



City of Portland Design Commission

Agenda

Location

[1900 SW 4th Avenue](#)

Room 2500B (2nd Floor)

Portland, OR 97201

Keep in Mind

- The agenda is subject to change. Cases may be rescheduled. Times are estimates only and item times may change.
- Projects are reviewed in the order listed with a 10 minute break between agenda items.
- [Hearing cancellations follow Portland Public School Inclement Weather Closure Policy.](#)
- Regularly scheduled meetings of the Design Commission are the 1st and 3rd Thursday of each month. Additional meetings are scheduled as necessary and are noted as a “special date” on the agenda.
- All continuances and reschedules are requested by the applicant, unless otherwise noted.

Resources

- Project information (Reports, Presentations, Drawings, Audio) is available for each project at the links provided below. Project information is generally available within one week of the meeting date: www.efiles.portlandoregon.gov
- A *Guide for Presenting Testimony* is available at www.portlandoregon.gov/bds/dctestimony
- Design Guidelines are available online at www.portlandoregon.gov/designguidelines

February 6, 2020 at 1:30 PM

1 Items of Interest

(1:30-1:35)

2

(1:35-3:05)

Design Advice Request

7-story Central City Concern Westwind Apts | EA 19-264356 DA

<https://efiles.portlandoregon.gov/record/13400400>

CITY CONTACT: Tim Heron, BDS, 503-823-7726

APPLICANT: Adam Hostetler, Works Progress Architecture

SITE: 333 NW 6th Avenue

Design Advice Requested for a proposed Central City Concern residential and group living building to replace the existing Westwind Apartments ¼-block site. A combined total of 100 group living units and studio apartments and CCC offices and support services. Ground floor uses include office, retail, lobby and loading. Materials include aluminum storefront system, brick and metal cladding.

3

(3:15-4:15)

Type III Land Use Review

Hoyt Commons | LU 19-248595 DZ

<https://efiles.portlandoregon.gov/record/13400440>



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CITY CONTACT: Hannah Bryant, BDS, 503-823-5353
APPLICANT: Michael Cline | RDH Building Science
SITE: 618 NW 12th

Type III Design Review for a proposed renovation of the exterior façade above the brick base. Includes the removal of all failing EIFS, windows, doors and balcony railings and replacement with new rain screen stucco, fiberglass windows, new doors, sidelights and railings. No new FAR or changes to development area are proposed.

Rescheduled
to 3/19/20

Type III Land Use Review

Adventist Medical Office Building | LU 19-234296 DZM
<https://efiles.portlandoregon.gov/record/13433796>

CITY CONTACT: Hannah Bryant, BDS, 503-823-5353
APPLICANT: Tyler Carlson
SITE: 1500 SE 96th Avenue

Type III Design Review for a proposed four story Medical Office Building. The site is located in the Gateway Pedestrian District, between the MAX station and Adventist Hospital. The proposed building is 386 feet long, along SE Main Street. Required Open Area is proposed to the east and south of the building. 392 surface parking spaces are proposed. Four Modifications are requested: to increase the maximum setback between the building and SE Main Street; to increase the vehicle frontage on SE 96th Avenue and SE 100th Avenue; to reduce the required building length along SE Main Street, and to eliminate the requirement for Open Area to abut the sidewalk on on-site circulation system.

February 13, 2020 at 1:30 PM – SPECIAL DATE

1 **Items of Interest**
(1:30-1:35)

2
(1:35-2:35)

Design Advice Request

OHSU Multi-Modal Hub | EA 255788 DA
<https://efiles.portlandoregon.gov/record/13377765>

(RESCHEDULED FROM 2/20/20)

CITY CONTACT: Art Graves, BDS, 503-823-7803
APPLICANT: Carl Tully
SITE: 545 SW Campus Drive (OHSU)

DAR for proposed development which includes excavation of the existing hillside for the installation of a 20-foot high (at its peak) by 120-foot long retaining wall to allow truck turn-around for construction of the OHSU Hospital Expansion project, and the eventual construction of a Multi-Modal Hub to providing long term bicycle parking and combined Trimet/C-Tran bus shelter and stop.



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3
(2:45-6:45)

Type III Land Use Review

USPS Broadway Corridor Master Plan | LU 19-246279 CCMPAD

<https://efiles.portlandoregon.gov/record/13411837>

CITY CONTACT: Hillary Adam, BDS, 503-823-3581

APPLICANT: Sarah Harpole, Prosper Portland

SITE: 715 NW Hoyt

Central City Master Plan for 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 9th, 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 will run through the center of the site alongside public open space, which includes an extension of the North Park Blocks. An Adjustment is requested to relocate the required Ground floor Active Use standards.

4
(6:55-7:55)

Briefing – River District ROW Standards

<https://efiles.portlandoregon.gov/record/13385091>

(RESCHEDULED FROM 1/23/20)

CITY CONTACT: Nick Falbo, PBOT, 503-823-6152

CITY CONTACT: Hillary Adam, BDS, 503-823-3581

February 20, 2020 at 1:30 PM

1
(1:30-1:35)

Items of Interest

2
(1:35-4:05)

Briefing - DOZA Work Session #5 Proposed Citywide Design Guidelines

<https://efiles.portlandoregon.gov/record/13385090>

CITY CONTACT: Staci Monroe, BDS, 503-823-0624

3
(4:15-6:15)

Type III Land Use Review

MorningStar at Laurelhurst | LU 19-244431 DZM

<https://efiles.portlandoregon.gov/record/13385043>

(CONTINUED FROM 1/23/20)

CITY CONTACT: Tanya Paglia, BDS, 503-823-4989

APPLICANT: David Howard and Mark Coplin, Ankrom Moisan Architects; Brandon Lesnia MorningStar Senior Living

SITE: 3100/3150 NE Sandy Blvd

Type III Design Review for a proposed five-story senior living facility on Sandy Blvd with 114 units of memory care and assisted living and associated ground floor active uses



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such as a lobby, bistro, offices, salon, and theater as well as other indoor and outdoor amenity spaces. The site is located in the Sandy Boulevard Plan District and is bounded by Sandy Blvd, NE 31st St, and NE Hassalo St. Structured parking with approximately 70 parking spaces is proposed with access also off NE Hassalo. Loading is proposed mid-block on NE Sandy Blvd at the northeast corner of the building. Modifications to zoning standards requested including Building Length and Façade Articulation, Setback Landscaping, and Sandy Boulevard Plan District height limits in transition zones.

Rescheduled
to 3/5 & 3/12)

Type III Land Use Review

Alamo Manhattan Blocks | LU 20-102914 DZM GW

<https://efiles.portlandoregon.gov/record/13442640>

(Proposal was originally processed under LU 19-225732 DZM GW and scheduled for a 2nd hearing on 2/6/20. This application was withdrawn and the project was resubmitted under this new case number)

CITY CONTACT: Staci Monroe, BDS, 503-823-0624

CITY CONTACT: Stacey Castleberry, BDS, 503-823-7586

APPLICANT: Wade Johns | Alamo Manhattan

SITE: Property bounded by SW Bond, SW Lane, SW Lowell & the Willamette River

Proposed four block development in South Waterfront with approximately 1,232 residential units, 20,000 SF retail and parking. The two riverward blocks will contain high-rise buildings with mid-rise buildings on the two western blocks. The project will also include new streets, river accessways and a greenway trail. Modifications to height, and vehicle and bike parking standards are requested.

Rescheduled
to 2/13

Design Advice Request

OHSU Multi-Modal Hub | EA 255788 DA

<https://efiles.portlandoregon.gov/record/13377765>

CITY CONTACT: Art Graves, BDS, 503-823-7803

APPLICANT: Carl Tully

SITE: 545 SW Campus Drive (OHSU)

DAR for proposed development which includes excavation of the existing hillside for the installation of a 20-foot high (at its peak) by 120-foot long retaining wall to allow truck turn-around for construction of the OHSU Hospital Expansion project, and the eventual construction of a Multi-Modal Hub to providing long term bicycle parking and combined Trimet/C-Tran bus shelter and stop.

March 5, 2020 at 1:30 PM

1
(1:30-1:35)

Items of Interest

2
(1:35-5:35)

Type III Land Use Review

Alamo Manhattan Blocks | LU 20-102914 DZM GW



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<https://efiles.portlandoregon.gov/record/13442640>

(RESCHEDULED FROM 2/20/20)

(Proposal was originally processed under LU 19-225732 DZM GW and scheduled for a 2nd hearing on 2/6/20. This application was withdrawn and the project was resubmitted under this new case number)

CITY CONTACT: Staci Monroe, BDS, 503-823-0624

CITY CONTACT: Stacey Castleberry, BDS, 503-823-7586

APPLICANT: Wade Johns | Alamo Manhattan

SITE: Property bounded by SW Bond, SW Lane, SW Lowell & the Willamette River

Proposed four block development in South Waterfront with approximately 1,232 residential units, 20,000 SF retail and parking. The two riverward blocks will contain high-rise buildings with mid-rise buildings on the two western blocks. The project will also include new streets, river accessways and a greenway trail. Modifications to height, and vehicle and bike parking standards are requested.

3

(5:45-7:45)

Type III Land Use Review

Alta Centric | LU 19-245419 DZM

<https://efiles.portlandoregon.gov/record/13465629>

CITY CONTACT: Tayna Paglia, BDS, 503-823-4989

APPLICANTS: Kurt Schultz, SERA Architects and Michael Nagy, Wood Partners

SITE: 1634 SW Alder St

Type III Design Review for a proposed seven-story mixed use building with 203 units on a 20,000 SF, half-block site in the Goose Hollow Subdistrict of the Central City Plan District. The site is bounded by SW Morrison St, SW 17th Ave, and SW Alder St. The main residential entry and lobby are proposed along SW Alder St on the north side of the site. Parking and loading access is proposed along SW 17th Ave. The proposed ground floor will include parking, ground floor amenity space, and commercial co-work/office space along SW Morrison St. Modifications to zoning standards requested including vehicle parking layout and bicycle parking dimensions.

March 12, 2020 at 1:30 PM – SPECIAL DATE

1

(1:30-1:35)

Items of Interest

2

(1:35-4:35)

Briefing - DOZA Work Session #6 Proposed Citywide Design Guidelines

<https://efiles.portlandoregon.gov/record/13385090>

CITY CONTACT: Staci Monroe, BDS, 503-823-0624



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3
(4:45-6:45)

Type III Land Use Review

Alamo Manhattan Blocks | LU 20-102914 DZM GW

<https://efiles.portlandoregon.gov/record/13442640>

(CONTINUED FROM 3/5/20; RESCHEDULED FROM 2/20/20)

(Proposal was originally processed under LU 19-225732 DZM GW and scheduled for a 2nd hearing on 2/6/20. This application was withdrawn and the project was resubmitted under this new case number)

CITY CONTACT: Staci Monroe, BDS, 503-823-0624

CITY CONTACT: Stacey Castleberry, BDS, 503-823-7586

APPLICANT: Wade Johns | Alamo Manhattan

SITE: Property bounded by SW Bond, SW Lane, SW Lowell & the Willamette River

Proposed four block development in South Waterfront with approximately 1,232 residential units, 20,000 SF retail and parking. The two riverward blocks will contain high-rise buildings with mid-rise buildings on the two western blocks. The project will also include new streets, river accessways and a greenway trail. Modifications to height, and vehicle and bike parking standards are requested.

March 19, 2020 at 1:30 PM

1
(1:30-1:35)

Items of Interest

2
(1:35-3:05)

Type III Land Use Review

Adventist Medical Office Building | LU 19-234296 DZM

<https://efiles.portlandoregon.gov/record/13433796>

(RESCHEDULED FROM 2/6/20)

CITY CONTACT: Hannah Bryant, BDS, 503-823-5353

APPLICANT: Tyler Carlson

SITE: 1500 SE 96th Avenue

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April 2, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)

April 16, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)

2 **Design Commission Vote - DOZA**
(1:35-3:35) **Proposed Citywide Design Guidelines**
<https://efiles.portlandoregon.gov/record/13385090>

CITY CONTACT: Staci Monroe, BDS, 503-823-0624

May 7, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)

May 21, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)

June 4, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)

June 18, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)

July 2, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)

July 16, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)



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August 6, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)

August 20, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)

September 3, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)

September 17, 2020 at 1:30 PM

1 **Items of Interest**
(1:30-1:35)