



City of Portland, Oregon

Bureau of Development Services Land Use Services

FROM CONCEPT TO CONSTRUCTION

Charlie Hales, Mayor Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868 www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: March 12, 2013, 10:30 am – 12:00 pm

Location: 1900 SW 4th Avenue, 4th Floor, Room 4a

File Number: EA 13-115903

Proposal and Property Information

Location: 12518 NE Airport Way

Proposal: Pre-Application Conference for a Type III Conditional Use review to

allow the expansion of an existing medical office use from 6,840 square

feet to 10,419 square feet on a site located in an IG2 zone. The expansion will occur within the existing building. A previous Conditional

Use review (LUR 01-00714 CU/LU 01-008111 CU) approved the establishment of 5,340 square feet of office use, with a 2012 building permit allowing an additional 1,500 square feet (11-188327 CO). A Type III Conditional Use review is required as the amount of office space is

increasing by more than 10 percent.

Land Use Reviews Expected: Type III Conditional Use Review

Site Zoning: IG2hx Columbia South Shore Plan District (Industrial Business

Opportunity Subdistrict)

Tax Account Number(s): R271767, R271768

Contacts

Applicant: Kristie Boegler, Tritek Construction, 925-413-4506

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Argay, contact Troy Palmquist at 503-256-5445

District Coalition: East Portland Neighborhood Office (EPNO), contact Richard Bixby at

503-823-4550

Business District: Parkrose Business Association, Wayne Stoll at 503-284-1921

Columbia Corridor Association, Peter Livingston at 503-796-2892

Neighborhood within 1,000 feet: Parkrose Neighborhood Assoc., contact EPNO at 503-823-4550

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

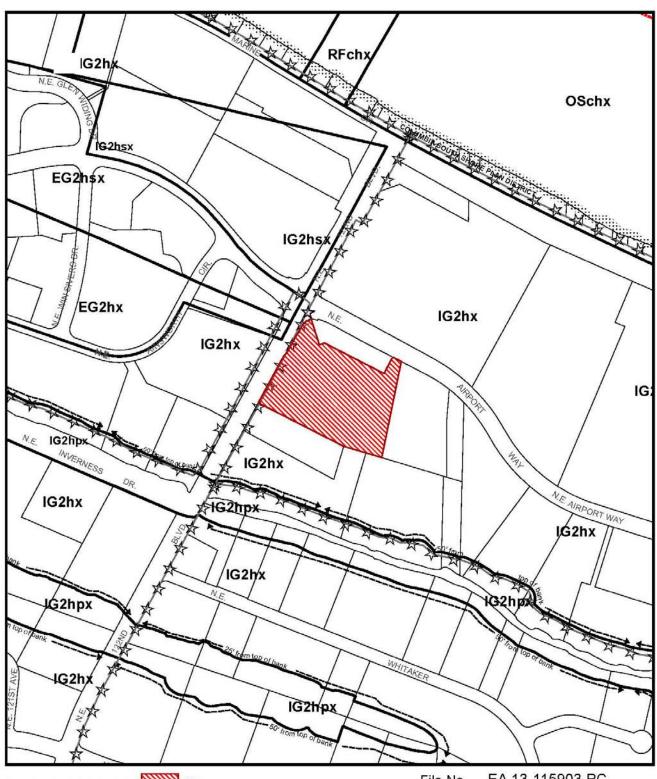
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

When is a Pre-Application Conference required?

A Pre-Application Conference is required prior to submittal of all Type III and Type IV Land Use Reviews.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING Site



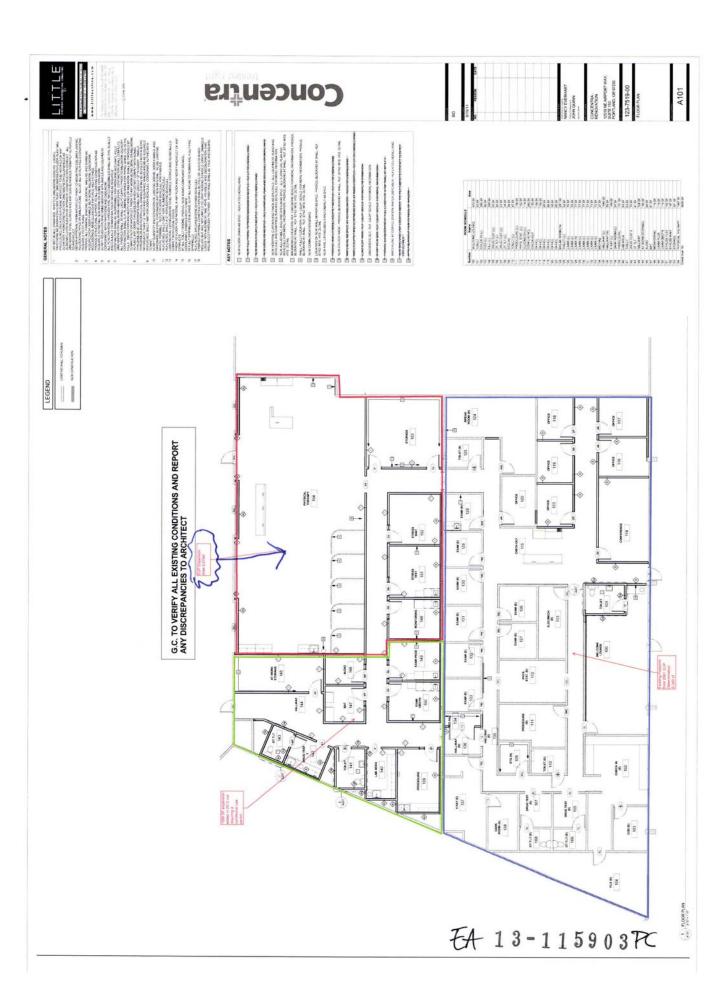
EA 13-115903 PC File No. 2443 1/4 Section

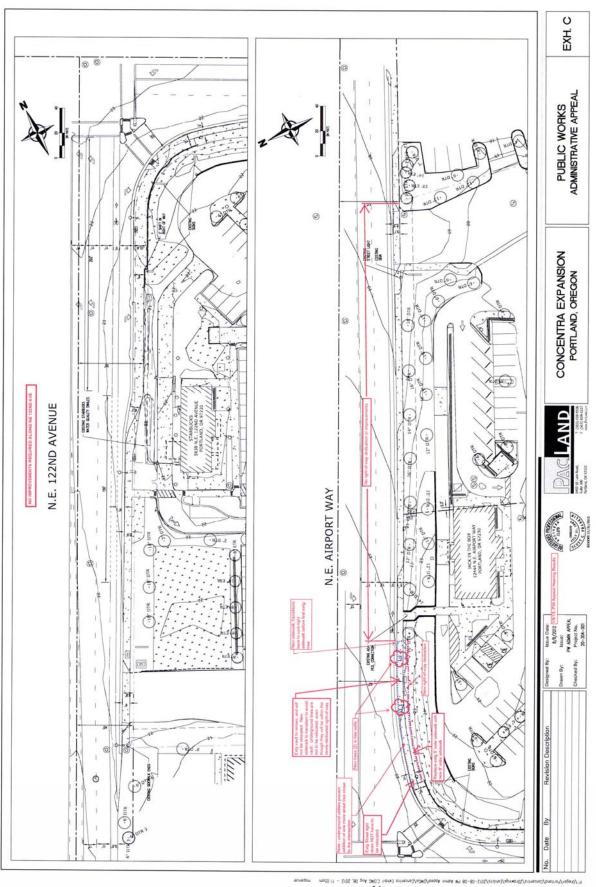
1 inch = 400 feet Scale 1N2E14C 1100 State_Id . (Feb 14,2013)

Exhibit.



This site lies within the: COLUMBIA SOUTH SHORE PLAN DISTRICT SOUTHERN INDUSTRIAL SUB DISTRICT





EA 13-115903PC