



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

---

## Notice of a Pre-Application Conference

**Time and Date:** 08/12/2020 at 1pm

**Location:** Virtual Meeting (Members of the public who would like to attend this meeting, should contact the Pre-Application Coordinator ([Jean.Hester@portlandoregon.gov](mailto:Jean.Hester@portlandoregon.gov)) to receive an invitation and instructions on how to attend.

**File Number:** EA 20-164289

---

### Proposal and Property Information

**Location:** 2636 NE DEKUM ST

**Proposal:** A Pre-Application Conference to discuss a Comprehensive Plan and Zoning Map Amendment from C11 (Campus Institutional, Chapter 33.150 of the Portland Zoning Code) to R5.(Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code) on five residential lots. These properties were part of the Concordia University site.

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

**Site Zoning:** C11 (Campus Institutional, Chapter 33.150 of the Portland Zoning Code) "h" (Aircraft Landing Overlay zone, Chapter 33.400 of the Portland Zoning Code)

**Tax Account Number(s):** R190136, R190709, R190882, R190885, R190888

---

### Contacts

**Applicant:** PETER FINLEY FRY (503) 703-8033 & CONCORDIA UNIVERSITY FOUNDATION GEORGE THURSTON

**Conference Coordinator:** Jean Hester 503-823-7783

**Neighborhood Association:** Concordia, contact Garlynn Woodsong at 503-936-9873.

**District Coalition:** Northeast Coalition of Neighborhoods, contact Jessica Rojas at [jessica@necoalition.org](mailto:jessica@necoalition.org).

**Business District:** Soul District Business Association, contact at [info@nnebaportland.org](mailto:info@nnebaportland.org)

**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?

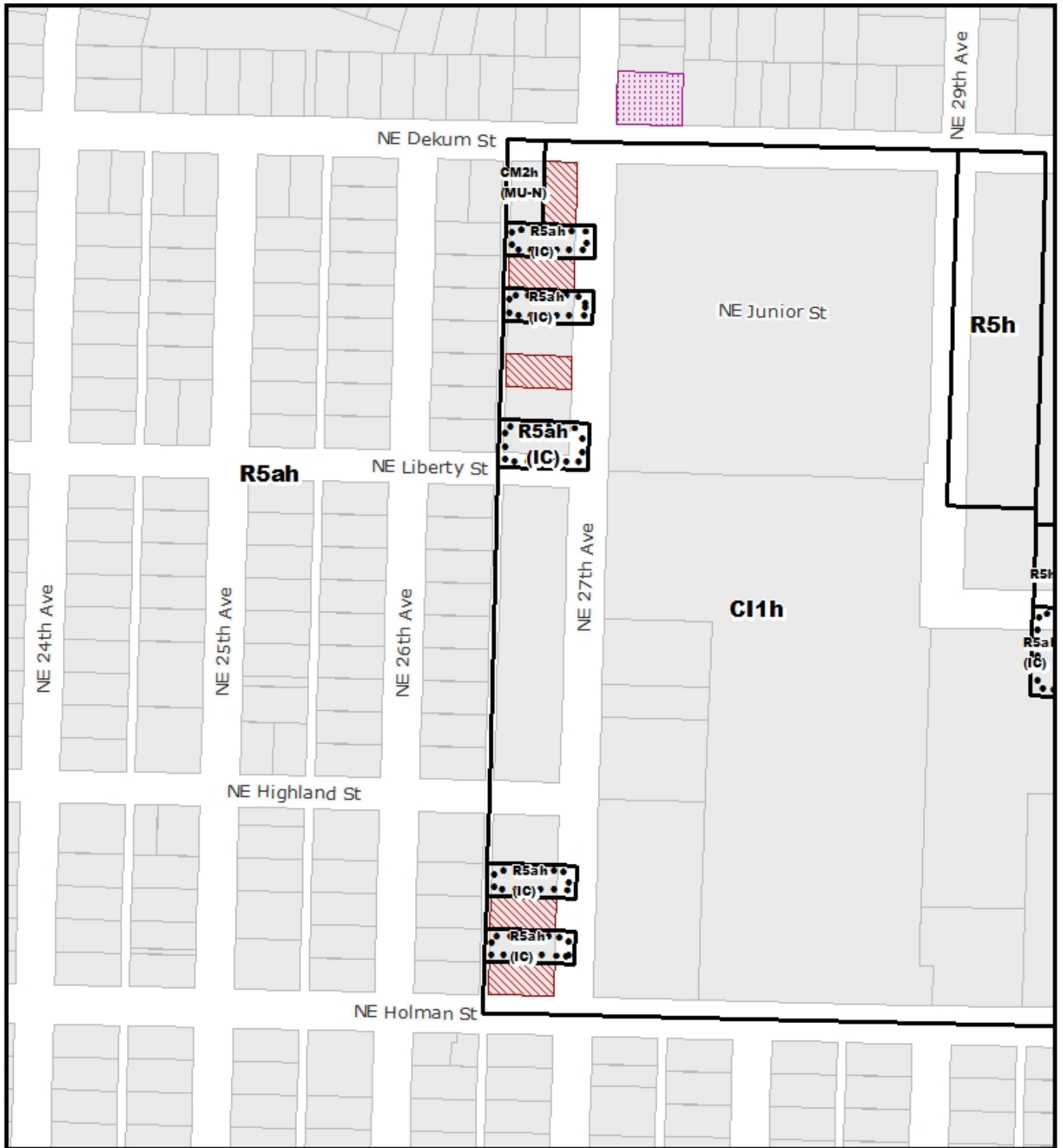
The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

---

**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



Site



Also Owned Parcels

File No.	EA 20 - 164289 PC
1/4 Section	2433,2333
Scale	1 inch = 200 feet
State ID	1N1E13BC 14500
Exhibit	B Jul 15, 2020