

Tentative Schedule for Design Commission

1900 SW 4th Avenue – 2nd 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 1st & 3rd Thursday of each month.
- There will be a **10-minute** break between each case.

October 18, 2018 at 1:30 PM

1. **Items of Interest** (1:30-1:35)
2. [Briefing: Update of the Earthquake Readiness Burnside Bridge Project](#) Arthur Graves, BDS, 503-823-7803
Mike Pullen, Multnomah County
Megan Neill, Multnomah County
(1:35 – 2:35)
3. [BRIEFING – #2 - Broadway Corridor Master Plan Update](#) Sarah Harpole, Prosper Portland, 503-823-3337
(RESCHEDULED FROM 10/4/18) Jeff Mitchem, BDS, 503-823-7011
(2:45 – 3:30)
4. [LU 18-191719 DZM – Grand Avenue Mixed Use](#) Benjamin Nielsen, BDS, 503-823-7812
(3:40 – 5:40)

APPLICANT: Ryan Miyahira, Ankrom Moisan Architects and Trevor Boucher, Fairfield Residential

ADDRESS: 203 NE Grand Ave & 206 NE MLK Blvd

Type III Design Review for a proposed 151,600 SF, 8-story, 92'-5" tall residential mixed-use building in the Central Eastside Subdistrict of the Central City Plan District. The ground floor will contain a mix of retail spaces, a residential lobby, an amenity fitness room, long-term bike parking, and structured parking and loading. The upper stories contain 170 residential dwelling units—and trigger the mandatory inclusionary housing requirements of Title 33—as well as two amenity rooms and an amenity deck on the top floor. Two Modifications are requested: one to provide 18" wide long-term bike parking spaces, and the other to reduce the required 12' floor-to-bottom of structure clearance in the retail space along NE Davis to 11'-2".

5. [LU 18-198469 DZM – Lloyd Mall West Anchor + Plaza Remodel](#) Hannah Bryant BDS, 503-823-5353
(CONTINUED FROM 9/27/18) (5:50-7:20)

APPLICANT: Bill Bailey, Waterleaf

ADDRESS: 901 NE Lloyd Center

A proposed remodel of the existing West Anchor building will include increased height, new glazing and canopies, remodeled entrances, an enlarged third-story pedestrian bridge linking the building to the parking garage, and new exterior cementitious cladding. The adjacent publicly accessible plaza will also be remodeled as part of this proposal, with new planting areas, seating, hardscape and covered spaces.

October 25, 2018 at 12:30 PM - SPECIAL DATE

DESIGN COMMISSION RETREAT

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November 1, 2018 at 1:30 PM

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

2. [LU 18-232395 DZ – Columbia Square Exterior Alterations](#) **Meriam Rahali, BDS, 503-823-5363**
(1:45-2:45)

APPLICANT: Erica Thompson, Hennebery Eddy Architects

ADDRESS: 111 SW Columbia Street

Type III Design Review for exterior alterations of Columbia Square Building located in Downtown subdistrict of Central City Plan District. The proposal includes the removal and replacement of the existing glass and steel solarium on the southeast corner of the building with a new structure similar in character, changes to selected ground level storefront windows; and alterations to the southeast corner plaza, including the removal and replacement of the brick paving, the addition of travertine stairs, travertine planters, travertine seat wall, stainless steel stormwater planter, and planting.

3. [LU 18-210124 DZM AD – Block 216](#) **Benjamin Nielsen, BDS, 5033-823-7812**
(2:55-4:55)

APPLICANT: Phillip Beyl and Kyle Andersen, GBD Architects

ADDRESS: 900-936 SW Washington St.

Type III Design Review for a proposed 35-story, 460-foot tall mixed-use building comprising approximately 846,500 SF in the West End Subdistrict of the Central City Plan District. The building will include retail, commercial office, hotel, residential, structured parking, and shared amenity uses. The proposal also includes non-standard improvements in the right-of-way for the entire length of SW 9th Ave, including special paving, large planting areas and trees, non-standard lighting, and seating areas. One Adjustment is requested to parking and loading access standards, to allow a parking garage entry and covered drop-off area off SW Washington St and to allow loading access from SW Alder St. Four Modifications are requested: to the stacked parking standard, the long-term bicycle parking standard, the required building line standard along SW 9th Ave, and to the ecoroofs standard.

BRIEFING – Division Transit Project
(RESCHEDULED TO 12/6/18 AND FROM 9/6/18)

Teresa Boyle, PBOT, 503-823-6197
Hillary Adam, BDS, 503-823-3581
(estimated 30 minutes)

LU 18-198909 DZM – ART Tower
(RESCHEDULED TO 11/15/18)

Tanya Paglia, BDS, 503-823-4989
(estimated 90 minutes)

APPLICANT: Paul Jeffreys and James Smith, Ankrom Moisan Architects

ADDRESS: 1515 SW Morrison St

Type III Design Review for a new 224 foot, twenty-story mixed-use residential and commercial tower to include 304 housing units, 4,000 SF of ground-floor commercial space, 3 levels of below-grade parking, and a penthouse amenity space. The proposed building is situated on the northern half of a full block site bounded by SW Morrison St, SW 15th Ave, SW Alder St and SW 16th Ave in the Goose Hollow Subdistrict of the Central City Plan District. The residential lobby entrance will be located on SW Alder St. Residential parking access will be from SW 16th Ave, theater parking access from SW 15th Ave, and loading access from SW 16th Ave via a new midblock driveway. Modifications to the Ground Floor Window, Vehicle and Bicycle Parking standards are requested. This proposal is Phase 2 of an overall project which includes a Phase 1 reduction in the existing Artist Repertory Theater building's footprint to occupy the southern half of the block happening under a separate review.

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November 15, 2018 at 1:30 PM

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

2. [LU 18-198909 DZM – ART Tower](#) **Tanya Paglia, BDS, 503-823-4989**
(RESCHEDULED FROM 11/1/18) (1:35-3:35)

APPLICANT: Paul Jeffreys and James Smith, Ankrom Moisan Architects

ADDRESS: 1515 SW Morrison St

Type III Design Review for a new 224 foot, twenty-story mixed-use residential and commercial tower to include 304 housing units, 4,000 SF of ground-floor commercial space, 3 levels of below-grade parking, and a penthouse amenity space. The proposed building is situated on the northern half of a full block site bounded by SW Morrison St, SW 15th Ave, SW Alder St and SW 16th Ave in the Goose Hollow Subdistrict of the Central City Plan District. The residential lobby entrance will be located on SW Alder St. Residential parking access will be from SW 16th Ave, theater parking access from SW 15th Ave, and loading access from SW 16th Ave via a new midblock driveway. Modifications to the Ground Floor Window, Vehicle and Bicycle Parking standards are requested. This proposal is Phase 2 of an overall project which includes a Phase 1 reduction in the existing Artist Repertory Theater building's footprint to occupy the southern half of the block happening under a separate review.

December 6, 2018 at 1:30 PM

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

2. [BRIEFING - Historic Resources Code Project](#) **Brandon Spencer-Hartle, BPS, 503-823-4641**
(1:35-2:05)

3. [BRIEFING – Division Transit Project](#) **Teresa Boyle, PBOT, 503-823-6197**
(RESCHEDULED FROM 11/1/18 AND 9/6/18) **Hillary Adam, BDS, 503-823-3581**
(2:15-2:45)

4. [LU 18-173798 DZM- Couch Street Residential Mixed Use](#) **Puja Bhutani, BDS, 503-823-7226**
(2:55-4:55)

APPLICANT: Adam Hostetler & Alexandra Gens, Works Progress Architecture

OWNER: Randall J Borho & Joseph Kappers, Fourbs Trust

ADDRESS: 9648 NE COUCH STREET & 17 NE 19TH AVENUE

Type III Design Review for a new mixed-use development located at the south-east corner of NE 97th Avenue and NE Couch Street, in the Gateway Plan District. The proposal includes a 6-story, approximately 68.87' high building with 54 residential units that are a mix of studios, one-bedroom and two-bedroom units. The ground floor program includes retail space, vehicular and bicycle parking and back of house uses. Vehicle parking access is from NE 97th Avenue, while the bike parking access is from the Multi-Use pathway. NE Couch, adjacent to the north property line, is proposed to be vacated and converted to a privately owned public plaza. Building materials include 2 types of cementitious panels, metal panels in black and white color, perforated panels for balconies, and vinyl windows. Modifications are requested for Entrances and Bike Parking Standards, and an exception is requested for Oriel Window Standards.

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December 13, 2018 at 1:30 PM SPECIAL HEARING

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

2. [EA 18-181153 DA – Lincoln School Replacement](#) Puja Bhutani, BDS, 503-823-7226
(CNTD FROM 10/4/18; RSCHD FROM 9/20/18; CONTINUED FROM 7/26/18) (1:35-2:35)

APPLICANT: Becca Cavell, BORA Architects
ADDRESS: 1600 SW Salmon St

DAR for Lincoln High School replacement building, 8-story, 138 feet high providing 281,000 GSF of educational and support space. The new athletic track and field is located in the east section of the site, along SW 14th Avenue. The primary entrance is from an entrance plaza at SW Salmon Street and 17th Avenue. Bus drop off occurs on SW Salmon Street, and loading, service and fire access is from SW 17th Avenue on south side of the building. Building materials include brick, metal panels, fiberglass windows and green roof. Potential Modifications include for ground floor active use, bicycle parking, required building line, and transit street main entrance requirements.

3. [EA 18-210300 DA – Hyatt Place – Hotel/Residential](#) Jill DeCoursey, BDS, 503-823-7314
(CNTD FROM 10/4/18; RSCHD FROM 8/23/18) (2:45-3:45)

APPLICANT: Li Alligood, Otak, Inc.
ADDRESS: 350 NW 12th Avenue

Design Advice Request (DAR) for a proposed 250 foot, 23-story, mixed-use hotel and residential tower. The quarter block site fronts NW 12th Avenue to the west and NW Flanders Street to the north. The proposal is for approximately 180,000 square feet of above grade floor area including 11 stories for a new Hyatt Place brand hotel with ground floor public uses and 12 stories for a new residential apartment community with approximately 120 residential units.

December 20, 2018 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

January 3, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

January 17, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

February 7, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

February 21, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

March 7, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

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March 21, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

April 4, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

April 18, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

May 2, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

May 16, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

June 6, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

June 20, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME