



# LAND USE PRE-APPLICATION CONFERENCE

Thursday, June 5, 2014

City Hall  
22500 Salamo Road

Willamette Conference Room

**11:00 am** Proposed limited façade and site renovations to enhance the aesthetic character of the property. Improvements include adding a clock tower and feature wall to relocate existing signage and new feature paving at the main vehicular entry.

**Applicant:** IDEA Architecture & Development, Jim Walker, Principal Architect

**Subject Property Address:** 19121 Willamette Drive

**Neighborhood Assn:** Robinwood

**Planner:** Tom Soppe

**Project #:** PA-14-28





### PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: <u>6/15/14</u>	TIME: <u>11 AM</u>	PROJECT #: <u>PA-14-28</u>
STAFF CONTACT: <u>Tom</u>		FEE: <u>350<sup>00</sup></u>

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 14 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 19121 Willamette Drive

Brief Description of Proposal: Limited facade and site renovations to enhance the aesthetic character of the property. Improvements include adding a clock tower and feature wall to re-locate existing signage and new feature paving at the main vehicular entry.

Applicant's Name: Jim Walker, Principal Architect, IDEA Architecture + Development LLC  
Mailing Address: 3105 NE Weidler Street, Portland, OR 97232  
Phone No: (503) 525.2679 Email Address: jim.walker@ideapdx.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

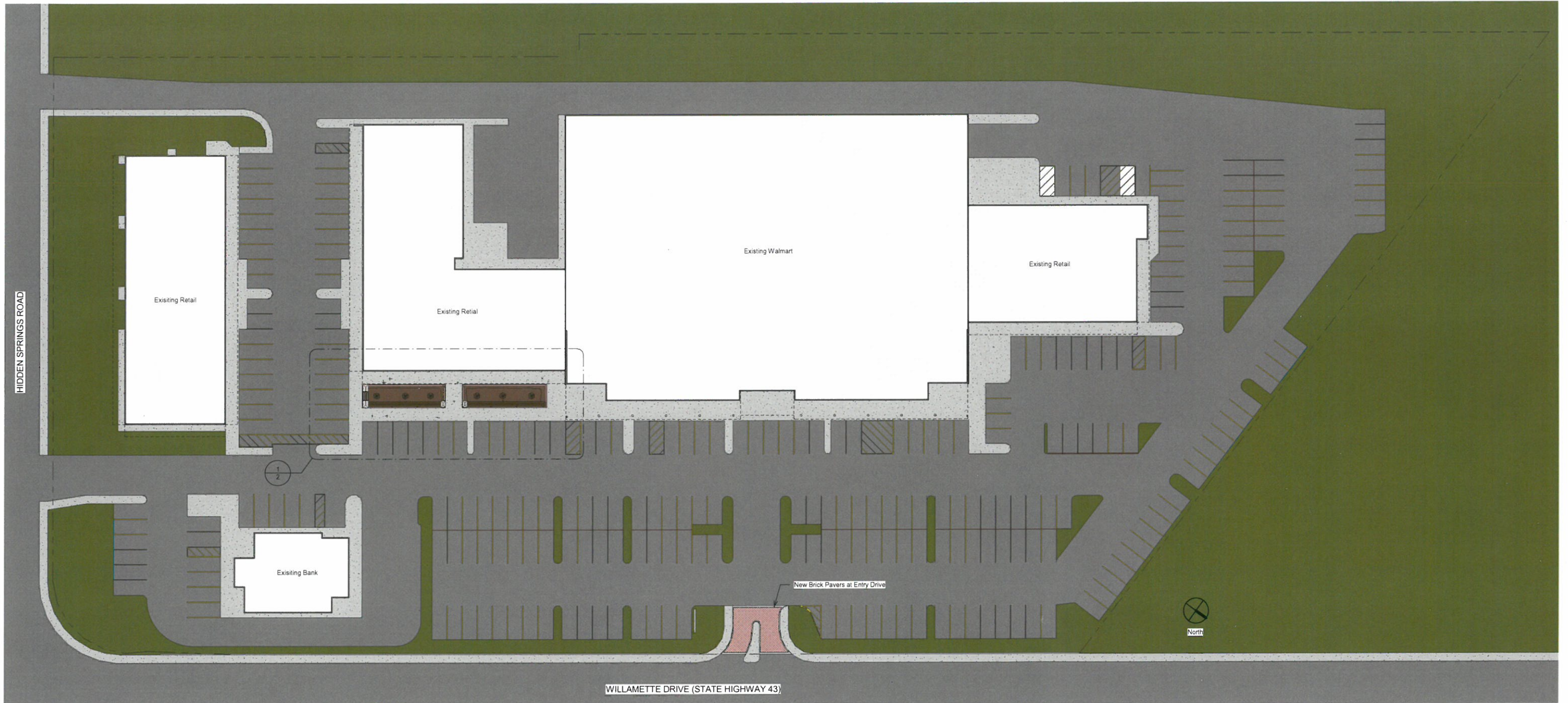
Please list any questions or issues that you may have for city staff regarding your proposal: Discuss overall design idea, including materials, forms, and signage. We are trying to improve the center while not triggering any overall un-related fees or additional areas of work. We are not adding new occupied space as part of this proposal.

By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.

Richard K. Schoebel Richard K. Schoebel, COO 05/06/2014  
Property owner's signature Date

ROIC, 8905 Towne Centre Drive #108, San Diego, CA 92122  
Property owner's mailing address (if different from above)





① SITE PLAN  
1" = 30'-0"

# ROBINWOOD PLAZA

HIDDEN SPRINGS ROAD & HIGHWAY 43  
WEST LINN, OR

DESIGN REVIEW SUBMITTAL

ROIC OREGON, LLC  
8905 TOWNE CENTER DR, SUITE 108  
SAN DIEGO, CA 92122

3105 NE Weidler  
Portland OR 97232

o: 503.525.2679  
f: 503.288.3096  
www.ideapdx.com

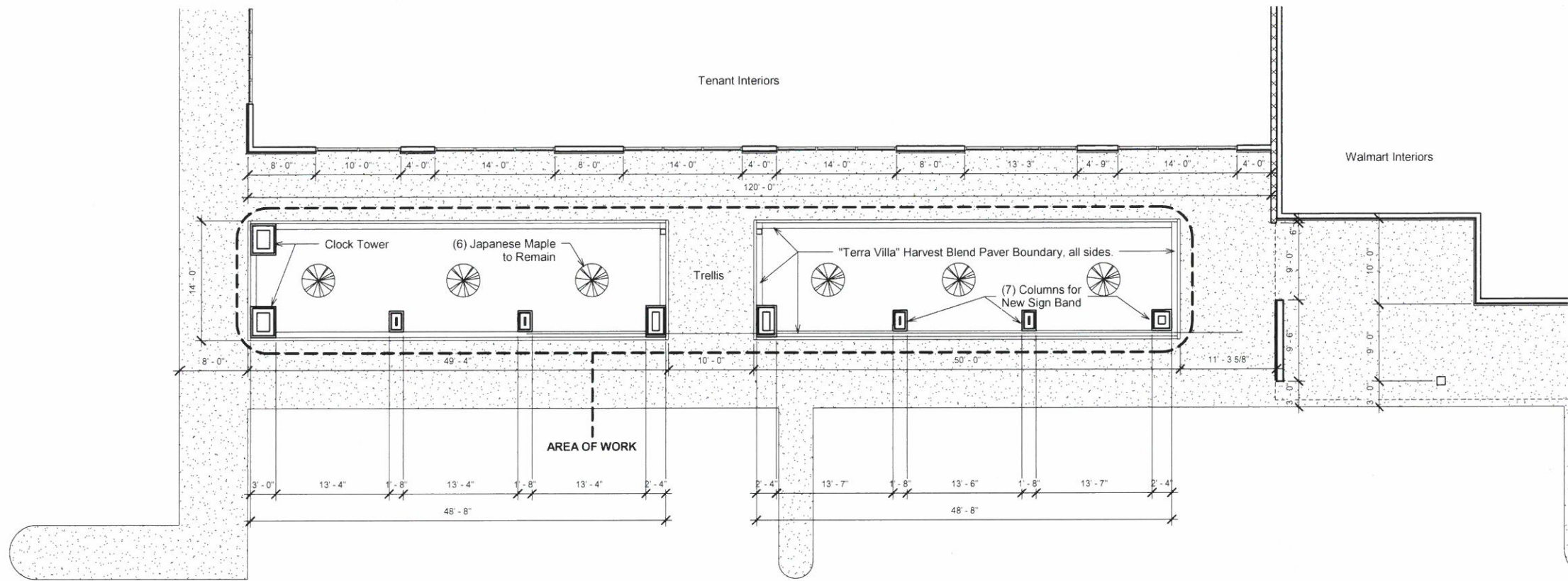


EXHIBIT

1

May 9, 2014





1 PARTIAL SITE PLAN  
1/8" = 1'-0"

EXISTING IMAGES



EXISTING IMAGE: At Typical Storefront Section + New Clock Tower



EXISTING IMAGE: Walmart Entry



EXISTING IMAGE: Pad Building for Wells Fargo



EXISTING IMAGE: Entry Drive



2 EAST ELEVATION  
1/8" = 1'-0"

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EXHIBIT

2

May 9, 2014





① PERSPECTIVE FROM SOUTHEAST  
N.T.S.



② TOWER PERSPECTIVE FROM SOUTH  
N.T.S.

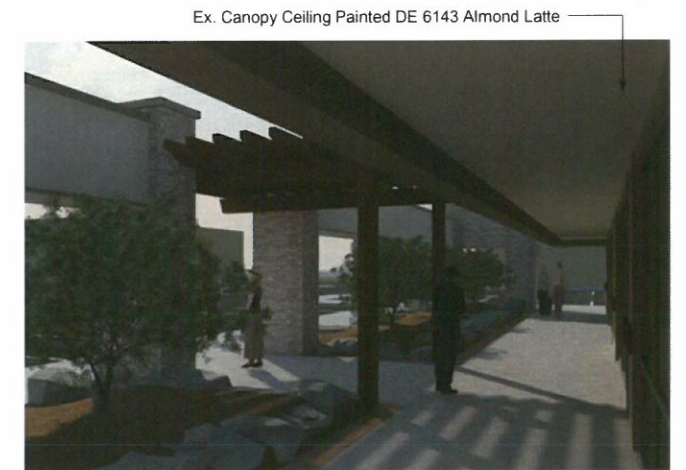


③ PERSPECTIVE LOOKING SOUTH  
N.T.S.



④ VIEW OF TRELLIS  
N.T.S.

Signage Not Shown



⑤ VIEW OF TRELLIS FROM STOREFRONT  
N.T.S.



⑥ VIEW OF END WALL  
N.T.S.

Signage Not Shown

Precast Concrete Surround: Palomino from Davis Colors  
"Storefront" Wall Painted DE 6144 Graham Cracker  
"Chair Rail" Trim Painted DE 157 Cellar Door  
Ex. Concrete Tile to be Washed

Precast Concrete Cap: Palomino from Davis Colors  
Eldorado Stone Veneer: Dry Creek Stacked Stone  
Metal Flashings to Match DE 6145 Rocky Ridge  
Fiber Cement Vertical Board Painted DE 6149 Cream Washed

Existing Signage to be Relocated to New Wall

Trims Painted DE 6145 Rocky Ridge

End Wall Painted DE 6144 Graham Cracker  
Fin Wall Painted DE 6145 Rocky Ridge  
Ex. Japanese Maples to Remain

New Landscape Rocks to be Chosen by Architect

"Terra Villa" Harvest Blend Paver Boundary

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EXHIBIT

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