

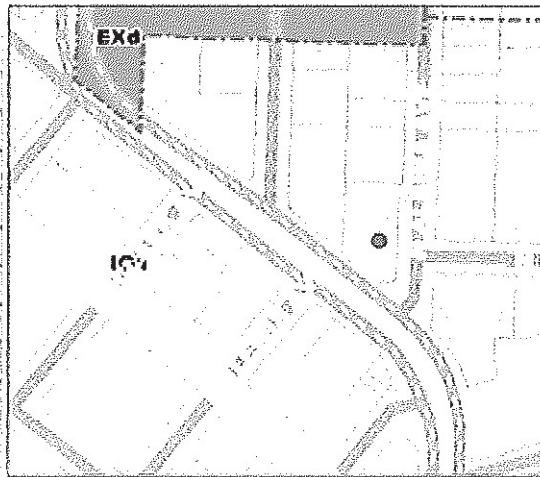
Central City 2035 Proposal

Request for Zone Change 2410 N. Mississippi and adjacent vacant lot owned by Mr. Stan Herman. R102631 / R102632

Mr. Herman would build a proposed hotel/coffee shop and roof top view lounge for an international hotel company. The properties are at the Albina MAX Station.

Zoning

Property	
Zone	IG1
Description	General Industrial 1
Overlay	
Comp Plan	IS
Comp Plan Overlay	
Historic District	
Conservation District	
Plan District	CC
NRMP District	
Urban Renewal District	Interstate Corridor
Zoning Map	2829

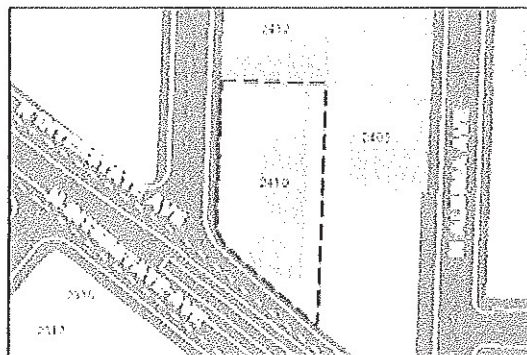


General Information

Property ID R102631
 County MULTNOMAH
 State ID 1N1E27CA 3400
 Alt Account # R009615060
 Map Number 2829

Site Info
 Site Address 2410 N MISSISSIPPI AVE
 City/State/Zip PORTLAND OR 97227

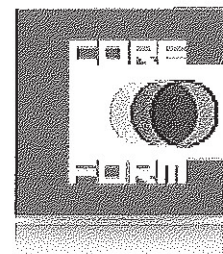
Owner Info (Etiqasy)
 Owner(s) Name HERMAN STANLEY R & HERMAN, VICKI L
 Owner Address 2325 N CLARK ST
 City/State/Zip PORTLAND OR 97227



0 133 FT

Property Description

CoreForm
 1722 NW Raleigh St.
 Portland, OR. 97209
 503 224 5117



Central City 2035 Proposal

Request for Zone Change 2410 N. Mississippi and adjacent vacant lot owned by Mr. Stan Herman. R102631 / R102632

Mr. Herman would build a proposed hotel/coffee shop and roof top view lounge for an international hotel company. The properties are at the Albina MAX Station. The Light Rail Transit Station Zone CH. 33.450 [below] suggests that The City would support the dense and active Hotel Use with its street level Coffee Shop, and busy Lounge at night.

CHAPTER 33.450 LIGHT RAIL TRANSIT STATION ZONE

(Amended by: Ord. No. 167464, effective 4/15/94; Ord. No. 169763, effective 3/25/96; Ord. No. 174263, effective 4/15/00; Ord. No. 178172, effective 3/5/04.)

Sections:

General

- 33.450.010 Purpose
- 33.450.020 Short Name and Map Symbol
- 33.450.030 Where These Regulations Apply

Use Regulations

- 33.450.300 Prohibited Uses

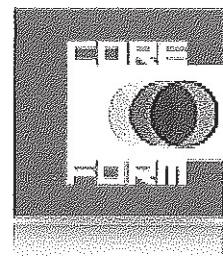
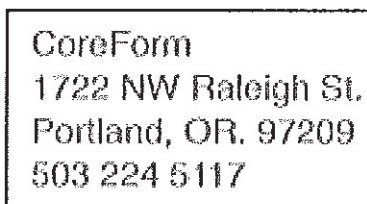
Development Regulations

- 33.450.400 Prohibited Development
- 33.450.410 Minimum Floor Area Ratio
- 33.450.420 Minimum and Maximum Parking Requirements
- 33.450.430 Location of Vehicle Access
- 33.450.440 Improvements Between Buildings and the Street
- 33.450.450 Ground Floor Windows

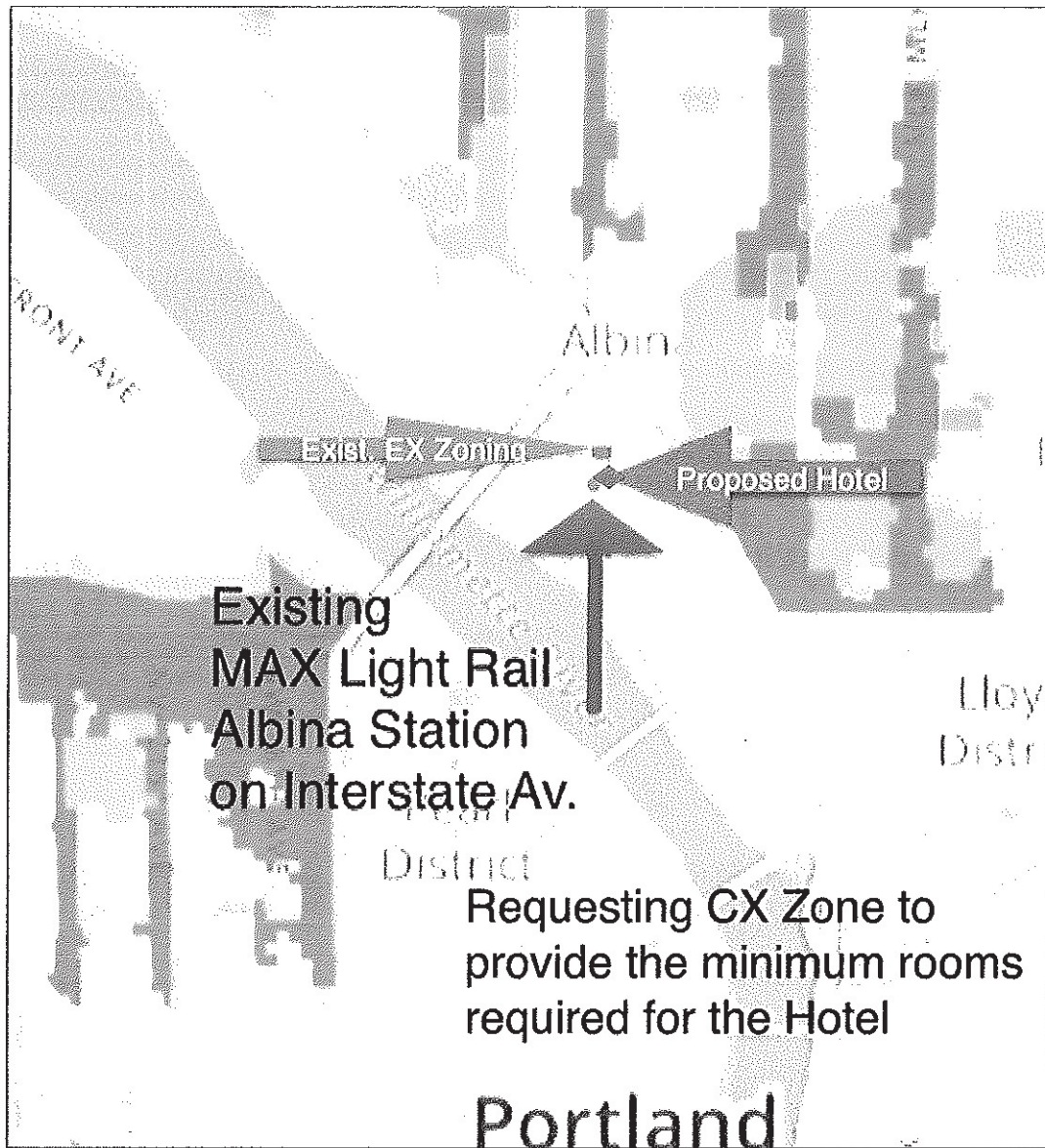
General

33.450.010 Purpose

The Light Rail Transit Station overlay zone encourages a mixture of residential, commercial, and employment opportunities within identified light rail station areas. The zone allows for a more intense and efficient use of land at increased densities for the mutual re-enforcement of public investments and private development. Uses and development are regulated to create a more intense built-up environment, oriented to pedestrians, and ensuring a density and intensity that is transit supportive. The development standards of the zone also are designed to encourage a safe and pleasant pedestrian environment near transit stations by encouraging an intensive area of shops and activities, by encouraging amenities such as benches, kiosks, and outdoor cafes, and by limiting conflicts between vehicles and pedestrians.



Central City 2035 Proposal



Request for Zone Change 2410 N. Mississippi and adjacent vacant lot owned by Mr. Stan Herman. R102631 / R102632

Mr. Herman would build a proposed hotel/coffee shop and roof top view lounge for an international hotel company. The properties are at the Albina MAX Station.

CoreForm
1722 NW Raleigh St.
Portland, OR. 97209
503 224 5117

