

Robinwood Neighborhood Association City of West Linn

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

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

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

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

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

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

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

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

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

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

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

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

Submitted by the Robinwood Neighborhood Association Secretary.