



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: August 15, 2017 at 08:30

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

File Number: EA 17-208078

Proposal and Property Information

Location: 13601 E Burnside Street

Proposal: A Pre-Application Conference to discuss a land division to create 40 lots. The lots will be developed with a combination of attached and detached units. The site would have a combination of a street, common greens and alleys. An alternative plan proposes 41 multidwelling units in the R2 portion of the site and 3 lots with detached units.

Land Use Reviews Expected: Type III Land Division

Site Zoning: R2 (Medium Density Multidwelling, Chapter 33.120 of the Portland Zoning Code) "a" (Alternative Design Density Overlay, Chapter 33.405 of the Portland Zoning Code), "d" (Design Overlay Zone, Chapter 33.420 of the Portland Zoning Code), East Corridor Plan District, Chapter 33.521 of the Portland Zoning Code.

Tax Account Number(s): R109364

Contacts

Applicant: Dan Williams, Faster Permits (503) 819-7754

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Hazelwood, contact Arlene Kimura at 503-252-9429.

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

Business District: Gateway Area Business Association, contact Paul Wild at paul.wild@mhcc.edu

Neighborhood within 1,000 feet: Hazelwood, contact Arlene Kimura at 503-252-9429.

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.

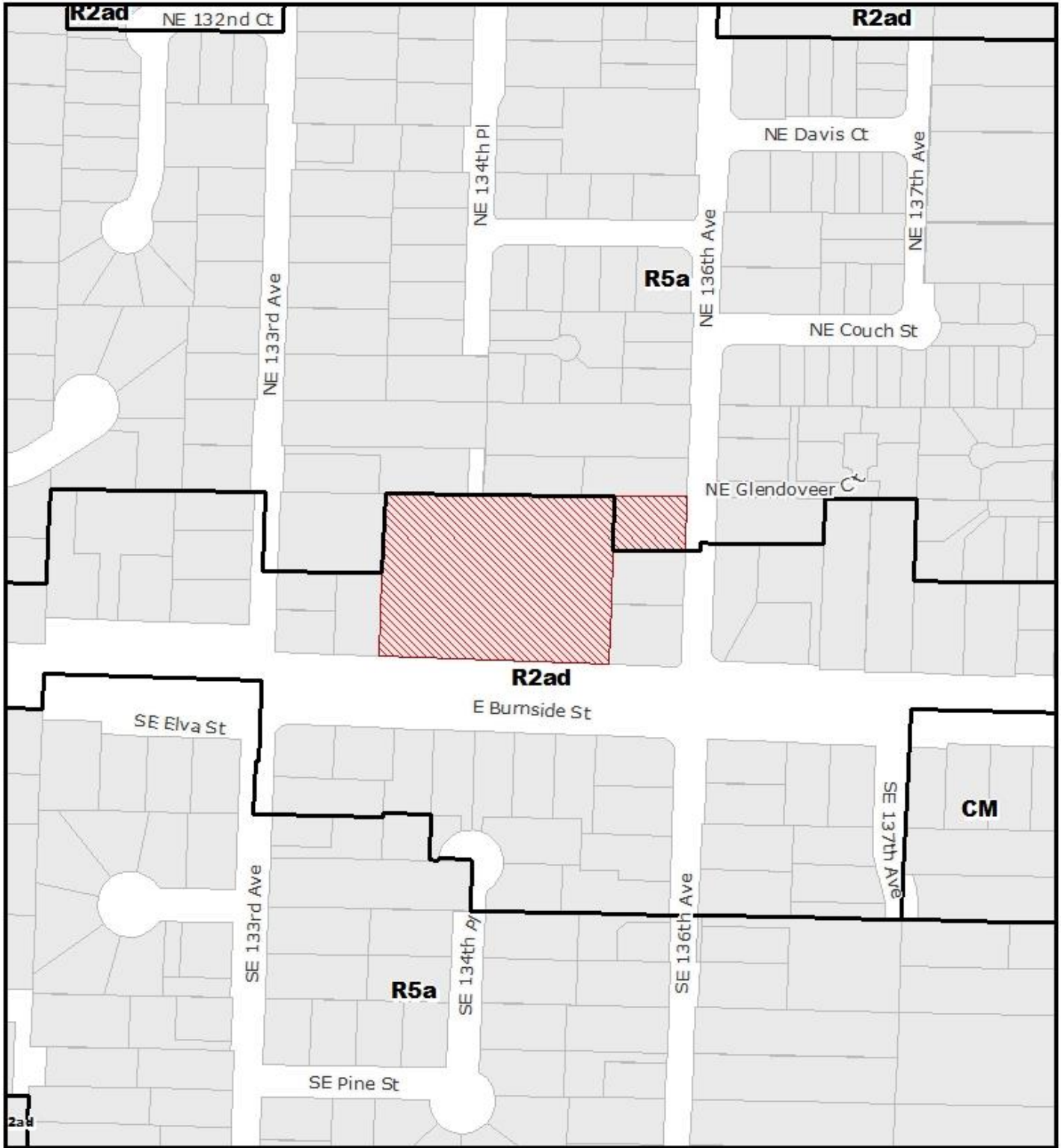
What is the purpose of the Pre-Application Conference?

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).

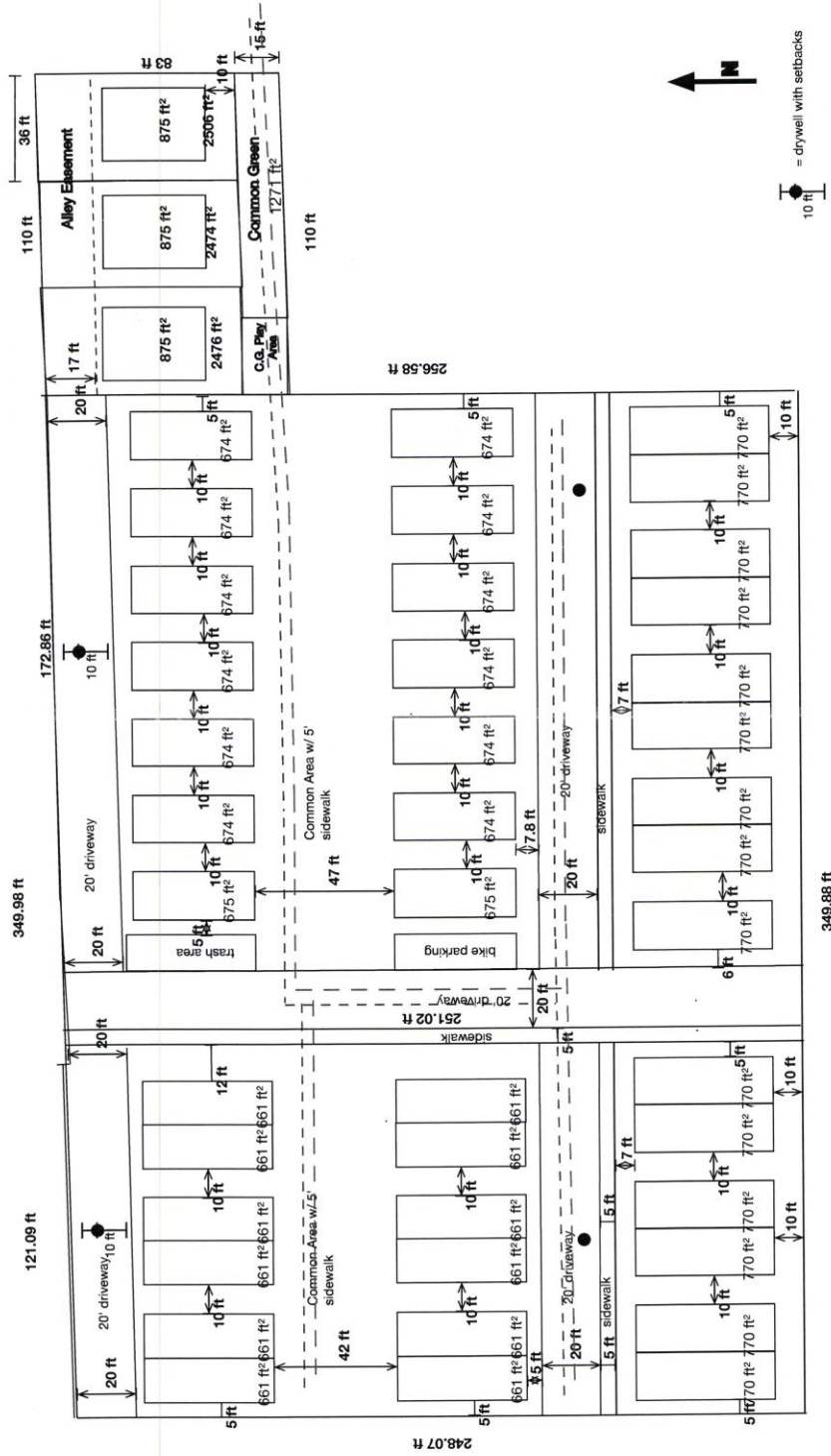


ZONING 
 NORTH

THIS SITE LIES WITHIN THE:
 EAST CORRIDOR PLAN DISTRICT

 Site

File No.	EA 17-208078 PC
1/4 Section	3044
Scale	1 inch = 200 feet
State ID	1N2E35DB 7600
Jul 26, 2017	

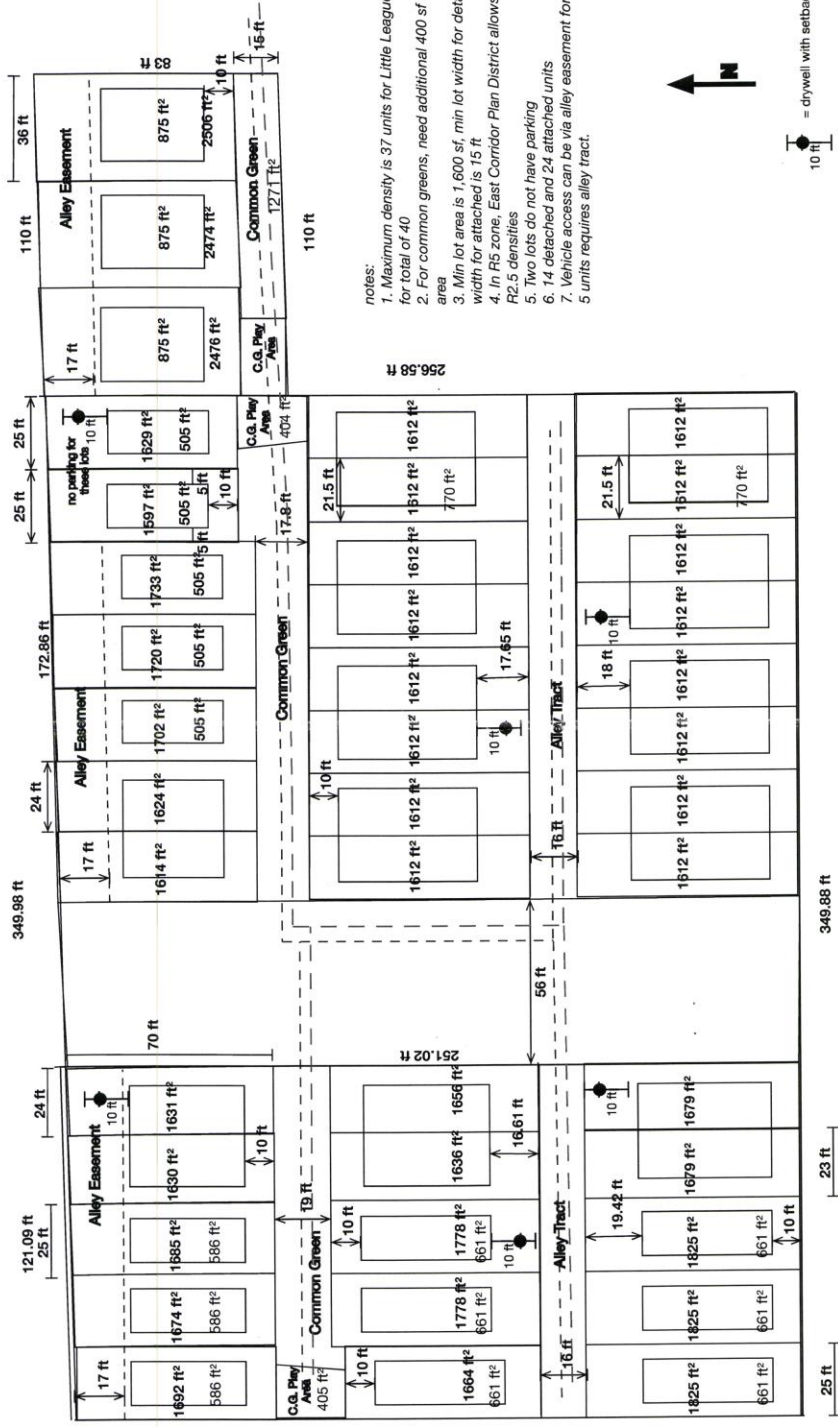


- 10 ft = drywell with setbacks
- = water (Rockwood PUD)
- = sewer

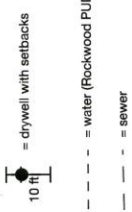
1" = 40'
July 16, 2017

Site Plan B.3 - 41 condo units + 3 lots (41 units in R2, 3 lots in R5)
E Burnside and 135th

EA17-208078PC



- notes:
1. Maximum density is 37 units for Little League site + 3 units for R5 site for total of 40
 2. For common greens, need additional 400 sf without walkways for play area
 3. Min lot area is 1,600 sf, min lot width for detached is 25 ft, min lot width for attached is 15 ft
 4. In R5 zone, East Corridor Plan District allows R5 to be developed at R2.5 densities
 5. Two lots do not have parking
 6. 14 detached and 24 attached units
 7. Vehicle access can be via alley easement for up to 5 units. More than 5 units requires alley tract.



1" = 40'

July 16, 2017

Site Plan A.3 -41 lots (38 lots in R2, 3 lots in R5)

E Burnside and 135th

EA 17-208078 PC