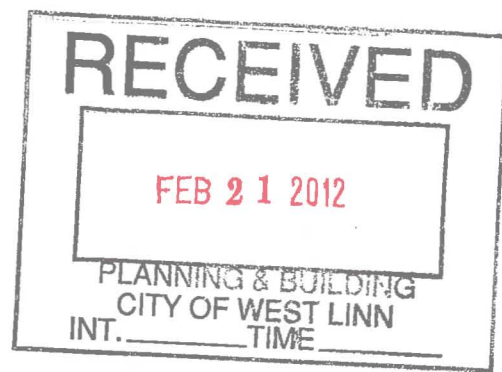


# ANKROM MOISAN

ARCHITECTURE | INTERIORS | URBAN DESIGN | SUSTAINABILITY | GRAPHIC DESIGN

01 January 26, 2012

West Linn Planning Department  
22500 Salamo Rd. #1000  
West Linn, Oregon 97068  
(503)656-4211



**Subject:**

Class I Design Review for changes to exterior wall of commercial space at Willamette Village Shopping center, 19060 Willamette Drive.

**Scope:**

Remove approximately 9'-3" of 30'-0" total storefront glazing on the South elevation of building to accommodate new ATM and Drop box. Remainder of opening to be filled in with new stucco finish to match existing adjacent wall.

All infill materials shall match existing adjacent.

Per a previous design review for Willamette Village (DR-06-43) The South building elevation is considered the front of the building, and the West elevation (along Willamette drive) is considered the side of the building.

**Approval Standards – Class I Design Review**

55.090(A)(1) Does not apply – this is a site that is built out and proposed minor alteration will not affect natural physical features.

55.090(A)(2) Shall apply due to changes in exterior architecture.

55.100(B)(5) Does not apply because there is no new buildings or additions.

55.100(B)(6)(a) The proposed alteration will be placed into an existing store front window opening. The new infill will be stucco and cast concrete to match existing adjacent. The predominant architecture of the existing building will not be changed.

55.100(B)(6)(b) Does not apply. The mass, height and footprint will not be altered under proposal.

55.100(B)(6)(c) Does not apply. The mass, height and footprint will not be altered under proposal.

55.100(B)(6)(d) Does not apply. The mass, height and footprint will not be altered under proposal.

55.100(B)(6)(e) The new ATM will serve "walk up" customers. Aside from removal and in-fill of (1) existing storefront glazing element (see 55.100(B)(6)(f), no other building element will be altered.

55.100(B)(6)(f) requires the main elevation of commercial building to provide at least 60 percent windows or transparency and that one side elevation shall provide at least 30 percent transparency. The changes to the existing main elevation would leave 20'-5" of transparency in 42'-2" of wall, or about 48 percent transparency. The side elevation is 50'-0" with two windows that total 26'-0" of transparency, or 52 percent. The illustration of CDC 55.100(B)(6)(f) states that

6720 SW Macadam, Suite 100, Portland, Oregon 97219  
Phone: 503.245.7100 | Fax: 503.245.7710

117 South Main St., Suite 400, Seattle, Washington 98104  
Phone: 206.576.1600 | Fax: 206.447.5514

windows may be transferred between elevations. This would be required to meet the 60 percent transparency requirement for the main elevation. Transfer of 5'-0" of window from the side elevation to the main elevation would leave 42 percent on the side and provide 60 percent on the main elevation, satisfying the requirements for both sides.

- 55.100(B)(g) -The roof line variations of the existing building will not be altered.  
-The existing variations in depth of existing building facade will not be altered.  
\_ approximately 9'-3" of 30'-0" total storefront glazing on the South elevation of building to accommodate new ATM and Drop box.  
-All other existing finishes to remain unchanged.

55.100(B)(h) Does not apply, existing building awnings and existing sidewalk will not be altered.

55.100(B)(i) Does not apply. All existing planters, seating elements, in-ground plantings and awnings will remain un-altered. The existing sidewalk will not be altered.

55.100(B)(j) The new ATM will serve "walk up" customers. ATM will not encroach into existing sidewalk. The width of existing sidewalk will not be altered.

55.090(C) West Linn Planning department staff requested responses to CDC 55.100(J)(1,4,5,6), crime prevention and safety / defensible spaces.

55.100(J)(1) Approximately 20'-9" of existing storefront glazing will remain in place, allowing the new ATM and existing parking lot visible to bank occupant.

55.100(J)(4) Existing parking lot and exterior building lighting will remain. Additional exterior lighting may be required to meet minimum ATM lighting requirements.

Minimum ATM Lighting Requirements:

714.295 Lighting Requirements for ATMs and Night Deposit Facilities.

- 1) There shall be a minimum of 10 candle foot power at the face of the ATM or Night Deposit facilities and extending in an unobstructed direction outward, (5) feet.
- 2) There shall be a minimum of two candle foot power within (50) feet in all unobstructed directions from the face of the ATM or night deposit facility. In the event the ATM or Night Deposit facility is located within (10) feet of the corner of the building and the ATM or Night Deposit facility is Generally accessible from the adjacent side, there shall be a minimum of (2) candle foot power along the first (40) unobstructed feet of the adjacent side of the building.
- 3) There shall be a minimum of (2) candle foot power in that portion of the defined parking area within (60) feet of the ATM or Night Deposit facility.

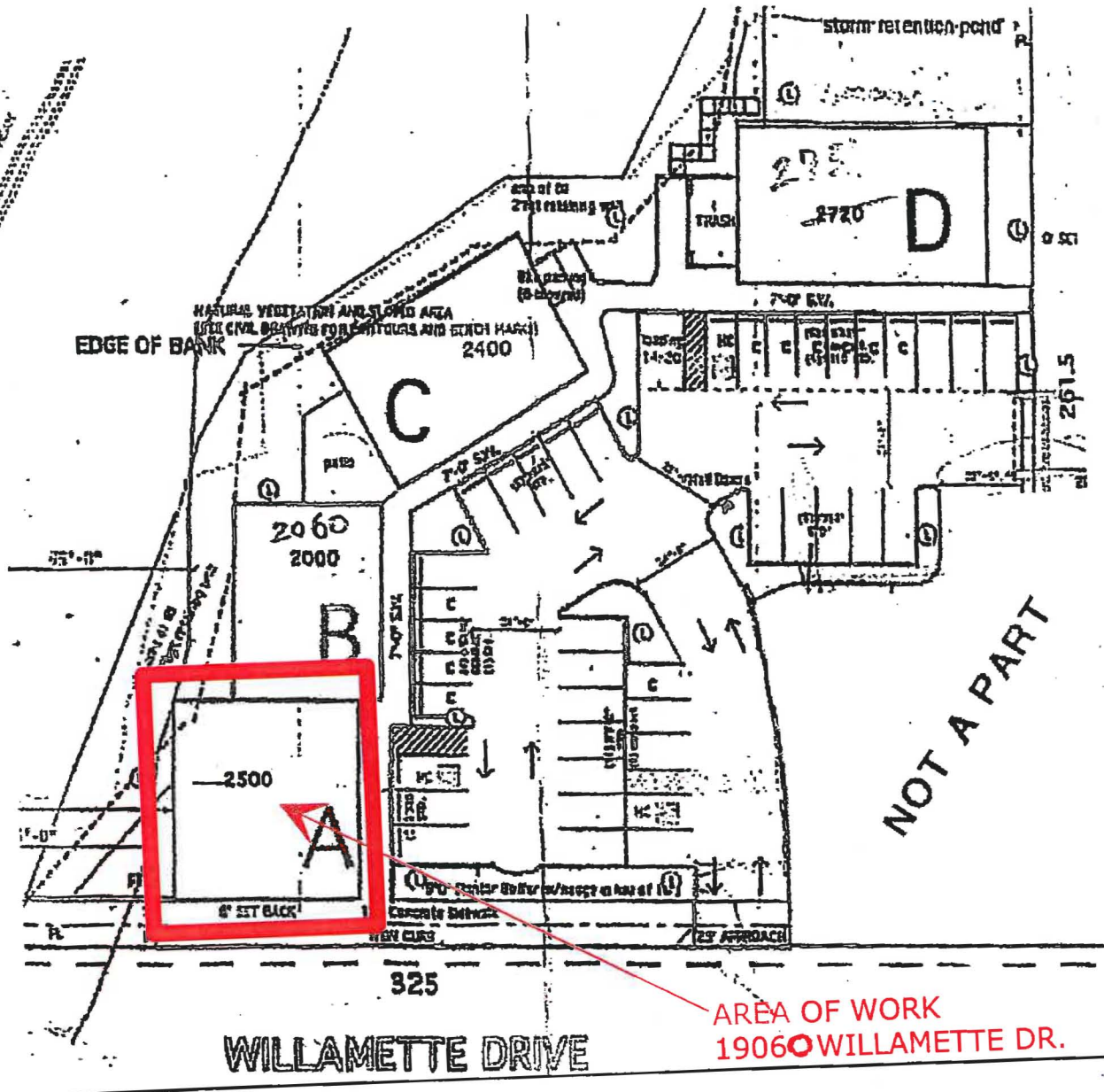
55.100(J)(5) Existing parking lot and exterior building lighting outside the scope of new ATM will not be changed.

55.100(J)(6) Existing parking lot and exterior building lighting outside the scope of new ATM will not be changed.

Attachments:

Existing Elevation Drawing  
New Elevation Drawing  
Plot Plan  
Existing Elevation Photograph

Site Plan of Shopping Center





PROPOSED AREA  
OF WORK

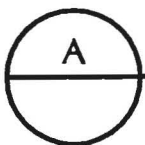


US BANK - WILLAMETTE VILLAGE -  
19060 WILLAMETTE DRIVE

1/8" = 1'-0"



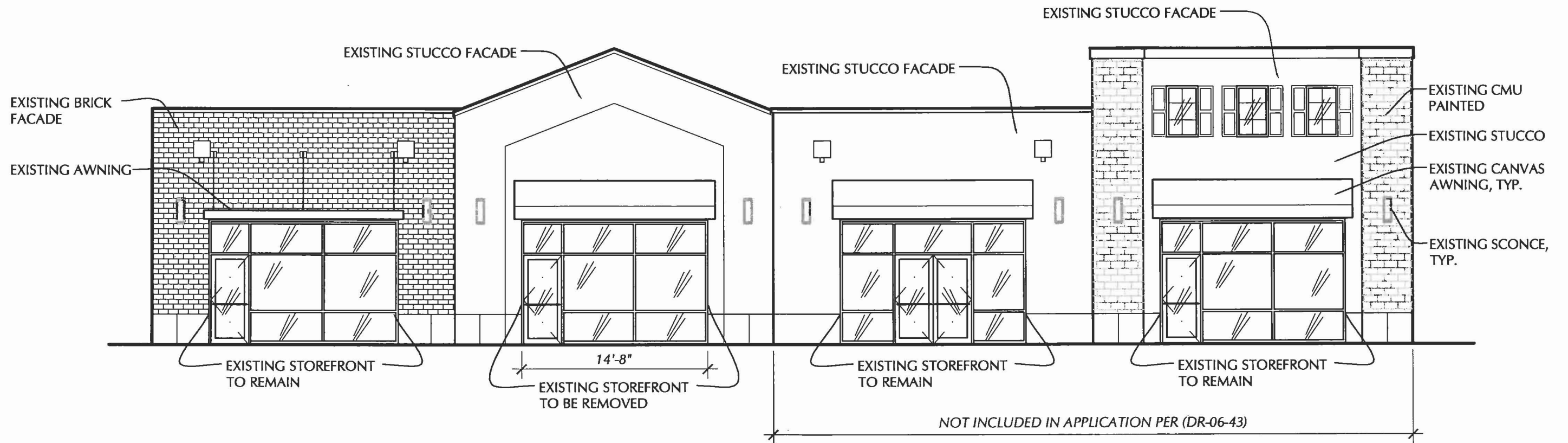
# US BANK - WILLAMETTE VILLAGE - 19060 WILLAMETTE DRIVE



1/8" = 1'-0"



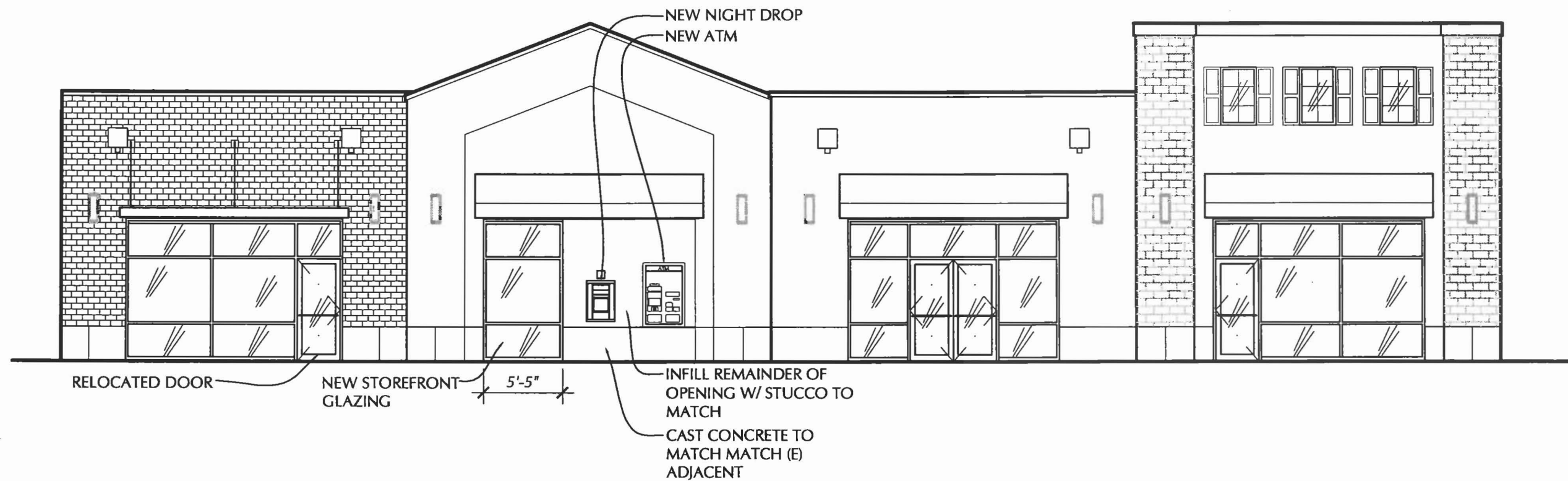




C-1

# EXTERIOR ELEVATION - SOUTH - EXISTING

1/8" = 1'-0"



C-2

## EXTERIOR ELEVATION - SOUTH - NEW

1/8" = 1'-0"