



CITY OF
**West
Linn**

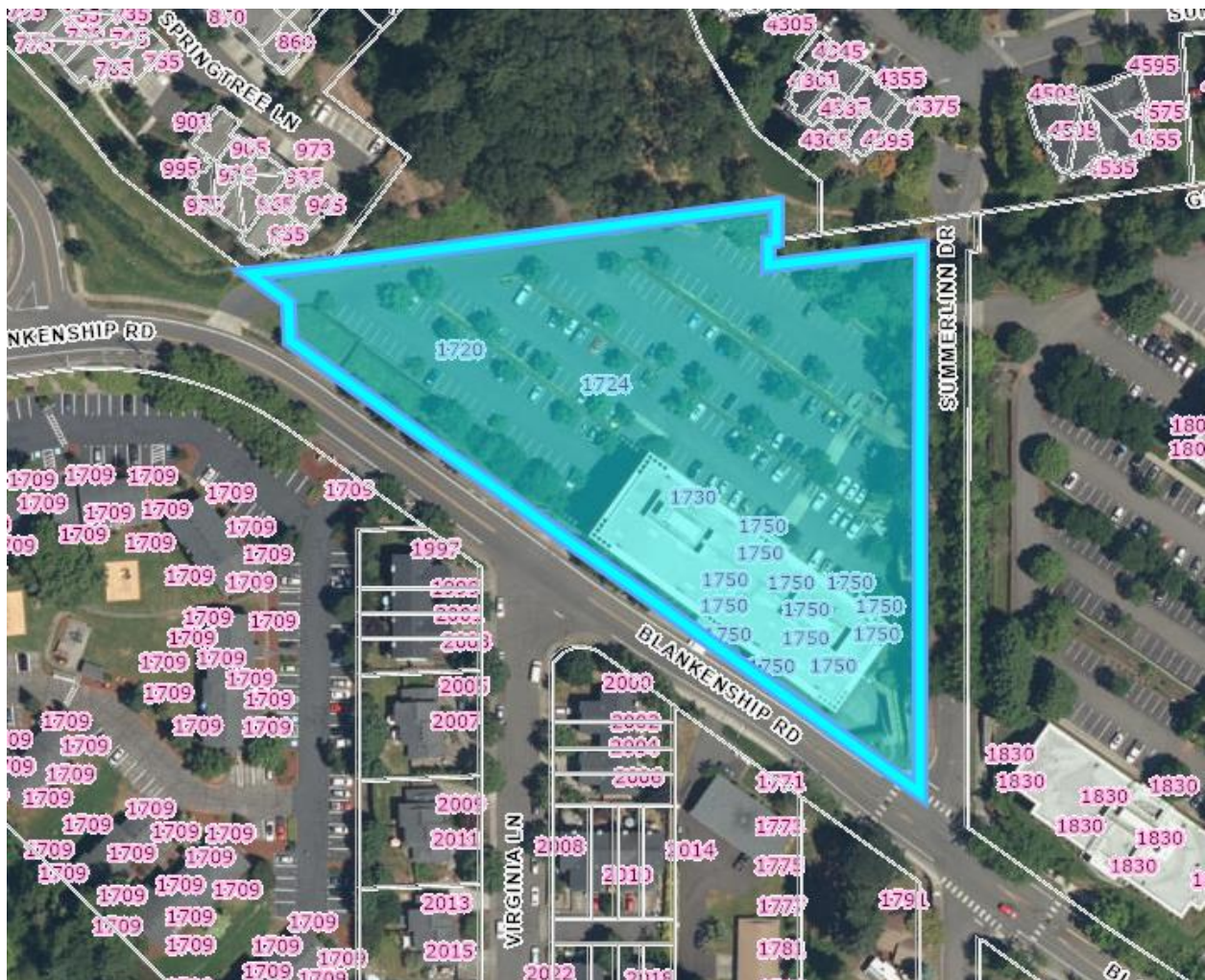
PRE-APPLICATION CONFERENCE

Thursday, August 3, 2023

Virtual*

11:00 am: **Proposed Class 1 Design Review**
Applicant: **Desmond Amper**
Property Address: **1750 Blankenship Road**
Neighborhood Assn: **Willamette Neighborhood Association**
Planner: **Chris Myers**

Project #: **PA-23-13**



*The pre-application conference will be conducted virtually at the applicant's request. To participate remotely during the meeting, please complete the form at: <https://westlinnoregon.gov/citycouncil/meeting-request-speak-signup> by 4:00 pm the day before the conference. Staff will email a Webex invitation before the meeting. If you do not have email access, please call 503-742-6061 for assistance 24 hours before the meeting. If you require special assistance under the Americans with Disabilities Act, please call City Hall 48 hours before the meeting date, 503-657-0331.



Pre-Application Conference Request

For Staff to Complete:

PA 23-13

Conference Date: 08/03/23

Time: 11:00

Staff Contact: Chris Myers

Fee: \$420

Pre-application conferences are held on the first and third Thursdays of the month between 9:00 am and 1:00 pm. Appointments must be made by 5:00 pm, 15 days before the meeting date. The applicant has a choice of an in-person or virtual meeting. To schedule a conference, submit this form, a site plan, and accompanying materials through the Submit a Land Use Application web page. The City will contact you to collect payment. Pre-application notes are valid for 18 months.

Property Owner Information

Name: William R. ONEILL
Email: SONEILL3658@AOL.COM
Phone #: 503-781-7664
Address: 16731 GreenBRIAR Rd
Lake Oswego, OR 97034

Applicant Information

Name: LRS Architects (Desmond Amper)
Email: damper@lrsarchitects.com
Phone #: (503) 221-1121
Address: 720 NW Davis St # 300, Portland, OR 97209

Address of Subject Property (or tax lot):
1750 Blankenship Rd, West Linn, OR 97068

REQUIRED ATTACHMENTS:

- A project narrative with a detailed description of the proposed project. Briefly describe the physical context of the site.
- A list of questions or issues the applicant would like the City to address.
- A dimensional site plan that shows:
 - North arrow and scale
 - Location of existing trees (a tree survey is highly recommended)
 - Streets Abutting the property and width of right of way
 - Location of creeks and/or wetlands (a wetland delineation is highly recommended)
 - Property Dimensions, existing buildings, and building setbacks
 - Slope map (if slope is 25% or more)
 - Location of existing utilities (water, sewer, etc.)
 - Conceptual layout, design, proposed buildings, building elevations, and setbacks
 - Location of all easements (access, utility, etc.)
 - Vehicle and bicycle parking layout (including calculation of required number of spaces, based on use and square footage of building), if applicable
 - Location of existing and proposed access and driveways. Include the proposed circulation system for vehicles, pedestrians, and bicycles, if applicable.
 - Proposed stormwater detention system with topographic contours

I certify that I am the owner or authorized agent of the owner:

APPLICANT: LRS Architects (Desmond Amper)

DATE: 7/12/2023

The undersigned property owner authorizes the requested conference and grants city staff the right of entry onto the property to review the application.

PROPERTY OWNER:

DATE: 7/12/2023

July 12, 2023

William R. O'Neill
16731 Greenbriar Rd
Lake Oswego, OR 97034

Dear Recipient:

I William R. O'Neill give permission to LRS Architects to schedule a pre-application conference for the address of 1750 Blankenship Rd, Suite 130 & 140 West Linn, OR 97068.

Sincerely,

A handwritten signature in blue ink, appearing to read "William R. O'Neill", with a large, stylized flourish at the end.

Owner / Managing Partner
S/LG SUMMERLINN LLC.

PRE APPLICATION CONFERENCE — NARRATIVE

Summerlinn Center - Ste 130 & 140

Site Information

Address: 1750 BLANKENSHIP RD.,
SUITE 130 & 140,
WEST LINN, OR 97068

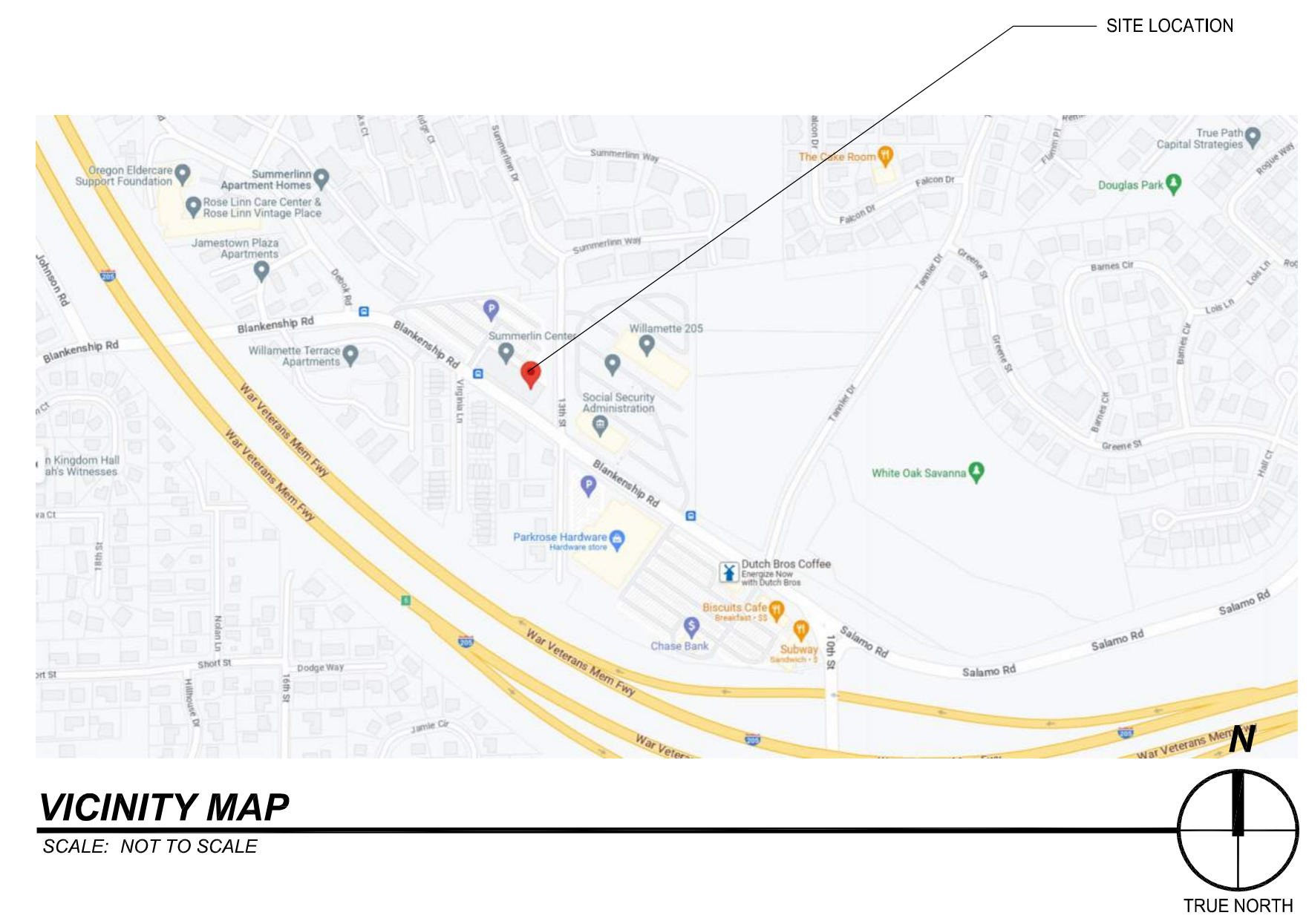
Zoning: Office Business Center

Tax Lot #: 21E35CB01200

Acres: 3.228 Acres

Scope of Work

The proposed scope of work includes the demolition and replacement of an existing storefront glazing system located on the northeast end of the building on the 1st floor. The existing storefront glazing system will be replaced with a New rollup door with black frame and glazing to match the building's existing storefront system. The size of the new rollup door will match the size of the existing storefront opening. All existing building finishes and color to remain the same.



SITE INFORMATION

ADDRESS: 1750 BLANKENSHIP RD., SUITE 130 & 140, WEST LINN, OR 97068
ZONING: OFFICE BUSINESS CENTER
TAX LOT #: 21E35CB01200
ACRES: 3.228 ACRES

LEGEND

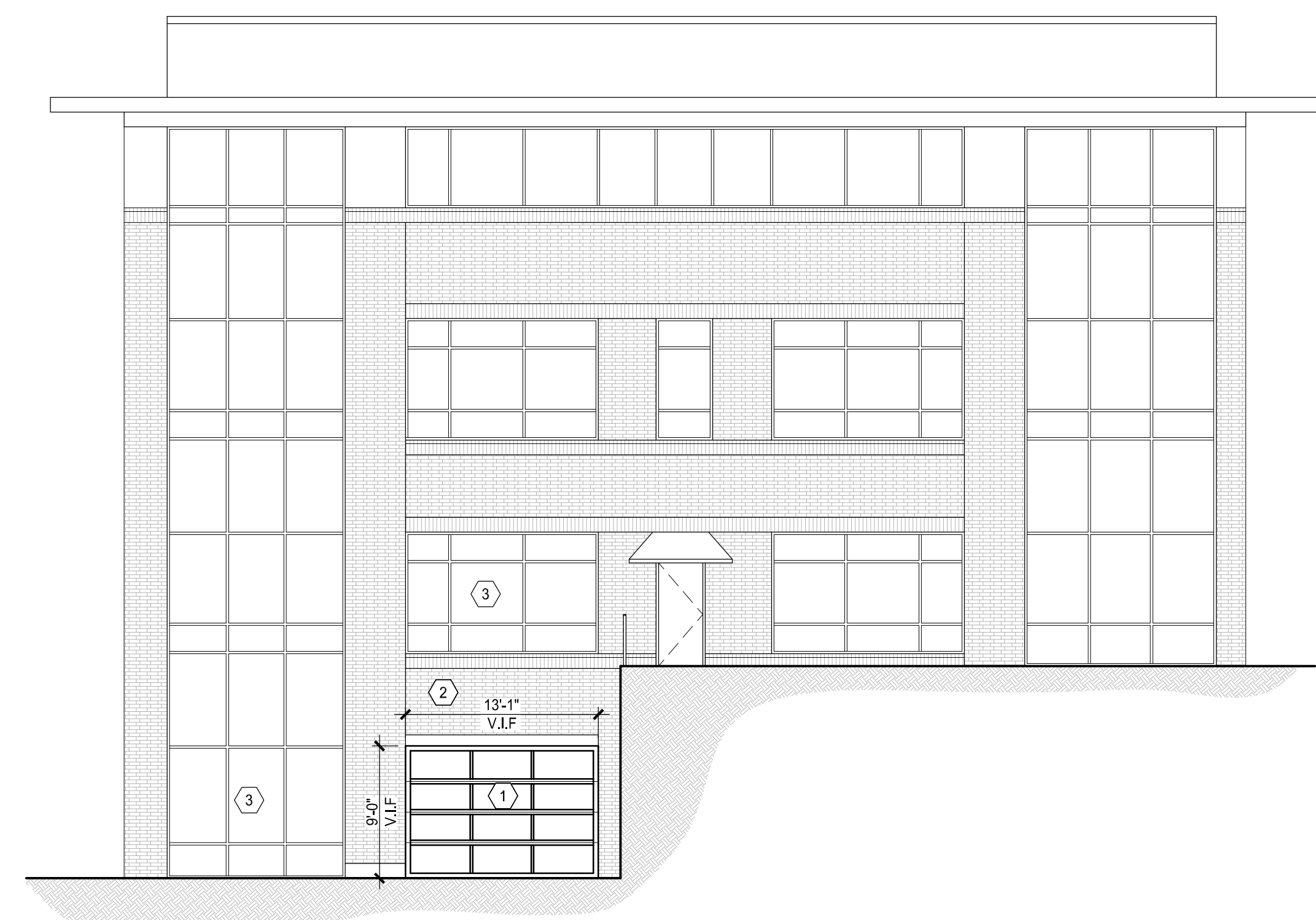
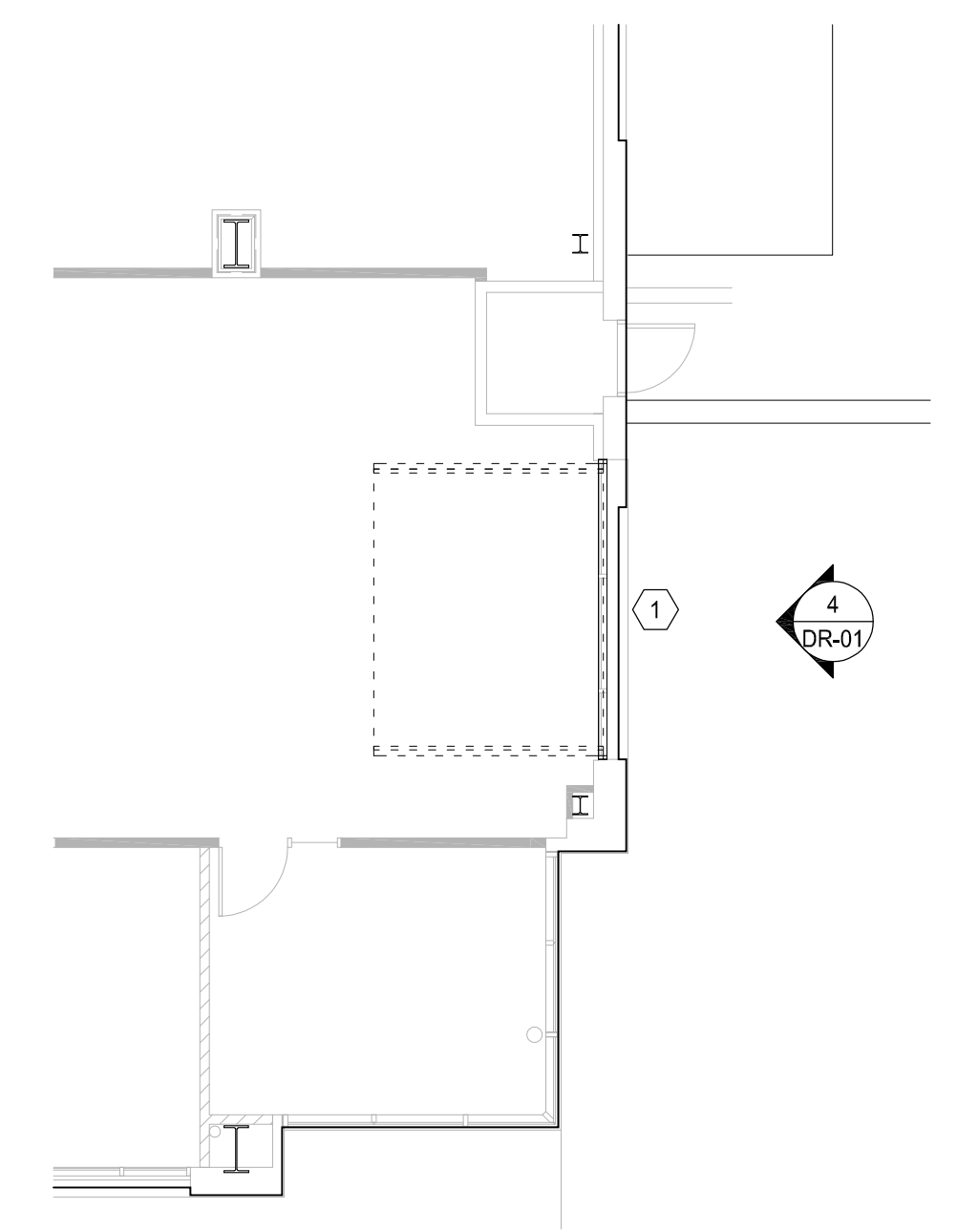
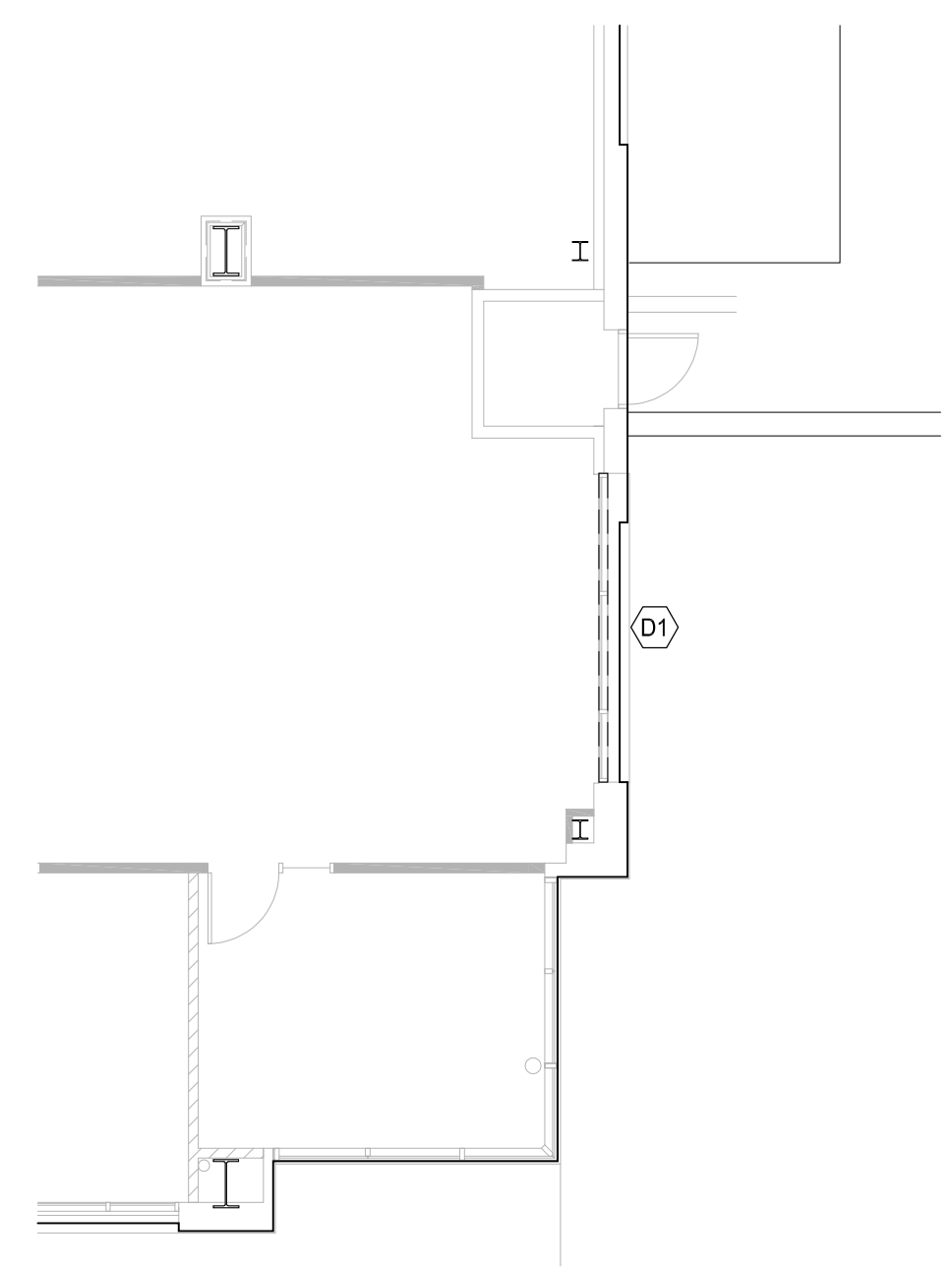
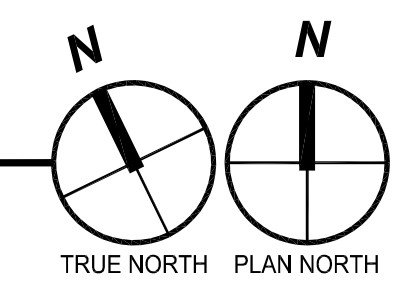
- EXISTING TO REMAIN
- DEMOLISH EXISTING ELEMENT
- NEW GLASS ROLL UP DOOR

PLAN KEYNOTES

- (D1) DEMO EXISTING STOREFRONT
- (1) NEW ROLL UP DOOR WITH BLACK FRAME AND GLAZING TO MATCH EXISTING STOREFRONT SYSTEM. MFR: HORMANN STYLE: 750A
- (2) EXISTING BUILDING FINISH TO REMAIN, TYP.
- (3) EXISTING GLAZING SYSTEM TO REMAIN, TYP.

1. OVERALL SITE PLAN

SCALE: 1" = 50'-0"
 0 50 100'



2. ENLARGED DEMO PLAN

SCALE: 1/8" = 1'-0"
 0 4 8 16'

3. ENLARGED PROPOSED PLAN

SCALE: 1/8" = 1'-0"
 0 4 8 16'

4. EAST ELEVATION

SCALE: 1/8" = 1'-0"
 0 4 8 16'

PROJECT NUMBER: 223120

**Summerlinn
 Building TI -
 Roll Up Door**
 1750 BLANKENSHIP RD.,
 SUITE 130 & 140,
 WEST LINN, OR 97068

SHEET TITLE:
**SITE PLAN,
 ENLARGED PLAN,
 ELEVATION**

DRAWN BY: DLA
 DATE ISSUED:
 DEVELOPMENT REVIEW 06.XX.2023

SHEET: **DR-01**
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