



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

Chloe Eudaly, Commissioner
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: March 28, 2018 at 1pm
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 18-131409

Proposal and Property Information

Location: 2505 NE PACIFIC ST
Proposal: A Pre-Application Conference to discuss the redevelopment of the 5.16 acre Pepsi Bottling Plant site. This mixed use project includes housing, offices, retail uses and structured parking.
Land Use Reviews Expected: Type III Design Review and Type III Planned Development
Site Zoning: CM3 (Zoning in effect on May 24, 2018, Mixed Use Commercial, Chapter 33.130 of the Portland Zoning Code)
Tax Account Number(s): R278421, R278479

Contacts

Applicant: Heidi Oien, MITHUN, (206) 971-5583
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Kerns, contact Elliott Mantell at commonchiro@yahoo.com
District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.
Business District: None
Neighborhood within 1,000 feet: Sullivans Gulch, contact DJ Heffernan at djheff1@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.

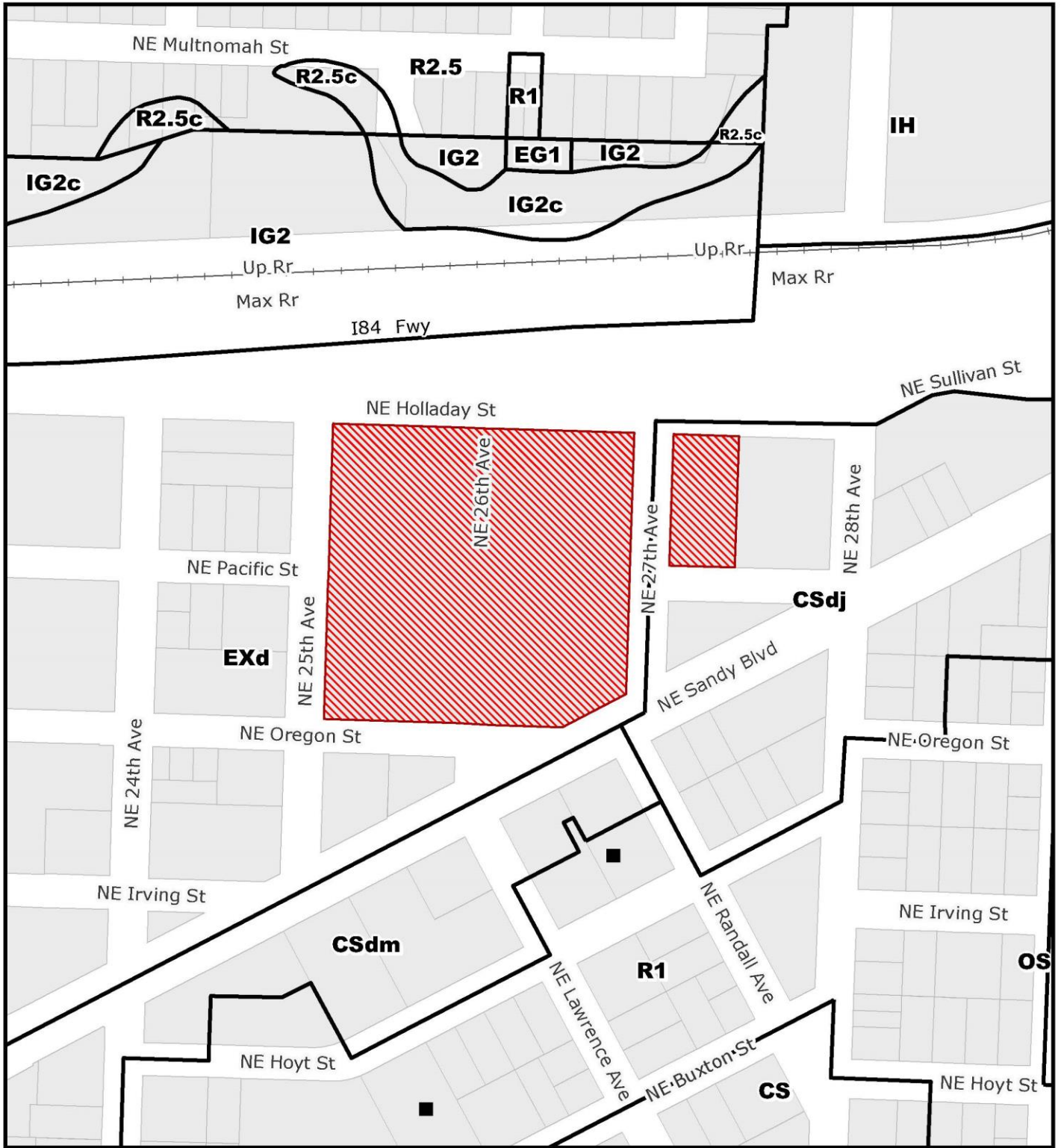
What is the purpose of the Pre-Application Conference?

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



Site



Historic Landmark

File No.	EA 18-131409 PC
1/4 Section	2933
Scale	1 inch = 200 feet
State ID	1N1E36BC 12000
Mar 09, 2018	

SITE ADDRESS

2505 Northeast Pacific Street, Portland, OR 97232

184 Freeway

NE Holladay Street

NE 28th Ave

NE 27th Ave

NE 26th Ave

NE Pacific Street

A

D

B

C

E

NE 25th Ave

NE Oregon Street

NE Sandy Blvd



SEATTLE / Pier 56, 1201 Alaskan Way, #200
Seattle, WA 98101 / 206.623.3344

SAN FRANCISCO / 660 Market Street, #300
San Francisco, CA 94104 / 415.956.0688
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**SANDY BOULEVARD
MASTER PLAN**

0' 40 80 160

3/5/2018 SCALE: 1 : 1440

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MITHUN

EA 18-131409 PC