

CASE FILE: EA 14-127050 DA  
**Miracles Central**

Pre-App. Conf.: EA 14-117192 PC

REVIEW BY: Design Commission

WHEN: May 1, 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>

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**Location:** 1306 NE 2ND AVE

**Zoning/Designation:** RXd (Central Residential with Design overlay zone), Central City plan district, Lloyd District Subdistrict

**Neighborhood Contacts:** Lloyd District Community, contact Michael Jones at 503-265-1568; and Lloyd District Community Assn., contact Gary Warren at 503-234-8271.

**Proposal:** A Design Advice Request (DAR) 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 current proposal is for the redevelopment of a vacant 10,000 square-foot, quarter-block site at the NE corner of the NE 2<sup>nd</sup> Avenue and Wasco Street intersection. A six-story mixed-use building is proposed with 47 apartments on the five upper floors, and ground floor uses including residential lobby space, a small loading bay off NE 2<sup>nd</sup> Avenue, and community service space. The building has an L-shaped plan that provides for an internal courtyard of 2,350 square feet on this 100' by 100' site. Approximately 10'-deep insets in the ground-floor building wall provided covered areas adjacent to the sidewalk near all the main building entry doors facing the two streets, as well as inset balconies on upper floors. Exterior materials include two different colors of brick, fiber cement lap siding, fiber cement panel siding, and a projecting sheet metal cornice. Windows are fiberglass on the upper floors, with aluminum storefront window and door systems on the ground floor. A large internal bike parking room is planned, but there is no on-site vehicle parking. No Adjustments or Modifications have been requested by the applicant at this time. Following this DAR process, the proposal will require a Type III Design Review prior to construction permit issuance.

\*\*\* To view project information (including drawings), please visit the Design Commission [www.portlandoregon.gov/bds/PortlandDesignCommissionAgenda](http://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 the *Central City Fundamental Design Guidelines* and the *Lloyd District Design Guidelines*.

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\*\*\* Further information is available from the Bureau of Development Services. Please contact Mark Walhood at (503) 823-7806, [mark.walhood@portlandoregon.gov](mailto:mark.walhood@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.