

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.

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.

3. [LU 18-191719 DZM – Grand Avenue Mixed Use](#) **Benjamin Nielsen, BDS, 503-823-7812**
(CONTINUED FROM 10/18/18) (3:45-4:45)

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".

4. [LU 18-137884 DZM – APPEAL](#) **Hannah Bryant, BDS, 503-823-5353**
(4:55-6:55)

APPELLANT: Overlook NA
APPLICANT: Alex Porter
ADDRESS: 1935 N Killingsworth St.

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December 6, 2018 at 1:30 PM

1. **Items of Interest** (1:30-1:35)
2. [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
(1:35-2:05)
3. [LU 18-248691 PDBM – Sandy Boulevard Planned Development](#) Hannah Bryant, BDS, 503-823-5353
(4:15 -6:15)

APPLICANT: Dorothy Faris | Mithun
ADDRESS: 2505 NE Pacific Street

Type III Planned Development Review for redeveloping the existing Pepsi Bottling Plant on Sandy Boulevard into market-rate and affordable housing, offices, retail/restaurant spaces, publicly-accessible parks and plaza, and associated underground parking. The project will use the Planned Development Bonus for additional height and bonus FAR. A publicly dedicated, one-way, woonerf-style street is proposed to reconnect Pacific Avenue through the site. A portion of the proposed plaza is proposed to replace the current slip-lane from Sandy Boulevard to Oregon Street. The existing Pepsi Pavilion building is proposed to be retained.

[BRIEFING - Historic Resources Code Project](#)
(RESCHEDULED TO 1/3/19)

Brandon Spencer-Hartle, BPS, 503-823-4641
(estimated time: 30 minutes)

[LU 18-173798 DZM- Couch Street Residential Mixed Use](#)
(RESCHEDULED TO 5/16/19)

Puja Bhutani, BDS, 503-823-7226
(estimated time: 120 minutes)

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.

December 13, 2018 at 1:30 PM SPECIAL HEARING

1. **Items of Interest** (1:30-1:35)
2. [EA 18-210300 DA – Hyatt Place – Hotel/Residential](#) Arthur Graves, BDS, 503-823-7803
(CNTD FROM 10/4/18; RSCHD FROM 8/23/18) (1:35-2:35)

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

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with ground floor public uses and 12 stories for a new residential apartment community with approximately 120 residential units.

3. [LU 18-210124 DZM AD – Block 216](#)
(CONTINUED FROM 11/1/18)

Benjamin Nielsen, BDS, 503-823-7812
(2:45-4:15)

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.

[EA 18-181153 DA – Lincoln School Replacement](#)

Puja Bhutani, BDS, 503-823-7226

(RESCHEDULED TO 2/7/19; CNTD FROM 10/4/18; RSCHD FROM 9/20/18; CNTD FROM 7/26/18)

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.

December 20, 2018 at 1:30 PM - CANCELLED

CANCELED

January 3, 2019 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
(RESCHEDULED FROM 12/6/18) (1:35-2:05)

January 17, 2019 at 1:30 PM

NO SCHEDULED HEARINGS AT THIS TIME

January 24, 2019 at 1:30 PM SPECIAL HEARING

NO SCHEDULED HEARINGS AT THIS TIME

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February 7, 2019 at 1:30 PM

1. Items of Interest (1:30-1:35)
2. Briefing - ODOT/PBOT I-5 Rose Quarter Improvement Project Megan Channel, ODOT, 503-731-3087
Caitlin Reff, PBOT, 503-823-6951
(1:35 pm – 2:35 pm)
3. [EA 18-181153 DA – Lincoln School Replacement](#) Puja Bhutani, BDS, 503-823-7226
*(RSCHD FROM 12/13/18; CNTD FROM 10/4/18;
RSCHD FROM 9/20/18; CNTD FROM 7/26/18)*
(2:45 pm – 3:45 pm)

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.

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

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

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May 16, 2019 at 1:30 PM

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

2. **[LU 18-173798 DZM- Couch Street Residential Mixed Use](#)** **Puja Bhutani, BDS, 503-823-7226**
(1:35-3:35)

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.

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