



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: May 14, 2013, 10:30 am – 12:00 pm

Location: 1900 SW 4th Avenue, 4th Floor, Room 4a

File Number: EA 13-139771

Proposal and Property Information

Location: 3700 SW River Parkway

Proposal: Pre-Application Conference for a Type III Design Review for a six-story, 280-unit residential building. The first floor will contain residential units, the residential lobby, retail tenant space, one full-sized loading space, and 41 parking spaces. Floors 2 through 6 will contain residential units, with 209 parking spaces provided below-grade.

Land Use Reviews Expected: Type III Design Review

Site Zoning: CXdg Central City Plan District/South Waterfront Subdistrict

Tax Account Number(s): R562916, R562917, R562916, R562916, R562917

Contacts

Applicant: Susan Makris, GBD Architects, 503-224-9656

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: South Portland, contact Jim Gardner at 503-227-2096

District Coalition: Southwest Neighborhoods Inc., contact Leonard Gard at 503-823-4592

Business District: South Portland Business Association, contact Kevin Countryman at 503-750-2984

Neighborhood within 1,000 feet: Brooklyn Action Corps, contact Steve Schmunk at 503-998-4096

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).
