

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT <i>Peter Spir</i>	PROJECT NO(S). <i>DR-15-04</i>	
NON-REFUNDABLE FEES <i>2100-</i>	REFUNDABLE DEPOSIT(S)	TOTAL <i>2100-</i>

Type of Review (Please check all that apply):

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

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

Site Location/Address: 23000 Horizon Dr.	Assessor's Map No.: 21E35B
	Tax Lot(s): 100
	Total Land Area: 4.46 acres

Brief Description of Proposal:

Modification of the MCU design which was approved in 2009 as part of a Conditional Use Permit and Design Review application and subsequently vested. The proposed changes (additional second floor dormers) constitute less than a five percent increase in the building envelope/mass.

Applicant Name: (please print) Kevin Saxton / KASA Architects	Phone: (503) 284-6917
Address: 4119 NE Cesar E Chavez Blvd.	Email: ksaxton@kasapdx.com
City State Zip: Portland, Oregon 97211	

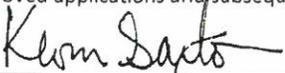
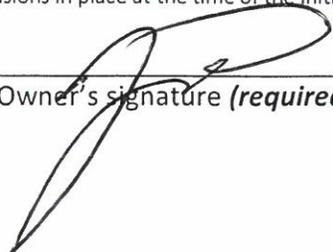
Owner Name (required): (please print) Tim Hazen / Sequoia Heights Capital Partners	Phone: (503) 539-6988
Address: 23000 Horizon Drive	Email: thazen@tannerspringalf.com
City State Zip: West Linn, Oregon 97068	

Consultant Name: (please print)	Phone:
Address:	Email:
City State Zip:	

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.

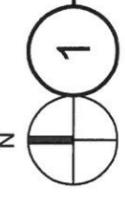
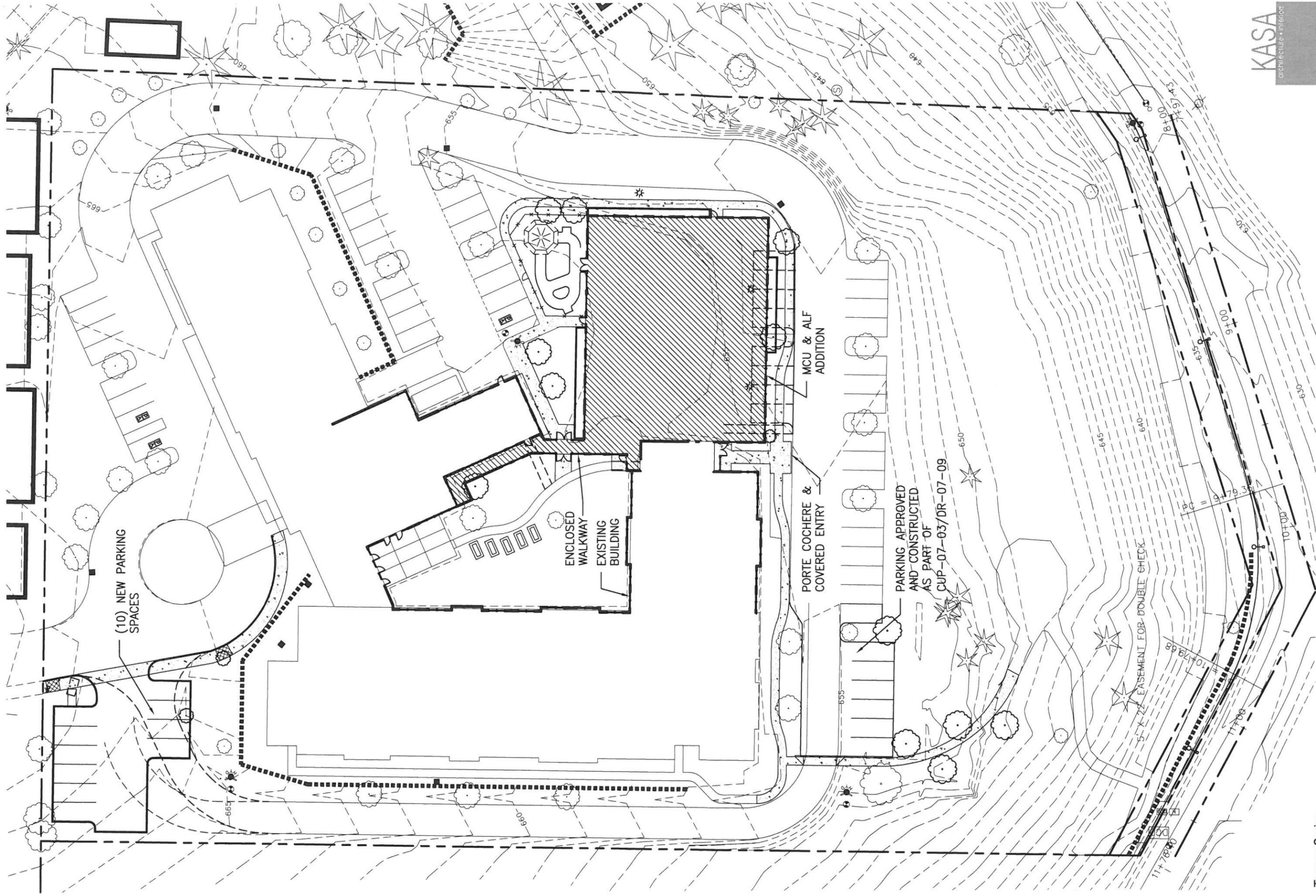
	03/30/2015		4/02/2015
Applicant's signature	Date	Owner's signature (required)	Date



Written Response to Approval Criteria for Class I Design Review
for

A Memory Care and Assisted Living Addition to Tanner Spring Assisted Living Facility

- 55.100.B.5 The new proposed addition is more than 96 feet away from the nearest off-site building. This is the same separation as previously proposed. It is an extension of the existing building, and while the new proposed changes do enclose a courtyard with an enclosed walkway, the walkway is single-story and will not block light or air circulation to the existing spaces. The walkway will be constructed at the widest point (in the east/west direction) of the courtyard. There will still be adequate separation of it from the windows of the existing units that face the courtyard.
- 55.110.B.6 The addition has been designed with the same vernacular as the existing building. In order to create a compatible massing with the existing building, the roof of the addition has been sloped so that the ridge line matches the existing south wing where the addition is located. The eave line of the second floor dormers will match the existing eave line of the south wing. The dormers have been set back from the edge of the roof in order to break up the vertical massing and to distinguish the dormers as subordinate elements within the overall roof mass. Several portions of the south and north elevations have been articulated as a 2-story massing in order to create horizontal scale and differentiation. Gable vents punctuate these 2-story areas and will match the existing gable vents of the south wing. The windows of the addition will match the size and proportions of the windows in the existing building and will add to the continuity between the existing and new. A porte-cochère has been added where the addition adjoins the building to define a point of entry along what would otherwise be a long uninterrupted elevation. The use of these features and the articulation of the massing will give the building a residential character and human scale.

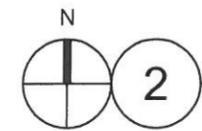


1 Site Plan
 1" = 40'-0"

March 05, 2015



Tanner Spring
 Addition
 23000 Horizon Dr
 West Linn, Oregon
 KASA Proj # 1420
 copyright KASA Architects, Inc. 2015



1st Floor Plan - Option 2c

3/32" = 1'-0"

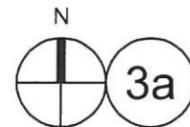
March 26, 2015

KASA
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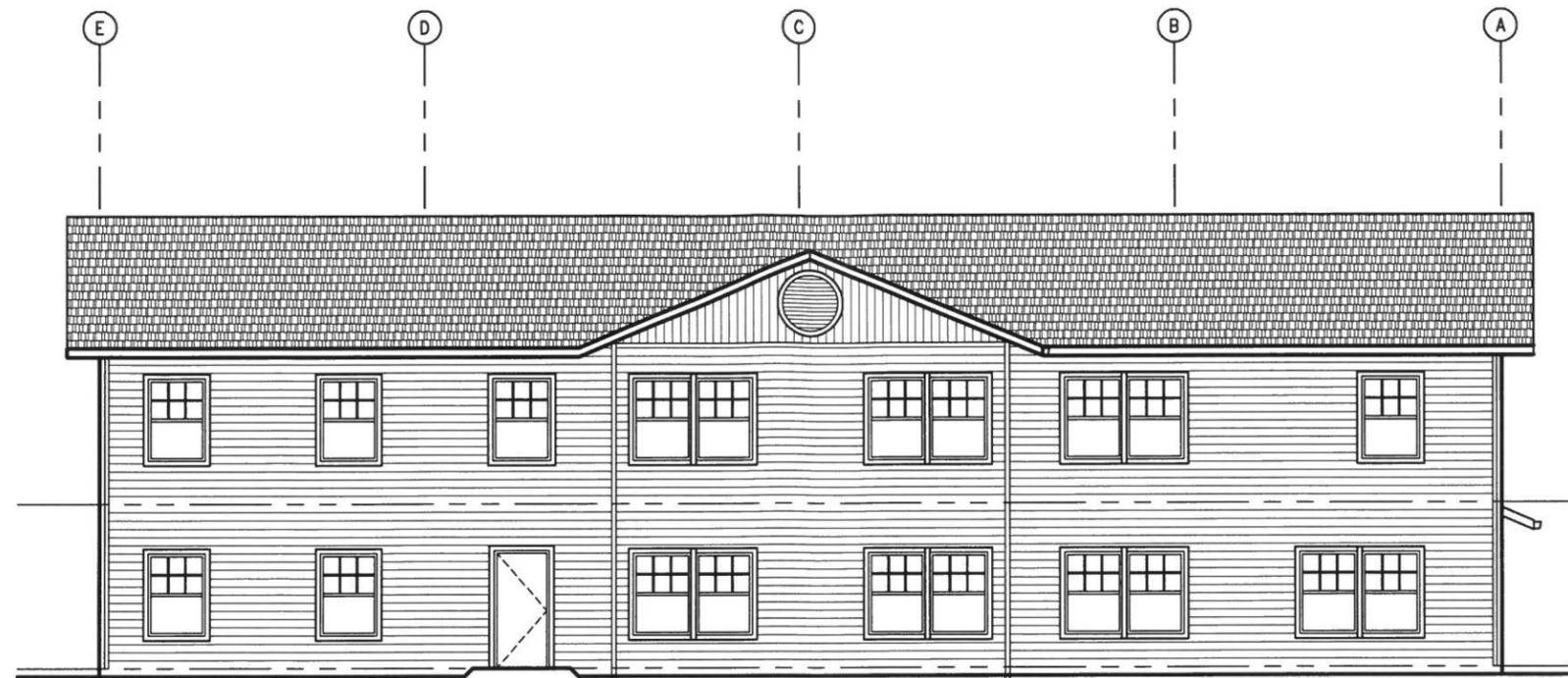


2nd Floor Plan - Option 4

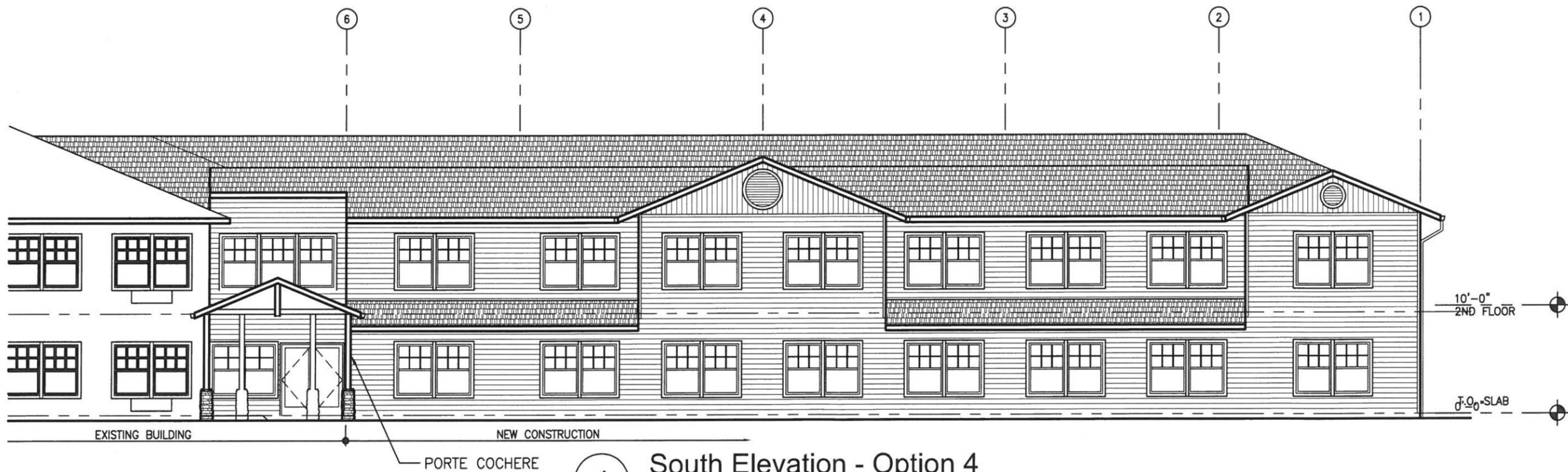
3/32" = 1'-0"

March 05, 2015

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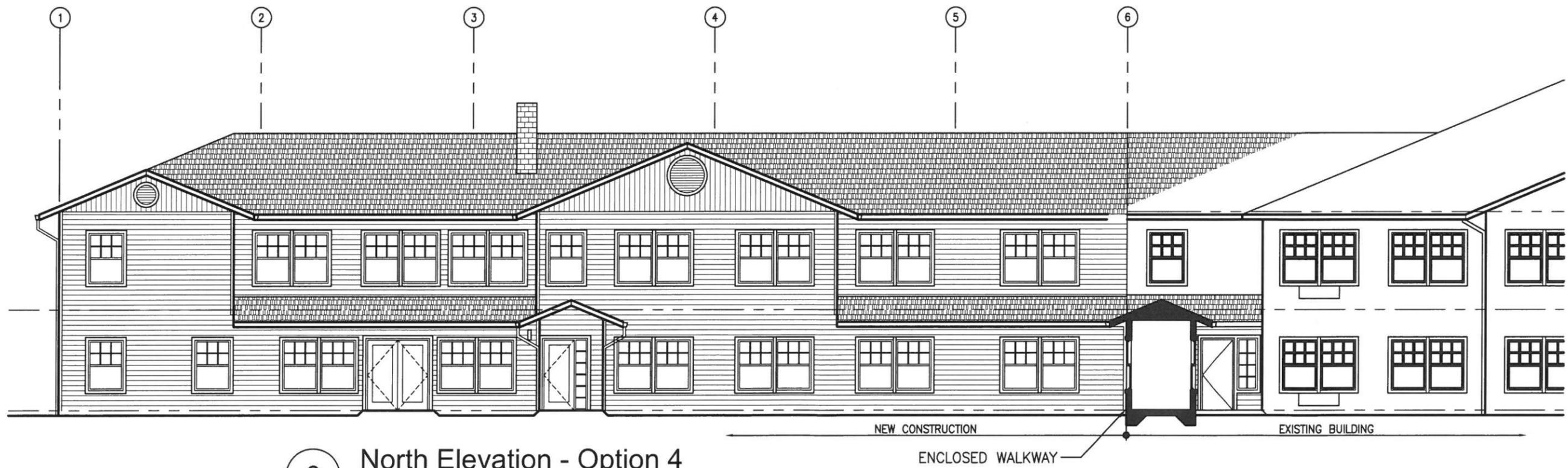
5 East Elevation - Option 4
 3/32" = 1'-0" March 02, 2015



4 South Elevation - Option 4
 3/32" = 1'-0" March 02, 2015

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6 North Elevation - Option 4
 3/32" = 1'-0" March 05, 2015

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