



LAND USE PRE-APPLICATION CONFERENCE

Thursday July 16, 2020 - 10:00 am

City Hall
22500 Salamo Road

Webex Virtual Meeting

10:00 am Design review for a medical office tenant improvement for an existing commercial building. Proposal includes infilling 3 doors which be covered with existing siding materials and colors.

Applicant: Samuel Grosz, 8th Court Properties, LLC

Property Address: 2130 8th Court

Neighborhood Assn: Willamette

Planner: Chris Myers

Project #: PA-20-04





PRE-APPLICATION CONFERENCE

THIS SECTION FOR STAFF COMPLETION		
CONFERENCE DATE: 7/1/20	TIME: 10:00am	PROJECT #: PA 20-04
STAFF CONTACT: Arnold		FEE: 350

Pre-application conferences occur on the first and third Thursdays of each month. In order to be scheduled for a conference, this form including property owner's signature, the pre-application fee, and accompanying materials must be submitted at least 15 days in advance of the conference date. Twenty-four hour notice is required to reschedule.

Address of Subject Property (or map/tax lot): 2130 8th Ct. West Linn, 97068

Brief Description of Proposal: Medical office TI for existing commercial building. Proposal to include infilling of 3 doors, which will be covered with existing siding materials and colors.

Applicant's Name: 8th Court Properties, LLC

Mailing Address: 1 SW Columbia St. Suite 1800, Portland, OR ~~07224~~ 97224


Phone No: 503 9676-3800 Email Address: 8thcourt@gmail.com

Please attach additional materials relating to your proposal including a site plan on paper up to 11 x 17 inches in size depicting the following items:

- North arrow
- Scale
- Property dimensions
- Streets abutting the property
- Conceptual layout, design and/or building elevations
- Easements (access, utility, all others)
- Access to and from the site, if applicable
- Location of existing trees, highly recommend a tree survey
- Location of creeks and/or wetlands, highly recommend a wetland delineation
- Location of existing utilities (water, sewer, etc.)

Please list any questions or issues that you may have for city staff regarding your proposal: What, if any, design review will be required? Is onsite parking sufficient for proposed use? Any other issues identified by City, which applicant needs to address.

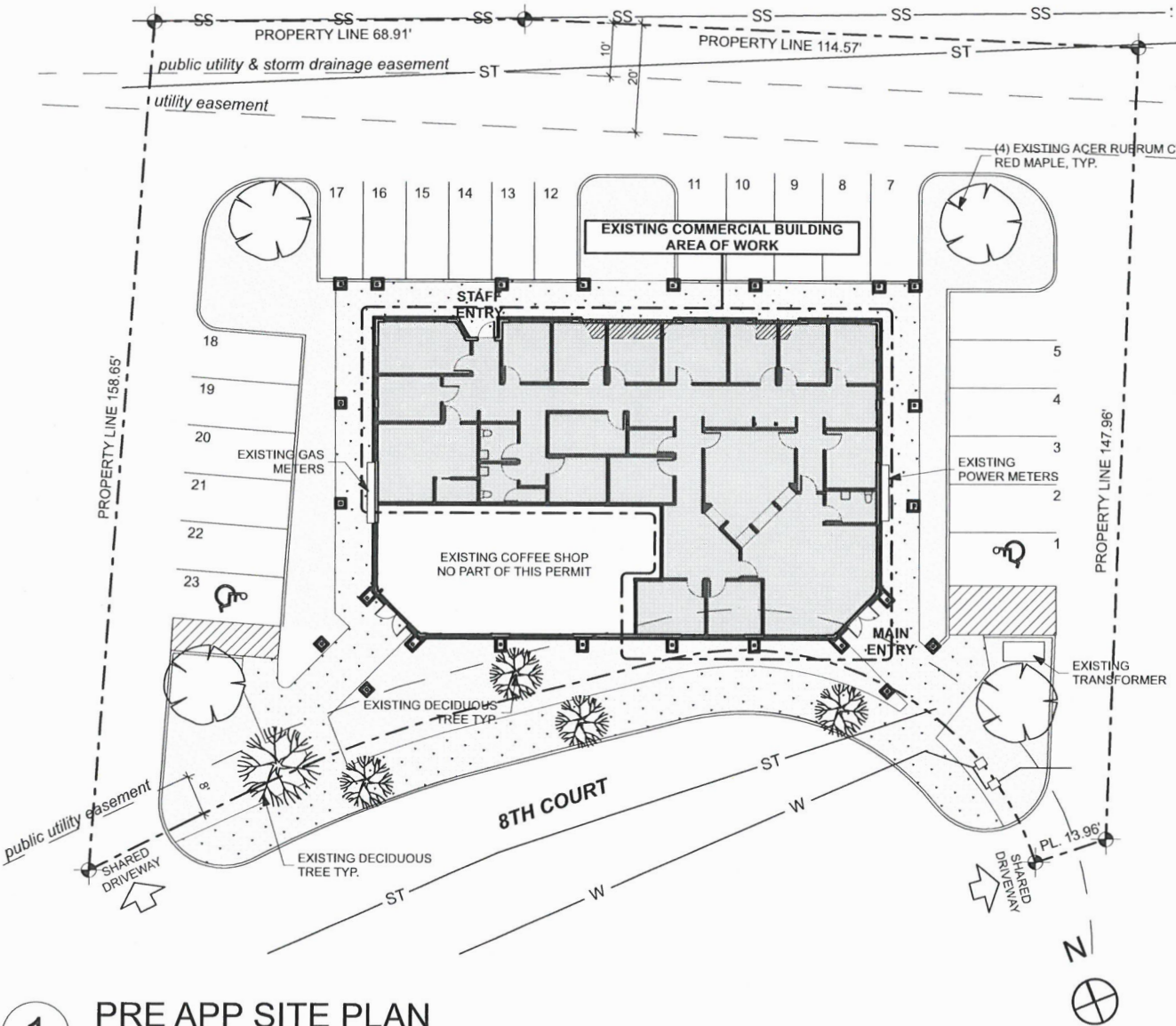
By my signature below, I grant city staff right of entry onto the subject property in order to prepare for the pre-application conference.


Property owner's signature

6/18/2020
Date

Attn: Samuel Grosz

Property owner's printed name and mailing address (if different from above)



PROJECT INFORMATION:

DESCRIPTION:

Medical office tenant improvement for an existing commercial building. Proposal to include infilling of 3 doors which will be covered with existing siding materials and colors.

AREA:

TOTAL EXISTING BLDG. 5,429 SF
 TOTAL PROPOSED 5,505 SF
 NEW INFILL AREA 76 SF = 1.40%

PROJECT NAME:

8TH COURT TI's

PROJECT ADDRESS:

2120 8TH COURT, WEST LINN
 OR 97068

PARCEL #:

01680354

PROJECT OWNER:

8TH COURT PROPERTIES, LLC
 1 SW COLUMBIA ST., SUITE 1800
 PORTLAND OR 97204






CONTACT: SAMUEL GROSZ
 samuel@samuel davidlaw.com

ARCHITECT:

JOHNSON OAKLIEF ARCHITECTURE
 AND PLANNING LLC
 2124 THIRD AVE SUITE 200
 SEATTLE WA 98121

CONTACT: MIRTA VILLARAN
 mvillaran@j-arch.com

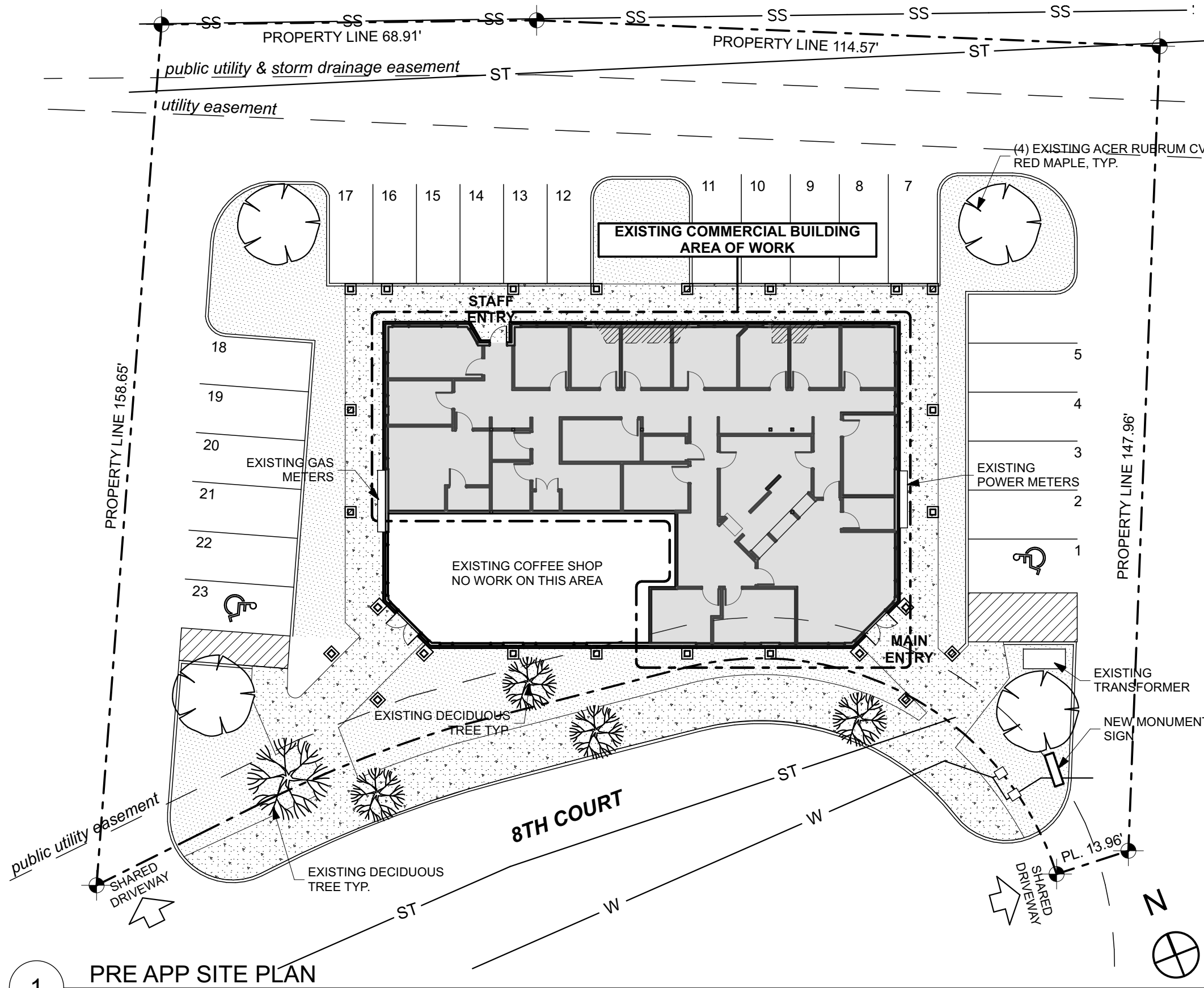
LEGEND:

-  PROPOSED AREA OF TENANT IMPROVEMENT = 4,259 SF
-  INFILL ENTRY WAYS = 76 SF
-  WATER LINE
-  STORM WATER
-  SANITARY SEWER

1

PRE APP SITE PLAN

SCALE: 1" = 20'



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 samuel@samueldavidlaw.com

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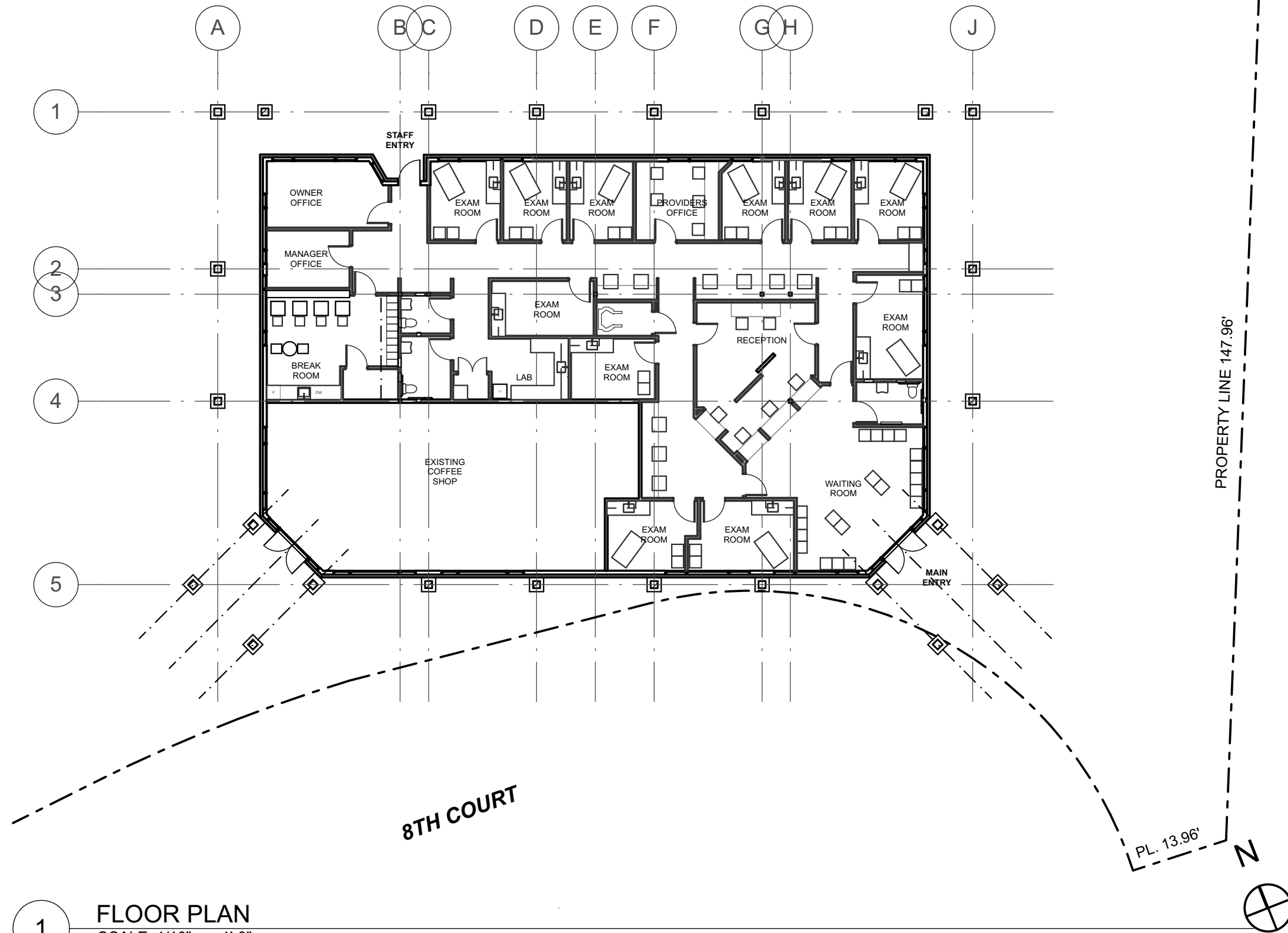
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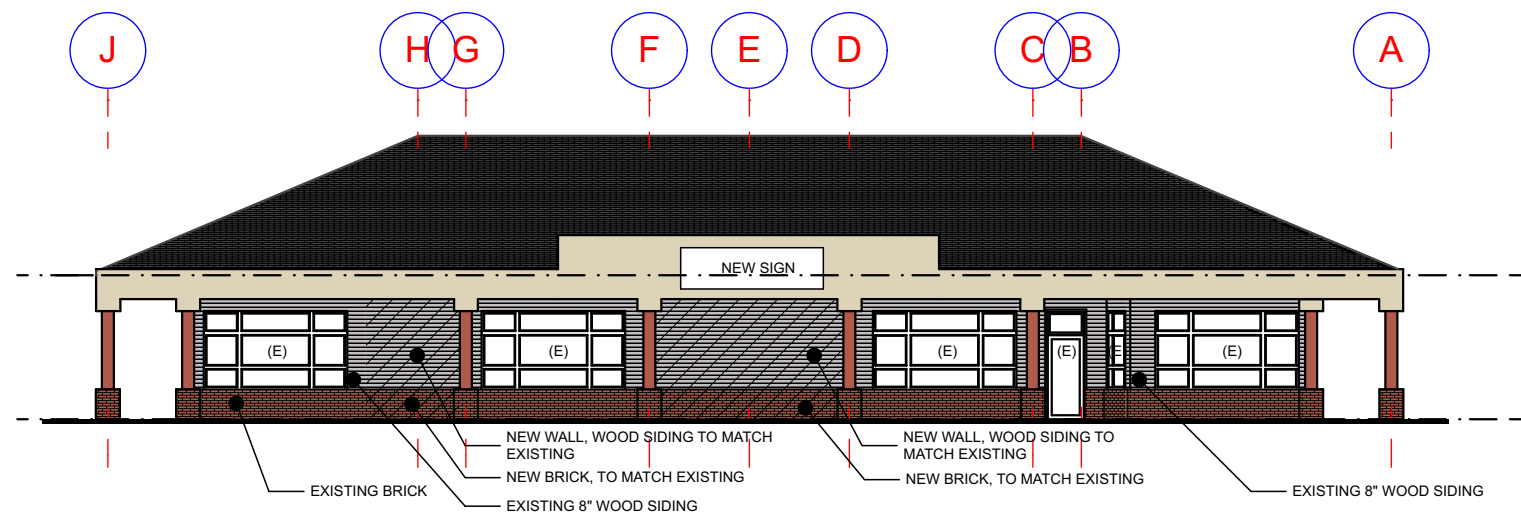
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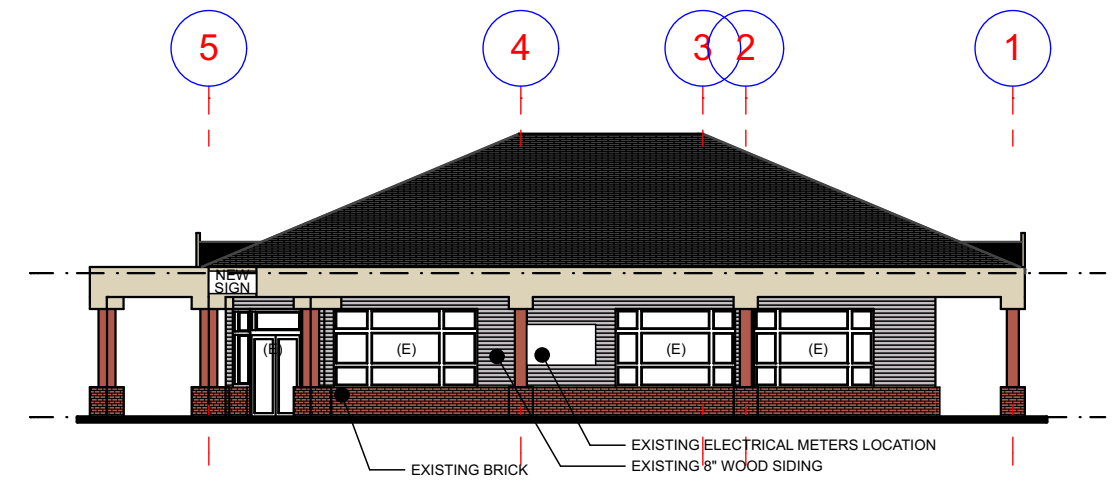
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- W ——— WATER LINE
- ST ——— STORM WATER
- SS ——— SANITARY SEWER

1 PRE APP SITE PLAN
 SCALE: 1" = 20'

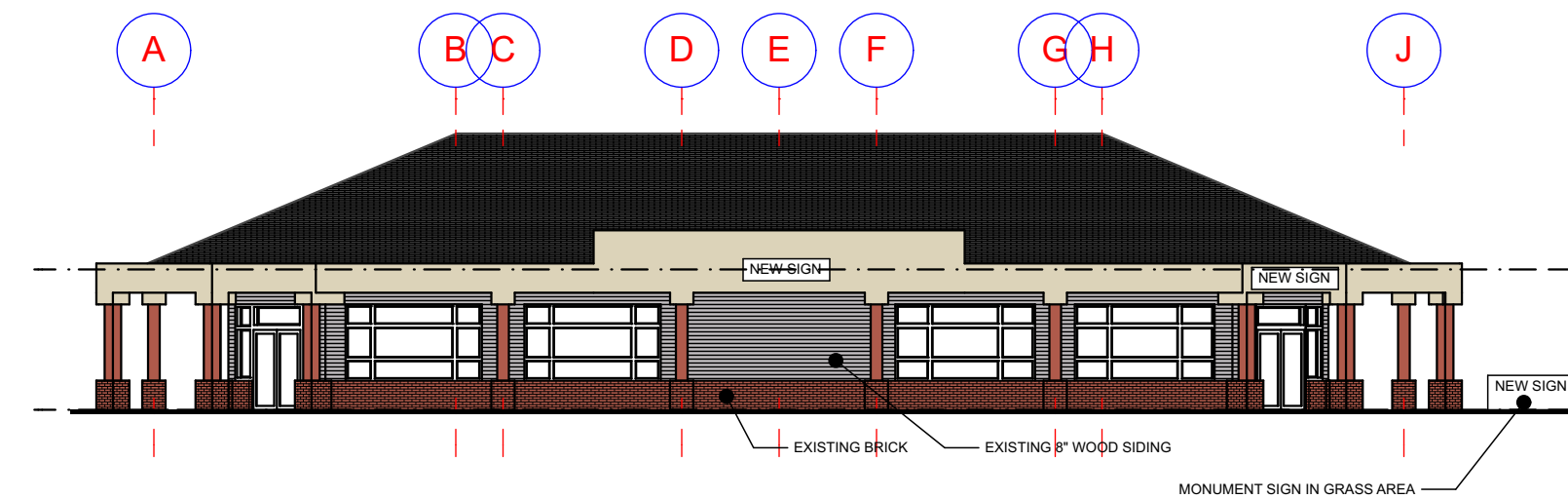




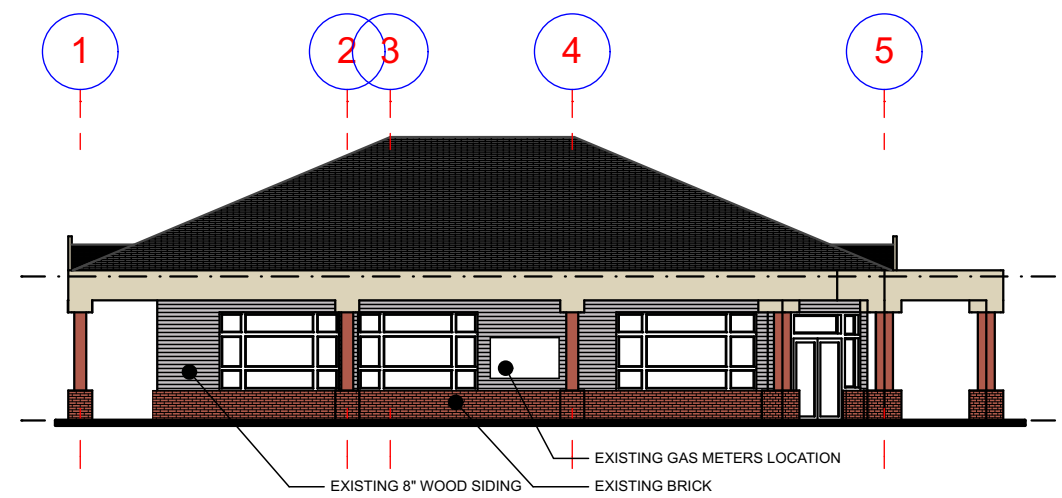
1 NORTH ELEVATION
SCALE: 1/16" = 1'-0"



3 EAST ELEVATION
SCALE: 1/16" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/16" = 1'-0"



4 WEST ELEVATION
SCALE: 1/16" = 1'-0"



1 EXISTING SW VIEW



2 EXISTING SOUTH VIEW



4 NEARBY BUILDING SIGNAGE



3 EXISTING NORTH VIEW



5 NEARBY BUILDING SIGNAGE