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: January 17, 2013, 8:30 am – 10:00 am

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

File Number: EA 12-217891

Proposal and Property Information

Location: 2900 NE 132nd Avenue

Proposal: Pre-Application for a Type III Conditional Use Review to allow the existing University of Western States health clinic to operate as an outpatient clinic that serves neighborhood residents. The clinic currently operates as a teaching facility that serves only University staff, administration and students. No additions to the clinic or changes to on-site development are proposed. A Type III Conditional Use Review is required as the increase in the number of vehicle trips associated with the clinic will exceed the maximum allowed by the 1998 master plan (LUR 97-00421 CU MS, Condition E). The Conditional Use Review is also necesssary in order to remove a condition from a 2008 Conditional Use Review for the campus that required the outpatient clinic to be phased out by February 2010 (LU 08-176542 CU AD, Condition B).

Land Use Reviews Expected: Type III Conditional Use Review

Site Zoning: R7h Glendoveer Plan District

Tax Account Number(s): R254593, R318778, R318781

Contacts

Applicant: Eric Lanciault, 360-798-3801

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Russell, contact Bonny McKnight at 503-253-6848

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550

Business District: Gateway Area Business Association, contact Fred Sanchez at 503-256-3910

Neighborhood within 1,000 feet: Argay, contact Troy Palmquist at 503-256-5445

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.

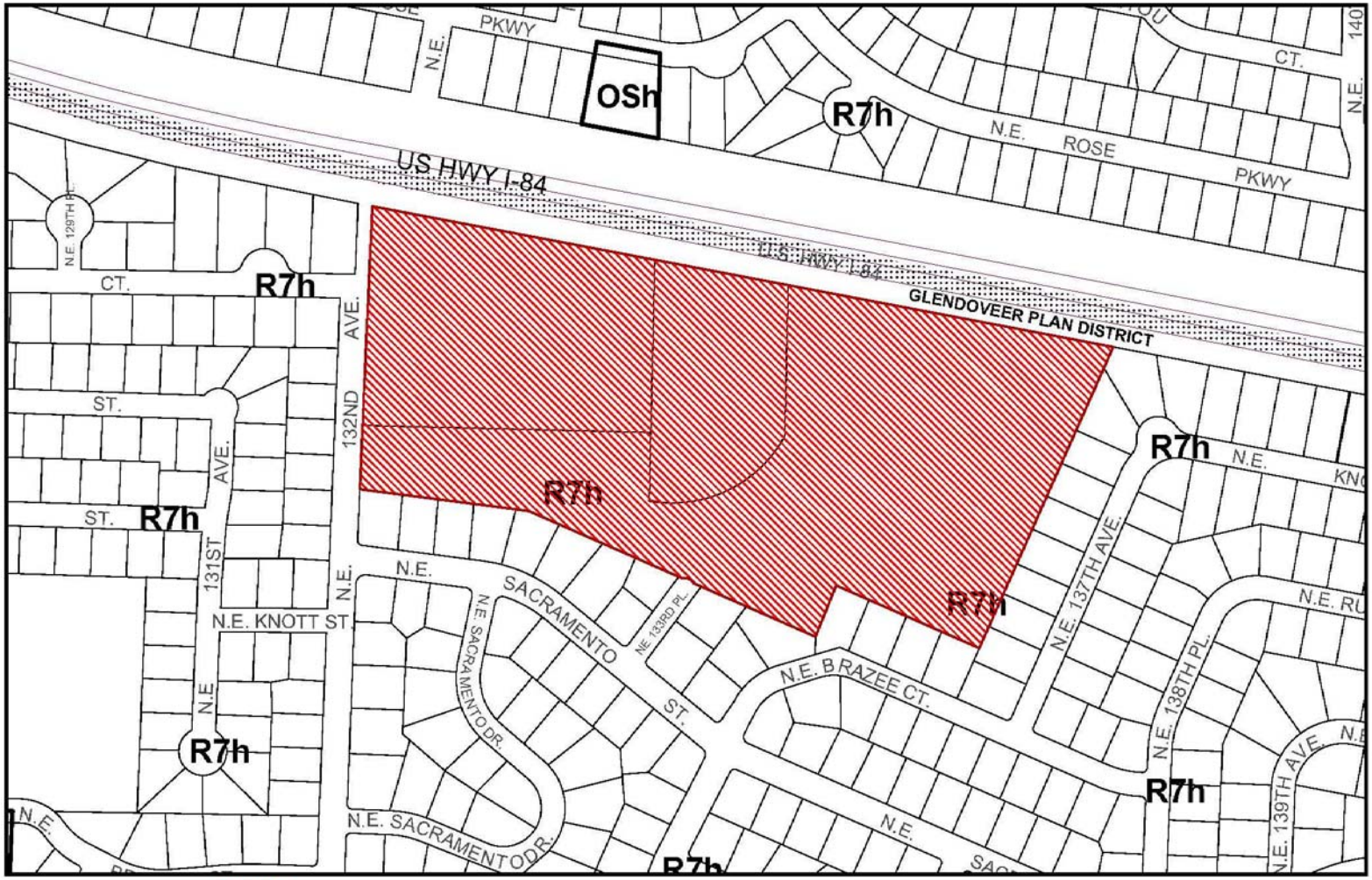
What is the purpose of the Pre-Application Conference?

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

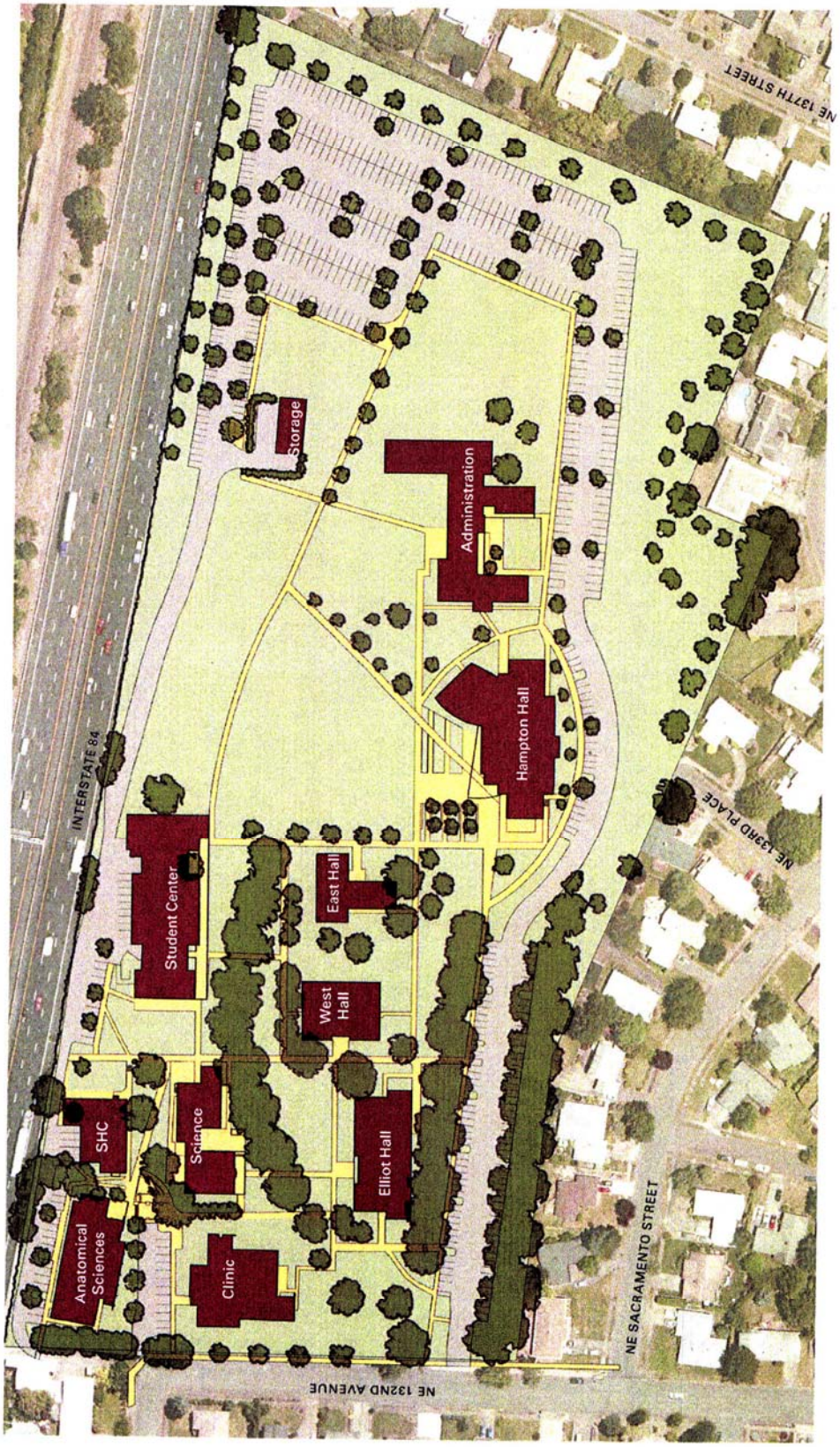
Site

NORTH

This site lies within the:
GLENDOVEER PLAN DISTRICT

File No. EA 12-217891 PC
1/4 Section 2744
Scale 1 inch = 200 feet
State_Id 1N2E26AC 300
Exhibit B (Dec 21,2012)

EXHIBIT A



Campus Plan

N NO SCALE

EA 12-217891 PC