



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

Ted Wheeler, Mayor
Rebecca Esau, Director
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: June 20, 2019 at 10:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 19-169259

Proposal and Property Information

Location: NW 29TH AVE
Proposal: A Pre-Application Conference to discuss construction of three 5-story residential buildings (each with approximately 18 residential units in each building). A total of 44 off-street parking spaces are proposed across the three buildings.
Land Use Reviews Expected: Type III Land Use Review
Site Zoning: EX (Central Employment, Chapter 33.140 of the Portland Zoning Code) Northwest Plan District (Chapter 33.562 of the Portland Zoning Code)
Tax Account Number(s): R307721, R307724, R307729

Contacts

Applicant: Judson Moore, WAECHTER ARCHITECTURE (503) 894-9480
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: None
Neighborhood within 1,000 feet: Forest Park, contact Jerry Grossnickle at 503-289-3046.

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.

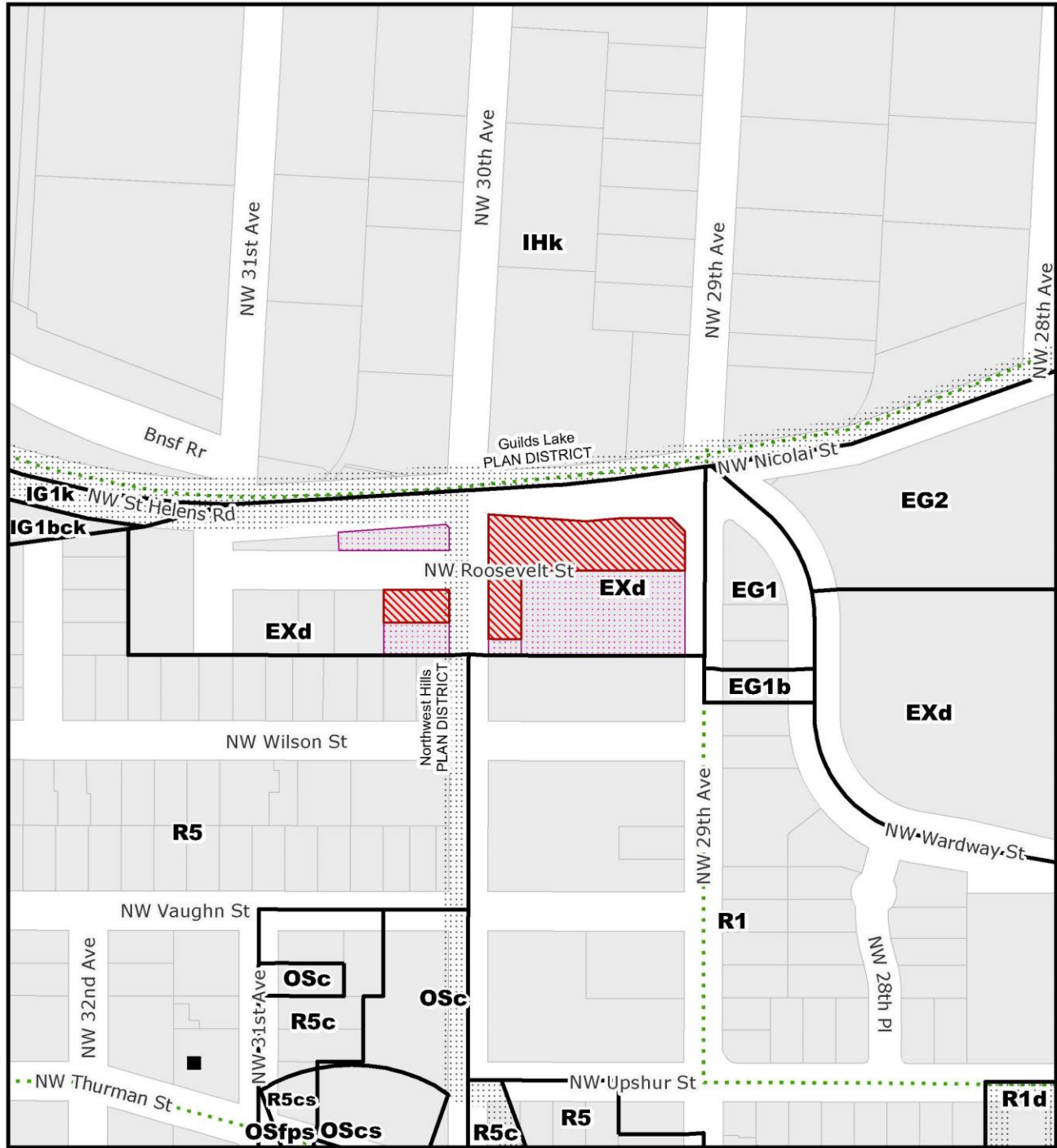
What is the purpose of the Pre-Application Conference?

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

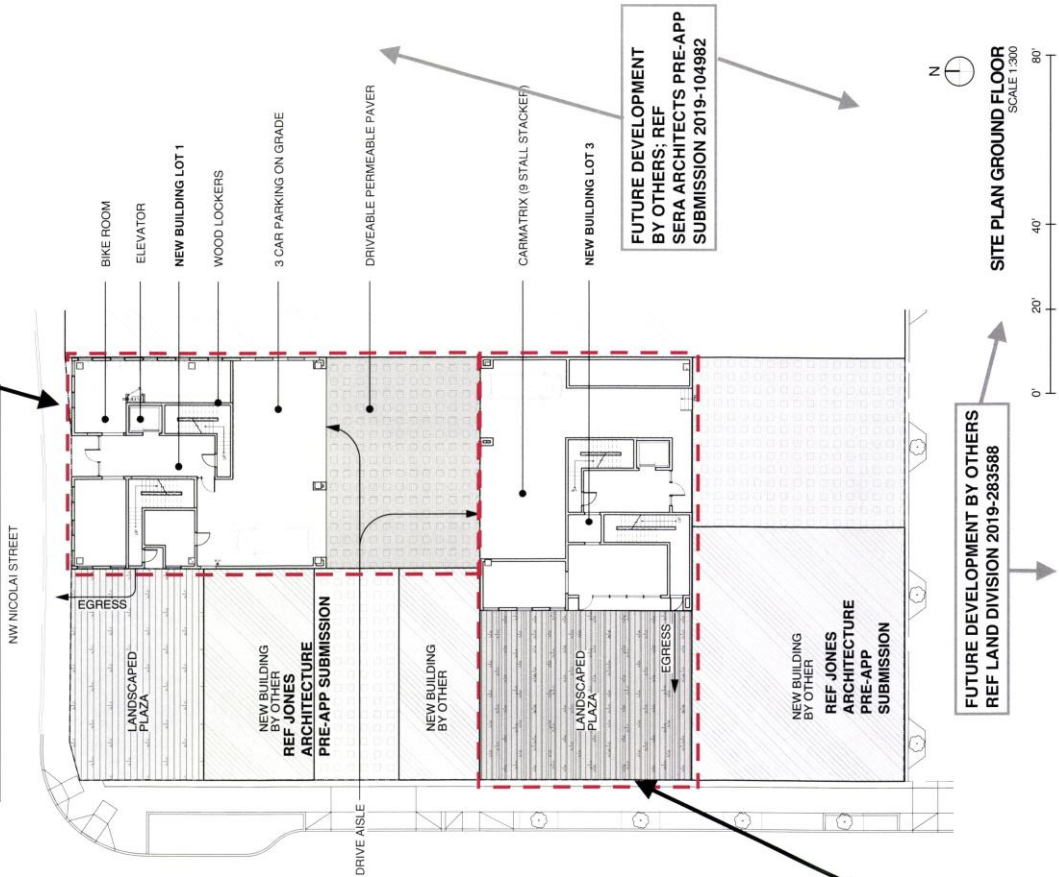


THIS SITE LIES WITHIN THE:
 NORTHWEST HILLS PLAN DISTRICT
 FOREST PARK SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark
-  Recreational Trails

File No.	EA 19-169259 PC
1/4 Section	2826
Scale	1 inch = 200 feet
State ID	1N1E29DB 4300
May 30, 2019	

LOT 8 OF TAX LOT 4300
 PROPERTY BEING RESIZED BY PENDING PLA. 2018-283536

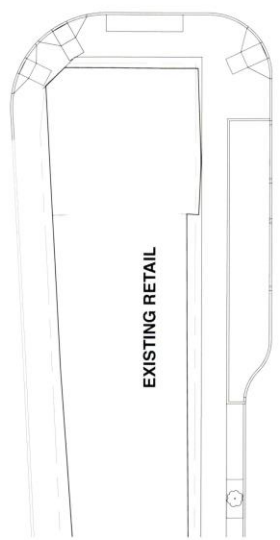


FUTURE DEVELOPMENT
 BY OTHERS; REF
 SERA ARCHITECTS PRE-APP
 SUBMISSION 2019-104982

FUTURE DEVELOPMENT BY OTHERS
 REF LAND DIVISION 2019-283588

SITE PLAN GROUND FLOOR
 SCALE 1:300

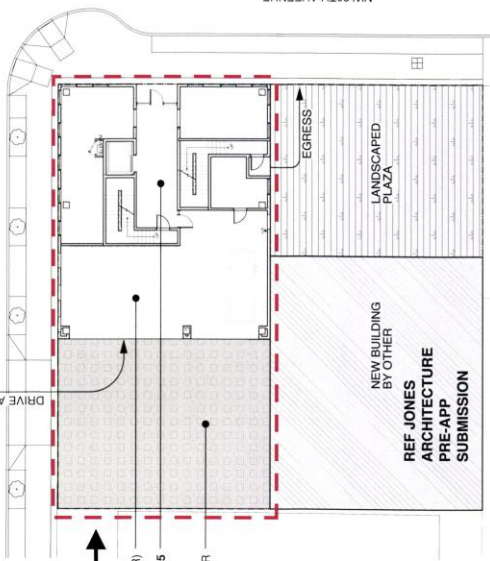
EA 19 - 169 259 R



EXISTING RETAIL

NW ROOSEVELT STREET

STREETS TO BE CONSTRUCTED
 PER PWP# EP528



TAX LOT 3400

CARMATRIX (9 STALL STACKER)

NEW BUILDING LOT 5

DRIVEABLE PERMEABLE PAVER

EXISTING
 BLDG

NW 30TH AVENUE

TAX LOT 4200: BEING
 RESIZED BY PENDING PLAs:
 2019-126372 and then by
 2019-126392

NORTHBOUND30 COLLABORATIVE
 WAECHEERARCHITECTURE