



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

FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: November 8, 2016 at 8:30 AM
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 16-257083

Proposal and Property Information

Location: 125 NW 4TH AVE
Proposal: A Pre-Application Conference to discuss a full block mixed use development Full Block mixed use development with 5 levels of residential over 4 levels office over ground floor retail/market and lobby with 2 levels of below grade parking.
Land Use Reviews Expected: Does Title 13 criteria apply?
Site Zoning: CX d
Tax Account Number(s): R140425, R140426, R140428, R140427

Contacts

Applicant: Michael Perso, William Kavan Architecture, (503) 841-5239
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Old Town-China Town, contact Sarah Stevenson 503-226-4368 x2 or Zach Fruchtengarten 503-227-1515.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Business District: Old Town Chinatown Business Association, contact at chair@oldtownchinatown.org.
Neighborhood within 1,000 feet: Pearl District, contact Kate Washington at planning@pearldistrict.org & Portland Downtown, contact Rani Boyle at 503-725-9979.

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.

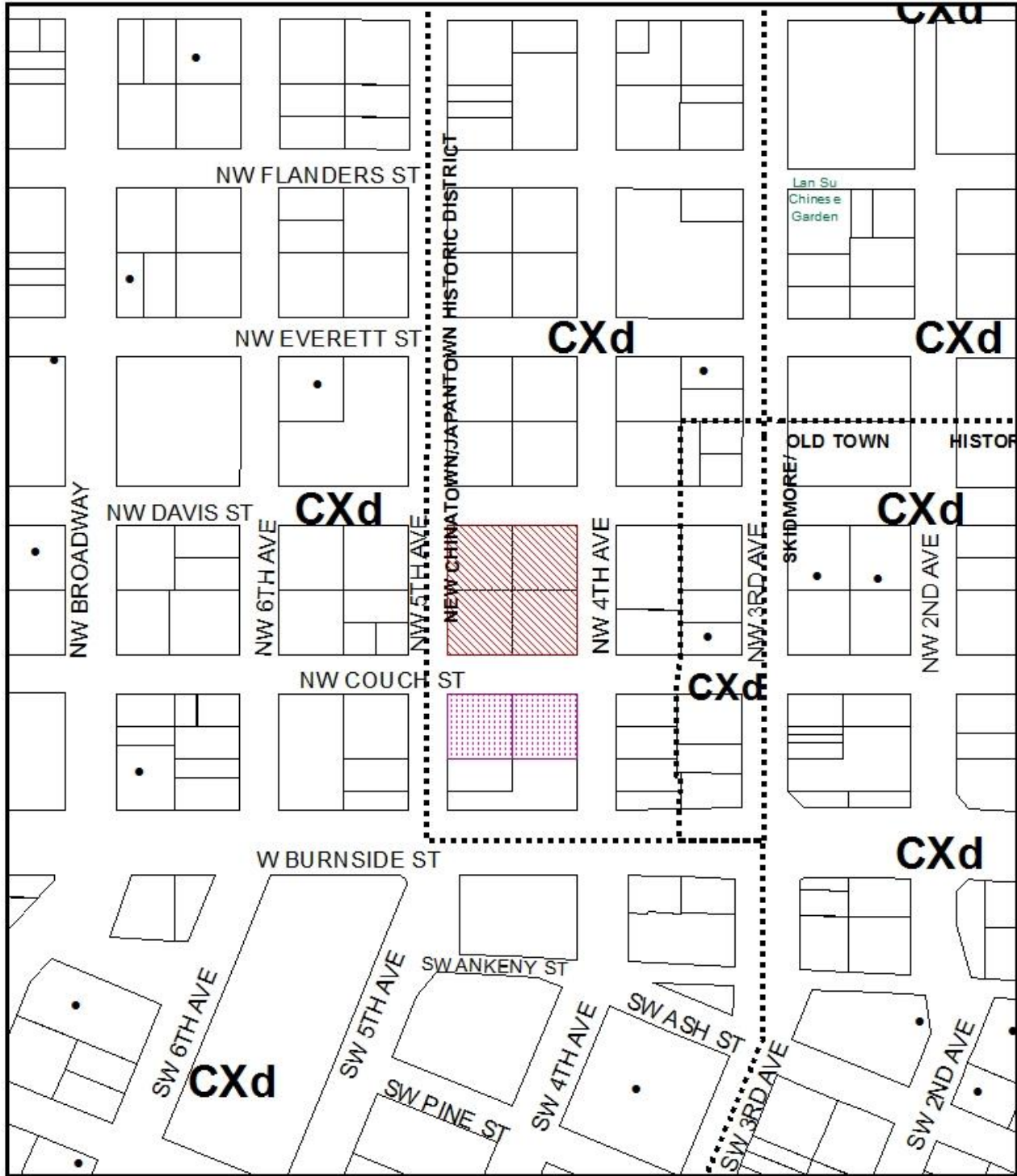
What is the purpose of the Pre-Application Conference?

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

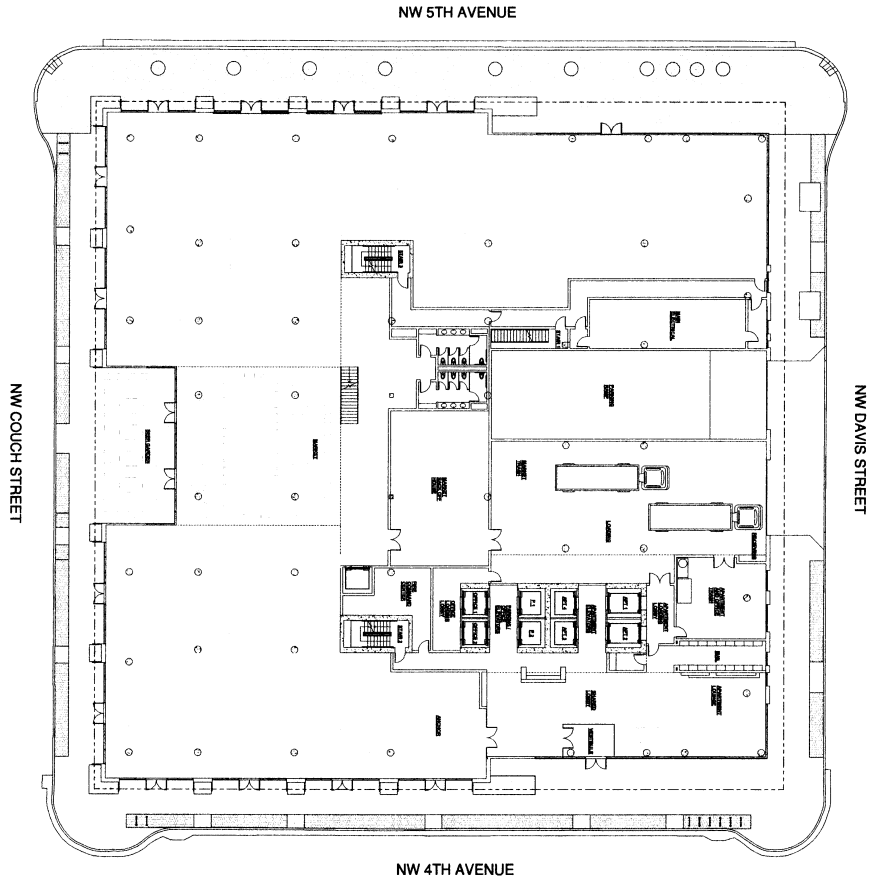


This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 RIVER DISTRICT SUBDISTRICT
 NEW CHINATOWN / JAPANTOWN HISTORIC DISTRICT

- Site
- Also Owned Parcels
- Historic Landmark

File No. EA 16-257083 PC
 1/4 Section 3029
 Scale 1 inch = 200 feet
 State_Id 1N1E34CA 7700
 (Oct 14, 2016)

SITE PLAN 10/11/2016
SCALE: 1"=30'



EA 16-257083 PC

BLOCK 33

WILLIAM / KAVEN