

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

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

Site Location/Address:

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: ROIC OREGON
(please print)
Address: 8905 TOWNE CENTER DRIVE #108
City State Zip: SAN DIEGO, CA 92122

Phone: **858-677-0900**
 Email: **rdoran@roireit.net**

Owner Name (required): ROIC OREGON
(please print)
Address: 8905 TOWNE CENTER DRIVE #108
City State Zip: SAN DIEGO, CA 92122

Phone: **858-677-0900**
 Email: **rdoran@roireit.net**

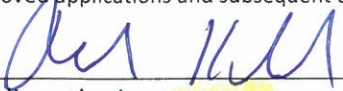
Consultant Name: JIM WALKER
(please print)
Address: 3105 NE WEIDLER STREET
City State Zip: PORTLAND OR 97232

Phone: **503-525-2679**
 Email: **jim.walker@ideapdx.com**

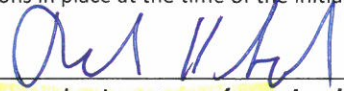
- All application fees are non-refundable (excluding deposit). Any overruns to deposit will result in additional billing.
- The owner/applicant or their representative should be present at all public hearings.
- A denial or approval may be reversed on appeal. No permit will be in effect until the appeal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

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

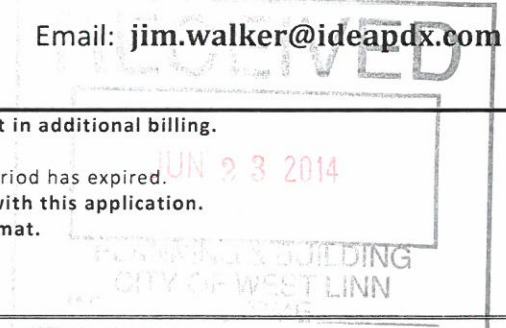
The undersigned property owner(s) hereby authorizes the filing of this application, and authorizes on site review by authorized staff. I hereby agree to comply with all code requirements applicable to my application. Acceptance of this application does not infer a complete submittal. All amendments to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


 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, sculptures, 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.

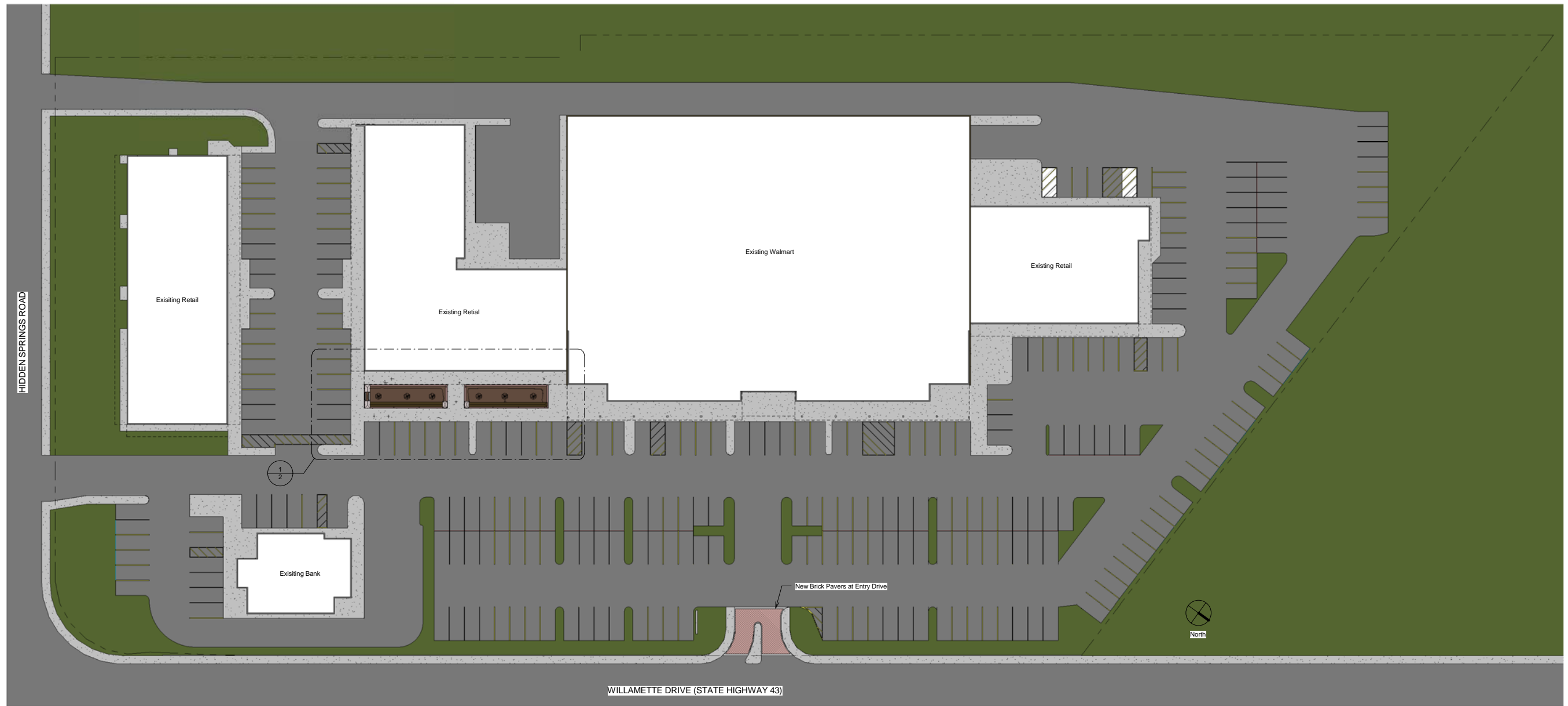
Applicant Response: Subject proposal is an existing development and will continue the existing practice of emergency and location signage as required by code.

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.

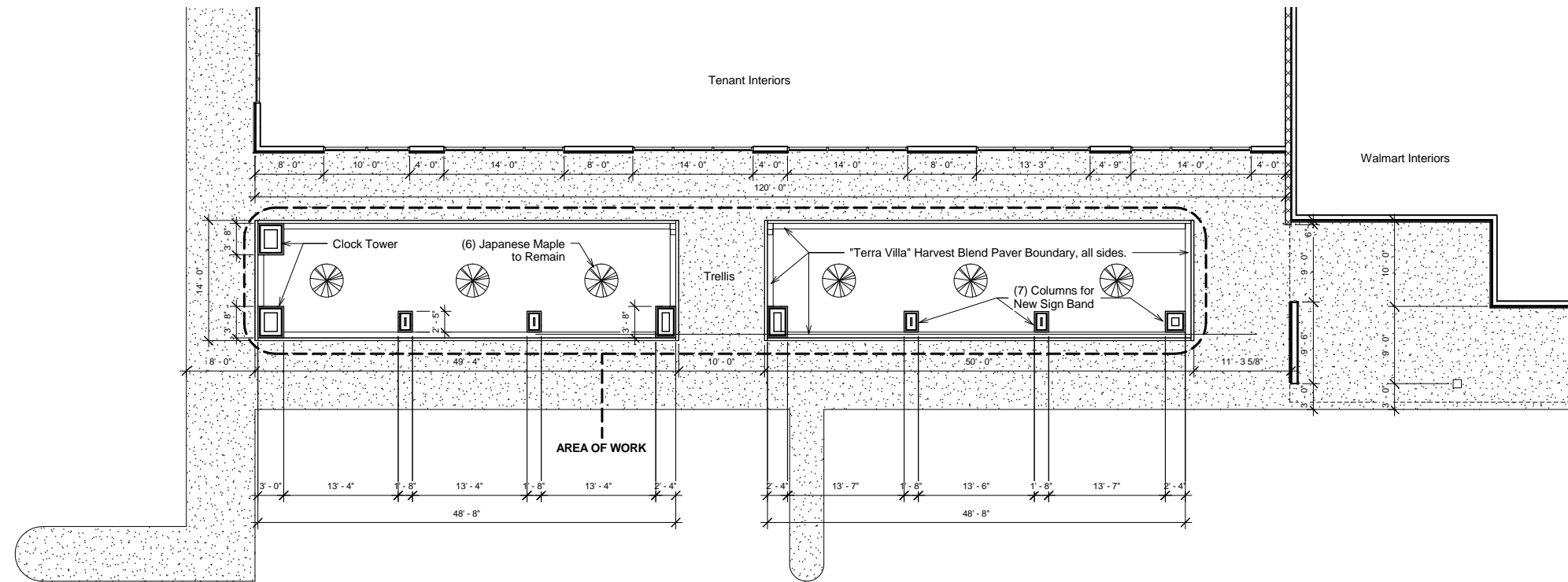
3. The sign graphics and letter styles shall announce, inform, and designate particular areas or uses as simply and clearly as possible.

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



① SITE PLAN
1" = 30'-0"

<p>ROIC OREGON, LLC 8905 TOWNE CENTER DR, SUITE 108 SAN DIEGO, CA 92122</p>	<p>ROBINWOOD PLAZA HIDDEN SPRINGS ROAD & HIGHWAY 43 WEST LINN, OR</p> <p>DESIGN REVIEW SUBMITTAL</p>	<p>3105 NE Weidler Portland OR 97232 o: 503.525.2679 f: 503.288.3096 www.ideapdx.com</p> 	<p>EXHIBIT 1 June 16, 2014</p>
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1 PARTIAL SITE PLAN
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



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

<p>ROIC OREGON, LLC 8905 TOWNE CENTER DR, SUITE 108 SAN DIEGO, CA 92122</p>	<h1>ROBINWOOD PLAZA</h1> <p>HIDDEN SPRINGS ROAD & HIGHWAY 43 WEST LINN, OR</p> <p>DESIGN REVIEW SUBMITTAL</p>	<p>3105 NE Weidler Portland OR 97232</p> <p>o: 503.525.2679 f: 503.288.3096 www.ideapdx.com</p> 	<p>EXHIBIT 2 June 16, 2014</p>
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① PERSPECTIVE FROM SOUTHEAST
N.T.S.



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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 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

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



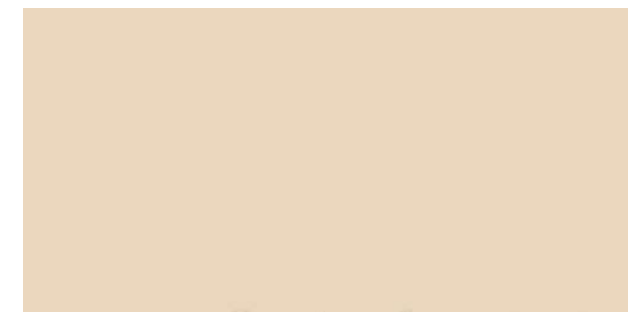
PAINT - DE6145 Rocky Ridge



PAVERS - Harvest Blend by Terra Villa



PRECAST CONCRETE - Palomino by Davis Colors



PAINT - DE6149 Cream Washed

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