



**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 15, 2017 at 1 PM  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 17-259948

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### Proposal and Property Information

**Location:** 500-510 NW 23RD AVE  
**Proposal:** A Pre-Application Conference to discuss construction of a new 4 story 6,755 square foot mixed use building. Five dwelling units are proposed with retail space on the ground floor.  
**Land Use Reviews Expected:** Type III Historic Resource Review  
**Site Zoning:** CS (Storefront Commercial, Chapter 33.130 of the Portland Zoning Code)  
**Tax Account Number(s):** R198577

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### Contacts

**Applicant:** Dan Koch, ALLIED WORKS ARCHITECTURE INC, (503) 227-1737  
**Conference Coordinator:** Jean Hester 503-823-7783  
**Neighborhood Association:** NW/NW, Northwest District, contact John Bradley at 503-313-7574.  
**District Coalition:** Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.  
**Business District:** Nob Hill, contact Nob Hill at nobhillportland@gmail.com.  
**Neighborhood within 1,000 feet:** Northwest District, contact John Bradley at 503-313-7574/Hillside, contact Kevin Kohstamm at kevin.kohstamm@comcast.net

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### 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.

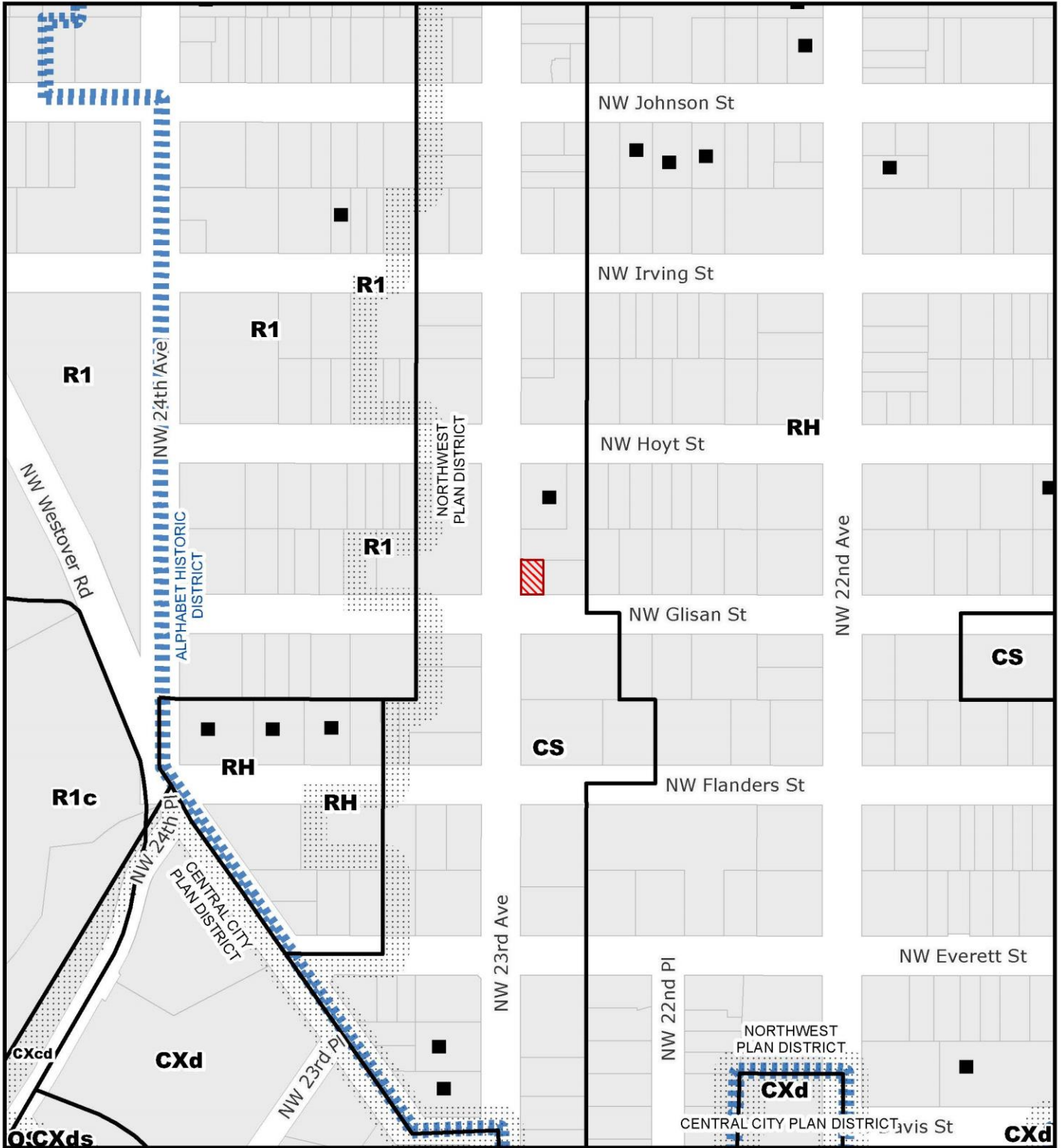
#### What is the purpose of the Pre-Application Conference?

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:  
 NORTHWEST PLAN DISTRICT  
 ALPHABET HISTORIC DISTRICT



Site



Historic Landmark

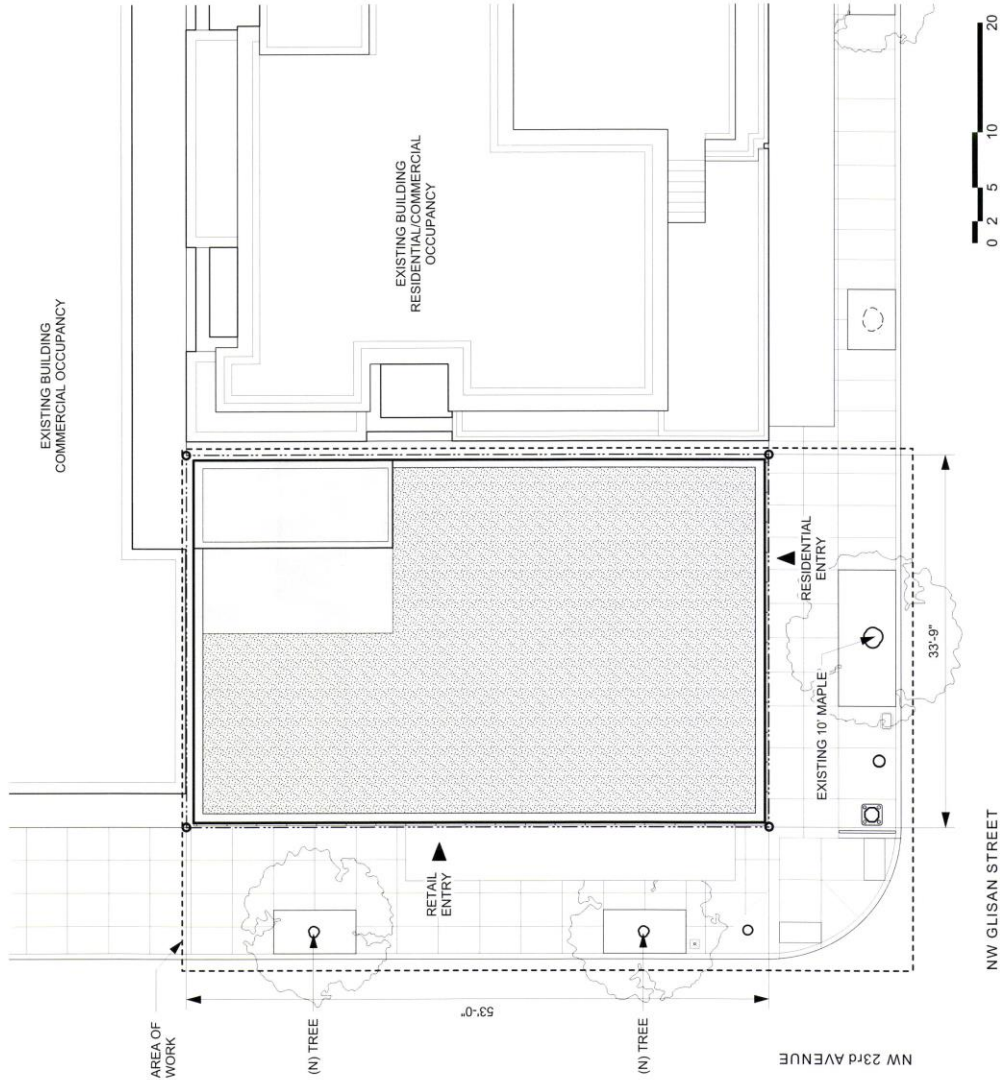
File No. EA 17-259948 PC

1/4 Section 3027

Scale 1 inch = 200 feet

State ID 1N1E33CB 300

Oct 24, 2017



**PROJECT DESCRIPTION**

The new development at 500 NW 23rd Avenue will be a 45' tall, 4-story, 6,755sf mixed-use residential building accommodating 1,075sf of storefront retail space on the first level, as well as five market-rate residential units on levels two through four.

The property is located in a Commercial Storefront zone within the Alphabet Historic District and the Northwest Plan District. The site is currently empty after the previous structure was destroyed in a gas explosion.

The new building design will reinforce the existing character of the Northwest neighborhood and will meet Portland's community design standards. Key aspects include:

- A public facade articulated to respect the streetcar era commercial style, with an eye to the scale, proportion, and detailing of surrounding historically significant buildings
- Use of high-quality, long-lasting materials
- Visually interesting sidewalk level with ample clear glazing
- Orientation of the main entrance and public spaces toward the street and sidewalk
- Retail space on the ground floor
- Stormwater managed on-site with green roof

**PROJECT DATA**

**DESCRIPTION:**

- 4-Story Mixed Use / Residential Development
- 45' to Top of Parapet

**BUILDING AREA:**

- 1,625 sf Footprint
- 6,755 Gsf total

**LOT COVERAGE:**

- 1,625 sf (91%)

**USE:**

- Ground Level: Retail / Commercial
- Levels 2-4: Residential

**SITE / ZONING DATA**

**SITE LOCATION**

- Address: 500 NW 23rd Avenue
- Property ID: R199577
- Tax Roll: Kings 2nd Addition, Lot 17 & 18, TL300, Block 17
- Neighborhood: Northwest

**BUILDABLE SITE AREA:**

- 1,789 sf Base Site (53'-0" x 33'-9")

**HEIGHT LIMIT:**

- 45'
- Rooftop mechanical equipment, stairwells, and elevators exempt from height limit

**ZONING:**

- Base Zone: CS (Commercial Storefront)
- Comprehensive Plan Zone: UC (Urban Commercial)
- Historic District: AB (Alphabet Historic District)
- Conservation District: n/a
- Plan District: NP (Northwest Plan District)
- Business District: Nob Hill

**FAR:**

- 3:1 FAR Base
- Floor area for Residential uses allowed in addition to FAR limits

**REQUIRED PARKING:**

- No Minimum for up to 30 units within 500' of transit street
- Bikes, long term: 7 (11 per Residential Units = 5.5, 1 per 12,000 nsf = 1)
- Bikes, short term: 2 (1 per 20 Residential Units = 1, 1 per 5,000 nsf = 1)

