



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

Chloe Eudaly, Commissioner
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: August 16, 2017 at 1:00 PM
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-206975

Proposal and Property Information

Location: 309 SW 4TH AVE
Proposal: A Pre-Application Conference to discuss alterations to an existing mixed use building. The proposed design includes repairing or replacing deteriorating exterior building features and sidewalk, upgrading the building to minimum life safety seismic requirements, and adding approximately 1,870 square feet to the building using the existing central light well
Land Use Reviews Expected: Type II Historic Resource Review
Site Zoning: CX (Central Commercial, Chapter 33.130 of the Portland Zoning Code) "d" (Design Overlay, Chapter 33.420 of the Portland Zoning Code) Central City Plan District (Chapter 33.510 of the Portland Zoning Code)
Tax Account Number(s): R246125, R246126

Contacts

Applicant: Joshua Lupkin, SERA ARCHITECTS INC, (503) 445-7346
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Portland Downtown, contact Rani Boyle at 503-725-9979.
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: Old Town-China Town, contact Sarah Stevenson 503-226-4368 x2 or Zach Fruchtengarten 503-227-1515. Pearl District, contact planning@pearldistrict.org.

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.

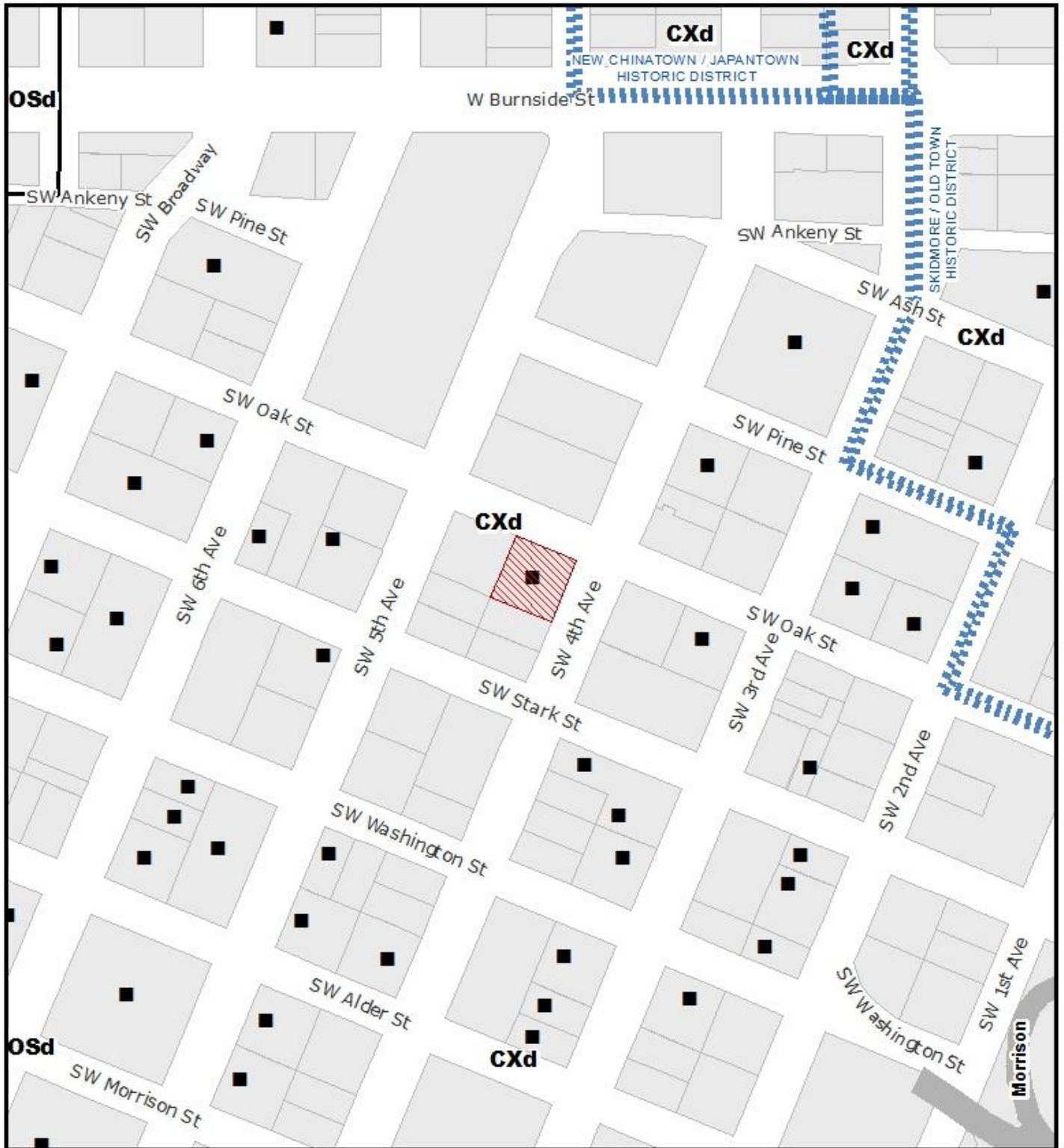
What is the purpose of the Pre-Application Conference?

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



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
DOWNTOWN SUBDISTRICT

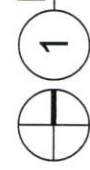
-  Site
-  Historic Landmark
-  Bridge

File No.	EA 17-206975 PC
1/4 Section	3029
Scale	1 inch = 200 feet
State ID	1N1E34CD 5900
Jul 24, 2017	



PRE APP - SITE PLAN

1" = 40'-0"



Henry Building Renovation
PRE APPLICATION
CONFERENCE

7/20/2017



EA 17-206975PC