



# City of Portland Design Commission

## Agenda

### Location

[1900 SW 4<sup>th</sup> Avenue](#)

Room 2500B (2<sup>nd</sup> 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 1<sup>st</sup> and 3<sup>rd</sup> 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](http://www.efiles.portlandoregon.gov)
- A *Guide for Presenting Testimony* is available at [www.portlandoregon.gov/bds/dctestimony](http://www.portlandoregon.gov/bds/dctestimony)
- Design Guidelines are available online at [www.portlandoregon.gov/designguidelines](http://www.portlandoregon.gov/designguidelines)

## May 23, 2019 at 1:30 PM – SPECIAL DATE

**1**  
(1:30-2:00) **Items of Interest – BRIEFING - City Master Plan Briefing**  
<https://efiles.portlandoregon.gov/record/12938040>

**2**  
(2:00-3:00) **Design Advice Request**

**Sullivan’s Gulch Bicycle and Pedestrian Bridge | EA 19-151675**  
**DA** <https://efiles.portlandoregon.gov/record/12918924>

**CITY CONTACT:** Hannah Bryant, BDS, 503-823-5353

**APPLICANT:** Dan Layden | PBOT

**SITE:** Over I-84 @ NE 7th Ave.

Design Advice Request for a proposed new bicycle/pedestrian bridge crossing I-84 at NE 7th Avenue. The impervious area will discharge to storm water planters on the south landing. The bridge will span from the Kerns Neighborhood to the Lloyd Neighborhood.

**3**  
(3:10-4:40) **Design Advice Request**

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

*(Rescheduled from 5/16, 3/21, 3/7 and 2/7)*



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**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 eight-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 removal of existing warehouses to facilitate the new public street.

4

(4:50-6:20)

## Design Advice Request

**1634 SW Alder St | EA 19-138785 DA**

<https://efiles.portlandoregon.gov/record/12843986>

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

**APPLICANT:** Kurt Schultz, SERA Architects and Michael Nagy, Wood Partners

**SITE:** 1634 SW Alder St

Type III DAR for a new seven-story mixed use building with 218 units on a 20,000 SF, half-block site in the Goose Hollow Subdistrict of the Central City Plan District. The site is bounded by SW Morrison St, SW 17th Ave, and SW Alder St. Both parking access and the main residential entry and lobby are proposed along SW Alder St on the north side of the site. The proposed ground floor will include 6,000 SF of parking, 1,000 SF of ground floor amenity space, and 3,700 SF of retail along SW Morrison St.

Cancelled by  
Applicant

## Design Advice Request

**Land Rover Blocks Redevelopment | EA 19-134411 DA**

<https://efiles.portlandoregon.gov/record/12844006>

**CITY CONTACT:** Tim Heron, BDS, 503-823-7726

**APPLICANT:** Ryan Miyahira, Ankrom Moisan Architects; Trevor Boucher

**SITE:** 720 NE Grand Avenue

Design Advice Request [DAR] for two new seven-story mixed use buildings with approximately 400 units on two 40,000 SF full-blocks in the Lloyd Subdistrict of the Central City Plan District. The site is bounded by NE Grand Avenue, NE Oregon Street, NE 7<sup>th</sup> Avenue, and NE Irving Street. The two-block site is split by NE 6<sup>th</sup> Avenue, a public right-of-way. Upper story residential lobbies are proposed along NE Oregon Street for both blocks, parking access along NE Irving Street for both blocks, ground floor residential stoops and entrances along both NE 6<sup>th</sup> Avenue block frontages, and 100% retail along NE Grand Avenue and NE 7<sup>th</sup> Avenue.

Cancelled per applicant request



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**June 6, 2019 at 1:30 PM**

**1 Items of Interest**

(1:30-1:35)

**2**

(1:35-3:35)

## Design Advice Request

### **OMSI Central City Master Plan | EA 19-137711 DA**

<https://efiles.portlandoregon.gov/record/12832771>

**CITY CONTACT:** Ben Nielsen, BDS, 503-823-7812

**APPLICANT:** Allison Rouse, ZGF Architects and Ken Wilson, OMSI

**SITE:** 1945 SE Water Ave and surrounding lots

Design Advice Request for a proposed Central City Master Plan (CCMP) located in the area around the Oregon Museum of Science and Industry (OMSI) in the Central Eastside Subdistrict of the Central City Plan District. The proposed CCMP area comprises 18.53 acres along the Willamette River, bound approximately by the SE Mill St to the north, the Tilikum Crossing bridge to the south, and SE Water Ave and the Union Pacific Railroad tracks to the east.

**3**

(3:45-5:45)

## Design Advice Request

### **Broadway Corridor Central City Master Plan | EA 19-147114 DA**

<https://efiles.portlandoregon.gov/record/12898380>

**CITY CONTACT:** Hillary Adam, BDS, 503-823-3581

**APPLICANT:** Sarah Harpole, Prosper Portland; Julie Bronder, ZGF Architects

**SITE:** 715 NW Hoyt

Design Advice Request for a proposed Central City Master Plan (CCMP) for the area bound by NW Hoyt, NW 9<sup>th</sup>, NW Lovejoy, and NW Broadway in the Pearl Subdistrict of the Central City Plan District. The proposed CCMP area comprises 14 acres and will be home to approximately 4 million square feet of new commercial, employment, and residential development as well as open space.

**June 20, 2019 at 1:30 PM**

**1 Items of Interest**

(1:30-1:35)

**2**

(1:35-2:35)

## Design Advice Request

### **NW Flanders Bicycle and Pedestrian Bridge | EA 19-151665 DA**

<https://efiles.portlandoregon.gov/record/12918993>

**CITY CONTACT:** Hannah Bryant, BDS, 503-823-5353

**APPLICANT:** Nicole Peirce | PBOT

**SITE:** Over I-405 @ NW Flanders Street



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Design Advice Request for a proposed new bicycle/pedestrian bridge crossing I-405 at NE Flanders Street, from NW 14th Avenue to NW 16th Avenue. The impervious area will discharge to the combined sewer located at NW 15th & NW Flanders. The bridge spans from the Pearl District to the Northwest District.

**3**  
(2:45-3:45)

## Design Advice Request

### **Adventist Medical Center | EA 19-110611 DA**

<https://efiles.portlandoregon.gov/record/12595618>

*(Rescheduled from 5/2 and 4/4 & Continued from 3/7)*

**CITY CONTACT:** Hannah Bryant, BDS, 503-823-5353

**APPLICANT:** Tyler Carlson

**SITE:** 1500 SE 96th Ave

DAR for a proposed four-story medical office building and adjacent surface parking area for 374 vehicles in the Gateway Plan District and the Gateway Pedestrian District. The site has a 780-foot frontage along SE Main Street – a Major Transit Priority Street and Enhanced Pedestrian Street. The proposed plan would require a Modification to the standard limiting vehicle area frontage on all three streets and to Ground Floor Active Use fronting SE Main Street.

**4**  
(3:55-4:55)

## Land Use Review

### **New Residential Mixed-Use | LU 18-174119 DZM - APPEAL**

<https://efiles.portlandoregon.gov/record/12807825>

*(Continued from 4/18)*

**CITY CONTACT:** Ben Nielsen, BDS, 503-823-7812

**APPELLANT/APPLICANT:** Jeff Ko, Jackson Main Architecture

**SITE:** 25 N Fargo St.

Appeal of a Type II Staff Decision of Denial for a proposed 7-story, approximately 90-foot tall, 62,176 SF residential mixed-use building at the northwest corner of N Williams Ave and N Fargo St in the Albina Community Plan District. One Modification was requested to reduce the size of long-term bike parking racks to 1'-6" x 6'-0".

**5**  
(5:05-7:05)

## Land Use Review

### **New Residential Mixed-use at 5020 N Interstate | LU 18-277183 DZM AD – APPEAL <https://efiles.portlandoregon.gov/record/12930362>**

**CITY CONTACT:** Ben Nielsen, BDS, 503-823-7812

**APPLICANT/APPELLANT:** Martin Segura, Carleton Hart Architecture PC

**APPELLANT:** Christian J. Trejbal, Overlook Neighborhood Association

**SITE:** 5020 N Interstate Ave

Appeal of a Type II Staff Decision of Approval with Conditions for a proposed 6-story,



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72,732 SF residential mixed-use building at the northeast corner of N Interstate Ave and N Alberta St in the North Interstate Plan District. Four Modifications were requested to façade articulation, screening, parking area perimeter landscaping, and long-term bicycle parking standards. One Adjustment was requested to the Required Ground Floor Active Use standard in the “m” Centers Main Street overlay.

Rescheduled to  
7/18/19

## Land Use Review

### Hyatt Place & the Allison Residences | LU 19-145295 DZM

<https://efiles.portlandoregon.gov/record/12881448>

**CITY CONTACT:** Art Graves, BDS, 503-823-7803

**APPLICANT:** Li Alligood, Otak, Inc.

**SITE:** 350 NW 12th Avenue

The applicant is seeking Design Review approval for a 23-story mixed use building, which includes hotel and residential uses, in the Pearl Sub-District of the Central City Plan District. The proposed height of the quarter-block building is 250' with 197,118 square feet of floor area. 170 hotel rooms and 110 dwelling units are proposed. No on-site parking is proposed. Exterior materials include ribbed and flat metal paneling, aluminum windows, glass guardrails, steel canopies, formed concrete piers and aluminum storefronts. One Modification Review is requested to Bicycle Parking Standards (33.266.220.C.3.B). The project proposes to reduce the width of the long-term bicycle parking spaces from 24 inches to 18 inches.

## June 27, 2019 at 1:30 PM – SPECIAL DATE

### 1 Items of Interest

(1:30-1:35)

### 2 Design Advice Request

(1:35-3:05)

### OHSU Hospital Expansion Project | EA 18-280884 DA

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

*(Continued from 5-2-19)*

**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.

### 3 Design Advice Request

(3:15-4:45)

### Dairy Apartments | EA 19-163004 DA



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<https://efiles.portlandoregon.gov/record/12938058>

**CITY CONTACT:** Hannah Bryant, BDS, 503-823-5353

**APPLICANT:** Ali Gens | Hacker Architects

**SITE:** 801 NE 21<sup>st</sup> Avenue

DAR for a proposed 7-story, 244-unit apartment building with a single level of below grade parking. The proposed program is entirely residential and will include a mix of studio through three bedroom units. It will include on-site affordable units as required by Inclusionary Housing. An Adjustment request is anticipated to reduce the minimum required parking from 235 to 100 spaces.

**4**  
(4:55-5:55)

## Land Use Review

### Oregon Harbor of Hope | LU 18-198669 DZ - APPEAL

<https://efiles.portlandoregon.gov/record/12794520>

*(Continued from 4/18/19)*

**CITY CONTACT:** Ben Nielsen, BDS, 503-823-7812

**APPLICANT:** Tim Brooks, Winterbrook Planning & Don Mazziotti, Oregon Harbor of Hope

**APPELLANT:** Kurt Sorensen

**SITE:** 1111 NW Naito Parkway

Appeal of a Type II Staff Decision of Approval for the proposed Navigation Center by Oregon Harbor of Hope (OHOH) on a 1.17-acre site immediately north of the Broadway Bridge in the River District Subdistrict of the Central City Plan District.

**July 4, 2019 at 1:30 PM - HOLIDAY**

**CANCELLED**

**July 11, 2019 at 1:30 PM – SPECIAL DATE**

**1**  
(1:30-1:35)

## Items of Interest

**2**  
(1:35-3:05)

## Design Advice Request

### MorningStar at Laurelhurst | EA 19-134120 DA

<https://efiles.portlandoregon.gov/record/12831094>

*(Continued from 5/2/19)*

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

**APPLICANTS:** David Howard and Mark Coplin, Ankrom Moisan Architects; Brandon Lesniak, MorningStar Senior Living

**SITE:** 3100/3150 NE Sandy Blvd



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Type III DAR for a new five-story senior living facility on Sandy Blvd with 113 units of memory care and assisted living. The 42,757 SF site is located in the Sandy Boulevard Plan District and is bounded by Sandy Blvd, NE 31<sup>st</sup> St, and NE Hassalo St. The proposed building will be approximately 118,685 SF including associated residential units as well as dining, and amenity spaces, including outdoor amenities. The ground floor will include a number of active uses such as a lobby, bistro, offices, salon, and theater. The proposed primary entrance is a porte-cochère on the south side of the building along NE Hassalo St which is a dead-end street. Structured parking with approximately 70 parking spaces is proposed with access also off NE Hassalo. Loading is proposed mid-block on NE Sandy Blvd at the northeast corner of the building. Modifications to zoning standards including Building Length and Façade Articulation, Setback Landscaping, and Sandy Boulevard Plan District height limits in transition zones are anticipated.

**3**  
(3:15-4:45)

## Design Advice Request

### **1120 SE Morrison | EA 19-131007 DA**

<https://efiles.portlandoregon.gov/record/12818837>

*(Continued from 5/16/19)*

**CITY CONTACT:** Hillary Adam, BDS, 503-823-3581

**APPLICANT:** Kurt Schultz, SERA Architects

**SITE:** 1120 SE Morrison

DAR for a proposed 7-story full-block mixed use building with ground floor retail and amenity spaces with residential units above, organized around a central raised courtyard facing west. Approximately two levels of below-grade parking are proposed. Exterior materials have not yet been identified. No Modifications or Adjustments have yet been identified.

**4**  
(4:55-6:25)

## Design Advice Request

### **3000 SE Powell | EA 19-143851 DA**

<https://efiles.portlandoregon.gov/record/12873673>

*(Continued from 5/16/19)*

**CITY CONTACT:** Grace Jeffreys BDS, 503-823-7840

**APPLICANT:** Dave Otte, HOLST Architects; Julie Livingston, Home Forward

**SITE:** 3000 SE Powell Boulevard

Design Advice Request [DAR] for a new 5 story (4 over 1) development with approximately 175 housing units, 7,000 sf ground floor active use and 30 parking spaces. The 49,964 sf site is bounded by SE Powell Boulevard to the north and unimproved section of SE 30th Avenue to the west. Ground floor services and parking wrap the west and south frontages. Modifications to setback standards are anticipated along SE Powell and SE 30th.



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**5**  
(6:35-8:35)

## Land Use Review

### Holden of Pearl, Senior Living Facility | LU 19-152193 DZM

<https://efiles.portlandoregon.gov/record/12948201>

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

**APPLICANT:** JP Emery + Evan Lawler

**SITE:** NW Quimby Street & 13<sup>th</sup> Avenue

Design Review for a 16-story senior living facility with 218 units (independent and assisted living). Ground floor includes commercial and lobby space, memory care units and amenities, and access to 149 parking spaces and loading off Quimby. A loading dock is proposed along NW 13<sup>th</sup> and pedestrian and bike paths with landscaping along the NW Raleigh and 12<sup>th</sup> frontages. Modifications to bike parking, ground floor windows and height along NW 13<sup>th</sup> are requested.

**6**  
(8:45-10:15)

## Land Use Review

### 100 NE Multnomah Office Building | LU 19-152117 DZM

<https://efiles.portlandoregon.gov/record/12948281>

**CITY CONTACT:** Tim Heron, BDS, 503-823-7726

**APPLICANT:** Amanda Hills, ZGF ARCHITECTS LLP

**SITE:** 100 NE Multnomah Street

Design Review for a 16-story senior living facility with 218 units (independent and assisted living). Ground floor includes commercial and lobby space, memory care units and amenities, and access to 149 parking spaces and loading off Quimby. A loading dock is proposed along NW 13<sup>th</sup> and pedestrian and bike paths with landscaping along the NW Raleigh and 12<sup>th</sup> frontages. Modifications to bike parking, ground floor windows and height along NW 13<sup>th</sup> are requested.

**July 18, 2019 at 1:30 PM**

**1**  
(1:30-1:35)

## Items of Interest

**2**  
(1:35-3:35)

## Land Use Review

### Hyatt Place & the Allison Residences | LU 19-145295 DZM

<https://efiles.portlandoregon.gov/record/12881448>

*(Rescheduled from 6/20/19)*

**CITY CONTACT:** Art Graves, BDS, 503-823-7803

**APPLICANT:** Li Alligood, Otak, Inc.

**SITE:** 350 NW 12th Avenue

The applicant is seeking Design Review approval for a 23-story mixed use building, which includes hotel and residential uses, in the Pearl Sub-District of the Central City





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Plan District. The proposed height of the quarter-block building is 250' with 197,118 square feet of floor area. 170 hotel rooms and 110 dwelling units are proposed. No on-site parking is proposed. Exterior materials include ribbed and flat metal paneling, aluminum windows, glass guardrails, steel canopies, formed concrete piers and aluminum storefronts. One Modification Review is requested to Bicycle Parking Standards (33.266.220.C.3.B). The project proposes to reduce the width of the long-term bicycle parking spaces from 24 inches to 18 inches.

**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

**August 22, 2019 at 1:30 PM – SPECIAL DATE**

NO SCHEDULED HEARING AT THIS TIME

**September 5, 2019 at 1:30 PM**

NO SCHEDULED HEARING AT THIS TIME

**September 19, 2019 at 1:30 PM**

NO SCHEDULED HEARING AT THIS TIME

**October 3, 2019 at 1:30 PM**

NO SCHEDULED HEARING AT THIS TIME

**October 17, 2019 at 1:30 PM**

NO SCHEDULED HEARING AT THIS TIME

**November 7, 2019 at 1:30 PM**

NO SCHEDULED HEARING AT THIS TIME

**November 21, 2019 at 1:30 PM**

NO SCHEDULED HEARING AT THIS TIME

**December 5, 2019 at 1:30 PM**

NO SCHEDULED HEARING AT THIS TIME

**December 19, 2019 at 1:30 PM**

NO SCHEDULED HEARING AT THIS TIME