



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

Charlie Hales, 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:** March 19, 2013, 8:30 am – 10:00 am

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

**File Number:** EA 13-117716

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### Proposal and Property Information

**Location:** 1800 SE Water Avenue

**Proposal:** Pre-Application Conference for a Type III Zoning Map Amendment in compliance with the Comprehensive Plan Map from IG1gs to EG2gs. No physical changes to the existing three buildings or to the site are proposed at this time. The intent of the amendment is to allow a greater amount of retail, office and community service space than is allowed by the current zoning, and to allow a future school use in a portion of the existing floor area. The applicant proposes a cap on the number of vehicle trips (100 am and 102 pm) generated by uses at the site, which the applicant indicates would be equivalent to or less than the number of vehicles trips generated by allowed uses under the current zoning.

**Land Use Reviews Expected:** Type III Zoning Map Amendment

**Existing Site Zoning:** IG1gs Central City Plan District

**Tax Account Number(s):** R238700

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### Contacts

**Applicant:** Laurie Simpson, architect, 503-367-8057

**Conference Coordinator:** Douglas Hardy, 503-823-7816

**Neighborhood Association:** Hosford-Abernethy, contact Joanne Stainbrook at 503-231-9245

**District Coalition:** Southeast Uplift, contact Bob Kellett at 503-232-0010

**Business District:** Central Eastside Industrial Council, contact Peter Fry at 503-274-1415

**Neighborhood within 1,000 feet:** Buckman, contact Susan Lindsay at 503-725-8257

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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?

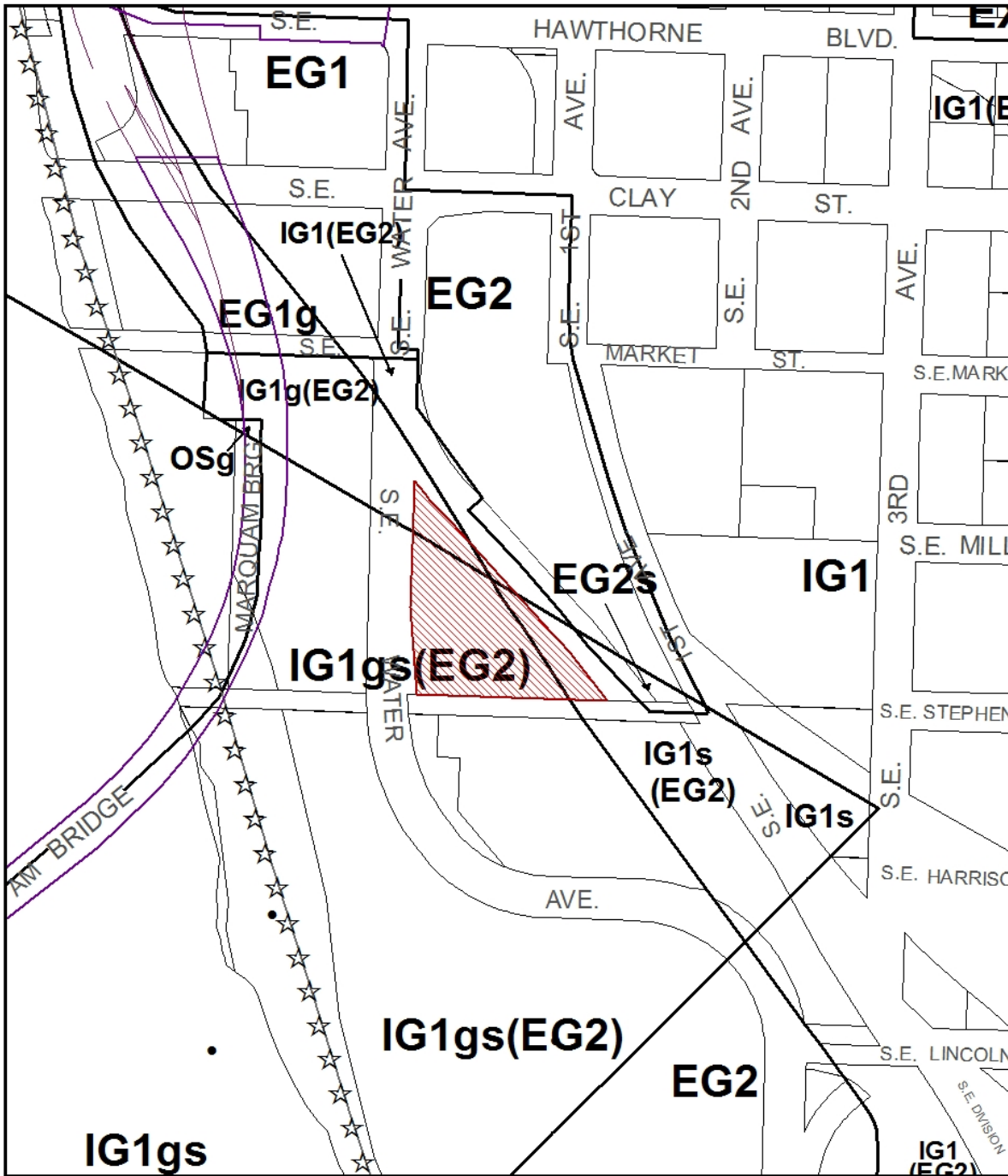
The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.

#### 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.


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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

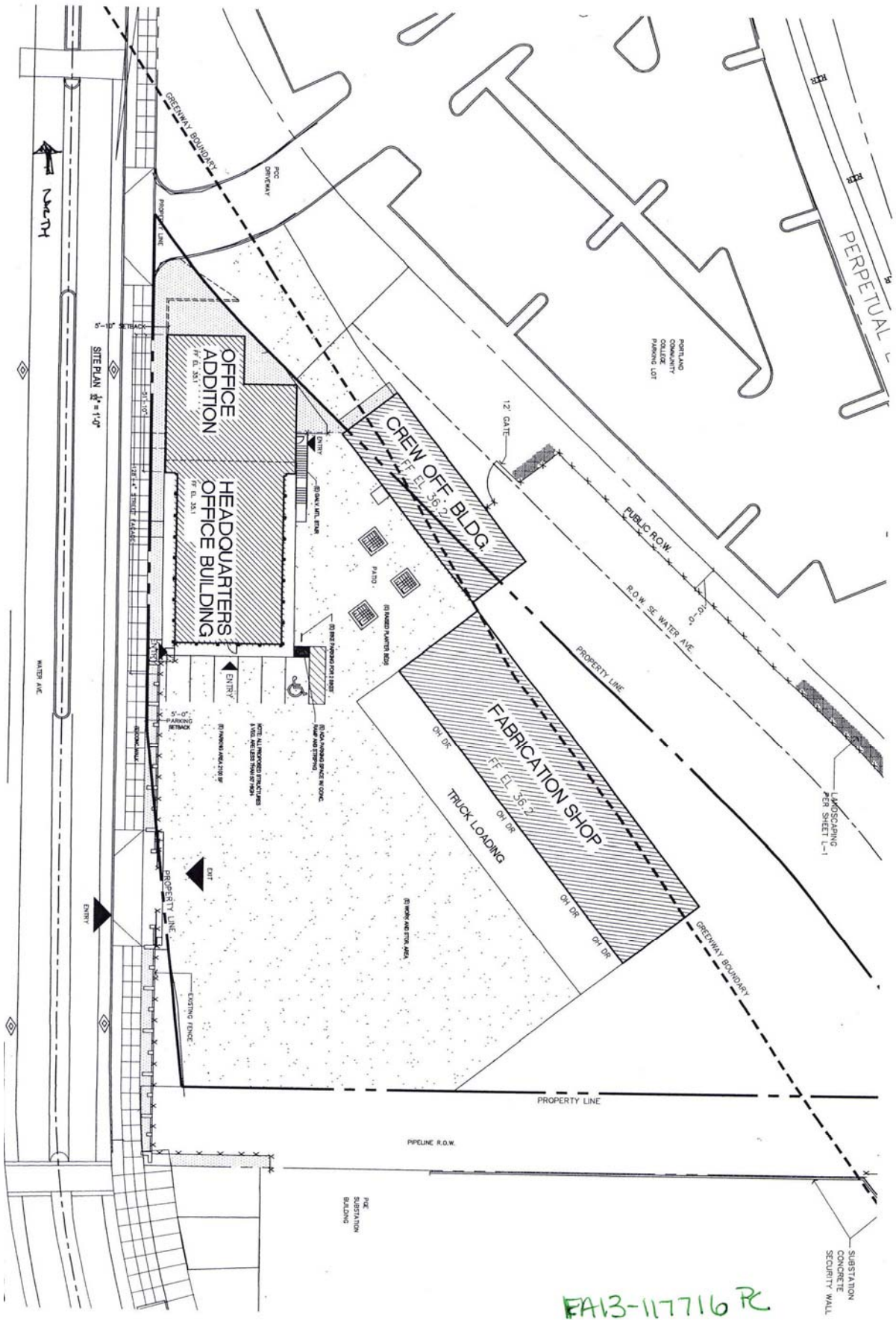
 Site

 Historic Landmark



This site lies within the:  
CENTRAL CITY PLAN DISTRICT  
CENTRAL EA STSIDE

File No. EA 13-117716 PC  
 1/4 Section 3230  
 Scale 1 inch = 200 feet  
 State\_Id 1S1E03DA 1702



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