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

Charlie Hales, Mayor
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: July 9, 2013, 10:30 am – 12:00 pm

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

File Number: EA 13-164455

Proposal and Property Information

Location: 2730 SW Multnomah Boulevard

Proposal: Pre-Application Conference for a requested Type III Comprehensive Plan Map Amendment from Medium Density Multi-Dwelling to Mixed Employment, and a Type III Zoning Map Amendment from Multi-Dwelling Residential (R1) to General Employment 2 (EG2). The applicant, the Facility Services Division of the Portland Office of Management and Finance, is requesting the change in order to accommodate a City of Portland Auxiliary Emergency Operations Center. If approved, Phase 1 of the project would include locating the Portland Bureau of Emergency Management and the Neighborhood Emergency Team on the site, with minimal changes to the site or buildings. Subsequent phases would include constructing a Portland Bureau of Transportation de-icing facility, and a fuel station to support routine Westside operations and emergency operations.

Land Use Reviews Expected: Type III Comprehensive Plan Map and Zoning Map Amendment

Existing Site Zoning: R1 – Multi-Dwelling Residential 1,000

Tax Account Number(s): R263339

Contacts

Applicant: Rich Attridge, Portland Office of Finance and Management
503-823-5566

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Multnomah, contact Susan Rudloff at 503-358-2316

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

Business District: Multnomah Village, contact Michele Cassinelli at 503-244-1821

Neighborhood within 1,000 feet: Hillsdale, contact Duane Hunting at 503-245-7998

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.

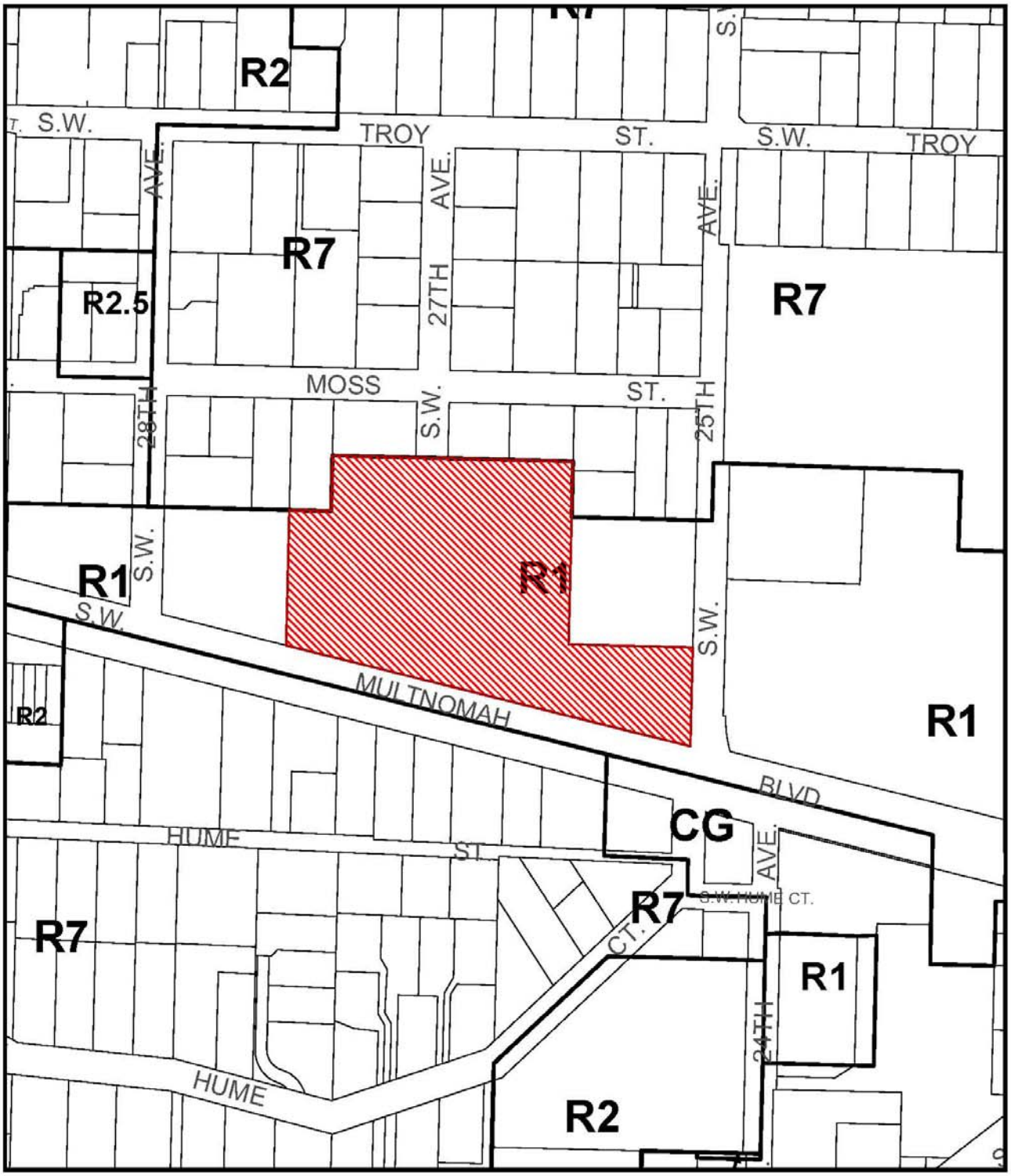
What is the purpose of the Pre-Application Conference?

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

File No. EA 13-164455 PC
1/4 Section 3826
Scale 1 inch = 200 feet
State_Id 1S1E20DA 6900
Exhibit B (Jun 06,2013)

NORTH

SFC Jerome F. Sears
Operations Center

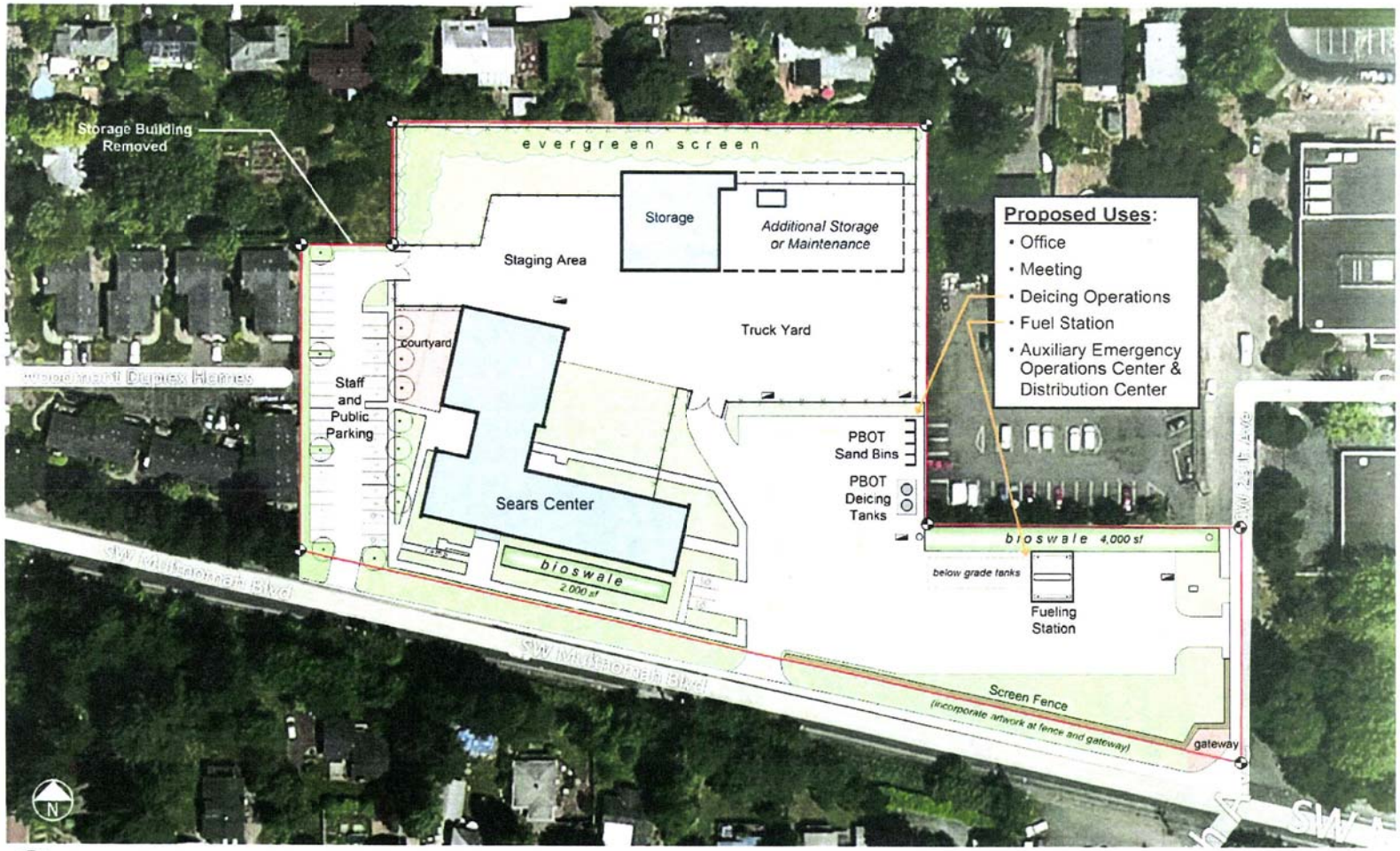
Site Plan - Existing

4/4/13

30 0 30 60
SCALE: 1" = 60'-0"

CARLETON HART
ARCHITECTURE

EA 13-164455 PC



SFC Jerome F. Sears Operations Center

Site Plan - Proposed

4/4/13

SCALE: 1" = 60'-0"

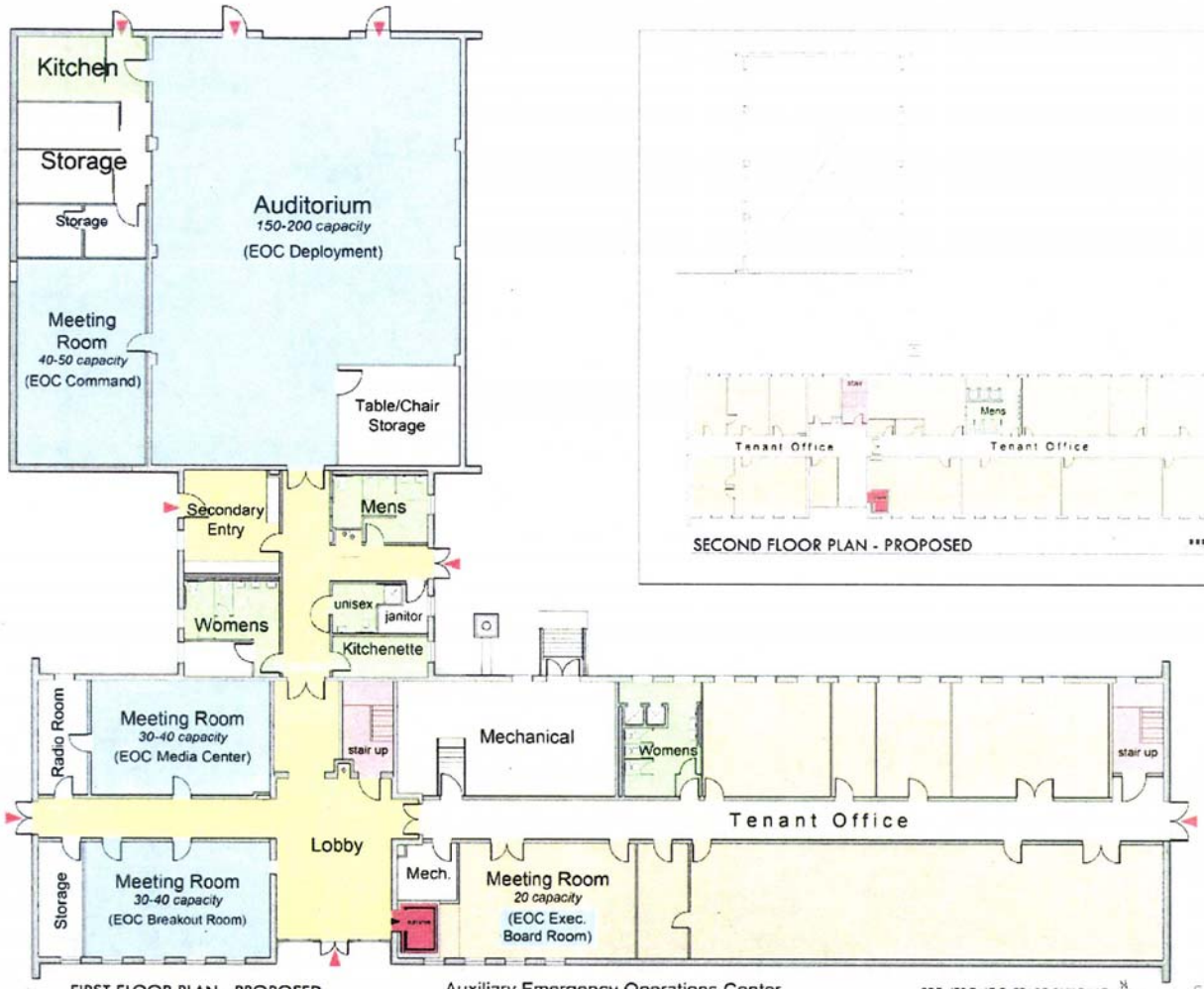
CARLETON HART ARCHITECTURE

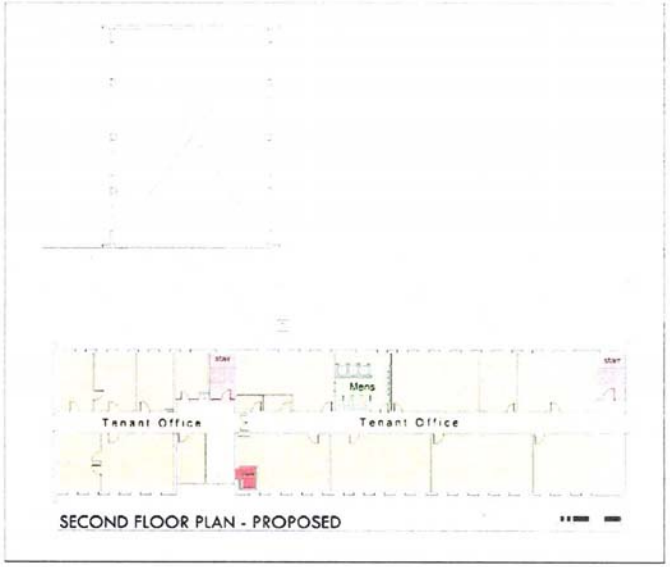
EA 13-164455 PC

EA 13-164455 PC

A-3" Occupancy

"B" Occupancy





SFC Jerome F. Sears Operations Center

FIRST FLOOR PLAN - PROPOSED

SCALE: 1/16" = 1'-0"

Auxiliary Emergency Operations Center

SFC JEROME F. SEARS BUILDING

0 5 10 15 20'

4/4/13

GARLETON HART ARCHITECTURE