



CITY OF
West Linn

PLANNING AND DEVELOPMENT

STAFF REPORT

PLANNING DIRECTOR DECISION

DATE: March 14, 2012

FILE NO.: DR-12-05

REQUEST: Exterior remodeling at 19060 Willamette Drive, a unit within the Willamette Village shopping center

PLANNER: Tom Soppe, Associate Planner

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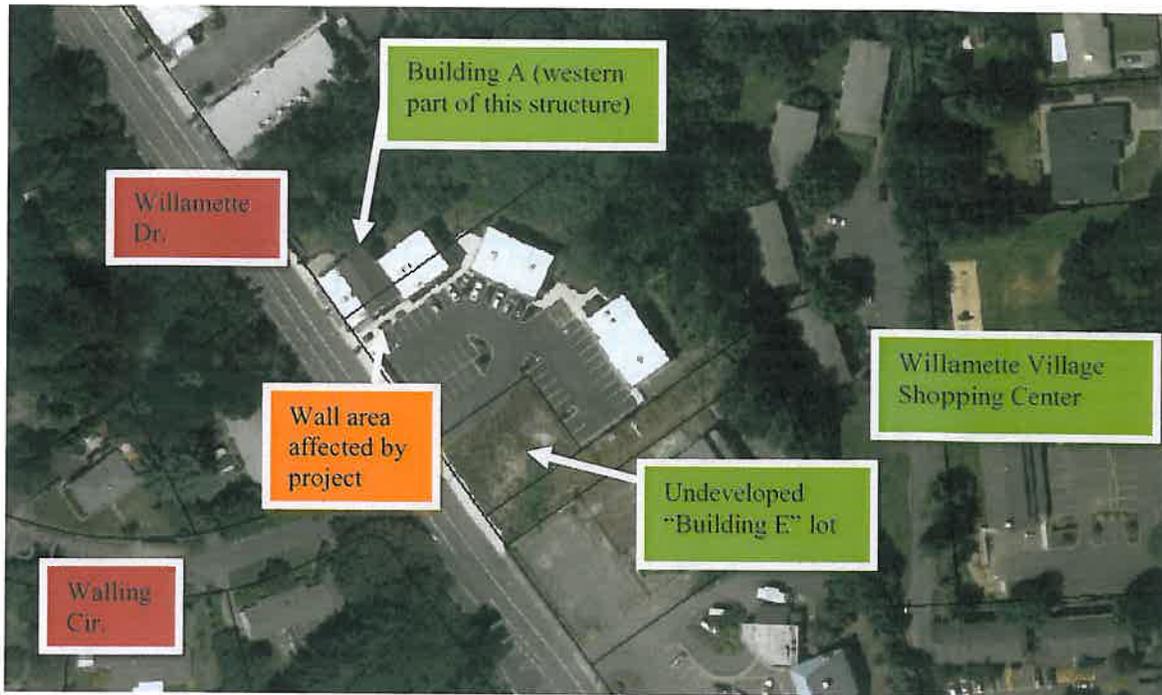
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SPECIFIC DATA

- OWNER:** Doug Seely, 1780 SW Advance, West Linn, OR 97068
- APPLICANT:** Vince Galea, Ankrom Moisan Associate Architects, 6720 SW Macadam Ave., Ste. 100, Portland, OR 97219
- SITE LOCATION:** 19060 Willamette Dr.
- SITE SIZE:** Approximately 2.0 acres
- LEGAL DESCRIPTION:** Assessor's Map 21-E-23AA, tax lots 1700 and 700
- 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 February 21, 2012. The 120-day period therefore ends on June 20, 2012.
- PUBLIC NOTICE:** Notice was mailed to property owners within 100 feet of the subject property and to the Robinwood Neighborhood Association on February 27, 2012. 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 Willamette Village shopping center, is located along the east side of Willamette Drive (Oregon Highway 43) in the Robinwood neighborhood, across the street from the southernmost of Willamette Drive's two intersections with Walling Circle (see photograph below). It is in a General Commercial-zoned (GC) district that extends several blocks along Willamette Drive. This area mainly has commercial uses along the GC-zoned corridor, but is otherwise surrounded by residential areas. The shopping center was approved in 2006 (Planning File DR-06-43/MISC-06-40) and subsequently built after obtaining a building permit. Some spaces have yet to be rented, including the subject space.



Vicinity Aerial Photo Map

Site Conditions. There are four buildings on site, but two are attached-buildings A and B, as labeled in file DR-06-43. Buildings A and B comprise the westernmost structure of the three on-site structures visible in the aerial photo above. The project space fills all of Building A, which is the western half of the attached two buildings. While all buildings face the parking lot serving the development, Building A does have windows on the side facing the actual front of the site (facing Willamette Drive). The entrance to the site is off of Willamette Drive. A fifth building was approved for the vacant lot labeled undeveloped Building E on the photograph above. This vacant lot is surrounded by the parking lot on its northwest and northeast sides.. Robin Creek passes through the northern part of the site In the existing buildings, most spaces have never been filled. La Belle Nails is located in Building C. First Choice Market was briefly in Building B, next to the area of the proposed project in Building A. The Market is no longer there although its sign remains.



Source: Google Maps, 2012

View of all existing buildings on site. From left to right, buildings A and B (same structure), Building C, and Building D.

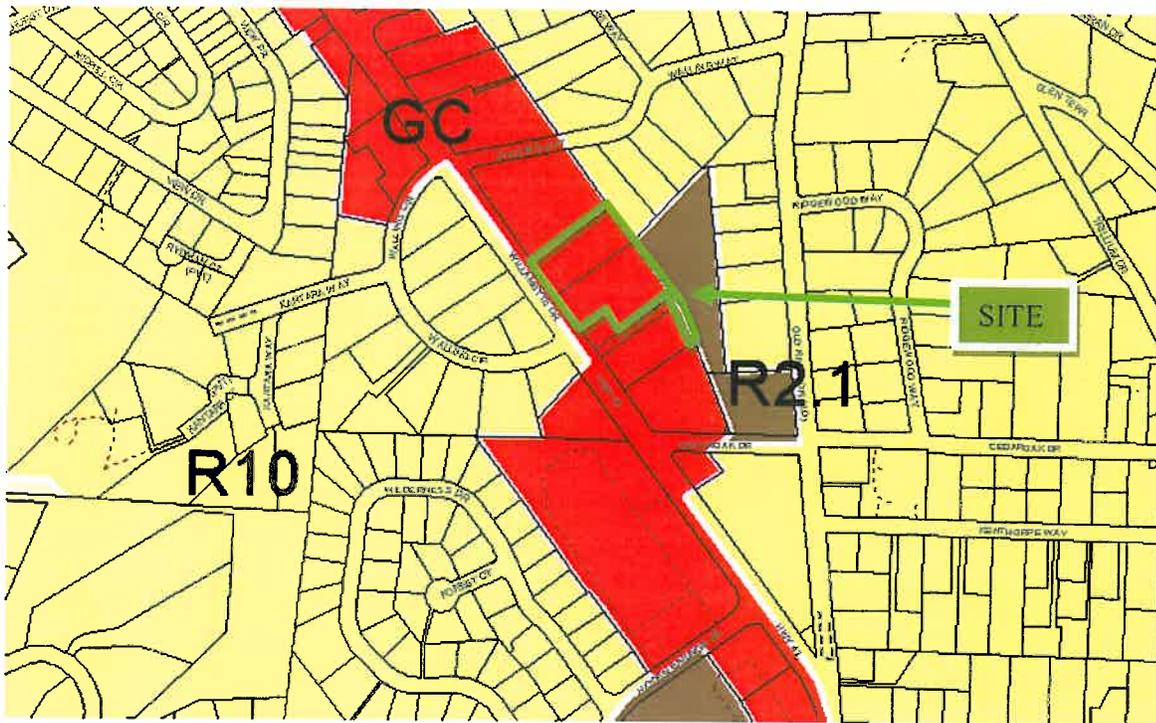
Project Description. The applicant proposes some exterior changes for one vacant unit at the Willamette Village shopping center in anticipation of the tenancy of a US Bank branch. The applicant proposes to replace nine feet and three inches of the windowed area on the southeast side of the frontage (the front of the unit, facing the parking lot) with concrete walled area containing a new ATM machine and a new “night drop” box for the bank.



Structure known as buildings “A” (left half, where project is proposed) and “B” (right half). Windows below gable in light grey section are where remodeling is proposed. Part will be converted to wall for new ATM and night drop.



Close-up on Building A. Project is proposed for the windows on the right half of this photo.



Vicinity/Zoning Map

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	Mix of commercial along Willamette Drive including restaurants, strip commercial, and offices. Single-family detached residential away from Willamette Drive.	GC, R-10
East	Apartments directly east of site. Single-family detached uses continuing east.	R-2.1, R-10
South	Variety of commercial uses including strip malls and automotive uses, two churches, wireless communication facility tower. Apartments, single-family detached residential, and Mary S. Young Park lie beyond.	GC, R-2.1, R-10
West	Immediately west is a mix of duplex and single-family detached residential. Further west is single-family detached residential.	R-10

Source: West Linn GIS, 2012

Approval Criteria and Analysis. 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.

Staff finds that the proposal meets the appropriate criteria, with only two issues that need conditioning. One issue is ensuring that the architecture continues to be consistent in its rhythm of windows and frames across the shopping center building frontages, making it compliant with Subsection 55.100(B)(6)(b). The other issue is ensuring that any new lighting meets Section 55.100(J) standards regarding directing lighting within the site. These are addressed by proposed conditions of approval 2 and 3 respectively.

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-12-05) subject to the following conditions of approval:

1. Floor Plan and Elevations. The exterior improvements shall conform to the proposed floor plan (Sheet B) on Page 27 of Exhibit PD-4 and the plan labeled “Exterior Elevation-South- New” (Sheet C-2) on Page 25 of Exhibit PD-4, except as modified by these conditions.
2. Metal Framing to Match Replaced Windows. The applicant shall retain the metal framing surrounding the windows to be replaced with walls to maintain visual consistency with existing windows on this and other Willamette Village buildings.
3. ATM Area Lighting. Any new lighting installed to light the ATM area shall be directed downward and not off-site.

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, Planning Director

3/14/2012
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 March 14, 2012.

Mailed this 15th day of March, 2012. Therefore, the 14-day appeal period ends

at 5 p.m., on March 29, 2012.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS**

DR-12-05

Staff recommends adoption of the findings for approval contained within the applicant's submittal, with the following exceptions and additions:

**Chapter 19
GENERAL COMMERCIAL, GC**

19.030 PERMITTED USES

The following uses are permitted outright in this zone:

12. *Financial, insurance, and real estate services.*

FINDING NO. 1:

"Financial, insurance, and real estate services" is a permitted use in the GC zone. The definition of this use in CDC Chapter 2 includes banks. The criterion is met.

19.070 DIMENSIONAL REQUIREMENTS, USES PERMITTED OUTRIGHT AND USES PERMITTED UNDER PRESCRIBED CONDITIONS

A. Except as may be otherwise provided by the provisions of this code, the following are the requirements for uses within this zone:

1. *The minimum front lot line length or the minimum lot width at the front lot line shall be 35 feet.*
2. *The average minimum lot width shall be 50 feet.*
3. *The average minimum lot depth shall not be less than 90 feet.*
4. *Where the use abuts a residential district, the setback distance of the residential zone shall apply. For example, when the rear of a residential property abuts the side of a commercial property, the residential 20-foot setback shall apply to the commercial property. When the side of a residential property abuts the rear of a commercial property, the residential five- to seven-and-one-half-foot setback shall apply to the commercial property. In addition, a buffer of up to 50 feet may be required.*
5. *The maximum lot coverage shall be 50 percent.*
6. *The maximum building height shall be two and one-half stories or 35 feet for any structure located within 50 feet of a low or medium density residential zone, and three*

and one-half stories or 45 feet for any structure located 50 feet or more from a low or medium density residential zone.

7. For lot lines that abut an arterial, there shall be no minimum yard dimensions or minimum building setback area, and the maximum building setback shall be 20 feet. The front setback area between the street and the building line shall consist of landscaping or a combination of non-vehicular hardscape areas (covered with impervious surfaces) and landscaped areas, with at least 25 percent of the front setback area consisting of landscaped areas. If there are not street trees within the public right-of-way, the front setback area shall include such trees per the requirements of the City Arborist.

B. The requirements of subsections (A)(1) through (5) of this section may be modified for developments under the planned unit development provisions of Chapter 24 CDC.

FINDING NO. 2:

The site meets all Chapter 19 dimensional requirements above. There are no new buildings or lots proposed, only remodeling to the exterior of an existing building. The criteria are met.

CHAPTER 55

DESIGN REVIEW

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

The Planning Director shall make a finding with respect to the following criteria when approving, approving with conditions, or denying a Class I design review application:

A. The provisions of the following sections shall be met:

1. CDC 55.100(B)(1) through (4), Relationship to the natural and physical environment, shall apply except in those cases where the proposed development site is substantially developed and built out with no remaining natural physical features that would be impacted.

FINDING NO. 3:

Sections 55.100(B)(1-4) do not apply as the site is built out, and this application involves changes to an existing building.

2. CDC 55.100(B)(5) and (6), architecture, et al., shall only apply in those cases that involve exterior architectural construction, remodeling, or changes.

FINDING NO. 4:

The application does not involve new buildings or new additions, so Section 55.100(B)(5) is not appropriate as it only relates to distances between buildings. This application does involve exterior architectural remodeling, so the criteria of Section 55.100(B)(6) are

appropriate. See the applicant's findings on pages 19-20 of Exhibit PD-4 and staff findings 8-13 below.

3. Pursuant to CDC 55.085, the Director may require additional information and responses to additional sections of the approval criteria of this section depending upon the type of application.

FINDING NO. 5:

The applicant's responses to the appropriate additional sections and subsections of Section 55.100 can be found on Page 20 of Exhibit PD-4. These additional criteria are also addressed by staff findings 14-15 below.

B. An application may be approved only if adequate public facilities will be available to provide service to the property at the time of occupancy.

FINDING NO. 6:

Public facilities will be adequate to serve the proposed use. This is a commercial use that will be the first tenant in this space in an existing shopping center. The shopping center project obtained design review approval in 2007, and subsequent building permit approval. At that time staff determined that public services were more than adequate to serve permitted commercial uses in the entire shopping center (see Planning file DR-06-43/MISC-06-40).

The project will not result in greater toll on the stormwater sewer system as no additional impervious area is proposed. The criterion is met.

C. The Planning Director shall determine the applicability of the approval criteria in subsection A of this section.

FINDING NO. 7:

Subsections 55.100(B)(1-4) are not applicable as the site is already built out, as the application is for a remodel with no new buildings or new impervious area. Section 55.100(B)(5) is not applicable as there are no new buildings or additions to existing buildings. Subsection 55.100(B)(6) is applicable as the application involves exterior architectural remodeling. See the applicant's findings on pages 19-20 of Exhibit PD-4 and staff findings 8-13 below.

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.

B. Relationship to the natural and physical environment.

6. Architecture.

a. The predominant architecture of West Linn identified in the West Linn vision process was contemporary vernacular residential designs emphasizing natural

materials: wood with brick and stone detail. Colors are subdued earth tones: greys, brown, off-whites, slate, and greens. Pitched roofs with overhanging eaves, decks, and details like generous multi-light windows with oversized trim are common. Also in evidence are the 1890s Queen Anne style homes of the Willamette neighborhood. Neo-traditional homes of the newer subdivisions feature large front porches with detailed porch supports, dormers, bracketed overhanging eaves, and rear parking for cars. Many of these design elements have already been incorporated in commercial and office architecture.

FINDING NO. 8:

The new wall sections proposed will match the existing architecture of the building and the surrounding buildings in the same shopping center. This includes a) the white stucco of the surrounding existing wall and b) the grey cast concrete base used for the base of the wall on the remainder of the building. The shopping center buildings' scale, massing, sizes, and rooflines will not change.

b. 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, materials and colors of surrounding buildings in the proposed structure.

FINDING NO. 9:

The new arrangement of wall and window sections proposed for Building A will lead to different "rhythm of windows" than what exists across site building fronts now. Compare the front building elevations in the existing (Page 24 of Exhibit PD-4) and proposed (Page 25 of Exhibit PD-4) plans. As seen in a photo above in the Site Conditions section, the other existing buildings on site also have Building A's existing rhythm of windows.

For this criterion, the Design Review file (DR-06-43) for the shopping center did not discuss the different buildings' compatibility with each other, only with existing surrounding buildings. Also material in the DR-06-43 final decision also does not indicate that the approval was contingent on the new shopping center buildings' "rhythm of windows" being completely consistent with each other. The buildings will still be fairly consistent with one another after this proposal's implementation. Also upon the project's implementation, Building A will still be consistent within itself, in that window areas will all still be under the central awnings of each building. On the windows of each building at the shopping center, metal framing separates each pane and separates each door from surrounding windows. A respectable degree of visual similarity can be kept in the proposed modification area if this metal framing is kept as visual framing. If the metal framing is kept within and around the window area to be converted to wall area, this part of the building will retain the pattern of metal framing around windows and window-like frames under the awnings. This is true specifically if the current framing is kept (or replaced within or atop the stucco once work is completed) and if these metal bars will not interfere with the faces of the night drop or the ATM. Condition of Approval 2 therefore requires this.

The other aspects of the above criterion, not involving windows, will not change.

The criterion is met upon the implementation of Condition of Approval 2.

d. 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.

FINDING NO. 10:

The building form will not be changed, and the materials and colors of the areas of proposed change will match the existing surrounding architecture of the building. The criterion is met.

e. 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.

FINDING NO. 11:

While the applicant is removing some window sections for the installation of the ATM and night drop, the building will still have many multi-light, multi-pane windows. Other aspects of the building discussed in this criterion will not be changed. The criterion is met.

f. 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 lineal 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.

(From caption in CDC below subsection f above): *60 percent of lineal street facing or main elevation is windows. 30 percent of one side elevation is windows. You may transfer windows from the side to front, or vice versa.*

FINDING NO. 12:

All of the windows on the building are more than 3 feet in height and therefore count towards the building's transparency percentage on any given side. Building A currently has slightly over 60% transparency in front; the front door side was considered to be the "front" in file DR-06-43 as it faces the parking lot. The west side of the building facing the right of way is therefore considered a "side" in DR-06-43. Staff has continued these designations for the sake of fairness and consistency in the current application.

The west side, as a side visible from the right of way, is required to have 30% transparency. Currently it has approximately 52% transparency. The rear of Building A, also visible from the right-of-way, has 30% transparency as required.

After the proposed changes are implemented, the front of Building A would have only 48% transparency and, on its own, would be incompliant with the above criterion. However, due to the transfer provision in the caption (excerpted above) under this criterion in the CDC, window area can be counted on one elevation when it is really on another, if the result is that the calculation meets minimum transparency for each elevation individually. The applicant's floor plan (Sheet B) on Page 27 of Exhibit PD-4 shows that if five horizontal feet of window area is counted as "transferred" from the west side to the front, the result is 60% transparency in front and still 42% transparency counting for the west side. This means, respectively, that the front would meet the 60% minimum and the side would still meet the 30% minimum. Therefore, via the transfer provision, the criterion is met.

g. 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.

h. 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.

i. The vision statement identified a strong commitment to developing safe and attractive pedestrian environments with broad sidewalks, canopied with trees and awnings.

j. 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.

FINDING NO. 13:

There are no elevations of 100 feet or more in length. This is a remodel of an existing building, and the variety of materials used along the building will be matched in the proposed wall sections. The ATM and night drop are on the south side of the building and can be expected to have some sun. The ATM and night drop will be under one of the existing awnings of the building, protecting customers from precipitation and some sunlight as they use the ATMs. Existing sidewalks along the building will not be made smaller or less accessible by the proposal. The criteria are met.

J. Crime prevention and safety/defensible space.

- 1. Windows shall be located so that areas vulnerable to crime can be surveyed by the occupants.*

FINDING NO. 14:

The elevation affected by the project, where walls are proposed to replace some windows, will continue to have some windows after the proposed remodel. The criterion is met.

- 4. The exterior lighting levels shall be selected and the angles shall be oriented towards areas vulnerable to crime.*
- 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.*
- 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.*

FINDING NO. 15:

New lighting around the ATM may be needed, per the applicant on Page 20 of Exhibit PD-4, to meet US Bank's minimum ATM lighting standards. Existing lighting on site will not be changed. Condition of Approval 3 requires that any lighting installed to meet US Bank's lighting standards be directed downward and not projected off-site.