



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: September 19, 2019 at 10:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 19-217668

Proposal and Property Information

Location: 2610 SE HAWTHORNE BLVD

Proposal: A Pre-Application Conference to discuss options for additional development on the site of Holman's Funeral Home. The site and buildings are designated as a Historic Landmark. There are two options proposed: relocating the building to another portion of the site and then developing the rest of the site or leaving the building where it is and developing around it. The applicant would like to discuss the possibility of a Zoning Map Amendment from the existing zoning (CM1 and CM2) to CM3. These are all Mixed Commercial zones that allow both commercial and residential development.

Land Use Reviews Expected: Type IV Historic Resource Review; Type III Zoning Map Amendment

Site Zoning: CM1 and CM2 with a Mixed Use Urban Center Comprehensive Plan Designation (Mixed Commercial, Chapter 33.130 of the Portland Zoning Code) "d" Design Overlay (Chapter 33.420)

Tax Account Number(s): R124895, R124896

Contacts

Applicant: PETER F FRY (503) 703-8033

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Hosford-Abernethy, contact chair@handpdx.org.

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Business District: Hawthorne Blvd. Bus. Assoc., contact at explore@hawthornepdx.com

Neighborhood within 1,000 feet: Buckman, contact Richard Johnson at buckmanlandusepdx@gmail.com,
Richmond, contact Matt Otis at richmond.pdx.lutc@gmail.com,
Sunnyside, contact Neil Heller at board@sunnysideneighborhood.com

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.

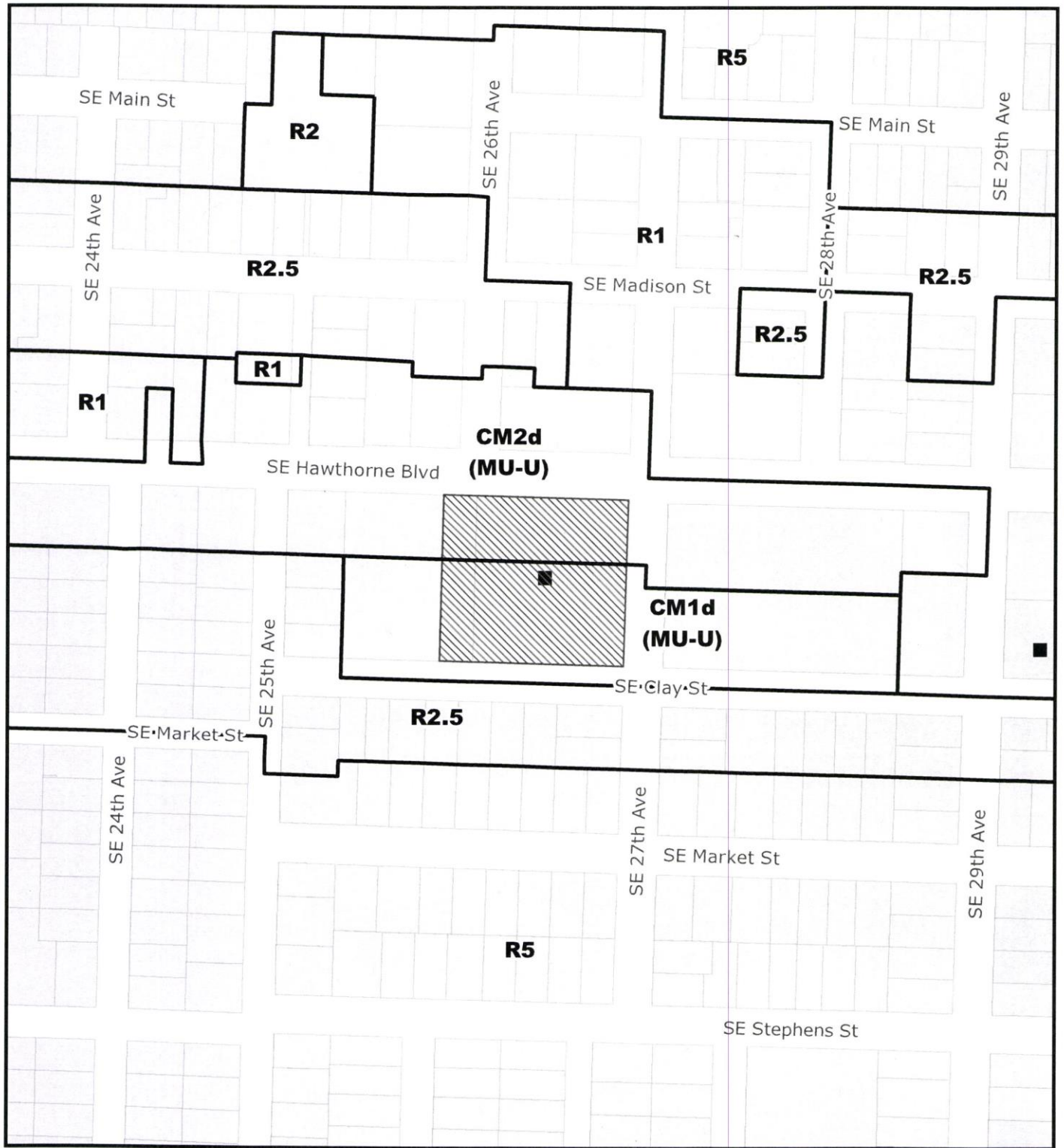
What is the purpose of the Pre-Application Conference?

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



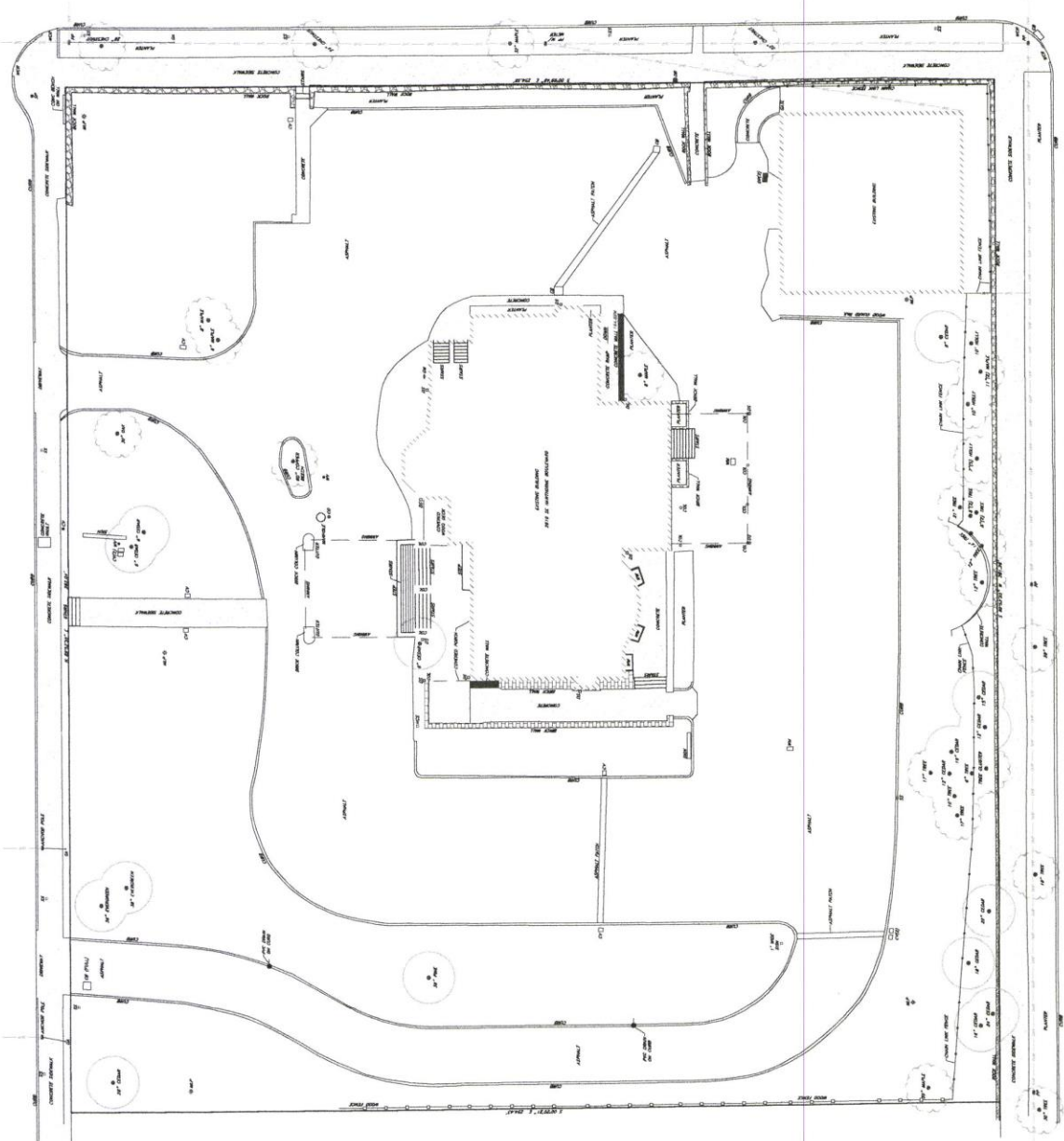
Historic Landmark

File No.	EA 19 - 217668 PC
1/4 Section	3233
Scale	1 inch = 200 feet
State ID	1S1E01CB 17500
Exhibit	B Aug 29, 2019

SE MINTHORN BOULEVARD

SE 27TH AVENUE

SE CLAY STREET



- LEGEND:**
- 1. 4" DIA. ASPHALT DRIVE
 - 2. 6" DIA. ASPHALT DRIVE
 - 3. 8" DIA. ASPHALT DRIVE
 - 4. 10" DIA. ASPHALT DRIVE
 - 5. 12" DIA. ASPHALT DRIVE
 - 6. 14" DIA. ASPHALT DRIVE
 - 7. 16" DIA. ASPHALT DRIVE
 - 8. 18" DIA. ASPHALT DRIVE
 - 9. 20" DIA. ASPHALT DRIVE
 - 10. 22" DIA. ASPHALT DRIVE
 - 11. 24" DIA. ASPHALT DRIVE
 - 12. 26" DIA. ASPHALT DRIVE
 - 13. 28" DIA. ASPHALT DRIVE
 - 14. 30" DIA. ASPHALT DRIVE
 - 15. 32" DIA. ASPHALT DRIVE
 - 16. 34" DIA. ASPHALT DRIVE
 - 17. 36" DIA. ASPHALT DRIVE
 - 18. 38" DIA. ASPHALT DRIVE
 - 19. 40" DIA. ASPHALT DRIVE
 - 20. 42" DIA. ASPHALT DRIVE
 - 21. 44" DIA. ASPHALT DRIVE
 - 22. 46" DIA. ASPHALT DRIVE
 - 23. 48" DIA. ASPHALT DRIVE
 - 24. 50" DIA. ASPHALT DRIVE
 - 25. 52" DIA. ASPHALT DRIVE
 - 26. 54" DIA. ASPHALT DRIVE
 - 27. 56" DIA. ASPHALT DRIVE
 - 28. 58" DIA. ASPHALT DRIVE
 - 29. 60" DIA. ASPHALT DRIVE
 - 30. 62" DIA. ASPHALT DRIVE
 - 31. 64" DIA. ASPHALT DRIVE
 - 32. 66" DIA. ASPHALT DRIVE
 - 33. 68" DIA. ASPHALT DRIVE
 - 34. 70" DIA. ASPHALT DRIVE
 - 35. 72" DIA. ASPHALT DRIVE
 - 36. 74" DIA. ASPHALT DRIVE
 - 37. 76" DIA. ASPHALT DRIVE
 - 38. 78" DIA. ASPHALT DRIVE
 - 39. 80" DIA. ASPHALT DRIVE
 - 40. 82" DIA. ASPHALT DRIVE
 - 41. 84" DIA. ASPHALT DRIVE
 - 42. 86" DIA. ASPHALT DRIVE
 - 43. 88" DIA. ASPHALT DRIVE
 - 44. 90" DIA. ASPHALT DRIVE
 - 45. 92" DIA. ASPHALT DRIVE
 - 46. 94" DIA. ASPHALT DRIVE
 - 47. 96" DIA. ASPHALT DRIVE
 - 48. 98" DIA. ASPHALT DRIVE
 - 49. 100" DIA. ASPHALT DRIVE

- NOTES:**
1. ALL WORK SHALL BE IN ACCORDANCE WITH THE CITY OF PORTLAND SPECIFICATIONS.
 2. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.
 3. ALL MATERIALS SHALL BE APPROVED BY THE CITY ENGINEER.
 4. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED AS SHOWN ON THE CITY RECORDS.
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 10. ALL UTILITIES SHALL BE DEPTH MARKED AND PROTECTED AS SHOWN ON THE CITY RECORDS.

TOPOGRAPHIC SURVEY
 LOT 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

CHARLES JONES & ASSOCIATES, INC. 1111 N. W. 11th Street, Suite 100 Portland, Oregon 97209 Phone: (503) 224-1111 Fax: (503) 224-1112	
PROJECT NO.	17-18-19-20-21-22-23-24-25-26-27-28-29-30-31-32-33-34-35-36-37-38-39-40-41-42-43-44-45-46-47-48-49-50-51-52-53-54-55-56-57-58-59-60-61-62-63-64-65-66-67-68-69-70-71-72-73-74-75-76-77-78-79-80-81-82-83-84-85-86-87-88-89-90-91-92-93-94-95-96-97-98-99-100
DATE	JULY 23, 2013
SCALE	AS SHOWN
DRAWN BY	CHAS. JONES
CHECKED BY	CHAS. JONES
DATE	7/23/13
PROJECT NO.	EA 19-217668-11

EA 19-217668 PC