

# 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.

### **February 22, 2018 at 1:30 PM - SPECIAL HEARING DATE**

1. **Items of Interest** (1:30 – 1:45)
2. **Briefing - Better Housing By Design Project** **Bill Cunningham, BPS, 503-823-4203**  
*(RESCHEDULED FROM 2/15/18)* **Grace Jeffreys, BDS, 503-823-7840**  
(1:45 – 2:15)
3. **[LU 17-107667 DZM – Alder 9th](#)** **Benjamin Nielsen, BDS, 503-823-7812**  
(2:25 – 4:25)

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

Design Review for a 9-story mixed-use retail and multi-dwelling residential building located in the Central Eastside Subdistrict of the Central City Plan District. The proposal includes 176 dwelling units in the upper stories with approx. 5,000 SF of retail on the ground floor facing SE Morrison St and SE 9th Ave. A residential lobby faces the corner of SE 9th & Alder, and a parking and loading garage with 69 parking spaces faces SE Alder St. Primary cladding will be brick, metal panels, and vinyl windows. Four Modifications are requested: to the height of the rooftop mechanical enclosure, to required ground floor window length along SE Alder, to long-term bike parking space dimensions, and to vehicle parking space dimensions.

4. **[EA 18-107755 DA – NE Halsey St & 106th Ave PHB](#)** **Jeff Mitchem, BDS, 503-823-7011**  
(4:35 – 6:05)

**APPLICANT:** Dave Otte, Holst Architecture  
**ADDRESS:** NE Halsey St & NE 106<sup>th</sup> Ave

Design Advice Request for a Type 2x affordable housing project including approximately 10,000 sf of ground level retail, 9,000 sf of second level office, 75 apartment units and 60 parking spaces.

### **March 1, 2018 12:30 PM - WORK SESSION**

1. **Briefing – Context – Work Session** **Tim Heron, BDS, 503-823-7726**  
(estimated: 60 minutes)

### **March 1, 2018 at 1:30 PM**

1. **Items of Interest** (estimated: 15 minutes)
2. **Briefing - Vertical Infrastructure in the ROW and Cellular Antennas** **Anne Hill, PBOT, 503-823-7239**  
**Alex Bejarano, PBOT, 503-823-7575**  
**Christine Kendrick, BPS, 503-823-7833**

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**Tim Heron, BDS, 503-823-7726**

(estimated: 60 minutes)

City owned vertical infrastructure in the ROW [poles] are in high demand by cellular carriers. PBOT is requesting design advice on various installation types available compared with other cities, and the adequacy of “small cell stealth” installations on Street Signals, Catenary Poles, Street Lights and other potential vertical infrastructure options in the ROW.

3. **[LU 17-110666 DZM – Block 40 SOWA](#)**

***(CONTINUED FROM 2/1/18; 12/7/17)***

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

(estimated: 90 minutes)

**APPLICANT:** Jeancarlo Saenz, Hensley Lamkin Rachel Architects, Dallas, TX

**ADDRESS:** Block 40 SOWA

The proposal new construction of two seven-story mixed-use residential buildings with ground floor retail (fronting SW Moody St only), partially below-grade parking with ground-level and overstory market rate apartments. Vehicle access to parking and loading is proposed from SW Gaines St and SW Abernathy St. The two buildings are separated by the Lane St pedestrian accessway. Both buildings are approximately 82’ (250’ is allowed) in height and 4:1 FAR (6:1 is allowed). Both residential lobbies are proposed to be accessed from SW Moody St.

4. **[LU 17-242321 DZM – 1260 Lloyd Center – WORK SESSION](#)**

***(CONTINUED FROM 2/15/18 & 1/18/2018)***

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

(estimated: 60 minutes)

**APPLICANT:** Richard Brett, LDA Design Group LLC

**ADDRESS:** 3500 W Burbank Blvd, Burbank, CA 91505

The proposal is for the renovation and conversion of the existing 4-story Lloyd Center Sears from a single tenant anchor building with a total of 145,875 sf to a multi-tenant anchor building with a new 14 screen theater (76,400 sf) to be built at the 3rd level of former Sears building. The new third level theater footprint will expand over the existing parking area to the south. Existing Sears levels 1 and 2 will become lease space for multi-tenant retail and/or office uses. The renovated anchor building levels 1 & 2 and new expanded third level theater will have a new total of 166,308 total square feet of area, an increase of approximately 20,000 square feet.

5. **[LU 17-111569 DZ – NW 19th](#)**

***(CONTINUED FROM 2/15/18)***

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

(estimated: 60 minutes)

**APPLICANT:** Alex Yale, YBA Architects

**ADDRESS:** 1327 NW 19th

Design Review for a new 7-story mixed-use development with ground level retail and 106 market-rate residential units above. 34 car parking spaces and two Type B loading spaces are proposed, accessed off NW Pettygrove. Four (4) Modifications are requested to: 1. Building Height; 2. Location of the Loading Space; 3. forward progression for loading; and 4. Locking Bike Racks in Units.

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**[EA 17-282492 DA – NE 12th & Irving - Self-Service Storage](#)**

***(RESCHEDULED TO 4/5/18; CONTINUED FROM 1/25)***

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

(estimated: 90 minutes)

**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

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

**March 15, 2018 at 1:30 PM**

## 1. Items of Interest

### 2. [LU 17-144195 DZ –3415 SE 62nd Avenue - APPEAL - CLOSED RECORD- NO TESTIMONY](#)

*(CONTINUED FROM 2/1)*

**Cassie Ballew, BDS, 503-823-7252**

(estimated: 60 minutes)

**APPELLANT:** John Carr, Land Use Chair, South Tabor Neighborhood Association

**APPLICANT:** Bryan Barry, Leon Capital Group

**ADDRESS:** 3415 SE 62nd Avenue

Appeal of an approved Design Review for a new three-story, approximately 142,907 square foot, self-storage facility in the South Neighborhood. The building will be bounded by SE Powell Boulevard to the south and SE 62nd Avenue to the east. The building is located in a CG zone. The building will be clad in brick, with alternating brick piers, and metal panel at the SE corner of the site. Additionally, a two-story aluminum storefront system will provide glazing at the ground floor of both street facing facades. The main entrance to the facility will be located off of SE Powell Boulevard, a major transit street, with an additional entrance along SE 62nd Avenue, a local service street. Flexible incubator office space will be provided with frontage and entry along the SE Powell Boulevard.

### 3. [LU 16-291413 DZ – Lloyd Mixed Use Development](#)

**Staci Monroe, BDS, 503-823-0624**

(estimated: 120 minutes)

**APPLICANT:** Dave Otte, HOLST Architecture

**ADDRESS:** 1510 NE Multnomah St

A Type III Design Review for three 5 to 7-story buildings providing 668 residential units, 34,300 SF of retail, and 9 live-work units with below grade parking. Includes two urban plazas, series of outdoor amenity spaces and pedestrian connections through the site and larger area. The proposal will redevelop the property on the south side of Multnomah currently occupied by the Lloyd Cinemas and the surface parking lot on the north side of Multnomah adjacent to the Sears building in the Lloyd Center mall. No modifications or adjustments to standards are proposed.

### 4. [LU 17-112581 DZM – 1111 NW 16th Ave Residential Mixed-use](#)

**Benjamin Nielsen, BDS, 503-823-7812**

(estimated: 120 minutes)

**APPLICANT:** Joshua Scott – Koz Development

**ADDRESS:** 1111 NW 16<sup>th</sup> Ave

Type III Design Review for a proposed new 46,974 SF, 6-story, 73'-11" tall mutli-dwelling residential building with two retail use spaces on the ground floor in the Northwest Plan District. In addition to the two retail spaces, the ground floor also contains a parking garage containing eight parking spaces and one loading space and opening onto NW 16th Ave. Sixty-five dwelling units are proposed on the upper stories. One Modification is requested to long-term bike parking space dimensions.

### 5. [EA 17-289126 DA - 401 SW Harrison](#)

*(Continued from 2/15/18)*

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

(estimated: 90 minutes)

**APPLICANT:** Sam Stadler, SRG Partnership

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**OWNER:** Ron Blaj, Portland State University

**ADDRESS:** 401 SW Harrison

Design Advice Request for a ¾ block, 7-story building housing PSU, OHSU, PCC and the City of Portland Bureau of Planning and Sustainability in the University District Subdistrict and the Central City Plan District. Ground level uses include lobby, retail, bike parking, services, trash and loading. No car parking is provided. Above the ground level, uses include office/education. Primary building materials include curtain wall and metal panel, brick, or terracotta, with metal panel screens at the mechanical penthouse. Potential Modifications/ Adjustments may be included to loading standards.

**March 22, 2018 at 1:30 PM - SPECIAL HEARING DATE**

1. **Items of Interest** (estimated: 15 minutes)

2. [LU 18-110544 DZ – SW 11<sup>th</sup> & Alder Hotel](#) **Emily Hays, BDS, 503-823-5676**  
(estimated: 120 minutes)

**APPLICANT:** Gary Golla – SERA Architects

**ADDRESS:** 619 SW 11<sup>th</sup> Ave

Type III Design Review for revisions to the cladding material on the end walls and courtyard elevations on a 15-story hotel building in the West End Subarea of the Central City Plan District. A profile metal panel is proposed in lieu of the previously approved three coat stucco system.

3. [LU 17-286548 DZ – PacWest Exterior Alterations](#) **Meriam Rahali, BDS, 503-823-5363**  
(estimated: 120 minutes)

**APPLICANT:** Dustin White, GBD Architects

**ADDRESS:** 1211 SW 5<sup>th</sup> Avenue

Type III Design Review for exterior alterations of PacWest Building located on the Transit Mall. The proposal includes the removal and replacement of the SW 5<sup>th</sup> Avenue entry vestibule, new exterior doors at the existing east curtain wall, canopy removal over the 6<sup>th</sup> Avenue entrance, removal and replacement of selected granite planters, sidewalk material, steps, and landscaping by the SW 5<sup>th</sup> and SW 6<sup>th</sup> entrances, as well as the east corner of SW Madison; and alterations to the 3<sup>rd</sup> level roof terrace, including partial replacement of the south curtainwall and extension of the exit stair.

4. [LU 17-266132 DZM MS AS – 1350 NW Savier Street Six Story Self-Service Storage Facility](#) **Cassie Ballew, BDS, 503-823-7252**  
(estimated: 120 minutes)

**APPLICANT:** Jeff Wright and Andrew Ko – MCA Architects

**ADDRESS:** 1350 NW Savier Street

Type III Design Review for a proposed new 129,520 SF, 6-story, 97' high, self-service storage facility building, along with a 8,400 sq. ft. plaza, in the North Pearl Subarea, River District of the Central City Plan District. The ground floor will feature six retail use spaces with frontage along the plaza, NW 14th Avenue and NW Savier. The office and entry for the storage facility will be located at the north elevation. Access to this entry and a surface parking area is provided via NW 14th Avenue. The parking area contains 5 loading spaces, 1 ADA accessible parking space and 1 regular parking space. A Central City Masterplan Amendment is requested to amend a required pedestrian connection, which will be replaced by the connection of NW Savier Street and NW 14th Avenue. A Subdivision Amendment is requested to remove Phase 5 from the originally approved subdivision. One Modification is requested to the perimeter parking lot landscaping required around the proposed parking area at the north. A second modification is requested to the modify the placement and size of the proposed free-standing sign, or rose sculpture.

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**April 5, 2018 at 1:30 PM**

1. **Items of Interest** (estimated: 15 minutes)
2. **BRIEFING** – Southwest Light Rail Transit, Draft Environmental Impact Statement, and Locally Preferred Alternative **Eric Engstrom, BPS, 503-823-3329**  
**Benjamin Nielsen, BDS, 503-823-7812**  
(estimated: 30 minutes)
3. **[LU 17-242321 DZM – Lloyd East Theater](#)** **Jeff Mitchem, BDS, 503-823-7011**  
***(CONTINUED FROM 3/1/18, 2/12/18 & 1/18/2018)*** (12:30-1:30)

**APPLICANT:** Richard Brett, LDA Design Group LLC  
**ADDRESS:** 3500 W Burbank Blvd, Burbank, CA 91505

The proposal is for the renovation and conversion of the existing 4-story Lloyd Center Sears from a single tenant anchor building with a total of 145,875 sf to a multi-tenant anchor building with a new 14 screen theater (76,400 sf) to be built at the 3rd level of former Sears building. The new third level theater footprint will expand over the existing parking area to the south. Existing Sears levels 1 and 2 will become lease space for multi-tenant retail and/or office uses. The renovated anchor building levels 1 & 2 and new expanded third level theater will have a new total of 166,308 total square feet of area, an increase of approximately 20,000 square feet.

4. **[EA 17-282492 DA – NE 12th & Irving - Self-Service Storage](#)** **Hannah Bryant, BDS, 503-823-5353**  
***(RESCHEDULED FROM 3/1/18; CONTINUED FROM 1/25)*** (estimated: 90 minutes)

**APPLICANT:** Suzannah Stanley | Mackenzie  
**ADDRESS:** 718 NE 12<sup>th</sup> Ave

EA

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

5. **[EA 18-118843 DA – Grand Ave Mixed-Use Apartments](#)** **Benjamin Nielsen, BDS, 503-823-7812**  
(estimated: 90 minutes)

**APPLICANT:** Ryan Miyahira, Ankrom Moisan Architects  
**ADDRESS:** 203 NE Grand Ave / 206 NE MLK Blvd

Design Advice Request (DAR) for a proposed 15-story, 151'-7" tall residential mixed-use building in the Central Eastside Subdistrict of the Central City Plan District. The proposal includes ground floor retail, structured parking at grade and underground, and residential amenity uses on the ground floor. Levels 2-15 contain 299 apartment units. Large window projections are proposed over the sidewalk along NE Grand Ave which may require exceptions to the Window Projections into Right-of-Way Code Guide.

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

**NO SCHEDULED HEARINGS AT THIS TIME**

**May 3, 2018 at 1:30 PM**

**NO SCHEDULED HEARINGS AT THIS TIME**

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**May 17, 2018 at 1:30 PM**

NO SCHEDULED HEARINGS AT THIS TIME

**June 7, 2018 at 1:30 PM**

NO SCHEDULED HEARINGS AT THIS TIME

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

NO SCHEDULED HEARINGS AT THIS TIME