



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

January 24, 2019 at 1:30 PM

1
(1:30 – 2:00)

Type III Land Use Review

Canopy Hotel Cladding | LU 18-266225 DZ

<https://efiles.portlandoregon.gov/record/12503380>

CITY CONTACT: Emily Hays, BDS, 503-823-5676

APPLICANT: Julie Bronder

SITE: 425-431 NW 9th Avenue

Type III Design Review to retain the existing box-rib metal panel cladding on the west facade of The Canopy Hotel in the Central City Plan District, Pearl Subdistrict, approved under LU 15-209365 DZM AD.

2
(2:00 – 3:00)

Items of Interest

February 7, 2019 at 1:30 PM

1
(1:30 – 1:35)

Items of Interest – Election of Officers



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2
(1:35 – 2:35)

Design Advice Request

Lincoln School Replacement | EA 18-181153 DA

<https://efiles.portlandoregon.gov/record/12008575>

(CNTD FROM 12/13/18; CNTD FROM 10/4/18; RSCHD FROM 9/20/18; CNTD FROM 7/26/18)

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

APPLICANT: Becca Cavell, BORA Architects

SITE: 1600 SW Salmon St

Design Advice Request for Lincoln High School replacement building, 6-story, 102 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 as well as new teen/parent center building. 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 concrete panels, fiberglass windows and small areas of green roof. Potential Modifications include required building line and transit street main entrance requirements.

3
(2:45-3:45)

Design Advice Request

Holden of Pearl, Sr Living Community | EA 18-261137 DA

<https://efiles.portlandoregon.gov/record/12452147>

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

APPLICANT: Evan Lawler, Alliance Realty Partners, LLC

SITE: 13TH & NW QUIMBY ST

Design Advice Request for a new, 16 story building located on a full block site (Block 246). The proposed use is a senior living facility with 224 residential and group living units with 149 parking stalls. Ground level commercial proposed along NW 13th Ave. Parking and loading access off NW Quimby Street. Modifications to ground floor windows, loading and bicycle parking spacing are requested.

4
(3:55-5:25)

Design Advice Request

The Landing at Macadam | EA 18-281485 DA

<https://efiles.portlandoregon.gov/record/12561811>

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

APPLICANT: Kim Lan, Alamo Manhattan Properties, LLC

SITE: SW Bond Ave (Between SW Lowell St & SW Lane St) - Blocks 41, 42, 44 & 45

Type III DAR for a proposed Central City Master Plan for a four block site in the South Waterfront Subdistrict of the Central City Plan District known as Blocks 41, 42, 44 and 45. The 9.83 acre site is bounded by SW Lane St, SW Lowell St, SW Bond St and the future greenway. The proposal includes four separate structures with a mixed-use



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program comprised of multi-family housing, commercial and parking uses as well as greenway improvements and infrastructure. The buildings will range from 6 to 17 stories and together include 1,140 residential units, 28,389 SF of ground floor retail and 994 parking spaces.

Rescheduled to
(3/7/19)

Design Advice Request

Pepsi Planned Development Phase One | EA 18-281575 DA

<https://efiles.portlandoregon.gov/record/12550564>

Rescheduled by applicant from 2/7/19.

February 21, 2019 at 1:30 PM

1 Items of Interest

(1:30 – 1:35)

2 Briefing – Culinary Corridor

(1:35 – 2:35)

<https://efiles.portlandoregon.gov/record/12557574>

CITY CONTACT: Matt Berkow, PBOT, (503) 823-4254
Rich Eisenhauer, PBOT, (503) 823-6108
Mark Raggett, BPS, (503) 823-6030
Benjamin Nielsen, BDS, (503) 823-7812

3 Design Advice Request

(2:45-4:15)

Nicolai, 2135 N/NW 29th Ave | EA 19-104982 DA

<https://efiles.portlandoregon.gov/record/12575451>

CITY CONTACT: Grace Jeffreys, BDS, 503-823-7840
APPLICANT: Kurt Schultz, SERA Design
SITE: 2135 N/NW 29th Ave

DAR for a proposed 6-story apartment building with approximately 200 dwelling units and below-grade parking.

4 Type III Land Use Review

(4:25-6:25)

New Lexus Dealership | LU 18-176279 DZM

<https://efiles.portlandoregon.gov/record/12461873>

(RESCHEDULED FROM 1/3/2019)

CITY CONTACT: Puja Bhutani, BDS, 503-823-7226
APPLICANT: Katelin Brewer-Colie, McKenzie
SITE: 3075 NE Sandy Blvd



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Type III Design Review for a new auto dealership on the site located at the northwest corner of NE Sandy Boulevard and NE 31st Avenue. The proposal is for a new 4-story building with 1 story being below street grade. The ground floor includes an automotive showroom and leasable retail. Vehicular access is from NE 31st Avenue in two locations, approximately the same as the existing access points from this street. Building materials include predominantly metal panels, metal louver systems in natural wood color, stucco and painted aluminum glazing system in black.

March 7, 2019 at 1:30 PM

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

2
(1:35 – 2:35) **Briefing – ODOT/PBOT I-5 Rose Quarter Improvement Project**
<https://efiles.portlandoregon.gov/record/12211000>

(Continued from 2/7)

CITY CONTACT: Megan Channel, ODOT, 503-731-3087
Caitlin Reff, PBOT, 503-823-6951

3
(2:45-4:15)

Design Advice Request

Pepsi Planned Development Phase One | EA 18-281575 DA
<https://efiles.portlandoregon.gov/record/12550564>

(Rescheduled from 2/7)

CITY CONTACT: Hannah Bryant, BDS, 503-823-5353
APPLICANT: Amanda Bryan, Mithun
SITE: 2505 NE Pacific

DAR for a proposed first phase of a larger four and a half block Planned Development. The first phase includes: a seven-story, 85' tall building containing approximately 200 residential units and 16,000 square feet of retail space; two levels of below-grade parking for over 200 vehicles and 260 bicycles; the restoration of the existing mid-century bow truss Pepsi pavilion building; a publicly accessible plaza and the design development of the NE Pacific Street woonerf; the partial removal and renovation of existing warehouses to facilitate the new public street.

March 21, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

April 4, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME



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April 18, 2019 at 1:30 PM

1 Items of Interest

(1:30 – 1:35)

2

(1:35-3:05)

Design Advice Request

OHSU Hospital Expansion Project | EA 18-280884 DA

<https://efiles.portlandoregon.gov/record/12561957>

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

APPLICANT: Carl Tully, nbbj

SITE: 3181 SW Sam Jackson Park Rd.

DAR for a proposed 14 story building on the OHSU Campus in the Marquam Hill Plan District, and visible from Terwilliger Boulevard. The project program includes new adult care services; women's and children's programs; and approximately 200-300 patient parking spaces. The main project pedestrian and parking access is from lower Campus Drive. Service and loading access occurs along upper Campus Drive. Three new skybridges providing connection to adjacent buildings are also proposed.

May 2, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

May 16, 2019 at 1:30 PM

1 Items of Interest

(1:30 – 1:35)

2

(1:35-3:35)

Type III Land Use Review

Couch St. Residential Mixed Use | LU 18-173798 DZM

<https://efiles.portlandoregon.gov/record/12381098>

CITY CONTACT: Puja Bhutani, BDS, 503-823-7226

APPLICANT: Adam Hostetler & Alexandra Gens, Works Progress Architecture

OWNER: Randall J Borho & Joseph Kappers, Fourbs Trust

SITE: 9648 NE Couch Street & 17 NE 19th Avenue

Type III Design Review for a new mixed-use development located at the south-east corner of NE 97th Avenue and NE Couch Street, in the Gateway Plan District. The proposal includes a 6-story, approximately 68.87' high building with 54 residential units that are a mix of studios, one-bedroom and two-bedroom units. The ground floor



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program includes retail space, vehicular and bicycle parking and back of house uses. Vehicle parking access is from NE 97th Avenue, while the bike parking access is from the Multi-Use pathway. NE Couch, adjacent to the north property line, is proposed to be vacated and converted to a privately owned public plaza. Building materials include 2 types of cementitious panels, metal panels in black and white color, perforated panels for balconies, and vinyl windows. Modifications are requested for Entrances and Bike Parking Standards, and an exception is requested for Oriel Window Standards.

June 6, 2019 at 1:30 PM

NO SCHEDULED HEARING AT THIS TIME

June 20, 2019 at 1:30 PM

NO SCHEDULED HEARING AT THIS TIME

July 4, 2019 at 1:30 PM - Holiday

NO SCHEDULED HEARING AT THIS TIME

July 18, 2019 at 1:30 PM

NO SCHEDULED HEARING AT THIS TIME

August 1, 2019 at 1:30 PM

NO SCHEDULED HEARING AT THIS TIME

August 15, 2019 at 1:30 PM

NO SCHEDULED HEARING AT THIS TIME