

Attachment No. PC 2

Project Description

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Newport-Birch Holdings, LLC

Management Office:

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Date: 13 May 2026

RE: 20071 SW Birch Street

Project Description:

The proposed project site at 20071 Birch St., is a vacant lot located southwest of Bristol Street. The site area is 38,312 ft.² and is located in the SP7 zoning area. The zoning allows an FAR of 50% and site coverage of 40%.

The proposed project is a two-story 19,156 square feet medical office building over on-grade parking. The total number of provided parking stalls is 89, including 5 ADA, 11 EV stalls and one drop-off/ shared mobility stall. The building tenancy will include various outpatient medical service providers.

The building lobby will have an open staircase, 2 elevators and will be secured after business hours. One of the 2 elevators will be gurney size. The building will have open balconies and walkways and will enjoy some of the views to the south-west over the adjacent office building's parking lot. Building construction will be poured- in-place concrete, type II- fire sprinklered.

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