



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

Ted Wheeler, Mayor  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

---

## Notice of a Pre-Application Conference

**Time and Date:** 03/20/2020 at Written

**File Number:** EA 20-131607

---

### Proposal and Property Information

**Location:** 321 NE COUCH ST

**Proposal:** A Pre-Application Conference to discuss capping the existing driveway on NE Third Ave. to the below grade parking garage. A new 12' high speed garage door at the street frontage will secure access to the garage. The non-accessible lid will be designed with green roof and gravel patterning. A Type III Design Review is required to amend a previous condition of approval.

**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):** R150027, R150028

---

### Contacts

**Applicant:** Boris Kratzenberg, WORKS PROGRESS ARCHITECTURE (503) 234-2945

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

**Neighborhood Association:** Kerns, contact [kernslanduse@gmail.com](mailto:kernslanduse@gmail.com)

**District Coalition:** Southeast Uplift, contact Leah Fisher at 503-232-0010 x313.

**Business District:** Central Eastside Industrial Council, contact [ceic@ceic.cc](mailto:ceic@ceic.cc).

**Neighborhood within 1,000 feet:** Lloyd District Community, contact Ziggy Lopuszynski at [zlopuszynski@cportland.com](mailto:zlopuszynski@cportland.com), Buckman, contact Richard Johnson at [buckmanlandusepdx@gmail.com](mailto:buckmanlandusepdx@gmail.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?

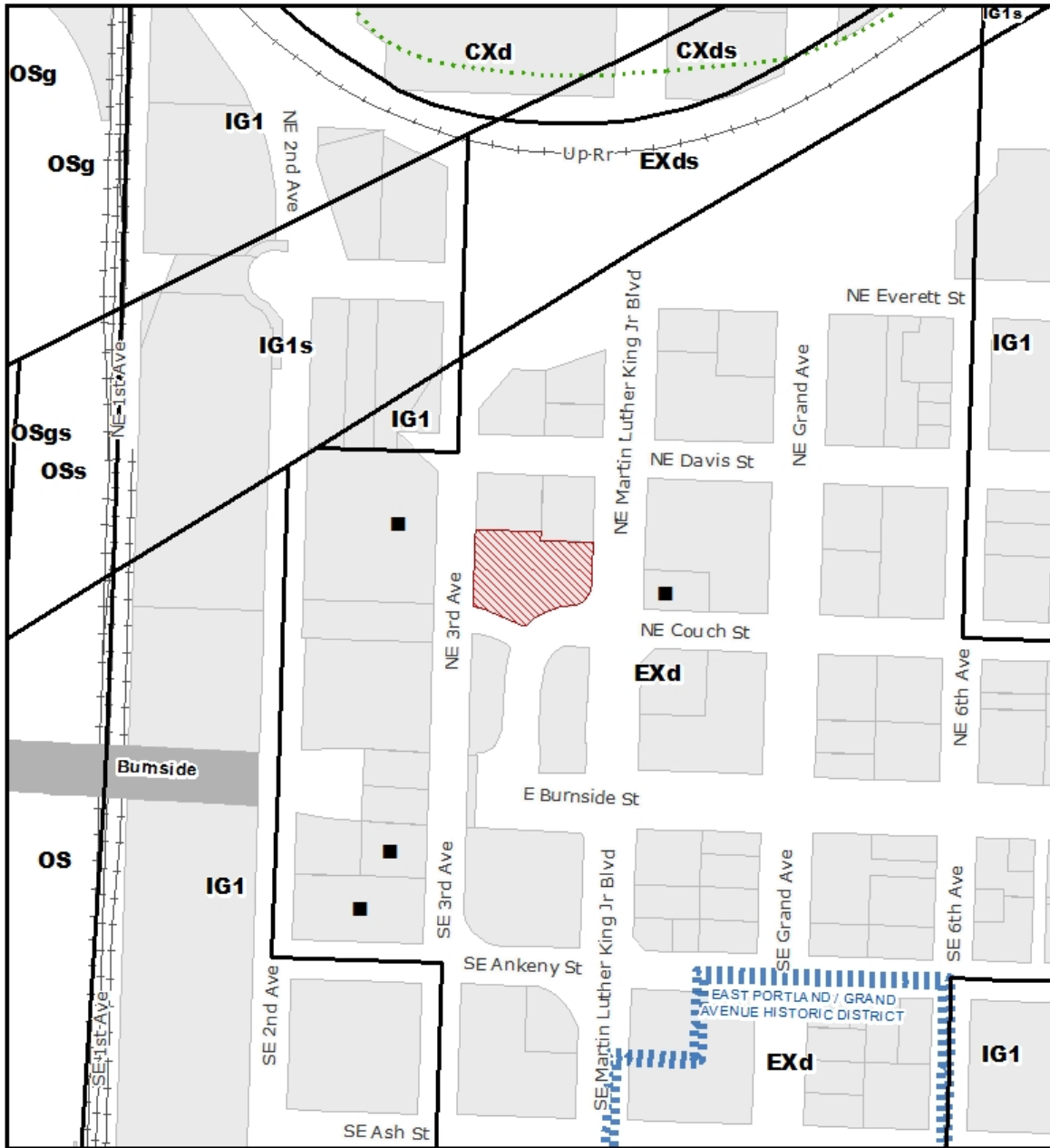
The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

---





**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  
 CENTRAL CITY PLAN DISTRICT  
 CENTRAL EASTSIDE SUB DISTRICT

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

|             |                   |
|-------------|-------------------|
| File No.    | EA 20 - 131607 PC |
| 1/4 Section | 3030              |
| Scale       | 1 inch = 200 feet |
| State ID    | 1N1E34DA 2900     |
| Exhibit     | B Apr 24, 2020    |