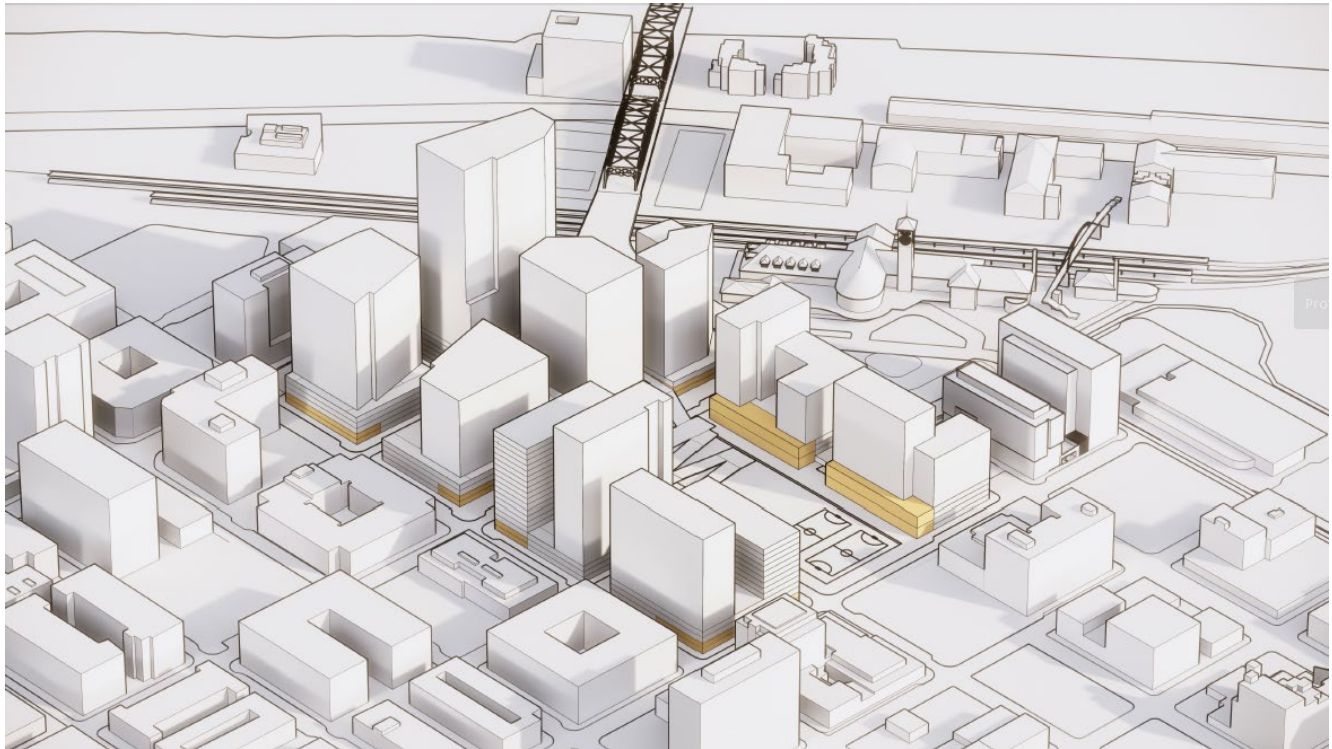


Design Advice Request

BROADWAY CORRIDOR MASTER PLAN

WHEN | July 18, 2019 @ 1:30 PM
(meeting start time –see Design Commission agenda for estimated project start time)

WHERE | 1900 SW 4TH Avenue, Room 2500 B, Portland, OR 97201



REVIEW BY	DESIGN COMMISSION	CASE FILE	EA 19-147114 DA (EA 19-147103 PC)
MEETING TYPE	A Design Advice Request is, in this case, a required step in the Central City Master Plan process. It allows the Commission to provide early feedback on a development proposal, prior to the required land use review.		
PROPOSAL	2 nd Design Advice Request meeting for a proposed Central City Master Plan on the 14-acre former site of the United States Parcel Service. The Central City Master Plan will establish the framework for future development proposals within the Master Plan boundary (NW Hoyt, NW 9 th , NW Lovejoy, NW Broadway). The site will ultimately be home to approximately 4 million square feet of new commercial, employment, and residential development, as well as open space. The Green Loop is anticipated to run through the center of the site alongside public open space, which includes an extension of the North Park Blocks.		
PROJECT INFO	www.portlandoregon.gov/bds/dcagenda		
SITE LOCATION	715 NW Hoyt		
ZONING/ DESIGNATION	EXd – Central Employment with Design Overlay Central City Plan District / Pearl Subdistrict		
QUESTIONS? BDS CONTACT	Hillary Adam, Planner (503) 823-3581 / Hillary.Adam@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | תרגום או תעודת שפה
 Письменный или устный перевод | Traducere sau Interpretare | 번역 및 통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



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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.