



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

Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner Paul L. Scarlett, Director Phone: (503) 823-7300 Fax: (503) 823-5630 TTY: (503) 823-6868

www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: September 17, 2013 Rescheduled to October 3, 2013 at10:30 am

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

File Number: EA 13-195667

Proposal and Property Information

Location: 1301 & 1333 NW 12th Avenue

Pre-Application Conference for a Type III Design Review for the Proposal:

> construction of a new mixed-use development. The proposal includes a 26-story building containing 275 dwelling units and 3,500 square feet of ground floor commercial space. Three levels of below-grade parking accommodating approximately 271 parking stalls are also proposed.

Land Use Reviews Expected: Type III Design Review

> EXd Central Employment with a Design overlay zone Site Zoning:

> > Central City Plan District/North Pearl Subdistrict

Tax Account Number(s): R141028, R141029

Contacts

Julie Currier, Unico Properties, 253-606-2036 Applicant:

Peter van der Muelen, ZGF Architects, 503-863-2335

Todd Stine, ZGF Architects, 206-521-3430

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, 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.

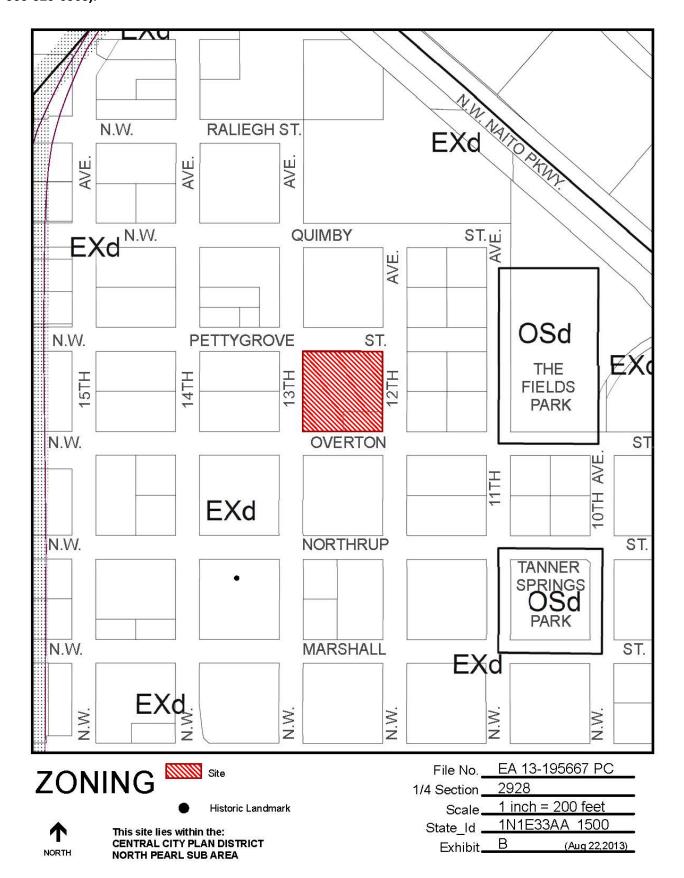
What is the purpose of the Pre-Application Conference?

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 503-823-6868).



PROPOSED: SITE PLAN

(Lobby at EL. 35'-6")



PROPOSED: ELEVATIONS



View from North West



View from South West



View from North East



View from South East

PROPOSED: SECTION

