

# Tentative Schedule for Design Commission

1900 SW 4<sup>th</sup> Avenue – 2<sup>nd</sup> Floor Room 2500B

[\\*\\*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.

**November 30, 2017 at 1:30 PM (SPECIAL HEARING DATE)**

1. **Items of Interest** (estimated: 15 minutes)
2. [LU 16-278621 DZM GW – Fremont Apartments](#) **Ben Nielsen, BDS, 503-823-7812**  
(estimated: 90 minutes)  
*(CONTINUED FROM 11/16; RESCHEDULED FROM 11/2/17;  
CONTINUED FROM 9/28/17; RSCLD FROM 9/21/17)*

**APPLICANT:** Tim Wybenga & Bonnie Chiu, TVA Architects  
**ADDRESS:** 1650 NW Naito Pkwy

Type III design review and concurrent greenway review for a proposed 17-story, 309,000 SF mixed-use building with a restaurant on the ground floor and residential on the upper stories in the River District Subdistrict of the Central City Plan District. The site is adjacent to the Willamette River and is currently occupied by a surface parking lot. Modifications are requested to the North Pearl Subarea height, open area, and waterfront development standards and to the base zone height exceptions and long-term bicycle parking development standards.

3. [EA 16-291429 DA – Lloyd Mixed Use Development](#) **Staci Monroe, BDS, 503-823-0624**  
(estimated: 90 minutes)  
*(CANCELED ON 6/1; RSCHD FROM 6/1; RSCHLD FROM 4/20;  
CNTD FROM 2/16)*

**APPLICANT:** Dave Otte + Mark Schmidt, HOLST Architecture  
**ADDRESS:** 1510 NE Multnomah & portions of 2201 NE Lloyd Center

A 2<sup>nd</sup> Design Advice Request for three new 4-7-story buildings providing approximately 520 residential units and approximately 26,000 SF of retail with below grade parking. 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 have been identified.

4. [EA 17-249524 DA – Wells Fargo Center](#) **Tanya Paglia, BDS, 503-823-4989**  
(estimated: 90 minutes)

**APPLICANT:** Patrick Gilligan, Lincoln Property Company  
**ADDRESS:** 1300 SW 5th Ave

Type III DAR for a proposed alterations to the Wells Fargo Center, a site that occupies a 2-block area bounded by SW 3rd & 5th Avenues, Jefferson & Columbia Streets, in downtown Portland. The focus will be on alterations to the Data Processing Building which is the eastern block of the two block site. The proposal includes the addition of a glass building enclosure around the existing covered terrace, and removal of an existing drive-through on SW 4th Ave, to be replaced with extended interior space and a terraced street frontage. Changes to the Tower Building, the

# Tentative Schedule for Design Commission

1900 SW 4<sup>th</sup> Avenue – 2<sup>nd</sup> Floor Room 2500B

western block, will focus on ground level façade and ground plane changes on the west side of the building where the primary entrance is located.

5. [EA 17-254227 DA – 9747 NE Glisan](#)

Grace Jeffreys, BDS, 503-823-7840

(estimated: 90 minutes)

**APPLICANT:** Bill Lanning, MWA Architects and Nikolai Ursin,  
NW Housing Alternatives (NHA)

**ADDRESS:** 9747 NE Glisan St.

A Design Advice Request for a new 4-story building providing 161 affordable residential units and approximately 12 on-grade parking spaces. The long rectangular site extends between NE Glisan and NE Irving Streets, west of NE 99<sup>th</sup> Avenue. No modifications or adjustments to standards have been identified.

**December 7, 2017 at 1:30 PM**

1. **Items of Interest**

Tim Heron, BDS, 503-823-7726

Eric Engstrom, BPS, 503-823-3329

(estimated: 30 minutes)

Briefing – Southwest Light Rail Transit, Draft Environmental Impact Statement, and Locally Preferred Alternative

2. [LU 16-251880 DZM – Lovejoy Square](#)

Puja Bhutani, BDS, 503-823-7226

(estimated: 90 minutes)

*(CONTINUED FROM 10/19; & RESCHEDULED FROM 6/15/17)*

**APPLICANT:** Leslie Cliffe, Bora Architects

**ADDRESS:** 930 NW 14th Ave

Type III Design Review for a 10-story, 148'-6" high, and 267,967 SF mixed-use building. Proposes 41,345 SF retail, 71,846 SF offices and 141, 756 SF (143 units) residential use. Two towers frame a raised courtyard that will be phased or built simultaneously. Two levels structured parking with 142 vehicular spaces and 2 loading dock spaces are proposed. Modifications are requested to Height, Bicycle Parking and Loading standards.

3. [LU 17-256401 DZM – Oregon Convention Center Plaza](#)

Jeff Mitchem, BDS, 503-823-7011

(estimated: 120 minutes)

**APPLICANT:** Jamie Shane, Mayer/Reed

**ADDRESS:** 777 NE MLK Jr Blvd

The proposal is for exterior site improvements to the NE corner and NE Holladay St and NE MLK Jr Blvd frontages of the Oregon Convention Center super block. The project includes a new programmable plaza and amphitheater, enhanced pedestrian connection to the main entry at MLK Jr frontage, signage replacement/upgrades, the removal and replacement of two existing ticketing windows and associated canopies with aluminum and glass storefront to match existing and relocated artwork. The project will also create a new MLK Jr Blvd entrance plaza, renovate the exterior brick veneer planters along the rotunda façade and add storm water management for the new site improvements. Minor site improvements at the SE corner include relocated art, planting and benches.

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

Jeff Mitchem, BDS, 503-823-7011

(estimated: 120 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

# Tentative Schedule for Design Commission

1900 SW 4<sup>th</sup> Avenue – 2<sup>nd</sup> Floor Room 2500B

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.

5. [EA 17-216077 DA – 3075 NE Sandy Boulevard](#) **Bhutani, Puja, BDS, 503-823-7226**  
*(RSCHD FROM 11/2/17; 10/5/17; CNTD FROM 9/7/17)* (estimated: 90 minutes)

**APPLICANT:** Suzannah Stanley, Mackenzie

**ADDRESS:** 3075 NE Sandy Boulevard

Design Advice for a new 3-story auto dealership building. Ground floor uses include an auto showroom, coffee shop and leasable retail, with a service shop on the lower level, and structured parking on the second-third floors. Vehicular access is proposed off NE 31st Avenue. Potential modifications could be required for signage and interior pedestrian connections.

**December 14, 2017 at 1:30 PM - SPECIAL DATE**

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

2. [LU 17-113306 DZM – TYPE II APPEAL](#) **Hannah Bryant, BDS, 503-823-5353**  
(estimated: 90 minutes)

**APPELLANT:** Rachel Hill, Land Use Chair for St. Johns Neighborhood Association

**APPLICANT:** Jones Architecture

**ADDRESS:** 8608 N. Lombard

Description: Four story cross-laminated timber building. Ground floor includes 3512 square feet of commercial space, residential lobby, long-term bicycle parking and utility service areas. The primary commercial space has two 18' sliding glass walls that open up the corner onto the St. Johns plaza. The top three floors contain 30 studio and 1-bedroom apartments. Exterior is proposed to be cementitious panel and vertical curtain wall bays.

3. [LU 17-252155 DZ – Revisions to Providence Park Stadium Expansion](#) **Meriam Rahali, BDS 503-823-5363**  
(estimated: 90 minutes)

**APPLICANT:** Chelsea Grassinger, Allied Works Architecture

**ADDRESS:** 1844 SW Morrison Street

Type III Design Review for several revisions to the Providence Park Stadium Expansion. The applicant is proposing several minor changes to the original approval that include an alternate to Condition of Approval D: perimeter fencing, an alternate to Condition of Approval E: increasing viewing into the stadium from the north and south of the arcade along SW 18<sup>th</sup> Avenue by decreasing ground level massing and creating view sheds. Additional changes also include changing roof canopy material, revising south facing elevator tower massing, adding smoke exhaust louvers and OCS pole.

4. [LU 17-109848 DZM/HR – 550 SE MLK](#) **Grace Jeffreys, BDS, 503-823-7840**  
*(CONTINUED FROM 11/2/17)* (estimated: 90 minutes)

**APPLICANT:** Don Lee, Works Progress Architecture

**ADDRESS:** 550 SE MLK

Type III Design Review with a Type II Historic Resource Review for a proposed new 7 story mixed-use building in the Central Eastside Subdistrict of the Central City Plan District. Proposal includes retail at grade, with hotel suites, residential units, rooftop amenities, and one level of below grade parking. Parking and loading access to the

# Tentative Schedule for Design Commission

1900 SW 4<sup>th</sup> Avenue – 2<sup>nd</sup> Floor Room 2500B

site will be from SE Washington Street. The proposed hotel floors would operate under the same management as the proposed neighboring Chamberlain Hotel, and a shared outdoor courtyard connects both buildings. An exception is requested to the Window Projections into Public Right-of-Way Code Guide.

5. [EA 17-244961 DA – South Waterfront \(SOWA\) Greenway from Gibbs to the Ross Island Bridge](#)  
*(CONTINUED FROM 10/26/17)*

Grace Jeffreys, BDS, 503-823-7840  
(estimated: 120 minutes)

**APPLICANT:** Alan Park, ZRZ Realty Company  
**ADDRESS:** 3121 Moody Avenue, South Waterfront (SOWA)  
Greenway from Gibbs to the Ross Island Bridge

A 2<sup>nd</sup> Design Advice for proposed improvements to the South Waterfront (SOWA) Greenway that runs from SW Gibbs on the south to the Ross Island Bridge on the North, located in the South Waterfront Sub District of the Central City Plan District. The 2<sup>nd</sup> Design Advice will focus on specific improvements around the Slipway at the south end of the project area, including two docks, a floating platform positioned on the historic barge launch rails, a bridge crossing the Slipway, and adjacent plazas and landscape areas.

**December 21, 2017 at 1:30 PM**

NO SCHEDULED HEARINGS AT THIS TIME

**January 4, 2018 at 1:30 PM**

NO SCHEDULED HEARINGS AT THIS TIME

**January 18, 2018 at 1:30 PM**

NO SCHEDULED HEARINGS AT THIS TIME

**February 1, 2018 at 1:30 PM**

NO SCHEDULED HEARINGS AT THIS TIME

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

NO SCHEDULED HEARINGS AT THIS TIME

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

NO SCHEDULED HEARINGS AT THIS TIME

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

NO SCHEDULED HEARINGS AT THIS TIME

**March 29, 2018 at 1:30 PM - POSSIBLE DATE**

NO SCHEDULED HEARINGS AT THIS TIME