

Tentative Schedule for Design Commission

Hearings held as of May 1st will be located at CH2M Center - 2020 SW 4th Ave(Lincoln Room)

[**To view/ listen to case related information \(Reports, Presentations, Drawings, Audio\) click here**](#)

IF YOU ARE INTERESTED IN ATTENDING A HEARING:

**** Note that this schedule is subject to change ****

- To find out more about testifying, click [here](#) for a Guide for Presenting Testimony
- Agenda published every Monday. Cases heard in the order listed (note estimated time of each case)
- Cases not started before 6:30 PM may be rescheduled to the following hearing date.
- Regularly scheduled Hearings are the 1st & 3rd Thursday of each month.

July 6, 2017 at 1:30 PM - CH2M CENTER – 2020 SW 4TH AVE (LINCOLN ROOM)

1. [LU 16-100496 DZM MS – Block 290](#) **Hillary Adam, BDS, 503-823-3581**
(estimated 90 minutes)
(CNTD FROM 6/8/17; RSCHD FROM 6/1/17; CNTD FROM 5/4/17)

APPLICANT: Greg Mitchell, LRS Architects
ADDRESS: 1417 NW 20th Avenue

Type III Design Review for a new multi-story residential building with ground floor retail, amenity space and townhouse units, a publicly-accessible plaza in the center and pedestrian accessway on the east, and below-grade parking accessed from NW Quimby (a private street). Proposed exterior materials include stacked Norman brick, zinc-alloy shingles, fiber cement panel, concrete, vinyl windows and sliding doors, glass balconies and cable-rail Juliet balconies, and aluminum storefronts with wood entry doors and roll-up doors. Modifications are requested to Con-way Master Plan standards to increase the height from 47' to 57' for a rooftop amenity space, to not provide the 5' setback for the top floor where the building exceeds 75', to reduce the 50' retail depth to as little as 35' and to reduce the clearance of the ground plane connection between the square and the future park from 25' to 15'-2".

2. [EA 17-107653 DA – Alder 9th](#) **Benjamin Nielsen, BDS, 503-823-7812**
(estimated 60 minutes)
(RSCHLD FROM 6/1 & 6/8 & 6/1; CNTD FROM 4/3; RSCHLD FROM 3/23/17)

APPLICANT: Robert Thompson, TVA Architects
ADDRESS: 820 SE Alder St.

Design Advice Request hearing for a proposed 75'-0" tall, 7-story mixed-use retail and residential building in the Central Eastside Subdistrict of the Central City Plan District. The proposal includes 163 dwelling units, 10,700 SF of ground floor retail, and 37 underground structured parking spaces (accessed off of SE Alder St)

3. Items of Interest

LU 17-109861 DZ – 1732 NE 2nd Avenue
(RESCHEDULED TO 7/20; 6/1/17 & 5/4/17)

Grace Jeffreys, BDS, 503-823-7840
(estimated 120 minutes)

APPLICANT: Parker McNulty, ENT Ventures VI LLC; and Works Progress Architecture LLP
ADDRESS: 1732 NE 2nd Avenue

Type III Design Review for a new 6-story mixed-use building in the Lloyd Subdistrict of the Central City Plan District. Ground level includes 10,475sf of retail, a residential lobby, and a new outdoor plaza on the south side. 74 market-rate residential units are proposed above, the majority of which will be equipped with balconies. One ground level standard B loading space is provided in the southern plaza accessed off NE 3rd, and 50 parking spaces are proposed below-grade accessed off NE Schuyler. No modifications or adjustments to standards have been requested.

Tentative Schedule for Design Commission

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EA 17-172442 DA – 10th & Alder
(RESCHEDULED TO 8/17)

Hannah Bryant, BDS, 503-823-5353
(estimated 90 minutes)

APPLICANT: Pete Miller, DLR Group Architecture
ADDRESS: 539 SW 10th Street

Type III DAR for a proposed 11 story boutique hotel with approximately 177 guestrooms, a covered rooftop terrace and a lower level basement with fitness room and service spaces.

July 13, 2017 at 1:30 PM - CH2M CENTER – 2020 SW 4TH AVE (LINCOLN ROOM)

1. Items of Interest

2. [Briefing on the DOZA \(Design Overlay Zone Amendments\) Scope](#) Sandra Wood, BPS, 503-823-7949
Kara Fioravanti, BDS, BPS, 503-823-5892
(estimated 30 minutes)

3. [EA 17-178014 DA – Oregon Square Phase 2 Alternative](#) Staci Monroe, BDS, 503-823-0624
(estimated 90 minutes)

APPLICANT: Kyle Andersen, GBD Architects
ADDRESS: 827 NE Oregon Street

Design Advice Request (DAR) for an alternative proposal for the Phase 2 portion of the Oregon Square project previously approved in 2016. The proposal retains the 11-story residential building at the northeast block (Block 102) and includes a new 16-story, 250' tall office tower as an alternative to the 325' tall residential tower at the southeast corner of the block (Block 103). Other alternatives include changes to the garden area facing the plaza and potential shifts in garage access points. No modifications or Adjustments to regulations have been identified.

4. [EA 17-185100 DA – SOWA Block 40](#) Jeff Mitchem, BDS, 503-823-7011
(estimated 90 minutes)

APPLICANT: Kim Lan, Alamo Manhattan Properties, LLC
ADDRESS: 3714 & 3838 SW Macadam Ave

Design Advice Request for two new mid-rise structures with a mixed-use program comprised of multi-family housing (approximately 200 units per building), commercial and parking (approximately 240 parking stalls per building).

July 20, 2017 at 1:30 PM - CH2M CENTER – 2020 SW 4TH AVE (LINCOLN ROOM)

1. Items of Interest

2. [LU 17-112427 DZM – 140 SW Columbia](#) Staci Monroe, BDS, 503-823-0624
(CNTD FROM 6/15/17) (estimated 120 minutes)

APPLICANT: Dustin White, GBD Architects
ADDRESS: 140 SW Columbia

Type III Design Review for a 200' tall, full block, mixed-use building that incorporates an existing parking and loading access structure that serves adjacent underground parking. Building will provide 347 residential units, 15,000 SF of retail and office and 244 structured parking spaces. Modifications related to tandem stalls, bike parking dimensions, and rooftop mechanical screen are requested.

Tentative Schedule for Design Commission

Hearings held as of May 1st will be located at CH2M Center - 2020 SW 4th Ave(Lincoln Room)

3. [LU 17-104202 DZM AD – 1319 NW Johnson St](#)

Jeff Mitchem, BDS, 503-823-7011
(estimated 120 minutes)

APPLICANT: Bob Thompson, TVA Architects
ADDRESS: 1319 NW Johnson St

The proposal is for a new 7-story market rate apartment (58 units) building with ground floor retail (approximately 3,400 sf) and no on-site parking. One Adjustment to Zoning Code Standards is requested: 33.266.310 Loading Standards – one Standard B (18’L x 9’W x 10’H) loading stall is required; 0 is proposed. One Modification to Zoning Code Standards is requested: 33.266.300.C Bicycle Parking Standards – a space 2’ x 6’ must be provided for each bicycle parking space; all spaces are proposed to be 1.5’ x 6’ vertical and staggered by 6”.

4. [LU 17-109861 DZ – 1732 NE 2nd Avenue](#)
(RESCHEDULED FROM 7/6; 6/1/17 & 5/4/17)

Grace Jeffreys, BDS, 503-823-7840
(estimated 120 minutes)

APPLICANT: Parker McNulty, ENT Ventures VI LLC; and Works Progress Architecture LLP
ADDRESS: 1732 NE 2nd Avenue

Type III Design Review for a new 6-story mixed-use building in the Lloyd Subdistrict of the Central City Plan District. Ground level includes 10,475sf of retail, a residential lobby, and a new outdoor plaza on the south side. 74 market-rate residential units are proposed above, the majority of which will be equipped with balconies. One ground level standard B loading space is provided in the southern plaza accessed off NE 3rd, and 50 parking spaces are proposed below-grade accessed off NE Schuyler. No modifications or adjustments to standards have been requested.

August 3, 2017 at 1:30 PM - CH2M CENTER – 2020 SW 4TH AVE (LINCOLN ROOM)

1. **Items of Interest**

2. [LU 17-174490 DZM – 1855 SW Broadway \(Neuberger Hall, PSU\)](#) Arthur Graves, BDS, 503-823-7803

(estimated 120 minutes)

APPLICANT: Nick Hodges, Hacker Architects
ADDRESS: 1855 SW Broadway

Type III Design Review for the exterior renovation of Neuberger Hall on the Portland State University (PSU) campus. The proposal includes the removal of the existing curtain wall from the west portion of the building to be replaced with a new glazing and curtain wall system including shifting metal panels. The existing brick on this portion of the building will be lime-washed. Alterations to the east portion of the building include the replacement of existing single-pane glazing with high-performance glazing in the same locations. The ground floor of the entire building will be altered to include new entrances and increased glazing. Exterior areas immediately adjacent to the building on the north, west and south will be re-landscaped. One modification is requested to ground floor windows.

3. [EA 17-150117 DA – 777 NE MLK Jr Blvd](#)
(CONTINUED FROM 6/8/17)

Jeff Mitchem, BDS, 503-823-7011
(estimated 90 minutes)

APPLICANT: Brent Shelby, Oregon Metro
ADDRESS: 777 NE MLK Blvd Jr.

Design Advice Request for renovations to the Oregon Convention Center (OCC) entry plaza and the primary MLK & Holladay entries. The proposed work is Phase One of a multi-phased effort to upgrade the entire OCC facility. Phase One work is limited to exterior changes to the existing plaza at the intersection of NE MLK Jr Blvd and

Tentative Schedule for Design Commission

Hearings held as of May 1st will be located at CH2M Center - 2020 SW 4th Ave(Lincoln Room)

Holladay St intended to improve its ability to serve as an extension of interior event spaces. Additional upgrades will address specific circulation, programming, planting and visibility enhancements, and entry modifications.

August 17, 2017 at 1:30 PM - CH2M CENTER – 2020 SW 4TH AVE (LINCOLN ROOM)

1. Items of Interest

2. [LU 17-180220 DZ – Ten West](#)

Tanya Paglia, BDS, 503-823-4989

(estimated 120 minutes)

APPLICANT: Kathy Johnson, Jones Architecture

ADDRESS: 1017 SW Washington St

Type III Design Review for exterior alterations to accompany a core and shell renovation and seismic upgrade of a five story building built in 1907 as the Fliedner Building. The exterior improvements include: storefront modifications at existing lobby and new lobby, window replacement, stucco and terracotta repairs, paint, new exterior lighting, new skylight over existing light well and new penthouses at the stairs and elevator along with a new rooftop amenity space. The renovated building will feature office use on floors 2-5, and ground floor commercial use, as well as some additional commercial in the basement. The site is located in the west end subarea of the downtown subdistrict within the central city plan district.

3. [EA 17-172442 DA – 10th & Alder](#) *(RSCHD FROM 7/6/17)*

Hannah Bryant, BDS, 503-823-5353

(estimated 90 minutes)

APPLICANT: Pete Miller, DLR Group Architecture

ADDRESS: 539 SW 10th Street

Type III DAR for a proposed 11 story boutique hotel with approximately 177 guestrooms, a covered rooftop terrace and a lower level basement with fitness room and service spaces.

August 31, 2017 at 1:30 PM - POSSIBLE DATE - CH2M CENTER – 2020 SW 4TH AVE (LINCOLN ROOM)

NO SCHEDULED HEARINGS AT THIS TIME

September 7, 2017 at 1:30 PM

1. Items of Interest

2. [LU 16-264884 DZM – North 18](#)

Grace Jeffreys, BDS, 503-823-7840

(estimated 120 minutes)

APPLICANT: Alex Yale, YBA Architects

ADDRESS: 1126-1134 NW 18th

Type III LUR for a 12-story mixed-use building with 160 market rate units over ground level retail and services, and two levels of below grade parking. Residential amenity spaces include ground floor lobby and 12th floor amenity room and exterior roof deck. Private outdoor residential spaces include terraces at the 2nd floor units and balconies on the north and south faces above. Materials include 3-coat stucco with metal spandrels and aluminum window wall. Modifications are requested to Bike Parking Spacing (33.266.220.C), Maximum Building Height (33.562.210), and Ground Floor Windows (33.140.230)

September 15, 2017 at 12:30 PM – 4:30 PM - DESIGN COMMISSION RETREAT – LOCATION TBD

Tentative Schedule for Design Commission

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DESIGN COMMISSION RETREAT

September 21, 2017 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

September 28, 2017 at 1:30 PM - POSSIBLE DATE - CH2M CENTER – 2020 SW 4TH AVE (LINCOLN RM)

NO SCHEDULED HEARINGS AT THIS TIME

October 5, 2017 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

October 19, 2017 at 1:30 PM

1. Items of Interest

2. [LU 16-251800 DZM – Lovejoy Square](#)
(RESCHEDULED FROM 6/15/17)

Puja Bhutani, BDS, 503-823-7226
(estimated 90 minutes)

APPLICANT: Leslie Cliffe, Bora Architects
ADDRESS: 930 NW 14th Ave

Type III Design Review for a 10-story, 148'-6" high, and 267,967 SF mixed-use building. Proposes 41,345 SF retail, 71,846 SF offices and 141, 756 SF (143 units) residential use. Two towers frame a raised courtyard that will be phased or built simultaneously. Two levels structured parking with 142 vehicular spaces and 2 loading dock spaces are proposed. Modifications are requested to Height, Bicycle Parking and Loading standards.

November 2, 2017 at 1:30 PM

1. Items of Interest

2. [LU 17-109848 DZM/HR – 550 SE MLK](#)

Grace Jeffreys, BDS, 503-823-7840
(estimated 120 minutes)

APPLICANT: Don Lee, Works Progress Architecture
ADDRESS: 550 SE MLK

Type III Design Review with a Type II Historic Resource Review for a proposed new 7 story mixed-use building in the Central Eastside Subdistrict of the Central City Plan District. Proposal includes retail at grade, with hotel suites, residential units, rooftop amenities, and one level of below grade parking. Parking and loading access to the site will be from SE Washington Street. The proposed hotel floors would operate under the same management as the proposed neighboring Chamberlain Hotel, and a shared outdoor courtyard connects both buildings. An exception is requested to the Window Projections into Public Right-of-Way Code Guide.

November 16, 2017 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

Tentative Schedule for Design Commission

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December 7, 2017 at 11:00 AM – 1:00 PM - DESIGN COMMISSION RETREAT – LOCATION TBD

DESIGN COMMISSION RETREAT

December 7, 2017 at 1:30 PM – REGULAR HEARING

NO SCHEDULED HEARINGS AT THIS TIME

December 21, 2017 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME