



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

FROM CONCEPT TO CONSTRUCTION

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Notice of a Pre-Application Conference

Time and Date: January 3, 2013, 10:30 am to 12:00 pm

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

File Number: EA 12-208906

Proposal and Property Information

Location: Full block bounded by NW Overton Street, NW Northrup Street, NW 10th Avenue and NW 11th Avenue

Proposal: Pre Application Conference for Type III Design Review for the construction of a new mixed-use building. The building will consist of a three-story podium that includes approximately 10,000 square feet of retail space on the ground level, with two-stories of parking above which will be accessed from NW 11th Avenue. A 27-story point tower containing residential units (and a story of mechanical space) is proposed atop the podium in the southwest corner. One-story of residential floor area will be placed atop the podium in the southeast corner, with two-stories of residential floor area located atop the podium on the north side of the building.

Land Use Reviews Expected: Type III Design Review

Site Zoning: EXd Central City Plan District/River Subdistrict

Tax Account Number(s): R541381, R541382, R541383, R541384

Contacts

Applicant: Greg Mitchell, LRS Architects, 503-221-1121

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: 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.

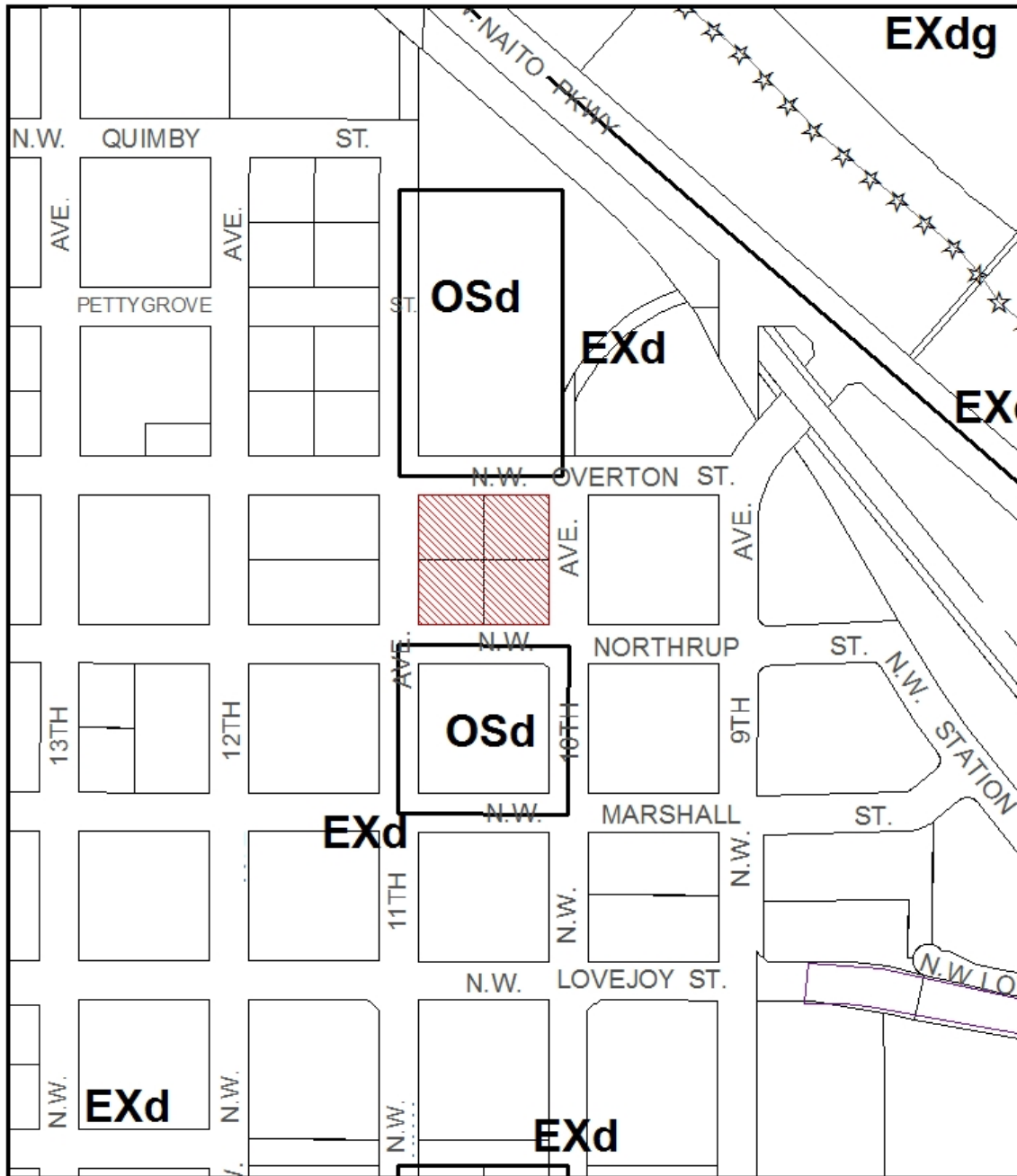
What is the purpose of the Pre-Application Conference?

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



This site lies within the:
CENTRAL CITY PLAN DISTRICT
RIVER DISTRICT

File No.	EA 12-208906 APPT
1/4 Section	2929
Scale	1 inch = 200 feet
State_Id	1N1E34BB 2620. 2621. 2622. 2623
Exhibit	B (Nov 28, 2012)

