



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

Dan Ryan, Commissioner
Rebecca Esau, Director
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www.portland.gov/bds

Notice of a Pre-Application Conference

Time and Date: 09/30/2021 at 10:30AM

Location: This is a virtual meeting to be held on Microsoft Teams. If you would like an invitation to the meeting, please contact the Pre-Application Coordinator. Jean.hester@portlandoregon.gov

503-823-7783

File Number: EA 21-080927

Proposal and Property Information

Location: SE 6th & Alder

Proposal: A Pre-Application Conference to discuss construction of approximately 200 units of affordable housing. Two standard B loading spaces are proposed with access from SE 6th. No on-site parking is proposed. Proposed height is 159 feet.

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, Chapter 33.510 of the Portland Zoning Code

Tax Account Number(s): R150222

Contacts

Applicant: Jason Bolt, JONES ARCHITECTURE (503) 477-9165

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Buckman, contact Josh Baker at buckmanlandusepdx@gmail.com

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010 x313

Business District: Central Eastside Industrial Council, contact ceic@ceic.cc.

Neighborhood within 1,000 feet: NONE

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.

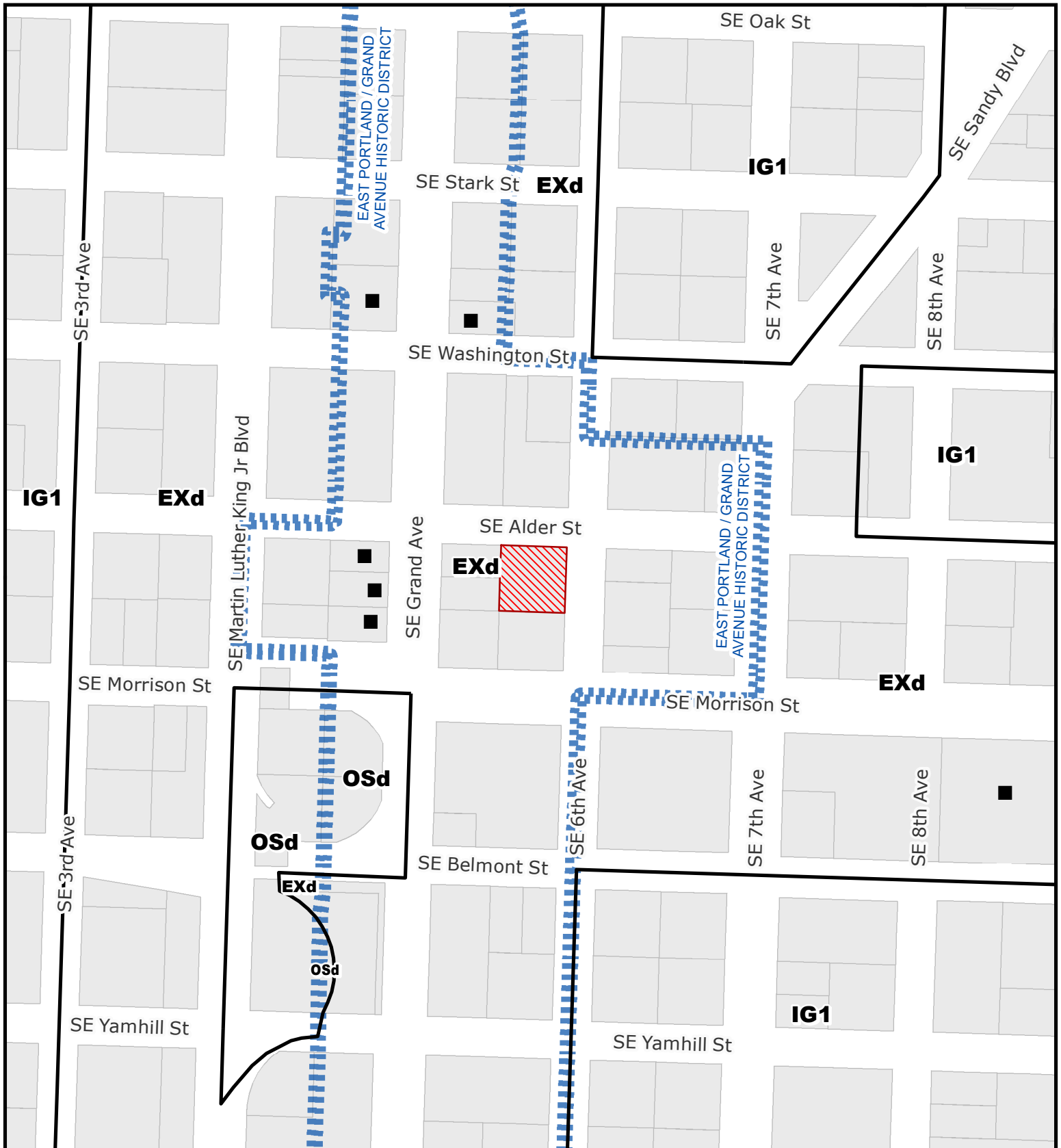
What is the purpose of the Pre-Application Conference?

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



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUB DISTRICT
 EAST PORTLAND/
 GRAND AVE HISTORIC DISTRICT

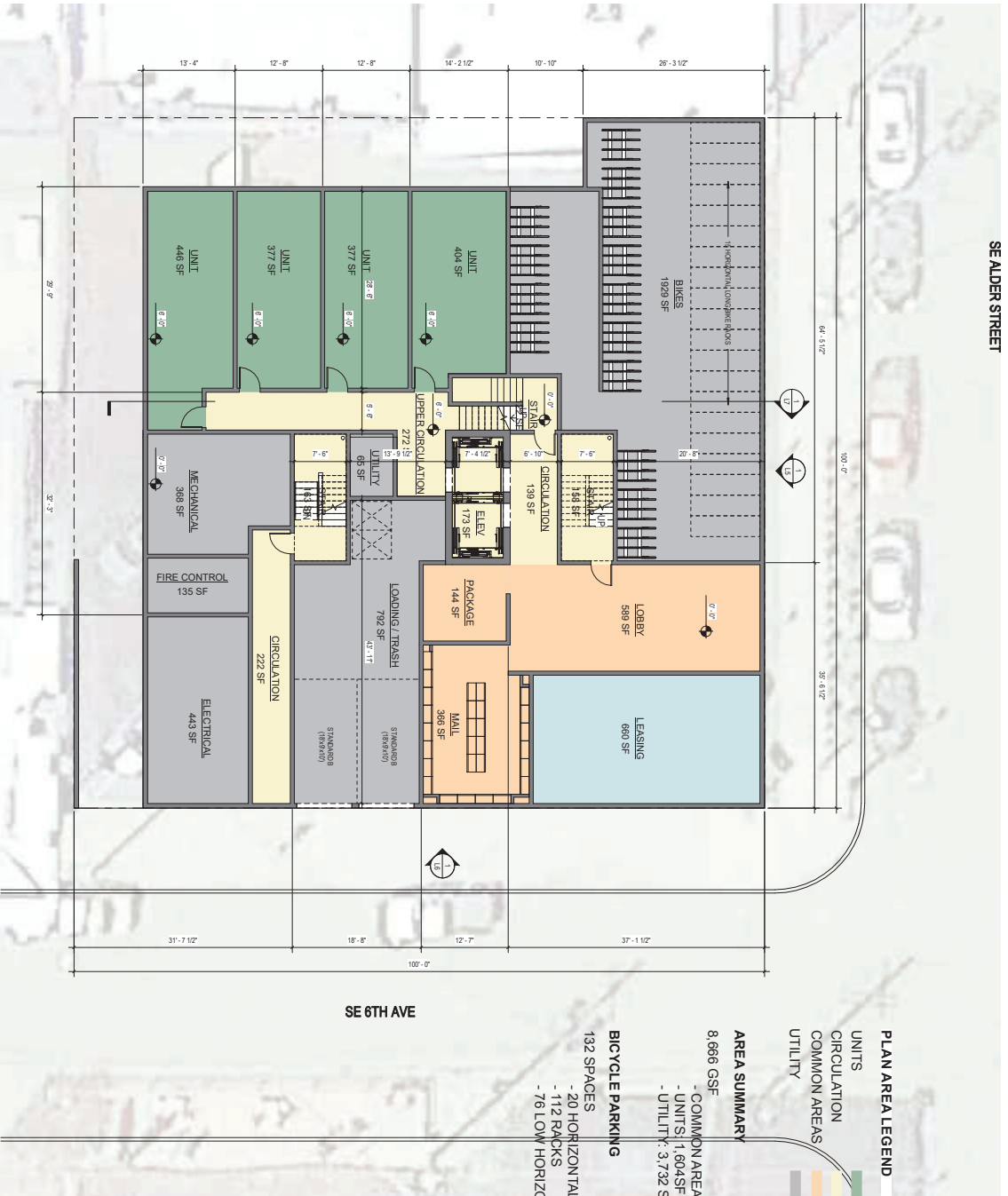


Site



Historic Landmark

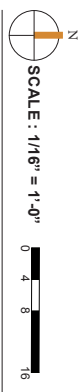
File No.	EA 21 - 080927 PC
1/4 Section	3131
Scale	1 inch = 200 feet
State ID	1S1E02BB 4800
Exhibit	B Sep 09, 2021



- PLAN AREA LEGEND**
- UNITS
 - CIRCULATION
 - COMMON AREAS
 - UTILITY

- AREA SUMMARY**
- 8,666 GSF
 - COMMON AREA/CIRC: 3,008 SF
 - UNITS: 1,604 SF
 - UTILITY: 3,732 SF

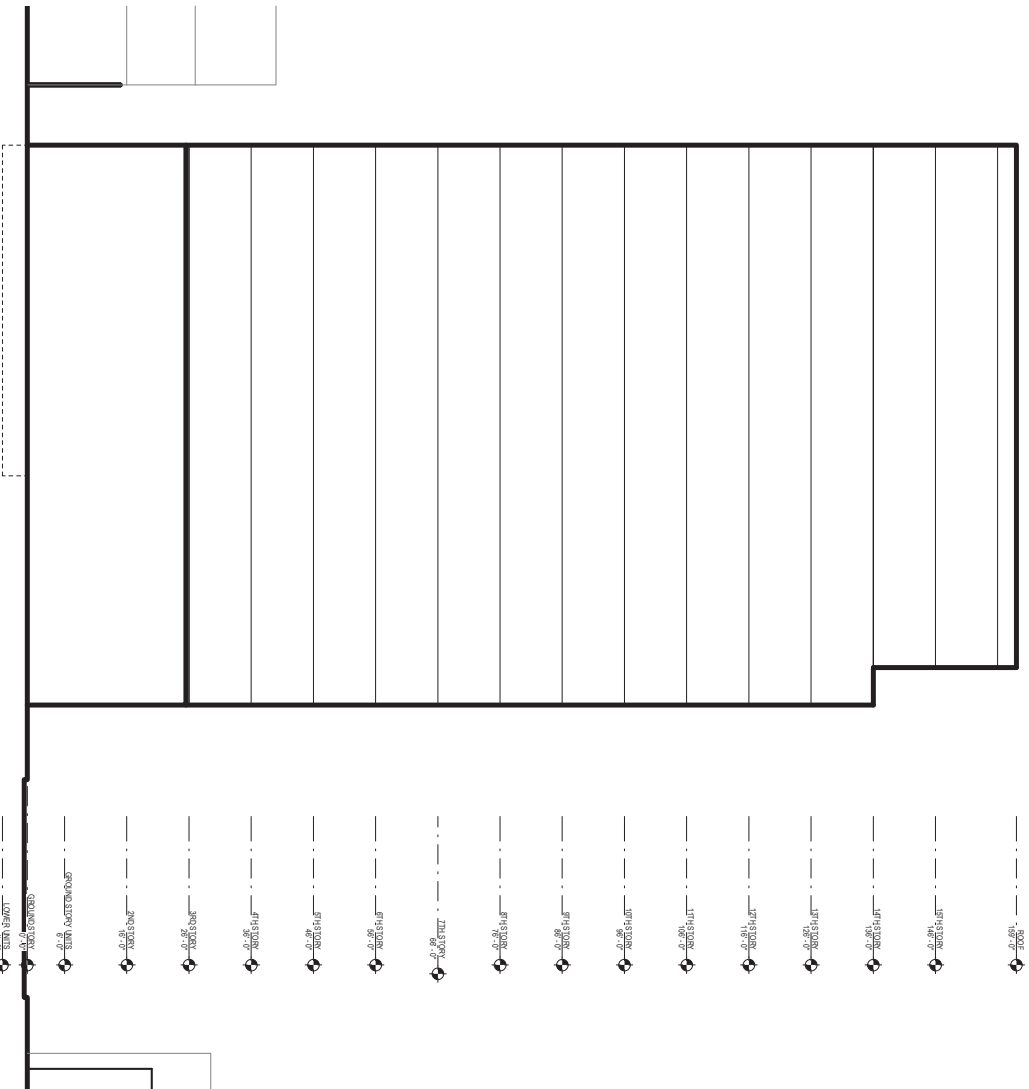
- BICYCLE PARKING**
- 132 SPACES
 - 20 HORIZONTAL LONG BIKES
 - 112 RACKS
 - 76 LOW HORIZONTAL



JONES ARCHITECTURE

EA 21-080927 PC
GROUND STORY PLAN

PRE-APP DRAWINGS AUGUST 20, 2021 4



SCALE : 1" = 10'-0"



EAST BUILDING ELEVATION MASSING

EA 21-080927 PC