



CITY OF
West Linn
 PLANNING AND DEVELOPMENT

**STAFF REPORT
 PLANNING MANAGER DECISION**

DATE: July 15, 2014
 FILE NO.: DR-14-03
 REQUEST: Request for Class I Design Review at 19121 Willamette Drive
 PLANNER: Tom Soppe, Associate Planner


 Planning Manager

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SPECIFIC DATA

**OWNER/
APPLICANT:** Robert Doran, ROIC Oregon, 8905 Towne Center Dr., #108, San Diego, Ca 92122

CONSULTANT: Jim Walker, Idea PDX, 3105 NE Weidler St., Portland, OR 97232

SITE LOCATION: 19121 Willamette Dr.

SITE SIZE: 6.15 acres

**LEGAL
DESCRIPTION:** Assessor's Map 2-1E-23AD Tax Lot 6101

**COMP PLAN
DESIGNATION:** Commercial

ZONING: GC, General Commercial

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

120-DAY RULE: The application was submitted complete on June 23, 2014. The 120-day period therefore ends on October 21, 2014.

PUBLIC NOTICE: Notice was mailed to property owners within 300 feet of the subject property and the Robinwood Neighborhood Association on June 30, 2014. A sign was placed on the property on July 1, 2014. The notice was also posted on the City's website. Therefore, public notice requirements of CDC Chapter 99 have been met.

EXECUTIVE SUMMARY

The application is for a clock tower and band wall several feet above the ground, attached to this, at the existing Robinwood Shopping Center. This part of the shopping center is up a hill from Willamette Drive. The signage in this part of the shopping center might become more visible upon being placed on the proposed band wall approximately 20 feet in front of the front building wall. The pillars for the band wall would be placed within the parameters of existing landscaping beds in this part of the shopping center. The clock tower would extend west from the south end of this wall, projecting upwards from it with the clock itself facing south. For a connection from the proposed band wall to the existing building the applicant proposes a horizontal trellis above the walkway that extends from the building to the parking lot. This is between the two landscaped beds in this area, halfway along the proposed band

wall. The applicant's contention is that this connection to the building makes the band wall and clock tower technically part of this building, making it so the signs count as on-wall signs that replicate the size of the existing signs they replace. Successfully making this connection, in a way that can be considered a structural connection per CDC language, avoids having to count the band wall as a new monument sign. The site already has one monument sign, which is all that is allowed at a business center per Table 52.300. The pillars and clock tower are proposed to be of beige/gray colored stone. Off-white fiber cement board is proposed for the band sign wall. The trellis is proposed to be of wood.

The addition of a clock tower requires Class I Design Review per 55.020(D). The addition of new walls requires Class I Design Review per 55.020(C). The property is in the GC zone. No variances are required or proposed. No land uses will be changed as a result of this application. Signs are proposed to be moved to the band wall, and analysis is required regarding whether structural connection is provided to make this an "on wall" set of signs rather than a separate monument sign. The pillars of the band wall are proposed in the existing landscaping beds. Therefore the applicable approval criteria include:

- Chapter 19, General Commercial (GC) zoning district;
- Chapter 55, Design Review, criteria in Section 55.090;
- Chapter 52, Signs;
- Chapter 54, Landscaping.

DECISION

Staff adopts the applicant's submitted findings and approves application DR-14-03 subject to the following proposed conditions:

1. Site Plan, and Structural Connection to the Building. The project shall conform to the submitted exhibits, sheets 1 through 4, dated June 16, 2014 on pages 24-28 of Exhibit PD-4, with the following exceptions:
 - A) The applicant shall submit new plans that show the placement of architecturally compatible beams that make structural connections to the proposed walls to the building at the south end (west end of clock tower wall to main building) and the north end (band wall connection to main building).
 - B) The resubmitted plans shall meet the Building Official's approval for what constitutes a structural connection.
2. Signage. All signs proposed to be on the band wall shall be removed from the main building wall.

Staff has determined that with the recommended condition of approval as discussed above, the application meets the criteria of chapters 19, 52, 54 and 55.

This decision was processed under the provisions of Chapter 99.


TOM SOPPE, Associate Planner

July 15, 2014
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 July 15, 2014. Approval will lapse 3 years from effective approval date.

Mailed this 16th day of July, 2014.

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

July 30, 2014.

Site Aerial View



Source: West Linn GIS, 2014

Public comments:

Mary Grace McDermott, 18976 Walling Circle, July 3, 2014: Please don't waste time or money on a clock tower at Robinwood Shopping Center. It's a place to do business- in and out- and being up from Hwy 43 (is) not seeable to any extent in the rush of traffic or trying to change lanes or get out on the signals. That area is not attractive for what you propose. Do police have their home yet or fire department have their needs met? If not, no clock tower please. Put money where it can be of use. Repair the ruts on Hwy 43; cut down the noise.

Notes to Applicant.

- Expiration of Approval. This approval shall expire three years from the effective date of this decision.
- Additional Permits Required. Your project may require the following additional permits:
 - Building permit, the final permit after others are completed and conditions of approval are fulfilled. Contact the Building Division at (503) 656-4211, jnomie@westlinnoregon.gov.

Final inspection: Call the Building Division's Inspection Line at (503) 722-5509.

**ADDENDUM
APPROVAL CRITERIA AND FINDINGS
DR-14-03**

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

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:

(...)

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.

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.

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

(...)

8. Chapter 52 CDC, Signs.

9. Chapter 54 CDC, Landscaping.

(...)

Staff Response 1: Per 55.085, sections of 55.100 can be deemed appropriate for analysis for a Class I Design Review. Signs are involved in this proposal, and the proposed wall pillars will be in existing landscaping beds, so both 55.100(A)(8) and (9) are appropriate criteria for analysis.

Chapter 52, Signs

52.300 PERMANENT SIGN DESIGN STANDARDS

	FREESTANDING SIGNS				ON-WALL SIGNS	
	No. Allowed	Max. Sq. Ft.	Max Ht. (ft.)	ROW Setback (ft.)	Max Sq. Ft.	Max Ht. (ft.)
Business Center	1	150 ³	20	15	10%*	25

Staff Response 2: This is a business center. The band wall would replace the existing on-wall signs. If the proposed wall is structurally connected to the building (see discussion below), signs placed on it can be considered on-wall signs on the existing building. In this case they would still meet the 10% maximum square footage requirement as they would be 10% or less of the square footage of the main building's wall, and they would continue to be less than 25 feet off of the ground. To ensure there is not too much signage on the building and connected wall, Condition of Approval 3 requires that the signs be removed from the main building wall when they are replaced on the new band wall. In Chapter 2 Definitions "sign, freestanding" is defined as "A sign which is ground-supported only and has no support other than one or more columns placed on a foundation designed to withstand the maximum movement developed by the sign in high wind without lateral bracing or support." Therefore if the proposed wall is ground supported only and not structurally connected to the building it would have to be counted as a second freestanding sign. This business center already has one freestanding sign, which is the maximum allowed. The applicant provides a trellis between the wall and the building, but this itself is ground supported and not a structural connection. The lattice trellis over the entryway has been reviewed by the Building Official and does not meet the requirements to consider it a structural connection. Therefore a condition is needed to ensure the final plans include a structural connection to the existing building. Condition of Approval 2 does this. Staff determines the criteria are met upon the inclusion of conditions of approval 2 and 3.

Chapter 54, Landscaping

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 3: The wall pillars will be placed in the landscaping beds. The landscaping will be maintained on both sides of the wall so the intent of the minimum landscaping requirements is met. Upon structural connection to the building the proposed wall will be part of the building. However the area between the band wall and the main building wall is still considered exterior as it is unroofed. Therefore the landscaped areas still count towards exterior landscape requirements. Staff determines the criteria are 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. SR-1403 Applicant's Name Roic Oregon, Robert Doran
Development Name Robinwood Shopping Center
Scheduled Meeting/Decision Date 7-15-14

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) 7-1-14 (signed) [Signature]

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) 6-30-14 (signed) S. Shroyer
- B. Affected property owners (date) 6-30-14 (signed) S. Shroyer
- C. School District/Board (date) _____ (signed) _____
- D. Other affected gov't. agencies (date) 6-30-14 (signed) S. Shroyer
- E. Affected neighborhood assns. (date) 6-30-14 (signed) S. Shroyer
Robinwood: All

Notice was posted on the City's website at least 10 days prior to the scheduled hearing or meeting.
Date: N/A (signed) _____

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

(date) 7-16-14 (signed) S. Shroyer

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

(date) _____ (signed) _____

**CITY OF WEST LINN
PLANNING DIRECTOR DECISION
FILE NO. DR-14-03**

The West Linn Planning Director is considering a request for Class I Design Review for a clock tower and band sign wall at Robinwood Shopping Center at 19121 Willamette Dr.

The decision will be based on the approval criteria in Chapter 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>.

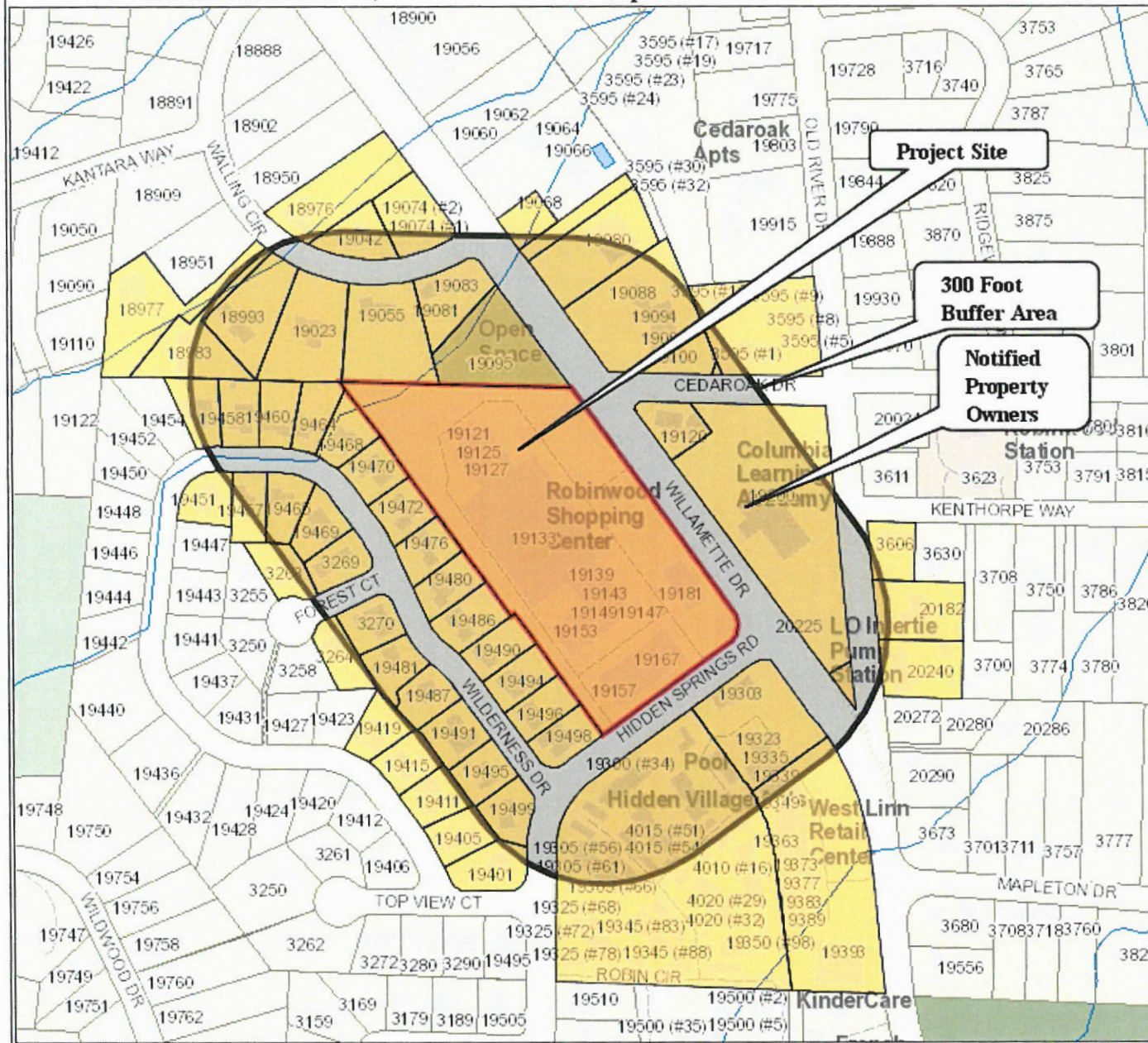
You have received this notice because County records indicate that you own property within 300 feet of this property (Tax Lot 6101 of Clackamas County Assessor's Map 2-1E-23AD) or as otherwise required by the CDC.

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/planning/19121-willamette-drive-class-1-design-review-exterior-improvements> 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, July 15, 2014**, 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

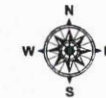
19121 Willamette Drive, Public Notice Map



Project Site

300 Foot Buffer Area

Notified Property Owners



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: 25-Jun-14 10:28 AM

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 THOMAS P & JACQUELINE
19411 WILDERNESS DR
WEST LINN, OR 97068

ARNOLD LEWIS E & PHYLLIS L
19498 WILDERNESS DR
WEST LINN, OR 97068

AYERS CATHARIN B TRUSTEE
19490 WILDERNESS DR
WEST LINN, OR 97068

BEAN INVESTMENT REAL ESTATE INC
PO BOX 5668
PORTLAND, OR 97228

BEZMERTNEY GERARDO & GAIL
19042 WALLING CIR
WEST LINN, OR 97068

BLAIR KENT E & DEBBIE A
19464 WILDERNESS DR
WEST LINN, OR 97068

BRADEN DALE A
19460 WILDERNESS DR
WEST LINN, OR 97068

BRADY BYRON A & SUSAN K
20182 OLD RIVER DR
WEST LINN, OR 97068

CARKNER JEFFRY M
19419 WILDERNESS DR
WEST LINN, OR 97068

CEDAR OAK & WILLAMETTE
INDUSTRY CONSULTING GROUP
PO BOX 1919
WICHITA FALLS, TX 76307

CIBULA TIMOTHY S & SHARON M
2385 ROBERTSON AVE NE
BAINBRIDGE ISLA, WA 98110

COVERT RUTH V
3355 SW HOMESTEADER RD
WEST LINN, OR 97068

CRAIG WILLIAM S & ROXIE ANNE
19055 WALLING CIR
WEST LINN, OR 97068

DOMANN THOMAS J & MOIRA A
PO BOX 1066
LAKE OSWEGO, OR 97034

ERFAN ARSANJANI, ERFAN INC
3480 RIVERKNOLL WAY
WEST LINN, OR 97068

FRIESEN BARBARA J
19415 WILDERNESS DR
WEST LINN, OR 97068

GUIDICE NICHOLAS
3263 FOREST CT
WEST LINN, OR 97068

HARDING JEFFRY W CO-TRUSTEE
19481 WILDERNESS DR
WEST LINN, OR 97068

HATCH GILBERT ADAMS TRUSTEE
3264 FOREST CT
WEST LINN, OR 97068

HAYS LINDA D
19469 WILDERNESS DR
WEST LINN, OR 97068

HOUSE BONNIE M
19499 WILDERNESS DR
WEST LINN, OR 97068

JORDAN WAYNE T
20235 NE INTERLACHEN LN
FAIRVIEW, OR 97024

KITZMANN ROY A & JOYCE S
19480 WILDERNESS DR
WEST LINN, OR 97068

KLEIN EDWARD ALLEN & LINDA JANE
19465 WILDERNESS DR
WEST LINN, OR 97068

LACHMAN THEODORE D
16984 ALDER CIR
LAKE OSWEGO, OR 97034

LASTER JEFFREY & TONI
19472 WILDERNESS DR
WEST LINN, OR 97068

LUNDBOM GREGORY L & ROBERTA A
2629 SW BORLAND RD
TUALATIN, OR 97062

MCDERMOTT MARY GRACE
18976 WALLING CIR
WEST LINN, OR 97068

MIRANDA TONY A & KATHERYN SALTER
19451 WILDERNESS DR
WEST LINN, OR 97068

MOORE GARRY A & JENNIFER
19494 WILDERNESS DR
WEST LINN, OR 97068

NUTTBROCK PATRICIA M & MICHAEL F
19468 WILDERNESS DR
WEST LINN, OR 97068

PEEBLER WILLIAM C TRUSTEE
19457 WILDERNESS DR
WEST LINN, OR 97068

POND WALLACE P CO-TRUSTEE
18983 WALLING CIR
WEST LINN, OR 97068

PRESBYTERY OF PORTLAND
19200 WILLAMETTE DR
WEST LINN, OR 97068

QUINN LAURA MATCHAK
18993 WALLING CIR
WEST LINN, OR 97068

ROBERT DORAN
ROIC ROBINWOOD LLC
8905 TOWNE CENTRE DR STE 108
SAN DIEGO, CA 92122

RUATHAIWAT WICHIAN
964 SANTA LUCIA AVE
SAN BRUNO, CA 94066

RUSSELL SUSAN
19023 WALLING CIR
WEST LINN, OR 97068

RYAN MICHAEL
19470 WILDERNESS DR
WEST LINN, OR 97068

SAUER EDWARD C & HOLLY B MICHAEL
19495 WILDERNESS DR
WEST LINN, OR 97068

SNAVELY GERRY L
19486 WILDERNESS DR
WEST LINN, OR 97068

STONEKING RAYMOND D & GERALDINE
1040 CEDAR ST
LAKE OSWEGO, OR 97035

STONEKING TODD K & WENDY J
20240 OLD RIVER DR
WEST LINN, OR 97068

TRIBBETT FAMILY LTD PRTNSTP
1942 WESTLAKE LOOP
NEWBERG, OR 97132

WATSON WENDY
19476 WILDERNESS DR
WEST LINN, OR 97068

WEST LINN PROPERTIES
10250 SW NORTH DAKOTA ST
TIGARD, OR 97223

WHITE ANTHONY G & CAROLE ANN
3270 FOREST CT
WEST LINN, OR 97068

WIGEN NICHOLAS H & GAIL S
18977 WALLING CIR
WEST LINN, OR 97068

WILLIAMS ELIZABETH & RORY T
MEFFEN
19458 WILDERNESS DR
WEST LINN, OR 97068

WINN SHARON GAIL
19401 WILDERNESS DR
WEST LINN, OR 97068

WORSHAM CAMERON & ELLEN
3269 FOREST CT
WEST LINN, OR 97068

WYSE INVESTMENT SERVICES CO
1501 SW TAYLOR ST STE 100
PORTLAND, OR 97205

ZHAO WEN & SUI YIN TIAN
1701 ASPEN CT
LAKE OSWEGO, OR 97034

IDEA PDX, JIM WALKER
3105 NE WEIDLER ST
PORTLAND, OR 97232

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

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

ERIK VAN DE WATER
HIDDEN SPRINGS NA PRESIDENT
6433 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 TANNLER DR
WEST LINN OR 97068

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

TONY BREULT
SUNSET NA PRESIDENT
1890 SUNSET CT
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

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

ODOT REGION 1
DEVELOPMENT REVIEW
123 NW FLANDERS
PORTLAND OR 97209-4307



CITY OF
West Linn

June 24, 2014

Robert Doran
ROIC Oregon
8905 Towne Center Dr. #108
San Diego CA 92122

SUBJECT: DR-14-03 application for Class I Design Review at 19121 Willamette Dr.

Dear Mr. Doran:

You submitted this application on June 23, 2014. The Planning Department has determined that this application is **complete**. The City now has 120 days (until October 21, 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 over a light blue circular stamp.

Tom Soppe
Associate Planner

c: Jim Walker, Idea PDX, 3105 NE Weidler St., Portland, OR 97232

c: Aaron Buffington, Robinwood NA President, 3820 Ridgewood Way West Linn, OR 97068

P:\Development Review\Projects Folder\Projects 2014\DR-14-03 19121 Willamette Dr\compl-DR-14-03

MAILED
6/24/14 SS

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT Tom Soppe	PROJECT No(s). DR-1403	
NON-REFUNDABLE FEE(S) 2100-	REFUNDABLE DEPOSIT(S)	TOTAL 2100-

Type of Review (Please check all that apply):

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

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: 19121 WILLAMETTE DRIVE, WEST LINN	Assessor's Map No.: Property ID C166729; State ID 21E23AD06101
	Tax Lot(s):
	Total Land Area: 268,020

Brief Description of Proposal: NEW CLOCK TOWER AND FEATURE WALL TO RELOCATE EXISTING SIGNAGE FOR ADJACENT TENANTS.

Applicant Name: <small>(please print)</small>	ROIC OREGON	Phone: 858-677-0900
Address:	8905 TOWNE CENTER DRIVE #108	Email: rdoran@roireit.net
City State Zip:	SAN DIEGO, CA 92122	

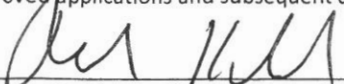
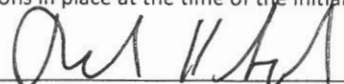
Owner Name (required): <small>(please print)</small>	ROIC OREGON	Phone: 858-677-0900
Address:	8905 TOWNE CENTER DRIVE #108	Email: rdoran@roireit.net
City State Zip:	SAN DIEGO, CA 92122	

Consultant Name: <small>(please print)</small>	JIM WALKER	Phone: 503-525-2679
Address:	3105 NE WEIDLER STREET	Email: jim.walker@ideapdx.com
City State Zip:	PORTLAND OR 97232	

1. All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
2. The owner/applicant or their representative should be present at all public hearings.
3. A denial or approval may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **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.

 Applicant's signature RICHARD SCHUBER, COO	6/9/14 Date	 Owner's signature (required) RICHARD SCHUBER, COO	6/9/14 Date
---	-----------------------	---	-----------------------

**APPLICATION FOR CLASS I DESIGN REVIEW
ROBINWOOD SHOPPING CENTER
JUNE 2014**

CONTENT:

- Project Details
- 55.020 Applicability
- 55.070 Submittal Requirements
- 55.090 Approval Standards – Class I Design Review
- 55.100 Approval Standards – Class II Design Review

PROJECT DETAILS

The Robinwood Shopping Center is located at the northwest corner of the Willamette Drive (Hwy 43) and Hidden Springs Road in the Robinwood neighborhood. It faces Willamette Drive, but is uphill from the street. The main vehicle entrance is from Willamette Drive directly in front of the anchor tenant Walmart.

The applicant proposes a new arcade intended to expand one building's presence on the site. This arcade includes a colonnade, a clock tower, a trellis and relocated signs.

55.020 APPLICABILITY. Applicant proposes that subject proposal correlates to items D and L as listed below and qualifies for a Class I Design Review:

D. Modification of an office, commercial, industrial, public or multi-family structure for purposes of enhancing the aesthetics of the building and not increasing the interior usable space (e.g., covered walkways or entryways, addition of unoccupied features such as cupolas, clock towers, etc.).

L. Modification of a landscape plan (including water features, ponds, pergolas, arbors, artwork, sculptings, etc.).

55.070 SUBMITTAL REQUIREMENTS

Section 55.070(A). The design review application shall be initiated by the property owner or the owner's agent, or condemnor.

Applicant Response: *The design review application has been initiated by the property owner. See attached Application.*

Section 55.070(B). A pre-application conference, per CDC [99.030\(B\)](#), shall be a prerequisite to the filing of an application.

Applicant Response: *A Pre-Application Conference Meeting was held on June 5, 2014.*

Section 55.070(C). Documentation of any required meeting with the respective City-recognized neighborhood association per CDC [99.038](#).

Applicant Response: *A neighborhood meeting is not required for this Application.*

Section 55.070(D). The applicant shall submit a completed application form and one digital or electronic copy in an accessible format. In addition, the applicant must submit three copies at the original scale, three copies of all drawings and plans reduced to 11 inches by 17 inches or smaller, and three copies of all other items. Additional copies may be required as determined to be necessary by the Community Development Department.

1. The development plan for a Class I design review shall contain the following elements:

a. A site analysis (CDC [55.110](#)) only if the site is undeveloped;

Applicant Response: *Not applicable as subject site is developed.*

b. A site plan (CDC [55.120](#));

Applicant Response: *See attached site plan. (Sheet 1)*

c. Architectural drawings, including building envelopes and all elevations (CDC [55.140](#)) only if architectural work is proposed; and

Applicant Response: *See attached elevations and perspectives. (Sheets 2 and 3)*

d. Pursuant to CDC [55.085](#), additional submittal material may be required.

Applicant Response: *Not applicable as no additional submittal material is required.*

3. A narrative, based on the standards contained in this code, which supports any requested exceptions as provided under CDC [55.170](#).

Applicant Response: *Not applicable as no exceptions are requested.*

4. Submit full written responses to approval criteria of CDC [55.100](#) for Class II design review, or CDC [55.090](#) for Class I design review, plus all applicable referenced approval criteria.

Applicant Response: *See full written responses to approval criteria CDC 55.090 for Class I design review and all application referenced approval criteria.*

Section 55.070(E). The applicant shall submit samples of all exterior building materials and colors in the case of new buildings or building remodeling.

Applicant Response: See attached samples of proposed exterior building materials and colors. (Sheet 4)

Section 55.070(F). The applicant shall pay the required deposit and fee. (Ord. 1401, 1997; Ord. 1408, 1998; Ord. 1442, 1999; Ord. 1613 § 11, 2013; ; Ord. 1621 § 25, 2014)

Applicant Response: Enclosed is the required deposit and fee.

55.090 APPROVAL STANDARDS – CLASS I DESIGN REVIEW

Applicant is seeking a Class I Design Review pursuant to Section 55.090(A)(2) and 55.090(A)(3) as listed below. Project is an exterior architectural construction project. Approval criteria as noted in the Pre-Application Conference Meeting is provided herein.

Section 55.090(A). The provisions of the following sections shall be met:

Section 55.090.A.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.

Section 55.090.A.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.

Section 55.090(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.

Applicant Response: *Subject project is within an existing development that is served by existing public facilities.*

Section 55.090(C). The Planning Director shall determine the applicability of the approval criteria in subsection A of this section. (Ord. 1408, 1998; Ord. 1544, 2007)

Applicant Response: *Approval criteria as noted in the Pre-Application Conference Meeting is provided herein.*

55.100 APPROVAL STANDARDS – CLASS II DESIGN REVIEW

The following Sections of 55.100 Approval Standards criteria that are required for a Class I Design Review are addressed below:

Section 55.100(A)(9). Chapter [52](#) CDC, Signs.

Applicant Response: *All existing signage will remain unchanged. No new signage is proposed. Existing signage will be temporarily removed to allow remodeling of the premises and are to be relocated onto the new arcade wall upon the completion construction.*

The Applicant is proposing a new pedestrian arcade to function as a visual extension of the building to better address the patrons' sense of arrival and tenants' visual presence. The arcade is not intended to be structurally connected to the existing building, however, should be considered an integral part of the building, it's façade, it's signage, and it's sense of connection for the arriving patron. The arcade has four (4) defining features that help achieve this goal:

- 1. A repetitive stone colonnade along the main pedestrian access will provide a rhythm similar to the other parts of the building that will now interact directly with patrons.*
- 2. Existing signs will be re-located to a new sign band at the top of this colonnade, now with greater visibility to visiting patrons as the signage will not be recessed behind adjacent tenants. Note: No signage will remain useful at the plane that it currently exists as this part of the façade will be obscured from view once the new structure is in place. The signage plane for this building façade is simply moving toward the arriving patron with this Application.*
- 3. A clock tower on the end of the arcade is intended to give additional visual presence to the building. In creating the mass of the clock tower, Applicant is re-defining the character of this part of the building to add elegance and interest to an area of the building that is currently recessed and virtually hidden.*
- 4. A trellis from the main sidewalk to the inner one creates a strong sense of arrival and movement to the tenant entries on a façade that currently lacks this characteristic.*

Section 55.100(A)(10). Chapter [54](#) CDC, Landscaping.

Section 54.020(E)(3). All uses (residential uses (non-single-family) and non-residential uses):

- a. The landscaping shall be located in defined landscaped areas which are uniformly distributed throughout the parking or loading area. There shall be one shade tree planted for every eight parking spaces. These trees shall be evenly distributed throughout the parking lot to provide shade. Parking lots with over 20 spaces shall have a minimum 10 percent of the interior of the parking lot devoted to landscaping. Pedestrian walkways in the landscaped areas are not to be counted in the percentage. The perimeter landscaping, explained in subsection (E)(3)(d) of this section, shall not be included in the 10 percent figure. Parking lots with 10 to 20 spaces shall have a minimum five percent of the interior of the*

parking lot devoted to landscaping. The perimeter landscaping, as explained above, shall not be included in the five percent. Parking lots with fewer than 10 spaces shall have the standard perimeter landscaping and at least two shade trees. Non-residential parking areas paved with a permeable parking surface may reduce the required minimum interior landscaping by one-third for the area with the permeable parking surface only.

Applicant Response: *Project is an existing development. The perimeter of all landscape areas is to remain.*

Section 55.100(B)(6). Relationship to the natural and physical environment - 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.

Applicant Response: *The property is currently developed with buildings, utilities, sidewalks, landscaping, etc. The Applicant is proposing a new arcade intended to extend the existing structure so that it is not recessed visually behind other storefronts. The structure for the arcade will have a rhythm that interacts with several existing Japanese Maple Trees in the adjacent planter, as well as respecting the existing storefront behind it. The clock tower on the south end of the proposed arcade is intended to be a visual marker, drawing attention into the existing center to a part of the site that lack visual interest. The sign band will be approximately the same size as what currently exists. The trellis is of an intimate scale intended to facilitate movement for patrons as they visit the commercial tenants. Materials have been chosen for their tactile qualities that add visual interest and are pleasant to the touch.*

- b. While there has been discussion in Chapter 24 CDC about transition, it is appropriate that new buildings should architecturally transition in terms of bulk and mass to work with, or fit, adjacent existing buildings. This transition can be accomplished by selecting designs that “step down” or “step up” from small to big structures and vice versa (see figure below). Transitions may also take the form of carrying building patterns and lines (e.g., parapets, windows, etc.) from the existing building to the new one.

Applicant Response: *The intent of this project is to visually extend the existing storefronts outward in order to better greet the visiting patron, thus, most of the new datum lines first act to respect the existing massing. The clock tower has been added in order to “step up” the scale in a small, but very important, part of the site to enhance visibility and presence of the architecture.*

- 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.

Applicant Response: *Contrasting elements in this proposal such as the clock tower and the stone have been crafted carefully to respect and complement the existing structures and site. Additionally, these elements are detached from the existing structures in order to maintain visual clarity of the addition.*

- 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.

Applicant Response: *This proposal functions precisely to address the failings of the existing building in terms of the human scale. The new arcade will "reach out" to visiting patrons where they arrive, giving them better visibility and comfort in the wayfinding process. The forms will engage visiting patrons as they walk around them, touching them, seeing the light move between column and through the trellis. Materials have been chosen to enhance this experience by being pleasant to the touch.*

- f. 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.

Applicant Response: *This project proposes to break up an existing long signage band into two distinct ones separated by a trellis, capped on the south end with the clock tower. Adding interest in form, color and texture are the essence of this proposal. The layering of the forms (the rhythm of the colonnade, trellis, clock tower, planter, existing building) is intended to create unique experiences throughout, in a similar fashion that moving through several adjacent rooms would, as the visitor moves about.*

- g. 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.

Applicant Response: *The arcade will help mitigate wind on the east side of the affected storefronts. Additionally, it has been sculpted in such a way to preserve access to sunlight for the existing Japanese Maples while also providing some shade for visiting patrons.*

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

Applicant Response: *This is an existing neighborhood shopping center located in an established neighborhood in West Linn, Oregon. This voluntary proposal serves to beautify the property and exhibits the Owner's commitment to quality in the upgrades that they chose and the maintenance that they intend to follow.*

Section 55.100(L) Signs.

1. Based on considerations of crime prevention and the needs of emergency vehicles, a system of signs for identifying the location of each residential unit, store, or industry shall be established.

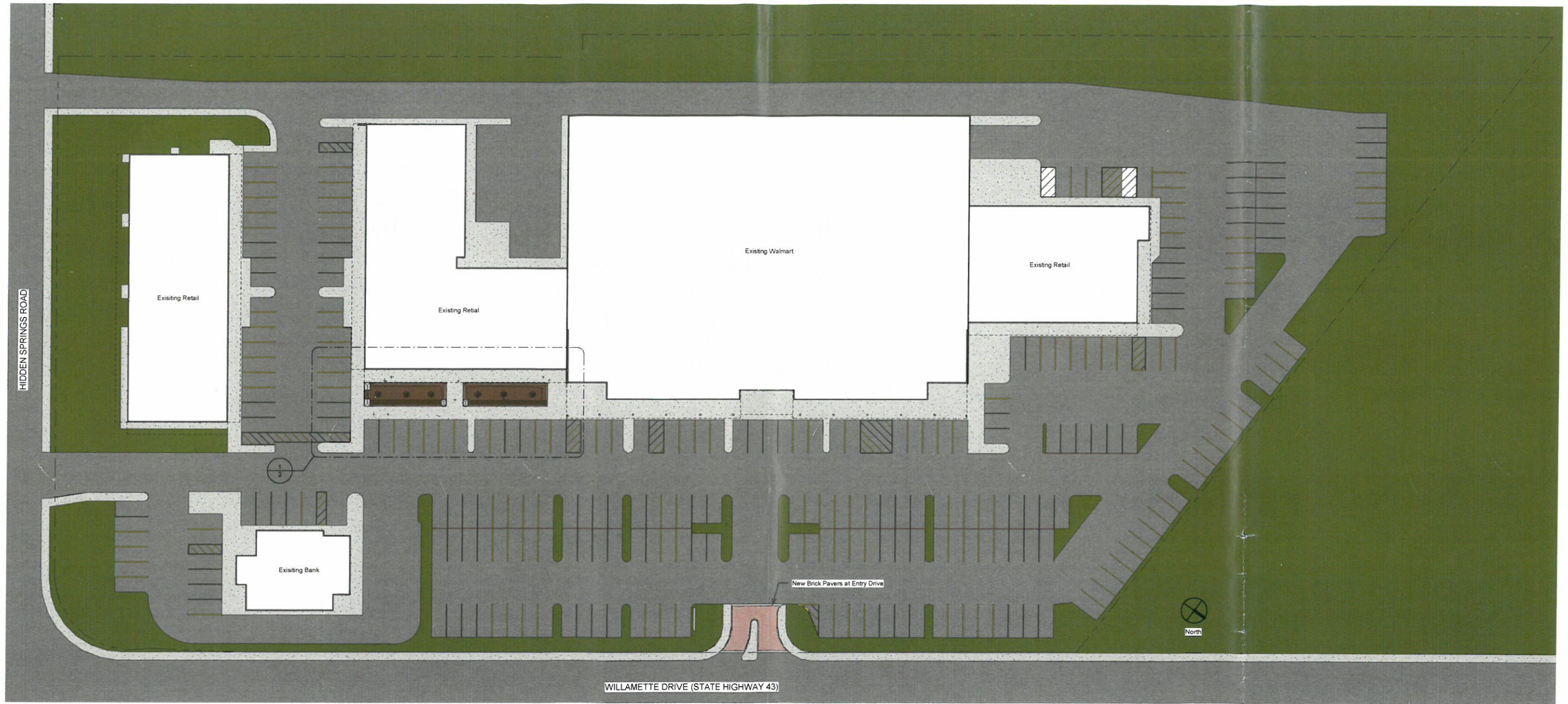
Applicant Response: Subject proposal is an existing development and will continue the existing practice of emergency and location signage as required by code.

2. The signs, graphics, and letter styles shall be designed to be compatible with surrounding development, to contribute to a sense of project identity, or, when appropriate, to reflect a sense of the history of the area and the architectural style.

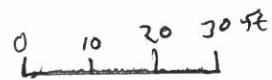
Applicant Response: All existing signage will remain unchanged. No new signage is proposed.

3. The sign graphics and letter styles shall announce, inform, and designate particular areas or uses as simply and clearly as possible.

Applicant Response: All existing signage will remain unchanged. No new signage is proposed.



① SITE PLAN
1" = 30'-0"

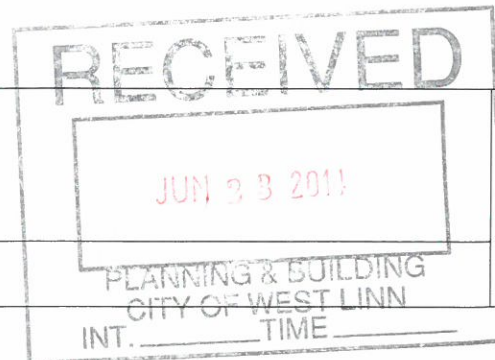


ROIC OREGON, LLC
8905 TOWNE CENTER DR, SUITE 108
SAN DIEGO, CA 92122

ROBINWOOD PLAZA

HIDDEN SPRINGS ROAD & HIGHWAY 43
WEST LINN, OR

DESIGN REVIEW SUBMITTAL



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Portland OR 97232

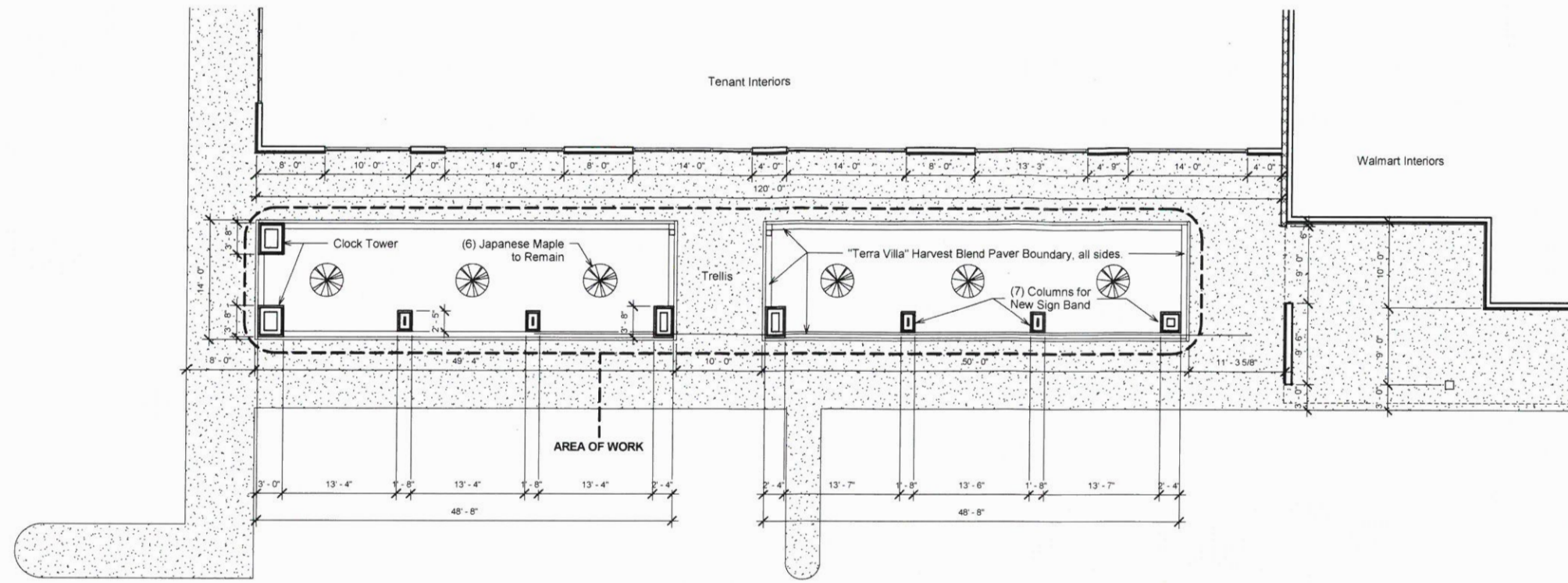
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EXHIBIT

1

June 16, 2014



1 PARTIAL SITE PLAN
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"

EXISTING IMAGES



EXISTING IMAGE: At Typical Storefront Section + New Clock Tower



EXISTING IMAGE: Walmart Entry



EXISTING IMAGE: Pad Building for Wells Fargo



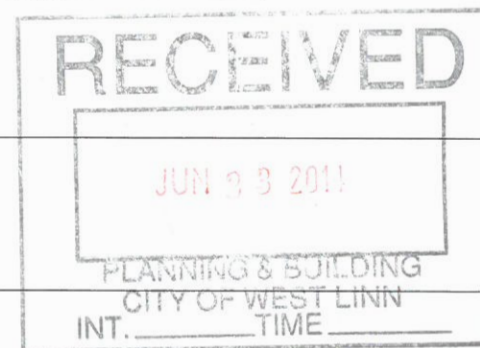
EXISTING IMAGE: Entry Drive

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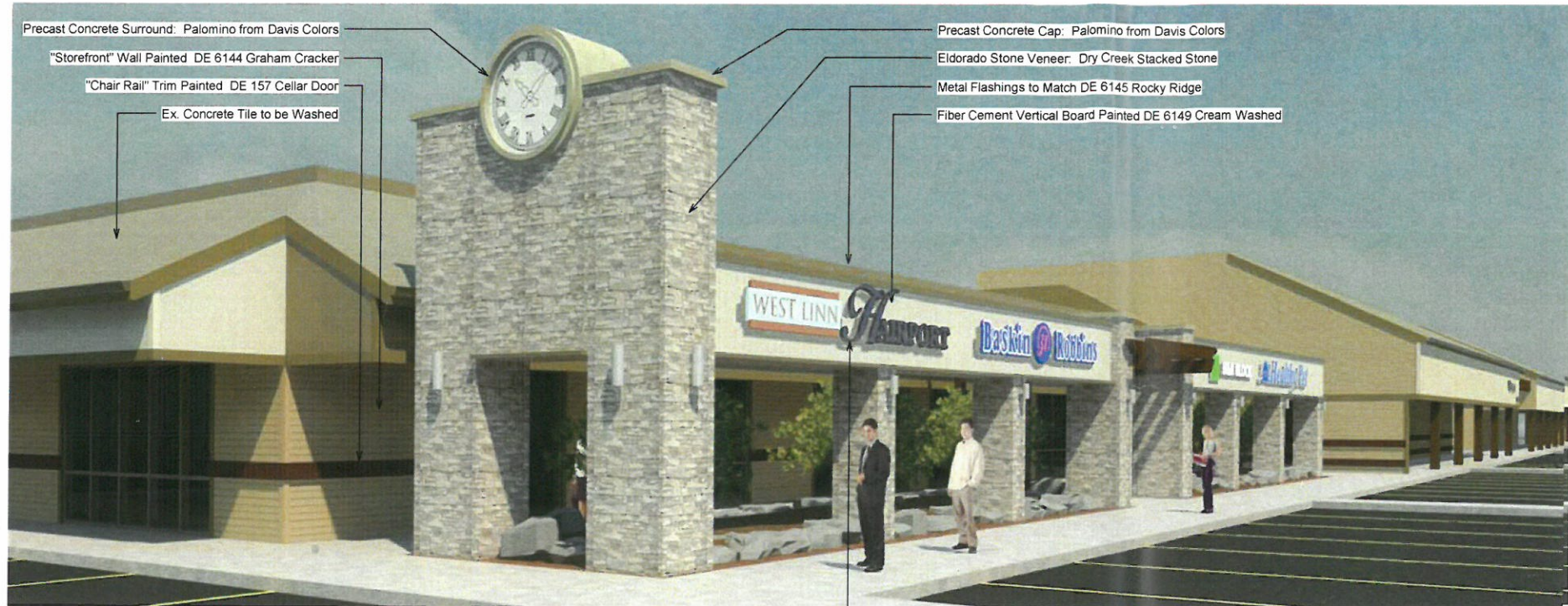
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EXHIBIT

2

June 16, 2014



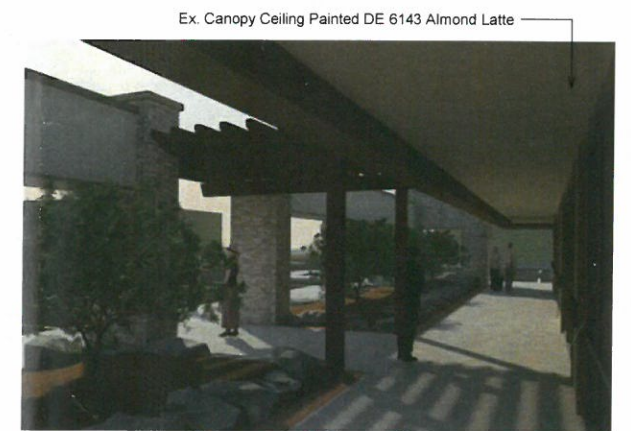
① PERSPECTIVE FROM SOUTHEAST
N.T.S.

Existing Signage to be Relocated to New Wall

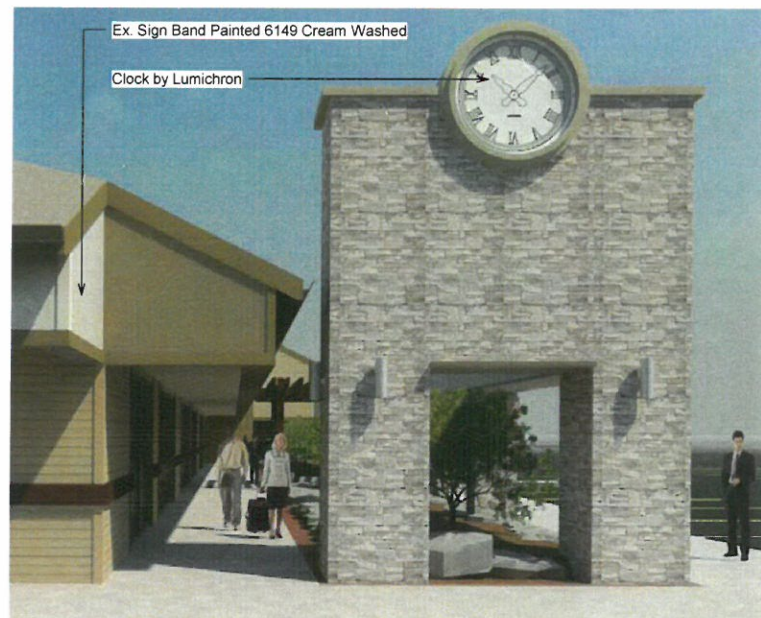


④ VIEW OF TRELLIS
N.T.S.

Signage Not Shown



⑤ VIEW OF TRELLIS FROM STOREFRONT
N.T.S.



② TOWER PERSPECTIVE FROM SOUTH
N.T.S.



③ PERSPECTIVE LOOKING SOUTH
N.T.S.



⑥ VIEW OF END WALL
N.T.S.

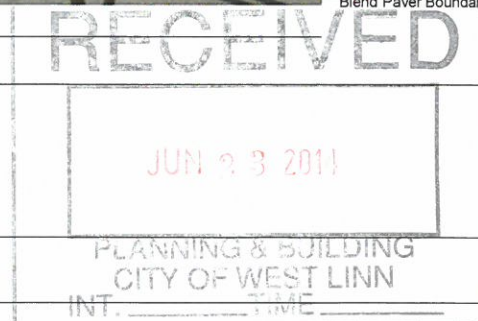
Signage Not Shown

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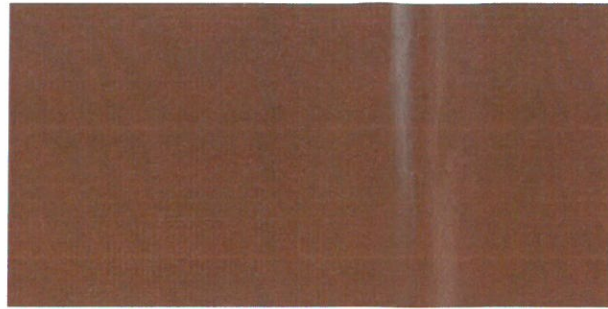
3

June 16, 2014

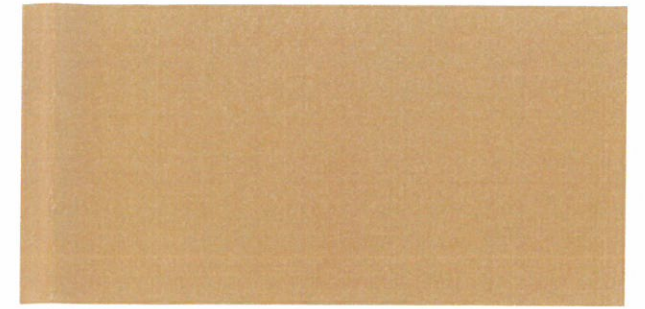
Project Materials



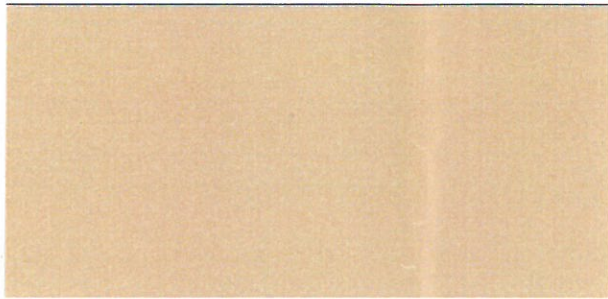
STONE - Eldorado Stone, Dry Creek Stacked Stone



PAINT - DE157 Cellar Door



PAINT - DE6144 Graham Cracker



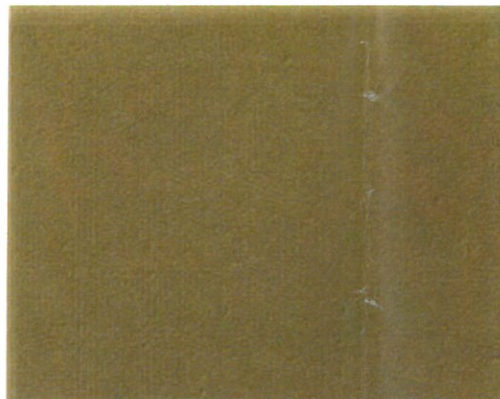
PAINT - DE6143 Almond Latte



PAINT - DE6145 Rocky Ridge



PAVERS - Harvest Blend by Terra Villa



PRECAST CONCRETE - Palomino by Davis Colors



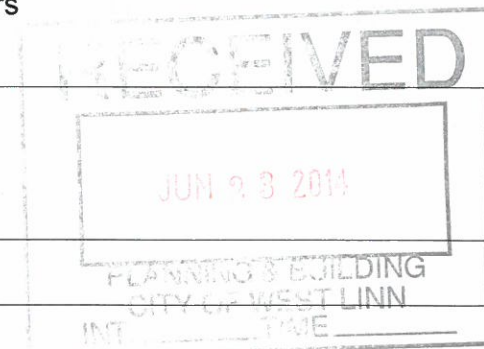
PAINT - DE6149 Cream Washed

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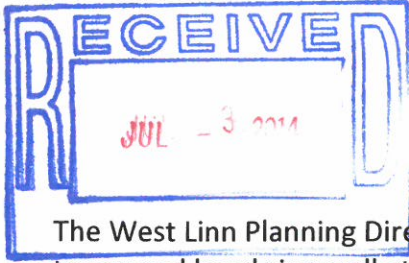
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EXHIBIT

4

June 16, 2014



CITY OF WEST LINN
PLANNING DIRECTOR DECISION
FILE NO. DR-14-03



The West Linn Planning Director is considering a request for Class I Design Review for a clock tower and band sign wall at Robinwood Shopping Center at 19121 Willamette Dr.

The decision will be based on the approval criteria in Chapter 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 300 feet of this property (Tax Lot 6101 of Clackamas County Assessor's Map 2-1E-23AD) 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/planning/19121-willamette-drive-class-1-design-review-exterior-improvements> 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, July 15, 2014**, 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

P:\Development Review\Projects Folder\Projects 2014\DR-14-03 19121 Willamette Dr\notice DR-14-03

Dear Planning Commission
Please don't waste time or money on a clock tower @ Robinwood Shopping Center. It's a place to do business - in & out - & being up from Hwy 43 - not seeable to any extent in the rush of traffic or trying to change lanes or get out on the signals.
1. That area is not attractive for what you propose
2. Do Police have their home yet, or Fire Dept have their needs yet? If not - No clock tower please. Put money where it can be of use. Repair the Ruts on Hwy 43 cut down the noise.
Mary Grace Mc Dermott
18976 Walling Cir -