

**CASE FILE: EA 14-138634 DA - Riverscape Lot 8**  
**REVIEW BY: Design Commission**  
**WHEN: June 5, 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), please visit <http://www.portlandonline.com/bds/index.cfm?c=36648&a=116209>

\*\*\* To view specific project information, please visit the Design Commission Agenda ([www.portlandoregon.gov/bds/PortlandDesignCommission](http://www.portlandoregon.gov/bds/PortlandDesignCommission)) 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.

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**Location:** 2098 NW FRONT AVE (NW Front Avenue @ NW 18<sup>th</sup> Ave.)

**Zoning/Designation:** RXdg (Central Residential base zone with Design and River General overlay zones), Central City Plan District/River District Subdistrict, Public Recreational Trail

**Neighborhood Contacts:** Northwest District, contact John Bradley at 503-313-7574; and Neighbors West/Northwest, contact Mark Sieber at 503-823-4212.

**Proposal:** A Design Advice Request is a voluntary review process that allows the Design Commission to provide early feedback on a development proposal, prior to the required land use review.

The current proposal is for a large building with two above-ground volumes over a single connected below-grade parking structure. The site is a vacant property at the northern edge of Riverscape, fronting onto the Willamette River just east of NW Front Avenue at NW 18<sup>th</sup> Avenue. The project includes two six-story apartment building volumes on both the west and east edges of the site, and has a total of 270 dwelling units and parking for 229 cars. The buildings are separated by a small uncovered parking area with pedestrian walkways that runs in alignment with NW Riverscape Street just to the south. The westerly building has a lobby onto NW Front Avenue and a small retail space at the corner of NW Front and 18<sup>th</sup> Avenue. The easterly building has a modified U-shaped plan that encloses a north-facing courtyard, with an angled easterly wall along the river. The northern edges of the buildings are set back from the river at the top three floors. New public greenway trail improvements are proposed on both the north and east sides of the site, along the river frontage.

The project valuation of approximately \$40 million and central city location trigger a Type III Design Review. A concurrent Type II Greenway Review is also necessary prior to obtaining permits for the project.

**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*, the *River District Design Guidelines*, and **33.440.350**, Greenway Review Approval Criteria.

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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.