

DESIGN ADVICE REQUEST POSTING NOTICE

CASE FILE: EA 13-196078 DA

**Hazelwood Plaza Apartments**

(EA 13-186226 PC)

REVIEW BY: Design Commission

WHEN: Thursday April 3, 2014 @ 1:30pm

WHERE: 1900 SW Fourth 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>

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**Location:** 222 NE 102<sup>nd</sup> Avenue

**Zoning/Designation:** CMd, Mixed Commercial with design overlay in the Gateway Plan District

**Neighborhood Contacts:** Hazelwood Neighborhood Association, contact Arlene Kimura at 503-252-9429.  
East Portland Neighborhood Coalition, contact Richard Bixby at 503-823-4550.  
Gateway Area Business Association, contact Fred Sanchez at 503-256-3910.

**Proposal:** A Design Advice Request is a voluntary review process that allows the Design Commission to provide early feedback on a development proposal, prior to the required land use review. The proposal is for two apartment buildings with a total of 61 units, split by a central entry piazza and roof garden, 47 on-site parking spaces, and one loading space. Exterior materials include metal siding, prefinished cement panel siding and cement lap siding, brick, metal railings, wood screening and fencing, concrete fencing, vinyl windows, aluminum storefront and curtainwall, and asphalt shingle roofing. There are three live/work units on the ground floor, facing NE 102<sup>nd</sup> Avenue. The applicant is asking for three Modifications to Zoning Code standards:

1. Ground Floor Active Use (33.526.280.D.2) – To reduce the required 25 foot deep ground floor active spaces, namely the 2 live/work units, to 13'-2" deep.
2. Loading (33.266.319.D.b) – To reduce the size of the loading space from 18 feet deep to 16 feet deep.
3. Parking Area Setbacks and Landscaping (33.266.130.G.3a) – To reduce the required amount of interior parking lot landscaping from 1,260 SF.

\*\*\* To view project information (including drawings), please visit the Design Commission Agenda [www.portlandoregon.gov/bds/PortlandDesignCommissionAgenda](http://www.portlandoregon.gov/bds/PortlandDesignCommissionAgenda) 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 the required land use review, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are the *Gateway Regional Center Design Guidelines*.

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\*\*\* Further information is available from the Bureau of Development Services. Please contact Chris Caruso at (503) 823-5747, [Chris.Caruso@portlandoregon.gov](mailto:Chris.Caruso@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.