



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

Charlie Hales, Mayor
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: March 20, 2013, 1:00 pm – 2:30 pm

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

File Number: EA 13-118097

Proposal and Property Information

Location: 3322 SE Cesar Chavez Boulevard

Proposal: Pre-Application Conference for a Type III Comprehensive Plan Map Amendment from Attached Residential to Medium Density Multi-Dwelling, and a Type III Zoning Map Amendment from R2.5 (Single-Dwelling Residential 2,500) to R1 (Multi-Dwelling Residential 1,000). The site is currently developed with a single-dwelling residence. No new development is identified at this time.

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

Existing Site Zoning: R2.5 – Single-Dwelling Residential 2,500

Tax Account Number(s): R328058

Contacts

Applicant: Robert Cushman, William-Allen LLC, 503-319-9079

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: Division-Clinton Business Association, Darice Robinson at 503-233-1888

Neighborhood within 1,000 feet: Creston-Kenilworth, Tyler King at 503-735-5818

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.

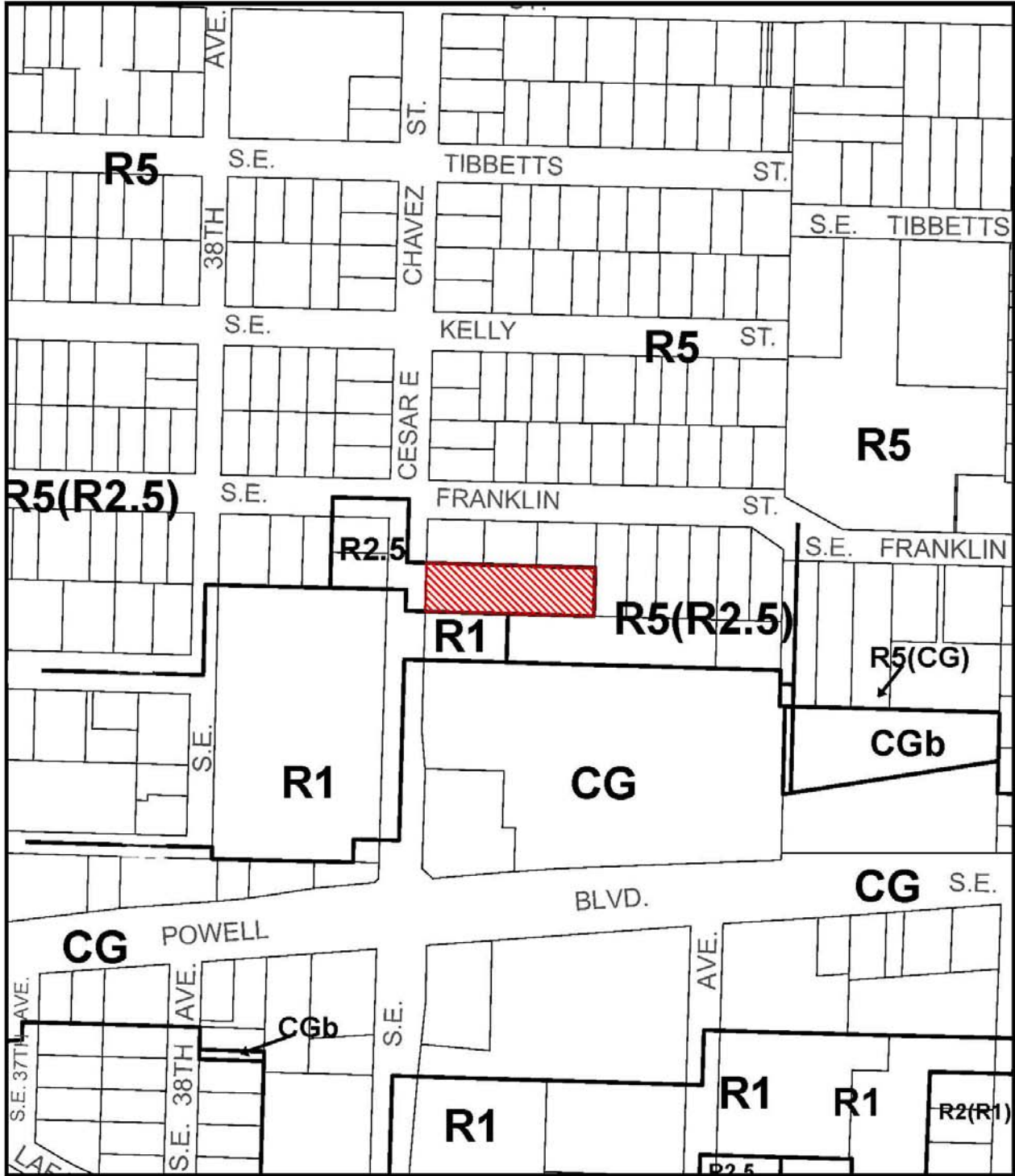
What is the purpose of the Pre-Application Conference?

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 13-118097 PC
 1/4 Section 3334
 Scale 1 inch = 200 feet
 State_Id 1S1E12AD 7600
 Exhibit B (Feb 25, 2013)

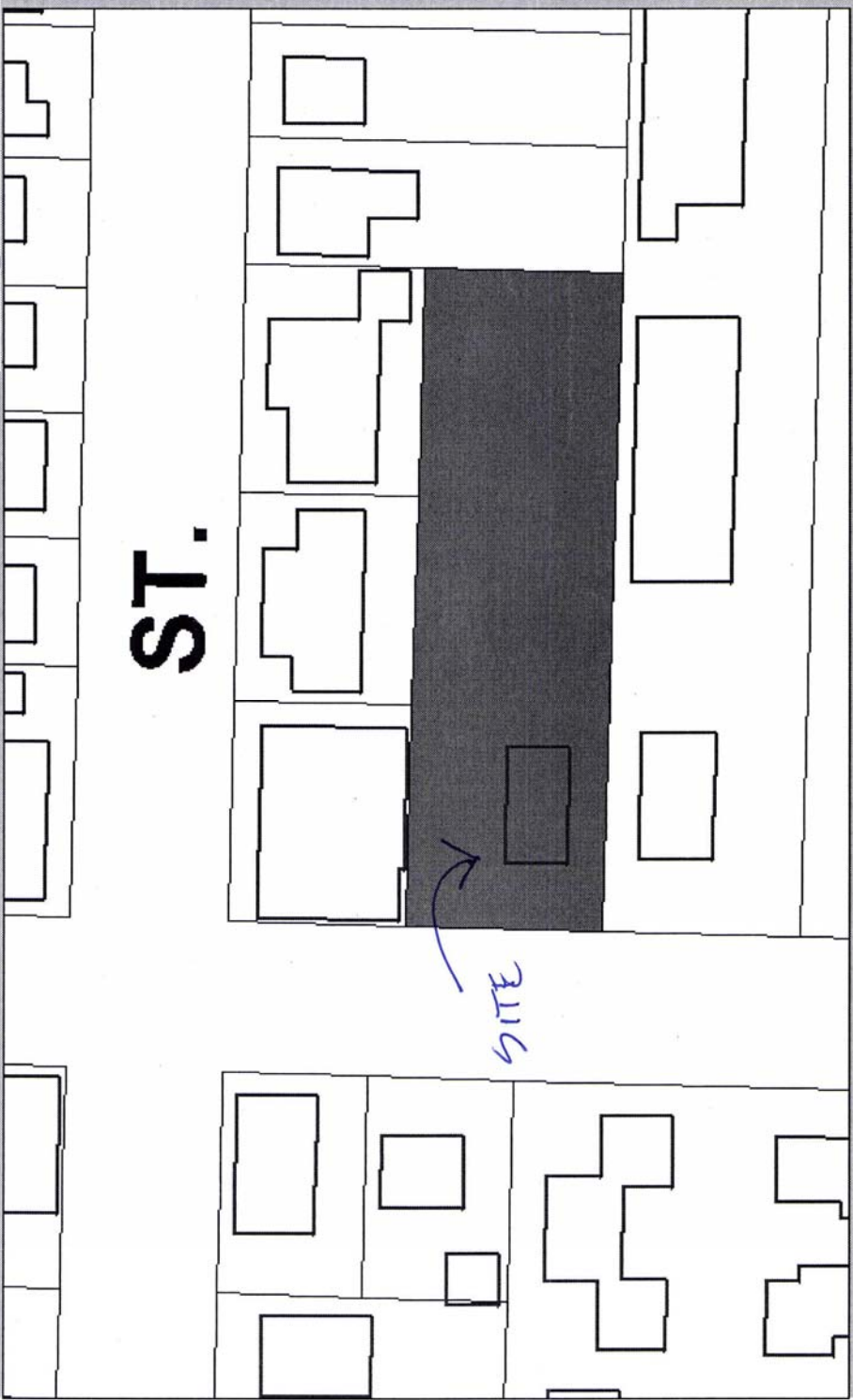
GARTH 2.9.2

Taxlot Selection

Map Detail

Change ID
Taxlot State-id

1: 69'



Boundaries Environment Places/LURs Code Overlays Transit/TSP PDC

Geographic area and/or selection was successfully passed from the Taxlot Selection tab. Scale 1"=69' X:7,657,887 Y:675,254 7:50 AM 2/26/2013

EA13-118097PC

GARTH 2.9.2

Map Detail

Taxlot Selection

Aerial Photo Year: 2007 True-Color
Scale: 1: 69'
Change ID
Taxlot State-id



Boundaries Environment Places/LURs Code Overlays Transit/TSP PDC

Scale 1" = 69' X: 7,657,845 Y: 675,255 7:58 AM 2/26/2013

EA-13-118097 PC