

# Design Commission Fall Retreat - 10/18/2024

**Location:** 1900 SW 4<sup>th</sup> Avenue

**Time:** 2:00pm – 4:30pm; please feel free to **arrive 1:30pm**

**Logistics:** Water, Coffee & Tea provided. Masks are optional.

**Facilitator:** Tim Heron

- [Design Commission Webpage](#)
- [Design Commission 2022 A Guide to the Design Review Process](#)
- [Design Commission 2023 State of the City Report \[3/13/24\]](#)



## **1:30p – 2:00p Early Welcome - We'll start at 2:00p** **30 minutes**

- Guest Design Commissioners - TBC
- Guests from Bureau Planning and Sustainability/ BPS – Cassie Ballew, Ryan Singer, Troy Doss

## **2:00p – 2:30p Changing Times** **30 minutes**

- Welcome [Commissioner Thomas Eldridge](#); See Ya Later [Commissioner Sam Rodriguez](#) [10 min]
- City of Portland Charter Reform, Government Organization [10 min]
- Review of 2024 cases [10 min]
  - Attached: Hearing Clerk's 2024 Annual Report [January through September 2024]
- Candidate for DC Design Excellence Award 2024 [10 min]
  - Attached: Cheat sheet of past Design Excellence Candidates

## **2:30p – 3:00p Legislative Items** **30 minutes**

- Bureau Planning and Sustainability/ BPS [10 min]
  - BPS's Urban Design Studio will provide a brief presentation to introduce their team, new members, their goals, and a glimpse of their current and future work plan.
- Height Amendment to Central City Plan District [10 min]
  - [DC 10/3/24: Briefing - Housing Adjustments Compliance Project](#)
  - [BPS Sept 2024 CENTRAL CITY DEVELOPMENT POTENTIAL Preliminary FAR and Height Analysis](#)
- Housing and Regulatory Reform [HRR] [10 min]
  - Tracking HRR during trial period for Ground Floor uses and flexibility

## **3:00p – 3:10p break** **10 minutes**

## **3:10 – 4:00p State of the City address to City Council (February/ March, or Summer 2025)** **50 minutes**

- What is the value of Design Review?
  - [2022 Guide to Design Review](#)
  - [2023 State of the City Design Report](#)
- State of the City 2024 Timing – Report Due 4 weeks before scheduled Briefing at City Council

## **4:00p – 4:25p First Quarter 2025** **25 minutes**

- Reschedule January DC dates: Jan 2 and Jan 16 slide to Jan 9 and Jan 23?
- Review Election of Officers for January 2025
- Quasi-Judicial Ethics Training, Rules of Order/ Process, hearing management, timeliness, questions

## **425p – 430p Wrap up/ Next Steps – Design Commission + Staff Photo** **5 minutes**

**Adjourned**

# The Portland Design Commission

## Current Design Commission members

Name	Membership Category	Term Expires
Brian McCarter, Chair	Landscape Architect	11/19/2026 [2nd Term]
Chandra Robinson, Vice Chair	Architect	6/30/2023 [1st Term]
Tina Bue	Public at Large	5/14/2027 [1st Term]
<b>Samuel Rodriguez</b> <u>Thomas Eldridge</u>	Developer	<b>10/31/2024 [2nd Term]</b> <u>11/1/2028 [1<sup>st</sup> Term]</u>
Zari Santner	RACC	4/30/2026 [2nd Term]
Joe Swank	Developer	5/14/2027 [1st Term]
Sarah Vaz	Architect	5/31/2028 [1st Term]

## Bureau of Development Services, Land Use Services, Design and Historic Review Staff

Kara Fioravanti, Supervising Planner, City Planning + Urban Design  
 Tim Heron, Senior City Planner, Architecture + Urban Design + City Planning  
 Staci Monroe, Senior City Planner, Planning  
 Benjamin Nielsen, Senior Planner, Architecture + Urban Design + Urban Planning  
 Grace Jeffreys, City Planner II, Architecture  
 Tanya Paglia, City Planner II, Planning

## Design Excellence Award 2024

[LU 24-014201 DZ, DCHA- OHSU Doernbecher  
Children's Hospital Addition](#)

[LU 24-061104 DZM – 901 NE Lloyd Center Concert  
Venue](#)

State of the City Awards 2016-2023
2023 – Holst, Hollywood HUB Housing
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)

## Portland Design Overlay [Zoning Code 33.420]

### 33.420.010 Purpose

The Design overlay zone ensures that Portland is both a city designed for people and a city in harmony with nature. The Design overlay zone supports the city's evolution within current and emerging centers of civic life. The overlay promotes design excellence in the built environment through the application of additional design standards and design guidelines that:

- Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change;
- Contribute to a public realm that encourages social interaction and fosters inclusivity in people's daily experience; and
- Promotes quality and long-term resilience in the face of changing demographics, climate and economy.

## Portland Design Commission [Zoning Code 33.710.050]

**D. Powers and duties.** The Design Commission has all of the powers and duties which are assigned to it by this Title or by City Council. The Commission powers and duties include:

1. Reviewing major developments within Design overlay zones except those projects involving or located within the following:
  - a. Historic Districts;
  - b. Conservation Districts;
  - c. Historic Landmarks; and
  - d. Conservation Landmarks.
2. Recommending the establishment, amendment, or removal of the Design overlay zone and design districts to the Planning and Sustainability Commission;
3. Recommending design guidelines for adoption by City Council except for guidelines for Historic Districts and Conservation Districts;
4. Reviewing other land use requests assigned to the Design Commission; and
5. Providing advice on design matters to the Hearings Officer, Planning and Sustainability Commission, Historic Landmarks Commission, Portland Development Commission, City Council, and other City Bureaus or public agencies when necessary or requested.

**E. Annual report.** The Commission must make an annual report of its actions and accomplishments for each calendar year. The report must be filed with the Director of BDS by the first working day of April of the following year. The Director of BDS may combine the report with annual reports of other bodies for transmission to City Council.

2024 DESIGN COMMISSION HEARING ANNUAL REPORT

ADMINISTRATION		Date						
Election of Officers & Review of Bylaws		1/4						
City Attorney Quasi-Judicial and Legal Refresher		1/4						
STATE OF THE CITY DESIGN REPORT		Date						
State of the City Design Report for 2022 at City Council		3/15						
RETIREES - 1		Date						
Commission Staff Retreat		10/18						
BRIEFINGS - 7		Date	# of Meetings					
BRIEFING - Housing Regulatory Field Code Project - Note on Letter to Council		1/4	1					
BRIEFING - BRQ UP/PAE		1/18	1					
BRIEFING - Barcelo XV Plaza		2/1	1					
BRIEFING - Regulatory Improvement Code Amendment Package [Public 10]		2/15	1					
BRIEFING - Portland Urban Forest Plan		3/21	1					
BRIEFING - Housing Production Strategy (HPS)		4/18	1					
BRIEFING - Earthquake Ready Burnside Bridge [EQRB]		6/10	1					
BRIEFING - Montgomery Park Area Plan & Character Statement		9/5	1					
BRIEFING - Housing Adjustments Compliance Project		10/9	1					
WORK SESSIONS - 2		Date	# of Meetings					
WORK SESSION - State of the City Design Report		1/18   1/22   2/1   2/15   3/7	5					
WORK SESSION - Montgomery Park Area Plan & Character Statement		5/21   6/6   6/20   7/18   8/15	4					
DESIGN ADVANCE REQUESTS (DA) - 1		Date	# of Meetings	Architect / Developer	Valuation	Approximate Gross SF	Site Area (SF)	
EA 24-029290 DA - 901 NE Lloyd Center, Multi-Purpose Event Center		5/2	1	Boris Kratzberg, Works Progress Architecture	21.6 M	67,000 SF	1.23 Acres	
EA 24-067317 DA - Ida B. Wells Modernization		9/19	1	Garrett Helm, Bora Architecture & Interiors / Donna Bello, Portland Public Schools	350 M	320,000 SF	1,341,132 SF	
Type 3 LAND USE REVIEWS (LU) - 1		Date	# of Meetings	Architect / Developer	Valuation	Approximate Gross SF	Site Area (SF)	
LU 24-014261 LU - OHSU Doernbecher Children's Hospital Addition		5/2	1	Kristina Thomsen, ZGF Architects LLP / David Dwyer, Oregon State Board of Higher Education (OSBU)	150 M	180,000 SF	OHSU Configuous Ownership on Marquam Hill	
LU 24-061104 LU - 901 NE Lloyd Center Concert Venue		9/19   10/17	2	Michael Hess, WPA Architecture	21.6 M	108,000 SF	54,000 SF	
LAND USE REVIEWS SUMMARY		Number						
Type 3 Reviews to Design Commission		2						
Type 3 Appeals to City Council		0						
Type 2 Staff Level Reviews		17 - ( thru 9/2024)						
Type 2 Appeals to Commission		0						
Type 1/1x Staff Level Reviews		22 - ( thru 9/2024)						
Type 1 Appeals to UBA		0						