



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

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Notice of a Pre-Application Conference

Time and Date: 08/16/2022 at 10:30AM

Location: This will be a virtual meeting held on Microsoft Teams. If you would like an invitation, please contact the Pre-Application Conference Coordinator, Matt Wickstrom at matt.wickstrom@portlandoregon.gov or 503-865-6513.

File Number: EA 22-164202

Proposal and Property Information

Location: 1715 NW 26TH AVE

Proposal: An optional Pre-Application Conference to discuss the remodel of an existing building used by a nonprofit operator, Friendly House. The renovation will allow full day pre-school programs with an expanded number of children. The project will include demolition of an existing garage and a new elevator at the SW corner to provide an accessible entrance into the building, as well as additional restrooms and minor structural repair. No new parking is proposed.

Land Use Reviews Expected: None

Site Zoning: RM1 (Residential Multi-Dwelling 1)

Tax Account Number(s): R111157

Contacts

Applicant: Mike Coyle, Faster Permits, 503-680-5497

Jonathan Dunn, Woodblock Architecture, 503-889-0604

Conference Coordinator: Matt Wickstrom, matt.wickstrom@portlandoregon.gov, 503-865-6513

Neighborhood Association: Northwest District, contact Greg Theisen at planningchair@northwestdistrictassociation.org

District Coalition: Neighbors West/Northwest, contact Darlene Urban Garrett at darlene@nwnw.org

Business District: Nob Hill, contact at nobhillportland@gmail.com.

Neighborhood within 1,000 feet: NONE

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.

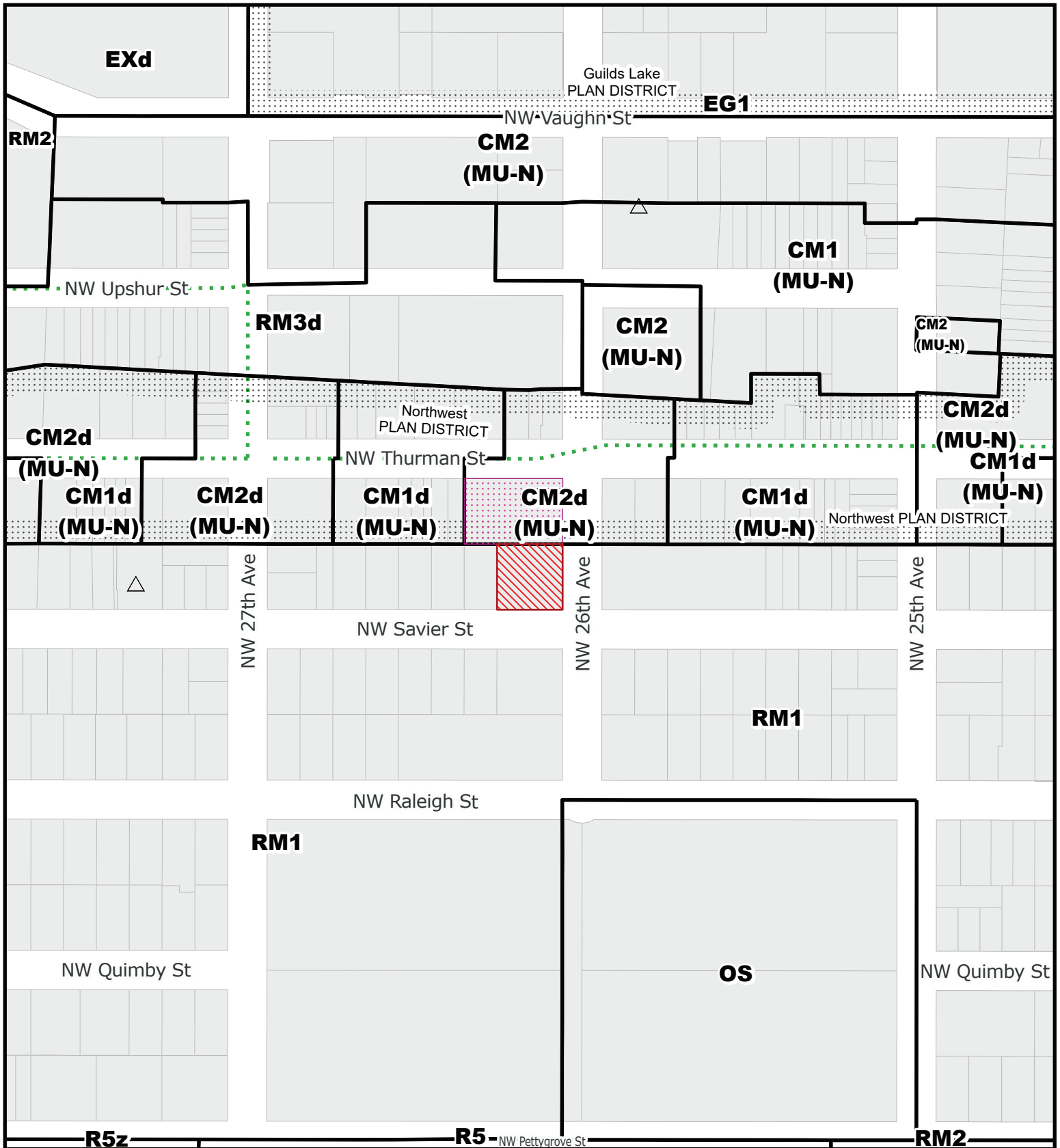
What is the purpose of the Pre-Application Conference?

The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend (please see instructions under Location above), 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).

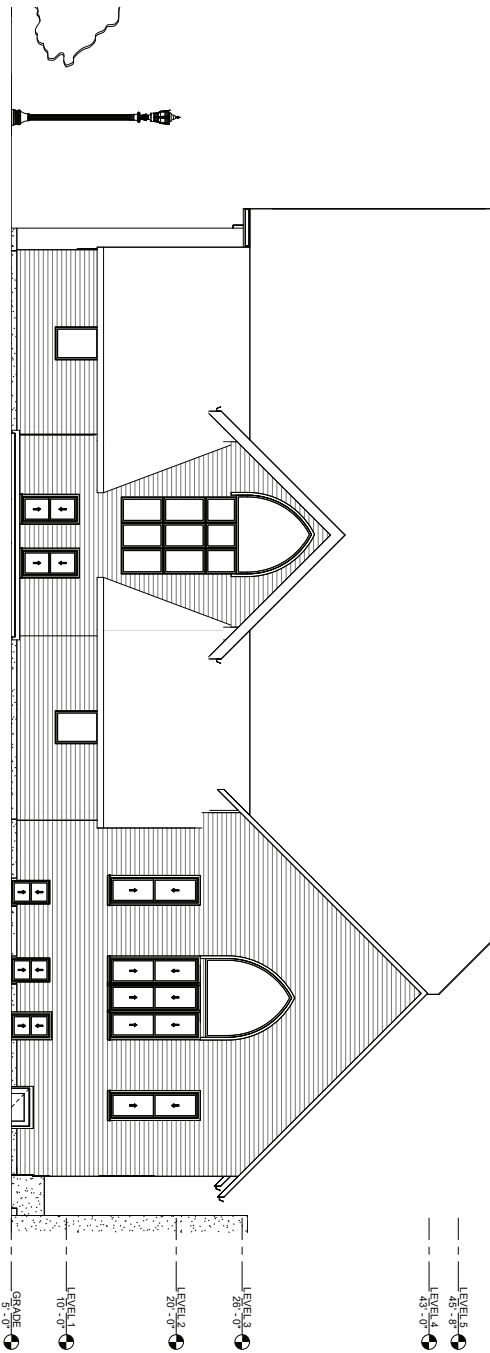


For Zoning Code in effect Post August 1, 2021

ZONING

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Recreational Trails

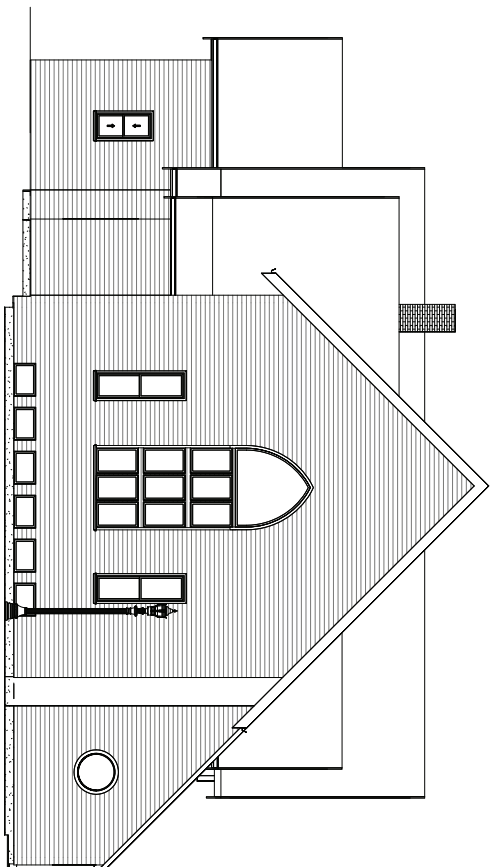
File No.	<u>EA 22 - 164202 PC</u>
1/4 Section	<u>2826</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E29DD 15500</u>
Exhibit	<u>B Jul 20, 2022</u>



EXTERIOR EAST - PROPOSED

SCALE: 3/16" = 1'-0"

- LEVEL 5
45'-8" ⬇
- LEVEL 4
43'-0" ⬇
- GRADE
3'-0" ⬇



EXTERIOR SOUTH - PROPOSED

SCALE: 3/16" = 1'-0"

- LEVEL 5
45'-8" ⬇
- LEVEL 4
43'-0" ⬇
- GRADE
3'-0" ⬇
- LEVEL 3
28'-0" ⬇
- LEVEL 2
20'-0" ⬇
- LEVEL 1
10'-0" ⬇
- GRADE
5'-0" ⬇

GENERAL FIRE LIFE SAFETY CODE NOTES

1. IF THE SPRINKLERS ARE THROUGHOUT
2. BALCONY EACH CLASSROOM DOES NOT
3. IF THERE ARE MORE THAN 40 CHILDREN
4. 2 EGRESS ARE REQUIRED

SCOPE NOTES FOR PROPOSED PLAN

1. DEMOLISH AND REMOVE GARAGE IN ENTIRETY
2. SELECTIVE AND ROOM CONDITION SEE PLAN
3. NEW FIRE SPRINKLER SYSTEM TO BE INSTALLED IN ENTIRETY
4. NEW FIRE SPRINKLER HEADS TO BE INSTALLED IN ENTIRETY
5. ASSUME NEW FIRE ALARM PANEL
6. NEW FIRE ALARM PANEL TO BE INSTALLED IN ENTIRETY
7. NEW FIRE ALARM PANEL TO BE INSTALLED IN ENTIRETY
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26. NEW FIRE ALARM PANEL TO BE INSTALLED IN ENTIRETY
27. NEW FIRE ALARM PANEL TO BE INSTALLED IN ENTIRETY
28. NEW FIRE ALARM PANEL TO BE INSTALLED IN ENTIRETY

JOHN THOMAS DUNN
ARCHITECT
PRE APPLICATION
Project # 2021-182

FRIENDLY HOUSE
1715 NW 26TH AVE., PORTLAND OR 97120

EXTERIOR ELEVATIONS - EAST/SOUTH
A4

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