

DEVELOPMENT REVIEW APPLICATION

For Office Use Only			
STAFF CONTACT	Chris Myers	PROJECT No(s).	DR-20-06
			PRE-APPLICATION NO. PA-20-04
NON-REFUNDABLE FEE(S)	\$2,100	REFUNDABLE DEPOSIT(S)	TOTAL \$2,100.00

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: 2130 8TH COURT, WEST LINN OR 97068	Assessor's Map No.: 21E35D
	Tax Lot(s): 21E35D 00902
	Total Land Area: 0.56 acres

Brief Description of Proposal: MEDICAL OFFICE TI FOR AN EXISTING COMMERCIAL BUILDING. PROPOSAL TO INCLUDE INFILLING OF 2 EXTERIOR DOORS, WHICH WILL BE COVERED WITH EXISTING SIDING MATERIALS AND COLORS TO MATCH.

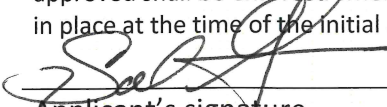
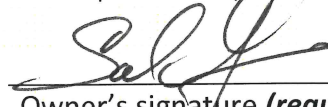
Applicant Name: SAMUEL GROSZ <small>(please print)</small> Address: City State Zip:	Phone: Email:
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Owner Name (required): 8 TH COURT PROPERTIES LLC <small>(please print)</small> Address: 1 SW COLUMBIA ST, SUITE 1800 City State Zip: Portland, OR 97204	Phone: (503) 676-3800 Email: 8thcourt@gmail.com
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Consultant Name: JOHNSON OAKLIEF ARCHITECTURE AND PLANNING, LLC <small>(please print)</small> Address: 2124 3RD AVE, SUITE 200 City State Zip: Seattle, WA 98121	Phone: (206) 448-7580 Email: mvillaran@j-arch.com
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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 decision may be reversed on appeal. No permit will be in effect until the appeal period has expired.
4. **One complete hard-copy set of application materials must be submitted with this application.**
One complete digital set of application materials must also be submitted electronically in PDF format.
If large sets of plans are required in application please submit one set.

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	7/23/2020 Date	 _____ Owner's signature (required)	7/23/2020 Date
for 8 th Court Properties, LLC			

8th COURT TENANT IMPROVEMENT
Class I Design Review
July 22nd, 2020

APPLICATION SUMMARY

A Pre-Application conference was held on July 16, 2020, in anticipation of a Class I Design Review for tenant improvements of an existing commercial building for a new medical office. The scope of exterior tenant improvements includes infilling of 2 doors with exterior wall that will match existing siding materials and colors, and new exterior building signs. The infilling of the doors will increase the floor area of the building by less than 5%.

GENERAL INFORMATION

Location:

2130 8th Court, West Linn OR 97068

Comprehensive Plan and Zoning Designations:

The comprehensive Plan designation is commercial, and it is currently zone as commercial (GC).

Project Contacts:

Samuel Grosz – Owner representative
8th Court Properties, LLC
1 SW Columbia St., Suite 1800
Portland, OR 97204

Phone: (503) 676-3800
Email: 8thcourt@gmail.com

Mirta Villaran – Project Architect
Johnson Oaklief Architecture and Planning, LLC
2124 3rd Ave., Suite 200
Seattle, WA 98121

Phone: (206) 448-7580
Cell: (206) 719-2637
Email: mvillaran@j-arch.com

BACKGROUND INFORMATION

Site Description:

This site is located between 8th Court and War Veterans Memorial Freeway (I-205). It is comprised of about 0.56 acres, which is covered with various landscape and impervious surface. Presently, it contains a 5,429 sq. ft. commercial building, of which 1,246 sq. ft. is occupied by a coffee shop (“Willamette Coffee House”) and the remaining 4,183 sq. ft. is vacant. (This vacant space was most recently occupied a hair salon and a retail shop.)

Existing parking is located in the West, North and East sides of the building, which total 23 parking spaces.

Vicinity Information:

All the surrounding properties are designated commercial in the Comprehensive Plan under GC zoning.

The site is less than ¼ mile from a Tri-Met bus stop located at 10th St and 8th Ct, in fact it is less than 400ft. (Tri-Met Stop ID: 9296) Tri-Met provides regular bus service along Willamette Falls Dr. and 10th St., which are transit corridors.



PROPOSED SCOPE OF WORK

The proposed project is a tenant improvement of an existing commercial building for a medical office. This will include a reconfiguration of the interspace by demolition and construction of interior walls to make the space suitable for the proposed medical office. Two small existing exterior doors and their recessed alcoves will be demolished and in-filled with new walls, finished with siding materials and colors the existing exterior walls. The infilling of the alcoves will result in an additional 76 sq. ft. of floor area. The two main entrances on the South side of the building will remain and will function as the buildings primary entrances.

After the proposed tenant improvements are completed, the medical office will occupy all of the now existing vacant space and the additional 76 sq. ft. created by infilling of the doors, resulting in a total area of 4,259 sq. ft. for the proposed medical office. The proposed medical office and existing coffee shop would occupy 100% of the building.

Two new signages will be installed: one on the South wall and one above of the main entrance diagonal at the facia of the SE corner of the building. Additionally, the existing sign on the North facia of the building will be replaced with a new sign.

CRITERIA FOR APPROVAL

The following chapters of the West Linn Community Development Code (CDC) apply to this application:

Chapter 19. Section 19.030 Permitted uses in Zone GC (General Commercial)

Medical and Dental Services are permitted outright in this zone, under CDC 19.030.19. The proposed medical outpatient clinic will meet the requirements of this subsection. See also, CDC 02.030.

Chapter 19. Section 19.090 Other Development Standards

Chapter 52 will be observed when applying for signage permits. CDC 19.090.9.

Chapter 46. Section 46.080 Computation of Required Parking Spaces

Where several uses occupy a single structure and share a common parking area, the total off-street parking spaces shall be the sum of the requirements of the several uses, computed separately. CDC 46.080.A. The proposed medical use and coffee shop use will each calculated their respective parking requirements and then the total required spaces shall be provided on the site. However, “[o]n-street parking along the immediate property frontage(s) may be counted toward the minimum parking requirement with approval from the City Engineer.” CDC 46.080.E.

Fractional space requirements shall be counted as a whole space. CDC 46.080.D.

Chapter 46. Section 46.090.C Minimum Off-street Parking Space Requirements: Commercial

- Take out (coffee shop): 1 space per every 200 square feet, CDC 46.090.C.1.a.
- Medical/dental clinics: 1 space per every 250 square feet, CDC 46.090.C.6.

Table 1. Parking Requirements				
	Gross Floor Area	Parking Spaces Required per Sq. Ft.	Required Parking Spaces	10% Reduction of Parking Spaces
Medical Office	4,259	250	17.04	15.34
Take Out	1,246	200	6.23	5.61
<i>Total</i>			23.27	20.95
Total, Rounded up			24	21

Currently, the site contains 23 off-street parking spaces, one space less than the base calculation of 24. However, the site can easily meet its parking requirements in one of three ways: i) a 10% reduction in off-street parking for sites within ¼ of a transit corridor; ii) Directors discretion to reduce by up to 10%; or iii) a credit for on-street parking adjacent to the site.

Reductions to Off-street Parking for Sites Near Transit Corridors: CDC 46.090.G. provides that “[a]n applicant may reduce parking up to 10 percent for development sites within one-quarter mile of a transit corridor” The site is located less than one-quarter mile of a transit corridor on 10th St. and on Willamette Falls Dr., respectively. Therefore, the applicant may reduce its parking by up to 10% – or 3 parking spaces. See, Table 1. Currently, the site provides 23 parking spaces, which allows it meet and exceed the reduced parking requirements by 2 parking spaces.

Directors Discretion to Reduce Off-Street Parking: Alternatively, under CDC 55.170 B.1, the Planning Director may make a minor exception to reduce the required off-street parking requirements by no more than 10%. If the Director determined that CDC 46.090.G did not apply to this application, the Applicant requests that the Planning Director exercise his discretion by reducing the off-street parking requirement by one parking space, well within his discretion of up to 3 parking spaces. See, Table 1. This discretion would allow the applicant to meet its off-street parking requirement.

On-Street Parking Credited to Off-Street Parking Requirements: Alternatively, under CDC 46.080.E, “[o]n-street parking along the immediate property frontage(s) may be counted toward the minimum parking requirement with approval from the City Engineer.” The site has street frontage along 8th Ct. The Applicant request that the City Engineer approve at least one parking space on 8th Ct., adjacent to the building, which would allow the Applicant to meet its parking requirement of 24 parking spaces by counting the on-street parking. The Applicant will note that the vehicles are currently using on-street parking along the portion of 8th Ct. adjacent to the site, and other nearby portions of 8th Ct.

Summary: The base off-street parking requirements facially show that the current off-street parking provided by the site is lacking one parking space due to rounding up of a 0.27 required parking space. See, Table 1. However, the Applicant demonstrates that the CDC affords it the right to reduce the required parking spaces by up to 10% or 3 parking spaces because it is within ¼ of a transit corridor. Alternatively, the Applicant requests the Director exercise his discretion to grant a minor exception by reducing the parking requirements by less than 10%; or request the City Engineer to approve at least one on-street parking space on 8th Ct. Any one of the options allows the Applicant to meet its off-street parking requirements.

Chapter 55. Section 55.020 Classes of Design Review

A Class I Design Review is required for the addition or reduction of less than 5% of total square footage of a commercial building. CDC 55.020.A.3.

The existing building totals 5,429 sq. ft. The proposed tenant improvements will add 79 sq. ft. to the building, for a total proposed building area of 5,505 sq. ft. The proposed tenant improvements will add 1.40% of total square footage to the existing building. Therefore, a Class I Design Review is required since the additional proposed square footage is less than 5% of the building’s total square footage.

CONCLUSION

The Applicant has demonstrated how the proposed tenant improvements for a medical clinic, including a minor exterior modification and addition to the building area, satisfies the relevant chapters of the CDC, therefore the Applicant requests the City to approve its proposal.

PROJECT INFORMATION:

DESCRIPTION: Medical office tenant improvement for an existing commercial building. Proposal to include infilling of 2 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

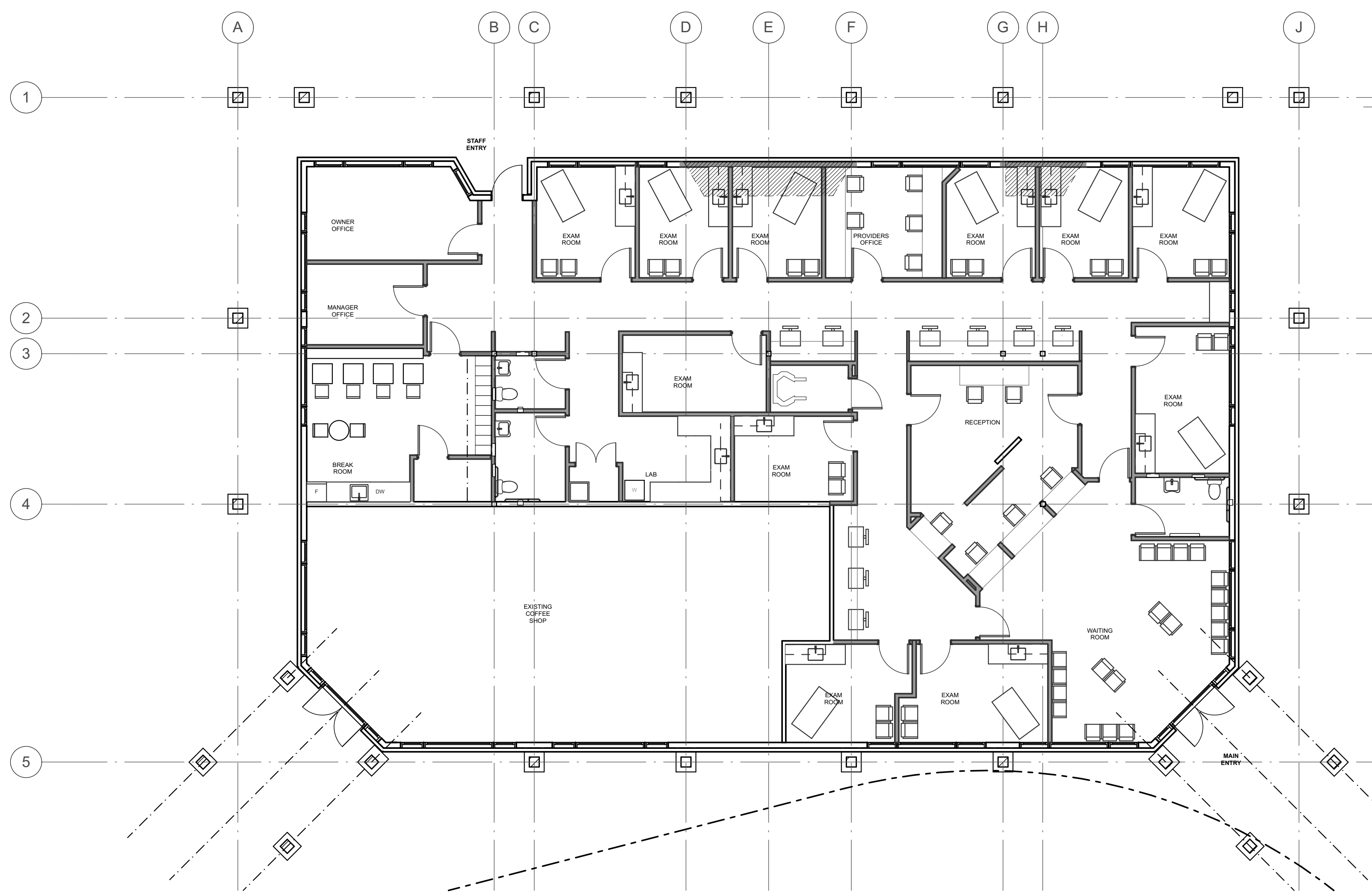
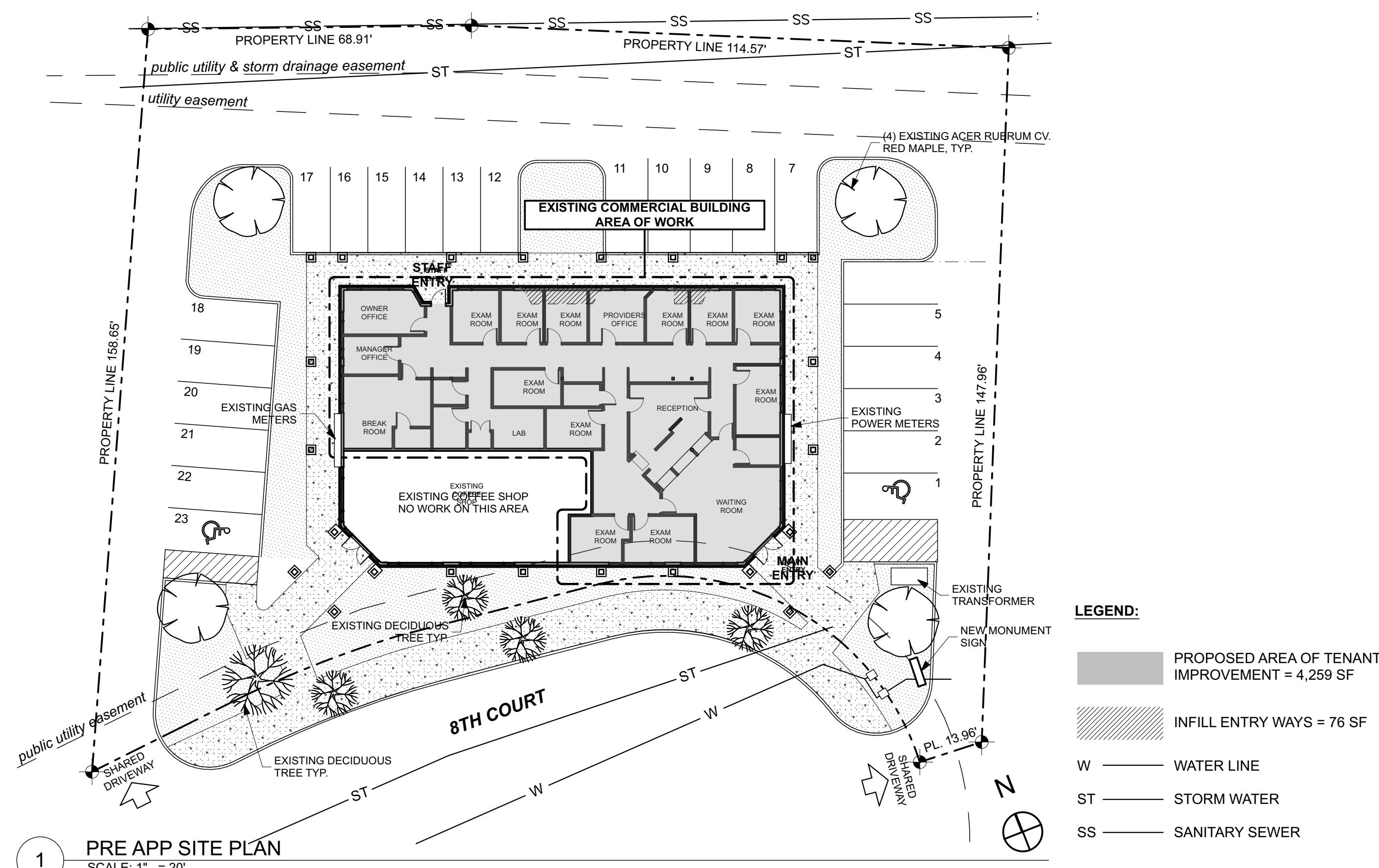
PARCEL #: 01680354

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

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

CONTACT: SAMUEL GROSZ
samuel@samuelandavidlaw.com

CONTACT: MIRTA VILLARAN
mvillaran@j-arch.com



NO.	DESCRIPTION	DATE
REVISIONS		
PROJECT NO:	2020.03	
DATE:	06/02/20	
DRAWN BY:	MV	
APPROVAL:	SJ	

8TH COURT TI

2130 8th Court
West Linn, OR 97068

SITE PLAN

DESIGN REVIEW CLASS I

SHEET NO:
A-1.0

NO.	DESCRIPTION	DATE
REVISIONS		
PROJECT NO.	2020.03	
DATE:	06/02/20	
DRAWN BY:	MV	
APPROVAL:	SJ	

8TH COURT TI

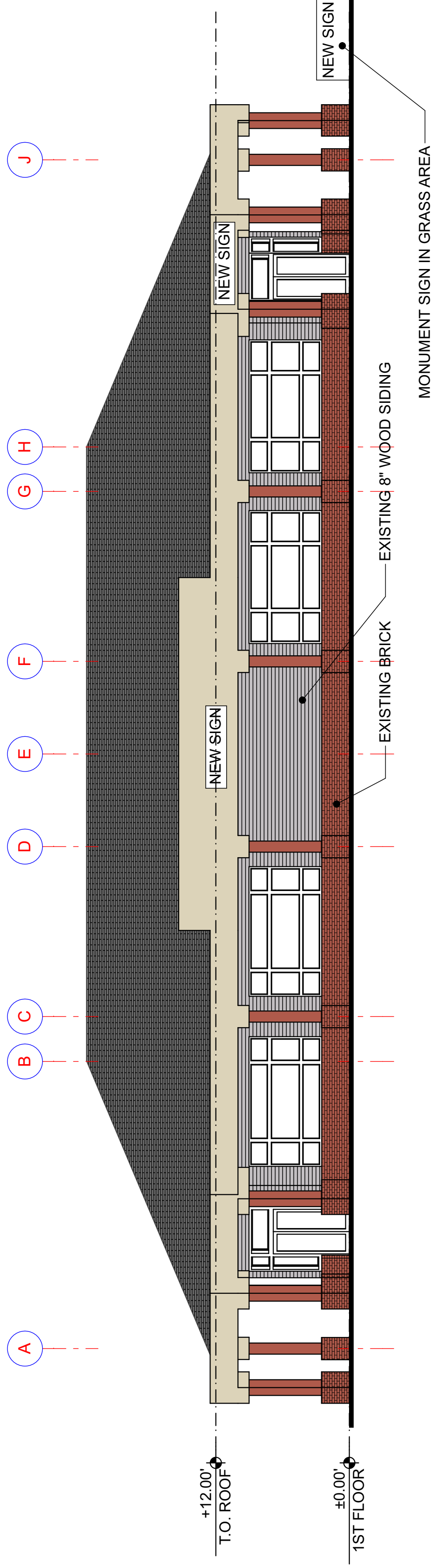
2130 8th Court
West Linn, OR 97068

ELEVATIONS

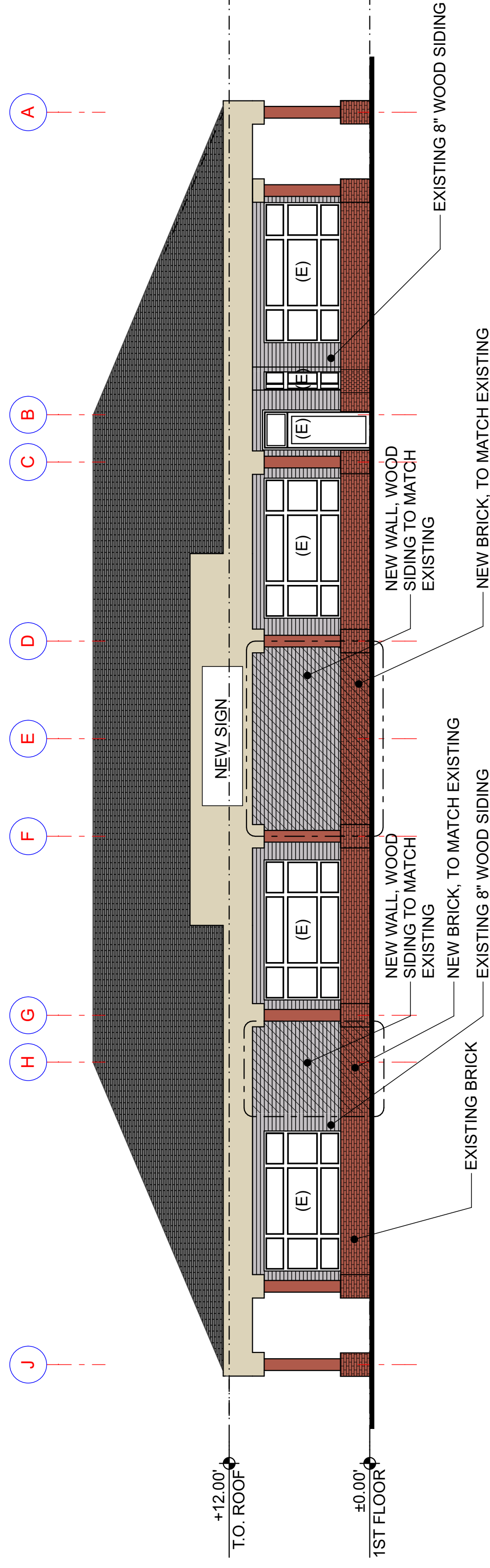
DESIGN REVIEW CLASS I

SHEET NO:

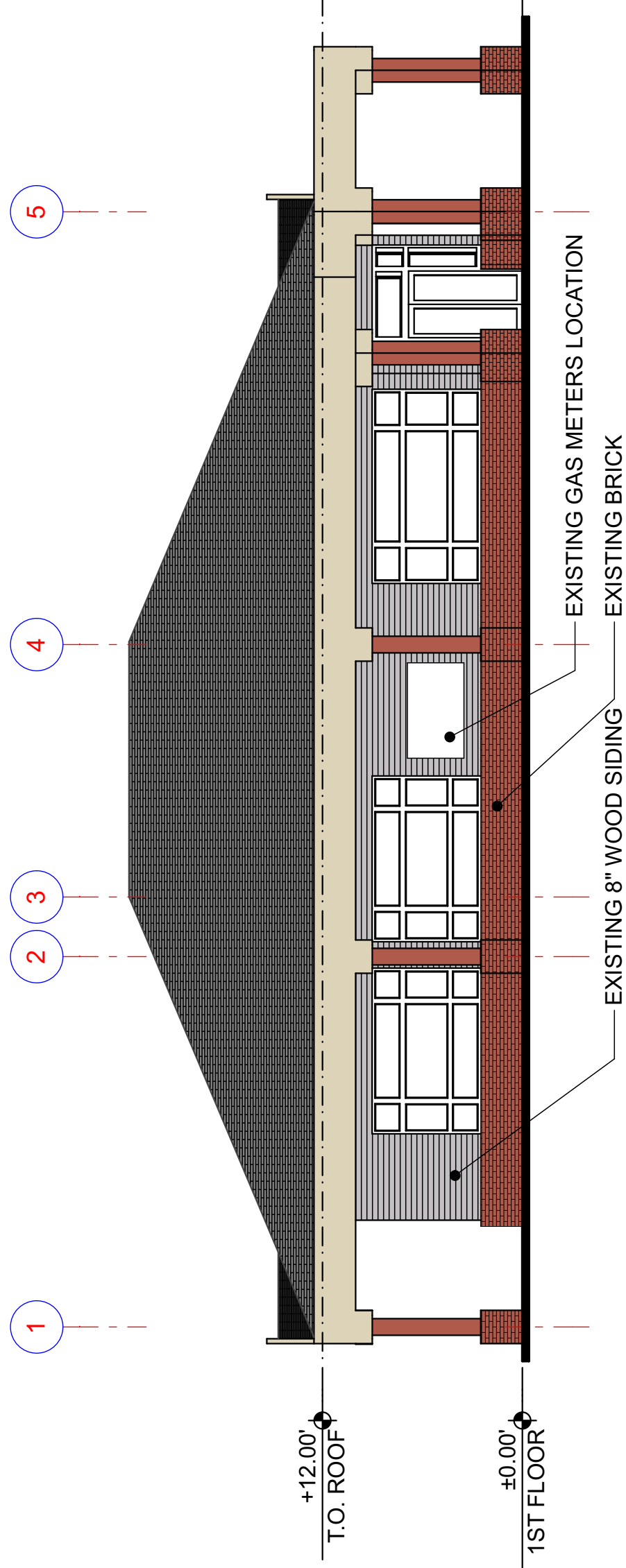
A-2.0



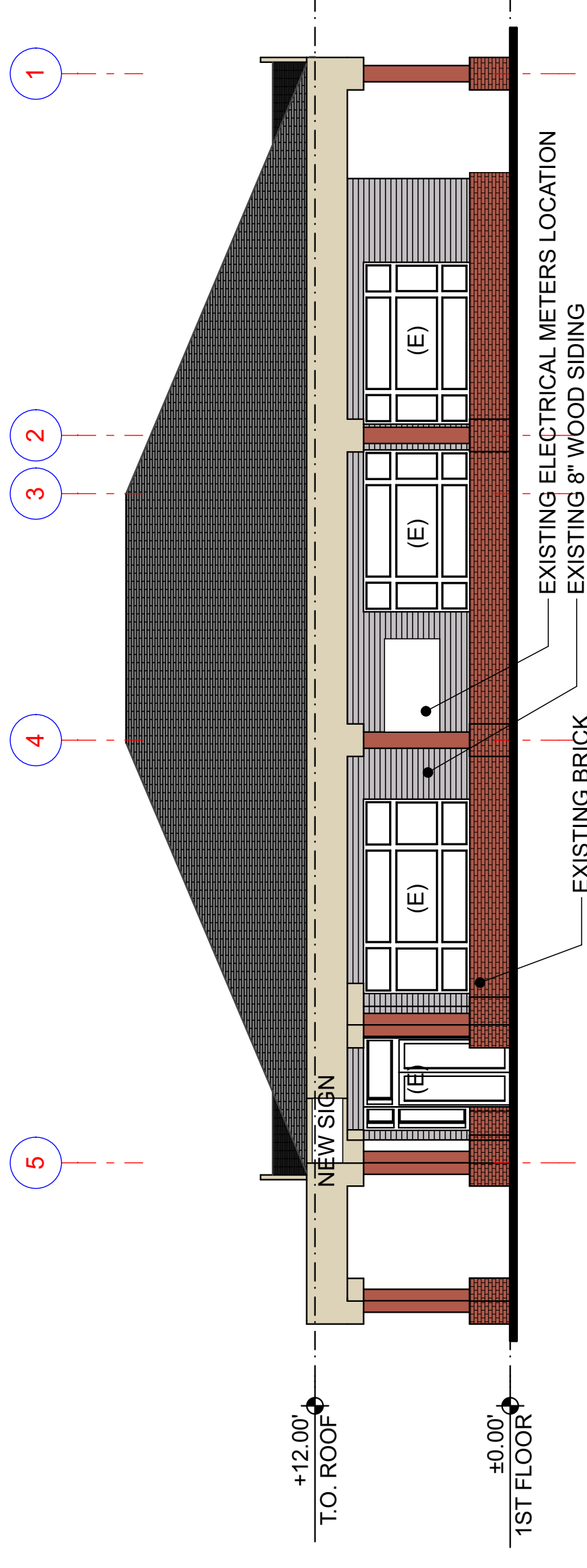
1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



3 WEST ELEVATION
SCALE: 1/8" = 1'-0"



4 EAST ELEVATION
SCALE: 1/8" = 1'-0"