



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

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Notice of a Pre-Application Conference

Time and Date: February 22, 2018 at 10:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 18-113637

Proposal and Property Information

Location: 1100-1130 SE M L KING BLVD
Proposal: A Pre-Application Conference to discuss development of an 8-story, 140,000 square foot office building. Retail space is proposed on the ground floor and two levels of below grade parking. Approximately 100 parking spaces are proposed. The access to the parking as well as a loading space is from SE Salmon
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, Central Eastside (Chapter 33.510 of the Portland Zoning Code)
Tax Account Number(s): R150083, R150083

Contacts

Applicant: Nathan Hamilton, ALLIED WORKS ARCHITECTURE, (503) 227-1737
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Buckman, contact Rick Johnson at rickjohnson77@comcast.net
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.
Neighborhood within 1,000 feet: Hosford-Abernethy, contact chair@handpdx.org.

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.

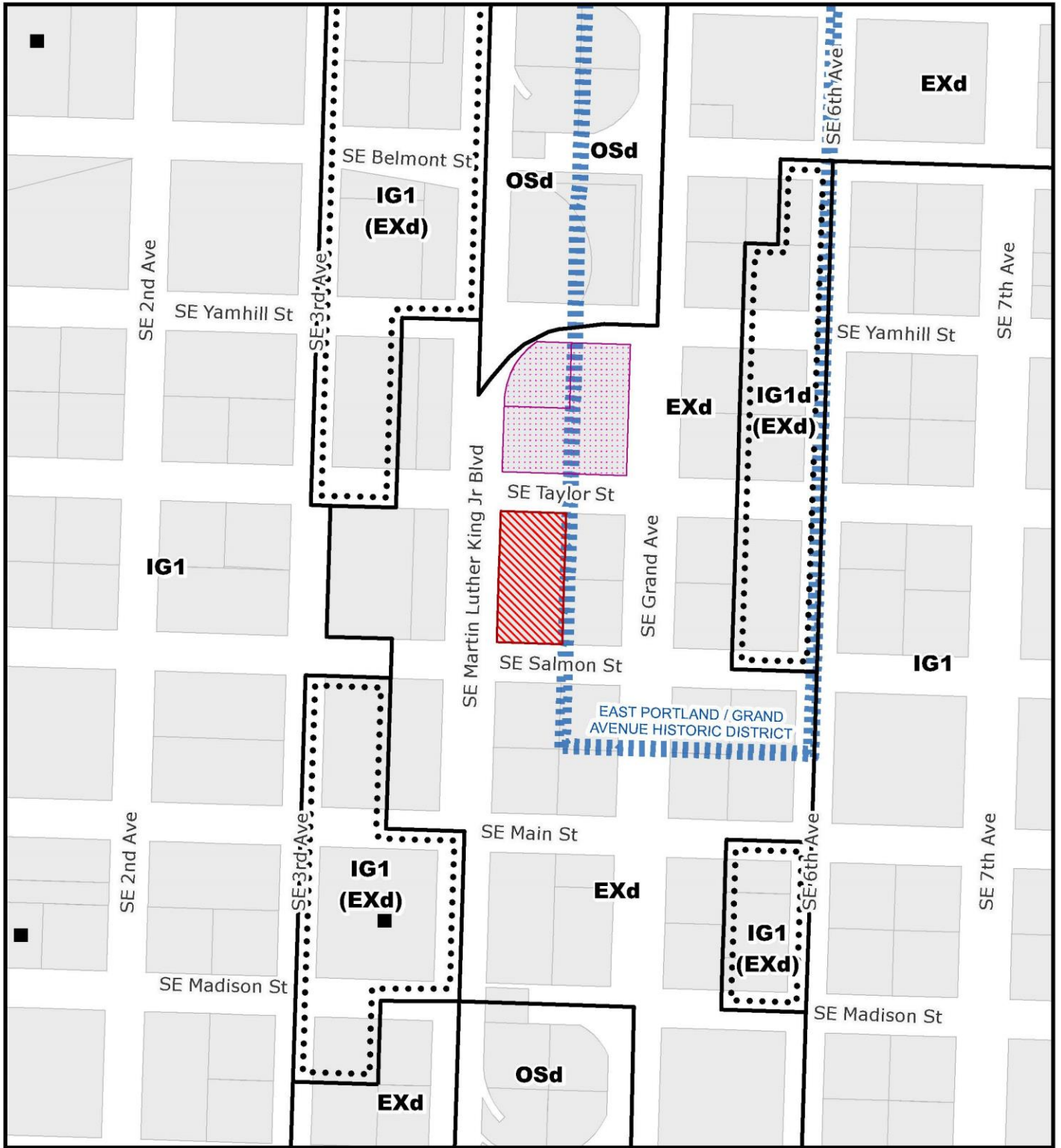
What is the purpose of the Pre-Application Conference?

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

THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
CENTRAL EASTSIDE SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Historic Landmark

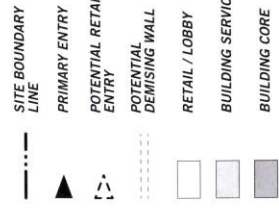
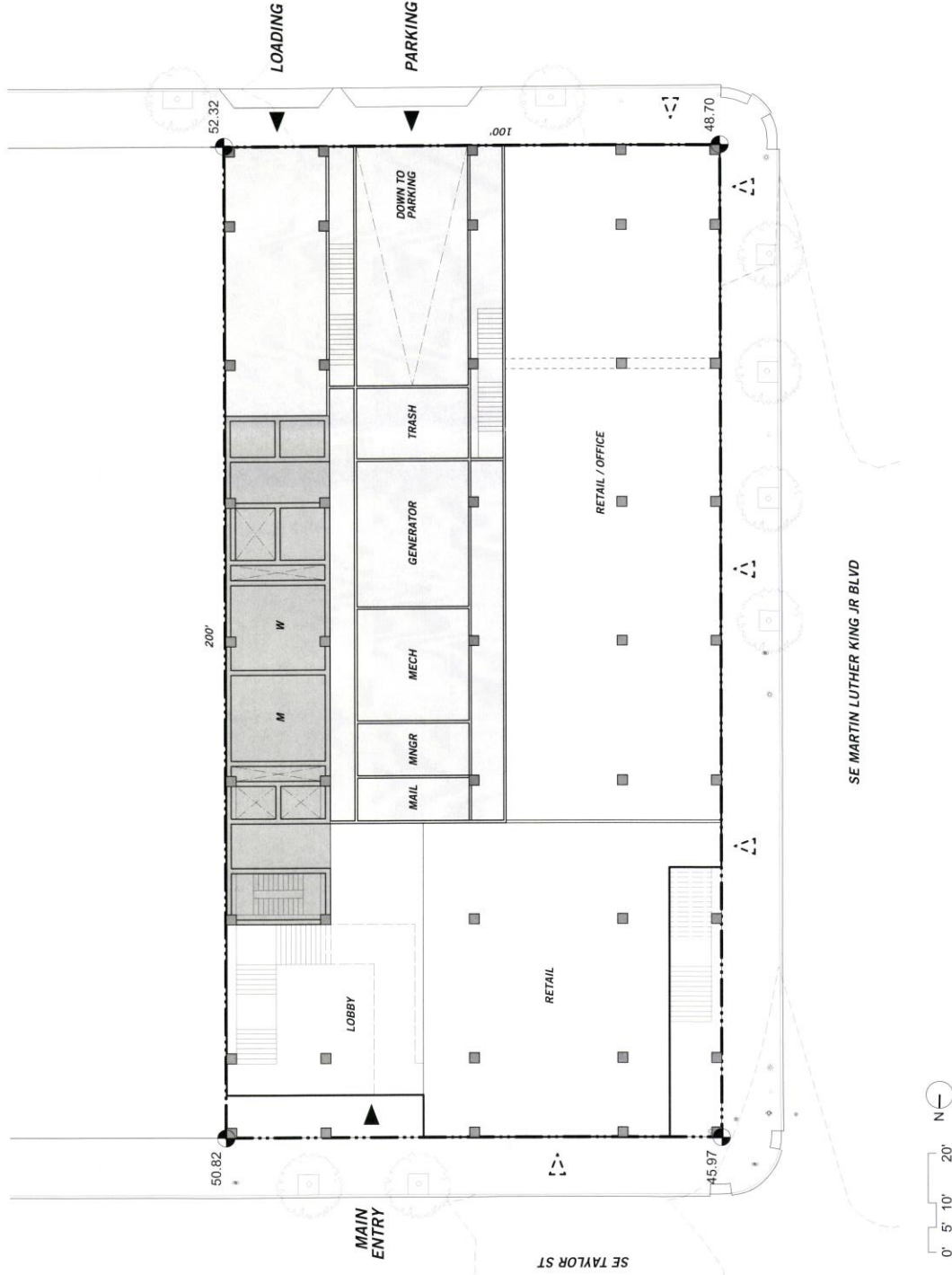
File No.	EA 18-113637 PC
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BC 1600
Jan 30, 2018	

PROJECT DESCRIPTION

The new half-block development at 1100-1130 SE MLK Jr Blvd will be a 140,000sf, 115' tall, 8-story building accommodating retail use on the ground level and commercial office space on all levels above. The development will include two below-grade levels of parking, with the parking and loading dock entrances located on the SE Salmon Street facade at mid-block. The new development will require the demolition of a one-story, 13,500sf auto servicing center building currently existing on site.

NOTES

Street trees as shown are existing, to be removed



SITE PLAN

SCALE 1" = 20'

EA 18-113637 PL

PLATFORM

ALLIED WORKS ARCHITECTURE | JANUARY 2018