



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

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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** July 17, 2018 at 8:30am  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 18-190065

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### Proposal and Property Information

**Location:** 725 NE 100TH AVE  
**Proposal:** A Pre-Application Conference to discuss a new elementary School for David Douglas School District. 70 structured parking spaces and 15 surface spaces are proposed. There is also a bus drop off and turn-around.  
**Land Use Reviews Expected:** Type III Design Review, Property Line Adjustment  
**Site Zoning:** CX (Central Employment, Chapter 33.130 of the Portland Zoning Code), Gateway Plan District, Chapter 33.526 of the Portland Zoning Code  
**Tax Account Number(s):** R319478, R319486, R319487, R319488, R319489, R319667

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### Contacts

**Applicant:** Lang Bates, BBL ARCHITECTS (503) 635-4425  
**Conference Coordinator:** Jean Hester 503-823-7783  
**Neighborhood Association:** Hazelwood, contact Arlene Kimura at 503-252-9429.  
**District Coalition:** East Portland Neighborhood Office, contact Victor Salinas at 503-823-6694.  
**Business District:** Gateway Area Business Association, contact at [info@gabanet.com](mailto:info@gabanet.com)  
**Neighborhood within 1,000 feet:** Montavilla, contact Land Use Chair at [hello@montavillapdx.org](mailto:hello@montavillapdx.org)

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### 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.

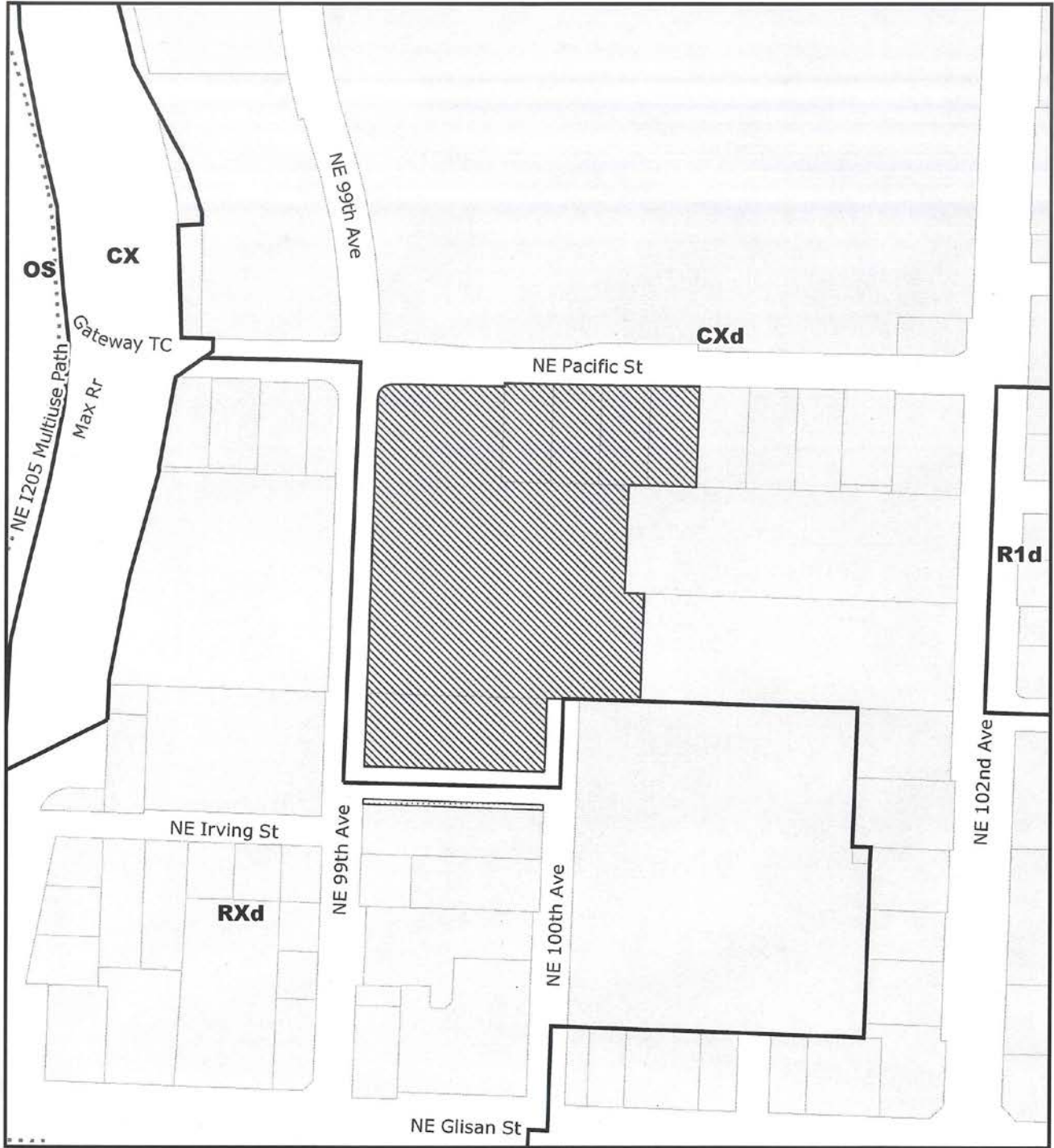
#### What is the purpose of the Pre-Application Conference?

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:  
GATEWAY PLAN DISTRICT



Site



Also Owned Parcels



Recreational Trails

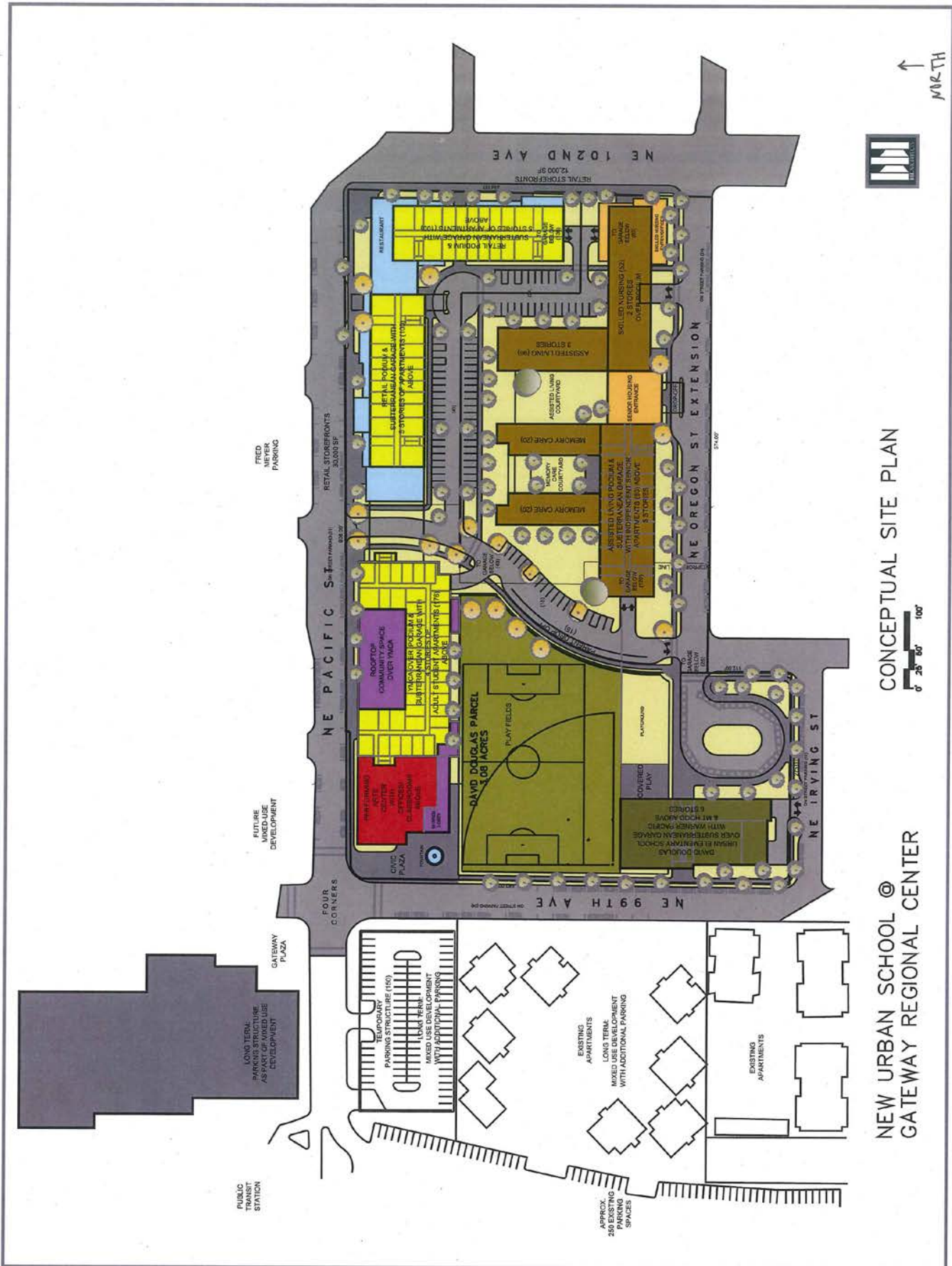
File No. EA 18-190065 PC

1/4 Section 2940

Scale 1 inch = 200 feet

State ID 1N2E33AD 1300

Jun 21, 2018



CONCEPTUAL SITE PLAN

NEW URBAN SCHOOL @  
GATEWAY REGIONAL CENTER

MAR. TH

EA 18 - 190065 PC

EA 18-190065 PC