



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Mailed: July 14, 2021
Date: July 12, 2021
To: Todd Walton and John Fisher, Inland Group
From: Arthur Graves, Design Review
503.865.6517, Arthur.Graves@portlandoregon.gov
Re: EA 21-049773 DA – Burnside Apartments: 10413, 10425, 10439 E Burnside Street
Design Advice Request Memo for July 01, 2021

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the **July 01, 2021, 2020** Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: [Efiles - 7-1-21 EA 21-049773 DA - HEARING RECORDING \(21/ED/66674\) \(portlandoregon.gov\)](#).

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on **July 01, 2021**. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type III land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type 3 Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Attached is a drawing set for the Design Advice Request meeting scheduled on July 01, 2021.

Commissioners Present.

Chair Livingston (who subsequently recused herself), Vice Chair Rodriguez, Commissioner McCarter, Commissioner Molinar, Commissioner Vallaster, Commissioner Santner, and Commissioner Robinson.

Executive Summary

- The Commission was unanimous that the proposal's general massing and "donut" form respond well to the context and the desired character of the Gateway Plan District.
- The Commission agreed that the current proposal requires additional design moves to break down the scale of the building to a more residential and "human" scale.
- Additional development of the perimeter outdoor area, central courtyard, and porch element fronting N Burnside Street are necessary for the successful integration of the ground floor units and the pedestrian realm.
- Materials were generally supported although Commissioners agreed that the number of materials, textures, colors, etc. should be reduced and simplified.

Summary of Comments. Following is a general summary of Commission comments by design tenet.

CONTEXT / QUALITY & PERMANENCE

1. Context: Regional, Neighborhood, Block
2. Massing, parti and setbacks: Donut-plan", interior vs street setbacks

- The Commission agreed that the context of the area (Gateway) is in transition and that aspects of the design proposal could better meet existing context while providing precedents for future development. Examples include but are not limited to the addition of amenities to help the building better respond to a human scale: such as balconies; additional layers of landscaping; a clear front elevation expression that includes a hierarchy of canopies and prominent main entrance; a strong pedestrian realm along the south façade adjacent to E Burnside Street for the public; an improved central courtyard and outdoor area around the perimeter of the building for ground floor units; material selection that is durable and simplified.
- The Commission agreed that the massing and "donut" form of the building were appropriate and within the context of the area.
- Commissioners agreed that the current design appears "too industrial" and "monolithic".
- Commissioners agreed that the plane of the Burnside elevation should be further broken down through shifts to the building, a hierarchy of canopies, a distinct main entrance, the use of balconies, additional windows, landscaping, a distinct pedestrian realm with seating and area accessible to the public, etc.
 - One Commissioner commented that a change in window pattern between the two front façade areas could also help break the building down and to illustrate the differentiation.
- Commissioners agreed that some of the ground floor units (in particular those facing north, east, and those facing the interior courtyard), should include private entries.

3. Materials, Skin Expression, and Landscaping

- Commissioners supported the material choices but provided the following comments:
 - A majority of Commissioners agreed the number of materials should be reduced and simplified;

- Commissioners agreed that the dark color should be lightened to appear less “oppressive”;
- A majority of Commissioners agreed that the window to wall ratio was insufficient and additional windows should be added.
- Commissioners agreed that the use of material color, balconies, and texture could be used to break down the current “monolithic” design;
- One Commissioner commented that fiber cement has less sheen than metal panel and so might be more responsive to area context;
- Commissioners supported the perimeter path concept but agreed that the path should be pulled away from ground floor units and layered landscape should be added to provide a buffer to the units, to soften the building from appearing “too industrial”, and to help break down the mass of the building.
- Commissioners agreed that a tree plan should be included.

PUBLIC REALM

4. Ground floor activation

- a. Active uses at street front**
- b. Outdoor area requirement**

- Commissioners agreed that the front porch (adjacent to E Burnside Street):
 - Is not coherent with the rest of the building;
 - Is too deep and privatized, and needs to be designed for public use and access (including seating, etc.);
 - Requires landscape to help buffer and break down the scale of the building;
 - Should have a distinct canopy hierarchy;
 - Should be designed to help provide prominence to a distinct main entry.
- Commissioners commented that the interior courtyard should be larger and include additional programming and amenities including landscaping, seating, and access.
- Commissioners commented that the interior courtyard should be connected to the outdoor area on the site north of the building.
- Commissioners agreed that aspects of the perimeter need further resolution, specifically:
 - Paths should be pulled away from the ground floor units and layered landscape should be added to ensure privacy;
 - The location of the trash area should be relocated so that it does not interfere with and undermine the success of the firelane design and programming;
 - A discrete area for smokers should be considered so that unintended areas are not used.

5. Loading access

- Commissioners supported loading located within the below grade parking area.

Exhibit List

- A. Applicant's Narrative & Drawings
 - 1. June 17, 2021 Submittal
- B. Zoning Map (attached)
- C. Drawings [some attached]
 - 1. COVER SHEET
 - 2. PROJECT NARRATIVE / CONTENTS
 - 3. SITE CONTEXT & ZONING CONTEXT
 - 4. ZONING CONSTRAINT DIAGRAMS
 - 5. SETBACK DIAGRAMS
 - 6. BUILDING MASS & ARTICULATION DIAGRAMS
 - 7. FLOOR PLANS LEVELS P1 & L1
 - 8. FLOOR PLANS LEVELS L2 & L3
 - 9. FLOOR PLANS LEVELS L4 & L5
 - 10. FLOOR PLAN LEVEL L6 & ROOF
 - 11. BUILDING ELEVATIONS
 - 12. BUILDING ELEVATIONS
 - 13. BUILDING ELEVATIONS
 - 14. BUILDING ELEVATIONS
 - 15. BUILDING PERSPECTIVES
 - 16. BUILDING PERSPECTIVES
 - 17. BUILDING PERSPECTIVES
- D. Notification
 - 1. Posting instructions sent to applicant, includes general information on DAR process
 - 2. Posting notice as sent to applicant
 - 3. Applicant's statement certifying posting
- E. Service Bureau Comments - – no comments submitted.
- F. Public Testimony – no comments submitted.
- G. Other
 - 1. Application form
 - 2. July 01, 2021 Design Commission Memo and Attachments
- H. Hearing July 01, 2021
 - 1. Staff PPT Presentation



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Early Assistance Application

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

☐ Required ☐ Optional see PC 21-020503

☐ [Y] ☐ [N] Unincorporated MC

☐ [Y] ☐ [N] Flood Hazard Area (LD & PD only)

☐ [Y] ☐ [N] Potential Landslide Hazard Area (LD & PD only)

☐ [Y] ☐ [N] 100-year Flood Plain

☐ [Y] ☐ [N] DOGAMI

File Number: _____

Appt Date/Time: _____

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address _____ Cross Street _____ Site Size/Area _____

Tax account number(s) R _____ R _____ R _____

Adjacent property in same ownership R _____ R _____ R _____

Short Project Description – include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value)

\$ _____

APPLICANT: Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided ¹	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference² required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request² Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

¹Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: <http://www.portlandoregon.gov/bds/34184>.

²Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

Applicant Information For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

**Please submit this application via email with the following materials to
LandUseIntake@portlandoregon.gov:**

- ☐ Written project description
- ☐ Site plans drawn to a measurable scale, with scale and scale bar identified
- ☐ Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

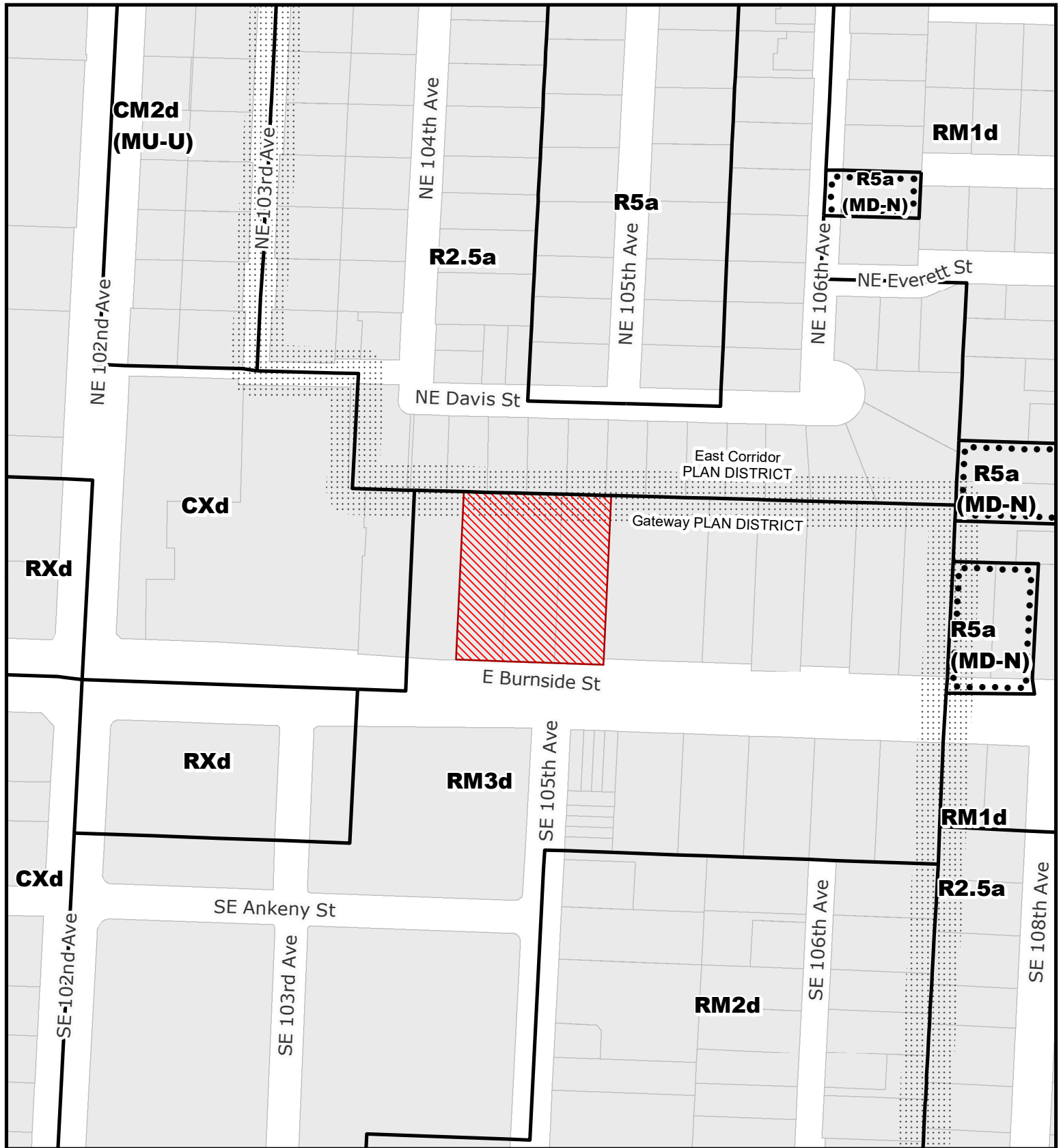
Questions to be discussed:

Please include on a separate sheet of paper all questions you wish to be addressed.

Note:

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (<http://www.portlandoregon.gov/bds/article/94545>).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box. ☐



ZONING

For Zoning Code in effect
August 1, 2020 - July 31, 2021

GATEWAY PLAN DISTRICT



File No.	EA 21 - 049773 DA
1/4 Section	3041
Scale	1 inch = 200 feet
State ID	1N2E34CB 12700
Exhibit	B May 24, 2021

PROJECT SUMMARY

PROJECT TEAM

OWNER
INLAND OREGON LLC
120 W. CATALDO AVE.
SPOKANE, WA 99201
CONTACT: TODD WALTON
EMAIL: TODDW@INLANDCONSTUCTION.COM
PHONE: 509-879-7278

CIVIL ENGINEER
KPFF ENGINEERS, INC.
111 SW FIFTH AVENUE, SUITE 2600
PORTLAND, OR 97204
CONTACT: MARK REULAND
EMAIL: MARK.REULAND@KPFF.COM
PHONE: 503-542-3860

SUMMARY OF DEVELOPMENT PROGRAM

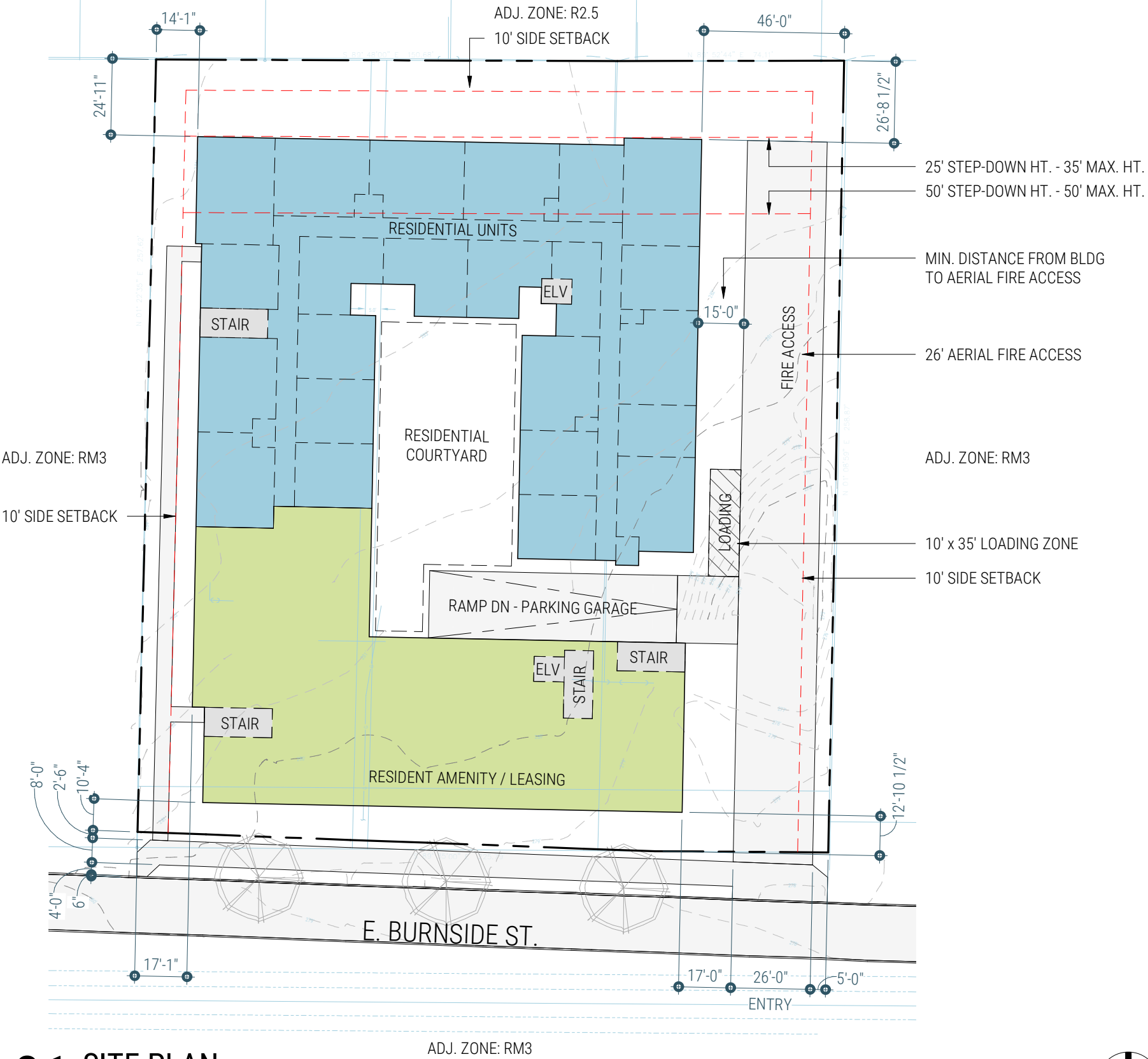
CONSTRUCTION OF A WOOD FRAMED FIVE-STORY RESIDENTIAL APARTMENT BUILDING OVER POST TENSIONED BELOW GRADE CONCRETE PARKING GARAGE. WOOD FRAMED PORTION CONTAINS ONLY RESIDENTIAL UNITS. CONCRETE PORTION OF THE PROJECT CONSISTS OF PARKING GARAGE, RESIDENTIAL AMENITY SPACE AS WELL AS RESIDENTIAL UNITS. THE PROJECT HAS A TOTAL OF 211 UNITS WITH VARIOUS AMENITY AND COMMON SPACES. THE COMPLETE PROJECT INCLUDES ALL RELATED SITE WORK INCLUDING LANDSCAPING, SIDEWALKS AND UTILITIES.

SHEET INDEX

EXHIBIT C.1	PROJECT SUMMARY
EXHIBIT C.2	CONCEPT DESIGN - ZONING SUMMARY AND SITE PLAN
EXHIBIT C.3	CONCEPT DESIGN - AXONOMETRIC VIEWS

CONCEPT DESIGN

ZONING STUDY		
ADDRESS:	(PARCEL R197981) 10413 E. BURNSIDE ST.	
	(PARCEL R197982) 10425 E. BURNSIDE ST.	
	(PARCEL R197983) 10439 E. BURNSIDE ST.	
TOTAL LOT SIZE:	57,830 SF (1.33 AC)	
ZONE:	RM3	
ZONING OVERLAY:	DESIGN (d)	
PLAN DISTRICT:	GA - GATEWAY PLAN DISTRICT	
	REQUIRED/ ALLOWED	PROPOSED
MIN. DENSITY:	1 DU / 1,000 SF OF SITE AREA	N/A
MAX. DENSITY:	NONE	159 DU/AC
MIN. FAR:	.25 : 1	N/A
MAX. FAR:	4 : 1	2.49 : 1
SETBACKS:		
FRONT	15'-0" FROM CURB	15'-0"
	0'-6" CURB ZONE	0'-6"
	4'-0" FURNISHING ZONE	4'-0"
	8'-0" PEDESTRIAN ZONE	8'-0"
	2'-6" FRONTAGE ZONE	2'-6"
SIDE/REAR	5' (<55' H) / 10' (>55' H)	10'-0"
GARAGE ENTRANCE	5'/18'	
MAX. BLDG COVERAGE:	85%	61%
MAX. BLDG HEIGHT:	100'-0"	58'-0"
PARKING:		
AUTOMOBILE	NONE	APPROX. 84 STALLS
BICYCLE	NONE	APPROX. 120 STALLS

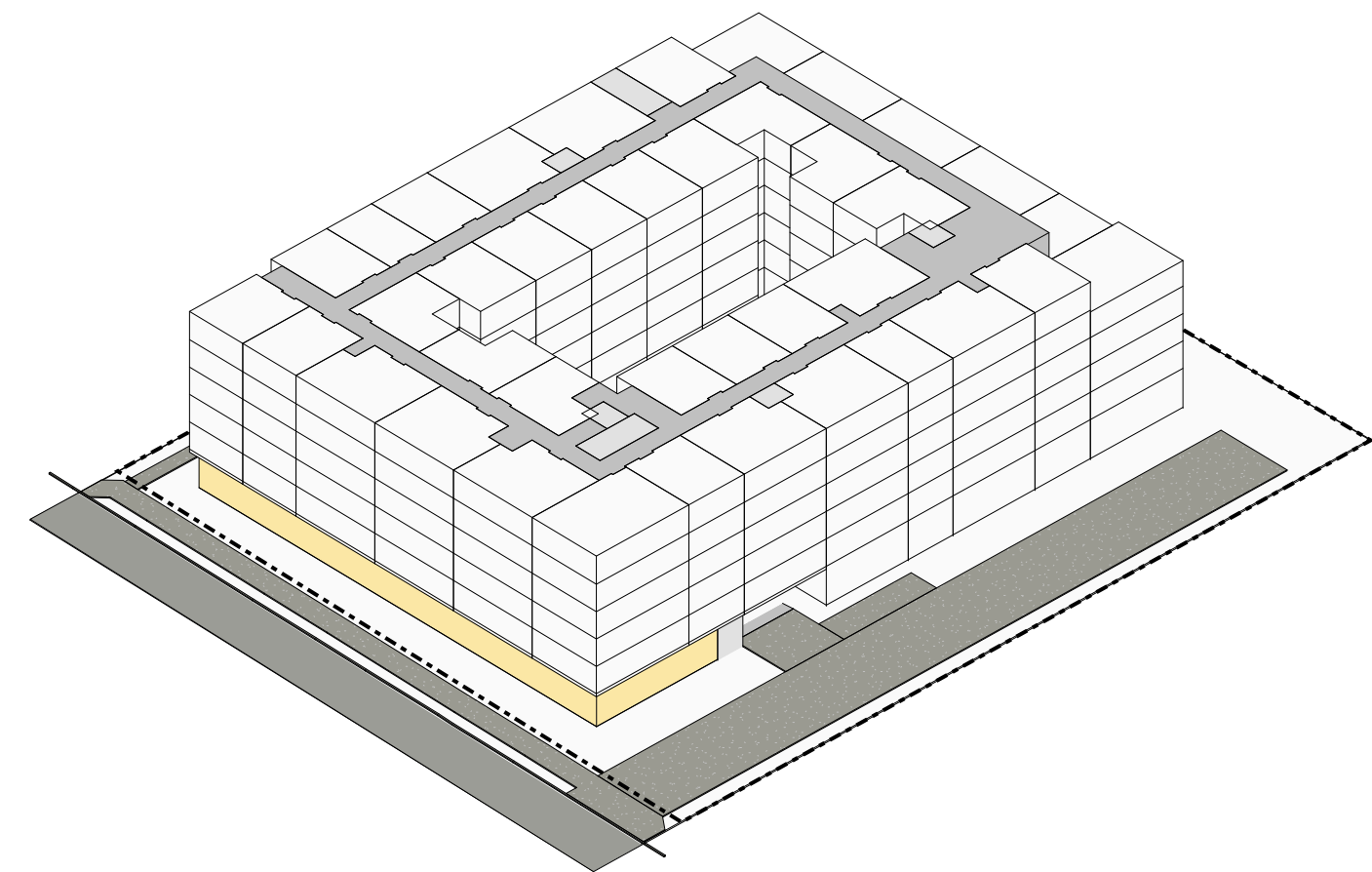


01 SITE PLAN
SCALE: 1" = 40'-0"

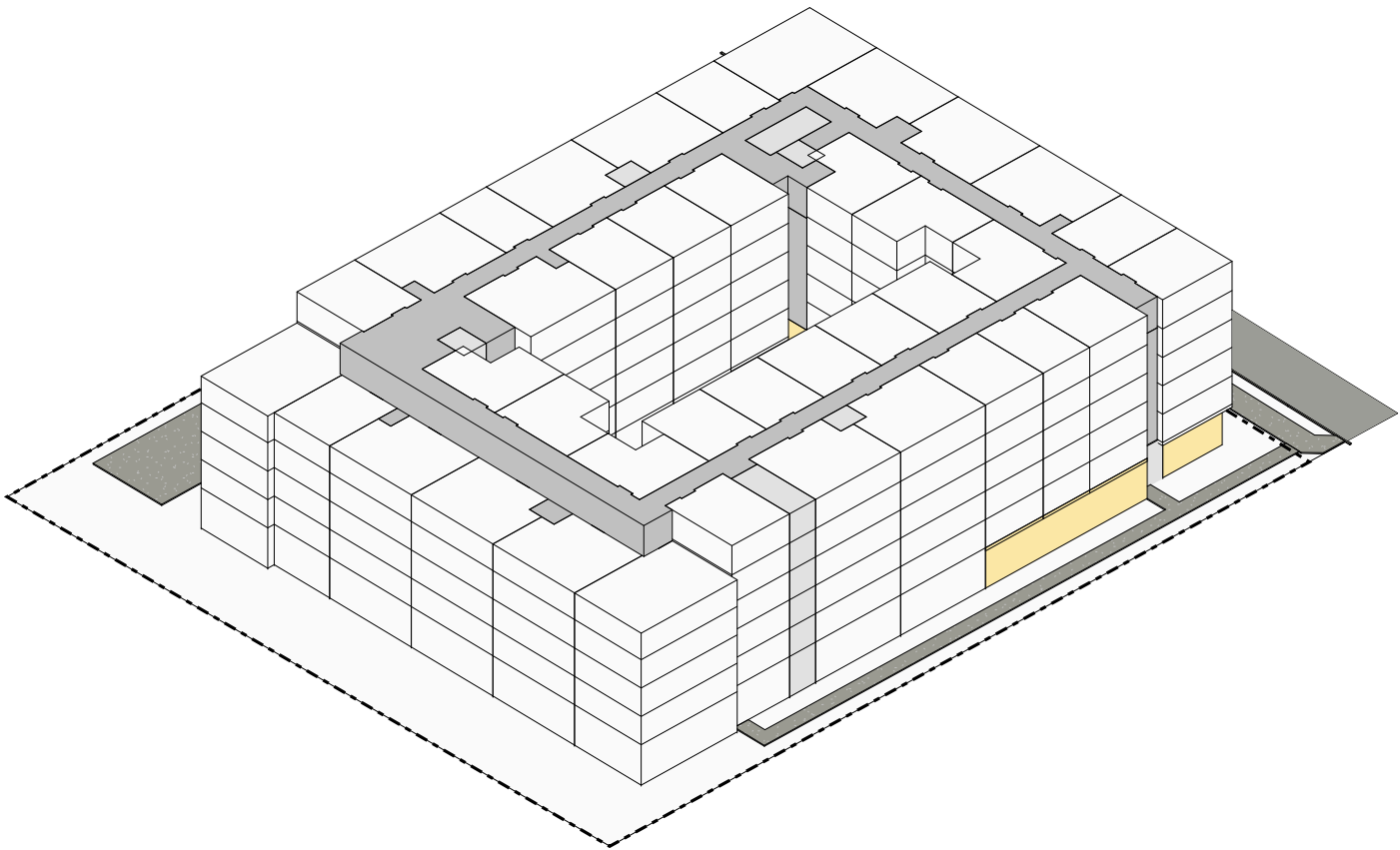
TRADITIONS AT BURNSIDE

EA 21-020503 DA
EXHIBIT C.2

CONCEPT DESIGN



AXONOMETRIC VIEW LOOKING NORTHWEST

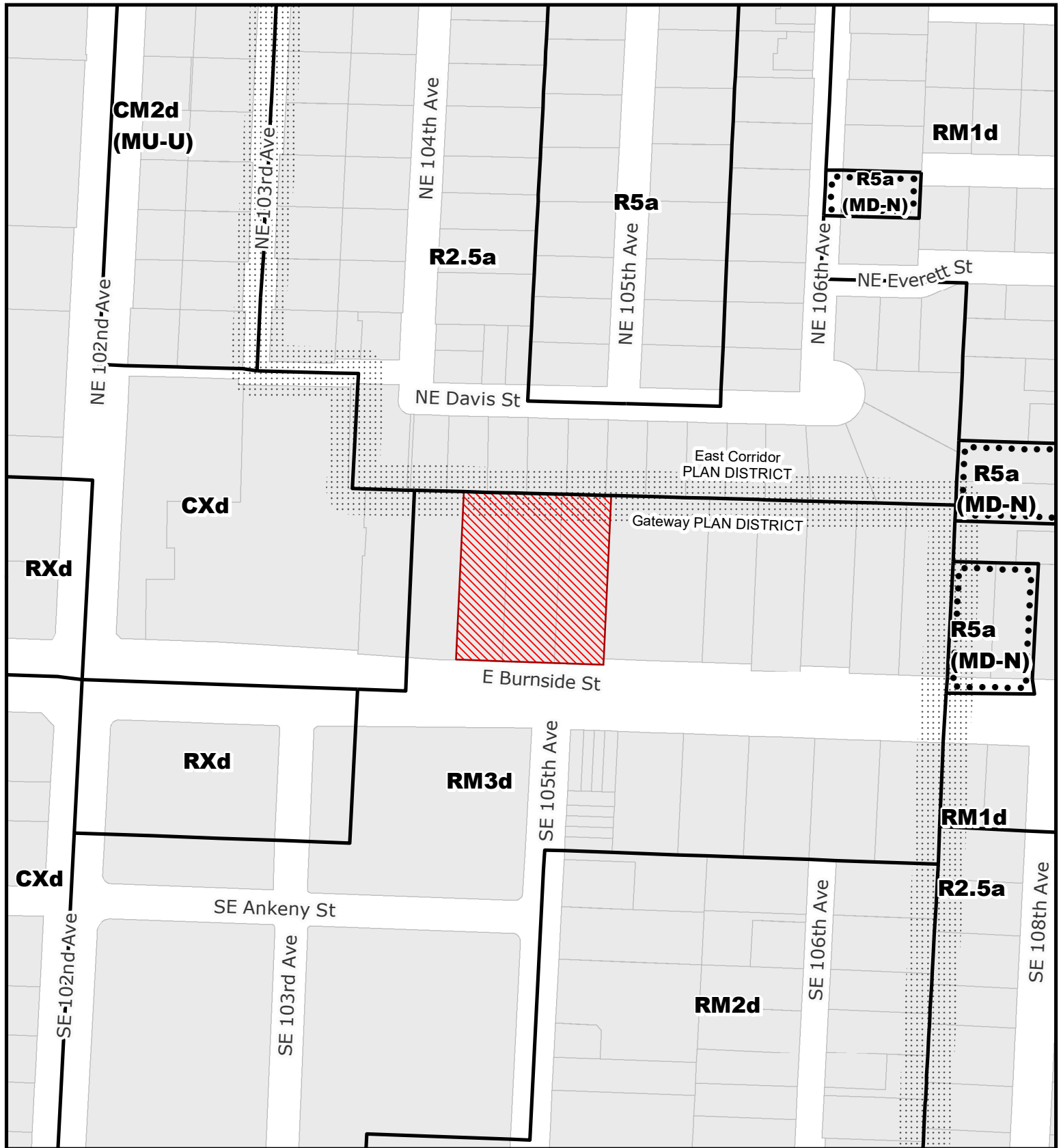


AXONOMETRIC VIEW LOOKING SOUTHEAST

TRADITIONS AT BURNSIDE

EA 21-020503 DA

EXHIBIT C.3



ZONING

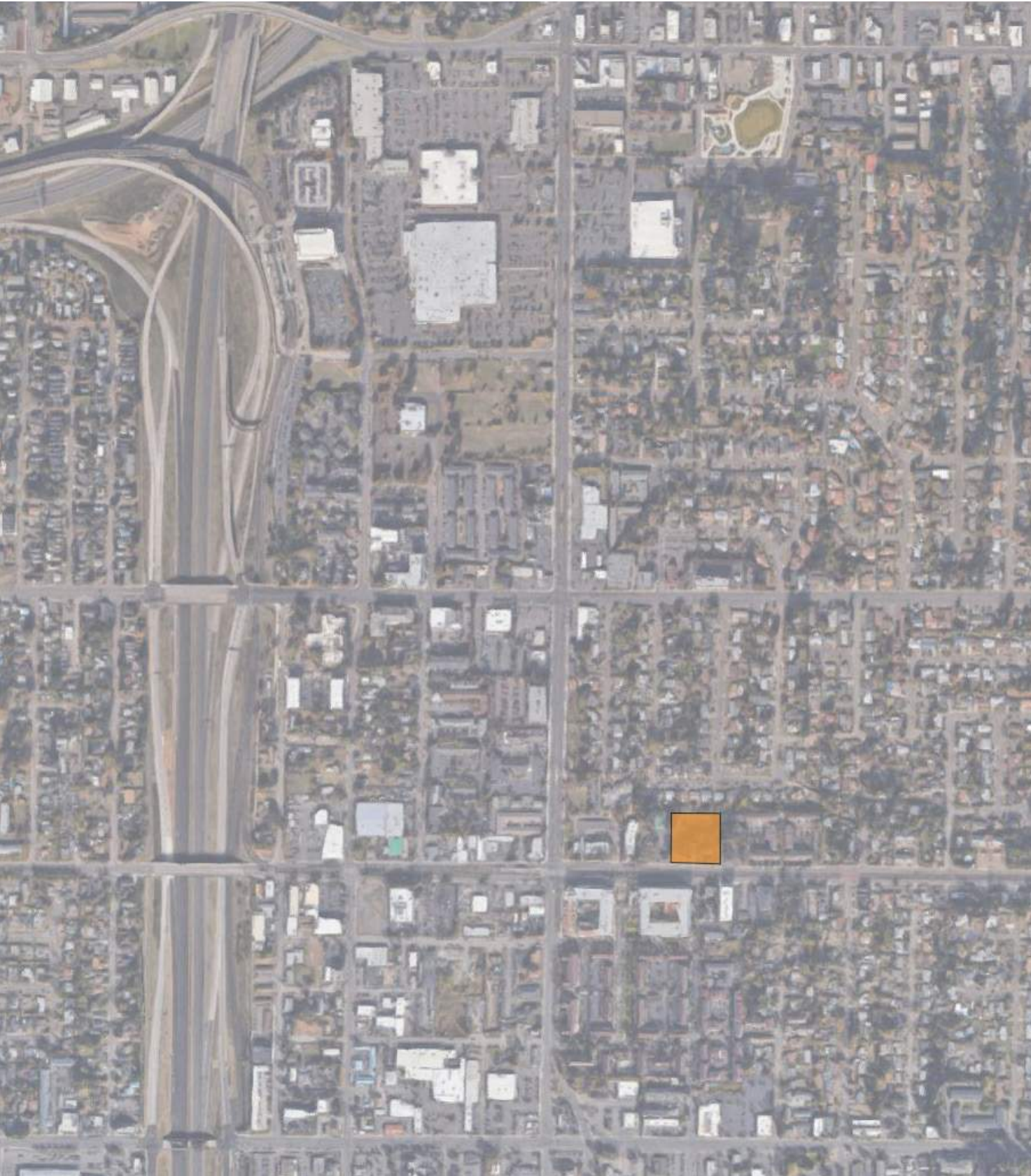
For Zoning Code in effect
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GATEWAY PLAN DISTRICT



File No.	EA 21 - 049773 DA
1/4 Section	3041
Scale	1 inch = 200 feet
State ID	1N2E34CB 12700
Exhibit	B May 24, 2021





TRADITIONS AT HAZELWOOD

PROJECT TEAM

INLAND OREGON LLC
OLSON PROJECTS ARCHITECTURE
KPFF CIVIL ENGINEERS
AHBL LANDSCAPE ARCHITECTURE
DCI STRUCTURAL ENGINEERS

PROJECT SITE

(PARCEL R197981) 10413 E. BURNSIDE ST. | (PARCEL R197982) 10425 E. BURNSIDE ST. | (PARCEL R197983) 10439 E. BURNSIDE ST.

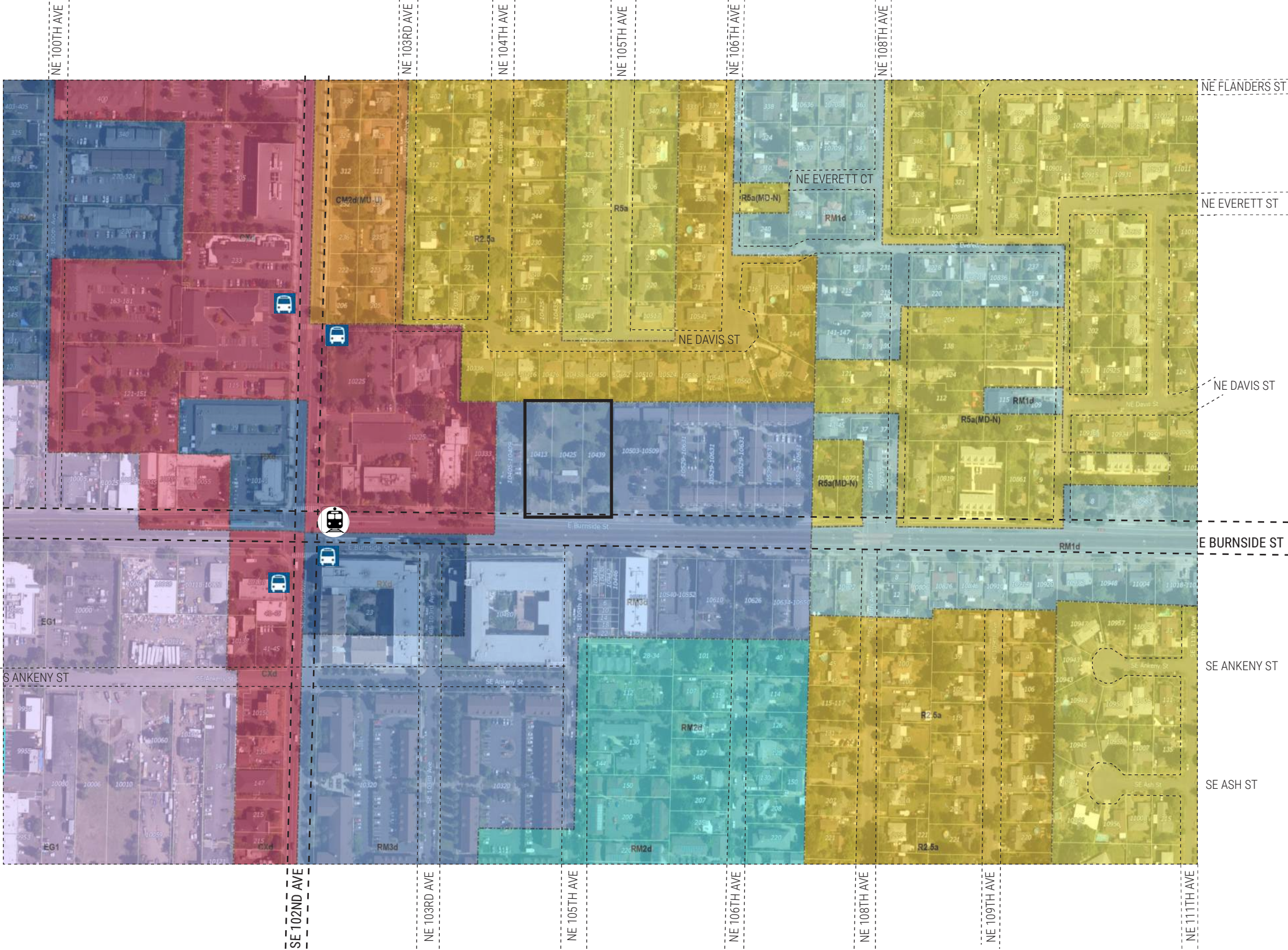
PROJECT NARRATIVE

THE PROPOSED PROJECT AIMS TO PROVIDE REDEVELOPMENT OF THREE CONTIGUOUS PARCELS THAT CURRENTLY CONTAIN SINGLE STORY SINGLE FAMILY HOMES AND A MIX OF SINGLE STORY ANCILLARY STRUCTURES. THE PROPOSAL INCLUDES APPROXIMATELY 211 ACTIVE SENIOR RESIDENTIAL UNITS IN A NEW 208,000 SF, 7-STORY BUILDING. 100% OF THE UNITS WILL BE OFFERED AT 60% AVERAGE MEDIAN INCOME (AMI). AND ARE PROPOSED AS A MIX OF TWO, ONE AND STUDIO APARTMENTS. THE PROPOSAL CONSISTS OF TWO CONSTRUCTION TYPES - TYPE IA AND IIIA. THE IA PORTION OF THE PROPOSAL INCLUDES A SUB-GRADE PARKING STRUCTURE OFFERING APPROXIMATELY 85 PARKING STALLS. RESIDENT BICYCLE PARKING, TRASH AND RECYCLING. AS WELL AS GROUND LEVEL RESIDENTIAL UNITS AND LEASING/AMENITY SPACES. THE IIIA PORTION OF THE PROPOSAL INCLUDES ONLY RESIDENTIAL UNITS.

THIS PROPOSAL OFFERS AN OPPORTUNITY TO PROVIDE PERMANENT AFFORDABLE SENIOR HOUSING WITHIN CLOSE PROXIMITY TO AN EXISTING MAX LIGHT-RAIL STATION AND OTHER MEANS OF HIGH-CAPACITY TRANSIT. PER THE GATEWAY REGIONAL CENTER DESIGN GUIDELINES, THIS PROPOSAL AIMS TO VISUALLY ENGAGE THE EAST BURNSIDE STREET. AND MAX LIGHT-RAIL CORRIDOR BY PROVIDING DISTINCTIVE STREET FRONT FACADE THROUGH THE USE OF SCALE AND TEXTURE. THE SITE OFFERS VIEWS OF MT. SAINT HELENS TO THE NORTHEAST AS WELL AS MT. HOOD TO THE EAST. WITH ADJACENT SINGLE-FAMILY NEIGHBORHOOD LOCATED DIRECTLY TO THE NORTH AND THE EAST BURNSIDE ST./ MAX LIGHT-RAIL CORRIDOR DIRECTLY SOUTH, THE PROPOSAL INTENDS TO MAXIMIZE THE NATURAL VIEWS WHILE STILL ACKNOWLEDGING THE SURROUNDING BUILT ENVIRONMENT.

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ZONING SUMMARY

TOTAL LOT SIZE: 57,830 SF (1.33 AC)
ZONE: RM3
ZONING OVERLAY: DESIGN (d)
PLAN DISTRICT: GA - GATEWAY PLAN DISTRICT

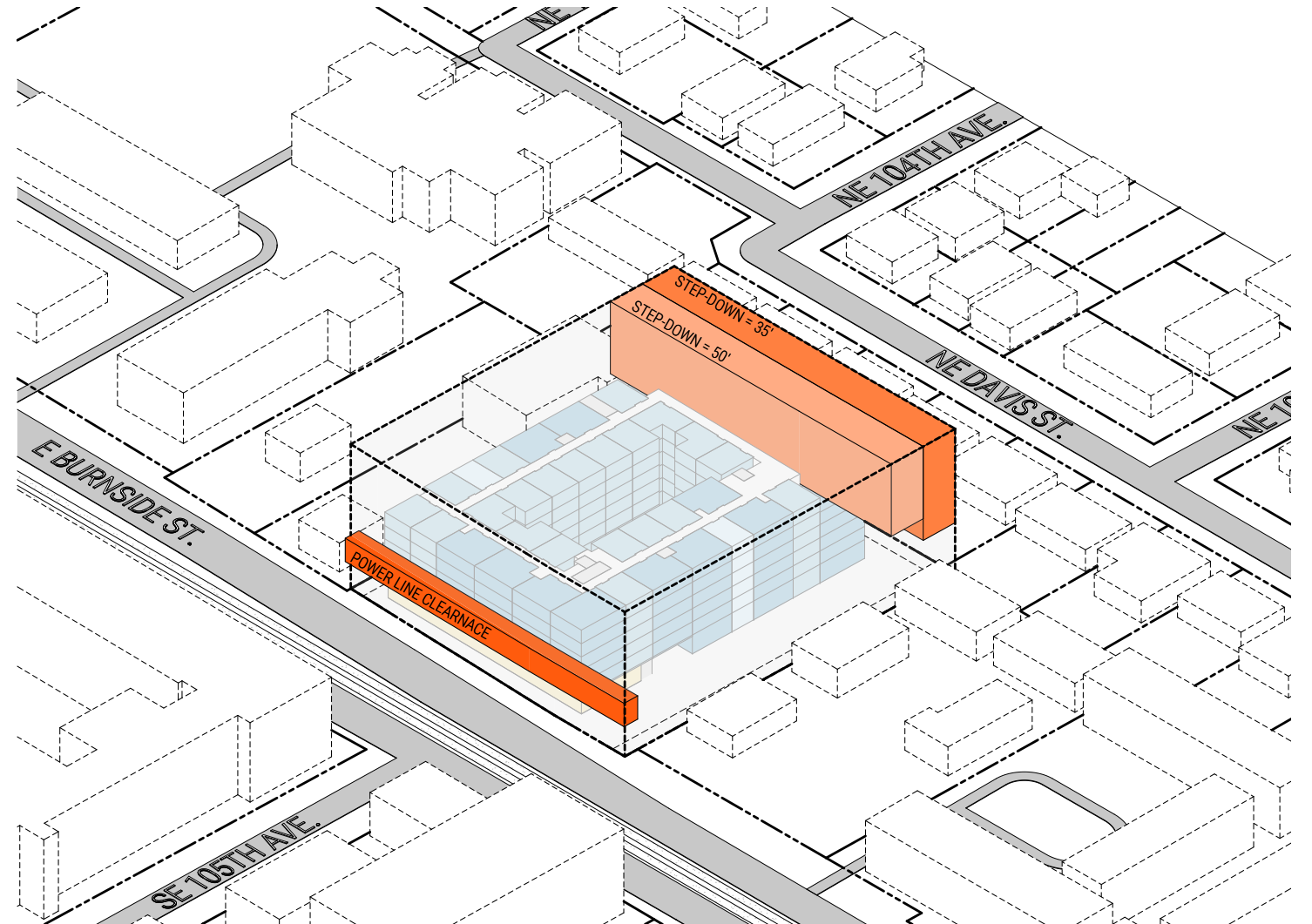
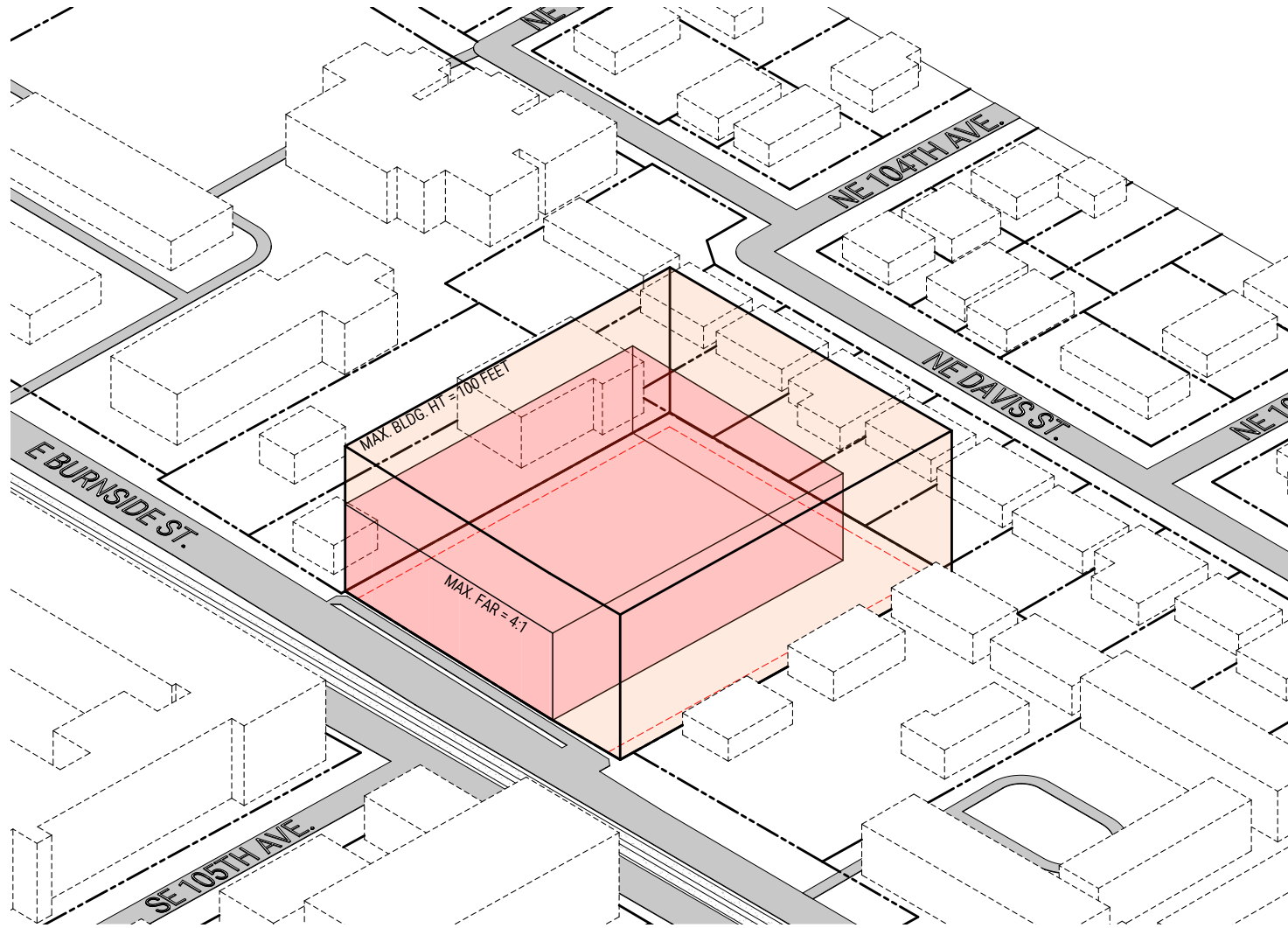
	REQUIRED/ALLOWED	PROPOSED
MIN. DENSITY:	1 DU/1,000 SF OF SITE AREA	N/A
MAX. DENSITY:	NONE	159 DU/AC
MIN. FAR:	.25:1	N/A
MAX. FAR:	4:1	2.49:1

SETBACKS:		
FRONT	15'-0" FROM CURB 0'-6" CURB ZONE 4'-0" FURNISHING ZONE 8'-0" PEDESTRIAN ZONE 2'-6" FRONTAGE ZONE	15'-0" 0'-6" 4'-0" 8'-0" 2'-6"
SIDE/REAR GARAGE ENTRANCE	5' (<55'H)/ 10' (>55'H) 5'/18'	10'-0"

MAX. BUILDING COVERAGE:	85%	61%
MAX. BUILDING HEIGHT:	100'-0"	58'-0"

PARKING:		
AUTOMOBILE	NONE	+/- 85 STLS

BICYCLE		
LONG TERM	338 STLS	338 STLS
SHORT TERM	12 STLS	12 STLS



ZONING CONSTRAINTS

33.526.210 BUILDING HEIGHT

(A) PURPOSE: THESE REGULATIONS ENCOURAGE INTENSE DEVELOPMENT THROUGHOUT THE PLAN DISTRICT, WITH THE HIGHEST LEVEL OF INTENSITY OCCURRING AROUND THE LIGHT RAIL STATIONS. IN ADDITION, THE REGULATIONS REDUCE ADVERSE EFFECTS ON ADJACENT SINGLE DWELLING ZONES BY CREATING A STEP-DOWN OF BUILDING HEIGHTS AT THE EDGE OF A PLAN DISTRICT.

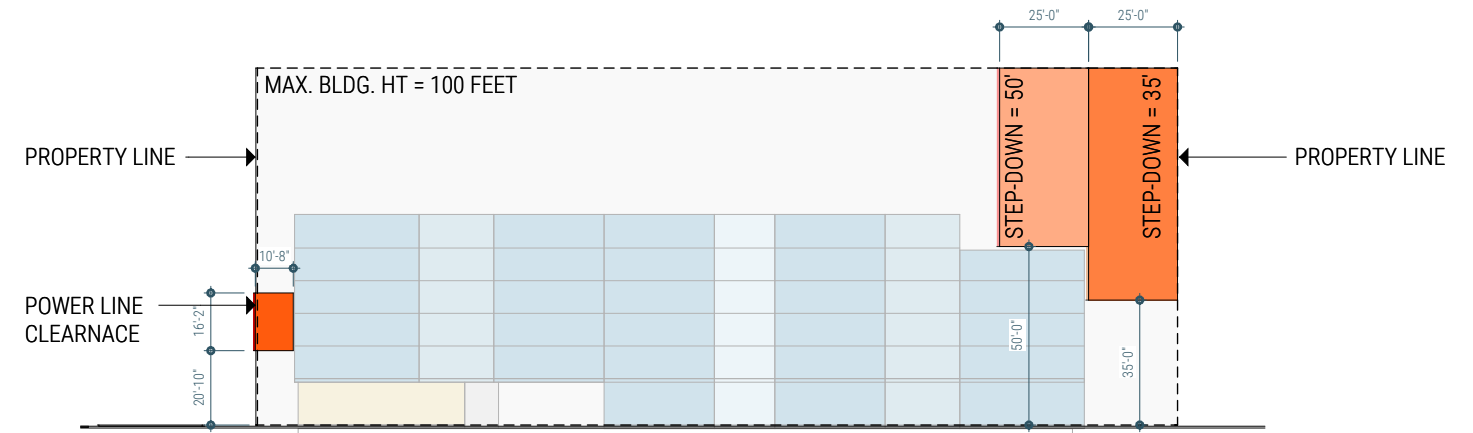
(B) MAXIMUM BUILDING HEIGHT: BASED ON MAP 526-2, THE MAXIMUM BUILDING HEIGHT IS 100FT.

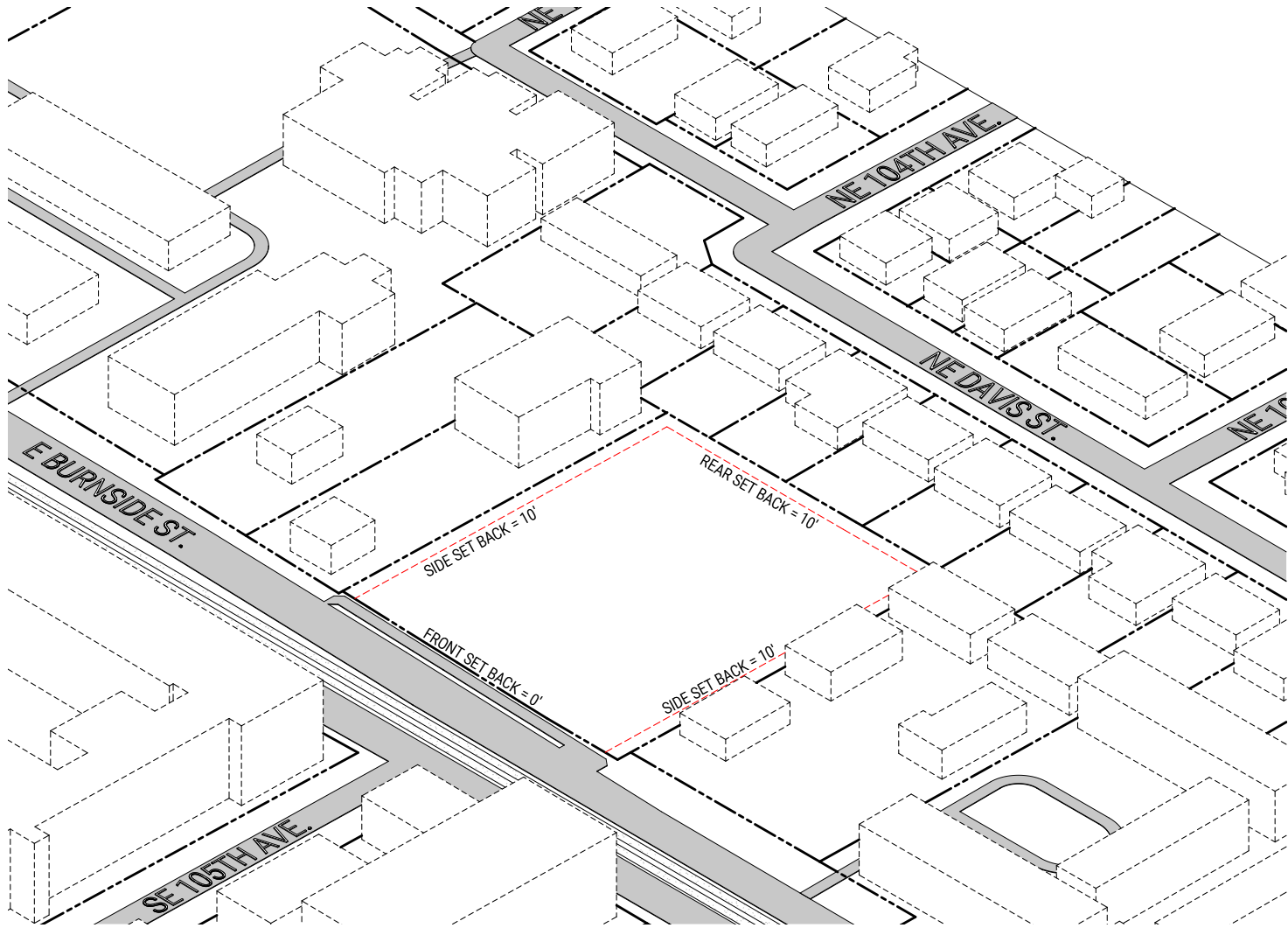
(C) TRANSITION AT EDGES OF PLAN DISTRICT: BASED ON FIGURE 526-1 THERE ARE TWO STEP-DOWNS ALONG THE NORTH PROPERTY LINE WHICH ABUT A R2.5 ZONE.

33.526.220 FLOOR AREA RATIO

(A) PURPOSE: THESE REGULATIONS ENCOURAGE INTENSE DEVELOPMENT THROUGH THE PLAN DISTRICT, WITH THE HIGHEST LEVEL OF INTENSITY OCCURRING AROUND THE LIGHT RAIL STATIONS.

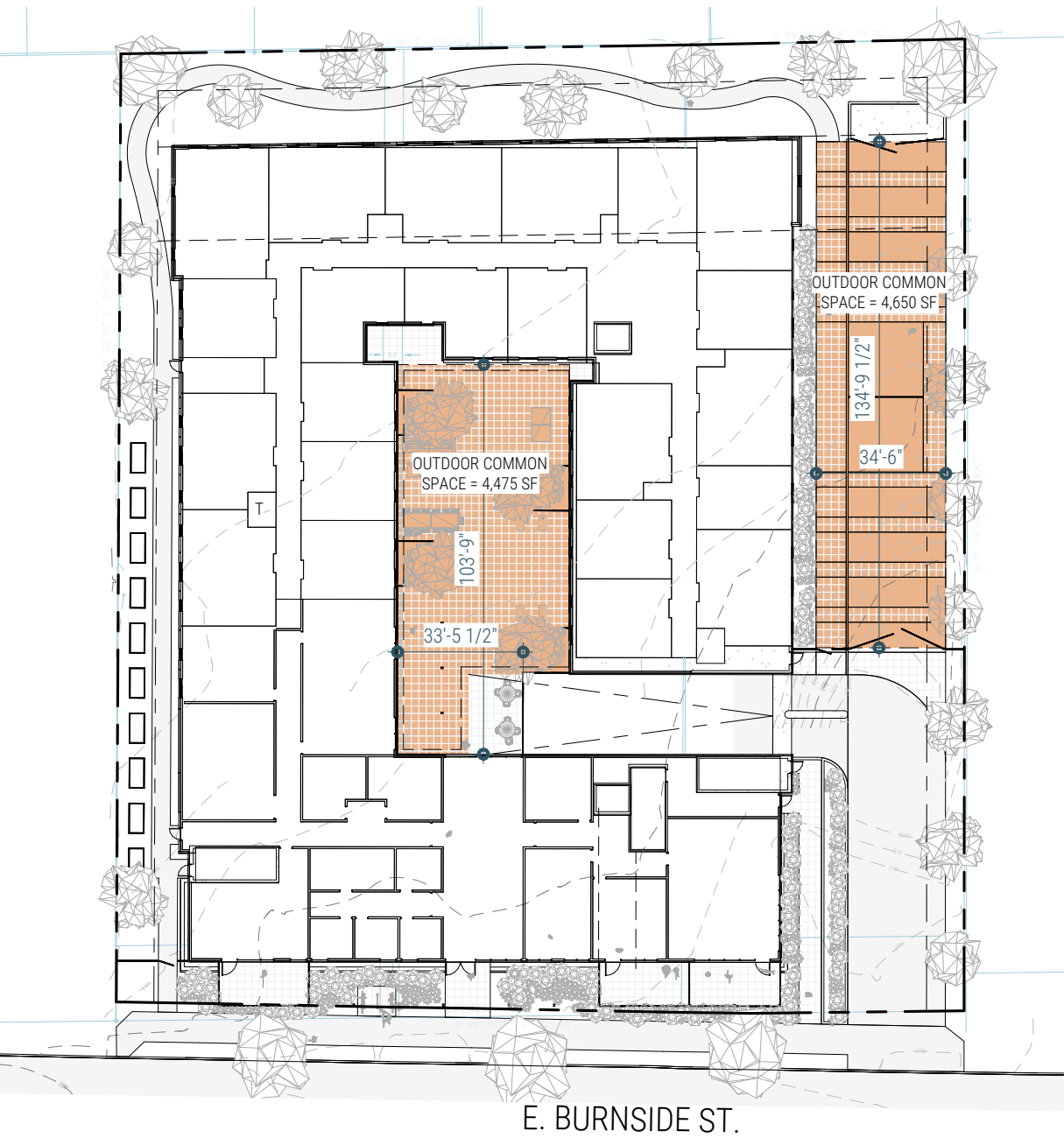
(B) MAXIMUM FLOOR AREA RATIO: BASED ON MAP 526-3, THE MAXIMUM FLOOR ARE RATIO IS 4:1





SETBACKS

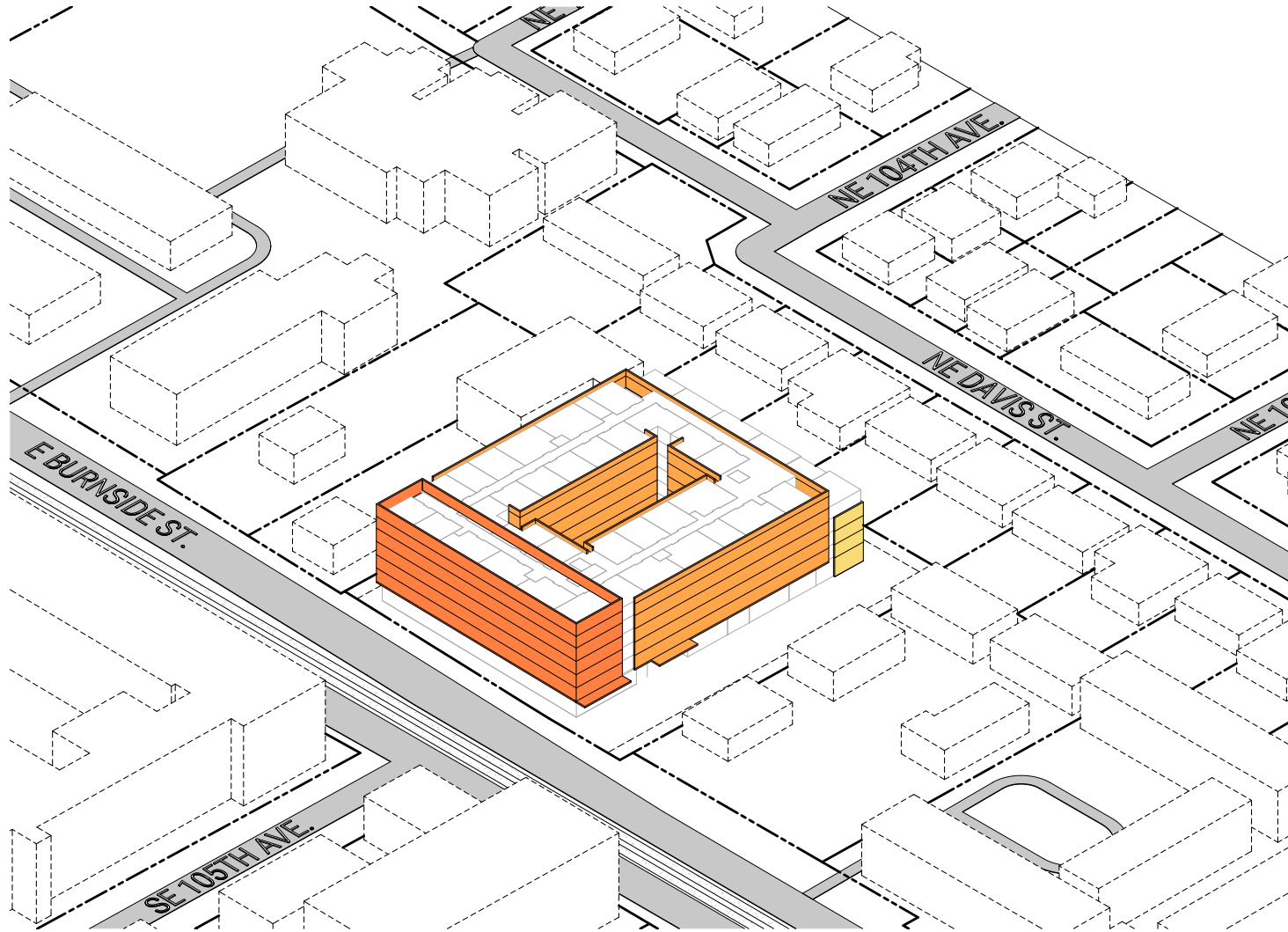
33.120.220 SETBACKS
 (B) MINIMUM BUILDING SETBACKS:
 (1)(b) BUILDINGS MORE THAN 55 FEET TALL. THE REQUIRED MINIMUM SIDE AND REAR BUILDING SETBACK FOR BUILDINGS THAT ARE MORE THAN 55 FEET TALL IS 10 FEET FROM A SIDE OR REAR LOT LINE THAT IS NOT A STREET LOT LINE, AND 5 FEET FROM A SIDE OR REAR LOT LINE THAT IS A STREET LOT LINE.
 (2) EASTERN PATTERN AREA MINIMUM REAR BUILDING SETBACK
 (a) MINIMUM REAR BUILDING SETBACK. IN THE RM1, RM2, RM3 AND RM4 ZONES IN THE EASTERN PATTERN AREA THE REQUIRED MINIMUM REAR BUILDING SETBACK IS AN AMOUNT EQUAL TO 25 PERCENT OF THE TOTAL DEPTH OF THE SITE. NO MORE THAN 50 PERCENT OF THE EASTERN PATTERN AREA REAR SETBACK CAN BE VEHICLE AREA. THE EASTERN PATTERN AREA IS SHOWN ON MAP 120-13.
 (b) EXEMPTIONS. THE FOLLOWING ARE EXEMPT FROM THE EASTERN PATTERN AREA MINIMUM REAR BUILDING SETBACK. WHEN A SITE IS EXEMPT FROM THE EASTERN PATTERN AREA MINIMUM REAR BUILDING SETBACK, THE BASE ZONE REQUIRED MINIMUM REAR BUILDING SETBACK STATED IN TABLE 120-3 APPLIES:
 ((2)) SITES WHERE AT LEAST 10 PERCENT OF THE TOTAL SITE AREA IS OUTDOOR COMMON AREA AND THE COMMON AREAS MEASURE AT LEAST 30 FEET IN ALL DIRECTIONS ARE EXEMPT FROM THE EASTERN PATTERN AREA MINIMUM REAR SETBACK.



OUTDOOR COMMON AREA DIAGRAM AND CALCULATION

TOTAL SITE AREA = 57,830 SF
 TOTAL REQUIRED OUTDOOR COMMON AREA FOR 33.120.33(2)(b)((2)) EXEMPTION = 57,830 X .10 = 5,783 SF
 TOTAL OUTDOOR COMMON AREA = 9,125

SETBACK DIAGRAMS



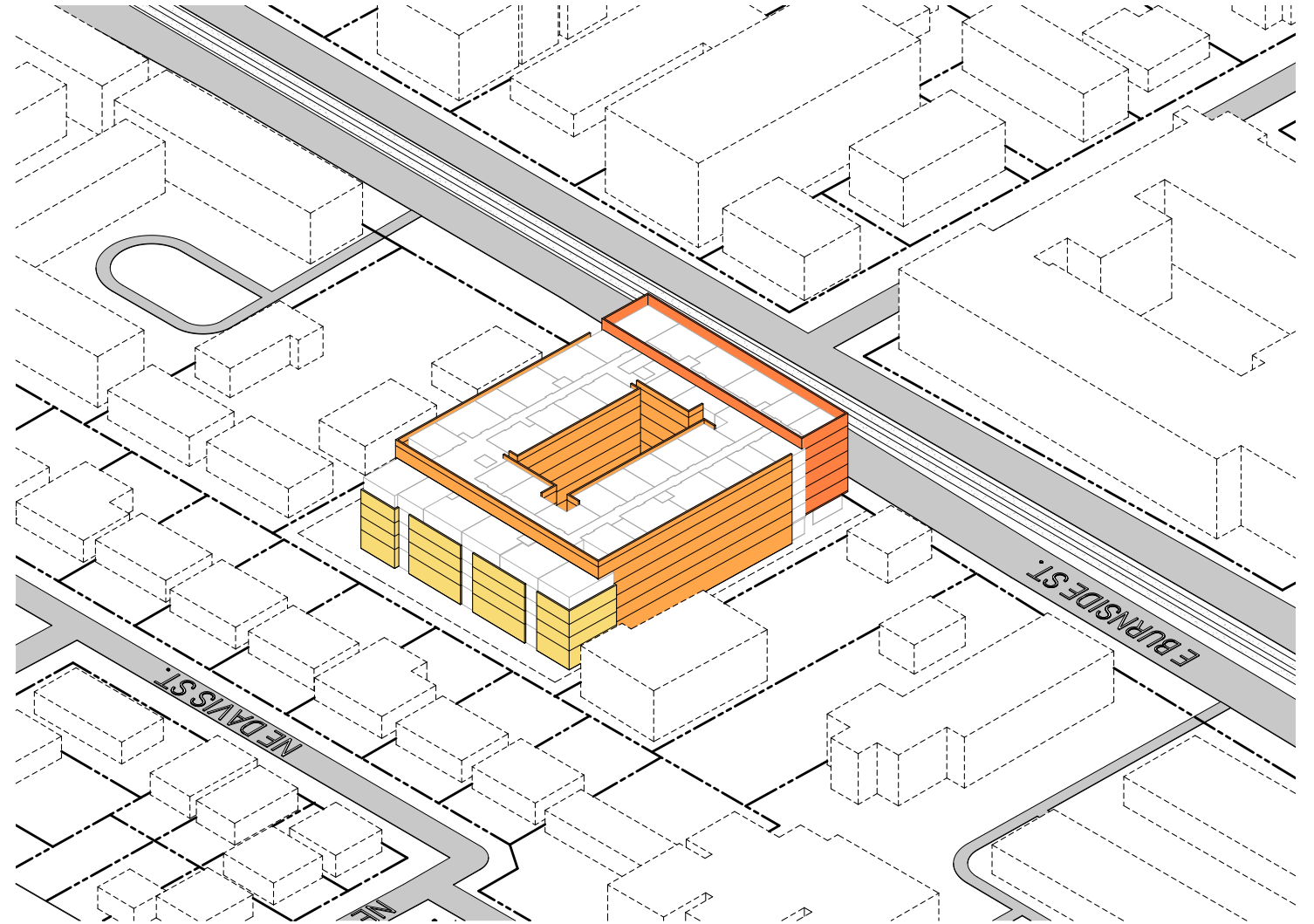
BUILDING MASS AND PROPORTION

DUE TO THE VARYING CONDITIONS BETWEEN THE FRONT AND THE REAR OF THE SITE WE HAVE PROPOSED TO BREAK DOWN THE MASSING OF THE BUILDING INTO THREE MAIN PROPORTIONS WHICH RELATE TO THE GRADIENT OF COLORS SHOWN ABOVE.

THE MOST VIBRANT ORANGE COLOR REPRESENTS THE MOST VISIBLE AND ACTIVE PORTION OF THE BUILDING. PAIRED WITH ITS ADJACENCY TO OTHER INTENSE DEVELOPMENT ZONES TO THE SOUTH, THIS PORTION OF THE BUILDING PROVIDES THE LARGEST SCALE/PROPORTION AS WELL AS A UNIQUE FORM.

THE MEDIUM ORANGE COLOR REPRESENTS THE MAJORITY OF THE BUILDING. THIS PROPORTION IS MEANT TO BUFFER THE HIGHLY INTENSE FRONT (SOUTH) OF THE SITE TO THE LESS INTENSE RESIDENTIAL ZONE TO THE REAR (NORTH) OF THE SITE.

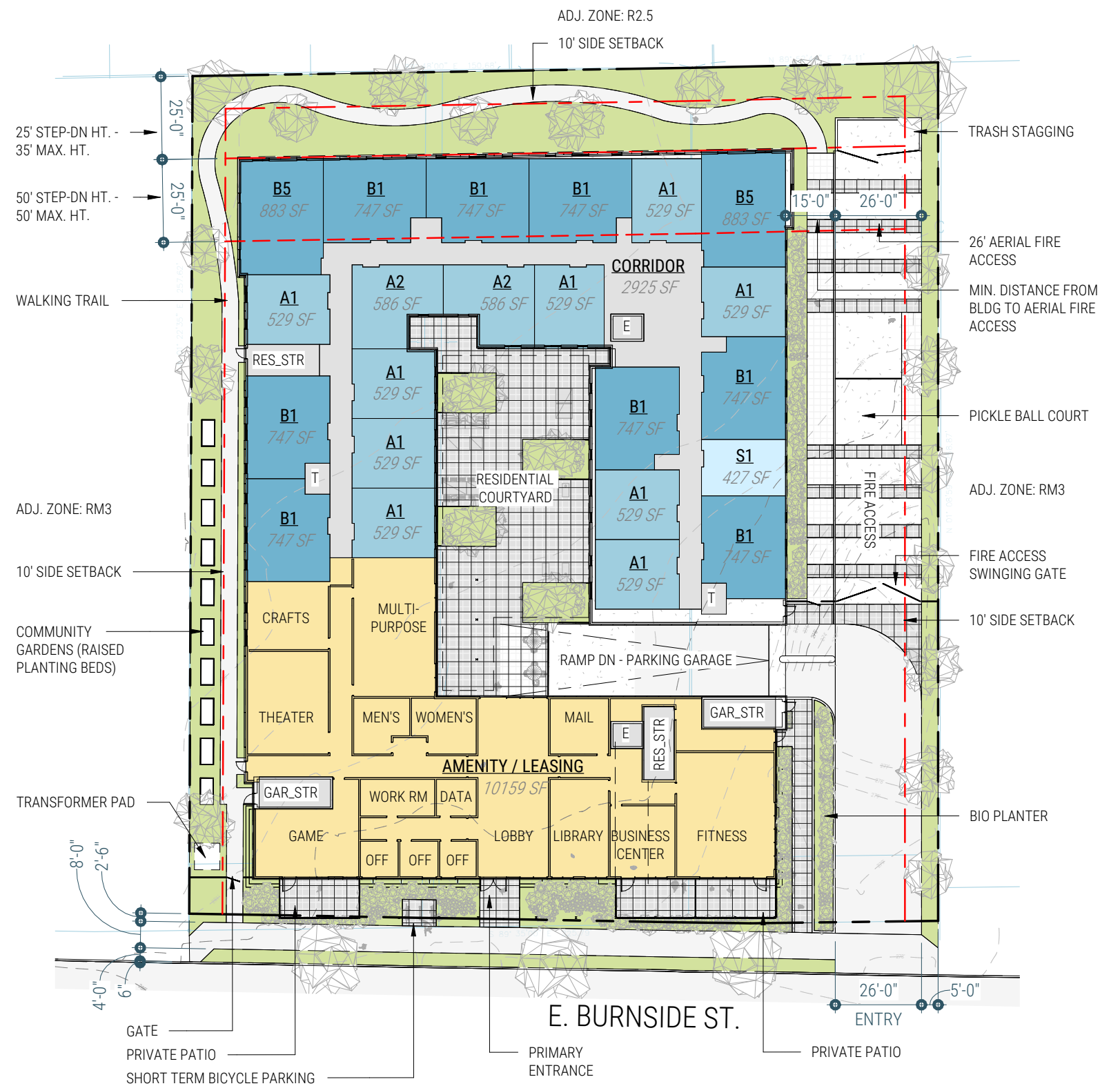
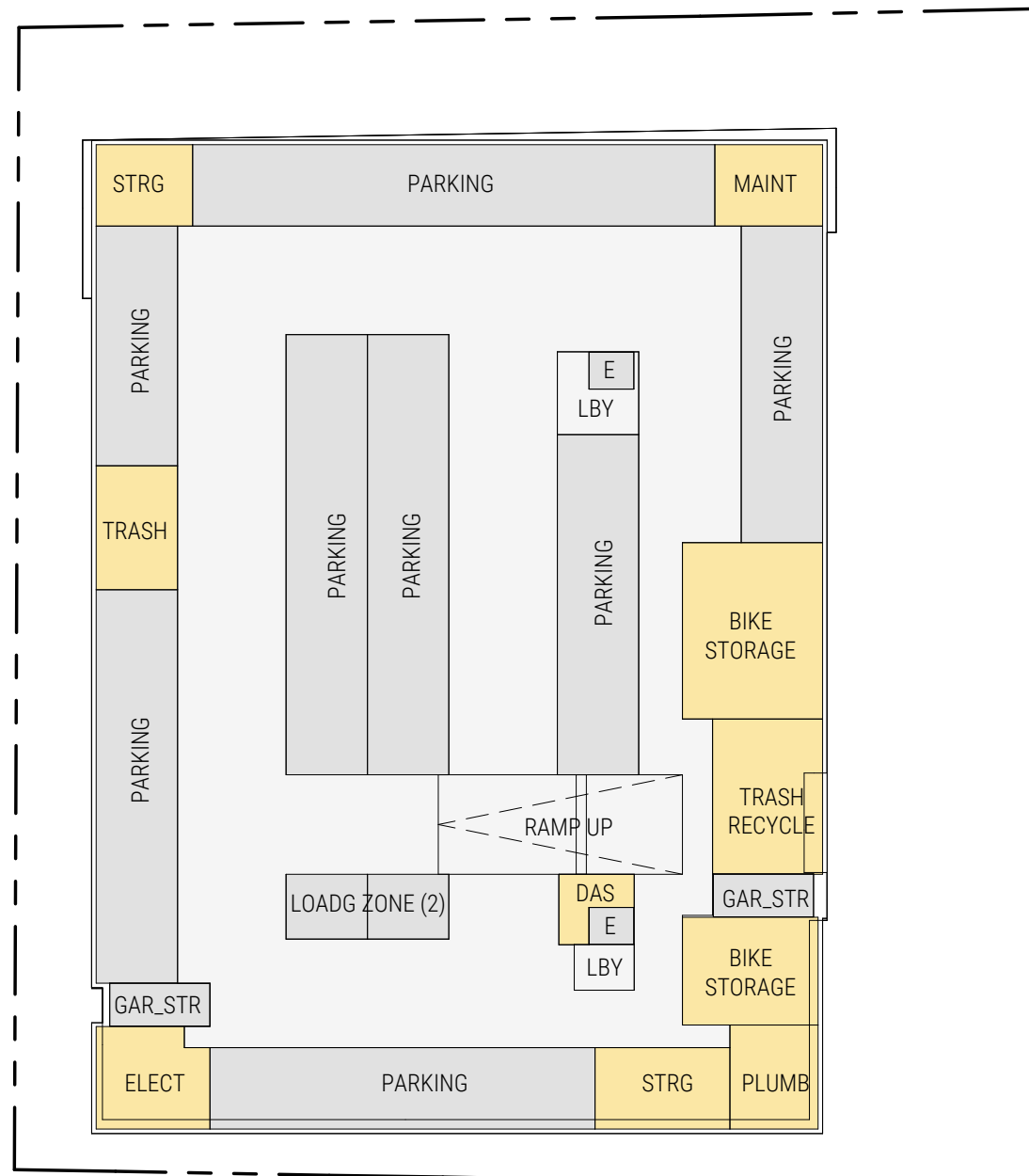
THE YELLOW COLOR REPRESENTS THE TRANSITION BETWEEN THE R2.5 ZONE TO THE NORTH OF THE SITE AND THE GATEWAY PLAN DISTRICT. AS STATED IN 33.526.210 BUILDING HEIGHT, THERE IS A REQUIRED TWO-PART STEP-DOWN BETWEEN THE GATEWAY PLAN DISTRICT AND THE ADJACENT RESIDENTIAL ZONE, WE HAVE PROPOSED TO FURTHER BREAKDOWN THE SCALE/PROPORTION OF THE BUILDING ALONG THE REAR (NORTH) OF THE SITE.



BUILDING ARTICULATION AND MODULATION

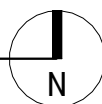
THE INTENT ALONG THE E. BURNSIDE ST. AND LIGHT-RAIL CORRIDOR IS TO FURTHER BREAKDOWN THE LONG BUILDING FACADE AND PROVIDE A DYNAMIC VISUALLY ENGAGING EXTERIOR. THE TALL SLENDER MASS WILL REST ON TOP OF A BASE ELEMENT THAT WILL CONTAIN THE MOST ACTIVE USES WITHIN THE BUILDING. THESE SPACES WILL EMULATE COMMERCIAL STOREFRONTS WITH HIGHLY TRANSPARENT FACADES.

THE INTENT ALONG THE NORTH PROPERTY LINE IS TO ALSO BREAKDOWN THE LONG BUILDING FACADE AS SHOWN ABOVE. THIS WILL HELP TO DECREASE THE SIZE AND BULK OF THE OVERALL BUILDING.



01 SUBGRADE PARKING LEVEL (P1)

SCALE: 1" = 40'-0"



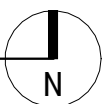
OLSONPROJECTS
A R C H I T E C T U R E
123 SOUTH WALL - SUITE 200 - SPOKANE WASHINGTON 99201

A R C H I T E C T U R E
123 SOUTH WALL - SUITE 200 - SPOKANE WASHINGTON 99201

123 SOUTH WALL - SUITE 200 - SPOKANE WASHINGTON 99201

02 STREET LEVEL PLAN (L1)

SCALE: 1" = 40'-0"



FLOOR PLANS LEVELS P1 & L1

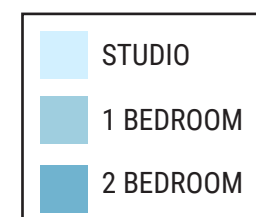
TRADITIONS AT HAZELWOOD

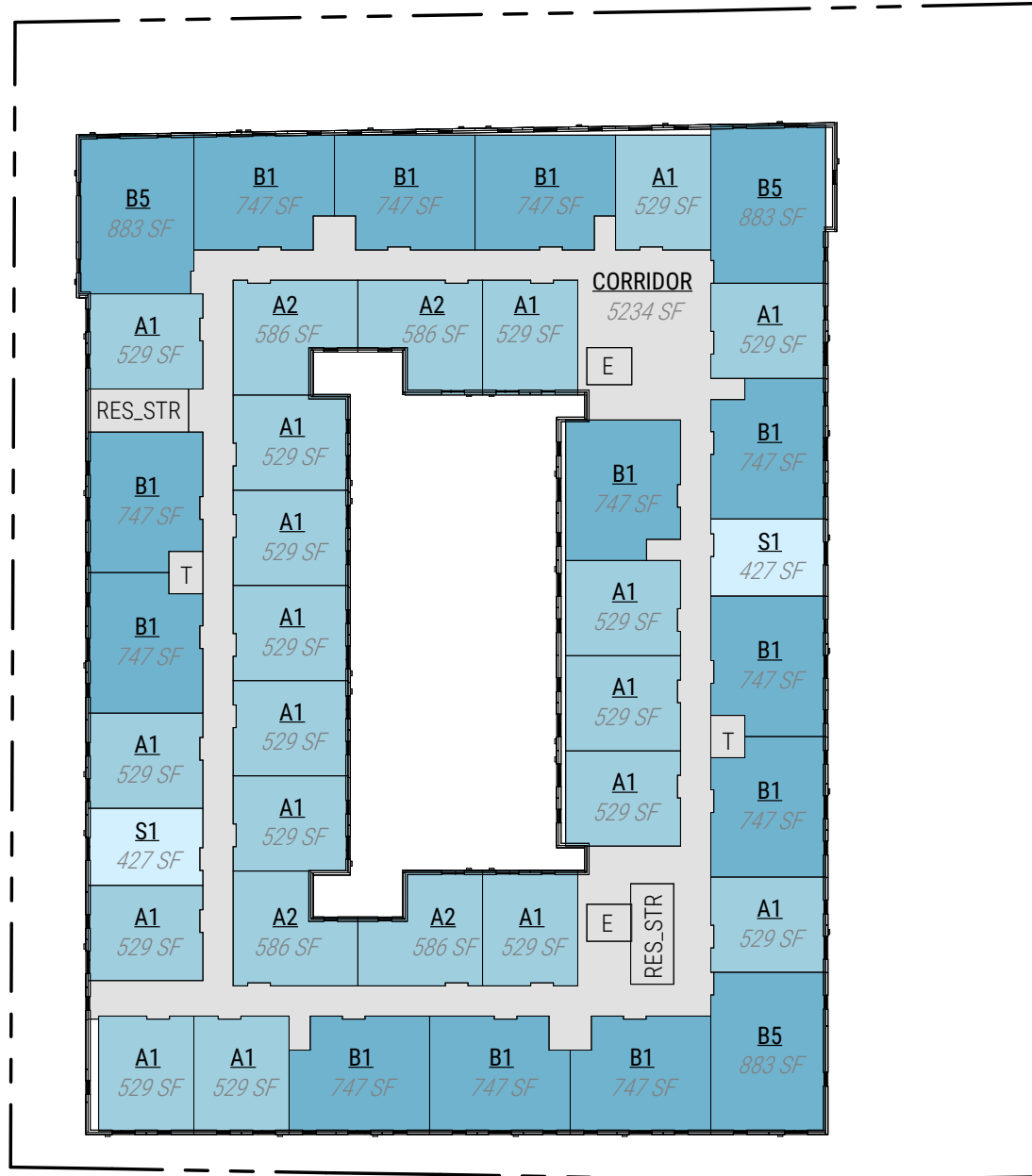
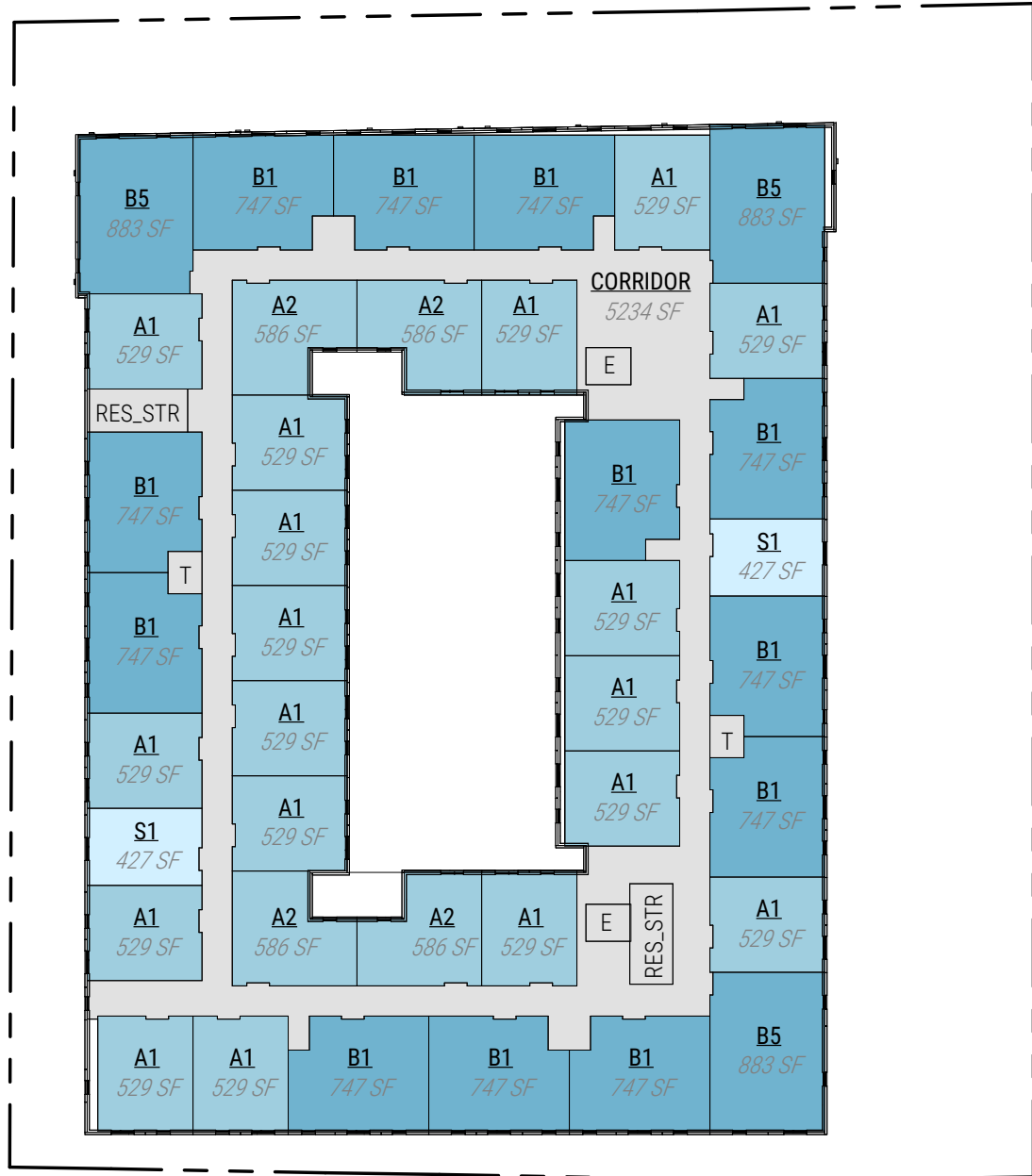
06-17-2021

PAGE 006

DESIGN ADVANCE REQUEST

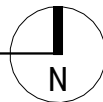
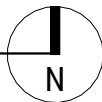
EA 21-049773 DA



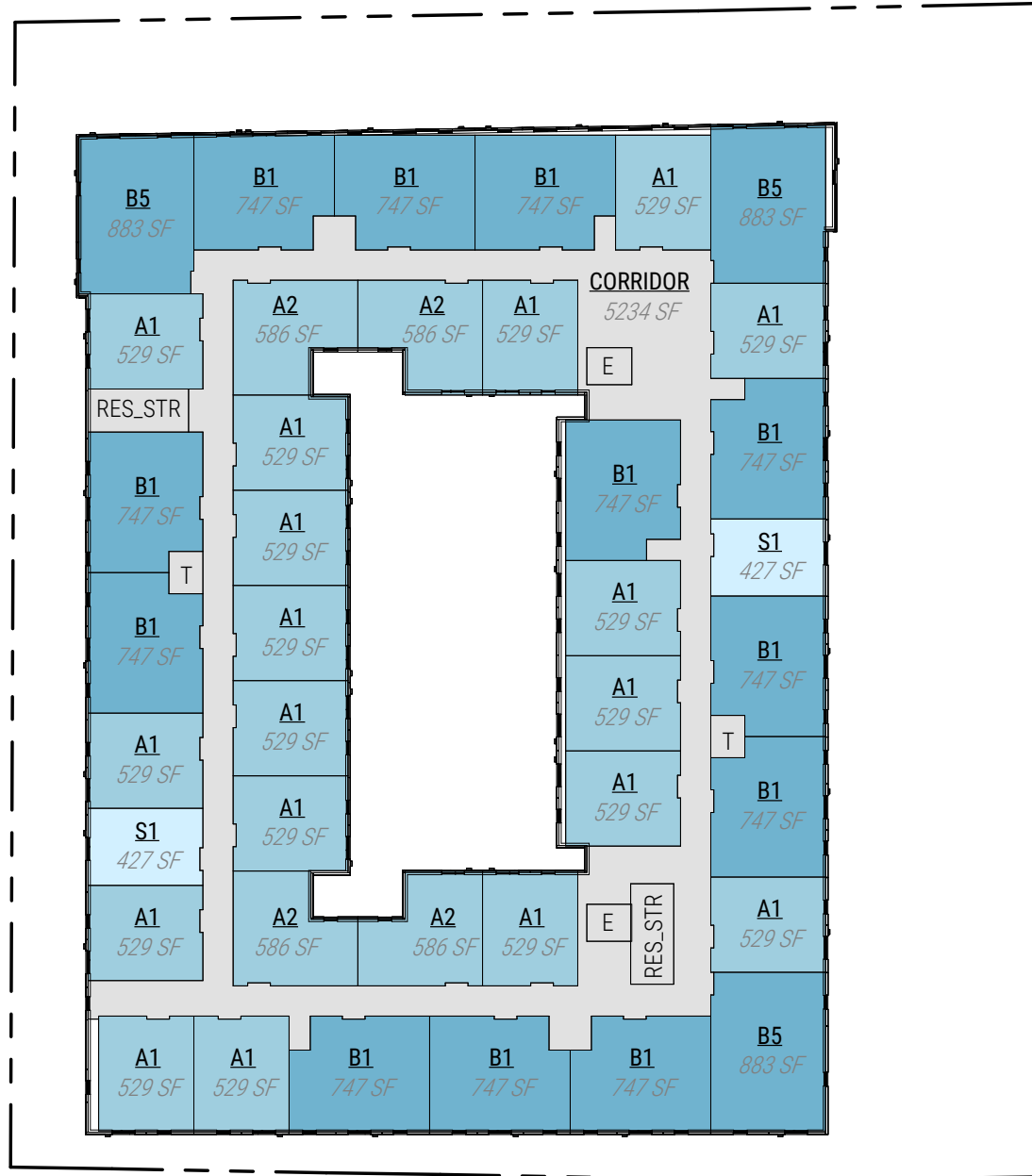
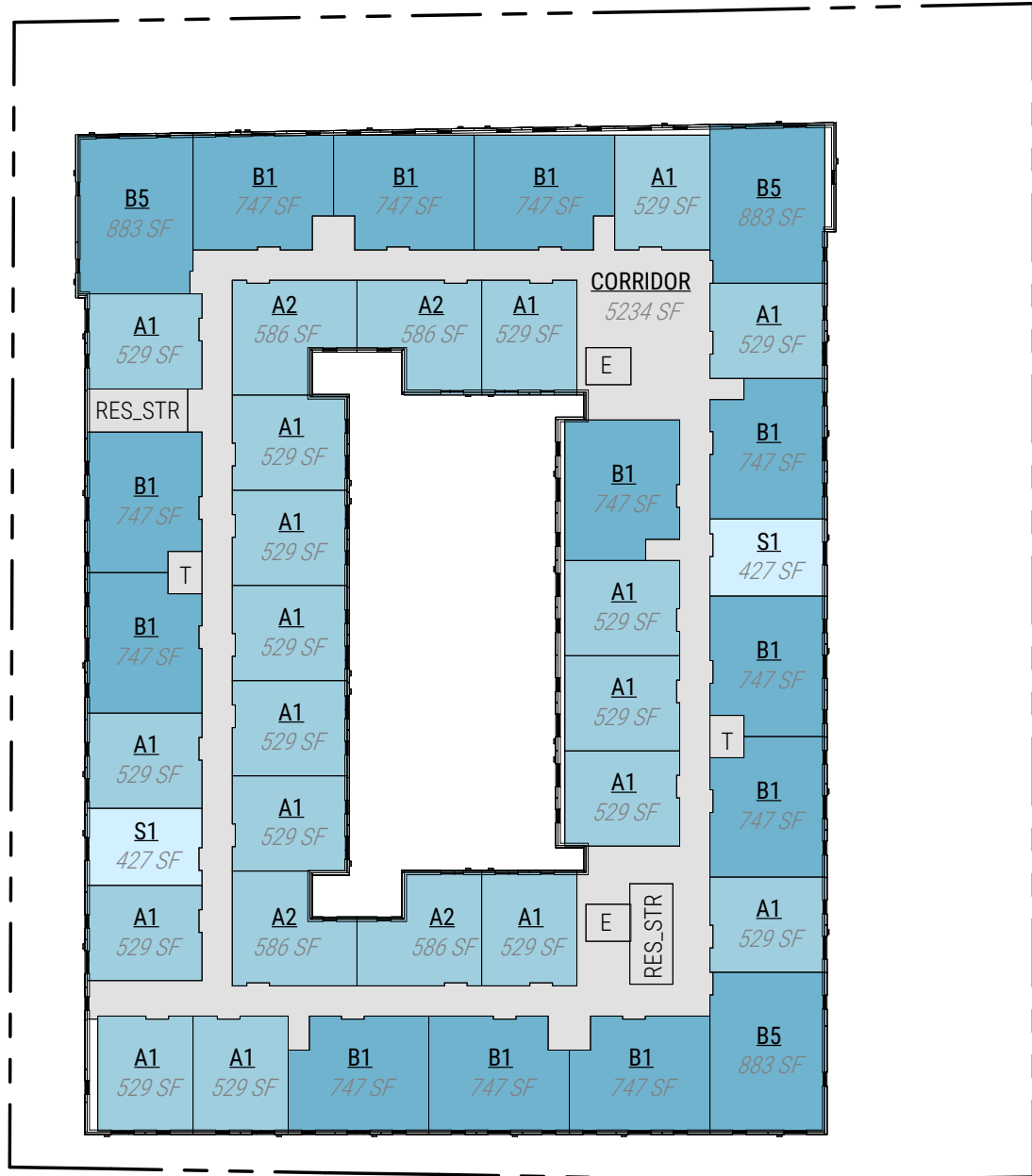


01 UPPER RESIDENTIAL LEVEL (L2)
SCALE: 1" = 40'-0"

02 UPPER RESIDENTIAL LEVEL (L3)
SCALE: 1" = 40'-0"

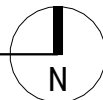
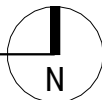


	STUDIO
	1 BEDROOM
	2 BEDROOM

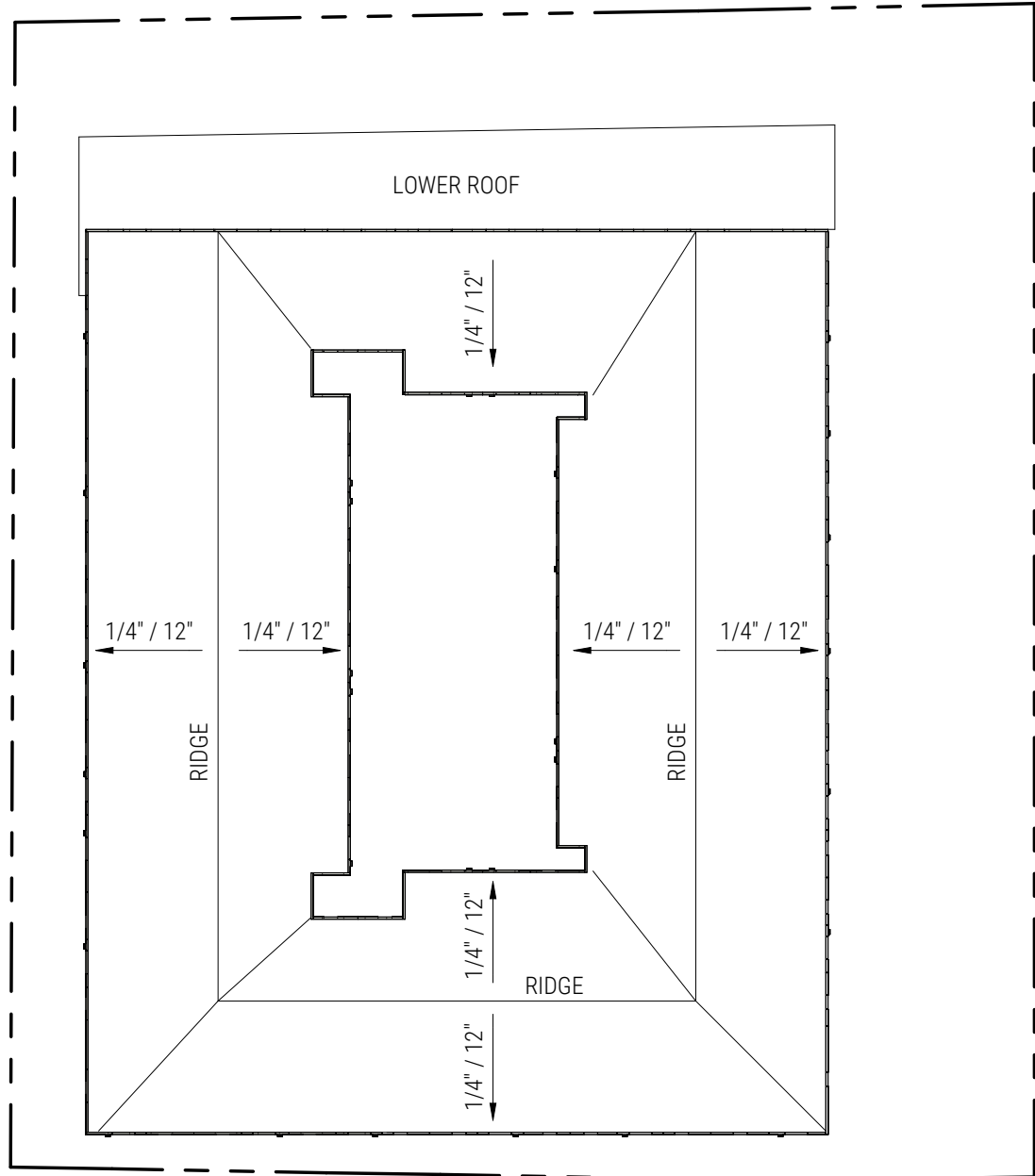
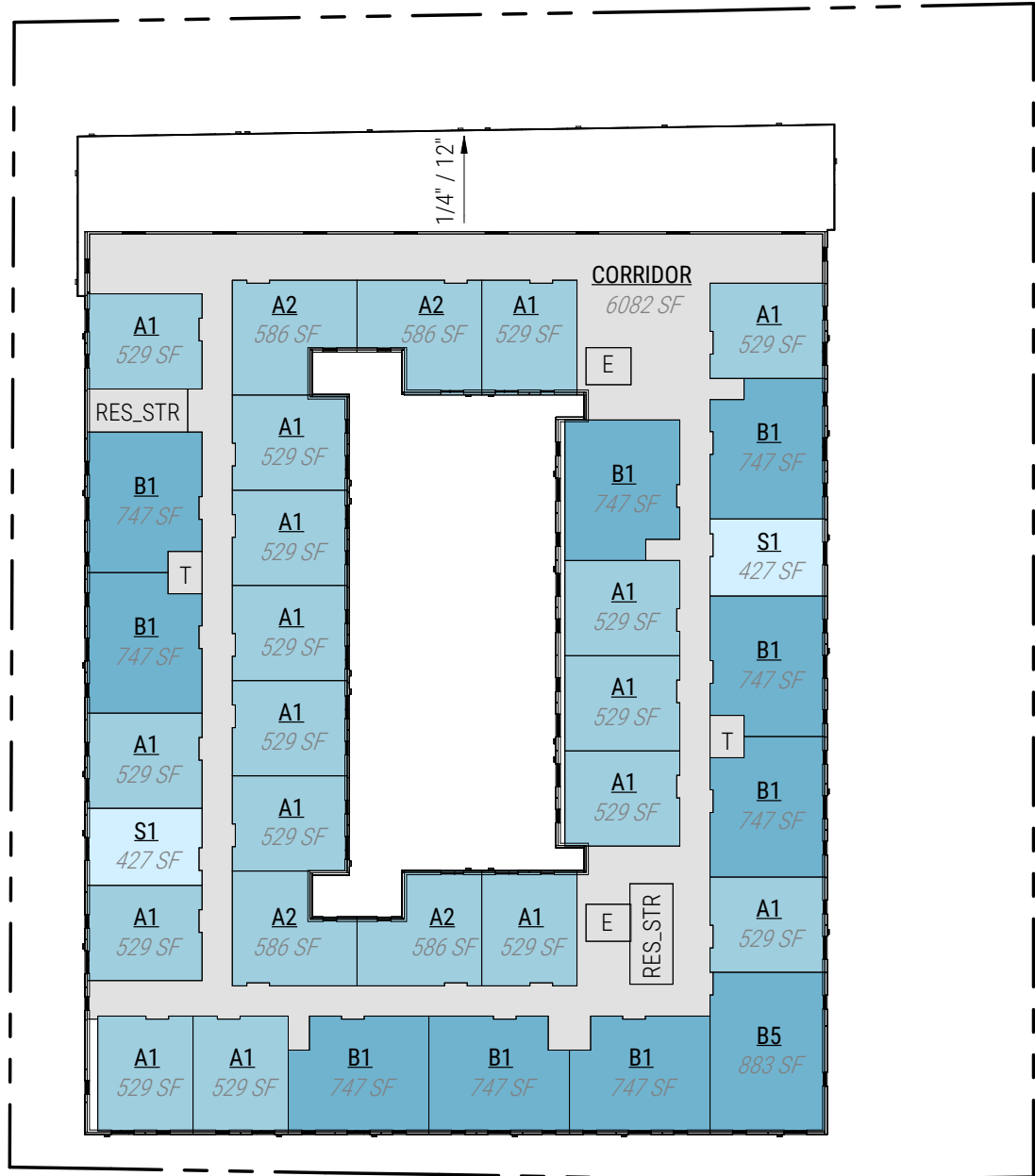


01 UPPER RESIDENTIAL LEVEL (L4)
SCALE: 1" = 40'-0"

02 UPPER RESIDENTIAL LEVEL (L5)
SCALE: 1" = 40'-0"



	STUDIO
	1 BEDROOM
	2 BEDROOM



01 UPPER RESIDENTIAL LEVEL (L6)
SCALE: 1" = 40'-0"

02 ROOF PLAN
SCALE: 1" = 40'-0"

	STUDIO
	1 BEDROOM
	2 BEDROOM

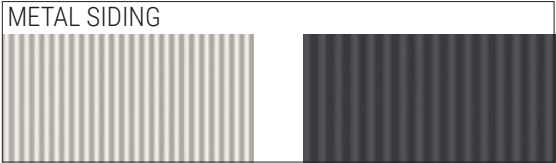


01 EXTERIOR BUILDING ELEVATION - SOUTH



02 EXTERIOR BUILDING ELEVATION - EAST

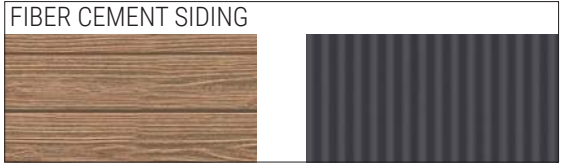
PROPOSED MATERIAL PALETTE



MFR: AEP SPAN	MFR: AEP SPAN
STYLE: CORRUGATED	STYLE: CORRUGATED
COLOR: WHITE	COLOR: BLACK



MFR: MUTUAL MATERIALS
 STYLE: RUNNING BOND
 COLOR: MOCHA



MFR: CERACLAD	MFR: CERACLAD
STYLE: URBAN CEDAR	STYLE: CASTSTRIPE
COLOR: GOLDEN BROWN	COLOR: CHARCOAL

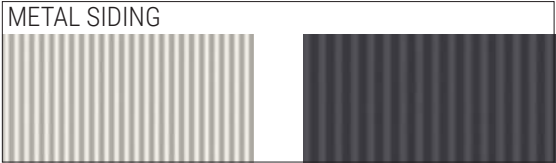


01 EXTERIOR BUILDING ELEVATION - NORTH



02 EXTERIOR BUILDING ELEVATION - WEST

PROPOSED MATERIAL PALETTE



MFR: AEP SPAN
STYLE: CORRUGATED
COLOR: WHITE

MFR: AEP SPAN
STYLE: CORRUGATED
COLOR: BLACK



MFR: MUTUAL MATERIALS
STYLE: RUNNING BOND
COLOR: MOCHA



MFR: CERACLAD
STYLE: URBAN CEDAR
COLOR: GOLDEN BROWN

MFR: CERACLAD
STYLE: CASTSTRIPE
COLOR: CHARCOAL

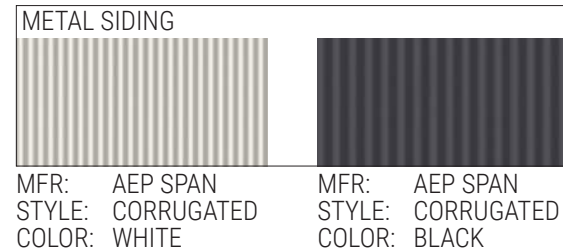


01 EXTERIOR BUILDING ELEVATION - COURTYARD SOUTH



02 EXTERIOR BUILDING ELEVATION - COURTYARD EAST

PROPOSED MATERIAL PALETTE



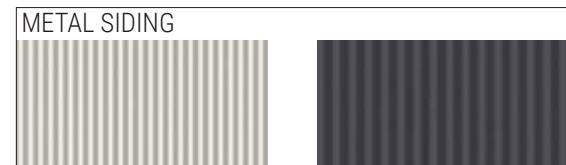


01 EXTERIOR BUILDING ELEVATION - COURTYARD NORTH



02 EXTERIOR BUILDING ELEVATION - COURTYARD WEST

PROPOSED MATERIAL PALETTE



MFR: AEP SPAN	MFR: AEP SPAN
STYLE: CORRUGATED	STYLE: CORRUGATED
COLOR: WHITE	COLOR: BLACK



MFR: MUTUAL MATERIALS
 STYLE: RUNNING BOND
 COLOR: MOCHA



MFR: CERA CLAD	MFR: CERA CLAD
STYLE: URBAN CEDAR	STYLE: CASTSTRIPE
COLOR: GOLDEN BROWN	COLOR: CHARCOAL



01 EXTERIOR BUILDING PERSPECTIVE - LOOKING NORTHEAST



02 EXTERIOR BUILDING PERSPECTIVE - LOOKING NORTHWEST



01 EXTERIOR BUILDING PERSPECTIVE - LOOKING SOUTHWEST



02 EXTERIOR BUILDING PERSPECTIVE - LOOKING SOUTHEAST



01 EXTERIOR BUILDING PERSPECTIVE - COURTYARD LOOKING NORTH



02 EXTERIOR BUILDING PERSPECTIVE - PRIVATE PATIO



03 EXTERIOR BUILDING PERSPECTIVE - ENTRY PORTAL



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

Date: June 3, 2021

To: INLAND OREGON, LLC *TODD WALTON*

From: Arthur Graves, Land Use Services, Arthur.Graves@portlandoregon.gov

RE: Design Advice Request posting for EA 21-049773 DA

Dear INLAND OREGON, LLC *TODD WALTON*:

I have received your application for a Design Advice Request (DA) at 10413 E BURNSIDE ST. Your case number is given above. The first meeting with the Design Commission is scheduled for **July 1, 2021**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to generate the posting boards and post notice on the site of your proposal 21 days before the hearing. The information below will help you do this. I am enclosing instructions on how to generate the posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs every 600 feet, or fraction thereof, on each street frontage of the property. Because you have approximately 230 feet of street frontage on E Burnside Street, you should post one (1) sign.
- B. Signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for **July 1, 2021**, you must post the notice by **June 10, 2021**, 21 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by **June 17, 2021**, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting

cc: Application Case File

INLAND OREGON, LLC *TODD WALTON*
120 W CATALDO AVE #100 SPOKANE WA 99201

DATE: _____

TO: Arthur Graves
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 21-049773 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **July 1, 2021** at 1:30PM, and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **June 17, 2021**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by **June 10, 2021**, or return this form by **June 17, 2021**, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS

Purpose of a Design Advice Request

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

Process

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

33.730.050 F. Other pre-application advice.

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

Opportunity for Public Comment


The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

Design Advice Request Results

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews, but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction, and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff, and will be available for further and future reference.

Design Advice Request

Burnside Apartments

CASE FILE	EA 21-049773 DA
WHEN	THURSDAY, July 01, 2021 @ 1:30 PM <i>(Due to the public health emergency, there will be no in-person meeting for this DAR.)</i>
WHERE	 ONLINE: Link to drawings is available at www.portlandoregon.gov/bds/dcagenda
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at Arthur.Graves@portlandoregon.gov
REVIEW BY	DESIGN COMMISSION
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review
PROPOSAL	Design Advice Request for a proposed new 211 unit six story (5 wood over 1 concrete), 208,000 square foot, apartment building with one level of underground parking providing approximately 85 stalls. Units will be restricted to households earning no more than 60% AMI. <ul style="list-style-type: none">• Ground floor uses include units, lobby, and residential amenity space• No Modifications or Adjustments are requested
REVIEW APPROVAL CRITERIA	Gateway Design Guidelines
SITE ADDRESS	10413, 10425 & 10439 E Burnside Street
ZONING/ DESIGNATION	RM3d – Residential Multi-Dwelling Zone with Design Overlay Gateway Plan District
FURTHER INFO	Available online at www.portlandoregon.gov/bds/dcagenda or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	Arthur Graves, City Planner (503) 865.6517 / Arthur.Graves@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

INLAND OREGON, LLC *TODD WALTON*
120 W CATALDO AVE #100 SPOKANE WA 99201

DATE: 6/16/2021

TO: Arthur Graves
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 21-049773 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **July 1, 2021** at 1:30PM, and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 6/10/2021 (date). These were placed within 10 feet of the street frontage line so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than **June 17, 2021**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by June 10, 2021, or return this form by June 17, 2021, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



Signature



Print Name

120 W. CATALDO AVE

Address

SPOKANE, WA 99201

City/State/Zip Code



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portlandoregon.gov/bds



Early Assistance Application

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

☐ Required ☐ Optional see PC 21-020503

☐ [Y] ☐ [N] Unincorporated MC

☐ [Y] ☐ [N] Flood Hazard Area (LD & PD only)

☐ [Y] ☐ [N] Potential Landslide Hazard Area (LD & PD only)

☐ [Y] ☐ [N] 100-year Flood Plain

☐ [Y] ☐ [N] DOGAMI

File Number: _____

Appt Date/Time: _____

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Development Site

Address _____ Cross Street _____ Site Size/Area _____

Tax account number(s) R _____ R _____ R _____

Adjacent property in same ownership R _____ R _____ R _____

Short Project Description – include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value) \$ _____

APPLICANT: Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided ¹	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference² required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request² Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Early Assistance - Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Early Assistance - Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

¹Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: <http://www.portlandoregon.gov/bds/34184>.

²Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

Applicant Information For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other _____
Invite to MS Teams Meeting?: ☐ Yes ☐ No
Name _____ Company _____
Mailing Address _____
City _____ State _____ Zip Code _____
Day Phone _____ email _____

**Please submit this application via email with the following materials to
LandUseIntake@portlandoregon.gov:**

- ☐ Written project description
- ☐ Site plans drawn to a measurable scale, with scale and scale bar identified
- ☐ Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Questions to be discussed:

Please include on a separate sheet of paper all questions you wish to be addressed.

Note:

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (<http://www.portlandoregon.gov/bds/article/94545>).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box. ☐

GATEWAY REGIONAL CENTER DESIGN GUIDELINES (2004)		PROJECT NAME: BURNSIDE APARTMENTS	
DATE: JUNE 24, 2021		PROJECT ARCHITECT: Olson Projects	
A: PEDESTRIAN EMPHASIS	STAFF		
	+ / -	Comments	+ / -
A1: Strengthen the relationships between buildings and streets	+/-	Current design integrates this area more to private than public use/access. Ground floor height? Canopies?	
A2: Enhance visual and physical connections	+/-	Visibility is fare, however see comments above in A1	
A3: Integrate building mechanical equipment and service areas	+/-	Transformer is proposed on west edge of site	
B: DEVELOPMENT DESIGN	STAFF		
	+ / -	Comments	+ / -
B1: Convey deisgn quality and building permanence	+	Proposed materials palette could be simplified. Is brick appropriate?	
B2: Integrate ground-level building elements	+	Should canopies be integrated?	
B3: Design for coherency	+	Any general comments on overall coherency?	
B4: Integrate encroachments	+	Should canopies be integrated?	
B5: Integrate roofs, rooftop lighting, and signs	+	Unclear about rooftop mechanical, elevator overrun, signs, etc.	
B6: Integrate ecological/sustainable concepts	+/-	This needs further clarity	
C: CONTEXT ENHANCEMENT	STAFF		
	+ / -	Comments	+ / -

	+ / -	Comments	+ / -
C1: Provide opportunities for active uses at major street intersections	N/A	Site is not located on a corner	
C2: Enhance gateway locations	+/-	The site does not appear to lie at a gateway as indicated on the map.	
C3: Support open spaces with new development	N/A	Site is not adjacent to an existing open space	
C4: Develop complementary parking areas	+	Below grade parking is proposed (for approx. 85 stalls)	
C5: Transition to adjacent neighborhoods	+	Note: Step down to the north; street facing edge and ground floor program	
C6: Build on view opportunities	+/-	This needs further clarity. Would balconies help?	
C7: Strengthen the regional center's western edge	N/A	Site is not located at the Western Edge of the Plan District	



City of Portland Design Commission

Design Advice Request

DISCUSSION MEMO

Date: June 24, 2021
To: Portland Design Commission
From: Arthur Graves, Design Review
503.865.6517, Arthur.Graves@portlandoregon.gov
Re: EA 21-049773 DA – Burnside Apartments: 10413, 10425, 10439 E Burnside Street
Design Advice Request Memo for July 01, 2021

Attached is a drawing set for the Design Advice Request meeting scheduled on July 01, 2021.
Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

Design Advice Request for a proposal to build a 211 unit six story (5 wood over 1 concrete) apartment building with one level of underground parking. Units will be restricted to households earning no more than 60% AMI. Ground floor uses include lobby and community rooms. Loading is proposed in the below grade parking. No Modifications or Adjustments are requested.

II. DEVELOPMENT TEAM BIO

Architect/ Developer Olson Projects / Inland Oregon, LLC
Project Valuation \$40,000,000

III. FUTURE APPROVAL CRITERIA (see attached matrix)

Gateway Regional Center Design Guidelines (GRCDG)

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

- **Development Standards: RM3 / Residential Multi-Dwelling Zone; Gateway Plan District.** Though early in the design process, the proposal appears generally compliant with zoning code standards (allowed use, maximum setbacks, windows, etc.).
- **Street:** East Burnside: Regional Transitway / Major Transit Priority Street.
- **Pedestrian District:** Gateway Regional Center
- **Recently Approved Gateway Plan District Projects [adjacent & two blocks away]:**
 - Ankrom Moisan East Burnside Apartments. 52 units. Type 3 [DAR was held previously].
 - LU 15-261089 DZM – link to reports & presentations:
<https://efiles.portlandoregon.gov/Record?pagesize=200&sortBy=recCreatedOn&q=15-261089>
 - WPA NE 97th and Couch Mixed-Use Residential. 61 units. Type 3 Approval [No DAR].
 - LU 18-173798 DZM – link to reports & presentations:
<https://efiles.portlandoregon.gov/Record?pagesize=200&sortBy=recCreatedOn&q=18-173798+>

Staff recommends you consider the following FIVE TOPICS among your discussion items:

CONTEXT / QUALITY & PERMANENCE

- o **Context.** *GRCDs - A1 Strengthen Relationships Between Building and the Street, B3 Design for Coherency, C2 Enhance Gateway Locations, C5 Transition to Adjacent Neighborhoods*
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Characteristics of the Residential Multi-Dwelling 3 Zone (PZC 33.120.030).

The RM3 zone is a medium to high density multi-dwelling zone applied near the Central City, and in centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended for compact, urban development with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets.

The Gateway Plan District Purpose Statement [PZC 33.526]

Gateway is Portland’s only regional center. As designated in the Outer Southeast Community Plan, the Gateway Regional Center is targeted to receive a significant share of the city’s growth. Gateway is served by Interstates 205 and 84, MAX light rail, and TriMet bus service. At the crossroads of these major transportation facilities and high-quality transit service, Gateway is positioned to become the most intensely developed area outside of the Central City. Future development will transform Gateway from a suburban low density area to a dense, mixed-use regional center that maximizes the public’s significant investment in the transportation infrastructure.

The regulations of this chapter encourage the development of an urban level of housing, employment, open space, public facilities, and pedestrian amenities that will strengthen the role of Gateway as a regional center. The regulations also ensure that future development will provide for greater connectivity of streets throughout the plan district. This development will implement the Gateway Regional Center Policy of the Outer Southeast Community Plan.

Together, the use and development regulations of the Gateway plan district:

- *Promote compatibility between private and public investments through building design and site layout standards;*
- *Promote new development and expansions of existing development that create attractive and convenient facilities for pedestrians and transit patrons to visit, live, work, and shop;*
- *Ensure that new development moves the large sites in the plan district closer to the open space and connectivity goals of the Gateway Regional Center;*
- *Create a clear distinction and attractive transition between properties within the regional center and the more suburban neighborhoods outside; and*
- *Provide opportunities for more intense mixed-use development around the light rail stations*

PUBLIC REALM

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4. Ground floor activation

- Ground floor units: Access to the ground floor units is provided internally, should these units also include individual main entrances, stoops, etc.?
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- Outdoor area requirements and interior courtyard: What amenities should be included to ensure this is a successful “recreation and gathering” place that also provides valuable views for the interior facing units?

5. Loading

- Exterior vs in below grade parking: In submittals both have been proposed. Locating on the exterior (east side of the building) seems to create awkward conditions and potential conflicts between vehicles and pedestrians.

Attachments:

Drawing set dated June 17, 2021

Zone Map

Gateway Regional Center Design Guidelines Matrix

Links above to recently approved adjacent projects



City of Portland

Design Commission

Design Advice Request

EA 21-049773 DA

10413, 10425, 10439

E Burnside Street

Traditions at Burnside

July 01, 2021

Staff Presentation

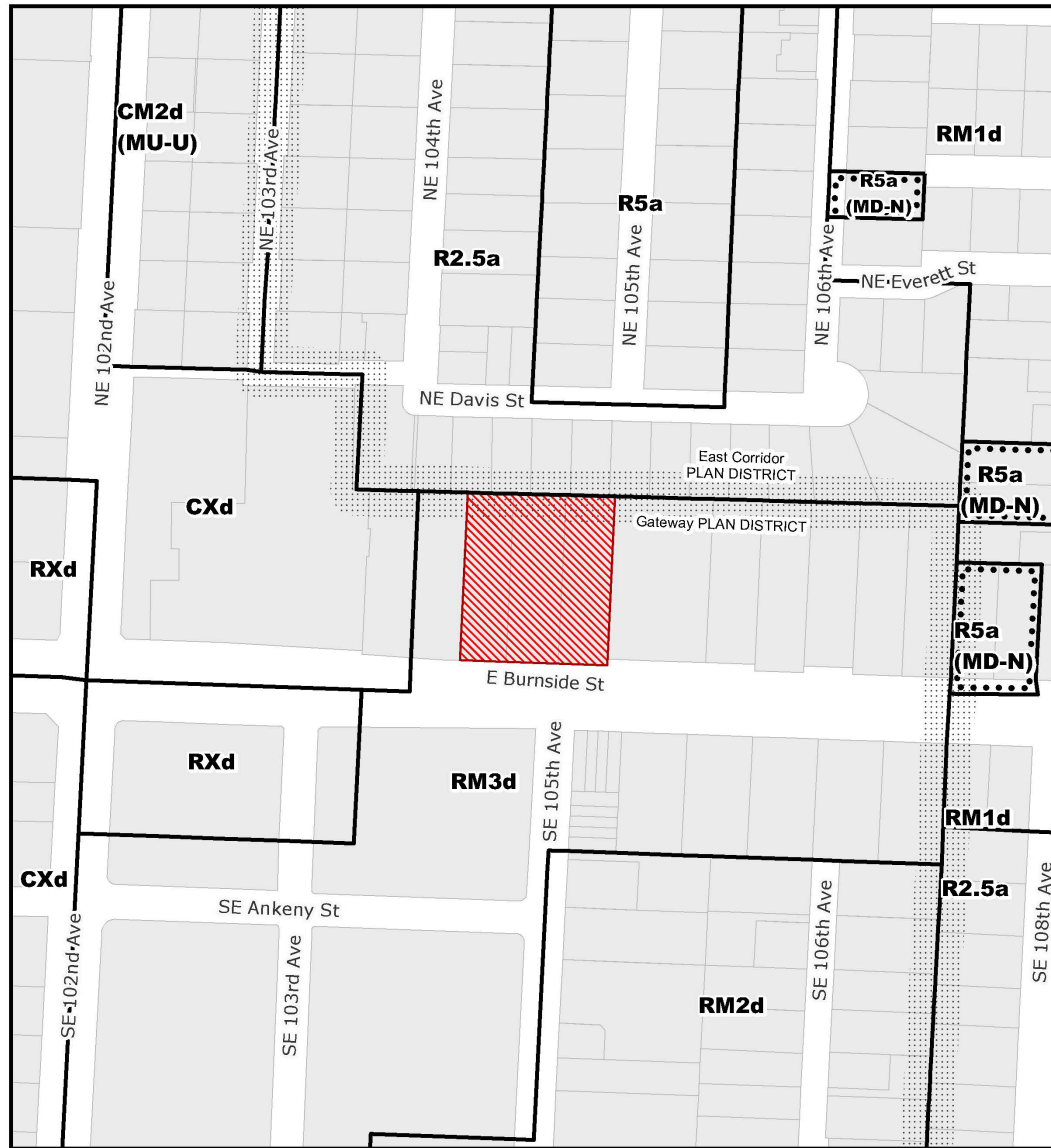
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Location:
Gateway Plan District

Base Zone:
RM3d, Medium to High
Density Multi-Dwelling,
Design Overlay

Approval Criteria:
Gateway Design
Guidelines

Gateway Ped. District
Gateway Bike District

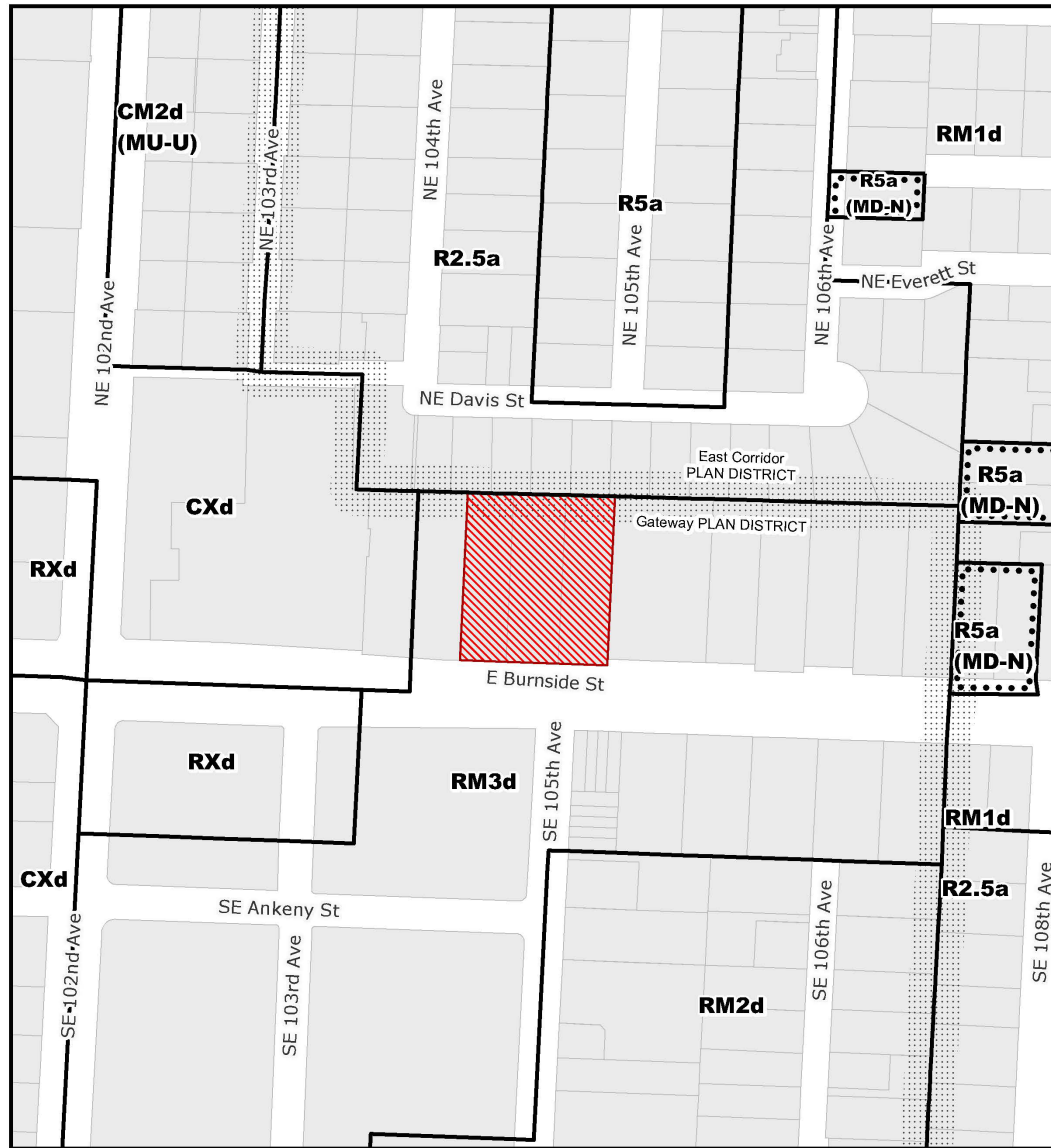
E Burnside St:
Major City Walkway
Major City Bikeway
Regional Transitway

Height:
100' max base
58'-0" proposed

Floor Area Ratio:
4:1 base
2.49:1 proposed

Parking:
+/- 85 stalls proposed

Zoning



Height – 33.526.210.C: Transitions at edges of plan district

- w/in 25' of R2.5 zone : 35' height max
- From 25' to 50' of R2.5 zone: 50' height max

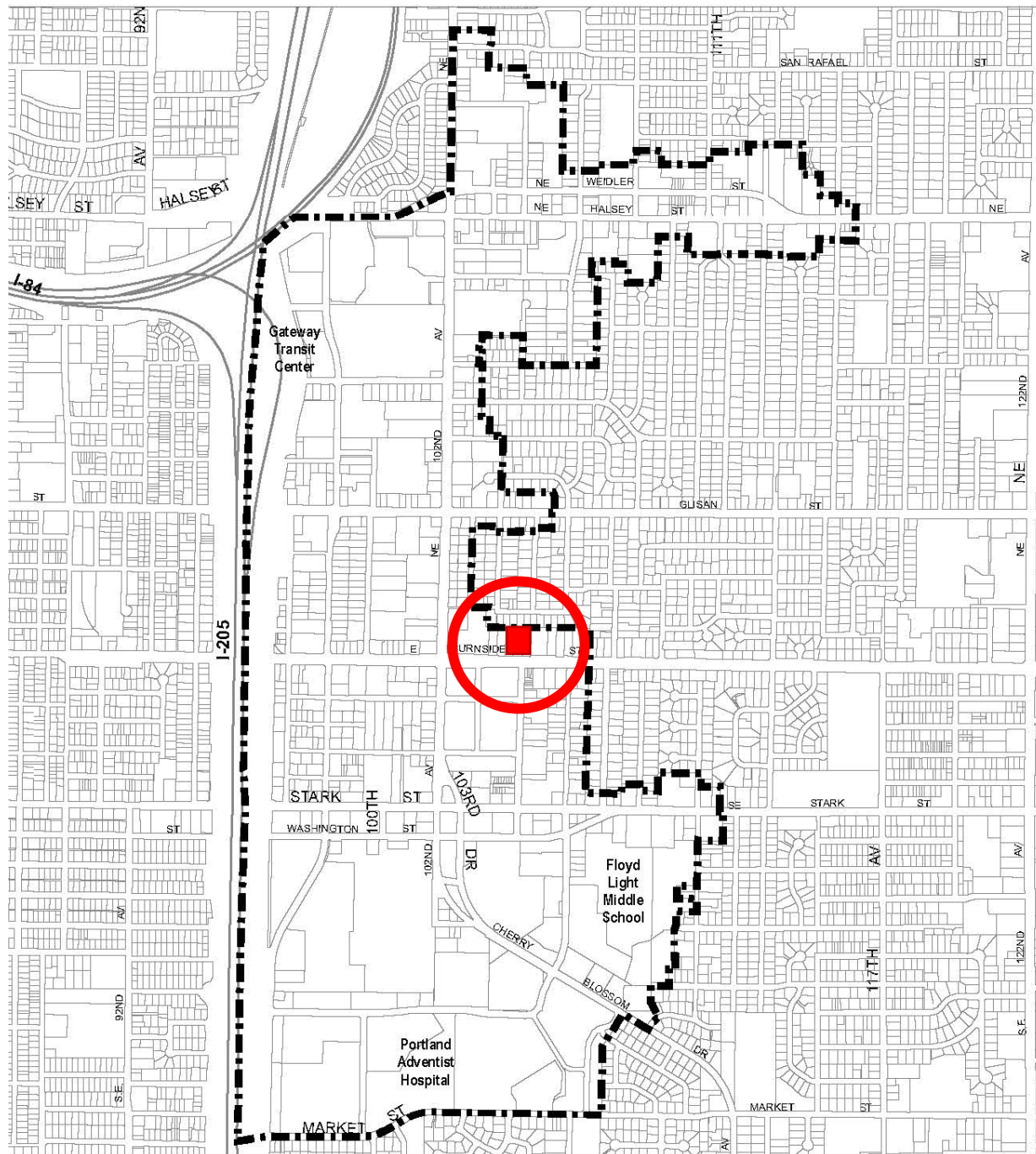
Pedestrian Standards – 33.526.260: Burnside is an Enhanced Pedestrian Street (Map 526-4)

- Hard-surfaced. The area between a building or exterior improvement and a street lot line must be hard-surfaced and developed for use by pedestrians, outdoor seating for restaurants, or pedestrian-oriented accessory activities including stands selling flowers, food or drinks. The area must contain amenities such as benches, trees (tree wells with grates are exempt from the hard-surface requirement), drinking fountains, planters, and kiosks. At least one or these amenities must be provided for each 100 square feet of pedestrian use area in the setback.

Setbacks – 33.120.220:

- Minimum rear building setback. In the RM1, RM2, RM3 and RM4 zones in the Eastern Pattern Area the required minimum rear building setback is an amount equal to 25 percent of the total depth of the site.

Power Line Setback



Location

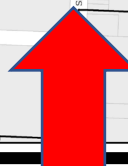
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Looking North





Looking East



Looking West



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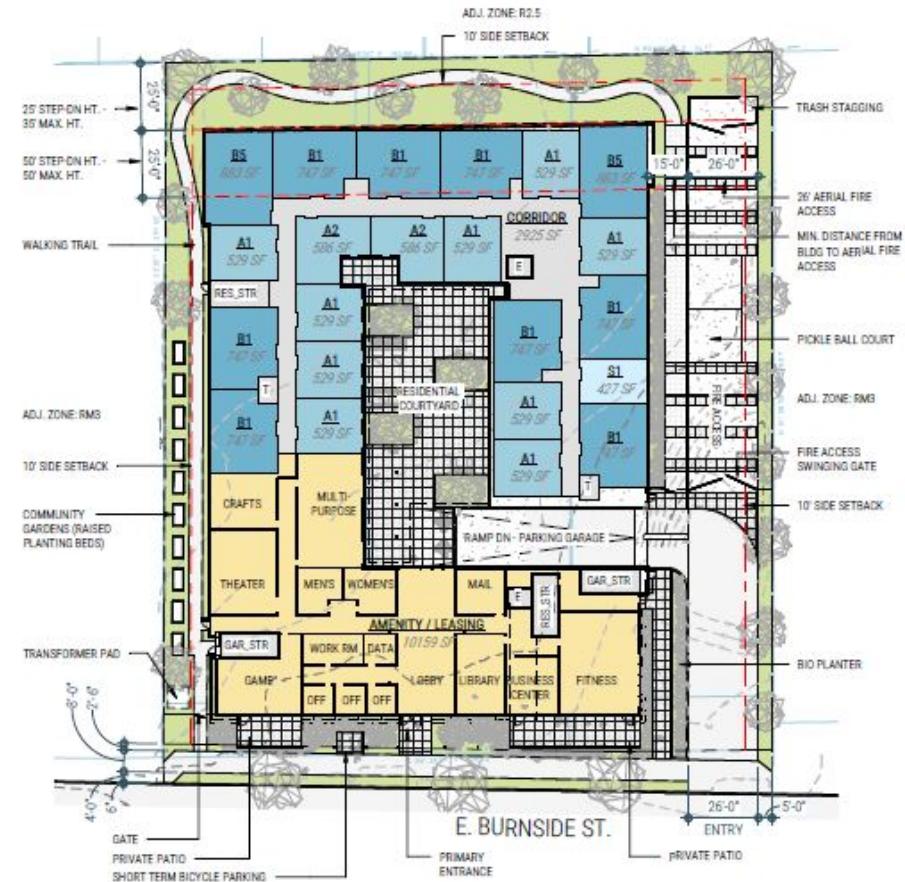
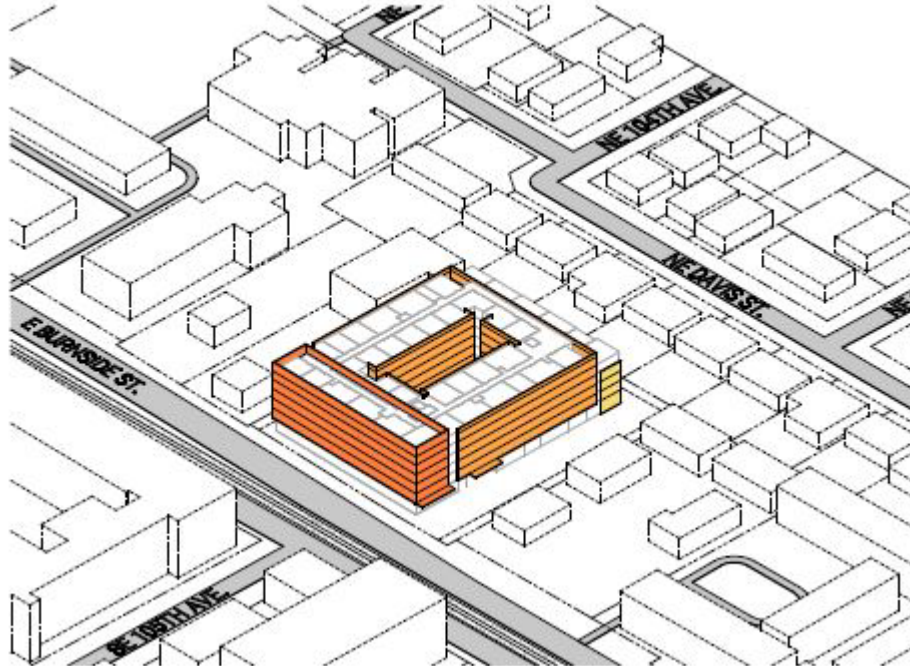
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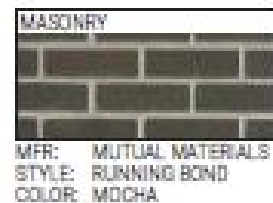


Looking North-east



Looking North-west

PROPOSED MATERIAL PALETTE



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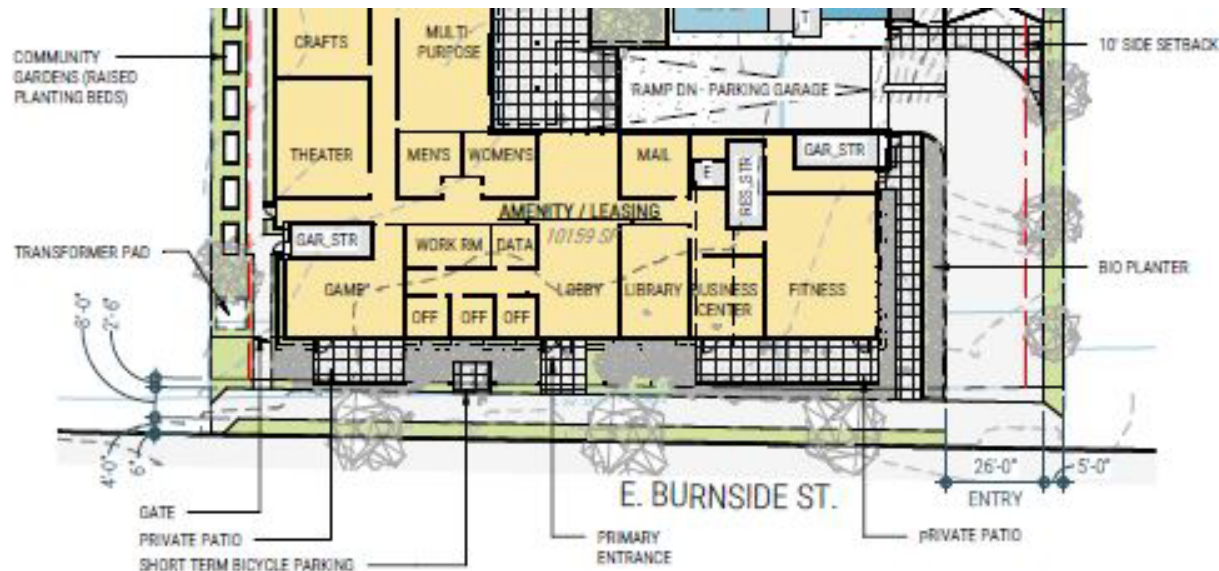


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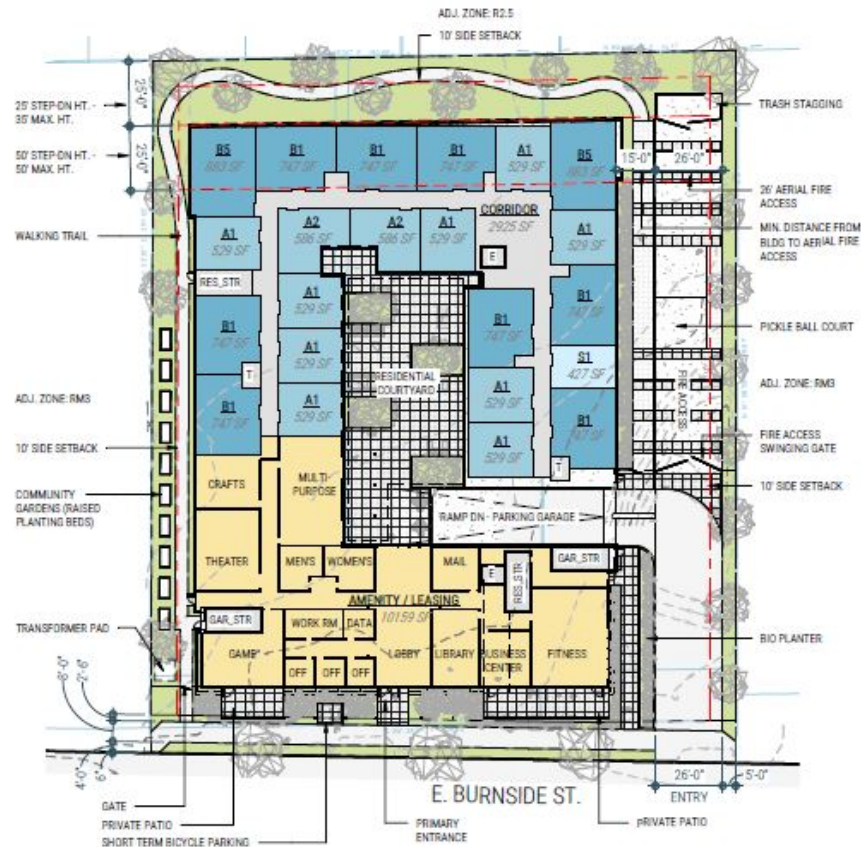


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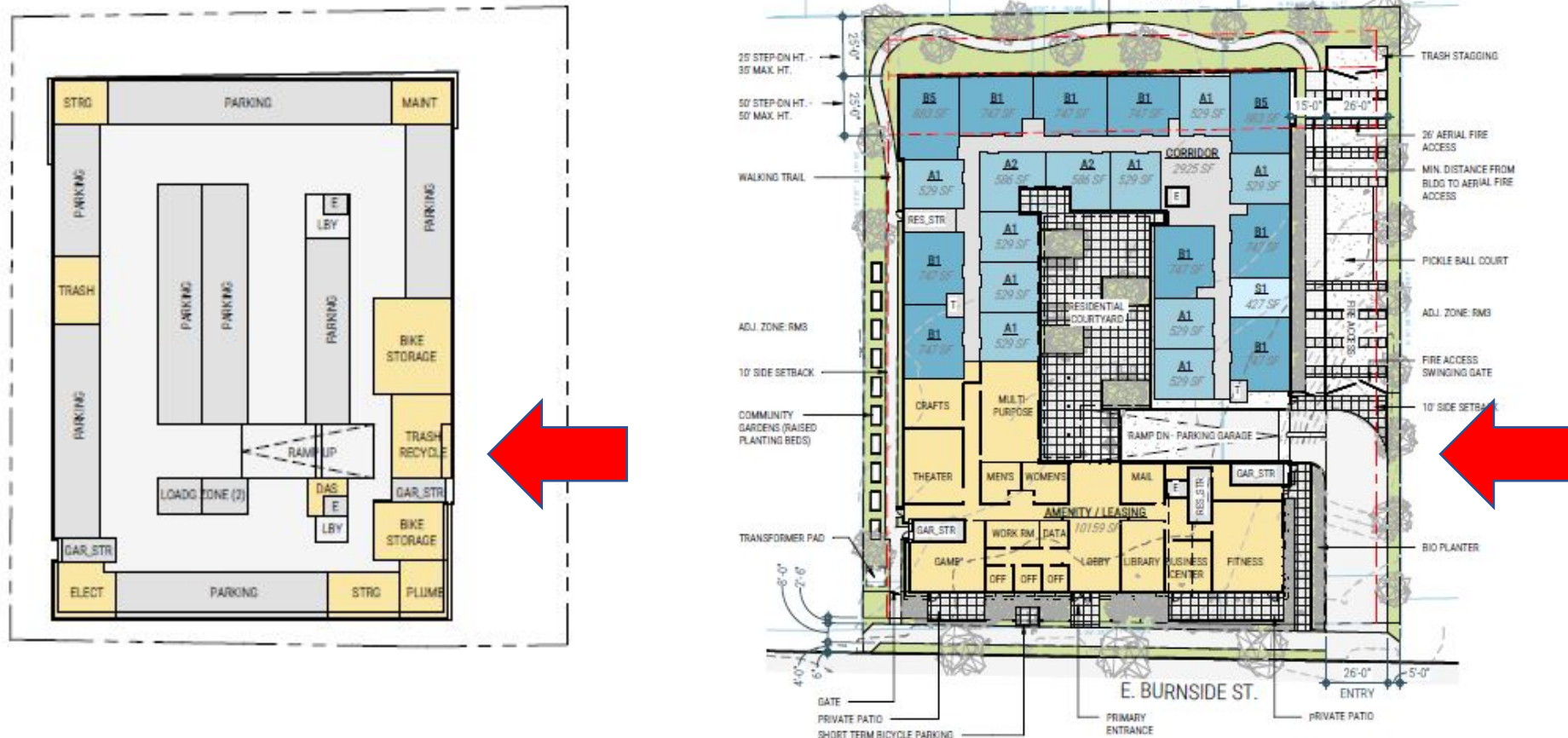


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