



City of Portland

Design Commission

Design Advice Request

EA 20-158166 DA

**2055-2057 & 2061
SW Park Ave**

August 6, 2020

Staff Presentation

Staff Introduction

Applicant Presentation

Staff Discussion Topics

Public Comments

Commission Discussion

Location:
 Not in a Plan District
 Southwest Community Plan Area

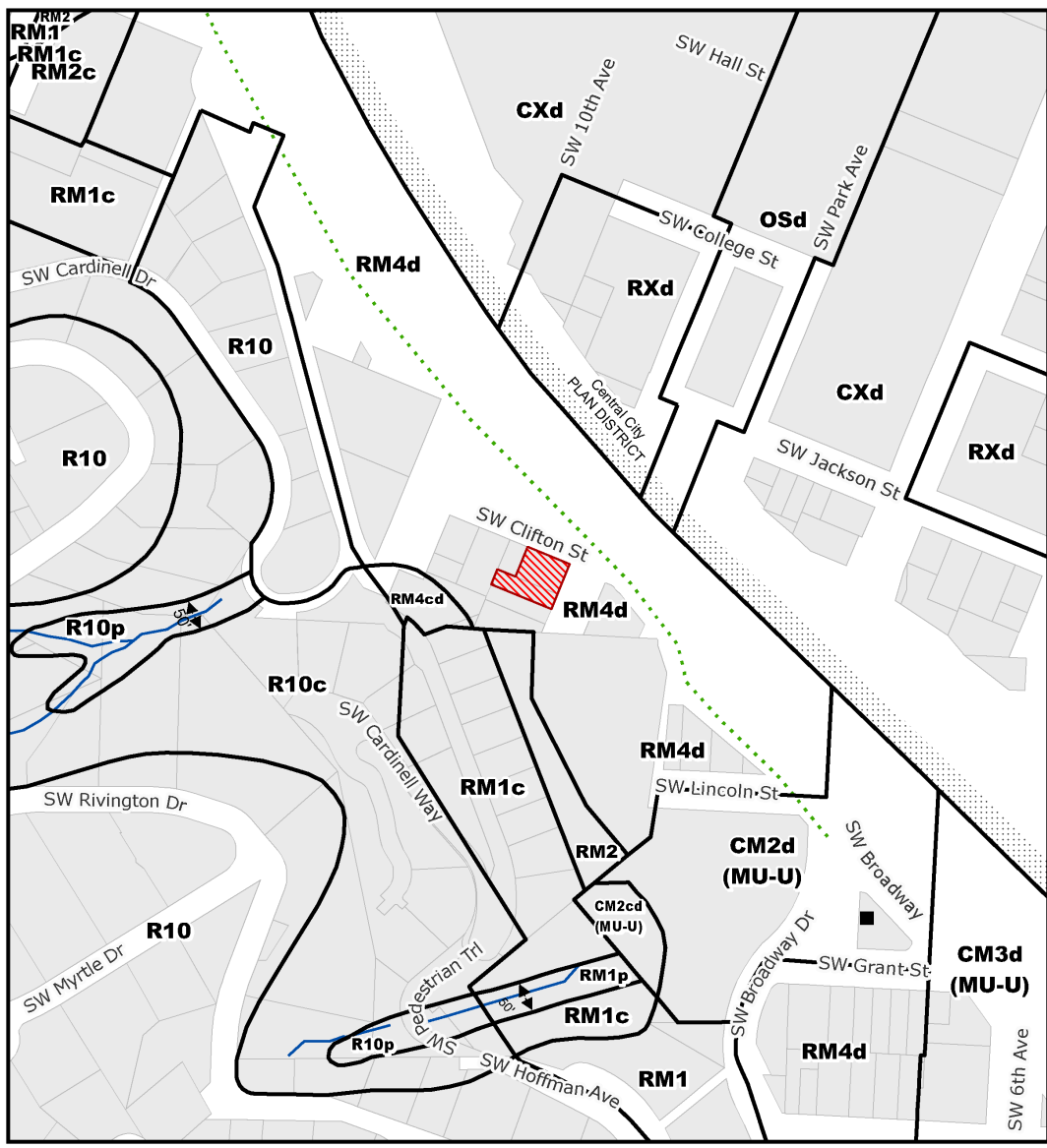
Base Zone:
 RM4d, Residential Multi-Dwelling, Design Overlay

Approval Criteria for Future Design Review:





- Community Design Guidelines

Site Area:
 6,016 SF

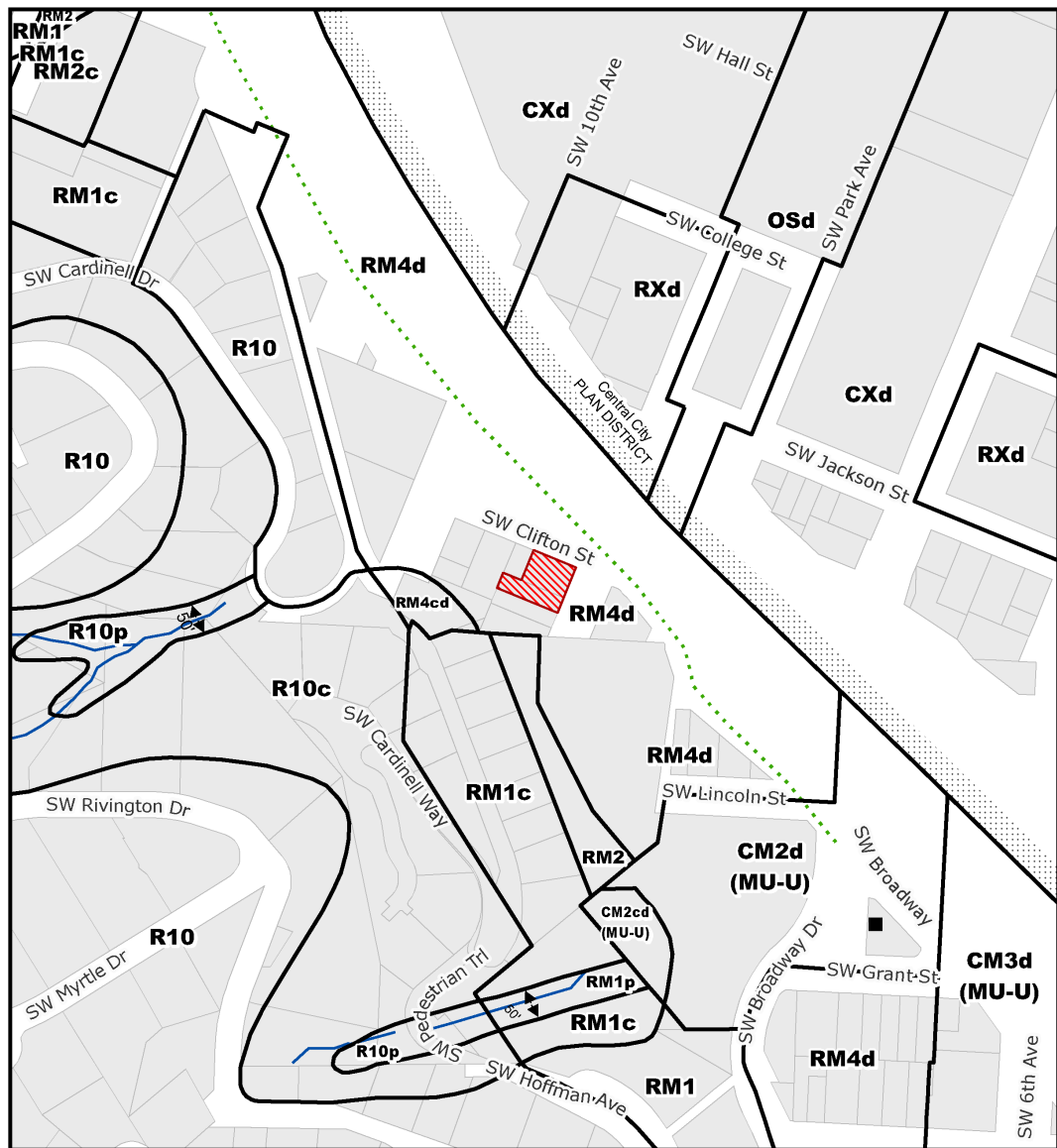
Approval Criteria & Zoning



ZONING ↑ NORTH

-  Site
-  Stream
-  Historic Landmark
-  Recreational Trails

File No.	EA 20 - 158166 DA
1/4 Section	3228
Scale	1 inch = 200 feet
State ID	1S1E04DA 8800
Exhibit	B Jun 29, 2020



Height:

Max: 100' (because site is within 1,000' of transit station)

Proposed: 94'

Floor Area Ratio:

Base: 4:1; Max with bonus: 7:1

Proposed: 5.6:1

Lot Coverage:

Max: 85%





Proposed: 63%

Parking:

Required: 0 spaces

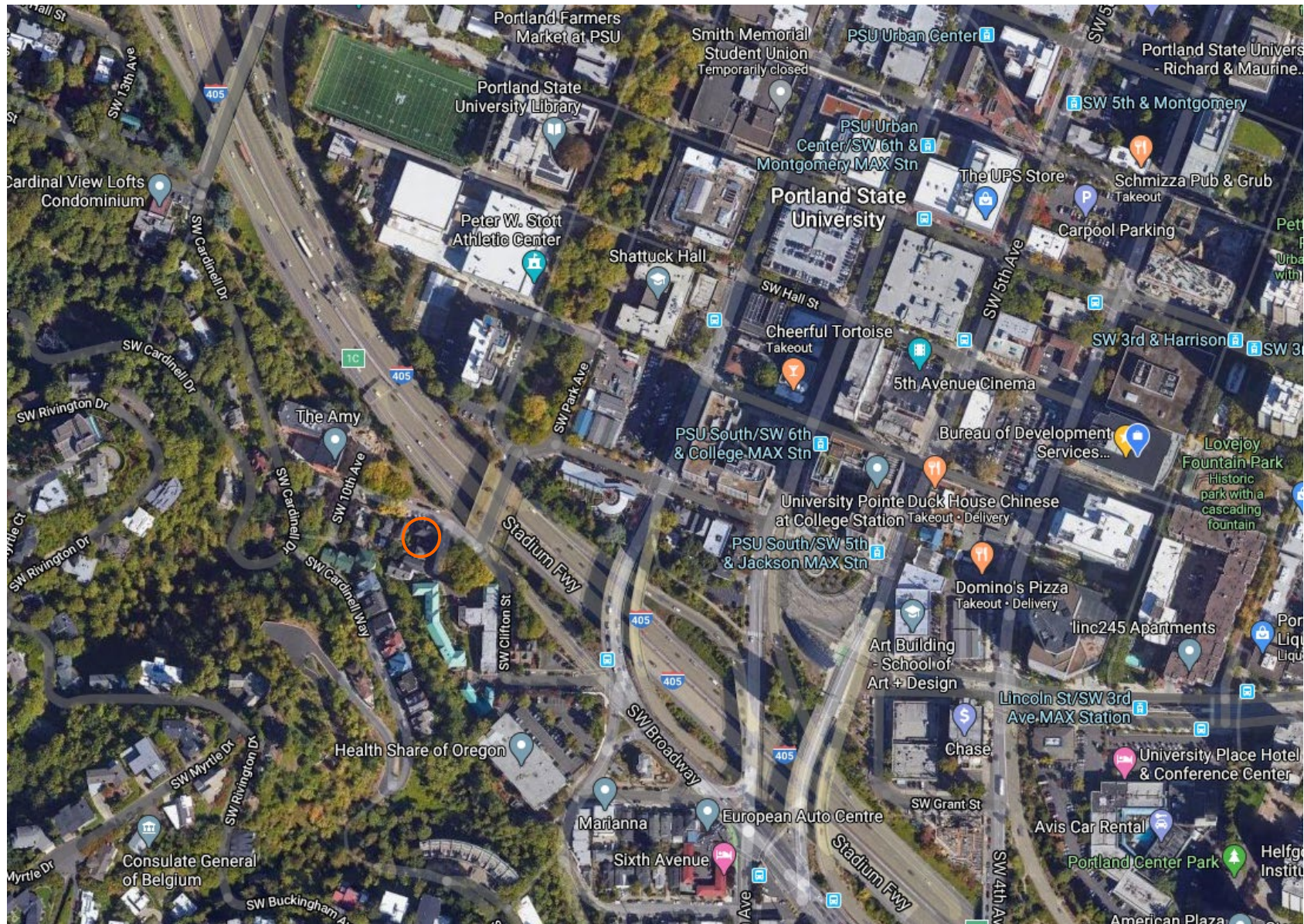
Proposed: 0

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Zoning



Context



Context



Looking south directly at the site from SW Clifton St



Looking south down SW Park Ave



Looking south across Park Avenue Bridge



Looking north from the site towards the Park Blocks across the Park Avenue Bridge



Looking north along SW Park Ave



Looking east down SW Clifton St



Looking west down SW Clifton St

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Memo Topics:

1. Pedestrian Experience
2. Venting
3. Balconies
4. Prefabricated Materials & Assembly
5. Context

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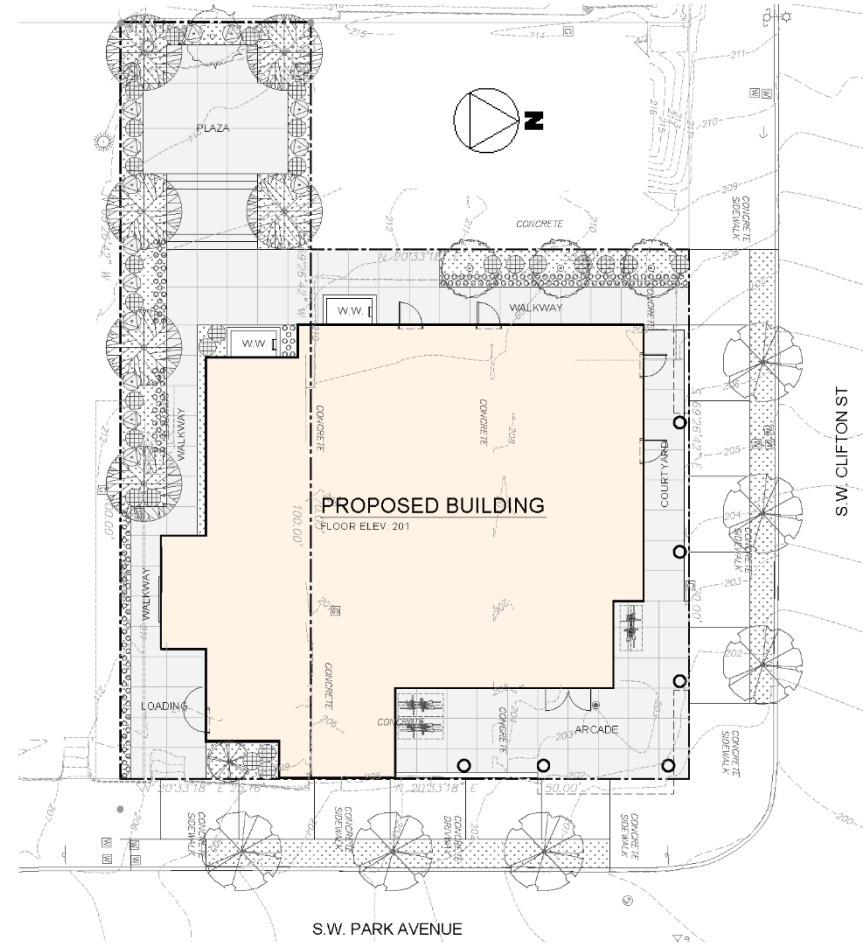
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Topic #1 – Pedestrian Experience:

- Exposed Loading
- Sunken Courtyard Frontage
- Solid Blank Wall at Lounge
- Louvers at Electrical Room
- Ground Level Generator
- Electrical Vault Placement



Topic #2 – Venting

Topic #3 – Balconies

Topic #4 – Prefabricated Assembly



Topic #5 – Context:

- Base of West Hills
- Terminus of Park Blocks
- “Bridgehead” for Park Avenue Bridge
- Green Loop
- Visibility from I-405
- Visibility from above – “5th Elevation”



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