



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

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** June 19, 2019 at 1pm  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 19-171097

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### Proposal and Property Information

**Location:** 1515 SW MORRISON ST

**Proposal:** A Pre-Application Conference to discuss the renovation of the existing 18,000sf Artist Repertory Theater (ART) building. The renovation will add new theater, rehearsal, office and support space for ART and a dozen affiliated companies in the ART HUB. The expansion will add a partial second floor and increase the total area to approximately 28,000sf. The existing concrete exterior walls and the east and west bays of existing structure will remain. The central portion of the building will be rebuilt with a higher structure to accommodate a large theater and second floor. The existing covered drive will be infilled with a new main entry and lobby space. The two levels of parking below the main floor will remain. Parking Level 1 will be accessed from an entry in the building along SW 15th Avenue. Parking Level 2 will be accessed from a new entry in the future ART Tower. There are a total of 110 existing parking spaces.

**Land Use Reviews Expected:** Type III Design Review

**Site Zoning:** CX (Central Commercial, Chapter 33.130 of the Portland Zoning Code)  
Central City Parking Review (Chapter 33.510 of the Portland Zoning Code)

**Tax Account Number(s):** R246759

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### Contacts

**Applicant:** Doug Sheets LEVER ARCHITECTURE (503) 928-6040

**Conference Coordinator:** Jean Hester 503-823-7783

**Neighborhood Association:** Goose Hollow, contact [planning@goosehollow.org](mailto:planning@goosehollow.org).

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

**Business District:** Goose Hollow Business Association, contact Angela Crawford at 503-223-6376., Stadium Business District, contact Tina Wyszynski at [Tina.wyszynski@gmail.com](mailto:Tina.wyszynski@gmail.com)

**Neighborhood within 1,000 feet:** Portland Downtown, contact Wendy Rahm at [wrahm@aol.com](mailto:wrahm@aol.com), Northwest District, contact John Bradley at 503-313-7574., Pearl District, contact [planning@pearldistrict.org](mailto:planning@pearldistrict.org).

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## **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.

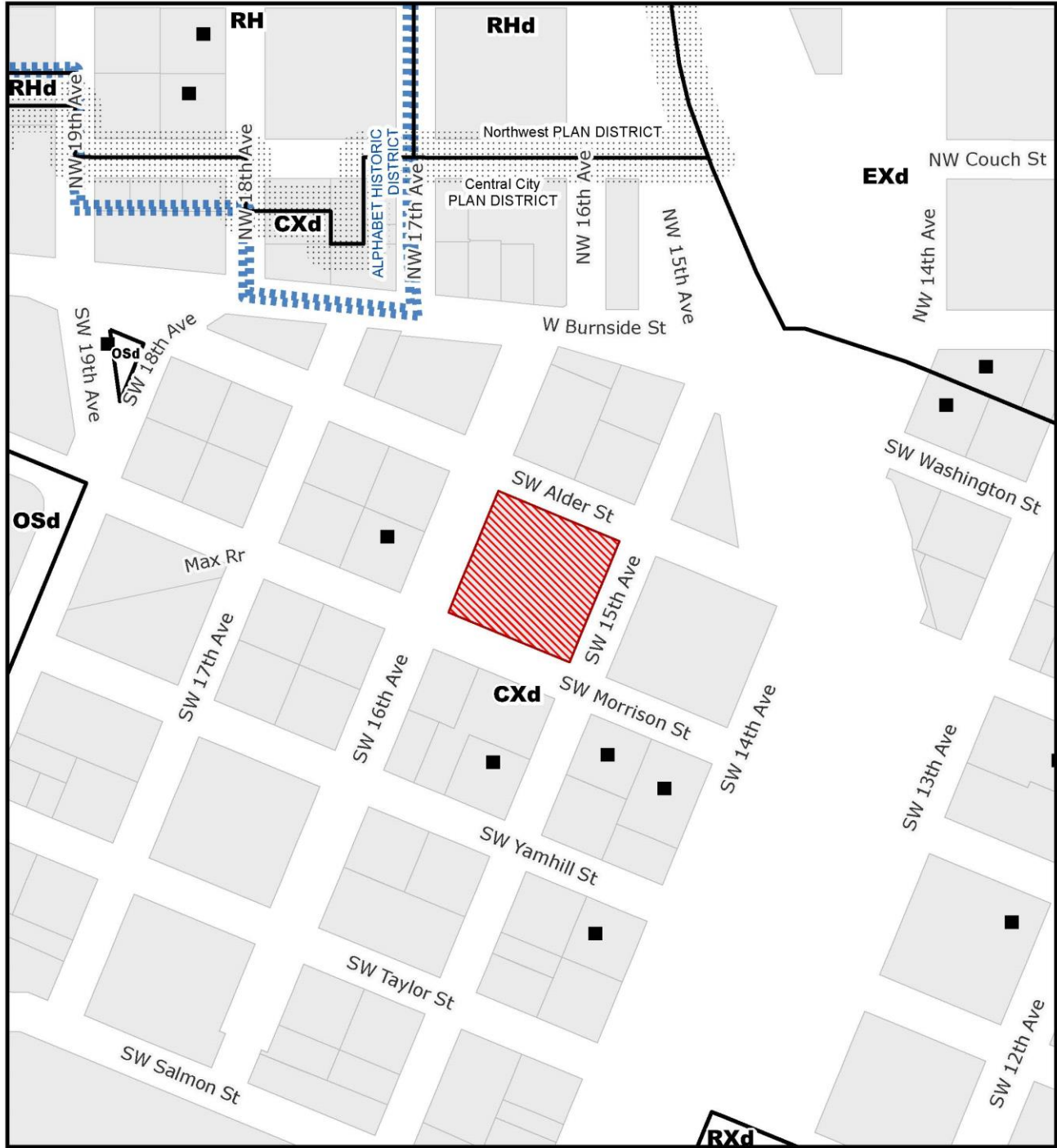
### **What is the purpose of the Pre-Application Conference?**

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  
GOOSE HOLLOW SUBDISTRICT

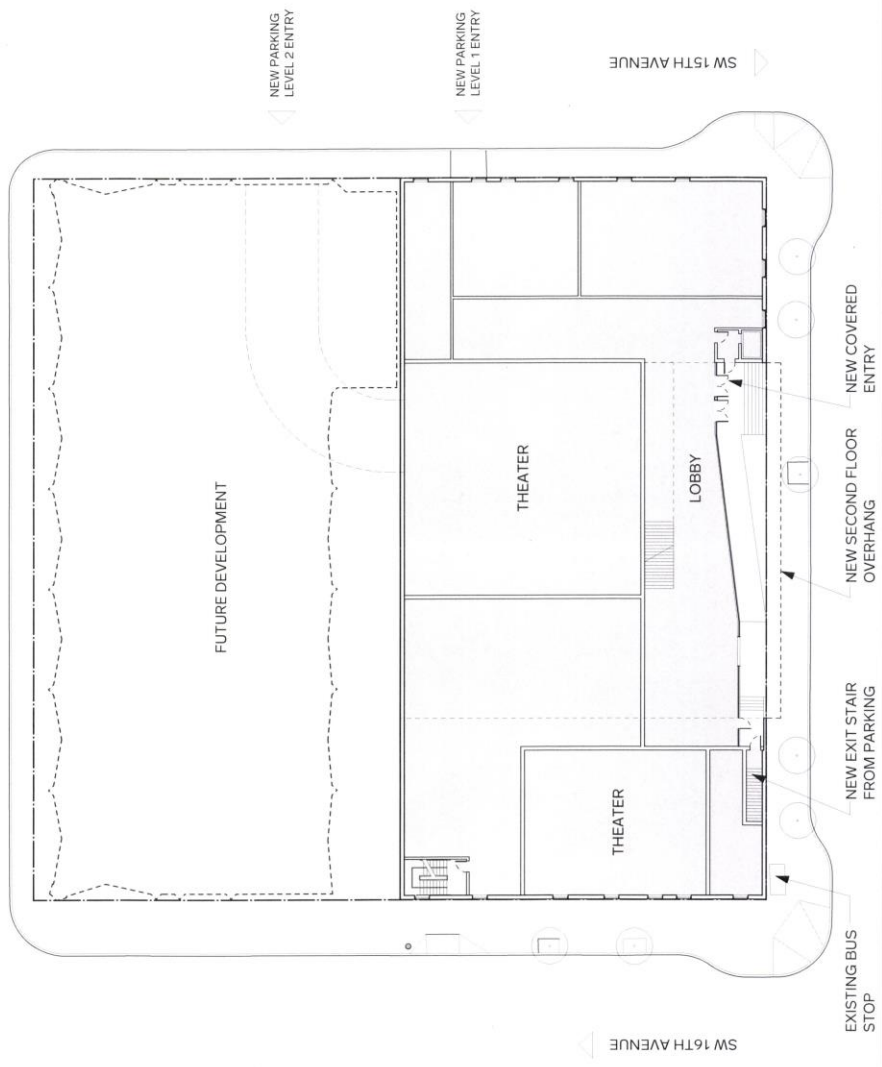


Site



Historic Landmark

File No.	EA 19-171097 PC
1/4 Section	3028
Scale	1 inch = 200 feet
State ID	1N1E33DC 1700
May 30, 2019	



**LEVER** May 28, 2019

Artist Repertory Theater

# New Site Plan

EA 19-171097 PC