



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

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www.portlandoregon.gov/bds

Notice of a Pre-Application Conference

Time and Date: December 19, 2017 at 8:30 AM

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

File Number: EA 17-274410

Proposal and Property Information

Location: 203 NE GRAND AVE

Proposal: A Pre-Application Conference to discuss construction of a new eight story mixed use building. One hundred fifty eight residential units are proposed. There will be 8,500 square feet of retail space is proposed on the ground floor. Forty-seven below grade parking stalls are proposed. The entrance to the parking is from NE Davis.

Land Use Reviews Expected: Type III Design Review

Site Zoning: EX (Central Employment, Chapter 33.140 of the Portland Zoning Code)
Central City Plan District (Chapter 33.510 of the Portland Zoning Code)

Tax Account Number(s): R150152, R150153

Contacts

Applicant: Ryan Miyahira, ANKROM MOISAN ARCHITECTS, INC *RYAN MI(503) 245-7100

Conference Coordinator: Jean Hester 503-823-7783

Neighborhood Association: Kerns, contact Elliott Mantell at commonchiro@yahoo.com

District Coalition: Southeast Uplift, contact Leah Fisher at 503-232-0010.

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

Neighborhood within 1,000 feet: Buckman, contact Rick Johnson at rickjohnson77@comcast.net, Lloyd District Community, contact Cassidy Bolger at bolger.cassidy@gmail.com

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.

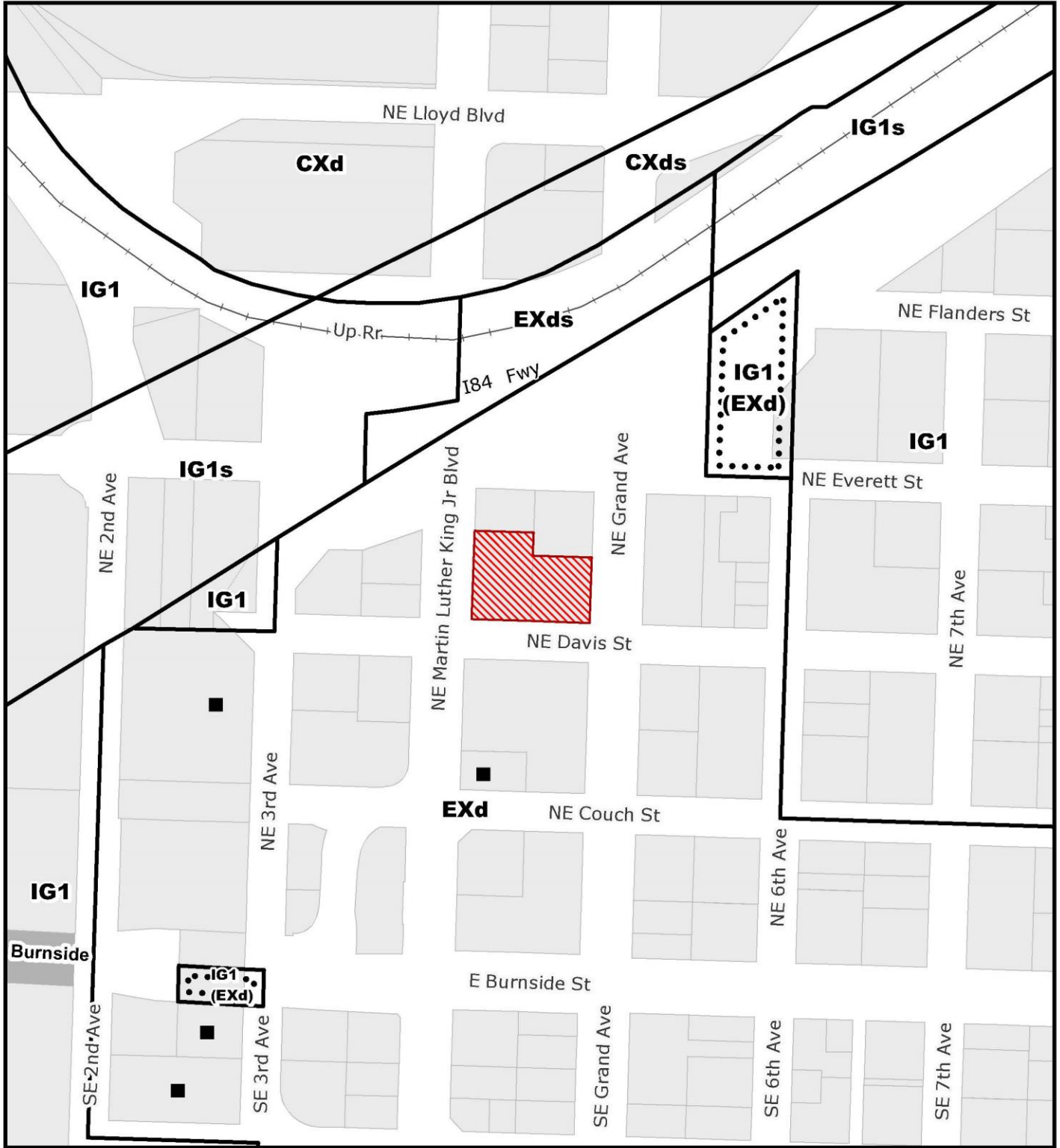
What is the purpose of the Pre-Application Conference?

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).



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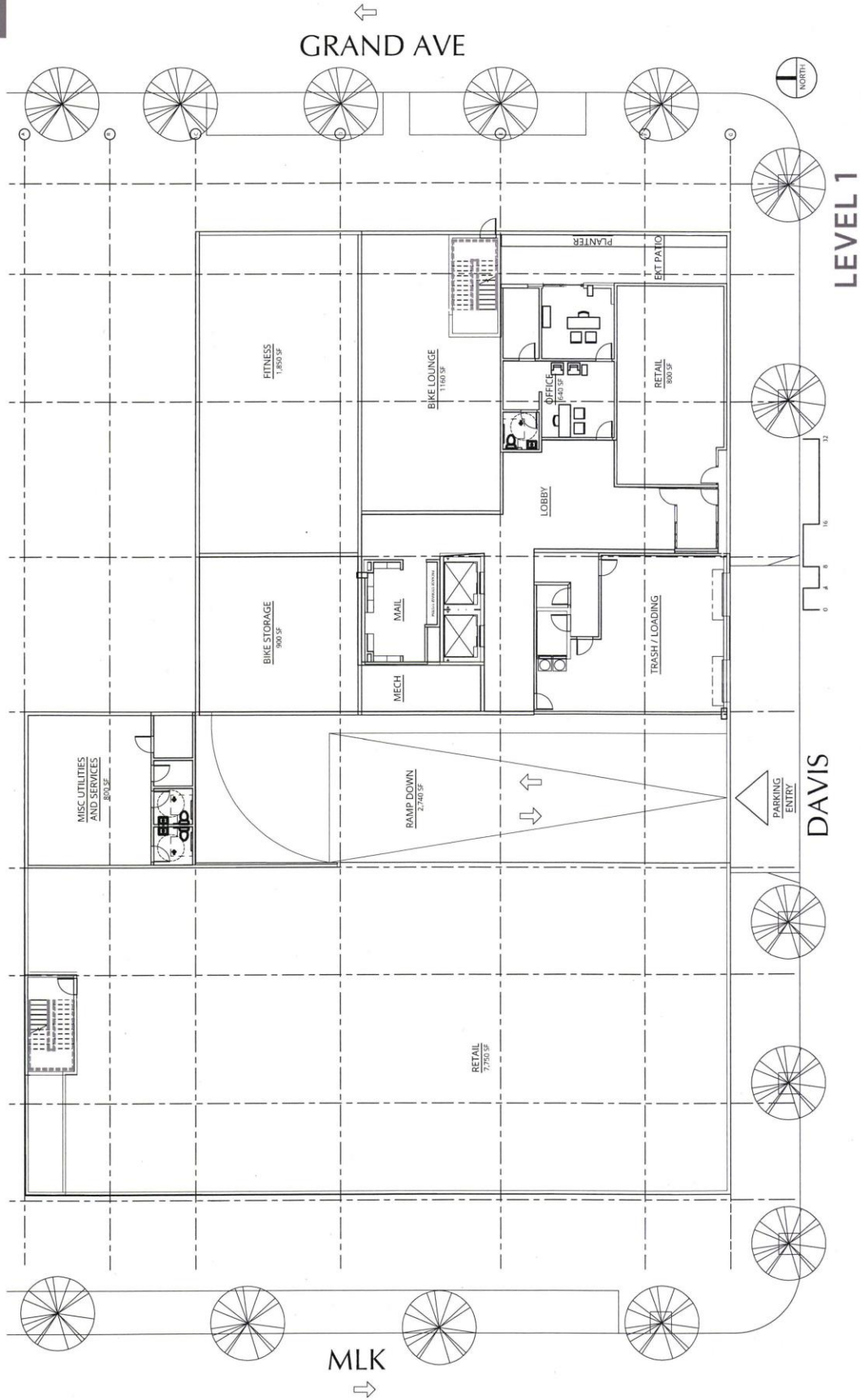


THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT

-  Site
-  Historic Landmark
-  Bridge

File No.	EA 17-274410 PC
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CB 3200
Nov 29, 2017	

GRAND AVENUE MIXED USE APARTMENTS



EA 17-274410 PC