



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
 FROM CONCEPT TO CONSTRUCTION

Chloe Eudaly, Commissioner  
 Paul L. Scarlett, Director  
 Phone: (503) 823-7300  
 Fax: (503) 823-5630  
 TTY: (503) 823-6868  
[www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)

## SUMMARY MEMORANDUM

**Date:** March 15, 2017  
**To:** Portland Design Commission  
**From:** Tim Heron, Land Use Services [LUS]  
 503-823-7726 / [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)  
**Re:** March 1, 2017 Design Commission Retreat

This memo summarizes **Design Commission and Staff** Summary Comments provided on **March 1, 2017**.

**Time/Location:** 12:30-4:30pm, C2MHill Building, 2020 SW 4<sup>th</sup> Avenue, Lincoln Room

**Commissioners:** Chair David Wark, Vice Chair Tad Savinar, Sam Rodriguez, Don Vallaster, Jessica Molinar, Andrew Clarke, Julie Livingston

**Commissioner Eudaly's Staff:** Chief of Staff Marshall Runkel

**BDS Staff:** Director Paul Scarlett, LUS Division Manager Rebecca Esau, Design and Historic Review [HDZ], Section Supervisor Kara Fioravanti, Hillary Adam, Cassie Ballew, Puja Bhutani, Hannah Bryant, Art Graves, Emily Hays, Tim Heron, Grace Jeffreys, Santiago Mendez, Jeff Mitchem, Staci Monroe, Ben Nielson, Tanya Paglia, Meriam Rahali, Amanda Rhoads, Megan Sita Walker, Laura Duvall and Shelia Noland.

**BPS Staff:** Lora Lillard, Troy Doss.

### Topics for Discussion:

1. Introduction by Commissioner's Office, BDS Director, and LUS Division Manager
2. Commission Roles and Responsibilities
3. Portland Design Trends – Case Review
4. DOZA Update. Presentation at City Council Wednesday April 26, 2017
5. Prep for State of the City Design Report at City Council Wednesday April 19, 2017
6. Next Steps – Action Items

### Quote of the Retreat:

Chair to newest Commissioner: *You realize you are still on double-secret probation?*

### Executive Summary:

The March 2017 Design Commission [DC] Retreat was a great success, and long overdue as 2016 did not present an opportunity to retreat given that the pace of development required an unprecedented number of hearings. The Retreat discussion was thorough and timely across all the Topics presented, and Action Items were addressed for immediate resolution and future retreat discussions.

**Specific Discussion:****1) Introduction by Commissioner's Office, BDS Director, and LUS Services Division Manager**

- Commissioner's Office Chief of Staff Marshall Runkel expressed his support for the Commission and his fast learning curve. Marshall noted he would appreciate reaching out to him before any potentially challenging call might come to his office.
- Director Paul Scarlett noted the unprecedented volume of development work, the challenges of the Design Commission to review these projects in a timely manner, and the Design Overlay Zoning Assessment process currently underway to assist BDS with continued improvements for implementation of Design Review.
- Division Manager Rebecca Esau thanked the Staff and Commissioners for their immense commitment to the Design Review process, particularly with our DC volunteers, and the critical role that Design Review plays in shaping our City.

**2) Commission Roles and Responsibilities**

- a. Why are we here? Purpose of DC, Commissioner goals, shared understanding of guidelines. Commissioners shared their respective views, including:
  - David – How PDX came about is no accident; continuing a time honored legacy of maintaining and enhancing the high quality built environment of Portland maintained by past Design Commissioners.
  - Tad – Maintaining whatever is Portland about Portland. We need to maintain and enhance “Portlandness,” and focus to the pedestrian realm and urban design.
  - Sam – Main focus is to bring multiple experiences to the table: architect, developer & customer of the Design Review process, while understanding the City is growing.
  - Don – My experience as an architect lends value to the design discussion, with particular focus on bringing details into the conversation, and in my understanding of the process as an applicant.
  - Jessica – The Commission is a fantastic experience for somebody interested in volunteer work and bringing architectural experience to the Commission. We get to make a positive difference to PDX's built environment.
  - Andrew – Excited to be part of the next wave of Commissioners to serve as a developer liaison, and fulfill a critical civic duty for the City.
  - Julie – Design Review's 30-year tradition gave us the great City we have and now we have to defend it. As an architect and developer of affordable housing, I have experience in raising the bar for all communities to have the benefit of Design Review is a primary goal.
- b. Commissioner Specialties (knowledge, skills, training)
  - Julie – Commissioner of Conditions, Make the Motion
    - Solicit more neighbors and neighborhood input
  - Andrew – advocacy by Commissioners for our respective position
  - David – Art
  - Don – Details
  - Sam – City Attorney's more present at Design Commission hearings when needed
  - Tad – Would like to have Bureau of Planning and Sustainability Staff at Hearings
    - As sustainability becomes more of the conversation, we will need someone well-versed in this area of expertise
  - All - Urban AIA Design Panel needs to represent at Hearings
- c. Review DC additional accomplishments
  - May 2016 A Guide to the Design Review Process
  - PBOT coordination of vaults in the ROW, revised lid design [no longer diamond plate with rose, now concrete-like texture and color]

d. Weekly Staff Meetings

- Julie attended a Design and Historic Review Team meeting to gain a better understanding of Staff's process and review of Type 2 cases
- Potential Commissioner rotation every 6-8 weeks was discussed

**3) Portland Design Trends – Case Review – Majority of Retreat Focus**

a. Public Buildings | Mission Driven | Response to Guidelines

- Multnomah County Courthouse LU 16-207720 HRM AD (4Y/1N)
- Multnomah County Health Services LU 16-207483 DZM (4Y/0N Wark Recused)
- 14th & Raleigh LU 16-197257 DZM (5Y/0N)
- St Francis LU 15-208454 DZM (4Y/1N)
- Convention Center Hotel LU 15-274415 DZ (4Y/0N/1A)
- OHSU - CHH South LU 15-234503 DZM AD (3Y/1N)
- OHSU - KCRB LU 15-279775 DZM AD (5Y/0N)
- Park & Columbia LU 16-285307 DZ (5Y/0N/2A)

b. Context | Sameness

- 1500 SW Taylor LU 16-250411 DZM (6Y/0N/1A)
- Modera Glisan LU 16-214234 DZM (5Y/0N/1A)
- Alder Hotel (Round 2) LU 16-144846 DZM
- Modera Davis LU 16-170908 DZM (4Y/1N)
- TVA Mason 1&2 LU 15-278061 DZ (Type 2 Staff Approved)
- TVA Jessup LU 15-270240 DZ (Type 2 Staff Approved)
- Mississippi & Fremont LU 16-192188 DZM (Type 2 Staff Approved)
- Koz LU 16-179772 DZM (4Y/1N/2A)

c. Design & Preservation

- 3<sup>rd</sup> & Taylor LU 16-163126 DZM AD (4Y/0N/2A)
- 3<sup>rd</sup> & Salmon LU 16-111127 DZM AD (3Y/0N/2A)

d. Unresponsive Applicants, Including non-local Firms

- Ankeny L LU 16-184524 DZM (0Y/5N)
- 4th & Harrison LU 15-209034 DZM (3Y/0N/1A)
- Jupiter Hotel LU 15-276553 DZM (3Y/1N/1A)
- Lloyd Phase 1 LU 16-137500 DZM (4Y/0N))

e. Self-Storage Buildings

- SE 82<sup>nd</sup> Storage Facility LU 15-274415 DZ (Type 2 Staff Approved)

f. Staff + Commission Hearing Coordination

- Alder Hotel LU 16-144846 DZM (4Y/3N/0A)
- Ankeny L LU 16-184524 DZM (0Y/5N)
- NW 23<sup>rd</sup> LU 16-279595 DZM (5Y/0N)

**4) DOZA Update. Presentation at City Council Wednesday April 26, 2017**

- Review of Upcoming Dates – Returning to DC April 13, 2017, confirmed all Commissions can attend.
- Changes for Final Report will be highlighted for easy reading.
- What changes can we do now to improve efficiency, we do not need to wait for the DOZA Final Report and Recommendation.
  - Staci and Kara suggested a Briefing before an upcoming Hearing to review what items we can start doing.

**5) Prep for State of the City Design Report at City Council Wednesday April 19, 2017**

David beginning an outline that includes:

- a. Introduction, basic City images from above, then at the street level



- b. Commissioner Pictures
- c. Who, What, Where we are
- d. 2016 Accomplishments
- e. Pictorial Mosaic of Projects we've approved
- f. What do we want to ask for?
  - 1) Defining Ground Floor Active Spaces
  - 2) Minimum FAR increase – Portland is not getting more land
  - 3) Arcade District – citing Guideline and request to eliminate the Encroachment Fee
- g. Affordable Housing challenges
- h. DC makes themselves available for extra hearings and help for projects
- i. What to do when an Appeal comes before Design Commission or the City Council; suggest how to handle the appeal case.
  - 1) Want to avoid the We vs. Us perception
  - 2) Opportunity to advocate for benefits of Design Review
  - 3) All projects should be subject to the same level of Design Review
- j. Other Commissioners should be present and be prepared to testify.

#### **6) Next Steps – Action Items**

- a. Webpage coordination, Commissioner Statements for Webpage
- b. DAR-Type 3 Process Improvements
  - DAR needs more structure [submittal limits, timeliness of hearing dates]
  - Add BPS/Urban Planning as line item of requirements
  - DAR potential structure: start with 3-Commissioner first DAR, high level; then full DC DAR; then LU 1 & LU 2
  - Look at the review process for Embassies
- c. Guest Commissioner at DHZ Team Meetings – set up rotation and future consideration of a Commissioner at Early Assistance Meetings and/or Pre-Application Conferences
- d. Civic Buildings, including hotels, have a higher bar and may need separate Design Guidelines
- e. Proactive involvement with Commissioner's Office when appropriate
  - 503-823-6700 Marshall!
- f. Design Guidelines Cheat Sheet for Staff and Commissioners at Hearings
  - 1 blank and 1 filled out by Staff
- g. Require applications to tell the contextual story: a more rigorous context analysis must be a part of every hearing
- h. Minority report in conclusions, acknowledge, capture minority
- i. When non-starter – DC or Staff offer work session
- j. Order of hearings
- k. State of the City Design Report – get other faces into the room
- m. Hearing scheduling – OUTLOOK invite, doodle for extra hearings, the Outlook invite confirmation of "Special Hearing Date"
- n. Reach out to AIA Urban Design Panel for a frank conversation
  - Encourage feedback on projects, particularly at DAR stage
- o. Let's be proactive with understanding context for pending large development sites – Rose Quarter, USPS, Blanchard, Zidell, Lincoln HS, & OMSI.
- p. More rigor to hearings:
  - 1) More consistent reports and memos from Staff; improve format; ensure clarity of issues in reports and memos
  - 2) Staff need to refer to guidelines and feed guidelines to DC and participate more
  - 3) Deliberation should follow each Commissioner, with a