



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

Dan Ryan, Commissioner
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www.portland.gov/bds

NOTICE OF A DEMOLITION DELAY REQUEST **STRUCTURE TO BE DEMOLISHED**

Date: November 06, 2020

To: Interested Person

Historic Structures listed under section 33.445.520.B and 33.445.150.B of the Portland Zoning Code must undergo a 120-day delay period before a demolition permit may be issued to demolish or relocate the structure.

Date of Delay Request: November 2, 2020
End of Demolition Delay: March 2, 2021 (120 Days)
Public Record: #20-210926 PR
Permit Application: #20-210470 CO

Applicant Info: Robert Mawson
Heritage Consulting Group
1120 NW Northrup St.
Portland, OR 97209
503-228-0272
rmawson@heritage-consulting.com

Owner's Info: PDC DBA Prosper Portland
222 NW 5th Ave
Portland, OR 97209-3812

Owner's Agent Info: Prosper Portland
Contact; Amy Edwards
220 NW 2nd Ave., Ste. 200
Portland, OR 97209
503-823-3236
edwardsa@prosperportland.us

Site Address: 510 NW 3rd Ave., Portland OR 97209

Legal Description: Couchs Addn., Block A&N TL 600
Tax Account No.: R141452, R141453
State ID No.: 1N1E34BD 00600A1, 1N1E34BD 00600
Quarter Section: 2929 OLD

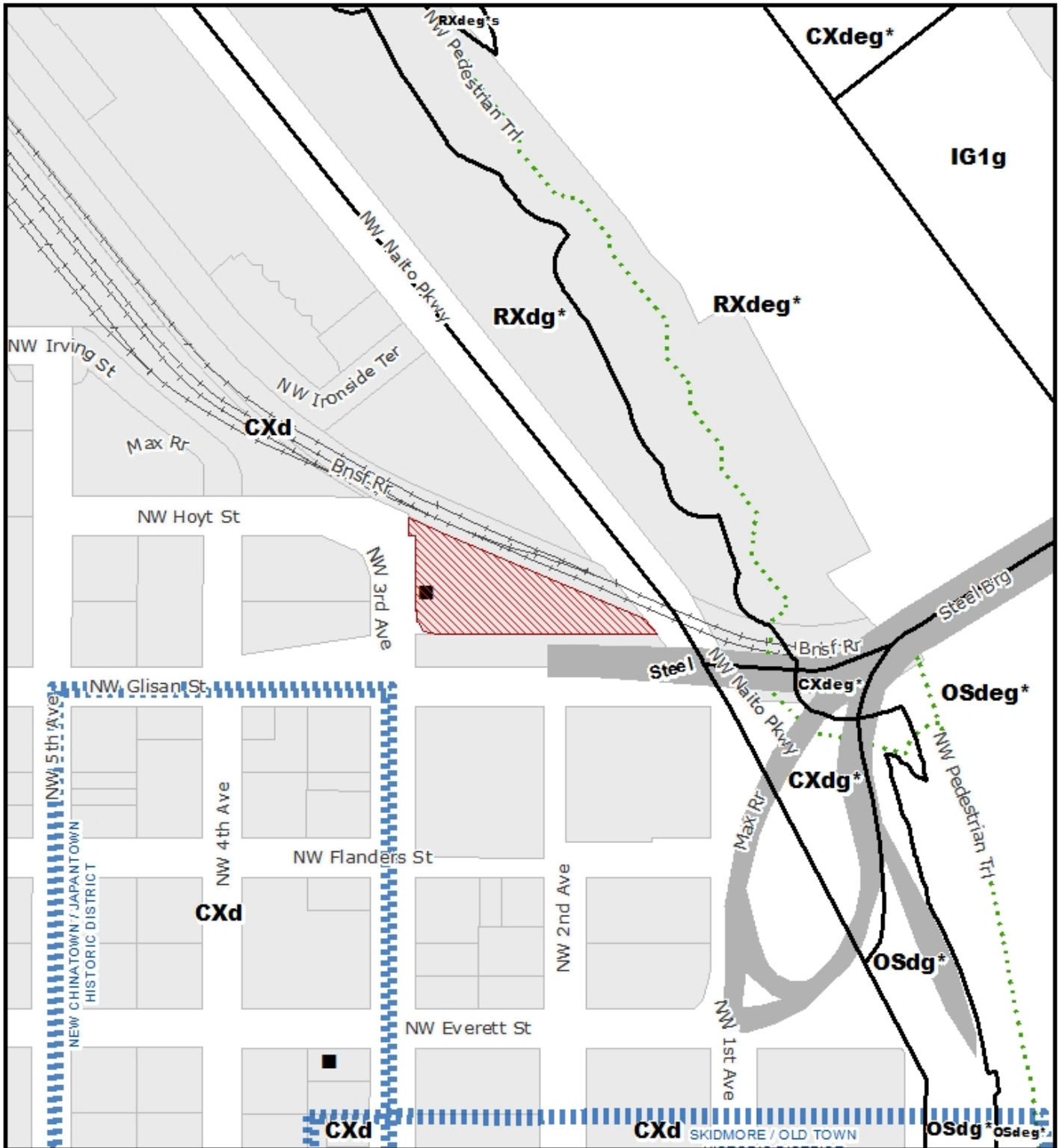
Neighborhood: Old Town Community Association, c/o Neighbors West Northwest, contact Brian Harvey at planning@pdxoldtown.org or 2257 NW Raleigh St, Portland, OR 97210 or contact Peter Englander at vice-chair@pdxoldtown.org or 221 NW 2nd Ave, box 15, Portland, OR 97209.

Nbhd. Coalition: Neighbors West Northwest, 2257 NW Raleigh St, Portland, OR 97210, contact Mark Sieber at (503) 823-4212 or mark@nwnw.org





Zoning/Designation: CXd- Central Commercial base zone, Design overlay zone.
Plan District: Central City Plan District- Old Town/Chinatown Subdistrict

Proposal: The owner seeks to demolish the historic structure on this site. Demolition of this structure has been delayed for 120 days to allow time for consideration of alternatives to demolition. Such alternatives include restoration, relocation, or architectural salvage. The 120-day demolition delay is not a land use review.
The burden of finding an alternative to demolition is limited to any interested parties and the owner and/or their representative.

To help ensure equal access to information, the City of Portland Bureau of Development Services offers accommodation to persons with disabilities. Call 823-7300 in advance to arrange accommodation. TTY 823-6868.



ZONING 
 CENTRAL CITY PLAN DISTRICT
 OLD TOWN / CHINATOWN SUB DISTRICT

-  Site
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	PR 20 - 210926 HRI
1/4 Section	2929
Scale	1 inch = 200 feet
State ID	1N1E34BD 600
Exhibit	B Nov 03, 2020