



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**

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Portland, Oregon 97201  
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TTY 503-823-6868  
[www.portlandonline.com/bds](http://www.portlandonline.com/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** July 28, 2010, 1:30 pm – 3:00 pm

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

**File Number:** EA 10-151796

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### Proposal and Property Information

**Location:** SE Berkeley Way and SE Tenino Street @ SE Cesar Chavez Boulevard

**Proposal:** Pre-application Conference for a Type III Land Division Review to divide the 53,170 square foot site into four residential lots and an open space tract. The lots will range in size from 3,569 to 5,277.7 square feet. A Type II Environmental Review will be required to exceed the allowed amount of disturbance area (development limit). Modifications through the Environmental Review are requested to minimum lot dimension standards for all lots; maximum lot coverage for all lots; and the minimum required 25-foot building setback from the Springwater Corridor for proposed Lots 1 and 2.

**Land Use Reviews Expected:** Type III Land Division/Type II Environmental Review

**Site Zoning:** R10cp

**Tax Account Number(s):** R115444

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### Contacts

**Applicant:** Brett K. Laurila, BKLA Architecture, 503-720-4255

**Conference Coordinator:** Douglas Hardy, 503-823-7816

**Neighborhood Association:** Ardenwald-Johnson Creek, contact Mary King at 503-654-2969

**District Coalition:** Southeast Uplift, contact Leah Hyman at 503-232-0010

**Neighborhood within 1,000 feet:** Eastmoreland, Kathy Ten Pas at 503-771-0010  
Woodstock, contact Terry Griffiths at 503-771-0011

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### 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?

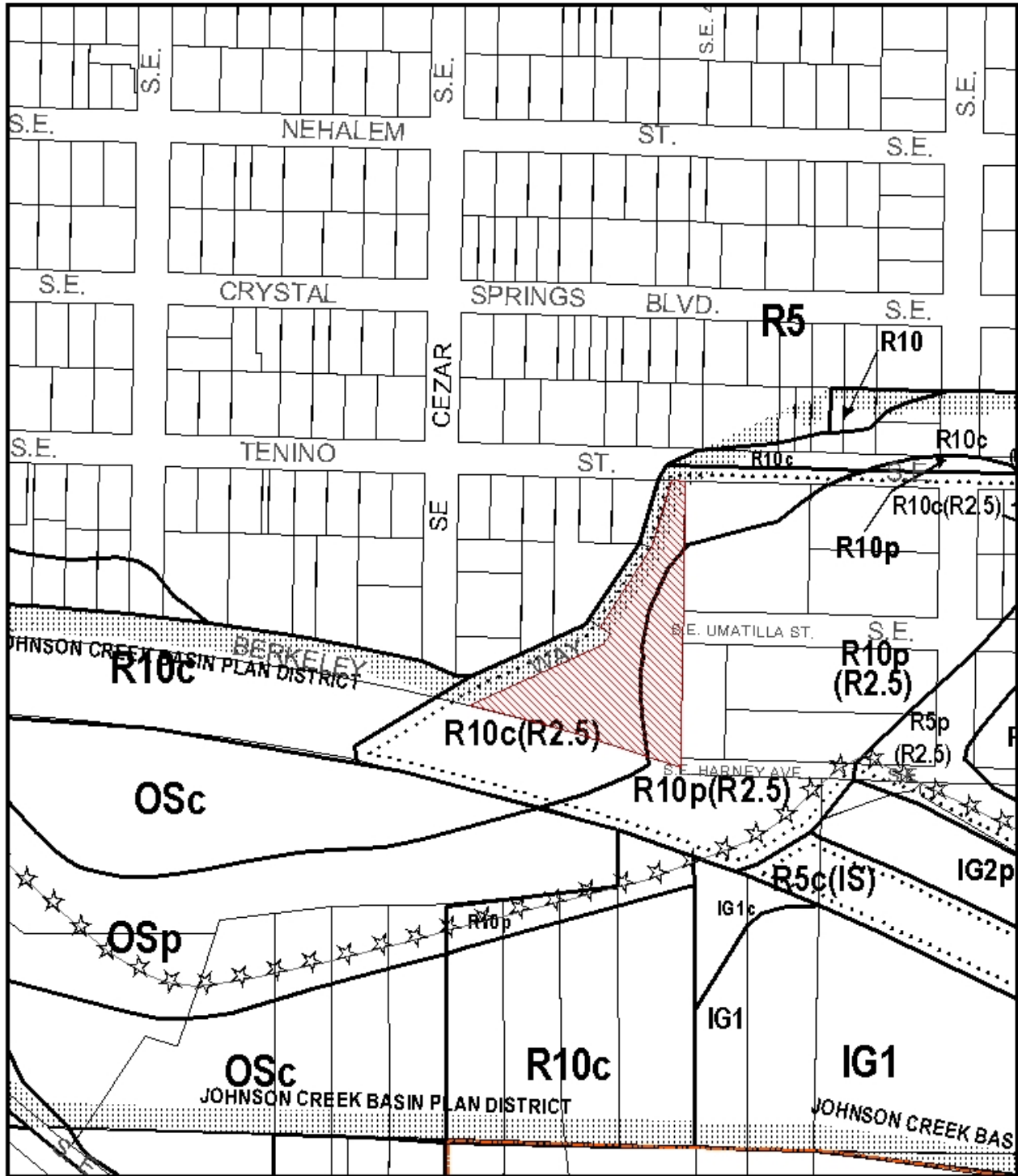
The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

#### 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.

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**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



This site lies within the:  
JOHNSON CREEK BASIN PLAN DISTRICT

File No.	<u>EA 10-151796 PC</u>
1/4 Section	<u>3834</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1S1E24DD 1700</u>

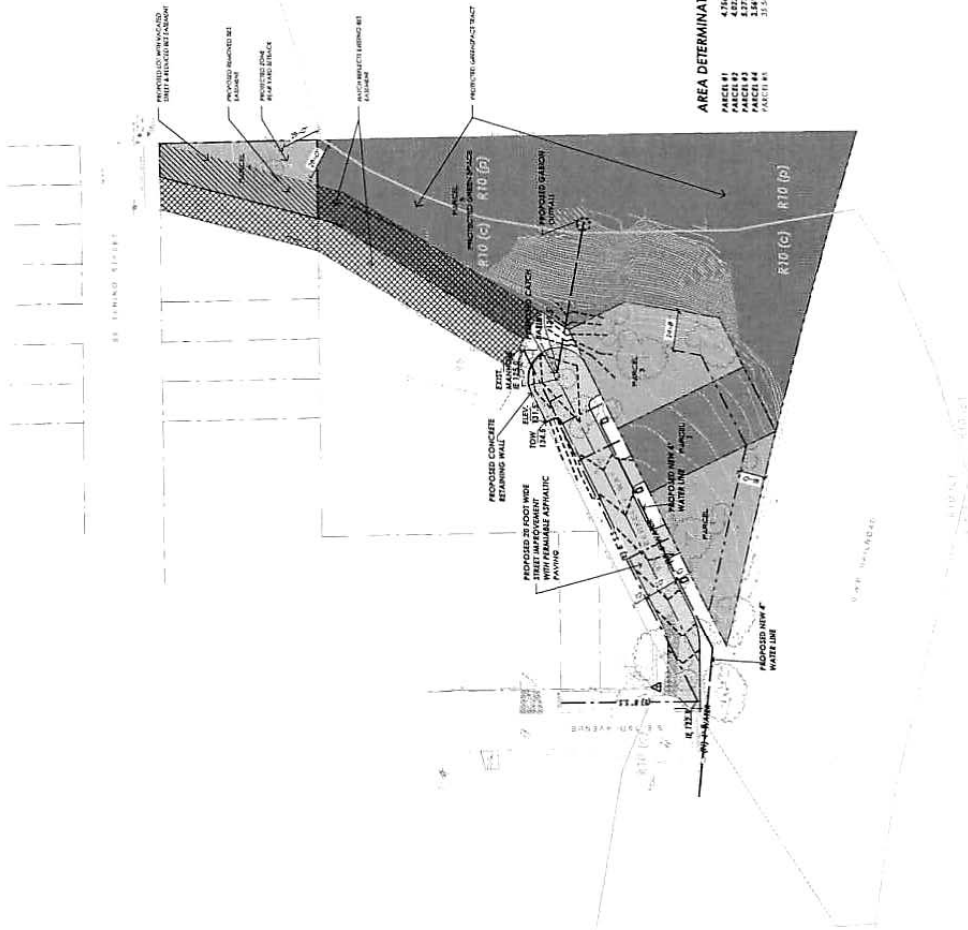
(Jul 09,2010)

REVISIONS

SHEET TITLE: PROPOSED 4 LOT  
WATER TREATMENT PLANT  
REDEVELOPMENT PLAN  
PROJECT TITLE:  
LAND DIVISION:  
THE  
SPRINGWATER  
PROPERTY  
2900 N BARTELEY STREET  
PORTLAND, OR 97214  
DATE: 1/20/14

DATE PLOTTED: 04/27/14  
DRAWN BY: BKL  
CHECKED BY: BKL  
SCALE: AS SHOWN

PROJECT NO: 151796  
SHEET NO: A0.00



**AREA DETERMINATIONS**

PARCEL #1	4784.1 SQ FT
PARCEL #2	2377.0 SQ FT
PARCEL #3	2377.0 SQ FT
PARCEL #4	3346.6 SQ FT
TOTAL	13486.7 SQ FT

PROPOSED DEVELOPMENT PLAN w/ partial Barteleley Way ROW vacacion  
SCALE: 1"=40'

EA10-151796 PC