



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

August 29, 2019 at 1:30 PM – SPECIAL DATE

1 Items of Interest

(1:30-1:35)

2 Design Advice Request

(1:35-3:05)

EA 19-205006 DA – SOWA Willamette Blocks

<https://efiles.portlandoregon.gov/record/13150382>

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

APPLICANT: Kim Lan | DRI WILLAMETTE LLC

SITE: Property bounded by SW Bond, SW Lane, SW Lowell & the Willamette River

DAR for a proposed four block development in South Waterfront with 1,200 residential units, ground floor retail and parking. The two riverward blocks will contain high-rise buildings with mid-rise buildings on the two western blocks. The project will also include new streets, accessways and Greenway trail.

3 Briefing – Central City Green Loop Update

(3:15-4:00)

BPS: Lora Lillard 503-823-7721

BPS: Mark Raggett 503-823-6030



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September 5, 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 – PART 2

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

(Rescheduled from 8/1 and Continued from 6/6)

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)

Type III Land Use Review

LU 19-183735 DZM AD – Pepsi Blocks Phase One

<https://efiles.portlandoregon.gov/record/13116257>

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

APPLICANT: Heidi Oien | Mithun

SITE: 2505 NE Pacific Street

Type III Design Review for a proposed first phase of the previously approved Sandy Boulevard Planned Development. The first phase will include renovation of the existing Pepsi Pavilion building; one new mixed-income, mixed-use building; below grade parking; a new publicly-dedicated woonerf-style street (NE Pacific between NE 25th & NE 27th), and a new publicly accessible plaza with landscaping, seating and art. An Adjustment is requested to reduce the required on-site loading spaces from 1 Type A to 1 Type A provided in the adjacent (off-site) right-of-way. Modifications requested include spacing of long-term bike racks, and distance and angles of transit street main entrances from Sandy Boulevard.

4

(5:55-7:25)

Design Advice Request

Great Scott, NE 7th & East Burnside Mixed Use Building | EA 19-181500 DA

<https://efiles.portlandoregon.gov/record/13121322>

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

APPLICANT: Eric Hoffman, Sum Design Studio & Architecture

SITE: 701 East Burnside



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Design Advice Request for the renovation and new construction for a ½ block 5-story mixed-use building. Renovation is proposed of the existing 10,000 square foot 1-story building on northern portion of the site, new construction of 5-story residential building, and a new 2-story commercial building fronting East Burnside which will have a second story arcade projecting over the Burnside right of way. No Modifications or Adjustments to Zoning Code standards are currently being requested.

September 19, 2019 at 1:30 PM

- 1**
(1:30-1:35) **Items of Interest**
- 2**
(1:35-2:35) **Briefing – Division Transit Project**
TRIMET: Jesse Stemmler 503-962-7505
PBOT: Teresa Boyle 503-823-6197
BDS: Hilary Adam 503-823-3581
- 3**
(2:45-3:45) **Briefing – Update of the Earthquake Readiness Burnside Bridge project**
*Key discussion points to include: four current design options, including new information about the high fixed bridge alternative; bridge cross sections; traffic management approaches; draft evaluation criteria; an update on the historic resources inventory.

CITY CONTACT: Art Graves, BDS, 503-823-7803
APPLICANT: Mike Pullen and Megan Neill, Multnomah County

4
(3:25-4:55)

Design Advice Request

EA 19-201292 DA – Portland Proper Hotel

<https://efiles.portlandoregon.gov/record/13152279>

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

APPLICANT: Julie Bronder, ZGF

SITE: 1202 NW Irving Street

DAR for a proposed 9-story, 131' tall hotel with one floor of below grade parking and rooftop amenity space. One Adjustment to loading is proposed, to reduce the loading requirement from two on-site Standard A spaces to one Standard A.

October 3, 2019 at 1:30 PM

- 1**
(1:30-2:30) **Items of Interest**
Training – MapApp for DOZA Testimony Management

CITY CONTACT: Julie Hernandez, BPS, 503-823-7838

October 10, 2019 at 1:30 PM – SPECIAL DATE



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

October 17, 2019 at 1:30 PM

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

2 (1:45-3:45)

Type III Land Use Review

OHSU Hospital Expansion Project | LU 19-195718 DZ

<https://efiles.portlandoregon.gov/record/13171732>

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

APPLICANT: Carl Tully, nbbj

SITE: 3181 SW Sam Jackson Park Rd

Design Review Hearing 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 SW Campus Drive. Service and loading access occurs along upper SW Campus Drive. Three new skybridges providing connection to adjacent buildings are also proposed.

3 (3:55-5:55)

Type III Land Use Review

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

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

(Continued from 7/18/19; Rescheduled from 6/20/19, Rescheduled from 9/19/19)

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 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.

November 7, 2019 at 1:30 PM

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



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- 2**
(1:35-3:35) **Briefing - DOZA Work Session #1**
Proposed Draft Code Amendment Comments for PSC

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

CITY CONTACT: Lora Lillard, BPS, 503-823-7721

CITY CONTACT: Phil Nameny, BPS, 503-823-7709

November 14, 2019 at 1:30 PM – SPECIAL DATE

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

November 21, 2019 at 1:30 PM

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

- 2**
(1:35-3:35) **Briefing - DOZA Work Session #2**
Proposed Citywide Design Guidelines

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

CITY CONTACT: Lora Lillard, BPS, 503-823-7721

December 5, 2019 at 1:30 PM

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

December 12, 2019 at 1:30 PM – SPECIAL DATE

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

December 19, 2019 at 1:30 PM

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

- 2**
(1:35-3:35) **Briefing - DOZA Work Session #3**
Proposed Citywide Design Guidelines

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

CITY CONTACT: Lora Lillard, BPS, 503-823-7721