



City of Portland, Oregon
Bureau of Development Services
Land Use Services

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
Paul L. Scarlett, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: June 17, 2014 at 10:30 AM
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 14-159273

Proposal and Property Information

Location: 6000 NE 80TH AVE
Proposal: Pre-Application Conference to discuss Conditional Use Review for expansion of an existing post-incarceration Detention Facility—Northwest Regional Re-Entry Center. The addition will include two 2-story wings on the east side of the building and a new entry on the west-facing façade. Also proposed is the relocation of on-site parking and an outdoor recreational area.
Land Use Reviews Expected: Type III Conditional Use Review
Site Zoning: EG2 hx, General Employment 2 zone with the “h” Aircraft Landing and the “x” Portland International Airport Noise overlay zones.
Tax Account Number(s): R250609

Contacts

Applicant: WATERLEAF ARCHITECTURE, Terry Amundson (503) 228-7571
Conference Coordinator: Sheila Frugoli, 503-823-7817
Neighborhood Association: Cully, contact David Sweet at 503-493-9493.
District Coalition: Central Northeast Neighbors, contact Alison Stoll at 503-823-3156.
Business District: Columbia Corridor Association, contact Peter Livingston at 503-796-2892.

Neighborhood within 1,000 feet:

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.

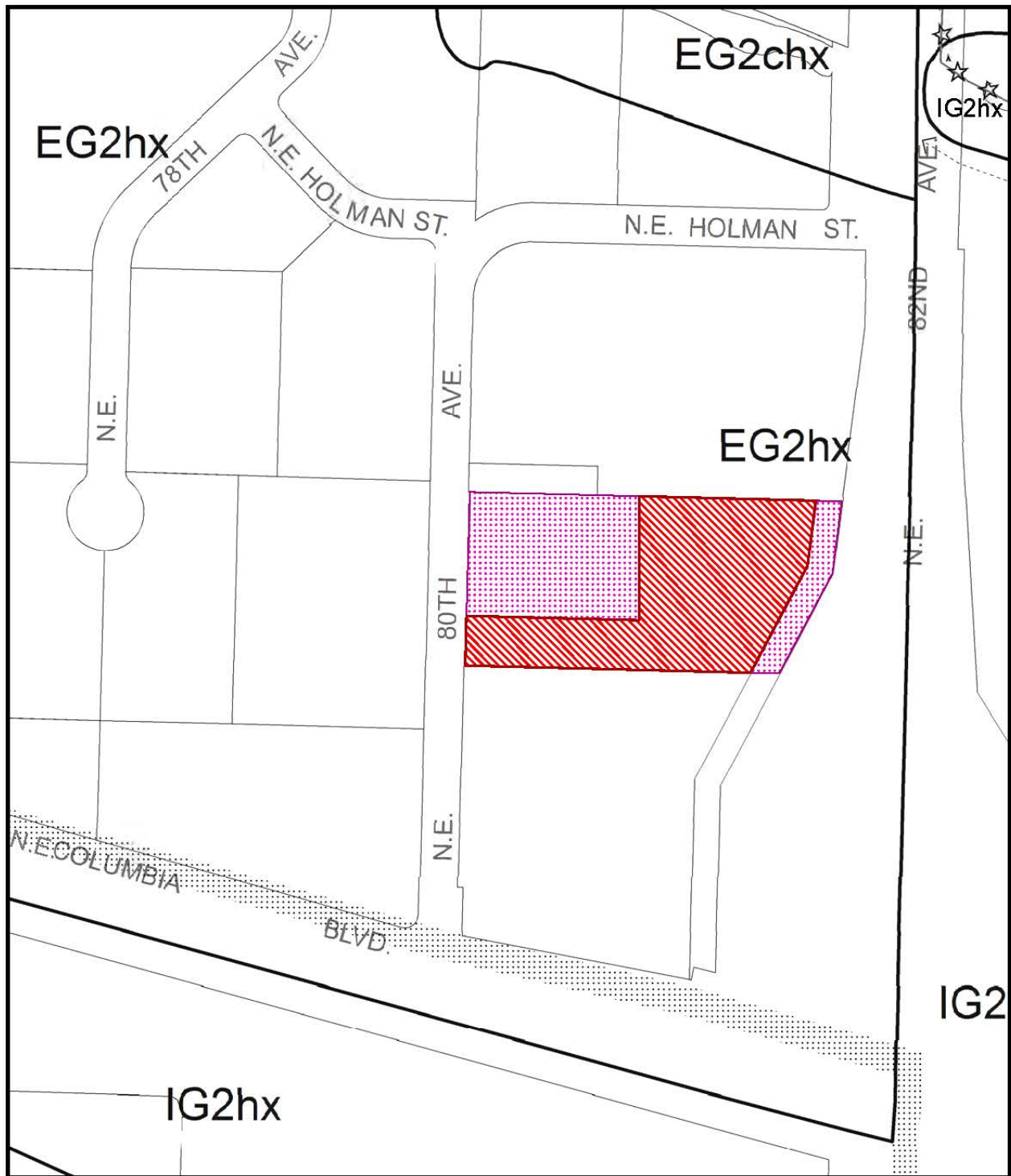
What is the purpose of the Pre-Application Conference?

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

-  Site
-  Also Owned



This site lies within the:
PORTLAND INTERNATIONAL AIRPORT PLAN DISTRICT

File No.	EA 14-159273 PC
1/4 Section	2438.2439
Scale	1 inch = 200 feet
State_Id	1N2E17DA 1200
Exhibit	B (May 21, 2014)



waterleaf
 4157 NW 11th Ave
 Portland, OR 97229
 503.251.7111
 503.251.8891

Northwest Regional
 Re-entry Center
 6000 NE 80th Avenue,
 Portland, OR

PRELIMINARY
 NOT FOR
 CONSTRUCTION

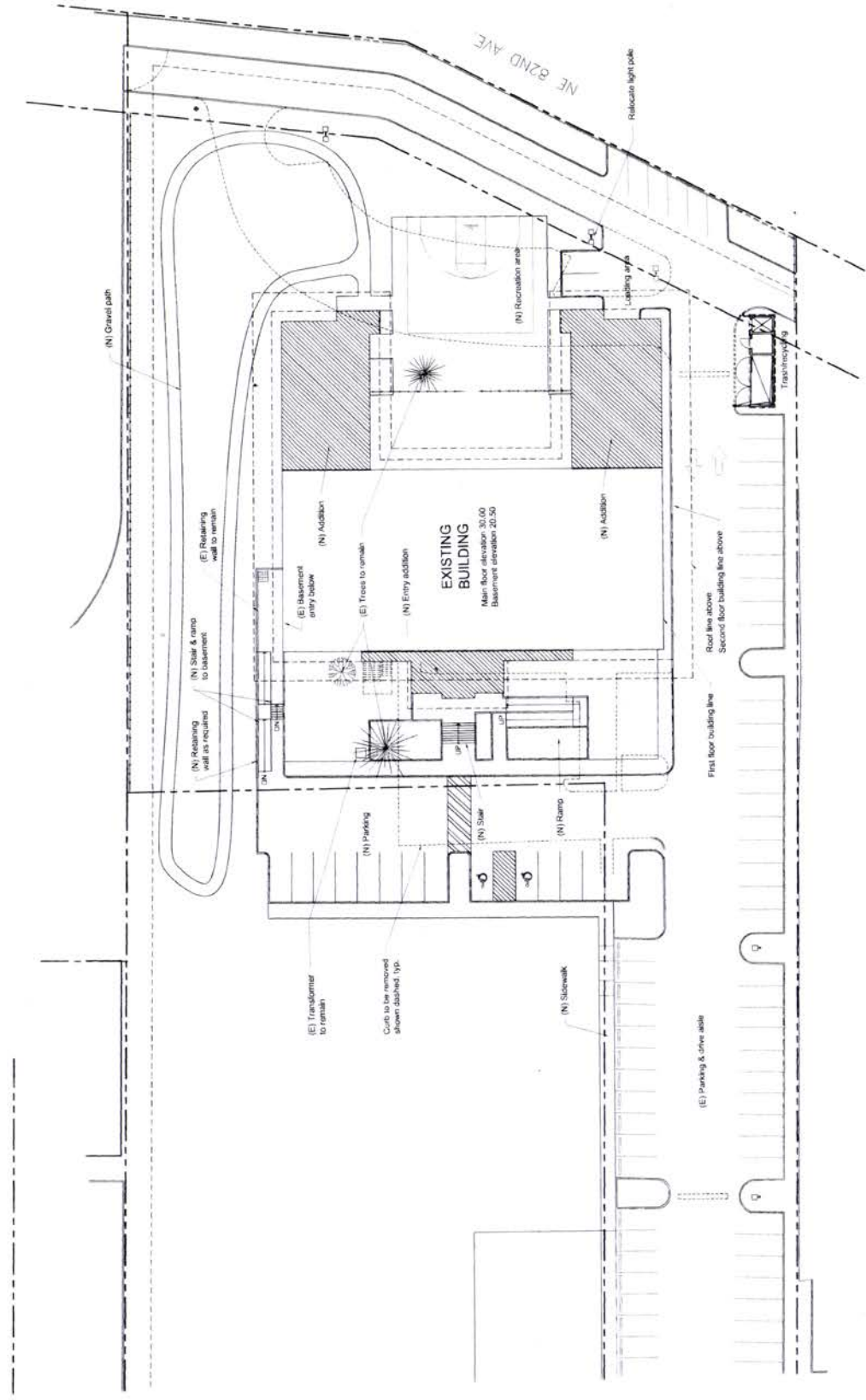
Project #
 Title #
 Date #

New Site Plan

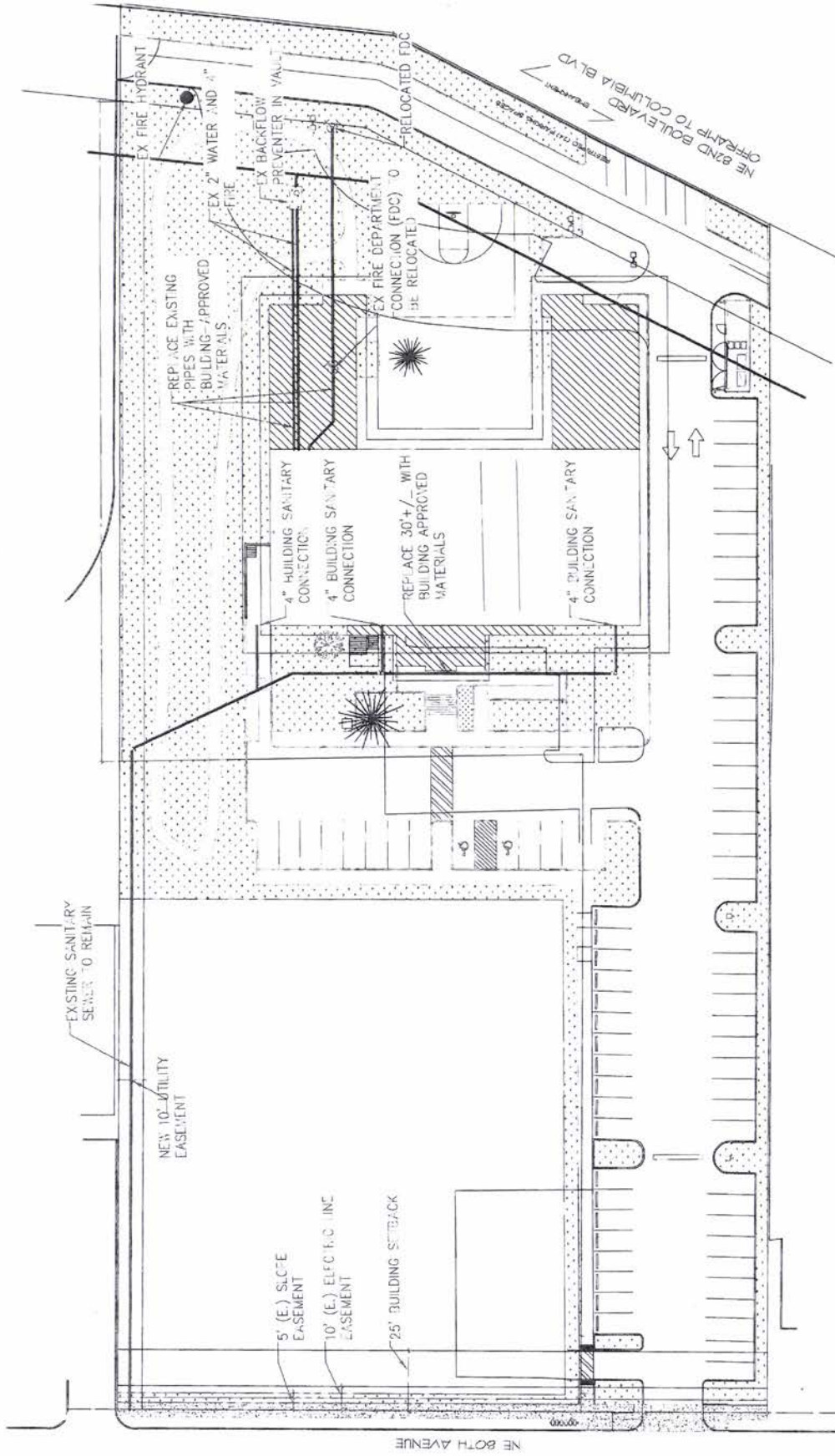
A0.1



New Site Plan
 SCALE: 1" = 20'-0"



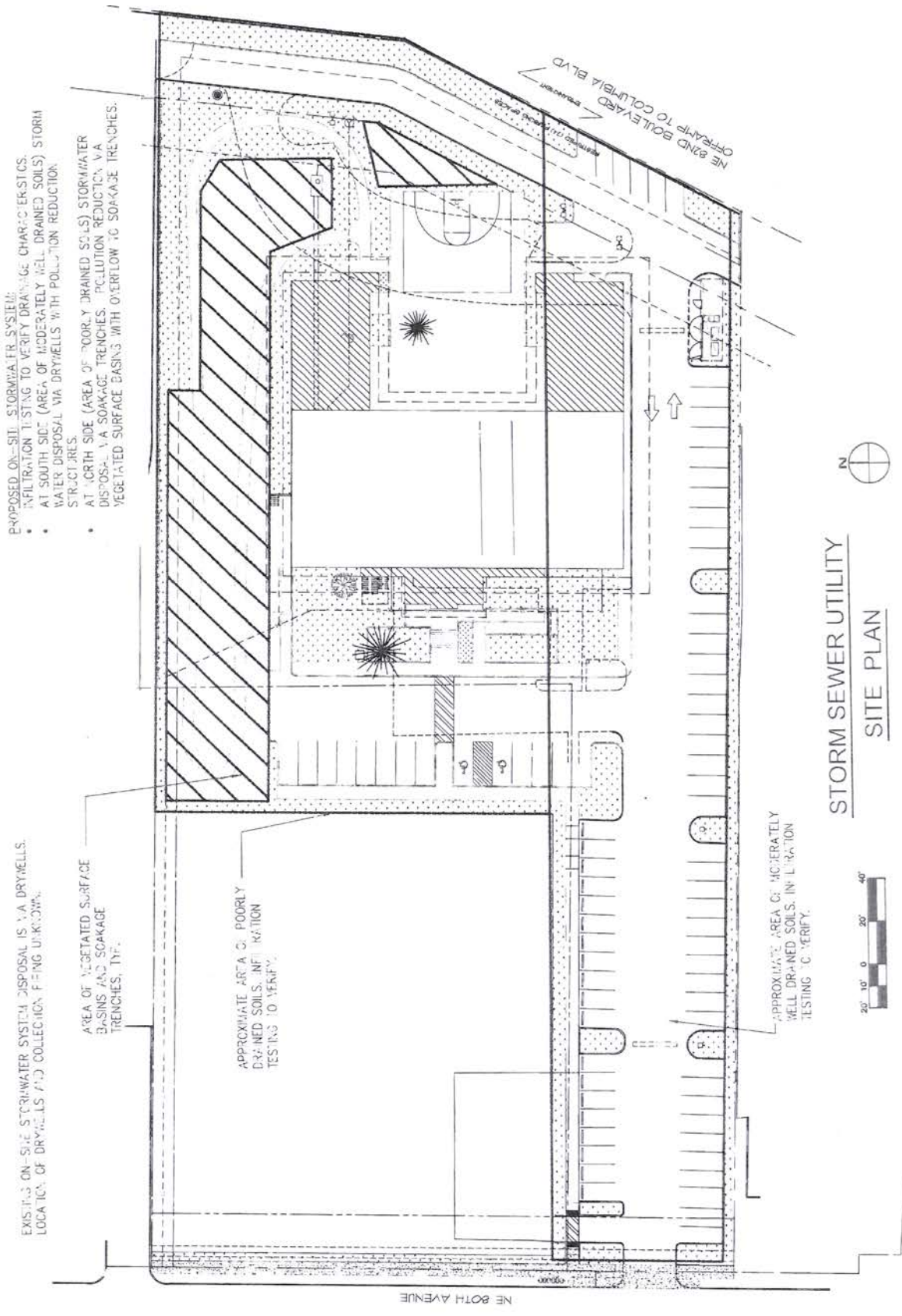
EA14-159273R



UTILITY
SITE PLAN



EA 14-159273 PL



- PROPOSED ON-SITE STORMWATER SYSTEM:
- INFILTRATION TESTING TO VERIFY DRAINAGE CHARACTERISTICS.
 - AT SOUTH SIDE (AREA OF MODERATELY WELL DRAINED SOILS) STORM WATER DISPOSAL VIA DRYWELLS WITH POLLUTION REDUCTION STRUCTURES.
 - AT NORTH SIDE (AREA OF POORLY DRAINED SOILS) STORMWATER DISPOSAL VIA SOAKAGE TRENCHES. POLLUTION REDUCTION VIA VEGETATED SURFACE BASINS WITH OVERFLOW TO SOAKAGE TRENCHES.

EXISTING ON-SITE STORMWATER SYSTEM DISPOSAL IS VIA DRYWELLS. LOCATION OF DRYWELLS AND COLLECTION BEING UNKNOWN.

AREA OF VEGETATED SURFACE BASINS AND SOAKAGE TRENCHES, ETC.

APPROXIMATE AREA OF POORLY DRAINED SOILS. INFILTRATION TESTING TO VERIFY.

APPROXIMATE AREA OF MODERATELY WELL DRAINED SOILS. INFILTRATION TESTING TO VERIFY.

STORM SEWER UTILITY
SITE PLAN



EA 14-159273 PC



waterleaf
 ARCHITECTURAL DESIGN & PLANNING
 1400 NE 27th Ave
 Portland, OR 97232
 Tel: 503.277.8881

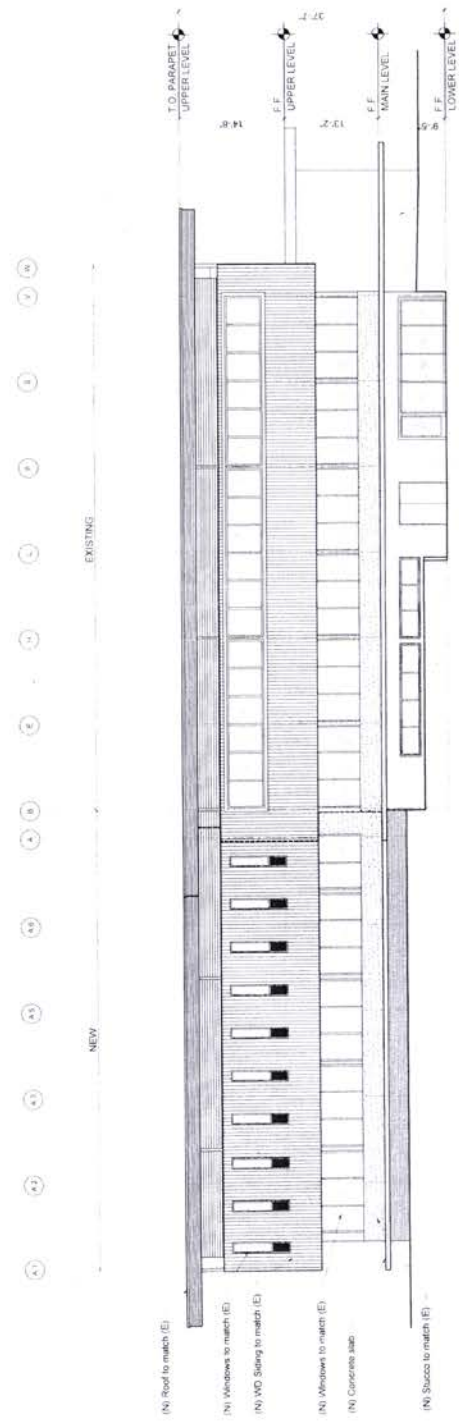
Northwest Regional
 Re-entry Center
 6000 NE 80th Avenue,
 Portland, OR

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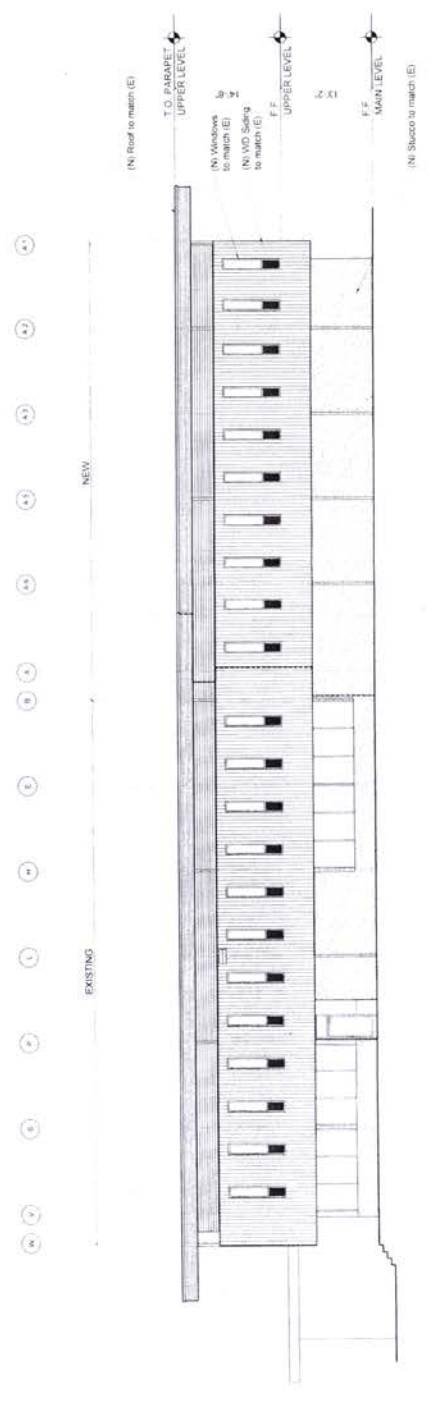
Project # 1401-01
 File # A332 elev.dwg
 Date 05.19.14

Elevations

A3.2



1 NORTH ELEVATION
 SCALE: 1/8" = 1'-0"



2 SOUTH ELEVATION
 SCALE: 1/8" = 1'-0"

EA 14 - 159273 R



Waterleaf
Architecture, Interior & Planning
1111 NE Oregon Street
Portland, OR 97232
Phone: 503.228.5151
Fax: 503.273.8811

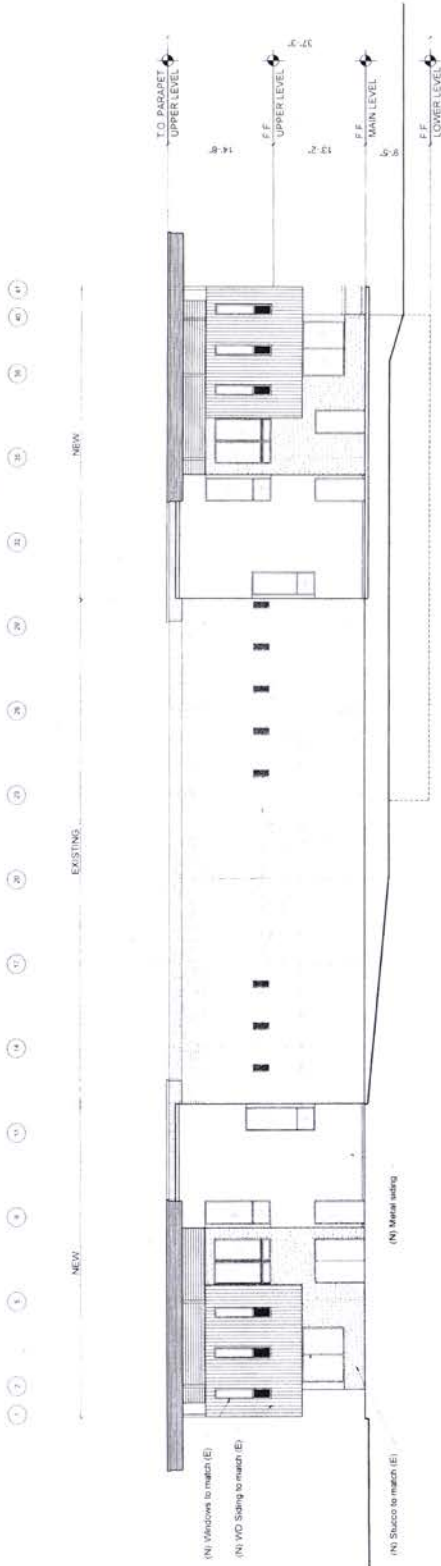
Northwest Regional
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6000 NE 80th Avenue,
Portland, OR

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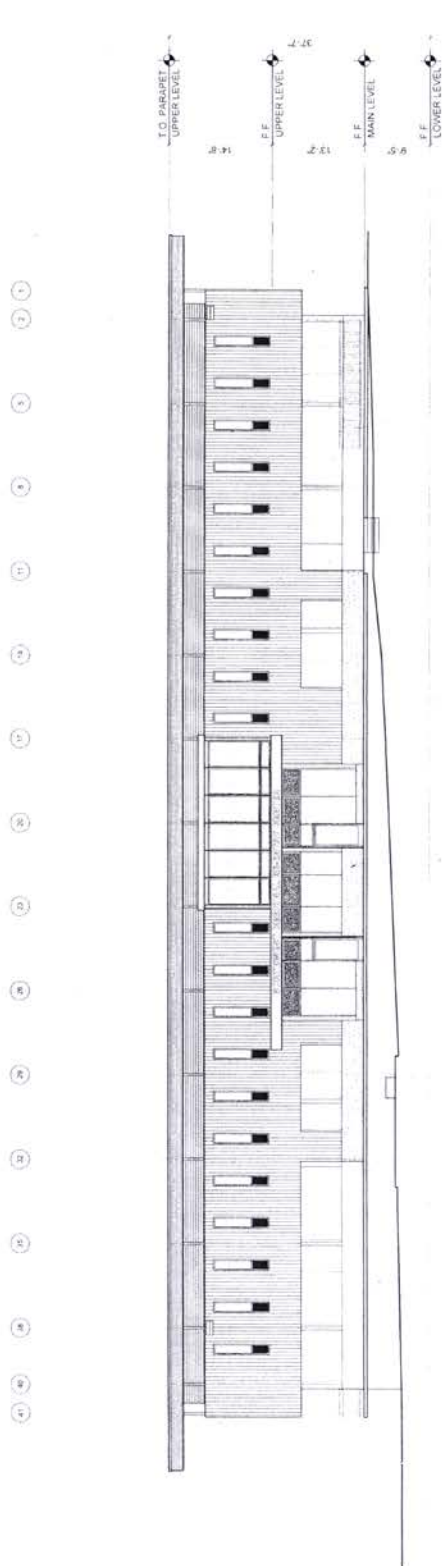
Project # 140121
File # A301-elev.dwg
Date 05/11/14

Elevations

A3.1



1 EAST ELEVATION
A3.1 / SCALE: 1/8" = 1'-0"



2 WEST ELEVATION
A3.1 / SCALE: 1/8" = 1'-0"

EA 14-159273PL