

# Tentative Schedule for Design Commission

1900 SW 4<sup>th</sup> Avenue – 2<sup>nd</sup> Floor - Room 2500B

[Hearing cancellations follow Portland Public School Inclement Weather Closure Policy](#)

[\\*\\*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 (*Please Note: Times are estimates only*)
- Cases not started before 6:30 PM may be rescheduled to the following hearing date.
- Regularly scheduled Hearings are the 1<sup>st</sup> & 3<sup>rd</sup> Thursday of each month.
- There will be a **10-minute** break between each case.

**June 21, 2018 at 1:30 PM**

- 1. Items of Interest** (1:30-1:35)
- 2. [BRIEFING - Southwest Light Rail Transit, Draft Environmental Impact Statement, and Locally Preferred Alternative](#)**  
*(RESCHEDULED FROM 6/7/18)* **Eric Engstrom, BPS, 503-823-3329**  
**Benjamin Nielsen, BDS, 503-823-7812**  
(1:35-2:20)
- 3. [EA 18-180792 DA – Artist Reparatory Theater Site](#)** **Tanya Paglia, BDS, 503-823-4989**  
(2:30-4:00)  
**APPLICANT:** Paul Jeffreys, Ankrom Moisan Architects  
**ADDRESS:** 1515 SW Morrison St  

Type III DAR for a 224 foot, twenty-story, mixed-use residential and commercial tower on a half block site located on SW Alder between SW 15th Ave and SW 16th Ave in the Goose Hollow Subdistrict of the Central City Plan District. The proposal is for an approximately 305,000 SF building to include 304 housing units, 4,000 SF of ground-floor commercial space, 3 levels of below-grade parking with 215 spaces, and a penthouse amenity space.
- 4. [EA 18-151767 DA – Salmon Street Residential Mixed Use](#)** **Puja Bhutani, BDS, 503-823-7226**  
*(CONTINUED FROM 5/24/18)* (4:10-5:10)  
**APPLICANT:** Kurt Schultz, Sera Design & Architecture.  
**ADDRESS:** 1715 SW Salmon Street & 924 SW 18<sup>th</sup> Avenue  

Design Advise Request for an approximately 160,000 SF, 7 story residential building with ground floor retail and mechanical parking and 2 Type B loading spaces. The proposal includes 177 residential units and will be subject to Inclusionary Zoning standards. Garage access is from SW 17th Avenue. Primary building materials include cream colored brick and silver colored metal panels. Modifications are requested for Ground Floor Window Standards (33.130.230) and Ground Floor Active Uses (33.510.225).
- 5. [EA 17-282492 DA – NE 12th & Irving - Self-Service Storage](#)** **Hannah Bryant, BDS, 503-823-5353**  
*(CONTINUED FROM 5/24/18; RSCHD FROM 5/3/18; 4/5/18 & 3/1/18; CONTINUED FROM 1/25)* (5:20-6:20)  
**APPLICANT:** Suzannah Stanley | Mackenzie  
**ADDRESS:** 718 NE 12<sup>th</sup> Ave  

Design Advice Request for a three-story self-service storage and retail building across the street from Benson High School. The proposed building footprint is 37,500 sf. The ground level includes 6,800sf of retail space wrapping the NE Irving and NE 12th frontages. Upper stories are dedicated to self-service storage and do not have windows. A mid-block driveway exits onto NE Irving Street. An additional driveway and parking area is accessed from NE

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Irving Street, at the north end of the building. Exterior materials include brick, smooth metal panel, and corrugated metal siding.

6. [LU 16-286190 DZM – 33 N Fargo - APPEAL](#) Grace Jeffreys, BDS, 503-823-7840  
(*RESCHEDULED FROM 6/7/18; CONTINUED FROM 5/17/18*) (6:30-7:30)

**APPELLANT:** E. Michael Connors, Attorney representing Applicant

**APPLICANT:** Kenneth Moholt-Siebert, Architect

**ADDRESS:** 33 N Fargo

Appeal of Type II Staff Decision of Denial for a new 6-story mixed-use building at the SW corner of N Williams Avenue and N Cook Street, with ground level retail and bike parking, partially below-grade structured parking for 19 cars, 73 residential units and a raised internal courtyard above. Exterior materials include face-fixed, through-color fiber cement panels, painted metal paneling, cornices and balconies, vinyl windows, wood soffits, and board-formed concrete at the ground level. Modifications are requested to Ground Floor Windows (33.120.232), Size of Loading Space (33.266.310.D), and Bicycle Parking Spaces (33.266.220.C.3).

**July 5, 2018 at 1:30 PM – CANCELED**

CANCELED

**July 12, 2018 at 1:30 PM – RESCHEDULED DATE**

1. Items of Interest (1:30-1:35)
2. [BRIEFING – Overview of the Central City Plan District Code Changes](#) Rachel Hoy, BPS, 503-823-6042  
Staci Monroe, BDS, 503-823-0624  
(1:35 – 2:05)
3. [BRIEFING – Overview of New River Environmental Overlay Zone](#) Staci Monroe, BDS, 503-823-0624  
(*RESCHEDULED FROM 7/19/18*) Mindy Brooks, BPS, 503-823-7831  
(2:15 – 3:45)
4. [EA 18-180692 DA – Sandy Boulevard Planned Development](#) Hannah Bryant, BDS, 503-823-5353  
(3:55-5:25)

**APPLICANT:** Heidi Oien, Mithun

**ADDRESS:** 2505 NE Pacific St

A Planned Development for redeveloping the existing Pepsi Bottling Plant on Sandy Boulevard into market-rate and affordable housing, offices, retail/restaurant spaces, publicly-accessible open space, and associated underground parking. The project will use the Planned Development Bonus for additional height and bonus FAR. A dedicated pedestrian path, in the form of a woonerf, is proposed for vacated Pacific Avenue, and an extended plaza is proposed on Oregon Street. The existing Pepsi Pavilion building is proposed to be retained.

**July 19, 2018 at 1:30 PM**

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

[BRIEFING – Overview of New River Environmental Overlay Zone](#)  
(*RESCHEDULED TO 7/12/19*)

Staci Monroe, BDS, 503-823-0624  
Mindy Brooks, BPS, 503-823-7831  
(estimated: 20 minutes)

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## July 26, 2018 at 1:30 PM – SPECIAL DATE

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

2. [EA 18-181153 DA – Lincoln School Replacement](#)

Puja Bhutani, BDS, 503-823-7226

(estimated: 90 minutes)

**APPLICANT:** Becca Cavell, BORA Architects

**ADDRESS:** 1600 SW Salmon St

DAR for Lincoln High School replacement building, 8-story, 138 feet high providing 281,000 GSF of educational and support space. The new athletic track and field is located in the east section of the site, along SW 14th Avenue. The primary entrance is from an entrance plaza at SW Salmon Street and 17th Avenue. Bus drop off occurs on SW Salmon Street, and loading, service and fire access is from SW 17th Avenue on south side of the building. Building materials include brick, metal panels, fiberglass windows and green roof. Potential Modifications include for required building line and transit street main entrance requirements.

## August 2, 2018 at 1:30 PM

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

2. [LU 18-151941 DZM, AD – Fourth & Montgomery](#)

Grace Jeffreys, BDS, 503-823-7840

(estimated: 120 minutes)

**APPLICANT:** Sam Stadler, SRG Partnership

**ADDRESS:** Jason Franklin, Portland State University

Type III Design Review for a proposed a new 7-story, 174,000 SF classroom/lab/office building with ground floor retail, lobby, and service spaces, located in the University District Subdistrict of the Central City Plan District. One (1) Type A loading space is proposed, accessed off SW Harrison. One Modification is requested, to “Development Standards for Institutions” to reduce the “Minimum Building Setback”, the” Buffer from abutting Residential Zone”, and the “Minimum Landscaped Area”. Two Adjustments are requested, to “Parking Access Restricted Street” to allow vehicle access off SW Harrison, a Parking Access Restricted Street; and, to “Loading Space Quantity” to allow one Type A loading space rather than the two required.

3. [EA 18-159309 DA – Block 216](#)  
*(CONTINUED FROM 6/7/2018)*

Benjamin Nielsen, BDS, 503-823-7812

(estimated: 90 minutes)

**APPLICANT:** Phil Beyl and Jesse Emory, GBD Architects Inc

**ADDRESS:** 936 SW Washington St

Design Advice Request (DAR) for a proposed mixed-use building, programmed to accommodate office, hotel, retail, and residential uses. The building will occupy the entire block bound by SW 10th Ave, SW Washington St, SW 9th Ave, and SW Alder St with a podium and tower massing of 33 stories (410 feet) atop four underground levels of parking. Approximate floor area for all uses will be 750,000 square feet.

## August 16, 2018 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

## August 23, 2018 at 1:30 PM – SPECIAL DATE

NO SCHEDULED HEARINGS AT THIS TIME

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**September 6, 2018 at 1:30 PM**

**NO SCHEDULED HEARINGS AT THIS TIME**

**September 20, 2018 at 1:30 PM**

**NO SCHEDULED HEARINGS AT THIS TIME**

**September 27, 2018 at 1:30 PM – SPECIAL DATE**

**NO SCHEDULED HEARINGS AT THIS TIME**