CASE FILE: EA 14-146426 DA *(EA 14-154523 PC)*
REVIEW BY: Landmarks Commission
WHEN: June 23, 2014 @ 1:30pm
WHERE: 1900 SW 4th Ave, Room 2500A Portland, OR 97201

*** To learn more about the Design Advice Request process and how you can provide comments to the Commission and/or engage the neighborhood contacts (listed below) to provide comments to the Commission, please visit http://www.portlandonline.com/bds/index.cfm?c=36648&a=116209

Location: 60 NW DAVIS STREET – block bound by NW Davis, Couch, Naito and 1st

Zoning/Designation: CXd – Central Commercial with design overlay zone, Central City Plan District Skidmore\Old Town Historic District

Neighborhood Contacts: Old Town-China Town, contact Paul Verhoeven at 503-222-6072 ext. 12; Old Town Chinatown Business Assoc., contact Dorian Yee at 503-224-7006; Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

Proposal: A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review. The applicant seeks advice on a new ¾-block project. The proposal is for a 75'-tall L-shaped building. The ground level will be dedicated to retail uses and lobbies for upper floors. Floors 2-4 will be office space. And, the top 2 floors will include approximately 77 housing units. Between the proposed building and the existing Oregon College of Oriental Medicine will be a "Paseo", an outdoor plaza space and pathway.

*** To view project information (including drawings), please visit the Landmarks Commission www.portlandoregon.gov/bds/PortlandLandmarksCommissionAgenda and click on the link at the top of the first page. This link is continually updated and will have the latest information about the project including any follow-up hearing dates.

Approval Criteria: In order to be approved during a required land use review, this proposal must comply with Title 33, Portland Zoning Code. The applicable criteria are the Central City Fundamental Design Guidelines & the Skidmore/Old Town Historic District Design Guidelines.

*** Further information is available from the Bureau of Development Services. Please contact Kara Fioravanti at 503.823.5892, kara.fioravanti@portlandoregon.gov, or 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

The Bureau of Development Services is committed to providing equal access to information and hearings. If you need special accommodations, please call 503-823-7300 (TTY 503-823-6868).

GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

> *33.730.050 F. Other pre-application advice.*
> An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment

The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

Design Advice Request Results

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.