



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: June 27, 2019 at 10:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 19-169717

Proposal and Property Information

Location: 618 NW 12TH AVE
Proposal: A Pre-Application Conference to discuss the renovation of exterior facade above the brick base. This renovation includes removing the failing EIFS (Exterior insulation and finish system).
Land Use Reviews Expected: Type III Design Review
Site Zoning: EX (Central Employment, Chapter 33.140 of the Portland Zoning Code)
Central City Plan District (Chapter 33.510 of the Portland Zoning Code)
Tax Account Number(s): R184207, R184207

Contacts

Applicant: Robert Roth, RDH BUILDING SCIENCE INC. (503) 929-6457
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Pearl District, contact planning@pearldistrict.org.
District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.
Business District: Pearl District Business Association, contact at info@explorethepearl.com
Neighborhood within 1,000 feet: Northwest District, contact John Bradley at 503-313-7574.

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.

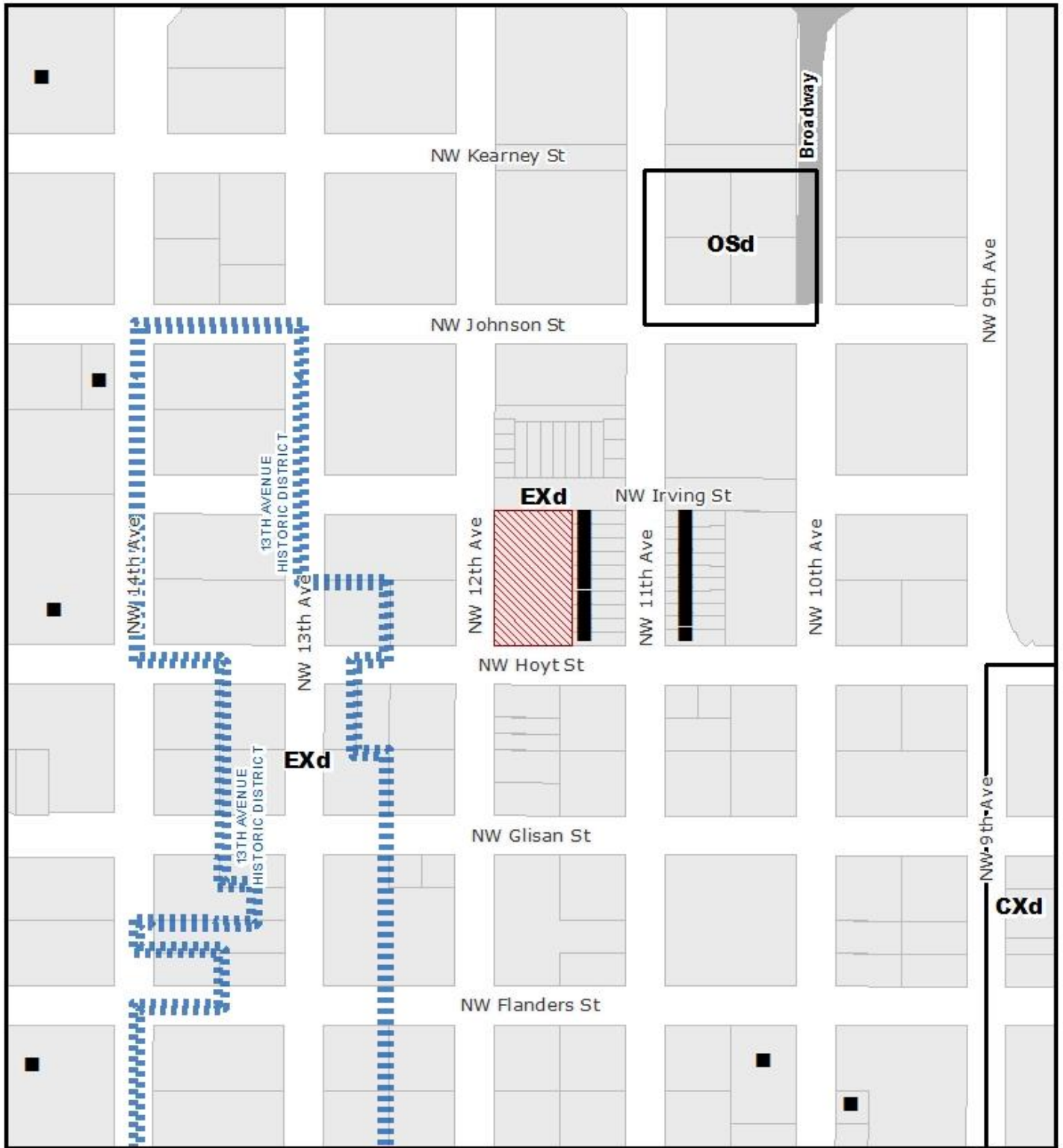
What is the purpose of the Pre-Application Conference?

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:
CENTRAL CITY PLAN DISTRICT
PEARL SUBDISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No.	EA 19-169717 PC
1/4 Section	2928
Scale	1 inch = 200 feet
State ID	1N1E34BC 70000
Jun 06, 2019	



DESIGN ADVICE REQUEST

Hoyt Commons

Project Description

General

Hoyt Commons is located at 618 NW 12th Avenue in Portland, OR and was built in 1995. It is a four-story, 69,861 sq. ft. residential building of concrete frame and steel stud construction. The building includes balconies, decks and terraces in various configurations. The building is mixed use and generally consists of the following:

- Ground Level - Parking with retail space fronting Hoyt street and 12th Avenue.
- Floors 2 through 7 - 48 dwelling units.
- The buildings construction type is Type III - one hour, and is fully sprinklered.

The façade of the lower 2 floors of the building are built of brick with both storefront and residential windows. The upper 2 floors of the building utilize over framing and EIFS to achieve the design intent of the exterior façade.

This project proposes the replacement of the top 2 floors of the buildings exterior EIFS cladding including flashings, windows and deck rails.

These systems are in various stages of failure and are allowing water intrusion into the building and structural system. The proposed replacement assemblies will bring improved energy savings, minimize exterior maintenance and provide the owners with revitalized asset value.

The new materials and design will reflect the industrial nature of the neighborhood and assistance the building in staying a well respected neighbor.

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