

# 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.

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

CANCELED

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

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

2. [BRIEFING – Broadway Corridor Master Plan Update](#) Sarah Harpole, Prosper Portland, 503-823-3337  
Jeff Mitchem, BDS, 503-823-7011  
(estimated: 45 minutes)

3. [EA 18-181153 DA – Lincoln School Replacement](#) Puja Bhutani, BDS, 503-823-7226  
(estimated: 120 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.

4. [EA 18-191177 DA – LISAH \(Low Income Single Adult Housing\)](#) Jeffrey Mitchem, BDS, 503-823-7011  
(estimated: 90 minutes)

**APPLICANT:** Dave Otte, HOLST

**ADDRESS:** 2310 N Hunt St.

LISAH (Low Income Single Adult Housing) is a new housing concept combining conventional ideas – co-housing, duplexes, prefab modular construction – to provide dignified permanent supportive housing at a lower cost than conventional development. The proposal is for 42 dwelling units in four buildings with surface parking and associated site landscape elements.

**August 2, 2018 at NOON TO 1:15PM – DESIGN COMMISSION RETREAT**

DESIGN COMMISSION RETREAT

**August 2, 2018 at 1:30 PM**

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

# 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](#)

2. [LU 16-286190 DZM – 33 N Fargo - APPEAL](#)

Grace Jeffreys, BDS, 503-823-7840

*(RESCHEDULED FROM 6/7/18; CONTINUED FROM 5/17/18; CONTINUED FROM 6/21/18)*

(estimated 30 minutes)

**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).

3. [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.

4. [EA 18-159309 DA – Block 216](#)

Benjamin Nielsen, BDS, 503-823-7812

*(CONTINUED FROM 6/7/2018)*

(estimated: 60 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.

5. [EA 18-180792 DA – Artist Reparatory Theater Site](#)

Tanya Paglia, BDS, 503-823-4989

*(CONTINUED FROM 6/21/18)*

(estimated 60 minutes)

**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.

# 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](#)

**August 16, 2018 at 1:30 PM**

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

2. [LU 18-177124 DZM - 9745 NE Glisan](#)

**Grace Jeffreys, BDS, 503-823-7840**

(estimated: 120 minutes)

**APPLICANT:** Kristina Hauri, MWA ARCHITECTS INC.

**OWNER:** Monika Elgert, NWA Housing

**ADDRESS:** 9745 NE Glisan

Type III Design Review for a proposed a new 4-story, 90,000 SF, 149 unit affordable workforce housing project located in the Gateway Plan District. 7,000 SF of the ground floor will be dedicated to community rooms, administrative offices, and bike storage. Two (2) Type B loading spaces and 10 vehicle parking spaces will accessed off NE Irving. The site is required to provide a pedestrian connection between NE Glisan and Irving St. One Modification review is requested, to reduce the spacing of long-term bike parking.

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

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

2. [LU 18-144978 DZM – 815 W Burnside](#)

**Tanya Paglia, BDS, 503-823-4989**

(estimated: 120 minutes)

**APPLICANT:** Bronson Graff, Ankrom Moisan Architects

**ADDRESS:** 815 W Burnside St

Type III Design Review hearing for a new seven-story mixed-use residential and commercial development on a half block site located on W Burnside between NW Park Ave and NW 9th Ave in the River District Subdistrict of the Central City Plan District. The proposed building will be approximately 143,148 SF and include approximately 144 housing units, 9,623 SF of ground-floor commercial space, 51 below-grade parking spaces, and a rooftop deck. The residential lobby entrance will be located on Park Ave, and parking and loading access will be from NW 9th Ave. The parcel is currently occupied by a single-story retail tire sales and service business. Modifications to the Loading and Bicycle Parking standards are requested, as well as an Exception to the Oriel Window standards.

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

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

2. [BRIEFING – Bicycle Code Update: Discussion Draft](#)

**Sarah Figliozzi, PBOT, 503-823-5086**

**Jeff Mitchem, BDS, 503-823-7011**

(estimated: 30 minutes)

3. [BRIEFING – Division Transit Project](#)

**Teresa Boyle, PBOT, 503-823-6197**

**Hillary Adam, BDS, 503-823-3581**

(estimated: 30 minutes)

4. [EA 18-180692 DA – Sandy Boulevard Planned Development](#)

**Hannah Bryant, BDS, 503-823-5353**

*(CONTINUED FROM 7/12/18)*

(estimated: 90 minutes)

**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

# **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](#)

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.

**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**