



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
Paul L. Scarlett, Director
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: March 7, 2012, 1:00 pm – 2:30 pm

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

File Number: EA 12-108770

Proposal and Property Information

Location: Southeast corner of NW Raleigh Street and NW 20th Avenue

Proposal: Pre-Application Conference for a Type III Design Review for a new 40-unit multi-dwelling development. The development will consist of two, three-story buildings, with at-grade parking for 35 vehicles.

Land Use Reviews Expected: Type III Design Review

Site Zoning: EXd Northwest Plan District

Tax Account Number(s): R141103, R141104, R141105

Contacts

Applicant: Alan Jones, Holst Architecture, 503-233-9856

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Northwest District, contact John Bradley at 503-313-7574

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

Business District: Nob Hill, contact Patricia Fielder at 503-407-6163

Neighborhood within 1,000 feet: None

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.

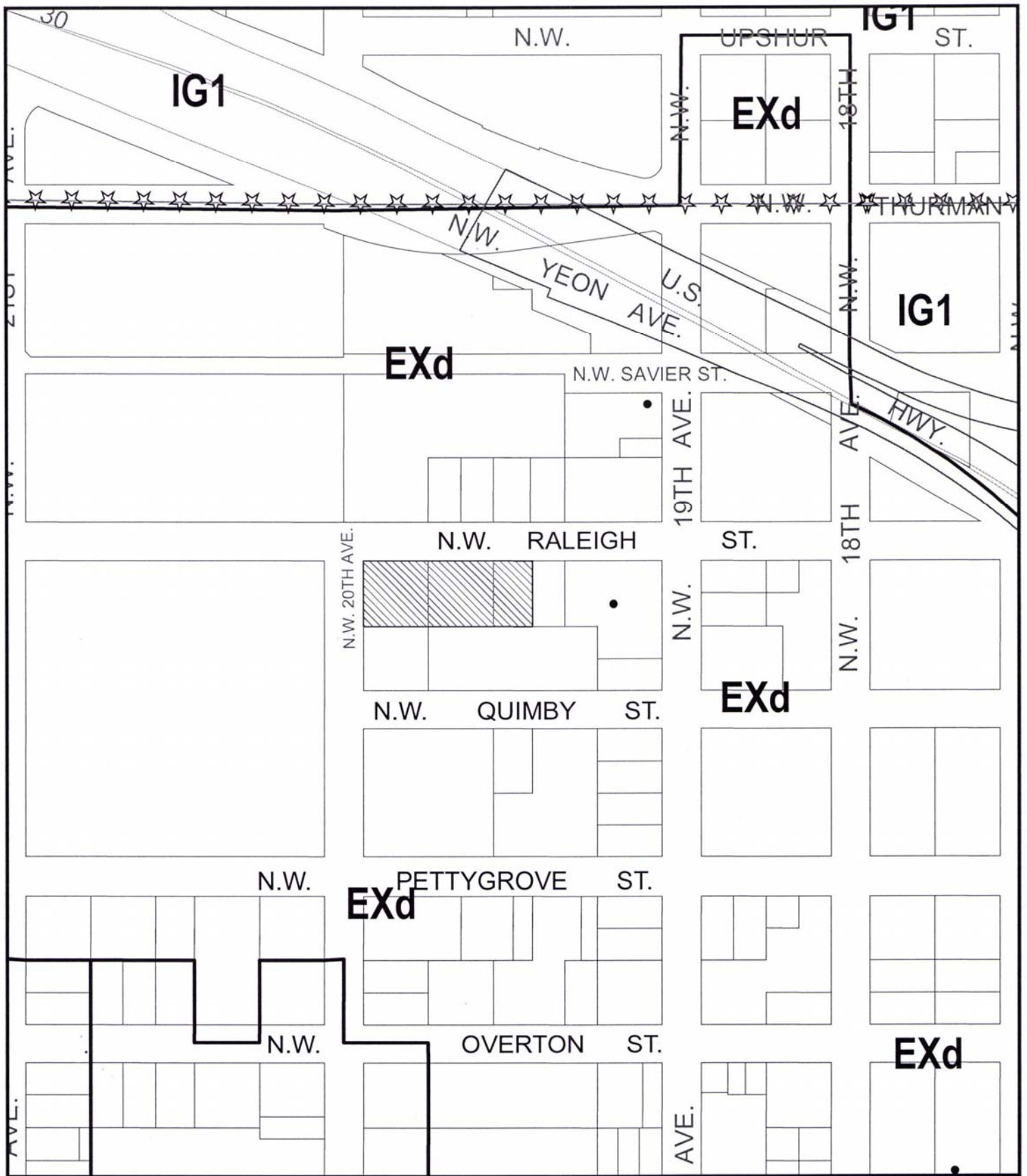
What is the purpose of the Pre-Application Conference?

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

 Site

 Historic Landmark

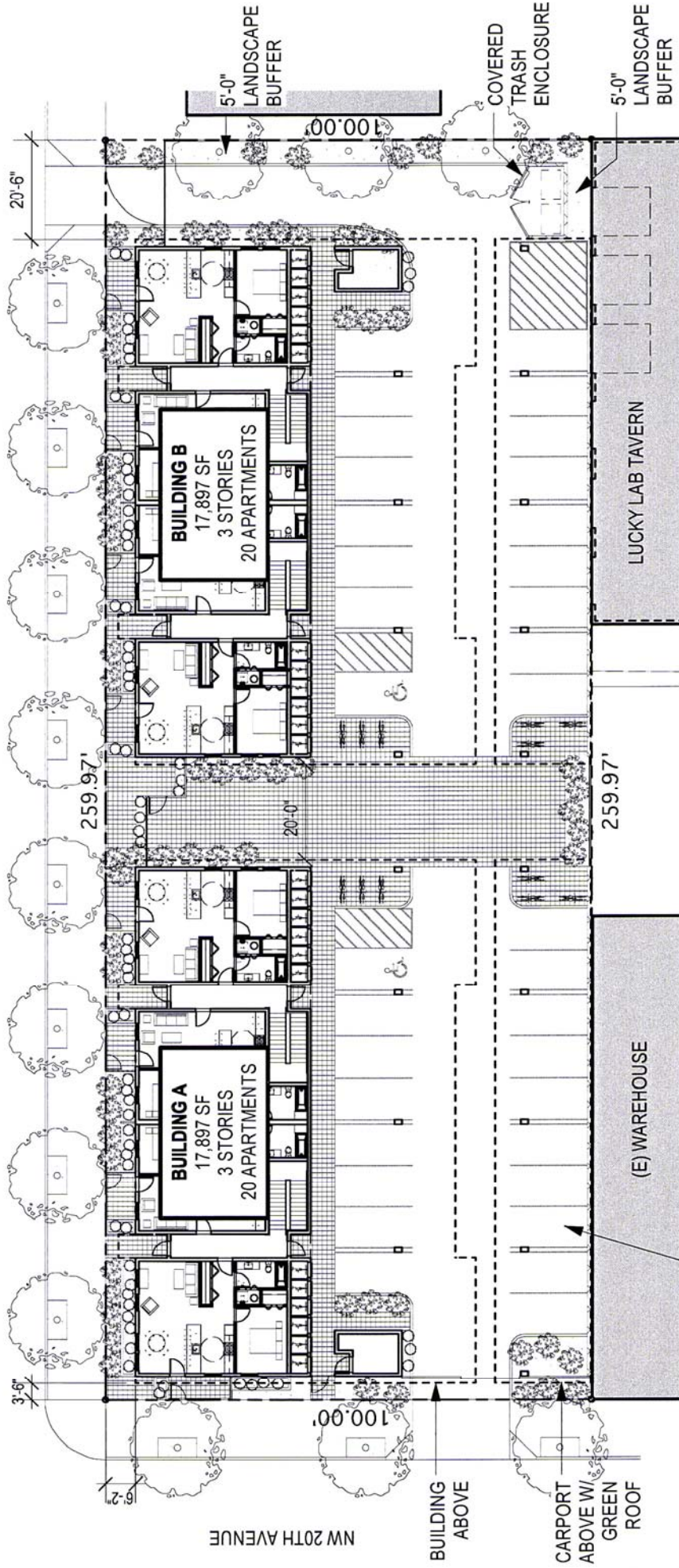
File No. EA 12-108770 PC
 1/4 Section 2827,2828
 Scale 1 inch = 200 feet
 State_Id 1N1E28DC 6300



This site lies within the:
NORTHWEST PLAN DISTRICT

(Feb 06,2012)

NW RALEIGH STREET



NW 20TH AVENUE

BUILDING ABOVE

CARPORT ABOVE W/ GREEN ROOF

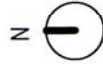
(E) WAREHOUSE

LUCKY LAB TAVERN

BUILDING B
17,897 SF
3 STORIES
20 APARTMENTS

BUILDING A
17,897 SF
3 STORIES
20 APARTMENTS

PARKING: 35 TOTAL SPACES



SITE PLAN
Scale: 1" = 30 ft

SLABTOWN FLATS

01.30.2012

C.E. JOHN COMPANY, INC. **JOHN**

Holder Arch-Incubate
110 W. 8th Portland, OR 97214
t. 503.233.9856 j. 503.233.7135

