



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

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Portland, Oregon 97201
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TTY 503-823-6868
www.portlandonline.com/bds

Notice of a Pre-Application Conference

Time and Date: December 29, 2009, 9:00 am – 10:30 am
Location: 1900 SW Fourth Avenue, Fourth Floor, Room 4a
File Number: EA 09-177489

Proposal and Property Information

Location: 1844 SW Morrison Street

Proposal: Renovations related to a new Major League Soccer franchise are proposed for PGE Park. More significant proposed alterations include a new grandstand along SE 18th Avenue, with permanent seating terraces, a below-grade restaurant, concourse, concessions and restrooms. The SW 18th Avenue elevation will feature an expanded entrance/terrace, with restrooms and concessions between. A large portion of the new seating along SW 18th Avenue will be roofed. A team retail store and ticket booth is planned for the northeast terrace area. New field lighting, scoreboards and signage will be installed. The existing service drive adjacent to the MAC club will be regraded and repaved.

Land Use Reviews Expected: Type III Design Review

Site Zoning: OSd Central City Plan District

Tax Account Number(s): R316785

Contacts

Applicant: Bill Crockett, Ellerbe Becket, 415-908-6100

Conference Coordinator: Kara Fioravanti, 503-823-5892

Neighborhood Association: Goose Hollow, contact Jerry Powell at 503-222-7173

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

Business District: Goose Hollow Business Association, contact Angela Crawford at 503-223-6376

Neighborhood within 1,000 feet: Northwest District, contact John Bradley at 503-313-7574

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.

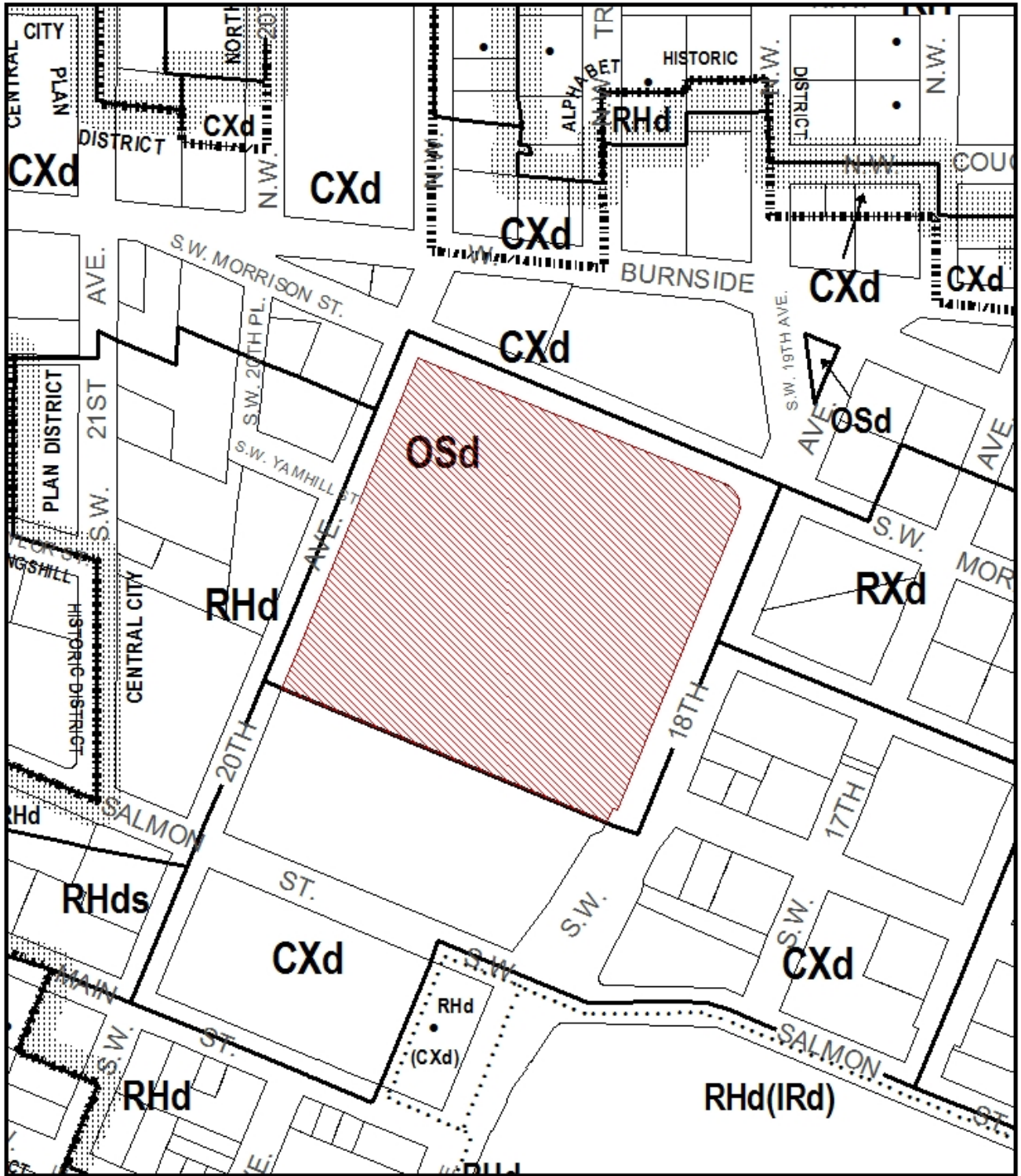
What is the purpose of the Pre-Application Conference?

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

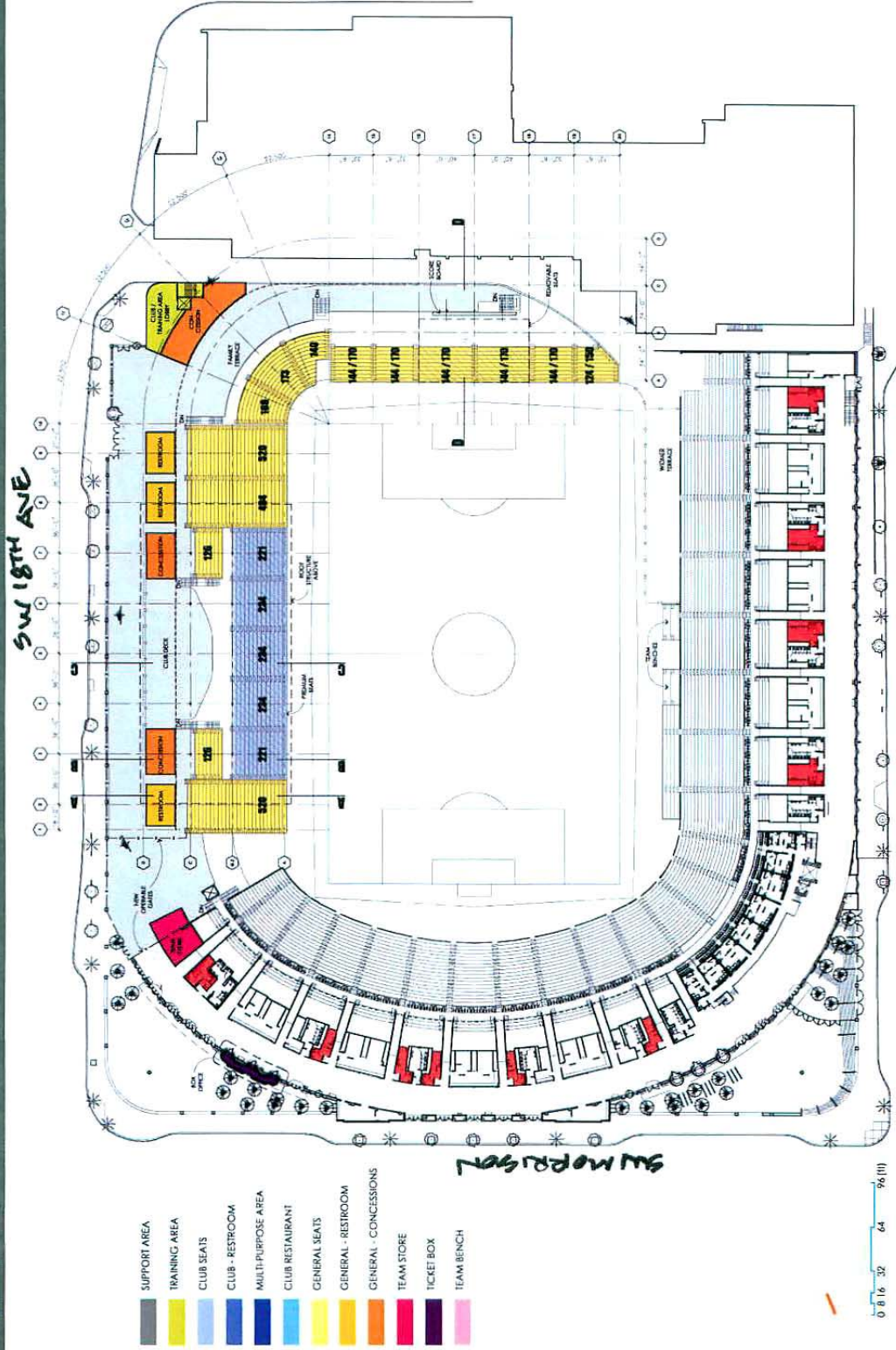


This site lies within the:
CENTRAL CITY PLAN DISTRICT

File No.	EA 09-177489 PC
1/4 Section	3027,3028
Scale	1 inch = 200 feet
State_Id	1N1E33DC 800
Exhibit	B (Dec 16,2009)

CONCEPT DESIGN

FLOOR PLANS



- SUPPORT AREA
- TRAINING AREA
- CLUB SEATS
- CLUB - RESTROOM
- MULTI-PURPOSE AREA
- CLUB RESTAURANT
- GENERAL SEATS
- GENERAL - RESTROOM
- GENERAL - CONCESSIONS
- TEAM STORE
- TICKET BOX
- TEAM BENCH

PEREGRINE SPORTS - PGE PARK RENOVATION Project No. 1701.0001.00 September 10, 2009

LEVEL 3 FLOOR PLAN - STREET LEVEL

ELLERBE BECKETT

PGE PARK RENOVATION - PORTLAND, OREGON

ELLERBE BECKETT