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

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: December 18, 2012, 10:30 am – 12:00 pm

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

File Number: EA 12-208108

Proposal and Property Information

Location: 4700 SW Humphrey Boulevard

Proposal: Pre-Application Conference for a Type III Land Division and Environmental Review at the Haycox Estate. The proposal will create three lots ranging in size from 1.18 to 2.83 acres. Lot 1, accessed from SW Humphrey Boulevard, will accommodate the historic Haycox House. Lots 2 and 3 will be accessed from an extension of SW Greenhills Way. An Environmental Review is required to allow stormwater outfalls for Lots 2 and 3, and for the SW Greenhills Way extension to be located in the Environmental Conservation overlay.

Land Use Reviews Expected: Type III Land Division and Environmental Review

Site Zoning: R20c

Tax Account Number(s): R327191

Contacts

Applicant: Piper von Chamier, Huntington & Kiest Landscape Architects 503-222-3383

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Southwest Hills Residential League, contact Nancy Seton at 503-224-3840

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

Business District: None

Neighborhood within 1,000 feet: Bridlemile, contact Claire Colman-Evans at 503-740-7460

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.

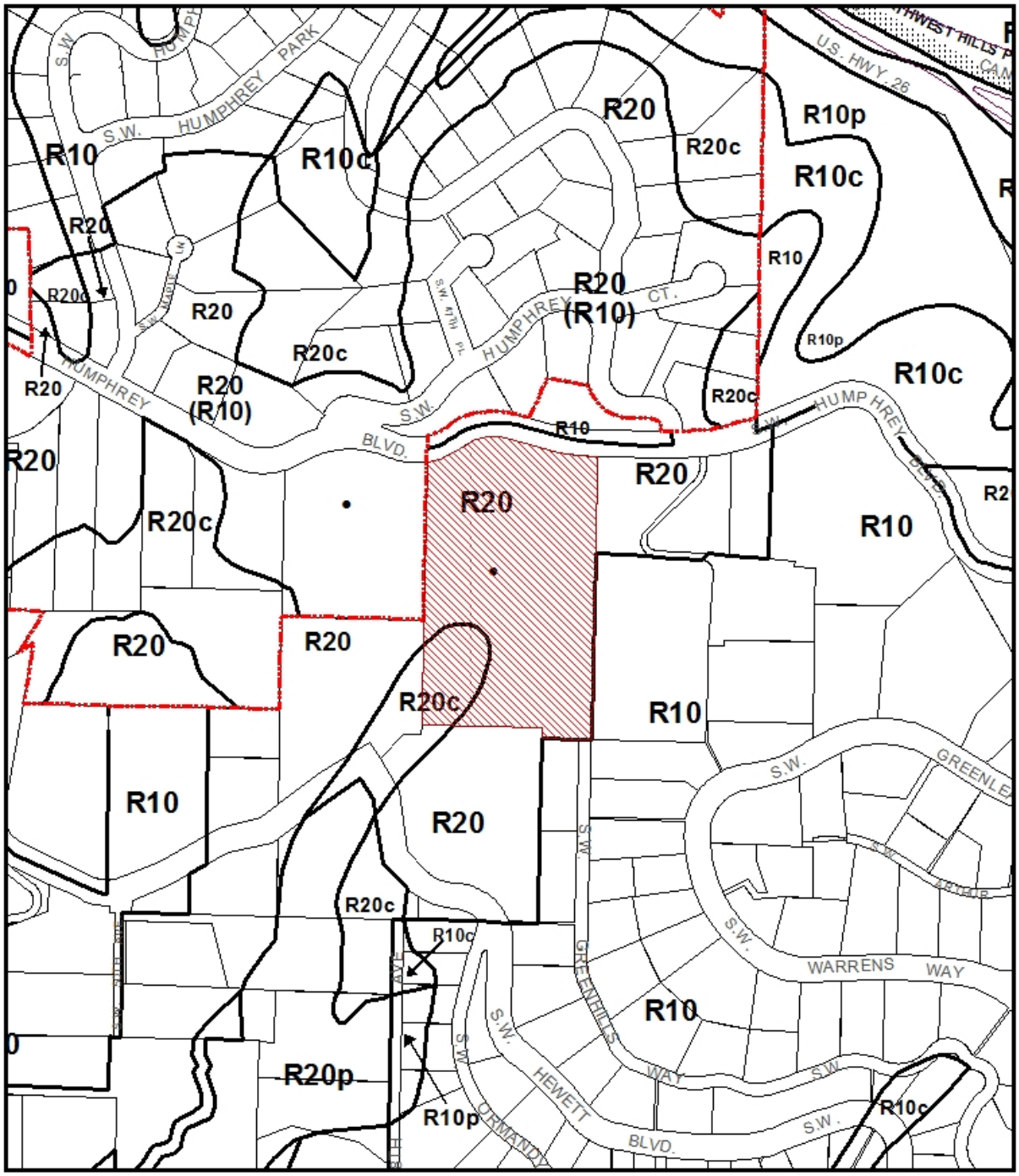
What is the purpose of the Pre-Application Conference?

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).



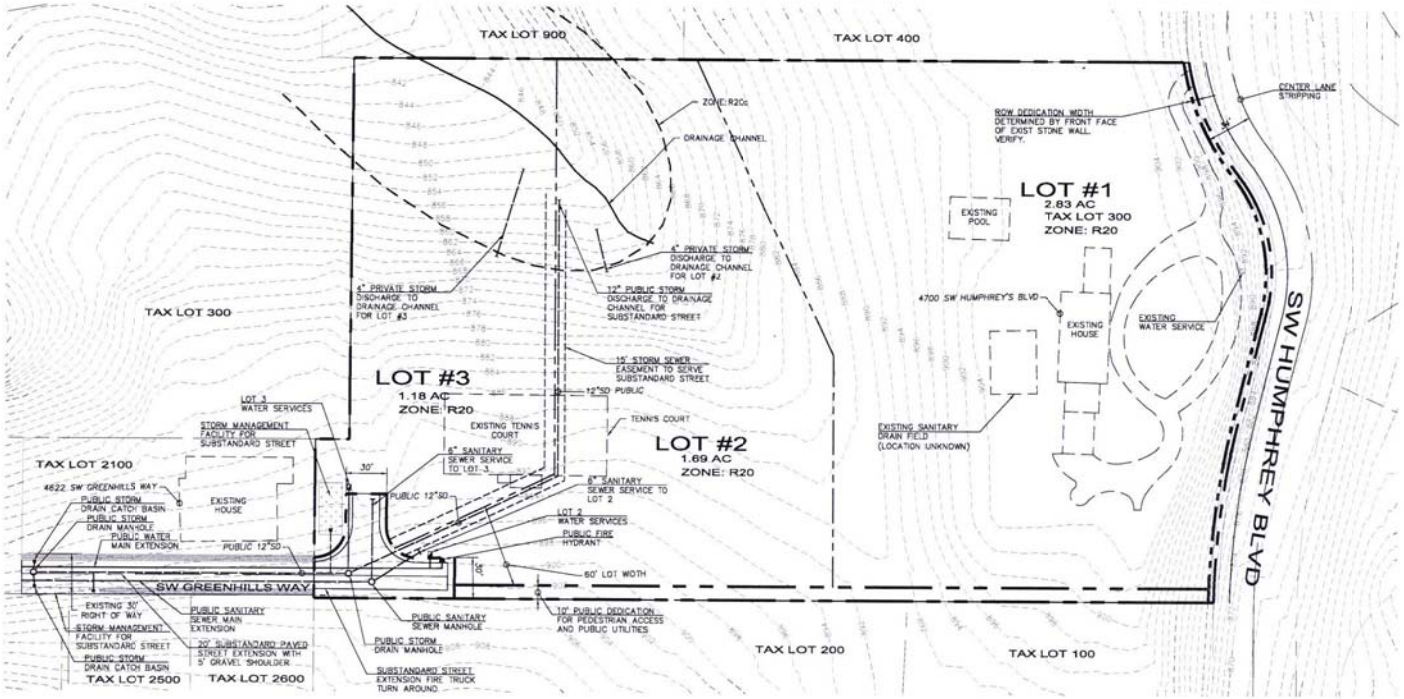
ZONING

Site

Historic Landmark

NORTH

File No.	EA 12-208108 PC
1/4 Section	3224,3324
Scale	1 inch = 300 feet
State_Id	1S1E07AA 300
Exhibit	B (Nov 26,2012)



GRAPHIC SCALE

0 40 80

1 inch = 40 ft.

PLANNING & ENGINEERING

MGH

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4700 SW HUMPHREY'S BOULEVARD

PROPOSED PARTITION PLAT

MTY.	DATE	DESCRIPTION	BY

PROJECT NO. 8EA001
DRAWN BY: KPL
DESIGN BY: DJH
REVIEWED BY: DJH
DATE: 11-21-2012

SHEET NO.

EA 12-208108 PC