



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

FROM CONCEPT TO CONSTRUCTION

Amanda Fritz, Commissioner
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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: May 29, 2014 at 10:30 AM
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 14-152292

Proposal and Property Information

Location: 3039 NE ROSA PARKS WAY

Proposal: Pre-application conference for a Conditional Use Review and possible Institutional Mitigation Plan (IMP) Amendment for the construction of a new Pre-kindergarten through 8th Grade public school with Concordia University College of Education facilities. The new building will be approximately 130,000 square feet, 2-3 stories and will include classrooms, food pantry for students, early childhood education spaces, Food Market (Retail) and Concordia educational facilities. New play fields and parking areas are also planned.

Land Use Reviews Expected: Type III Conditional Use Review, Possible IMP Amendment Review and Type II Design Review

Site Zoning: R5 ah and IRdh: Single-Dwelling Residential 5,000 zone and "a" Alternative Design Density and "h" Aircraft Landing overlay zones and Institutional Residential zone with the "d" Design overlay zone.

Tax Account Number(s): R279890, R279896, R279898

Contacts

Applicant: MACKENZIE, Ryan Schera (503) 224-9560

Conference Coordinator: Sheila Frugoli, 503-823-7817

Neighborhood Association: Concordia, contact Garlynn Woodsong at 510-913-5472.

District Coalition: Northeast Coalition of Neighborhoods, contact Claire Adamsick at 503-388-9030.

Business District: North-Northeast Business Assoc, contact Joice Taylor at 503-445-1321.

Neighborhood within 1,000 feet: Sunderland, contact CNEN at 503-823-3157.

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.

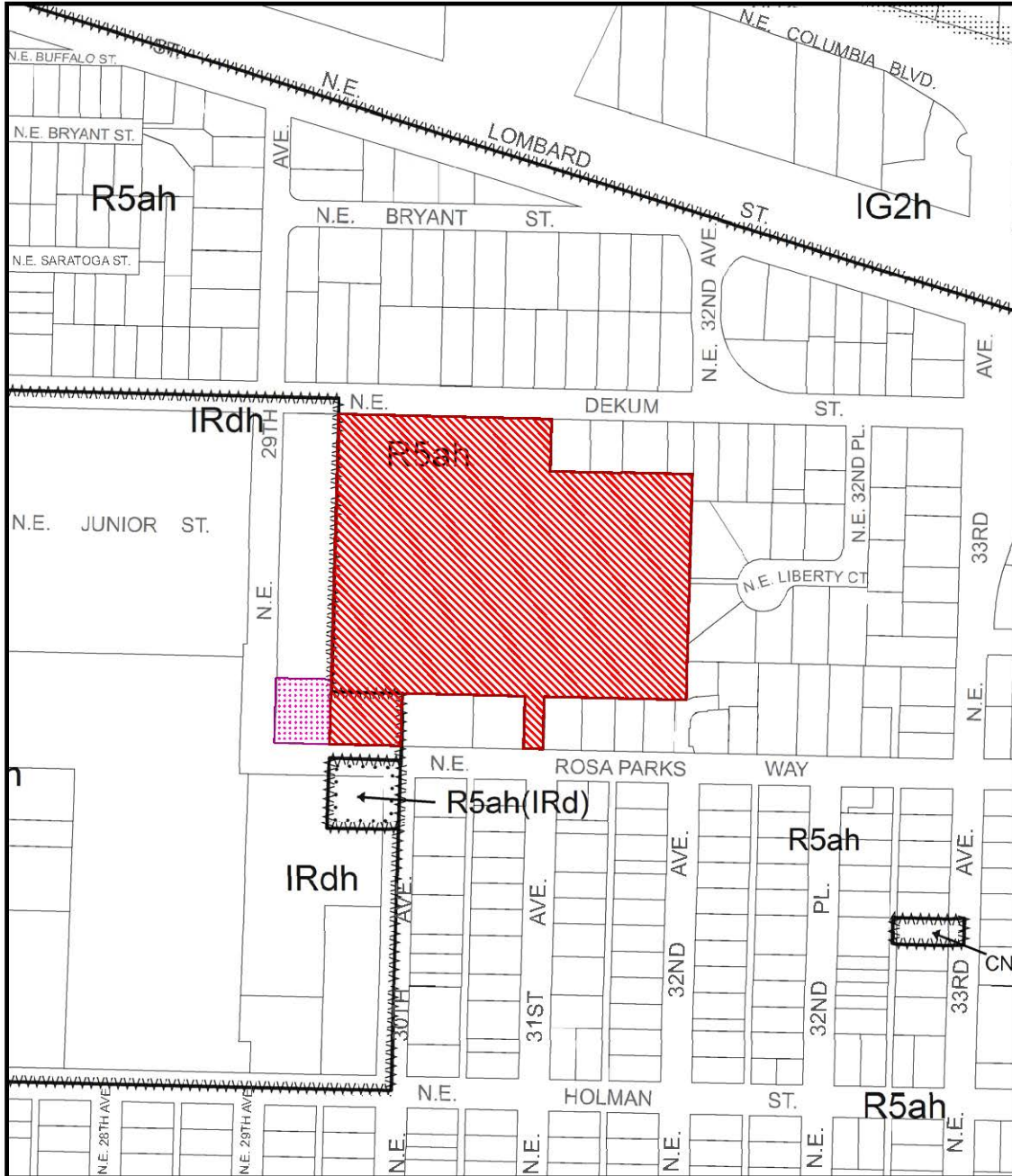
What is the purpose of the Pre-Application Conference?

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).

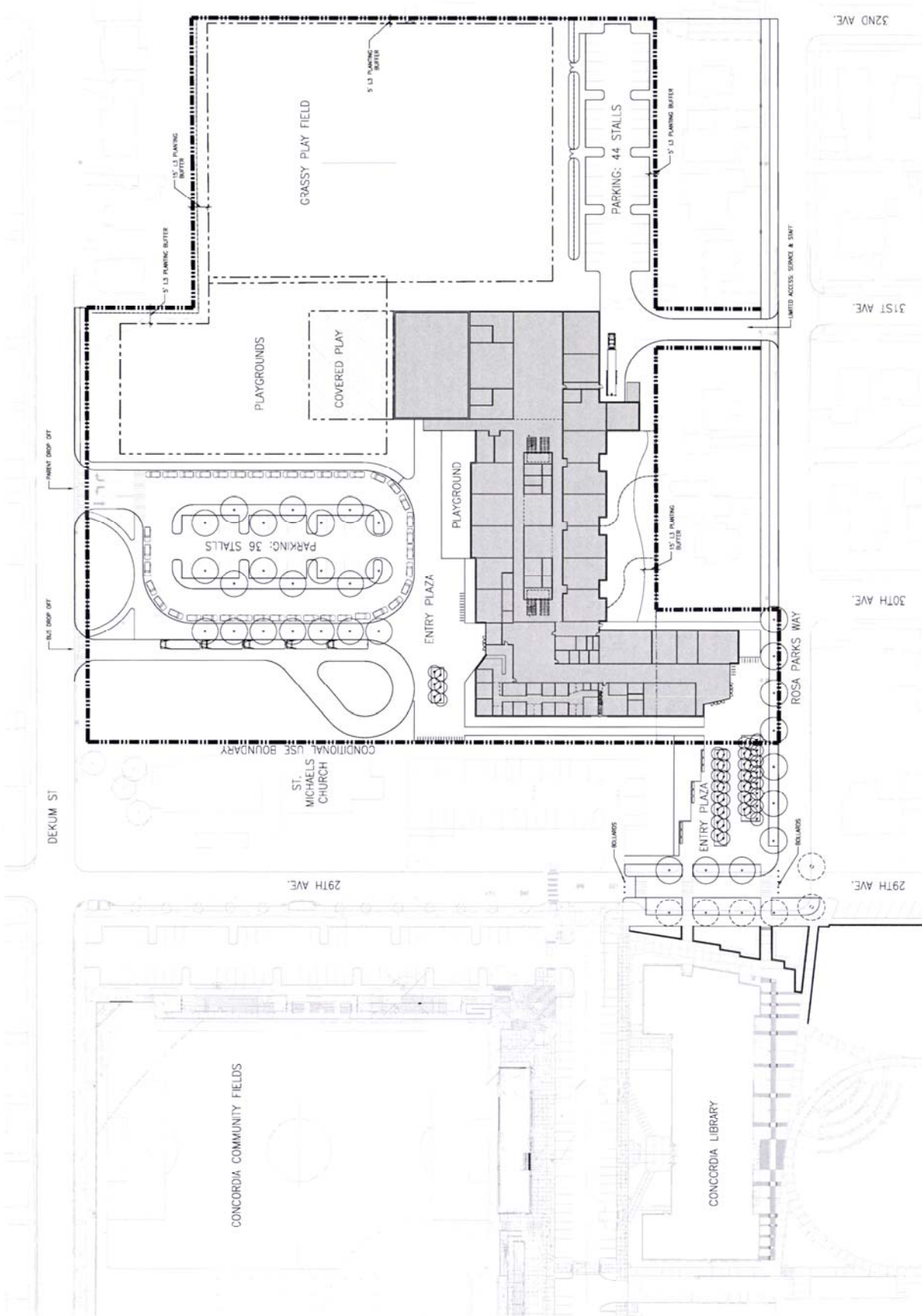


ZONING

-  Site
-  Also Owned

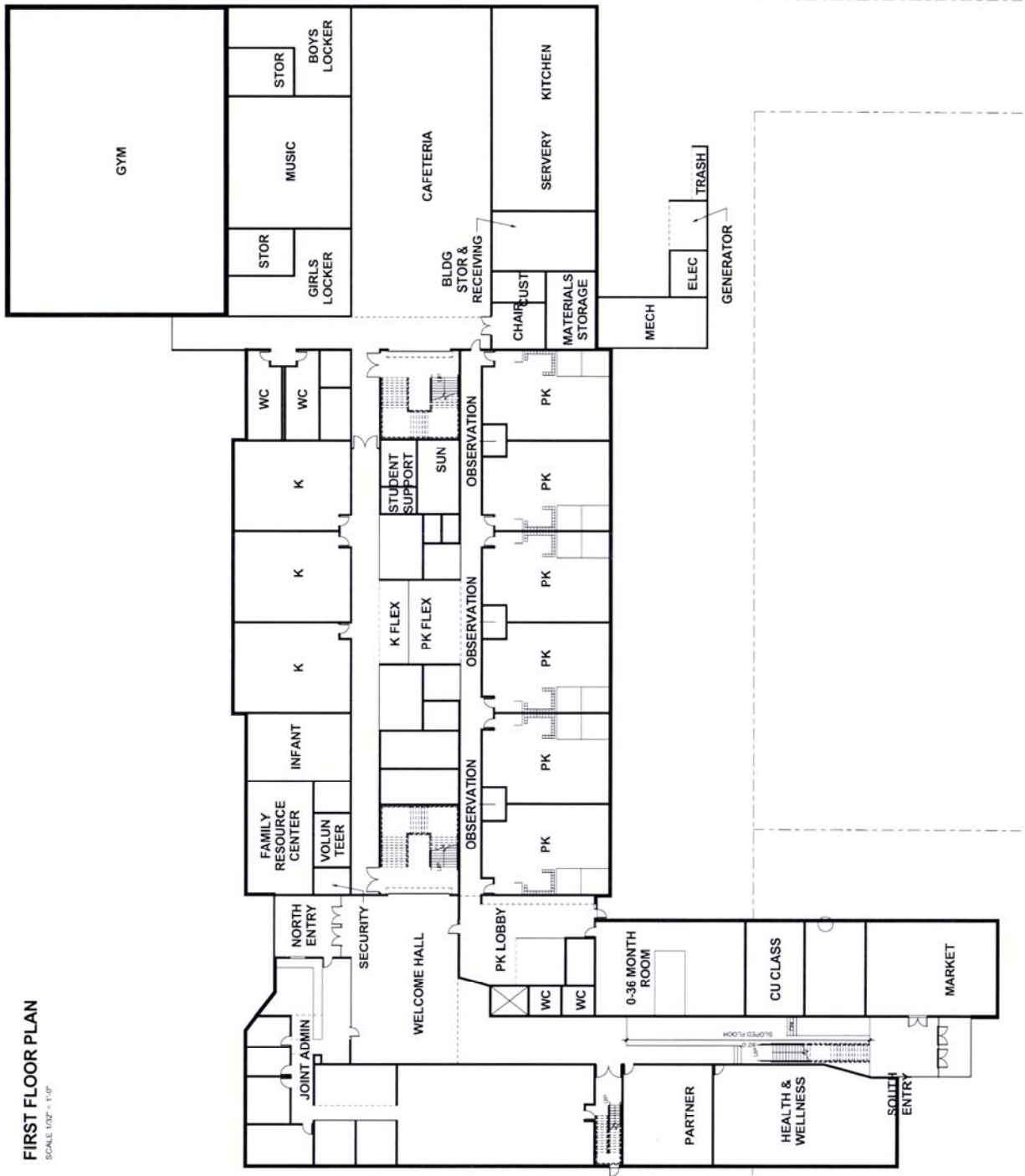


File No. EA 14-152292 PC
 1/4 Section 2333,2433
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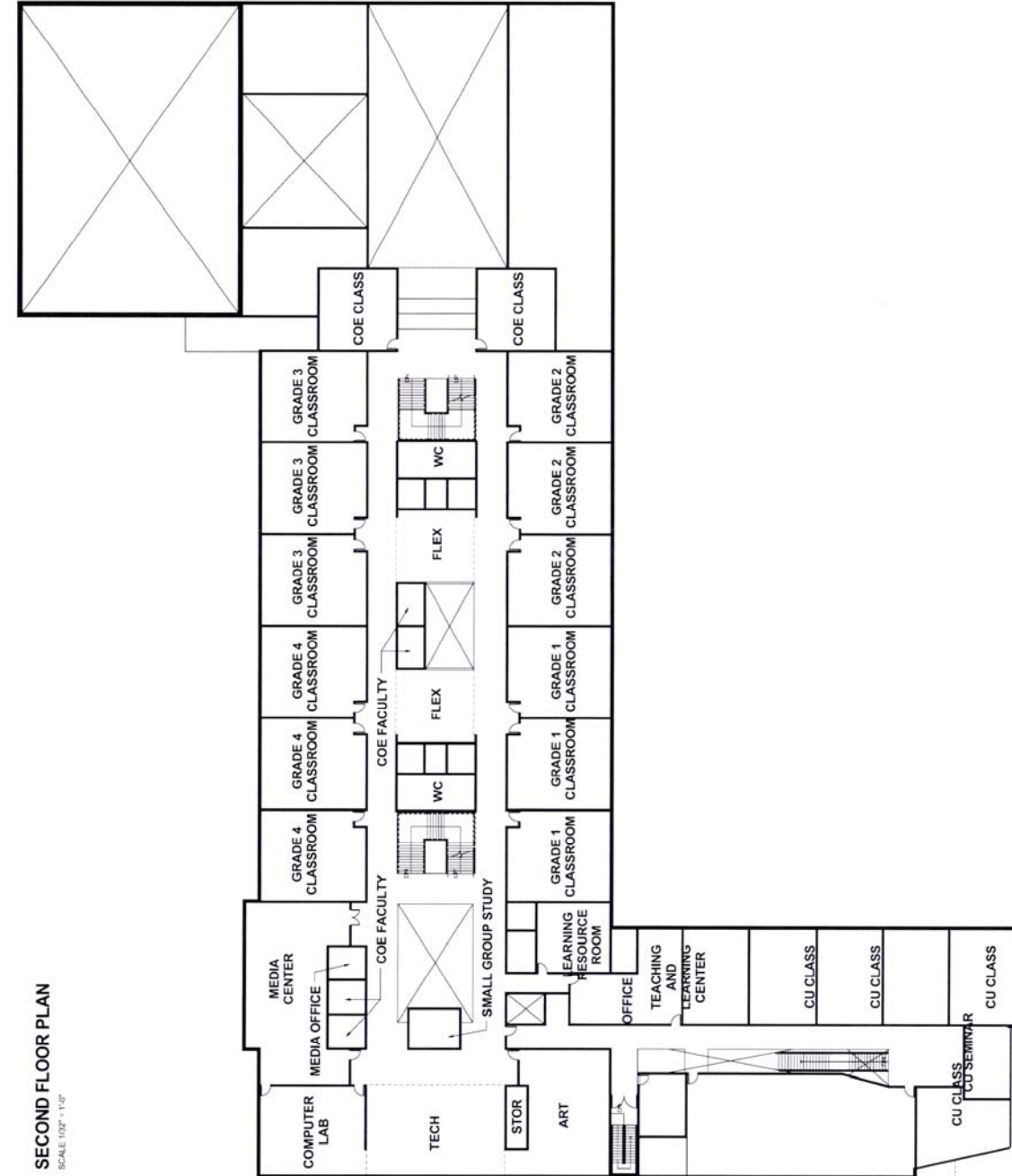
Site Plan - Land Use
 May 1, 2014

EA 14-152292PC



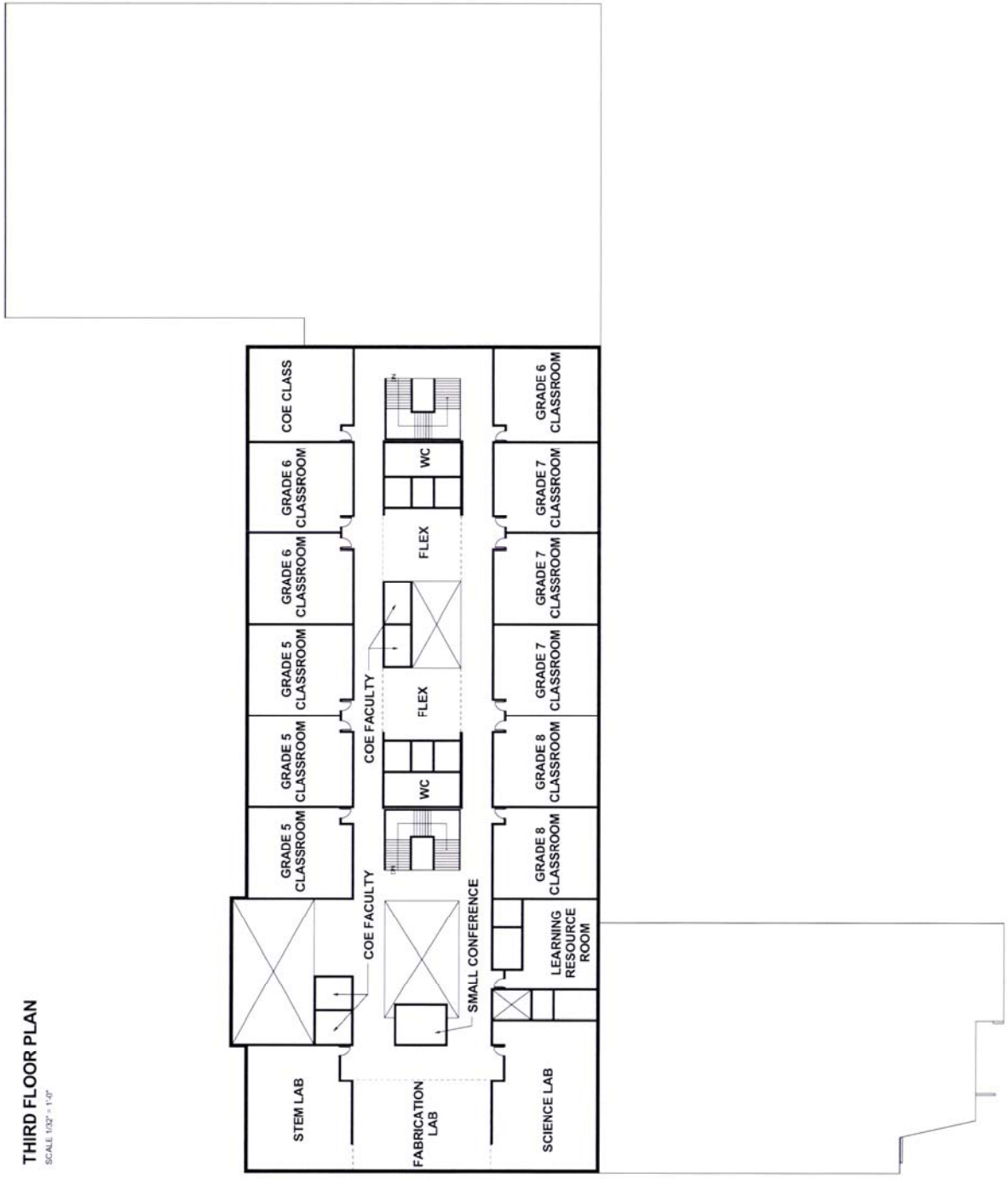
FIRST FLOOR PLAN
SCALE: 1/32" = 1'-0"

EA 14-152292 PC



SECOND FLOOR PLAN
SCALE 1/32" = 1'-0"

EA 14-152292 PC



THIRD FLOOR PLAN
SCALE 1/32" = 1'-0"

EA 14 - 152 292 PC

