



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



## Land Use Review Application

File Number: LU 20-102914 DZM GW

### FOR INTAKE, STAFF USE ONLY

Date Rec 1/8/20 by ep

☐ Type I ☐ Type Ix ☐ Type II ☐ Type IIx ☒ Type III ☐ Type IV

LU Reviews DZM GW

[Y] ☒ Unincorporated MC

[Y] [N] Flood Hazard Area (LD & PD only)

[Y] [N] Potential Landslide Hazard Area (LD & PD only)

☒ [N] 100-year Flood Plain [Y] ☒ DOGAMI

Qtr Sec Map(s) 3430 Zoning CX d, g

Plan District CC - South Waterfront

Historic and/or Design District CC - South Waterfront

Neighborhood South Portland

District Coalition SWN

Business Assoc South Portland

Related File # EA19-198390 PC, LU19-225732 DZM GW

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.**

### Development Site

Address or Location South Waterfront Block 41, 42, 44 and 45

Cross Street SW River Parkway and SW Abernethy Sq. ft./Acreage 9.721 AC

### Site tax account number(s)

R 372891

R 327894

R

R

R

R

### Adjacent property (in same ownership) tax account number(s)

R

R

R

### Describe project (attach additional page if necessary)

See attached pages

1 DZ  
1 GW  
3 MODS

### Describe proposed stormwater disposal methods

Combination of filtration planters and filtration tank systems inside the buildings.

### Identify requested land use reviews

Type III Land use review

- **Design & Historic Reviews** - For new development, provide project valuation.

For renovation, provide exterior alteration value.

AND provide total project valuation.

\$ 175,000,000.00

\$

\$

- **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

☒ yes ☐ no

- **Affordable Housing** - For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

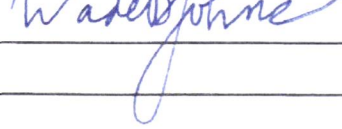
☒ yes ☐ no ☐ N/A

continued / over

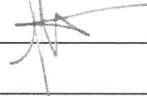
## Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

### PRIMARY CONTACT:

Name Wade Johns Signature   
Company/Organization Alamo Manhattan  
Mailing Address 3012 Fairmount Street, Suite 100  
City Dallas State TX Zip Code 75201  
Day Phone 469.941.4514 FAX \_\_\_\_\_ email wade.johns@alamomanhattan.com

Check all that apply ☒ Applicant ☒ Owner ☐ Other \_\_\_\_\_

Name Jeancarlo Saenz Signature   
Company/Organization HLR Architects  
Mailing Address 14881 Quorum Drive, Suite 550  
City Dallas State TX Zip Code 75254  
Day Phone 972.726.9400 x 106 FAX \_\_\_\_\_ email jeancarlo@hlrinc.net

Check all that apply ☒ Applicant ☐ Owner ☐ Other \_\_\_\_\_


Name \_\_\_\_\_ Signature \_\_\_\_\_  
Company/Organization \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Day Phone \_\_\_\_\_ FAX \_\_\_\_\_ email \_\_\_\_\_

Check all that apply ☐ Applicant ☐ Owner ☐ Other \_\_\_\_\_

Name \_\_\_\_\_ Signature \_\_\_\_\_  
Company/Organization \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Day Phone \_\_\_\_\_ FAX \_\_\_\_\_ email \_\_\_\_\_

Check all that apply ☐ Applicant ☐ Owner ☐ Other \_\_\_\_\_

**Responsibility Statement** As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Print name of person submitting this application Jeancarlo Saenz  
Signature   
Phone number 972.726.9400 x 106 Date 01.06.20