



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: May 21, 2019 at 10:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 19-152646

Proposal and Property Information

Location: 701 E BURNSIDE ST

Proposal: A Pre-Application Conference to discuss a mixed use project. There are three components to this project: Renovation of the existing 10,000 square foot building on northern portion of the site, construction of new 35,000 square foot, 5 story building with approximately 46 one-bedroom units, and a new separate building fronting Burnside which will have second story arcade projecting over the Burnside right of way. No parking is proposed but a curb cut to access a loading space is accessed from NE 7th.

Land Use Reviews Expected: Type III Design Review

Site Zoning: EX (Central Employment, Chapter 33.140 of the Portland Zoning Code)
Central City Plan District (Chapter 33.510 of the Portland Zoning Code)

Tax Account Number(s): R150296

Contacts

Applicant: Kevin Cavenaugh, GUERRILLA DEVELOPMENT (503) 232-3479

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Kerns, contact Jay Harris at rhythmmon@mindspring.com

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.

Neighborhood within 1,000 feet: Buckman, contact Richard Johnson at buckmanlandusepdx@gmail.com,
Lloyd District Community, contact Ziggy Lopuszynski at zlopuszynski@cpportland.com

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.

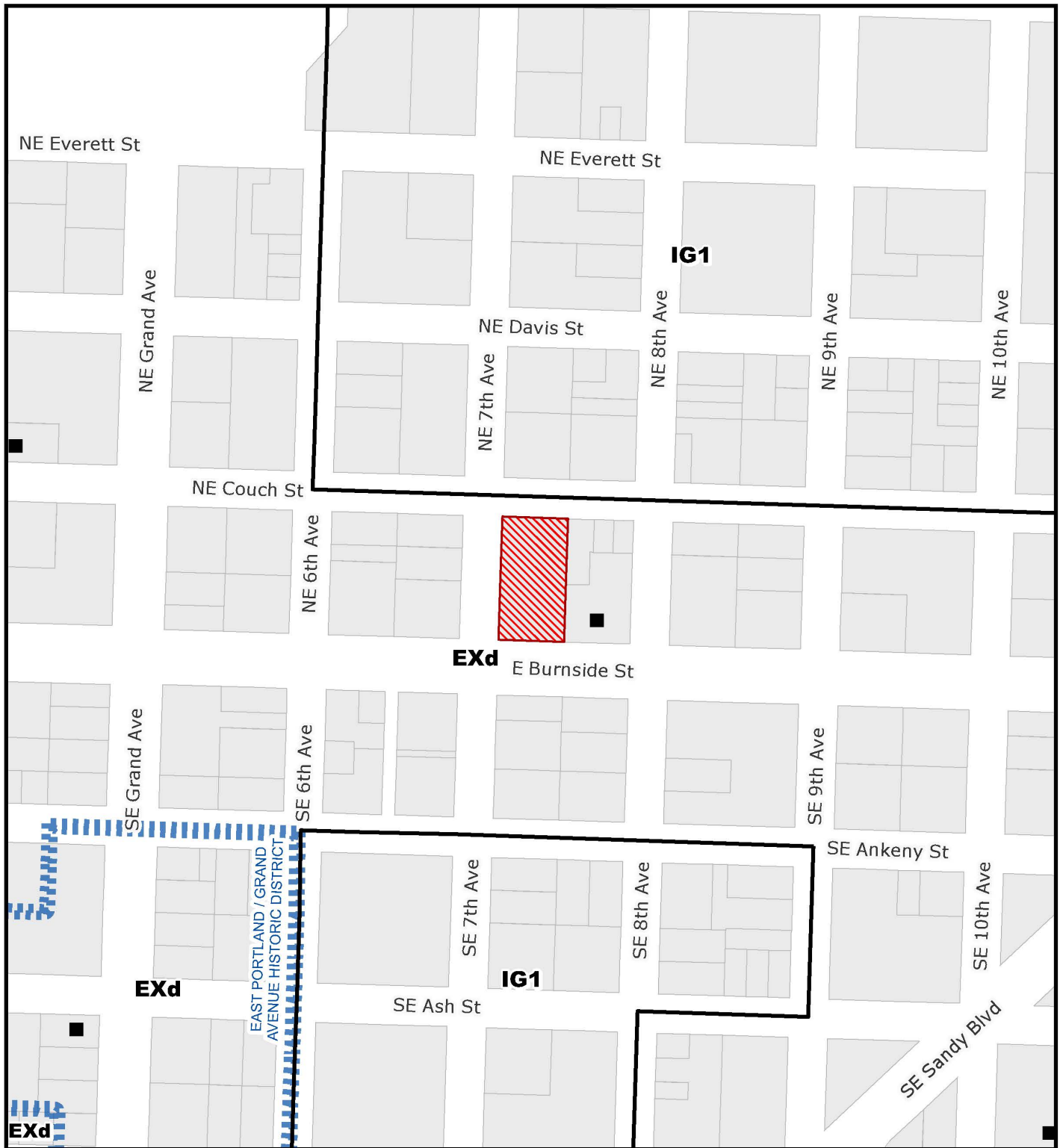
What is the purpose of the Pre-Application Conference?

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

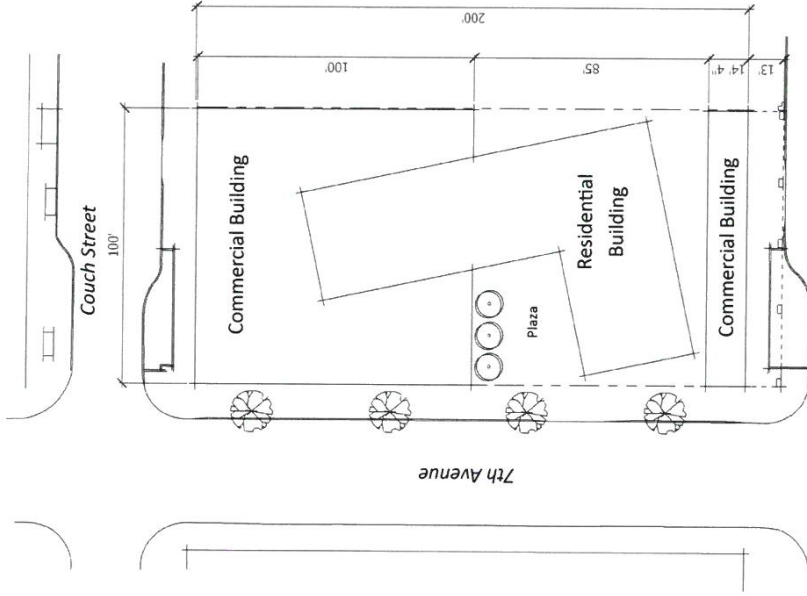
 NORTH

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

-  Site
-  Historic Landmark

| | |
|-------------|-------------------|
| File No. | EA 19-152646 PC |
| 1/4 Section | 3031 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E35CB 7300 |

Apr 30, 2019



Proposed Project at 701 E BURNSIDE STREET

Site Plan

April, 15, 2019



EA 19 - 152646 PC