



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

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## Notice of a Pre-Application Conference

**Time and Date:** December 12, 2017 at 10:30am  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 17-272429

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### Proposal and Property Information

**Location:** 1727 NW HOYT ST  
**Proposal:** A Pre-Application Conference to discuss the construction of two new buildings and the renovation of an existing building that is a contributing resource in the Alphabet Historic District. A total of 165 affordable housing units is proposed. No on-site parking is proposed.  
**Land Use Reviews Expected:** Type III Historic Resource Review  
**Site Zoning:** RH (High Density Residential, Chapter 33.120 of the Portland Zoning Code) Northwest Plan District (Chapter 33.562 of the Portland Zoning Code)  
**Tax Account Number(s):** R140834, R140835, R140836

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### Contacts

**Applicant:** Brendan Sanchez, CARLETON HART ARCHITECTURE, (503) 206-3192  
**Conference Coordinator:** Jean Hester 503-823-7783  
**Neighborhood Association:** 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. Pearl District Business Association, contact Carolyn Ciolkosz at 503-227-8519.  
**Neighborhood within 1,000 feet:** Pearl District, contact [planning@pearldistrict.org](mailto:planning@pearldistrict.org).

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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.

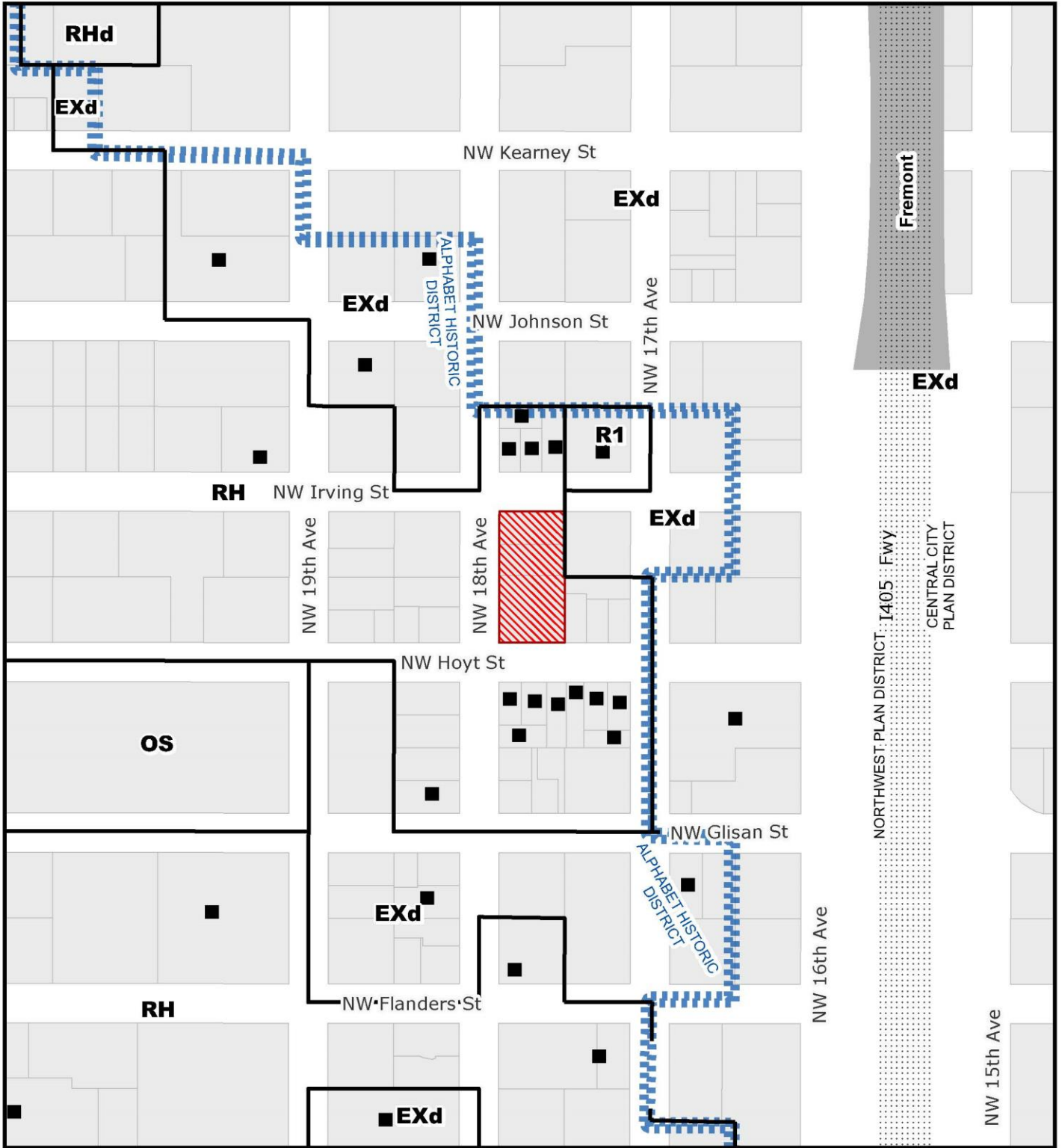
#### What is the purpose of the Pre-Application Conference?

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

↑ NORTH

THIS SITE LIES WITHIN THE:  
 NORTHWEST PLAN DISTRICT  
 ALPHABET HISTORIC DISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No.	EA 17-272429 PC
1/4 Section	2928
Scale	1 inch = 200 feet
State ID	1N1E33AC 4200
Nov 27, 2017	

