



**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:** March 26, 2019 at 10:30am  
**Location:** 1900 SW 4th Avenue, 4th Floor, Room 4a  
**File Number:** EA 19-125868

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### Proposal and Property Information

**Location:** 900 N THUNDERBIRD WAY

**Proposal:** A Pre-Application Conference to discuss a Comprehensive Plan Map Amendment from the Industrial Sanctuary designation to the Central Commercial designation and a Zoning Map Amendment from the IG1 (General Industrial) zone to the CX (Central Commercial) zone. The approval criteria are found in Chapters 33.810.050 and 33.855.050 of the Portland Zoning Code. No specific development is proposed at this time.

**Land Use Reviews Expected:** Type III Comprehensive Plan and Zoning Map Amendment

**Site Zoning:** IG1 (General Industrial, Chapter 33.140 of the Portland Zoning Code) "g" (Greenway Overlay, Chapter 33.440 of the Portland Zoning Code)

**Tax Account Number(s):** R305200, R305200

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### Contacts

**Applicant:** Daniel Rabin, RABIN INTERNATIONAL (415) 248-2011

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

**Neighborhood Association:** Lloyd District Community, contact Ziggy Lopuszynski at [zlopuszynski@cportland.com](mailto:zlopuszynski@cportland.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:** Old Town Community Association, contact Peter Englander at [treasurer@oldtownchinatown.org](mailto:treasurer@oldtownchinatown.org) or Will Naito at [planning@pdxoldtown.org](mailto:planning@pdxoldtown.org)

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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?

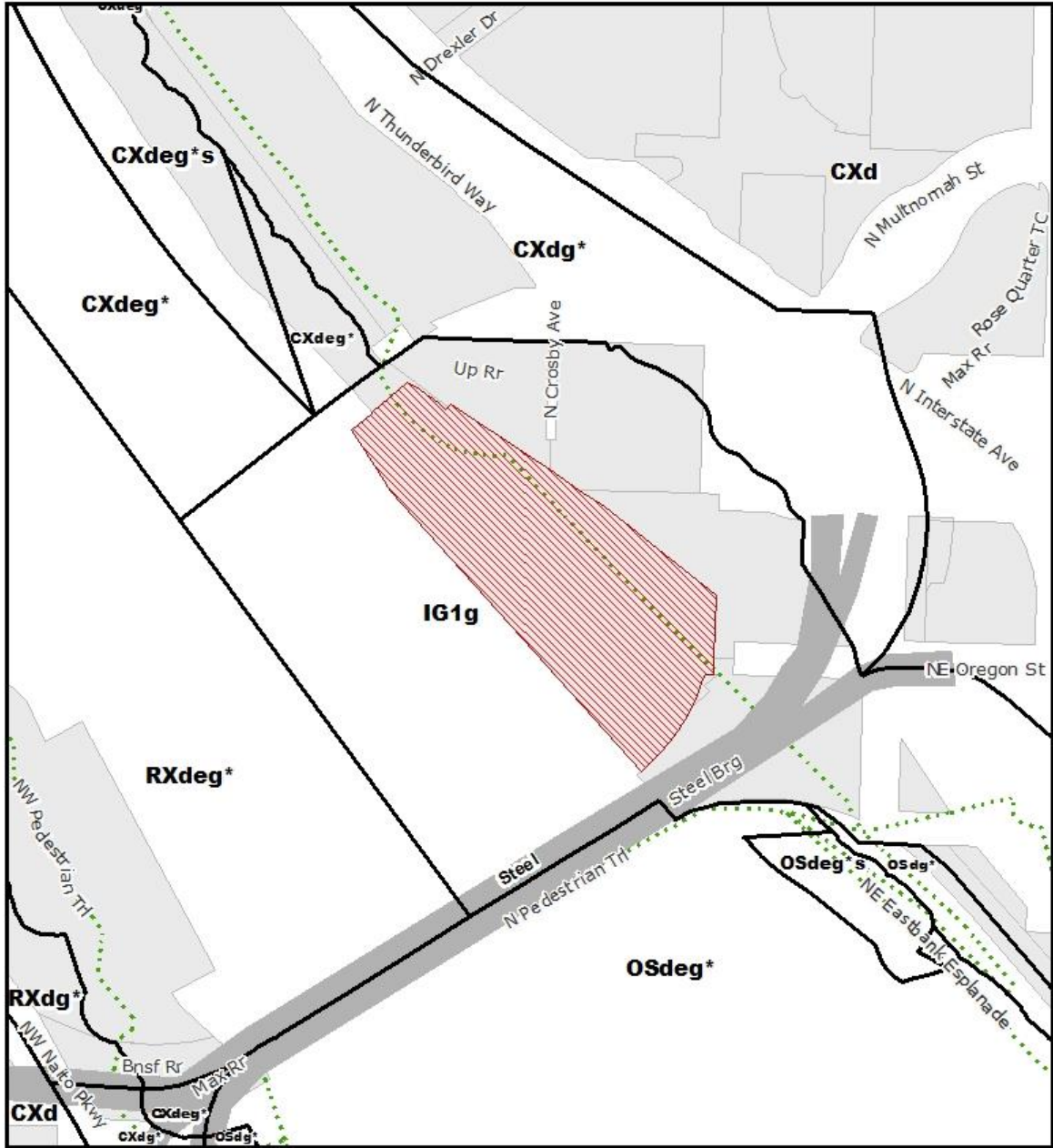
The purpose of the conference is to provide information to the applicant to help them prepare a complete project proposal. Interested parties may attend, but the purpose is to provide information to the applicant.


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**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).**

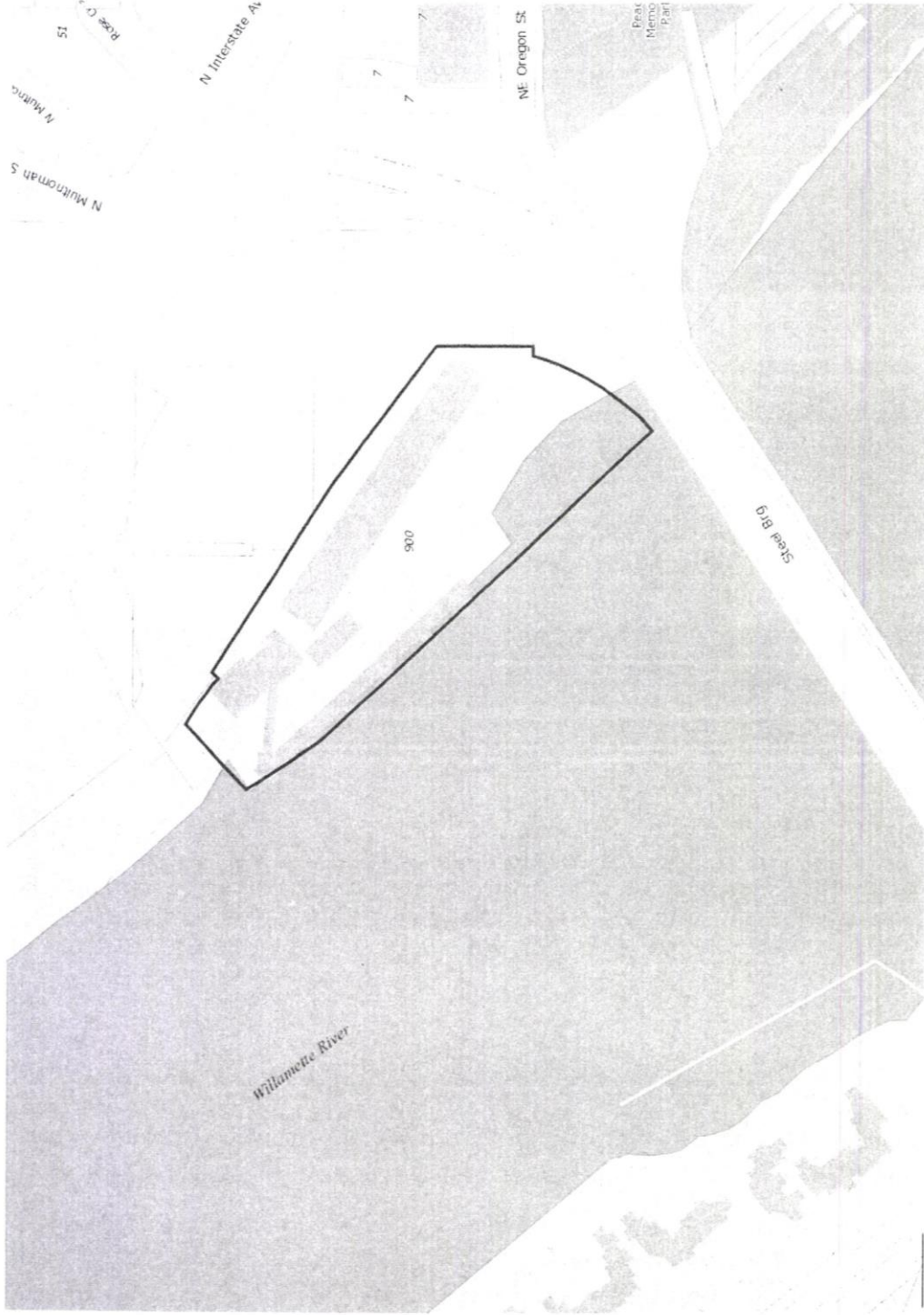


**ZONING**   
 NORTH  
 THIS SITE LIES WITHIN THE:  
 CENTRAL CITY PLAN DISTRICT  
 LLOYD SUBDISTRICT

-  Site
-  Bridge
-  Recreational Trails

File No.	EA 19-125868 PC
1/4 Section	2930
Scale	1 inch = 200 feet
State ID	1N1E34AC 400
Mar 05, 2019	

900 N Thunderbird Way  
R305200



EA 19 - 12 58 68 PC