

# Design Advice Request

## 550 MLK

CASE FILE	<b>EA 20-219065 DA</b>
WHEN	<b>Thursday, January 7, 2021 @ 1:30 PM</b> <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>
WHERE	<b>ONLINE:</b> Link to drawings is available at <a href="http://www.portlandoregon.gov/bds/dcagenda">www.portlandoregon.gov/bds/dcagenda</a>
HOW	<b>TO COMMENT:</b> Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:Grace.Jeffreys@portlandoregon.gov">Grace.Jeffreys@portlandoregon.gov</a>
REVIEW BY	<b>DESIGN COMMISSION</b>
PROCESS	A <b>Design Advice Request</b> 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 a proposed half block, “5-over-2” mixed-use project with ground level retail spaces, residential amenities, parking with approximately 60 parking stalls, and approximately 120 residential units of varying sizes at levels 2 – 7. There is a previous LU approval (LU 17-109848 DZ, HR) for a new mixed-use building development on this site. All of the site is located in the Central City Plan District/Central Eastside Subdistrict, and a small part of site mid-block is also located within the East Portland/Grand Ave Historic District.  Discussion to include an early design concept as well as challenges created by a 3-foot dedication that may necessitate modification to 33.510.225 Ground Floor Active Uses on MLK.
REVIEW APPROVAL CRITERIA	<u>Design Review (majority of the site, not in the historic district) - Central City Fundamental Design Guidelines (CCFDG) and Special Design Guidelines for the Design Zone of the Central Eastside District of the Central City Plan (CEDG)</u>  <u>Historic Resource Review (small part of the site mid-block, in the historic district) - Central City Fundamental Design Guidelines (CCFDG) and East Portland/Grand Avenue Historic District</u>
SITE ADDRESS	550 SE MLK
ZONING/ DESIGNATION	EXd - Central Employment with Design and Historic Resource Protection Overlays <u>All of the Site</u> - Central City Plan District/Central Eastside Subdistrict <u>Small part mid-block</u> – Also in the East Portland/Grand Ave Historic District
FURTHER INFO	Available online at <a href="http://www.portlandoregon.gov/bds/dcagenda">www.portlandoregon.gov/bds/dcagenda</a> or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	<b>Grace Jeffreys, City Planner</b> <b>(503) 865-6521 / <a href="mailto:Grace.Jeffreys@PortlandOregon.gov">Grace.Jeffreys@PortlandOregon.gov</a></b> Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201

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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.