



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

Ted Wheeler, Mayor  
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[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

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## Notice of a Pre-Application Conference

**Time and Date:** December 11, 2018 at 10:30am

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

**File Number:** EA 18-266517

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### Proposal and Property Information

**Location:** 701 NE 7TH AVE

**Proposal:** A Pre-Application Conference to discuss a new 7 story mixed use project across two blocks. Approximately 200 units are proposed in each of the two buildings. Approximately 170 parking spaces are proposed between the two building. The garage entrances are located off of NE Irving Street.

**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 (Chapter 33.510 of the Portland Zoning Code)

**Tax Account Number(s):** R182129, R182215, R182216, R182217

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### Contacts

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

**Conference Coordinator:** Jean Hester 503-823-7783

**Neighborhood Association:** Lloyd District Community, contact Cassidy Bolger at [bolger.cassidy@gmail.com](mailto:bolger.cassidy@gmail.com)

**District Coalition:** Northeast Coalition of Neighborhoods, contact Laura Becker at 503-388-6088.

**Business District:** Lloyd District Community Association, contact at [admin@lloyddistrict.org](mailto:admin@lloyddistrict.org)

**Neighborhood within 1,000 feet:** Lents, contact Nick Christensen at [mojavenc@gmail.com](mailto:mojavenc@gmail.com)

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### 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.

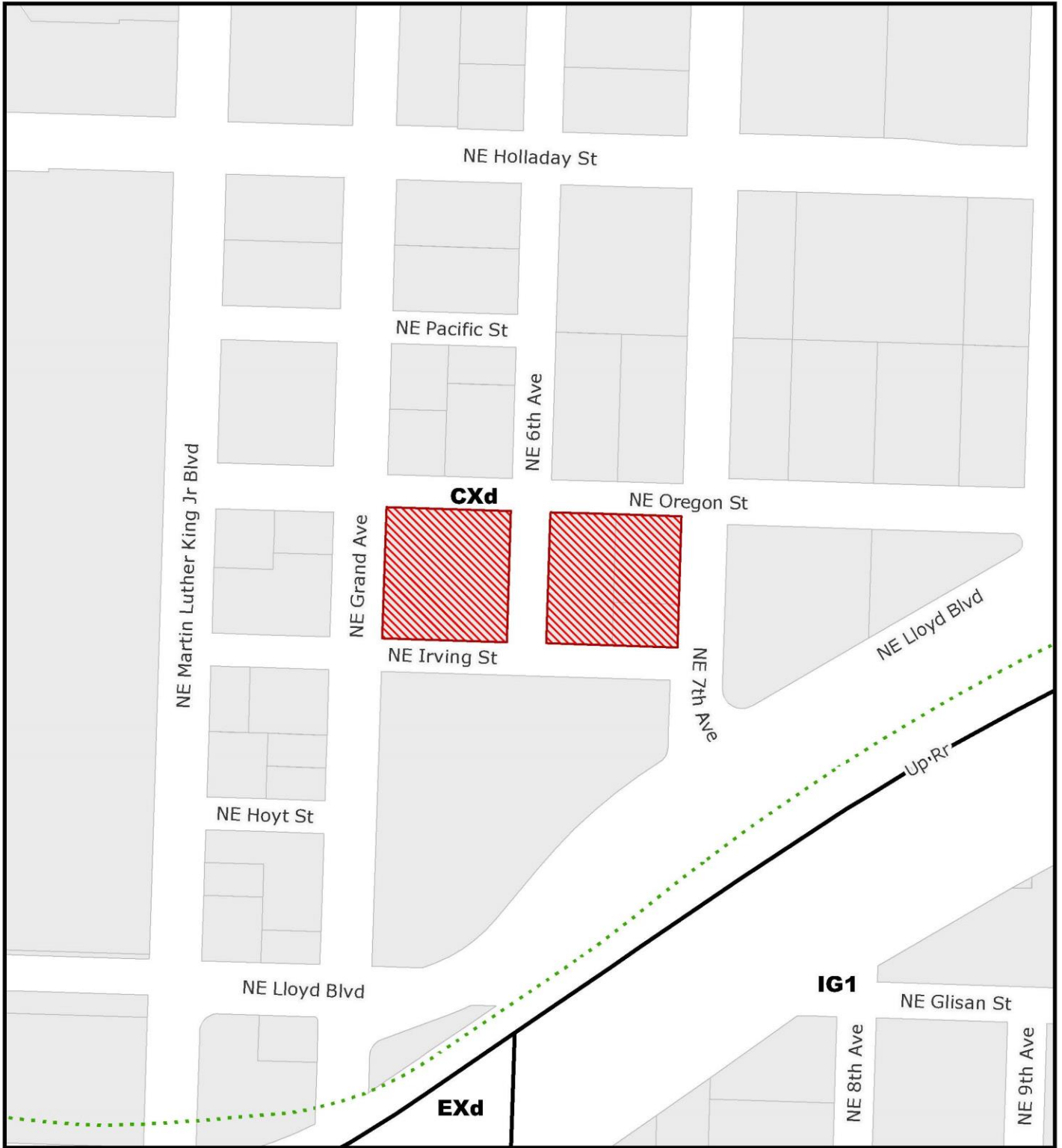
#### What is the purpose of the Pre-Application Conference?

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

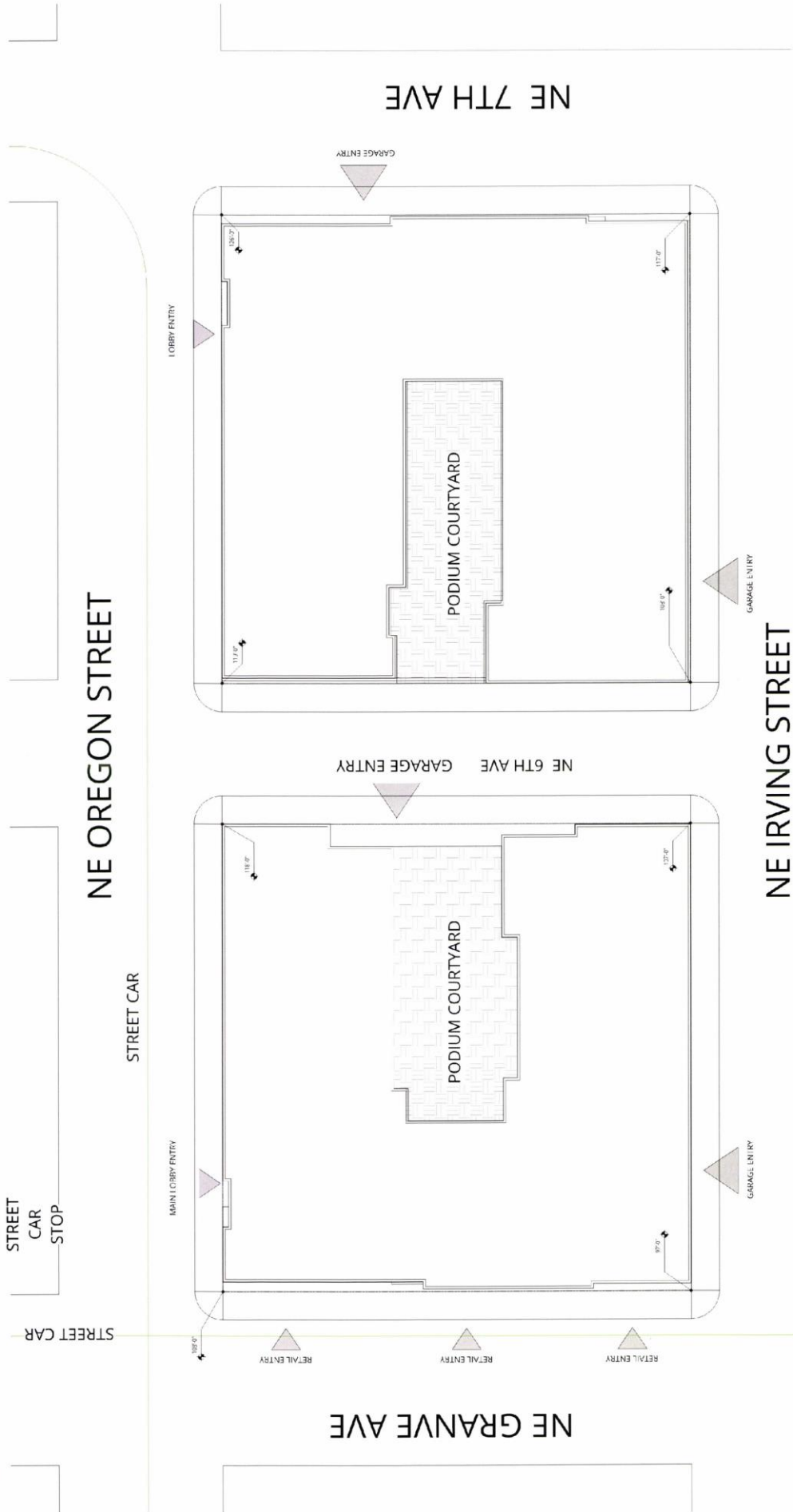
↑  
NORTH

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

-  Site
-  Recreational Trails

File No.	EA 18-266517 PC
1/4 Section	2931
Scale	1 inch = 200 feet
State ID	1N1E35BC 2200
Nov 19, 2018	

SITE PLAN



SCALE: 1" = 40'-0" (LEDGER PRINT SIZE)

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LANDROVER MIXED USE APARTMENTS  
FAIRFIELD RESIDENTIAL | NOVEMBER 13, 2018



EARLY ASSISTANCE PRE-APPLICATION 3

EA 18-266517 PC