



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

Ted Wheeler, Mayor
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: December 10, 2019 at 10:30am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 19-250909

Proposal and Property Information

Location: 1500 SW HARBOR WAY

Proposal: A Pre-Application Conference to discuss construction of a new seismically sound water main under the Willamette River. The steel pipeline will be tunneled beneath the river bed, connecting the Westside Header in SW Naito Parkway to the Eastside Header at SE 10th Ave and Harrison St. There are expected to be above-ground vents and rectifiers at the west end of the pipe within the CX or OS zone, Construction of the Eastside Shaft is expected to begin in June 2020. Construction work on the HDD at the west end will begin in July 2021.

Land Use Reviews Expected: Type III Conditional Use, Type II Greenway Review, Type II Design Review

Site Zoning: CX (Central Commercial, Chapter 33.130 of the Portland Zoning Code), OS (Open Space, Chapter 33.100 of the Portland Zoning Code) EX (Central Employment, Chapter 33.140 of the Portland Zoning Code), IG1 (General Industrial, Chapter 33.140 of the Portland Zoning Code) "d" (Design Overlay Chapter 33.420 of the Portland Zoning Code), "g*" (Greenway Overlay, Chapter 33.440 of the Portland Zoning Code), "e" River Overlay (Chapter 33.475 of the Portland Zoning Code), Central City Plan District (Chapter 33.515 of the Portland Zoning Code)

Tax Account Number(s): R238700, R256516, R272242, R326728, R326729, R326733, R326750, R326751, R326753, R326756, R326757, X, R490503, R326753, R556757, R326757, R256516, R256516, R238700, R238700, R326733

Contacts

Applicant: Tim Collins, CITY OF PORTLAND, WATER BUREAU (503) 823-5033

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Portland Downtown, contact Wendy Rahm at wrahm@aol.com, Hosford-Abernethy, contact chair@handpdx.org.

District Coalition: Neighbors West/Northwest, contact Mark Sieber at 503-823-4212, Southeast Uplift, contact Leah Fisher at 503-232-0010.

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

Neighborhood within 1,000 feet: Portland Downtown, contact Wendy Rahm at wrahm@aol.com, South Portland NA., contact contact@southportlandna.org, Buckman, contact Richard Johnson at buckmanlandusepdx@gmail.com



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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.

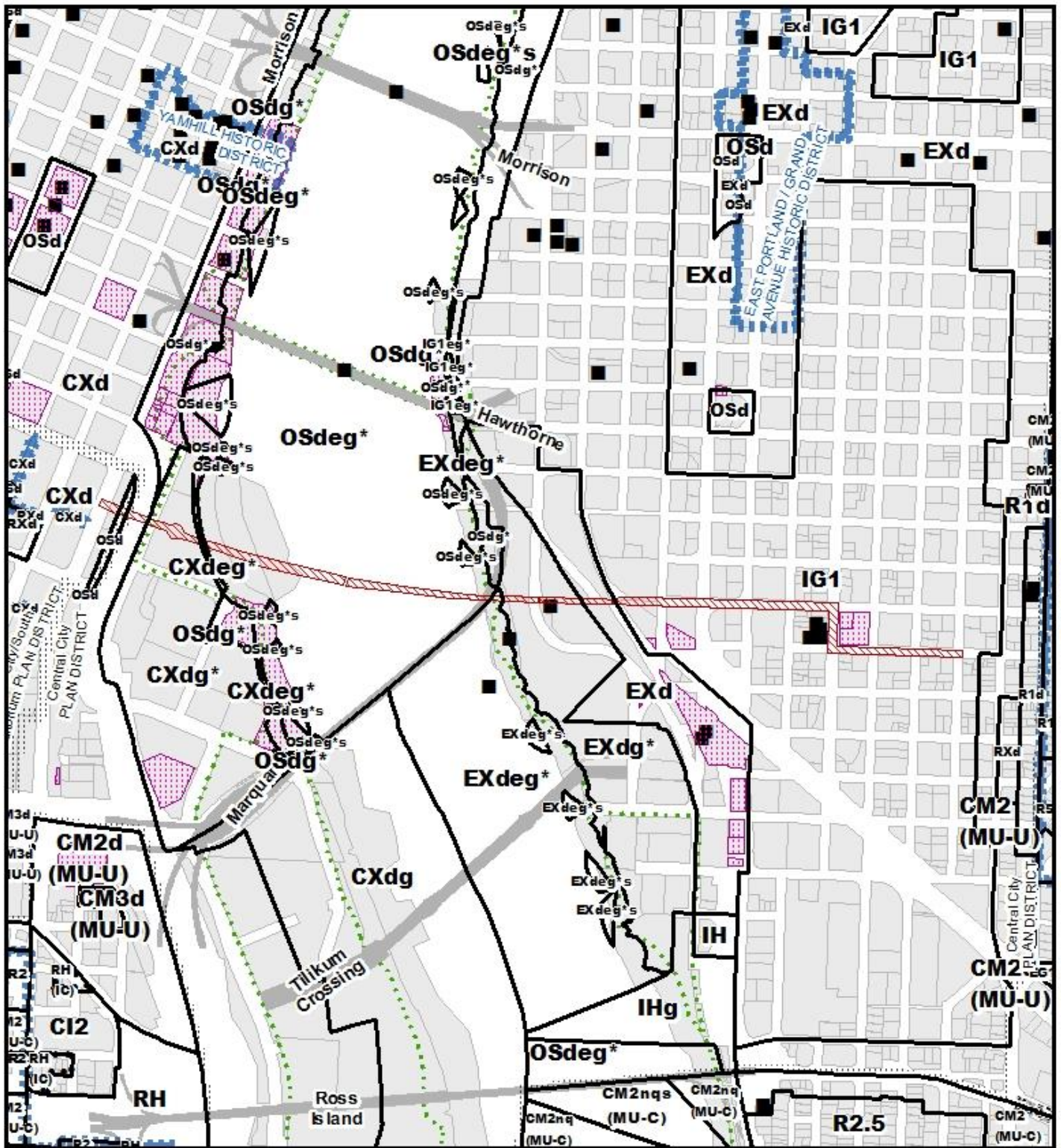
What is the purpose of the Pre-Application Conference?

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 ↑
NORTH

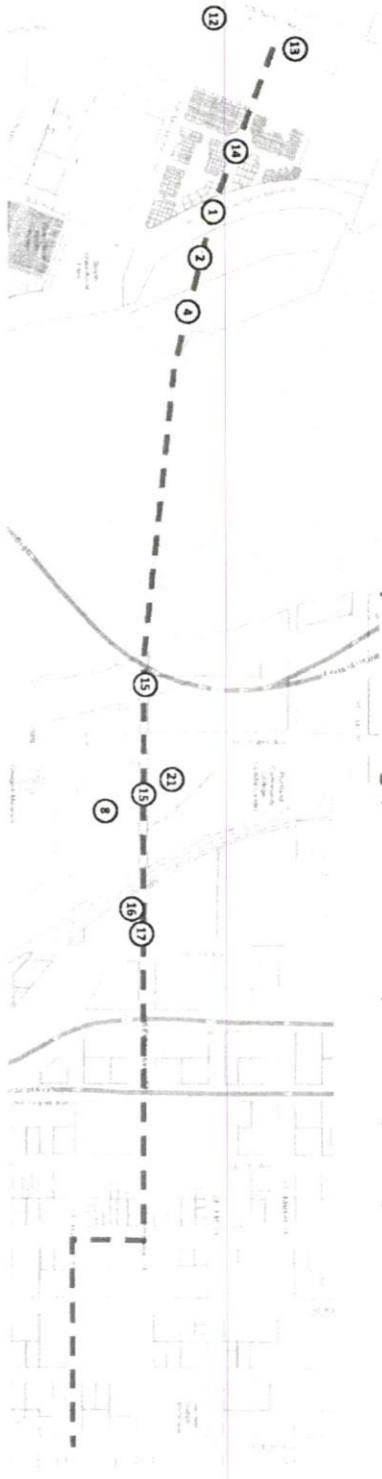
CENTRAL CITY PLAN DISTRICT
UNIVERSITY DIST/
S. DOWNTOWN SUB DIST
CENTRAL EAST SIDE

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

File No.	EA 19 - 250909 PC
1/4 Section	3229-31
Scale	1 inch = 800 feet
State ID	1S1E03CA 200
Exhibit	B Nov 19, 2019



Exhibit A – Ownership and Zoning (information from portlandmaps.com)



#	Site / Address	Owner	Property ID	State ID	Total Land Area	Base Overlay Zone Combination
1	1500 SW HARBOR WAY	CITY OF PORTLAND (PARKS & RECREATION BUREAU)	R326751	1S1E03CA-00200	2.35 Acres	CXdeg* OCdeg* OSdeg*s
2	1500 E/ SW HARBOR WAY	STATE OF OREGON (DIV OF STATE LANDS)	R326756	1S1E03CA-00101	2.74 Acres	OSdeg* OSdeg*s
4	1500 E/ SW HARBOR WAY	STATE OF OREGON (DIV OF STATE LANDS)	R326757	1S1E03CA-00100	2.95 Acres	OSdeg*
8	1900 SE WATER AVE	PORTLAND GENERAL ELECTRIC CO	R326733	1S1E03DA-04400	1.54 Acres	EXdg*
12	1720 SW NAITO PKWY	CITY OF PORTLAND (PARKS & RECREATION BUREAU)	R556757	1S1E03CA-00801	0.45 Acres	CXd

Willamette River Crossing Project (Exhibit A)