



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: March 28, 2017 at 10:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-126116

Proposal and Property Information

Location: NW Naito & Broadway Bridge

Proposal: A Pre-Application Conference to discuss a multidwelling development with between 228 and 233 units in two buildings. 137 structured parking spaces are proposed and 30 surface parking spaces for a total of 167 parking spaces. The access to the parking is from NW Naito into the proposed building on the north portion of the site.

Land Use Reviews Expected: Type III Design Review, Type III Central City Parking Review

Site Zoning: EX (Central Employment, Chapter 33.140 of the Portland Zoning Code), CX (Central Commercial, Chapter 33.130 of the Portland Zoning Code) "d" (Design Overlay, 33.420), Central City Plan District, River District, North Pearl Subarea (33.515)

Tax Account Number(s): R508394, R508395

Contacts

Applicant: Cynthia Schuster, LRS Architects, (503) 221-1121

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Pearl District, contact planning@pearldistrict.org. 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: Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519. Old Town Chinatown Business Association, contact at chair@oldtownchinatown.org.

Neighborhood within 1,000 feet: Eliot, contact Mike Warwick at 503-284-7010. Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com

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.

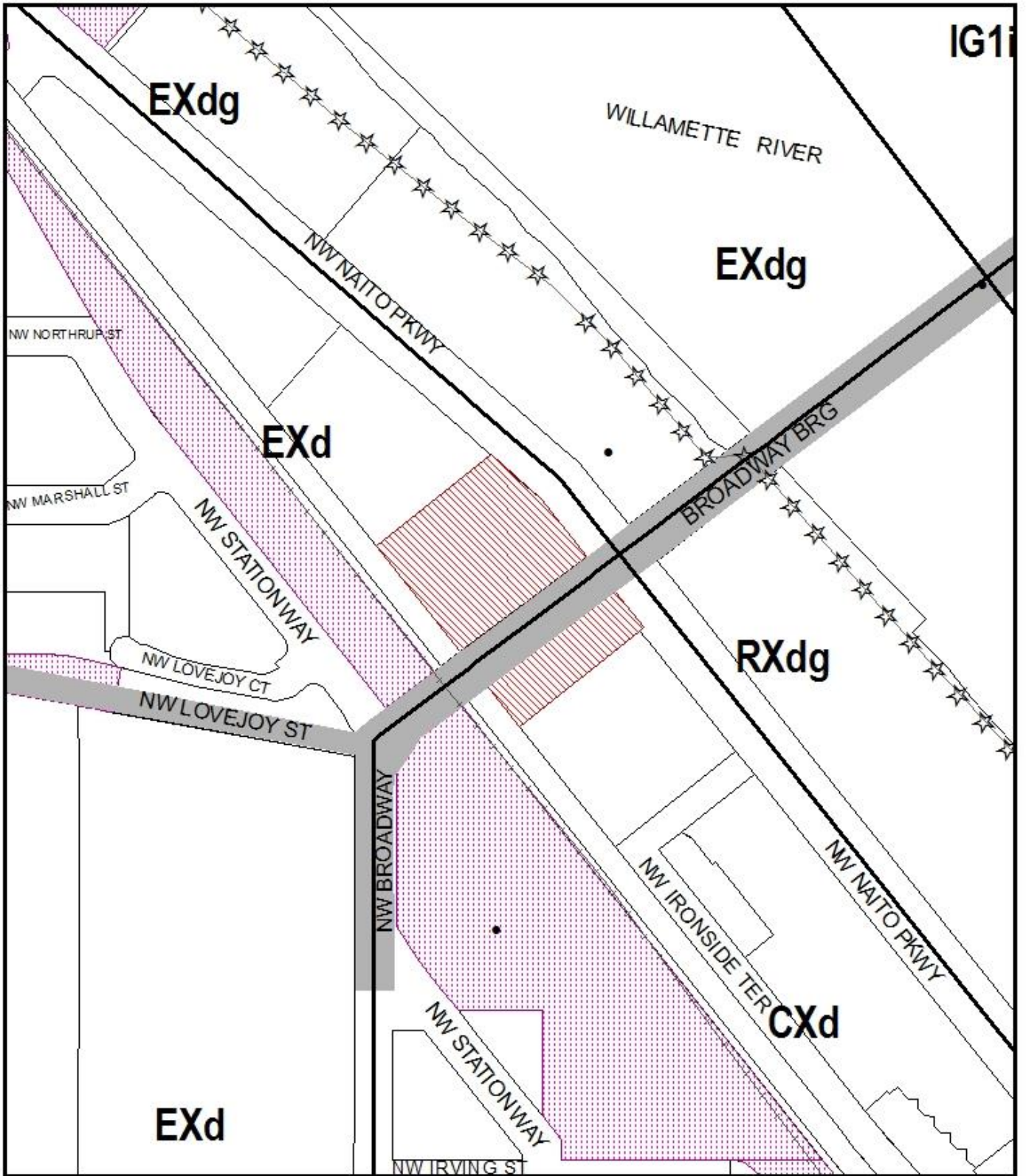
What is the purpose of the Pre-Application Conference?

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).



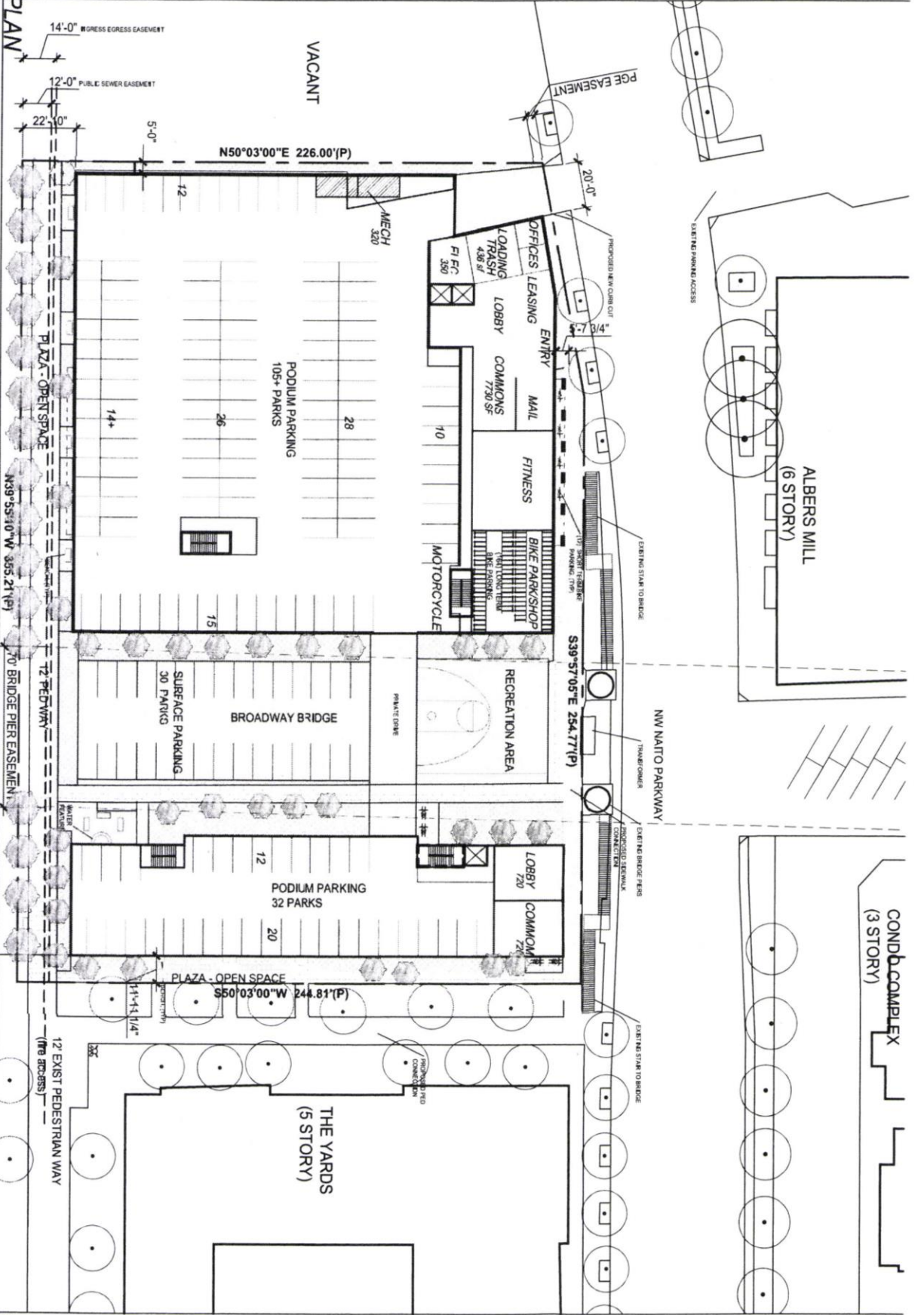
ZONING



This site lies within the:
 CENTRAL CITY PLAN DISTRICT
 RIVER DISTRICT
 NORTH PEARL SUBAREA

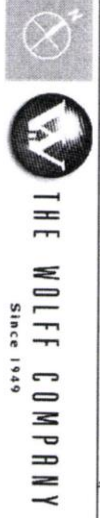
-  Site
-  Also Owned Parcels 1/4 Section
-  Recreational Trails
-  Historic Landmark

File No.	EA 17-126116 PC
	2929
Scale	1 inch = 200 feet
State_Id	1N1E34BB 502
	(Mar 02, 2017)



LEVEL 1 PLAN

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