



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: November 8, 2016 at 10:30 AM

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

File Number: EA 16-257145

Proposal and Property Information

Location: 8614 N CRAWFORD ST

Proposal: A Pre-Application Conference to discuss a new 5-story multi-family residential development. Approximately 155 units are proposed as well as a small retail space. Seventy-seven parking spaces are proposed and two loading spaces. The garage entrance is from N. Salem Avenue.

Land Use Reviews Expected: Type II Design Review

Site Zoning: EX (Central Employment, Chapter 33.140 of the Portland Zoning Code) "d" (Design Overlay, 33.420), St Johns Plan District, Riverfront Sub-district (33.583)

Tax Account Number(s): R192031

Contacts

Applicant: Richard Dobrot & Monte Ypma, GBD Architects, (503) 224-9656

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Cathedral Park, contact Pat Haynes at dattahaynes@gmail.com

District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-4099.

Business District: St. Johns Business Boosters, contact Mike Johnson at 503-206-8633.

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.

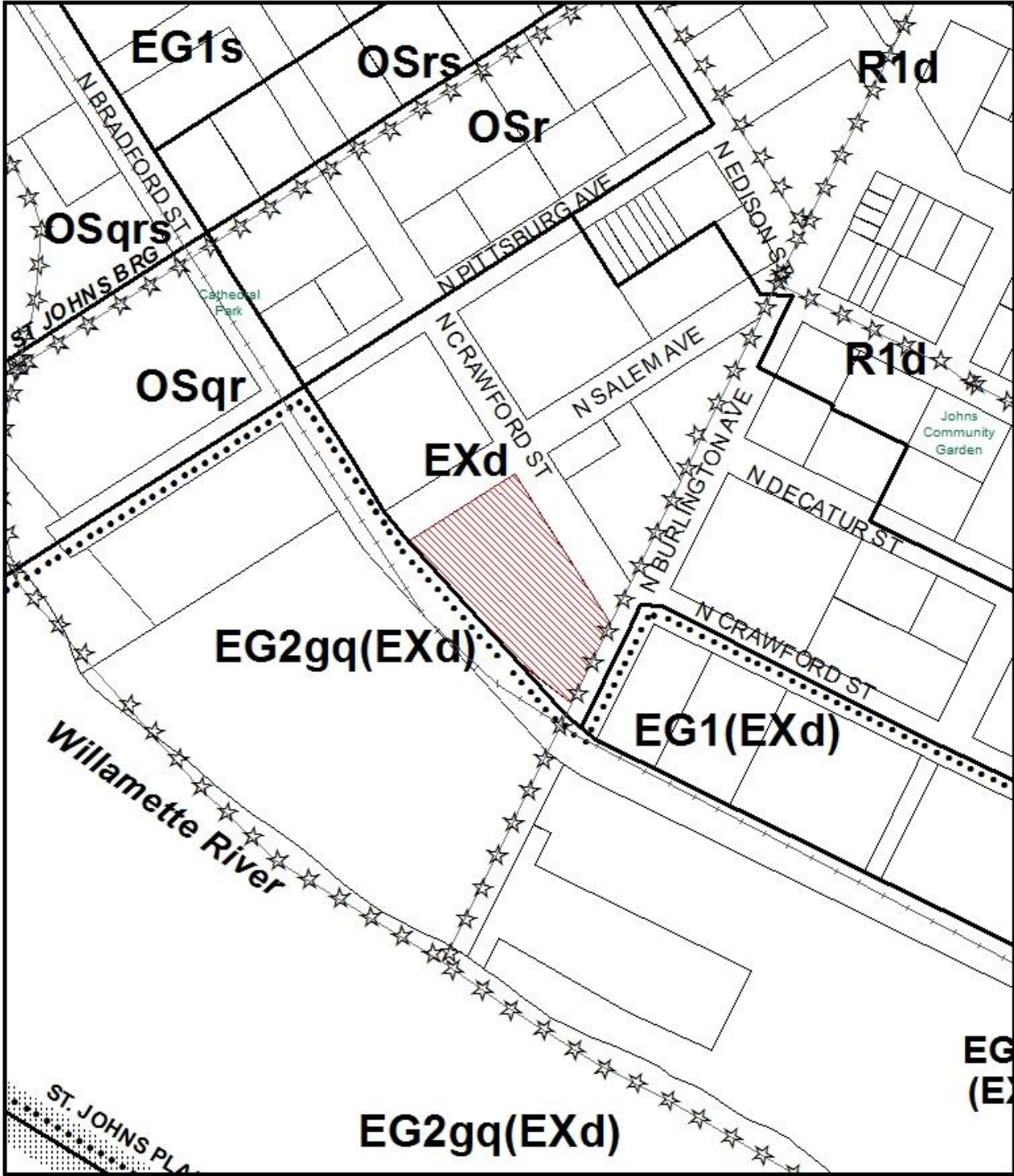
What is the purpose of the Pre-Application Conference?

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



This site lies within the:
ST. JOHNS PLAN DISTRICT
RIVERFRONT SUBDISTRICT

- Site
- Recreational Trails

File No.	EA 16-257145 PC
1/4 Section	2121
Scale	1 inch = 200 feet
State_Id	1N1W12BD 6100
Exhibit	B (Oct 14, 2016)

GROUND FLOOR PLAN

Project
THE FORGE

Date
SEPT 27, 2016

Client
MANLAND NORTHWEST

EA 16 - 257145 PC

GBD

8614 NORTH CRAWFORD STREET



SITE AREA 53,879 SF
 MAX SITE COVERAGE (85%) 44,800 SF
 MAX FAR (3:1) 1,581,121 SF
 MAX HEIGHT 45' (S5)
 GROUND FLOOR AREA 40,599 SF

