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

Notice of a Pre-Application Conference

Time and Date: January 16, 2013, 3:00 pm – 4:30 pm

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

File Number: EA 12-217936

Proposal and Property Information

Location: NW Overton Street, between NW 11th and 12th Avenues

Proposal: Pre-Application Conference for a Type III Design Review to allow the construction of a new mixed-use building. The development will consist of a 20-story, 280-unit residential tower on the west portion of the block constructed over a parking structure containing 210 parking spaces. The parking structure may be above or below grade, and will be accessed from NW 12th Avenue. A one to two-story pavillion containing retail and community space is proposed for the northeast corner of the block.

Land Use Reviews Expected: Type III Design Review

Site Zoning: EXd Central City Plan District/North Pearl Subarea

Tax Account Number(s): R541375, R541389, R541390, R541391, R541392

Contacts

Applicant: Eve Fagenstrom, BOORA Architects, 503-226-1575
Tiffany Sweitzer, Hoyt/Wood Partners, 503-227-6677

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Pearl District, contact Patricia Gardner at 503-243-2628

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

Business District: Pearl District Business Association, contact Adele Nofield at 503-223-0070

Neighborhood within 1,000 feet: Northwest District, contact John Bradley at 503-313-7574

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.

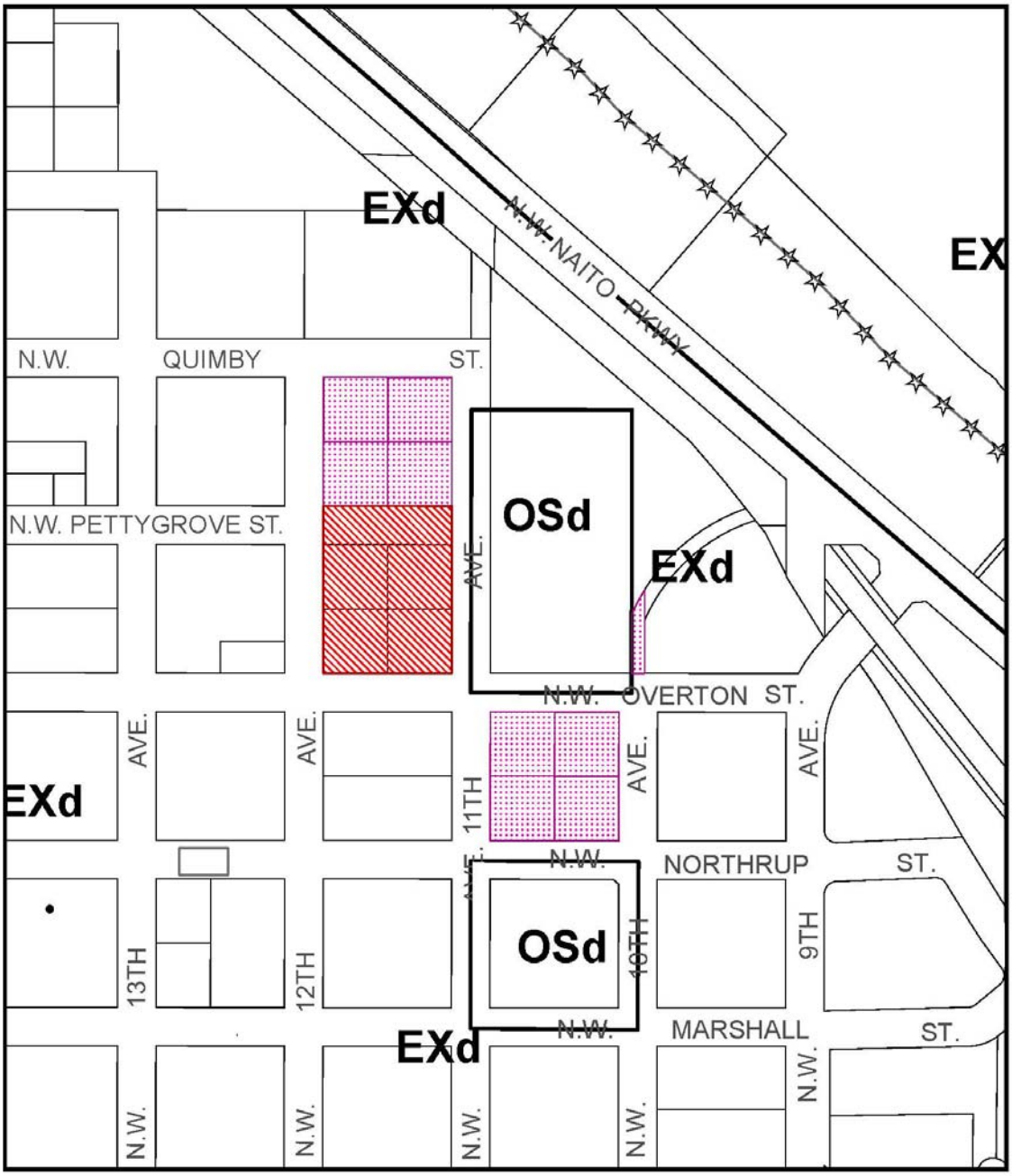
What is the purpose of the Pre-Application Conference?

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-



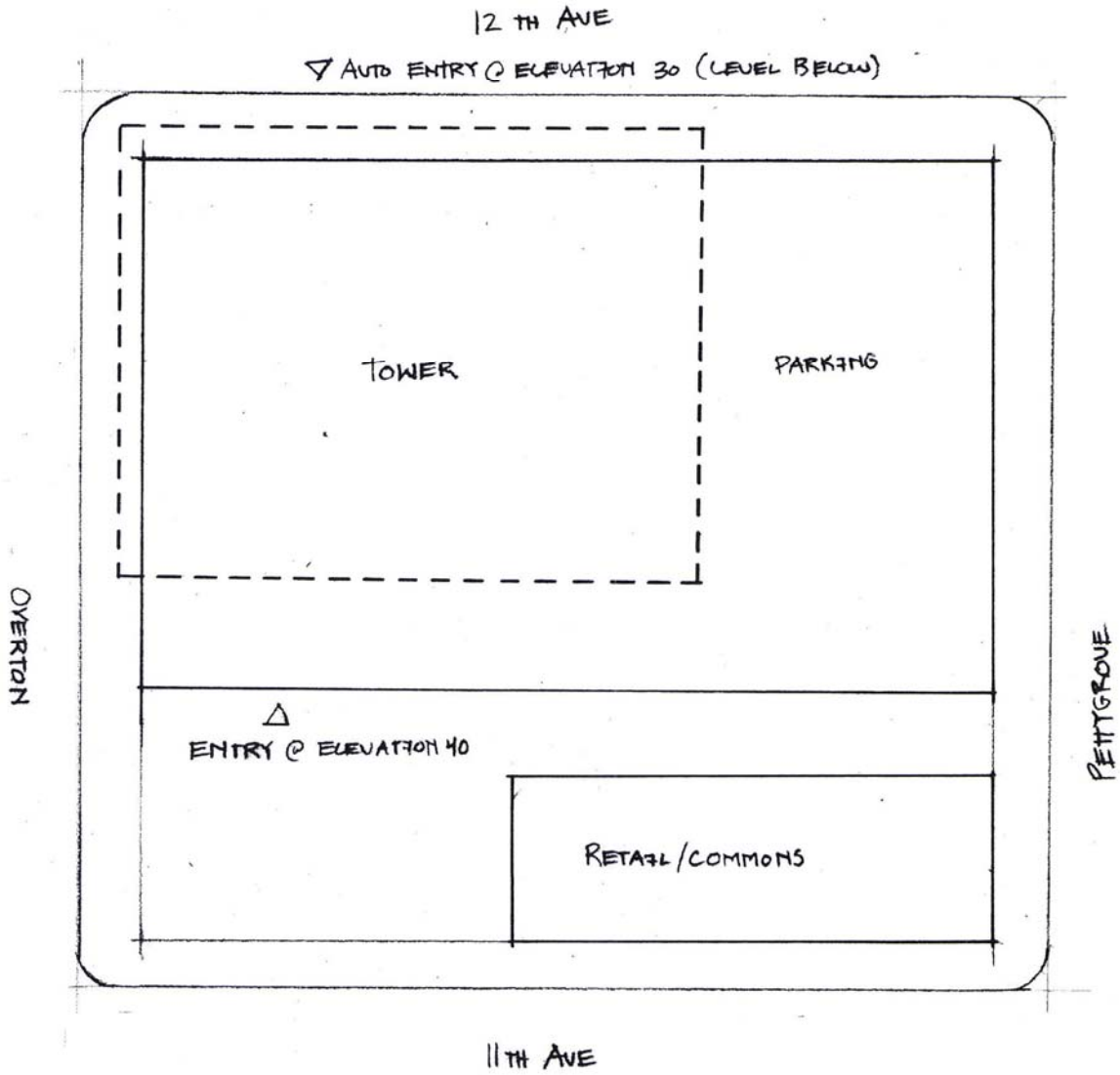
ZONING Site Also Owned

NORTH

This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER

File No. EA 12-217936 PC
1/4 Section 2928
Scale 1 inch = 200 feet
State_Id 1N1E34BB 2634
Exhibit B (Dec 21,2012)

6868 **).**



GROUND FLOOR PLAN

N

5' 10' 20' 40'

EA12-217936 PC