CITY OF PORTLAND
Bureau of Development Services
1900 SW Fourth Avenue, Suite 5000
Portland, OR 97201 **P524**

Pre Application Conference Notification
EA 11-109666

16

Return Service Requested

City of Portland, Oregon
Bureau of Development Services
Land Use Services

1900 SW 4th Avenue, Suite 5000
Portland, Oregon 97201
503-823-7300
Fax 503-823-5630
TTY 503-823-6868
www.portlandonline.com/bds

Notice of a Pre-Application Conference

Time and Date: March 1, 2011, 10:30 am – 12:00 pm

Location: 1900 SW 4th Avenue, 4th Floor, Room 4a

File Number: EA 11-109666

Proposal and Property Information

Location: 2800 NW Front Avenue

Proposal: Pre-Application Conference for proposed changes at the Sulzer Pump Headquarters site, presently developed with Manufacturing & Production and Office uses. The applicant proposes to replace a one-story, 13,000 square foot office building with a two-story, 30,000 square foot office building. With this new additional floor area, the site will accommodate a total of 35,800 square feet of headquarter office space, and 123,800 square feet of manufacturing space. A new parking area is also proposed north of the office addition. Because the site is located in an IH zone in the Guild's Lake Industrial Sanctuary Plan District, a Type III Conditional Use review is required to have more than 25,000 square feet of headquarter office space. Because the site is located in the River Industrial Greenway zone, which allows only river-related and river-dependent uses, a Type II Nonconforming Situation Review is required to expand the existing nonconfoming Office use on the site.

Land Use Reviews Expected: Type III Conditional Use Review
Type II Nonconforming Situation Review

Site Zoning: IHi Guild's Lake Industrial Sanctuary Plan District

Tax Account Number(s): R316362

Contacts

Applicant: Lans Stout, T.M. Rippey Consulting Engineers, 503-680-5497

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Northwest Industrial, contact Pamela Ake at 503-228-2335

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212

Business District: Northwest Industrial, contact Ann Gardner at 503-595-8114

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.

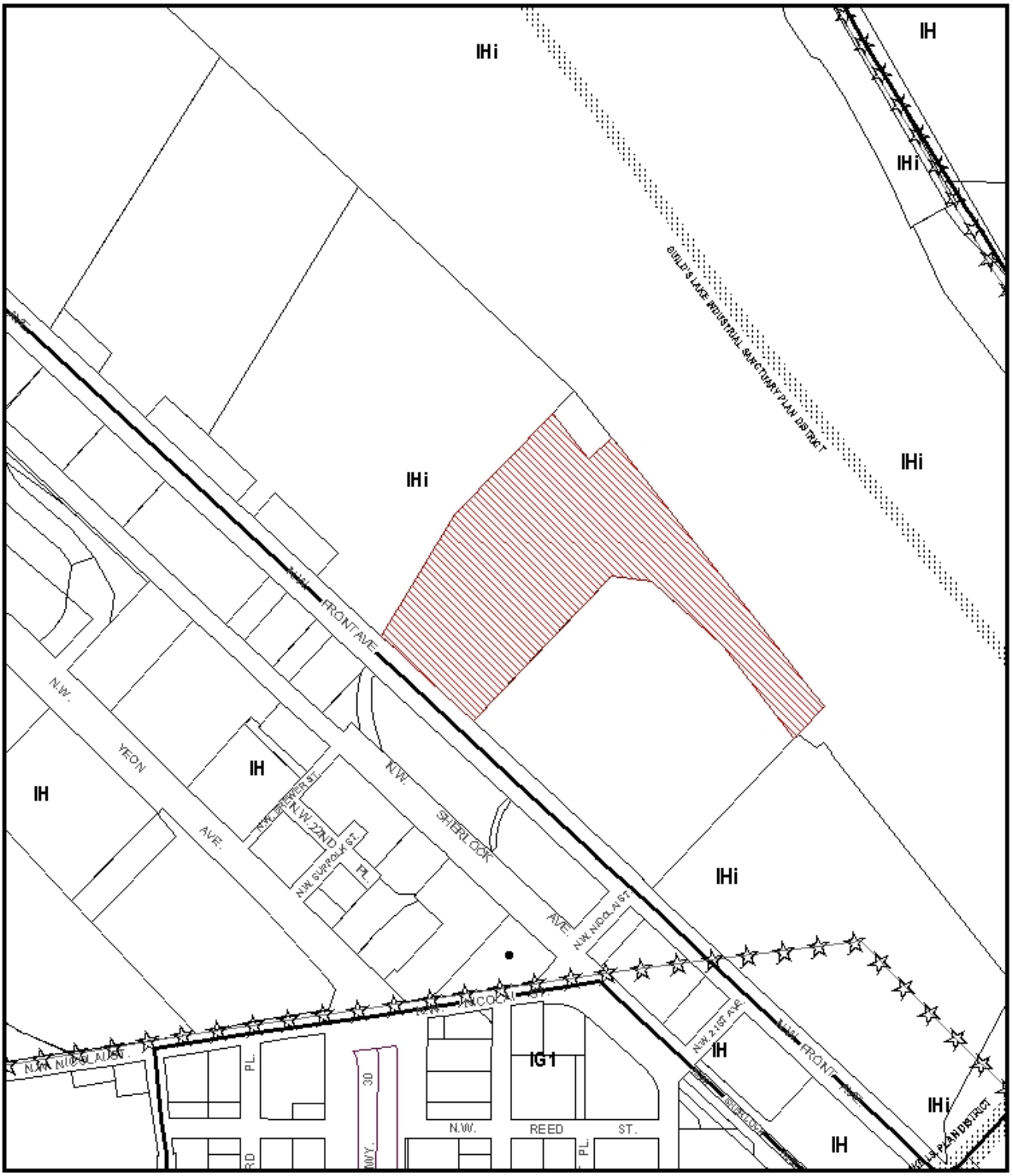
What is the purpose of the Pre-Application Conference?

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).



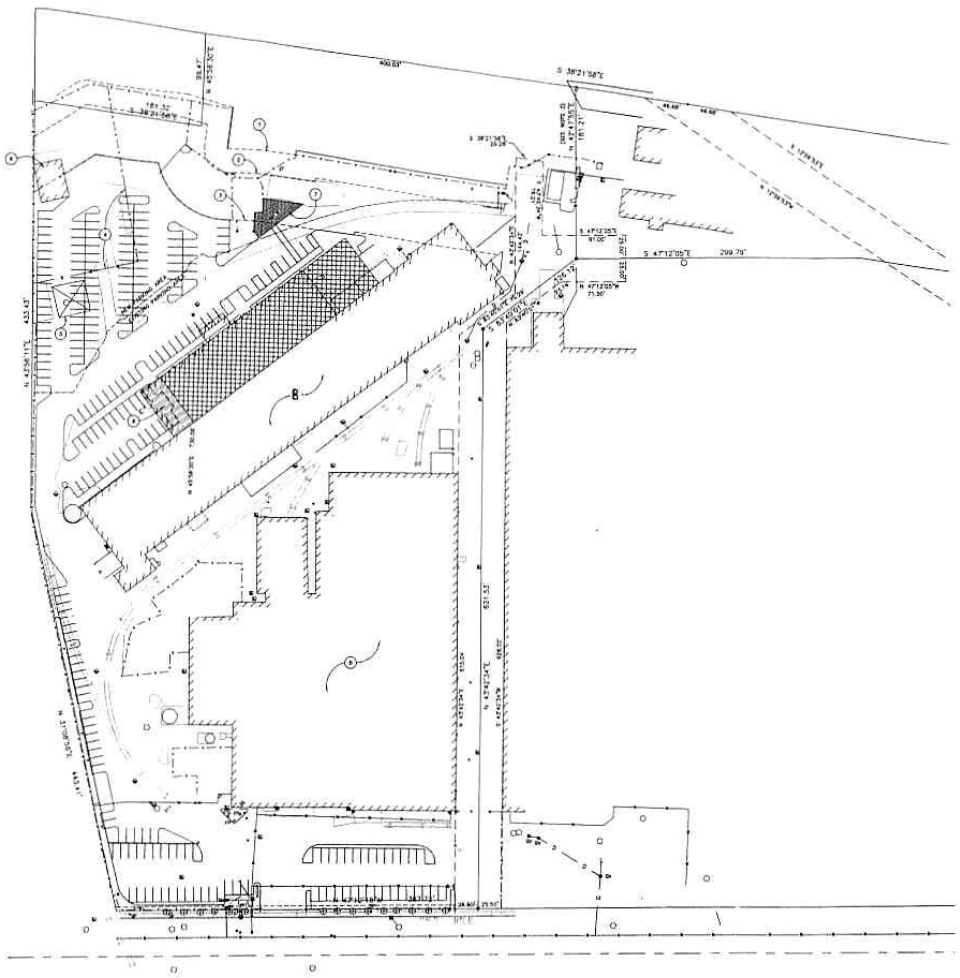
ZONING

Site

File No. EA 11-109666 PC
1/4 Section 2727
Scale 1 inch = 400 feet
State_Id 1N1E28B 600
(Feb 09,2011)

NORTH

This site lies within the:
GUILD'S LAKE INDUSTRIAL SANCTUARY PLAN DISTRICT



Keynotes

1. TOP OF BANK
2. 45' GREENWAY SETBACK
3. ADDITIONAL 60' GREENWAY SETBACK AREA
4. REMOVE EXISTING FENCE
5. REMOVE EXISTING TOWER
6. EXISTING GARAGE TO REMAIN
7. EXIT DISCHARGE, SAFE DISPERSAL AREA
8. EXISTING BUILDING TO REMAIN
9. EXISTING OFFICE BUILDING TO BE REMOVED

Legend

NEW OFFICE BUILDING FOOTPRINT

EA11-109666 PC

Site Plan

0 20 40 80

Preliminary January 2011

MEDIEN DESIGN GROUP, P.C.
ARCHITECTURE • SPACE PLANNING
1020 S.W. Beveland, Suite 130
Tigard, Oregon 97223-8002
Voice: 503-244-0952
Fax: 503-244-0411

Owner
Sulzer Pump Office Addition and Remodel

2800 N.W. Front Avenue
Portland, Oregon 97210-1502

Project
Sulzer Pump

2800 N.W. Front Avenue
Portland, Oregon 97210-1502

Sheet Title
Site Plan

Revisions

Date	27 January 2011
Drawn by:	Checked by:
TJB	WEM
Job Number:	(1006)
Sheet	

A1.1