



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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: October 25, 2016 at 10:30A
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 16-246014

Proposal and Property Information

Location: 5615 SW HOOD AVE
Proposal: A Pre-application conference to discuss a new mixed-use building. There will be office and retail on the ground floor and office space above. Ten below grade parking spaces are proposed. Project includes a rooftop penthouse, a deck, and a green roof.
Land Use Reviews Expected: Type III Design Review
Site Zoning: CS (Storefront Commercial, Chapter 33.130 of the Portland Zoning Code), "d" (Design Overlay, 33.420), Macadam Plan District, (33.550)
Tax Account Number(s): R173299

Contacts

Applicant: Terry Amundson, Koble Creative Architecture, (503) 539-4300
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: South Portland NA., contact Jim Gardner at 503-227-2096.
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
Business District: South Portland Business Association, contact Kevin Countryman at 503-750-2984.

Neighborhood within 1,000 feet:

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.

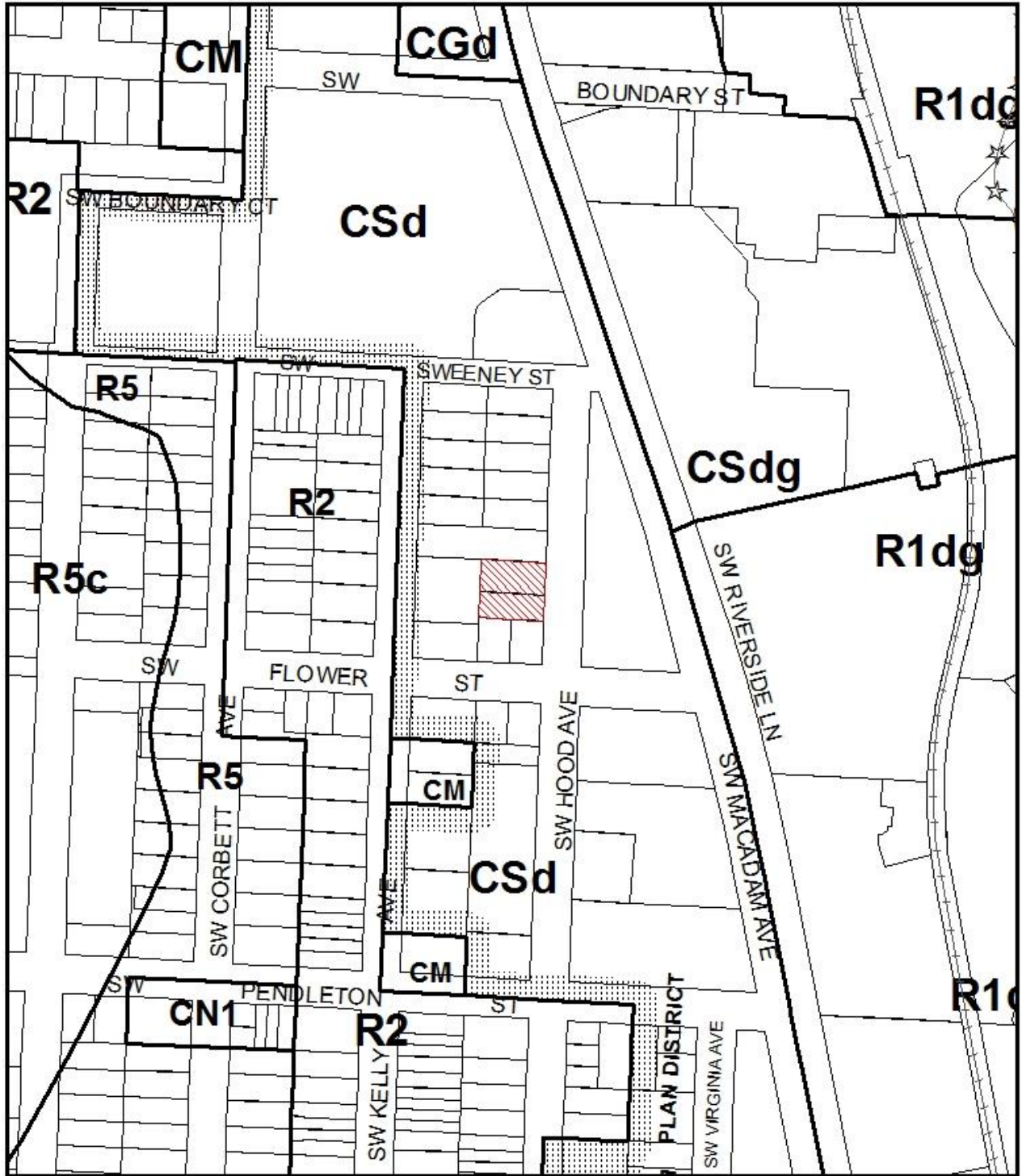
What is the purpose of the Pre-Application Conference?

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



This site lies within the:
MACADAM PLAN DISTRICT

-  Site
-  Recreational Trails

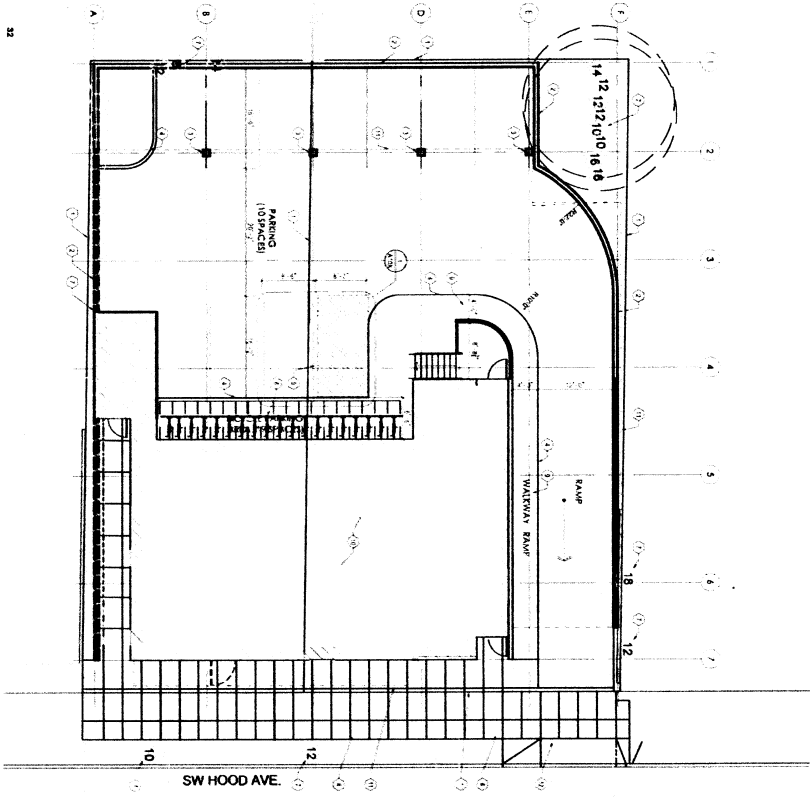
File No.	EA 16-246014 PC
1/4 Section	3629
Scale	1 inch = 200 feet
State_Id	1S1E15CA 400
Exhibit	B (Sep 26, 2016)

/KOBIA/CREATIVE

HOODWORKS
5621 SOUTHWEST HOOD AVE.
PORTLAND, OR 97239

PRE-APP CONFERENCE
SEPTEMBER 19, 2016

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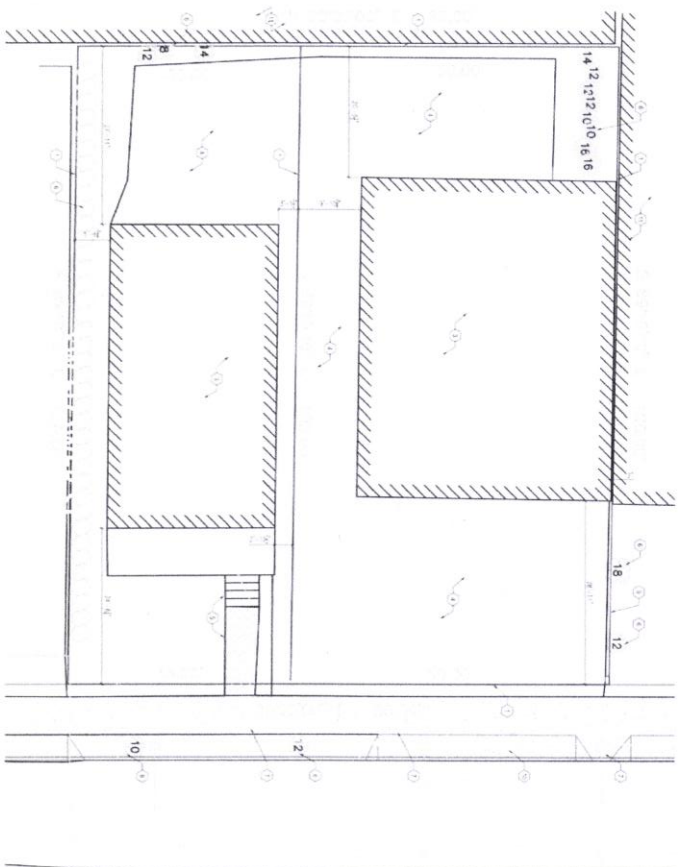


SITE PLAN - SCALE: 1/16" = 1'-0"

GENERAL NOTES

KEY NOTES

- 1) EXISTING LOT LINE
- 2) EXISTING WALL
- 3) EXISTING CURB
- 4) EXISTING SIDEWALK
- 5) EXISTING DRIVE
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