



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
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Fax: (503) 823-5630
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: October 1, 2013, 10:30 am – 12:00 pm

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

File Number: EA 13-202087

Proposal and Property Information

Location: 13011 SE Foster Road

Proposal: Pre-Application Conference for a Type III Conditional Use to allow the construction of an assisted living and memory care facility. The proposal consists of three buildings, ranging in height from one to two stories. Building A will contain a memory care unit for 15 residents, with Buildings B and C providing assisted living for up to 53 residents. On-site parking for 21 vehicles is also proposed. A Type III Conditional Use is required to locate a Group Living use in a multi-dwelling zone.

Land Use Reviews Expected: Type III Conditional Use Review

Site Zoning: R2a Johnson Creek Basin Plan District

Tax Account Number(s): R201388, R201390

Contacts

Applicant: Joseph Van Lom, Architects Van Lom Group, 503-226-0590

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Pleasant Valley, contact Linda Bauer at 503-761-2941
Powellhurst-Gilbert, contact Mark White at 503-761-0222

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at
503-823-4550

Business District: None

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.

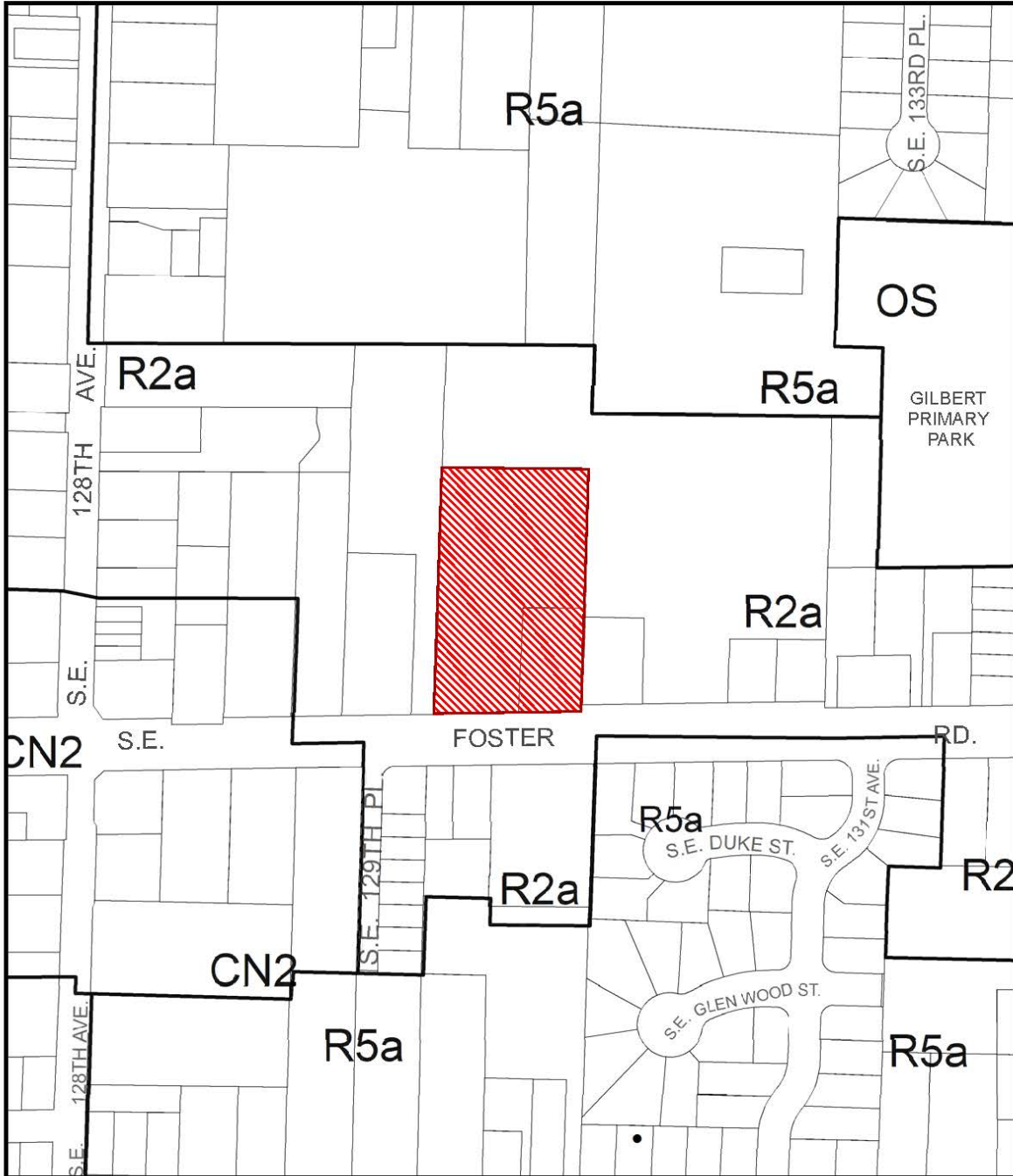
What is the purpose of the Pre-Application Conference?

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).

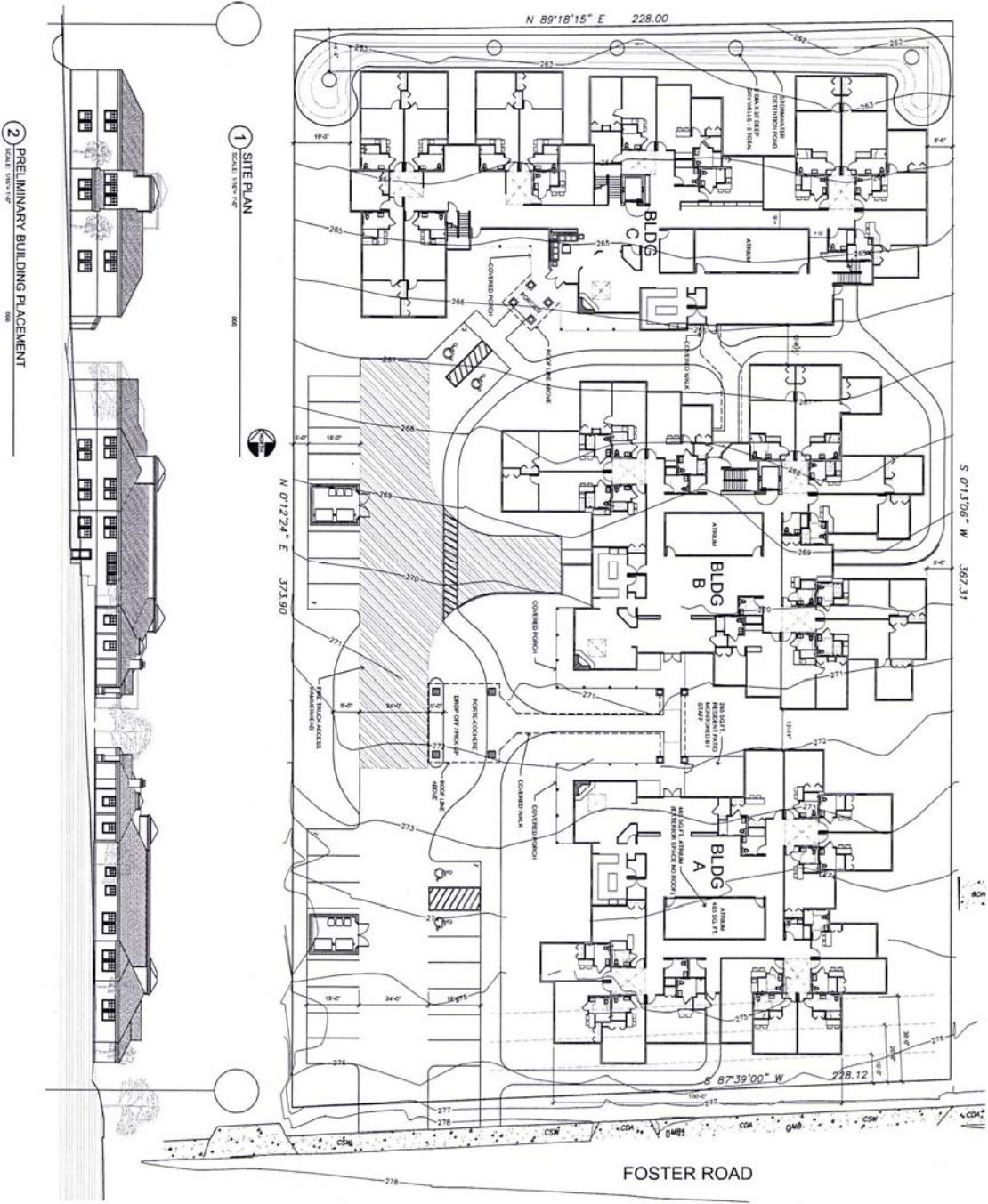


ZONING

 Site



File No. EA 13-202087 PC
1/4 Section 2512.3643
Scale 1 inch = 200 feet
State_Id 1S2E14CD 2600
Exhibit B (Sep 10,2013)



2 PRELIMINARY BUILDING PLACEMENT
SCALE 1/8" = 1'-0"

A0.01

PROJECT ADDRESS
HAPPY VALLEY SENIOR HOUSING
13011 SE FOSTER RD
PORTLAND OREGON
JOB NO 0512
PROJECT NO
SHEET NO

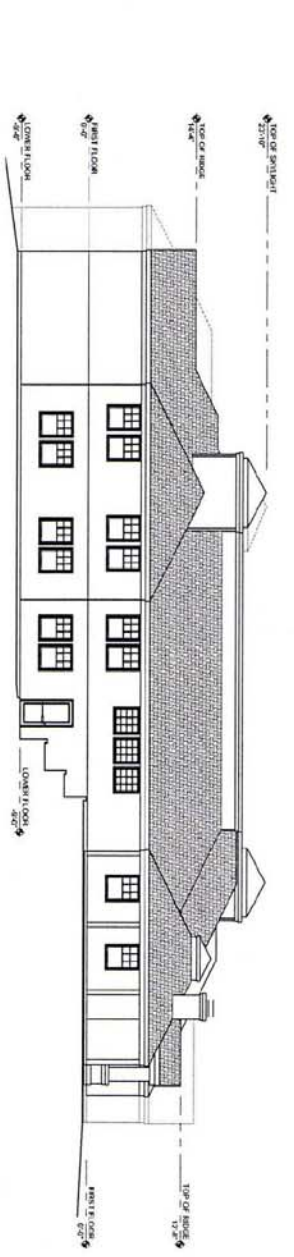
NO.	DATE	DESCRIPTION

REVISIONS
SHEET TITLE
SITE PLAN

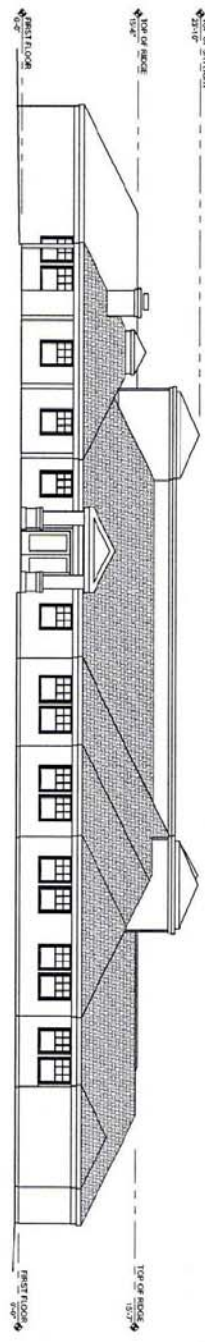
HAPPY VALLEY SENIOR HOUSING
PORTLAND OREGON

DATE: SEPTEMBER, 2011
DESIGNED BY
DRAWN BY
CHECKED BY
APPROVED BY
PRELIMINARY
REGISTERED PROFESSIONAL ARCHITECT
OREGON

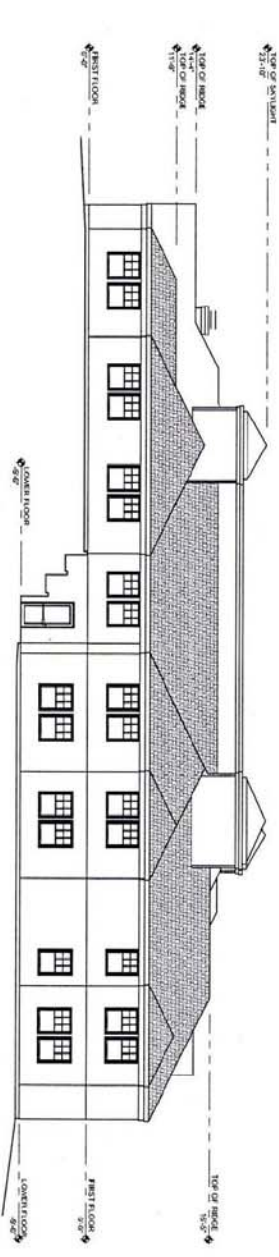
Van Lom
architects van lom group
80 box 21690 portland, or 97288
(503) 503.224-0590 (f) 503.273.8449 www.vanlom.com
JOE VAN LOM
TOM LOURIS



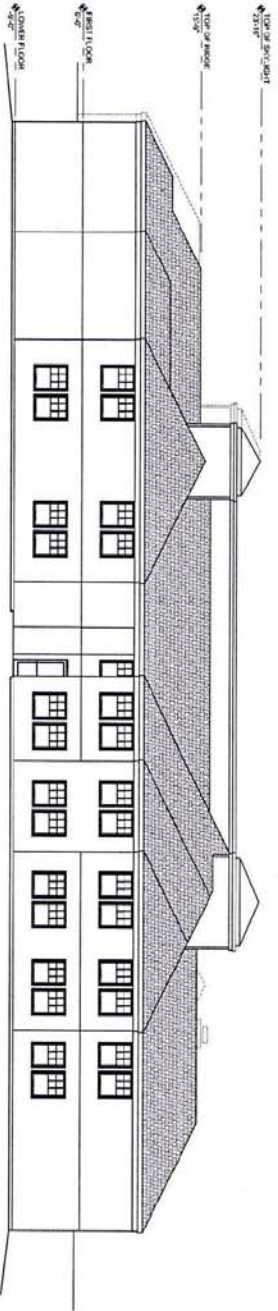
4 BUILDING B - WEST ELEVATION
SCALE 1/8"=1'-0"



3 BUILDING B - SOUTH ELEVATION
SCALE 1/8"=1'-0"



2 BUILDING B - EAST ELEVATION
SCALE 1/8"=1'-0"



1 BUILDING B - NORTH ELEVATION
SCALE 1/8"=1'-0"

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HAPPY VALLEY
SENIOR HOUSING
PORTLAND OREGON

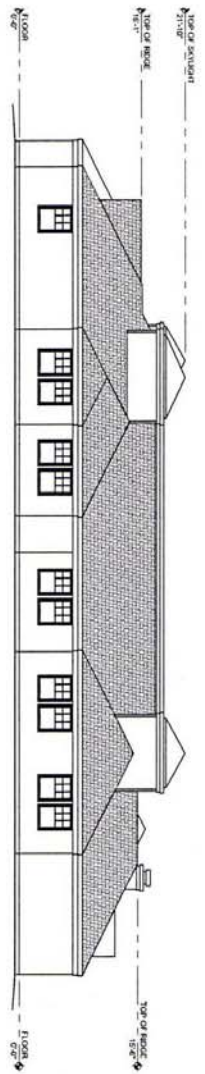
NO.	DATE	REVISION/ISSUE

BUILDING B
ELEVATIONS

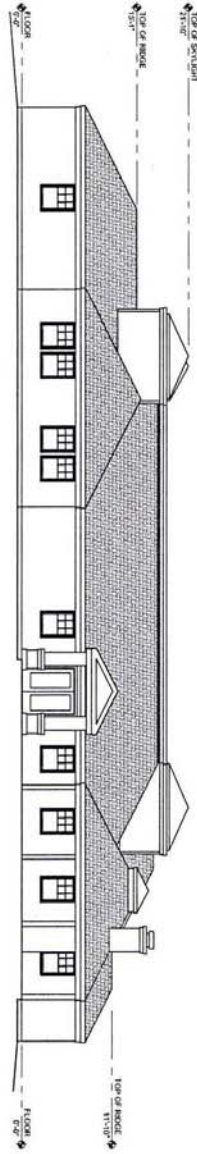
PROJECT
HAPPY VALLEY
SENIOR HOUSING
13071 SE FOSTER ROAD
PORTLAND OREGON

PROJ. NO.
0512
SHEET NO.

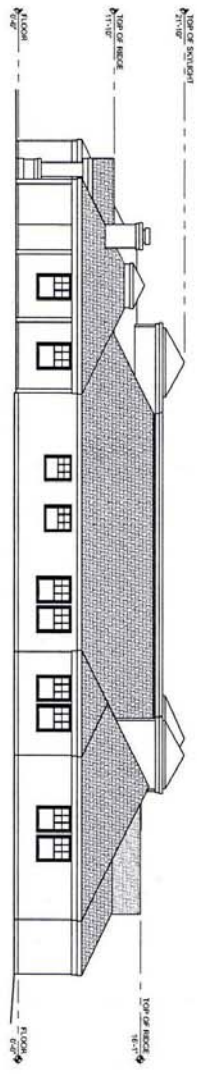
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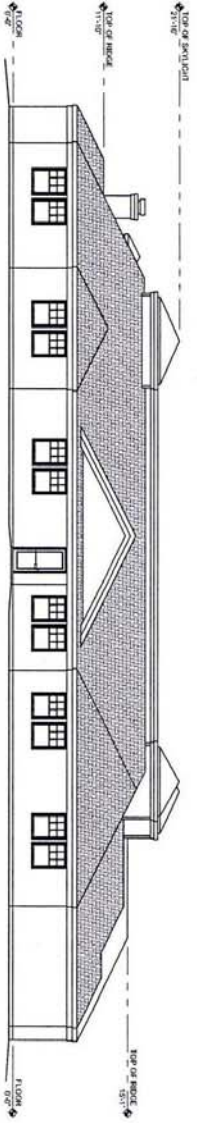
4 BUILDING A - EAST ELEVATION
SCALE: 1/8" = 1'-0"
000



3 BUILDING A - NORTH ELEVATION
SCALE: 1/8" = 1'-0"
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2 BUILDING A - WEST ELEVATION
SCALE: 1/8" = 1'-0"
000



1 BUILDING A - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"
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DATE: SEPTEMBER 3, 2013
ISSUED

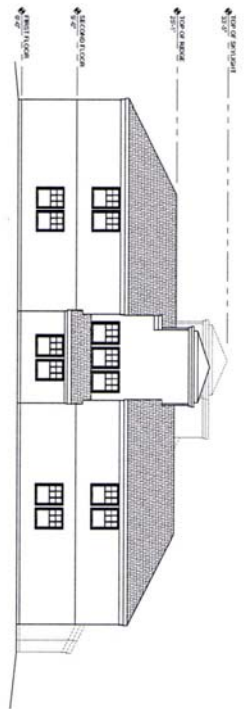
HAPPY VALLEY
SENIOR HOUSING
PORTLAND OREGON

NO.	DATE	DESCRIPTION

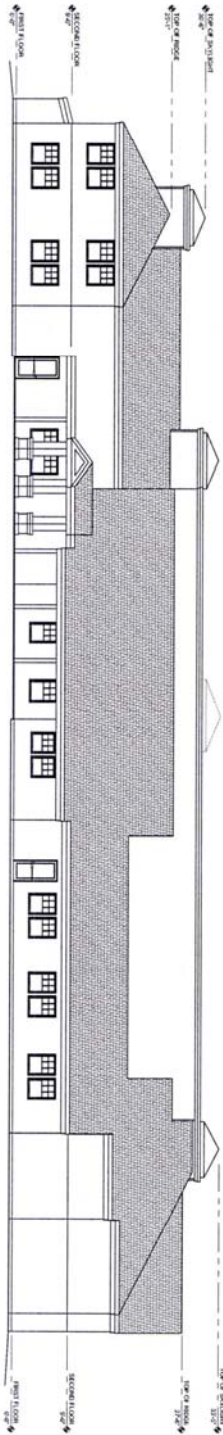
BUILDING A
ELEVATIONS

PROJECT ADDRESS
HAPPY VALLEY
SENIOR HOUSING
13011 SE FOSTER ROAD
PORTLAND OREGON
JOB # 0512
PROJECT NO.
SHEET NO.

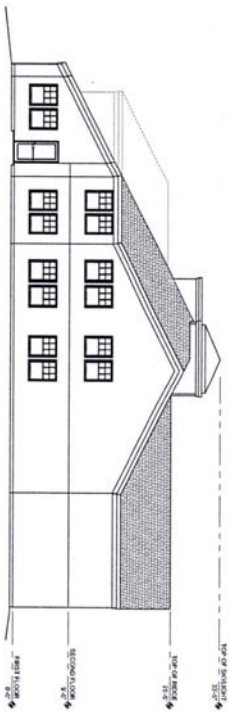
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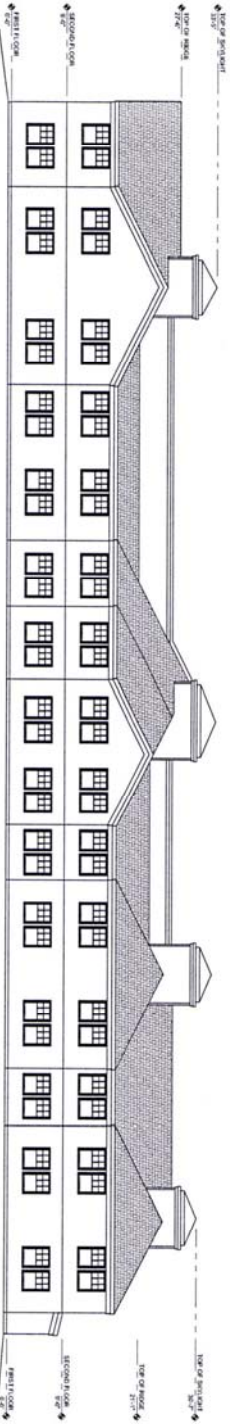
4 BUILDING C - WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 BUILDING C - SOUTH ELEVATION
SCALE: 1/8" = 1'-0"



2 BUILDING C - EAST ELEVATION
SCALE: 1/8" = 1'-0"



1 BUILDING C - NORTH ELEVATION
SCALE: 1/8" = 1'-0"

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DATE: SEPTEMBER 3, 2013
DRAWN: [Signature]

HAPPY VALLEY SENIOR HOUSING
PORTLAND OREGON

NO.	DATE	REVISIONS

BUILDING C
ELEVATIONS

PROJECTS
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PROJ. NO. 0512

DRAWN BY: [Signature]

A3.03