

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>TOM SOPPE</i>	PROJECT No(s). <i>DR-13-06</i>	
NON-REFUNDABLE FEE(S) <i>2100-</i>	REFUNDABLE DEPOSIT(S) <i>0</i>	TOTAL <i>2100⁰⁰</i>

Type of Review (Please check all that apply):

- | | | |
|--|---|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP) * | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA) */** | <input type="checkbox"/> Time Extension * |
| <input checked="" type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP) (Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Water Resource Area Protection/Single Lot (WAP) |
| <input type="checkbox"/> Extraterritorial Ext. of Utilities | <input type="checkbox"/> Planned Unit Development (PUD) | <input type="checkbox"/> Water Resource Area Protection/Wetland (WAP) |
| <input type="checkbox"/> Final Plat or Plan (FP) | <input type="checkbox"/> Pre-Application Conference (PA) */** | <input type="checkbox"/> Willamette & Tualatin River Greenway (WRG) |
| <input type="checkbox"/> Flood Management Area | <input type="checkbox"/> Street Vacation | <input type="checkbox"/> Zone Change |
| <input type="checkbox"/> Hillside Protection & Erosion Control | | |

Home Occupation, Pre-Application, Sidewalk Use, Sign Review Permit, and Temporary Sign Permit applications require different or additional application forms, available on the City website or at City Hall.

Site Location/Address:
2070 8TH AVENUE

Assessor's Map No.: *2-1E-35C*
Tax Lot(s): *2500 (BUILDING) 90000 PARKING*
Total Land Area:

Brief Description of Proposal: RELOCATING 2 ADA PARKING SPACES, ELIMINATING 5 STANDARD PARKING SPACES, EXTEND THE EXISTING SIDEWALK INTO THE 5 PARKING SPACES, THE INSTALLING A NEW 8' WIDE X 10' HIGH METAL ROLL-UP DOOR.

Applicant Name: KEVIN KINCAID (please print) Phone: 360-737-0990
Address: 2300 EAST THIRD LOOP SUITE 110 Email: kkincaid@westerndesngroup.net
City State Zip: VANCOUVER, WA 98661

Owner Name (required): KARLIN WILLAMETTE, LLC C/O ELLIOT ASSOC (please print) Phone: 503-224- 6791
Address: 901 NE GLISAN ST. Email: craigolson@elliottassociatesinc.com
City State Zip: PORTLAND, OR 97323

Consultant Name: WESTERN DESIGN GROUP (please print) Phone: 360 737-0990
Address: 2300 EAST THIRD LOOP SUITE 110 Email: kkincaid@westerndesngroup.net
City State Zip: VANCOUVER, WA 98661

- All application fees are non-refundable (excluding deposit). **Any overruns to deposit will result in additional billing.**
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
- Three (3) complete hard-copy sets (single sided) of application materials must be submitted with this application.**
One (1) complete set of digital application materials must also be submitted on CD in PDF format.
If large sets of plans are required in application please submit only two sets.

* No CD required / ** Only one hard-copy set needed

The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to the Community Development Code and to other regulations adopted after the application is approved shall be enforced where applicable. Approved applications and subsequent development is not vested under the provisions in place at the time of the initial application.

Kevin Kincaid
Applicant's signature Date *11/12/13*

*Elliot Assoc, Inc, as Managing agent
for KARLIN WILLAMETTE, LLC*
Owner's signature (required) Date *11-12-13*
VP



WESTERNDISIGNGROUP

ARCHITECTURE / PLANNING / LANDSCAPE ARCHITECTURE

2300 East Third Loop, Suite 110 Vancouver, WA 98661 ■ phone 360-737-0990 fax 360-699-0511

November 11, 2013

Tom Soppe
City of West Linn
Planning Department
22500 Salamo Road
West Linn, OR 97068

RE: Design Review 1 2070 8th Ave.

Tom,

We are submitting for a Class 1 Design Review for building "B" in the Willamette Marketplace. It is located at 2070 8th Avenue.

Our application package includes the application form, site plans, a color building elevation of the side of the building where the change is being made. We are including our narrative letter addressing the comments from the pre-application meeting on Thursday November 7th. We are also providing a color sample of the proposed color for the new metal roll-up door.

Please feel free to contact us with any questions or comments.

Sincerely,

Kevin Kincaid
360-737-0990

Willamette Market Place

2070 8th Avenue

Class I Design Review

November 8, 2013

Application Summary

Class I Design Review required to make alterations to the existing building. The proposed work is to relocate 2 existing ADA stalls to the front (west side) of the building, eliminate 5 standard parking stalls, build a new ADA ramp, install a new 8'-0" wide by 10'-0" high metal roll-up door on the North end of the building and pour concrete over the current location of the parking spaces to be eliminated to create a garden and product display area.

Class 1 DESIGN REVIEW CRITERIA

At the design review meeting it was determined the application must meet the following design criteria in chapter 55 of the Community Development Code (CDC):

- 55.100(A) (7) Parking/loading-refers to chapter 46
- 46.070(B)(1) Distance to parking spaces
- 46.070(B)(5) distance from ADA spaces to buildings
- 46.150(A)(1,2,4,5,6,17,19,20,21,22) parking space design, location
- 46.150(B)(1-6) ADA space and design and location
- 46.150(F) layout of spaces
- 55.100(B) (6) (A,C,D) Architectural compatibility
- 55.100(C) (2) If not compatible does it need screening?
- 55.100(D)(3) Surface treatment
- 55.100(K) ADA compliance
- 55.090(B) respond to this section only

CDC 55.100(A) (7)

This section refers to chapter 46 of the CDC which provides direction for off-street parking. Shown below are the sections that apply to this project.

CDC 46.070 (B) (1)

This section concerns the location of the parking spaces and the distance to the building. Since we are not adding any parking spaces to the parking lot all spaces are still the same distance away from the building. This criterion is met.

CDC 46.070(B) (5)

In this section location of ADA parking is addressed. This requirement is satisfied because the new location of the two ADA spaces is the same distance if not closer to the front entrances to the building.

CDC 46.150 (A)

A.1. New parking spaces are not being created. Dimensioning of current approved parking spaces are not being altered thus we remain in compliance.

A.2 Maneuvering spaces and disabled spaces are being located to the front (west side) of the existing building. The relocated ADA spaces are designed to the current OSSC accessibility standards. Our design meets this requirement.

A.4. Service drives are not being affected by the proposed revisions.

A.5. The proposed design does not alter or change access to existing parking spaces thus meeting these criteria.

A.6. Since all parking spaces are permanently striped and the relocated ADA spaces are to be permanently striped this design requirement is met.

A.17. Since the proposed changes do not change existing grades, this criterion is met.

A.19. The existing landscape and parking layout are not being changed by this proposal. Thus the parking lot continues to meet the design criteria of this section.

A.20. Existing approved pedestrian walkways are not being changed or relocated. We are not proposing any new walkways in this proposal, thus this section does not apply to the changes we are proposing.

A.21. Traffic circulation and flows remain the same thus continuing to meet this section's requirements.

*A.22. This section requires parking spaces to be close to the building. Over 50 of the 300 plus parking spaces are located within the required distance from the building. Per the City of West Linn's earlier review (**MISC-06-44/45 finding #1**) this parking lot has 15 surplus parking spaces. The elimination of 5 reduces the number of surplus spaces to 10 still within the design guidelines of West Linn. The remaining parking spaces are still within easy walking distance from the building to available parking.*

CDC 46.150 (B) (1-6)

B.1. This section addresses the number of ADA parking stalls required. We are not adding or eliminating any ADA stalls to the current approved number of accessible parking spaces. Since we are not changing the current number of stalls we are not required to upgrade existing stalls.

B.2. Since we are relocating 2 ADA spaces this design requirement applies to this project. The 2 relocated spaces are being moved to a location that is the same distance or closer to the front entrances of the building thus meeting this section.

B.3. The new location of the ADA spaces meets these criteria.

B.4. The relocated spaces will meet the current OSSC accessibility standards; therefore we meet this design requirement.

B.5. This section addresses aisle access width. By relocating the existing ADA spaces and aisle, the new aisle width will be designed to current accessibility standards.

B.6. The relocated ADA spaces are not van accessible spaces. Though not required, we have designed the relocated spaces to meet the current van accessibility requirements.

46.150(F)

This section addresses the layout of standard parking spaces. We are not planning to create any new standard parking spaces thus this section does not need to be addressed in our design.

55.100(B) (6) (A, C, D)

6. A *This section addresses the need for changes to be compatible in design and materials with existing buildings on the property. The proposed painted metal roll-up garage door meets this section in a couple of ways. Buildings with this type of tenant usually have a door of this style, the size of the door fits in with the proportion of the existing building elements, the color selected blends well with the existing brick finish and the existing building already has a metal door. We haven't introduced a different material to the facade. Because of the above items we meet the design criteria.*

6. C. *The proposed addition of a painted metal roll-up door to the north side of this building does not create contrasting architecture since the metal door element is already part of the building design of the existing buildings on this property. The proposed door is located on the north side of the building and faces away from any parking and the remainder of the buildings. The north portion of the building faces the exit ramp from I-205 but is screened by existing shrubs and trees that are part of the property's landscaping design. This section is thus met.*

6.D. *Human scale is a design requirement covered under 6.D. The existing building design is not being altered in any way. The addition of the rollup door will not affect the scale of the building adversely. In fact the addition of the outside garden area created by the relocating of the ADA parking spaces and the ability to easily bring supplies out of the building thru the roll-up door into the open for viewing by the public will encourage interaction by pedestrians and shoppers.*

55.100 (C) (2)

This section considers the need for screening of various elements on a property. This property on the north side is already thoroughly screened where it faces the exit ramp of I-205. The entire frontage length of this building is well screened from the exit ramp with adequate trees and shrubs. The new roll-up door will not be readily visible from the street. This design requirement is met by existing screening.

55.100 (D) (3)

This section addresses the possibility of glare and its effect on adjoining residential properties. Since the new roll-up door will be located on the north side of the building and is bounded by I-205 there will be no impact to residential property. The door will also be painted; glare from sunlight or car headlights will be negligible. This criterion is met by our design.

55.100(K)

Accessibility is the concern of this section. The locating of the ADA parking spaces closer to the building is in compliance with the intent of this section. The addition of the roll-up door will not affect the ability of anyone accessing this building. The design requirement is thus met.

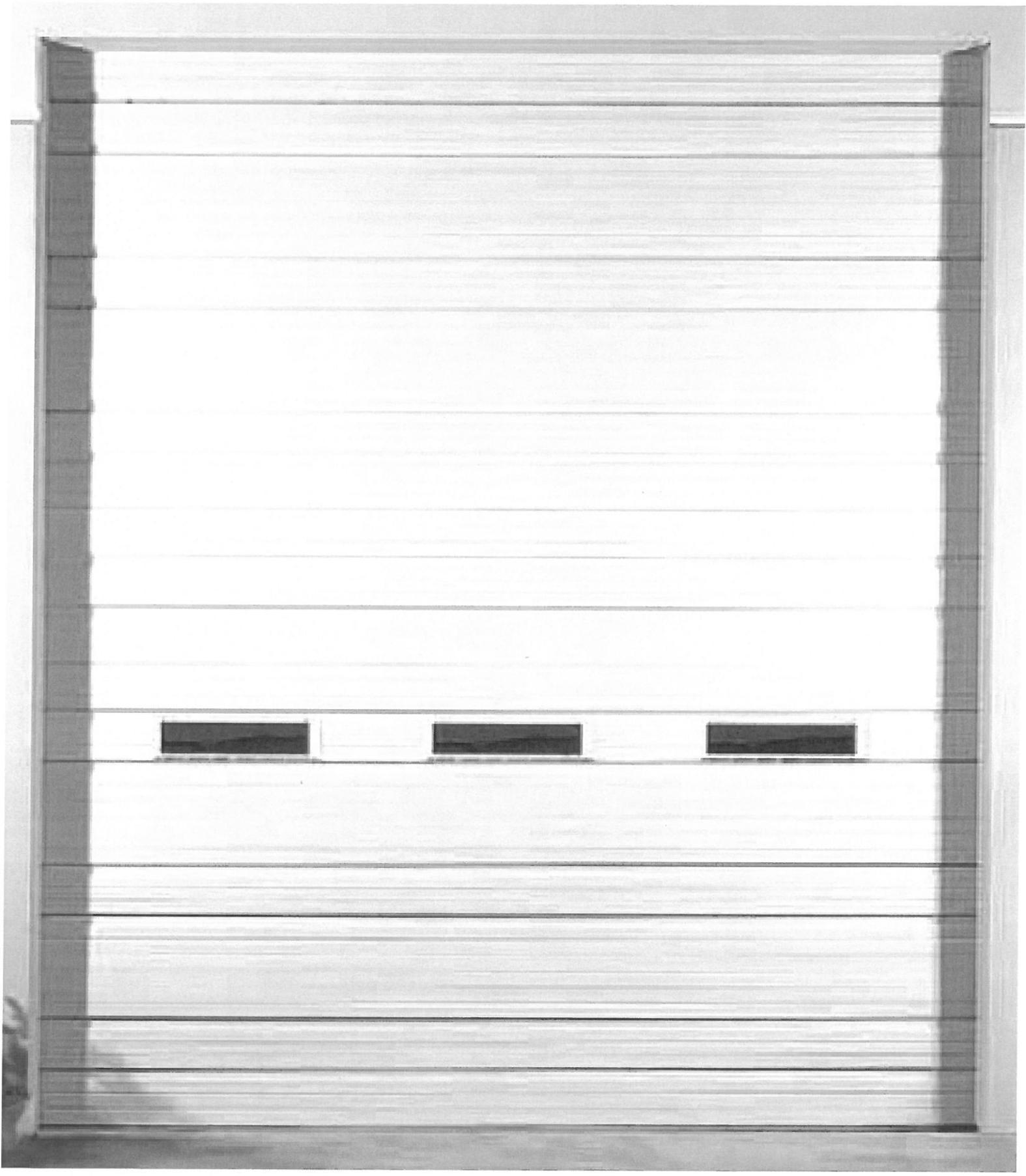
55.090(B)

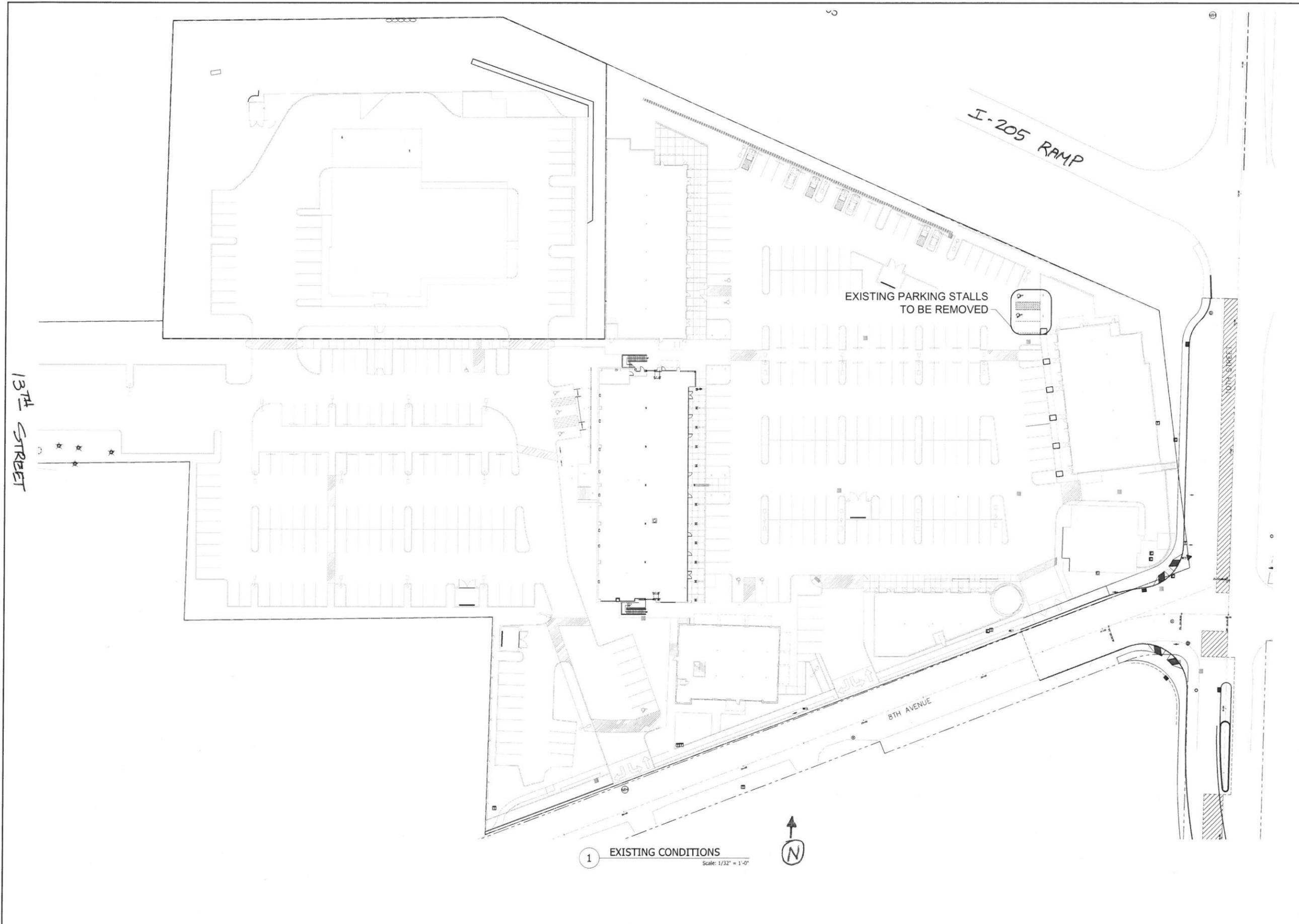
Adequate public facilities are already being provided by this location and the changes to the parking and the addition of the roll-up door will not affect the public in any way.

CONCLUSION

The proposed changes to the parking and the addition of a roll-up door satisfy all design requirements of the City of West Linn as demonstrated above.

Kevin Kincaid
Western Design Group
360-737-0990
kkincaid@westerndesigngroup.net





1 EXISTING CONDITIONS
Scale: 1/32" = 1'-0"



WESTERN DESIGN GROUP
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WILLAMETTE MARKETPLACE
 DESIGN REVIEW
 2070 8TH AVENUE
 WEST LINN, OR 97068

SHEET TITLE
 EXISTING
 CONDITIONS

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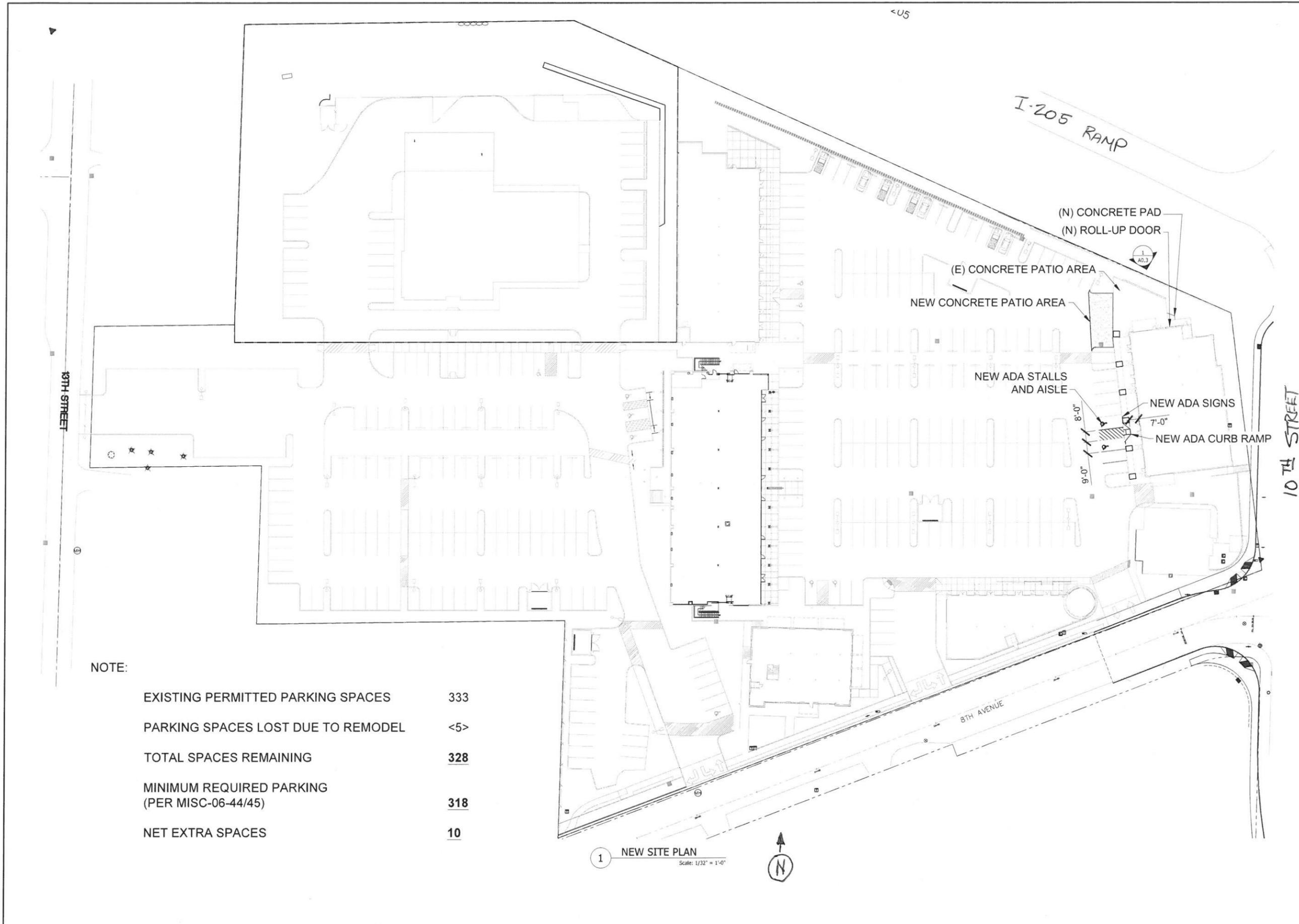
DATE	ISSUE
10.15.13	PRELIM
11.11.13	design review

DRAWN BY: KK, ED
 CHECKED BY: DH

JOB #: 13-4070

SCALE: AS NOTED

SHEET NUMBER
A0.1



NOTE:

EXISTING PERMITTED PARKING SPACES	333
PARKING SPACES LOST DUE TO REMODEL	<5>
TOTAL SPACES REMAINING	<u>328</u>
MINIMUM REQUIRED PARKING (PER MISC-06-44/45)	<u>318</u>
NET EXTRA SPACES	<u>10</u>

1 NEW SITE PLAN
Scale: 1/32" = 1'-0"

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WILLAMETTE MARKETPLACE
 DESIGN REVIEW
 2070 8TH AVENUE
 WEST LINN, OR 97068

SHEET TITLE
 NEW SITE PLAN

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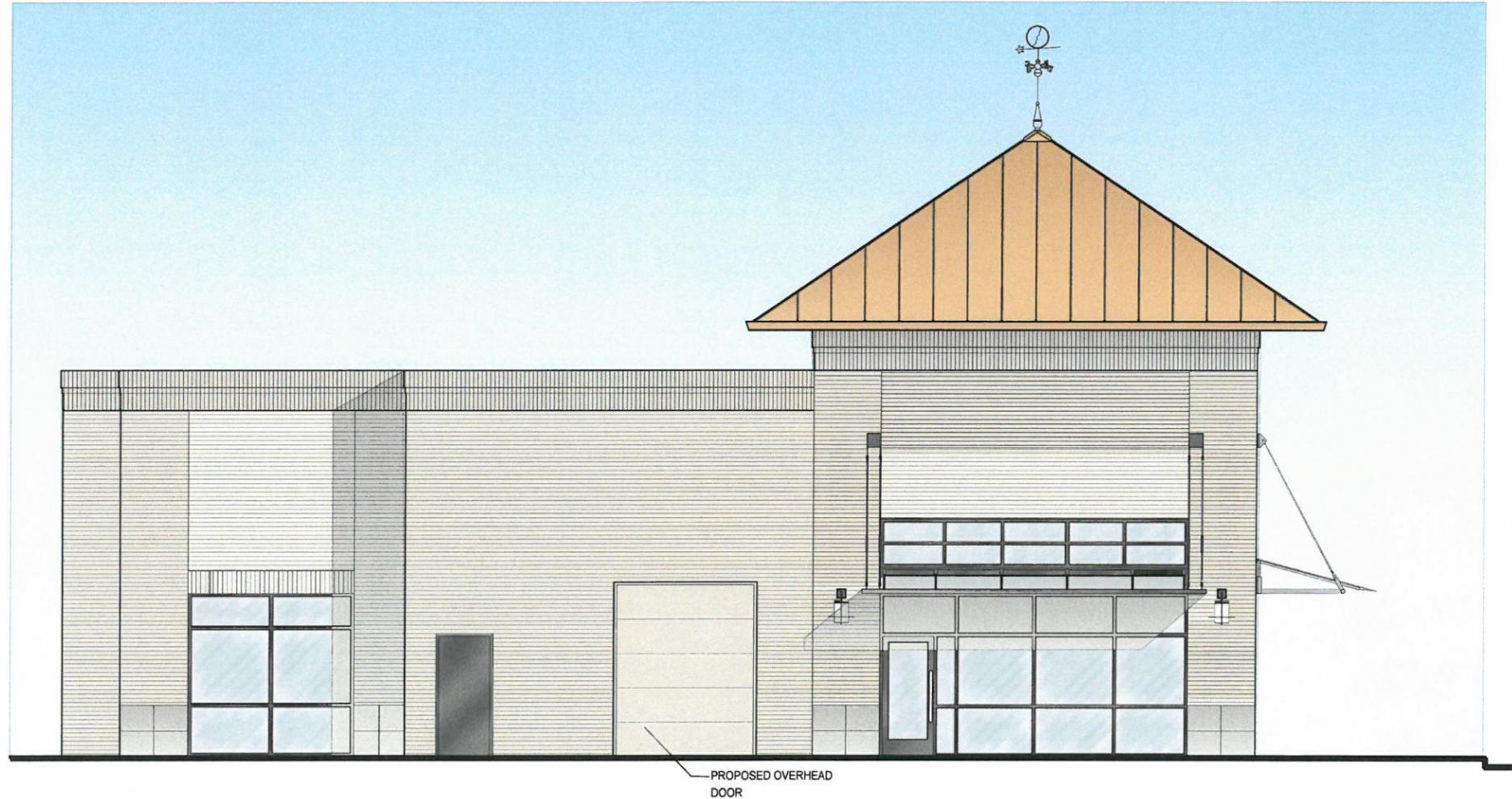
DATE	ISSUE
10.15.13	PRELIM
11.11.13	design review

DRAWN BY	KK, ED
CHECKED BY	DH

JOB #: 13-4070

SCALE: AS NOTED

SHEET NUMBER
A0.2



1 NEW NORTH ELEVATION

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 DESIGN REVIEW
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SHEET TITLE
 ELEVATIONS

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DATE	ISSUE
10.15.13	PRELIM
11.11.13	design review

DRAWN BY KK, ED
 CHECKED BY DH

JOB #: 13-4070

SCALE: AS NOTED

SHEET NUMBER

A0.3

