



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: January 10, 2019 at 10:30am

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

File Number: EA 18-279927

Proposal and Property Information

Location: SE Corner of NE 15th & Fremont

Proposal: A Pre-Application Conference to divide a corner lot for development of two new attached houses. The new dwelling units need to be approved through a Historic Resource Review because the site is within the boundaries of the Irvington Historic District. The unit facing NE Fremont does not have off-street parking. The unit facing NE 15th is proposed with a two car garage.

Land Use Reviews Expected: Type III Historic Resource Review, Type 1x Land Division

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

Tax Account Number(s): R674968

Contacts

Applicant: Thomas Johnson, THOMAS JOHNSON ARCHITECT LLC (503) 679-3047

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Sabin Community Assoc., contact Rachel Lee at 503-964-8417. Irvington, contact Dean Gisvold at 503-284-3885.

District Coalition: Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

Business District: Soul District Business Association, contact at info@nnebaportland.org

Neighborhood within 1,000 feet: Irvington, contact Dean Gisvold at 503-284-3885.

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.

THOMAS JOHNSON
ARCHITECT LLC

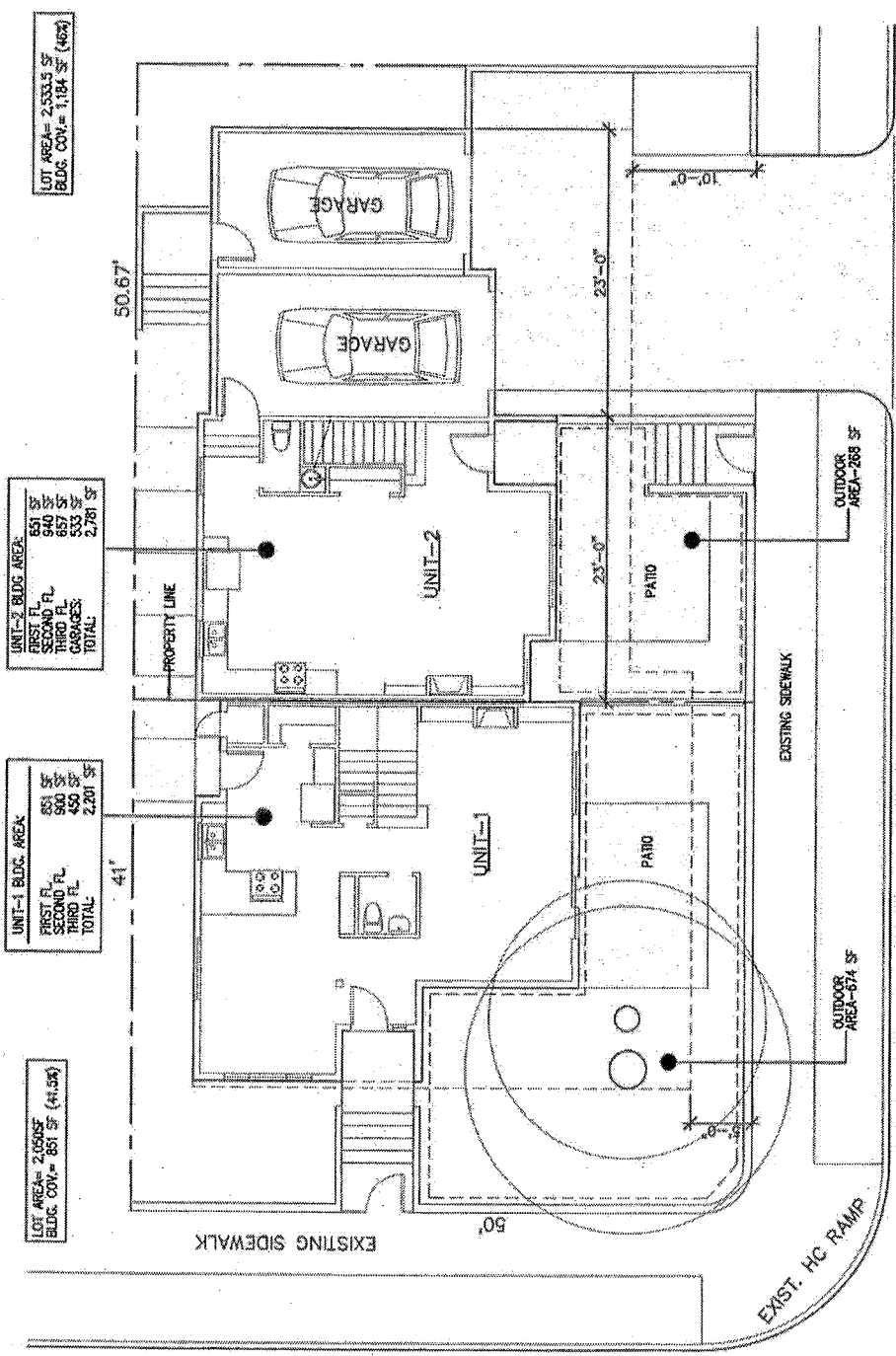
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PORTLAND, OREGON 97209
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Owner:
ROBERT AMES
P.O. BOX 12601
PORTLAND, OREGON 97212
274-8555
rob@robertamesrealtor.com

Project:
NEW ATTACHED HOUSES
16 15th AVE & FREMONT ST,
PORTLAND, OREGON

PRELIMINARY
Date: DECEMBER 12, 2016
Revisions:

Project Number: 2017-05
A-2 OF 6



LOT AREA = 2,533.5 SF
BLDG. COV. = 1,784 SF (46%)

UNIT-2 BLDG. AREA:
FIRST FL. 651 SF
SECOND FL. 840 SF
THIRD FL. 857 SF
GARAGES 332 SF
TOTAL 2,780 SF

UNIT-1 BLDG. AREA:
FIRST FL. 603 SF
SECOND FL. 450 SF
THIRD FL. 450 SF
TOTAL 2,203 SF

LOT AREA = 2,050 SF
BLDG. COV. = 851 SF (41.5%)



1 SITE PLAN
1/8" = 1'-0"

LOT AREA BEFORE
DIVISION = 4,583.5 SQ. FT.

15th AVENUE

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EA18 - 279927PC