

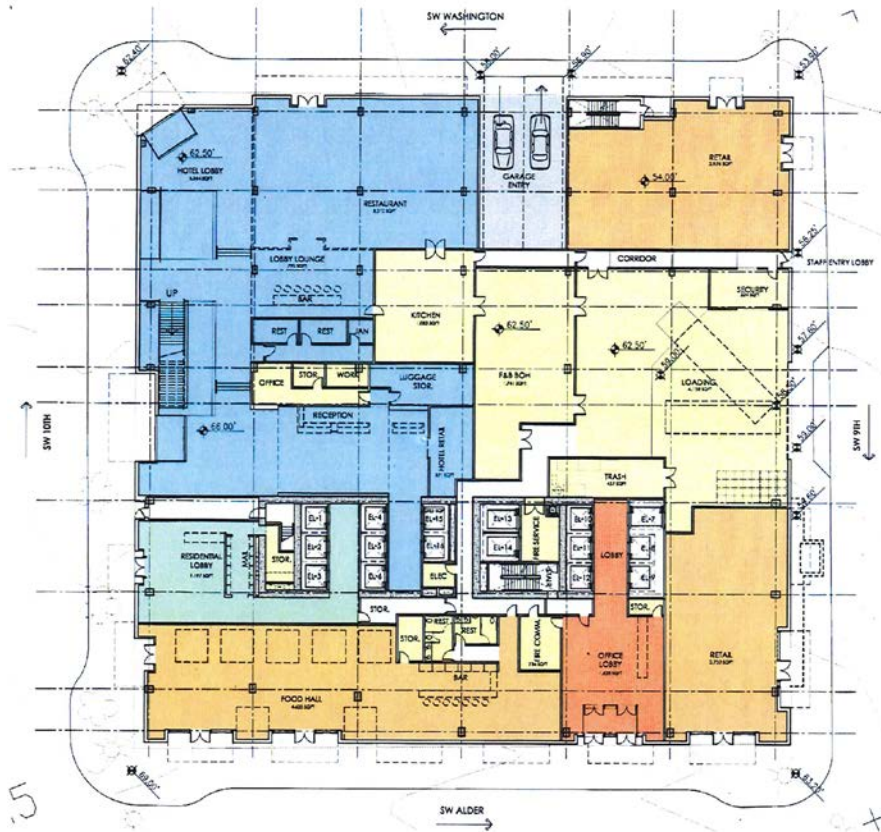
Block 216 Mixed-use Tower

CASE FILES

EA 18-159309 DA
(EA 18-159281 PC)

REVIEW BY

DESIGN COMMISSION



When

JUNE 7, 2018 @ 1:30 PM

(START TIME MAY VARY – CHECK DESIGN COMMISSION AGENDA)

Where

1900 SW 4TH AVE, ROOM 2500 B, PORTLAND, OR 97201

Meeting
Type

DESIGN ADVICE REQUEST

Proposal

Design Advice Request (DAR) for a proposed mixed-use building, programmed to accommodate office, hotel, retail, and residential uses. The building will occupy the entire block bound by SW 10th Ave, SW Washington St, SW 9th Ave, and SW Alder St with a podium and tower massing of 33 stories (410 feet) atop four underground levels of parking. Approximate floor area for all uses will be 750,000 square feet. (The project will be entitled in accordance with new code to be adopted through the Central City 2035 code amendment project.)

Site
Location

900-936 SW Washington St

Zoning/
Designation

CXd – Central Commercial with Design Overlay
Central City Plan District – Downtown Subdistrict



To view project information (including drawings), please visit the Design Commission website www.portlandoregon.gov/designcommission and click on the “Agenda” link. This link is continuously updated and will have the latest information about the project including any follow-up hearing dates.

Further information is available from the Bureau of Development Services. Please contact Benjamin Nielsen at (503) 823-7812, Benjamin.Nielsen@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).

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.