Agenda

Location
Due to COVID-19 all Hearings will be Zoom Webinars. Links to each Webinar will be listed at the top of each Hearing date.

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 15 minute break between agenda items.
- 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. All items through July 2, 2020 were rescheduled due to COVID-19.

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](http://www.efiles.portlandoregon.gov)
- Zoom Webinar Information:
  - ZOOM Video Tutorials
  - Participating in Zoom Meetings
  - Zoom Support Site
- Public Guide to Observing or Testifying: [https://efiles.portlandoregon.gov/record/13623264](https://efiles.portlandoregon.gov/record/13623264)
- Design Guidelines are available online at [www.portlandoregon.gov/designguidelines](http://www.portlandoregon.gov/designguidelines)

*WEBINAR LINKS WILL BE AVAILABLE TWO WEEKS PRIOR TO HEARING*

August 6, 2020 at 1:30 PM - WEBINAR REGISTRATION LINK

1
(1:30-1:35)

Items of Interest

2
(1:35-3:05)

**Design Advice Request**

EA 20-158166 DA – SW Park Apartments
[https://efiles.portlandoregon.gov/record/13809747](https://efiles.portlandoregon.gov/record/13809747)

**CITY CONTACT:** Tanya Paglia, BDS [Tanya.Paglia@portlandoregon.gov](mailto:Tanya.Paglia@portlandoregon.gov)

**APPLICANT:** Ralph Tahran | Tahran Architecture & Planning

**SITE:** 2055-2057 & 2061 SW Park Ave

Design Advice Request meeting for a proposed eleven-story affordable housing apartment building with 89 residential units. The structure will be prefabricated, composed of modular units with a stucco panel exterior. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with a 12’ deep entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,000 SF site is currently developed with two older, two-story
single-family homes that will be deconstructed. The site is located at the northeast corner of SW Park Ave and SW Clifton S and is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks, accessed via the Park Avenue Bridge. The site is part of a small dead-end location with steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket.

### Design Advice Request

**EA 20-160846 – 410 SW Harrison Street Senior Housing**  
https://efiles.portlandoregon.gov/record/13809760

**CITY CONTACT:** Tim Heron, BDS, 503-823-7726 Tim.Heron@portlandoregon.gov  
**APPLICANT:** Mark Nye, Works Progress Architecture  
**SITE:** 410 SW Harrison Street

Design Advice Request for a 16 story, 240,000 SF senior living facility with approximately 260 units. Ground floor uses include lobby, community rooms, retail, loading and parking access. Modifications and/or Adjustments to Ground Floor Windows, Ground Floor Active Uses, and Parking Access Restricted Access Streets may be requested. The primary advice sought for this meeting is for advice from the Design Commission on loading and parking access from SW 4th Avenue, SW Harrison Street, and/or SW 5th Avenue.

### Type III Land Use Review

**LU 20-148453 DZ – Alder House Remodel**  
https://efiles.portlandoregon.gov/record/13785008

**CITY CONTACT:** Tim Heron, BDS, 503-823-7726 Tim.Heron@portlandoregon.gov  
**APPLICANTS:** Sermin Yesilada, Bill Lanning, MWA Architects  
**SITE:** 523 SW 13th Avenue

Type III Design Review for The Alder House, an existing 7-story building with 130 single room occupancy units above a first floor that contains 15 parking spaces and office space. The proposal is for a new elevator core at the west elevation of the building, and the repair and/or replacement of existing storefronts, windows, balcony railings, roofing and mechanical systems.

### Type III Land Use Review

**LU 19-261508 DZM – “Analog” New Multi-dwelling Residential**  
https://efiles.portlandoregon.gov/record/13498655

**CITY CONTACT:** Ben Nielsen, BDS, 503-823-7812  
Benjamin.Nielsen@portlandoregon.gov  
**APPLICANT:** Jessamyn Griffin, Works Progress Architecture, LLP  
**SITE:** 1835 N Flint Ave

Type III Design Review for a proposed new seven-story residential building with
130 dwelling units in the Lloyd District Subdistrict of the Central City Plan District, including 4 townhouse-style units and structured parking on the ground floor. Five Modifications are requested to long-term bike parking, parking space size, access to parking spaces, and ground floor windows standards. One exception is requested to allow a projecting window element at the northeast corner of the building to exceed 12 feet on both the north and east elevations.

**Type III Land Use Review**

**LU 19-246279 CCMPAD | USPS Broadway Corridor Master Plan**

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

CONTINUED FROM 2/13/20

CITY CONTACT: Hillary Adam, BDS, 503-823-3581 Hillary.Adam@portlandoregon.gov

APPLICANT: Sarah Harpole, Prosper Portland

SITE: 715 NW Hoyt

Central City Master Plan for the 14-acre former site of the United Stated 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.

**August 13, 2020 at 1:30 PM – WEBINAR REGISTRATION LINK**

1  
(1:30-1:35)  

**Items of Interest**

2  
(1:35-3:35)  

**Type III Land Use Review**

**LU 19-261508 DZM – “Analog” New Multi-dwelling Residential**

https://efiles.portlandoregon.gov/record/13498655

RESCHEDULED FROM 8/6/20

CITY CONTACT: Ben Nielsen, BDS, 503-823-7812  
Benjamin.Nielsen@portlandoregon.gov

APPLICANT: Jessamy Griffin, Works Progress Architecture, LLP

SITE: 1835 N Flint Ave

Type III Design Review for a proposed new seven-story residential building with 130 dwelling units in the Lloyd District Subdistrict of the Central City Plan District, including 4 townhouse-style units and structured parking on the ground floor. Five Modifications are requested to long-term bike parking, parking space size, access to parking
spaces, and ground floor windows standards. One exception is requested to allow a projecting window element at the northeast corner of the building to exceed 12 feet on both the north and east elevations.

3 (3:45-5:45)

Type III Land Use Review

LU 19-246279 CCMPAD | USPS Broadway Corridor Master Plan
https://efiles.portlandoregon.gov/record/13411837

RESCHEDULED FROM 8/6/20; CONTINUED FROM 2/13/20

CITY CONTACT: Hillary Adam, BDS, 503-823-3581 Hillary.Adam@portlandoregon.gov

APPLICANT: Sarah Harpole, Prosper Portland
SITE: 715 NW Hoyt
Central City Master Plan for the 14-acre former site of the United Stated 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.

August 20, 2020 at 1:30 PM - WEBINAR REGISTRATION LINK COMING SOON

1 (1:30-1:35)

Items of Interest

2 (1:35-3:35)

Type III Land Use Review

LU 20-111860 DZM | Northbound 30 Collaborative
https://efiles.portlandoregon.gov/record/13610024

RESCHEDULED FROM 7/23/20; CONTINUED FROM 6/18/20

CITY CONTACT: Grace Jeffreys, BDS, 503-823-7840 Grace.Jeffreys@portlandoregon.gov

APPLICANT: Jason Bolt, Jones Architecture & Judson Moore, Waechter Architecture
SITE: 8 lots located between NW 29 & 30 and NW Wilson & NW Nicolai

Type III Design Review for a development of eight 15,000 SF mass-timer apartment buildings, each 5-stories with parking on the ground level.
Type II Appeal

LU 19-244401 DZM – New Multi-Dwelling Residential at N. Montana & Jessup  https://efiles.portlandoregon.gov/record/13548419

**CONTINUED FROM 6/4/20**

CITY CONTACT: Ben Nielsen, BDS, 503-823-7812
Benjamin.Nielsen@portlandoregon.gov

APPELLANT: Jessamyn Griffin, Works Progress Architecture, LLP
SITE: 5626 & 5630-5632 N Montana Ave

Type II Appeal of a Design Review denial for a proposed new 5-story, approx. 57’-0” tall multi-dwelling residential building consisting of 73 dwelling units in the North Interstate Plan District. Two design exceptions to the Window Projections Into Public Right-of-Way Code Guide standards are requested: to E. Window Area and F. Width standards. One Modification is requested to reduce the width of long-term bicycle parking spaces. One Adjustment request has been added to provide no on-site loading space—loading would be accommodated in the street.

**September 3, 2020 at 1:30 PM - WEBINAR REGISTRATION LINK COMING SOON**
1  
(1:30-1:35)  
*Items of Interest*

**September 17, 2020 at 1:30 PM - WEBINAR REGISTRATION LINK COMING SOON**
1  
(1:30-1:35)  
*Items of Interest*

**September 24, 2020 at 1:30 PM – SPECIAL HEARING DATE**
1  
(1:30-1:35)  
*Items of Interest*

**October 1, 2020 at 1:30 PM - WEBINAR REGISTRATION LINK COMING SOON**
1  
(1:30-1:35)  
*Items of Interest*

**October 15, 2020 at 1:30 PM - WEBINAR REGISTRATION LINK COMING SOON**
1  
(1:30-1:35)  
*Items of Interest*
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