

Design Advice Request

1260 NE Multnomah, Lloyd Center East

WHEN February 28, 2019 @ 1:30 PM
(meeting start time –see Design Commission agenda for estimated project start time)

WHERE 1900 SW 4TH Avenue, Room 2500 B, Portland, OR 97201



REVIEW BY	DESIGN COMMISSION	CASE FILE EA 19-107328 DA
MEETING TYPE	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 meeting for development at the east end of Lloyd Center, including: <ul style="list-style-type: none"> • The renovation and conversion of the existing Sears Building; • The creation of a new East Mall Entry; and, • The development of a new 14-screen theatre building on the corner. 	
PROJECT INFO	www.portlandoregon.gov/bds/dcagenda	
SITE LOCATION	1260 NE Multnomah and 2201 Lloyd Center	
ZONING/ DESIGNATION	CXd – Central Commercial/Mixed Use with Design Overlay	
QUESTIONS? BDS CONTACT	Grace Jeffreys, Planner (503) 823-7840 / Grace.Jeffreys@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th 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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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.