

**PORTLAND DESIGN COMMISSION  
2018 ANNUAL REPORT TO CITY COUNCIL  
ON MAY 1, 2019**

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## PURPOSE OF DESIGN REVIEW

### 33.420.010 PURPOSE (PROPOSED REVISION)

The Design overlay zone strengthens Portland as a city designed for people and supports the city's evolution within current and emerging centers of civic life. It promotes **design excellence** in the built environment through the application of additional design guidelines and standards 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.

*emphasis added*

## DESIGN OVERLAY ZONING AMENDMENTS (DOZA) ADMINISTRATIVE IMPROVEMENTS MADE BY THE BUREAU OF DEVELOPMENT SERVICES (BDS)

1. Design review process and design process alignment
  - Design Advice Request (DAR) flexible submittals to align with applicant process
  - Land Use Review (LUR) flexible submittals to align with applicant process
2. Public outreach tools
  - Consultation with BDS Equity Committee
  - Design Commission Twitter account (@PortlandDCChair)
  - Frequent updates to "Guide to Design Review Process"
3. Efficient hearings
  - Chair and Vice Chair manage meetings in an effective, polite, and time sensitive manner
  - Regularly scheduled Design leadership meetings between Chair, Vice Chair and senior staff
  - Created large-format visuals to explain hearing procedures
  - Senior planner/supervisor at staff table during all hearings
  - Improved technology in the hearings room

- Green/yellow/red timer for all testifiers, including staff and applicant
  - Restructured applicant/staff presentation order
  - Created design guideline matrix for DARs and LURs
  - Created instructional deliberation cards
4. Clear agendas
    - Start times added to the agenda for each hearing item
    - Reprioritized agenda order
  5. Renters included in mailed notifications
  6. Neighborhood Association trainings and meetings
    - Greater staff/Commission collaboration with Neighborhood Associations & other community organizations
  7. Re-branded DARs
    - Improvements to DAR process and submittal requirements
  8. Professional development (staff)
    - Quarterly professional development tours
    - Staff equity training
    - Team-building efforts
    - Annual City Attorney Office trainings
    - BPS/BDS Special Project coordination
    - BPS/BDS Area Character & District Liaison coordination
  9. On-boarding, trainings and retreats (Commission)
    - New Commissioner training materials and briefing
    - Meeting facilitation training and binders
    - Quarterly retreats
    - Annual City Attorney refreshers
    - Annual Equity 101 and quarterly Equity Conversations
    - "Top Ten" half-yearly training
  10. Design Commission Bylaws

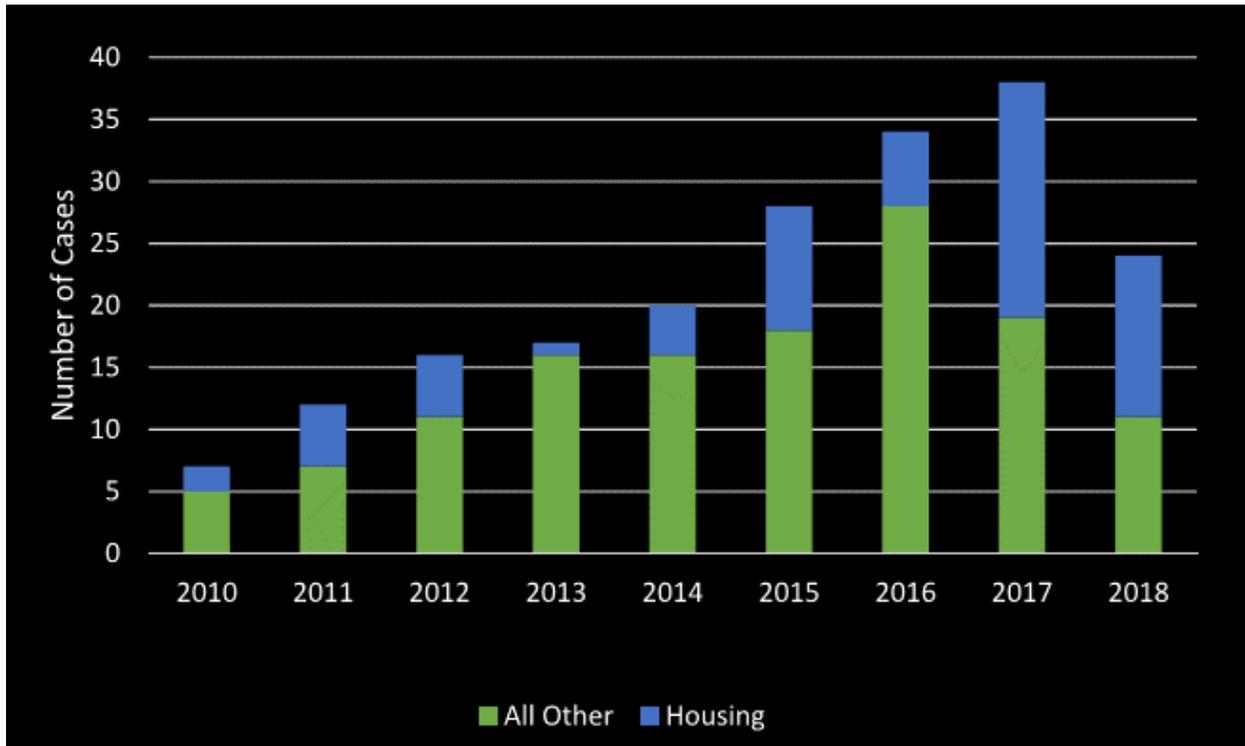
## CASELOAD DATA | WORKLOAD

	2018	2017
Briefings, retreats, work sessions	24	25
Design advice requests	18	23
Type III approvals	24	37
Type III denials	0	1
Type III appeals to Council	0	3
Type II approvals	124	142
Type II appeals to Commission	3	4
Thursdays	34	42
<b>Total items</b>	<b>193</b>	<b>277</b>

## CASELOAD DATA | BUILDINGS APPROVED BY COMMISSION

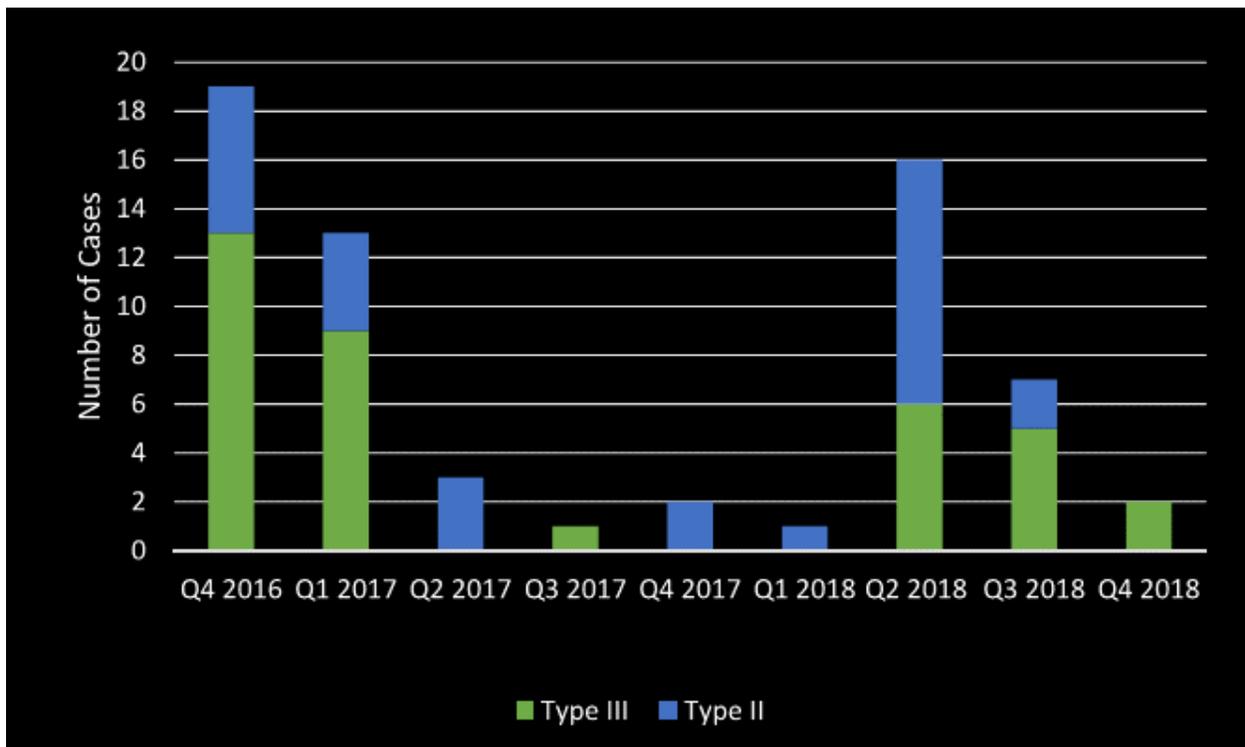
	2018	2017
Downtown	7	9
Goose Hollow	2	7
River District	3	4
Lloyd	5	2
Central Eastside	2	6
South Waterfront	2	5
Southwest	1	1
Northwest	4	6
Northeast	0	1
Gateway	1	1
<b>Total buildings</b>	<b>27</b>	<b>42</b>

## HOUSING SNAPSHOT | TYPE III CASES, ANNUAL



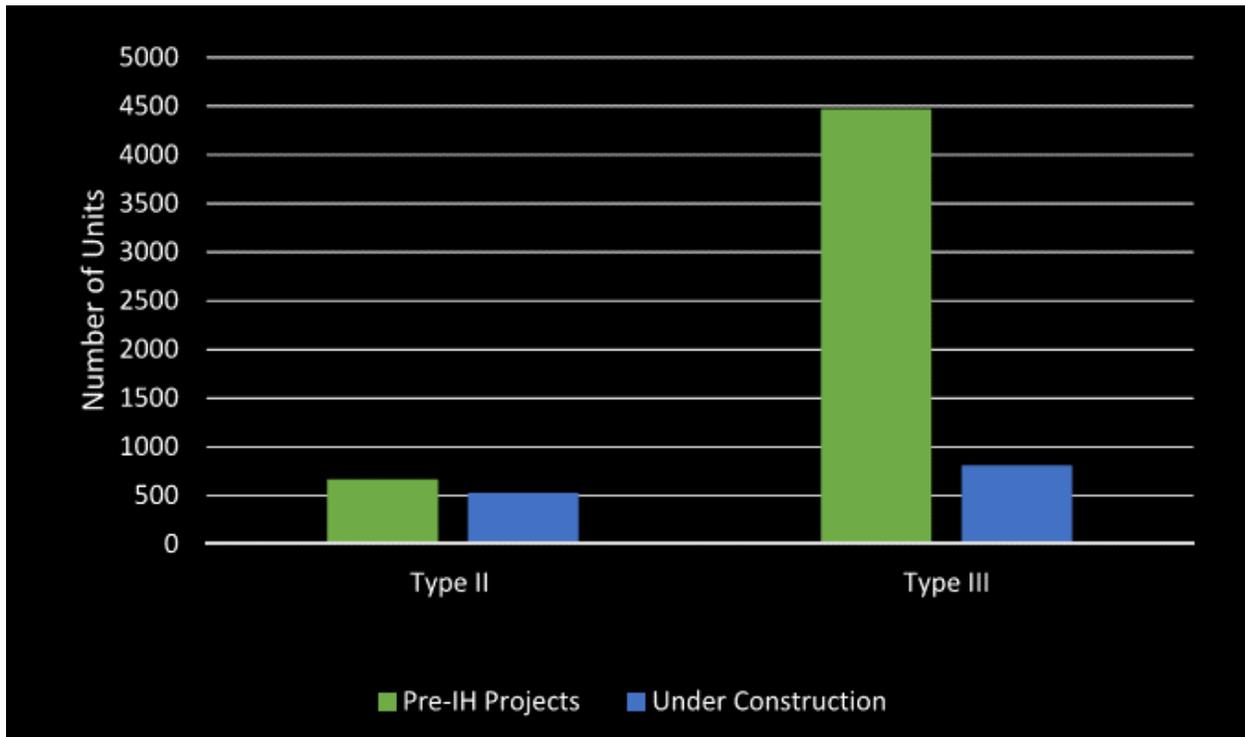
*includes group housing*

## HOUSING SNAPSHOT | ALL CASES, QUARTERLY

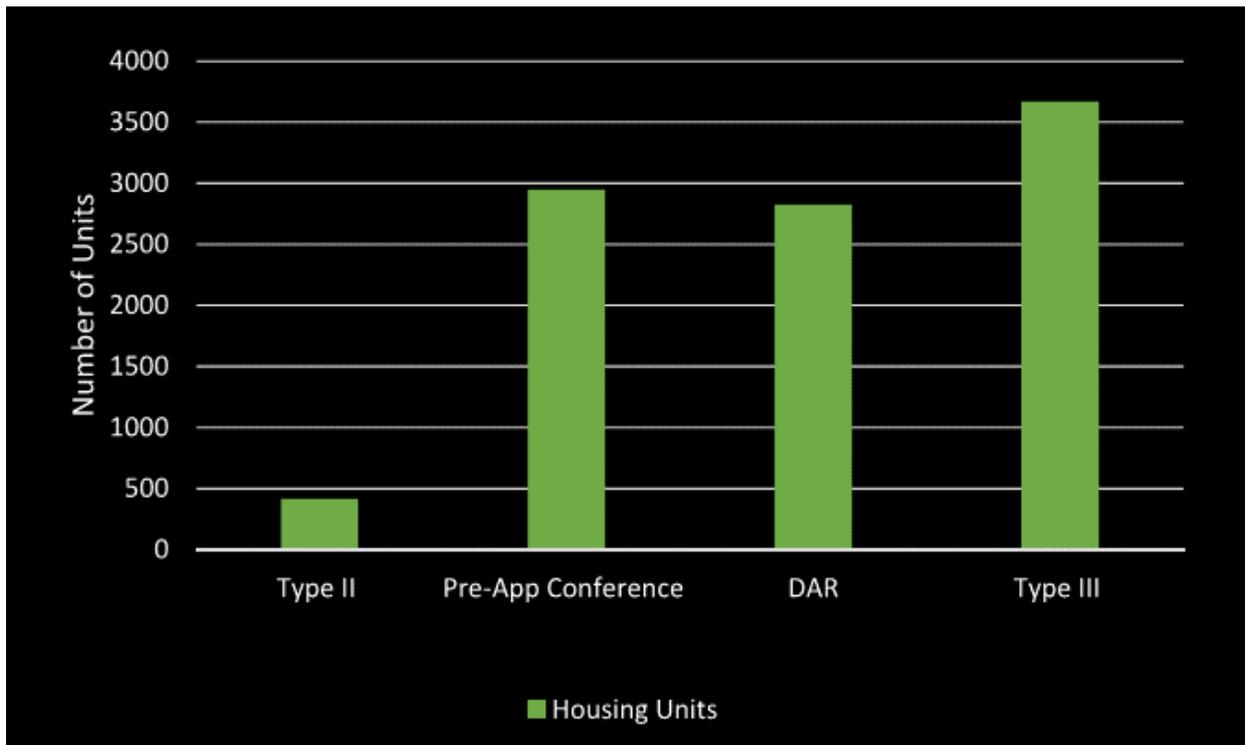


*includes group housing*

## HOUSING SNAPSHOT | PRE-INCLUSIONARY HOUSING VESTED UNITS



## HOUSING SNAPSHOT | POST-INCLUSIONARY HOUSING PIPELINE UNITS



**2018 OVERVIEW OF PROJECTS**



**DOWNTOWN**

Moxy Hotel, DLR Group



**DOWNTOWN**

Fourth & Montgomery, SRG Partnership



**DOWNTOWN**

Block 216, GBD Architects



**CENTRAL EASTSIDE**

Grand Ave Building, Ankrom Moisan Architects



**GOOSE HOLLOW**

Salmon St Building, Sera Architects



**GOOSE HOLLOW**

Art Tower, Ankrom Moisan Architects



**SOUTH WATERFRONT**

Block 40, Hensley Lamkin Rachel Architects



**RIVER DISTRICT**

815 W Burnside, Ankrom Moisan Architects



**PLANNED DEVELOPMENT, KERNS**

Pepsi Blocks, Mithūn

**2018 DESIGN EXCELLENCE AWARD**

To be presented at City Council on May 1, 2019

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# BDS ADMINISTRATIVE IMPROVEMENTS



City of Portland, OR

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BUREAU OF DEVELOPMENT SERVICES

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Following the broad set of recommendations made in the April 2017 Design Overlay Zone Assessment, BDS staff prioritized administrative improvements to Design Review that would most immediately impact the efficiency of the process and the experience of its participants.

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# INTRODUCTION

The Design Overlay Zone Amendments (DOZA) package of proposals aims to update and improve the processes and tools used in Design Review. Many of the recommendations outlined in the initial Assessment were intended to make the process more efficient, focused, predictable, and effective.

Beginning in 2015, the Bureau of Development Services (BDS) enacted focused changes to improve the experience of applicants, staff, the Design Commission, and the public throughout the discretionary Design Review process. Informed by stakeholders, and driven by the experience of professional staff, these non-legislative actions have improved transparency and efficiency, while maintaining high quality results in the built environment.

Data from 2012-2017 informed the direction of many key process improvements. As the economy recovered from the last recession, an uptick in submittals led to a slower process for many applicants, with the average number of hearings per project spiking in 2014. Design Review staff, aware of the effect of increased development proposals during this time, worked with the Design Commission to more efficiently process applications. Despite an increase in total number of Design Commission hearings from 2014-2016, process improvements implemented prior to the DOZA Assessment resulted in fewer average hearings per project, indicating an increase in efficiency despite a high volume of cases.

Guided by recommendations from the April 2017 Design Overlay Zone Assessment, as well as discussions with the Design Commission, Design Review staff crafted a work plan to implement additional internal changes. These changes have also been implemented, as appropriate, in the management of the Historic Landmarks Commission.

The resulting BDS Administrative Workplan mirrors the DOZA Assessment Recommendations structure and categorizes tasks running through 2019 that respond directly to the recommendations. The internal work plan itemizes the who, what, and when of implementation, with quarterly progress reports published for the public on the BDS website.

All work undertaken by BDS is fully administrative and does not require legislative action. However, changes to the Zoning Code and design guidelines will eventually be implemented by BDS, making the administrative component critical to the success of new processes.

## PROGRAM FACTS (2017)

7

VOLUNTEER  
COMMISSIONERS

37

TYPE III  
DESIGN REVIEW  
APPROVALS

16

STAFF  
PLANNERS

23

DESIGN ADVICE  
REQUESTS

# DESIGN REVIEW

Key recommendations from the DOZA Assessment were addressed through BDS's administrative efforts and impact the way different groups engage with the process.

## DESIGN REVIEW STAFF

Design Review staff play an integral role in the review process. The DOZA Assessment focused on the role of staff largely in Type III design review cases, but the same group of planners has reviewed over 100 Type II cases in each year since 2012. Individual case loads fluctuate with the development cycle and high development rates translate to increased work for staff. The planner assigned to each land use case is the point of contact for the public and other bureaus. They provide assistance to the applicant throughout the process. Planners provide feedback on approvability and compliance with development standards during review, and remain a resource during permitting.

## APPLICANTS

Experience with, and understanding of, the process is one of the most significant factors in an applicant's success. Applicants have flexibility in the timing of their submittals and the ability to pause or extend the review timeline once a complete application has been received. However, the design process undertaken by applicants does not always align with the timing of submittal requirements in the Design Review process.

## DESIGN COMMISSION

Commission members are volunteers who devote their personal time to the Design Review program. Meeting management has been a focus for staff and Commission, with both time per hearing and hearings per case decreasing over the last three years. The Design Commission Chair has taken on a renewed responsibility to manage the conduct of Commission members, keep to the agenda, and guide the flow of deliberations to provide the applicant with clear direction.

## MEMBERS OF THE PUBLIC

Community involvement is incorporated into the discretionary Design Review process through code mandated public notice. The required public comment period includes mailed notification to surrounding residents and recognized neighborhood organizations. For Type III Design Review cases and voluntary Design Advice Requests, public notice also includes a physical posting at the site. Neighborhood Associations and interested individuals are given the opportunity to comment or testify on projects at all Design Commission meetings. Once a land use decision has been published, members of the community, recognized organizations, the applicant, or any other individual may appeal the decision.



## THREE TENETS OF DESIGN REVIEW

Design Guidelines are the approval criteria used in Design Review. Guidelines generally address one or more of the three design tenets: context, public realm, and quality.

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01

### CONTEXT

Areas within the design overlay have distinct historic, cultural, and geographic characteristics. New development can blend into established areas by reflecting the architectural features and site design of surrounding buildings. Located across the street from the Grand Avenue Historic District, this site presented opportunities to express historic themes in a contemporary manner.

02

### PUBLIC REALM

The ground level of a building has a great impact on the pedestrian environment. Buildings should be designed to encourage activity on the sidewalk, provide architectural details at the pedestrian scale, and protect pedestrians from the elements. In this case, full-height storefront with historic details help to create an active ground level.

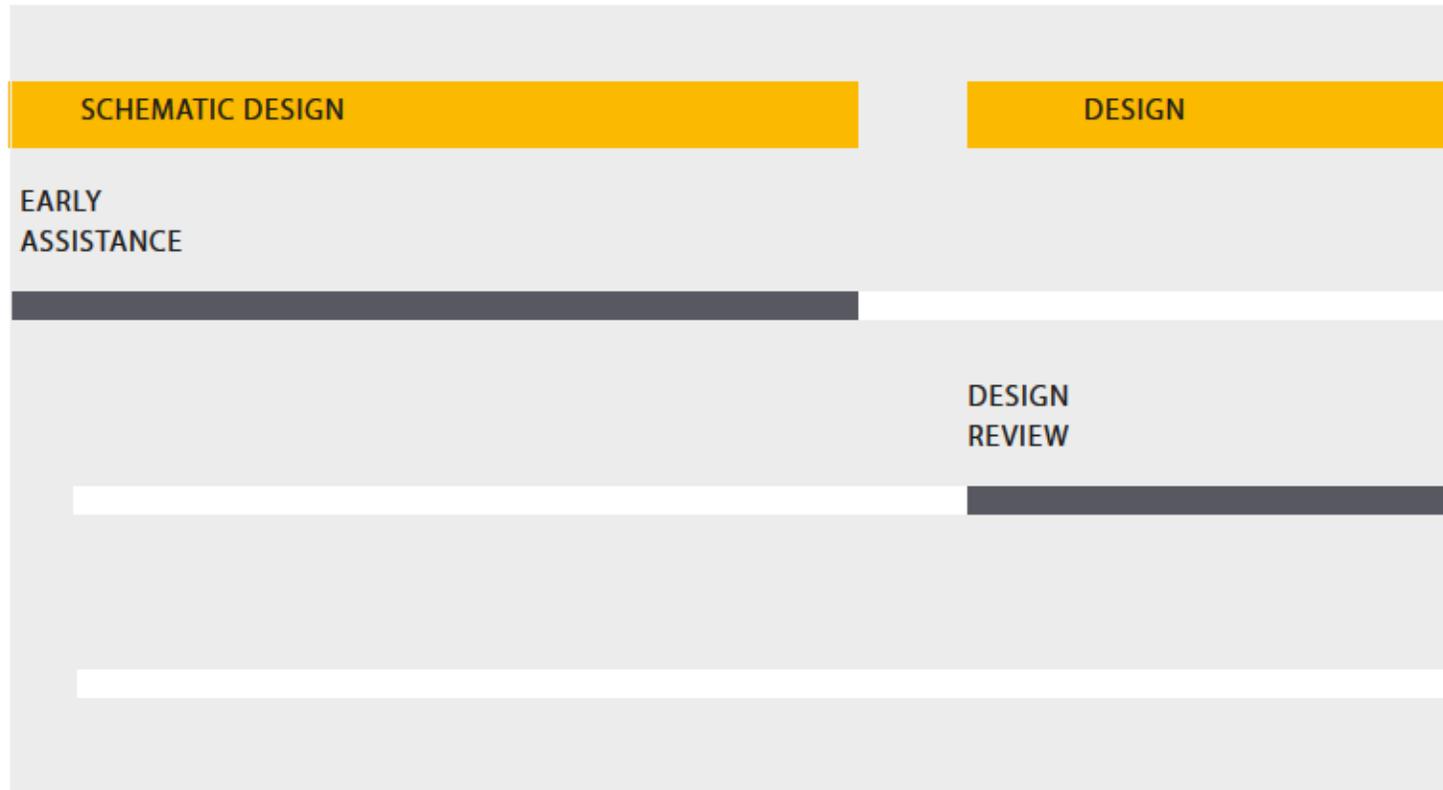
03

### QUALITY

Building materials should have a level of interest beyond pure function, be long lasting, and enhance the character of a structure at all scales. This CLT structure is clad with a creative mortar-washed white brick and has large operable window walls at upper stories.

# A3. PROCESS ALIGNMENT

Early in the DOZA Assessment process, a subcommittee group comprised of applicants, architects, Design Commissioners, and staff was assembled to discuss alignment of the City’s Design Review process with the private sector design process. Through this collaboration, a revised list of submittal requirements was created based on industry standard deliverables and a conceptual alignment timeline was created. Multiple applicant teams vetted the changes through a BETA test in 2017 to determine the effectiveness of early DAR meetings and phased submittals. Representatives from four firms also compared the conceptual alignment to their internal project schedules to ensure applicability. These test cases were largely successful, and elements of the updated process and accompanying tools were implemented at the staff level in



- 01** EARLY ASSISTANCE
- Improved Early Assistance Meeting Templates
  - Improved coordination with Service Bureaus
  - Public information available in meeting room
  - DAR Submittal Requirements Handout

- 02** DESIGN REVIEW
- Public Information available in hearings room
  - Formalized Commissioner trainings
  - Improved hearing efficiency
  - Land Use Review Submittal Requirements Handout



### EFFECTIVE TIMELINE

The information required at each stage of review is intended to align staff deliverables with industry standards to increase efficiency and improve transparency. Phased submittal requirements, a simplified presentation format, general meeting time limits, and Commission discussion guides will ensure project teams get valuable feedback early in the design process, further streamlining the land use review.

DEVELOPMENT

CONSTRUCTION DOCUMENTS

PERMITTING &  
INSPECTION

03

### PERMITTING

- Formal planner pairings to facilitate review
- Land Use / Permit Set Comparison Table
- Certificate of Compliance required

# APPLICANTS

## KEY DOZA ASSESSMENT RECOMMENDATIONS:

A.2. Improve the review processes with a charter, better management of meetings and training for both the Design Commission and staff

A.3. Align the City's review process with the design process

A.4. Better communicate the role of urban design and the d-overlay tool

## OVERVIEW

Clarity and predictability for applicants can often be complicated by issues outside the Design Review process. It is therefore critical to keep communication between the applicant, staff, and Commission transparent and efficient. Experience with, and understanding of, the process is one of the most significant factors in an applicant's success. Applicants have flexibility in the timing of their submittals and the ability to pause or extend the review timeline once a complete application has been received. However, the design process undertaken by applicants does not always align with the timing of submittal requirements in the Design Review process.

This misalignment of the design and Design Review processes has, at times, created a barrier to effective collaboration, particularly in an environment of high development pressure. Collaboration with staff and stakeholders prior to hearings has proven to expedite review before Commission. When applicants cannot, or do not, address the approval criteria or staff and Commission guidance, the process may take longer by resulting in multiple hearings. For applicants that are unfamiliar with the Design Review program, communication of Portland's urban design expectations and the purpose of the design overlay tool, is essential to an efficient review.

## BDS ADMINISTRATIVE IMPROVEMENTS

01. Updated Design Advice Request process and submittal requirements	Complete
02. Design Guideline Matrices	Complete
03. Improved Early Assistance staff response templates	Complete
04. Regularly updated "Guide to Design Review"	Ongoing
05. Deliberation & Agenda Cards for all hearing participants	Complete
06. Timer for all presentations and testimony at hearings	Ongoing
07. Improved coordination with permit reviewers	Ongoing

## IMPLEMENTATION

Each project has its own unique set of site constraints, development standards, and approval criteria. Applicants greatly benefit from clear information provided by staff at each stage of the review. Particular success has been found in getting early information to applicants to facilitate complete and responsive initial applications. An improved Early Assistance staff response template was created to ensure complete and consistent staff feedback early in the review process. Newly developed handouts give an overview of the process and a checklist of submittal requirements. Similarly, the Guide to Design Review, scheduled for annual updates by the Design Commission, is now provided to applicants as an attachment to Early Assistance summaries. The Guide identifies ways to successfully approach the review process and outlines common Commission concerns.

In 2017, a matrix was created for each set of design guidelines used in the review process. This matrix lists each criterion in a chart format, with space for staff feedback following Pre-Application Conference or Design Advice Request, and a blank column for the applicant to undertake the same exercise. These “cheatsheets” are also provided to the Commission before DAR’s and Type III design reviews. Commission copies include staff evaluation of the project and a blank column to use as a tool in review of submittals. The common format between staff, Commission, and applicants aids in the clear communication of issues related to approvability and allows the review body to easily identify where staff recommendation may differ from their own evaluation. This tool has also been helpful in guiding applicants through the review itself; outstanding issues are clearly related to the approval criteria not yet met. The format assists applicants in responding to staff concerns.

The Design Commission hearing format accommodates variability between project scale, complexity, and approvability. Given these variables, the most effective way to improve predictability has been through the expedition of deliberation, clear feedback, and timely progression through presentations and testimony. A timer was added for all presentations and testimony. This simple visual tool has been useful in general meeting management. Half page visual aides have also been provided to Commissioners and staff to guide the progression of deliberations, clarify voting procedure, and keep terminology consistent. This shared reference reinforces meeting order and assists the Commission Chair in managing the hearing to the benefit of the applicant.

Once the land use review is complete, applicants need to secure permits before starting work. Permits are reviewed by members of the BDS Planning & Zoning section and issued in conjunction with other development-related bureaus. In order to provide consistency and increase transparency, Design Review and Planning & Zoning staff have formalized their relationship through a buddy system. Planning & Zoning reviewers consult on the initial plan check at the Design Review stage and are resources prior to land use approval. When the project comes in for permit, Design Review planners review design details and confirm compliance with the approved plans. Recently instituted Certificates of Compliance and land use exhibit/permit set comparison tables are provided to the applicant at the time of design review approval. These help communicate the need for approved design review exhibits to match the permit set and eventual built condition.

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### 01 // EXAMPLE CHALLENGES

- Limited information for first time applicants
- Overdeveloped concepts during early assistance
- Applicant provides insufficient responses to approval criteria
- Incomplete applications at each stage of review

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### 02 // SOLUTIONS

- Updated Guide to Design Review
- Standardized Early Assistance templates
- Design Guidelines cheatsheets
- Overview & Submittal Requirements Handouts

## CASE STUDIES



### MOXY HOTEL

Out-of-town developer Matt Mering knew that committing to a project in Portland meant investing in the community. Mering, director of development and acquisitions for Minnesota-based developer Graves Hospitality, has had his sights on Portland for some time. “There’s great demand, it’s a growing city,” says Mering, who has worked in development for more than 16 years.

The future development sits on a 7,500-square foot parking lot in Portland’s West End. Despite the constrained site, less than a quarter-block long, the property at 539 SW 10th Avenue will soon see a 12-story modern hotel, boasting 179 guestrooms and a ground floor that emphasizes the pedestrian experience in Portland.

The development site fronts the Streetcar tracks and has a 4-foot grade change between two first-floor entrances on opposite sides of the building. These are complicated elements for any team to manage, and especially difficult for an out-of-town development team.

The team, DLR Group Architects and Graves Hospitality, engaged early on with BDS staff, interagency partners

and the Design Commission through an Early Assistance meeting, a Pre-application Conference, and two Design Advice Requests. The final result sailed through its first Design Commission hearing in record time, to the unanimous and glowing approval of the Commissioners. With the help of BDS staff, the team made significant changes to their original design to ensure that the building is appropriate for the context of the surrounding area.

“We had to scrap a lot of the ideas from the original building,” says Mering. “But what I found over the years is when you work with creative people like architects and engineers, you need to define parameters and direction. We have a much better product going through the process than when we initially came through the gate.”

Mering thinks Portland’s design review process is straightforward compared to other cities. “We’ve had some fairly complicated design review processes elsewhere.” Mering says. “The process here is as smooth as we’ve seen. It was constructive and transparent. We knew along the way where the steps were.”

## BLOCKS 41 + 44

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Alan Jones, founding principal of Jones Architecture, and Kyle Andersen, principal architect at GBD Architects, are self-proclaimed veterans of the design review process. “The design review process in Portland makes buildings better,” says Jones.

When the two firms came together to design mixed-use buildings on Block 41 and Block 44 in the South Waterfront, Jones and Anderson say that their teams melded quickly to tackle design issues that are important to Portlanders. “Our own work gets better through the design review process,” says Jones. “We had strong support from BDS staff from the beginning.”

The project includes two seven-story, mixed-use buildings with 524 residential units and 10,500 square feet of retail space.

Block 41 and Block 44 lie in the Central City Plan District (South Waterfront Sub District), and are within the design and greenway overlay zones. Andersen and Jones took care to inform themselves and ask questions about these planning, zoning, and design requirements. Staff provided feedback based on the context of the area, and Jones and Andersen say it helped smooth the process. “We try to have as much interaction with staff going in to the project as possible,” says Andersen.

With Block 41 and Block 44, Jones and Andersen point out that design guidelines for view corridors in South Waterfront influenced their design. The two blocks open up to each other with a large courtyard in the middle. Because the blocks abut the future South Waterfront Greenway, city codes require the developer to either build part of the trail or enter into an agreement with Portland Parks & Recreation to build it.

Andersen and Jones also met with the neighborhood and solicited feedback that they took into consideration in their designs. They listened to the Design Commission’s suggestions, responded to their concerns and presented reasonable design solutions. Having worked on several large-scale projects in Portland, both Jones and Andersen have gone through their fair share of design review.

“This project was a good model for how the process should go,” says Andersen.

2

Buildings

524

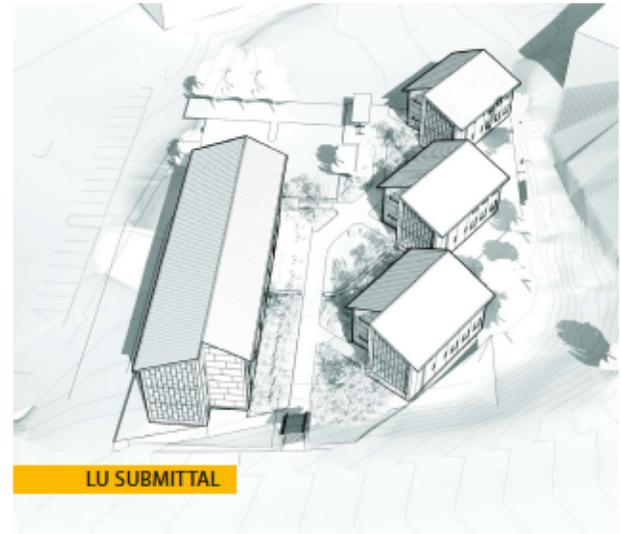
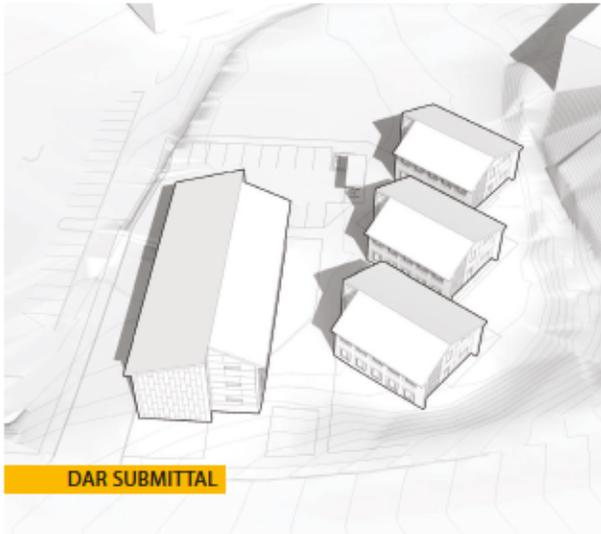
Residential  
Units

10,500

Square Feet of  
Retail Space

799

Long-Term Bike  
Parking Spaces



in response to preliminary feedback at the DAR, the applicant reoriented the duplex buildings to better engage the street, create a larger internal plaza for residents, and improve visibility through the site.

## Low Income Single Adult Housing (LISAH)

Dave Otte, a Partner at Holst Architects in Portland, is developing LISAH (Low Income Single Adult Housing), a new concept to provide dignified permanent supportive housing at a lower cost. The 42-unit dwelling on N Hunt Street in the Kenton neighborhood will consist of four buildings with surface parking and landscaping. Residents will live in single occupant rooms and utilize shared spaces—each dwelling unit will include space for six people with one kitchen and two bathrooms. In this style, “people can support each other and live more efficiently in a community,” Otte says.

The LISAH project is subject to a Type II Design Review, meaning that city staff have full discretion over the decisions made (unless the project is appealed to the Design Commission). Holst Architects decided to submit the proposal for a Design Advice Request (DAR) to get early feedback on proposed design concepts. The City waived DAR fees for this 100% affordable housing project. Otte says this early assistance was essential to the success of the project, allowing the team to test design ideas early in the process.

The Commission provided feedback on building placement, landscaping, materials, and use of the space in relation to its unique context – a transition area between an established single-family neighborhood, a mixed-use main street and a heavy industrial corridor. Otte says they had a lot of opportunity to experiment with the design, given the oddly shaped lot and physical constraints.

“The surprising thing was that we got suggestions to push boundaries to ask for other modifications that we weren’t anticipating but would benefit the project,” Otte says. “The Design Commission challenged some of the prescriptive parts of the zoning code.”

Otte says the Commission’s collaborative work with BDS staff has made the process more efficient and positive. “It’s very fulfilling when you’re able to pick up the phone and have a productive conversation with a planner and not get bogged down with process and policy when you’re both on the same page of trying to solve the problem,” Otte says.

The development will be maintained by Transition Projects, which operates emergency shelters and short term residential programs in Portland.



## Goose Hollow Mixed-Use

Kurt Schultz has experience with design review processes in other jurisdictions, and he says that the collaborative nature of the Bureau of Development Services' process is the best he has gone through.

Kurt Schultz of SERA Architects is leading the design of a 170,000-square foot 8-story mixed use building at 1715 SW Salmon Street. The property, wedged between Lincoln High School and the Timbers home stadium Providence Park, will feature 178 market rate apartments, ground floor retail, and a 4-stacker mechanical parking system with 80 parking spaces. The housing units are a mix of 2 bed, 1 bed, 1 bed loft, and studio units and meet the inclusionary housing requirements.

Kurt says the success of their project preparation has come down to one element: collaboration. "When you're doing design review at BDS... you can work with the City of Portland staff and the design commission simultaneously. I've found that brainstorming with all three parties to come up with a solution is really smart."

Kurt has experience with design review processes in other jurisdictions, and he says that the collaborative nature of the Bureau of Development Services' process is the best he has gone through.

"When working in other jurisdictions, it can take 7 months from the time we start to work with staff, get to the submittal process, get a staff report to getting a first design review hearing," Kurt says.

Feedback from the design commission, Kurt says, is essential to the success of a project in the long run. "Some cities don't offer Design Advice Requests," Kurt says. "So, for months you could be flying blind about what the commission will think of a project. It's a total surprise going into it, and you've invested a lot of time and the client has invested a lot of money...you want to be sure you know where you stand."

In his experience, Kurt has learned from BDS staff about what to expect and how to prepare for a Design Commission hearing. "The staff at the City of Portland are really smart," Kurt says. "The planners have good advice. That helps the project go faster."



# DESIGN REVIEW SUCCESSES “

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**MATT MERING**  
Graves Hospitality

“The process here is as smooth as we’ve seen. It was constructive and transparent. We knew along the way where the steps were.”

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**ALAN JONES**  
Jones Architecture

“The design review process in Portland makes buildings better.”

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**DAVE OTTE**  
Holst Architecture

“It’s very fulfilling when you’re able to pick up the phone and have a productive conversation with a planner and not get bogged down with process and policy when you’re both on the same page of trying to solve the problem.”

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**KURT SCHULTZ**  
SERA Architecture

“When you’re doing design review at BDS... you can work with the City of Portland staff and the design commission simultaneously. I’ve found that brainstorming with all three parties to come up with a solution is really smart.”

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# DESIGN COMMISSION

## KEY DOZA ASSESSMENT RECOMMENDATIONS:

A.2. Improve the review processes with a charter, better management of meetings and training for both the Design Commission and staff

A.3. Align the City's review process with the design process

A.4. Better communicate the role of urban design and the d-overlay tool

## OVERVIEW

A significant portion of the process improvements are aimed at increasing efficiency within the hearings room, as Commission members are volunteers who devote their personal time to the Design Review program. Meeting management has been a focus for staff and Commission, with both time per hearing and hearings per case decreasing over the last three years. The Design Commission Chair has taken on a renewed responsibility to manage the conduct of Commission members, keep to the agenda, and guide the flow of deliberations to provide the applicant with clear direction.

## BDS ADMINISTRATIVE IMPROVEMENTS

01. Creation and adoption of Design Commission Bylaws	Complete
02. Senior Planner/Supervisor at the staff table during all hearings/public meetings	Ongoing
03. Facilitation training for Commission Chair and staff	Ongoing
04. Regular leadership meetings with Commission Chair and Vice Chair	Ongoing
05. Improved training packets for new Commissioners	Complete
06. Improved technology in the hearings room	Complete
07. Quarterly retreats with Design Commission reinstated	Ongoing
08. Hearing visuals, guideline matrices, and procedure cards	Complete
09. Regular refreshers on public meeting laws and legal obligations	Ongoing
10. Commission Equity Trainings	Ongoing
11. Chair responsibilities binder	Complete

## IMPLEMENTATION

The responsibilities and duties of the Design Commission are included in Title 33, Portland Zoning Code. Their authority is outlined in multiple chapters related to land use reviews, procedure types, and public committee requirements. One of the first steps taken in implementation of the DOZA recommendations was the creation of the Design Commission Bylaws, vetted and formally adopted by the Commission on November 30, 2017. This exercise created a single document that clearly states the responsibilities and authority of the body as a foundation for their work. This document is now included in the training material provided to new Commissioners in a newly developed reference binder. This training information will be implemented and updated as new Commissioners are oriented to the process. As a single, complete source of reference information, the training binder is also intended to assist current Commissioners in their continued success.

Productivity and efficiency of hearings was also a focus prior to the DOZA Assessment. Senior staff are now seated at the staff table for all hearings to ensure consistency and provide high level support for complex or sensitive cases. Regular meetings between senior staff and Commission leadership are held prior to hearing days. This coordination is extended to all staff during quarterly retreats, where Commissioners and staff debrief recent cases and confirm consistency moving forward.

Recent renovation of the hearings room included technology improvements that streamline transitions between portions of the hearing. The guidelines matrices, hearing visual aids, and procedure cards outlined in the applicants portion above, have similarly helped keep deliberations focused to the benefit of the Design Commission. A series of information boards were created to provide additional information to Commission meeting attendees. A copy of these boards is included in a packet of information provided to the Chair of each meeting. The Design Commission elects a Chair and Vice Chair at the beginning of each calendar year, however, other members of the Commission are called upon to facilitate meetings in their absence. The comprehensive packet of information helps to keep the Commission on track and operating efficiently regardless of absences or temporary leadership changes.

A new presentation order also streamlines the Design Commission discussion. Staff present limited information regarding the Zoning Code requirements and approval criteria, allowing applicants to take full responsibility for presenting their concept. The staff presentation outlining discussion topics and recommending a vote on Type III cases follows the format of similarly revised memos to the Commission. The consistency in formatting and clearly defined presentation roles have been beneficial in reducing meeting times and created a strong foundation for Commission discussion and deliberation.

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### 01 // EXAMPLE CHALLENGES

- Limited training for new Commissioners
- Outdated technology in the hearings room
- Inconsistent direction
- Inefficient deliberations

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### 02 // SOLUTIONS

- Adopted Bylaws & yearly standardized training for all
- Remodeled room with improved technology
- Senior Staff seated at table during all hearings
- Deliberation and Voting guides at all seats

# DESIGN REVIEW STAFF

## KEY DOZA ASSESSMENT RECOMMENDATIONS:

A.2. Improve the review processes with a charter, better management of meetings and training for both the Design Commission and staff

A.3. Align the City's review process with the design process

A.4. Better communicate the role of urban design and the d-overlay tool

A.5. Improve the public involvement system

## OVERVIEW

Design Review staff play an integral role in the review process. The DOZA Assessment focused largely on the role of staff in Type III design review cases, but the same group of planners has reviewed over 100 Type II cases in each year since 2012. Individual caseloads fluctuate with the development cycle and high development rates translate to increased work for staff.

The framework of required process timelines and internal customer service standards leaves little room for inefficiency. Design Review staff have significantly benefited from measures to improve consistency and productivity in their work. Close coordination with the Design Commission and senior staff, increased focus on training, and new communication and presentation tools have helped to maximize time spent.

## BDS ADMINISTRATIVE IMPROVEMENTS

01. Senior Planner/Supervisor added to the Staff table at all hearings	Ongoing
02. Facilitation, professional development, and equity trainings	Ongoing
03. Regular professional development tours in Portland and elsewhere	Ongoing
04. Improved technology tools	Started
05. Quarterly retreats with Design Commission reinstated	Ongoing
06. Design Guidelines matrices for DAR's and LU's	Complete
07. Improved Early Assistance staff response template	Complete
08. Presentation improvements and refined presentation order	Complete

## IMPLEMENTATION

The Design Review team has grown in response to increased development activity. Additional staff hired in 2016 and 2017 resulted in more manageable individual caseloads and an opportunity to improve a number of internal systems. An improved Early Assistance (EA) staff response template was created and thoroughly vetted by staff as a way to ensure consistent, clear, and thorough information is communicated to applicants early in the process. The new templates provide a framework for staff, limiting time spent repeating standard feedback, and maximizing the time allotted to analyzing the project site and response to approval criteria. The Design Guideline matrices are also attached to the EA staff responses to further identify areas for consideration as a project develops.

Design Review staff work closely with applicants during the Type III process before making a recommendation to the Design Commission. The relationship between staff and the decision-making body has been strengthened by structured quarterly retreats. These retreats provide an opportunity for discussion of thematic issues outside the context of individual review. Staff typically debrief past cases and work toward Commission consensus on common challenging scenarios.

Within the hearings room, improved technology tools and consistent senior staff presence have helped to facilitate more efficient hearings. Distractions caused by technology issues have been minimized. Senior staff support has additionally reduced wasted time when complicated questions or concerns arise from applicants and Commissioners.

Design Review staff review cases throughout the city. In addition to retreats with the Commission, Design Review staff organize regular professional development tours throughout Portland to further understand the changing city. The design overlay applies in areas beyond the Central City, where the majority of Type III Design Reviews occur. While planning documents create a strong foundation for understanding the context of many projects, there is no substitute for in-person evaluation. Tour sites may be identified for study based on the pace of change, volume of recent projects, or the applicability of common challenges. Recent coordination with Bureau of Planning & Sustainability District Liasons has further increased this understanding. Their input on long range planning initiatives are helpful in evaluating the context around development proposals, particularly in areas of significant change. Discussion focuses on the built result and provides an opportunity to evaluate past decisions.

The cumulative impact of new tools for the Design Commission and applicants - including information boards, handouts, training documents, and revised templates - have also had a positive impact on the work of Design Review staff.

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### 01 // EXAMPLE CHALLENGES

- Varying levels of exposure to Portland's unique neighborhoods
- Limited coordination with Commissioners
- Unnecessary time spent on standard deliverables
- Limited technology tools

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### 02 // SOLUTIONS

- Team tours and District Liason coordination
- Quarterly retreats with full Commission
- Improved templates for standard deliverables
- Design software installed at staff workstations

# MEMBERS OF THE PUBLIC

## KEY DOZA ASSESSMENT RECOMMENDATIONS:

A.4. Better communicate the role of urban design and the d-overlay tool

A.5. Improve the public involvement system

## OVERVIEW

Successful developments can have a positive impact on the quality of life for the communities in which they are built. In this way, Design Review has a long history of building community in the process of city building, but its continued success requires input from neighbors and neighborhoods. There is a need for both public access and an understanding of the most effective times and methods for engagement. Processes, timelines, and decision-makers vary within the Design Review program, often causing confusion among those who do not regularly engage with the process, diluting their role, and at times undermining their purpose.

Clear and accessible information is key to garnering effective public input during the Design Review process. Neighborhood Associations are built into the review process, but the methods of engaging other stakeholders are significantly less robust. For this reason, the process improvements that directly impact the public are primarily meant to increase the quality and accessibility of information.

## BDS ADMINISTRATIVE IMPROVEMENTS

01. Included renters in all mailed land use notices	Ongoing
02. Added estimated start times to the Design Commission Agenda	Ongoing
03. Created a Design Commission Twitter account	Complete
04. Simplified the staff generated portion of the Posting Notice for large projects	Complete
05. Improved Design Commission Agenda	Ongoing
06. Improved public information available in the hearings room	Complete
07. Coordination with BPS District Liasons	Ongoing

## IMPLEMENTATION

Many of the administrative efforts are intended to help members of the public engage in more meaningful and productive ways. Prior to June 2017, only homeowners were included in code required public notices. Given the composition of many Portland neighborhoods, exclusion of the renter population meant a significant portion of potentially interested individuals were unaware of major changes slated to occur in their community. Renters now receive all land use notices as part of standard BDS mailings and are invited to submit written comments to the staff planner or testify at public hearings.

A physical site posting is required for all Type III projects and voluntary Design Advice Requests (DAR). The format of required information contained on the posting board has been updated to be more user friendly. Postings now highlight the type of procedure, staff planner contact information, and information on the time and place of the associated meeting.

The Design Commission meets on Thursday afternoons, starting at 1:30PM. For some participants, attending a hearing during the day could be inconvenient, creating a need to maximize their time spent in the hearings room. Anticipated start times are now listed for each item on the agenda, based on the estimated hearing time for each project. The time allotted to each case on a Design Commission agenda is based on the complexity of the project, the number of outstanding issues identified by staff, and experience of staff and Commissioners with similar projects. This gives members of the public a realistic expectation for the time a hearing will start and the amount of time they can expect to spend in the hearings room. Design Review staff have worked hard to set standard times for DAR's and Type III's.

New information boards are posted inside the Commission meeting room. A "Welcome" board at the entrance provides basic information about signing in and testifying at a hearing. Revised agendas, testimony sign-in sheets, process overview boards, and typical meeting orders are posted next to the drawing sets and approval criteria for each item being discussed that day. More intuitive URLs have been created for the Design Commission homepage, posted agenda, and Guide to Presenting Testimony, in order to facilitate public access to information.

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### 01 // EXAMPLE CHALLENGES

- Inaccessible information on City process
- Inconvenient meeting time and location
- Multiple sets of approval criteria
- Limited noticing & confusing formats

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### 02 // SOLUTIONS

- Information boards placed in the hearings room
- Real start times & URLs added to improved agendas
- Intuitive URLs to access Guidelines online
- Updated posting notices to highlight key information

# TOOLS

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In an effort to encourage robust and informed engagement, information related to Design Commission Meetings has been updated with a unified visual language. These changes primarily impact public information and understanding, with significant value to applicants.

## COMMISSION BYLAWS

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Formally adopted Commission Bylaws outline the duties and responsibilities of the volunteer body. This document provides guidance to the Commission and helps to communicate their role to members of the public.

## OVERVIEW & PROCEDURE BOARDS

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Information boards were created for Type III Reviews, Design Advice Requests, & Type II Appeals. They outline the meeting order, with time allotted to each participant and serve the dual purpose of public information and Commission guidance.

## IMPROVED AGENDA

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The new agenda features a cleaner look, intuitive URL's, and a color coded bar to indicate procedure type for all proposals. Important information is prominently displayed with staff and applicant contact information listed for each.

## CHAIR BINDERS

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This packet of information, provided to the Commissioners chairing each meeting, helps to keep the Commission on track and operating efficiently. Each member also has a procedure & voting card, and a terminology reference sheet, available at their seat.

## WELCOME BOARD

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Placed at the entrance to the hearings room during all Commission meetings, this new board is intended to help guide members of the public, whether a seasoned Neighborhood Association representative or a neighbor engaging the process for the first time.

## TESTIMONY SHEETS

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Members of the public are invited to testify or comment at all Commission meetings. Those that participate are added to the mailing list to receive future reports on the proposal. These sheets have been revised to be more approachable and intuitive.

## SUBMITTAL REQUIREMENTS

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Phased submittal requirements are key to encouraging alignment with the private sector. New handout clearly communicate the level of detail appropriate for the Design Advice Request and Type III review to streamline applications.

## PRESENTATION ORDER

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The new meeting order eliminates redundancy between the staff and applicant presentations. Staff provide information related to their memo or recommendation and Zoning Code requirements. This change helps to decrease meeting time and facilitates a more predictable schedule.

## NEXT STEPS

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There are several items planned for implementation over the coming months. The following items remain in progress or unfinished on the BDS Administrative Workplan.

### A2. PROVIDE TRAINING FOR STAFF & DESIGN COMMISSION

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- Improved technology tools Started

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- Increased BPS District Liaison Coordination Ongoing

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- Annual team-building workshop In Progress

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- Tailored Equity Training related to Commission roles & responsibilities Started

### A4. BETTER COMMUNICATE THE ROLE OF THE D-OVERLAY

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- Add appendices to Guide on approvable design solutions to common issues Started

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- Public handouts for process & examples Started

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- Presentations to community organizations in expanded d-overlay areas Started

### A5. IMPROVE THE PUBLIC INVOLVEMENT SYSTEM

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- Explore digital options for project notification Started

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- Consult with BDS Equity Committee Ongoing

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- Presentations to Affordable Housing Groups Not Started

### A6. MONITOR & EVALUATE THESE AMENDMENTS

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- Improved Coordination with Interagency Partners Ongoing

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These tasks represent a small selection of BDS Administration Workplan items. The full Workplan is updated quarterly and posted to the BDS website. A copy of the most recent Workplan status is included in this report.

# RECENT PROJECTS

The Design overlay zone strengthens Portland as a city designed for people and supports the city’s evolution within current and emerging centers of civic life. It promotes design excellence in the built environment through the application of additional design guidelines and standards (PZC Section 33.420.010)

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## 1010 NE GRAND

LRS & LEVER Architecture

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- A7. Establish and maintain a sense of urban enclosure (public realm)
- C2. Promote permanence and quality in design (quality)
- C4. Compliment the context of existing buildings (context)
- C7. Design corners than build active intersections (public realm)



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## ELKS CHILDREN’S EYE CLINIC

NBBJ

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- 1. Enhance views of Marquam Hill (context)
- 3. Maintain and enhance existing views from Marquam Hill (context)
- 4. Develop successful formal open areas (public realm)
- 5. Strengthen the pedestrian network (public realm)



### DESIGN GUIDELINES

Design Guidelines are the approval criteria used in Design Review. Guidelines generally address one or more of the three design tenets: context, public realm, and quality. All Design Guidelines are available at: [portlandoregon.gov/designguidelines](http://portlandoregon.gov/designguidelines)




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## SW PARK & COLUMBIA HOUSING

GBD ARCHITECTS

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- A8. Contribute to a vibrant streetscape (public realm)
- B5. Make plazas, parks, and open spaces successful (public realm)
- C2. Promote permanence and quality in design (quality)
- C5. Design for coherency (quality)




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## PROVIDENCE PARK EXPANSION

ALLIED WORKS ARCHITECTURE

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- A2. Emphasize Portland themes (context)
- B2. Protect the pedestrian (public realm)
- C3. Respect architectural integrity (context)
- C10. Integrate encroachments (public realm)




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## CHERRY BLOSSOM TOWNHOMES

ANKROM MOISAN ARCHITECTS

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- A1. Strengthen relationships between buildings and the street (public realm)
  - A2. Enhance visual and physical connections (public realm)
  - C4. Develop complementary parking areas (context)
  - C5. Transition to adjacent neighborhoods (context)
-

# ADMINISTRATIVE TOOLS

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COMMISSION BYLAWS\*

OVERVIEW BOARDS

UPDATED AGENDA

PROCEDURE BOARDS

EA TEMPLATE\*

CHAIR BINDER\*

COMMISSION BINDER\*

GUIDELINES MATRIX\*

VOTING PROCEDURE

POSTING NOTICE

WELCOME BOARD

TESTIMONY SHEETS

DAR SUBMITTAL REQUIREMENTS

PRESENTATION ORDER\*

CERTIFICATE OF COMPLIANCE

LAND USE/PERMIT COMPARISON SHEET

GUIDE TO DESIGN REVIEW\*

TERMINOLOGY SHEET

DELIBERATION CARD

@PortlandDCChair 

\* EXCERPT ONLY

2018 Year in Review, Design Commission

BRIEFINGS

Name	Hearing Dates	Number of Hearings	Estimate Time Per Hearing	Actual Time	Total Time
BRIEFING - Gideon Crossing	1/18	1	0:45	0:36	0:36
BRIEFING - Better Housing By Design Project	2/22	1	0:30	1:06	1:06
BRIEFING - Work Session - Context	3/1	1	1:00	0:57	0:57
BRIEFING - Vertical Infrastructure	3/1	1	1:01	1:01	1:01
BRIEFING - Proposed Changes to Neighborhood Contact Requirements	5/17	1	0:30	0:37	0:37
BRIEFING - DOZA Process Code Changes (Discussion Draft)	5/17	1	:45	0:48	0:48
BRIEFING - Sullivan's Crossing Bicycle & Pedestrian Bridge	6/7	1	0:45	1:01	1:01
BRIEFING - Southwest Light Rail Transit, Draft Env Impact Statement	6/21	1	0:40	0:48	0:48
BRIEFING - DOZA Tools Concept Report Work Session	6/14	1	1:30	1:31	1:31
BRIEFING - Overview of new Central City Master Plan and Plan Development Code	6/14	1	1:00	1:04	1:04
BRIEFING - Overview of new River Environmental overlay zone	7/12	1	0:30	0:30	0:30
BRIEFING - Overview of the Central City Plan District Code Changes	7/12	1	0:30	0:57	0:57
BRIEFING - Broadway Corridor Master Plan Update	7/26   10/18	2	0:45   0:45	0:55   0:51	1:36
BRIEFING - Bicycle Code Update: Discussion Draft	9/6	1	0:30	0:52	0:52
BRIEFING - Division Transit Project	12/6	1	1:00	0:58	0:58
BRIEFING - Update of the Earthquake Readiness Burnside Bridge Project	10/18	1	1:00	0:38	0:38

DC 2018 Snapshot Information	
Briefings	16
Design Advice Requests	18
Type II Staff Reviews	124
Type III's Reviewed by Commission	24
Type III Appeals to Council	0
Type II Appeals	3

DESIGN ADVICE REQUESTS

Case	Architect   Developer	Valuation	Approximate Gross SF	Site Area (SF)	Hearing Dates	Number of Hearings	Estimate Time Per Hearing	Actual Time	Total Time
EA 17-254227 DA - 9745 NE Glisan	Bill Laning   MWA Architects   NW Housing Alternatives	19 M	161 workforce units	1.03 acres	2/1	1	1:30	1:34	1:34
EA 17-289126 DA, 401 SW Harrison	Sam Stadler	69 M	180,000	33,000	2/15   3/15	2	1:00   1:30	1:20   1:15	2:35
EA 17-282492 DA - NE 12 <sup>th</sup> & Irving - Self-Service Storage	Mackenzie	10 M	112,500	75,029	1/25   5/24   6/21	3	1:30   1:30   1:00	1:03   1:38   0:44	3:15
EA 18-107755 DA - NE Halsey St & 106TH Ave PHB	Holst   Portland Housing Bureau	19M	TBD	32,567	2/22	1	1:30	1:26	1:26
EA 18-118843 DA - Grand Ave Mixed-Use Apartments	Ankrom Moisan Architects   Fairfield Residential Co	60M	264,690	22,030	4/5   5/17   6/7	3	90   1:00   1:00	1:20   1:10   0:49	3:19
EA 18-126238 DA - Platform	Allied Works Architecture   project^	30M	140,000	20,000	4/19	1	1:30	1:02	1:02
EA 18-129788 DA - 815 W Burnside	Ankrom Moisan Architects   LMC	32M	147,507	20,000	4/19   5/17   6/14	3	1:30   1:00   1:30	2:03   1:20   1:01	3:24
EA 18-131834 DA - Lloyd West Anchor and Plaza Remodel	Waterleaf Architects	9M	149,000 (interior + plaza)	1.23 acres	5/3   6/14	2	1:30   1:00	1:14   1:50	3:04
EA 18-138980 DA - Adidas Village Expansion	Lever Architecture	143M	191,586	619,858	4/26   5/24	2	1:30   1:30	2:30   2:17	4:47
EA 18-151767 DA - Salmon Street Residential Mixed Use	Sera Design & Architecture   Greystar	TBD	160,000	27,984	5/24   6/21	2	1:30   1:00	1:29   1:06	2:35
EA 18-159309 DA - Block 216	GBD Architects   BMO Commercial Real Estate LLC	235M	750,000	40,000	6/7   8/16   8/23   9/13	4	1:30   2:00   1:30   2:00	1:15   2:34   1:57   2:16	8:02
EA 18-180792 DA - Artist Repertory Theatre Site	Ankrom Moisan Architects   LMC	80M	305,000	40,000	6/21   8/16	2	1:30   1:00	1:37   1:28	3:05
EA18-181153 DA - Lincoln School Replacement	BORA Architects Portland Public Schools	125M	281,000	477,418	7/26   10/4	2	3:00   1:30	2:16   1:48	4:04
EA18-180692 DA - Sandy Boulevard Planned Development	Mithun Securities Properties	TBD	N/A	5 acres	7/12   9/6	2	1:30   1:30	2:28   2:09	4:37
EA 18-191177 DA - LISAH	Dave Otte, HOLST	8M	TBD	45,000	7/26	1	3:00	2:16	2:16
EA 18-210300 DA - Hyatt Place - Hotel/Residential	Otak	2.3M	180,200	10,000	10/4	1	1:30	1:40	1:40
EA 18-216723 DA - 1431 N Church Street	Works Progress Architecture	TBD	89,000	17,986	9/20	1	1:30	2:04	2:04
EA 18-261137DA- Holden of Pearl, Senior Living Community	Ankrom Moissan Architects, Inc.   Alliance Realty Partners	TBD	296,500	40,000	12/13	1	1:45	2:05	2:05

**TYPE III LAND USE REVIEWS**

Case	Architect   Developer	Valuation	Approximate Gross SF	Site Area (SF)	Hearing Dates	Number of Hearings	Estimate Time Per Hearing	Actual Time	Total Time
LU 17-111569 DZ – NW 19 <sup>th</sup>	Alex Yale, YBA Architects	12.5M	58,689	10,000	2/15   3/1   4/5	3	2:00   1:05   :15	2:00   1:45   0:19	4:04
LU 17-110666 DZM - Block 40 SOWA	Hensley Lamkin Rachel Architects   Alamo Manhattan	73M	224,715(N) 245,023(S)	2 acres	2/1   3/1	2	1:30   1:00	1:39   :58	2:37
LU 17-264667 DZM AD – SW 10 <sup>th</sup> and Alder Boutique Hotel	DLR Group	30.5M	73,385	7,500	2/15	1	1:30	0:46	0:46
LU 17-144195 DZ – 3415 SE 62 <sup>nd</sup> Avenue - APPEAL	Leon Capital Group	7.5 M	142,907	68,374	2/1   3/15   4/19	3	2:00   0:30   0:5	3:20   0:17   :07	3:44
LU 17-107667 DZM – Alder 9 <sup>th</sup>	TVA Architects   VWR Development	15.5M	131,232	18,785	2/22   4/19	2	2:00   1:30	1:06   1:31	2:37
LU 17-242321 DZ - 1260 Lloyd Center	Richard Brett   LDA Design Group   Capref Lloyd	35M	166,308	3.28	1/18   2/15   3/1   4/5	4	2:00   1:00   1:00   0:45	1:20   1:12   :59   :29	4:00
LU16-251880 DZM - Lovejoy Square	Bora   Killian Pacific	60M	326861	34,300	1/25	1	1:30	0:58	0:58
LU 16-291413 DZ – Lloyd Mixed Use Development	HOLST Architecture   Portland Lloyd Center Community LLC	8M	541741	140557	3/15   4/5	2	2:00   2:07	1:30   1:17	2:47
LU 17-112581 DZM – 1111 NW 16th Ave Residential Mixed-use	TVA Architects   VWR Development	50M	46,974	9,700	4/26	1	1:30	1:11	1:11
LU 18-110544 DZ – SW 11 <sup>th</sup> & Alder Hotel	SERA Architects	300K	N/A	10,000	3/22	1	1:00	0:36	0:36
LU 17-286548 DZ – PacWest Exterior Alterations	GBD Architects	2.59M	N/A	40,000	3/22   4/26	2	2:00   1:30	2:27   2:06	4:33
LU 17-266132 DZM MS AS – 1350 NW Savier Self-Service Storage	MCA Architects   Hoyt Street Properties	8M	129,520	42,494	3/22	1	1:30	1:22	1:22
LU 18-116134 DZ – 3181 SW Sam Jackson Park Road	NBBJ / OHSU	30M	64,599	41,250	5/3	1	1:30	0:49	0:49
LU 18-119030 DZ – Wells Fargo Center	Lincoln Property Company   SERA Architects   West of West	4M	877,000	80,075	5/3   5/17	2	1:30   0:25	1:43   0:35	2:18
LU 16-286190 DZM – 33 N Fargo - APPEAL	Kenneth Moholt-Siebert, Architect   Deborah Parker	8M	68,431	20,825	5/17   6/17   8/2	3	1:30   1:00   0:30	1:14   1:04   0:17	2:35
LU 18-211722 DZM, AD – Fourth & Montgomery	Sam Stadler, SRG Partnership   Jason Franklin, PSU	69M	174,000	33, 215	9/6	1	2:00	3:20	3:20
LU 18-177124 DZM – 9745 NE Glisan	Kristina Hauri, MWA Architects   Monika Elgert-NWA	19M	90,000	1.05 acres	9/20	1	2:00	1:23	1:23
LU 18-144978 DZM – 815 W Burnside	Ankrom Moisan Architects   LMC	32M	143,148	20,000	8/23	1	1:30	1:43	1:43
LU 18-175261 DZM – Salmon Mixed Use	Sera Design & Architecture   Greystar	35M	244,692	27,984	9/27	1	1:30	1:35	1:35
LU 18-198469 DZM - Lloyd Mall West Anchor + Plaza Remodel	Waterleaf Architecture   Cypress Equities	26.8M	149,000	1.23 acres	9/27   10/18	2	2:00   2:00	2:02   0:50	2:52
LU 18-185663 DZM – Con-way Blocks 291 & 292	SERA Architects	80M	180,000	2 acres	10/4	1	2:00	1:02	1:02
LU 18-191719 DZ – Grand Avenue Mixed Use	Ankrom Moisan Architects   Fairfield Residential	17M	151,600	22,030	10/18   11/15	1	2:00   1:00	2:08   1:28	3:36
LU 18-198909 DZM – ART Tower	Ankrom Moisan Architects   LMC	59M	305,000	40,000	11/15	1	1:30	0:59	0:59
LU 18-232395 DZ – Columbia Square Exterior Alterations	Hennebery Eddy Architects	1.52M	N/A	40,000	11/1	1	1:00	0:47	0:47
LU 18-210124 DZM AD – Block 216	GBD Architects	245M	846,500	40,000	11/1   12/13	1	2:00   1:00	3:47   1:33	5:20
LU 18-248691 PDBM – Sandy Boulevard Planned Development	Mithun   Security Properties	TBD	1,170,000 sf	4.7 acres	12/6	1	2:00	2:05	2:05
LU 18-137884 DZM - APPEAL - Killingsworth Mixed-Use	1935 N Killingsworth	4.7 M	30,000 sf	10,000	11/15	1	1:30	1:33	1:33

**TYPE 3's CONTINUED FROM 2017**

Case	Firm   Developer	Valuation	Approximate Gross SF	Site Area (SF)	Hearing Dates	Number of Hearings	Estimate Time Per Hearing	Actual Time	Total Time
LU 16-291413 DZ – Lloyd Mixed Use Development	HOLST Architecture/Portland Lloyd Center Community LLC	8M	541741	140557	3/15   4/5	2	2:00   2:07	1:30   1:17	2:47
LU 17-110666 DZM   Block 40 SOWA	Hensley Lamkin Rachel Architects   Alamo Manhattan	73M	224,715(N) 245,023(S)	2 acres	2/1   3/1	2	1:30   1:00	1:39   :58	2:37

**TYPE 3's CONTINUED TO 2019, NOT YET APPROVED (none)**

Case	Firm	Valuation	Approximate Gross SF	Site Area (SF)
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# City of Portland Historic Landmarks Commission



BUCK-PRAGER BUILDING

## >> WHAT WE DO

The Portland Historic Landmarks Commission **PROVIDES LEADERSHIP AND EXPERTISE ON MAINTAINING AND ENHANCING PORTLAND'S ARCHITECTURAL AND CULTURAL HERITAGE.** The Commission reviews development proposals for alterations to historic buildings and new construction in historic districts. The Commission also provides advice on historic preservation matters and coordinates historic preservation programs in the City.

## >> PROJECT SPOTLIGHT

"Located on the SW 14th Avenue block at Morrison Street in downtown Portland, the Bronaugh Apartments provide 50 units of Section 8-subsidized affordable housing for very low-income residents in an area of quickly escalating housing costs. The 1905 structure, listed on the National Register of Historic Places, was one of 11 rent-subsidized housing projects targeted in 2008 by the Portland Housing Bureau as being at risk of conversion to market-rate housing. It became the last of the 11 to be preserved, when, in 2013, REACH Community Development assembled funds to purchase the property from a private owner. The work involved a complex seismic upgrade...as well as loving restoration of the building's historic details. Those details include cast-plaster ornaments in the spandrels of the bay windows, seen after being repainted in the photo to the right."

-Housing Development Center

### Funding Sources:

- Low income housing tax credit equity
- Historic tax credit equity
- Oregon affordable housing tax credit equity
- Low Income Weatherization Program grant
- GHAP grant (Oregon Housing & Community Services)
- NOAH acquisition and gap loans
- Bank of America construction loan
- Portland Housing Bureau cash flow share loan
- NOAH permanent mortgage

## >> CONTACTS

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THE BRONAUGH APARTMENTS

## >> HOUSING BY THE NUMBERS

30.6

JOBS CREATED IN  
NEW CONSTRUCTION  
PER \$1M SPENT

72%

PORTLAND HOUSING  
STOCK >50 YRS  
OLD

THE AVERAGE  
REPLACEMENT HOUSE IS  
**149%**  
LARGER THAN THE  
ORIGINAL DEMOLISHED  
HOUSE

35.4

JOBS CREATED IN  
REHABILITATION  
PER \$1M SPENT

85%

PNW TENANT HOUSE-  
HOLDS IN OLDER  
EXISTING HOUSING

THE AVERAGE  
REPLACEMENT HOUSE IS  
**148%**  
MORE EXPENSIVE  
THAN THE ORIGINAL  
DEMOLISHED  
HOUSE

## >> SOURCES

<https://www.sightline.org/2018/08/30/what-makes-portlands-new-apartments-so-expensive/>

<http://www.housingdevelopmentcenter.org/LiteratureRetrieve.aspx?ID=238164>

<http://preservation.org/rypkema.htm>

<https://www.historiclaurelhurst.com/single-post/2017/04/07/A-Case-Study-Of-Demolitions-Laurelhurst>



# City of Portland Design Commission



2018 DESIGN EXCELLENT AWARD WINNER

## >> WHAT WE DO

The Design Commission is a volunteer board that provides leadership and expertise on urban design and architecture. The Commission reviews and makes decisions on large projects, and appeals of staff reviews, on sites within the Design Overlay Zone. The Design overlay zone ensures that Portland is a city designed for people. 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 guidelines and standards 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.

## >> DESIGN ADVICE REQUESTS (DAR)

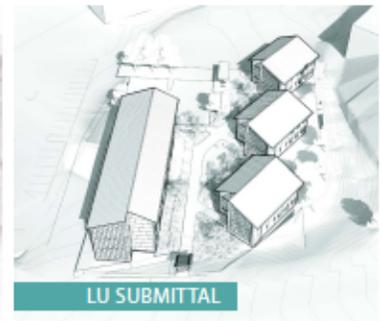
Design Advice Requests (DAR) are a form of early assistance and are intended to provide feedback on early design concepts prior to Design Review. This feedback is advisory and preliminary in nature. This meeting is not a land use review. Decisions are not made in the DAR process. The DAR is currently optional, but well utilized by applicants.

## DAR SUCCESS

A Design Advice Request helps to align the City review process with an applicant's typical design process. Following the recommendations in the April 2017 Design Overlay Zone Assessment, BDS staff implemented administrative improvements that immediately impacted the efficiency of the process and the experience of its participants. Phased submittal requirements, a simplified presentation format, meeting time limits, and Commission discussion guides help ensure project teams get valuable feedback early in the design process, helping to streamlining the land use review.



DAR SUBMITTAL



LU SUBMITTAL

**Low Income Single Adult Housing (LISAH)** In response to preliminary feedback at the DAR, the applicant reoriented the duplex buildings to better engage the street, create a larger internal plaza for residents, and improve visibility through the site.

## >> HOUSING SNAPSHOT

13

TYPE III HOUSING  
PROJECTS IN 2018

1337

PRE-IH UNITS  
UNDER CONSTRUCTION

9856

POST IH UNITS IN THE  
REVIEW PIPELINE\*

\*all early assistance applications and land use applications that have not yet submitted for permit (includes Riverplace & Pepsi redevelopment, which are long term projects)

## >> CONTACTS

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