



City of Portland Design Commission

UPDATED
7/10/20

Agenda

Location

Due to COVID-19 all Hearings will be Zoom Webinars. Links to each Webinar will be listed at the top of each Hearing date.

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 15 minute break between agenda items.
- 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. All items through July 2, 2020 were rescheduled due to COVID-19.

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
- Zoom Webinar Information:
 - [ZOOM Video Tutorials](#)
 - [Participating in Zoom Meetings](#)
 - [Zoom Support Site](#)
- Public Guide to Observing or Testifying: <https://efiles.portlandoregon.gov/record/13623264>
- Design Guidelines are available online at www.portlandoregon.gov/designguidelines

July 14, 2020 at 1:30 PM – SPECIAL DATE – DESIGN & LANDMARKS COMMISSIONS - [WEBINAR REGISTRATION LINK](#)

1 Items of Interest

(1:30-1:35)

2 BRIEFING-Burnside Bridge Earthquake Readiness - Recommended Alternative

(1:35-3:05)

<https://efiles.portlandoregon.gov/record/13796583>

CITY CONTACT: Art Graves, BDS, Arthur.Graves@portlandoregon.gov

CITY CONTACT: Mike Pullen, Mult. Co., mike.i.pullen@multco.us

3 BRIEFING-South Park Blocks Master Plan

(3:15-5:05)

<https://efiles.portlandoregon.gov/record/13796574>



City of Portland Design Commission

UPDATED
7/10/20

CITY CONTACT: Art Graves, BDS, Arthur.Graves@portlandoregon.gov

CITY CONTACT: Tate White, Portland Parks & Rec, Tate.White@portlandoregon.gov

4
(5:15-6:45)

BRIEFING-SW Corridor - Conceptual Design Report

<https://efiles.portlandoregon.gov/record/13476597>

CITY CONTACT: Benjamin Nielsen, BDS, Benjamin.Nielsen@portlandoregon.gov

July 16, 2020 at 1:30 PM - [WEBINAR REGISTRATION LINK](#)

1
(1:30-1:35)

Items of Interest

2
(1:35-3:05)

Macadam Character Statement

<https://efiles.portlandoregon.gov/record/13623341>

CITY CONTACT: Hannah Bryant, BDS, 503-823-5353,
Hannah.Bryant@portlandoregon.gov

CITY CONTACT: Cassie Ballew, BPS, 503-823-7252,
Cassie.Ballew@portlandoregon.gov

A legislative hearing to review the River Plan / South Reach Proposed Draft proposal to repeal the Macadam Corridor Design Guidelines and instead implement the Citywide Design Guidelines in the Macadam area, along with a proposal for a Macadam Character Statement. This is the first area within Portland to receive a character statement.

Structured to align with, and support, Citywide Design Guideline 02, this statement will guide future development on how to address issues and conditions specific to the Macadam area. A brief background description of the area's history and existing conditions will frame desired and emerging character within three sections: Community, Architecture and Nature.

3
(3:15-5:15)

Type II Appeal

LU 19-244401 DZM – New Multi-Dwelling Residential at N. Montana & Jessup <https://efiles.portlandoregon.gov/record/13548419>

CONTINUED FROM 6/4/20

CITY CONTACT: Ben Nielsen, BDS, 503-823-7812
Benjamin.Nielsen@portlandoregon.gov

APPELLANT: Jessamyn Griffin, Works Progress Architecture, LLP



City of Portland Design Commission

UPDATED
7/10/20

SITE: 5626 & 5630-5632 N Montana Ave

Type II Appeal of a Design Review denial for a proposed new 5-story, approx. 57'-0" tall multi-dwelling residential building consisting of 73 dwelling units in the North Interstate Plan District. Two design exceptions to the Window Projections Into Public Right-of-Way Code Guide standards are requested: to E. Window Area and F. Width standards. One Modification is requested to reduce the width of long-term bicycle parking spaces. One Adjustment request has been added to provide no on-site loading space—loading would be accommodated in the street.

July 23, 2020 at 1:30 PM – WEBINAR REGISTRATION LINK COMING SOON

1 Items of Interest

(1:30-1:35)

2

(1:35-3:35)

Type III Land Use Review

LU 19-264010 DZ | Water Tower: Bldg and site

<https://efiles.portlandoregon.gov/record/13665374>

CITY CONTACT: Art Graves, BDS, 503-823-7803 Arthur.Graves@portlandoregon.gov

APPLICANT: Justin Kurtz (Scott Edwards Architecture)

SITE: 5331 SW Macadam Ave

Type III Design Review for proposed shell and site alterations including: Renovation of existing building storefronts along all facades, demolition of existing east first floor facade to be rebuilt inline with existing second and third floor east elevation facade; new sign package; redesign and reconfiguration of existing northeast main entry plaza, north parking area, and southwest courtyard area. No Modifications or Adjustments are requested at this time.

**RESCHEDULED
TO 8/20**

Type III Land Use Review

LU 20-111860 DZM | Northbound 30 Collaborative

<https://efiles.portlandoregon.gov/record/13610024>

CONTINUED FROM 6/18/20

CITY CONTACT: Grace Jeffreys, BDS, 503-823-7840

Grace.Jeffreys@portlandoregon.gov

APPLICANT: Jason Bolt, Jones Architecture & Judson Moore, Waechter Architecture

SITE: 8 lots located between NW 29 & 30 and NW Wilson & NW Nicolai

Type III Design Review for a development of eight 15,000 SF mass-timer apartment buildings, each 5-stories with parking on the ground level.



City of Portland Design Commission

UPDATED
7/10/20

August 6, 2020 at 1:30 PM - WEBINAR REGISTRATION LINK COMING SOON

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

2
(1:35-3:05)

Type III Land Use Review

LU 20-148453 DZ – Alder House Remodel

<https://efiles.portlandoregon.gov/record/13785008>

CITY CONTACT: Tim Heron, BDS, 503-823-7726 Tim.Heron@portlandoregon.gov

APPLICANTS: Sermin Yesilada, Bill Lanning, MWA Architects

SITE: 523 SW 13th Avenue

Type III Design Review for The Alder House, an existing 7-story building with 130 single room occupancy units above a first floor that contains 15 parking spaces and office space. The proposal is for a new elevator core at the west elevation of the building, and the repair and/or replacement of existing storefronts, windows, balcony railings, roofing and mechanical systems.

3
(3:15-4:45)

Design Advice Request

EA 20-158166 DA – SW Park Apartments

<https://efiles.portlandoregon.gov/record/13809747>

CITY CONTACT: Tanya Paglia, BDS Tanya.Paglia@portlandoregon.gov

APPLICANT: Ralph Tahrán | Tahrán Architecture & Planning

SITE: 2055-2057 & 2061 SW Park Ave

Design Advice Request meeting for a proposed eleven-story affordable housing apartment building with 89 residential units. The structure will be prefabricated, composed of modular units with a stucco panel exterior. The proposed building will be set into the sloping site with the main entry lobby at existing sidewalk grade on SW Park Avenue with a 12' deep entry plaza wrapping the corner of SW Park Avenue and SW Clifton St. The 6,000 SF site is currently developed with two older, two-story single-family homes that will be deconstructed. The site is located at the northeast corner of SW Park Ave and SW Clifton S and is directly across U.S. HWY I-405 from Portland State University and the North Park Blocks, accessed via the Park Avenue Bridge. The site is part of a small dead-end location with steep topography that rises almost vertically to the south and west approximately 100 to 150 feet away to enclose this residential pocket.

3
(3:15-4:45)

Design Advice Request

EA 20-160846 – 410 SW 4th Ave Senior Housing

<https://efiles.portlandoregon.gov/record/13809760>

CITY CONTACT: Tim Heron, BDS, 503-823-7726 Tim.Heron@portlandoregon.gov



City of Portland Design Commission

UPDATED
7/10/20

APPLICANT: Mark Nye, Works Progress Architecture

SITE: 410 SW 4th Avenue

Design Advice Request for a 16 story, 240,000 SF senior living facility with approximately 260 units. Ground floor uses include lobby, community rooms, retail, loading and parking access. Modifications and/ or Adjustments to Ground Floor Windows, Ground Floor Active Uses, and Parking Access Restricted Access Streets may be requested. The primary advice sought for this meeting is for advice from the Design Commission on loading and parking access from SW 4th Avenue, SW Harrison Street, and/ or SW 5th Avenue.

**RESCHEDULED
TO 8/13/20**

Type III Land Use Review

LU 19-261508 DZM – “Analog” New Multi-dwelling Residential

<https://efiles.portlandoregon.gov/record/13498655>

CITY CONTACT: Ben Nielsen, BDS, 503-823-7812

Benjamin.Nielsen@portlandoregon.gov

APPLICANT: Jessamyn Griffin, Works Progress Architecture, LLP

SITE: 1835 N Flint Ave

Type III Design Review for a proposed new seven-story residential building with 130 dwelling units in the Lloyd District Subdistrict of the Central City Plan District, including 4 townhouse-style units and structured parking on the ground floor. Five Modifications are requested to long-term bike parking, parking space size, access to parking spaces, and ground floor windows standards. One exception is requested to allow a projecting window element at the northeast corner of the building to exceed 12 feet on both the north and east elevations.

**RESCHEDULED
TO 8/13/20**

Type III Land Use Review

LU 19-246279 CCMPAD | USPS Broadway Corridor Master Plan

<https://efiles.portlandoregon.gov/record/13411837>

CONTINUED FROM 2/13/20

CITY CONTACT: Hillary Adam, BDS, 503-823-3581 Hillary.Adam@portlandoregon.gov

APPLICANT: Sarah Harpole, Prosper Portland

SITE: 715 NW Hoyt

Central City Master Plan for the 14-acre former site of the United States Parcel Service. The Central City Master Plan will establish the framework for future development proposals within the Master Plan boundary (NW Hoyt, NW 9th, NW Lovejoy, NW Broadway). The site will ultimately be home to approximately 4 million square feet of new commercial, employment, and residential development, as well as open space. The Green Loop will run through the center of the site alongside public open space, which includes an extension of the North Park Blocks. An Adjustment is requested to relocate the required Ground floor Active Use standards.



City of Portland Design Commission

UPDATED
7/10/20

August 13, 2020 at 1:30 PM – SPECIAL HEARING DATE

1
(1:30-1:35)

Items of Interest

2
(1:35-3:35)

Type III Land Use Review

LU 19-246279 CCMPAD | USPS Broadway Corridor Master Plan

<https://efiles.portlandoregon.gov/record/13411837>

RESCHEDULED FROM 8/6/20; CONTINUED FROM 2/13/20

CITY CONTACT: Hillary Adam, BDS, 503-823-3581 Hillary.Adam@portlandoregon.gov

APPLICANT: Sarah Harpole, Prosper Portland

SITE: 715 NW Hoyt

Central City Master Plan for the 14-acre former site of the United States Parcel Service. The Central City Master Plan will establish the framework for future development proposals within the Master Plan boundary (NW Hoyt, NW 9th, NW Lovejoy, NW Broadway). The site will ultimately be home to approximately 4 million square feet of new commercial, employment, and residential development, as well as open space. The Green Loop will run through the center of the site alongside public open space, which includes an extension of the North Park Blocks. An Adjustment is requested to relocate the required Ground floor Active Use standards.

3
(3:50-5:50)

Type III Land Use Review

LU 19-261508 DZM – “Analog” New Multi-dwelling Residential

<https://efiles.portlandoregon.gov/record/13498655>

RESCHEDULED FROM 8/6/20

CITY CONTACT: Ben Nielsen, BDS, 503-823-7812

Benjamin.Nielsen@portlandoregon.gov

APPLICANT: Jessamyn Griffin, Works Progress Architecture, LLP

SITE: 1835 N Flint Ave

Type III Design Review for a proposed new seven-story residential building with 130 dwelling units in the Lloyd District Subdistrict of the Central City Plan District, including 4 townhouse-style units and structured parking on the ground floor. Five Modifications are requested to long-term bike parking, parking space size, access to parking spaces, and ground floor windows standards. One exception is requested to allow a projecting window element at the northeast corner of the building to exceed 12 feet on both the north and east elevations.



City of Portland Design Commission

UPDATED
7/10/20

August 20, 2020 at 1:30 PM - WEBINAR REGISTRATION LINK COMING SOON

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

2 **Type III Land Use Review**
(1:35-3:35)

LU 20-111860 DZM | Northbound 30 Collaborative
<https://efiles.portlandoregon.gov/record/13610024>

RESCHEDULED FROM 7/23/20; CONTINUED FROM 6/18/20

CITY CONTACT: Grace Jeffreys, BDS, 503-823-7840
Grace.Jeffreys@portlandoregon.gov

APPLICANT: Jason Bolt, Jones Architecture & Judson Moore, Waechter Architecture
SITE: 8 lots located between NW 29 & 30 and NW Wilson & NW Nicolai

Type III Design Review for a development of eight 15,000 SF mass-timer apartment buildings, each 5-stories with parking on the ground level.

September 3, 2020 at 1:30 PM -WEBINAR REGISTRATION LINK COMING SOON

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

September 17, 2020 at 1:30 PM-WEBINAR REGISTRATION LINK COMING SOON

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

September 24, 2020 at 1:30 PM – SPECIAL HEARING DATE

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

October 1, 2020 at 1:30 PM-WEBINAR REGISTRATION LINK COMING SOON

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

October 15, 2020 at 1:30 PM-WEBINAR REGISTRATION LINK COMING SOON



City of Portland Design Commission

UPDATED
7/10/20

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

November 5, 2020 at 1:30 PM-WEBINAR REGISTRATION LINK COMING SOON

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

November 19, 2020 at 1:30 PM-WEBINAR REGISTRATION LINK COMING SOON

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

December 3, 2020 at 1:30 PM-WEBINAR REGISTRATION LINK COMING SOON

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

December 17, 2020 at 1:30 PM-WEBINAR REGISTRATION LINK COMING SOON

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