



CITY OF
West Linn

PLANNING AND DEVELOPMENT

STAFF REPORT

PLANNING DIRECTOR DECISION

DATE: December 20, 2011

FILE NO.: DR-11-13

REQUEST: Exterior remodeling at 21500 Salamo Road, a unit within the Cascade Summit Shopping Center

PLANNER: Tom Soppe, Associate Planner

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SPECIFIC DATA

OWNERS: ROIC Cascade Summit, LLC, 8905 Towne Centre Dr., Ste. 108, San Diego, CA 98122

DEVELOPER: J. P. Morgan Chase Bank, 10011 Gravelly Lake Dr. SW, 2nd Floor, Lakewood, WA 98499

APPLICANT: Callison Architects, P.C., c/o Sam Chung, 1420 5th Ave., Ste. 2400, Seattle, WA 98101

SITE LOCATION: 21500 Salamo Rd.

SITE SIZE: Approximately 10.81 acres

LEGAL

DESCRIPTION: Assessor's Map 21-E-26D tax lots 900 and 906 (all proposed changes are on tax lot 900)

ZONING: General Commercial (GC)

COMP PLAN

DESIGNATION: Commercial

APPROVAL

CRITERIA: Community Development Code (CDC) Chapter 55 Design Review; Chapter 19, General Commercial, GC

120-DAY RULE: The application became complete on November 30, 2011. The 120-day period therefore ends on March 30, 2012.

PUBLIC NOTICE: Notice was mailed to property owners within 100 feet of the subject property and to the Savannah Oaks and Parker Crest neighborhood associations on December 2, 2011. The notice was also posted on the City's website. Therefore, public notice requirements of CDC Chapter 99 have been met.

BACKGROUND

The subject property, the Cascade Summit Shopping Center, is located at the north end of the Savannah Oaks neighborhood along the east side of Salamo Road and the south side of Parker Road. The shopping center was approved in phases in the late 1990s and built shortly afterwards. The shopping center complex includes West Linn City Hall and a medical/dental office building. These two uses are both under different ownership than the shopping center's retail buildings and parking lots, but they use the same accesses from the public streets. While Safeway is the retail anchor for the shopping center, there

are multiple other retail establishments in other smaller spaces throughout six retail buildings on site. The proposal is for exterior remodeling to meet the needs of a new tenant, Chase Bank, in the retail space formerly occupied by Blockbuster Video.



Vicinity Aerial Photo Map

Site Conditions. As discussed above, Safeway is the retail anchor for the shopping center. The building that houses Safeway and a few other retail spaces lines a parking lot also lined by four other retail buildings, including the building that houses the project space. These buildings surround three sides of the parking lot, with Salamo Road along the fourth side. To the south of the subject building is another entrance drive to the shopping center. Across this drive is the sixth retail building and more parking, close to Salamo Road. Also across this driveway but further east City Hall and a medical/dental office building further to the east. The intersection of this driveway with Salamo Road aligns across the street with the intersection of Salamo and Day roads. The driveway therefore acts as a continuation of the Day Road alignment east of Salamo (although it is not a public right of way like Day Road). Another shopping center access (to and from Parker Road in this case) and more parking are found behind the Safeway building and behind the building along the east edge of the main parking lot. A variety of retail uses occupy most of the retail units in the shopping center. These uses vary from restaurants and coffee houses to real estate businesses and a veterinary clinic.

The subject unit for this project is a pentagon-shaped unit occupying the northern half of one of the buildings towards the south end of the site. The southern half of the building houses a yogurt shop and a restaurant. The driveway coming from the Day Road intersection, as discussed above, is just south of this restaurant. The front of this building

faces Salamo Road, across approximately 150 feet of parking lot. The rear of this building faces a plaza with a fountain, in between the shopping center and City Hall.

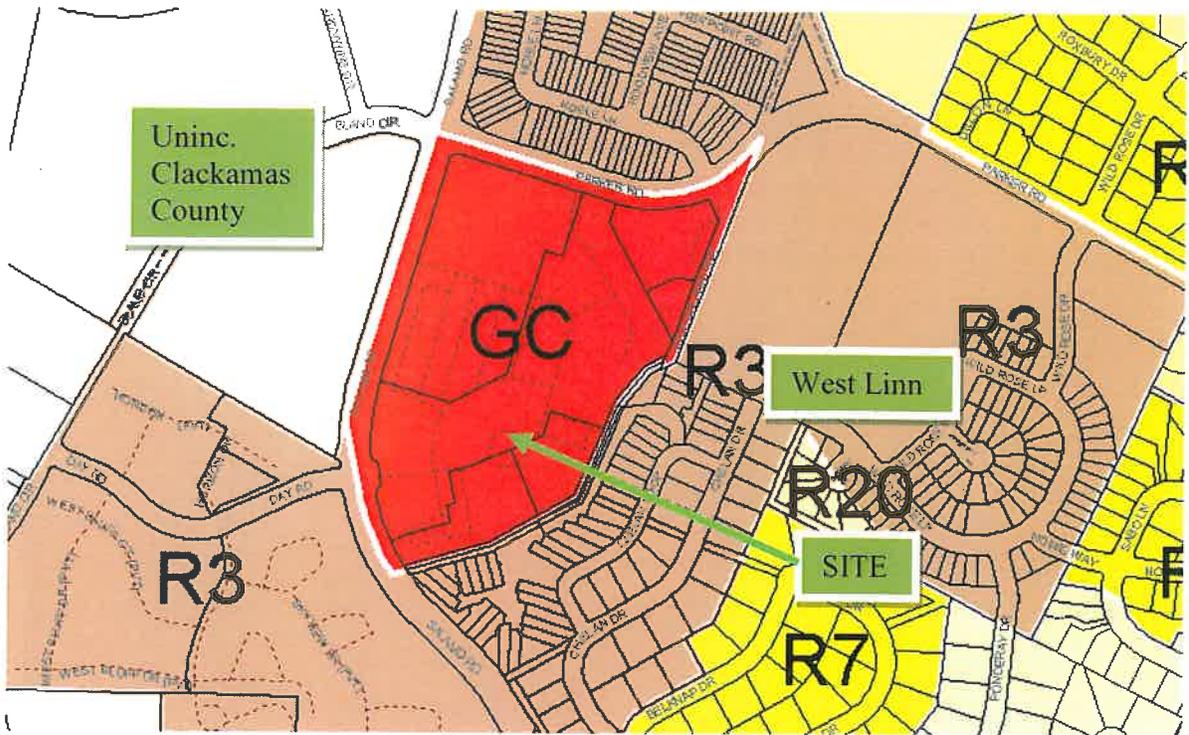


Subject building viewed from Salamo Road. The unsigned left half of the building is the space proposed for Chase Bank.

Project Description. The applicant proposes some exterior changes for one building at the Cascade Summit Shopping Center in anticipation of the tenancy of a Chase Bank branch. The changes are proposed to the exterior of the vacant space once occupied by Blockbuster Video. The applicant plans to move the door further southwest along the northwest frontage. The applicant also plans to convert portions of the east and west elevations that have windows to solid walls with ATMs. Mechanical utility units on the roof may also be replaced in the relatively near future as part of the project. A windowed door will also be removed and replaced with windows on the east side.



East (center and left) and northeast (on the right) building frontages, with plaza and fountain in foreground



Vicinity/Zoning Map (Light yellow at top is R-10, other City zones are labeled)

Surrounding Land Use. As can be seen on the table below, a variety of land uses are present in the immediate surrounding area.

Table 1 Surrounding Land Use and Zoning

DIRECTION FROM SITE	LAND USE	ZONING
North	Townhouses immediately north of site. Rosemont Ridge Middle School is across Salamo Road from these. Developed and undeveloped R-10 and R-7 areas extend beyond.	R-3, R-10, R-7
East	City hall and medical office building are in the eastern part of shopping center site, but with different ownership. Townhouses lie along the east edge of the site, and single-family detached houses are beyond these. Tanner Creek Park and an adjacent undeveloped field lie east of the north end of the site.	R-3, R-7, R-20
South	Townhouses are along the edge of the site, single-family detached houses beyond these.	R-3, R-7, R-20, R-40, Clackamas County FU-10
West	Apartments within City limits, Willamette Christian Church and residential acreages in unincorporated county.	R-3, Clackamas County FU-10

Source: West Linn GIS, 2011

Approval Criteria. This proposal to remodel the building exterior requires Class I Design Review approval per CDC Section 55.020, subject to the criteria of Section 55.090. The site is in the General Commercial (GC) zone, so Chapter 19 criteria also apply.

PUBLIC COMMENTS

No public comments have been received as of the date of this staff report.

RECOMMENDATION

Based on findings contained in the applicant’s submittal in the City record and the staff findings, there are sufficient grounds to **approve** this application (DR-11-13) subject to the following condition of approval:

1. Floor Plan and Elevations. The exterior improvements shall conform to the Proposed Floor Plan on Page 35 of Exhibit PD-4 and the Proposed Elevations on Page 36 of Exhibit PD-4, both dated November 7, 2011.

I declare to have no interest in the outcome of this decision due to some past or present involvement with the applicant, the subject property, or surrounding properties, and therefore, can render an impartial decision. The provisions of the CDC Chapter 99 have been met.

John Sonnen
JOHN SONNEN, Planning Director

12/20/2011
DATE

Appeals to this decision must be filed with the West Linn Planning Department within 14 days of mailing date. Cost is \$400. The appeal must be filed by an individual who has established standing by submitting comments prior to or on December 20, 2011.

Mailed this 21st day of December, 2011. Therefore, the 14-day appeal period ends

at 5 p.m., on January 4, 2012