



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: May 28, 2019 at 10:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 19-158676

Proposal and Property Information

Location: 2057 SW PARK AVE
Proposal: A Pre-Application Conference to discuss construction of a multi-dwelling building with 84 affordable units. The building is 8 stories and has a basement. No off-street parking is proposed.
Land Use Reviews Expected: Type III Design Review
Site Zoning: RH (High Density Multi-Dwelling, Chapter 33.120 of the Portland Zoning Code)
Tax Account Number(s): R246517, R246519, R246517

Contacts

Applicant: Ralph Tahrán, TAHRAN ARCHITECTURE & PLANNING LLC (503) 539-8802
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Southwest Hills Residential League, contact at contact@swhrl.org.
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
Business District: None
Neighborhood within 1,000 feet: Goose Hollow, contact planning@goosehollow.org., South Portland NA., contact Jim Gardner at 503-227-2096., 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.

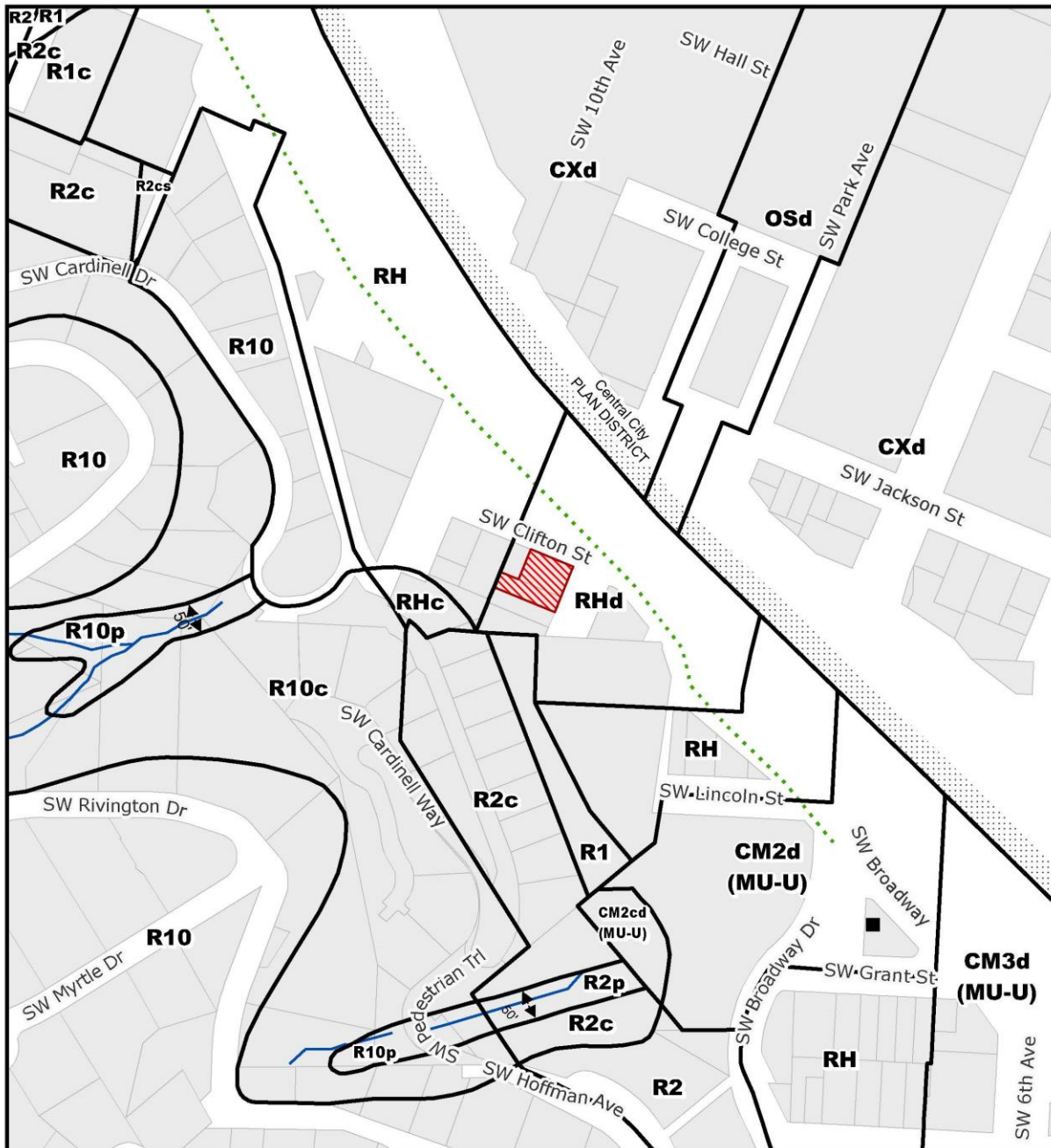
What is the purpose of the Pre-Application Conference?

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 ↑
NORTH

-  Site
-  Stream
-  Historic Landmark
-  Recreational Trails

File No.	EA 19-158676 PC
1/4 Section	3228
Scale	1 inch = 200 feet
State ID	1S1E04DA 8800
May 07, 2019	



PRE-APPLICATION 04-22-19
 12741 KNAYS ROAD LAKE OSWEGO, OREGON 97034
 (503) 538 8802 F (503) 637 1985 E rahman@rahmanarc.com

SW PARK APARTMENT
 2055 SW PARK AVE
 PORTLAND, OREGON, 97201

CREATED BY RAHMAN ARCHITECTURE & PLANNING LLC
 DRAWN BY SON
 NO. DATE / REVISION
 10-27-18
 SHEET CONTENTS
 SITE PLAN
 GENERAL INFO
 GENERAL INFO

SHEET NUMBER
A1.1

EA19-158676 PC

OWNER INFO
 OWNER: MAIN STREET DEVELOPMENT INC DBA 206
 OWNER ADDRESS:
 5331 SW MACADAM AVE #208
 PORTLAND, OREGON 97239-5871
 PHONE: (503) 973-3581
 FAX: (503) 973-3581
GENERAL INFO
 MAP NUMBER: 3228 OLD
 2061 SW PARK AVE
 PROPERTY ID: R248519
 ALTERNATIVE ACCOUNT # 151E0408 700
 STATE ID: 151E0408 700
 MAP NUMBER: 3228 OLD
SITE INFO
 2055-2057 SW PARK AVE
 PORTLAND, OR 97201

NEIGHBORHOOD
 NEIGHBORHOOD: RESIDENTIAL LEAGUE
 JURISDICTION: PORTLAND MULTINOMAH
ZONING
 ZONE: RH
 OVERLAY: HIGH DENSITY RESIDENTIAL
BASE OVERLAY COMBINATION: RH-D
 COMPLIANT: RH - HIGH DENSITY MULTIHOMING
 RESIDENTIAL LAND
 PROPERTY ID: R248517
 ALTERNATIVE ACCOUNT # 151E0408 700
 TOTAL AREA: 3,500 SF
 2,618 SF
 8,018 SF
ZONING
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Table 120-4
 Minimum Side and Rear Setbacks for R4, R4.C, R4, and RH Zones
 (See also Table 120-3 for front setbacks and Table 120-5 for maximum lot coverage and setbacks for residential lots.)

Setback Type	R4	R4.C	R4	RH
Front	10.00	10.00	10.00	10.00
Side	5.00	5.00	5.00	5.00
Rear	5.00	5.00	5.00	5.00
Corner	5.00	5.00	5.00	5.00
Street	5.00	5.00	5.00	5.00
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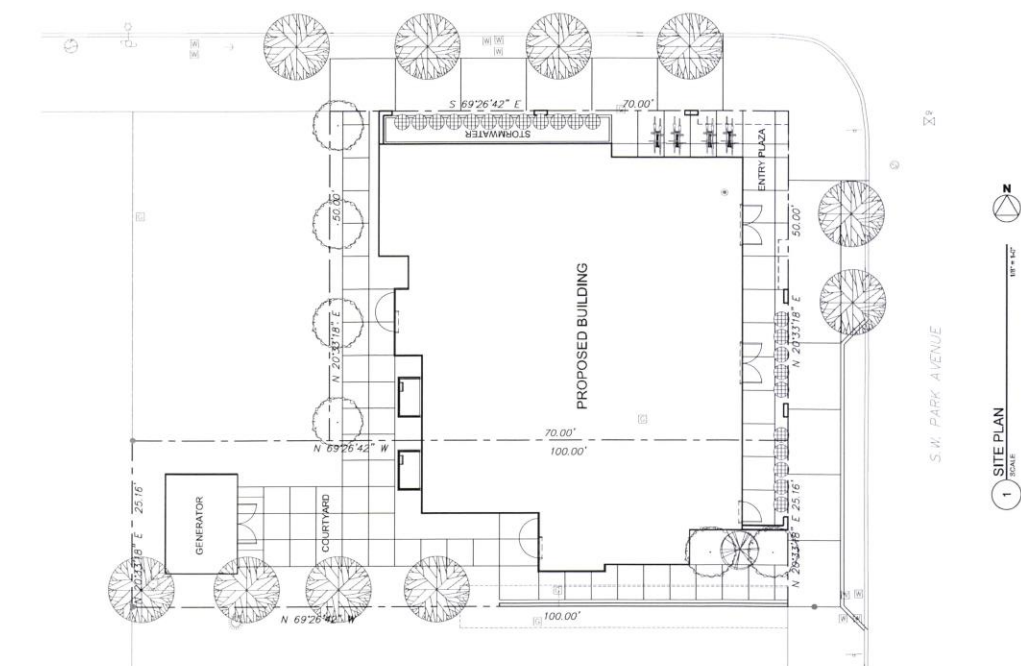
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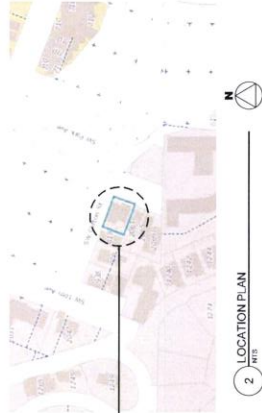
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S.W. CLIFTON STREET



1 SITE PLAN
 SCALE: 1/8" = 1'-0"

THIS SITE



2 LOCATION PLAN
 N