




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

Dan Ryan, Commissioner
 Rebecca Esau, Director
 Phone: (503) 823-7300
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www.portland.gov/bds

Design Advice Request

1900 SW 5th Development

CASE FILE	EA 22-125279 Design Advice Request		
WHEN	THURSDAY, May 19, 2022 @ 1:30 PM (not time certain) <i>(Due to the public health emergency, there will be no in-person meeting for this DAR.)</i>		
WHERE		ONLINE: Link to drawings is available at www.portlandoregon.gov/bds/dcagenda	
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at Arthur.Graves@portlandoregon.gov		
REVIEW BY	DESIGN COMMISSION		
PROCESS	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		
PROPOSAL	Design Advice Request for a new A new 7 story market rate apartment building with basement parking, ground floor retail, and approximately 250 residential units in the Central City Plan District, University District, South Downtown SubDistrict <ul style="list-style-type: none"> • No Modifications or Adjustments are currently proposed. 		
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines		
SITE ADDRESS	1900 SW 5th Ave		
ZONING/ DESIGNATION	CXd – Central Commercial Base Zone with Design Overlay. Central City Plan District, University District, South Downtown SubDistrict		
APPLICANT(S)	Kurt Schultz Sera Design and Architecture	OWNER(S)	Oregon Pacific Invest & Devel Co & First Interstate Bank of OR
FURTHER INFO	Available online at www.portlandoregon.gov/bds/dcagenda or contact the planner listed below at the Bureau of Development Services.		

**QUESTIONS?
BDS CONTACT**

Arthur Graves, City Planner
503.865.6517 / Arthur.Graves@PortlandOregon.gov
 Bureau of Development Services, 1900 SW 4th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
 Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



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DESIGN ADVICE REQUEST PROCESS OVERVIEW

Purpose

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

Public Participation

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

Meeting Order

The order of appearance for those attending the meeting is as follows:

- BDS Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

Guiding Criteria

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at portlandoregon.gov/designguidelines.

Outside DAR Scope

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

Bureau of Planning and Sustainability (BPS)

503-823-7700 | portlandoregon.gov/bps

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

Bureau of Transportation (PBOT)

503-823-5185 | portlandoregon.gov/transportation

- On-Street Parking
- Construction Impacts on Streets & Sidewalks

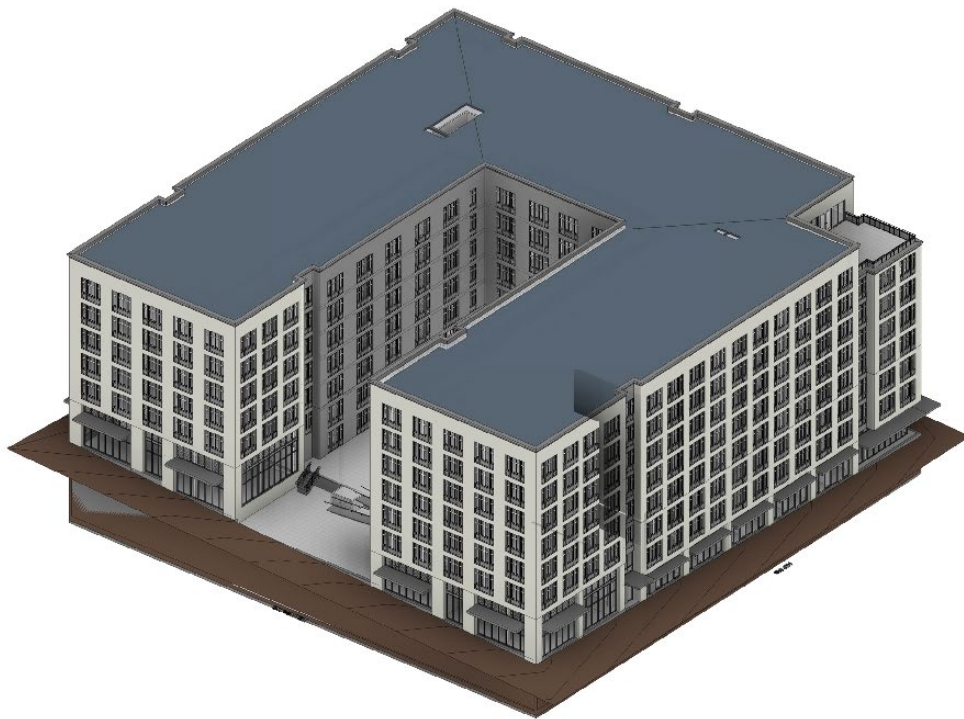
Office of Community & Civic Life

503-823-4519 | portlandoregon.gov/civic

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation



Site Plan



Rendering
EA 22-125279 DA

Mail date: April 29, 2022