



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: July 17, 2014 at 8:30 AM
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 14-172881

Proposal and Property Information

Location: 2140 NW KEARNEY ST
Proposal: Pre-App. Conference for a Type III Historic Resource Review to renovate existing 6-story apartment building including replacing all exterior cladding and window. Nonconforming upgrades to the site will also be completed. Renovations that include replacement of exterior materials requires a Historic (Design) Review.
Land Use Reviews Expected: Type III Historic Resource Review
Site Zoning: RH, High-Density Residential zone. The site is within the Alphabet Historic District.
Tax Account Number(s): R198365

Contacts

Applicant: Dave Otte, HOLST ARCHITECTURE, (503) 233-9856
Conference Coordinator: Sheila Frugoli, 503-823-7817
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 Mike Conklin at 503-226-6126.
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.

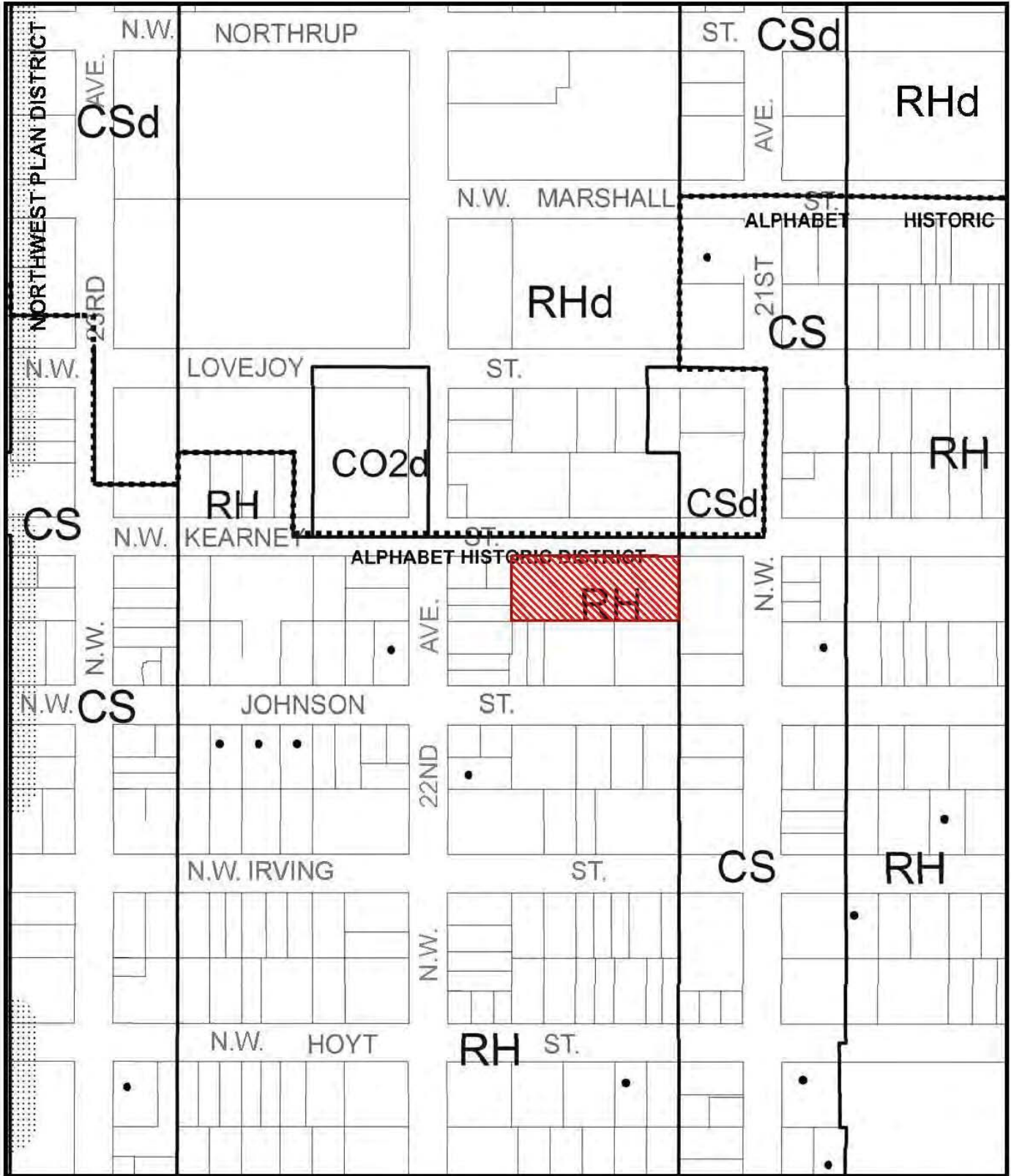
What is the purpose of the Pre-Application Conference?

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



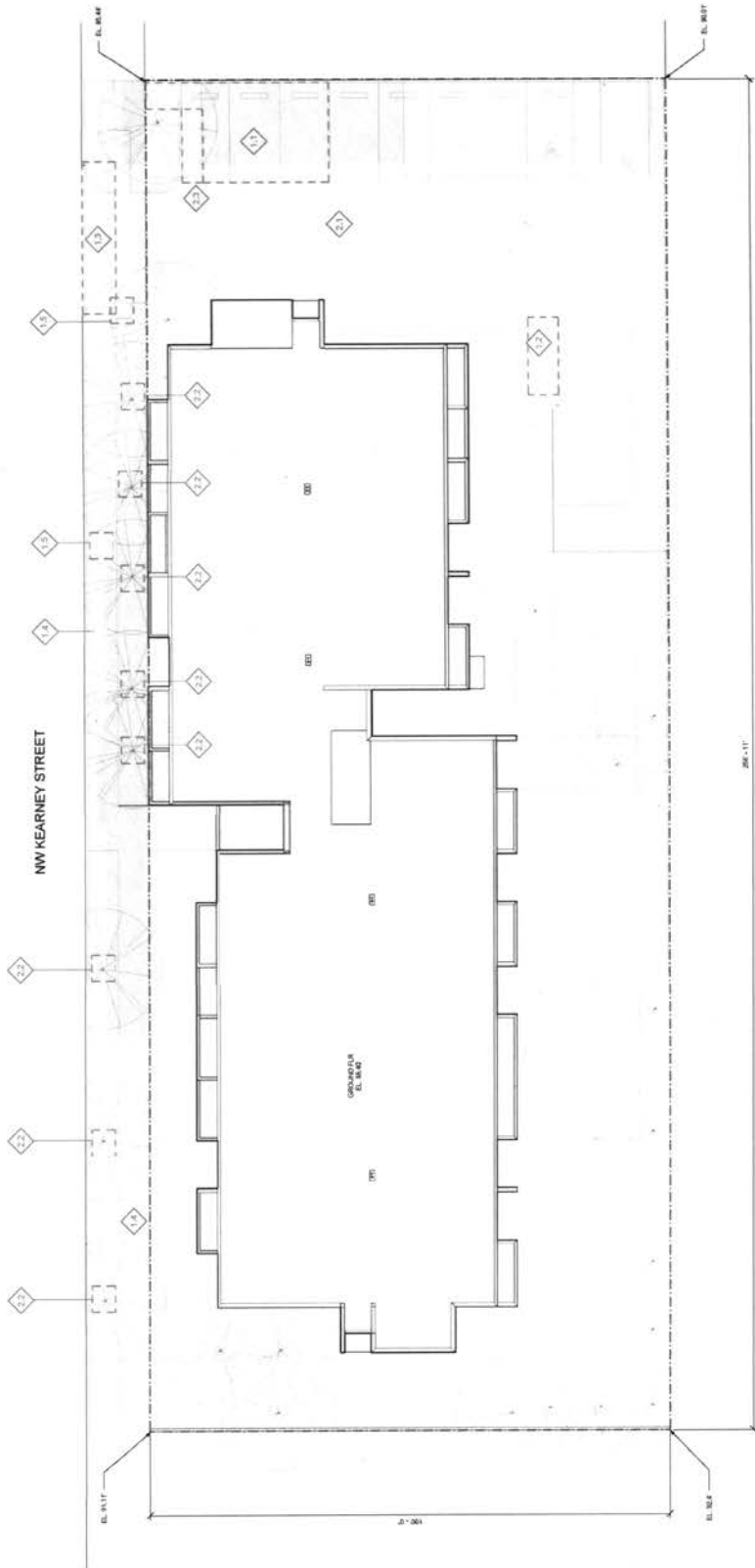
Historic Landmark

This site lies within the:
ALPHABET HISTORIC DISTRICT
NORTHWEST PLAN DISTRICT

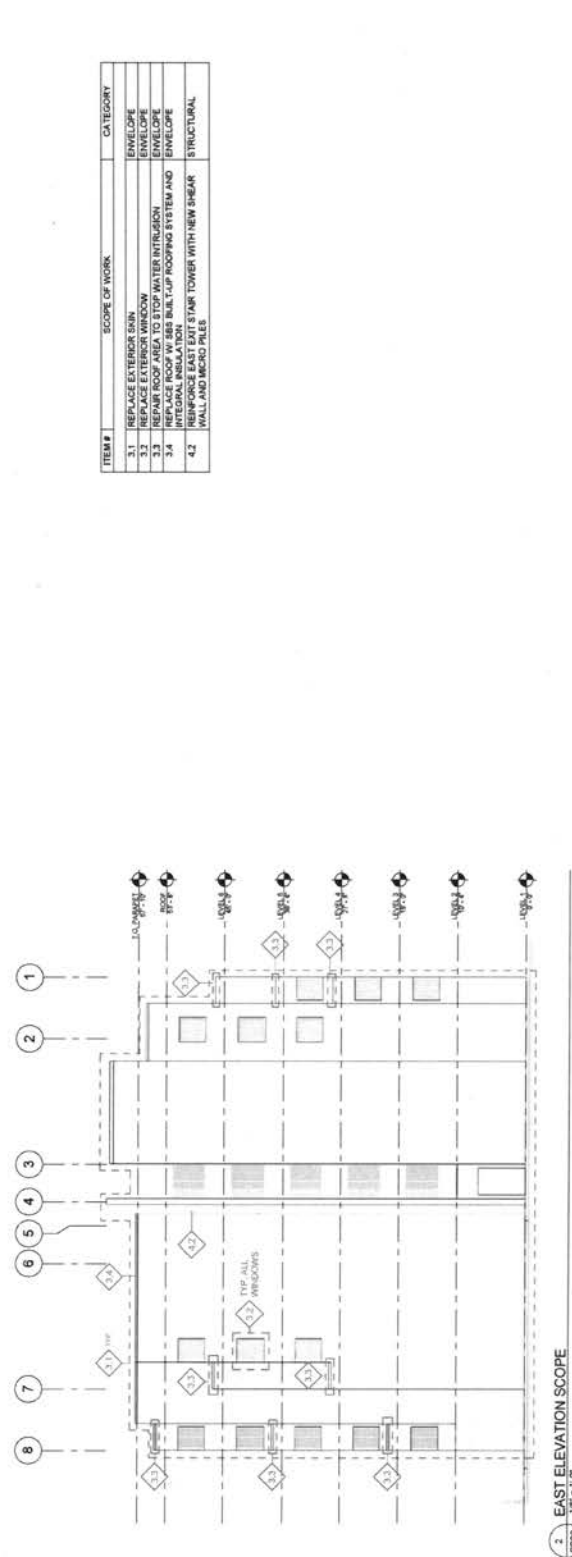
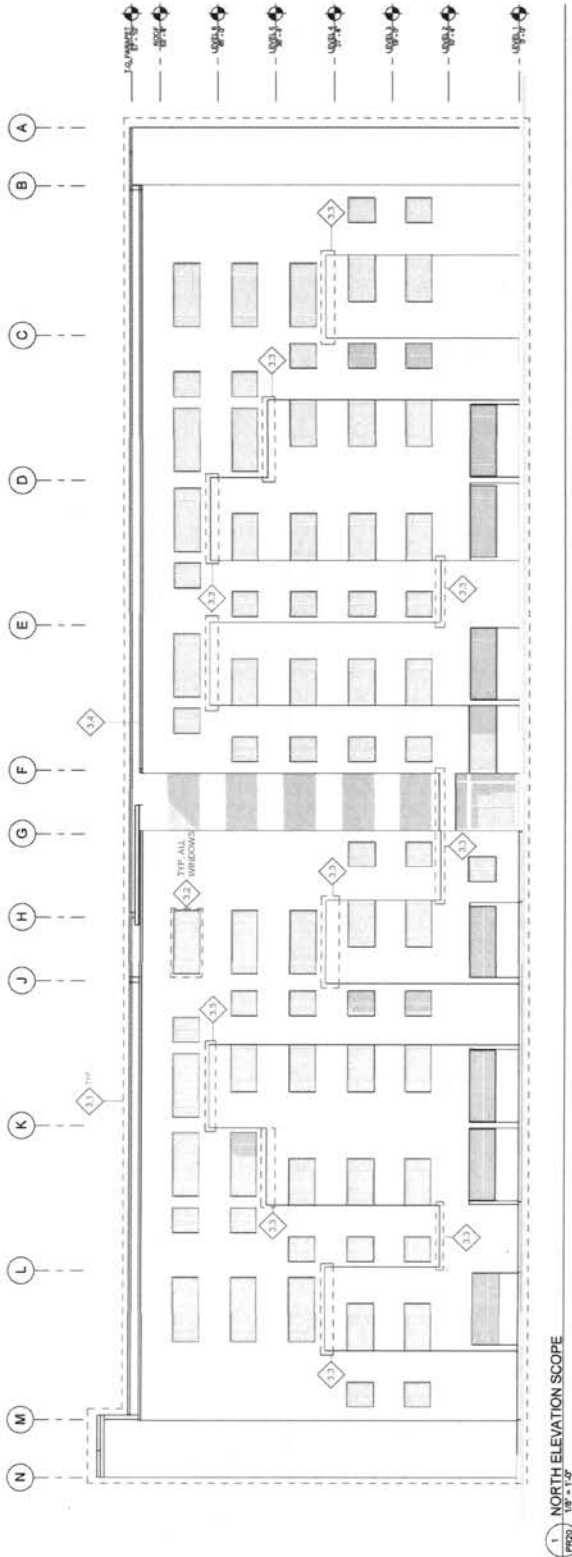


File No. EA 14-172881 PC
 1/4 Section 2927
 Scale 1 inch = 200 feet
 State_Id 1N1E33BD 11800
 Exhibit B (June 23, 2014)

ITEM	KEYNOTE LEGEND	Category
1.1	REGRADE AND REPAVE ACCESSIBLE PARKING ZONES TO BE ADA COMPLIANT AND PROVIDE WALKWAY TO PUBLIC SIDEWALK	CODE
1.2	RECONSTRUCT SIDEWALK TO ACCOMMODATE ADA COMPLIANT RAMP AND REPAVE DRIVEWAY	CODE
1.3	REPLACE DRIVEWAY FOR ADA COMPLIANCE	CODE
1.4	REMOVE AND REPLACE PUBLIC SIDEWALK	CODE
1.5	RELOCATE VAULT	CODE
2.1	REPAVE PORTIONS OF PARKING DRIVE AISLE	CODE
2.2	REPLACE CATCHBASIN AND DISCHARGE PARKING RUNOFF INTO STORMWATER PLANTER	SITE



EA 14-172881 PC



ITEM #	SCOPE OF WORK	CATEGORY
3.1	REPLACE EXTERIOR CURB	ENVELOPE
3.2	REPLACE EXTERIOR WINDOW	ENVELOPE
3.3	REPAIR ROOF AREA TO STOP WATER INTRUSION	ENVELOPE
3.4	REPLACE ROOF W/ SBS BUILT-UP ROOFING SYSTEM AND REINFORCE EAST EXIT STAIR TOWER WITH NEW SHEAR WALL AND MICRO PILES	STRUCTURAL

EA 14-172881 PC



Holist Architecture
 1111 15th St. Suite 200
 Portland, OR 97214
 Phone: 503.231.8000

**GALLAGHER
 PLAZA**
 240 SW Murray Street
 Portland, OR 97201

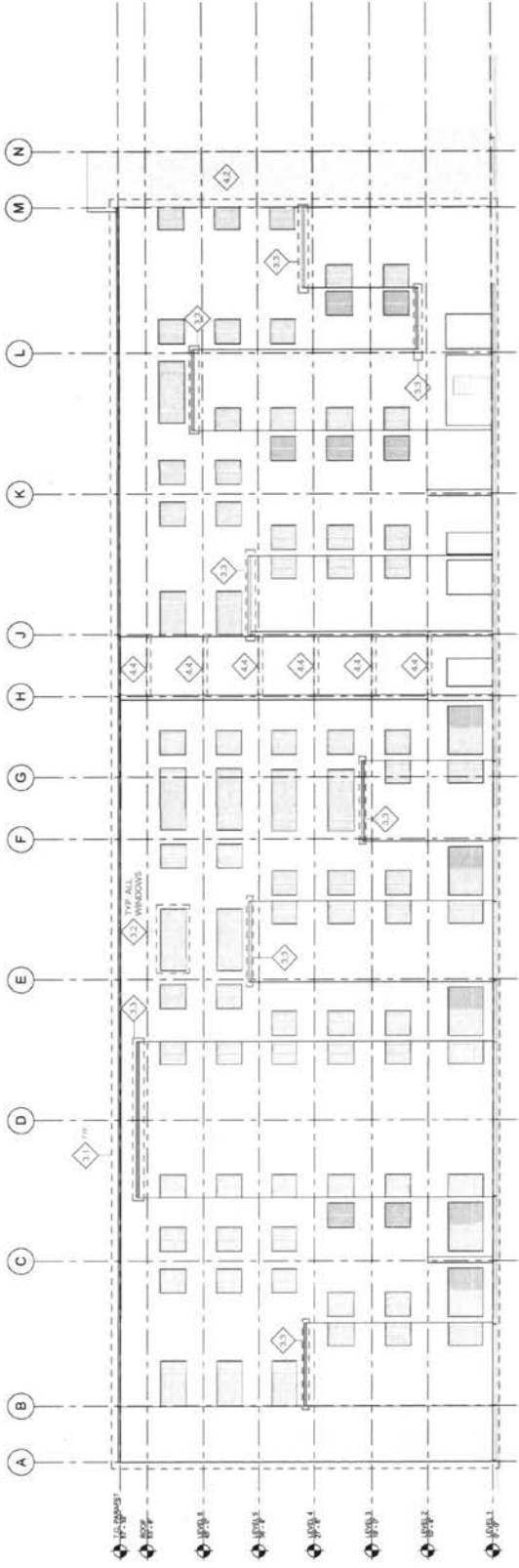
JOB NO. 15002



DATE: 11/11/15
 DRAWN BY: JMM
 CHECKED BY: JMM

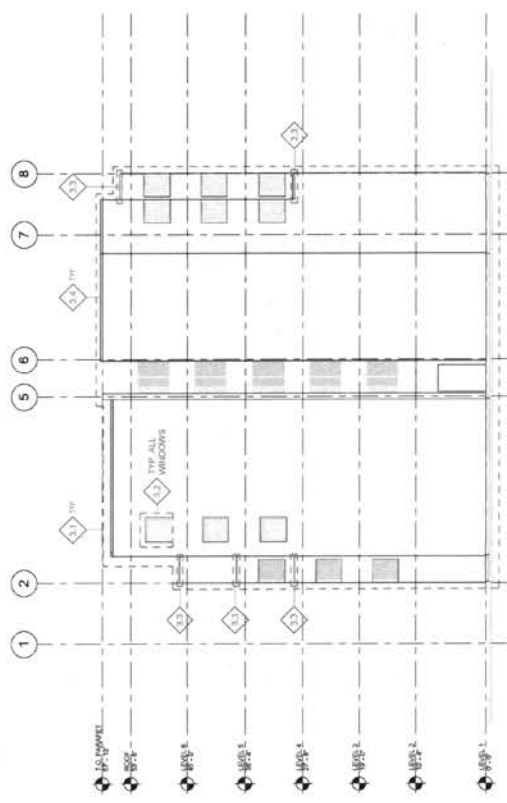
EXTERIOR
 ELEVATIONS

PR21
 © 2014 HOLIST ARCHITECTURE PC



1. SOUTH ELEVATION SCOPE
 1/8" = 1'-0"

ITEM #	SCOPE OF WORK	CATEGORY
3.1	REPLACE EXTERIOR SKIN	ENVELOPE
3.2	REPLACE EXTERIOR WINDOW	ENVELOPE
3.3	REPAIR ROOF AREA TO STOP WATER INTRUSION	ENVELOPE
3.4	REPLACE ROOF W/ SBS BUILT-UP ROOFING SYSTEM AND ENVELOPE	ENVELOPE
4.2	REINFORCE EAST EXIT STAIR TOWER WITH NEW SHEAR WALL AND MICRO PILES	STRUCTURAL
4.4	WALL CORES WITH GROUT AND DOWEL TO CONCRETE WALL	STRUCTURAL



2. WEST ELEVATION SCOPE
 1/8" = 1'-0"

EA 14-1728 81 PC