



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Ted Wheeler, Mayor
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: January 16, 2019 at 1pm
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 18-281680

Proposal and Property Information

Location: SE 96th & Main
Proposal: A Pre-Application Conference to discuss construction of a new medial office building and surface parking lot for Adventist Medical Center. 374 parking spaces are proposed with access from SE Main and SE 100th and exit only onto SE 96th. The proposed building is 116,000 square feet in floor area.
Land Use Reviews Expected: Type III Design Review
Site Zoning: EX (Central Employment, Chapter 33.140 of the Portland Zoning code), Gateway Plan District (Chapter 33.526 of the Portland Zoning Code)
Tax Account Number(s): R332431, R332448

Contacts

Applicant: Tyler Carlson, CLARK/KJOS ARCHITECTS, LLC, (503) 206-3821
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Hazelwood, contact Arlene Kimura at 503-252-9429.
District Coalition: East Portland Community Office, contact Victor Salinas at 503-823-6694.
Business District: Gateway Area Business Association, contact at info@gabanet.com
Neighborhood within 1,000 feet: Hazelwood, contact Arlene Kimura at 503-252-9429., Montavilla, contact Land Use Chair at hello@montavillapdx.org

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.

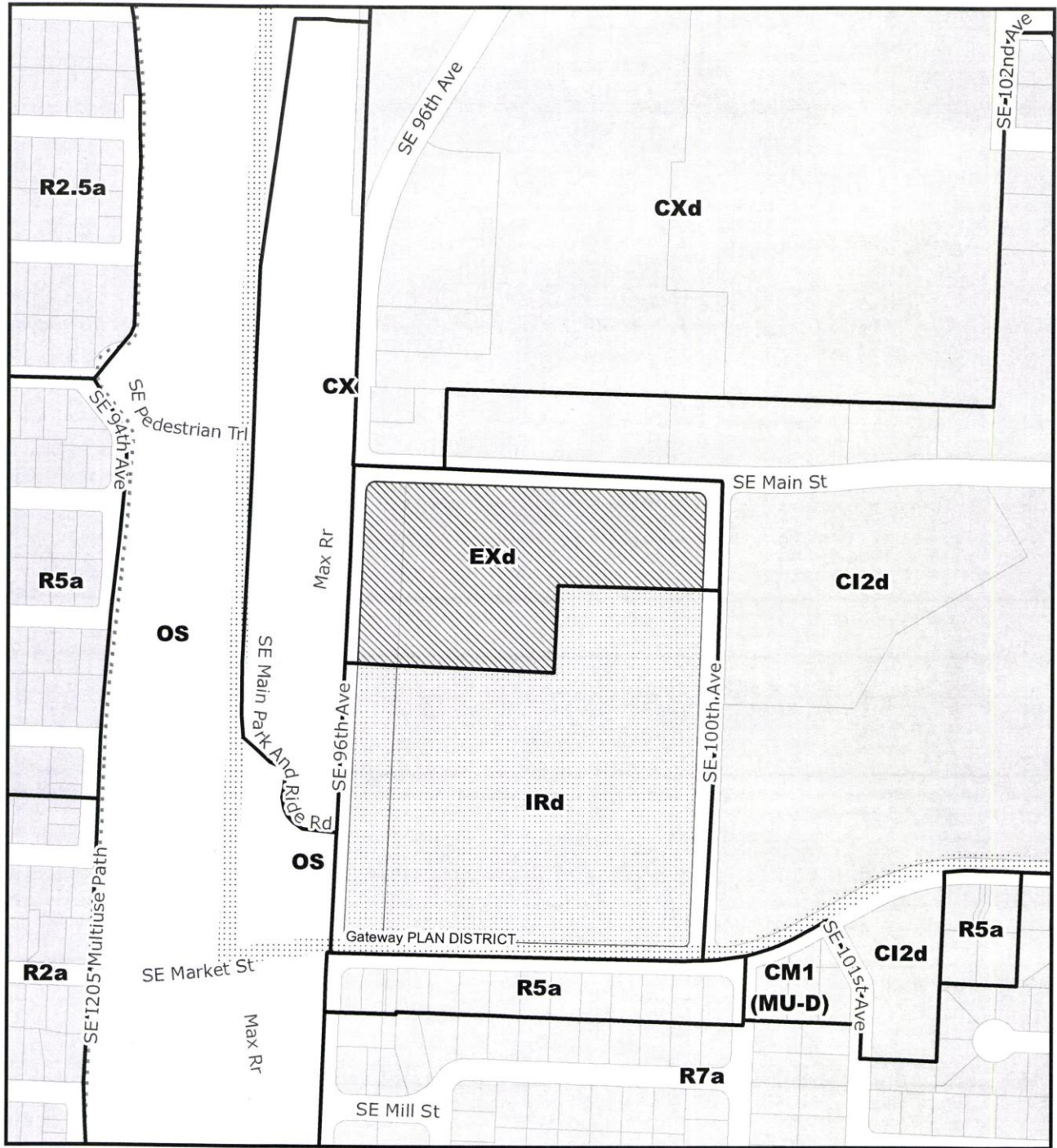
What is the purpose of the Pre-Application Conference?

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).



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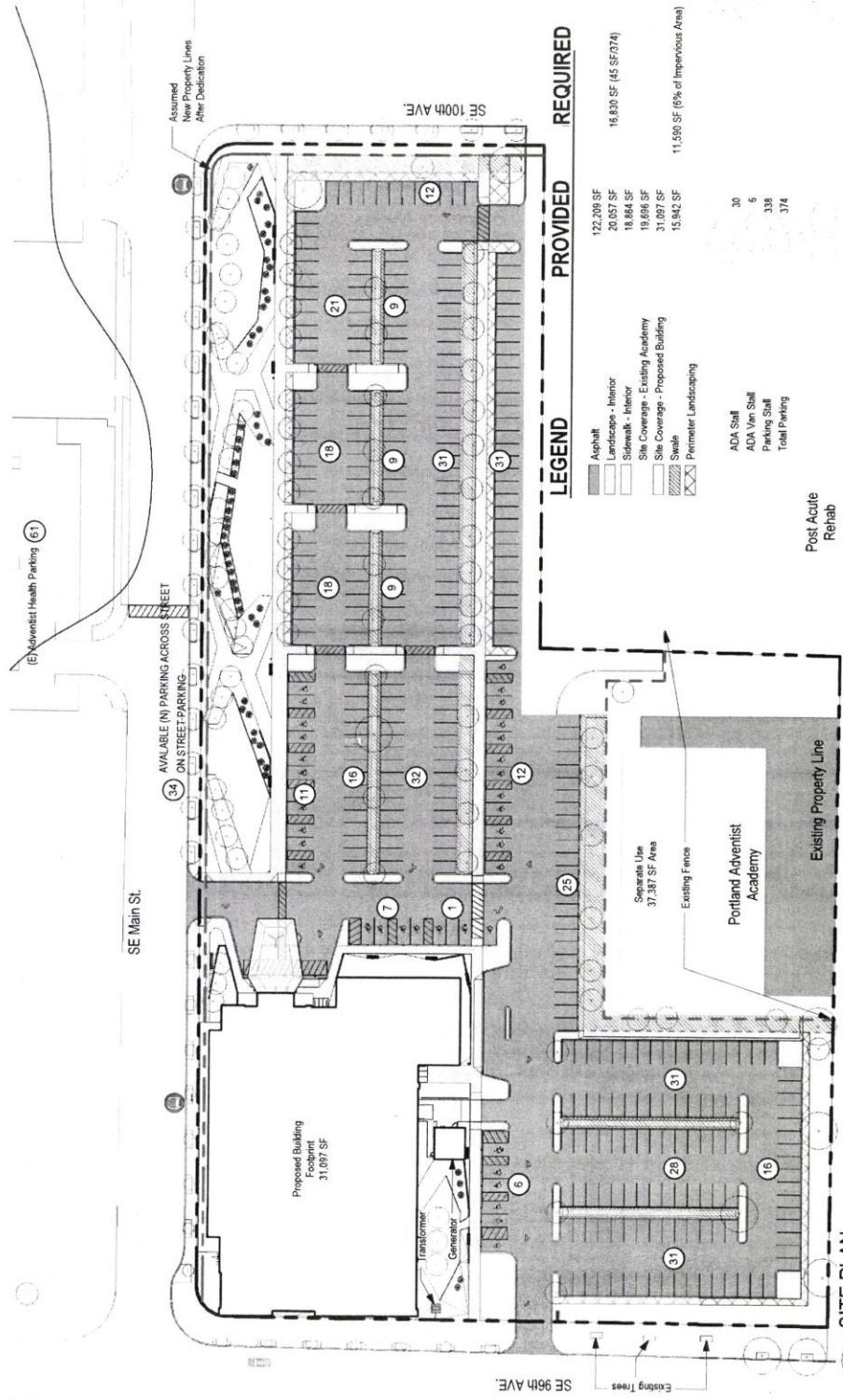


THIS SITE LIES WITHIN THE:
GATEWAY PLAN DISTRICT

-  Site
-  Also Owned Parcels
-  Recreational Trails

File No. EA 18-281680 PC
 1/4 Section 3140
 Scale 1 inch = 300 feet
 State ID 1S2E04A 2501

Dec 27, 2018



LEGEND	PROVIDED	REQUIRED
Asphalt	122,208 SF	
Landscapes - Interior	20,057 SF	16,830 SF (45 SF/374)
Sidewalk - Interior	18,864 SF	
Site Coverage - Existing Academy	18,696 SF	
Site Coverage - Proposed Building	31,097 SF	
Swale	15,942 SF	11,590 SF (6% of Impervious Area)
Perimeter Landscaping		
ADA Stall	30	
ADA Van Stall	6	
Parking Stall	338	
Total Parking	374	

SD2.00C 1" = 60'-0"

SD2.00C SITE - PARKING
 Med/Craft MOB
 Med/Craft MOB

12.21.2018 | 11:03:15 | 10.2018
CLARK K JOS

EA 18-281680 PC