

Schedule for Design Commission

Hearings are held at
1900 SW 4th Ave, Room 2500A

[**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 ****

- Check the agenda on the day of the hearing to make sure your case of interest is still scheduled.
- Cases are heard in the order listed; each case takes 1 – 3 hours, so not all cases start at 1:30pm.
- To find out more about testifying, click [here](#) for a Guide for Presenting Testimony

Date of Hearing: January 22, 2015 at 1:30 PM **SPECIAL HEARING DATE**

1. Items of Interest to the Commission

2. APPEAL: LU 14-165242 AD – Randall Tower Sign

Mark Walhood, BDS, 503-823-7806

(Continued from Nov. 6, 2014)

ADDRESS: 2801 N. Gantenbein Ave (Emanuel Hospital)

APPLICANT: Thomasina Gabriele for Emanuel Hospital

Appeal of a Type II staff denial of an Adjustment to increase the maximum size of a proposed fascia sign on the Randall Children's Hospital Tower from 50 square feet to 407.51 square feet. The proposed sign reads "Randall Children's" and would be located on the south-facing uppermost exterior walls of the new hospital tower at the center of the Legacy Emanuel Medical Center.

3. LU 14-230014 DZM AD – Block 136 Mixed Use

Jeff Mitchem, BDS, 503-823-7011

(Continued from Dec. 18, 2014)

ADDRESS: 1241 NW Johnson St

APPLICANT: Heidi Oien, AIA, Mithun

A Design Review for a new full-block mixed-use project in the Central City Plan District's River sub-District. The project includes 2 north-south oriented bar buildings with a courtyard between. Building #1 fronts NW 13th Ave and is 5 stories (maximum height of 75'), contains approximately 15,000 square feet of retail and 60,000 square feet of office. Building #2 fronts NW 12th Ave and is 15 stories (maximum Height of 150', including height bonuses), contains approximately 208 residential flats and 211 underground parking spaces. One (1) Adjustment is required for Quantity of Loading, two (2) Standard A loading spaces are required on site and one (1) Standard A loading space is proposed. Three (3) Modifications are required for Rooftop Access & Mechanical, Size of Loading Spaces, Bike Parking Dimension.

4. LU 14-215153 DZM – Lloyd Center Remodel

Staci Monroe, BDS, 503-823-0624

ADDRESS: 2201 NE Lloyd Center

APPLICANT: Shawn Homberg, Waterleaf Architecture

A Design Review for exterior renovations to the Lloyd Center Mall to accommodate improvements to pedestrian and vehicular entrances along Multnomah Street. Proposal includes a new pedestrian entrance and plaza between Macy's and the southwest parking structure, ground level retail added along the Macy's street frontage, new identity façade treatments with signage above both garage entrances on Multnomah, and a 22' tall cooling tower on top of the Macy's building

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5. [LU 14-229920 DZM – 19th + Overton Apartments](#)

Jeff Mitchem, BDS, 503-823-7011

ADDRESS: 1313 NW 19th Avenue

APPLICANT: Agustin Enriquez, GBD Architects

The proposed project will replace an existing single story, low-density office building on a 10,000 square-foot lot with a six story, multi-family apartment building. The proposed building is 50,892 gross square feet and 75' in height. Vehicular parking is located within the building: 32 automated, mechanical parking stalls with one accessible stall. Modifications are required for ground floor windows, building set-back and forward ingress/egress in one direction only.

[EA 14-242870 DA – Oregon Square](#)
(Rescheduled to January 29, 2015)

Kara Fioravanti, BDS, 503-823-5892

ADDRESS: 710 NE Holladay

APPLICANT: Kyle Andersen, GBD Architects

Design Advice Request for the full development of a 4-block Superblock in the Lloyd District of the Central City Plan District. The proposal includes 4 buildings and a large outdoor plaza at the interior of the Superblock. The outdoor plaza is connected to the 4 adjacent streets at the midblock of each street. Each building will include ground level retail and some ground level apartments. The total number of apartments proposed is 1,030. Parking for 800 below-grade spaces will be accessed off of NE 9th at both NE 9th buildings.

Date of Hearing: January 29, 2015 at 1:30 PM **SPECIAL HEARING DATE**

1. [Items of Interest to the Commission](#)

2. [EA 14-242870 DA – Oregon Square](#)
(Rescheduled from January 22, 2015)

Kara Fioravanti, BDS, 503-823-5892

ADDRESS: 710 NE Holladay

APPLICANT: Kyle Andersen, GBD Architects

Design Advice Request for the full development of a 4-block Superblock in the Lloyd District of the Central City Plan District. The proposal includes 4 buildings and a large outdoor plaza at the interior of the Superblock. The outdoor plaza is connected to the 4 adjacent streets at the midblock of each street. Each building will include ground level retail and some ground level apartments. The total number of apartments proposed is 1,030. Parking for 800 below-grade spaces will be accessed off of NE 9th at both NE 9th buildings.

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Hearings are held at
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Date of Hearing: February 5, 2015 at 1:30 PM

1. Items of Interest to the Commission

2. LU 14-185350 DZM – Hazelwood Plaza

Chris Caruso, BDS, 503-823-5747

ADDRESS: 222 NE 102nd Avenue

APPLICANT: Alberto Rinkevich

Design Review with Modifications for two new 5-story apartment buildings containing a total of 62 units, with common tuck-under parking, and a central entry plaza and upper level roof deck. Modifications to Ground Floor Active Use space depth, Long-Term Bicycle Parking rack spacing, Loading Space size, and Entrance orientation to the street are requested.

3. EA 14-236642 DA – Modera Belmont

Staci Monroe, BDS, 503-823-0624

ADDRESS: 818 SE 6th Avenue

APPLICANT: Kurt Shultz, SERA Architects

A Design Advice Request for a potential 6-story, mixed-use building on a full-block site within the Central Eastside sub district. The building would provide 214 residential units on the upper floors, retail along SE Morrison and live-work unit along SE Belmont ground levels, below-grade parking for 109 spaces accessed off SE 6th, and a central outdoor courtyard facing west. Oriel windows are proposed above SE 6th and 7th.

Date of Hearing: February 19, 2015 at 1:30 PM

1. Items of Interest to the Commission

2. EA 14-220633 DA - Harrison

Staci Monroe, BDS, 503-823-0624

(Cont. from Dec. 11, 2014)

ADDRESS: 325 & 333 SW Harrison

APPLICANT: Benson Angelo & Tom Harrington, Core Campus, LLC

Mixed Use Building - A Design Advice Request for a potential 15-story, mixed use building (Hub at Portland) on a full-block within the South Auditorium Plan District. The building would include 35,000 SF of retail at the ground level for a potential grocer with the upper floors primarily for PSU student housing and market-rate apartments. Below-grade parking for approximately 97 vehicles would be accessed off SW Harrison Street.

3. EA 14-247321 DAR – Market Street Apartments

Grace Jeffreys, 503-823-7840

ADDRESS: 1133 SW Market Street

APPLICANT: Kurt Schultz, SERA Architects

Design Advice Request for a new 9-story apartment building at the corner of SW 12th Avenue and SW Market Street in the West End sub-district of the Central City Plan District. This quarter-block proposal includes 102 market-rate apartments with ground floor amenities and a roof terrace. The “L” shaped building surrounds a ground floor courtyard with storm water planters.

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Hearings are held at
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Date of Hearing: March 5, 2015 at 1:30 PM

1. Items of Interest to the Commission

2. [LU 14-225506 DZ AD – AC Hotel by Marriott](#)
(Rescheduled from Jan. 22, 2015 and Feb. 5, 2014)

Jeff Mitchem, BDS, 503-823-7011

ADDRESS: 820-838 SW 3rd Avenue
APPLICANT: Jon Mcauley, Sera Architects

Design review for a new 204 room hotel on a vacant 10,000 square foot lot – 13 floors plus one below grade level on existing vacant lot. The gross building floor area will be approximately 118,000 square feet and building height will be approximately 130'. No on-site parking is proposed. Main entrance to the hotel lobby is proposed at the corner of SW Third and Taylor Streets. With valet drop off on SW Third Avenue.

3. [EA 14-192493 DAR – PSU School of Business Administration](#)

Jeff Mitchem, BDS, 503-823-7011

ADDRESS: 631 SW Harrison St
APPLICANT: Jon Wiener, SRG Partnership Inc

Design Advise Request #2 for an existing building renovation and addition to Portland State University's School of Business Administration. The scope of work consists of renovations to the existing 100,000 square-foot building and construction of a 31,600 square-foot addition to the North end of the building creating a new entrance on 6th Avenue, a 3,000 square-foot plaza, the addition of 400 additional classroom seats, four center spaces and 22 student break-out rooms.

Date of Hearing: March 19, 2015 at 1:30 PM

1. Items of Interest to the Commission

2. [EA 14-194555 DA – Oregon Convention Center Hotel](#)
(Cont. from Sept. 18, 2014)

Staci Monroe, BDS, 503-823-0624

APPLICANT: Carolyn Forsyth, Ankrom Moisan Architects
ADDRESS: Southern portion of Blocks 47 and 48 bounded by NE MLK, Holladay, 2nd and Multnomah, and Block 49 in its entirety

A Design Advice Request for a potential headquarters hotel for the Oregon Convention Center, including a related public parking garage. Hotel will be 19-21 stories tall, with 600 guest rooms, plus conference areas and related back-of-house spaces totaling around 450,000 SF. The garage will be above grade with approximately 385 spaces. The location of the required Superblock plaza will be the focus of this initial Design Advice.