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

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Portland, Oregon 97201
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www.portlandonline.com/bds

Notice of a Pre-Application Conference

Time and Date: August 31, 2010, 9:00 am – 10:30 am

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

File Number: EA 10-163740

Proposal and Property Information

Location: 6125-6140 SW Boundary Street

Proposal: Pre-Application Conference for a new 42-space surface parking lot on the Cedar Sinai Park campus. The 42-space lot, to be located on the south side of SW Boundary Street, will increase the total number of parking spaces on the site to 172 spaces. Use of the 172 spaces will be for the existing nursing home, assisted living, and senior housing facilities on the campus. Because the proposal will increase the number of on-site parking spaces by more than 10 percent, a Type III Conditional Use Review is required.

Site Zoning: R10, R7, R5, R1, c, p

Tax Account Number(s): R111021, R111022, R111023, R111024, R111025, R111026, R329032, R329099, R329246, R513224

Contacts

Applicant: Justin Anderson, Mulvanny G2 Architecture, 971-998-1569
Eric Cugnart, Mulvanny G2 Architecture, 971-998-1568

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Hayhurst, contact Janet Hawkins at 503-988-3707

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592

Business District: None

Neighborhood within 1,000 feet: Bridlemile, contact Karen Tabata at 503-292-4377

General Information About Pre-Application Conferences

What is a Pre-Application Conference?

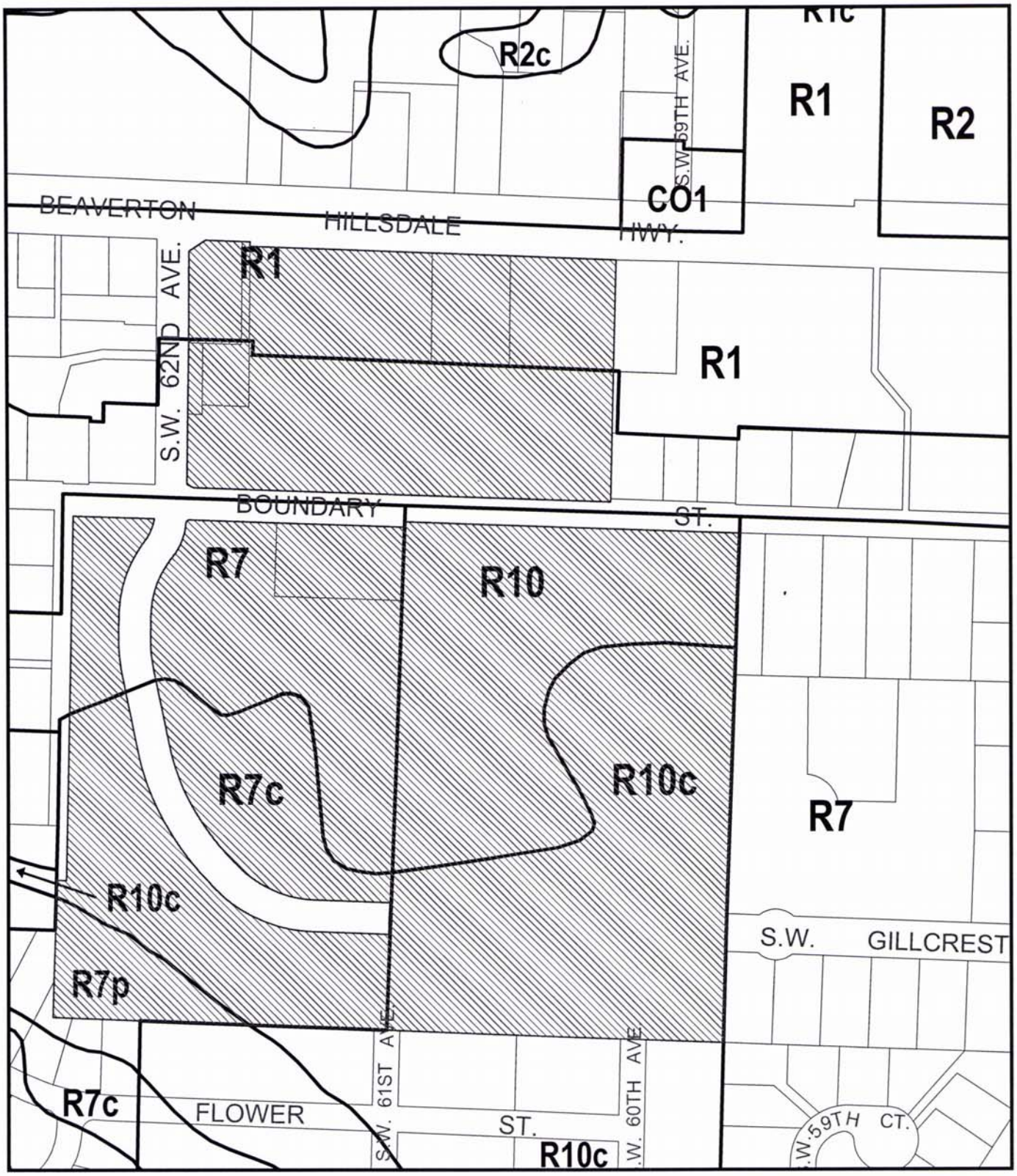
A Pre-Application Conference is a meeting that the Bureau of Development Services has with a person who is interested in doing a development project in the City of Portland. City Bureaus send their representatives to this meeting to give information to the person about what each bureau will require.

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.

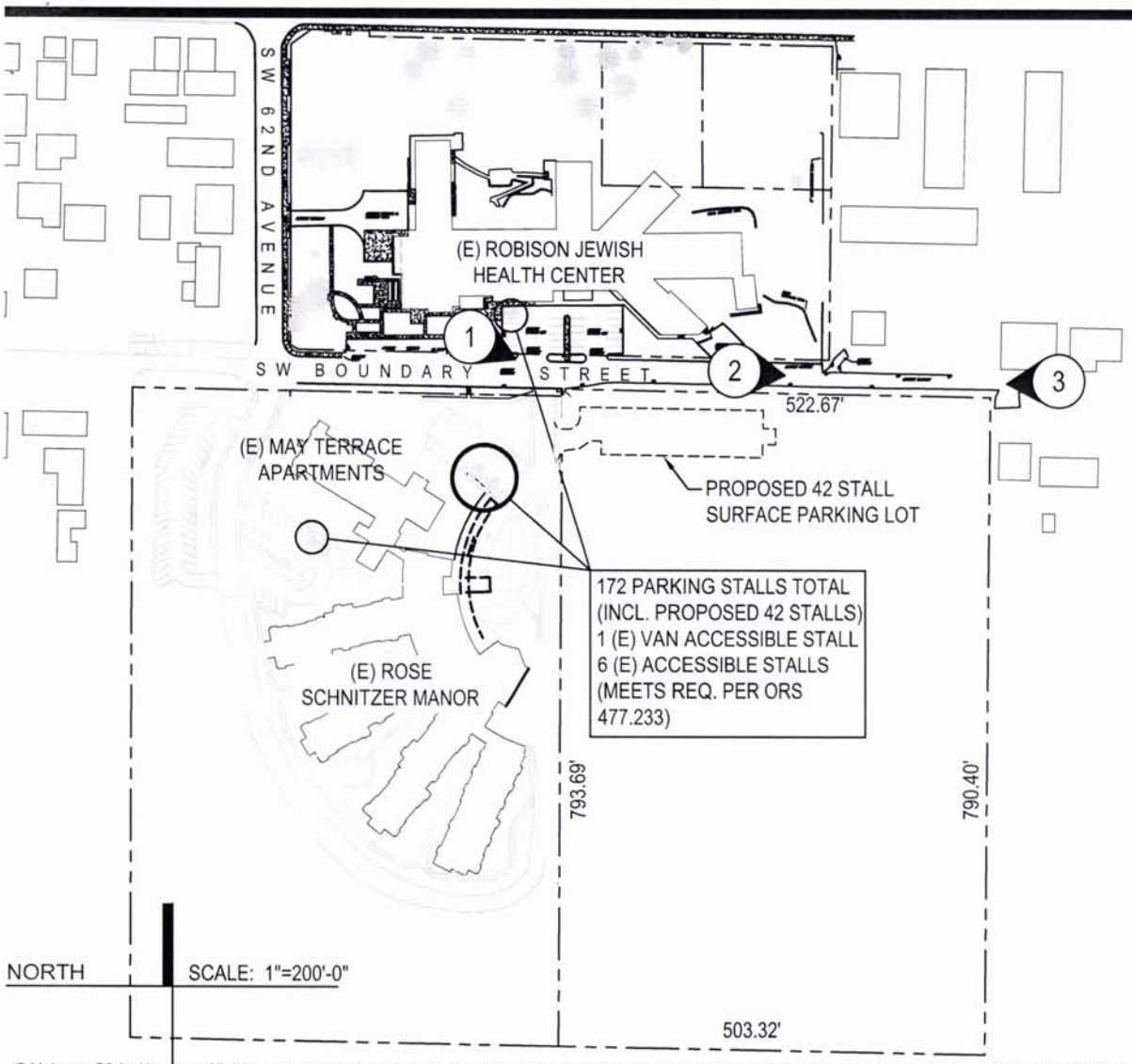


ZONING

Site

File No. **EA 10-163740 PC**
1/4 Section 3523
Scale 1 inch = 200 feet
State_Id 1S1E18BC 400
(Aug 11,2010)

NORTH



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MULVANNY G2 ARCHITECTURE
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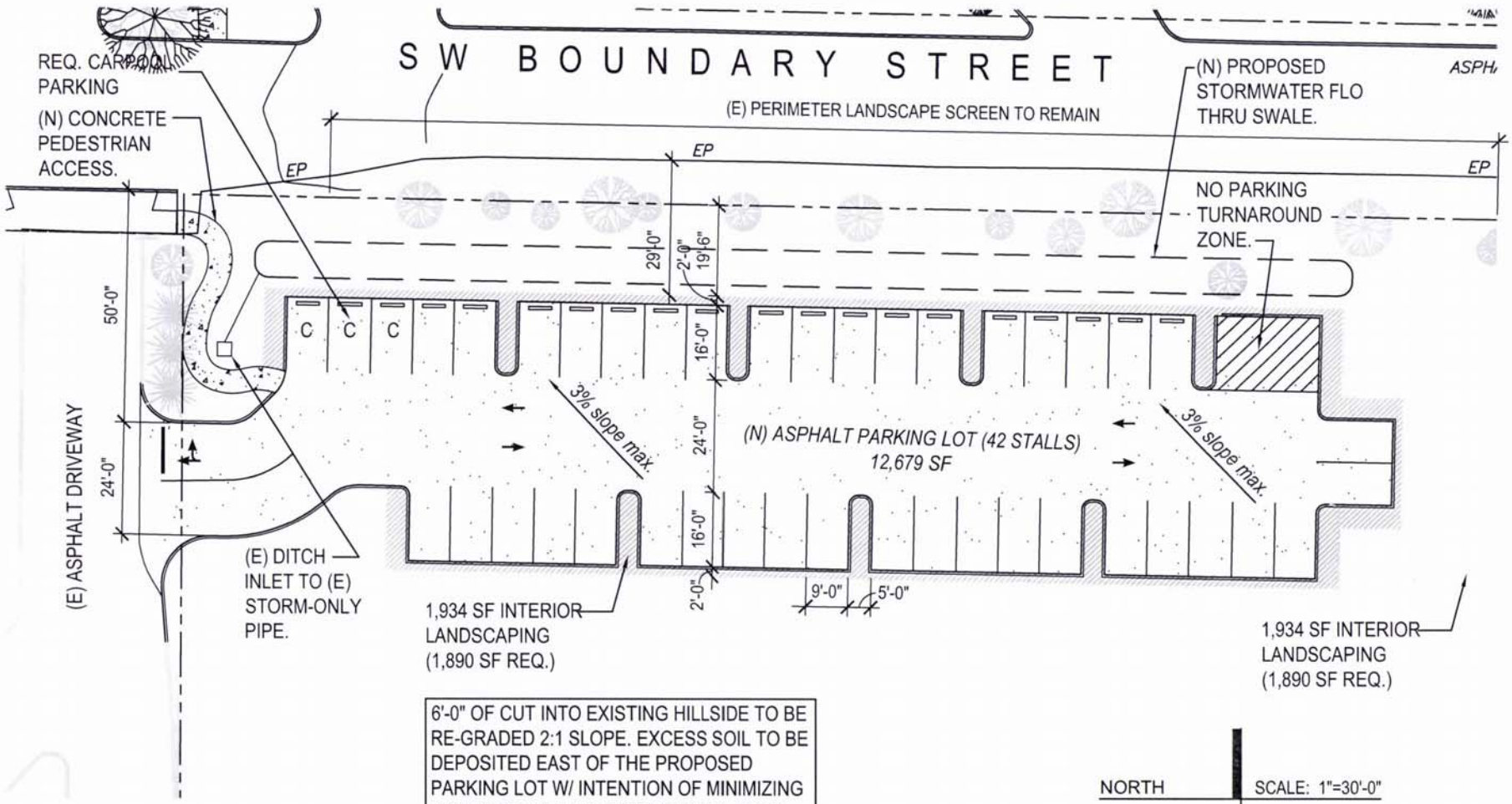
CEDAR SINAI PARK

6125 SW BOUNDARY ST., PORTLAND, OREGON 97221

06-0147-01
PM: J. ANDERSON
08.05.10

EXISTING CONDITIONS PLAN

EA10-163740 PC



6'-0" OF CUT INTO EXISTING HILLSIDE TO BE RE-GRADED 2:1 SLOPE. EXCESS SOIL TO BE DEPOSITED EAST OF THE PROPOSED PARKING LOT W/ INTENTION OF MINIMIZING DISTRURBANCE TO LESS THAN AN ACRE.

NORTH | SCALE: 1"=30'-0"

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PROPOSED PARKING PLAN

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