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

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Portland, Oregon 97201
503-823-7300
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TTY 503-823-6868
www.portlandonline.com/bds

Notice of a Pre-Application Conference

Time and Date: April 14, 2011, 8:30 am – 10:00 am

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

File Number: EA 11-121723

Proposal and Property Information

Location: 13300 NE San Rafael Street

Proposal: Pre-application Conference for a Type III Conditional Use Review for the Gateway Church. The applicant proposes to expand the church's lobby and construct a new covered walkway, which will increase the total floor area on the site from 28,840 square feet to 33,540 square feet. The additions will require reconfiguring the existing north and west parking areas, and eliminating the connection between the north and south parking areas. The parking lot reconfiguration will reduce the amount of on-site parking from 168 spaces to 141 spaces, and the require the demolition of two single-dwellings in the northwest corner of the project site.

Land Use Reviews Expected: Type III Conditional Use Review

Site Zoning: R7 Glendoveer Plan District

Tax Account Number(s): R254752, R254777, R254778, R254780, R254785, R254789, R254790, R254792, R254797

Contacts

Applicant: Raymond Yancey, Myhre Group Architect, 503-273-5615

Conference Coordinator: Douglas Hardy, 503-823-7816

Neighborhood Association: Russell, contact Bonny McKnight at 503-253-6848

District Coalition: East Portland Neighborhood Office, contact Richard Bixby at 503-823-4550

Business District: Gateway Area Business Association, contact Fred Sanchez at 503-256-3910.

Neighborhood within 1,000 feet: Hazelwood, contact Arlene Kimura at 503-252-9429

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.

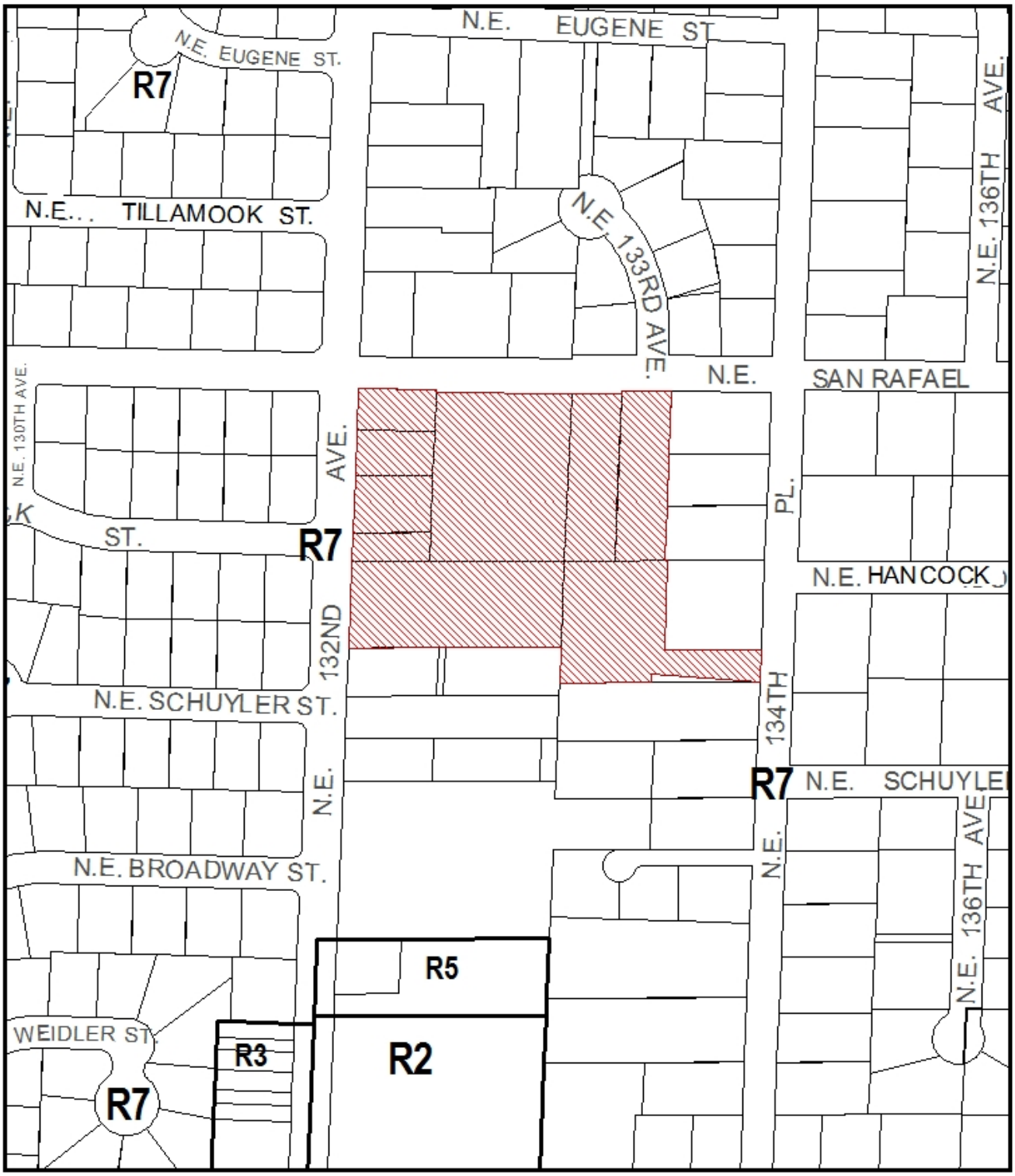
What is the purpose of the Pre-Application Conference?

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

File No. EA 11-121723 PC
1/4 Section 2844
Scale 1 inch = 200 feet
State_Id 1N2E26DC 7400
(Mar 22,2011)

NORTH

This site lies within the:
GLENDOVEER PLAN DISTRICT

LEGEND:

1 Lobby Expansion
2 Covered Walkway
3 Reconfigured Parking
4 Existing Buildings
5 Existing Rental Property
6 New Entry Plaza

SITE INFORMATION:

Parking 141 Stalls

BUILDING INFORMATION:

Lower Level:

Remodel	± 2,260 SF
Addition	± 2,830 SF
Total	**± 5,090 SF**

Upper Level:

Remodel	± 470 SF
Addition	± 1,870 SF
Total	**± 2,340 SF**

New Building Footprint
± 4,210 SF

Covered Walkway
± 2,920 SF

Total Area of Work
±10,350 SF

GATEWAY CHURCH - PRE-APPLICATION SUBMITTAL - PROPOSED SITE PLAN

PORTLAND, OREGON MGA# 091280 MARCH 18, 2011

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GATEWAY CHURCH - PRE-APPLICATION SUBMITTAL EXTERIOR PERSPECTIVE

PORTLAND, OREGON MGA# 091280 MARCH 18, 2011

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