



**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](http://www.portlandoregon.gov/bds)

---

## Notice of a Pre-Application Conference

**Time and Date:** July 23, 2014 at 1:00 PM  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 14-169399

---

### Proposal and Property Information

**Location:** 1450 SW JEFFERSON ST  
**Proposal:** Pre-Application Conference for Design Review of proposed new 6-story multi-dwelling residential building with 66 units. No vehicle parking is proposed. 120 long-term bicycle parking spaces will be provided. Stormwater will be managed on-site with flow-thru planters.  
**Land Use Reviews Expected:** Type III Design Review  
**Site Zoning:** CXd, Central Commercial zone, with the "d" Design overlay zone. The site is within the Central City Plan District and Goose Hollow Subdistrict.  
**Tax Account Number(s):** R246899, R246900

---

### Contacts

**Applicant:** Richard Rapp, TVA ARCHITECTS, (503) 220-0668  
**Conference Coordinator:** Sheila Frugoli, 503-823-7817  
**Neighborhood Association:** Goose Hollow, contact Greg Wimmer at 503-222-7173.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Business District:** Goose Hollow Business Association, contact Angela Crawford at 503-223-6376.  
**Neighborhood within 1,000 feet:** Portland Downtown, contact Jennifer Geske at 503-750-9843.

---

### 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.

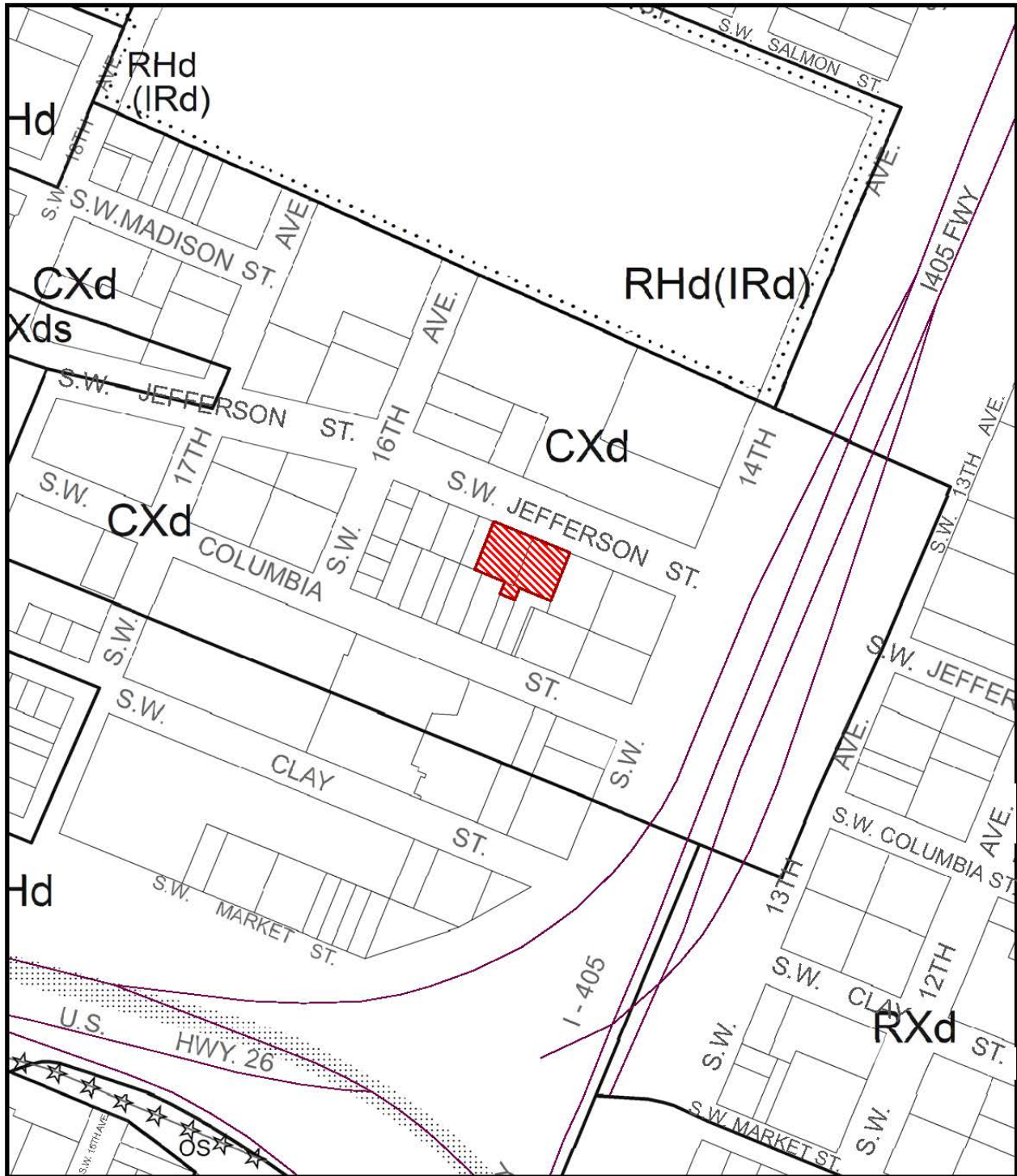
#### What is the purpose of the Pre-Application Conference?

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



Recreational Trail



This site lies within the:  
**CENTRAL CITY PLAN DISTRICT**  
**GOOSE HOLLOW SUBDISTRICT**

File No. EA 14-169399 PC  
 1/4 Section 3128  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E04AB 3100

(Jun 17, 2014)



tva architects inc.  
 100 SW Sixth Avenue, Suite 1500  
 Portland, Oregon 97204  
 Phone: 503.225.8488  
 www.tvaarchitects.com

NOT FOR CONSTRUCTION

1450 SW JEFFERSON  
 PORTLAND, OR 97201

JEFFERSON.14

Revisions:  
 No. Date Description

SCHEMATIC DESIGN

EXTERIOR ELEVATION - SOUTH

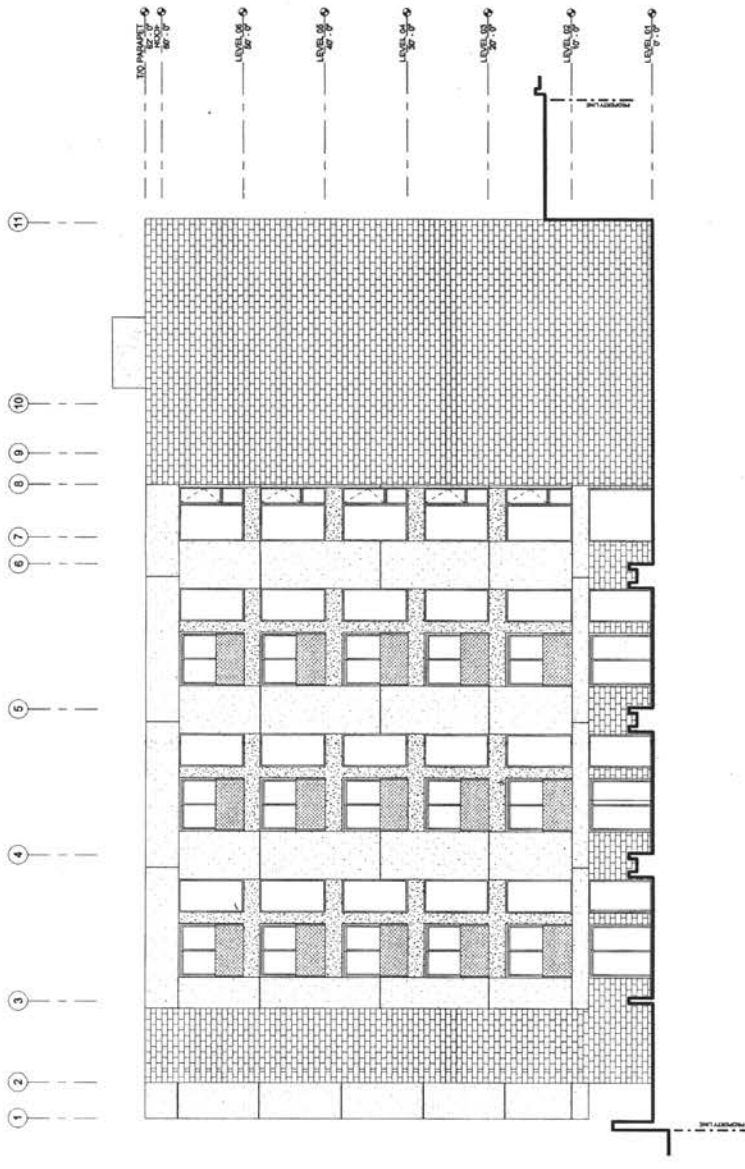
Project # 14021-A

A4.02

Date: 06.05.2014

BUILDING ELEVATION LEGEND

- RMP - RIBBED METAL PANEL
- FCP - FIBER CEMENT PANEL
- SMP - SHEET METAL PANEL
- ARCHITECTURAL LOUVER
- PMP - PERFORATED METAL PANEL
- CIP - CAST IN PLACE CONCRETE
- CLM - CONCRETE MASONRY VENEER
- BRV - BRICK VENEER
- BSB - BRICK VENEER - STACKED BOND
- STU - STUCCO



1 SOUTH ELEVATION  
 1/8" = 1'-0"

EA 14 - 169399 PC



tva architects inc.  
120 SW 4th Avenue, Suite 1500  
Portland, Oregon 97204  
503.228.1100  
www.tvaarchitect.com

NOT FOR  
CONSTRUCTION

JEFFERSON.14  
1450 SW JEFFERSON  
PORTLAND, OR 97201

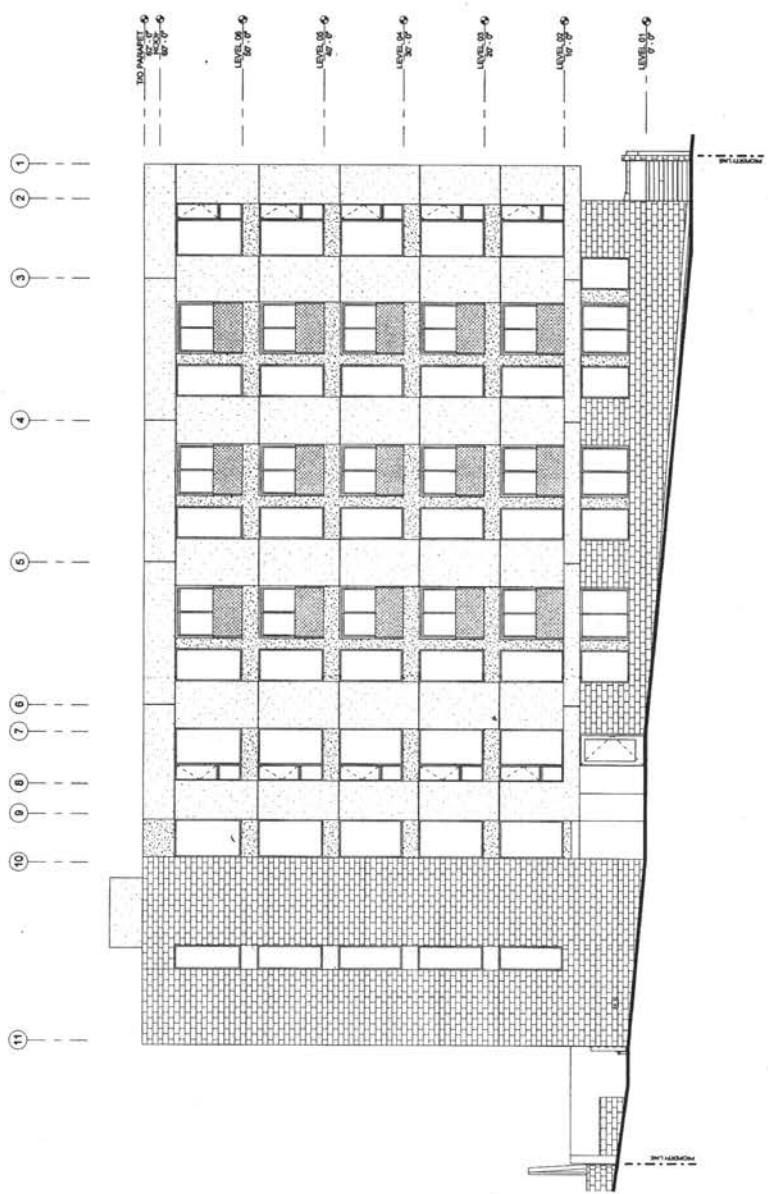
Revisions:	No.	Date	Description

SCHMATIC  
DESIGN  
EXTERIOR  
ELEVATION -  
NORTH  
Project # 14021-A  
**A4.01**

Date: 04.05.2014

BUILDING ELEVATION LEGEND

- RMP - RIBBED METAL PANEL
- FCP - FIBER CEMENT PANEL
- SMP - SHEET METAL PANEL
- ARCHITECTURAL LOUVER
- PMP - PERFORATED METAL PANEL
- CAST-IN-PLACE CONCRETE
- CONCRETE MASONRY VENEER
- BRICK VENEER
- BRICK VENEER - STACKED BOND
- STUCCO



1 NORTH ELEVATION  
1/16" = 1'-0"

EA 14 - 16 9 3 9 9 PC



tva architects inc.  
 170 SW 4th Street | Suite 1100  
 Portland, Oregon 97204  
 Phone: 503.228.7722  
 www.tvaarchitects.com

NOT FOR  
 CONSTRUCTION

JEFFERSON.14  
 1450 SW JEFFERSON  
 PORTLAND, OR 97201

REVISIONS:  
 No. Date Description

SCHEMATIC  
 DESIGN

EXTERIOR  
 ELEVATIONS -  
 EAST & WEST

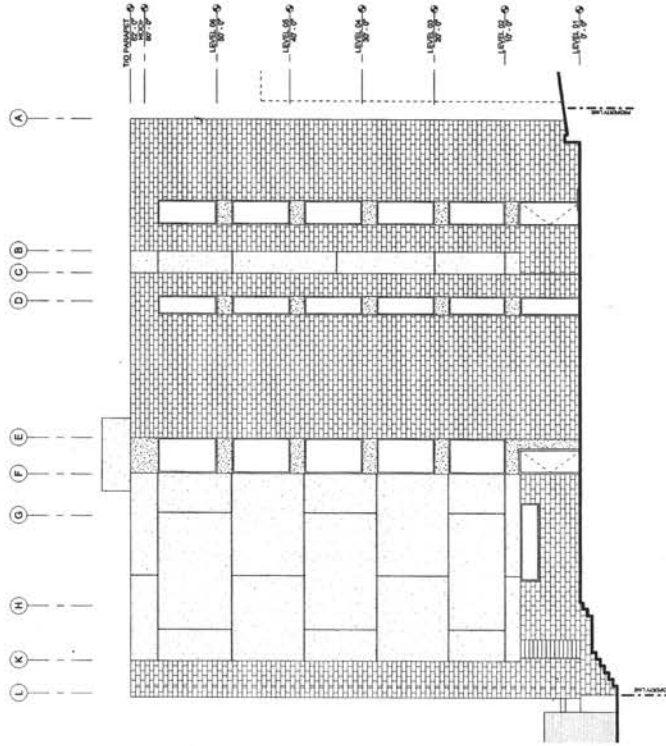
Project # 14021-J

A4.03

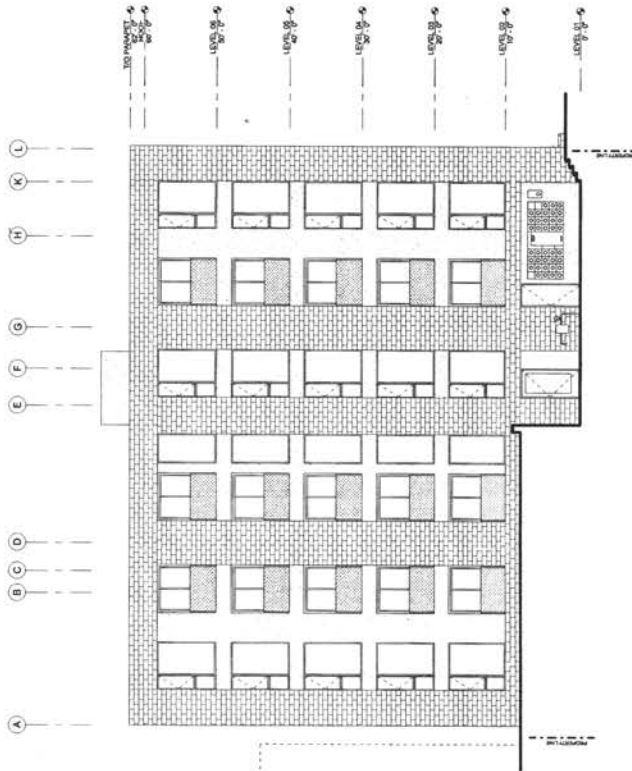
Date: 04.05.2014

BUILDING ELEVATION LEGEND

- RIP-RIBBED METAL PANEL
- FOP-FIBER CEMENT PANEL
- SMP-SHEET METAL PANEL
- ARCHITECTURAL LOUVER
- PMP-PERFORATED METAL PANEL
- CAST-IN-PLACE CONCRETE
- CONCRETE MASONRY VENEER
- BRICK VENEER
- SPOK VENEER - STICKED BOND
- EIFLAGOOL



2 WEST ELEVATION  
 1/16" = 1'-0"



1 EAST ELEVATION  
 1/16" = 1'-0"

EA14-169399PC