



MEMORANDUM

Date: July 19, 2018

To: Portland Design Commission

From: JEFF MITCHEM, Design Review
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Re: EA 18-191177 DA – 2310 N Hunt St
 Design Advice Request Commission Memo – July 26, 2018 Hearing Date

Attached is a drawing set for the Design Advice Request for the above referenced case. The review criteria are the Community Design Guidelines (cheat sheet included with this memo). Please note that this case is part of a pilot program to offer free DARs to 100% affordable housing projects. Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

LISA (Low Income Single Adult Housing) is a new housing concept combining conventional ideas – co-housing, duplexes, prefab modular construction – to provide dignified permanent supportive family housing at a lower cost than conventional development. The proposal is for 42 dwelling units in four buildings with surface parking and associated site landscape elements.

II. DEVELOPMENT TEAM BIO

Architect	Dave Otte Holst Architecture – Portland, OR
Owner’s Representative	Portland Housing Bureau City of Portland
Project Valuation	\$8 M

III. RECOMMENDED DAR TOPICS

Staff advise you consider the following among your discussion items on July 26th:

CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.
 - a. **Plan – 2035 Comprehensive Plan / Kenton Neighborhood Plan (1993).** The 2035 Comp Plan designates the site as MU-C (Mixed Use – Civic Corridor), which is inconsistent with the R1 site zoning. BPS indicates the primary reason for not up-zoning the site to CM was to maintain feasibility affordable housing development. The Kenton Downtown Plan Land Use Concept identifies the subject site and vicinity (bordered by Kenton Park, N Brandon Ave and N Delaware Ave) as *Rowhouses/Garden Apartments*.
 - b. **Standards – 33.120 Multi-Dwelling (R1) / 33.538 Kenton Plan District.** Though early in the design process, the proposal appears generally compliant with zoning code standards (allowed

use, maximum setbacks, parking, loading, landscaping, windows, etc.) and would likely not require Adjustments or Modifications.

- c. **Streets Frontage – N Argyle Way.** N Argyle Way is designated by the TSP as a Community Corridor – two travel lanes, parking on south side only, no bike lanes. *Community Corridors primarily serve surrounding neighborhoods and are designed to emphasize multimodal mobility between neighborhoods. Land Use: Community Corridors connect Regional, Town, and Neighborhood Centers to surrounding neighborhoods.* Traffic patterns on this portion of N Argyle are typified by high speeds and volumes due to proximity to N Columbia Blvd. PBOT prefers singular site access via the vacated N Hunt St.
2. **Natural.** The general site disposition – significantly sloping northward – presents northwest views and poses challenges with respect to sidewalk orientation. The perimeter of the site is well vegetated with mature conifers and Kenton Park is southeast of the site across N Argyle Way.
3. **Built.** Immediate context is predominated by small single-family dwellings, commercial buildings and industrial warehouses, with varied street setbacks. Abutting zoning to the north and west is General Employment (which has no maximum setback standards) while emerging context to the west is typified by a more traditional mixed-use development pattern consistent with MU zoning.

PUBLIC REALM

4. **Site organization.** The site layout seeks to balance an internally focused program with connectivity to street and neighborhood. Site programming lacks resolution regarding the extent to which that balance is achieved.
5. **Circulation System.** Pedestrian and auto circulation systems are resolved as entirely distinct. More study is advised exploring the potential to resolve pedestrian circulation as predominating site character – autos are allowed within the site in calmed conditions only.
6. **Unit Layout.** The unit design as presently resolved, lacks clarity on whether inside-outside relationships are intended to be established. The units appear internally focused to the exclusion of any outdoor connectivity.

QUALITY & PERMANENCE

7. **Exterior materials.** The proposed cladding material is primarily hardi-type materials (currently shown as hardi-reveal and artisan lap siding). Given fast-evolving fiber cement technology and quality and permanence guidelines, the Applicant seeks input on how to meet the goals of design review while being as efficient as possible with their construction budget as a 100% affordable housing development.

III. APPROVAL CRITERIA: *Community Design Guidelines*

See attached Cheatsheet.