



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

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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: December 10, 2019 at 8:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 19-252286

Proposal and Property Information

Location: 1650 NW 21ST AVE
Proposal: A Pre-Application Conference to discuss construction of a 6 story building with 184 residential units for seniors. One hundred parking spaces are proposed at the basement level with access from NW Savier Street
Land Use Reviews Expected: Type III Design Review
Site Zoning: CM3 (Mixed Commercial, Chapter 33.130 of the Portland Zoning Code) "m" (Centers Main Street Overlay, Chapter 33.415)
Tax Account Number(s): R141300, R141300, R141300

Contacts

Applicant: Kurt Schultz, SERA DESIGN AND ARCHITECTURE (503) 445-7312
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.
Neighborhood within 1,000 feet: None

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.

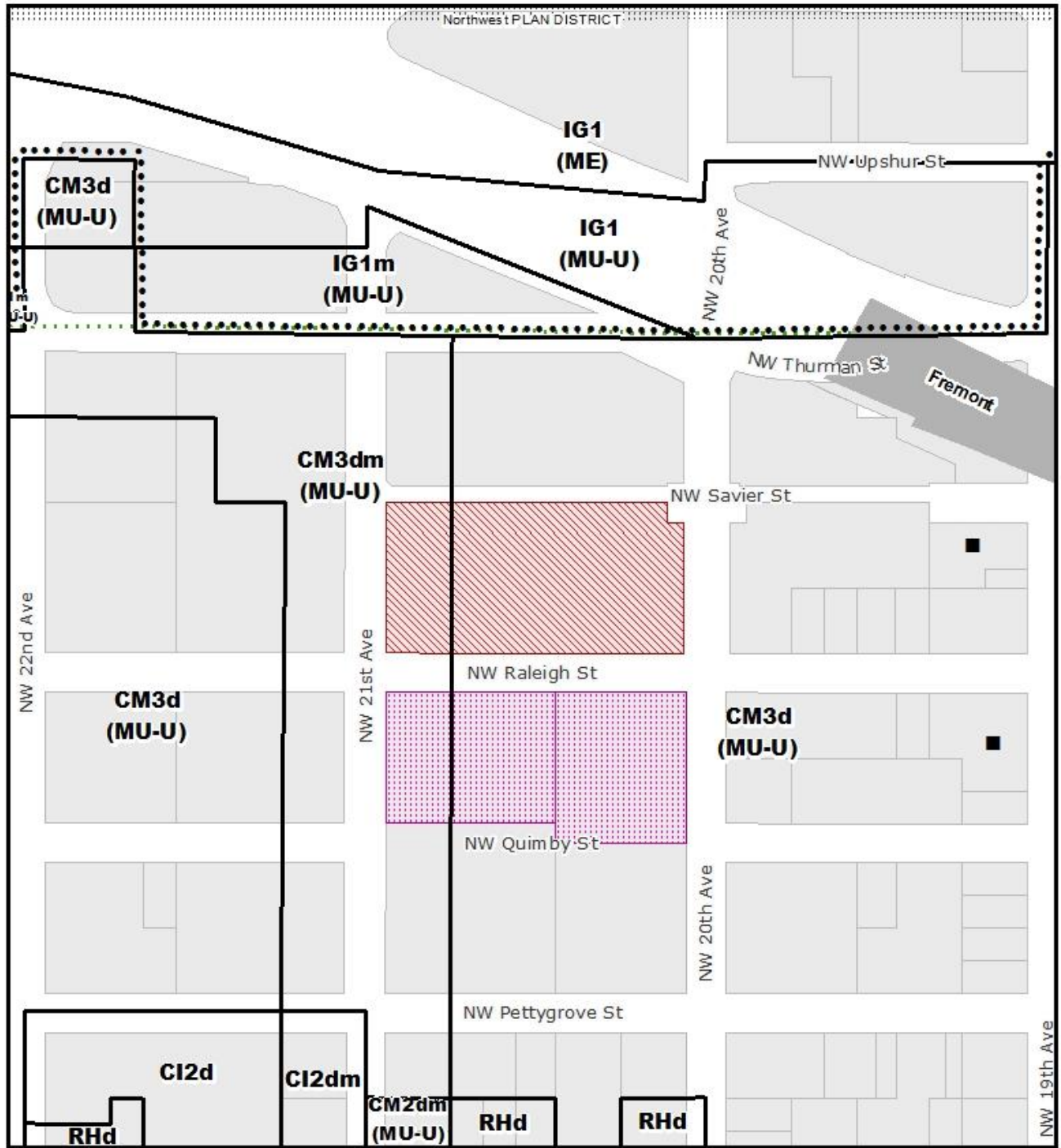
What is the purpose of the Pre-Application Conference?

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

NORTHWEST PLAN DISTRICT



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

File No.	EA 19 - 252286 PC
1/4 Section	2827
Scale	1 inch = 200 feet
State ID	1N1E28CD 2400
Exhibit	B Nov 19, 2019

ZONING SUMMARY, NOTES & IMPRESSIONS

GENERAL INFORMATION

Site Address: Block 292E NW 21st / NW 20th & Raleigh
 Neighborhood: Northwest District Association
 Current Use: Misc Yard Improvements
 Property ID:
 State ID:
 Map Number:
 Site Area: 40,000 SF
 Dimensions: 200' x 200'
 Elevation: 62'

ZONING

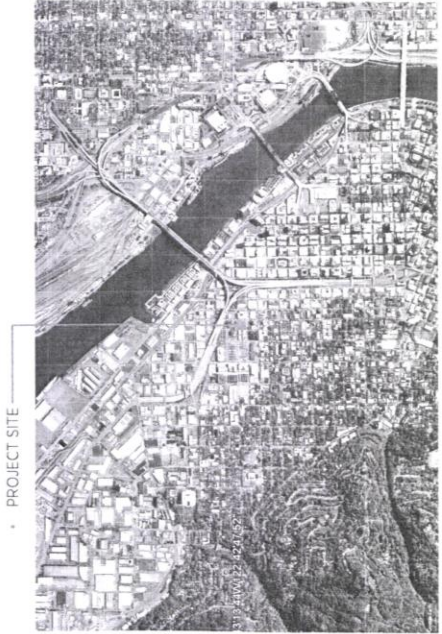
Base Zone: EXd Central Employment
 Overlay: d - Design
 Base Overlay combination: EXd
 Comp Plan:
 Comp Plan Overlay: n/a
 Historic District: n/a
 Plan District: NP - Northwest Plan District
 Historic Resource: n/a
 Urban renewal Area: Yes
 Abutting property zoning:
 North: EXd across the street
 South: EXd across the street
 West: East: EXd

Allowed Uses: The allowed uses for the site are to be the same uses allowed for Central Employment (EX) base zone as described in the City of Portland's Title 33 section 33.140.100 Primary uses

Max FAR base: 3:1 = 120,000 SF
 Max FAR with bonus: None
 FAR Bonus options: NA
 FAR excluded for structured parking:

Max Height base: 67'
 Max Height with Bonus:

Min Setbacks: 0
 Max Setbacks: 10' from street lot line
 Req building line:
 Facade length: Max 200' between 20'x20' breaks
 Max building coverage: 100%
 Min landscaping: None
 Req Outdoor area: Yes
 Ground Floor windows: Yes
 Total windows: 50% of length and 25% of ground level wall area
 Parking: Office at 1.5 stalls per 1000sf
 Retail at 1.5 stalls per 1000sf
 Housing at 1 stall per unit
 Bike - Short term:
 Bike - long term: 11 per unit
 Loading: Yes - Only on North, East, and South facade



BUILDING MASSING

