


# Design Excellence Award 2023 Candidates

- [LU 21-115214 CCMS AD – OMSI Central City Master Plan](#)
- [LU 22-163683 DZM – 701 & 777 NE 7TH Ave](#)
- [EA 22-202537 DA – SW Alderway Building storefront](#)
- [LU 23-004591 DZM – Hollywood HUB Housing](#)
- [LU 23-018913 DZM – Pearl Block 24](#)
- [LU 23-056324 DZM AD – PSU School of Art + Design](#)
- [LU 23-079756 DZM – Con-way Block 292 East](#)

State of the City Awards 2016-2022
2022 – Lents Housing, Alex Yale, YBA
2021 - Holst Powell Housing
2020 - Northbound 30 Collaborative - Alan Jones
2019 - Holst DePaul Treatment Center
2018 - JBBJ, OHSU Children’s Casey Eye Institute
2017 - Hacker, HQ on SE MLK Jr Blvd
2016 - Lever, Framework (NW 10 <sup>th</sup> & Glisan)

<a href="#">LU 21-115214 CCMS AD – OMSI Central City Master Plan</a>	2/16	1	Allison Rouse, ZGF Architects / Edlen & Co.
 <p style="text-align: center;">PROPOSED OMSI DISTRICT RENDE</p>			<p><b>Type III Central City Master Plan Review for the approx. 34 acre OMSI master plan area in the Central Eastside Subdistrict of the Central City Plan District. The OMSI Central City Master Plan will establish the framework for future development proposals within the master plan boundary. The master plan area will eventually be home to approximately 3.4 million square feet (ranging from a minimum of approx. 1.14 million square feet to a maximum of approx. 4.37 million square feet) of mixed institutional, commercial, retail, and residential development. Approx. 315,513 square feet of park, plaza, and open spaces are proposed throughout the master plan area. Adjustments to the Required Buildings Lines standards and Parking and Loading Access standards are also being requested.</b></p>

LU 22-163683 DZM – 701 & 777 NE 7TH Ave

2/16 | 6/1

1

Brian Varricchione / Mackenzie Steve Master | Master Development, LLC



The proposed development is for a 15-story multi-family apartment building on a half-block site, located at the southwest corner of NE 7th Avenue and NE Oregon street in the Central City Plan District, Lloyd Sub-District.

The proposed building use includes 14 stories of apartment units totaling 240 units. Resident amenities are proposed on the ground floor and a community room, amenity deck, and ecoroof will occupy the roof. Three levels of below grade parking are proposed. A Modification is requested to reduce the parking space width for a limited number of parking stalls to accommodate structural columns.

EA 22-202537 DA – SW Alderway Building storefront

12/15/22

1

Hennebery Eddy/ Melvin Mark Investors



Proposal is to replace all existing ground floor cladding and glazing with a new structural silicone glazing system on a low stone base, replace existing fabric awnings with new metal canopies at entries and add new signage and exterior lighting. Proposal also includes a small new rooftop terrace/ amenity space.

**LU 23-004591 DZM – Hollywood HUB  
Housing**

4/6

1

**Holst Architecture / BRIDGE Housing**



**Design Review approval for a new 12-story, 224-unit, affordable housing project. Building amenities will include community rooms, meetings spaces, resident services, bike and vehicular parking. Building materials include brick, metal panel, concrete and aluminum storefront windows.**

**The project incorporates a central courtyard which will be adjacent to the TriMet developed paseo/market street and new stairs and ramp access to the Hollywood Transit Station and pedestrian bridge I84 overpass. A Modification through Design Review is being requested to 33.130.215 to reduce the minimum required Landscaped Areas. Parking and loading access is from NE Halsey Street, adjacent to the existing Target retail store access.**

**LU 23-018913 DZM – Pearl Block 24**

6/1

1

**Marcus Lima, GBD Architects / Michael Burkin, Greystar Development West**



**Type III Design Review for a new residential building containing 381 dwelling units in the Pearl District Subdistrict of the Central City Plan District. The new building consists of a 23-story tower (at approximately 265 feet in height) and a lower, 7-story podium (at approximately 86 feet in height). The ground level of the building will contain a retail space at the southeast corner of the building, a large lobby area along NW Quimby St, and eight dwelling units facing the pedestrian/bicycle pathway along the west side of the site. Structured parking and loading spaces are provided on the interior of the block and along the building's north side, facing the railroad.**

**Modifications to the Required Building Lines standard (PZC 33.510.215.B.1) and to the Parking Space and Aisle Dimensions standard (PZC 33.266.130.F.2) are also requested.**

**LU 23-056324 DZM AD – PSU School of Art + Design**

**10/5**

**1**

**Nathan Lambdin, Lever Architecture / Anthony Bohan, Oregon Board of Higher Education**



Proposal is for a new PSU School of Art & Design building located on a full block in the Central City Plan District. It consists of 100,000 GSF of classrooms, studios, offices, galleries and supporting spaces. At the ground level, the proposal includes art and design galleries on Broadway Avenue facing east, a front porch on the “Green Loop” on College Street facing north, a courtyard for events and display on Park Avenue facing west, and visual links to the Native American Student and Community Center on Jackson Street facing south. Loading and service spaces are also located on Jackson mid-block. Additional reviews include:

**LU 23-079756 DZM – Con-way Block 292 East**

**11/2**

**1**

**Kurt Schultz | SERA Design and Architecture / James Santana | Cairn Pacific**



Type III Design Review for a proposal to develop Block 292 East in the Con-way Master Plan area with a 7-story residential building with approximately 160 units. The U-shaped building will have a courtyard that opens toward a mid-block pedestrian accessway to the west, and a lobby located in the southwest corner of the site facing south onto NW Raleigh St. Below-grade parking will have approximately 115 parking stalls and be accessed from NW Savier St on the north side of the site.

Modifications to zoning standards requested include building height, as well as bicycle and parking space dimensions.