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

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: December 4, 2012, 8:30 am – 10:00 am

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

File Number: EA 12-203712

Proposal and Property Information

Location: 1604 SE Cesar Chavez Boulevard

Proposal: Pre-application Conference for a Type III Zoning Map Amendment in compliance with the Comprehensive Plan from from R5 (Single-Dwelling Residential 5,000) to CN2 (Neighborhood Commercial 2). If approved, potential development on the site could include renovating the existing two-unit dwelling and constructing a new 14-unit multi-dwelling building at the rear of the site (Option 1), or clearing the site and constructing a new 20-unit multi-dwelling building (Option 2).

Land Use Reviews Expected: Type III Zoning Map Amendment

Existing Site Zoning: R5 – Single-Dwelling Residential 5,000

Tax Account Number(s): R326481

Contacts

Applicant: Rich Grimes, Madden Family, LLC, 503-221-2900

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Richmond, contact Douglas Klotz at 503-233-9161

District Coalition: Southeast Uplift, contact Bob Kellett at 503-232-0010

Business District: Hawthorne Blvd. Bus. Assoc., contact Hilda Stevens at 503-774-2832

Neighborhood within 1,000 feet: Sunnyside, contact Paul Loney at 503-233-8265

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.

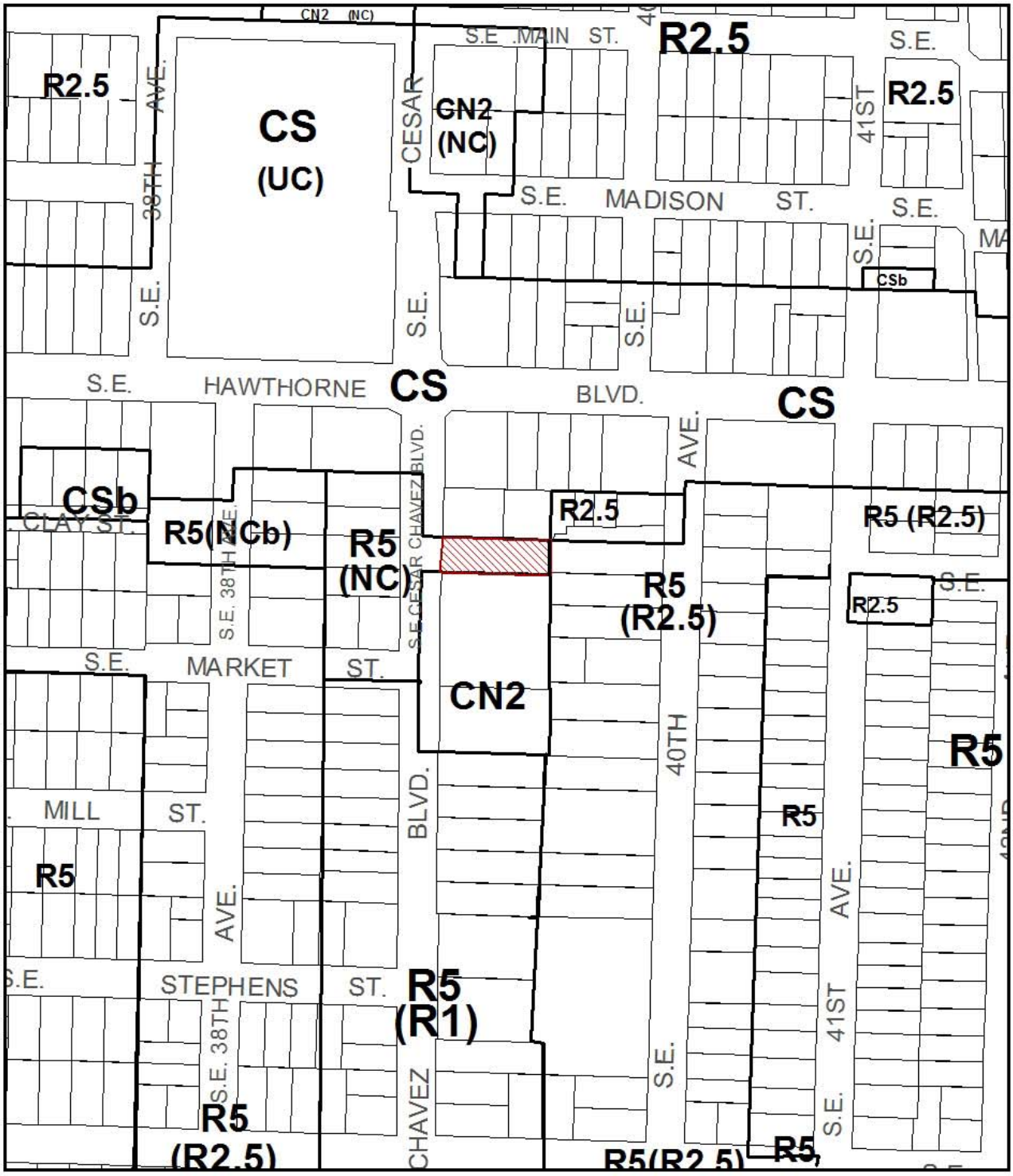
What is the purpose of the Pre-Application Conference?

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

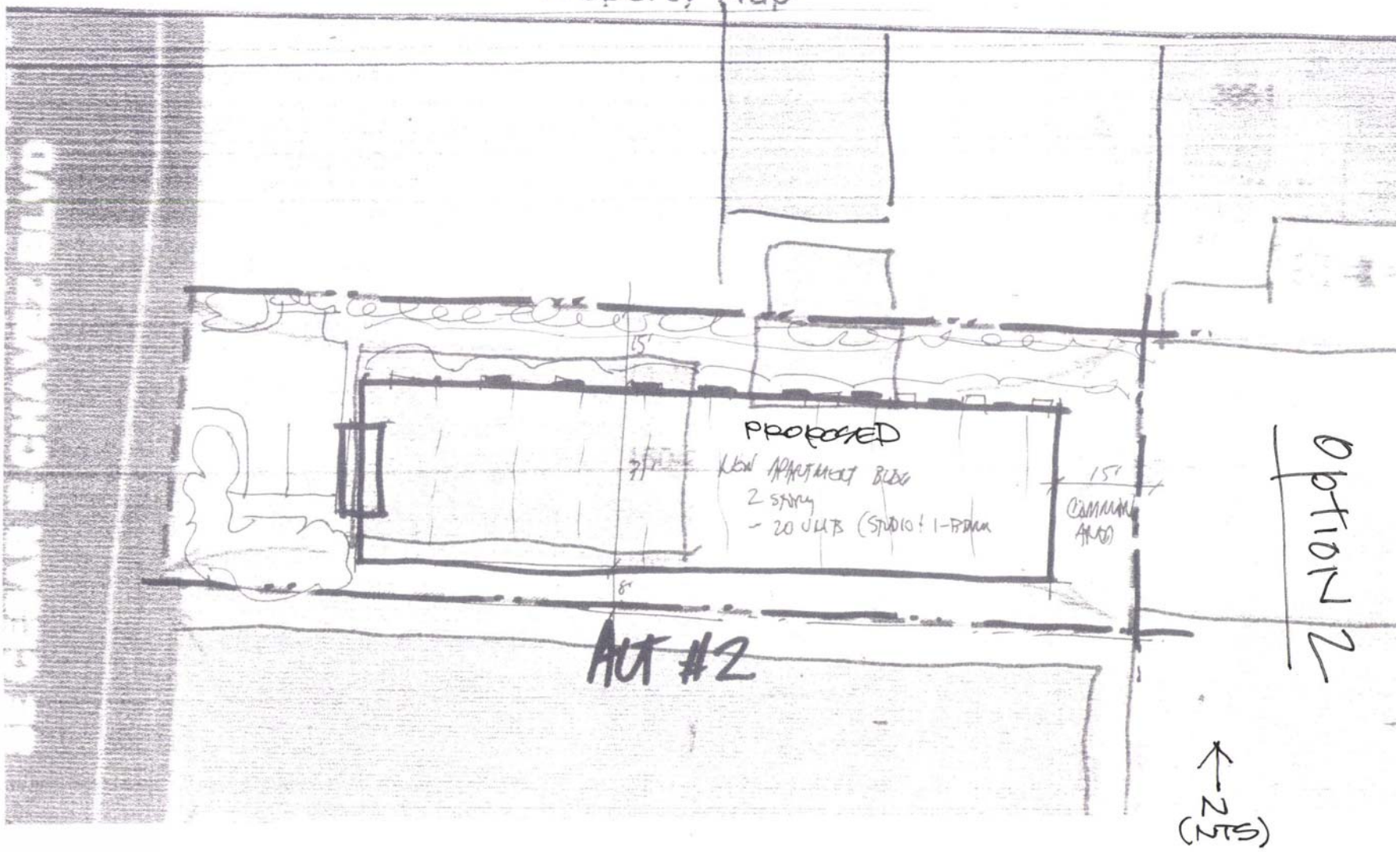
NORTH

File No.	EA 12-203712 PC
1/4 Section	3234
Scale	1 inch = 200 feet
State_Id	1S1E01DA 8100
Exhibit	B (Nov 16,2012)

Property Map

EA 12-203712

Property Map



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