



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, 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: July 11, 2013, 8:30 am – 10:00 am

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

File Number: EA 13-169691

Proposal and Property Information

Location: 110 SW Yamhill Street

Proposal: Pre-Application Conference for a Type III Historic Resource Review to allow exterior alterations to an existing building in the Yamhill Historic District. Exterior changes include replacing the existing EIFS skin and aluminum windows with a brick masonry veneer and more expansive window system, creating a new main entry on SW Taylor Street, providing new entry canopies, relocating the loading bay from SW Yamhill Street to SW First Avenue, adding a new ecoroof to a portion of the building, as well as installing new lighting and signage. A modification is requested to reduce the number of required loading spaces from two to one.

Land Use Reviews Expected: Type III Historic Resource Review

Site Zoning: CXd Central Commercial with a Design overlay zone
Central City Plan District
Yamhill Historic District

Tax Account Number(s): R245932, R245933, R245935, R245936

Contacts

Applicant: Jon McGrew, Hennebery Eddy Architects, 503-227-4860

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Portland Downtown, contact Jennifer Geske at 503-750-9843

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

Business District: Downtown Retail Council, contact Sandra McDonough at 503-552-6762

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.

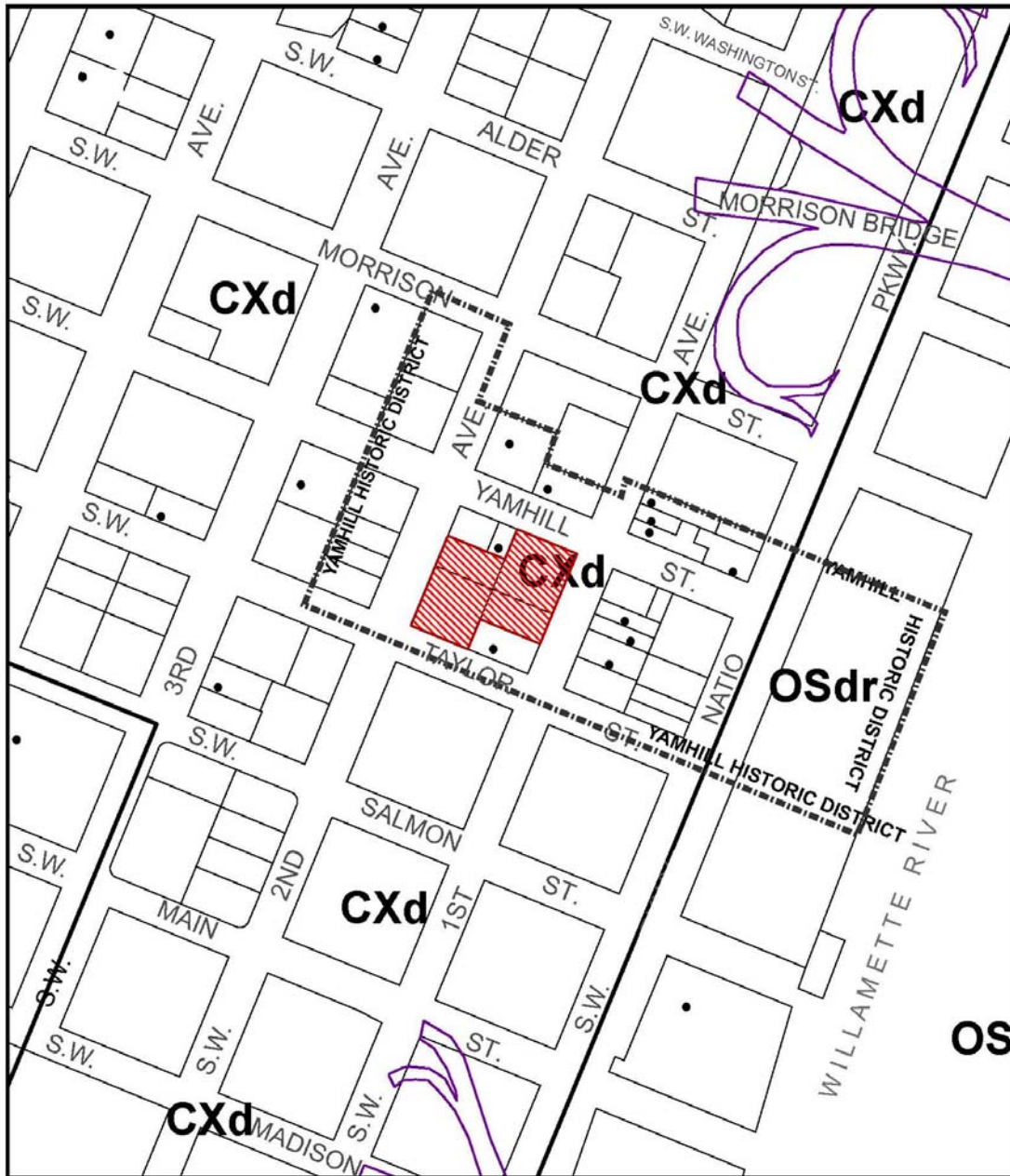
What is the purpose of the Pre-Application Conference?

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.

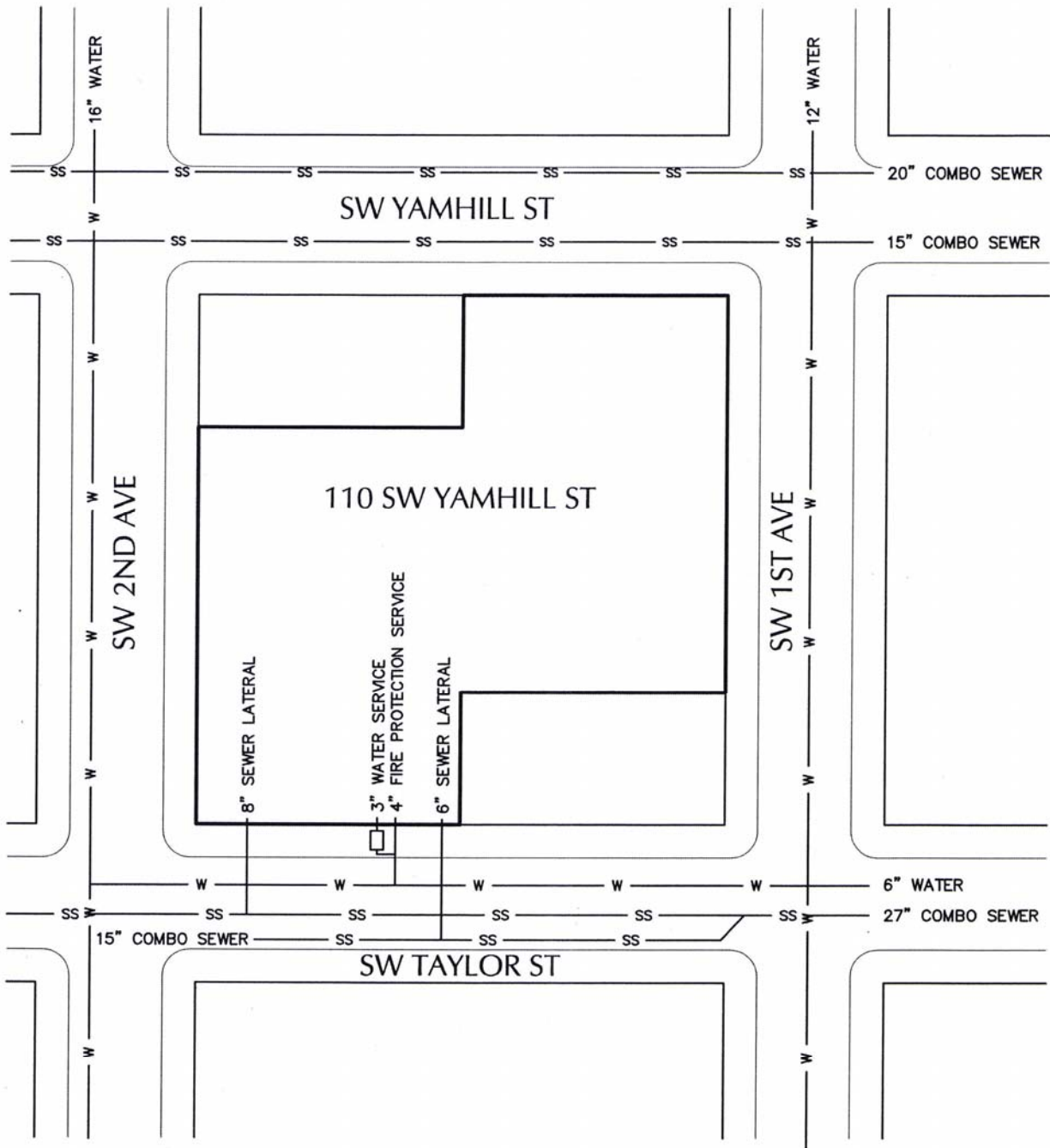
The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).



ZONING

 Site
 Historic Landmark
 NORTH
 This site lies within the:
 YAMHILL HISTORIC DISTRICT
 CENTRAL CITY PLAN DISTRICT

File No.	EA 13-169691 PC
1/4 Section	3129
Scale	1 inch = 200 feet
State_Id	1S1E03BA 2300
Exhibit	B (Jun 21, 2013)



Consulting Engineers
 111 S.W. Fifth Avenue
 Suite 2400
 Portland, Oregon 97204
 Phone: (503) 227-3251
 Fax: (503) 274-4681

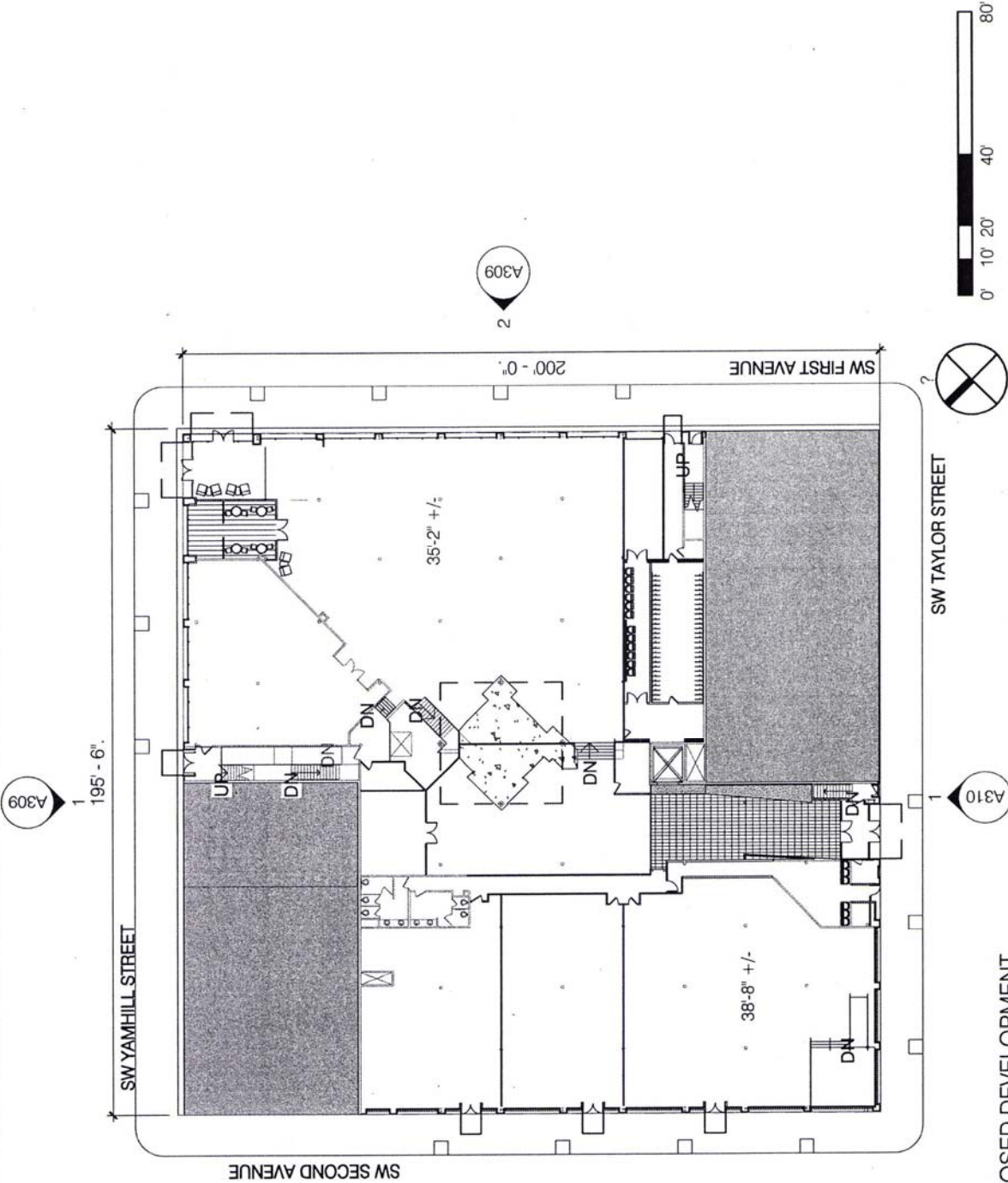
YAHMHILL MARKET
 EXISTING UTILITY SERVICES
 JUNE 12, 2013

HEA NOTE: WE
 WILL NOT BE
 MOVING ANY OF
 THE EXISTING
 UTILITIES.

EA 13-169691 PC

C:\Revit\local\Revit\2013\local\13010_Block-13_13_0409_13010.rvt 6/13/2013 5:09:58 PM

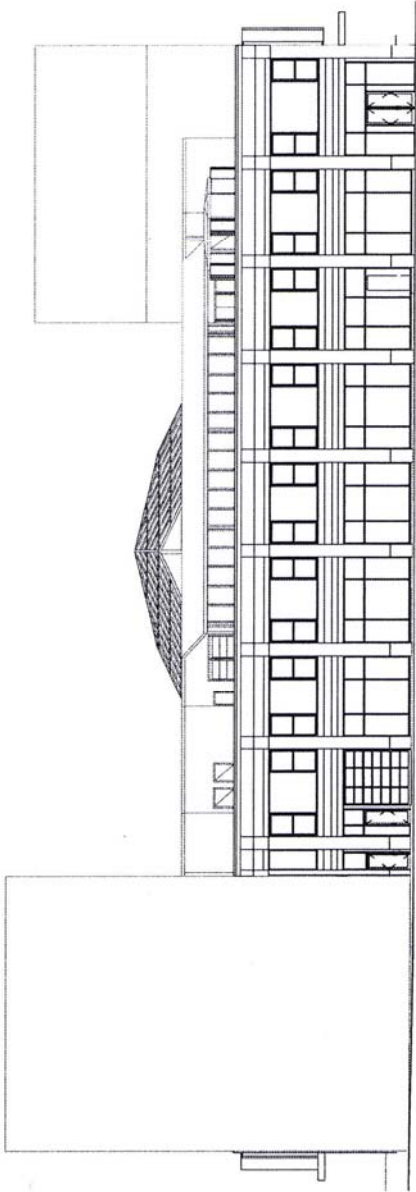
EA-13-169691 PC



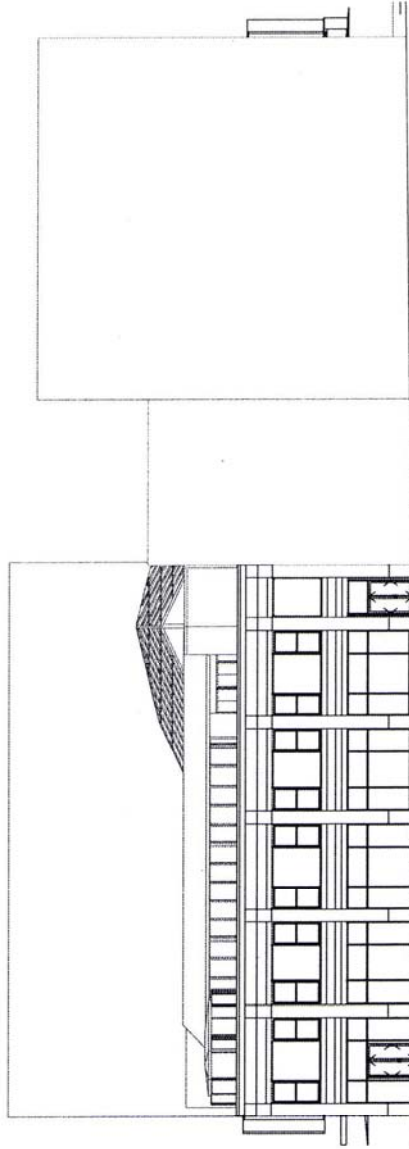
1 SITE PLAN - PROPOSED DEVELOPMENT
 A307 1" = 40'-0"

MELVIN MARK | 2&TAYLOR | 06/13/13

Hennebery Eddy
 Architects

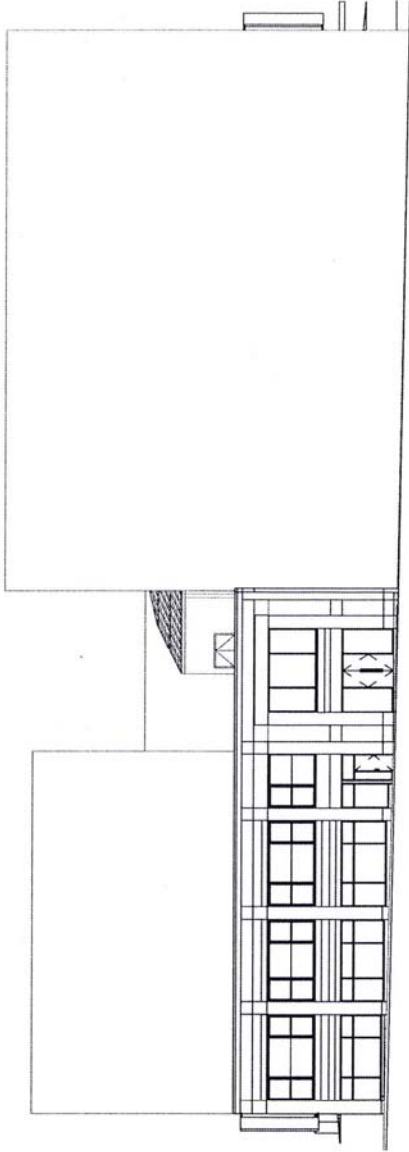


2 Copy of East Elevation
A309 1" = 30'-0"

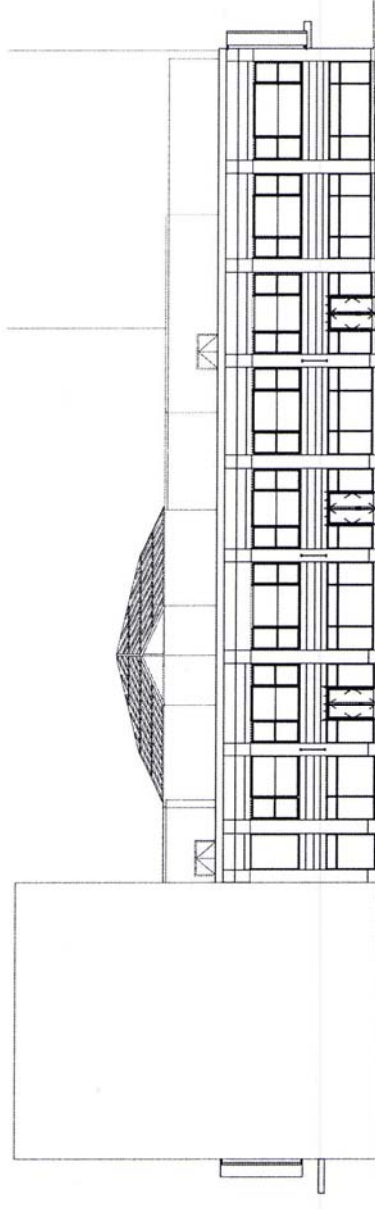


1 Copy of North Elevation
A309 1" = 30'-0"

EA 13-169691 PC



1 Copy of South Elevation
A310 1" = 30'-0"



2 Copy of West Elevation
A310 1" = 30'-0"

EA 13-169691 PC