



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Dan Saltzman, Commissioner  
Paul L. Scarlett, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

**Date:** September 13, 2012  
**To:** Interested Person  
**From:** Christine Caruso, Land Use Review  
Chris.Caruso@portlandoregon.gov, 503-823-5747

**NOTICE OF A PUBLIC MEETING FOR POTENTIAL FUTURE DEVELOPMENT IN YOUR NEIGHBORHOOD**

**FILE:** EA 12-172519 DA, DESIGN ADVICE REQUEST  
222 NE 102ND AVE, Hazelwood Plaza  
**REVIEW BY:** Design Commission  
**WHEN:** Thursday, October 4, 2012 at 1:30 PM  
**WHERE:** 1900 SW Fourth Ave, Ste. 2500A Portland, OR 97201

A Design Advice Request has been submitted by the applicants listed below regarding potential future development in your neighborhood. The proposal, process, and information on how to respond to this notice are described below. A copy of the site plan, building elevations and zoning map are attached. I am the staff person handling the Design Advice Request. Please call me if you have questions regarding this process. Please contact the applicant if you have questions regarding any future development on the site.

**Applicant:** Richardo Berdichevsky (503-927-1758)  
3570 SW River Pkwy #2307/Portland, OR 97239-4548

**Owner:** Alberto Rinkevich/Alberto Rinkevich Architects LT (503-477-4587)  
4810 SW Lowell Ct/Portland, OR 97221

**Site Address:** 222 NE 102ND AVE  
**Legal Description:** TL 9000 0.14 ACRES, SECTION 34 1N 2E; TL 9100 0.14 ACRES, SECTION 34 1N 2E; TL 9200 0.14 ACRES, SECTION 34 1N 2E; TL 9300 0.14 ACRES, SECTION 34 1N 2E

**Tax Account No.:** R942342590, R942342600, R942342610, R942342620  
**State ID No.:** 1N2E34CB 09000, 1N2E34CB 09100, 1N2E34CB 09200, 1N2E34CB 09300

**Quarter Section:** 3041  
**Neighborhood:** Hazelwood, contact Arlene Kimura at 503-252-9429.  
**Business District:** Gateway Area Business Association, contact Fred Sanchez at 503-256-3910.  
**Plan District:** Gateway  
**Zoning:** CMD, Mixed Commercial with design overlay  
**Design District:** Gateway Regional Center  
**Case Type:** DA, Design Advice Request  
**Procedure:** A public meeting with the Design Commission to provide informal, advisory response for the applicants/owners to consider in preparation of a potential future land use review application.

**Proposal:**

The applicant seeks design advice on the potential development of a 5-story residential building with 61 units and 52 tuck-under parking spaces in the Gateway Plan District.

Potential modifications include a Ground Floor Active Use Area depth reduction from 25'-0" to 13'-2".

**Approval Criteria:**

If a formal land use review application were submitted in the future for the proposed development, it would be reviewed in accordance with the relevant approval criteria of Title 33, Portland Zoning Code.

The applicable approval criteria could include some or all of the following: 33.130 Commercial Zones; 33.266 Parking and Loading; 33.420 Design Overlay Zone; 33.526 Gateway Plan District; 33.825 Design Review; and the Gateway Design Guidelines.

If requested, Modifications would be reviewed against 33.825.040, Modifications That Will Better Meet Design Review Requirements.

If requested, Adjustments would be reviewed against 33.805.040, Adjustment Approval Criteria.

*This application was submitted on August 16, 2012.*

**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 Historic Landmarks Commission or 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 Historic Landmarks Commission or 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, listed on the first page of this notice, 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. To comment, you may write to the Design Commission, 1900 SW Fourth Ave., Suite 5000 or FAX your comments to 503-823-5630; or you may attend the meeting to provide comment. Please refer to the file number when seeking information or submitting comment.

A Design Advice Request file is available for your review by appointment. Please contact the file review at 503-823-7617 to schedule a time. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost for such services. You may also find additional information about the City of Portland and City Bureaus as well as a digital copy of the Portland Zoning Code, by visiting the City's homepage on the Internet at [www.ci.portland.or.us](http://www.ci.portland.or.us).

### **Design Advice Request Results**

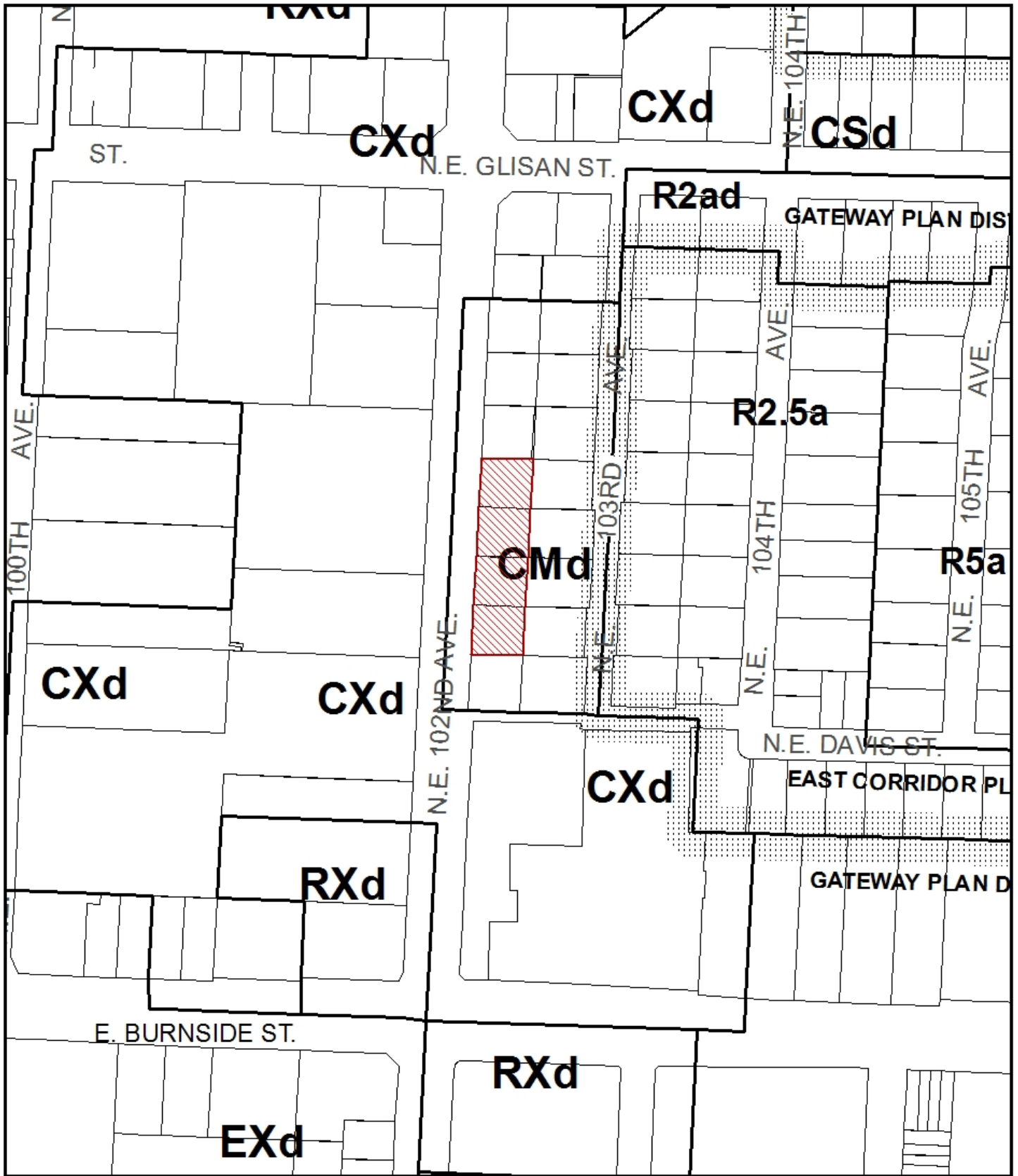
Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and 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.

### **Meeting Cancellation**

This public meeting will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. The meeting will be rescheduled for the earliest possible date. A renotification notice will not be sent. Please call the Bureau of Development Services at 503-823-7617, for immediate information regarding cancellations or rescheduling. To attend the meeting, public transportation is available. Tri-Met buses stop near the BDS building at SW Fifth or Sixth Ave. at SW Hall St. and SW Harrison St. Call Tri-Met at 503-238-7433 (or [www.tri-met.org/routes\\_times.htm](http://www.tri-met.org/routes_times.htm)) for routes and times. Hourly rated public parking is available a half block south of the building on Fourth Ave.

**The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).**

**Enclosures:** Zoning Map, Site Plan/First Floor Plan, Elevations, Renderings



# ZONING



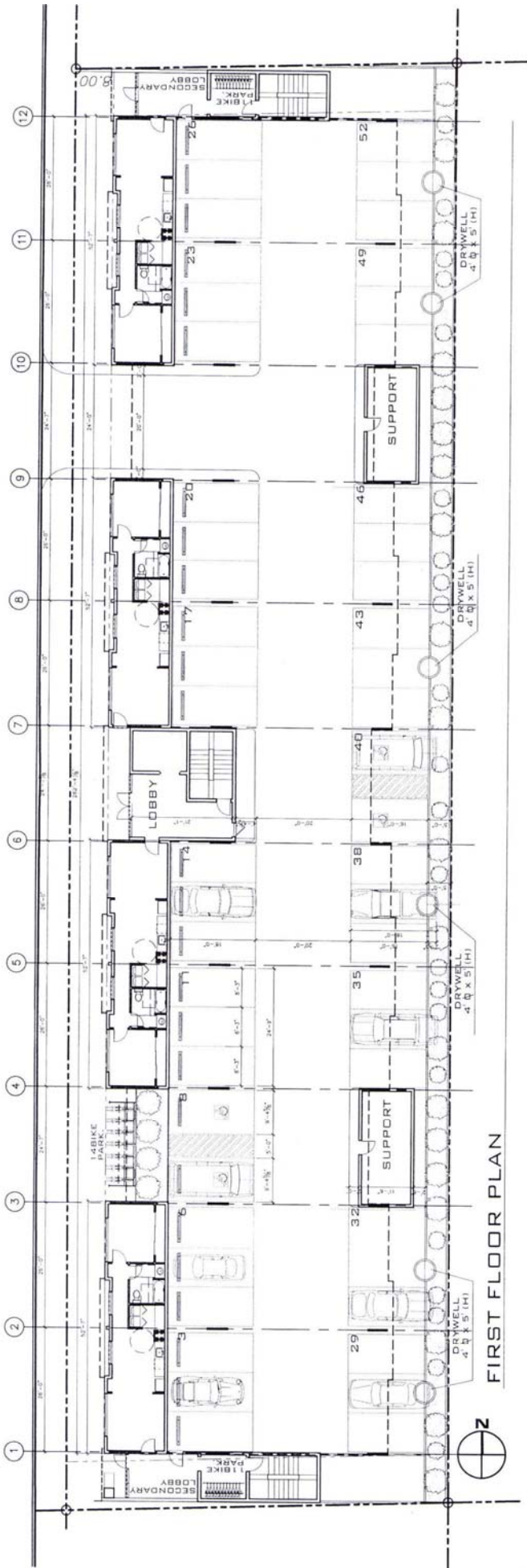
Site



NORTH

This site lies within the:  
GATEWAY PLAN DISTRICT

File No.	EA 12-172519 DAR
1/4 Section	3041
Scale	1 inch = 200 feet
State_Id	1N2E34CB 9200
Exhibit	B (Aug 17, 2012)



FIRST FLOOR PLAN

EA12-172519 PAR.

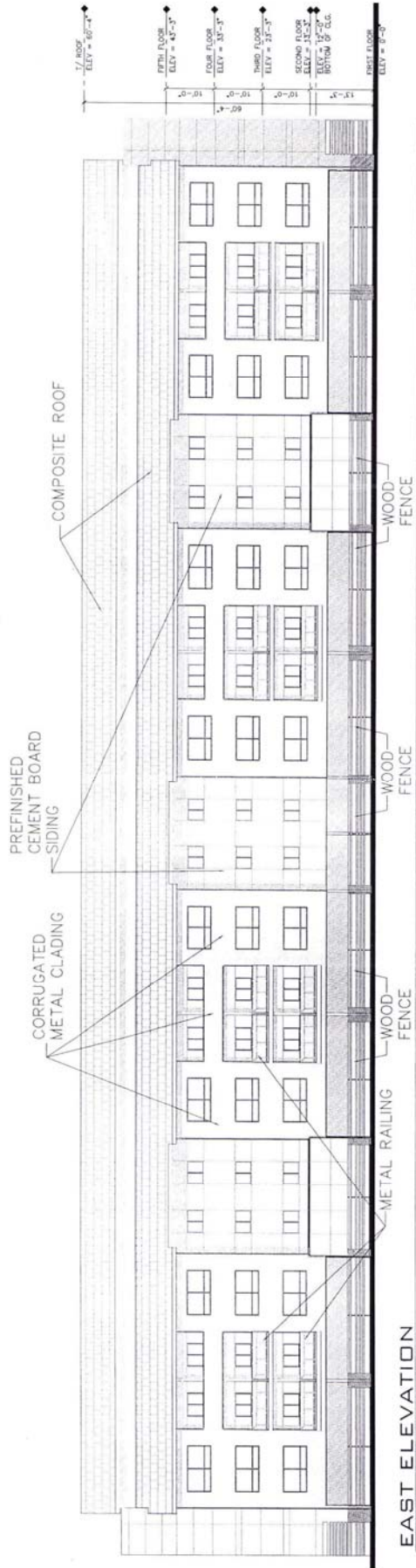
ALBERTO RINKEVICH  
A R C H I T E C T S

4811 SW LOWELL CT, PORTLAND, OR 97221  
(503) 927-1728 FAX (503) 927-2613

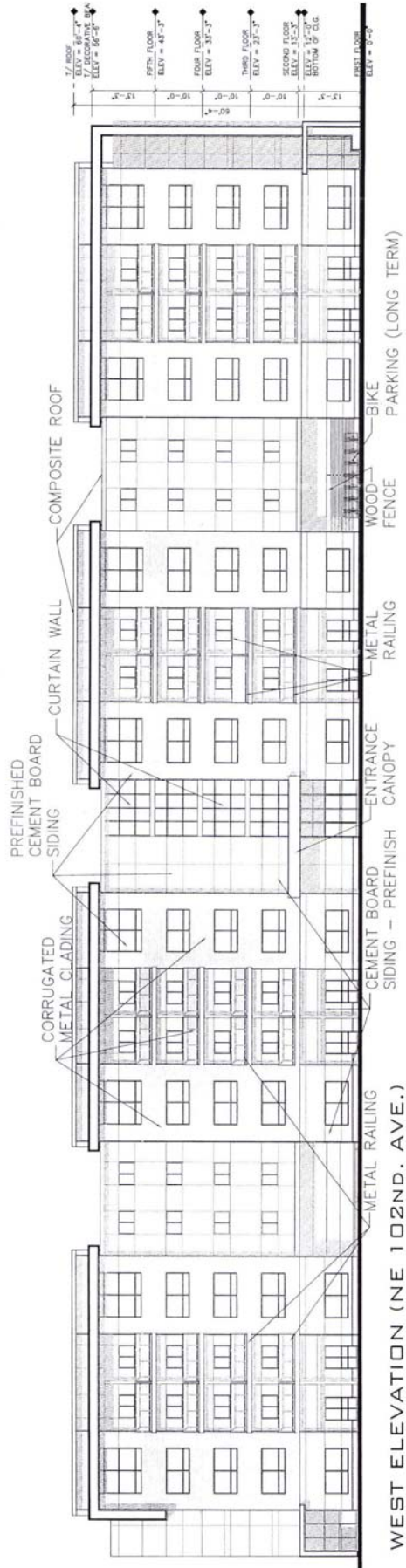
HAZELWOOD PLAZA - 61 RESIDENTIAL UNITS - 222 NE 102ND AVE.  
PORTLAND OR

08-05-12

N.T.S.



EAST ELEVATION



WEST ELEVATION (NE 102ND. AVE.)

FA12-172519DAR

ALBERTO RINKEVICH  
A R C H I T E C T S

HAZELWOOD PLAZA - 61 RESIDENTIAL UNITS - 222 NE 102ND. AVE.  
PORTLAND OR

N.T.S.

08-05-12

480 SW LOWELL CT. PORTLAND, OR 97221  
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