

OMSI MASTER PLAN

CASE FILE: EA 17-243925 DA
REVIEW BY: Design Commission
WHEN: October 26, 2017 @
1:30pm (start time may vary)
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>



Location: 1945 SE WATER AVE and surrounding area

Future Zoning/Designations: EX - Central Employment and OS – Open Space Zones; d – Design, e – River Environmental, g* - River General, and s – Scenic Resources Overlay Zones (future overlay zones are not yet adopted by City Council); Central Eastside Subdistrict of the Central City Plan District.

Note that this proposal is based on code that is anticipated to be adopted and/or effective in 2018.

Neighborhood Contacts: Hosford-Abernethy, contact chair@handpdx.org,
Central Eastside Industrial Council, contact ceic@ceic.cc,
Southeast Uplift, contact Leah Fisher at 503-232-0010.

Proposal:

Design Advice Request hearing for a proposed Central City Master Plan for the OMSI Station area, which is located in the Central Eastside Subdistrict of the Central City Plan District. The master plan area encompasses land owned by the Oregon Museum of Science and Industry, at approximately 18.53 acres, as well as adjacent land owned by other public entities, bringing the total area under consideration to approximately 21.25 acres. The proposed master plan includes a new area design and development framework for approximately 1.5 – 3 million new square feet of mixed-use development, and describes potential development phasing, future land uses and building massing envelopes, public open space and river access, vehicle and pedestrian circulation, infrastructure, and sustainability strategies. A Central City Master Plan Review will be required for this area pending adoption of recommended new zoning regulations that are proposed as part of the Central City 2035 project and which are currently under consideration by the City Council.

*** To view project information (including drawings), please visit the Design Commission

<https://www.portlandoregon.gov/bds/42442> and click on the “Agenda” 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 Central City Master Plan Approval Criteria of zoning code section 33.510.255.H, as proposed in the Recommended Draft of the Central City 2035 Plan. These approval criteria are not yet adopted by the City Council and are subject to change before the formal Central City Master Plan Review.

*** 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).

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.