

DEVELOPMENT REVIEW APPLICATION

For Office Use Only		
STAFF CONTACT TOM SOPPE	PROJECT NO(S). DR-11-13	
NON-REFUNDABLE FEE(S)	REFUNDABLE DEPOSIT(S)	TOTAL 1050⁰⁰

Type of Review (Please check all that apply):

- | | | |
|--|--|--|
| <input type="checkbox"/> Annexation (ANX) | <input type="checkbox"/> Historic Review | <input type="checkbox"/> Subdivision (SUB) |
| <input type="checkbox"/> Appeal and Review (AP)* | <input type="checkbox"/> Legislative Plan or Change | <input type="checkbox"/> Temporary Uses * |
| <input type="checkbox"/> Conditional Use (CUP) | <input type="checkbox"/> Lot Line Adjustment (LLA)*/** | <input type="checkbox"/> Time Extension * |
| <input checked="" type="checkbox"/> Design Review (DR) | <input type="checkbox"/> Minor Partition (MIP)(Preliminary Plat or Plan) | <input type="checkbox"/> Variance (VAR) |
| <input type="checkbox"/> Easement Vacation | <input type="checkbox"/> Non-Conforming Lots, Uses & Structures | <input type="checkbox"/> Tualatin River Greenway |
| <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 River Greenway |
| <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.

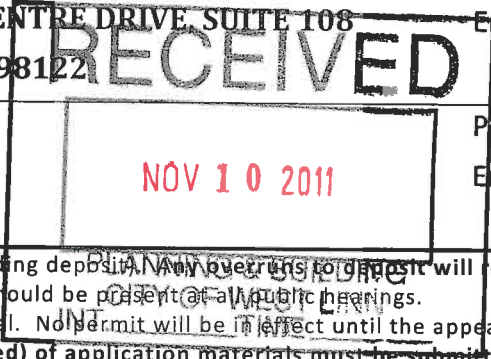
Site Location/Address: 21500 SALAMO ROAD, WEST LINN, OR 97068	Assessor's Map No.:
	Tax Lot(s): 21E26D00900A
	Total Land Area:

Brief Description of Proposal: IMPROVEMENTS TO EXISTING 3,051 SF TENANT SPACE FOR A BANK. WORK INCLUDES NON-STRUCTURAL PARTITIONS, MECH, ELECT, & PLUMBING. PORTIONS OF EXISTING STOREFRONT REMOVED/INFILLED FOR (2) EXTERIOR ATMS AND OTHER EQUIPMENT.

Applicant Name: CALLISON ARCHITECTS, P.C. (JON MCAULEY) <small>(please print)</small>	Phone: (206) 623- 4646
Address: 1420 5TH AVENUE, #2400	Email: jon.mcauley@callison.com
City State Zip: SEATTLE, WA 98101	

Owner Name (required): ROIC CASCADE SUMMIT, LLC <small>(please print)</small>	Phone: (858) 255-4917
Address: 8905 TOWNE CENTRE DRIVE, SUITE 108	Email: AALO@ROIREIT.NET
City State Zip: SAN DIEGO, CA 98122	

Consultant Name: <small>(please print)</small>	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 copy 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.

	11/8/11		11/7/2011
Applicant's signature	Date	Owner's signature (required)	Date



CALLISON

November 07, 2011

City of Lake Oswego
Building and Planning Services
380 A Avenue
Lake Oswego, OR 97034

Re: Chase: Day Road & Salamo
Class I Design Review

Attention: Chris Kerr

The following is the Design Review narrative as required in the Pre-Application Summary from the Pre-Application Meeting on October 20, 2011.

55.090 (A)(2) See responses to CDC 55.100 (B)(5) and (6) sections below.

55.090 (A)(3) At this time the Director has not required additional information.

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.

55.090 (B) The proposal is a tenant improvement of an existing video store into a bank, without changes to the building footprint. There are no proposed changes to impervious areas, or landscape areas therefore existing public facilities such as storm water will remain unchanged.

Traffic associated with the bank use is expected to be less than that of the video store use. The ITE manual also indicates a reduced number of trips for a bank versus a video store, therefore traffic impact will decrease.

Other public services such as water and sewer are expected to be equal to the video store use as the proposed change in the number of plumbing fixtures is 1 (breakroom sink).

55.090 (C) Per the Pre-Application Summary a narrative response to section 55.090 (A)(1) is not required. Responses have been provided to other sections of subsection A.

55.100 (B)(5) This section is not applicable as there are no proposed changes to the distances between on-site buildings and on-site and off-site buildings on adjoining properties.

55.100 (B)(6)(a) New materials added to the exterior of the building will match existing materials and colors. Existing storefront will be removed and replaced with wall infill. The wall infill will have brick

and tile finish to match the existing finishes. There are no proposed changes to the roof features, or colonnade.

55.100 (B)(6)(b) This section is not applicable, no new structures are proposed.

55.100 (B)(6)(c) This section is not applicable, architectural form of the building is already established by the existing building, there are no proposed changes to the form of the building.

55.100 (B)(6)(d) This section is not applicable, proposed changes to the building are not significant enough to be considered contrasting. The intent is to match new construction with the architecture of the established shopping center.

55.100 (B)(6)(e) The proposed entrance will be that of aluminum storefront. It was selected to match the existing store front systems on the other tenant spaces in the shopping center. Currently the storefront systems are approximately 10'-0" in height with a horizontal mullion at 2'-8" to break down the glazing area. The storefront doors set into the storefront window system are 7'-0" in height. The existing tenant spaces within the shopping center have a colonnade that allows a pedestrians to occupy a covered area between the parking areas and the building.

55.100 (B)(6)(f)

Northwest Elevation – Primary Elevation

The primary elevation of the proposed space is the NW elevation and is visible from Salamo Road. The proposal is to move the storefront entry to a different location on this elevation, but to maintain the amount of store front, therefore the proposed changes will not affect the transparency of this elevation.

Currently the NW elevation is 51'-3" in length, 60% of which is 35'-8". The existing linear transparency is 33'-0". The existing linear transparency of the NW elevation is 2'-8" less than what is required.

The transparency on this elevation cannot be increased without altering the structure of the building. For this reason we propose transferring the required linear transparency to an alternate elevation.

West Elevation – Side Elevation

The west elevation is a side elevation and is visible from Salamo Road. (arterial street) The proposal is to remove a 13'-0" portion of storefront and replace it with wall.

Currently the west elevation is 30'-8" in length, 30% of which is 9'-2". The proposal will reduce the amount of linear transparency to 7'-9". The proposed west elevation will be 1'-5" less than what is required.

The replacement of the storefront on this elevation is to provide an ATM and other through wall bank equipment. This equipment requires a higher level of security that glass storefront can provide. Removing wall to increase storefront in other areas would require alterations to

the structure of the building. To maintain the needed security and avoid altering the building's structure, we propose transferring the required transparency to an alternate elevation.

Northeast and East Elevations – Side Elevations

The northeast and east elevations are not visible from Salamo road and are not required to have a percentage of transparency. However, these elevations abut pedestrian plaza that lies between two buildings and presents a unique pedestrian environment. The proposal calls for the addition of a second ATM accessible from the pedestrian plaza to give the bank additional presence on the plaza.

The length of the northeast elevation and east elevations is 77'-8" (38'-8" and 39'-0" respectively). The linear transparency of these two elevations is 39'-8" (29'-0" for the northeast elevation and 10'-8" for the west elevation) and the percentage of transparency is 51%.

The northeast and east elevations are not visible from a collector road and therefore do not have a required transparency. After transferring 2'-8" from the northwest elevation and 1'-5" from the west elevation, the remaining linear transparency of these elevations 35'-7" or 45% of the length of the elevations. By transferring the required linear transparency to the northeast and east elevations we will meet the required percentage of transparency.

55.100 (B)(6)(g) This section is not applicable. There are no proposed changes to the depth of elevation from the existing colonnade, or roof line.

55.100 (B)(6)(h) This section is not applicable. The existing building has a colonnade that acts as protection from rain and sun and providing shelter to pedestrians as they go from shop to shop. The proposal does not change these architectural elements.

55.100 (B)(6)(i) Additional lighting will be provided under the colonnade to ensure a safe environment at night. Though the tenant space does not front on a public sidewalk the colonnade in front of the tenant space and the landscaped parking islands will remain unchanged.

55.100 (B)(6)(j) Existing pedestrian access way in front of the tenant space will be maintained. The existing benches in the pedestrian plaza on the east side of the building shall remain.

55.100 (B)(7)(a) The tenant space is part of a building located within a shopping center and the building does not front on an arterial street. The tenant spaces in the shopping center focus inwardly. By the nature of a "shopping center" the entire development presents itself collectively oriented to the street.

The proposal will relocate the entrance to the tenant space on the same elevation as the existing entry, but approximately 25' away, to the southwest, of the existing entry. The proposed entry is located on a façade that is oriented 45 degrees to the street and the proposed entry is also located on the façade

of the tenant space with the greatest square area. Signage for the tenant space is located on the west and northwest facades, and the proposed logo is located on the prominent tower feature between the northwest and west facades. Because the building is located approximately 220' from Salamo Road, it is intended that the signage will direct pedestrians and vehicles to the building, and given the scale of the tenant space, the entrance will be readily identifiable upon approach. We believe the entrance adequately meets the requirement for orientation to the street.

The existing space has an emergency exit on the west façade, this door is for exiting only and is locked from the exterior and therefore does not qualify as an entrance. In the proposal this emergency exit will be removed.

55.100 (B)(7)(f) This section of the code calls for the main entrance to the building to be on the main street, or as close as possible. As explained above, the shopping center is primarily focused inward and the building is approximately 220' from the road therefore the main entrance cannot be on the main street.

55.100 (C)(3) This section of the code is not applicable. The existing mechanical units are nearing the end of their lifespan and will be replaced with similar units of a similar size. The existing parapet is varies from 5'-0" to 5'-6" in height above the roof. Proposed replacement units will not be visible from surrounding properties.

55.100(J) 2 ATM's are proposed, 1 on the west elevation and one on the east elevation. The west elevation is intended to be used primarily for vehicular traffic, and the east elevation primarily for pedestrians.

1. Both ATM's are visible from streets and adjacent buildings.
2. The proposal introduces no new service areas that are available to public access. Areas interior to the bank are not open to view from the exterior of the building for security reasons.
3. Mailboxes are located on Day road, are common to the shopping center and are not proposed to be changed.
4. Exterior lighting levels around the bank, such as at the bank entry and the ATM's will have minimum 2 foot candle lighting levels to ensure adequate illumination of these areas at night. These lights will be recessed into the soffit of the arcade that fronts the building and will not be a source of glare to other properties or tenants.
5. The pedestrian plaza and parking lot have existing pole lights (sized for their use). At this time, a photometric plan of the shopping center is not available, if a photometric plan is required it is requested to be a condition of approval.
6. The lighting of the pedestrian and parking areas is not within the scope of this proposal.
7. The lines of sight established by the relationships between the buildings, pedestrian walkways, and streets will remain unchanged with this proposal.
8. No security fences are proposed.

Chase: Day Road & Salamo
Project number: 209461.91
November 07, 2011
Page 5

Please contact us if there is any clarification required or questions that reviewing staff may have.

Sincerely,

Jon McAuley, AIA, LEED AP
Associate

Attached Documents for Submittal:

- (1) Copy – Application signed by property owner
- (3) Copies of this narrative
- (3) Copies – Drawings (11x17)
 - Site Plan (11x17)
 - Floor Plan
 - Exterior Elevations
 - Exterior Renderings
 - Color and Materials board



SITE NOTES

BENCHMARK, TOPOGRAPHIC CONTOURS, STREAMS ARE NOT SHOWN AS THERE WILL BE NO MODIFICATIONS TO THE EXISTING SITE CONDITIONS.

EXISTING STREETS ARE SHOWN ON THE SITE PLAN, NO NEW STREETS OR PUBLIC WAYS ARE PROPOSED.

EXISTING STRUCTURES ARE SHOWN ON THE SITE PLAN, DIMENSIONS AND SETBACKS ARE NOT SHOWN AS THEY ARE NOT PROPOSED TO BE MODIFIED

VEHICULAR ACCESS POINTS, PARKING, AND CIRCULATION TO THE PROPERTY ARE SHOWN. NO MODIFICATIONS ARE PROPOSED. SITE PEDESTRIAN AND BICYCLE CIRCULATION AREAS ARE NOT PROPOSED TO BE MODIFIED.

TRASH GENERATED BY THE BANK WILL BE REMOVED FROM THE SITE BY A CLEANING SERVICE. THERE ARE NO PROPOSED CHANGES TO UTILITIES.

EXISTING LOCATIONS OF LANDSCAPE AND TREES ARE SHOWN. NO MODIFICATIONS TO LANDSCAPING ARE PROPOSED.

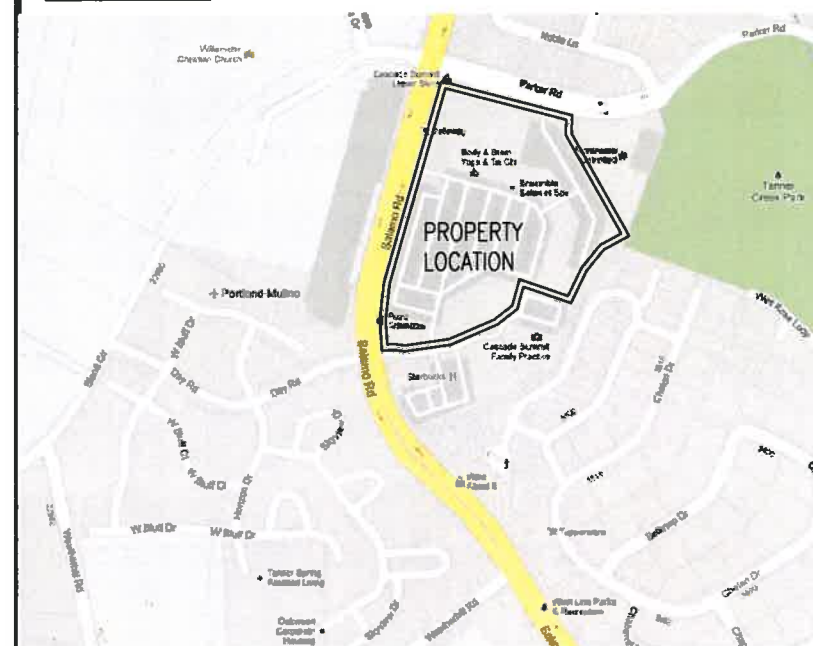
LOCATIONS OF SITE LIGHTING IMMEDIATELY AROUND THE PROPOSED TENANT IMPROVEMENT ARE SHOWN ADDITIONAL LIGHTING MAY BE ADDED TO THE SOFFITS NEAR THE BANK.

WINDOWS DOORS TO THE TENANT SPACE ARE SHOWN ON SHEET A2.0.

SITE LEGEND

- ◻ ATM
- ◻ (E) SITE LIGHTING - PED PLAZA LIGHT POST
- ◻ (E) SITE LIGHTING - PARKING LIGHT POST

VICINITY MAP



**DAY ROAD & SALAMO
TENANT IMPROVEMENT
21500 SALAMO ROAD
WEST LINN, OR 97068**

PROJECT DIRECTORY

PROPERTY OWNER:
ROIC CASCADE SUMMIT, LLC
8905 TOWNE CENTRE DRIVE, SUITE 108
SAN DIEGO, CA 98122

DEVELOPER:
JPMORGAN CHASE BANK
10011 GRAVELLY LAKE DRIVE SW, 2ND FLOOR
LAKEWOOD, WA 98499

ARCHITECT:
CALLISON ARCHITECTS, P.C.
1420 5TH AVE, SUITE 2400
SEATTLE, WA 98101

PROJECT DESCRIPTION

THE PROJECT CONSIST OF TENANT IMPROVEMENTS TO AN EXISTING 3,052 SQUARE FOOT SPACE IN THE EXISTING 5,945 SQUARE FOOT BUILDING 6 OF THE CASCADE SUMMIT SHOPPING CENTER. WORK INCLUDES NON-STRUCTURAL PARTITIONS, ELECTRICAL, MECHANICAL, PLUMBING MODIFICATIONS AS WELL AS REMOVAL OF PORTIONS OF EXISTING STOREFRONT GLAZING AND INSTALLATION OF WALLS TO ACCOMMODATE ATM'S AND OTHER THROUGH WALL BANK EQUIPMENT.

ZONING INFORMATION

GC-GENERAL COMMERCIAL
EXISTING USE - VIDEO STORE
PROPOSED USE - BANK/OFFICE

DRAWING INDEX

- A1.0 TITLE SHEET/SITE PLAN
- A1.1 TAX MAP
- A2.0 FLOOR PLAN
- A3.0 ELEVATIONS
- A3.1 RENDERED ELEVATIONS



CHASE: DAY ROAD & SALAMO
21500 Salamo Road.
West Linn, OR
3045 SF TENANT IMPROVEMENT

DESIGN REVIEW
NOV 7, 2011

A1.0
TITLE SHEET/
SITE PLAN

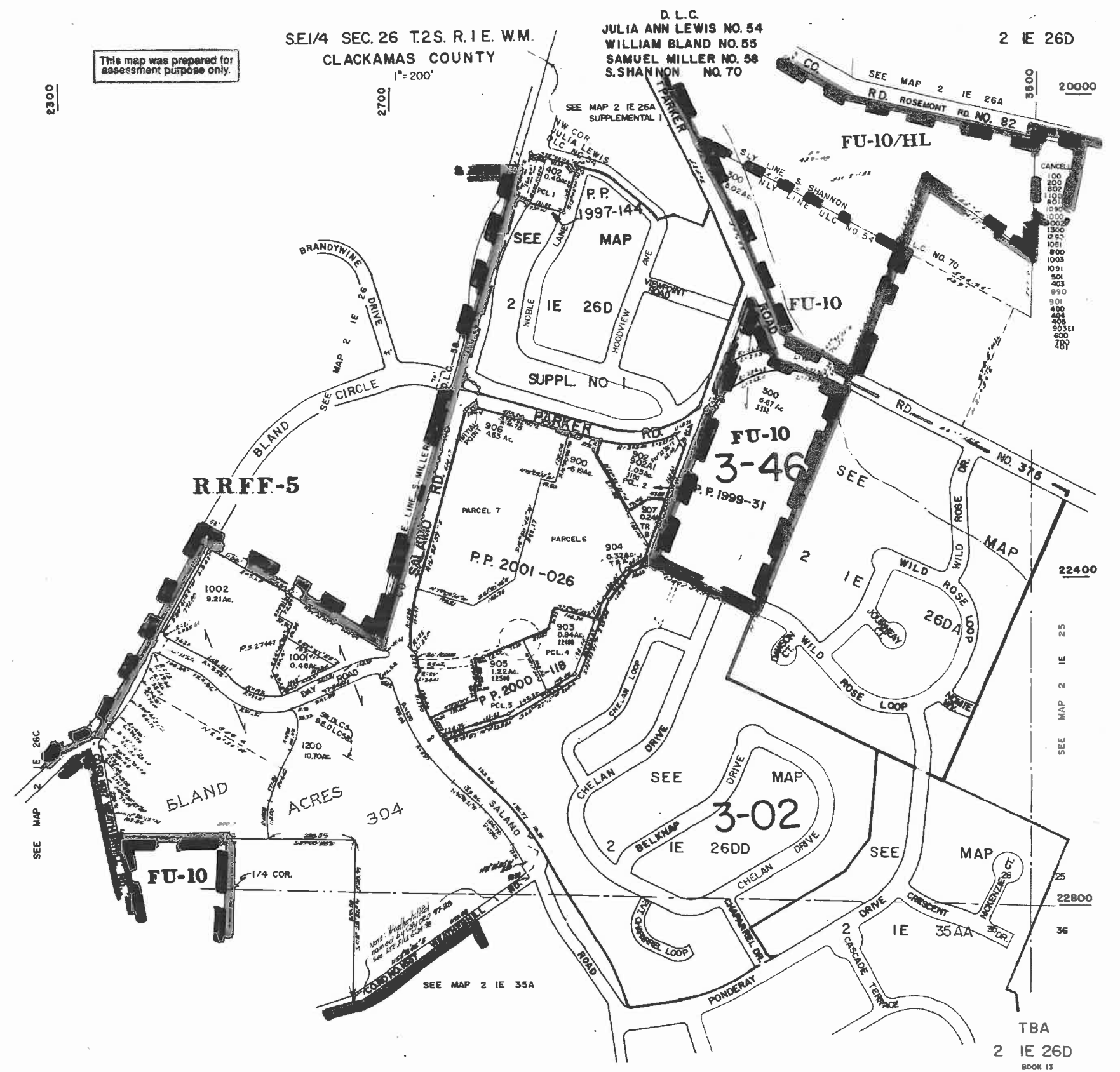
This map was prepared for assessment purpose only.

SE1/4 SEC. 26 T.2S. R.1E. W.M.
CLACKAMAS COUNTY

1"=200'

D.L.C.
JULIA ANN LEWIS NO. 54
WILLIAM BLAND NO. 55
SAMUEL MILLER NO. 58
S. SHANNON NO. 70

2 IE 26D



1 TAX MAP
3/32"=1'-0"



CALLISON
CALLISON ARCHITECTS, P.C.

CHASE: DAY ROAD & SALAMO

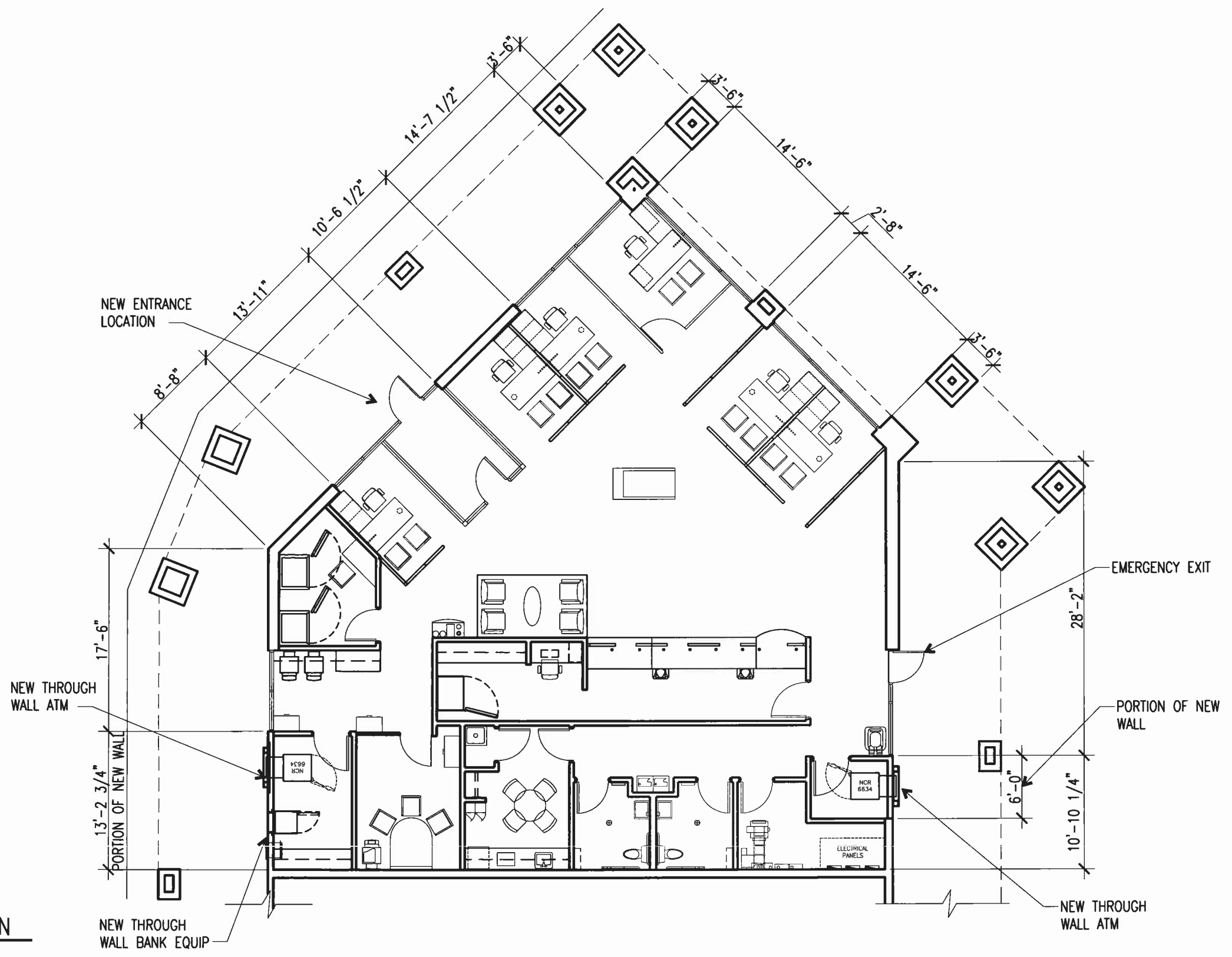
21500 Salamo Road.
West Linn, OR

3045 SF TENANT IMPROVEMENT

DESIGN REVIEW
NOV 7, 2011

A1.1

TAX MAP



1 PROPOSED FLOOR PLAN
3/32" = 1'-0"



CALLISON
CALLISON ARCHITECTS, P.C.

CHASE: DAY ROAD & SALAMO

21500 Salamo Road.
West Linn, OR

3045 SF TENANT IMPROVEMENT

DESIGN REVIEW
NOV 7, 2011

A2.0

PROPOSED
FLOOR PLAN



+11'-0"
 +9'-11"
 +2'-8"
 +0"
 FIN. FLOOR

1 NORTH-WEST ELEVATION
 3/32"=1'-0"



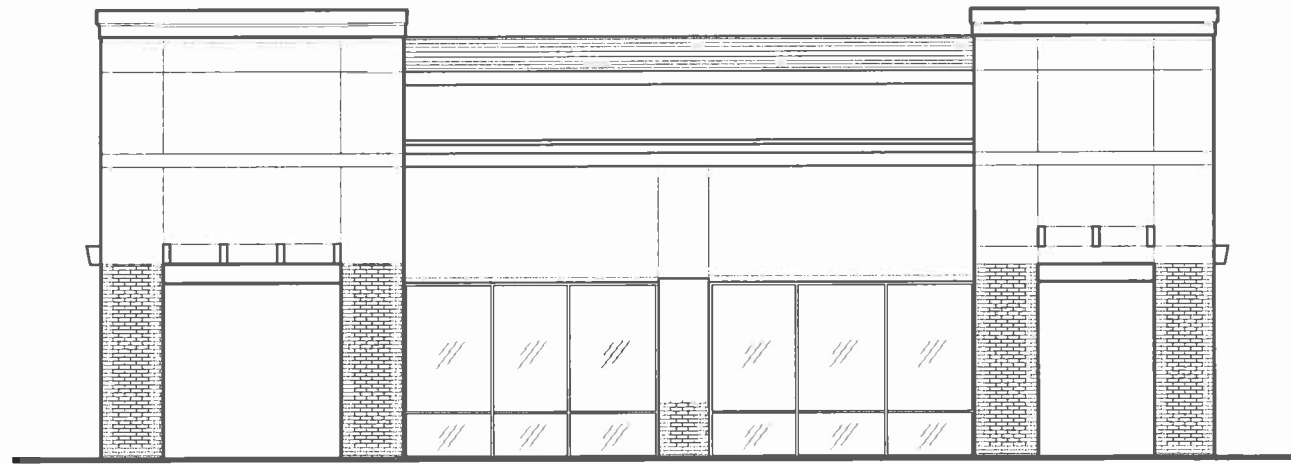
REMOVE STOREFRONT DOORS, PROVIDE NEW STOREFRONT WINDOWS TO MATCH EXISTING.
 AT NEW ATM, AND EQUIPMENT, REMOVE STOREFRONT, PROVIDE NEW WALL. FINISHES TO MATCH EXISTING.

2 WEST ELEVATION
 3/32"=1'-0"



+11'-0"
 +9'-11"
 +2'-8"
 +0"
 FIN. FLOOR

3 EAST ELEVATION
 3/32"=1'-0"



4 NORTH-EAST ELEVATION
 3/32"=1'-0"



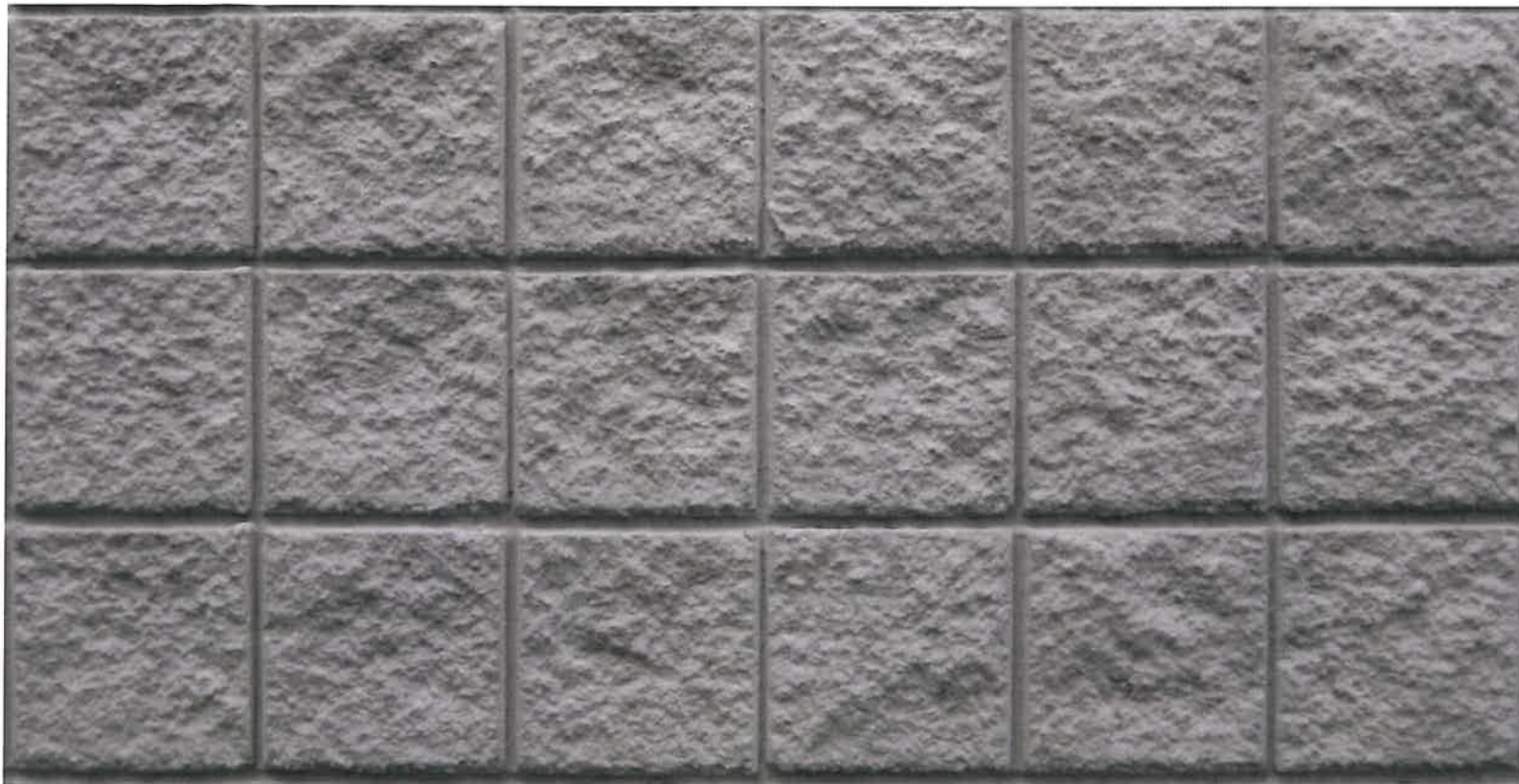
1 NORTH-WEST ELEVATION
3/32"=1'-0"

2 WEST ELEVATION
3/32"=1'-0"



3 EAST ELEVATION
3/32"=1'-0"

4 NORTH-EAST ELEVATION
3/32"=1'-0"



EXISTING PAINTED 16 X 8 SPLIT FACE CMU WITH CENTER SCORE, NEW WALL MATERIALS TO MATCH EXISTING



EXISTING BRICK HI-LIGHT BAND NEW WALL MATERIALS TO MATCH EXISTING



EXISTING BRICK BASE NEW WALL MATERIALS TO MATCH EXISTING

OFF WHITE CEMENT PLASTER

BEIGE CEMENT PLASTER

CEDAR ROOFING

WOOD ACCENT FEATURE



IMAGE OF EXISTING BUILDING TO SHOW RELATIONSHIP OF VARIOUS MATERIALS AND TO SHOW FINISHES THAT ARE NOT IN SCOPE.



JPMORGAN CHASE BANK - DAY ROAD & SALAMO

21500 SALAMO ROAD
WEST LINN, OR 97068

CITY OF WEST LINN

11/07/11

EXTERIOR COLOR BOARD
AND MATERIALS



CALLISON