



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

Ted Wheeler, Mayor
Rebecca Esau, Interim 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: July 5, 2017 at 1p
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-178011

Proposal and Property Information

Location: 827 NE Oregon Street

Proposal: A Pre-Application Conference to discuss changes to Phase 2 of Oregon Square – Block 103. Changes are being proposed to the previously approved design review (16-195933). The building would change from residential to a mixed-use commercial office building. Two levels of below grade parking are proposed beneath Block 103 with the opportunity to connect to Blocks 90 (SW) and 91 (NW). Changes to Blocks 90 and 91 will add one level of below grade parking. Parking access is from NE Oregon with an access ramp at Block 103 in addition to the previously approved access ramp at Block 90.

Land Use Reviews Expected: Type III Design Review

Site Zoning: CX (Central Commercial, Chapter 33.130 of the Portland Zoning Code) Central City Plan District, Lloyd Sub-district (Chapter 33.515 of the Portland Zoning Code) “d” (Chapter 33.420 of the Portland Zoning Code)

Tax Account Number(s): R182232, R182233

Contacts

Applicant: Kyle Andersen, GBD ARCHITECTS, (503) 224-9656

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com

District Coalition: None

Business District: Lloyd District Community Association, contact Brian Griffis at admin@lloyddistrict.org.

Neighborhood within 1,000 feet: Kerns, contact Steve Russell at 503-784-8785.

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.

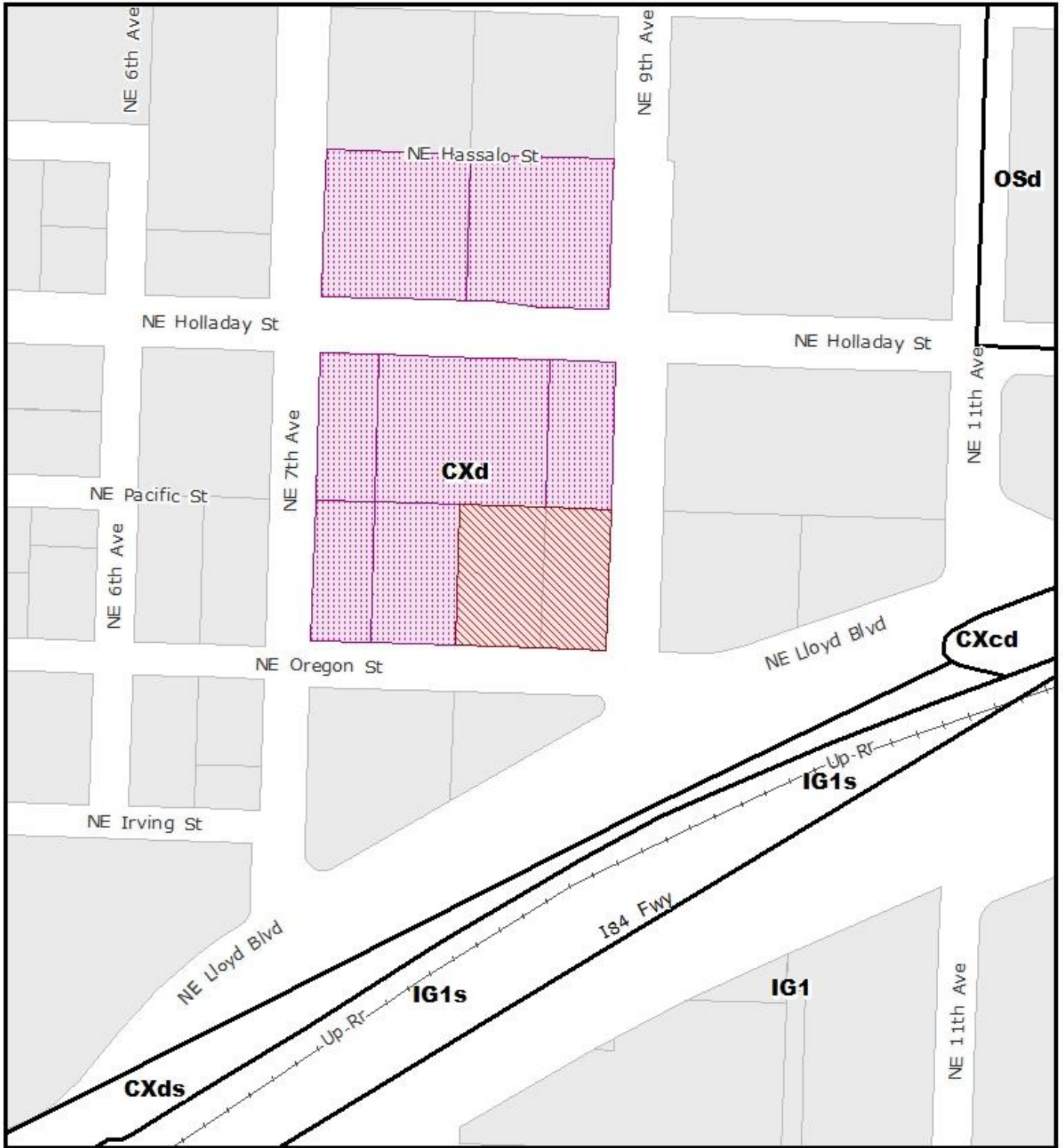
What is the purpose of the Pre-Application Conference?

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

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 LLOYD DISTRICT SUBDISTRICT

-  Site
-  Also Owned Parcels

File No.	EA 17-178011 PC
1/4 Section	2931
Scale	1 inch = 200 feet
State ID	1N1E35BC 1700
Jun 05, 2017	

PHASE I

11 FLOORS
Block 91. Apartments + Retail
163 Units

24 FLOORS
Block 96. Apartments + Retail
347 Units



PHASE II

11 FLOORS
Block 102. Apartments + Retail
163 Units

30 FLOORS
Block 103. Apartments + Retail
347 Units

- APARTMENTS
- RETAIL
- AMENITY
- SERVICE/SUPPORT

GROUND FLOOR - OREGON SQUARE

