

DESIGN ADVICE REQUEST POSTING NOTICE

CASE FILE: EA 13-240525 DA

NW Irving Commercial Building
(EA 13-240521 PC)

REVIEW BY: Design Commission

WHEN: February 27, 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>

Location: Tax lots R 140739 & R140743 between NW 14th & NW 15th along the vacated portion of NW Irving Street

Zoning/Designation: EXd – Central Employment with a Design overlay in the Central City Plan District, River Sub District.

Neighborhood Contacts: Pearl District Neighborhood Association (Patricia Gardner at 503-243-2628), Pearl District Business Association (Adele Nofield at 503-223-0070), and Neighbors West/Northwest District Neighborhood Coalition (Mark Sieber at 503-823-4212)

Proposal: 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. The subject proposal is for a new 9-story (approx. 165,000 sq. ft.) mixed-use commercial building (office & retail) with 3-levels of below-grade parking for approximately 150 vehicles. Garage access, loading and services areas would be located along NW 15th. The main lobby entrance would be located on the south façade off of the NW Irving pedestrian walkway. The proposal would utilize previously transferred floor area to exceed the allowed 5:1 FAR for the site (6.3:1 proposed) and achieve a height bonus above the 75' height limit (120' proposed). Possible modifications to the loading requirements may be necessary.

To view project information (including drawings), please visit the Design Commission Agenda 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 Central City Fundamental Design Guidelines and the River District Design Guidelines.

*** Further information is available from the Bureau of Development Services. Please contact Staci Monroe at (503) 823-0624, staci.monroe@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.