



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: October 17, 2017 at 8:30 AM
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-244956

Proposal and Property Information

Location: 3121 SW MOODY AVE
Proposal: A Pre-Application Conference to discuss improvements to the South Waterfront (SOWA) Greenway that runs from SW Gibbs on the south to the Ross Island Bridge on the North. Greenway Improvements: There is a 2017 update to 2014 Greenway Development Plan and an update design concept for the Slipway. The Slipway is the area of the Zidell barge launch located at the foot of the Gibbs Street right of way. The Slipway will provide the primary public access to the river, including a bridge across the Slipway and two docks.

Land Use Reviews Expected: Type III Design Review, Type II Greenway Review
Site Zoning: CX (Central Commercial, Chapter 33.130 of the Portland Zoning Code), "d" (Design Overlay, Chapter 33.420 of the Portland Zoning Code), "g" (Greenway Overlay Zone, Chapter 33.440 of the Portland Zoning Code)

Tax Account Number(s): R167492, R327850, R327878, R327879, R327880, R327900, M355087, R327850

Contacts

Applicant: Alan Park ZRZ REALTY, (503) 228-8691
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: South Portland NA., contact Jim Gardner at 503-227-2096.
District Coalition: Southwest Neighborhoods Inc., contact Sylvia Bogert at 503-823-4592.
Business District: South Portland Business Association, contact info@southportlanddba.com.
Neighborhood within 1,000 feet: Hosford-Abernethy, contact chair@handpdx.org, Brooklyn Action Corps, Hotline at 503-241-4540, Portland Downtown, contact Rani Boyle at 503-725-9979.

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.

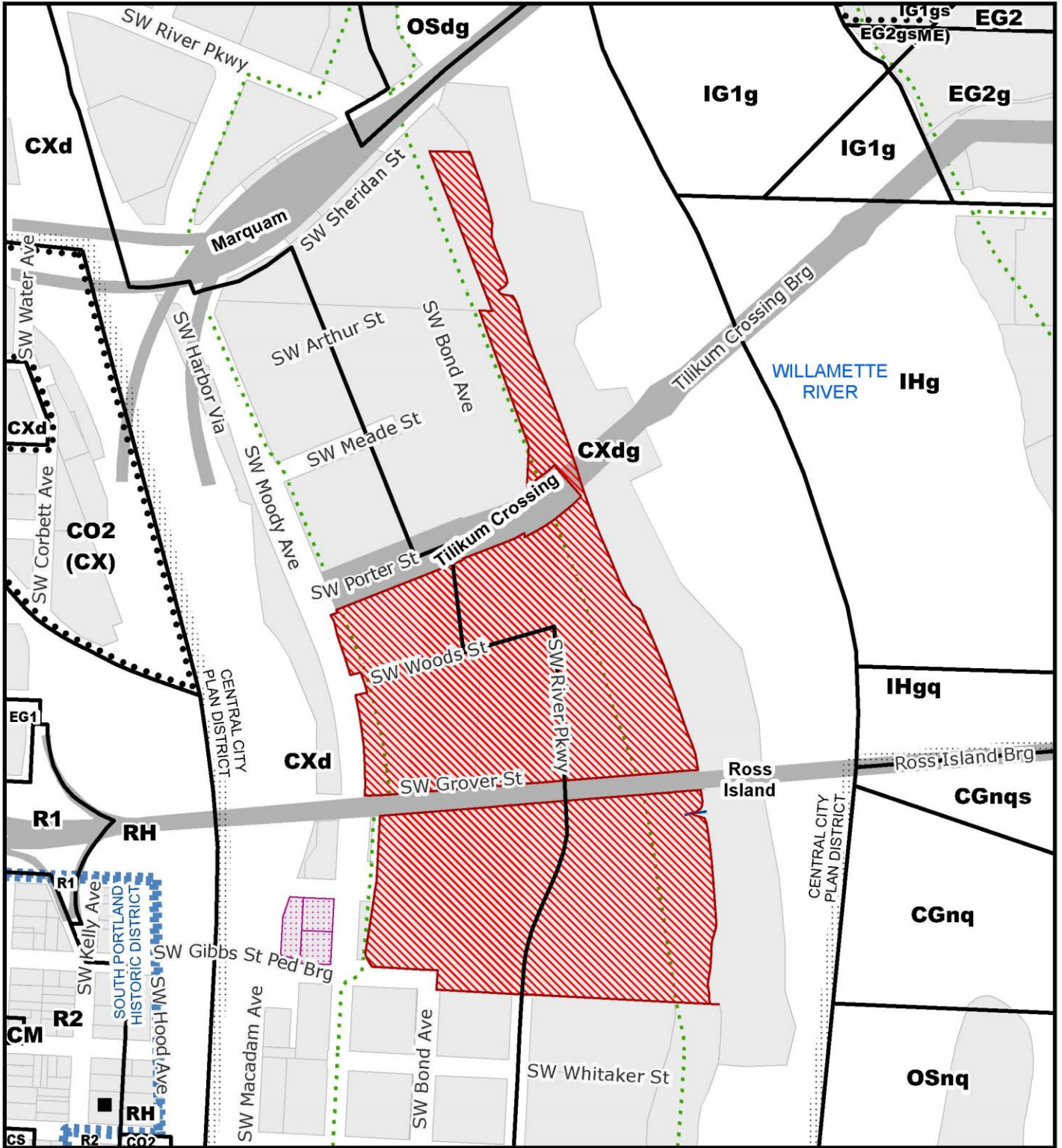
What is the purpose of the Pre-Application Conference?

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).



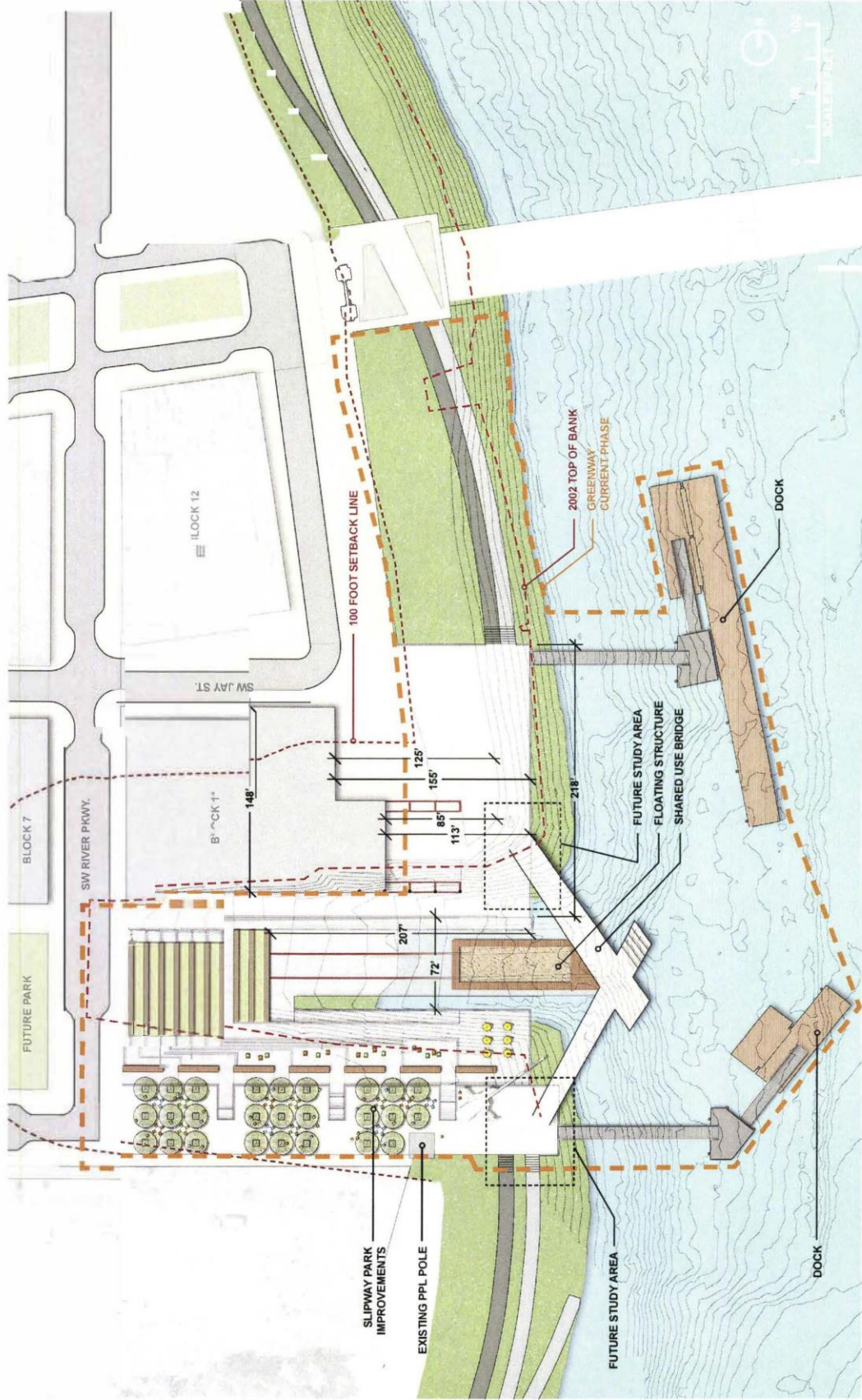
ZONING



THIS SITE LIES WITHIN THE:
CENTRAL CITY PLAN DISTRICT
SOUTH WATERFRONT SUBDISTRICT

-  Site
-  Also Owned Parcels
-  Stream
-  Historic Landmark
-  Bridge
-  Recreational Trails

File No.	EA 17-244956 PC
1/4 Section	3330
Scale	1 inch = 400 feet
State ID	1S1E10AC 200
Sep 25, 2017	



ZIDELL YARDS | SLIPWAY
 SEPTEMBER 14, 2017

PLACE

EA 17 - 244956 PC