



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

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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: June 21, 2018 at 10:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 18-179069

Proposal and Property Information

Location: 2735 NE 82ND AVE

Proposal: A Pre-Application Conference to discuss modernization of Madison High School to include demolition, renovation and new construction. The existing building is 284,482 square feet and has had enrollment between 1,100 and 2,200 students. This project will demolish 98,262 square feet including the cafeteria, theater, music and administration areas. The project will add 111,925-gsf including the new theater, cafeteria (commons), music, science and auxiliary gymnasium. The final building will be 298,145-gsf. The number of classrooms will remain the same and student enrollment is expected to stabilize at 1,700-students.

The existing 4,000-seat stadium will be reduced to 2,000-seats with a new adjacent concessions/restroom building. Improvements will be made to the existing baseball and softball fields. The three parking areas will be maintained and the number of stall will decrease by less than 10%. Direct access to the Glenhaven parking lot from the school driveway will be eliminated to improve safety.

Land Use Reviews Expected: Type III Conditional Use Review

Site Zoning: R5 (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code), "c" (Environmental Conservation Overlay, Chapter 33.430 of the Portland Zoning Code)

Tax Account Number(s): R101730, R170390

Contacts

Applicant: Jessie Steiger, PORTLAND PUBLIC SCHOOLS (503) 916-3079

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Roseway, contact Bob Price at 503-807-4009., Madison South, contact Kimberly Botter at mkbotter@msn.com

District Coalition: Central Northeast Neighbors, contact Sandra Lefrancois at 503- 823-2780.

Business District: Portland International District Business Association, contact Thomas Wright at 503-249-3926.

Neighborhood within 1,000 feet: None

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.

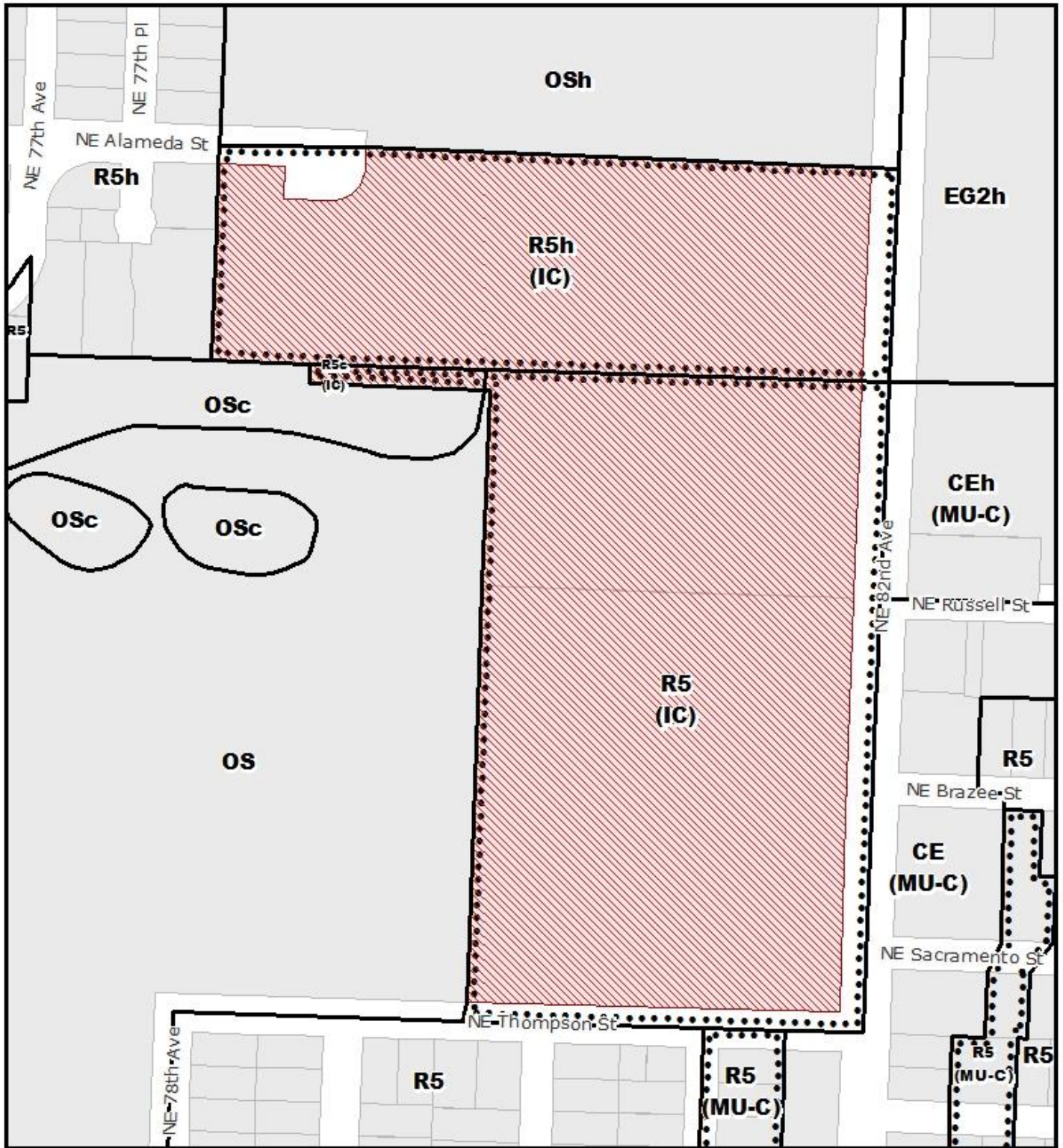
What is the purpose of the Pre-Application Conference?

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



File No.	EA 18-179069 PC
1/4 Section	2738, 2838
Scale	1 inch = 200 feet
State ID	1N2E29AD 3200
Jun 01, 2018	

PROPOSED PLAN

Glenhaven Park

