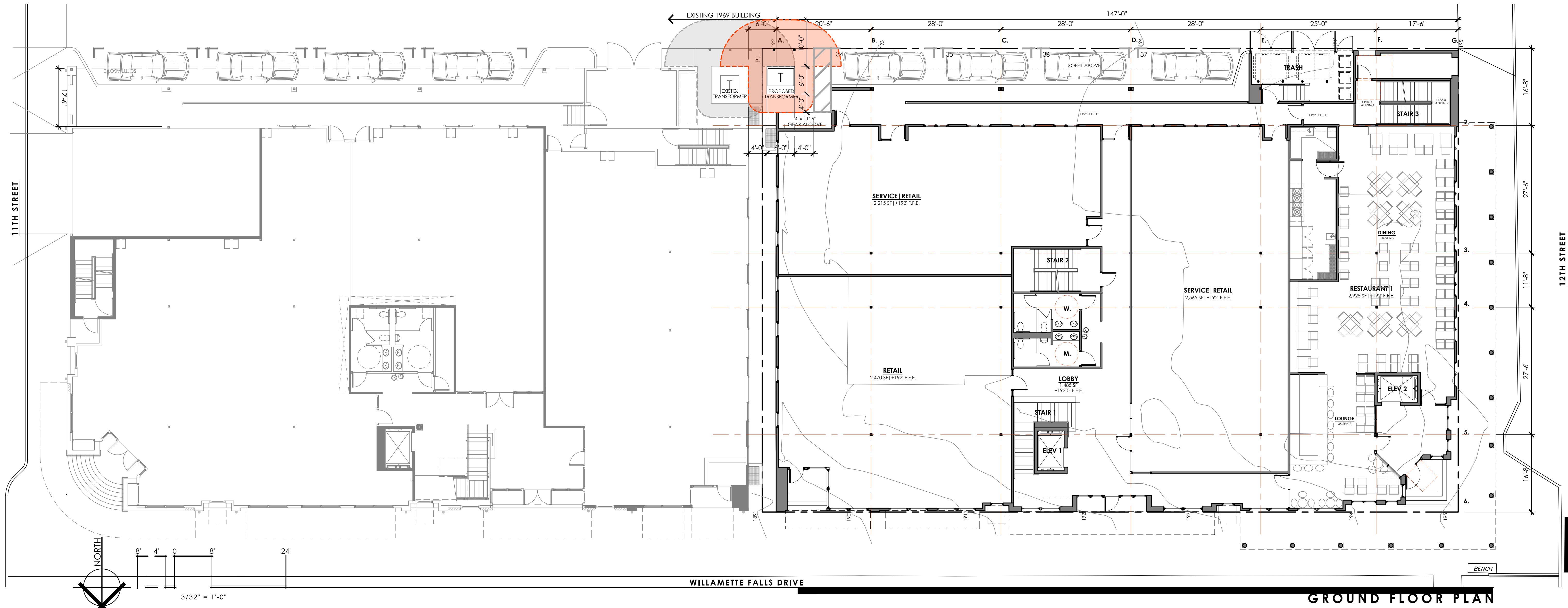
2. **Item: Brick masonry for the eastern segment of the building, vertical pilasters, the lower portion of the western segment, and portions of the building base/wainscot.**
Criteria A: Brick was a fairly common material in the 1880-1915 time period, and is well represented in the District, appearing on the fire station, the 2008 building across the street from the project, the Community of Faith Church at the corner of 12th Street and Willamette Falls Drive, and the 1969 Willamette Falls Drive building adjacent to the project.
Criteria B: Brick is a superior material to wood in terms of durability, longevity, and appearance. Its use on this project helps to emphasise the vertical distinctions in a way that adds interest and human scale while elevating the level of detailing of the façade. In addition, at the base of the building it also provides a more durable surface where the building meets the sidewalk and is at greatest risk of damage from passersby, bicycles, delivery carts, and the like.

3. **Item: Columns at the canopy at the west corner of the building.**
Criteria A: Canopies with column supports were a fairly common design motif in the 1880-1915 time period, and again appear in the District at the Community of Faith Church and the Little Cooperstown Grill.
Criteria B: In the case of this project, the columns are needed to allow for the deeper covering (8-1/2 feet) which will make outdoor seating/dining possible. In the underlying zone, Chapter 55.100.6.i states that “Sidewalk cafes, kiosks, vendors, and street furniture are encouraged.” In addition, the wider cover offers superior protection for pedestrians. This design exception would make the building design far better aesthetically and functionally compared to the typical awning standards.



GARAGE FLOOR PLAN

G GARAGE FLOOR PLAN

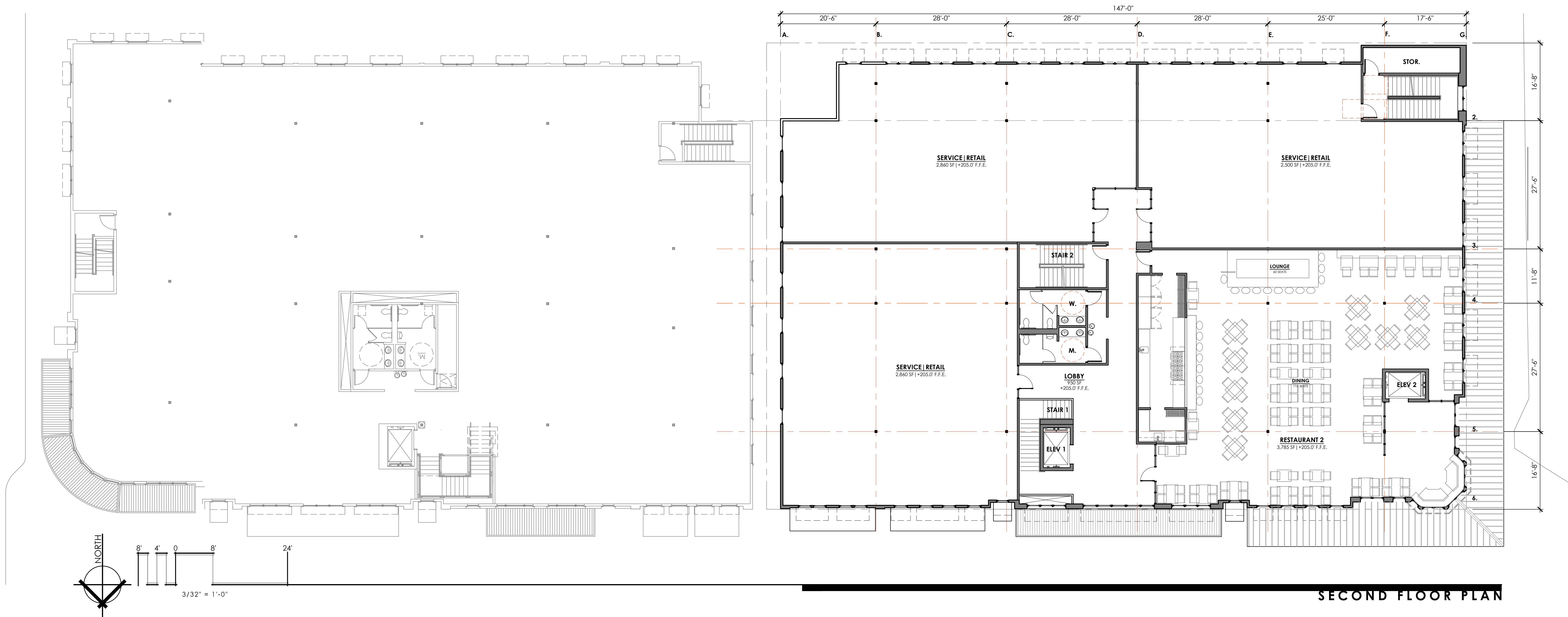


GROUND FLOOR PLAN

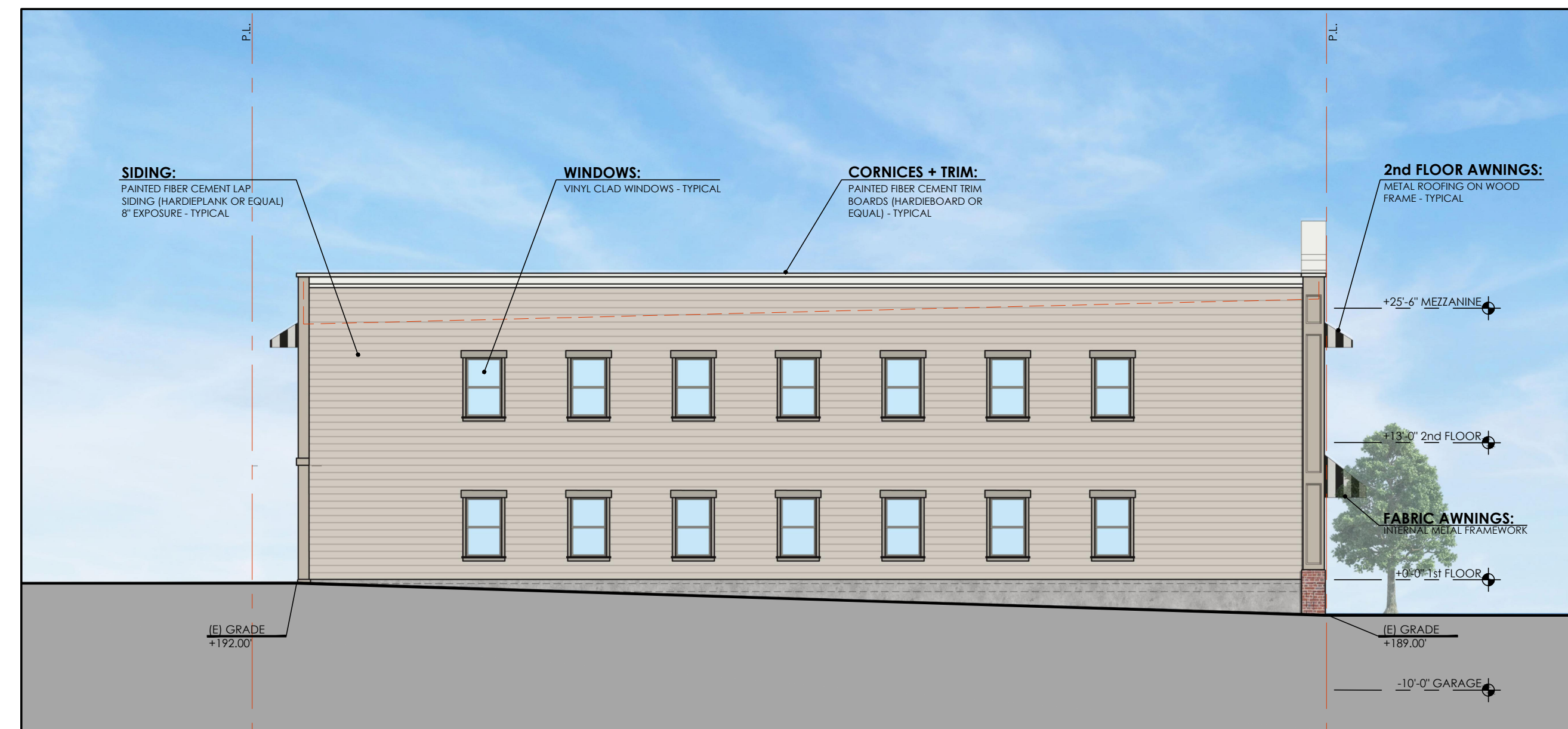


WILLAMETTE FALLS DRIVE ELEVATION

1 GROUND FLOOR PLAN + WILLAMETTE FALLS DRIVE ELEVATION



SECOND FLOOR PLAN

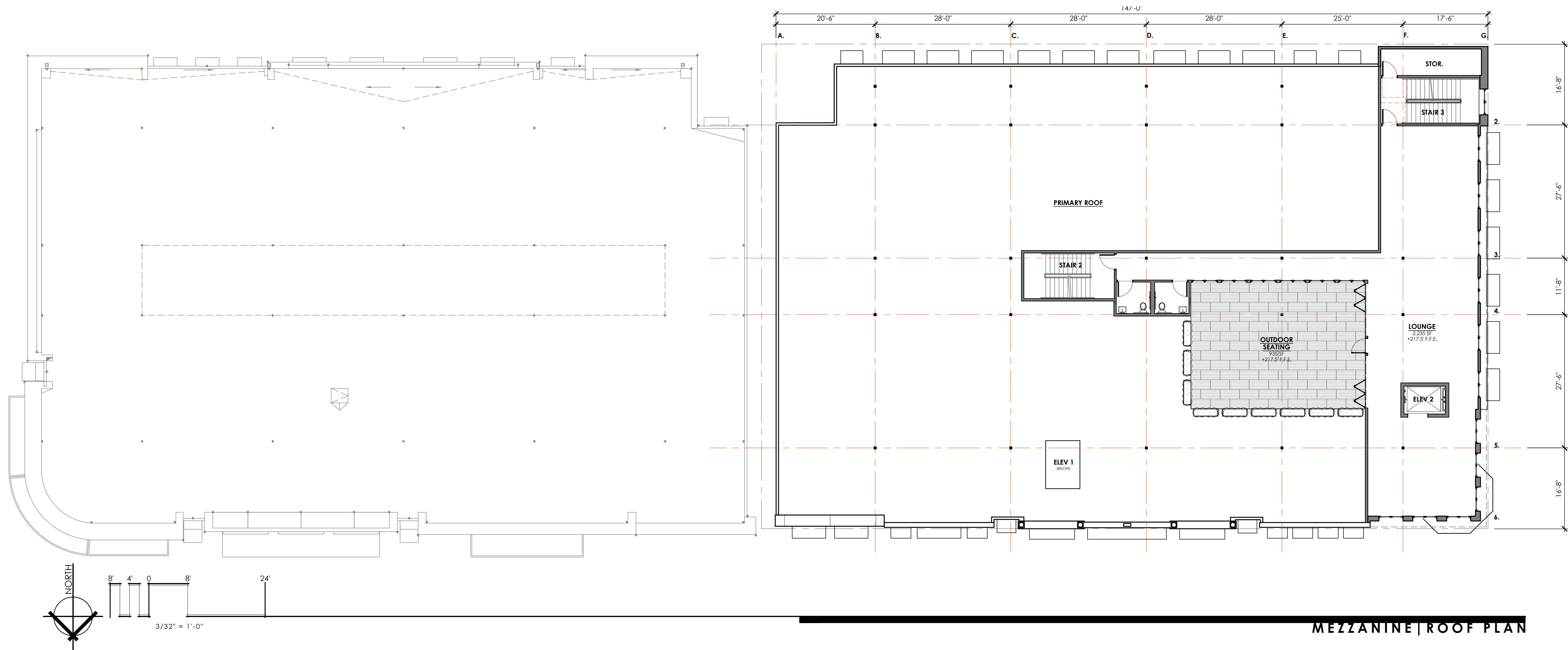


EAST (INTERIOR P.L.) ELEVATION



WEST (12th STREET) ELEVATION

2 SECOND FLOOR PLAN + EAST & 12th STREET ELEVATIONS



MEZZANINE | ROOF PLAN



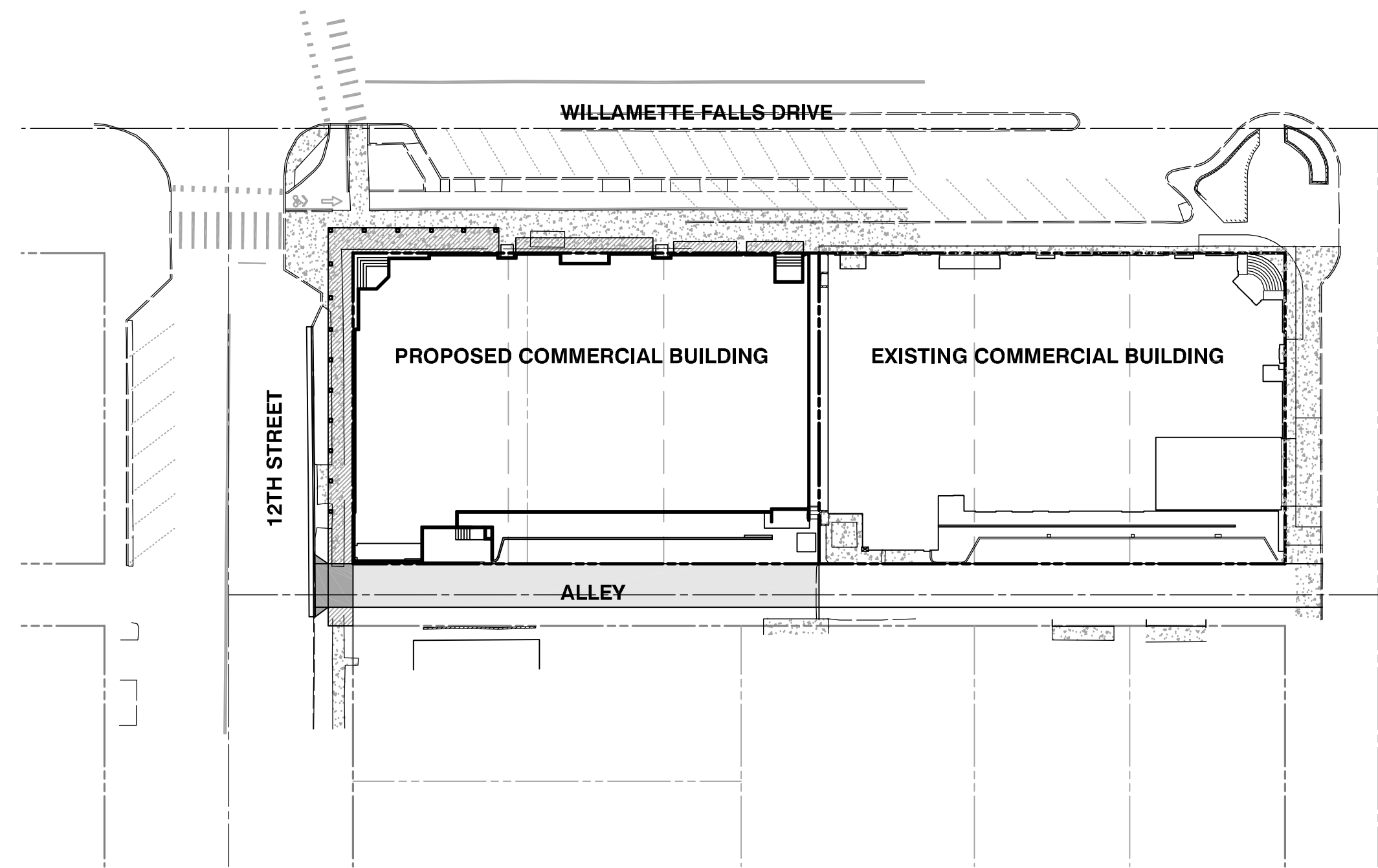
KNAPPS ALLEY ELEVATION

3 MEZZANINE FLOOR PLAN | ROOF PLAN + KNAPPS ALLEY ELEVATION



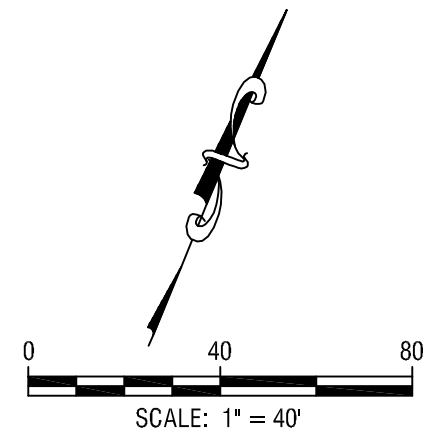
VIEW FROM 12th + WFD

4 VIEW FROM INTERSECTION OF 12th + WILLAMETTE FALLS DRIVE



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

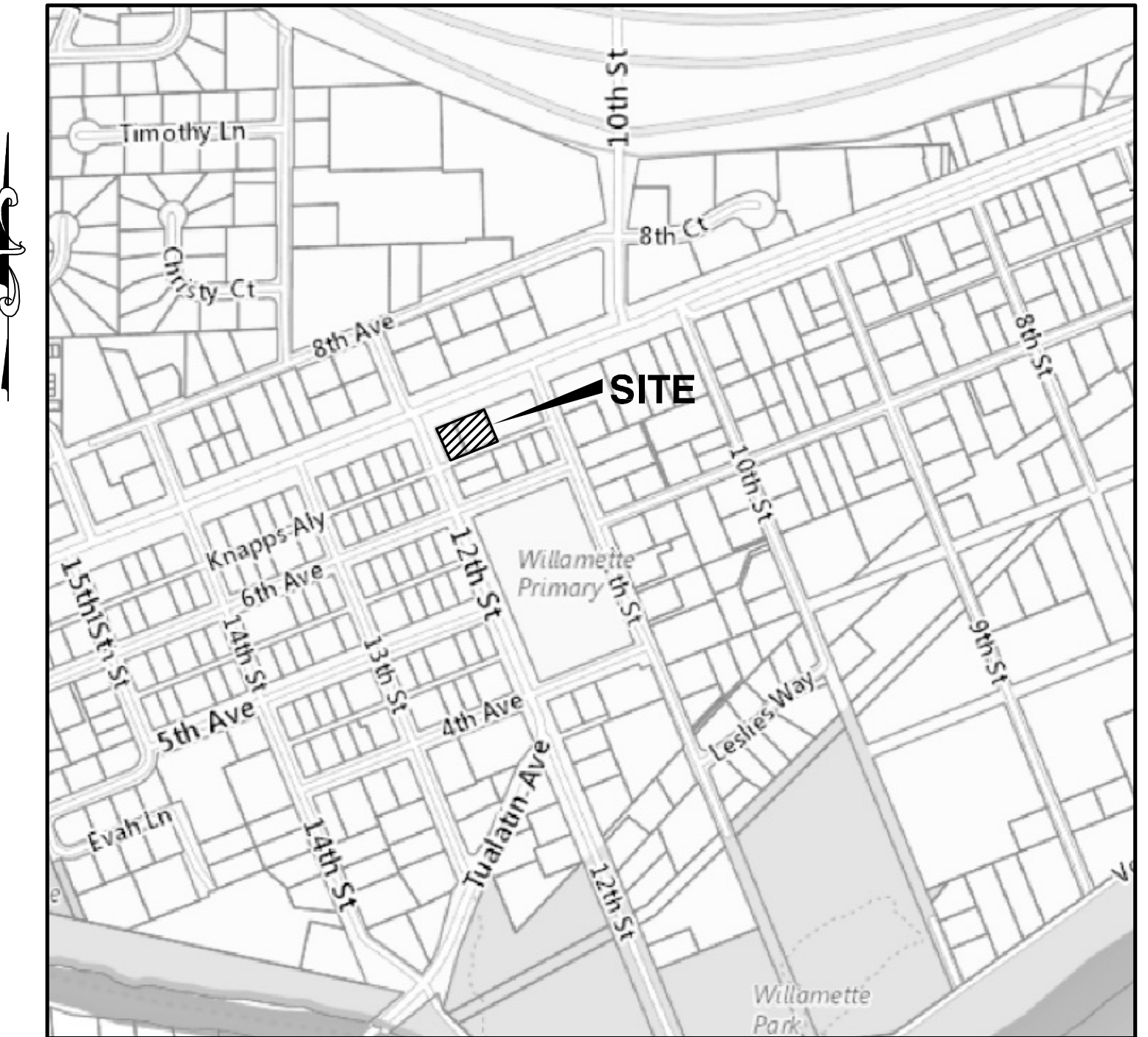
Centerline Concepts, land surveying, Inc.
729 Molalla Ave, Suite 1 & 2
Oregon City, Oregon 97045
Phone 503-650-0188

LEGAL

T3S R1E Section 02, TL 4300 & 4400

ADDRESS:

1919 and 1949 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: 06/30/2023
SIGNATURE DATE: 12/28/2022

DESIGN REVIEW - COVER

2022-129Z

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 20'			
DATE: November, 2022			
FILE: Willamette Falls Design Review1	DATE	NO.	REVISION

Theta, llc

ENGINEERING - SURVEYING - PLANNING

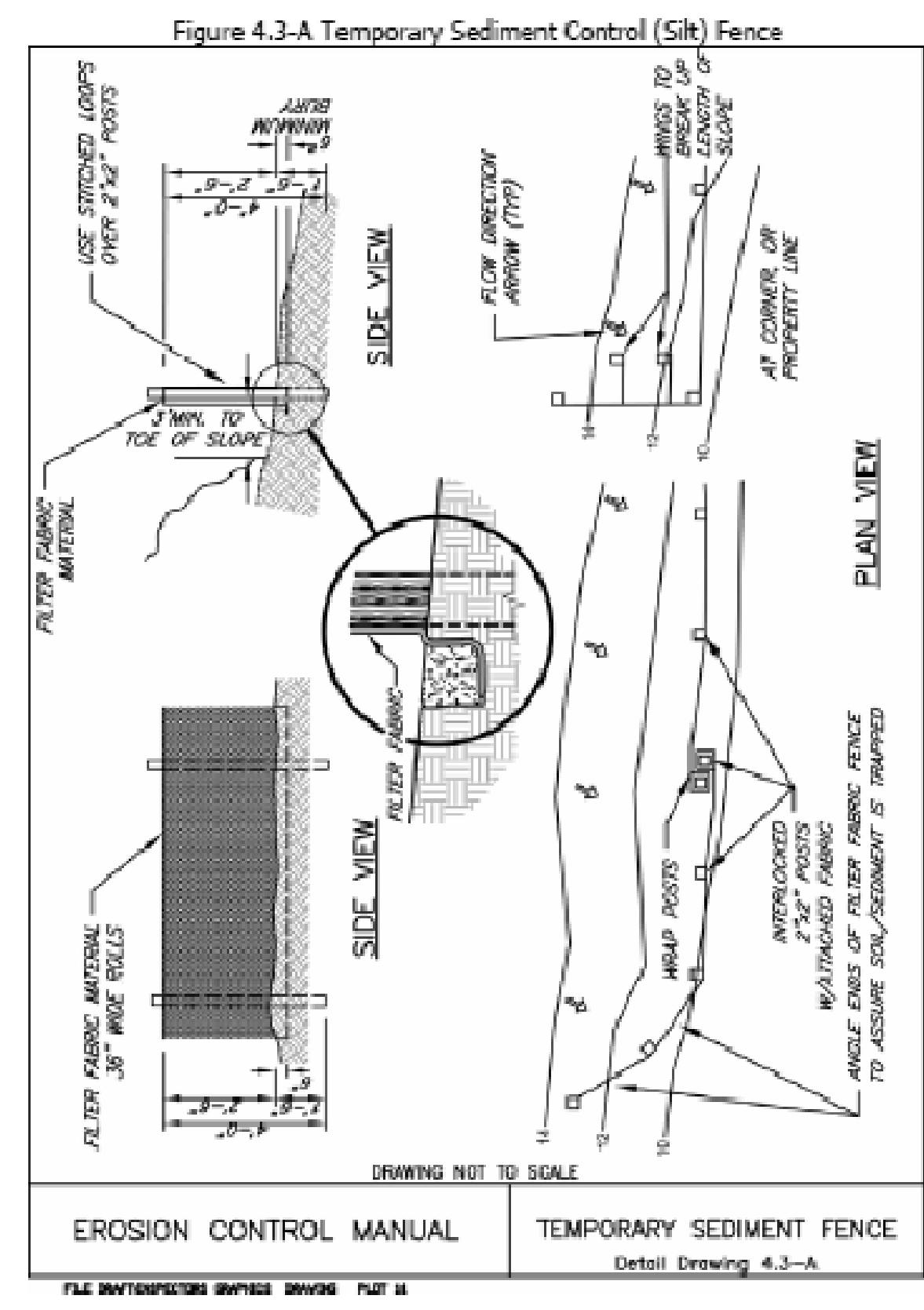
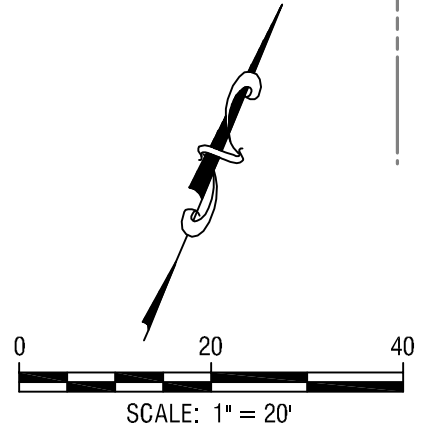
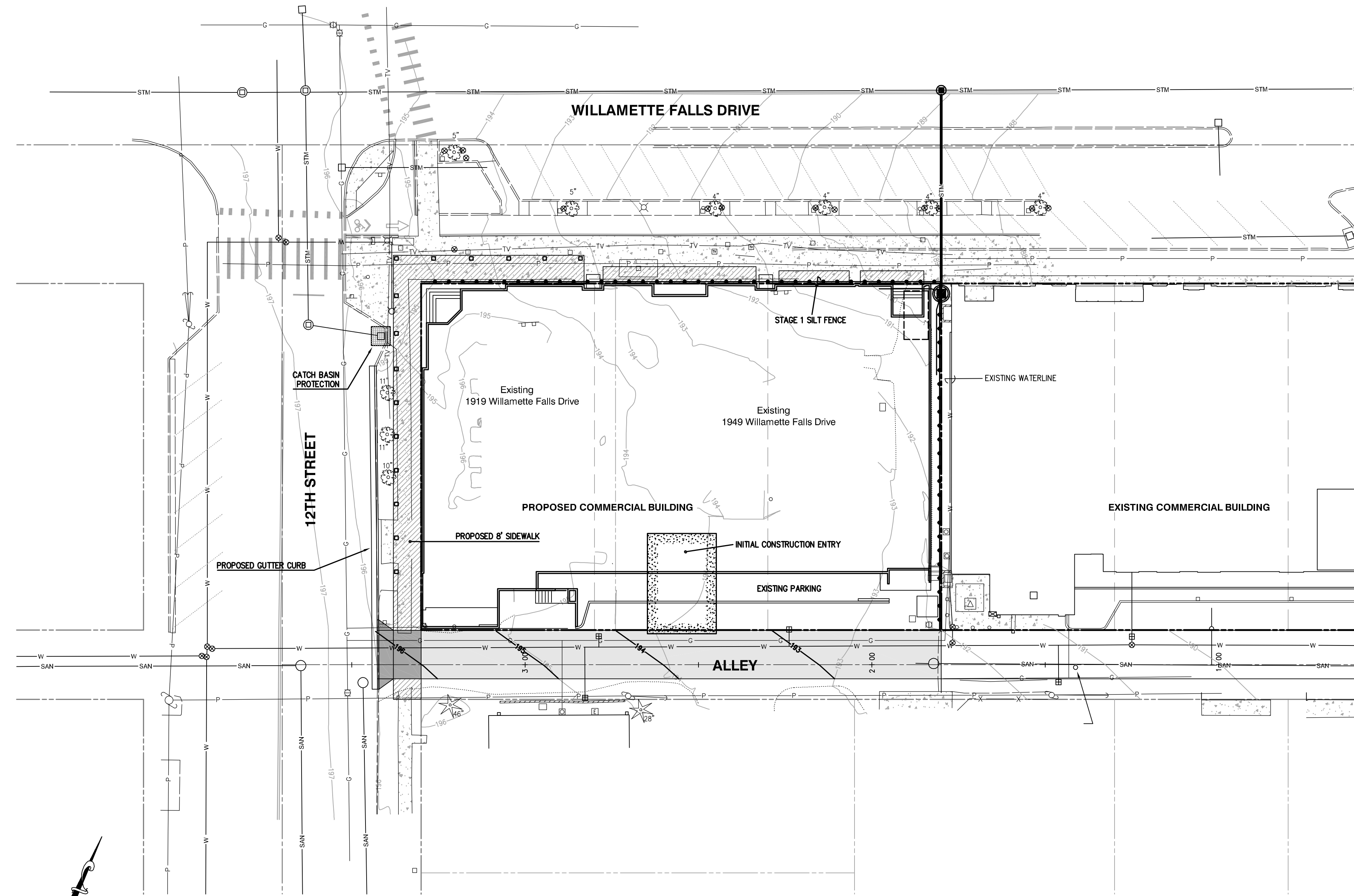
PO Box 1345
Lake Oswego, Oregon 97035
503/481-8822
email: thetaeng@comcast.net

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

1919 and 1949 Willamette Falls Drive
West Linn, Oregon

SHEET:

1/4



2022-129Z			
DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 20'			
DATE: November, 2022			
FILE: Willamette Falls Design Review1	DATE	NO.	REVISION

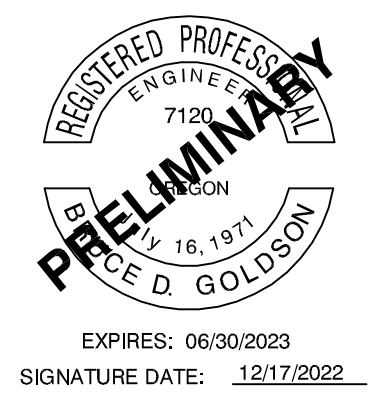
Theta, llc
ENGINEERING - SURVEYING - PLANNING
PO Box 1345 503/481-8822
Lake Oswego, Oregon 97035 email: thetaeng@comcast.net

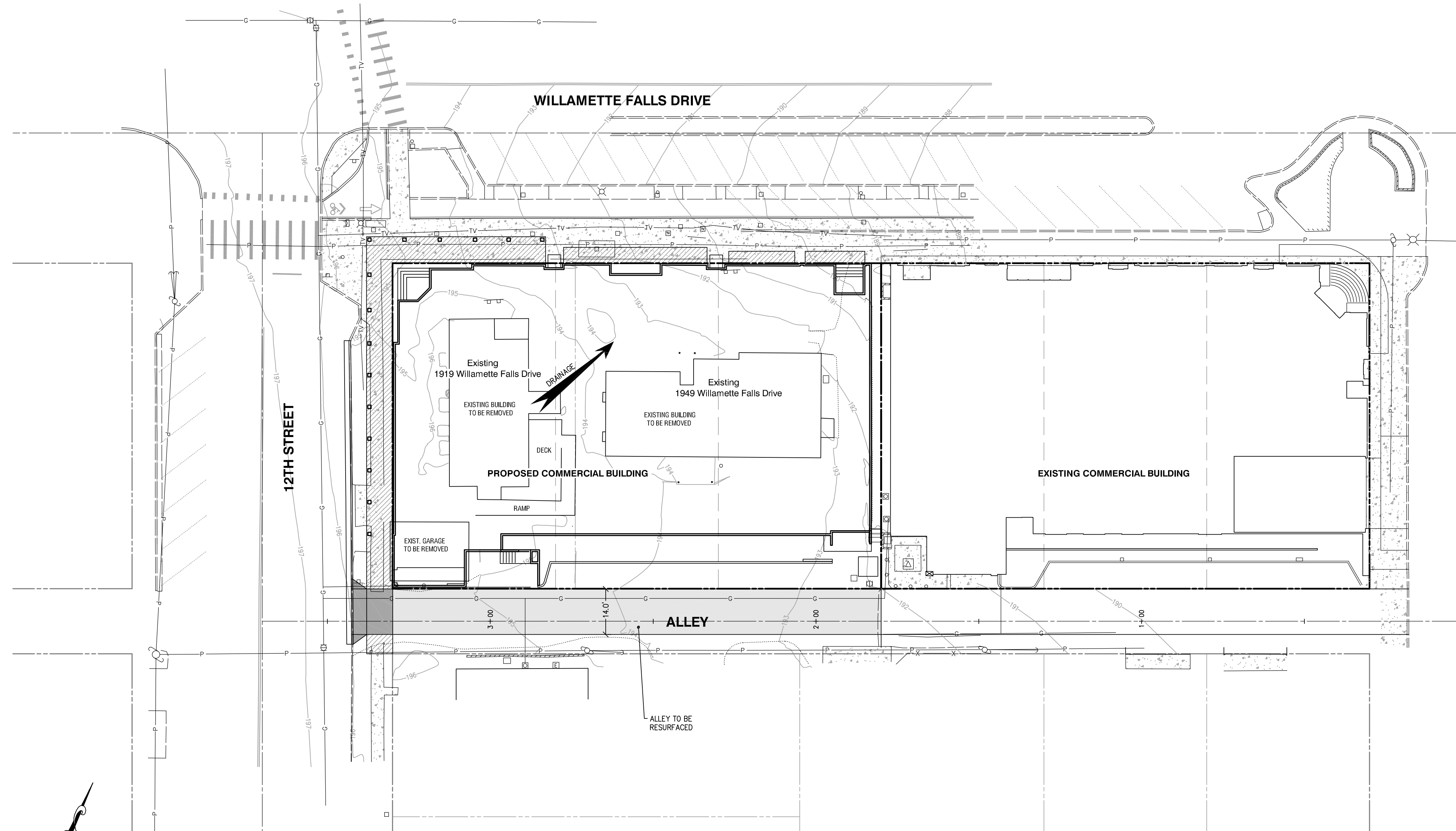
Icon Construction & Development, LLC
1980 Willamette Falls Drive, Suite 200
West Linn, Oregon 97068
PH: (503) 657-0406

DESIGN REVIEW - GRADING AND EROSION CONTROL PLAN

1919 and 1949 Willamette Falls Drive
West Linn, Oregon

SHEET:
4/4



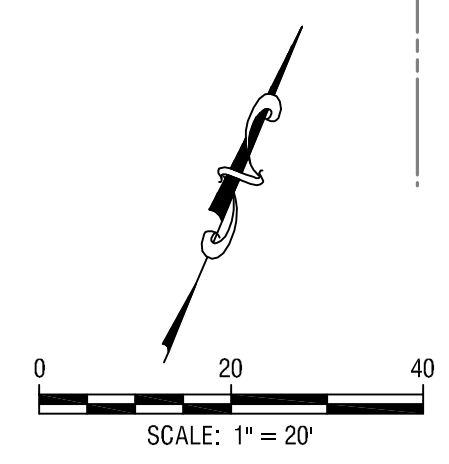


- RESOURCE AREAS:**
- A NO WETLAND PRESENT
 - B NOT IN RIPARIAN CORRIDOR
 - C NO STREAMS OR INTERMITTENT WATERWAYS
 - D NO HABITAT CONSERVATION AREA
 - E NO ROCK OUTCROPPINGS

- 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.



DESIGN REVIEW - SITE ANALYSIS

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 20'			
DATE: November, 2022			
FILE: Willamette Falls Design Review1	DATE	NO.	REVISION

Theta, llc

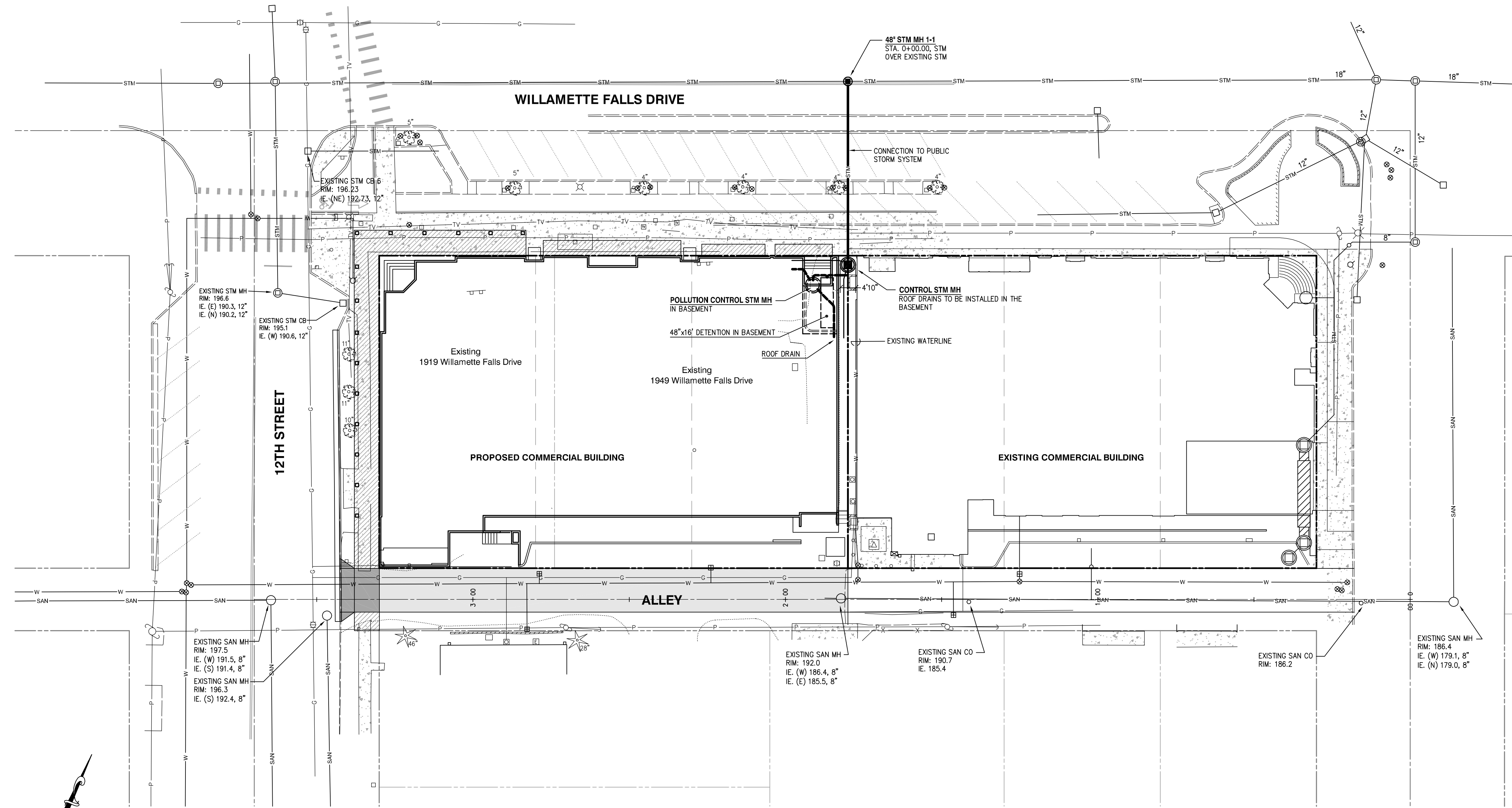
ENGINEERING - SURVEYING - PLANNING

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 Lake Oswego, Oregon 97035 email: thetaeng@comcast.net

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

1919 and 1949 Willamette Falls Drive
 West Linn, Oregon

SHEET:
2/4



EXPIRES: 06/30/2023
SIGNATURE DATE: 12/29/2022

DESIGN REVIEW - SITE AND UTILITY PLAN

2022-129Z

DESIGNED: BDG			
DRAWN: BJS			
SCALE: 1" = 20'			
DATE: November, 2022			
FILE: Willamette Falls Design Review1	DATE	NO.	REVISION

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PH: (503) 657-0406

1919 and 1949 Willamette Falls Drive
West Linn, Oregon

SHEET:
3/4

1949 Willamette Falls Drive

Proposed Commercial Mixed Use Building

Willamette Falls Drive & 12th Street, West Linn, Oregon



NAME:
L. ADAMS DEPARTMENT STORE

LOCATION:
OREGON CITY

DATE OF CONSTRUCTION:
1912

USE:
DEPARTMENT STORE

PRIMARY MATERIALS IN SUPPORT OF EXCEPTION:
BRICK MASONRY



NAME:
WEINHARD BUILDING

LOCATION:
802 MAIN STREET, OREGON CITY

DATE OF CONSTRUCTION:
1895

USE:
DEPARTMENT STORE

PRIMARY MATERIALS IN SUPPORT OF EXCEPTION:
BRICK MASONRY



NAME:
TVFR STATION No. 59

LOCATION:
1860 WILLAMETTE FALLS DRIVE

DATE OF CONSTRUCTION:
2010

USE:
FIRE STATION

PRIMARY MATERIALS IN SUPPORT OF EXCEPTION:
BRICK MASONRY



NAME:
WILLAMETTE CENTER IV

LOCATION:
1969 WILLAMETTE FALLS DRIVE, WEST LINN

DATE OF CONSTRUCTION:
2019

USE:
MIXED USE COMMERCIAL

PRIMARY MATERIALS IN SUPPORT OF EXCEPTION:
BRICK MASONRY

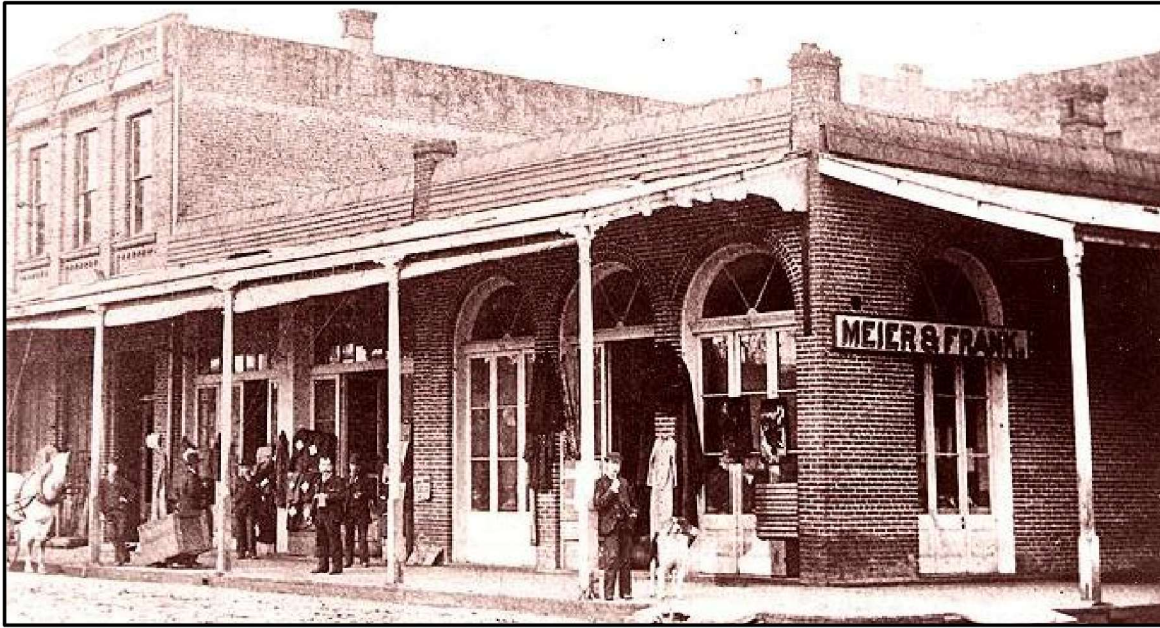
DESIGN EXCEPTION | BRICK

December 2022 | Design Review Application | Section 58.090 Design Exceptions

1949 Willamette Falls Drive

Proposed Commercial Mixed Use Building

Willamette Falls Drive & 12th Street, West Linn, Oregon



NAME:

MEIER & FRANK ORIGINAL STORE

LOCATION:

SW FRONT & SW AMHILL STREETS, PORTLAND

DATE OF CONSTRUCTION:

1857

USE:

DEPARTMENT STORE

PRIMARY MATERIALS IN SUPPORT OF EXCEPTION:

DECORATIVE CANOPY COLUMNS



NAME:

ORO FINO SALOON

LOCATION:

OAK & STARK STREETS, PORTLAND

DATE OF CONSTRUCTION:

1876

USE:

SALOON

PRIMARY MATERIALS IN SUPPORT OF EXCEPTION:

DECORATIVE CANOPY COLUMNS



NAME:

COMMUNITY OF FAITH CHURCH

LOCATION:

1889 WILLAMETTE FALLS DR, WEST LINN

DATE OF CONSTRUCTION:

UNKNOWN

USE:

CHURCH

PRIMARY MATERIALS IN SUPPORT OF EXCEPTION:

DECORATIVE CANOPY COLUMNS



NAME:

LIL' COOPERSTOWN GRILL

LOCATION:

1817 WILLAMETTE FALLS DRIVE, WEST LINN

DATE OF CONSTRUCTION:

UNKNOWN

USE:

RESTAURANT

PRIMARY MATERIALS IN SUPPORT OF EXCEPTION:

DECORATIVE CANOPY COLUMNS

1949 Willamette Falls Drive

Proposed Commercial Mixed Use Building

Willamette Falls Drive & 12th Street, West Linn, Oregon

NOTE: THE COLOR PALETES SHOWN BELOW ARE REPRESENTATIVE ONLY, SELECTED FROM THE 'AMERICA'S HERITAGE HISTORICAL COLORS' COLLECTION BY SHERWIN WILLIAMS. ACTUAL BUILDING COLORS WILL BE SELECTED FROM THE FULL LINE OF THIS COLLECTION.

	PALETTE: ANTIQUE WHITE BODY: SW 6119 ANTIQUE WHITE TRIM: SW 2842 ROYCROFT SUEDE ACCENT 1: SW 7012 CREAMY ACCENT 2: SW 0048 BUNGLEHOUSE BLUE
	PALETTE: COLONIAL REVIVAL GREEN STONE BODY: SW 2826 COLONIAL REVIVAL GREEN STONE TRIM: SW 2842 ROYCROFT SUEDE ACCENT 1: SW 7012 CREAMY ACCENT 2: SW 0048 BUNGLEHOUSE BLUE
	PALETTE: COLONIAL REVIVAL STONE BODY: SW 2827 COLONIAL REVIVAL STONE TRIM: SW 2829 CLASSICAL WHITE ACCENT 1: SW 6258 TRICORN BLACK ACCENT 2: SW 2802 ROOKWOOD RED
	PALETTE: DOWNING SLATE BODY: SW 2819 DOWNING SLATE TRIM: SW 2813 DOWNING STRAW ACCENT 1: SW 2814 ROOKWOOD ANTIQUE GOLD ACCENT 2: SW 2807 ROOKWOOD MEDIUM BROWN
	PALETTE: DOWNING STONE BODY: SW 2821 DOWNING STONE TRIM: SW 2851 SAGE GREEN LIGHT ACCENT 1: SW 2846 ROYCROFT BRONZE GREEN ACCENT 2: SW 0050 CLASSIC LIGHT BUFF
	PALETTE: NEEDLEPOINT NAVY BODY: SW 0032 NEEDLEPOINT NAVY TRIM: SW 0050 CLASSIC LIGHT BUFF ACCENT 1: SW 2853 NEW COLONIAL YELLOW ACCENT 2: SW 0045 ANTIQUARIAN BROWN
	PALETTE: RENWICK ROSE BEIGE BODY: SW 2804 RENWICK ROSE BEIGE TRIM: SW 2805 RENWICK BEIGE ACCENT 1: SW 0023 PEWTER TANKARD ACCENT 2: SW 2838 POLISHED MAHOGANY
	PALETTE: ROYCROFT MIST BEIGE BODY: SW 2844 ROYCROFT MISE BEIGE TRIM: SW 2821 DOWNING STONE ACCENT 1: SW 7006 EXTRA WHITE ACCENT 2: SW 2801 ROOKWOOD DARK RED
	PALETTE: SHERATON SAGE BODY: SW 0014 SHERATON SAGE TRIM: SW 2822 DOWNING SAND ACCENT 1: SW 2814 ROOKWOOD ANTIQUE GOLD ACCENT 2: SW 2856 FAIRFAX BROWN

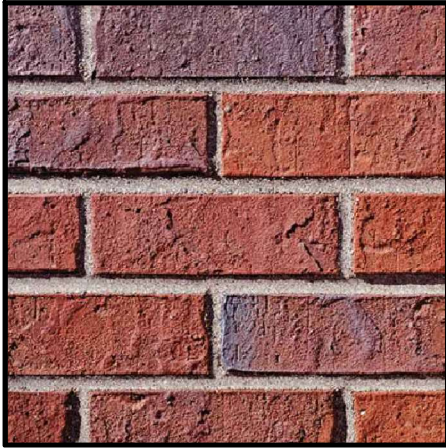
1949 Willamette Falls Drive

Proposed Commercial Mixed Use Building

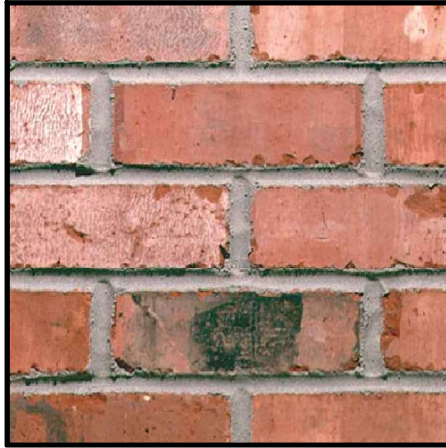
Willamette Falls Drive & 12th Street, West Linn, Oregon

NOTE: THE BRICK BLENDS & AWNING FABRICS SHOWN BELOW ARE REPRESENTATIVE ONLY. THEY ARE DRAWN FROM MUTUAL MATERIALS' HISTORICAL BLEND SELECTIONS, AND FROM THE SUNBRELLA FABRIC CATALOG. BRICK BLENDS FOR THE BUILDING WILL BE SELECTED FROM THE FULL RANGE OF HISTORICAL BLENDS AVAILABLE FROM MUTUAL MATERIALS. AWNING FABRIC COLORS WILL BE SELECTED FROM THE FULL RANGE OF SUNBRELLA SELECTIONS.

BRICK BLENDS:



BRICK BLEND:
CEDAR SPRINGS



BRICK BLEND:
MUTUAL USED



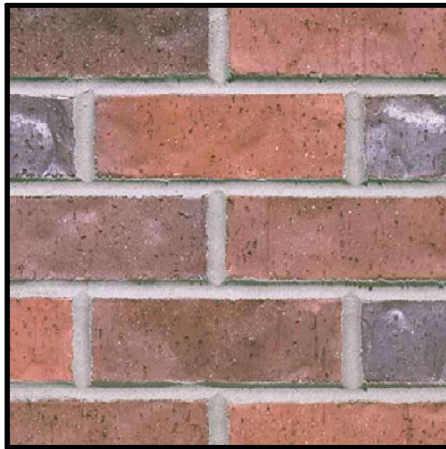
BRICK BLEND:
CLASSIC USED



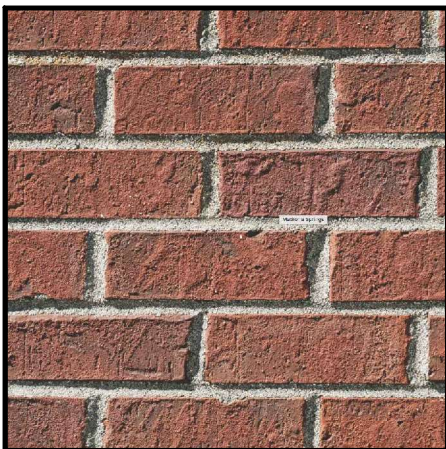
BRICK BLEND:
OLD UNIVERSITY



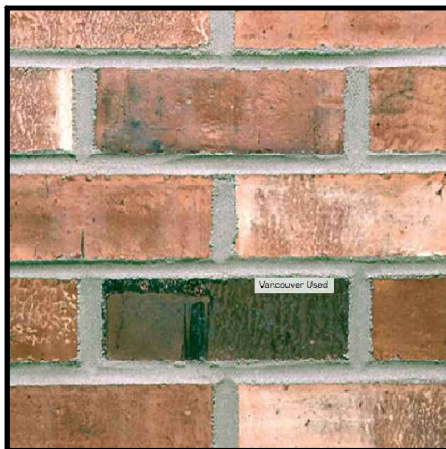
BRICK BLEND:
HOMESTEAD USED



BRICK BLEND:
PACIFIC HANDMOLD

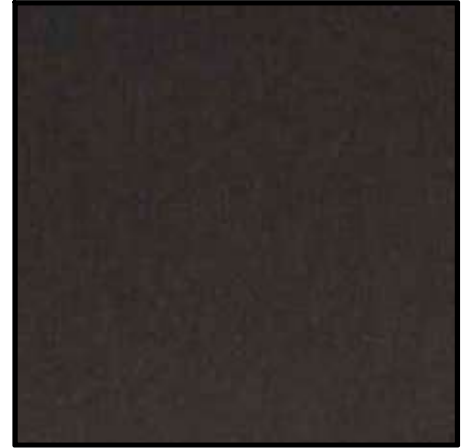


BRICK BLEND:
MADRONA SPRINGS



BRICK BLEND:
VANCOUVER USED

AWNING FABRICS:



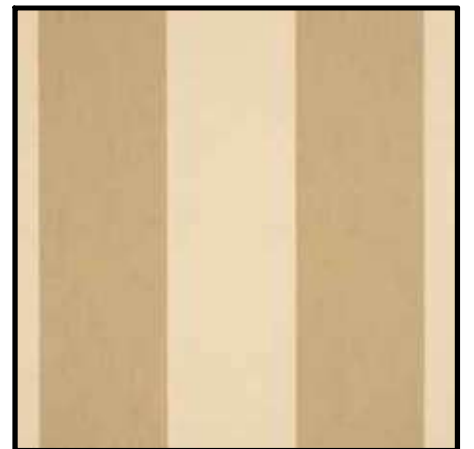
AWNING FABRIC:
SLATE



AWNING FABRIC:
FERN



AWNING FABRIC:
MAHOGANY



AWNING FABRIC:
MANHATTAN DUNE

Willamette Falls Commercial
1949 Willamette Falls Drive
West Linn, Oregon



PRELIMINARY DRAINAGE REPORT
DECEMBER 2022

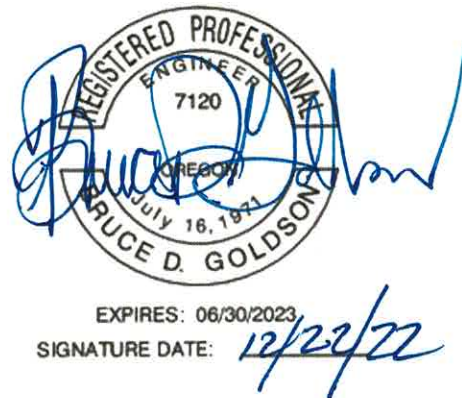
Prepared By:

Bruce D. Goldson, PE

Theta, llc

PO Box 1345, Lake Oswego, Oregon 97035

2014-129Z



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NARRATIVE ASSUMPTIONS

Existing Conditions:

The subject property of two tax lots (3S 1E 02BA TL 4300 & 4400) with two existing buildings bordered on three sides with public roads and containing 0.34 Acres. The property slopes to the northwesterly direction at approximately 5%. There is sanitary, storm and water service to the property.

Developed Conditions:

A proposed multi-story commercial building is proposed to virtually cover the entire property. With nearly complete lot coverage with impervious area on-site infiltration is not possible. On-site detention and water quality facilities are proposed. The storm discharge will be to the existing public storm system in Willamette Falls Drive

Summary of storm water flow

	2-YEAR	5-YEAR	10-YEAR	25-YEAR
PRE-DEVELOP	0.14 CFS	0.18 CFS	0.22 CFS	0.26 CFS
POST-DEVELOP	0.22 CFS	0.26 CFS	0.30 CFS	0.35 CFS

REGULATORY DESIGN CRITERIA

The storm water quantity management requirements of the City of West Linn.

References

1. King County Department of Public Works, Surface Water Management Division, Hydrographic Programs

Water Quality Facility

Design Parameters

The design storm is a 24 hour standard SCS Type 1A

- 2-year.....2.5 inches
- 5-year.....3.0 inches
- 10-year.....3.4 inches
- 25-year..... 3.9 inches
- 100-year.....4.5 inches

SOIL TYPES

Willamette Silt Loam – type C soil

Time of Concentration

$$T = (0.42)[(nL)^8 / (p_2)^5 (s_0)^4]$$

Pre-development: $T = (0.42)[(0.15)(80)]^8 / (2.5)^5 (.03)^4 = 6.4 \text{ min (pre)}$

Assume 5-minutes developed

HYDROGRAPH RESULTS

KING COUNTY DEPARTMENT OF PUBLIC WORKS
Surface Water Management Division
HYDROGRAPH PROGRAMS
Version 4.21B
1 - INFO ON THIS PROGRAM
2 - SBUHYD
3 - MODIFIELD SBUHYD
4 - ROUTE
5 - ROUTE2
6 - ADDHYD
7 - BASEFLOW
8 - PLOTHYD
9 - DTATA
10 - REFAC
11 - RETURN TO DOS

ENTER OPTION:

2

SBUN/SCS METHOD FOR COMPUTING RUNOFF HYDROGRAPH

STORM OPTIONS:

- 1 - S.C.S. TYPE-1A
- 2 - 7-DAY DESIGN STORM
- 3 - STORM DATA FILE

SPECIFY STORM OPTION:

1

S.C.S. TYPE - 1A RAINFALL DISTRIBUTION

ENTER; FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)

2,24,2.6

XXXXXXXXXXXXXXXXXXXXXXXXX S.C.S.TYPE-1A DISTRIBUTION XXX
XXXXXXXXXXXXX 2-YEAR 24-HOUR STORM xxxx 2.50 "TOTAL PRECIP XXX/

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

0.21,86,0.13,98,6.4

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
.3	.2	86	.1	98	6.4
PEAK-Q(CFS)	T-PEAK(HRS)		VOL(CU-FT)		
.14	7.83		2019		

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:WF2pre

SPECIFY: C - CONTINUE, N - NEWSTORM, P - PRINT, S - STOP

C

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

0.005,86,335,98,5

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
.3	.0	86	.3	98	5.0
PEAK-Q(CFS)	T-PEAK(HRS)		VOL(CU-FT)		
.22	7.67		2783		

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:WF2post

SPECIFY: C - CONTINUE, N - NEWSTORM, P - PRINT, S - STOP

n

STORM OPTIONS:

- 1 - S.C.S. TYPE-1A
- 2 - 7-DAY DESIGN STORM
- 3 - STORM DATA FILE

SPECIFY STORM OPTION:

1

ENTER; FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)

5,24,3.0

XXXXXXXXXXXXXXXXXXXXXXXXX S.C.S.TYPE-1A DISTRIBUTION XXX
XXXXXXXXXXXXX 5-YEAR 24-HOUR STORM xxxx 3.00" TOTAL PRECIP XXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXXX

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

0.21,86,0.13,98,6.4

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
.3	.2	86	.1	98	6.4

PEAK-Q(CFS) T-PEAK(HRS) VOL(CU-FT)
.18 7.83 2573

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:WF5pre

SPECIFY: C - CONTINUE, N - NEWSTORM, P - PRINT, S - STOP

c

0.005,86,0.335,98,5

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
.3	.0	86	.3	98	5.0

PEAK-Q(CFS) T-PEAK(HRS) VOL(CU-FT)
.26 7.67 3396

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:WF5post

SPECIFY: C - CONTINUE, N - NEWSTORM, P - PRINT, S - STOP

n

STORM OPTIONS:

- 1 - S.C.S. TYPE-1A
- 2 - 7-DAY DESIGN STORM
- 3 - STORM DATA FILE

SPECIFY STORM OPTION:

1

ENTER; FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)

10,24,3.4

XXXXXXXXXXXXXXXXXXXXXXXXX S.C.S. TYPE-1A DISTRIBUTION XXX
XXXXXXXXXXXXX 10-YEAR 24-HOUR STORM xxxx 3.40" TOTAL PRECIP XXX

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

0.21,86,0.13,98,6.4

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
.3	.2	86	.1	98	6.4

PEAK-Q(CFS) T-PEAK(HRS) VOL(CU-FT)
.22 7.83 3026

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:WF10pre

SPECIFY: C - CONTINUE, N - NEWSTORM, P - DATA PRINT OUT:

C

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1

0.005,86,0.335,98,5

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
.3	.0	86	.3	98	5.0

PEAK-Q(CFS) T-PEAK(HRS) VOL(CU-FT)
.30 7.67 3887

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:WF10post
SPECIFY: C - CONTINUE, N - NEWSTORM, P - PRINT, S - STOP

n
STORM OPTIONS:
1 - S.C.S. TYPE-1A
2 - 7-DAY DESIGN STORM
3 - STORM DATA FILE
SPECIFY STORM OPTION:

1
ENTER; FREQ(YEAR), DURATION(HOUR), PRECIP(INCHES)
25,24,3.9

XXXXXXXXXXXXXXXXXXXXXXXXX S.C.S.TYPE-1A DISTRIBUTION XXX
XXXXXXXXXXXXX 25-YEAR 24-HOUR STORM xxxx 3.90" TOTAL PRECIP XXX

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1
0.21,86,0.13,98,6.4

DATA PRINT OUT:

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
.3	.2	86	.1	98	6.4
PEAK-Q(CFS)	T-PEAK(HRS)		VOL(CU-FT)		
.26	7.67		3601		

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:WF25pre

SPECIFY: C - CONTINUE, N - NEWSTORM, P - DATA PRINT OUT:

C

ENTER: A(PERV),CN(PERV),A(IMPERV),CN(IMPERV),TC FOR BASIN NO. 1
0.005,86,0.335,98,5

AREA(ACRES)	PERVIOUS		IMPERVIOUS		TC(MINUTES)
	A	CN	A	CN	
.3	.0	86	.3	98	5.0
PEAK-Q(CFS)	T-PEAK(HRS)		VOL(CU-FT)		
.35	7.67		4501		

ENTER [d:][path]filename[.ext] FOR STORAGE OF COMPUTED HYDROGRAPH:

C:WF25post

DETENTION SIZING

ENTER OPTION

10

R/D FACILITY DESIGN ROUTINE

SPECIFY TYPE OF R/D FACILITY

- 1 - POND
- 2 - TANK
- 3 - VAULT
- 4 - INFILTRATION POND
- 5 - INFILTRATION TANK
- 6 - GRAVEL TRENCH/BED

2

ENTER: TANK DIAMETER (ft). EFFECTIVE STORAGE DEPTH (ft)

4,4

ENTER: [d:][[atj]filename[.ext] OF PRIMARY DESIGN INFLOW HYDROGRAPH:

C:WF25POST

PRELIMINARY DESIGN INFLOW PEAK = .35 CFS

ENTER PRIMARY DESIGN RELEASE RATE(cfs)

0.26

ENTER NUMBER OF INFLOW HYDROGRAPHS TO BE TESTED FOR PERFORMANCE (5 MAXIMUM)

3

ENTER [d:][path]filename[.ext] OF HYDROGRAPH 1:

C:WF10POST

ENTER TARGET RELEASE RATE (cfs)

0.22

ENTER [d:][path]filename[.ext] OF HYDROGRAPH 2:

C:WF5POST

ENTER TARGET RELEASE RATE (cfs)

0.18

0. ENTER [d:][path]filename[.ext] OF HYDROGRAPH 3:

C:WF2POST

ENTER TARGET RELEASE RATE (cfs)

0.14

ENTER: NUMBER OF ORIFICES, RISER-HEAD (ft), RISER-DIAMETER(in)

2.4.10

RISER OVERFLOW DEPTH FOR PRIMARY PEAK INFLOW= 0.12 FT

SPECIFY ITERATION DISPLAY: Y -YES, N - NO

N

SPECIFY: R - REVIEW/REVISE INPUT, C - CONTINUE

C

INITIAL STORAGE VALUE FOR ITERATION PURPOSES: 1770 CU-FT

BOTTOM ORIFICE: ENTER Q-MAX(cfs)

0.18

DIA. = 1.82INCHES

TOP ORIFICE: ENTER HEIGHT(ft)

3.45

DIA. = 1.72 INCHES

PERFORMANCE: INFLOW TARGET-OUTFLOW ACTUAL-OUTFLOW PK-STAGE STORAGE

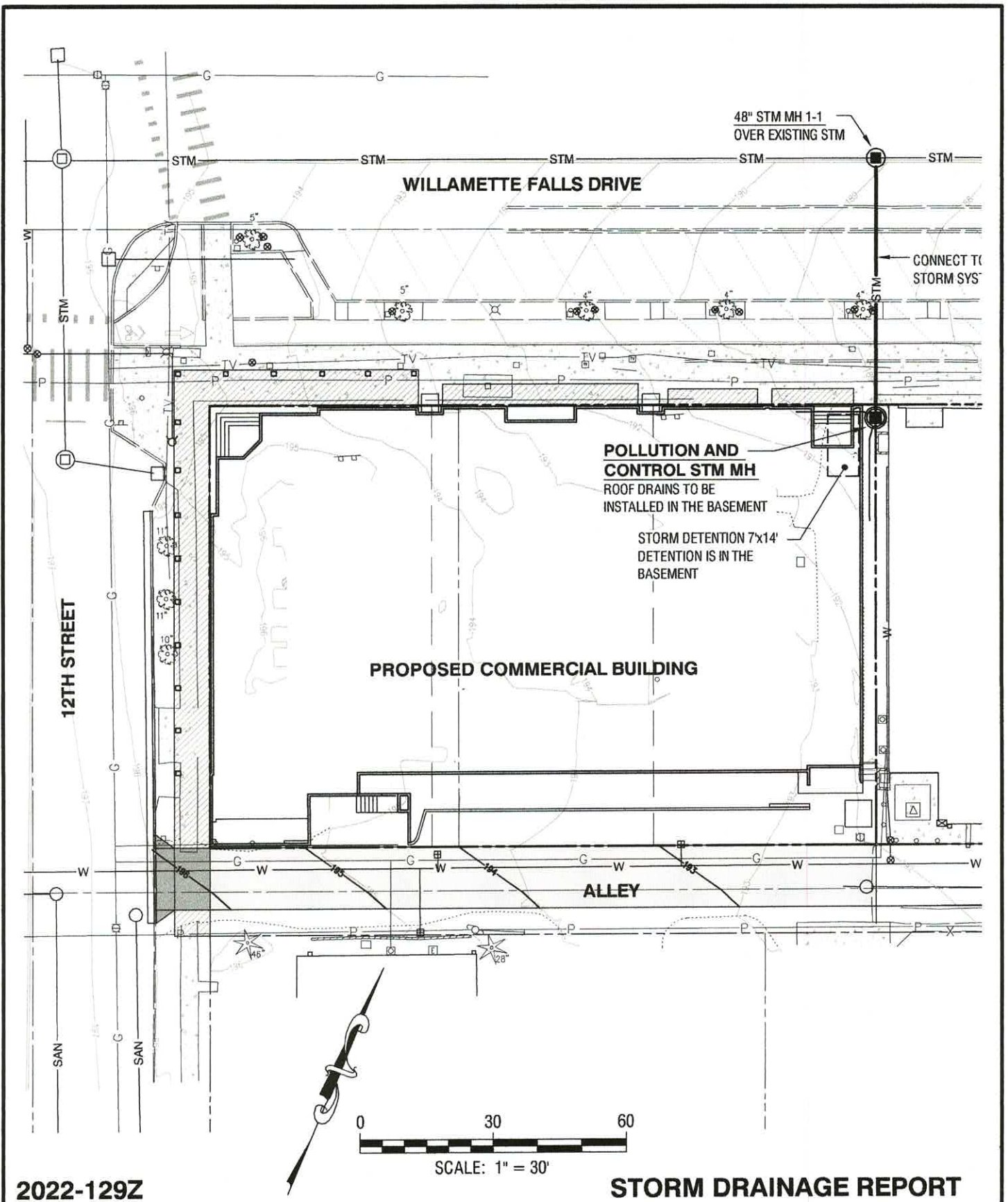
DESIGN HYD:	.35	.26	.26	3.99	281
TEST HYD 1:	.30	.22	.21	3.32	240
TEST HYD 2:	.26	.18	.21	3.32	240
TEST HYD 3:	.22	.14	.14	2.25	160

SPECIFY: D - DOCUMENT, R -REVISE, A - ADJUST ORIF, E -ENLARGE, S -STOP

DESIGN SUMMARY:

A 48" diameter tank coupled with the pollution manhole is proposed for detention, with two orifices will meet the outflow of the 2, 5 10, and 25 year pre-developed flow rates per the city code. The pollution control manhole is provided ahead of the detention system to trap sediments and floatable from the roof water. Access is provided to the pollution manhole and the detention system via manholes in the garage area and control manhole in the area between the two buildings.

Appendix



2022-129Z

STORM DRAINAGE REPORT

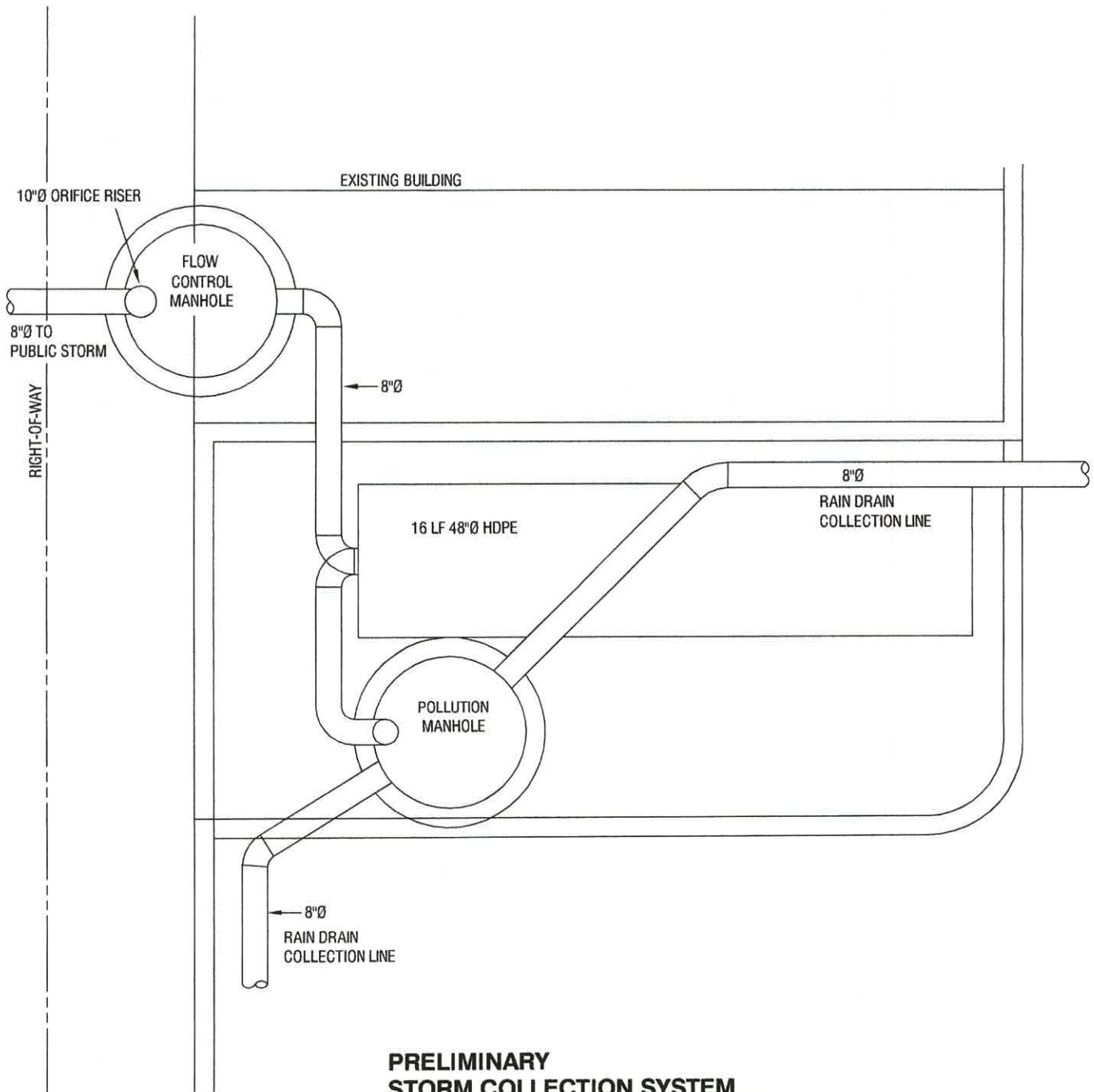
Theta, llc

ENGINEERING - SURVEYING - PLANNING

PO Box 1345
Lake Oswego, Oregon 97035

503-481-8822
email: thetaeng@comcast.net

1919 and 1949 Willamette Falls Drive
West Linn, Oregon



**PRELIMINARY
STORM COLLECTION SYSTEM**

SCALE: 1" = 4'

2022-129Z

STORM DRAINAGE REPORT

Theta, llc

ENGINEERING - SURVEYING - PLANNING

PO Box 1345
Lake Oswego, Oregon 97035

503-481-8822
email: thetaeng@comcast.net

1919 and 1949 Willamette Falls Drive
West Linn, Oregon



SUTTON|GODWIN|ARCHITECTURE

May 5, 2022

Request for NHM

Kathie Halicki

Willamette NA - President

RE: Lots: 1919 & 1949 Willamette Falls Drive
Tax Lot No: 31E02BA04300 & 4400
Pre-Application #PA-22-09

Dear Kathie,

SG Architecture, LLC would like to request for a Neighborhood Meeting with the Willamette Neighborhood Association on the earliest available agenda.

We look forward to presenting the project to the NHA and the neighbors. If you have questions, please feel free to call me at 503-201-0725.

Sincerely,

SG Architecture, LLC

A handwritten signature in blue ink, appearing to read 'Kevin M. Godwin'.

Kevin M. Godwin | Partner | 503.201.0725 | kgodwin@sg-arch.net

Email CC: John Floyd (City of West Linn), Darren GUSDORF (ICON)



SUTTON|GODWIN|ARCHITECTURE

July 29, 2022

NOTICE OF NEIGHBORHOOD MEETING

Ms. Kathie Halicki

President - Willamette Neighborhood Association
2307 Falcon Drive
West Linn, Oregon 97068

Ms. Elizabeth Rocchia

Secretary | NA Designee - Willamette Neighborhood Association
957 Willamette Falls Drive
West Linn, Oregon 97068

REF: 1949 Willamette Falls Drive

Existing Addresses: 1919 & 1949 Willamette Falls Drive
West Linn, Oregon

Dear Ms. Halicki and Ms. Rocchia:

Please The following is the text of the letter we are sending to the other WNA officers and neighbors within a 500' radius of the above project location to alert them to our upcoming presentation at the September 14th meeting of the Willamette Neighborhood Association (WNA):

To whom it may concern,

SG Architecture, LLC is representing the applicant regarding the property located at 1919 | 1949 Willamette Falls Drive. In the coming weeks we will be submitting to the City of West Linn a Land Use Application for the construction of a new 2-story building which will house uses allowed in the zone such as office, retail, service, and restaurant.

Prior to submitting the application, we will be presenting more information about the project at the WNA's regularly scheduled meeting at 7:00 PM on September 14th, 2022. Further information regarding time and location of the meeting will be available on the City's website: westlinnoregon.gov/willamette after September 1st. Please note that this item may not be the only item on the agenda for that evening.

You are encouraged to contact the WNA with any questions you wish to relay to the applicant. You may contact **WNA President, Kathie Halicki** at willamette@westlinnoregon.gov, Please note that this will be an informal meeting based upon preliminary design plans. These plans may be modified before the application is submitted.

We look forward to discussing this project with you. If you have questions, but will be unable to attend, please feel free to email me at ssutton@sg-arch.net.

10940 SW Barnes Rd #364
Portland, OR 97225
503.201.0725

Sincerely,

SG Architecture, LLC

Scot Sutton – Partner



SUTTON|GODWIN|ARCHITECTURE

July 29, 2022

NOTICE OF NEIGHBORHOOD MEETING

RE: NOTICE OF NEIGHBORHOOD MEETING

1949 Willamette Falls Drive

Existing Addresses: 1919 & 1949 Willamette Falls Drive
West Linn, Oregon

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Sincerely,

SG Architecture, LLC

Scot Sutton – Partner

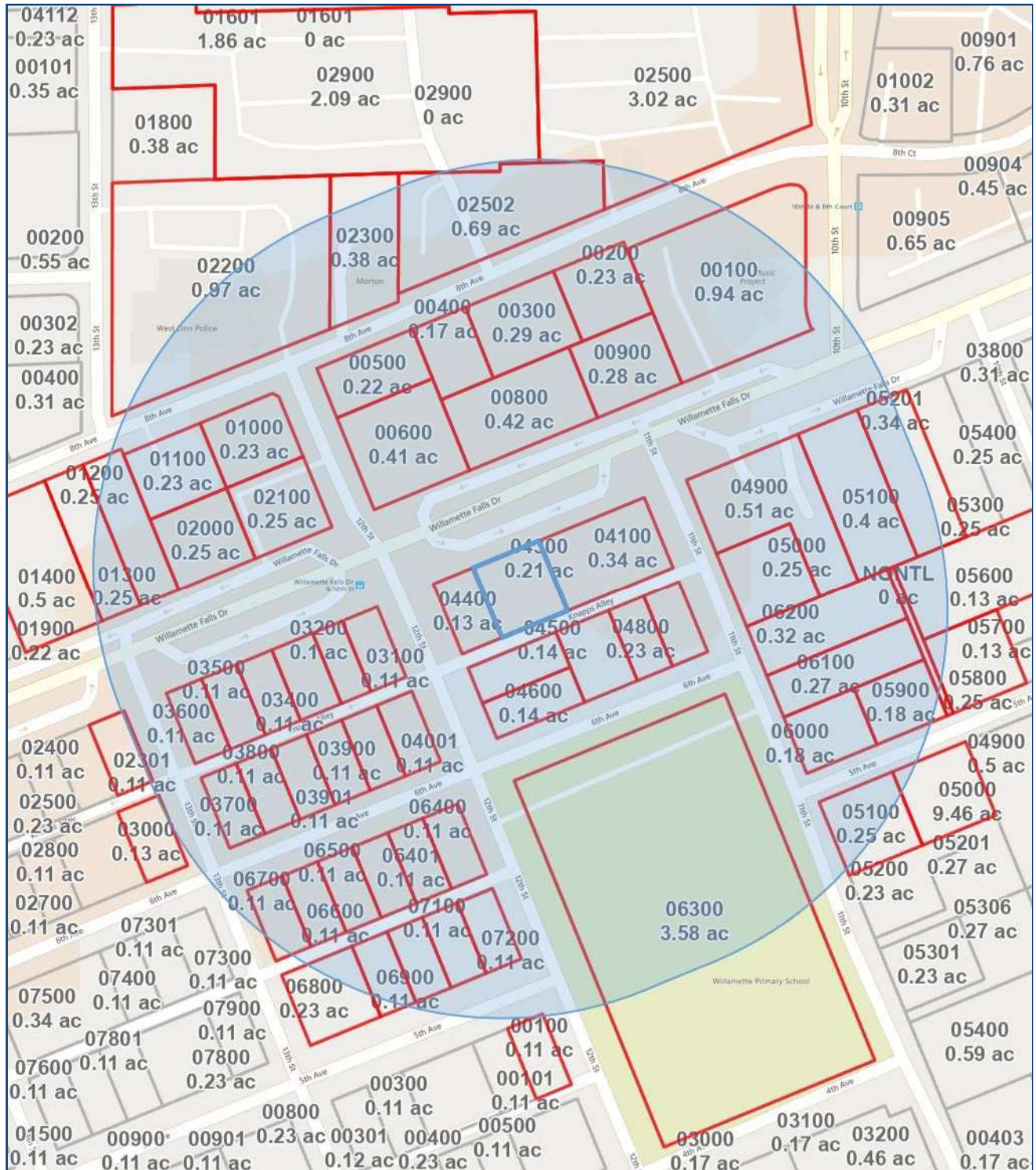


First American Title™

500 ft Buffer

1949 Willamette Falls Dr, West Linn, OR 97068

Report Generated: 7/20/2022



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31E02BA06800
Marcus & Jenny Malcom
1822 5th Ave
West Linn, OR 97068

31E02BA03800
Loriaux & Choate Teresa
1830 6th Ave
West Linn, OR 97068

31E02BA04900
David Lawrence
Po Box 555
West Linn, OR 97068

31E02BA05900
Jennifer & Vincent Laski
2050 5th Ave
West Linn, OR 97068

31E02BA03300
Byong Kim
4401 Omalley Rd
Anchorage, AK 99507

31E02BA03000
Kari & Molly Kenzie
1790 6th Ave
West Linn, OR 97068

31E02BA07200
Trisha Kelly
1898 5th Ave
West Linn, OR 97068

31E02BA04500
Kyle Junk
1549 12th St
West Linn, OR 97068

31E02BA00500
Jason & Amy Johnston
1693 12th St
West Linn, OR 97068

31E02BA01400
Adam & Shantel Good
19546 Reddaway Ave
Oregon City, OR 97045

31E02BA04100
Adam & Shantel Good
19546 Reddaway Ave
Oregon City, OR 97045

31E02BA04300
Adam & Shantel Good
19546 Reddaway Ave
Oregon City, OR 97045

31E02BA04400
Adam & Shantel Good
19546 Reddaway Ave
Oregon City, OR 97045

31E02BA04800
David Hydes
1980 6th Ave
West Linn, OR 97068

31E02BA06500
Nicolette Hydes
1847 6th Ave
West Linn, OR 97068

31E02BA06900
Rebecca Haynes & Seth Talbot
1870 5th Ave
West Linn, OR 97068

31E02BA06400
Thomas & Lisa Haymore
1891 6th Ave
West Linn, OR 97068

31E02BA00200
Handris Holdings Llc
1980 Willamette Falls Dr STE 200
West Linn, OR 97068

31E02BA00300
Handris Holdings Llc
1980 Willamette Falls Dr STE 200
West Linn, OR 97068

31E02BA00900
Edward Handris
2008 Willamette Falls Dr # B
West Linn, OR 97068

31E02BA03600
Andrew & Linda White
1980 Willamette Falls Dr STE 200
West Linn, OR 97068

31E02AB05100
Jason & Heather Hall
2011 5th Ave
West Linn, OR 97068

31E02AB05000
Erik & Jessica Grimm
2041 5th Ave
West Linn, OR 97068

31E02BA04801
James Estes Iii & Kristen Woofter
1992 6th Ave
West Linn, OR 97068

31E02BA02301
Drd Property Llc
985 SW Long Farm Rd
West Linn, OR 97068

31E02BA06000
Deatherage David W Trustee &
1521 11th St
West Linn, OR 97068

31E02BA05100
Jeffrey Edmondson
2051 Willamette Falls Dr
West Linn, OR 97068

21E35C 02200
City Of West Linn
22500 Salamo Rd STE 100
West Linn, OR 97068

31E02BA06700
Karen Chadwick
1819 6th Ave
West Linn, OR 97068

31E02BA01300
West Linn Building Llc
18835 SW Ebberts Ct
Beaverton, OR 97008

21E35C 02500
Willamette Marketplace Llc
810 NW Marshall St STE 300
Portland, OR 97209

21E35C 02900
Willamette Marketplace Llc
810 NW Marshall St STE 300
Portland, OR 97209

31E02BA00600
Willamette Falls Holdings Llc
1980 Willamette Falls Dr STE 200
West Linn, OR 97068

31E02BA00800
Willamette Falls Holdings Llc
1980 Willamette Falls Dr STE 200
West Linn, OR 97068

31E02BA02100
Willamette Falls Holdings Llc
1980 Willamette Falls Dr STE 200
West Linn, OR 97068

31E02BA03200
Willamette Falls Properties LI
2130 8th Ct
West Linn, OR 97068

31E02BA07000
Patrick & B White
1872 5th Ave
West Linn, OR 97068

31E02BA06300
West Linn-Wils Sch Dist #3
22210 SW Stafford Rd
Tualatin, OR 97062

31E02BA06600
Jeffrey & K Werley
1831 6th Ave
West Linn, OR 97068

31E02BA07100
Harold Vail Jr
1882 5th Ave
West Linn, OR 97068

31E02BA01100
Tualatin Valley Fire & Rescue
11945 SW 70th Ave
Portland, OR 97223

31E02BA02000
Tualatin Valley Fire & Rescue
11945 SW 70th Ave
Portland, OR 97223

31E02BA03100
Steve Tekander
465 SW Borland Rd
West Linn, OR 97068

31E02BA01000
Dunrobin Properties Llc
Po Box 889
Wilsonville, OR 97070

31E02BA03400
William & Farzaneh Sloan
1022 SW Stephenson Ct
Portland, OR 97219

31E02BA03500
William & Farzaneh Sloan
1022 SW Stephenson Ct
Portland, OR 97219

31E02BA04600
Albert & Laura Secchi
1920 6th Ave
West Linn, OR 97068

31E02BA03900
Daniel & Nicole Schreiber
1870 6th Ave
West Linn, OR 97068

31E02BA04000
Chirstopher & James Rhom
1888 6th Ave
West Linn, OR 97068

31E02BA06200
Paul & Yarrow Reim
1541 11th St
West Linn, OR 97068

31E02BD00100
Jilla & David Piroozmandi
2545 Po Box
, AM

31E02BA06401
Anthony Peyla & Wilson Ralston
1883 6th Ave
West Linn, OR 97068

31E02BA00400
Jennifer Pakula & Scot Gelfand
2500 Crestview Dr
West Linn, OR 97068

31E02BA01200
Pazmol Willamette Properties L & Pamela
1832 Willamette Falls Dr
West Linn, OR 97068

21E35C 02502
Pacific West Bank
2040 8th Ave
West Linn, OR 97068

31E02BA05000
Karin & Peter Obrien
1547 11th St
West Linn, OR 97068

21E35C 02300
Morton Cynthia S Trustee & Morton Don R
20900 S South End Rd
Oregon City, OR 97045

31E02BA04001
Eric Mcdonald
1892 6th Ave
West Linn, OR 97068

31E02BA06100
Margaret Matthies
1531 11th St
West Linn, OR 97068

31E02BA05800
Paul & Karin Marcus
2062 5th Ave
West Linn, OR 97068

31E02BA04700
Ian & Audra Brown
1968 6th Ave
West Linn, OR 97068

31E02BA05201
Maria Blanc-Gonnet
2057 Willamette Falls Dr
West Linn, OR 97068

31E02BA03901
Robert & Lorraine Beegle
1850 6th Ave
West Linn, OR 97068

31E02BA06501
Elien Bates
20020 Marigold Ct APT 20
West Linn, OR 97068

31E02BA05500
Norman & Donna Barnes
1542 10th St
West Linn, OR 97068

31E02BA00100
Bany David C Trustee & Bany Sarah A
2015 8th Ave
West Linn, OR 97068

31E02BA03700
Charles & Sara Ashou
1818 6th Ave
West Linn, OR 97068

31E02BANONTL
Non-Taxlot

21E35C 02900
VPC-OR WEST LINN LIMITED
2020 8TH AVE
West Linn, 97068

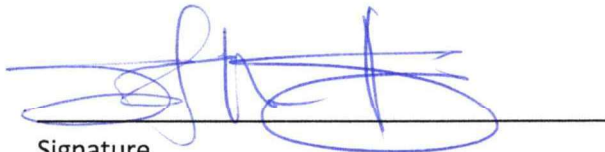
**Neighborhood Meeting
1919 & 1949 Willamette Falls Drive
AFFIDAVIT OF MAILING NOTICE**

I Scot Sutton, do swear and affirm that I represent the party initiating interest in a proposed two-story building development affecting the land at 1919 & 1949 Willamette Falls Drive in West Linn, Oregon.

On August 2nd, 2022, and pursuant to Community Development Code Section 99, I caused to have mailed to each of the persons on the attached list, a notice of Neighborhood 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 at the United States Post Office with postage prepaid thereon.

Dated this 17th day of August, 2022.

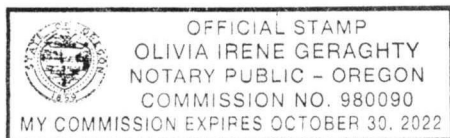


Signature
Scot Sutton

Subscribed and sworn to or affirmed, before me this 17 day of August, 2022



Notary Public for the State of Oregon
My Commission Expires: 30 October 2022





TIGARD
12210 SW MAIN ST
PORTLAND, OR 97223-6222
(800)275-8777

08/02/2022 05:47 PM

Product	Qty	Unit Price	Price
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First-Class Mail® Letter	1		\$0.60
West Linn, OR 97068 Weight: 0 lb 0.40 oz Estimated Delivery Date Thu 08/04/2022			
Registered Mail®			\$15.25
Amount: \$1.00 Tracking #: RE099430533US			
Total			\$15.85

First-Class Mail® Letter	1		\$0.60
West Linn, OR 97068 Weight: 0 lb 0.40 oz Estimated Delivery Date Thu 08/04/2022			
Registered Mail®			\$15.25
Amount: \$1.00 Tracking #: RE099430547US			
Total			\$15.85

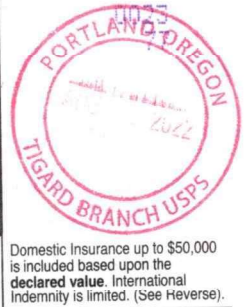
Grand Total:			\$31.70
Debit Card Remitted			\$31.70
Card Name: VISA Account #: XXXXXXXXXXXX6504 Approval #: 093647 Transaction #: 531 Receipt #: 058259 Debit Card Purchase: \$31.70 Chip AID: A0000000980840 AL: US DEBIT PIN: Verified			

Every household in the U.S. is now eligible to receive a third set of 8 free test kits.

Registered No. RE099430547US

Date Stamp

To Be Completed By Post Office	Postage \$	\$0.60	Extra Services & Fees (continued)
	Extra Services & Fees	\$15.25	<input type="checkbox"/> Signature Confirmation \$
	<input type="checkbox"/> Registered Mail	\$	<input type="checkbox"/> Signature Confirmation Restricted Delivery \$
	<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
	<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
	<input type="checkbox"/> Restricted Delivery	\$	Total Postage & Fees
			\$15.85
Customer Must Declare Full Value		\$1.00	Received by 08/02/2022
		\$	



Domestic Insurance up to \$50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	ICON CONST. + DEVELOPMENT 1909 WILLAMETTE FALLS DR. #200 WEST LINN, OR 97068
	TO	KATHY HALICKI 2007 LIPACON DR. WEST LINN, OR 97068

PS Form 3806, Registered Mail Receipt Copy 1 - Customer
April 2015, PSN 7530-02-000-9051 (See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

Registered No. RE099430533US

Date Stamp

To Be Completed By Post Office	Postage \$	\$0.60	Extra Services & Fees (continued)
	Extra Services & Fees	\$15.25	<input type="checkbox"/> Signature Confirmation \$
	<input type="checkbox"/> Registered Mail	\$	<input type="checkbox"/> Signature Confirmation Restricted Delivery \$
	<input type="checkbox"/> Return Receipt (hardcopy)	\$0.00	
	<input type="checkbox"/> Return Receipt (electronic)	\$0.00	
	<input type="checkbox"/> Restricted Delivery	\$	Total Postage & Fees
			\$15.85
Customer Must Declare Full Value		\$1.00	Received by 08/02/2022
		\$	



Domestic Insurance up to \$50,000 is included based upon the declared value. International indemnity is limited. (See Reverse).

OFFICIAL USE

To Be Completed By Customer (Please Print) All Entries Must Be in Ballpoint or Typed	FROM	ICON CONST. + DEVELOPMENT 1909 WILLAMETTE FALLS DR. #200 WEST LINN, OR 97068
	TO	ELIZABETH ROCCHIA 907 WILLAMETTE FALLS DR. WEST LINN, OR 97068

PS Form 3806, Registered Mail Receipt Copy 1 - Customer
April 2015, PSN 7530-02-000-9051 (See Information on Reverse)
For domestic delivery information, visit our website at www.usps.com®

Track Another Package +

Tracking Number: RE099430547US

Remove X

Your item was delivered to an individual at the address at 10:52 am on August 3, 2022 in WEST LINN, OR 97068.

Delivered, Left with Individual

August 3, 2022 at 10:52 am
WEST LINN, OR 97068

Get Updates 

Text & Email Updates 

Tracking History 

August 3, 2022, 10:52 am

Delivered, Left with Individual
WEST LINN, OR 97068

Your item was delivered to an individual at the address at 10:52 am on August 3, 2022 in WEST LINN, OR 97068.

August 3, 2022, 8:38 am

Arrived at Post Office
WEST LINN, OR 97068

August 3, 2022, 8:37 am

Out for Delivery
WEST LINN, OR 97068

August 2, 2022, 11:24 pm

Departed USPS Facility

Track Another Package +

Tracking Number: RE099430533US

Remove X

Your item was delivered to an individual at the address at 10:56 am on August 6, 2022 in WEST LINN, OR 97068.

 **Delivered, Left with Individual**

August 6, 2022 at 10:56 am
WEST LINN, OR 97068

Get Updates v

Text & Email Updates



Tracking History



August 6, 2022, 10:56 am

Delivered, Left with Individual
WEST LINN, OR 97068

Your item was delivered to an individual at the address at 10:56 am on August 6, 2022 in WEST LINN, OR 97068.

August 3, 2022, 10:51 am

Notice Left (No Authorized Recipient Available)
WEST LINN, OR 97068

August 3, 2022, 8:37 am

Out for Delivery
WEST LINN, OR 97068

August 3, 2022, 8:26 am

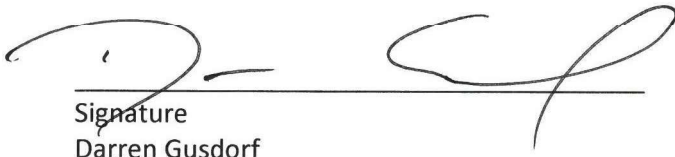
Arrived at Post Office

**Neighborhood Meeting
1919 & 1949 Willamette Falls Drive
AFFIDAVIT OF POSTING NOTICE**

I Darren Gusdorf, do swear and affirm that I represent the party initiating interest in a proposed two-story building development affecting the land at 1919 & 1949 Willamette Falls Drive in West Linn, Oregon.

On August 1st, 2022, and pursuant to Community Development Code Section 99, I caused to have posted on the referenced property, a notice of Neighborhood Meeting to discuss the proposed development of the aforementioned property. Photographs of the postings are shown below.

Dated this 8th day of AUGUST, 2022

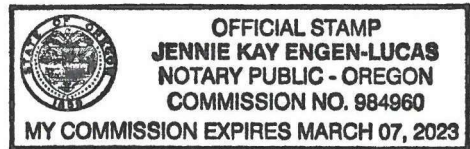

Signature
Darren Gusdorf

Subscribed and sworn to or affirmed, before me this 8 day of August, 2022


Notary Public for the State of Oregon

County of Clatsop

My Commission Expires: March 7, 2023



Scot Sutton

From: Kevin Godwin
Sent: Thursday, September 15, 2022 9:26 AM
To: Elizabeth Rocchia; Kathie Halicki
Cc: 'Darren Gusdorf'; Scot Sutton
Subject: Re: draft WNA minutes 9/14/2022

Thank you, Elizabeth & Kathie!

Kevin Godwin | SG Architecture, LLC | partner
10940 SW Barnes Road #364 | Portland, OR 97225 | 503.201.0725
kgodwin@sg-arch.net

This email is confidential, intended only for the named recipient(s) above and may contain information that is privileged work product or exempt from disclosure under applicable law. If you have received this message in error, or are not the named recipient(s), please immediately notify the sender and delete this email message from your computer. Thank you

From: Elizabeth Rocchia <erocchia@comcast.net>
Sent: Thursday, September 15, 2022 8:46 AM
To: Kathie Halicki <khalicki@msn.com>; Kevin Godwin <kgodwin@sg-arch.net>
Subject: draft WNA minutes 9/14/2022

Willamette NA Minutes September 14, 2022 via Zoom

The meeting was called to order at 7:05 by President, Kathie Halicki.
The Treasury remains at \$3,245.52.
The Minutes of the July 13, 2022, meeting were read and approved.
23 persons attending on Zoom.

ICON Construction

A proposed building design for the corner of 12th and Willamette Falls was presented by Scott Sutton and Kevin Godwin of SGA Architects. Images of a street elevation and a floor plan were shared-screened with design elements explained. There will be underground parking for 35 cars that connects with the adjacent ICON building. The facade design will be compatible with the adjacent ICON building.

Office space and restaurant areas are included. A second story restaurant space is included with a mezzanine/roof area which will be enclosed.

Q: Noise from restaurant music?

A: All will be contained within walls on alley side. Should be no more than ambient noise from WF Drive.

Q: Delivery trucks in the alley?

A: Deliveries will be made from 12th street side in marked area

Main Street

Rebecca announced tonight as the last day of the Summer Market.

Next Wednesday, **Sept 21**, will be a Wine Walk with tickets available as a Main Street fund raiser.

October 1 will be the Arch Bridge Centennial Celebration. West Linn, Oregon City and the Grande Ronde Tribe will each produce art events which will merge at the bridge center.

October 31 will be Halloween events and treats for children. Last year 1300 kids appeared. Volunteers will be welcomed. A donation of \$200 will be asked of the WNA at the October meeting.

November 1 will be 'Small Business Saturday' and the lighting of street trees.

Also the Historic Review Board is developing an on line walking tour of the Historic District. Calendar and events are described on the Historic Willamette Website.

Update

Kathie reported two land use applications. Both involve property divisions.

The police station will allow use to use their community room but not their technical equipment.

poll: A vote among those present chose to continue with Zoom and perhaps meet in person twice a year.

The bird scooters are now gone from Willamette.

A Community Attitude Survey is underway: polco.us/westlinn22op

Traffic on Hwy 43 will be reduced to one lane during road improvements thru December.

October meeting

A candidate forum is planned. Four candidates have responded and will be given 5 minutes to present and 5 minutes for questions.

The new City Manager, John Williams, will describe TIF, Tax Increment Financing

Lean Liu requested support from the WNA for a community pool citing popularity and reasons for the need. Kathie explained that generating petitions was not the purpose of the WNA and perhaps social media would be a better source for support. We were reminded that bond measures for a community pool had been turned down three times because of costs of construction and maintenance

She will bring a presentation to the WNA in the future.

Athey Creek School issues:

The Brandon Place extension needs a solution for adjacent residents.

The expanding width of WF Drive will cause large and extensive retaining walls in both the West and East entrances to Fields Bridge Park. Is this necessary? Is widening the road beyond a required bike lane necessary?

Attendance at a Transportation Committee meeting to voice concerns is urged.

The meeting adjourned at 8:53

Elizabeth Rocchia

secretary

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT	PROJECT NO(S).	PRE-APPLICATION NO.
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL

Type of Review (Please check all that apply):

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

Pre-Application, Home Occupation, Sidewalk Use, Addressing, and Sign applications require different forms, available on the City website.

Site Location/Address: 1919 & 1949 Willamette Falls Drive	Assessor's Map No.: 31E02BA
	Tax Lot(s): 31E02BA04300 & 4400
	Total Land Area: 15,000 Square Feet +/-

Brief Description of Proposal:

COMMERCIAL MIXED USE BUILDING. NEW CONSTRUCTION. 2 FLOORS + MEZZANINE + BELOW GRADE PARKING AREA

Applicant Name: SG ARCHITECTURE, LLC (SCOT SUTTON) <small>(please print)</small>	Phone: 503-347-4685
Address: 10940 SW Barnes Road #364	Email: SSUTTON@SG-ARCH.NET
City State Zip: Portland, OR 97225	

Owner Name (required): Icon Construction & Development (Darren Gusdorf) <small>(please print)</small>	Phone: 503.657.0406
Address: 1969 Willamette Falls Drive, Suite 260 West Linn, OR 97068	Email: darren@iconconstruction.net
City State Zip:	

Consultant Name: Theta, LLC (Bruce Goldson) <small>(please print)</small>	Phone: 503-481-8822
Address: PO Box 1345	Email: thetaengllc@gmail.com
City State Zip: Lake Oswego, OR 97035	

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. The permit approval will not be effective until the appeal period has expired.
4. Submit this form and supporting documents through the Submit a Land Use Application web page:
<https://westlinnoregon.gov/planning/submit-land-use-application>

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.

	12-30-2022		12/30/22
Applicant's signature	Date	Owner's signature (required)	Date

CITY OF WEST LINN
PRE-APPLICATION CONFERENCE MEETING
SUMMARY NOTES
May 5, 2022

SUBJECT: Class II Historic Design Review for a new commercial building at 1919/1949 Willamette Falls Dr.
FILE: PA-22-09
ATTENDEES: Applicant: Icon Construction & Development; SG Architecture LLC
Staff: John Floyd (Planning), Lynn Schroder (Planning) , Maryna Asuncsion (Engineering)
Public: Kathie Halicki (Willamette NA)

The following is a summary of the meeting discussion provided to you from staff meeting notes. Additional information may be provided to address any "follow-up" items identified during the meeting. These comments are PRELIMINARY in nature. Please contact the Planning Department with any questions regarding approval criteria, submittal requirements, or any other planning-related items. Please note disclaimer statement below.

Site Information

Site Address: 1719 & 1749 Willamette Falls Drive
Tax Lot No.: 31E02BA04300 & 4400
Site Area: 15,000 Square Feet +/-
Neighborhood: Willamette Neighborhood Association
Comp. Plan: Commercial
Zoning: General Commercial (GC)
Zoning Overlays: Willamette Falls Drive Commercial Design District
Applicable CDC Chapters: Chapter 19: General Commercial (GC)
Chapter 41: Building Height
Chapter 46: Off-Street Parking, Loading, and Reservoir Areas
Chapter 55: Design Review
Chapter 58: Willamette Falls Drive Commercial Design District
Chapter 99: Procedures for Decision Making: Quasi-Judicial

Project Details

Demolish two existing structures to be replaced with a three-story commercial building with underground parking. The underground parking will utilize the existing entrance from the adjoining building, as approved in DR-16-01.

Pertinent Factors:

The proposed work will require a Class II Design Review. The Planning Commission is the deciding authority on such applications, following a recommendation by the Historic Review Board.

The existing building located at 1919 Willamette Falls Drive is documented as being a potentially eligible contributing historic resource, but is not part of the City's historic resource inventory and is **not** subject to CDC 25 (Historic District).

Staff has reviewed the concept drawings and has the following preliminary comments:

- The proposed building height was not specified. Please include measurements on the proposed site elevations, consistent with CDC Chapter 41 (Building Height).
- Per CDC 46.140, no off-street parking is required, but any spaces voluntarily provided shall be designed and installed consistent with CDC 46 (Off-Street Parking)
- Internal property lines shall removed prior to construction of the building, per the building official. You may wish to include a property line adjustment with your application.

- A cross-access agreement for the underground garage may be required. However, as the site is not subject to minimum parking agreements, this may only be advised and not required.
- A preliminary review of the project revealed the following design exceptions. Note that this is not an exhaustive list and explanatory findings might justify the absence of an exception:
 - Use of non-wood siding
 - Use of metal canopies

Note that the City Council is nearing finalization of text amendments to CDC Chapter 58 (Willamette Falls Drive Commercial Design District).

Building: For building code and ADA questions, please contact Adam Bernert at abernert@westlinnoregon.gov or 503-742-6054, or Alisha Bloomfield at 503-742-6053 or abloomfield@westlinnoregon.gov.

Engineering: For work in the right of way and utility questions, see attached notes and/or contact Maryna Asuncion at masuncion@westlinnoregon.gov or 503-722-3436.

Tualatin Valley Fire & Rescue: Please contact Jason Arn at jason.arn@tvfr.com or 503-259-1510 with any questions. Note that a Service Provider Permit will need to be presented with the application in order for it to be deemed complete. <https://www.tvfr.com/399/Service-Provider-Permit>

Process: For the proposal, address the submittal requirements and standards for decision making in the Community Development Code (CDC) chapters:

- Chapter 19: General Commercial (GC)
- Chapter 41: Building Height
- Chapter 46: Off-Street Parking, Loading, and Reservoir Areas
- Chapter 55: Design Review
- Chapter 58: Willamette Falls Drive Commercial Design District (note that updates to this chapter are being adopted under CDC-22-01). <https://westlinnoregon.gov/planning/community-development-code-chapters-2-25-58-and-99-historic-code-amendments>
- Chapter 99: Procedures for Decision Making: Quasi-Judicial

N/A is not an acceptable response to the approval criteria. The submittal requirements may be waived, but the applicant must first identify the specific submittal requirement and request, in letter form, that it be waived by the Planning Manager and must identify the specific grounds for that waiver.

The fee for a Class II Design Review is a deposit of \$4,000 plus 4% of construction value (\$20,000 maximum). Preliminary approval of a property line adjustment is \$800.

Once the application and deposit/fee are submitted, the City has 30 days to determine if the application is complete or not. If the application is not complete, the applicant has 180 days to make it complete or provide written notice to staff that no other information will be provided. Once complete, the City has 120 days from the date of completeness to make a final decision on the application.

Typical land use applications can take 6-10 months from beginning to end.

DISCLAIMER: This summary discussion covers issues identified to date. It does not imply that these are the only issues. The burden of proof is on the applicant to demonstrate that all approval criteria have been met. These notes do not constitute an endorsement of the proposed application **or provide any assurance of potential outcomes**. Staff responses are based on limited material presented at this pre-application meeting. New issues, requirements, etc. could emerge as the application is developed. Pre-application notes are void after 18 months. After 18 months with no application approved or in process, a new pre-application conference is required. Any changes to the CDC standards may require a different design or submittal.