



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, 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:** October 25, 2016 at 8:30AM  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 16-248245

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### Proposal and Property Information

**Location:** 6941 N CENTRAL ST

**Proposal:** A Pre-Application Conference to discuss modifications to an existing Conditional Use for Roosevelt High School. The previous land use case is LU 14-227191. A 11,650 square foot, two story addition is proposed. This addition will connect to the school at the northeast corner of the Performing Arts building. Due to the new addition, changes to the original design of other parts of the site are proposed. These changes include the parking area, pedestrian connections, stormwater planters and the driveway entrance. The approval criteria for this conditional use review are located in Chapter 33.815.105 of the Portland Zoning Code

**Land Use Reviews Expected:** Type II or Type III Conditional Use Review

**Site Zoning:** R5 (Single Dwelling Residential, Chapter 33.110 of the Portland Zoning Code)

**Tax Account Number(s):** R314722

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### Contacts

**Applicant:** Paul Cathcart, Portland Public Schools, Patrick LeBoeuf, 503-916-3510 (503) 916-3510

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

**Neighborhood Association:** St. Johns, contact Josh Leslie at 503-505-8495.

**District Coalition:** North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

**Business District:** St. Johns Business Boosters, contact Mike Johnson at 503-206-8633.

**Neighborhood within 1,000 feet:** University Park, contact Tom Karwaki at [karwaki@yahoo.com](mailto:karwaki@yahoo.com) & Portsmouth, contact Tatiana Xenelis-Mendoza at 503-756-2559..

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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?

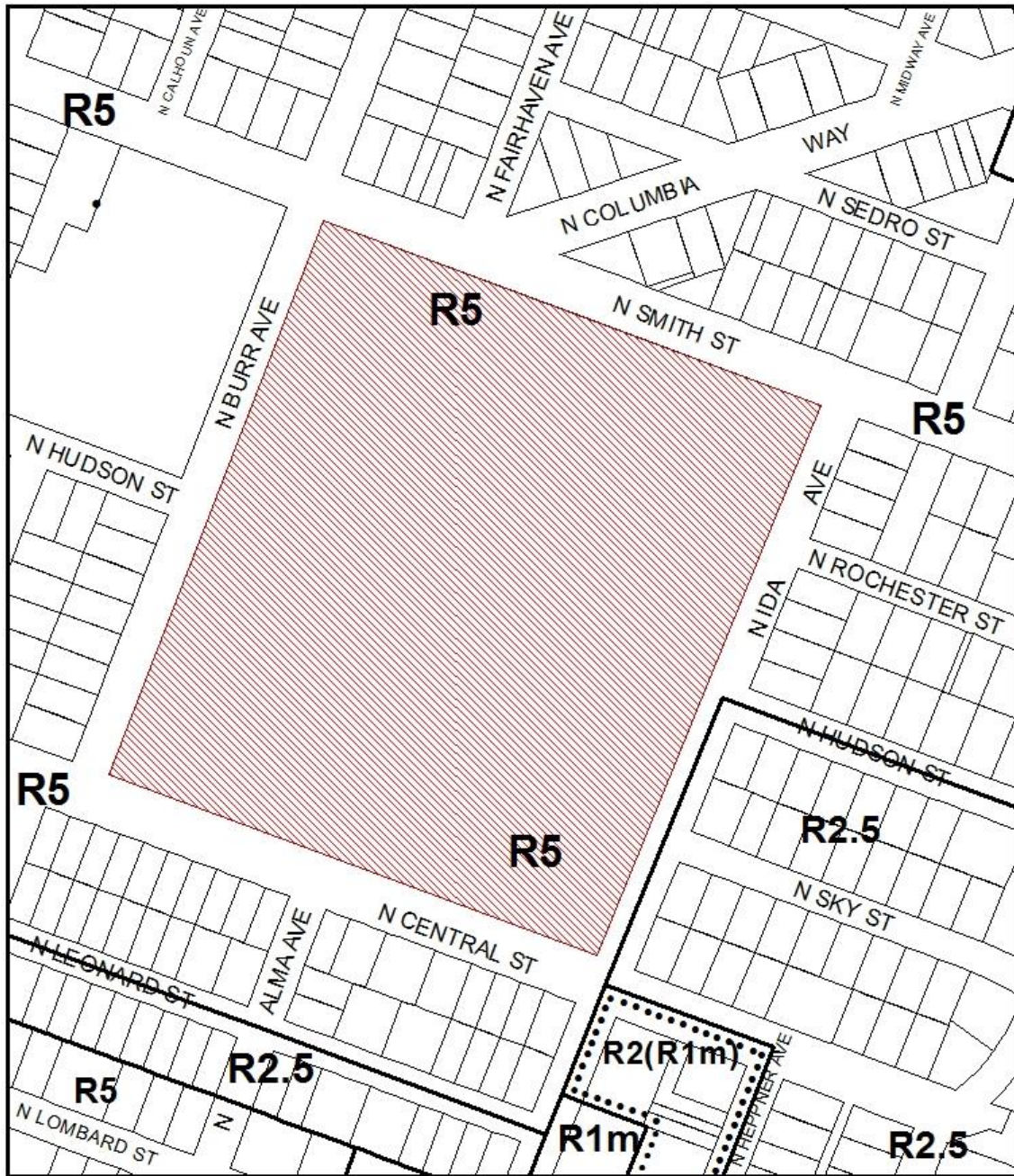
The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

### 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
- Historic Landmark

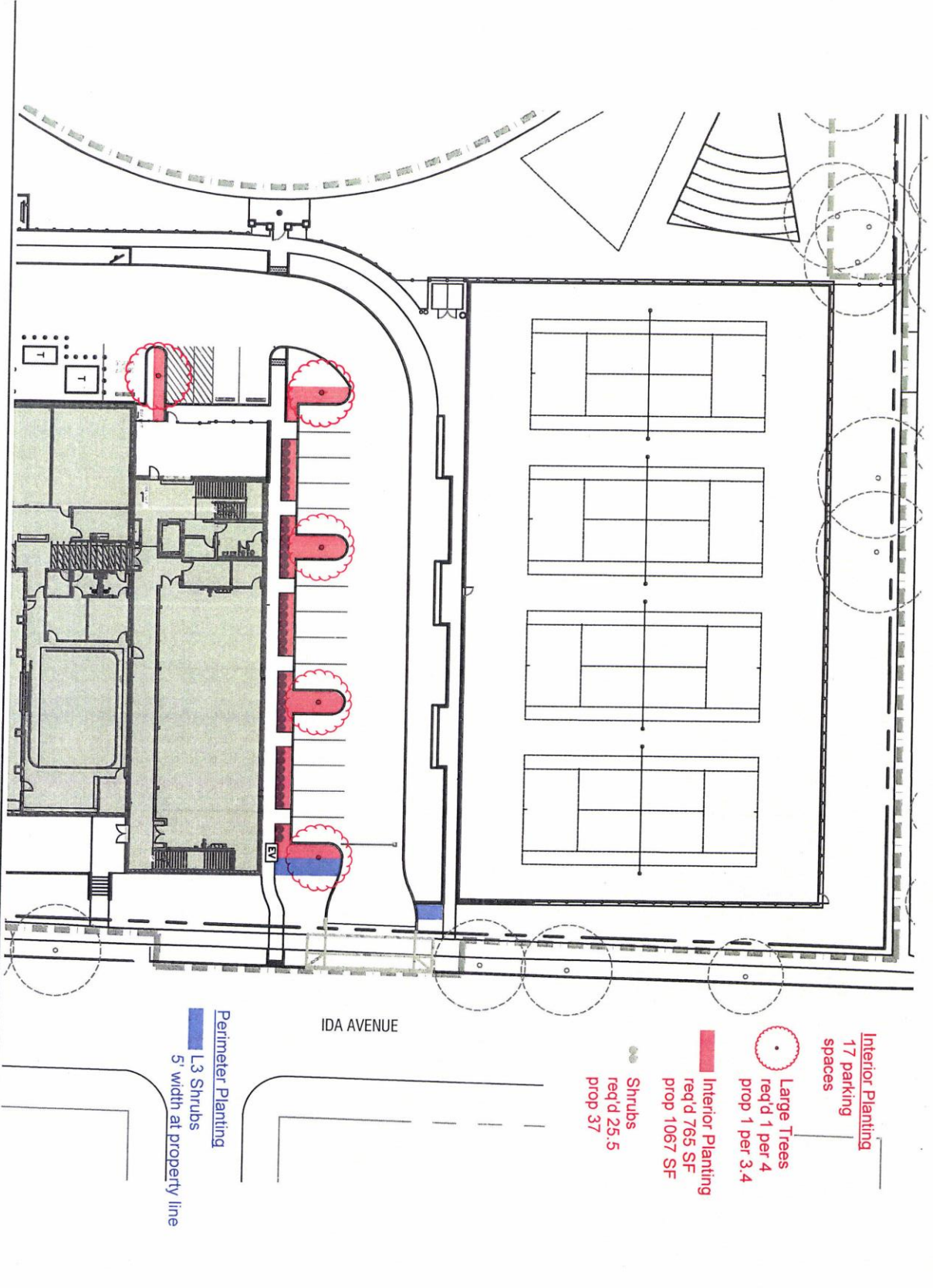
File No.	<u>EA 16-248245 PC</u>
1/4 Section	<u>2023 2123</u>
Scale	<u>1 inch = 200 feet</u>
State_Id	<u>1N1E07B 100</u>
Exhibit	<u>B (Sep 27, 2016)</u>

**Mayer/Reed**

ROOSEVELT HIGH SCHOOL MODERNIZATION - CTE EXTENSION | PRE-APPLICATION SITE PLAN

1" = 40'-0"

16-248245 PR



Interior Planting  
17 parking  
spaces

Large Trees  
req'd 1 per 4  
prop 1 per 3.4

Interior Planting  
req'd 765 SF  
prop 1067 SF

Shrubs  
req'd 25.5  
prop 37

IDA AVENUE

Perimeter Planting  
L3 Shrubs  
5' width at property line