

CASE FILE: EA 14-208933 DA – Front17

Pre-App EA 14-187603 PC (Completed)

REVIEW BY: Design Commission

WHEN: Thursday November 6th, 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: 2030 NW 17TH AVE

Zoning/Designation: EXd, Central City Plan District/River District Subdistrict

Neighborhood Contacts: Northwest District, contact John Bradley at 503-313-7574, Pearl District Business Association, contact Adele Nofield at 503-223-0070, Neighbors West/Northwest, contact 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 current proposal is for the redevelopment of an industrial site into a mixed-use development with 220 apartments, ground floor retail spaces, a five-story office tower over retail, townhomes, and parking for 175-250 cars. The site is an irregular parcel bound by NW Front Avenue on the east, NW 17th Avenue on the west, and the curving, unimproved segment of NW Terminal/Sherlock Avenue on the south (next to the train tracks). The proposal includes two large new structures. The north building features an enclosed parking and retail podium with three distinct five-level apartment volumes above facing NW Front, and five three-story townhome units masking the podium from NW 17th Avenue. Extensive courtyards and green spaces are provided atop the podium above the street level on this larger northern building. The smaller southern structure has five stories of office space over ground floor retail facing NW Front Ave. An on-site entry driveway and pedestrian plaza provides the only vehicle access to the site from NW Front Ave, directly opposite the intersection with NW 16th Avenue. Exterior building materials include two different metal panel systems, dark brick, board-formed concrete, aluminum and vinyl window systems, and weathered wood tongue-in-groove siding.

The drawings submitted for the DAR show a project that would require Modifications to perimeter parking lot landscaping and Ground Floor Windows, both along the south edge of the street facing the NW Terminal/Sherlock street lot line. An Adjustment to reduce the number of on-site loading spaces would also be required.

*** To view project information, please visit the Design Commission Agenda online 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 *River District Design Guidelines*.

*** Further information is available from the Bureau of Development Services. Please contact Mark Walhood at (503) 823-7806, 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.