

STAFF REPORT

PLANNING DIRECTOR DECISION

DATE: December 3, 2013

FILE NO.: DR-13-06

REQUEST: Class I Design Review for the proposed removal of five parking spaces and relocation of ADA spaces, expansion of patio area, moving of landscaped area, and new roll-up door at Willamette Marketplace, 2070 8th Avenue

PLANNER: Tom Soppe, Associate Planner

TABLE OF CONTENTS

	<u>Page</u>
STAFF ANALYSIS AND RECOMMENDATION	
SPECIFIC DATA.....	1
BACKGROUND	2-5
PUBLIC COMMENTS.....	5
RECOMMENDATION	5-6
 ADDENDUM	
STAFF FINDINGS	7-15
 EXHIBITS	
PD-1 AFFADAVIT AND NOTICE MAILING PACKET	16-21
PD-2 COMPLETENESS LETTER.....	22
PD-3 APPLICANT'S SUBMITTAL.....	23-33

SPECIFIC DATA

- APPLICANT:** Kevin Kincaid, Western Design Group, 2300 E. 3rd Loop, Ste. 110, Vancouver, WA 98661
- OWNER:** Karlin Willamette, LLC, c/o Elliot Associates, 901 NE Glisan St., Portland, OR 97223
- SITE LOCATION:** 2070 8th Avenue
- SITE SIZE:** Approximately 3 acres (this counts only the taxlot where changes are proposed)
- LEGAL DESCRIPTION:** Assessor's Map 2 1E 35C Tax Lot 2500 (this is the only taxlot where changes are proposed on the Willamette Marketplace site)
- COMP PLAN DESIGNATION:** Commercial
- ZONING:** GC, General Commercial
- APPROVAL CRITERIA:** Community Development Code (CDC) Chapter 55 Design Review and Chapter 19, General Commercial
- 120-DAY RULE:** The application became complete on November 12, 2013. The 120-day period therefore ends on March 12, 2013.
- PUBLIC NOTICE:** Notice was mailed to property owners within 100 feet of the subject property and the Willamette Neighborhood Association on November 15, 2013. 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 is outlined in green on the following map. The site is home to Willamette Marketplace shopping center and its associated driveways, parking areas, and landscaping. The building in the northeast corner of the site (2070 8th Avenue) and its adjacent parking, patio, and landscaping areas are the subject of this Class I Design Review application. The water resource area of adjacent Bernert Creek, which is located north of the site along the south side of the I-205 offramp, extends into the area where a small new area of pavement is proposed. Since the proposal is a lateral extension of

existing pavement of less than 10 feet, it is exempt from a Water Resource Area permit per Section 32.020(D)(8)(a)(1).

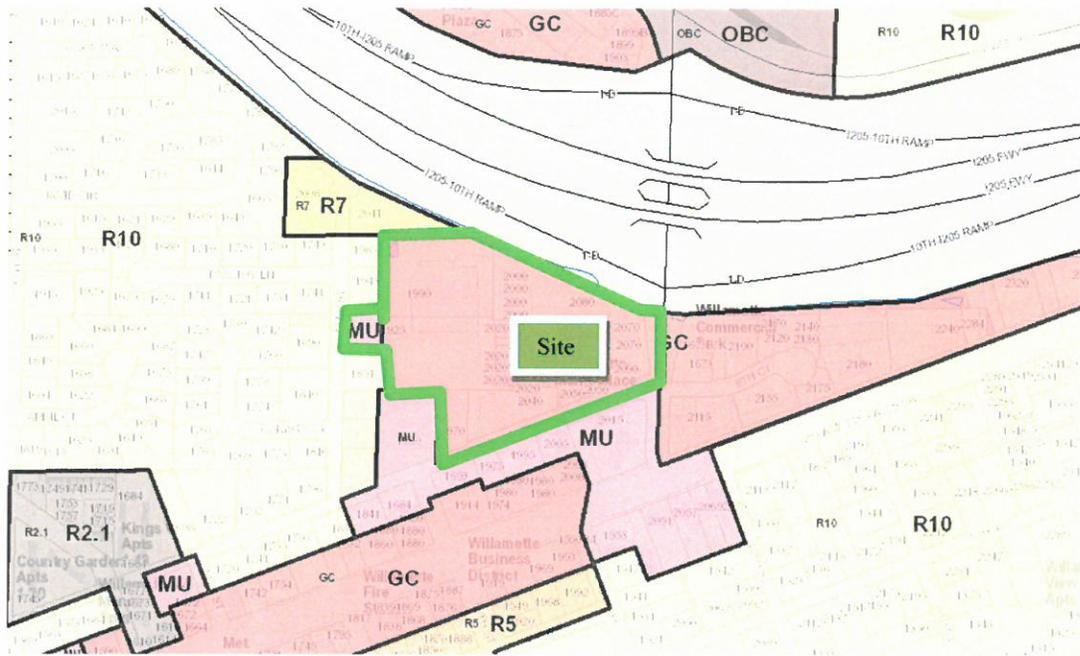


Vicinity Map

Site Conditions. This is a shopping center that is fully developed. Another shopping center was here previously, but the redevelopment Class II Design Review application was approved by the City in 2007. The site was then fully redeveloped per the approval of that time. The site consists of several tan brick retail buildings, one of which also has offices on two floors above the main floor. The site currently has 333 parking spaces, 15 spaces over the required CDC minimum for a shopping center of this size. All development is proposed at or around the building at the northeast corner of the site, which has parking in front of it (to the west) including two ADA spaces. Landscaped areas on site are currently at the 20% minimum.

Project Description. The proposal would remove four parking spaces along the east edge of the northeast corner of the parking lot, just west of the 2070 8th Avenue building. This area of existing parking spaces would be redeveloped as an extension of the concrete patio area adjacent to these spaces to the east. Two of these spaces are ADA spaces. To make up for the loss of two ADA spaces, the applicant would convert three existing spaces further south in the same row of spaces into two new ADA spaces; the area where the third existing space is currently would become the van-loading area between the two ADA spaces. An accessible ramp would connect this loading area to the front patio area of the building, to the east. This would result in the same number of ADA spaces on site currently, but with the loss of five non-ADA spaces. The applicant proposes a metal roll-up door (a garage-style door, but to be used for moving displays and not vehicles) on the north side of the building. This is in an area of existing brick wall on the side of the building, and the door color is proposed to closely match the tan color of the bricks. Due to the location of the door as necessary for structural reasons, the east edge of the door will extend east of the patio area north of the building. Therefore, across the adjacent

sidewalk north of the building, the patio will be extended a total of 25 square feet (an area of several feet by several feet, trapezoidally, undetermined as to its exact dimensions) so displays can be wheeled in and out without crossing what are now landscaped areas. The applicant has expressed openness to mitigating for this landscaped area loss and potential landscape plant loss by widening a landscape strip in the parking lot and planting plants there. This landscaped strip is along the south side of where the applicant proposes the patio expansion, so the landscaping and planting would extend north onto the proposed patio area where the parking spaces exist now.



Vicinity/Zoning Map

Surrounding Land Use. As can be seen on the Vicinity/Zoning Map above, there are multiple zones and uses nearby. The site is in the GC zone mainly, as is the area in the northeast corner of the site where the development is proposed. Therefore the application is not analyzed with respect to the small MU-zoned area at the west end of the site.

Table 1 Surrounding Land Use and Zoning

DIRECTION FROM SITE	LAND USE	ZONING
North	I-205, River Falls Shopping Center, White Oak Savanna Park	GC, OBC
East	Variety of retail and auto-oriented commercial	GC
South	Variety of commercial, single-family residential	R-10, R-5, GC, MU

West	Les Schwab, single-family residential	GC, MU, R-10
------	---------------------------------------	--------------

Source: West Linn GIS, 2013

Approval Criteria and Analysis. CDC Section 55.020 requires Class I Design Review for several aspects of this proposal. Specifically, Section 55.020(D) requires this for an aesthetic change to a building that does not involve increasing the building size, such as adding the roll-up door. Section 55.020(H) requires this for addition or reduction of parking stalls. Section 55.020(L) requires it for modification of a landscape plan, such as paving over the small area near the proposed roll-up door, as also proposed. Class I Design Review criteria are in Section 55.090. The areas of the site affected by the project are in the General Commercial (GC) zone, so Chapter 19 criteria also apply.

The two ADA spaces proposed will be van-accessible due to the eight-foot-wide aisle between them. Section 46.150(B)(6) requires all van-accessible spaces to be signed as such. Recommended Condition of Approval 2 requires this.

The site as a whole has exactly 20% landscaping per the original design review file for its redevelopment, DR-06-27. This is the minimum for a commercial site per Section 54.020(E)(2). Any landscaping removed must be mitigated for by an equal square footage of new landscaping, to keep the site at the 20% minimum or higher. Therefore Condition of Approval 3 requires that any square footage of existing landscaping that is proposed for paving be replaced with new landscaping in the proposed patio area along the existing landscaping strip to the south, including the replacement of any plants lost.

The applicant does not expect that the proposed area of new pavement north of the building would be more than 10 feet wide east-to-west. As discussed in the Background section above, this would have to be the case to avoid requiring a Water Resource Area permit. Therefore the limitation of 10 feet or fewer east-to-west for new pavement is required by recommended Condition of Approval 4.

PUBLIC COMMENTS

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

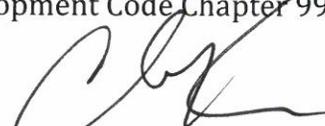
RECOMMENDATION

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-13-06) subject to the following conditions of approval:

1. Site and Building Plans. The improvements shall conform to Sheet A0.2, New Site Plan and Sheet A0.3, Elevations, dated November 11, 2013, pages 31-32 of Exhibit PD-3, respectively, except as modified by these conditions of approval.

2. Disabled Parking Spaces Signage. The two proposed disabled spaces shall have signage stating they are van-accessible.
3. Landscaping Mitigation. The amount of existing landscaping paved north of the proposed roll-up door shall be mitigated for by expanding the landscape strip northward into the proposed new patio area west of the building. Any plants lost shall be replaced by plants of the same species and size in the newly expanded landscape strip, spaced no more than five feet apart from each other or existing plants.
4. New Pavement Area Width. The addition of pavement to existing landscaped areas east of the existing patio shall not be more than 10 feet east-to-west.

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 Community Development Code Chapter 99 have been met.



CHRIS KERR, Interim Planning Director

12-3-13

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 3, 2013.

Mailed this 3rd day of December, 2013.

Therefore, the 14-day appeal period ends at 5 p.m., on

December 17, 2013

p:/devrvw/projects folder/projects 2013/DR-13-06 Willamette Marketplace/staff report dr-13-06

ADDENDUM

APPROVAL CRITERIA AND FINDINGS

DR-13-06

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.

14. General retail services.

Staff Response 1: This is a business center with mainly retail services. The building with the proposed changes is proposed to be a hardware store, and the changes are requested of the owner by the potential lessee. Hardware stores are not a separate category in the CDC so they fit under general retail, which is allowed in this zone. Staff finds that the criterion is met.

19.090 OTHER APPLICABLE DEVELOPMENT STANDARDS

A. The following standards apply to all development including permitted uses:

(...)

7. Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas.

(...)

10. Chapter 54 CDC, Landscaping.

B. The provisions of Chapter 55 CDC, Design Review, apply to all uses except detached single-family dwellings.

Staff Response 2: Changes to parking and landscaping are covered below. Design Review criteria as appropriate to the changes are discussed below.

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.
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.
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.

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.

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

Staff Response 3: Very little change relating to the natural environment is proposed. Twenty-five square feet of new pavement are proposed in what is currently a landscaped area, but recommended Condition of Approval 3 proposes replacing this per square foot removed in a currently paved area on site. The site is substantially built, and there are no new buildings or new additions to buildings. Therefore the criteria of (A)(1) above do not apply.

The 55.100 criteria listed in 55.090(A)(2) and those otherwise also deemed appropriate under 55.090(A)(3) are covered below.

Public facilities will be adequate to serve the project. The building is not expanding in scope or in utility needs. Staff determines that criterion (B) above is met.

55.100 APPROVAL STANDARDS

(As appropriate to this Class I Design Review)

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

7. Chapter 46 CDC, Off-Street Parking, Loading and Reservoir Areas.

Excerpt of Chapter 46:

46.070 MAXIMUM DISTANCE ALLOWED BETWEEN PARKING AREA AND USE

B. Off-street parking spaces for uses not listed in subsection A of this section shall be located not farther than 200 feet from an entryway to the building or use they are required to serve, measured in a straight line from the building, with the following exceptions:

5. All disabled parking shall be placed closest to building entrances than all other parking. Appropriate ADA curb cuts and ramps to go from the parking lot to the ADA-accessible entrance shall be provided unless exempted by ADA code.

Staff Response 4: The ADA spaces will be just as close to a door to the subject building as the current location for the ADA spaces. As with the current setup, there will be an accessible walkway between the spaces with an accessible ramp across the curb. Staff determines that the criterion is met.

46.080 COMPUTATION OF REQUIRED PARKING SPACES AND LOADING AREA

A. Where several uses occupy a single structure or parcel of land or a combination of uses are included in one business, or a combination of uses in the same or separate buildings share a common parking area as in the case of a shopping center, the total off-street parking spaces and loading area shall be the sum of the requirements of the several uses, computed separately. For example, parking for an auto sales and repair business would be calculated using the “retail-bulky” calculation for the sales area and the “service and repair” calculation for the repair area. In another example, parking for a shopping center with a grocery store, a restaurant, and a medical office would be calculated using the “general retail store” calculation for the grocery store, the “restaurant” calculation for the restaurant, and the “medical/dental clinics” calculation for the medical office. The total number of required parking spaces may be reduced by up to 10 percent to account for cross-patronage (when a customer visits several commercial establishments during one visit to the commercial center) of adjacent businesses

or services in a commercial center with five or more separate commercial establishments.

(...)

G. As permitted uses are replaced with new permitted uses within an existing commercial or business center, modification of the number of parking spaces relative to the new mix of uses is not required unless other modifications of the site which require design review approval pursuant to Chapter 55 CDC are proposed.

46.090 MINIMUM OFF-STREET PARKING SPACE REQUIREMENTS

(...)

C. Commercial

(...)

2. General retail store, except as provided below One space for every 240 sq. ft. of gross floor area.

(...)

Staff Response 5: The proposal relates to a new potential use in the building called "Building B" in the original design review file DR-06-27. The parking specifically required by the size of this building was calculated with the assumption that the building would house general retail uses. The standard then as now for the minimum parking requirements for general retail was one space for every 240 square feet of gross floor area. The current proposal anticipates the potential hardware store tenant in this building, and does not change the size of the building. Hardware stores are considered general retail use by the CDC. Therefore the existing parking requirement of 318 spaces at minimum does not change. The applicant's proposal would eliminate five parking spaces, making the site go from 333 parking spaces to 328. As this is more than 318 spaces, the minimum requirement is still met. Staff determines the criteria are met.

46.150 DESIGN AND STANDARDS

The following standards apply to the design and improvement of areas used for vehicle parking, storage, loading, and circulation:

A. Design standards.

1. "One standard parking space" means a minimum for a parking stall of eight feet in width and 16 feet in length. These stalls shall be identified as "compact." To accommodate larger cars, 50 percent of the required parking spaces shall have a minimum dimension of nine feet in width and 18 feet in length (nine feet by 18 feet). When multi-family parking stalls back onto a main driveway, the stalls shall be nine feet by 20 feet.

2. Disabled parking and maneuvering spaces shall be consistent with current federal dimensional standards and subsection B of this section and placed nearest to accessible building entryways and ramps.

(...)

Staff Response 6: The proposed new ADA spaces are nine by 18 feet. They are consistent with subsection B as modified by proposed Condition of Approval 2. See Staff Response 7 below. The criteria are met upon the inclusion of Condition of Approval 2.

B. Accessible parking standards for persons with disabilities. If any parking is provided for the public or visitors, or both, the needs of the people with disabilities shall be based upon the following standards or current applicable federal standards, whichever are more stringent:

(...)

2. Location of parking spaces. Parking spaces for the individual with a disability that serve a particular building shall be located on the shortest possible accessible circulation route to an accessible entrance to a building. In separate parking structures or lots that do not serve a particular building, parking spaces for the persons with disabilities shall be located on the shortest possible circulation route to an accessible pedestrian entrance of the parking facility.

(...)

6. Van-accessible parking spaces shall have an additional sign marked "Van Accessible" mounted below the accessible parking sign. A van-accessible parking space reserved for wheelchair users shall have a sign that includes the words "Wheelchair Use Only." Van-accessible parking shall have an adjacent eight-foot-wide aisle. All other accessible stalls shall have a six-foot-wide aisle. Two vehicles may share the same aisle if it is between them. The vertical clearance of the van space shall be 96 inches.

Staff Response 7: The two proposed spaces are located next to a ramp, across the sidewalk from a door into the building. They are at least as close to an entrance via an accessible route as the spaces they replace. They are both van-accessible as there is proposed to be an eight-foot-wide area between them, which is connected to the ramp to the sidewalk. Subsection (6) above requires all van-accessible spaces to be signed as such. Proposed Condition of Approval 2 requires this. Staff determines that the criteria are met upon the inclusion of Condition of Approval 2.

(End of excerpt of Chapter 46, back to 55.100[A] criteria)

10. *Chapter 54 CDC, Landscaping.*

Excerpt from Chapter 54:

54.020 APPROVAL CRITERIA

(...)

E. Landscaping – By type, location and amount.

2. Non-residential uses. A minimum of 20 percent of the gross site area shall be landscaped. Parking lot landscaping may be counted in the percentage.

Staff Response 8: Per the original planning file for the redevelopment (Class II Design Review, file DR-06-27) of the shopping center, the landscaping is at exactly 20% of the site. Therefore the applicant's proposal to pave approximately 25 square feet of existing landscaping needs to be mitigated for. This can be achieved by increasing the existing landscaped strip south of the proposed new patio area west of the building. This can be widened into the new patio area to make up for both the lost landscaped square footage and any plants which need to be removed because of it. Recommended Condition of Approval 3 requires this. Staff determines the criterion is met upon inclusion of Condition of Approval 3.

3. All uses (residential uses (non-single-family) and non-residential uses):

- i. Outdoor storage areas, service areas (loading docks, refuse deposits, and delivery areas), and above-ground utility facilities shall be buffered and screened to obscure their view from adjoining properties and to reduce noise levels to acceptable levels at the property line. The adequacy of the buffer and screening shall be determined by the criteria set forth in CDC 55.100(C)(1).

(End of Chapter 54 excerpt, back to 55.100[A] criteria)

Staff Response 9: The area outside the proposed door on the north patio will be a display area for products as will the new area of patio pavement replacing the parking spaces on the west side of the building. As a commercial area next to a freeway this is an area of high noise that the added activity is not expected to add to in a way that affects any sensitive uses further away in the neighborhood. There will be increase in activity to the north due to the roll-up door and the outside display areas that will be viable for a tenant due to the roll-up door, as well as to the west. Interstate 205 and its offramp to 10th Street are immediately to the north. There is already much buffering in the form of existing trees and shrubs between the offramp and the building. The new product display areas cannot be seen from westbound I-205, and are seen only through much vegetative buffering from eastbound I-205 and the eastbound offramp to 10th Street. Because of the angle of the building and the existing vegetative screening, the area can mostly not be seen from 10th Street or properties across 10th Street. Screening to the west or south is not necessary as this can only be viewed from the rest of the Willamette Marketplace shopping center itself. Staff determines the criterion is met.

B. Relationship to the natural and physical environment.

(...)

6. Architecture.

a. 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 of surrounding buildings in the proposed structure. The materials and colors shall be complementary to the surrounding buildings.

(...)

c. 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.

d. 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.

(...)

Staff Response 10: The roll-up door will be the same or a very similar shade of color as the building, so it will not be contrasting architecture. It will break up a stretch of wall that is not broken up by windows or doors now. No windows or smaller doors will be eliminated. It is compatible in size with the groupings of windows on the building. Staff finds that the relevant architectural criteria are met.

C. Compatibility between adjoining uses, buffering, and screening.

2. On-site screening from view from adjoining properties of such things as service areas, storage areas, and parking lots shall be provided and the following factors will be considered in determining the adequacy of the type and extent of the screening:

- a. What needs to be screened?
- b. The direction from which it is needed.
- c. How dense the screen needs to be.
- d. Whether the viewer is stationary or mobile.
- e. Whether the screening needs to be year-round.

Staff Response 11: There will be increase in activity to the north due to the roll-up door and the outside display areas that will be viable for a tenant due to the roll-up door, as well as to the west. Interstate 205 and its offramp to 10th Street are immediately to the north. Outdoor storage of products may occur here and in front of the building both during the day and overnight as the possible tenant plans to use this as a display area. There is already much buffering in the form of existing trees and shrubs between the offramp and the area where the door is proposed. The new product display areas cannot be seen from westbound I-205, and are seen only through much vegetative buffering from eastbound I-205 and the eastbound offramp to 10th Street. Because of the angle of the building and the existing vegetative screening, the area can mostly not be seen from 10th Street or properties across 10th Street. Screening to the west or south is not necessary as this can only be viewed from the rest of the Willamette Marketplace shopping center itself. Staff determines the criteria is met.

D. Privacy and noise.

(...)

3. Structures or on-site activity areas which generate noise, lights, or glare shall be buffered from adjoining residential uses in accordance with the standards in subsection C of this section where applicable. Businesses or activities that can reasonably be expected to generate noise shall undertake and submit appropriate noise studies and mitigate as necessary. (See CDC 55.110(B)(11) and 55.120(M).)

(...)

Staff Response 12: The proposed new door is the only item in the project that could create glare; it will not be unpainted metal but will be the same tan color as the bricks of the building. Therefore it will not create glare. Also, this side of the building is heavily buffered from the highway to the north by existing trees and shrubs. Staff determines the criterion is met.

K. Provisions for persons with disabilities.

1. The needs of a person with a disability shall be provided for. Accessible routes shall be provided between all buildings and accessible site facilities. The accessible route shall be the most practical direct route between accessible building entries, accessible site facilities, and the accessible entry to the site. An accessible route shall connect to the public right-of-way and to at least one on-site or adjacent transit stop (if the area is served by transit). All facilities shall conform to, or exceed, the Americans with Disabilities Act (ADA) standards, including those included in the Uniform Building Code.

(...)

Staff Response 13: There will be no net loss in ADA parking, and the parking spaces will be just as close to a building entrance of the same building via an accessible route. Staff determines the criterion is met.

AFFIDAVIT OF NOTICE

We, the undersigned do hereby certify that, in the interest of the party (parties) initiating a proposed land use, the following took place on the dates indicated below:

GENERAL

File No. DR-13-06 Applicant's Name Kevin Reinold / Western Design Group
Development Name tenant in Willamette Marketplace
Scheduled Meeting/Decision Date 12-3-13

NOTICE: Notices were sent at least 20 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE A _____

- A. The applicant (date) _____ (signed) _____
- B. Affected property owners (date) _____ (signed) _____
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) _____ (signed) _____
- F. All parties to an appeal or review (date) _____ (signed) _____

At least 10 days prior to the scheduled hearing or meeting, notice was published/posted:

Tidings (published date) _____ (signed) _____
City's website (posted date) _____ (signed) _____

SIGN

At least 10 days prior to the scheduled hearing, meeting or decision date, a sign was posted on the property per Section 99.080 of the Community Development Code.

(date) _____ (signed) _____

NOTICE: Notices were sent at least 14 days prior to the scheduled hearing, meeting, or decision date per Section 99.080 of the Community Development Code. (check below)

TYPE B _____

- A. The applicant (date) 11-15-13 (signed) S. Shroyer
- B. Affected property owners (date) 11-15-13 (signed) S. Shroyer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) _____ (signed) _____
- E. Affected neighborhood assns. (date) 11-15-13 (signed) S. Shroyer
All

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: 11-15-13 (signed) S. Shroyer

STAFF REPORT mailed to applicant, City Council/Planning Commission and any other applicable parties 10 days prior to the scheduled hearing.

(date) _____ (signed) _____

FINAL DECISION notice mailed to applicant, all other parties with standing, and, if zone change, the County surveyor's office.

(date) 12-3-13 (signed) S. Shroyer

**CITY OF WEST LINN
PLANNING DIRECTOR DECISION
FILE NO. DR-13-06**

The West Linn Planning Director is considering a request for a Class I Design Review approval for the elimination of five parking spaces, the moving of ADA spaces, the addition of a roll-up door, and the expansion of patio area at Willamette Marketplace at 2070 8th Avenue.

The decision will be based on the approval criteria in chapters 19 and 55 of the Community Development Code (CDC). The approval criteria from the CDC are available for review at City Hall, at the City Library, and at <http://www.westlinnoregon.gov.cdc>.

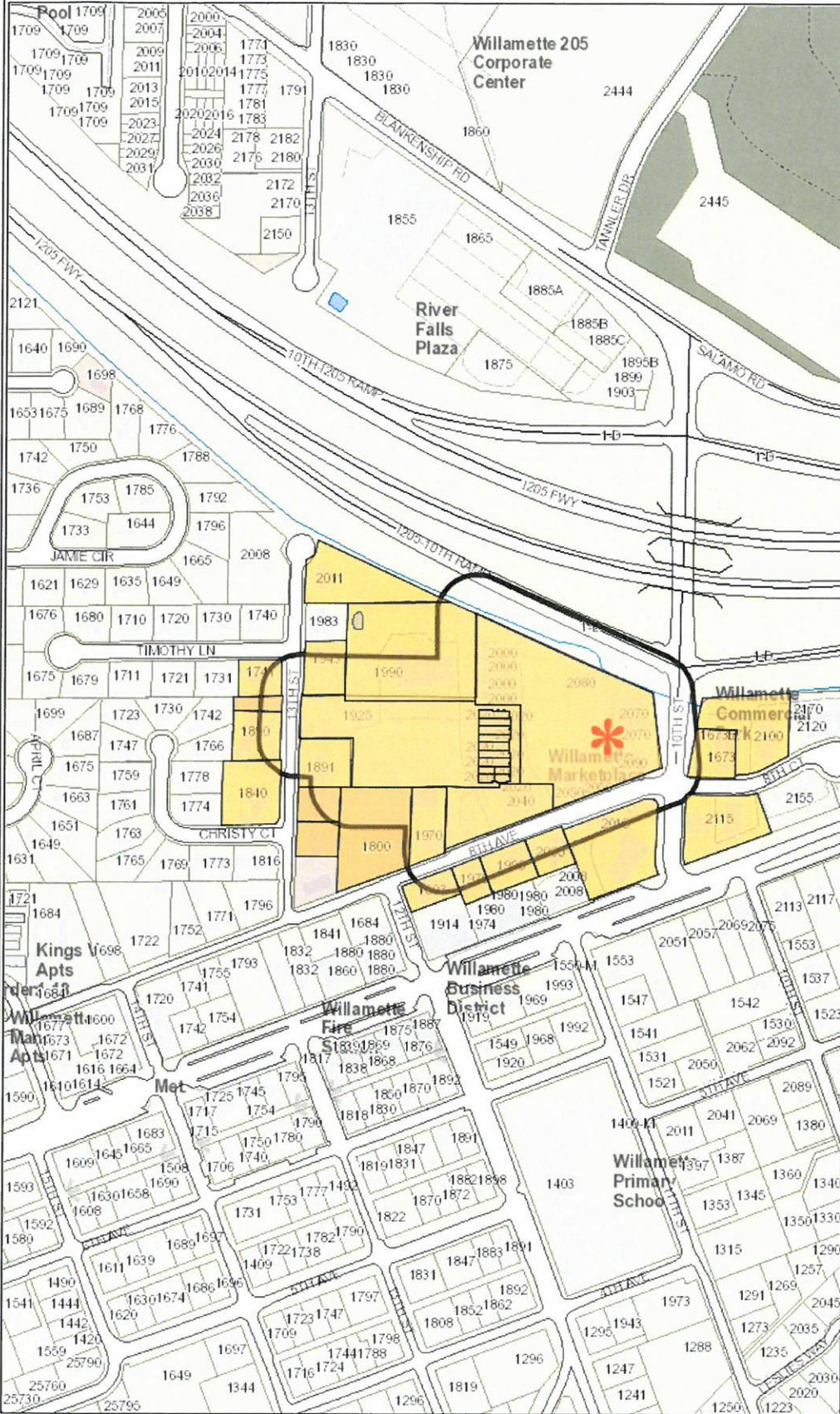
You have received this notice because County records indicate that you own property within 100 feet of this shopping center (tax lots 2500, 2502, and 90000 of Clackamas County Assessor's Map 2-1E-35C) or as otherwise required by the CDC.

All relevant materials in the above noted file are available for inspection at no cost at City Hall, and on the city web site at <http://westlinnoregon.gov/projects> or copies may be obtained for a minimal charge per page. Although there is no public hearing, your comments and ideas are invited and can definitely influence the final decision of the Planning Director. Planning staff looks forward to discussing the application with you. **The final decision is expected to be made on, and no earlier than, December 3, 2013**, so please contact us prior to that date. For further information, please contact Tom Soppe, Associate Planner, City Hall, 22500 Salamo Rd., West Linn, OR 97068, (503) 742-8660, tsoppe@westlinnoregon.gov.

Any appeals to this decision must be filed within 14 days of the final decision date with the Planning Department. Failure to raise an issue in person or by letter, or failure to provide sufficient specificity to afford the decision-maker an opportunity to respond to the issue, precludes the raising of the issue at a subsequent time on appeal or before the Land Use Board of Appeals.

SHAUNA SHROYER
Planning Administrative Assistant

2070 8th Ave, DR-13-06



Scale 1:3,600 - 1 in = 300 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 12-Nov-13 03:46 PM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOptix.

ANDERSON IRENE
1693 12TH ST
WEST LINN, OR 97068

BANY DAVID C TRUSTEE
2015 8TH AVE
WEST LINN, OR 97068

CHRISTIANSEN ROGER M & JUDITH A
1891 13TH ST
WEST LINN, OR 97068

CORFF THOMAS A & TERRY A MOBERLY
19328 TOWERCREST DR
OREGON CITY, OR 97045

KARLIN WILLAMETTE, LLC
ELLIOTT ASSOCIATES INC
901 NE GLISAN ST
PORTLAND, OR 97232

FISHER PROPERTIES LLC
PO BOX 823210
VANCOUVER, WA 98682

GREENTREE ENTERPRISES INC
8655 SW CITIZENS DR STE 201
WILSONVILLE, OR 97070

GROTHER JOHN
14120 SW BARROWS RD UNIT 4
TIGARD, OR 97223

HANDRIS HOLDINGS LLC
1980 WILLAMETTE FALLS DR #200
WEST LINN, OR 97068

HUSKEY LAURIE
2011 13TH ST
WEST LINN, OR 97068

JOHN GALT HOLDINGS LLC
3857 SOUTH HAMPTON CT
WEST LINN, OR 97068

MOLES CLEMENT C JR & PATRICIA A
1995 8TH AVE
WEST LINN, OR 97068

MORTON DON R & CYNTHIA SUE
1970 8TH AVE
WEST LINN, OR 97068

PACIFIC WEST BANK
ACCTS PAYABLE
2040 8TH AVE
WEST LINN, OR 97068

PAKULA JENNY & SCOT GELFAND
2500 CRESTVIEW DR
WEST LINN, OR 97068

PETER ANGELA J L-EST
1840 13TH ST
WEST LINN, OR 97068

POWELL RONALD W TRUSTEE
12296 S CARUS RD
OREGON CITY, OR 97045

SCHAFFER EUGENE W JR & MARY ANN
1741 TIMOTHY LN
WEST LINN, OR 97068

SFP-F LLC
PO BOX 5350
BEND, OR 97708

VPC-OR WEST LINN LIMITED
PARTNERSHIP
125 SIR FRANCIS DRAKE BLVD 3RD FL
LARKSPUR, CA 94939

KEVIN KINCAID
WESTERN DESIGN GROUP
2300 E 3RD LP, STE 110
VANCOUVER, WA 98661

STEVE GARNER
BHT NA PRESIDENT
3525 RIVERKNOLL WAY
WEST LINN OR 97068

SALLY MCLARTY
BOLTON NA PRESIDENT
19575 RIVER RD # 64
GLADSTONE OR 97027

ALEX KACHIRISKY
HIDDEN SPRINGS NA PRESIDENT
6469 PALOMINO WAY
WEST LINN OR 97068

JEF TREECE
MARYLHURST NA PRESIDENT
1880 HILLCREST DR
WEST LINN OR 97068

BILL RELYEA
PARKER CREST NA PRESIDENT
3016 SABO LN
WEST LINN OR 97068

AARON BUFFINGTON
ROBINWOOD NA PRESIDENT
3820 RIDGEWOOD WAY
WEST LINN OR 97068

KEN PRYOR
SAVANNA OAKS NA VICE PRES
2119 GREENE ST
WEST LINN, OR 97068

ED SCHWARZ
SAVANNA OAKS NA PRESIDENT
2206 TANNER DR
WEST LINN OR 97068

TRACY GILDAY
SKYLINE RIDGE NA PRESIDENT
1341 STONEHAVEN DR
WEST LINN OR 97068

TROY BOWERS
SUNSET NA PRESIDENT
2790 LANCASTER ST
WEST LINN OR 97068

JULIA SIMPSON
WILLAMETTE NA PRESIDENT
1671 KILLARNEY DR
WEST LINN OR 97068

ALMA COSTON
BOLTON NA DESIGNEE
PO BOX 387
WEST LINN OR 97068

SUSAN VAN DE WATER
HIDDEN SPRINGS NA DESIGNEE
6433 PALOMINO WAY
WEST LINN OR 97068

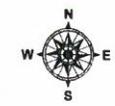
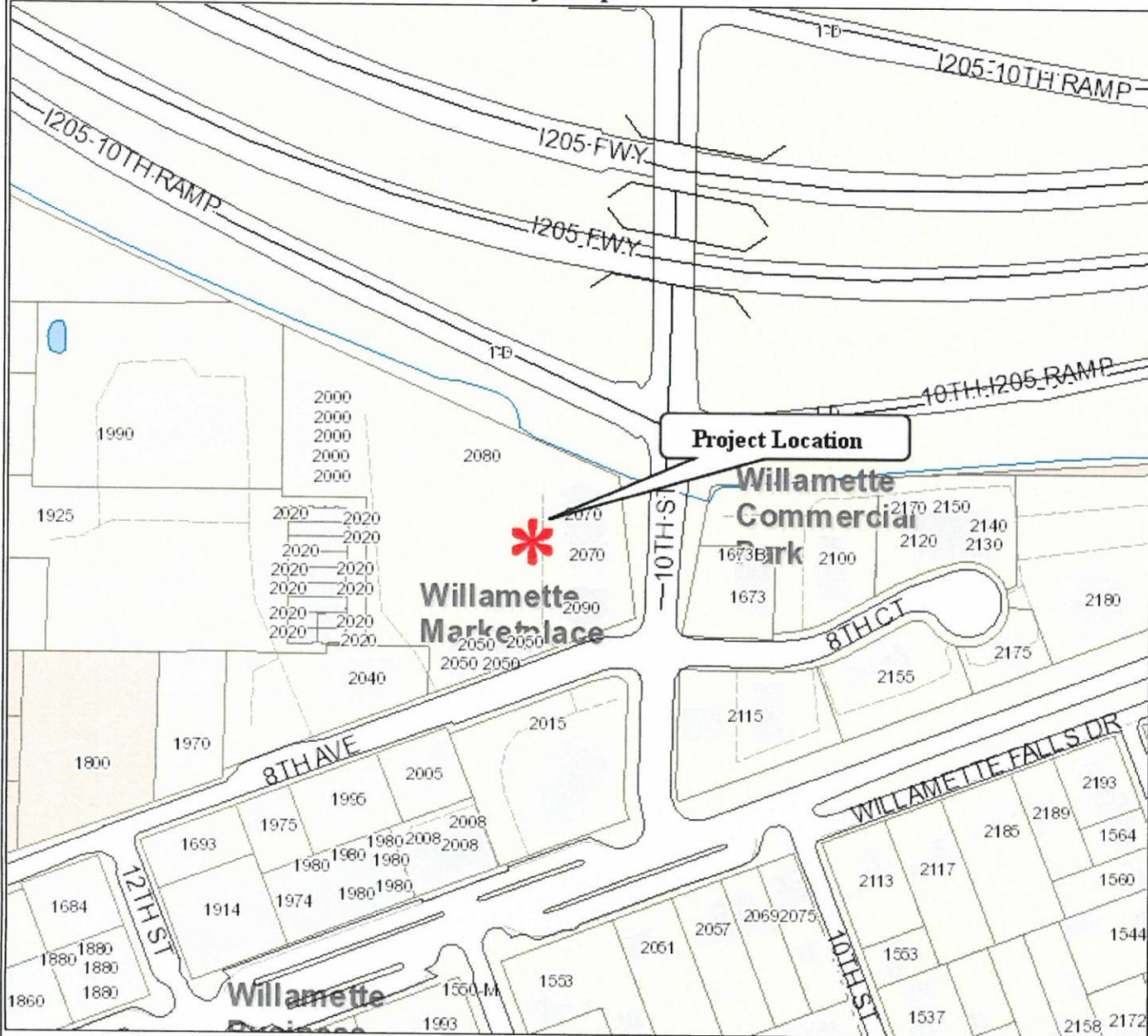
KEVIN BRYCK
ROBINWOOD NA DESIGNEE
18840 NIXON AVE
WEST LINN OR 97068

DOREEN VOKES
SUNSET NA SEC/TREAS
4972 PROSPECT ST
WEST LINN OR 97068

WEST LINN CHAMBER OF
COMMERCE
1745 WILLAMETTE FALLS DR
WEST LINN OR 97068

MAILED
11-15-13 ss

2070 8th Avenue, DR-13-06 Vicinity Map



Scale 1:2,400 - 1 in = 200 ft
Scale is based on 8-1/2 x 11 paper size



Map created by: SSHROYER
Date Created: 12-Nov-13 03:21 PM

WEST LINN GIS

DISCLAIMER: This product is for informational purposes and may not have been prepared for, or be suitable for legal, engineering, or surveying purposes. Users of this information should review or consult the primary data and information sources to ascertain the usability of the information. Source: West Linn GIS (Geographic Information System) MapOptix.



CITY OF
West Linn

November 12, 2013

Kevin Kincaid
Western Design Group
2300 E. 3rd Loop
Ste. 110
Vancouver, WA 98661

SUBJECT: DR-13-06 application for Class I Design Review at 2070 8th Ave.

Dear Mr. Kincaid:

You submitted a **complete** application on November 12, 2013. The City now has 120 days (until March 12, 2014) to exhaust all local review per state statute. The application will shortly be scheduled for a Planning Director decision. At least 14 days before the scheduled decision date you will be sent a copy of the decision notice.

Please contact me at 503-742-8660, or by email at tsoppe@westlinnoregon.gov if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Tom Soppe", is written in a cursive style.

Tom Soppe
Associate Planner

c: Karlin Willamette LLC, c/o Elliott Associates, 901 NE Glisan St., Portland, OR 97223

c: Julia Simpson, Willamette NA President, 1671 Killarney Dr, West Linn, OR 97068

p:/devrvw/projects folder/projects 2013/DR-13-06 2070 8th Ave/compl-DR-13-06

MAILED
11-12-13 *SS*

Soppe, Tom

From: Kevin Kincaid <kkincaid@westerndesigngroup.net>
Sent: Tuesday, November 12, 2013 12:40 PM
To: Soppe, Tom
Cc: David Hardister
Subject: RE: Final notes (content the same) ACE West Linn

Tom,

Thanks for meeting with me today.

I appreciated you helping me to navigate the design review submittal. As I mentioned the need to slide the roll-up door over to accommodate some structural issues created a need to extend the walkway on the north side of the building. At this time it looks like an approximate 25 sq. ft. of additional sidewalk would need to be poured. Adding in a condition to the design approval that allows us to trade the lost sq. ft. of landscape area with identical sq. ft. elsewhere seems like a practical solution to this problem.

I look forward to working with you on getting this design review moving ahead and approved. Please call with any questions or comments.

Thanks.

Kevin Kincaid, CD

Western Design Group
Architecture / Planning / Landscape Architecture
2300 East Third Loop Suite 110
Vancouver, WA 98661
(360) 737-0990 direct
(360) 600-8791 mobile
(360) 699-5317 office
(360) 699-0511 fax
kkincaid@westerndesigngroup.net
www.westerndesigngroup.net



-----Original Message-----

From: Soppe, Tom [<mailto:tsoppe@westlinnoregon.gov>]
Sent: Tuesday, November 12, 2013 8:22 AM
To: 'Kevin Kincaid'
Subject: RE: Final notes (content the same) ACE West Linn

2-1E-35C is the assessor's map number. The tax lot with the building is 2500, the one where the striping is being added is 90000.



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.

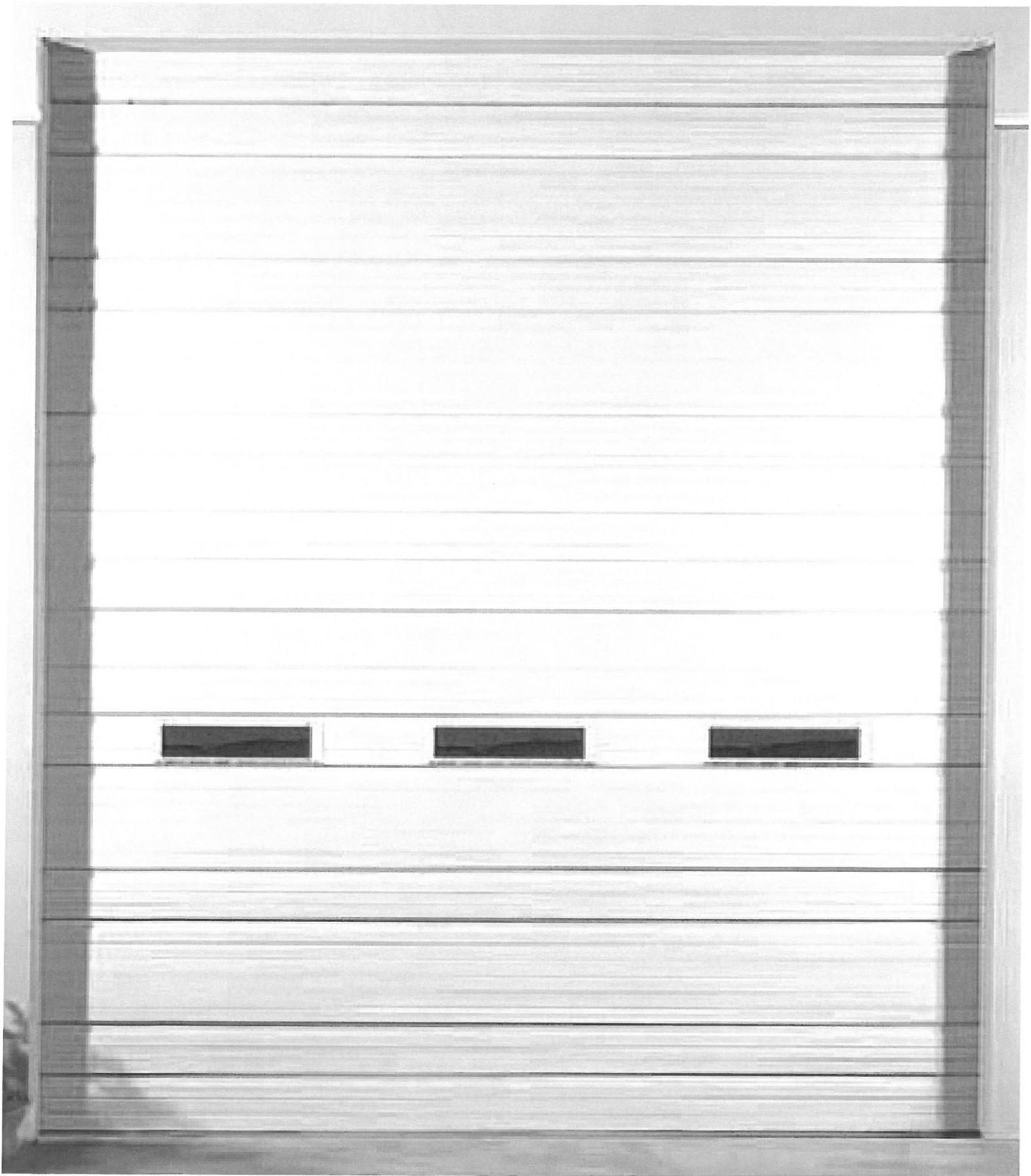
55.090(B)

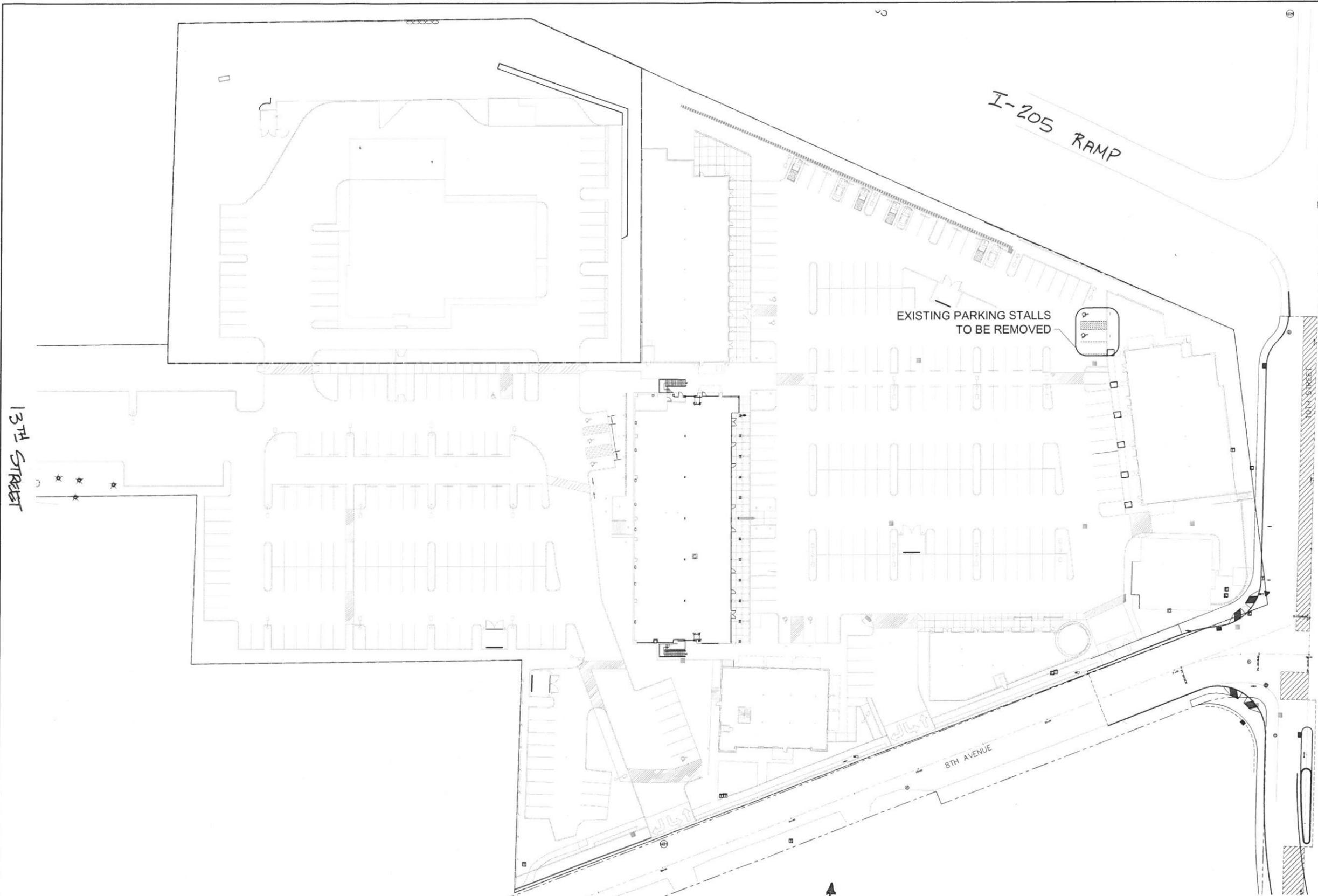
Adequate public facilities are already being provided by this location and the changes to the parking and the addition of the roll-up door will not affect the public in any way.

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
 2300 E. 3rd Street, Suite 110 • West Linn, OR 97141
 Phone: 503.265.9337 or 503.663.3177
 Fax: 503.663.3178
 www.westerndesigngroup.com

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

SHEET TITLE
 EXISTING
 CONDITIONS

REUSE OF DOCUMENTS
 This document, and the ideas and designs incorporated, as an instrument of professional service is the property of Western Design Group, Inc. and is not to be used, in whole or in part, for any reason without the written authorization of Western Design Group, Inc.

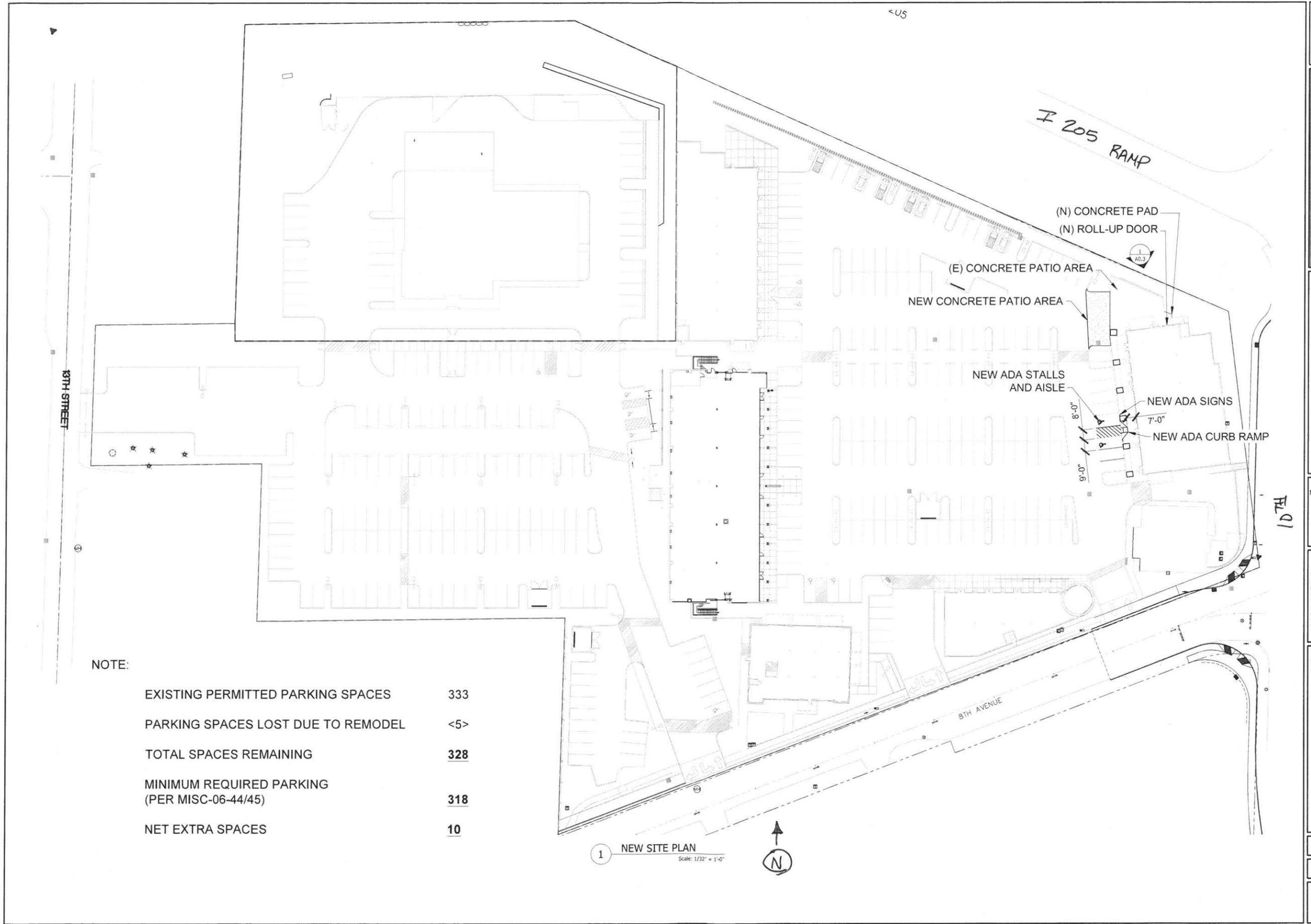
DATE	ISSUE
10.15.13	PRELIM
11.11.13	design review

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"

WESTERN DESIGN GROUP
200 E. 7th Ave., Suite 1111, Vancouver, WA 98661
Phone: 360-695-0371 or 855-993-3177
Fax: 360-695-1378
www.westerndesigngroup.com

WILLAMETTE MARKETPLACE

DESIGN REVIEW

2070 8TH AVENUE
WEST LINN, OR 97068

SHEET TITLE
NEW SITE PLAN

REUSE OF DOCUMENTS
This document, and the ideas and designs incorporated, as an instrument of professional service is the property of Western Design Group, Inc. and is not to be used, in whole or in part, for any reason without the written authorization of Western Design Group, Inc.

DATE	ISSUE
10.15.13	PRELIM
11.11.13	design review

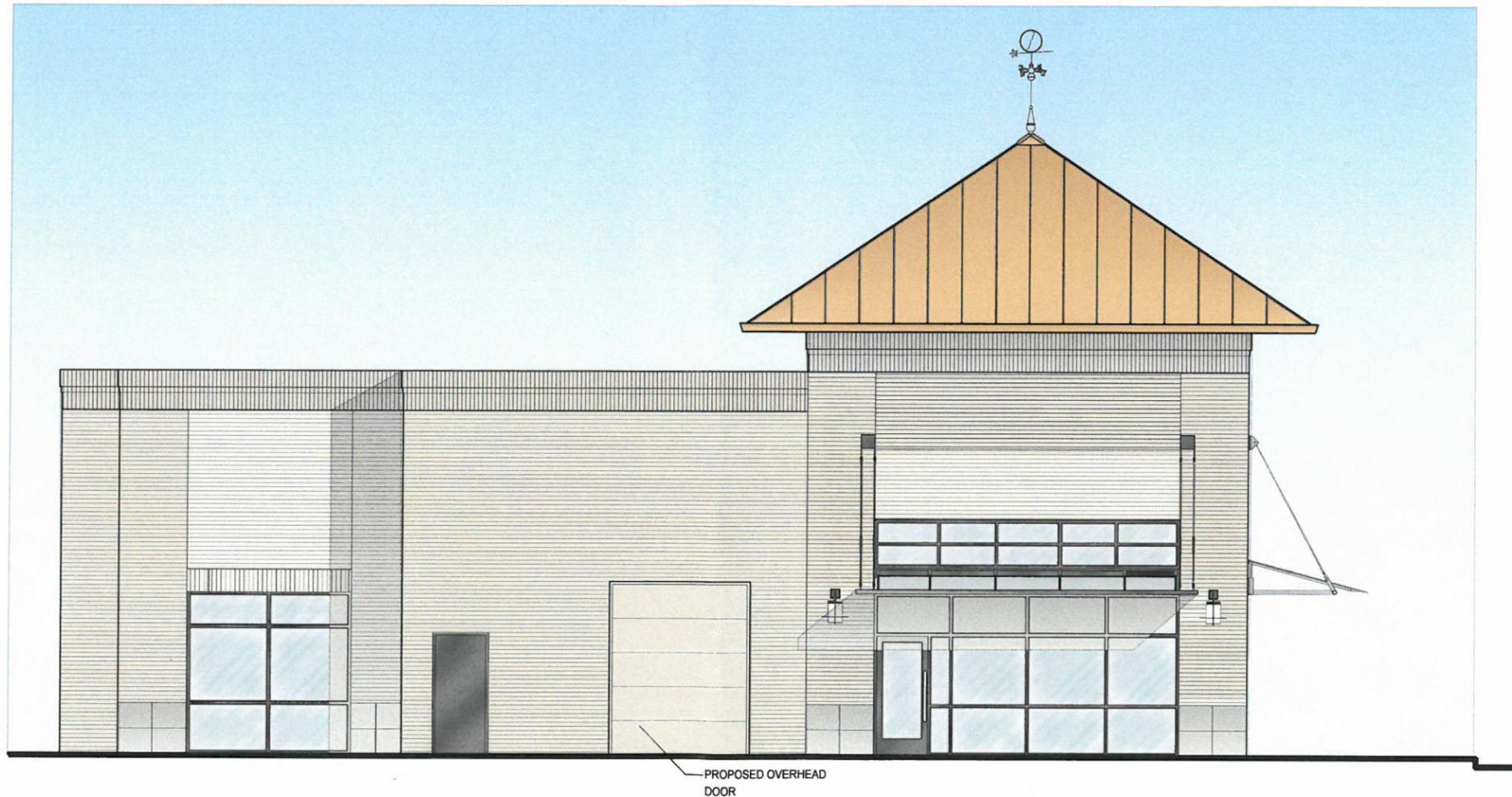
DRAWN BY	KK, ED
CHECKED BY	DH

JOB #: 13-4070

SCALE: AS NOTED

SHEET NUMBER

A0.2



1 NEW NORTH ELEVATION

WESTERN DESIGN GROUP
 ARCHITECTS AND INTERIORS
 2007 S. JEFFERSON BLVD. SUITE 100, TACOMA, WA 98401
 PHONE: 253.895.5377 FAX: 253.895.8337
 WWW.WESTERNDISIGNGROUP.COM

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

SHEET TITLE
 ELEVATIONS

REUSE OF DOCUMENTS
 This document, and the ideas and designs incorporated, as an instrument of professional service is the property of Western Design Group, Inc. and is not to be used, in whole or in part, for any reason without the written authorization of Western Design Group, Inc.

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

