



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

Chloe Eudaly, Commissioner
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 19, 2017 at 10:30 am
Location: 1900 SW 4th Avenue, 4th Floor, Room 4a
File Number: EA 17-274133

Proposal and Property Information

Location: 234-236 SE GRAND AVE
Proposal: A Pre-Application Conference to discuss construction of new 7-story office building. The building is proposed to have a height of 100 feet with 108,000 square feet of floor area. There would be 5,754 square feet of retail floor area on the ground floor. Forty six parking stalls including stackers are proposed with access from SE Pine Street.
Land Use Reviews Expected: Type III Historic Resource 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): R150193, R150194, R150194

Contacts

Applicant: Marcus Lima, GBD ARCHITECTS (503) 224-9656
Conference Coordinator: Jean Hester 503-823-7783
Neighborhood Association: Buckman, contact Rick Johnson at rickjohnson77@comcast.net
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: Kerns, contact Elliott Mantell at commonchiro@yahoo.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.

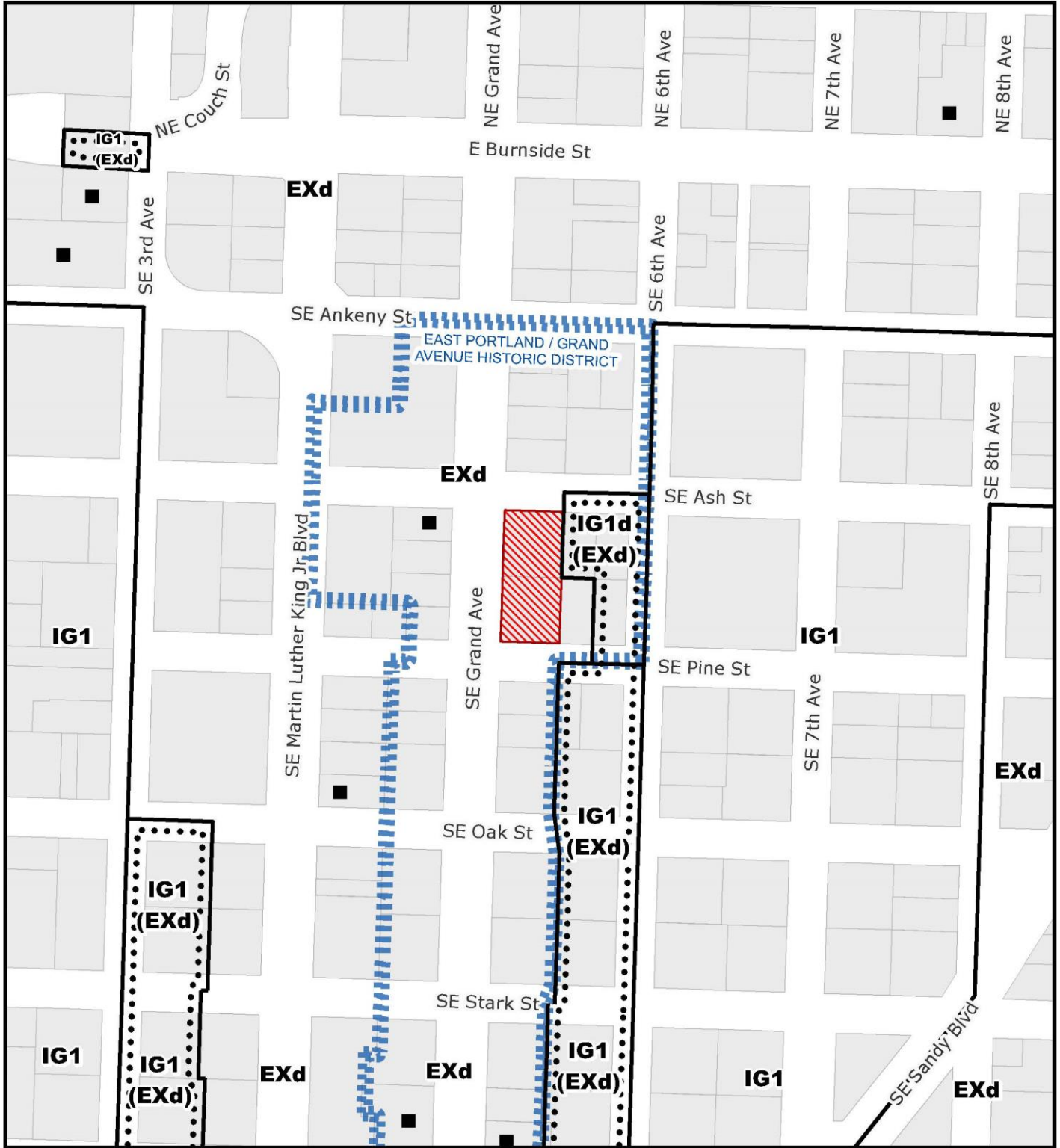
What is the purpose of the Pre-Application Conference?

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).



ZONING



Site



Historic Landmark

THIS SITE LIES WITHIN THE:
 CENTRAL CITY PLAN DISTRICT
 CENTRAL EASTSIDE SUBDISTRICT
 EAST PORTLAND / GRAND AVENUE
 HISTORIC DISTRICT

File No.	EA 17-274133 PC
1/4 Section	3031
Scale	1 inch = 200 feet
State ID	1N1E35CC 7100
Nov 28, 2017	



A SITE PLAN

EA 17-27 4133 PC