

Tentative Schedule for Design Commission

Hearings are located at CH2M Center - 2020 SW 4th Ave (Lincoln Room)

[**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 (note estimated: time of each case)
- Cases not started before 6:30 PM may be rescheduled to the following hearing date.
- Regularly scheduled Hearings are the 1st & 3rd Thursday of each month.

September 28, 2017 at 1:30 PM

1. **Items of Interest** (1:30pm-1:45pm)

2. **[LU 17-112427 DZM – 140 SW Columbia](#) – Work Session** **Staci Monroe, BDS, 503-823-0624**
(1:45pm -3:15pm)
*(RSCHD FROM 9/7/17; CNTD FROM 8/17/17;
RSCHD FROM 7/20; CNTD FROM 6/15/17)*

APPLICANT: Dustin White, GBD Architects
ADDRESS: 140 SW Columbia

Type III Design Review for a 200' tall, full block, mixed-use building that incorporates an existing parking and loading access structure that serves adjacent underground parking. Building will provide 347 residential units, 15,000 SF of retail and office and 244 structured parking spaces. Modifications related to tandem stalls, bike parking dimensions, and rooftop mechanical screen are requested.

3. **[LU 16-282848 DZ – APPEAL – RECORD CLOSED](#)** **Jeff Mitchem, BDS, 503-823-7011**
(3:15pm -3:45 pm)
(CONTINUED FROM 8/31/17; RSCHD FROM 8/17/17)

APPELLANT: Jennifer Vitello, Chair Cathedral Park Neighborhood Association
APPLICANT: Joshua Lupkin, SERA ARCHITECTS
ADDRESS: 6620 N Richmond St

Appeal of a Staff decision of APPROVAL for a Type II Design Review for a 5-story market-rate apartment building consisting of 96 units on a .54-acre site in the Cathedral Park Neighborhood. The following are cited as grounds for appeal: lack of ground floor windows, lack of retail space, lack of a roof plaza, lack of street improvements on N Oswego Ave and excess height.

4. **[LU 16-256298 DZM - APPEAL](#)** **Hannah Bryant, BDS, 503-823-5353**
(3:45pm -5:45 pm)

APPELLANT: Laurie Skokan
APPLICANT: Robert Thompson and Richard Rapp, TVA Architects
ADDRESS: 5036 NE Sandy Blvd

Appeal of a Staff decision of APPROVAL for a Type II Design Review for a 6-story, 64' high market-rate, mixed-use building. It includes 85-units, surface parking and commercial tenant space at the ground floor. Modifications include stacked parking without a valet, and to permit an enclosure around the transformer within the side setback. The following are cited as grounds for appeal: the scale of the building in relation to its existing context; the quantity of proposed parking and the impacts of resident on-street parking on the surrounding neighborhood.

5. **[LU 16-278621 DZM GW – Fremont Apartments](#)** **Ben Nielsen, BDS, 503-823-7812**
(5:45pm-7:45 pm)
(RESCHEDULED FROM 9/21/17)

Tentative Schedule for Design Commission

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APPLICANT: Tim Wybenga, 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.

[EA 17-172442 DA – 10th & Alder](#)

(RSCHD TO 10/5/17; CNTD FROM 8/17/17; RSCHD FROM 7/6/17)

Hannah Bryant, BDS, 503-823-5353
(estimated: 90 minutes)

APPLICANT: Pete Miller, DLR Group Architecture
ADDRESS: 539 SW 10th Street

Type III DAR for a proposed 11 story boutique hotel with approximately 177 guestrooms, a covered rooftop terrace and a lower level basement with fitness room and service spaces.

October 5, 2017 at 1:30 PM

1. Items of Interest

2. [EA 17-172442 DA – 10th & Alder](#)

(RSCHD FROM 9/28/17; CNTD FROM 8/17/17; RSCHD FROM 7/6/17)

Hannah Bryant, BDS, 503-823-5353
(estimated: 60 minutes)

APPLICANT: Pete Miller, DLR Group Architecture
ADDRESS: 539 SW 10th Street

Type III DAR for a proposed 11 story boutique hotel with approximately 177 guestrooms, a covered rooftop terrace and a lower level basement with fitness room and service spaces.

3. [LU 17-109861 DZ – 1732 NE 2nd Avenue](#)

(CNTD FROM 8/31/17; RSCHD FROM 7/20/17; 7/6; 6/1/17 & 5/4/17)

Grace Jeffreys, BDS, 503-823-7840
(estimated: 60 minutes)

APPLICANT: Parker McNulty, ENT Ventures VI LLC; and Works Progress Architecture LLP
ADDRESS: 1732 NE 2nd Avenue

Type III Design Review for a new 6-story mixed-use building in the Lloyd Subdistrict of the Central City Plan District. Ground level includes 10,475sf of retail, a residential lobby, and a new outdoor plaza on the south side. 74 market-rate residential units are proposed above, the majority of which will be equipped with balconies. One ground level standard B loading space is provided in the southern plaza accessed off NE 3rd, and 50 parking spaces are proposed below-grade accessed off NE Schuyler. No modifications or adjustments to standards have been requested.

4. [LU 16-264884 DZM – North 18](#)

(CNTD FROM 9/7/17; RSCHD FROM 6/15/17 & 5/18/17 & 3/16/17 & 3/2/17)

Grace Jeffreys, BDS, 503-823-7840
(estimated: 60 minutes)

APPLICANT: Agustin Enriquez, GBD Architects Inc.
ADDRESS: 1126-1134 NW 18th

Type III LUR for a new six-story mixed-use building on half-block site in the Northwest Plan District. Proposal

Tentative Schedule for Design Commission

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includes 107 market rate units over ground level retail, one live/work unit and five townhomes. 50 at-grade mechanical parking stalls and two Type B loading spaces will be accessed off NW 17th, and a secure bike room is accessed off NW 18th. Residential amenity spaces include amenity rooms and an outdoor terrace on level 2. Exterior materials include white Norman-sized brick, bronze colored vinyl windows and metal panels, black perforated metal panels, black aluminum storefronts, and stained white oak wood siding.

Modifications are requested to Minimum Active Floor Area (33.562.240), Ground Floor Windows (33.140.230), and Loading (33.140.230).

EA 17-216077 DA – 3075 NE Sandy Boulevard
(RSCHD TO 11/2/17; CNTD FROM 9/7/17)

Bhutani, Puja, BDS, 503-823-7226
(estimated: 60 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.

October 19, 2017 at 1:30 PM

1. Items of Interest

2. **LU 16-251800 DZM – Lovejoy Square**
(RESCHEDULED FROM 6/15/17)

Puja Bhutani, BDS, 503-823-7226
(estimated: 90 minutes)

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 17-222650 DZM – 10th & Yamhill St Smart Park**

Jeff Mitchem, BDS, 503-823-7011
(estimated: 120 minutes)

APPLICANT: Christine Rumi, FFA Architects
ADDRESS: 730 SW 10th Ave

The Portland Bureau of Transportation and Prosper Portland (formerly Portland Development Commission) are proposing renovation of the full block SmartPark garage bounded by SW 9th Ave, SW 10th Ave, SW Yamhill St and SW Morrison St. Specific improvements are proposed to the stairs and elevators, retail floor area expansion, retail storefront, mechanical, accessibility and infrastructure (bike parking, signage, canopies, lighting, signage).

4. **LU 16-283442 DZM – Eleven West**
(CONTINUED FROM 9/21/17; RSCHD FROM 8/31/17)

Grace Jeffreys, BDS, 503-823-7840
(estimated: 90 minutes)

APPLICANT: Kip Story, ZGF Architects
ADDRESS: 1102-1116 SW Washington

Tentative Schedule for Design Commission

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The proposal is for a new half-block, 24-story, 291' tall mixed-use building in the West End Sub-area and Downtown Sub-district of the Central City Plan District. Proposal consists of approximately 7,500 square feet of ground floor retail, 110,000 square feet of office/retail (levels 2-7), 222 market-rate apartments (levels 8-24), and 260 below-grade auto parking spaces.

5. [LU 17-109310 DZM – Glisan Street Apartments](#) **Puja Bhutani, BDS, 503-823-7226**
(*CONTINUED FROM 9/17/17; RESCHEDULED FROM 9/7/17*) (estimated: 90 minutes)

APPLICANT: Mike Coyle, Faster Permits
ADDRESS: 1500 NE Irving Street

The proposal is for a new 5-story, 67.5' high mixed-use building in the Kerns neighborhood. Proposal consists of 86 units, approximately 750 sf of ground floor retail and 22 auto parking spaces in an enclosed garage. Residential amenity spaces include terraces on the 2nd floor and 5th floor. Primary materials consist of brick, metal panels and storefront window system. Modifications are requested to Ground floor window standards (33.130.230), Maximum width standard for projecting window elements (OSSC/33/#1.F), and Required side wall window requirement for projecting window elements (OSSC/33/#1.E).

6. [EA 17-233217 DA – 3181 SW Sam Jackson PK Rd](#) **Art Graves, BDS, 503-823-7803**
(estimated: 90 minutes)

APPLICANT: Ronald Lai, OHSU
ADDRESS: 3181 SW Sam Jackson PK Rd

Design Advice Request hearing for a new 5-story, 60,000 square foot, medical building addition to the Oregon Health Science University (OHSU) Campus adjacent to the existing Casey Eye Institute. The building will be connected to the Casey Eye Institute by an enclosed pedestrian bridge and with a below grade tunnel. Vehicle access is proposed off of SW Campus Drive. No modifications or adjustments to standards have been requested.

October 24, 2017 at 1:00 PM – 5:00 PM – Location TBD

DESIGN COMMISSION RETREAT

October 26, 2017 at 1:30 PM - SPECIAL DATE

NO SCHEDULED HEARINGS AT THIS TIME

November 2, 2017 at 1:30 PM

1. Items of Interest

2. [LU 17-109848 DZM/HR – 550 SE MLK](#) **Grace Jeffreys, BDS, 503-823-7840**
(estimated: 120 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 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.

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3. [EA 17-216077 DA – 3075 NE Sandy Boulevard](#)
(RSCHD FROM 10/5/17; CNTD FROM 9/7/17)

Bhutani, Puja, BDS, 503-823-7226
(estimated: 60 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.

November 16, 2017 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

December 7, 2017 at 11:00 AM – 1:00 PM - 1900 SW 4TH AVE - 4TH FLOOR – ROOM 4A

DESIGN COMMISSION RETREAT

December 7, 2017 at 1:30 PM

1. **Items of Interest**

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

Tim Heron, BDS, 503-823-7726
Eric Engstrom, BPS, 503-823-3329
(estimated: 30 minutes)

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