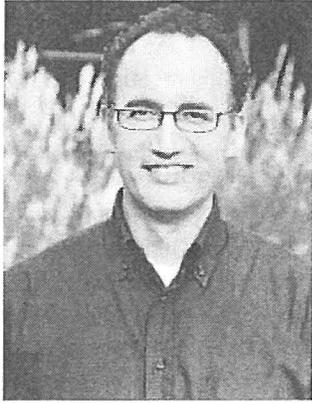


## Benvenuto "Ben" Bortolazzo, Int'l Assoc. AIA Project Manager / Urban Designer



Ben's professional expertise has evolved from project experience and assignments both within the United States and internationally. His educational experience reflects equal diversity with the foundation of architecture established in his native Italy and then furthered by study in the UK and at the University of Washington in Architecture and Urban Design. Drawing from this, he has developed a passion for discovering and portraying "the spirit of the place" in his work. His professional credo encompasses collaboration, creativity, integrity, and respect for the natural environment. Combining these attributes with his skills as a pragmatic and strategic thinker, he provides project leadership in long-range planning, community and architectural design, public consultation, and project management.

### Education

Master of Architecture with Certificate  
Program in Urban Design  
(University of Washington)

Architecture Diploma  
(IUAV Venezia, Italy)

### Registrations

Licensed Architect in Italy

### Professional Affiliations

Woodstock Land-Use Committee,  
Co-Chair

International Associate AIA

### Awards

Myer R. Wolfe Award for an outstanding  
thesis in Urban Design  
(2001 University of Washington)

Fulbright Scholarship for Graduate  
Studies and Training in the US

Leonardo da Vinci Award, MIT Marche,  
Italy

### Selected Project Experience

#### Updating the Central City Bonus and Transfer Provisions of the Portland Zoning Code and Design of an Affordable Housing Bonus; Portland, Oregon

Project Manager—The City of Portland Bureau of Planning and Sustainability selected the Otak team for analysis and redesign of the Central City bonus and transfer systems relating to housing developments. Our team provided economic analysis of real estate development, zoning regulations, and affordable housing financing to develop and evaluate alternatives to the bonus and transfer provisions available to development in the Central City. The project provided recommendations on how to modify the regulatory entitlement system to help increase affordable housing production without significantly reducing private investment.

#### West Quadrant Planning Charrette; Portland, Oregon

Urban Designer—Ben provided urban design services for a week-long charrette that was the culminating event of the second phase of the West Quadrant Plan process. The West Quadrant includes downtown Portland and its adjacent and most dense neighborhoods. Ben developed design concepts and layers, testing them against the approved Central City 2035 Concept Plan goals and policies, and provided opportunities for stakeholder, staff, and public input.

#### Portland Plan Growth Scenarios; Portland, Oregon

Lead Urban Designer—Ben was responsible for direct and close collaboration with the Bureau of Planning staff to prepare building prototypes, apply the prototypes to two distinct neighborhoods, visualize conceptual massing, and urban design options. The Growth Scenarios project falls within the umbrella of the City of Portland Plan, a long-range plan where livability and healthy, connected neighborhoods are among the key objectives of this Plan. As part of examining and communicating how different growth and development scenarios might look and feel, Otak prepared three-dimensional massing models and graphics to illustrate the differences in the development outcomes for specific, alternative urban form concepts and choices being examined by City staff.

#### OHSU Marquam Hill Access Design Challenge; Portland, Oregon

Lead Urban Designer—Through an on-call contract, Metro initiated a design competition to produce planning and concept-level designs for a future pedestrian and bicycle connection between a high-capacity transit (HCT) stop along either SW Barbur Blvd or SW Naito Parkway in the vicinity of Lair Hill and Marquam Hill.



West Quadrant Planning Charrette



Portland Plan Growth Scenarios

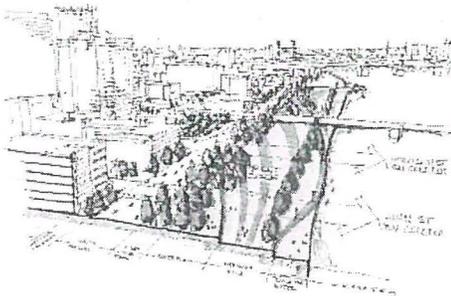
Metro and TriMet presented final concepts connecting Marquam Hill with Lair Hill, linking the proposed HCT station to the new Hooley Pedestrian Bridge at Gibbs Street, while emphasizing the larger connection between the districts and Lair Hill. Ultimately, the future connection will be used by pedestrians and cyclists traveling between a HCT station to the adjacent neighborhoods while meeting the ADA requirements for access to transit stations.

**Argyle Properties Development Study; Portland, Oregon**

Project Manager and Lead Urban Designer—The Portland Development Commission, in partnership with TriMet and Metro, selected Otak to determine land uses, densities, and urban design issues on three publically owned properties adjacent to N. Argyle Street and N. Willis Boulevard in the Kenton neighborhood. Otak considered how the market will affect near-term and future development and is currently developing a preferred scenario. The results will inform developer solicitations and guide future uses on the properties.

**130th Street Station TOD; Bellevue, Washington**

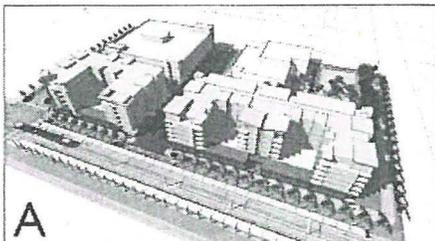
Urban Designer—Ben provided urban design and preliminary architectural design for the 130th Street Station Transit Oriented Development in Bellevue. The station is part of the East Link Extension, a new light rail link connecting Seattle and Redmond. The project involved conceptual development and refinement of three land use and site configuration options that explore various mixes of market-rate and affordable housing, retail/studio space, and other types of land uses.



West Quadrant Plan

**Lot 5 at the Yards; Portland, Oregon**

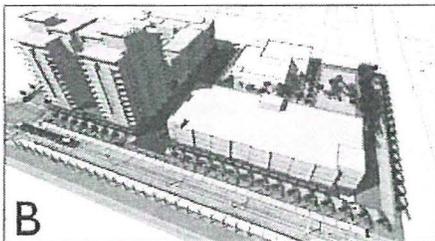
Designer—Ben was responsible for developing the concept design (provided by others) and guiding the project through design review process. Lot 5 was the last phase of the Yards at Union Station transit-oriented development, consisting of 80 for-rent units. The one-acre triangular site is located next to the railway line and is a short walk from Union Station. The design theme is a play of metaphors hinging on the train theme. The units' design, ranging from studios to two bedrooms, is based on the shipping container module. The building façade is a play on open and closed box car doors, and a shroud unifies the composition by wrapping all the elements. The project achieved LEED Silver certification.



A

**West Bull Mountain Concept Plan; Washington County, Oregon**

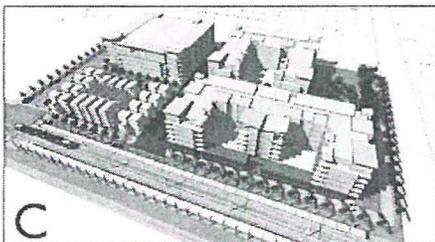
Urban Designer—Ben was responsible for urban design concept alternatives and town planning. Otak led the community planning effort for Washington County and created a concept plan for the West Bull Mountain Area. The project integrated land use, transportation, natural resources, sustainability, and infrastructure for the 500-acre area added to the Portland Urban Growth Boundary in 2002. The plan includes evaluation of an adjacent 212-acre rural area that might also be added to the Urban Growth Boundary. Otak provided overall project management, planning, urban design, stormwater, natural resources, GIS, and public involvement services, and managed the integration of innovative solutions to complex engineering and transportation management issues.



B

**Sellwood Housing; Portland, Oregon**

Project Manager/Lead Urban Designer—Otak is working with Brummel Properties to evaluate and propose redevelopment scenarios for their holdings in the historic Sellwood neighborhood in Portland. Otak's involvement includes preparing a strategic vision framework that led to a recommended action strategy for each property and subsequent implementation of specific projects.



C

130th Station TOD options



Hanmi Global Partner

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www.otak.com

October 2, 2015

Ms. Jackie Dingfelder  
Office of Mayor Charlie Hales  
1221 SW 4<sup>th</sup> Avenue, Suite 340  
Portland, OR 97204  
Jackie.Dingfelder@portlandoregon.gov

Dear Jackie,

Thank you for visiting Otak's office last Friday! Don Hanson encouraged me to extend my availability to fill an open position at the City of Portland Planning Commission.

My name is Ben Bortolazzo, and I am an Architect and Urban Designer at Otak. I earned my first architecture degree in Italy, where I grew up and started my professional career. I also studied and worked extensively in England. A few years after I began my professional career, I was awarded a Fulbright scholarship that allowed me to complete a Master's degree in architecture with a certificate of achievement in urban design at the University of Washington.

I have always been interested in the connection between architecture and urban design. Over the course of almost 20 years of professional experience in the US, Europe, and the Middle East, I have worked on a wide variety of projects ranging from single- to multi-family housing, to master planning, to long-range and regional planning.

I like to help create human-scale places that combine authenticity, beauty, and respect for the environment. Having grown up in Italy, I am very familiar with places that have turned challenges into opportunities to create memorable places that help define the city.

I have worked extensively with the Bureau of Planning and Sustainability on components of the Comprehensive Plan Update, such as the Growth Scenarios and the West Quadrant Charrette. I was also project manager for the recently completed Central City Density Bonus and Entitlement Transfer Update. I am very excited about the prospect of joining the Portland Planning Commission, as it would allow me to put my passion and expertise at the service of the place I now call home.

I would be delighted to meet with you to discuss any questions you may have. Please do not hesitate to contact me.

Sincerely,

A handwritten signature in black ink, appearing to read "Ben Bortolazzo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Ben Bortolazzo, Int'l Assoc. AIA

**Why I am interested in serving on the commission and what I can bring to the work/effort**

I would like to be part of the Portland Planning and Sustainability Commission because I want to serve the community that my family and I live in and care about. We made a very deliberate choice to move to Portland from Italy about twelve years ago, a decision that was also driven by Portland's livability, walkability and great public realm.

I also want to offer my diverse and unique professional skill set to help shape Portland's future. I am very passionate about great City Planning, Urban Form and Urban Design that contributes to creating a sense of place. Having grown up in Italy, I am very familiar with places that are generally regarded as humanly scaled, that are memorable and encourage people's interaction.

My academic and professional expertise ranges the fields of architecture, urban design and planning. I consider myself a generalist and *big picture* thinker. I think that these skills match the PSC mission of envisioning and providing stewardship for the Portland civic whole. I can contribute with thought-provoking insights to draw engaged thinkers into the conversation, elaborate on ideas, clarify plans, theories, questions or solutions. I can help taking an idea from scratch and convert it into something tangible, balancing ambitious design visions with pragmatic and achievable goals.

**Brief Bio**

Ben brings a diverse and unique professional skill set, deriving from a multi-cultural and multi-disciplinary academic and professional background in architecture, urban design, and planning. Ben's professional expertise has evolved from project experience and assignments both within the United States and internationally. Ben's educational experience reflects equal diversity with the foundation of architecture established in his native Italy and then furthered by study in the UK and at the University of Washington in Architecture and Urban Design.

Ben has developed a passion for discovering and portraying "the spirit of the place" in his work. With the ability to analyze, formulate solutions, and design at many scales, he is able to apply "placemaking" to explore the potential of singular sites, city constructs, or regional initiatives

Ben's professional credo encompasses collaboration, creativity, integrity, and respect for the natural environment. Combining these attributes with his skills as a pragmatic and strategic thinker, he provides project leadership in community design, long-range planning, architectural design, and public involvement. Ben currently leads the Otak Portland Planning and Design team, a highly-skilled multi-disciplinary design team engaged in shaping dynamic, engaging and successful communities.



Office of Mayor Ted Wheeler  
City of Portland

August 3, 2017

As Mayor and Commissioner of Finance & Administration, I request Council confirmation of the following appointment to the Planning and Sustainability Commission (PSC):

<u>Appointment</u>	<u>Term</u>	<u>Replacing</u>
Benvenuto Bortolazzo	September 1, 2017 — August 31, 2021	Gary Oxman

Mr. Bortolazzo is the Director of Planning & Design at Otak. He holds a Master of Architecture degree with a certificate in Urban Design from the University of Washington, as well as an Architecture Diploma from IUAV Venezia in Italy.

Mr. Bortolazzo has vast professional experience in the US, Europe, and the Middle East, working on a wide variety of projects ranging from single-to multi-family housing, to master planning, to long-range and regional planning. He has worked extensively with the Bureau of Planning and Sustainability, consulting on the Better Housing by Design project, the Central City Floor Area Ratio Bonus and Transfer Study, and the Portland Plan Growth Scenarios.

Mr. Bortolazzo is passionate about urban design and placemaking in the service of the broader community. I'm pleased to appoint him to the Planning and Sustainability Commission and look forward to having him be a member of this advisory body.

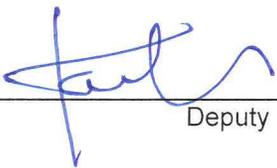
Respectfully submitted,

Ted Wheeler  
Mayor

Agenda No.  
**APPOINTMENT REPORT**  
Title

*to expire*

Appoint Ben Bortolazzo to the Planning and Sustainability Commission for a term ~~September 1, 2017~~  
~~through~~ August 31, 2021 (Report)

<p><b>INTRODUCED BY</b> Commissioner/Auditor: <b>Mayor Wheeler</b></p>	<p>CLERK USE: DATE FILED <u>JUL 25 2017</u></p>
<p><b>COMMISSIONER APPROVAL</b></p> <p>Mayor—Finance &amp; Administration - Wheeler <i>YOD</i></p> <p>Position 1/Utilities - Fritz</p> <p>Position 2/Works - Fish</p> <p>Position 3/Affairs - Saltzman</p> <p>Position 4/Safety - Eudaly</p>	<p>Mary Hull Caballero Auditor of the City of Portland</p> <p>By:  Deputy</p>
<p><b>BUREAU APPROVAL</b> Bureau: Office of the Mayor</p>	<p><b>ACTION TAKEN:</b> <b>AUG 03 2017 CONFIRMED</b></p>
<p>Prepared by: Julie Ocken Date Prepared: July 12, 2017</p>	
<p>Impact Statement Completed <input checked="" type="checkbox"/> Amends Budget <input type="checkbox"/></p>	
<p><b>City Auditor Office Approval:</b> required for Code Ordinances</p>	
<p><b>City Attorney Approval:</b> required for contract, code, easement, franchise, charter, Comp Plan</p>	
<p>Council Meeting Date <b>August 3, 2017</b></p>	

AGENDA
<p><b>TIME CERTAIN</b> <input checked="" type="checkbox"/> Start time: <b>2:00 pm</b></p> <p><b>Total amount of time needed: 10 minutes</b> (for presentation, testimony and discussion)</p>
<p><b>CONSENT</b> <input type="checkbox"/></p>
<p><b>REGULAR</b> <input type="checkbox"/> <b>Total amount of time needed:</b> _____ (for presentation, testimony and discussion)</p>

FOUR-FIFTHS AGENDA	COMMISSIONERS VOTED AS FOLLOWS:	
	YEAS	NAYS
1. Fritz	1. Fritz <input checked="" type="checkbox"/>	
2. Fish	2. Fish <input checked="" type="checkbox"/>	
3. Saltzman	3. Saltzman <input checked="" type="checkbox"/>	
4. Eudaly	4. Eudaly <input checked="" type="checkbox"/>	
Wheeler	Wheeler <input checked="" type="checkbox"/>	