



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 • 503-823-7526 • www.portlandoregon.gov/bds



## Early Assistance Application

### FOR INTAKE, STAFF USE ONLY

Date Rec 1/14/15 by AP  
 LU Reviews Expected DZ  
 Required  Optional  
 [Y] [N] Unincorporated MC  
 [Y] [N] Flood Hazard Area (LD & PD only)  
 [Y] [N] Potential Landslide Hazard Area (LD & PD only)

File Number: 15-105188 EA  
 Appt Date/Time N/A  
 Qtr Sec Map(s) 3029 Zoning CXD  
 Plan District CC-River  
 Neighborhood Old Town/Chinatown  
 District Coalition NW/NW  
 Business Assoc New Chinatown/Japantown  
 Neighborhood within 400/1000 ft Portland Downtown Pearl District

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.**

### Development Site

Address 208 NW 5TH AVE Cross Street NW Davis Site Size/Area 10,000 SQFT

### Tax account number(s)

R 140431 R \_\_\_\_\_  
R \_\_\_\_\_ R \_\_\_\_\_

### Adjacent property in same ownership

R 140432  
R \_\_\_\_\_

### Project Description - include proposed stormwater disposal methods

Core & shell renovation of the two-story Mason Ehrman Building Annex, converting it from warehouse use to creative office tenant use. Renovations will include window/door upgrades, seismic upgrades, roof upgrade, and addition of core service elements such as restrooms, bike parking, etc. Completion of seismic upgrades for the Mason Ehrman Building will also occur.

**Design Review** (New development: give project valuation. Renovation: give exterior alteration value) \$ 450,000 (estimated)

Early Assistance Type	City Reviewers	Meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> <b>Pre-application Conference</b> required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, others as needed	\$4,289	
<input checked="" type="checkbox"/> <b>Design Commission Advice Request</b> presentation at Design Commission	BDS Land Use Services, Design Commission	\$2,520	
<input type="checkbox"/> <b>Early Assistance - Zoning and Infrastructure Bureaus</b>	BDS Land Use Services, Transportation, Environmental Services, Water	<input type="checkbox"/> \$1,502	<input type="checkbox"/> \$1,074
<input type="checkbox"/> <b>Early Assistance - Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/> \$500	<input type="checkbox"/> \$400
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b> <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		\$200 \$450
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> No land use review or property line adjustment expected	Transportation, Environmental Services, Water		\$150

**Note:** Public notice (email and internet posting) provided for Pre-application conferences and Design Commission Advice Requests.

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## Applicant Information

PRIMARY CONTACT, check all that apply  Applicant  Owner  Other \_\_\_\_\_

Name Alene Davis Company SERA Architects

Mailing Address 338 NW 5th AVE

City Portland State OR Zip Code 97209

Day Phone 503-445-7331 FAX \_\_\_\_\_ email alened@serapdx.com

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Check all that apply  Applicant  Owner  Other \_\_\_\_\_

Name Jonathan Malsin Company GC Mason Ehrman, LLC

Mailing Address 818 W. 7th Street, Suite 411

City Los Angeles State CA Zip Code 90017

Day Phone 503.542.8422 FAX \_\_\_\_\_ email jonathan@beamdevelopment.com

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Check all that apply  Applicant  Owner  Other \_\_\_\_\_

Name Valerie Yip Company GC Mason Ehrman, LLC

Mailing Address 818 W. 7th Street, Suite 411

City Los Angeles State CA Zip Code 90017

Day Phone 650.283.7734 FAX \_\_\_\_\_ email vyip@gawcapitalusa.com

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### Submit the following:

- Fee
- Two site plans, to scale, (8.5x11 inches) showing: 1) existing and proposed development; 2) existing and proposed water, sewer and stormwater connections and facilities; 3) lot dimensions, north arrow and ground elevation
- Building elevations
- Additional two site plans, to scale, 11x17 inches or larger in size

### NOTE:

1. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
2. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (<http://www.portlandoregon.gov/bds/article/94545>).

### Questions to be discussed:

Does the approach to the treatment for the exterior facades and roof/seismic upgrades meet with the Landmark Commission's general consent?

\_\_\_\_\_

\_\_\_\_\_

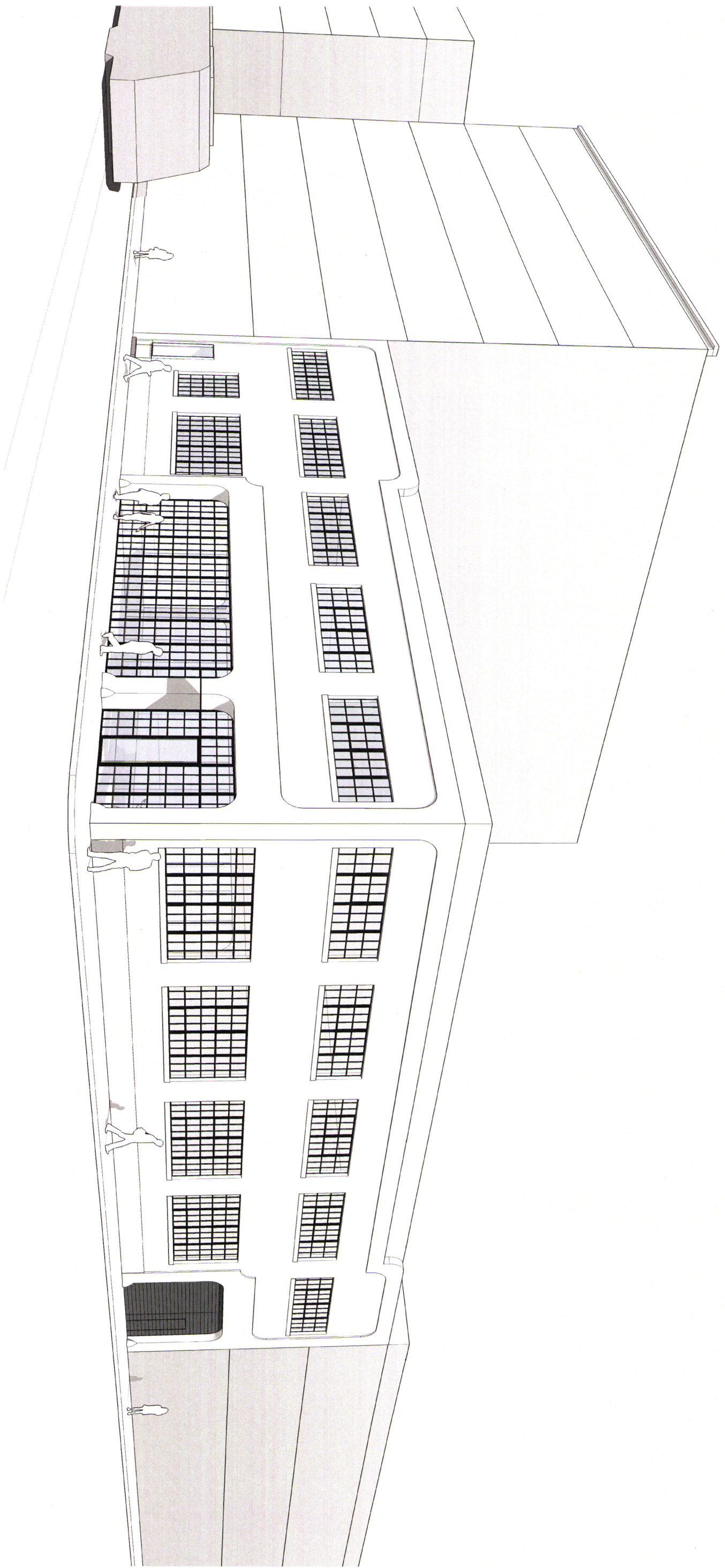
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Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box.





SERA

MASON ERHMAN ANNEX - DAR SUBMISSION  
14 January 2014  
NW 5th & Davis Street

EA 15 - 1 0 5 1 8 8 DAR

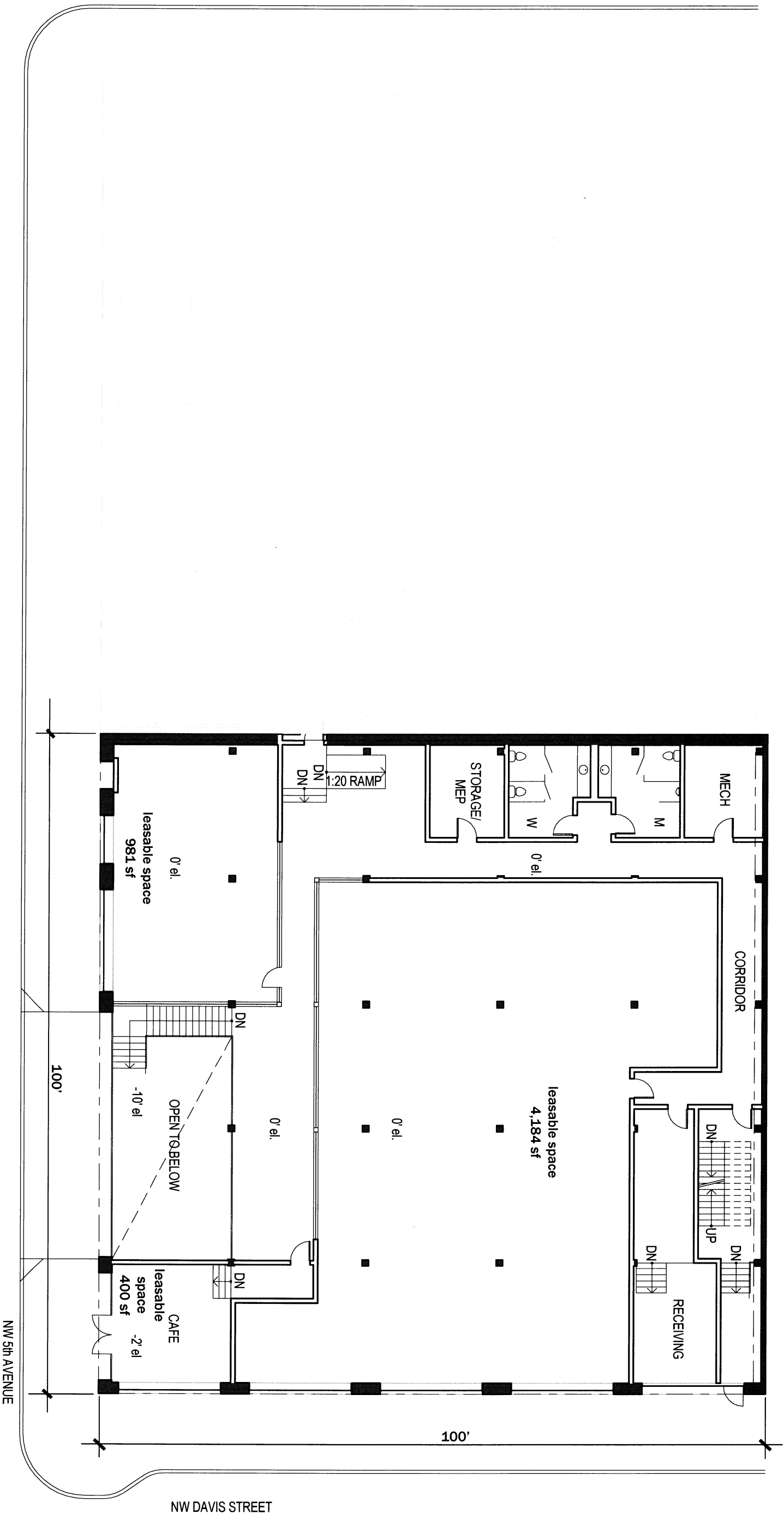
view of building from northwest







NW EVERTT STREET

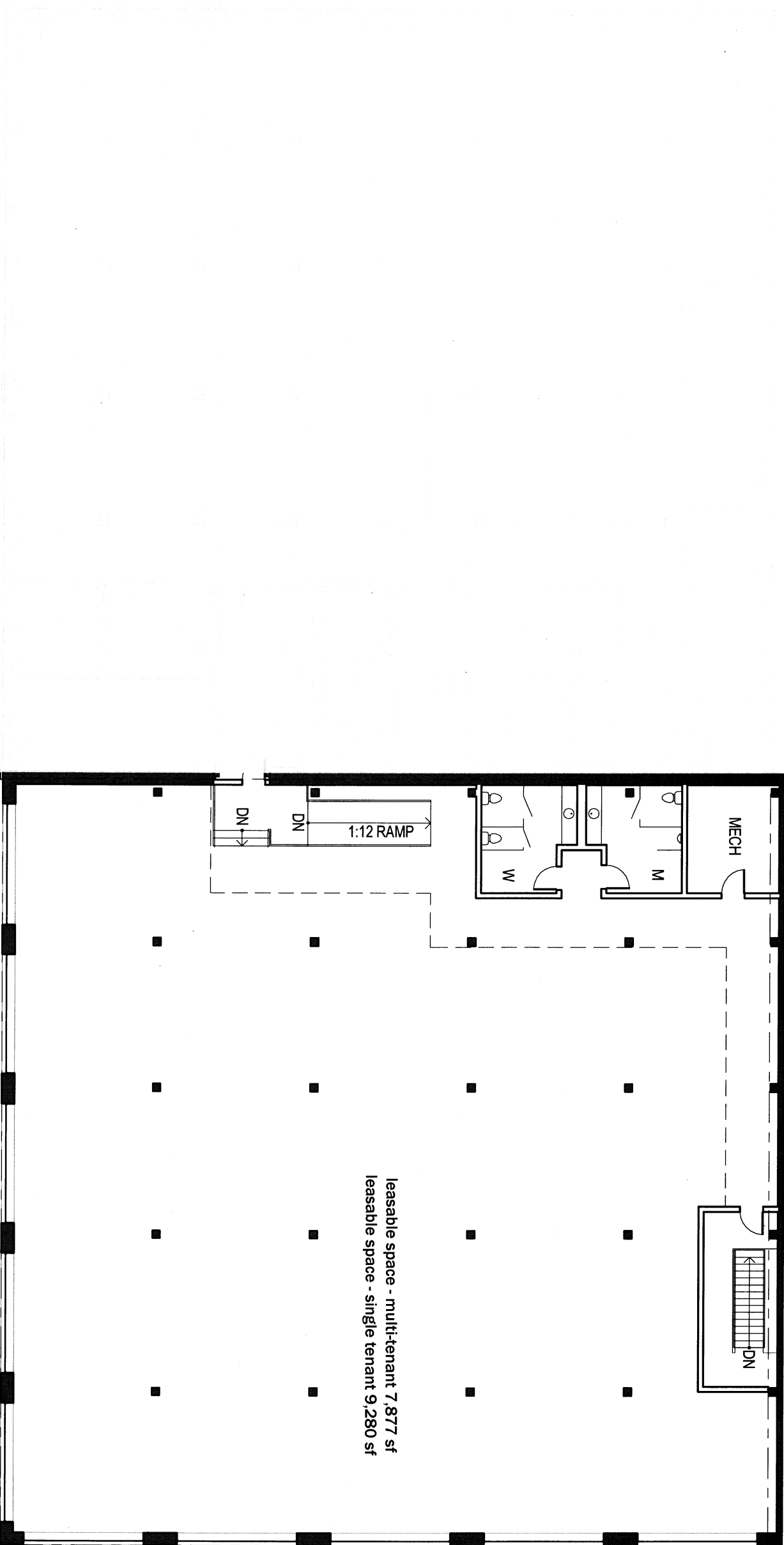


NW DAVIS STREET

100'

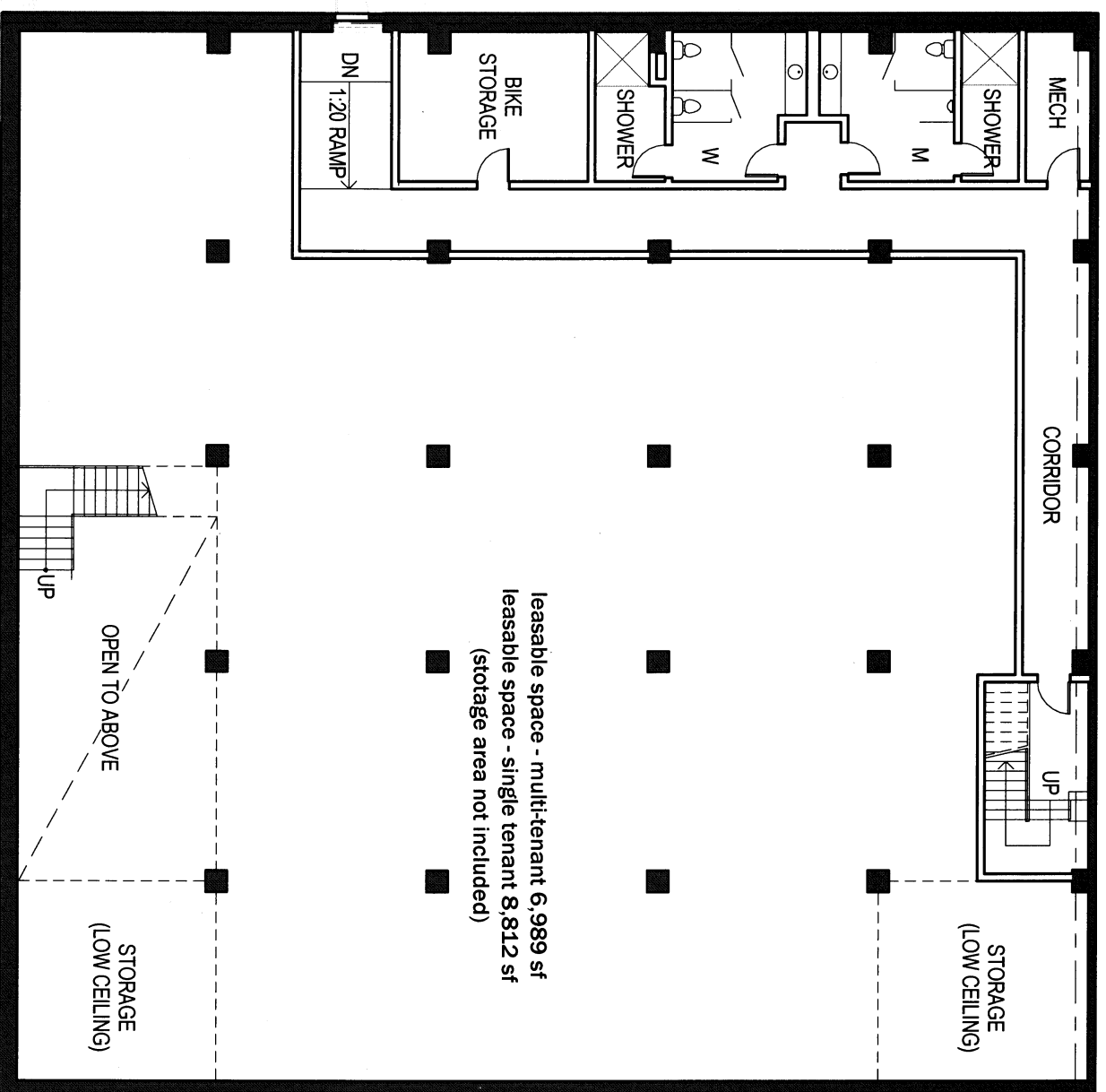
100'



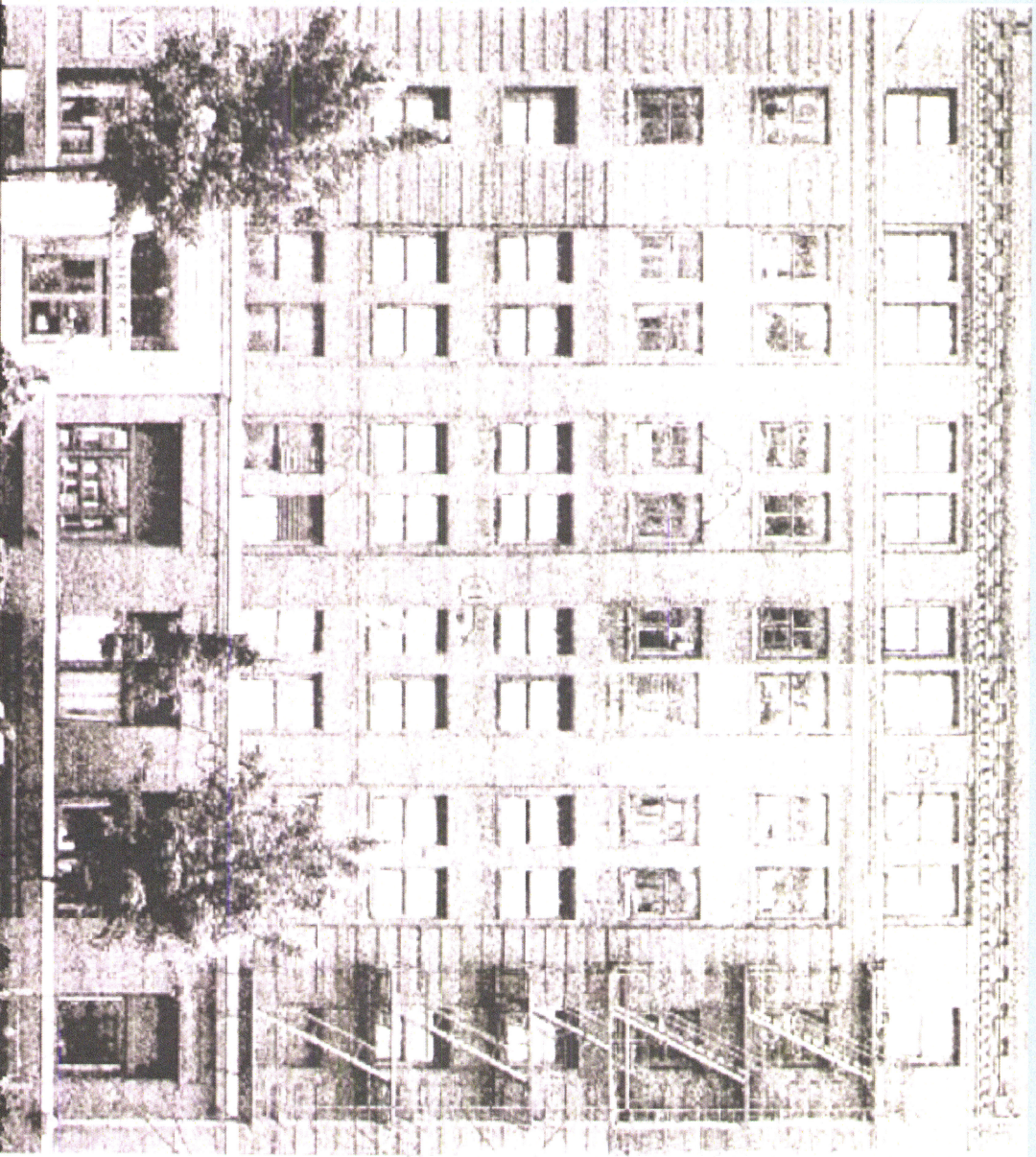


leasable space - multi-tenant 7,877 sf  
leasable space - single tenant 9,280 sf



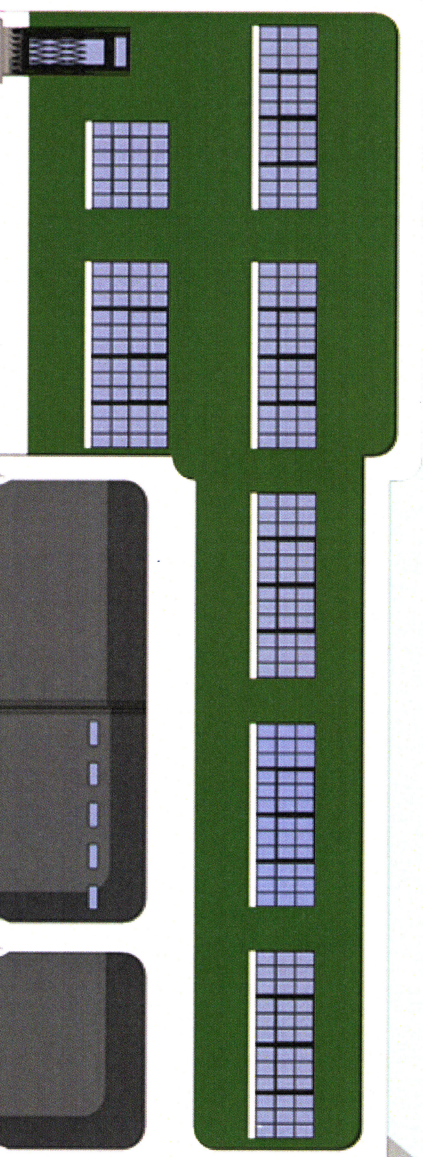






nw evrett street

MASON ERHMAN BUILDING



MASON ERHMAN BUILDING ANNEX

nw davis street

EA 15 - 1 0 5 1 8 8 D A R



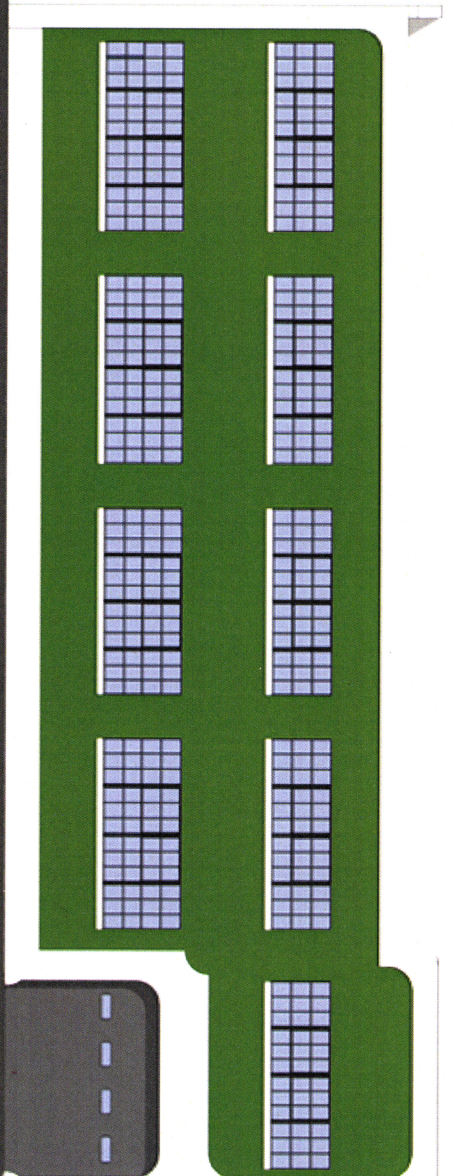
existing building - west elevation

SERA

MASON ERHMAN ANNEX - DAR SUBMISSION  
14 January 2014  
NW 5th & Davis Street



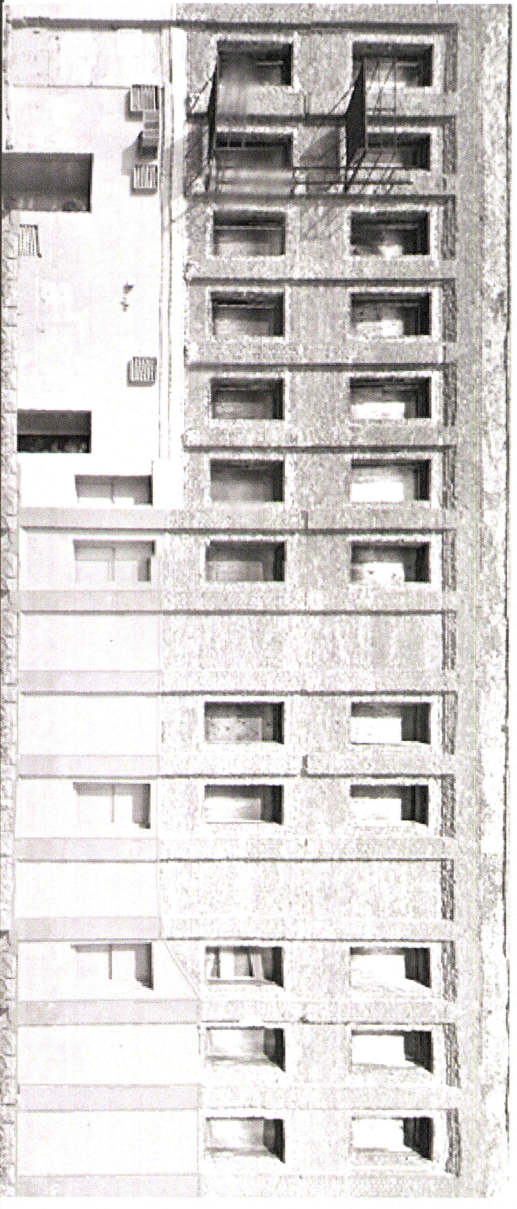
KALBRENER



nw 5th avenue

MASON ERHMAN BUILDING ANNEX

nw 4th avenue



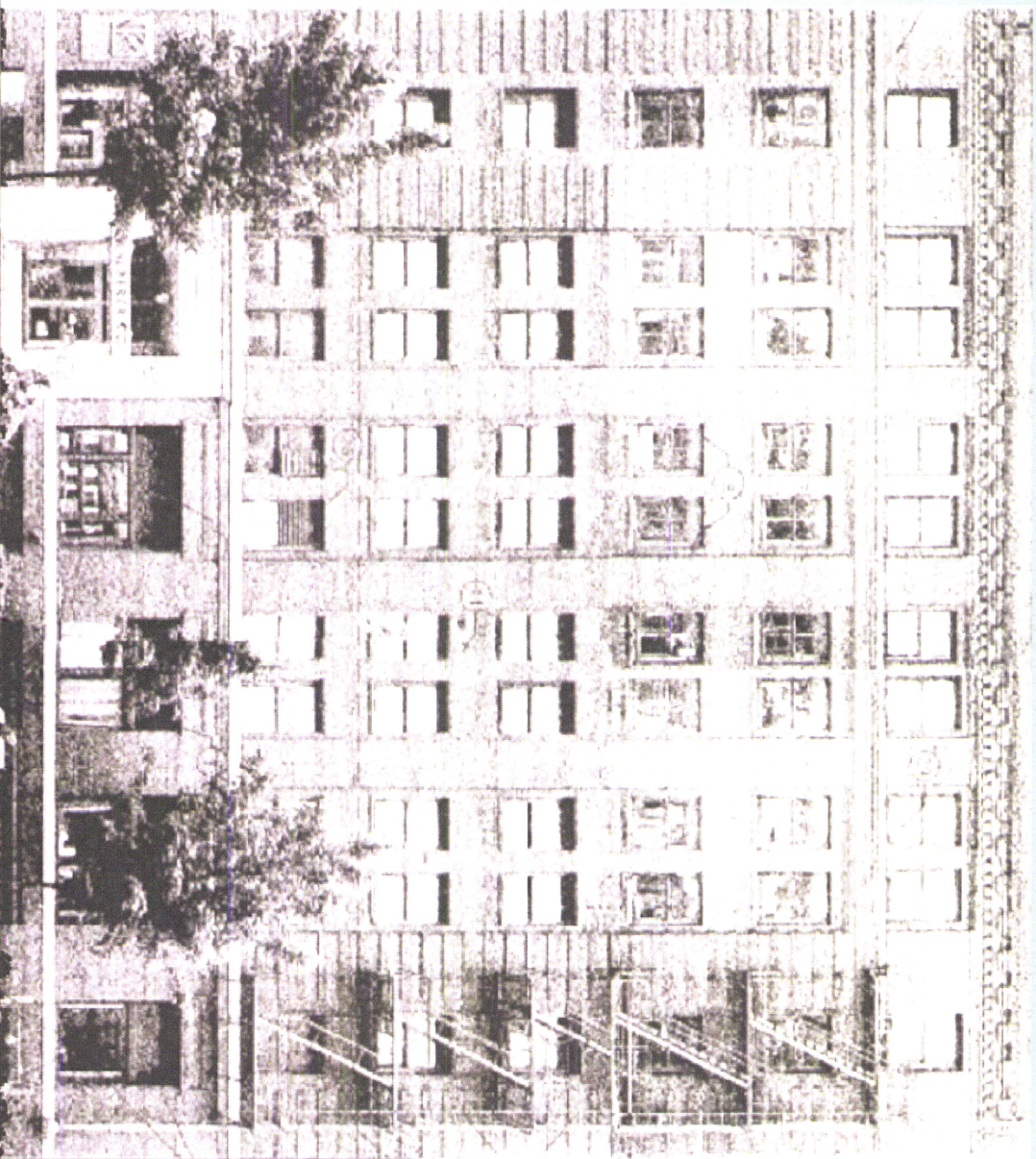
EA 15 - 1 0 5 1 8 8 DAR



existing building - south elevation

**SERA**  
MASON ERHMAN ANNEX - DAR SUBMISSION  
14 January 2014  
NW 5th & Davis Street





nw evrett street

MASON ERHMAN BUILDING



new glass infill in modified existing recess with new infill panel below

new thermally broken steel window in modified opening painted black, profile to match existing with new sill also to match existing profile

new thermally broken steel window & tilt up garage door system in existing opening painted black, profile to match existing

new painted steel canopy at entrance

new white metal panel mech screen

painted concrete facade

new thermally broken steel window in existing opening painted black, profile to match existing typical @ level 2

new thermally broken steel window & entry system in existing opening painted black, profile to match existing

MASON ERHMAN BUILDING ANNEX

nw davis street

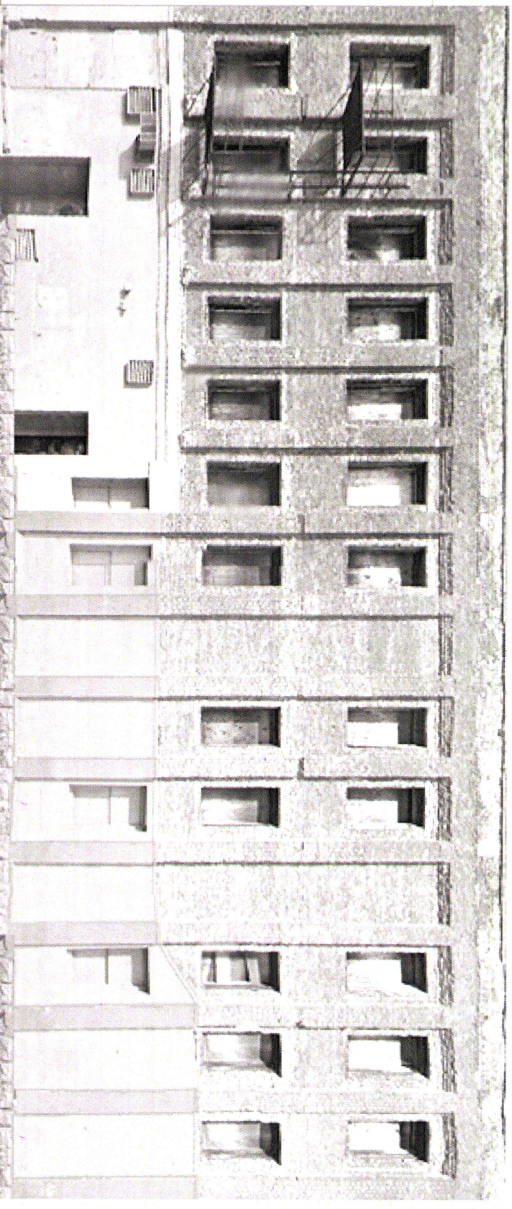
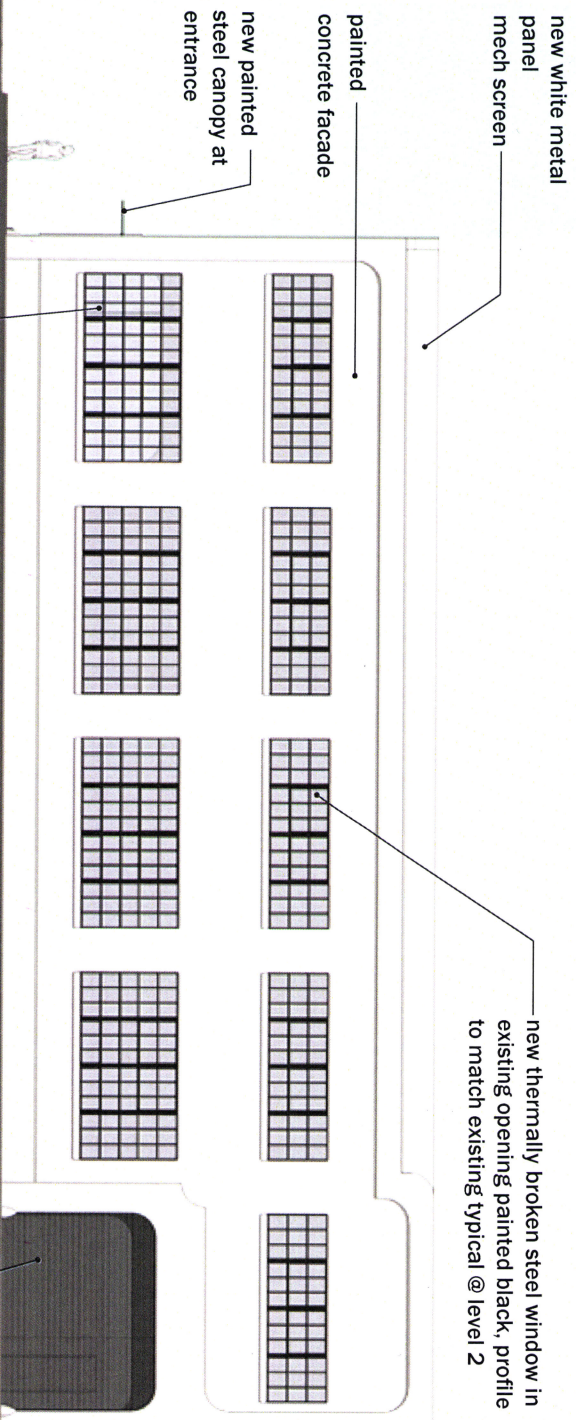
EA15 - 1 05188DAR



proposed - west elevation



KALBERER



EA15 - 10518DAR



proposed - south elevation