



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** August 7, 2014 at 8:30 AM  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 14-180794

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### Proposal and Property Information

**Location:** 11916 SE BOISE ST  
**Proposal:** Pre-Application Conference for a Land Division Review for a 12-lot subdivision with an extension of SE Cora Street, a public street. The applicant intends to develop with detached single dwellings and will be requesting an Adjustment to the minimum density and an Adjustment to minimum building setback for some of the lots.  
**Land Use Reviews Expected:** Type III Land Division and Adjustment Review  
**Site Zoning:** R2 a, Multi-Dwelling Residential 2,000 zone with the "a" Alternative Design Density overlay zone.  
**Tax Account Number(s):** R278243

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### Contacts

**Applicant:** Kevin Partain, URBAN VISIONS, (503) 421-2967  
**Conference Coordinator:** Sheila Frugoli, 503-823-7817  
**Neighborhood Association:** Powellhurst-Gilbert, contact Mark White at 503-761-0222.  
**District Coalition:** East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550.  
**Business District:** Midway, contact Bill Dayton at 503-252-2017.  
**Neighborhood within 1,000 feet:** Powellhurst-Gilbert, contact Mark White at 503-761-0222.

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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.

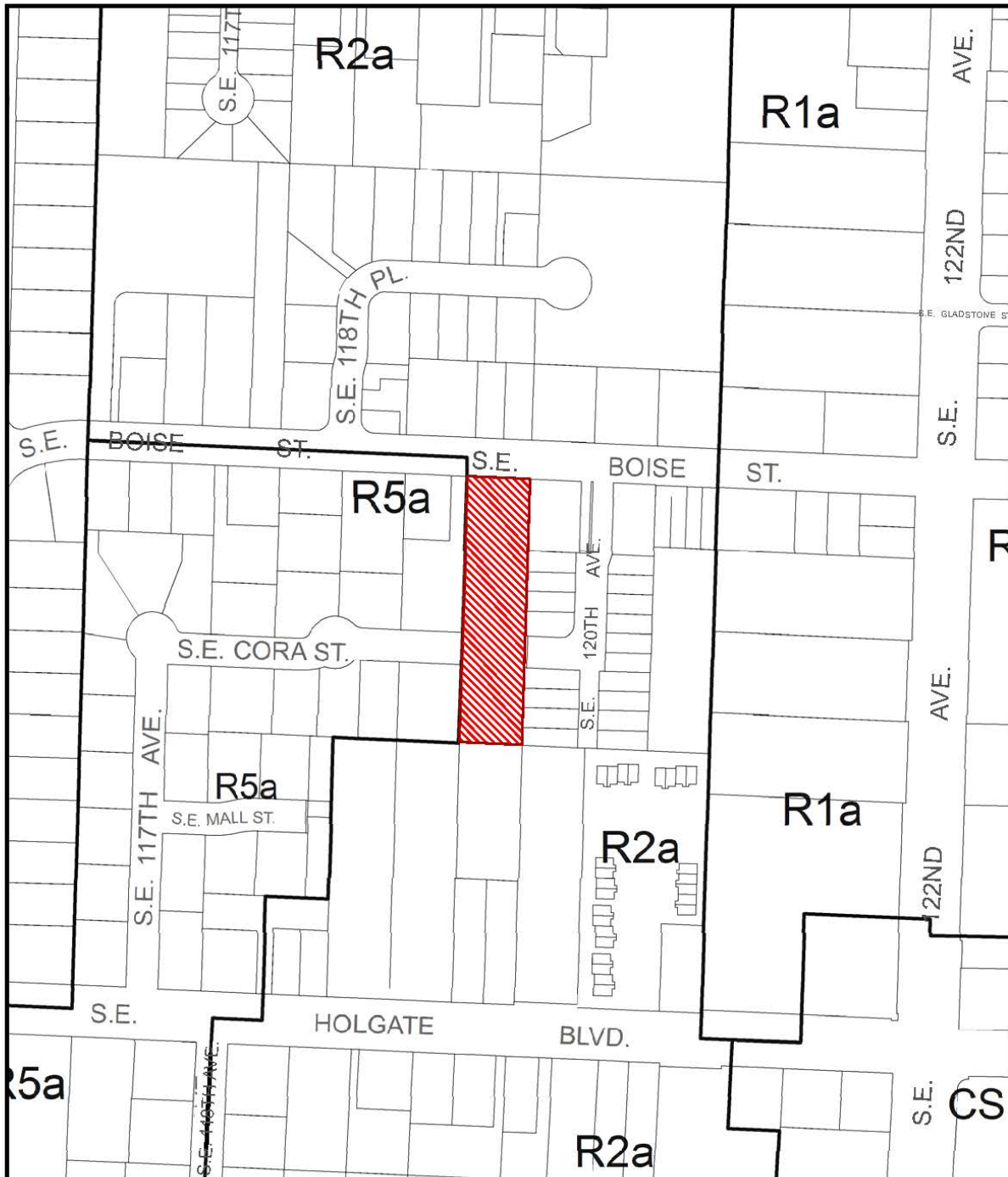
#### What is the purpose of the Pre-Application Conference?

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.

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 14-180794 PC  
 1/4 Section 3442  
 Scale 1 inch = 200 feet  
 State\_Id 1S2E10DD 5900

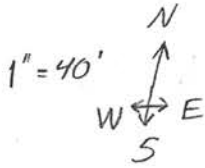
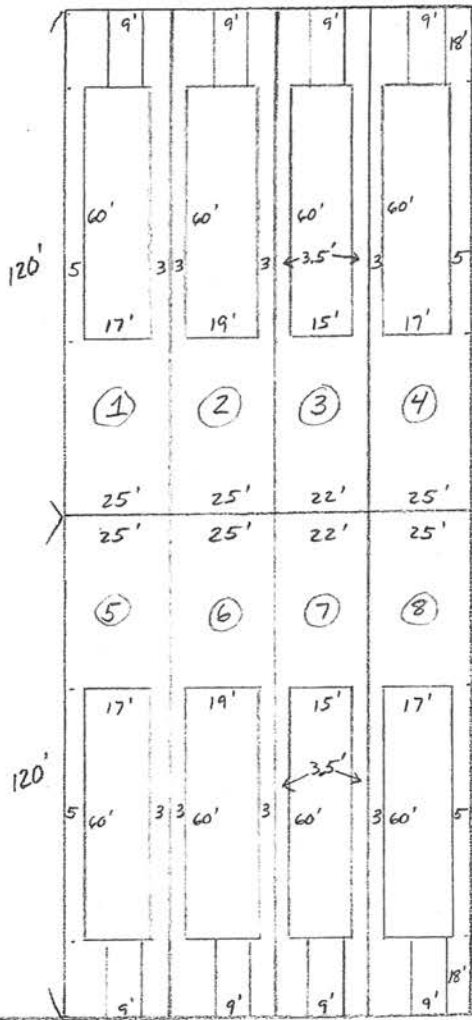


This site lies within the:  
**JOHNSON CREEK BASIN PLAN DISTRICT**

(Jul 09, 2014)

SE Boise St

11916 SE Boise | R 278243

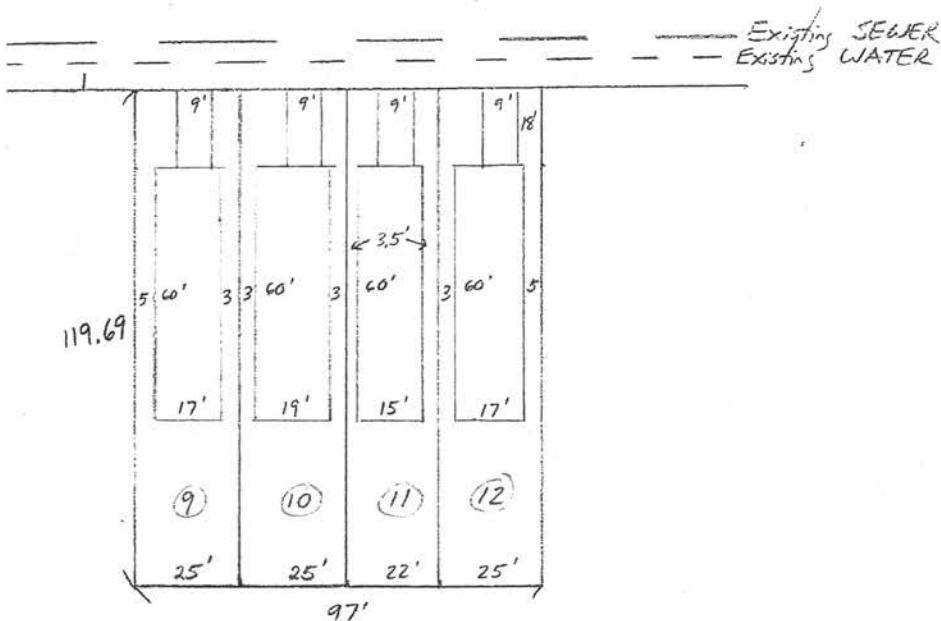


Total Sqft = 39,673  
 - 4,850 Cora  
 34,823 sqft

Max = 17.41 (17)  
 Min = 13.93 (14)

Lot	Sqft	Size	Setbacks
1	3,000	25x120	F18 W5 E3 R42
2	3,000	25x120	F18 W3 E3 R42
3	2,640	22x120	F18 W3.5 E3.5 R42
4	3,000	25x120	F18 W3 E5' R42
5	3,000	25x120	F18 W5 E3 R42
6	3,000	25x120	F18 W3' E3' R42'
7	2,640	22x120	F18 W3.5' E3.5' R42
8	3,000	25x120	F18 W3' E5' R42
9	3,000	25x120	F18 W5' E3' R42
10	3,000	25x120	F18 W3' E3' R42
11	2,640	22x120	F18 W3.5' E3.5' R42
12	3,000	25x120	F18 W3' E5' R42'

50' SE Cora St



EA 14-180794 PC