



# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** November 19, 2021  
**To:** Jonathan Heppner | Lever Architecture  
**From:** Staci Monroe, Design & Historic Review Team  
503-865-6516 | [staci.monroe@portlandoregon.gov](mailto:staci.monroe@portlandoregon.gov)  
**Re:** EA 21-088853 DA – 900 SE Sandy | Sandy Pine  
Design Advice Request Commission Summary Memo – 11/4/21 Hearing

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 11/4/21 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: <https://efiles.portlandoregon.gov/Record/14735414/>

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 11/4/21. 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 III Land Use Review Application.

Encl: Summary Memo

Cc: Design Commission  
Respondents

**Commissioners Present.** *Julie Livingston, Chandra Robinson, Brian McCarter, Sam Rodriguez, Don Vallaster, Zari Santner, Jessica Molinar*

**Executive Summary.** Massing is strong. Elements and fenestrations should reflect the context and not be too refined. Dynamic massing and CLT construction allow for the use of simple materials. Active ground floor of Option 2 is preferred with attention needed for all the elements that make a successful public realm. Take advantage of unique condition along 9<sup>th</sup> and explore how to incorporate this area into the project.

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

## CONTEXT

- The majority of the Commission supports the proposed massing. One Commissioner notes the scale of the gesture of the massing is thrilling.
- One Commissioner struggled with the massing and another with the angle of the tower. It was suggested to flip the tower to the left to mirror the current footprint to hold the edge on Sandy, which is could be more contextual. Sandy is also a wider street than SE 10<sup>th</sup> and could handle the large mass at its edge.
- The neighborhood can handle the strong design as there is a tradition of strong buildings along Sandy and within the larger Central Eastside.
- The majority of the Commissioners don't want the building too refined. The history of roughness and cruder elements that reference back to the industrial heritage of Central Eastside should be employed.
- Simple grid structure of CLT is a great contextual fit in the Central Eastside. Pay attention to proportions of the openings to reflect grander scale of warehouse openings.
- Traditional materials of the area (brick/masonry) could be incorporated in the podium while the tower could be metal or other modern light material.
- The Sandy Wagon trail response should be located up near the sandy frontage.

## PUBLIC REALM

- Option 1:
  - Intriguing to some with the large at-grade courtyard and fewer retail space since this area is not highly active in retail.
  - Majority had concerns with retail passage taking activity off the street and the need to control access to the open space given the current social issues.
  - One Commission indicated fencing off the courtyard would need to be designed very well while another stated if there can't be a way to control the courtyard edge without a fence then Option 1 is not approvable.
- Option 2 - Majority preferred this design with its active edges at the property line.
- This site presents a fantastic opportunity for a different condition along SE 9<sup>th</sup>. Explore SE 9<sup>th</sup> to be occupied by, and designed for, pedestrians for spill out retail and activity. We are in a fluid period of design where COVID has creative new ways to use ROWs that could really benefit this project by joining the stormwater planter island with this development. Close coordination with PBOT would be necessary to pursue this idea.
- The project will need to reduce the amount of loading, garage entry and "back-of-house" areas on SE 10<sup>th</sup>. Currently, it appears to occupy more than 50% of the frontage.



- Garage entrance off of SE 10<sup>th</sup> is preferred.
- Treat the live/work edges with a transition that includes some landscaping. Nature needs to part of places people occupy, even in commercial and industrial areas.
- The height and design of the live/works are critical to their success (i.e. active use along sidewalk and live component up or back from sidewalk).
- The project needs to provide a great pedestrian environment with all the essential parts & pieces (weather protection, entries, clear and generous glazing, active uses, etc).
- The podium needs to be of a generous height so it doesn't feel compressed with a large tower on top.

## **QUALITY & PERMANENCE**

- The way the tower hits the base will be a crucial element to consider in the next round.
- Sawtooth edges at tower are going to make it very interesting.
- Because the project has very dynamic massing, the materials can be very simple.
- There is no issue with metal cladding for the tower.
- The beauty of CLT is that you can see through it and you don't need to hang a material on it. In this way metal could work.
- In addition to metal, you could consider fiber cement boards, ribbed steel, copper or similar.
- Consider how the bird safe glazing on the tower will be employed and how it will impact the overall design as it is only required on certain portions of the façade.

## **Exhibit List**

- A. Applicant's Submittals
  - 1. Drawings dated 9/1/21
  - 2. Drawings dated 10/7/21
  - 3. Project Narrative dated 9/13/21
- B. Zoning Map
- C. Drawings
  - 1. through 38
- D. Notification
  - 1. Mailing list
  - 2. Mailed notice
  - 3. Posting instructions sent to applicant
  - 4. Posting notice as sent to applicant
  - 5. Applicant's statement certifying posting
- E. Service Bureau Comments
  - 1. BES response
  - 2. PBOT response
- F. Public Testimony
  - 1. Testifier Sheet from 11/4/21 Design Commission hearing
- G. Other
  - 1. Application form
  - 2. Staff memo to Design Commission 10/28/21
  - 3. Staff presentation to Design Commission at 11/4/21 hearing

# 900 SE Sandy Design Advice Request

# Site History

## Historic Context

Sandy Boulevard at SE 10th and Ash, 1932



# Site Analysis

Context  
Street View





Context  
Larger Surrounding Area





Context  
Surrounding Area





Context  
Transportation





Context  
Transportation





Context  
Views



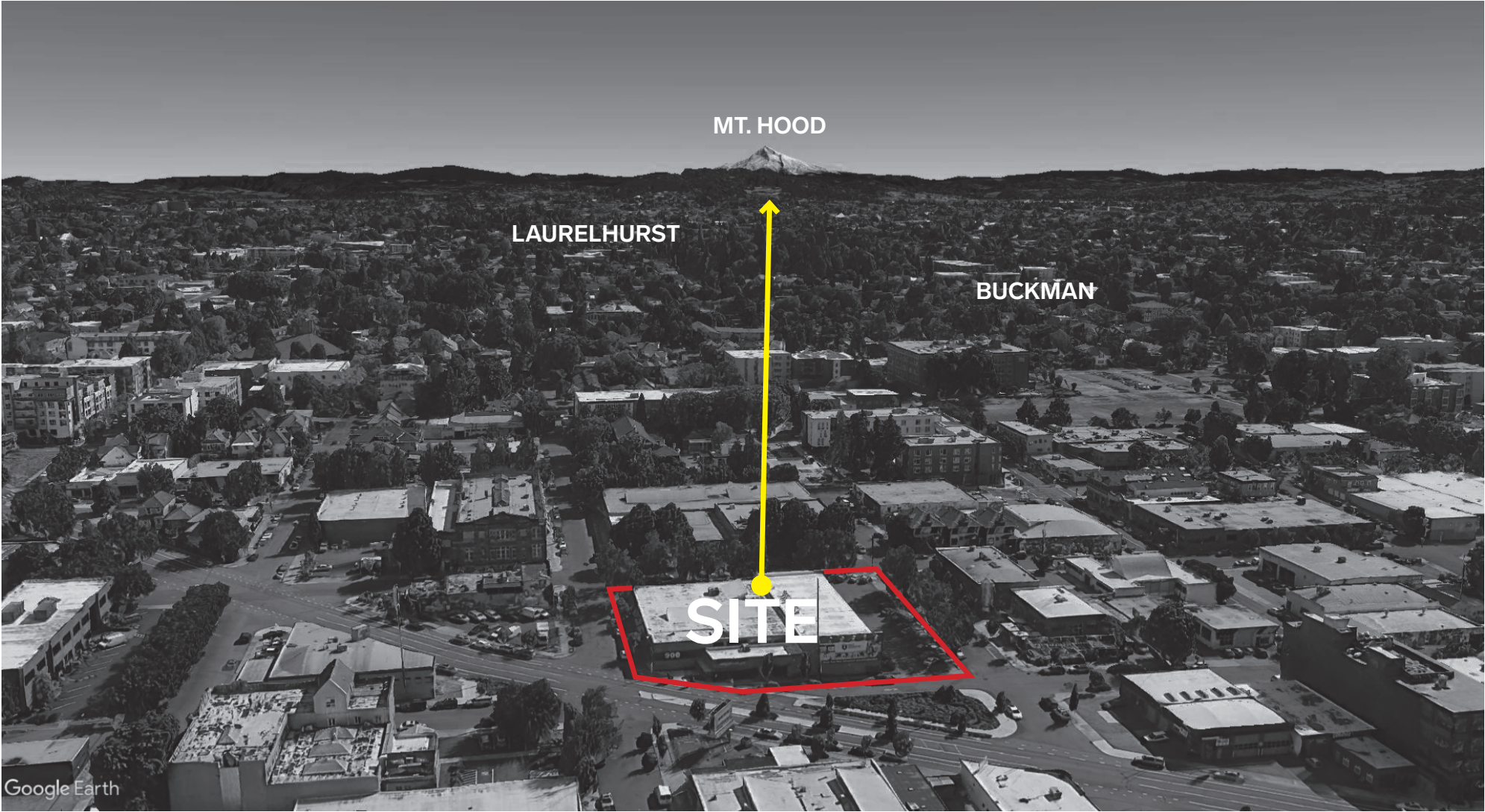


Context  
Views





Context  
Views





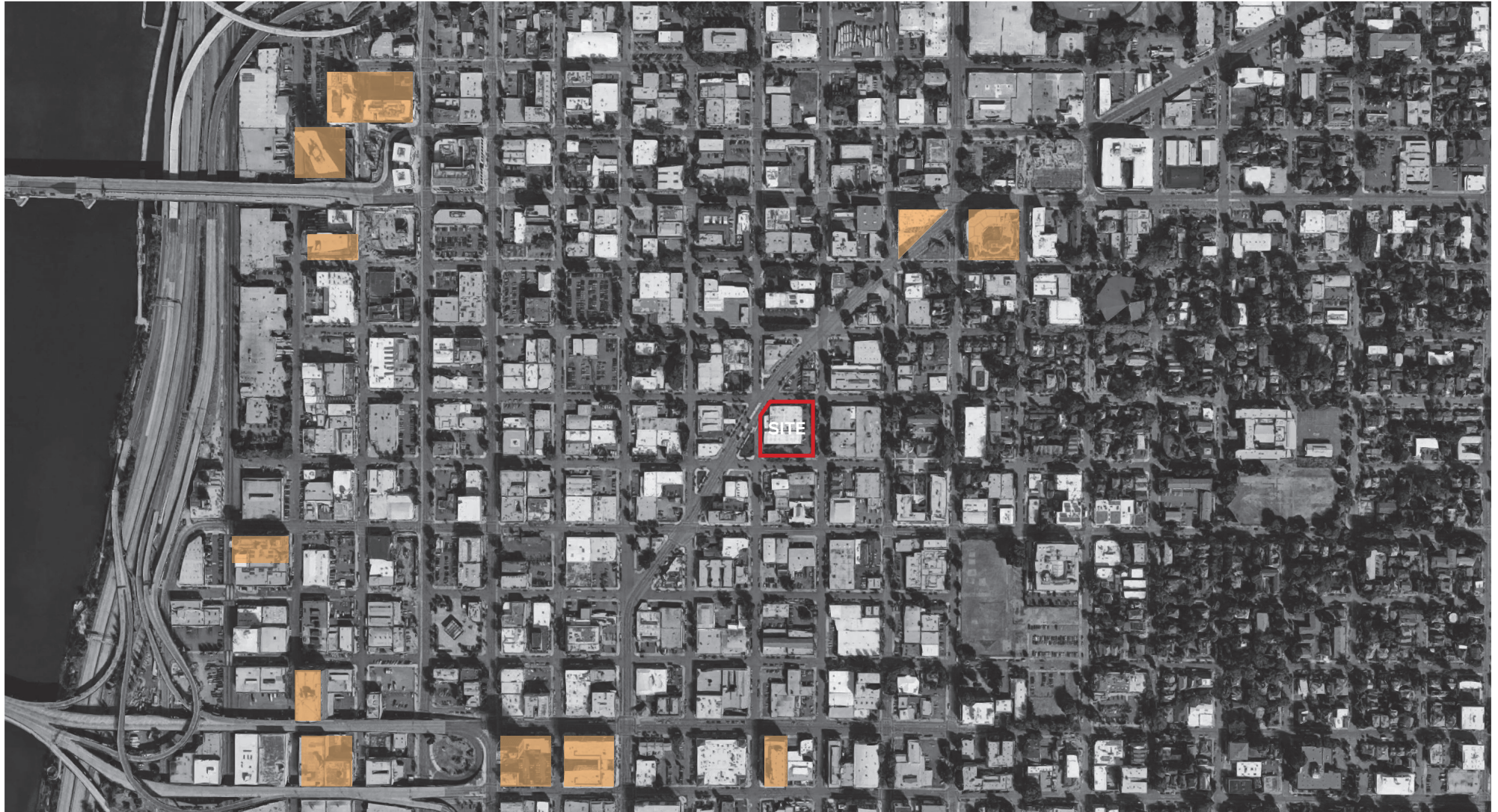
Context  
Views





# Context

## 6+ Story Buildings in Surround Area



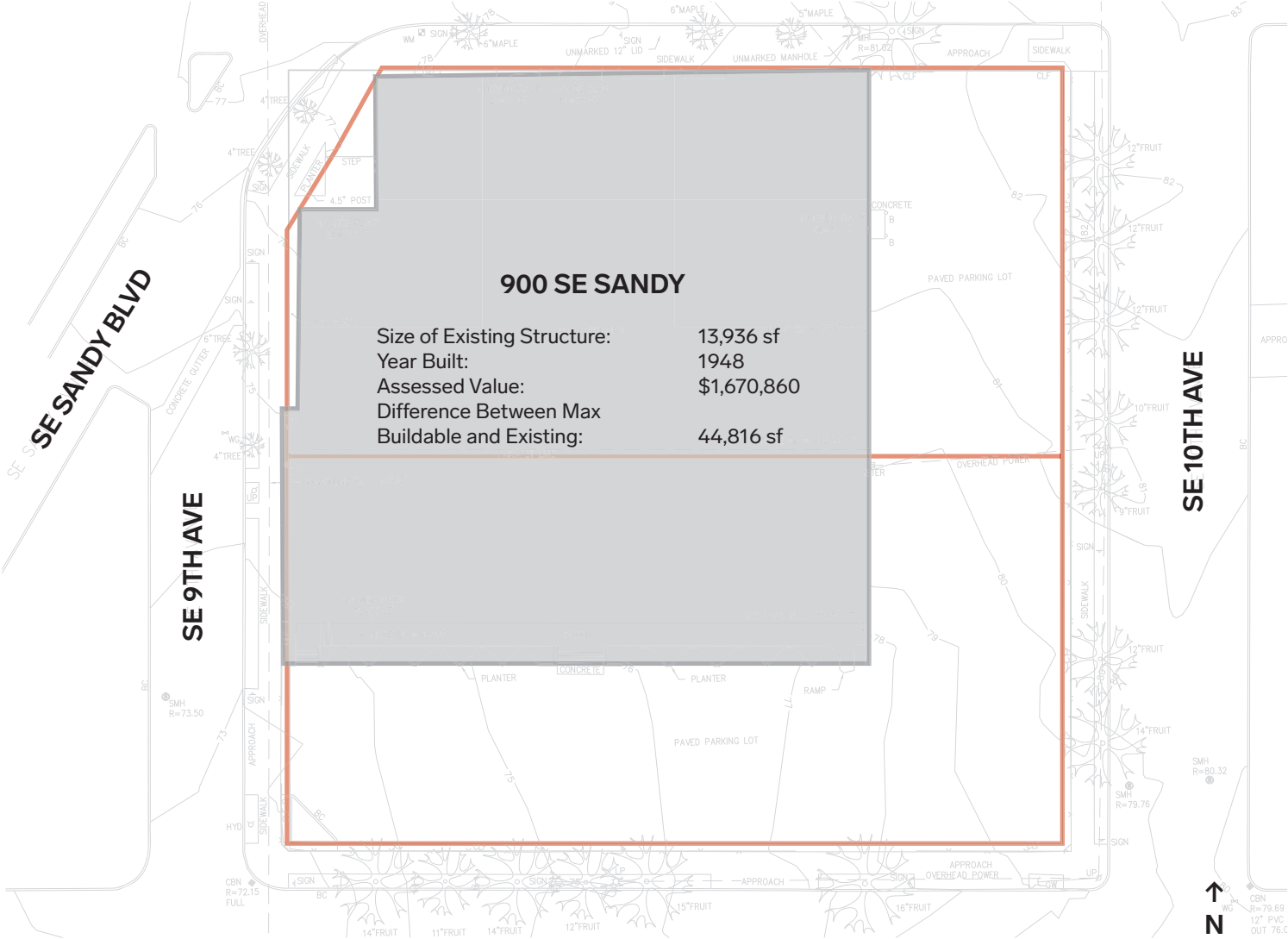


Context  
Zoning





Existing Conditions  
Existing Buildings



900 SE SANDY - NW CORNER



900 SE SANDY - SW CORNER



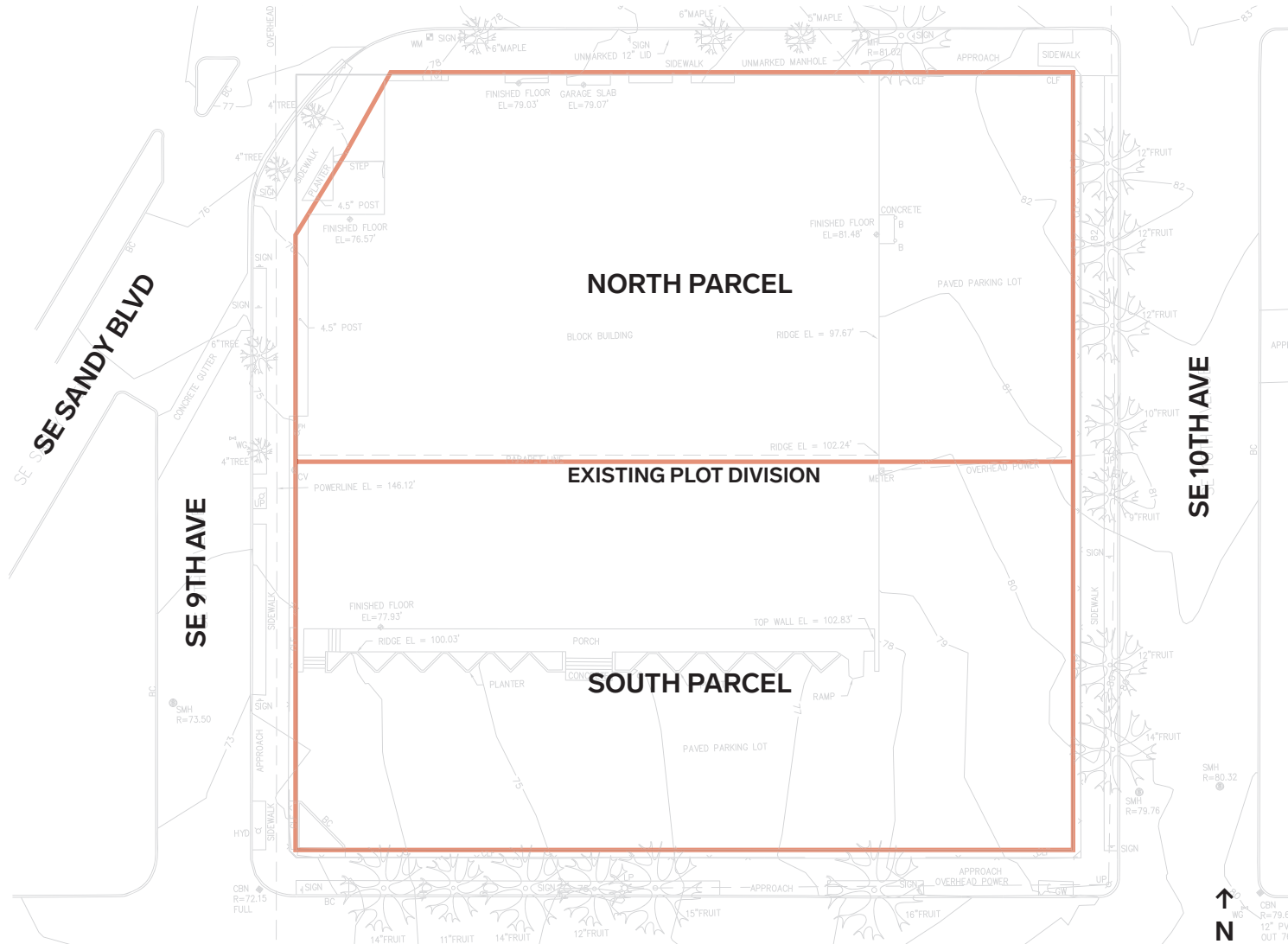
900 SE SANDY - SE CORNER



900 SE SANDY - NE CORNER

# Zoning Overview

## Existing Lots



### 900 SE SANDY

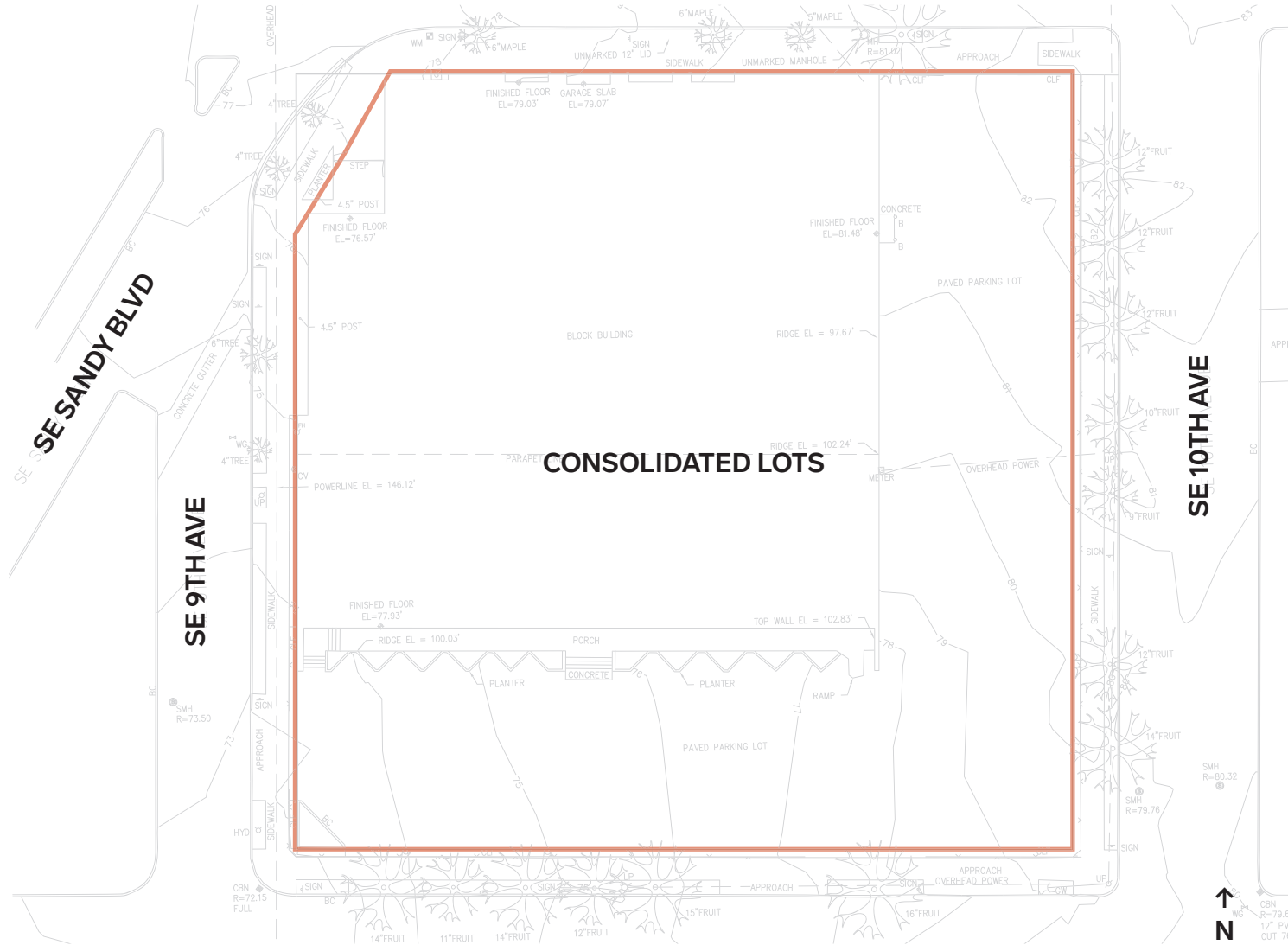
Lot Size:	19,584 sf
Base Elevation:	~81 ft
Base FAR:	3:1
Min FAR:	1:1
FAR w Bonus:	5:1
Base Zone:	EX
Overlay Zone:	d
Plan District:	CC
Comp Plan:	EX
Max Height Available:	50 ft
Height Limit Base:	65 ft
Height Limit Bonus:	125 ft
Max Building Coverage:	100%

### 901 SE OAK

Lot Size:	20,000 sf
Base Elevation:	~78 ft
Base FAR:	3:1
Min FAR:	1:1
FAR w Bonus:	5:1
Base Zone:	EX
Overlay Zone:	d
Plan District:	CC
Comp Plan:	EX
Max Height Available:	50 ft
Height Limit Base:	65 ft
Height Limit Bonus:	125 ft

# Zoning Overview

## Consolidated Lots



### CONSOLIDATED LOTS

Lot Size:	39,584 sf
Base Elevation:	~78-81 ft
Base FAR:	3:1
Min FAR:	1:1
FAR w Bonus:	5:1
Base Zone:	EX
Overlay Zone:	d
Plan District:	CC
Comp Plan:	EX
Max Height Available:	50 ft
Height Limit Base:	65 ft
Height Limit Bonus:	125 ft
Max Building Coverage:	100%



Existing Conditions

Context Buildings



BUILDINGS NORTH OF SITE ALONG SANDY BLVD

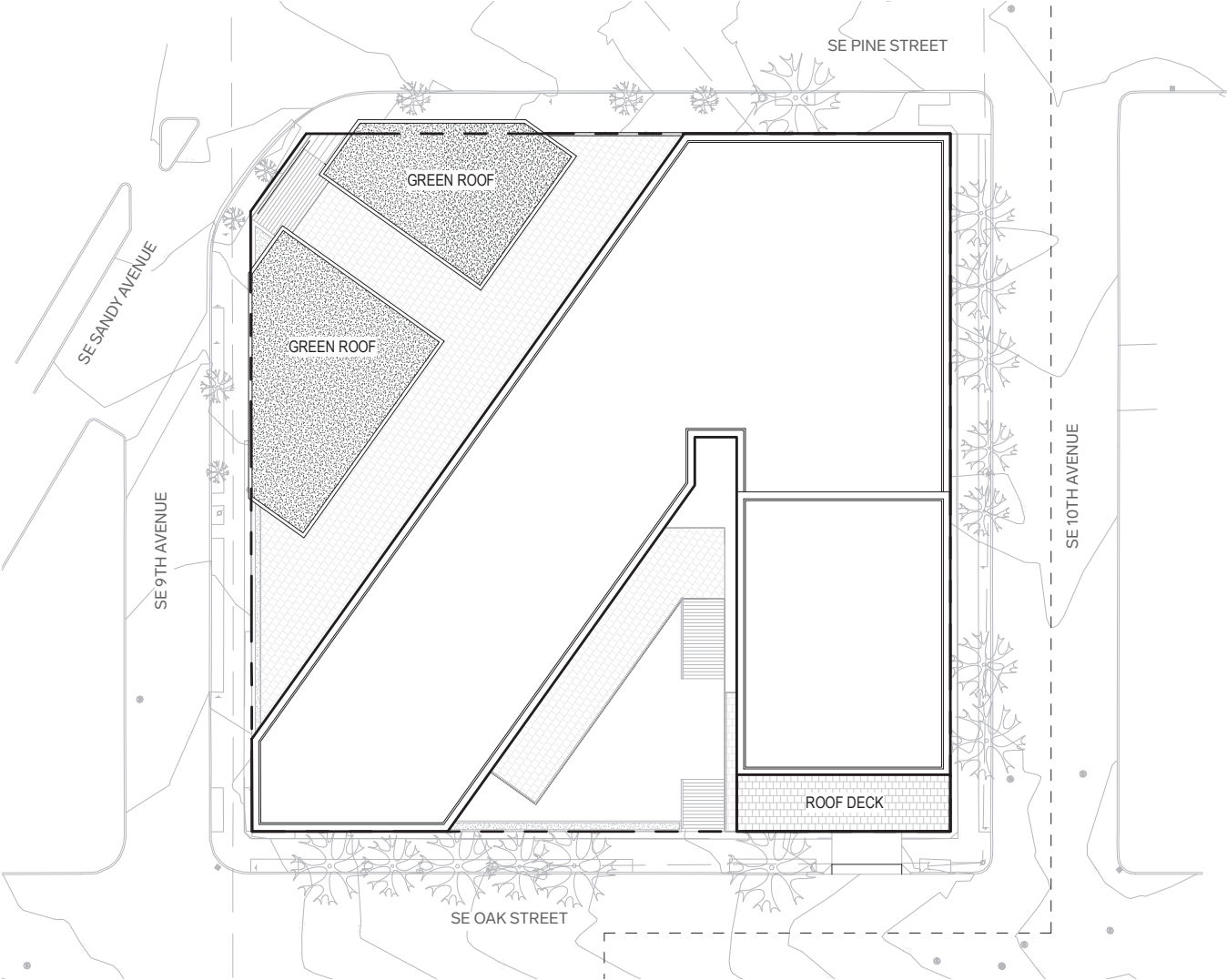


BUILDINGS SOUTH OF SITE ALONG SANDY BLVD

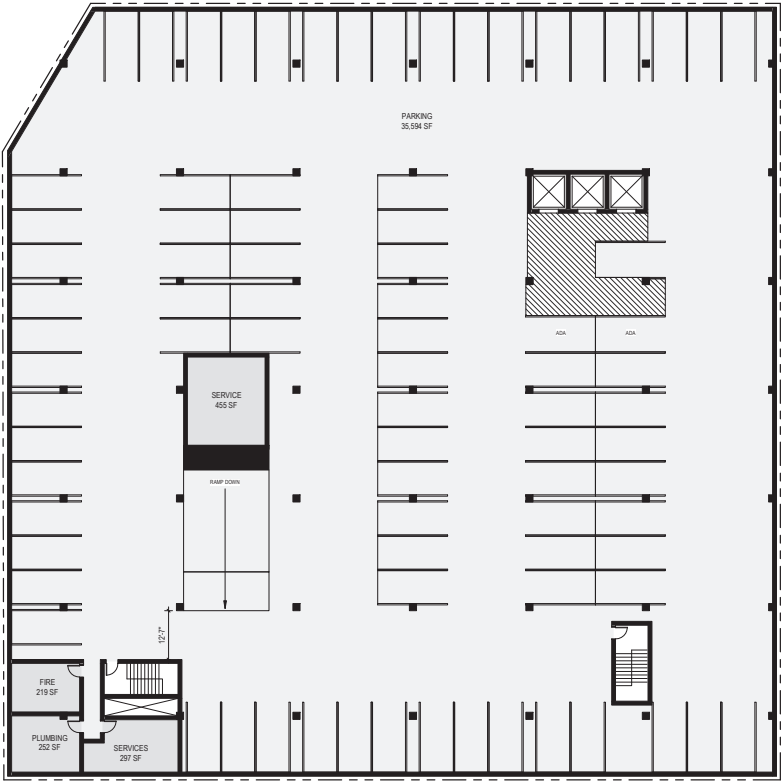


# Plans

Site Plan  
Scale: 1/32" = 1'

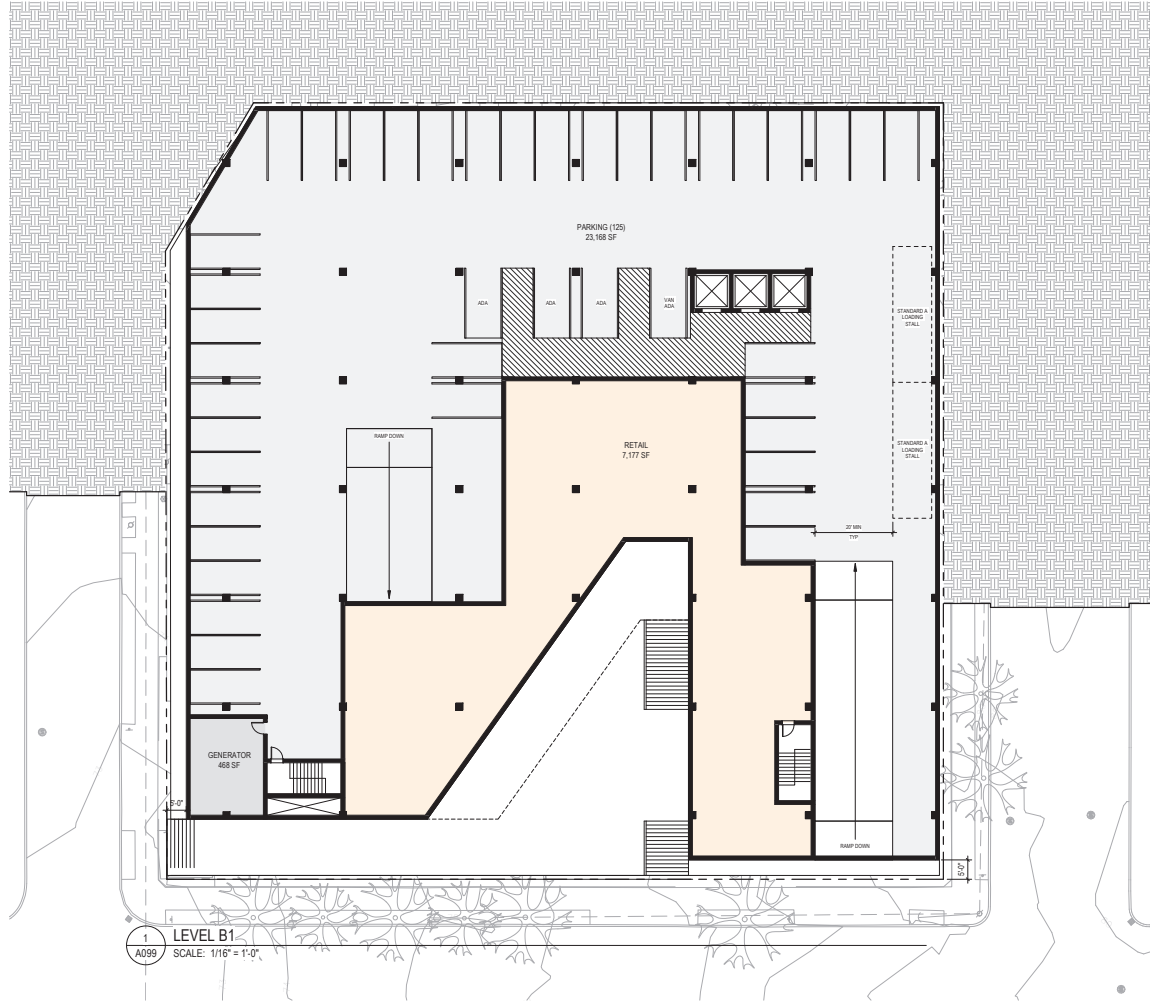


Basement 2  
Scale: 1/32" = 1'



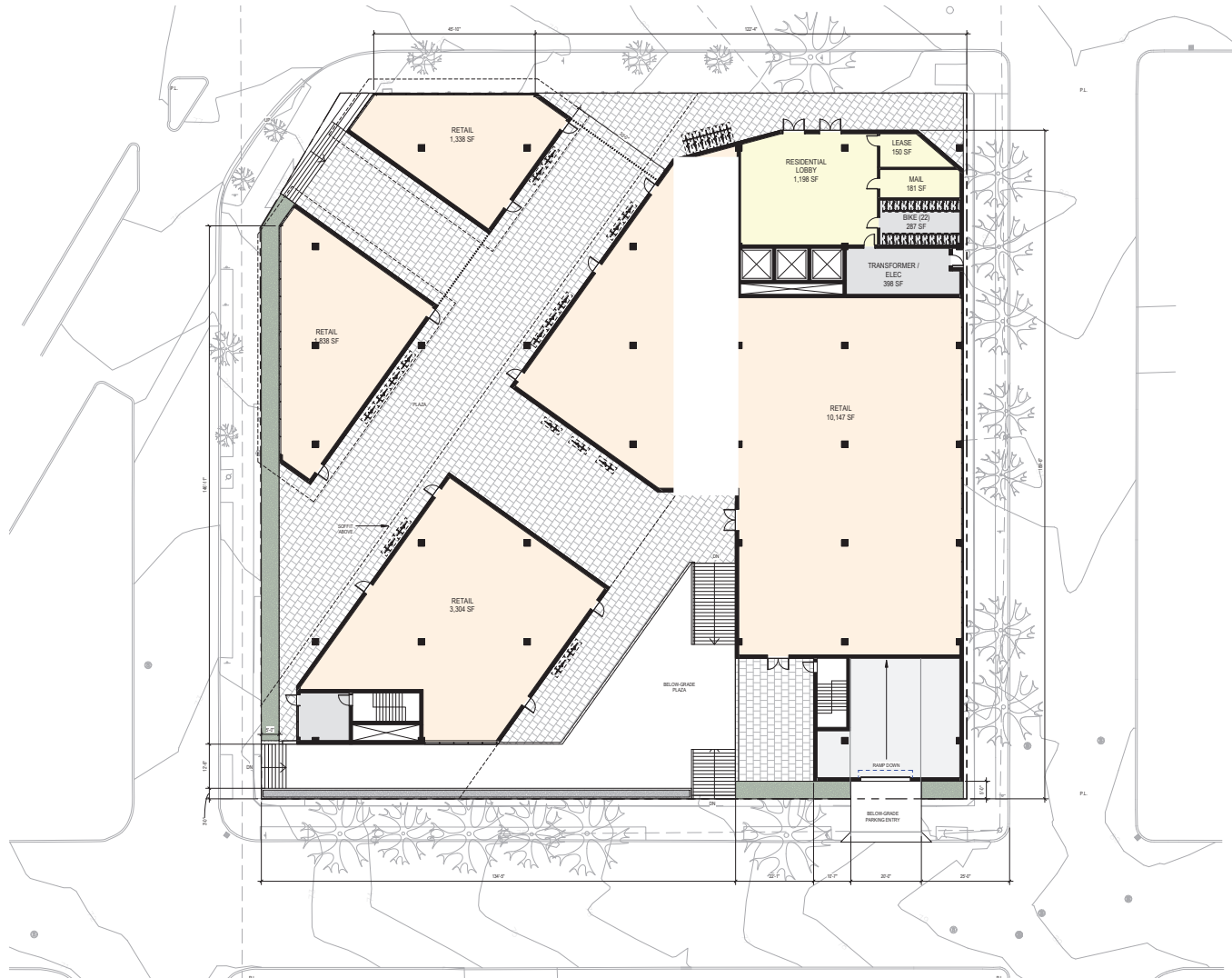
1 LEVEL B2  
A098 SCALE: 1/16" = 1'-0"

Scale: 1/32" = 1'



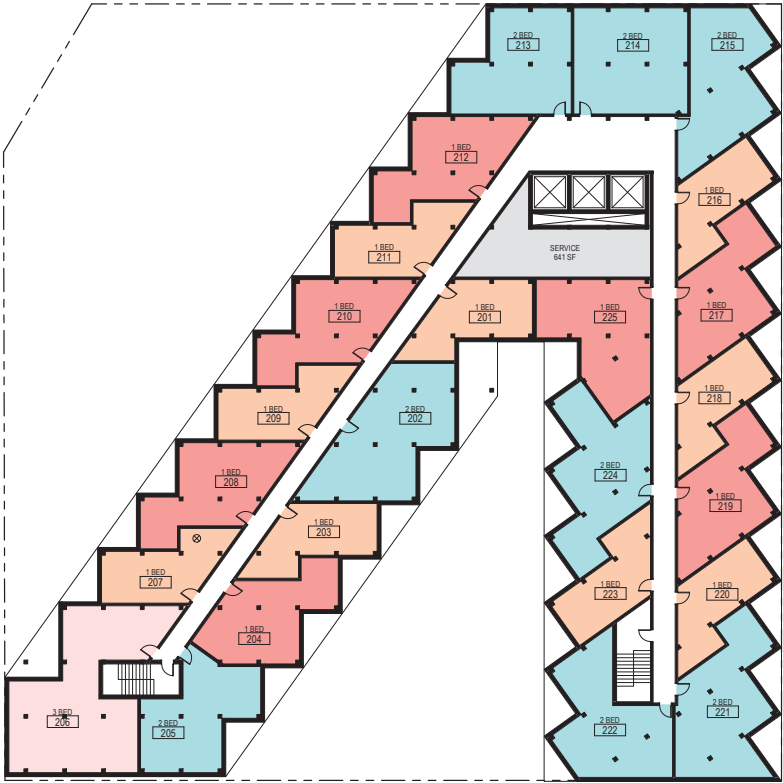


Scale: 1/32" = 1'

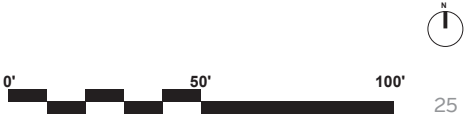


# Typical Residential Floor

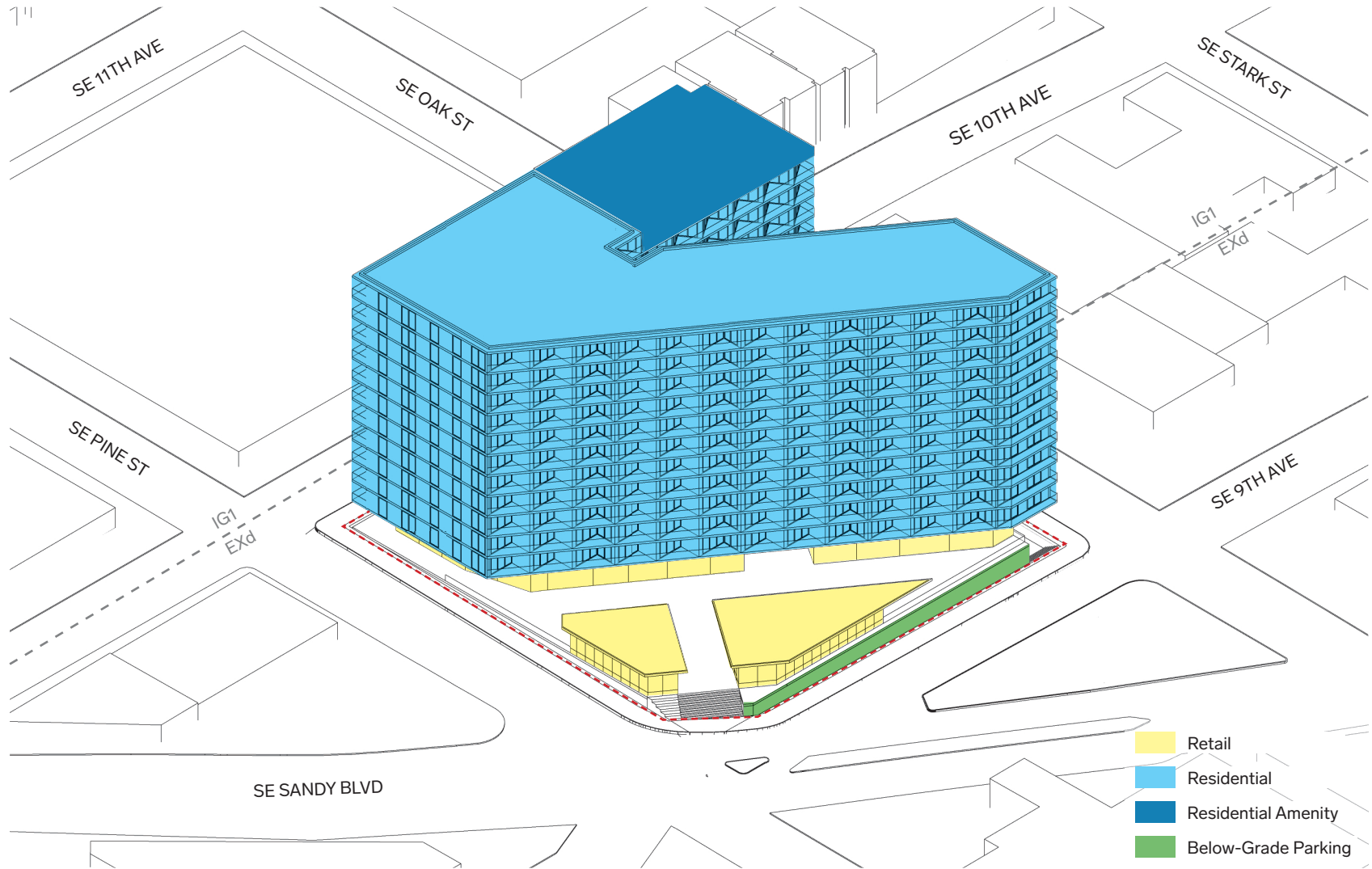
Scale: 1/32" = 1'



1 LEVEL 2  
A102 SCALE: 1/16" = 1'-0"



## Massing Concept





# 900 SE Sandy

## Design Advice Request Draft



# Project Summary

## Context Study

## Concept Design

# Project Summary

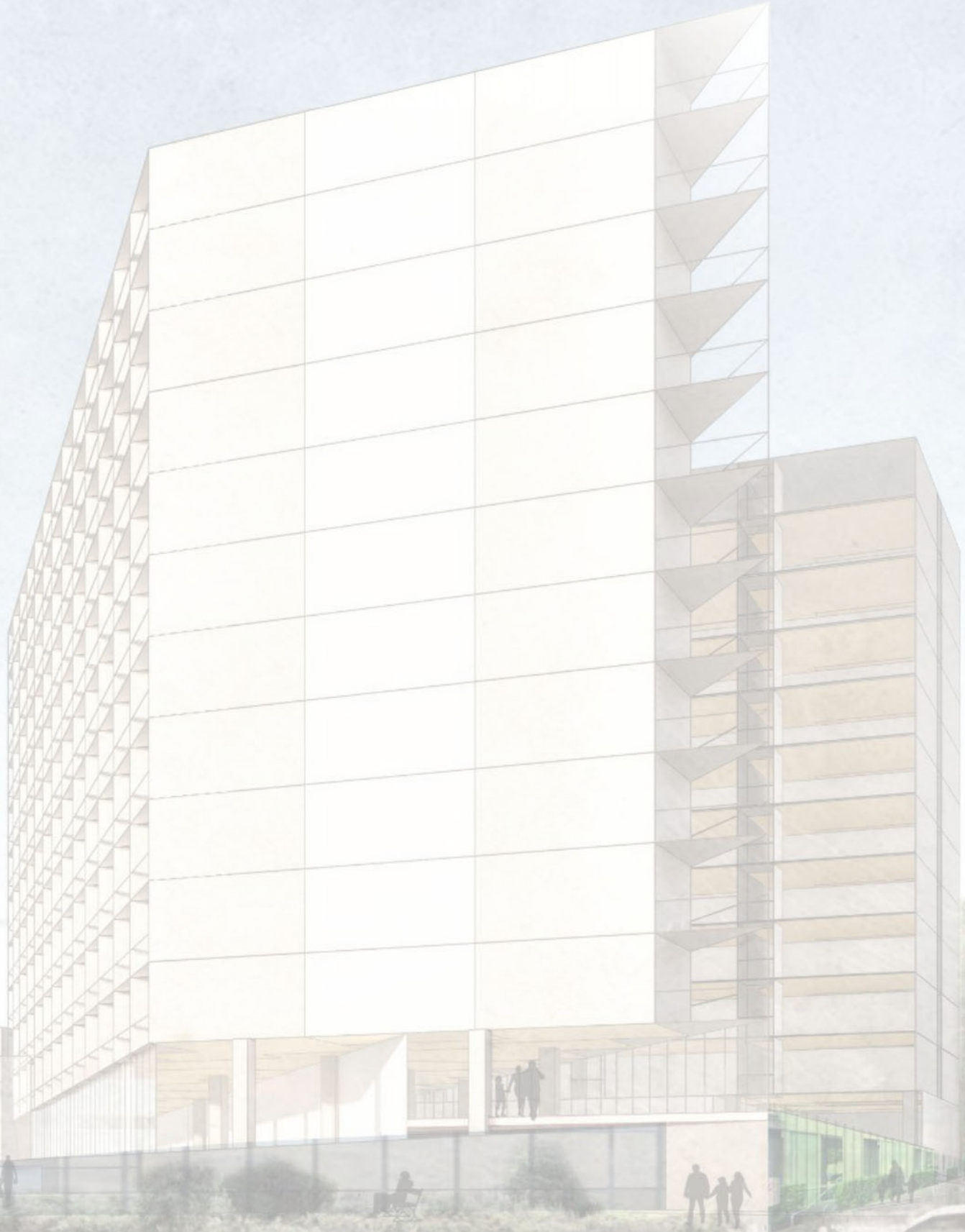
## Project Description

Construction of a new 12-story, 250,000 sf mass timber mix-use high rise. The 39,584 sf site has frontages on SE Sandy Avenue, SE Pine Street, SE 10th Avenue, SE Oak Street, and SE 9th Avenue. The program will include split level retail with activated courtyards on the ground level, 2 levels of below-grade parking, and ~271 dwelling units on levels 2 through 12. The residential levels will offer exterior balconies for each unit, and will also include a variety of amenities such as lounges, workspaces and fitness centers. Stormwater will be managed onsite and the project will utilized ecoroofs throughout.

The project site is unique in that it has five street frontages with the major transit street frontage along SE Sandy is 45ft in length. The site plan has been designed to locate garage access and loading along 10th Ave, Residential Entry and Retail along Pine, and Retail along 9th Ave with opportunities for outdoor public spaces fronting along the public right of way to serve eating and drinking establishments planned for the ground floor.

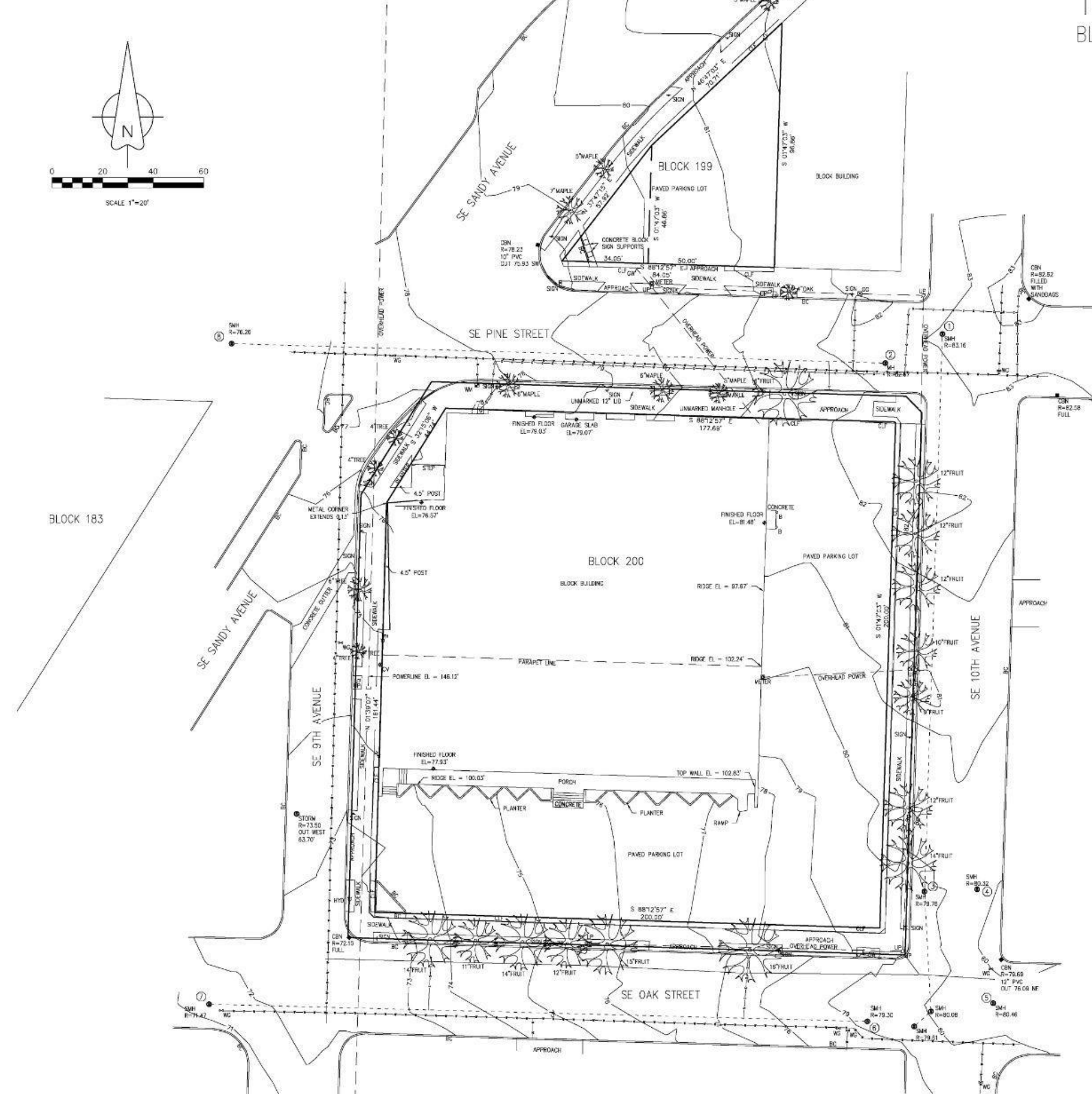
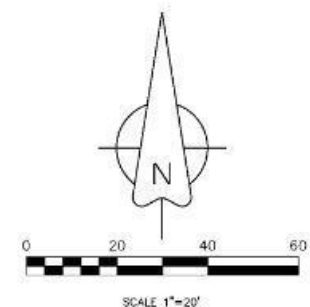
## Project Program

12-Story Residential Tower	250,000 sf
1.5 Levels of Subgrade Parking	60,000 sf
Site Landscape	17,000 sf



# Context Study

TOPOGRAPHIC SURVEY  
BLOCK 200 AND A PORTION OF BLOCK 199, EAST PORTLAND  
CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
07/13/2021



- LEGEND**
- BOLLARD
  - FIRE DEPARTMENT CONNECT
  - GAS VALVE ASSEMBLY
  - FIRE HYDRANT
  - WATER METER
  - WATER GATE
  - CATCH BASIN
  - SEWER/STORM DRAIN MANHOLE
  - STREET SIGN
  - GAS GATE
  - IRRIGATION CONTROL VALVE
  - POWER METER
  - UTILITY POLE
  - LIGHT POLE
  - CUY WIRE
  - BOTTOM OF CURB
  - CHAIN LINK FENCE
  - 10" FRUIT
  - TREE AND DIAMETER

- MANHOLE DATA**
- ① RM: 83.16'  
INV. IN EAST = 86.05'  
INV. IN NORTH = 85.96'  
INV. OUT SOUTH = 85.81'
  - ② RM: 82.67  
INV. OUT WEST = 79.44'
  - ③ RM: 79.75  
INV. IN NORTH = 80.66'  
INV. IN EAST = 80.72'  
INV. OUT WEST = 80.46'
  - ④ RM: 80.32  
INV. IN SOUTHEAST = 83.77'  
INV. OUT WEST = 83.62'
  - ⑤ RM: 80.45  
INV. IN EAST = 84.05'  
INV. OUT NORTH = 83.98'
  - ⑥ RM: 79.30  
INV. OUT WEST = 83.02'
  - ⑦ RM: 71.47  
INV. IN EAST = 58.90'
  - ⑧ RM: 76.25  
INV. IN EAST = 84.42'

**NOTES**

THIS SURVEY IS FOR TOPOGRAPHIC AND SITE PLAN PURPOSES ONLY AND DOES NOT MEET THE REQUIREMENTS OF A BOUNDARY SURVEY. THIS IS A PRELIMINARY MAP AND THE BOUNDARY LINES WILL BE UPDATED. THE LINES SHOWN REFLECT THE CALCULATED BOUNDARIES BEFORE THE DEDICATION OF THE RIGHT-OF-WAY OF SE SANDY BOULEVARD.

THE VERTICAL CONTROL FOR THIS SURVEY IS THE BENCHMARK #2532 LOCATED AT THE NORTHWEST CORNER OF SE OAK ST. AND SE 11TH AVE. AND HAVING AN ELEVATION OF 84.83 FEET PER THE CITY OF PORTLAND.

BENCHMARK  
ELEVATION  
84.83

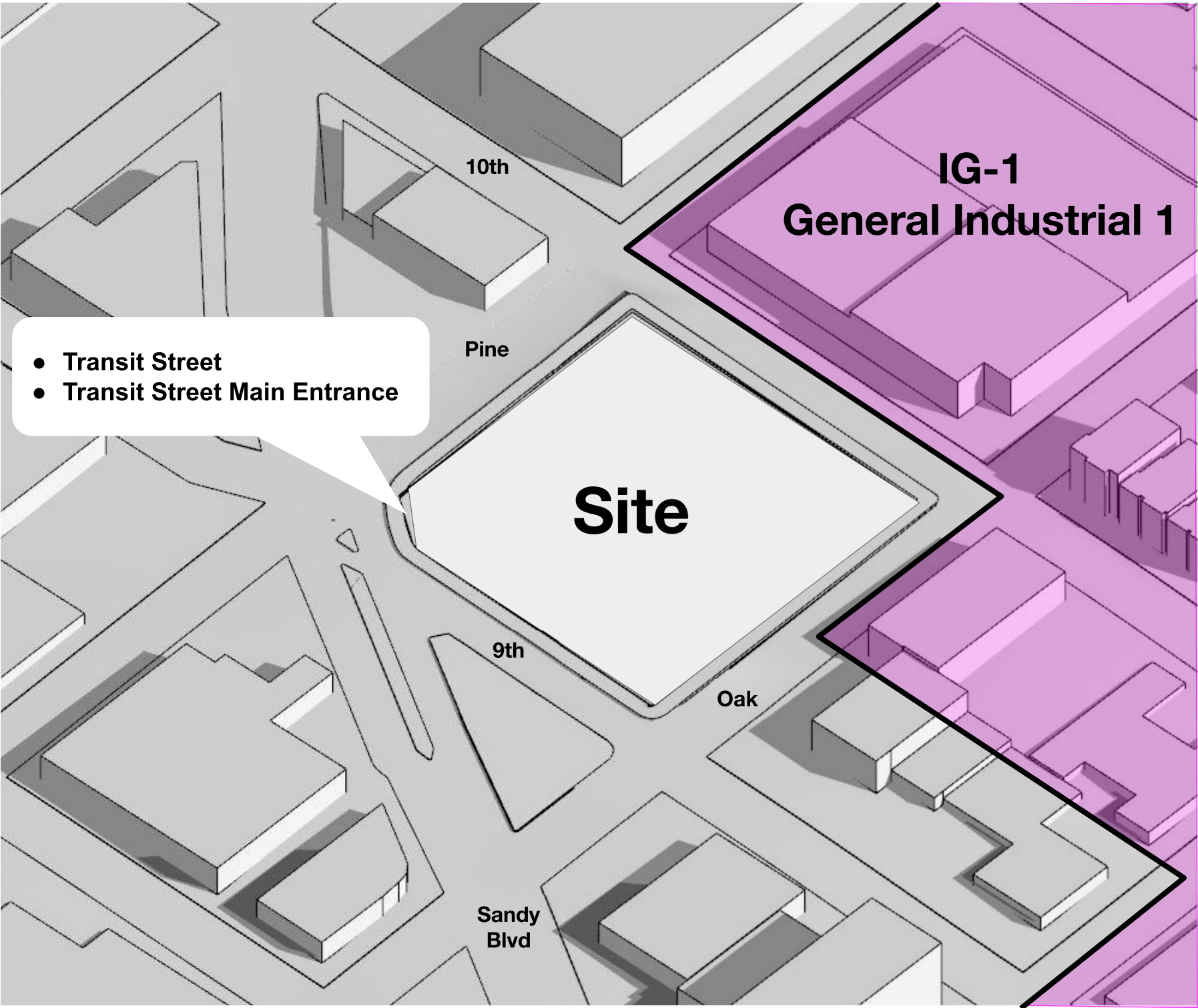
REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
NOVEMBER 24, 2010  
JOHN K. LUCEY  
7210455



# Zoning Description

Zoning Designation:	EXd Central Employment Design Overlay Central City Plan District Central Eastside Street Plan Central Employment
Comprehensive Plan:	
Site Area:	39,584 SF
Minimum FAR:	1:1 (39,584 GSF)
Maximum FAR:	3:1 (118,752 GSF)
Maximum FAR w/ Bonus:	5:1 (197,920 GSF)
Proposed FAR:	~6.3:1 (250,000 GSF) Targeting Unlimited FAR via Bonus + Transfers
Proposed Program:	
Retail:	18,000 SF
Residential:	190,900 SF
Circ/Mech	41,100 SF
Total:	250,000 GSF
Setbacks:	
SE 9th Ave:	Min 0'
SE 10th Ave:	Min 0'
SE Oak St:	Min 0'
SE Pine St:	Min 0'
Min Landscaped Area:	0% required
Number of Dwelling Units:	271
Minimum Parking:	.33 per dwelling unit (90)
Height Limit Base:	65'
Height Limit w/ Bonus:	125'
Proposed Height Above Grade:	124'





# Vicinity Map

SE Portland





# Site Map

SE Portland





# Site Map

SE Portland





# Site Map

SE Portland





# Urban Context

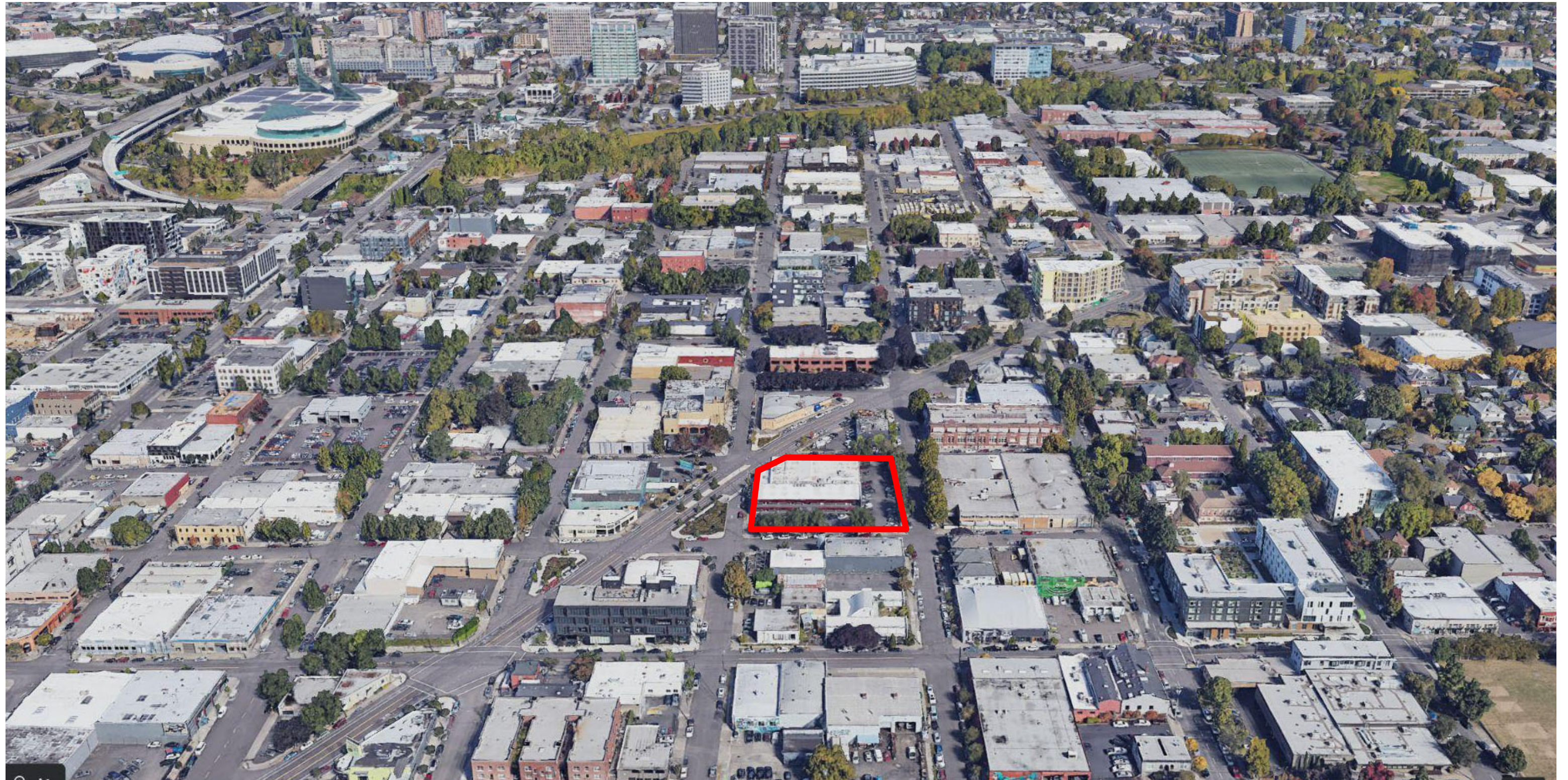
## Transportation





# Urban Context

SE Portland





# Urban:Rural Connections

SE Portland





# Urban:Rural Connections

SE Portland





# Urban:Rural Connections

SE Portland





# Urban Context

## Sandy Blvd Open Space





# Historic Context

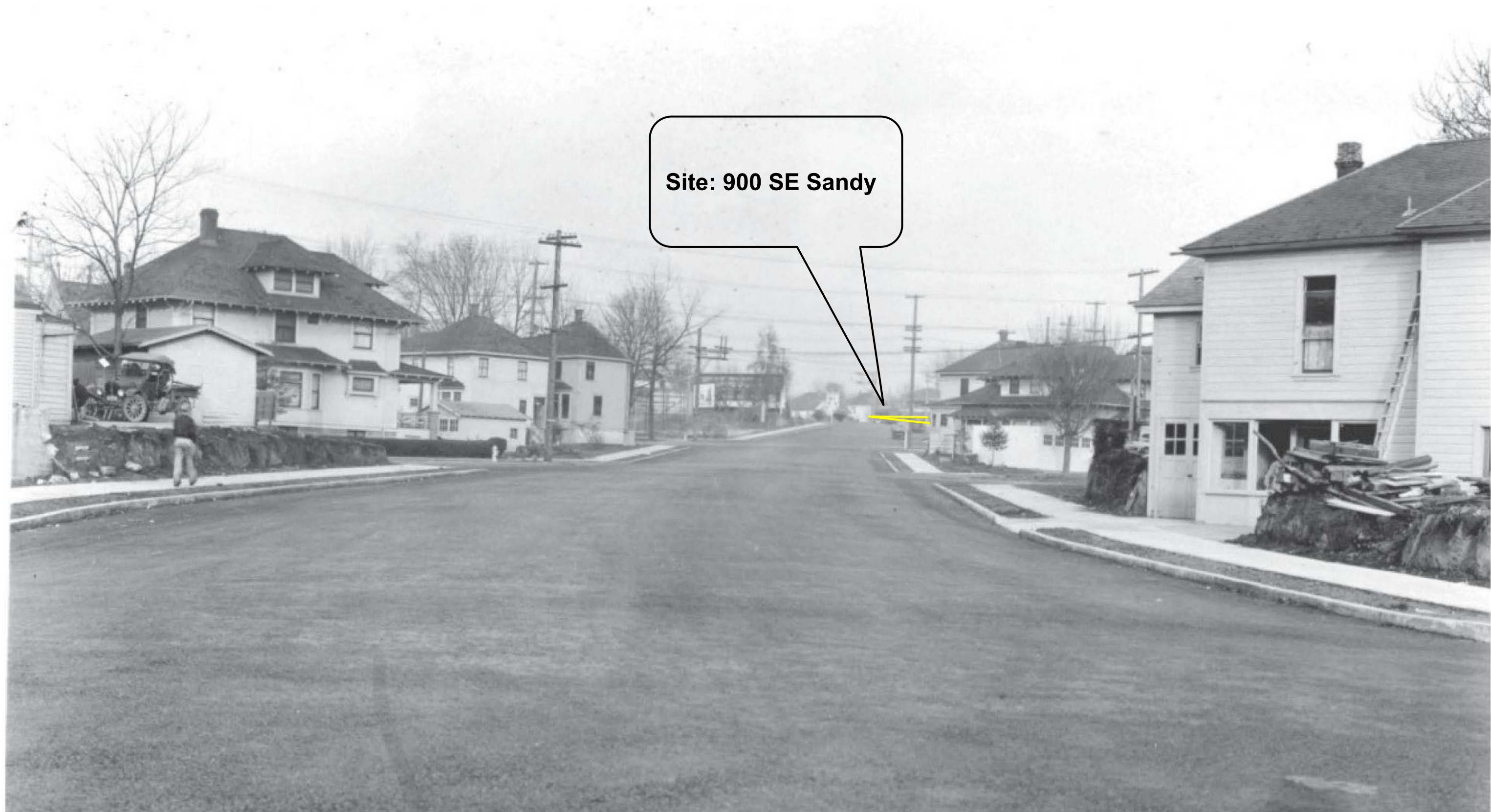
Sandy Boulevard at SE Burnside and 12th, 1958





# Historic Context

Sandy Boulevard at SE 10th and Ash, 1932





# SE Neighborhood

## Images of the Area



**Ground Floor Walk-Ups SE Corner on 10th / Oak**



**Industrial/Retail With Active Garden South of Site on Oak**



**Beautiful Historic Building NE Corner On 10th / Pine**



**Landscaping at Acute Lot Corners on 10th and Sandy**



# Existing Conditions Photos



Existing On-Site Single Story Industrial Bldg on Sandy



Existing Two Story Office and Surface Parking on 9th/Oak



Existing On-Site Surface Parking Lot Along 10th Ave



Across the Street on 10th Ave - No Ground Floor Windows

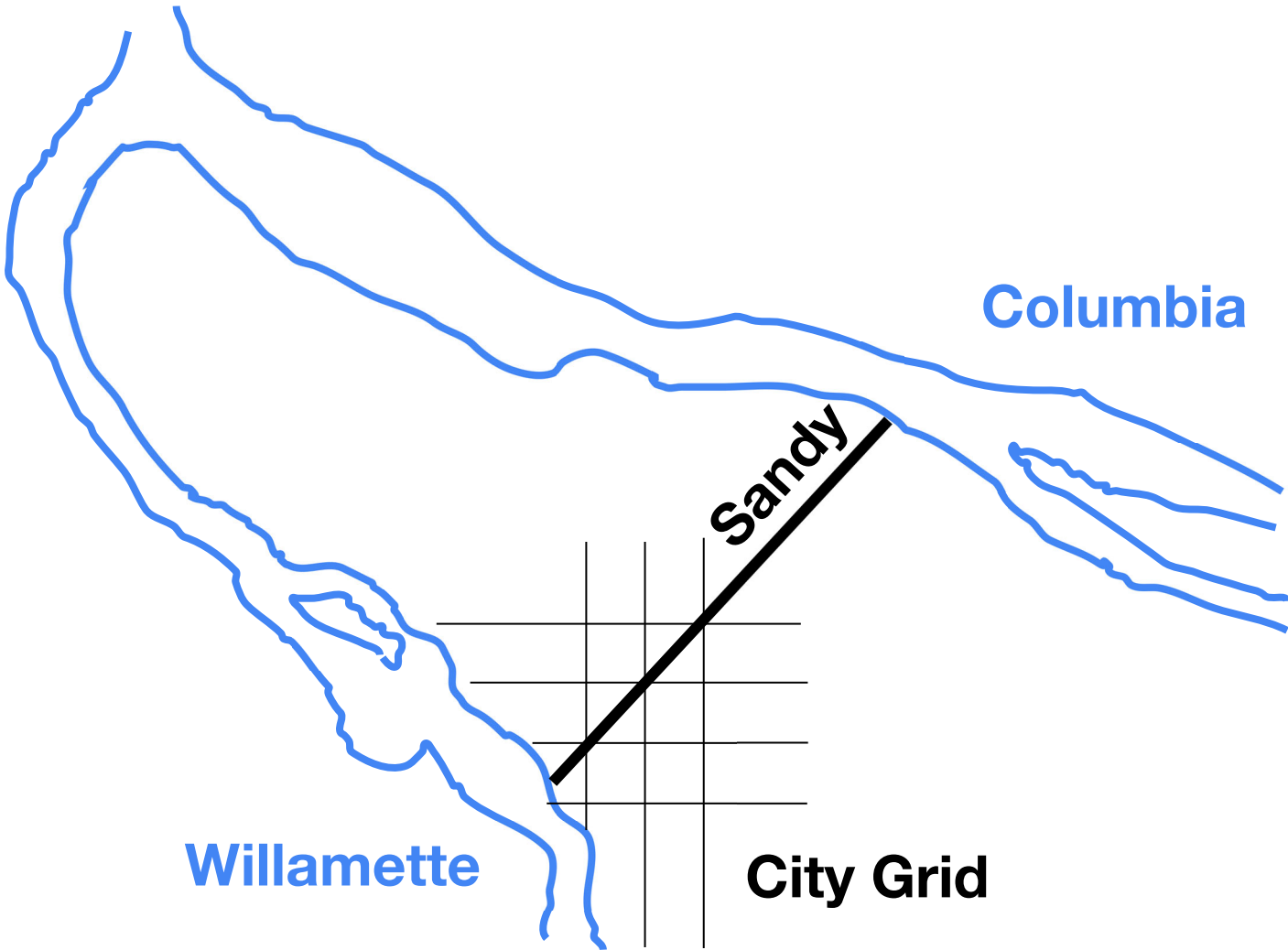


# Concept Design

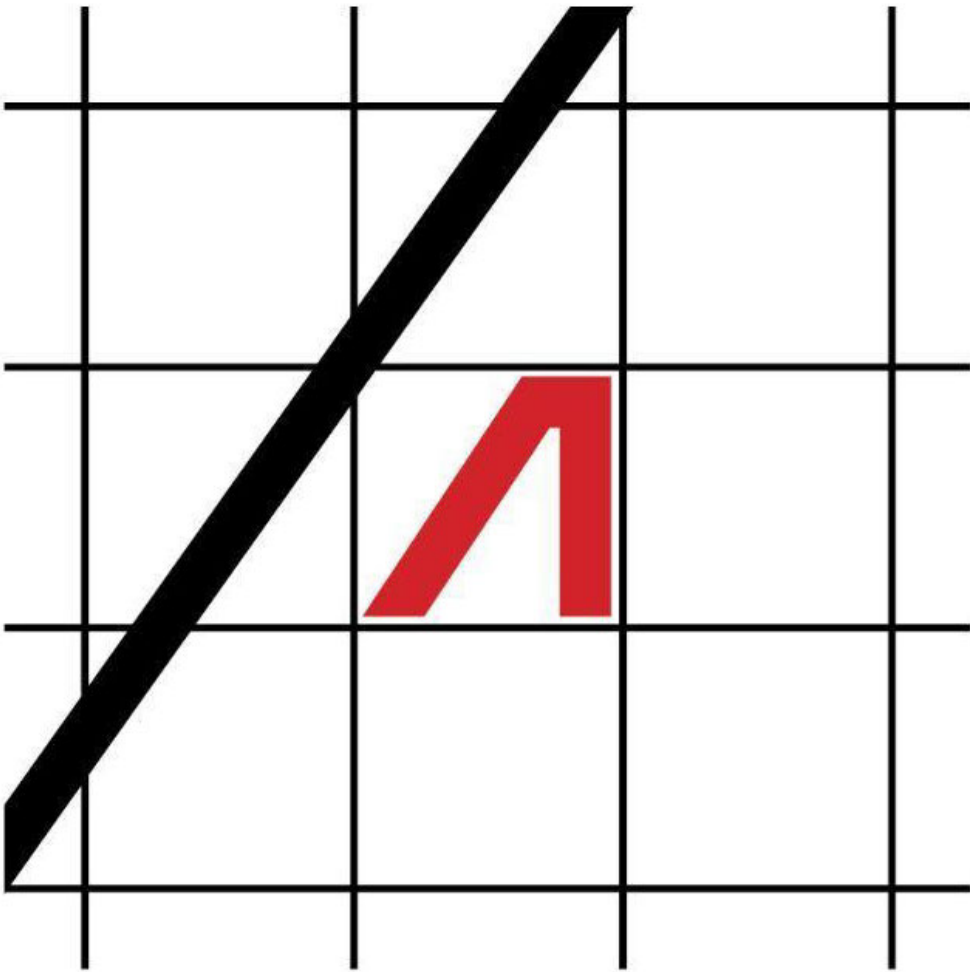


# Concept Diagram

It Started With The Rivers



Indigenous River Path

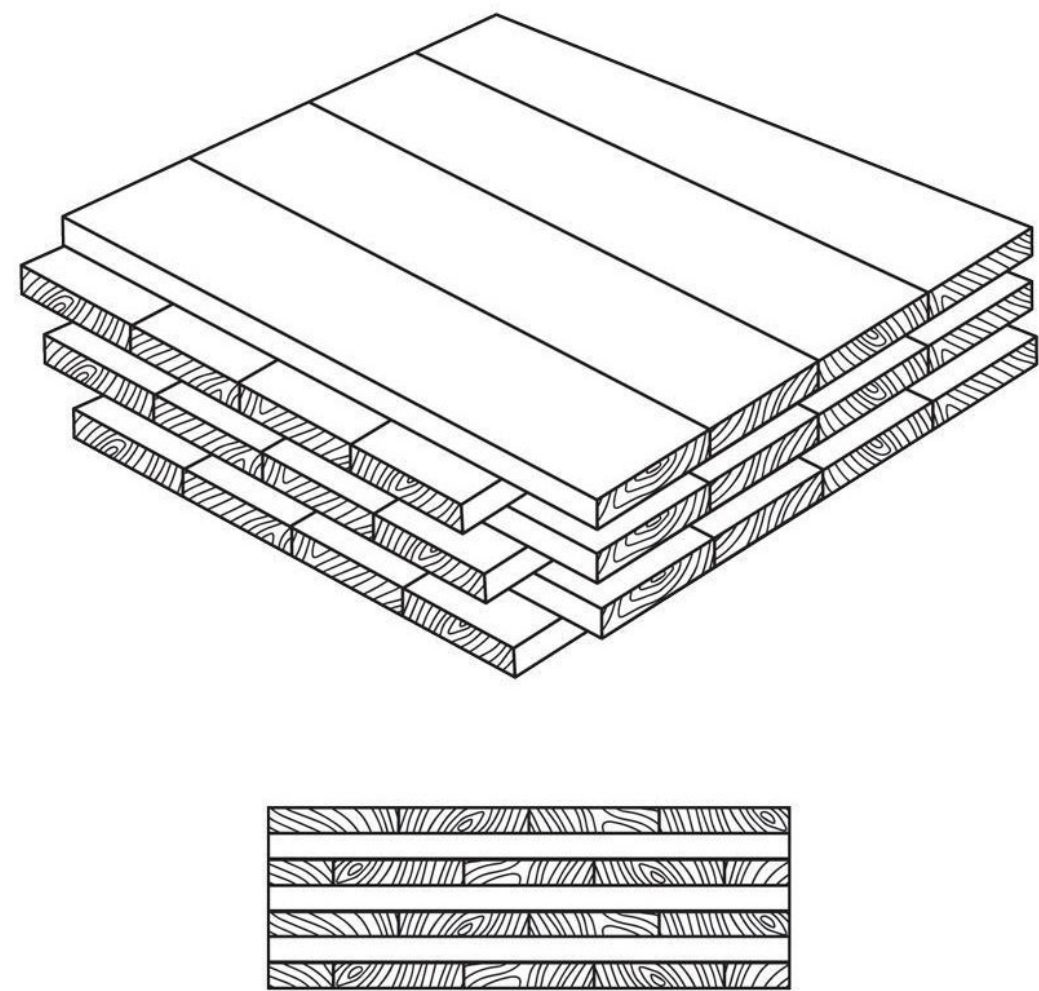


Reinforce the Path



# Concept Diagram

## Structural Diagram



Cross Laminated Timber Floors

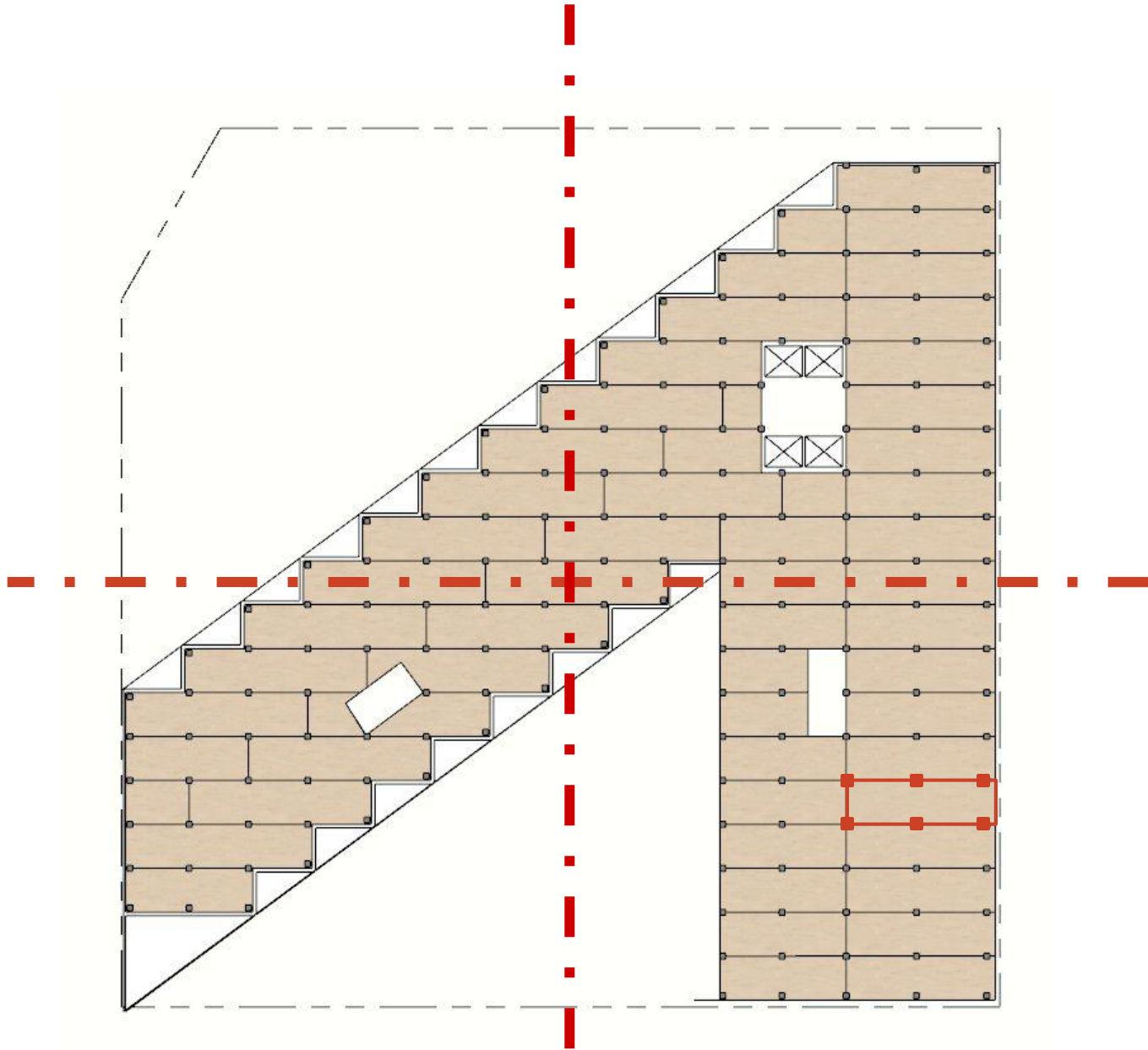


Point Supported CLT Structure

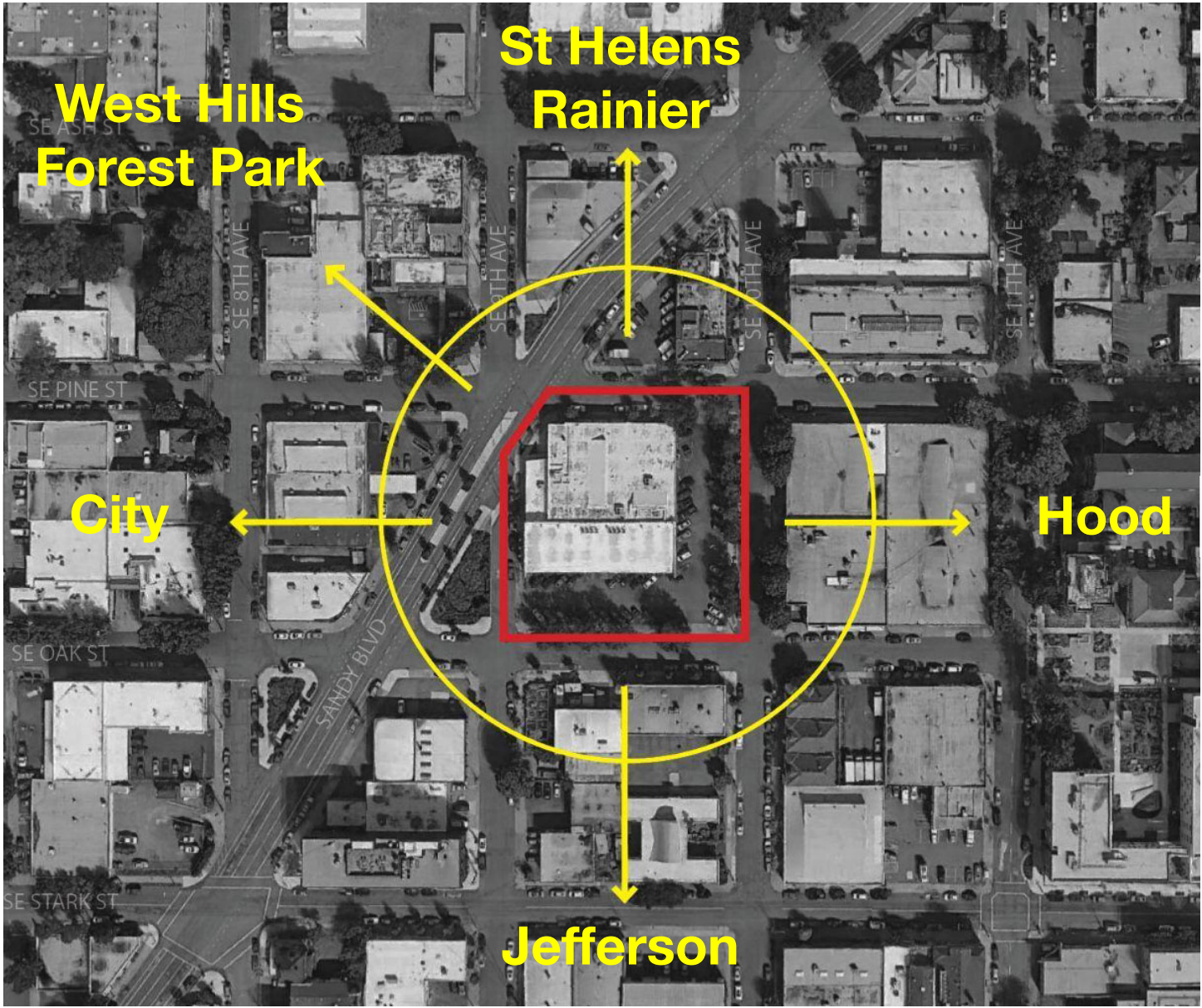


# Concept Diagram

## Grid Development



Structural Grid / City Grid



Urban : Rural Connection



# Ground Floor Program Studies

## Option A - Continuous Ground Floor Bldg Line

The project program provides 250,000 gsf of residential and retail uses with 2 floors of ~180 subgrade off street parking. The unique project site has five street frontages. SE Sandy Blvd is designated as a transit street, and has a 45ft frontage.

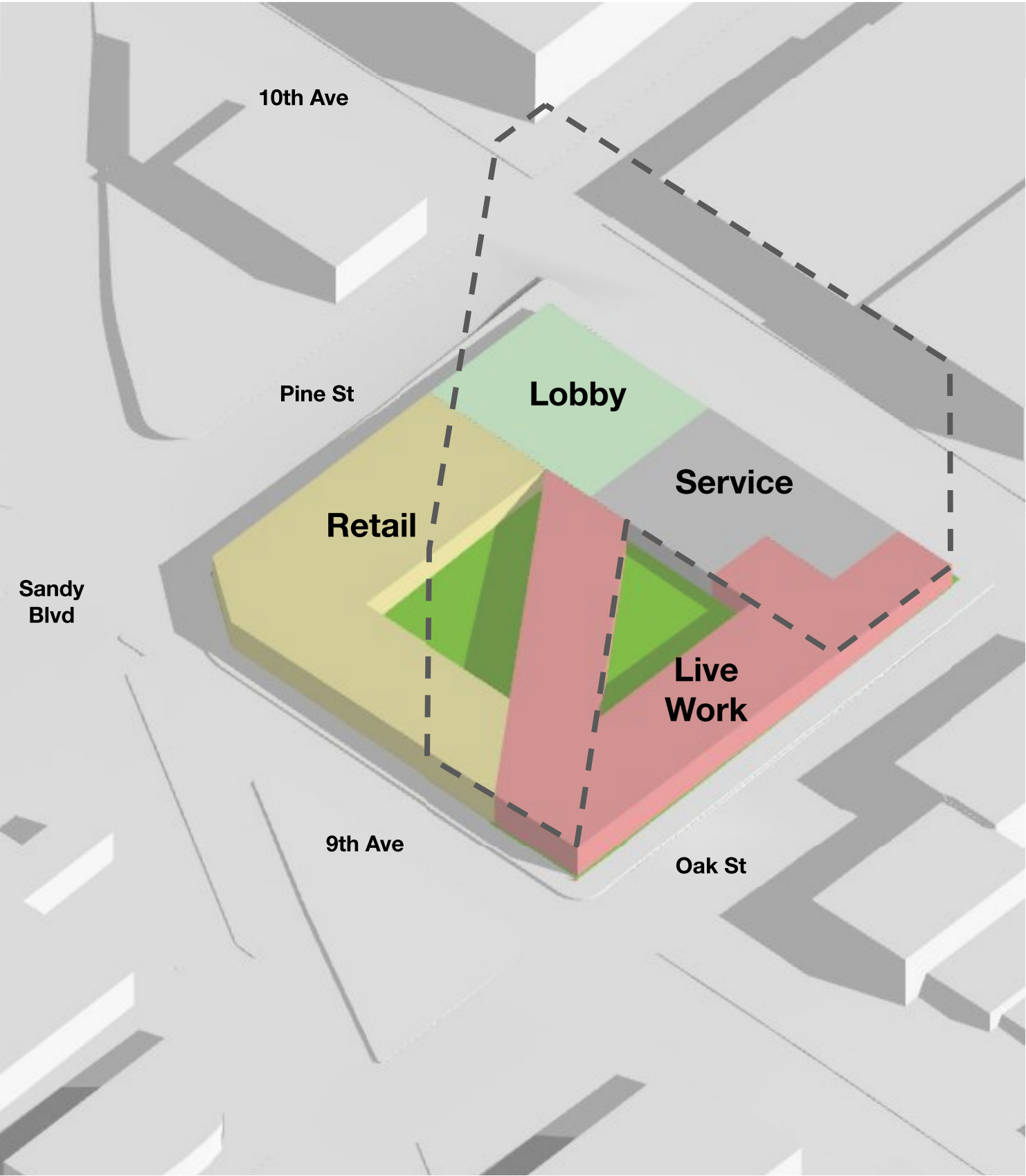
**Standard 33.130.242 Transit Street Main Entrance** requires that a main entrance be located at the 45ft frontage along SE Sandy. While retail entrances along this frontage are considered, the access to the building lobby is proposed on the corner of 10th and Pine to encourage pedestrian activity to the NE corner of the block.

**Option A:** Retail uses are located at the corner of SE Sandy and Pine. This location prioritizes active uses visible at the the corner and allows for a mid-block greenspace for retail.

**Option A Considerations:**

- Meets building line zoning requirements
- Privatizes two internal outdoor courts
- Retail Frontages along Sandy, 9th, and Pine

**Option A requires a modification to the Transit Street Main Entrance requirement as locating the Main Entrance on the 45ft frontage along Sandy where retail area entrance will be located.**



Option A - Continuous Ground Floor Building Line



# Ground Floor Program Studies

## Option B - Retail Passage and Exterior Court

The project program provides 250,000 gsf of residential and retail uses with 2 floors of ~180 subgrade off street parking. The unique project site has five street frontages. SE Sandy Blvd is designated as a transit street, and has a 45ft frontage.

**Standard 33.130.242 Transit Street Main Entrance** requires that a main entrance be located at the 45ft frontage along SE Sandy. While retail entrances along this frontage are considered, the access to the building lobby is proposed on the corner of 10th and Pine to encourage pedestrian activity to the NE corner of the block.

**Option B:** Retail uses are located at the corner of SE Sandy and Pine. This location prioritizes active uses visible at the the corner and allows for a mid-block greenspace for retail along 9th Ave and Pine St.

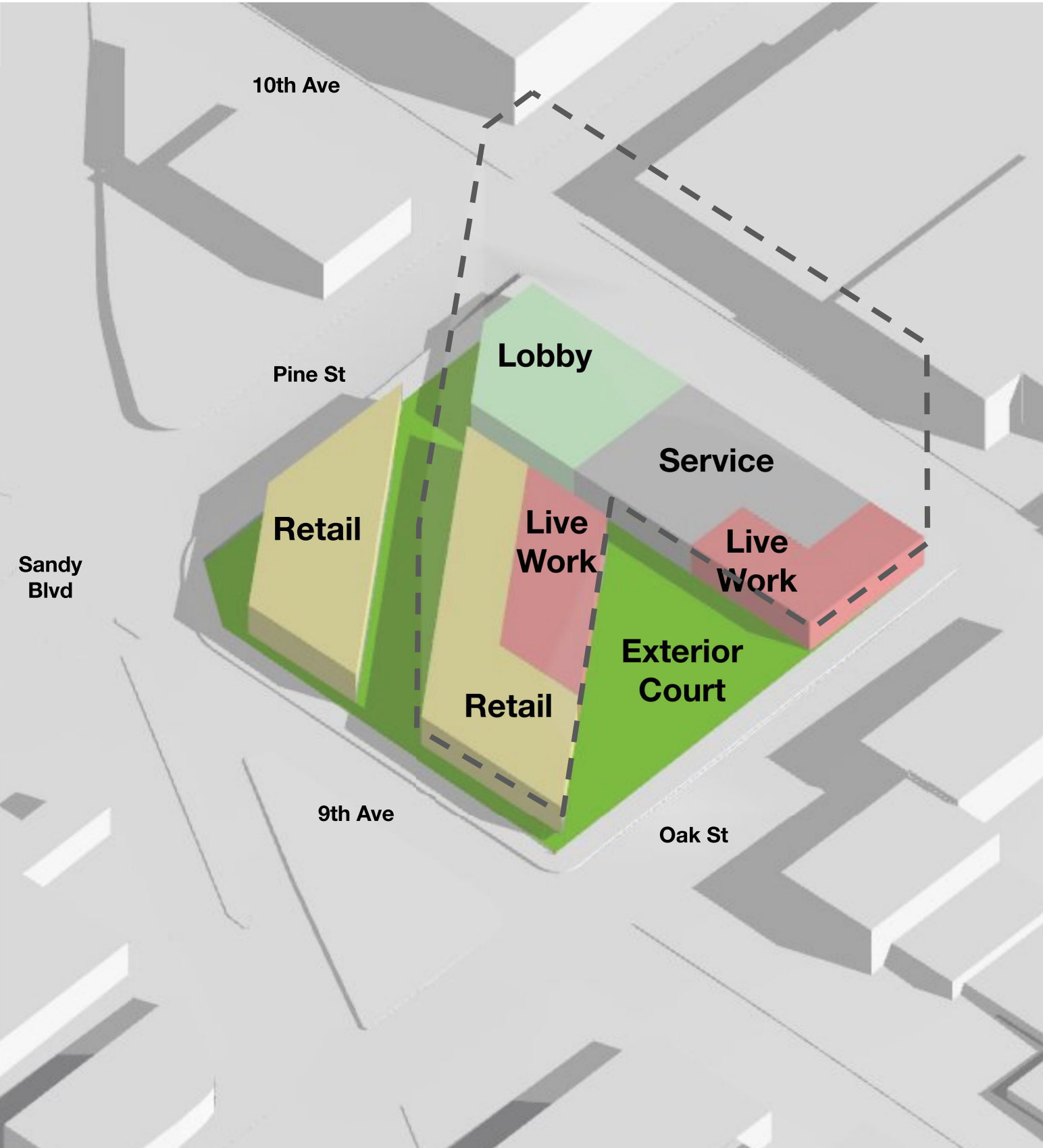
**Option B Considerations:**

- Ideal floor plate dimensions/configuration for retail
- Southern facing green space along right of way
- Retail Frontages along Sandy, 9th, and Pine
- Options for outdoor retail experiences

**Modifications Required:**

**33.510.215 Required Building Lines**  
Building line does not extend to the lot line along 75% of the frontage along Sandy, and Oak St frontages.

**33.130.242 Transit Street Main Entrance:**  
Retail entrances along the 45ft Sandy frontage are proposed, however, these are not the Building Main Entrance.



Option B - Retail Passage



# Ground Floor Program Studies

## Option C - Small Street Edge Gardens

The project program provides 250,000 gsf of residential and retail uses with 2 floors of ~180 subgrade off street parking. The unique project site has five street frontages. SE Sandy Blvd is designated as a transit street, and has a 45ft frontage.

**Standard 33.130.242 Transit Street Main Entrance** requires that a main entrance be located at the 45ft frontage along SE Sandy. While retail entrances along this frontage are considered, the access to the building lobby is proposed on the corner of 10th and Pine to encourage pedestrian activity to the NE corner of the block.

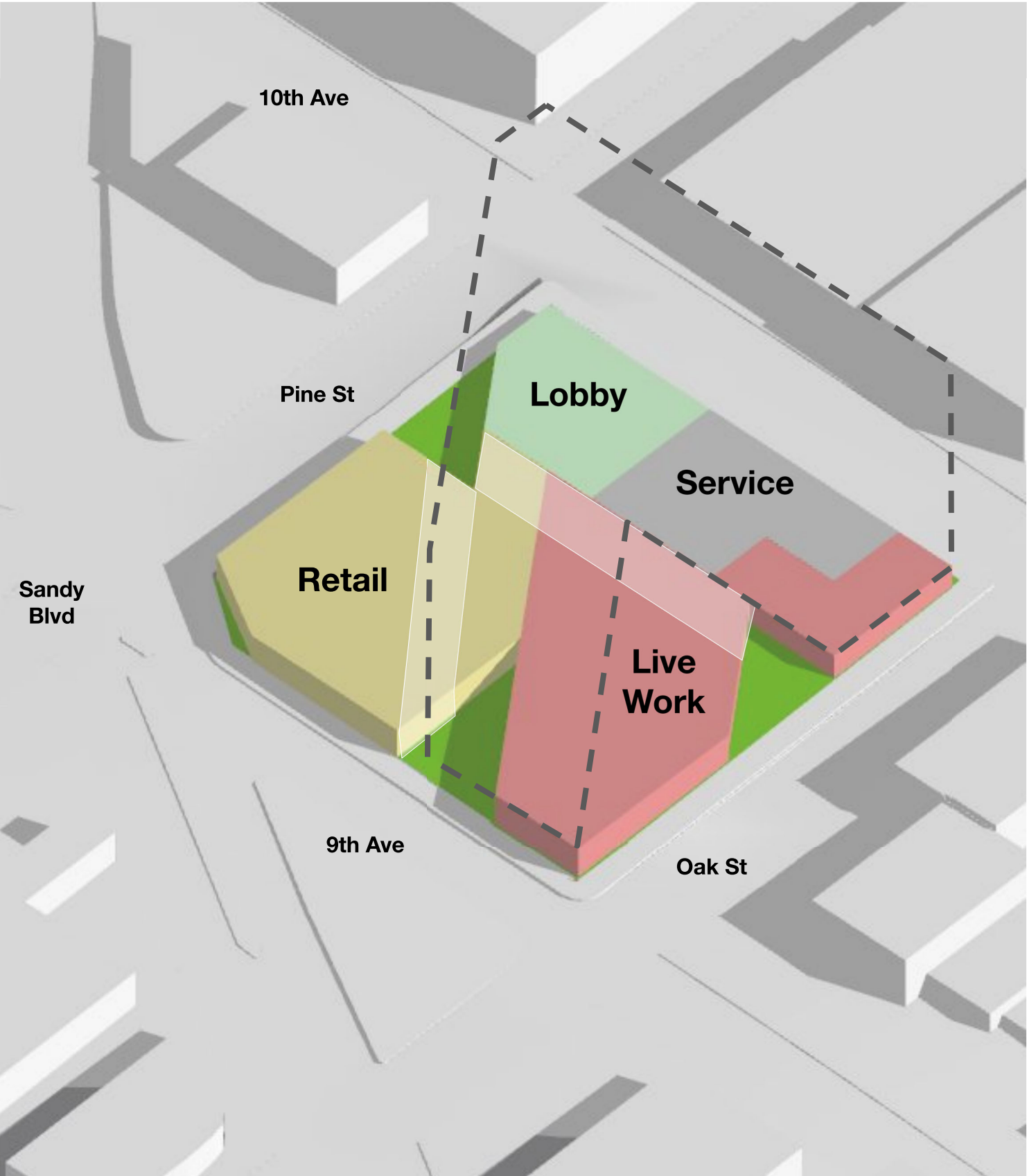
**Option C:** Retail uses are located along Pine and 9th Ave at the corner of SE Sandy and Pine. This location prioritizes active uses visible at the the corner and allows for a mid-block greenspace for retail. Smaller greenspace is connected to sidewalks at grade on N, S, and W sides of the ground floor to connect to sidewalk and create outdoor space for adjacent uses.

**Option C Considerations:**

- Depth of ground floor retail and live work areas affects connection of the spaces to light, and pedestrian activity on frontages.
- Small green spaces separate onsite activities.
- Retail Frontages along Sandy, 9th, and Pine
- Overall area of outdoor greenspace reduced.

**Modifications Required:**

**33.130.242 Transit Street Main Entrance:**  
Retail entrances along the 45ft Sandy frontage are proposed, however, these are not the Building Main Entrance.

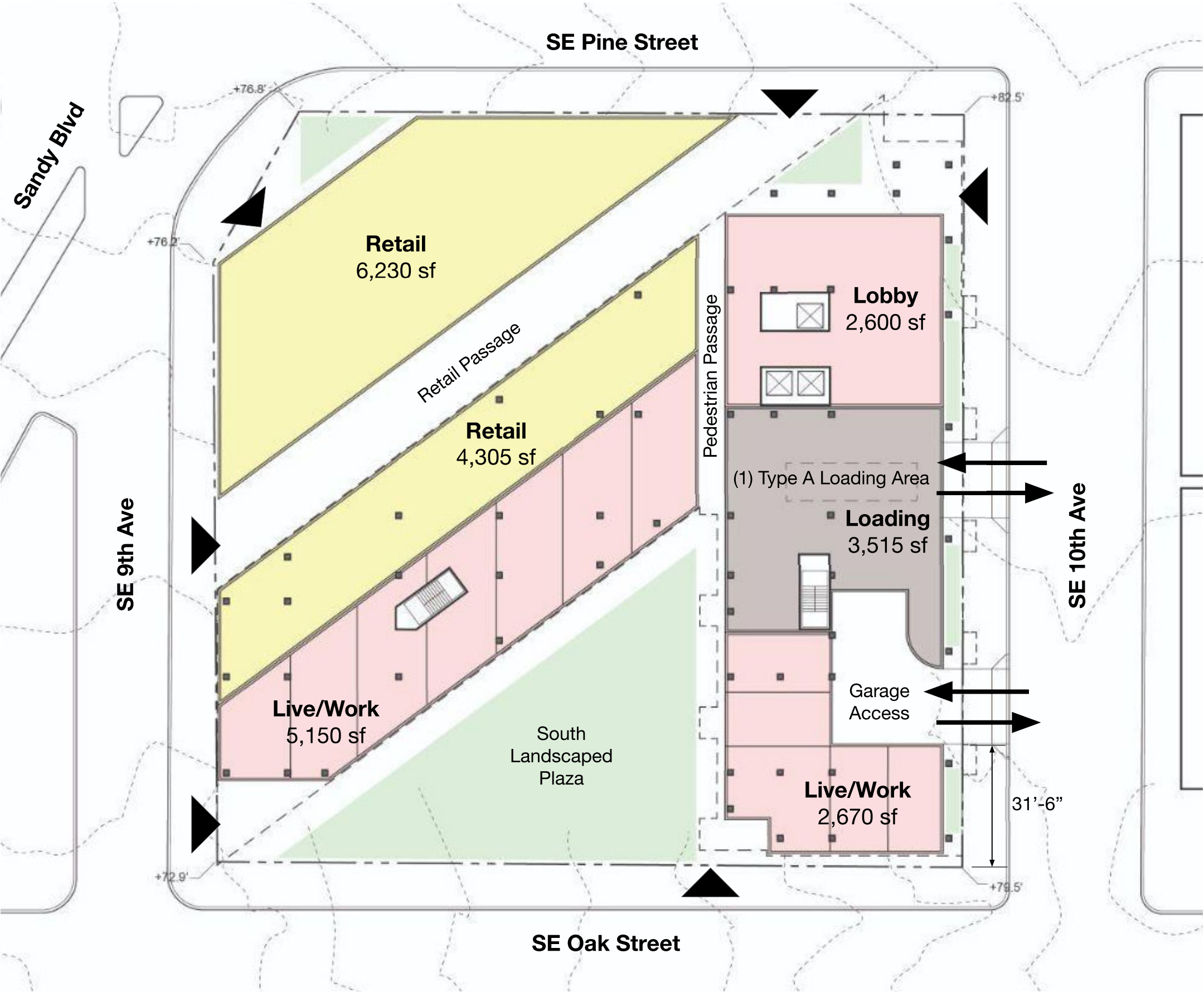


Option C - Small Street Edge Gardens



# Ground Floor Site Plan

At Grade





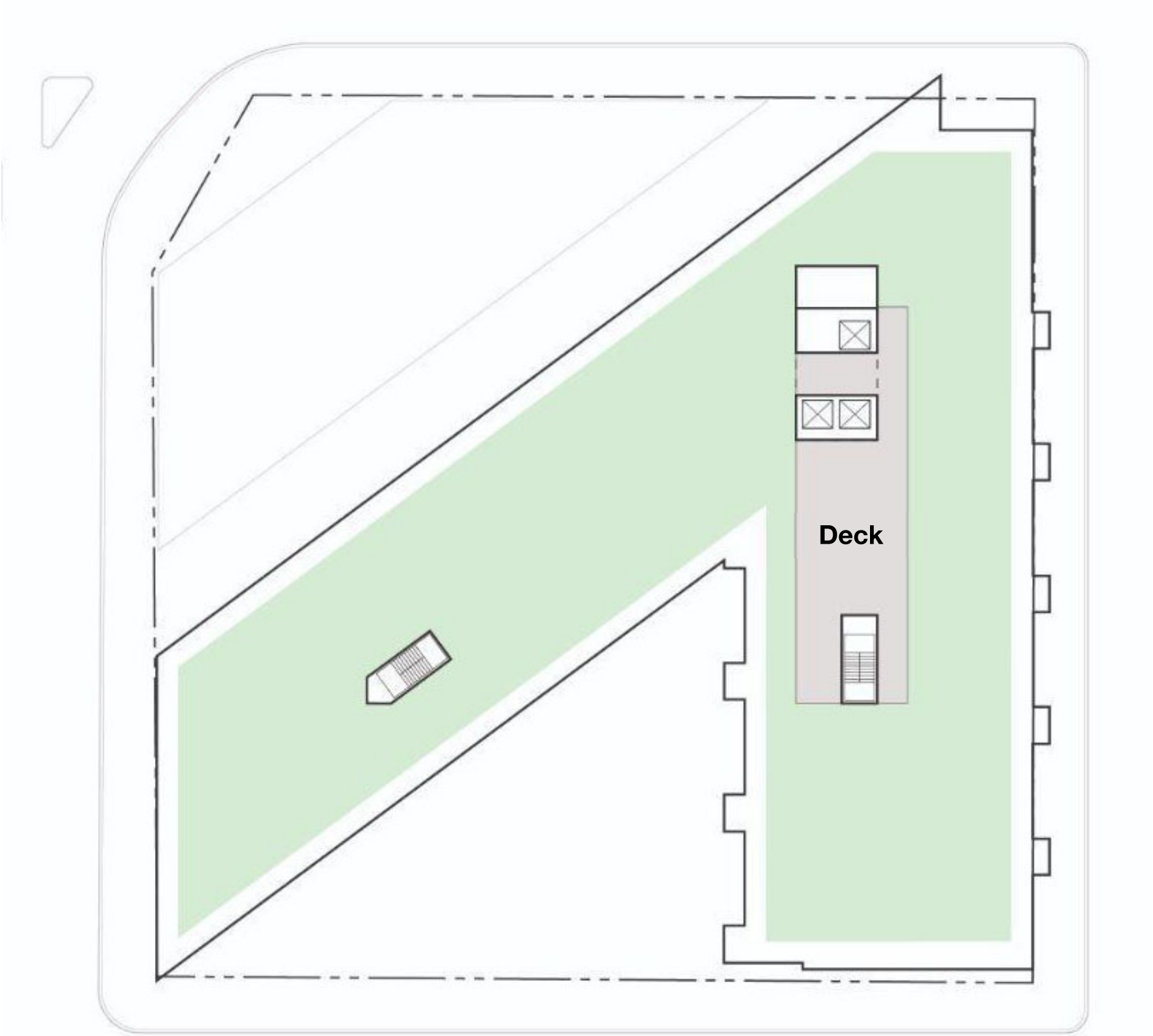
## Floors 02 - 12





# Roof Plan

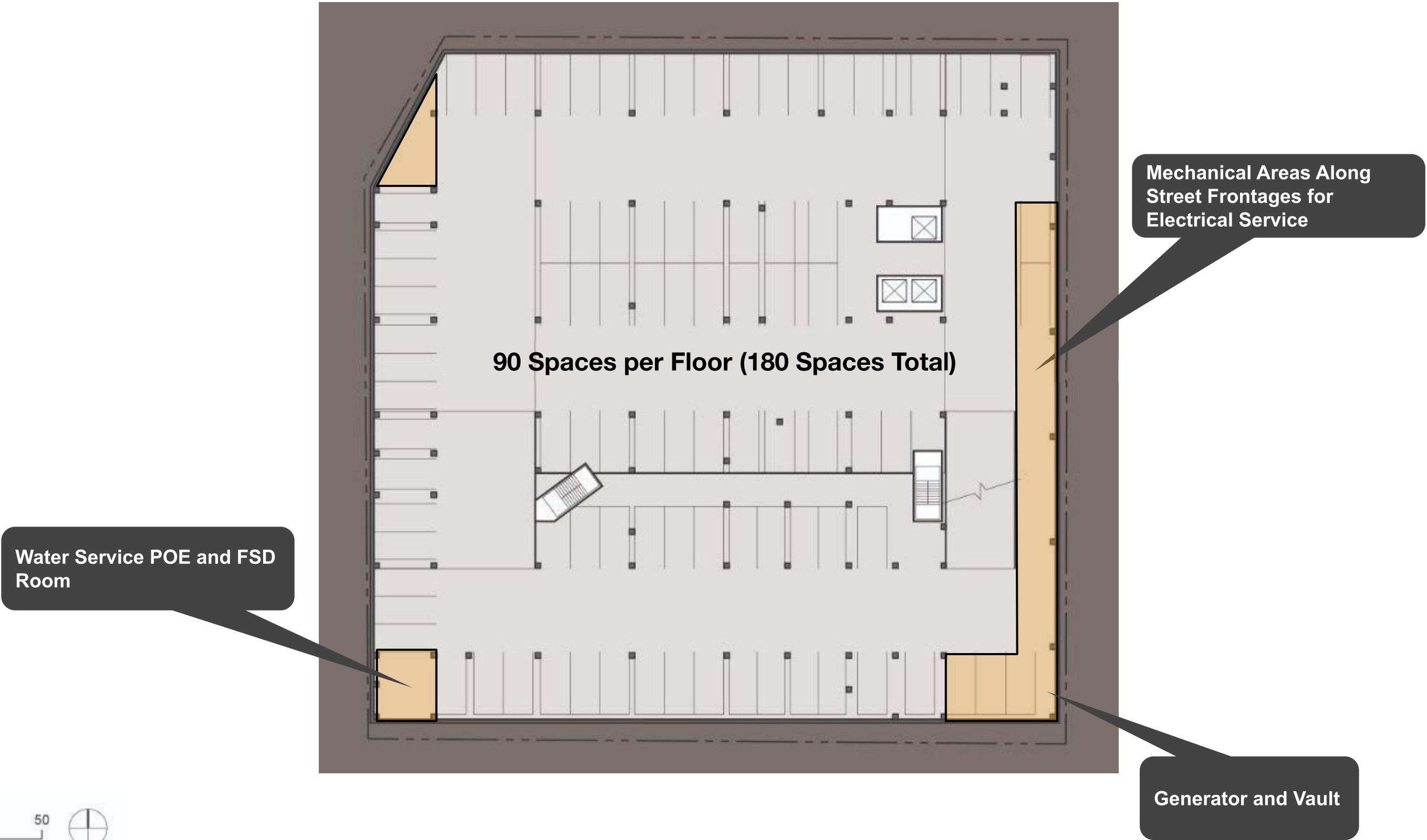
Floor 13





# Parking Level 01 and 02

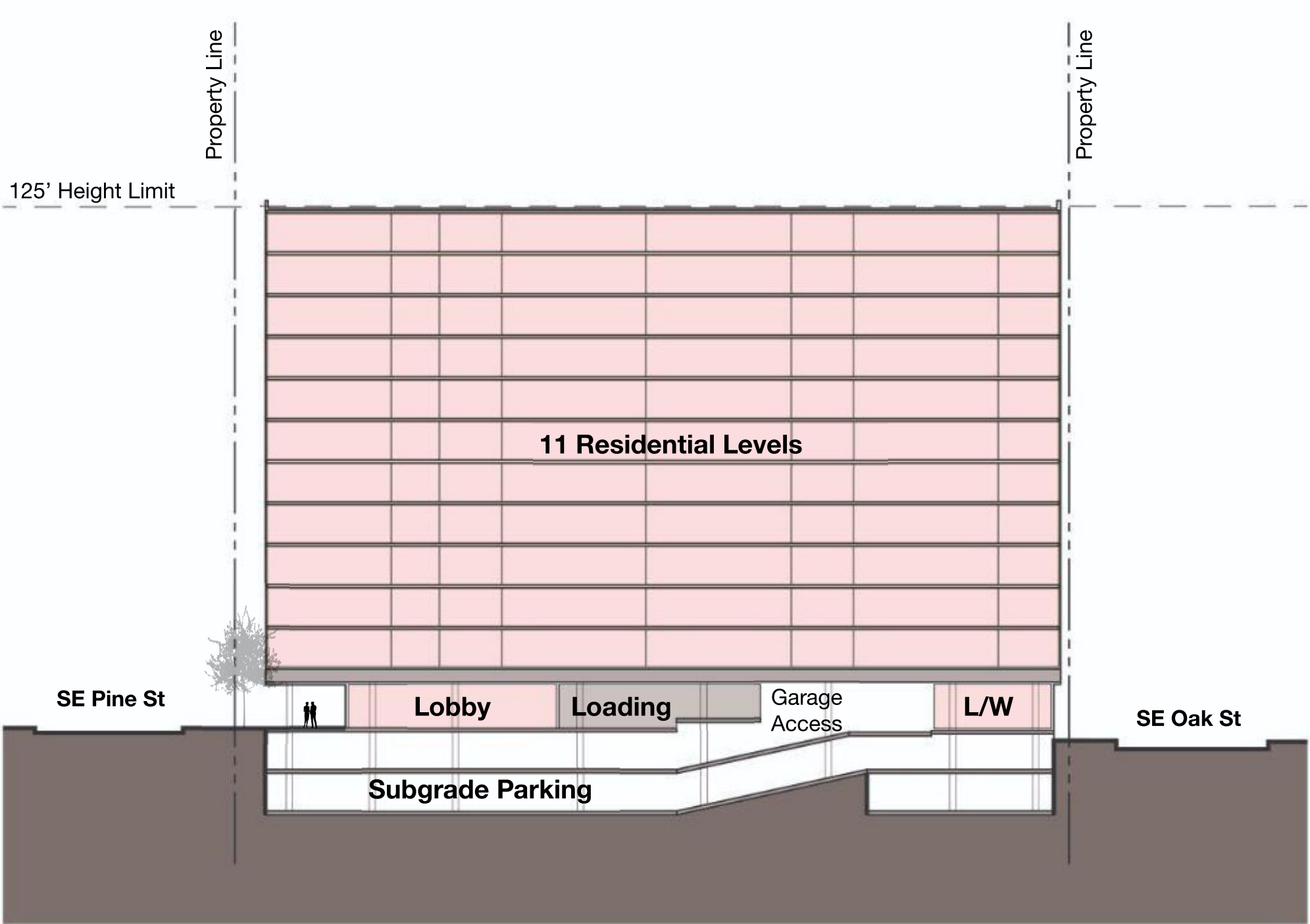
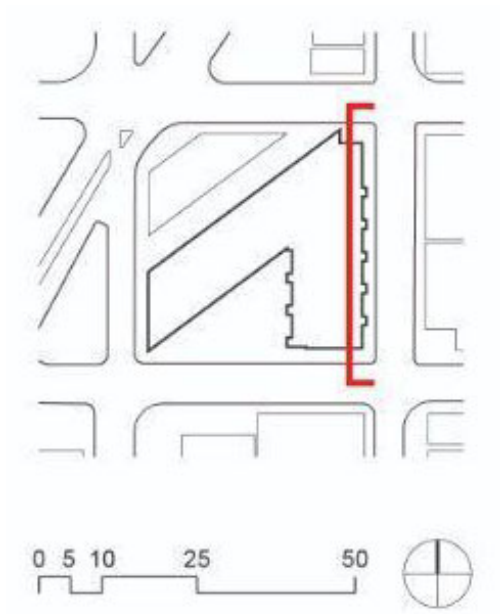
Subgrade





# Building Section

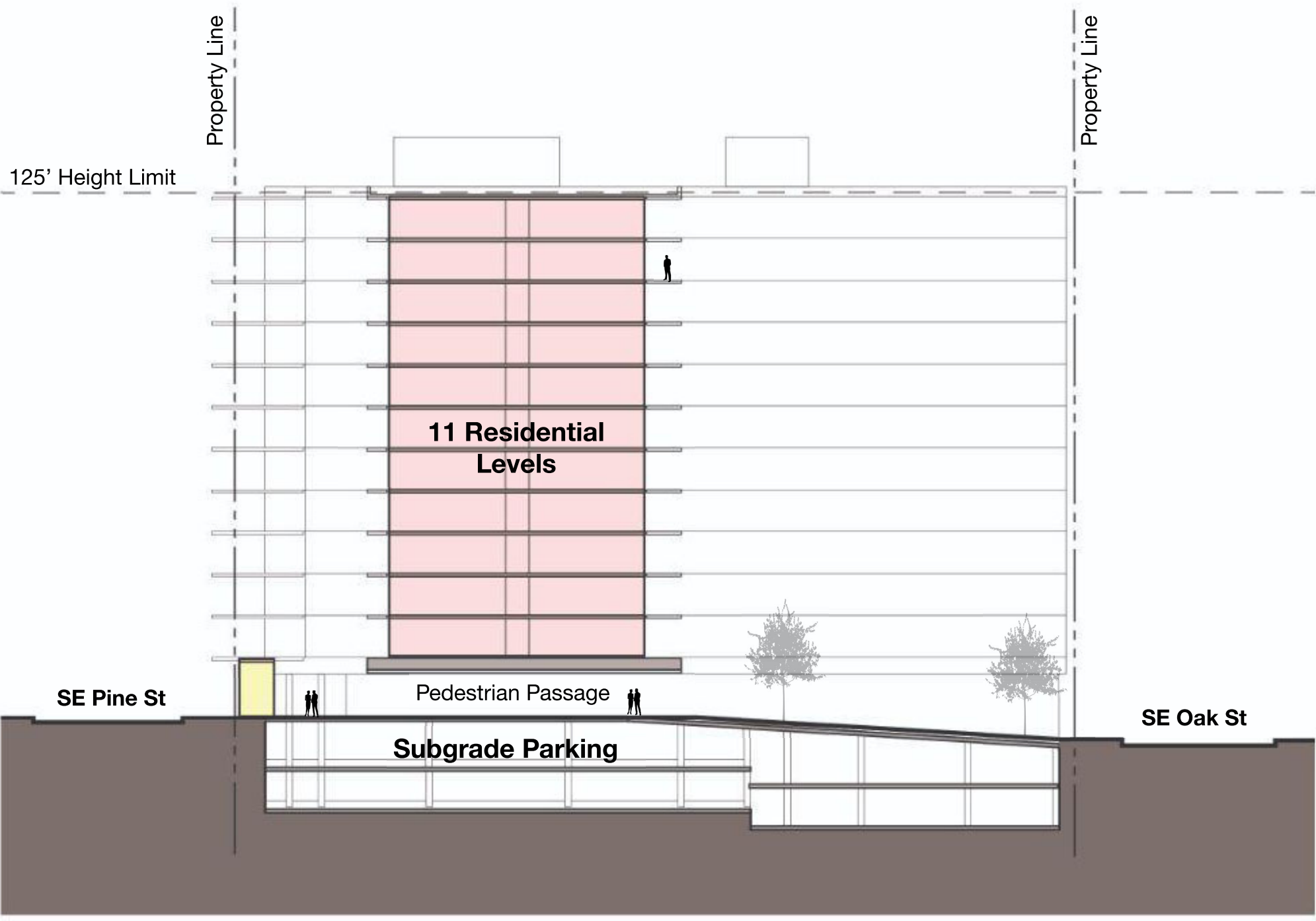
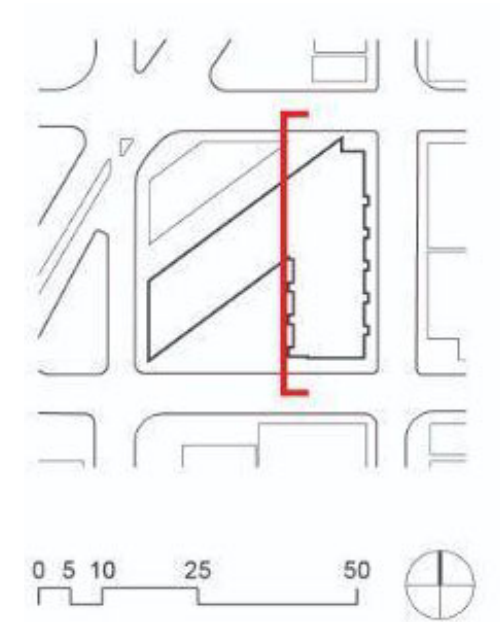
Looking East





# Building Section

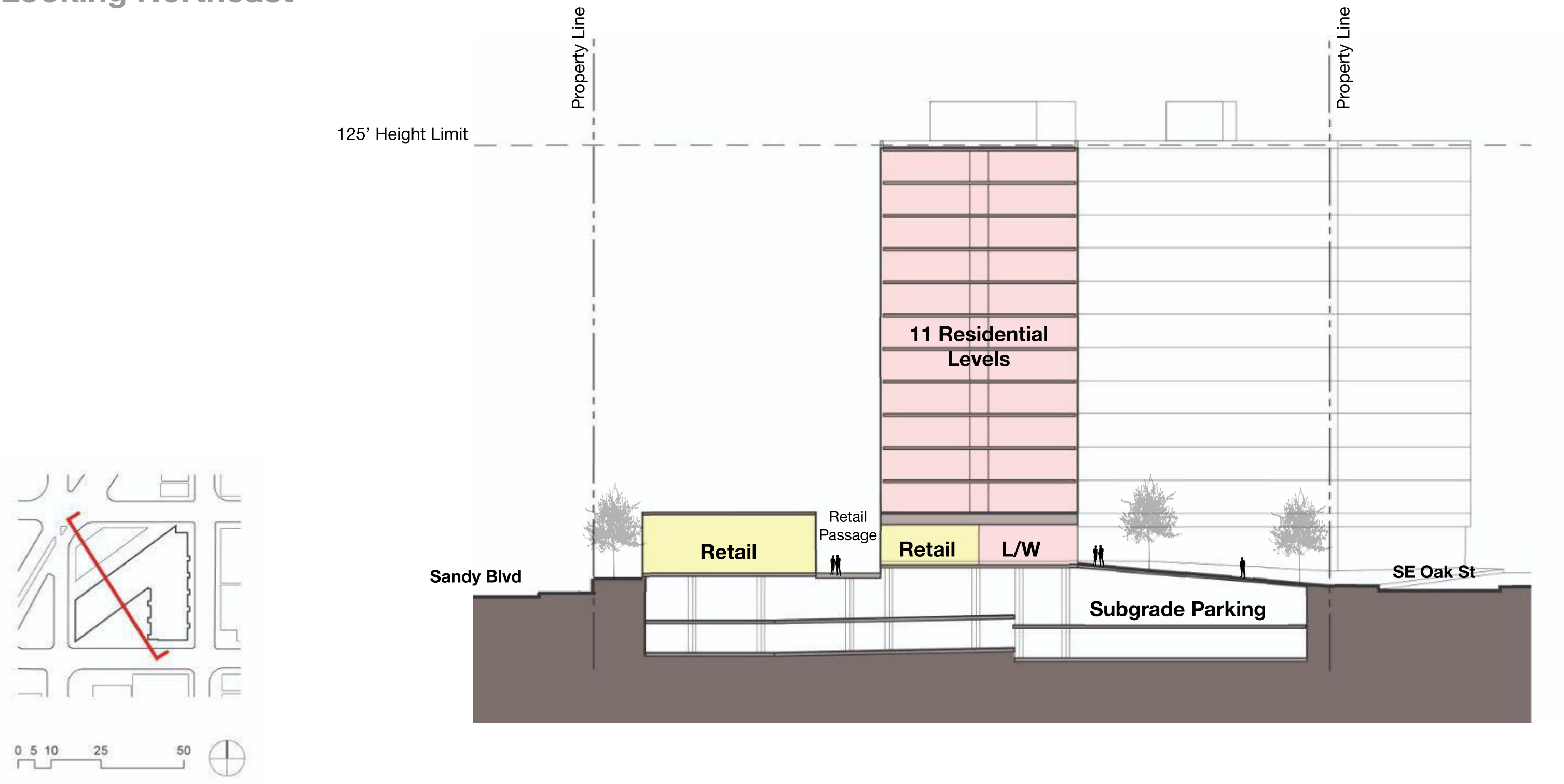
Looking East





# Building Section

Looking Northeast





# Massing In Context

Looking NE on Sandy





# Massing In Context

Looking S. on Sandy





# LEVER

September 13, 2021

## 900 SE Sandy Project Design Advice Review ]Fact Sheet

**The Project Name:** Sandy Pine

**Project Owner:** SolTerra Capital, LLC  
Brian Heather, CEO and Founder  
2909 1<sup>st</sup> Ave S, Seattle, WA 98134

**Project Address:** 900 SE Sandy Blvd, Portland, OR 97214

**Project Description:** Consulting Services for:

- New 12 story residential building 300-350,000 gsf
- Site and External Work (Landscape) 17-20Kgsf.
- Existing Building Demolition 27K gsf

### Project Goals:

The goals of the project are understood to be the following:

- Design of a new high-performance residential high-rise building utilizing mass timber systems to maximize efficiency and sustainability. The design and engineering of the building should demonstrate innovative design, sustainability and construction principles leveraging the benefits of prefabricated wood systems and technologies.
- Address tight margins in site, material, and construction costs through provision of a highly-efficient, community-oriented project, that distinguishes itself in design and materiality from other buildings in the market of similar project-type.
- Situate the building massing and ground floor levels to appropriately respond to the history and context of the site within the Central East Side Industrial District

### Project Description (as articulated within the Sandy Pine RFP document):

- A 12-story CLT Mass Timber High Rise
- Utilization of a 10'x10' grid of 14" wood columns
- Large balconies for living units
- Approximately 25 units per floor
- 200-275 units
- 200-250,000 sf Floor Area Ratio
- 300-350,000 gross square feet
- Split level retail and ground floor live/work units with active courtyards
- 1.5 to 2 levels of underground parking
- >120 parking spaces for a .5space/unit ratio
- 1,200sf gym
- 1,500sf resident lounge
- 1,000-1,500sf shared work space
- Passive house concepts
- Green certification submission pursuant to zoning requirements

### Additional Project Goals

- Market differentiation through design innovation



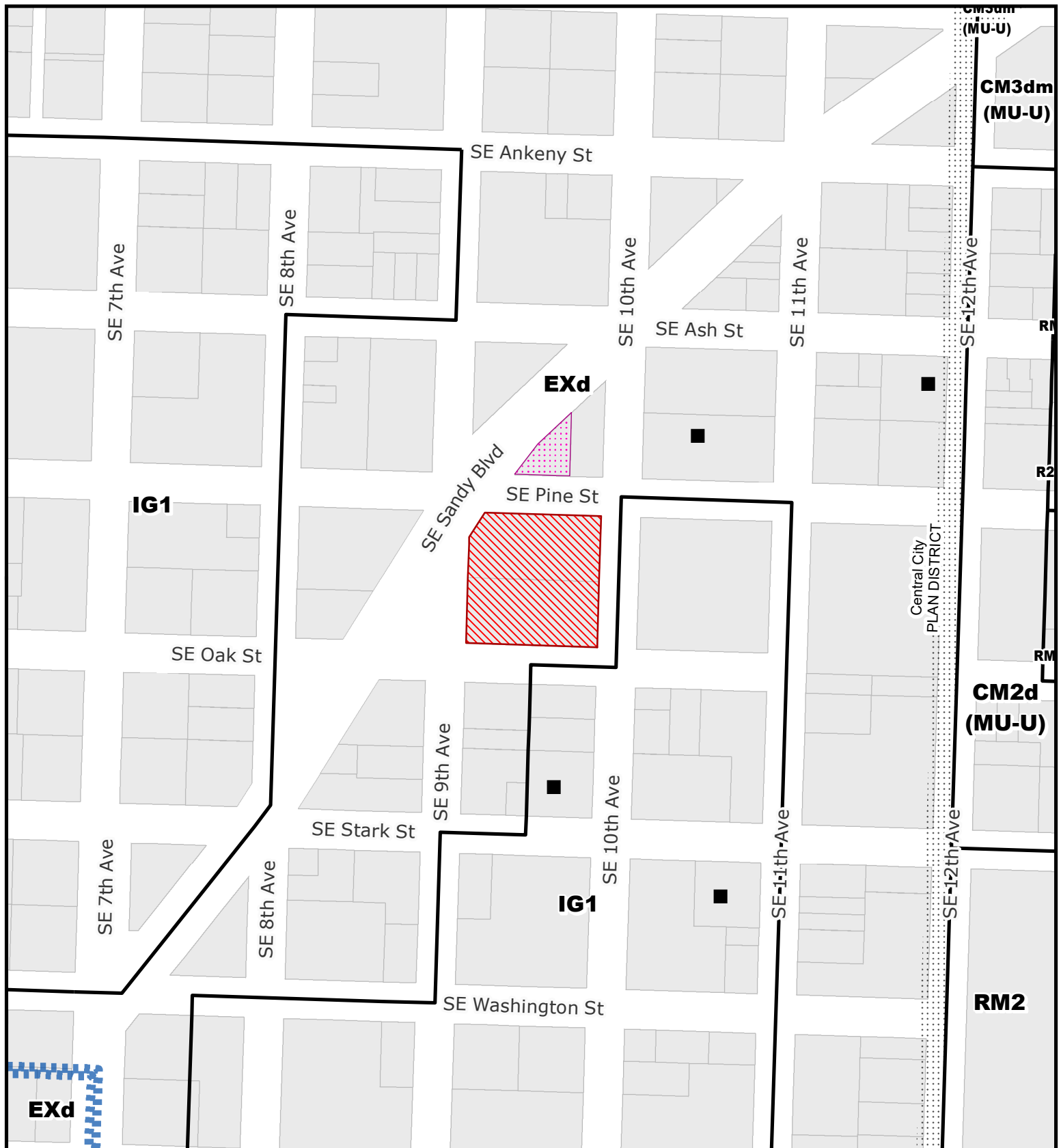
- Type IV-B construction
- Construction speed, e.g. <1 week/floor structure
- Integrated sustainable performance
- Design inspiration from Industrial, Modern, and Eco Chic influences
- Biddable by multiple local contractors

**Ownership Providing:**

- Initial Program and Project Details
- Project Management / Owner's representative
- Contractor Budgeting and Planning
- Surveys, Topological Drawings, and As-Built Documents
- Geotechnical Reports
- Cost planning / estimating. The Architect shall work with an owner-appointed consultant to provide a standard level of detail necessary for construction estimates and schedules based on the design phases
- Environmental Assessments
- Off-site landscape design (if required)
- Test / Inspection Reports (if required)
- Off-site Civil Engineering (if required)

**Project Construction Budget:** \$35,000,000





# ZONING



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT  
CENTRAL EASTSIDE SUB DISTRICT



Site



Also Owned Parcels



Historic Landmark

File No. EA 21 - 088853 DA

1/4 Section 3031

Scale 1 inch = 200 feet

State ID 1N1E35CD 8800

Exhibit B Sep 23, 2021



# 900 SE Sandy

## Design Advice Request





# Project Information

## Address

900 SE Sandy Blvd.  
Portland, Oregon 97214

## Architect

**Lever Architecture**  
4713 N Albina Ave, 4th Floor  
Portland, OR 97217  
Thomas Robinson  
503.928.6040

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# Project Summary

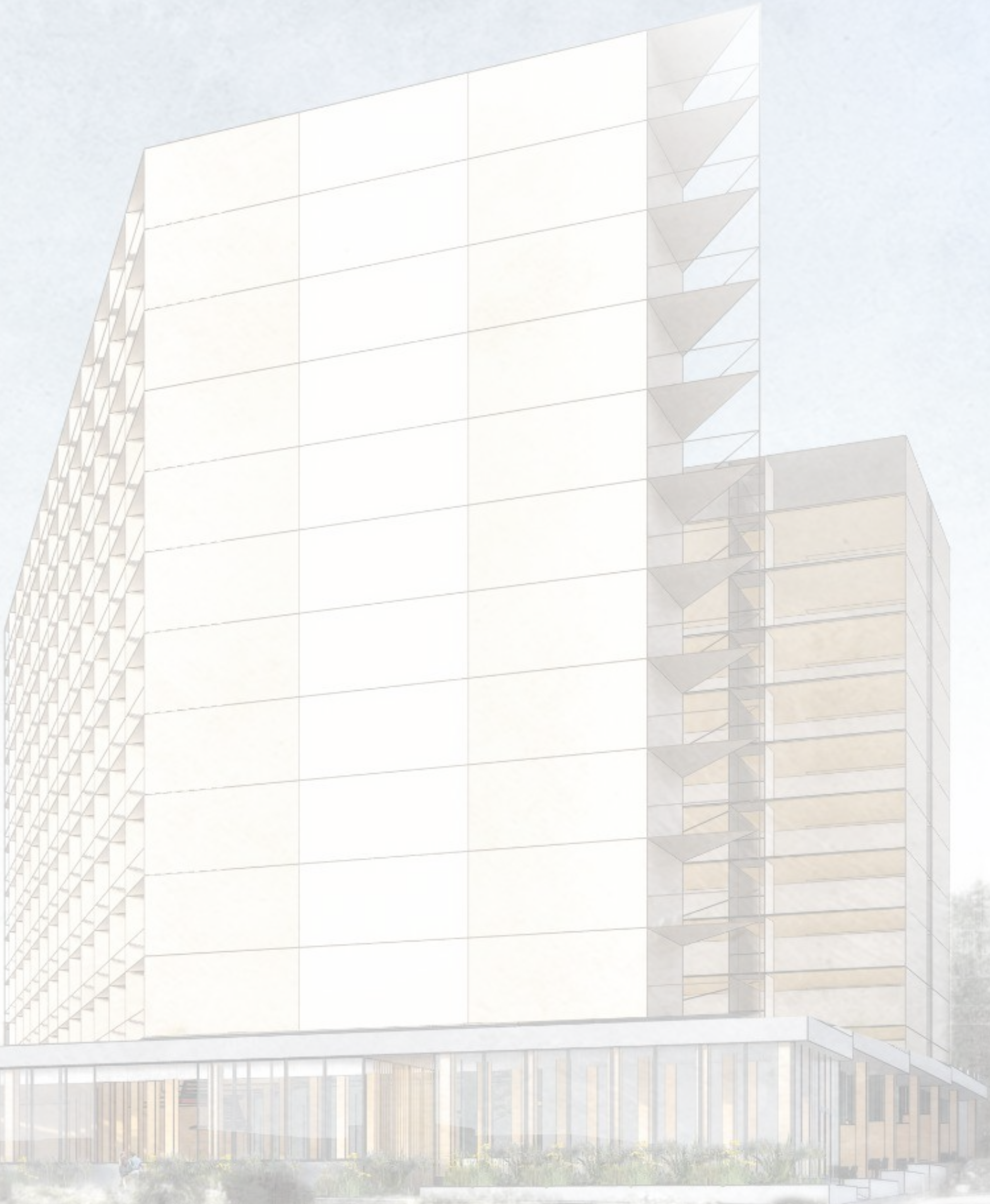
## Project Description

Construction of a new 12-story, 250,000 sf mass timber mix-use high rise. The 39,584 sf site has frontages on SE Sandy Avenue, SE Pine Street, SE 10th Avenue, SE Oak Street, and SE 9th Avenue. The program will include split level retail with activated courtyards on the ground level, 2 levels of below-grade parking, and ~271 dwelling units on levels 2 through 12. The residential levels will offer exterior balconies for each unit, and will also include a variety of amenities such as lounges, workspaces and fitness centers. Stormwater will be managed onsite and the project will utilized ecoroofs throughout.

The project site is unique in that it has five street frontages with the major transit street frontage along SE Sandy is 45ft in length. The site plan has been designed to locate garage access and loading along Oak St. The Residential Entry will be located the corner of 10th and Pine, with a Retail Entry located along the Sandy Blvd frontage with opportunities for outdoor public spaces fronting along the public right of way along 9th Ave and Pine St to serve eating and drinking establishments planned for the ground floor. Live/Work residential units will be located along the Oak St Frontage.

## Project Program

12 -Story Residential Tower	250,000 sf
1.5 Levels of Subgrade Parking	60,000 sf
Site Landscape	17,000 sf



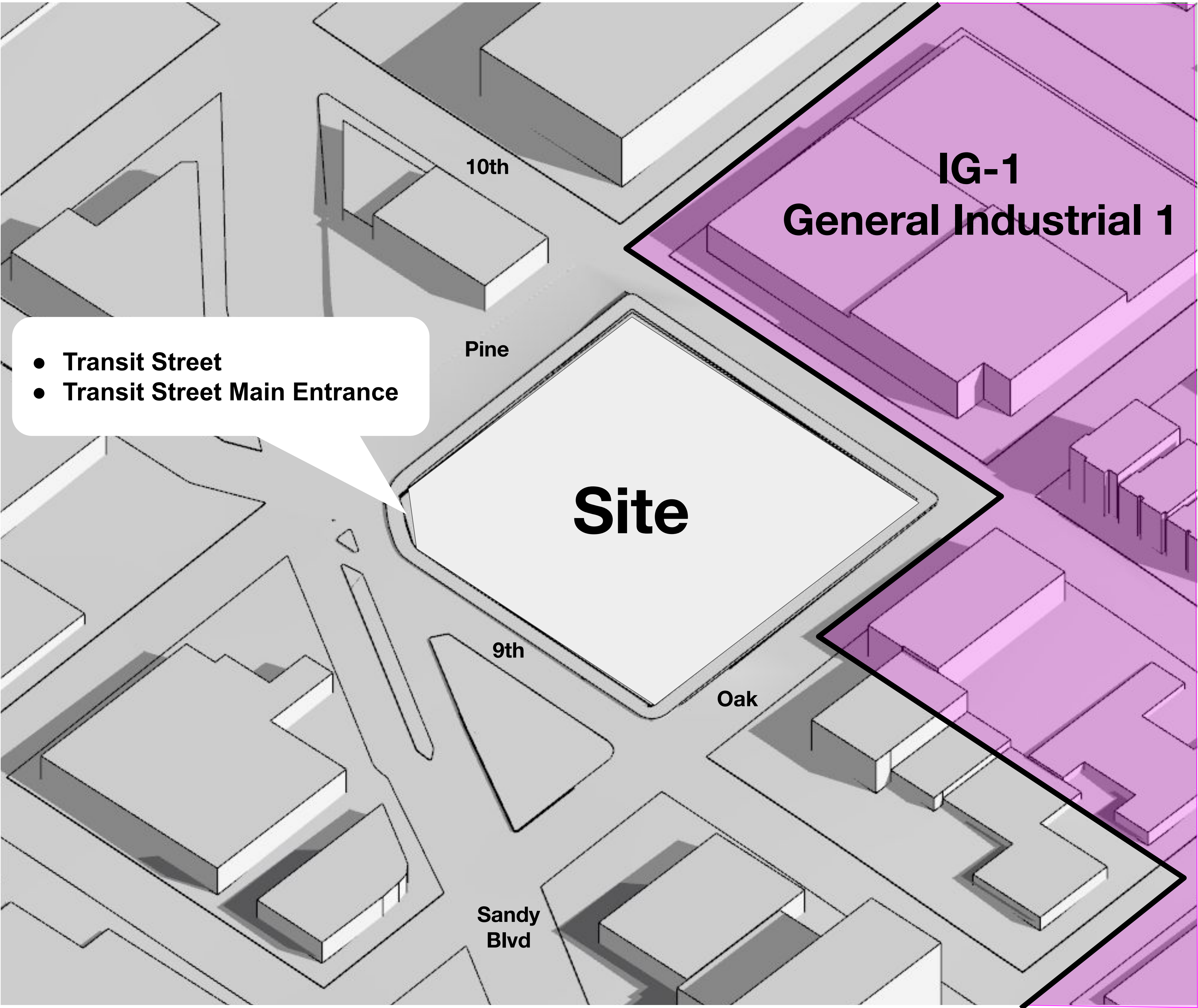


# Context Study



# Zoning Description

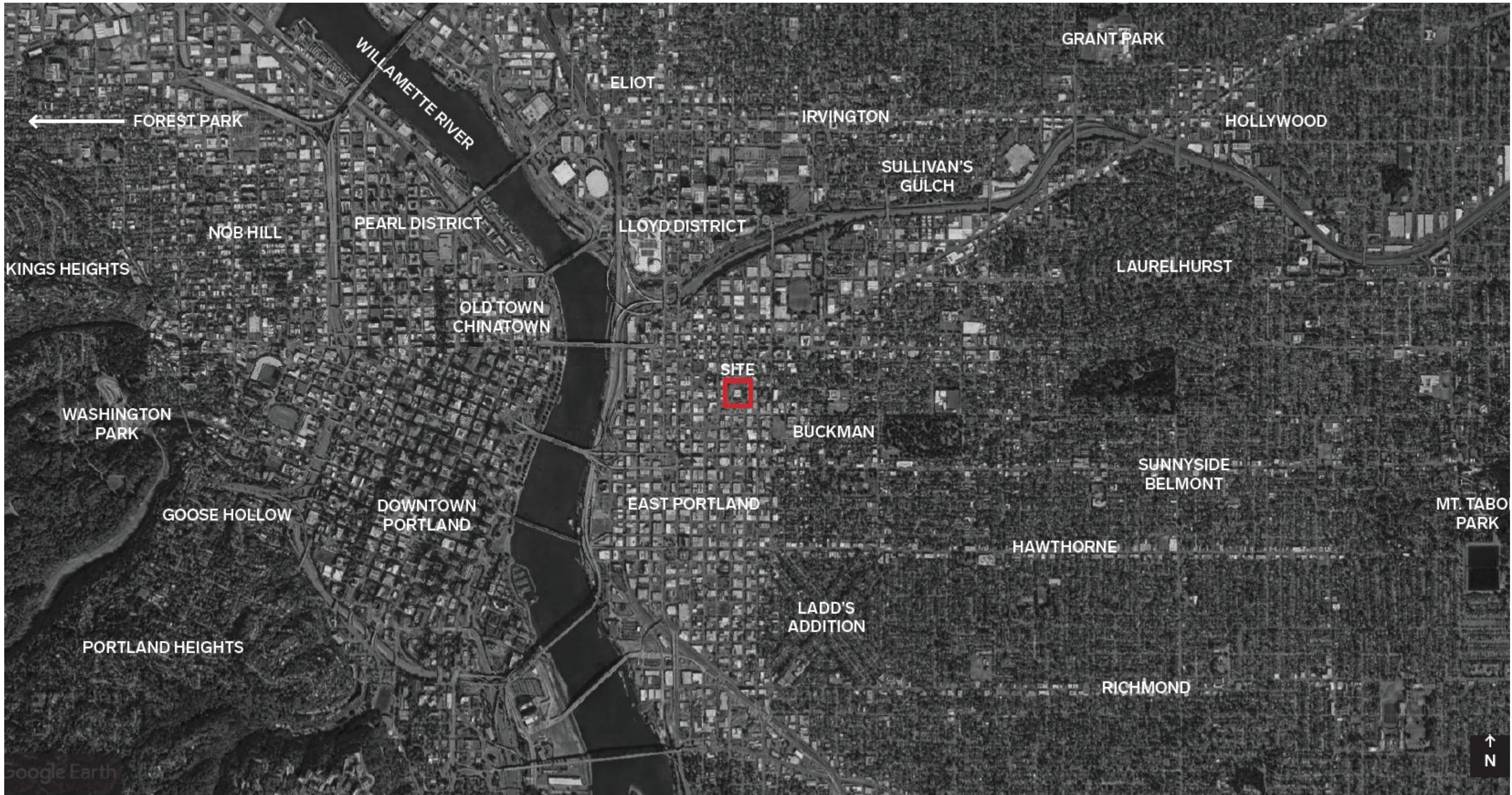
Zoning Designation:	EXd Central Employment Design Overlay Central City Plan District Central Eastside Street Plan Central Employment
Comprehensive Plan:	
Site Area:	39,584 SF
Minimum FAR:	1:1 (39,584 GSF)
Maximum FAR:	3:1 (118,752 GSF)
Maximum FAR w/ Bonus:	5:1 (197,920 GSF)
Proposed FAR:	~6.3:1 (250,000 GSF) Targeting Unlimited FAR via Bonus + Transfers
Proposed Program:	
Retail:	18,000 SF
Residential:	190,900 SF
Circ/Mech	41,100 SF
Total:	250,000 GSF
Setbacks:	
SE 9th Ave:	Min 0'
SE 10th Ave:	Min 0'
SE Oak St:	Min 0'
SE Pine St:	Min 0'
Min Landscaped Area:	0% required
Number of Dwelling Units:	271
Minimum Parking:	.33 per dwelling unit (90)
Height Limit Base:	65'
Height Limit w/ Bonus:	125'
Proposed Height Above Grade:	124'





# Vicinity Map

SE Portland





# Site Map

SE Portland





# Urban Context

## Transportation





# Urban:Rural Connections

SE Portland





# Urban:Rural Connections

NE Portland





# Urban:Rural Connections

Westside





# Urban Context

## Sandy Blvd Open Space





# SE Neighborhood

## Images of the Area



**Ground Floor Walk-Ups SE Corner on 10th / Oak**



**Industrial/Retail With Active Garden South of Site on Oak**



**Beautiful Historic Building NE Corner On 10th / Pine**



**Landscaping at Acute Lot Corners on 10th and Sandy**



# Existing Conditions Photos



Existing On-Site Single Story Industrial Bldg on Sandy



Existing Two Story Office and Surface Parking on 9th/Oak



Existing On-Site Surface Parking Lot Along 10th Ave



Across the Street on 10th Ave - No Ground Floor Windows

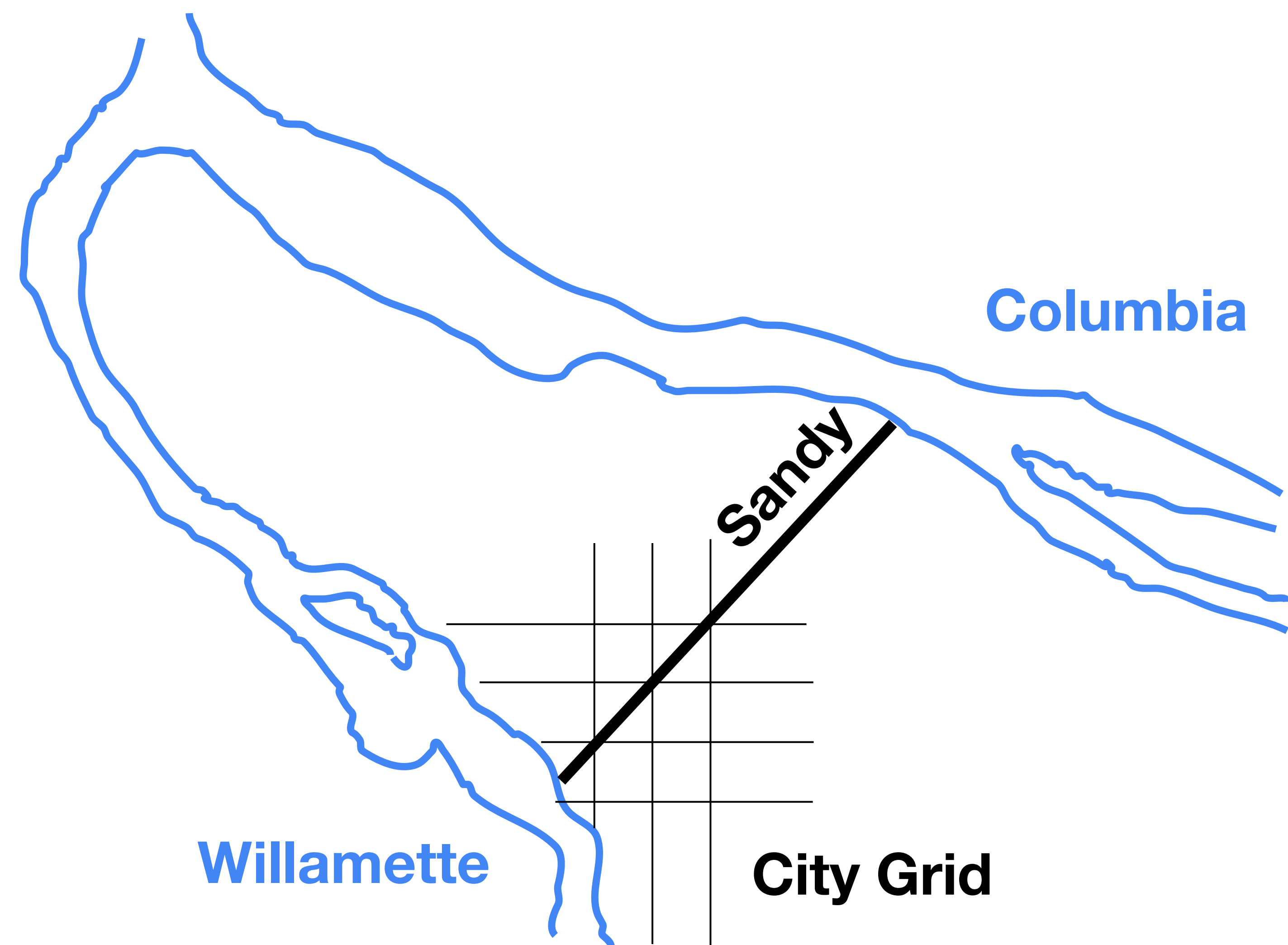


# Concept Design

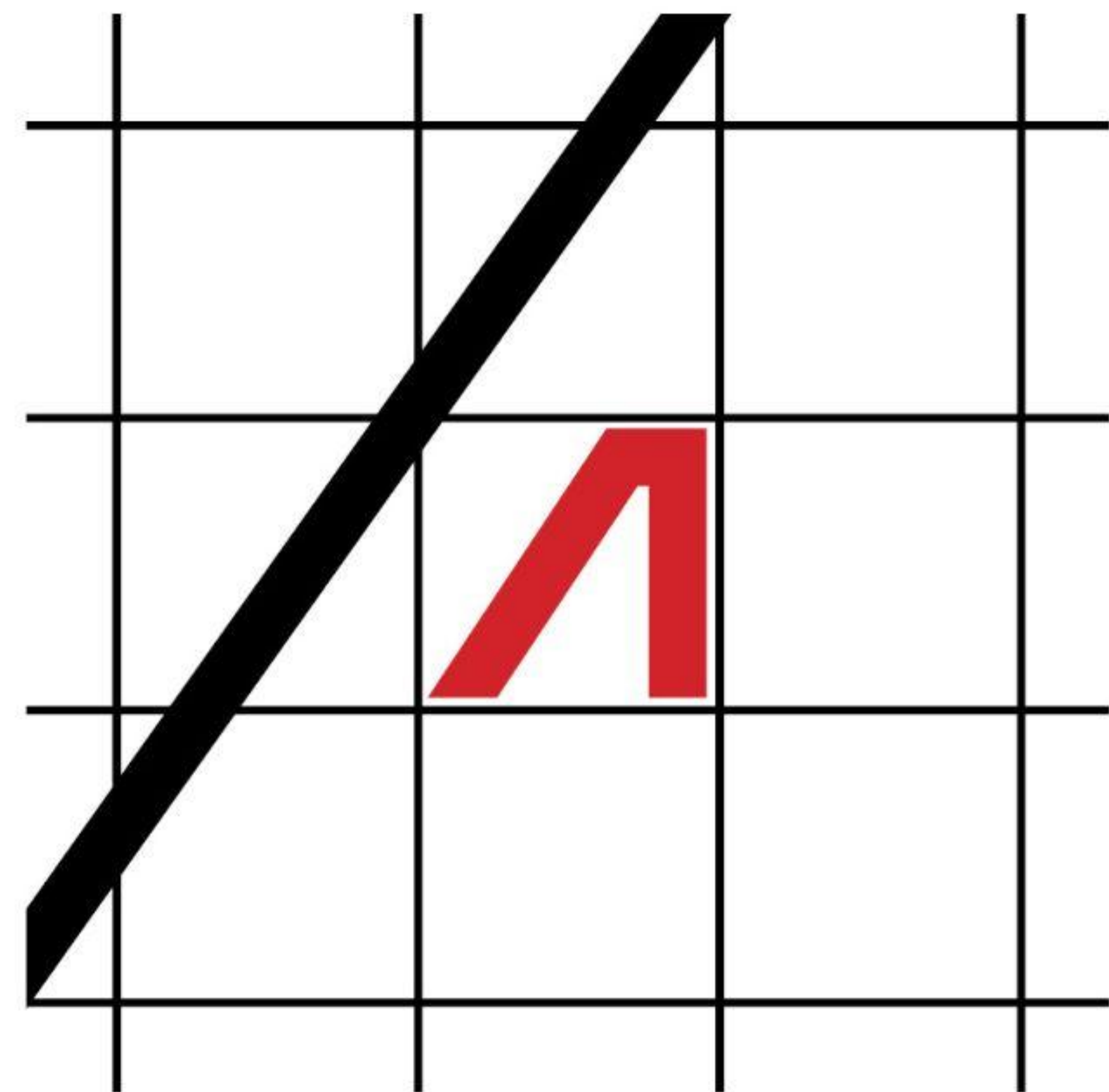


# Concept Diagram

It Started With The Rivers



Indigenous River Path

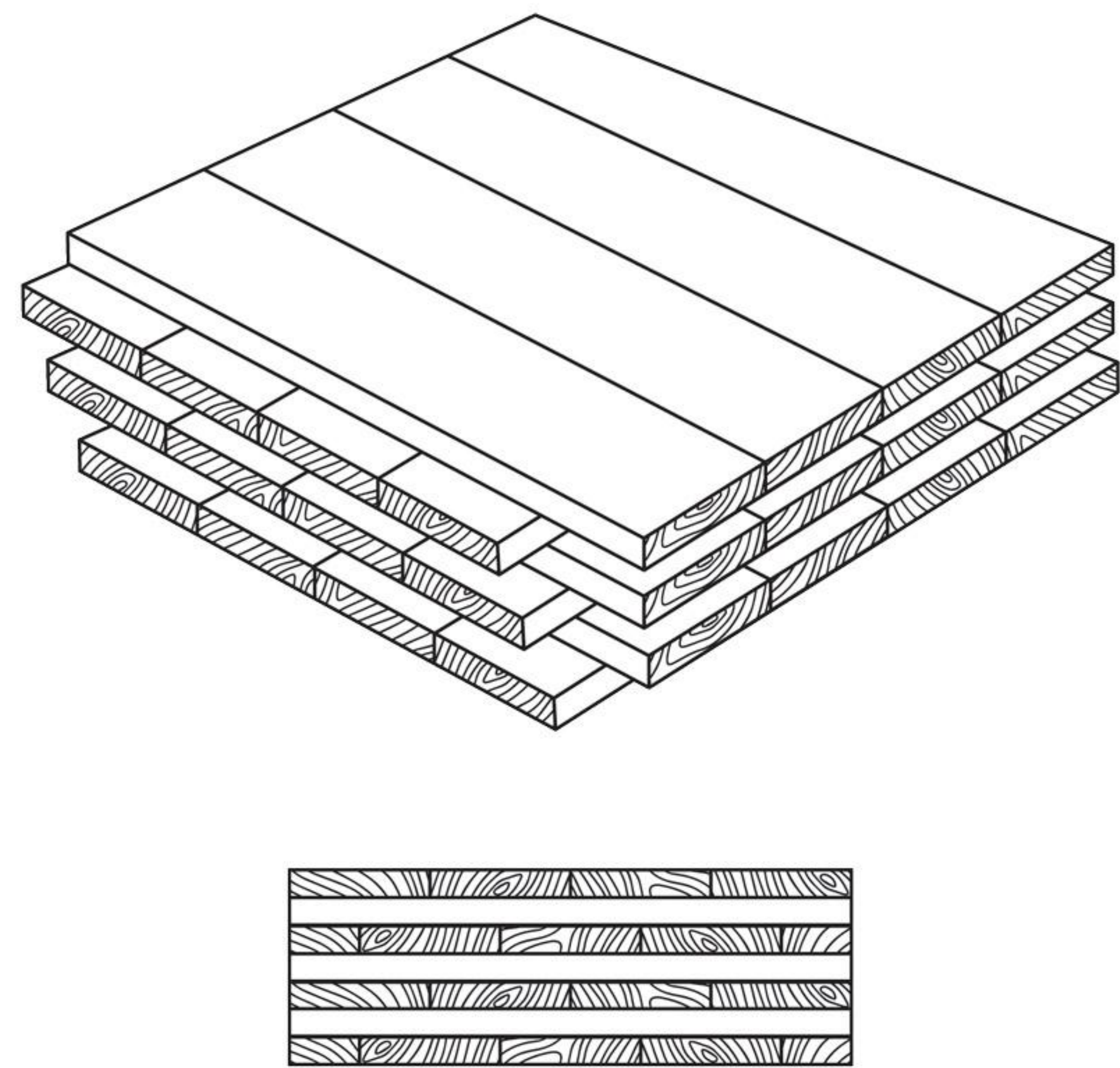


Reinforce the Path

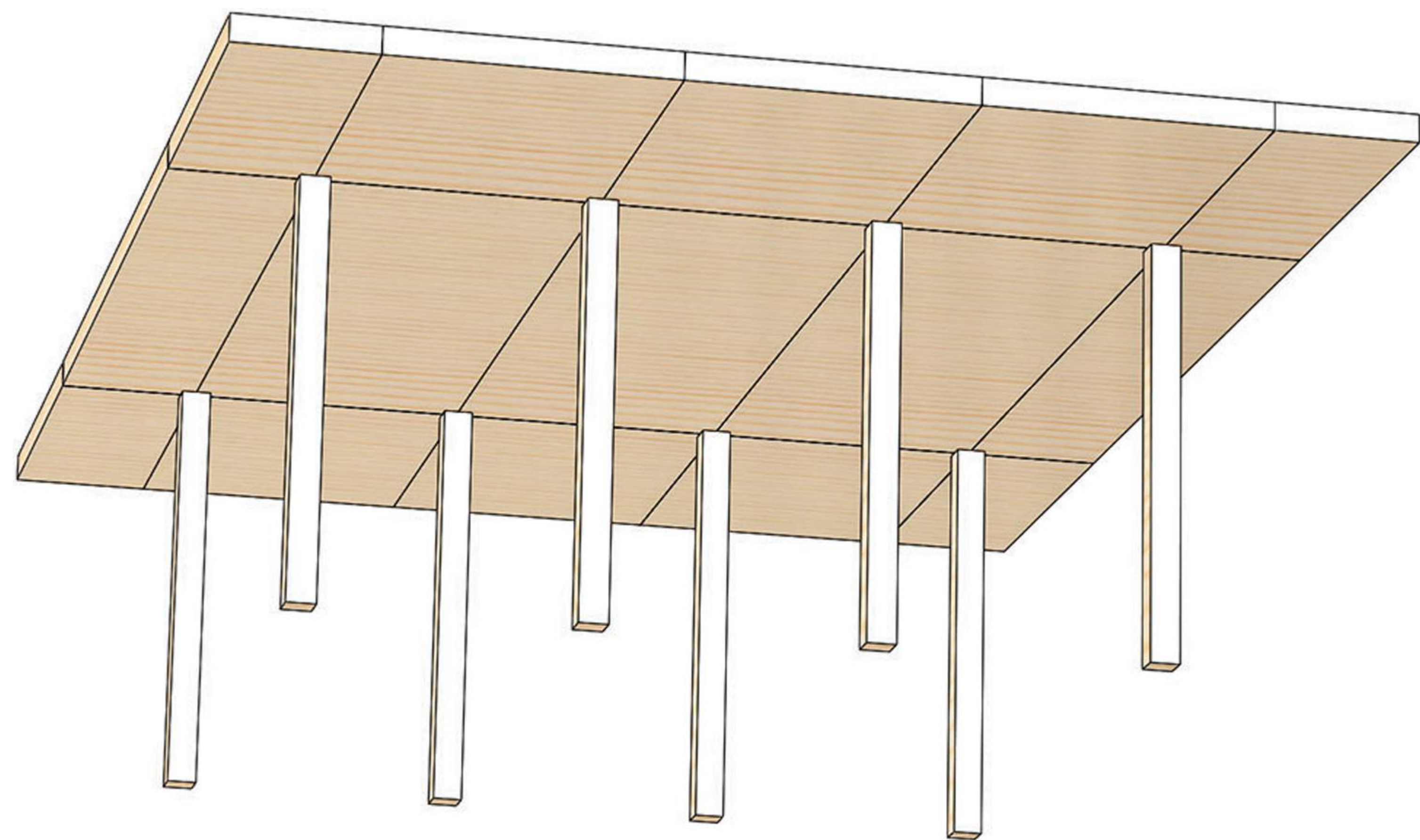


# Concept Diagram

## Structural Diagram



Cross Laminated Timber Floors

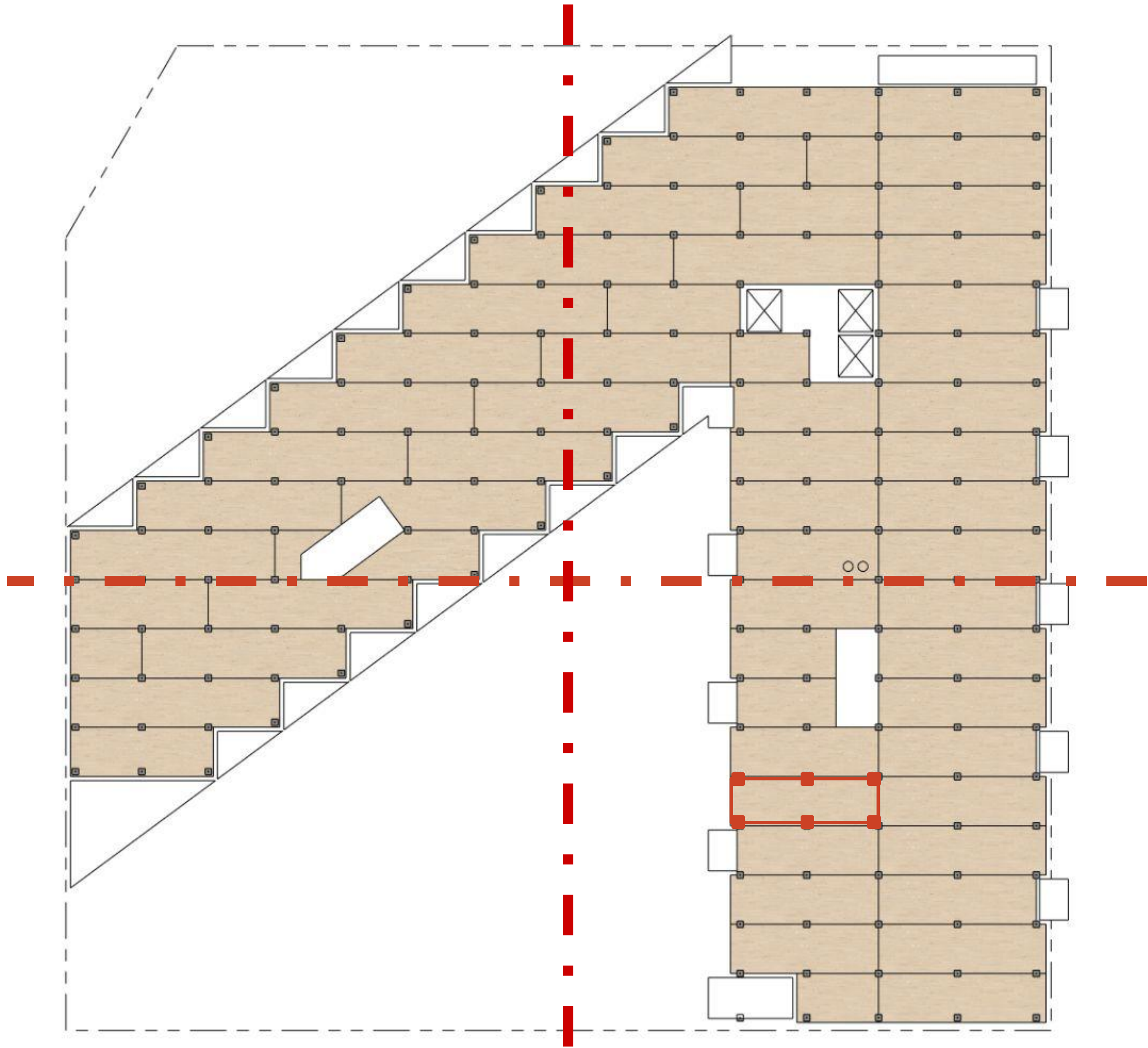


Point Supported CLT Structure

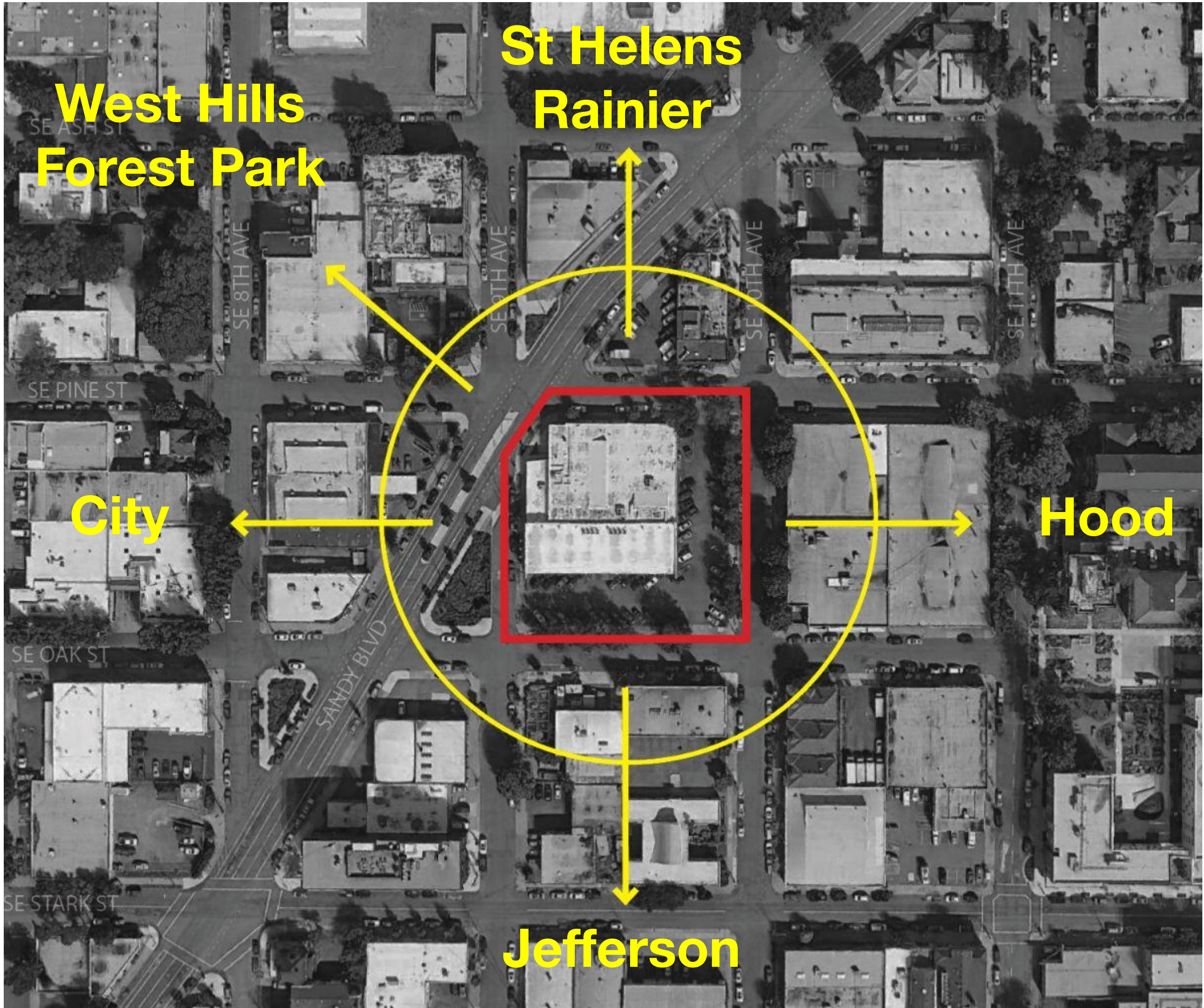


# Concept Diagram

## Grid Development



Structural Grid / City Grid



Urban : Rural Connection



# Ground Floor Program Studies

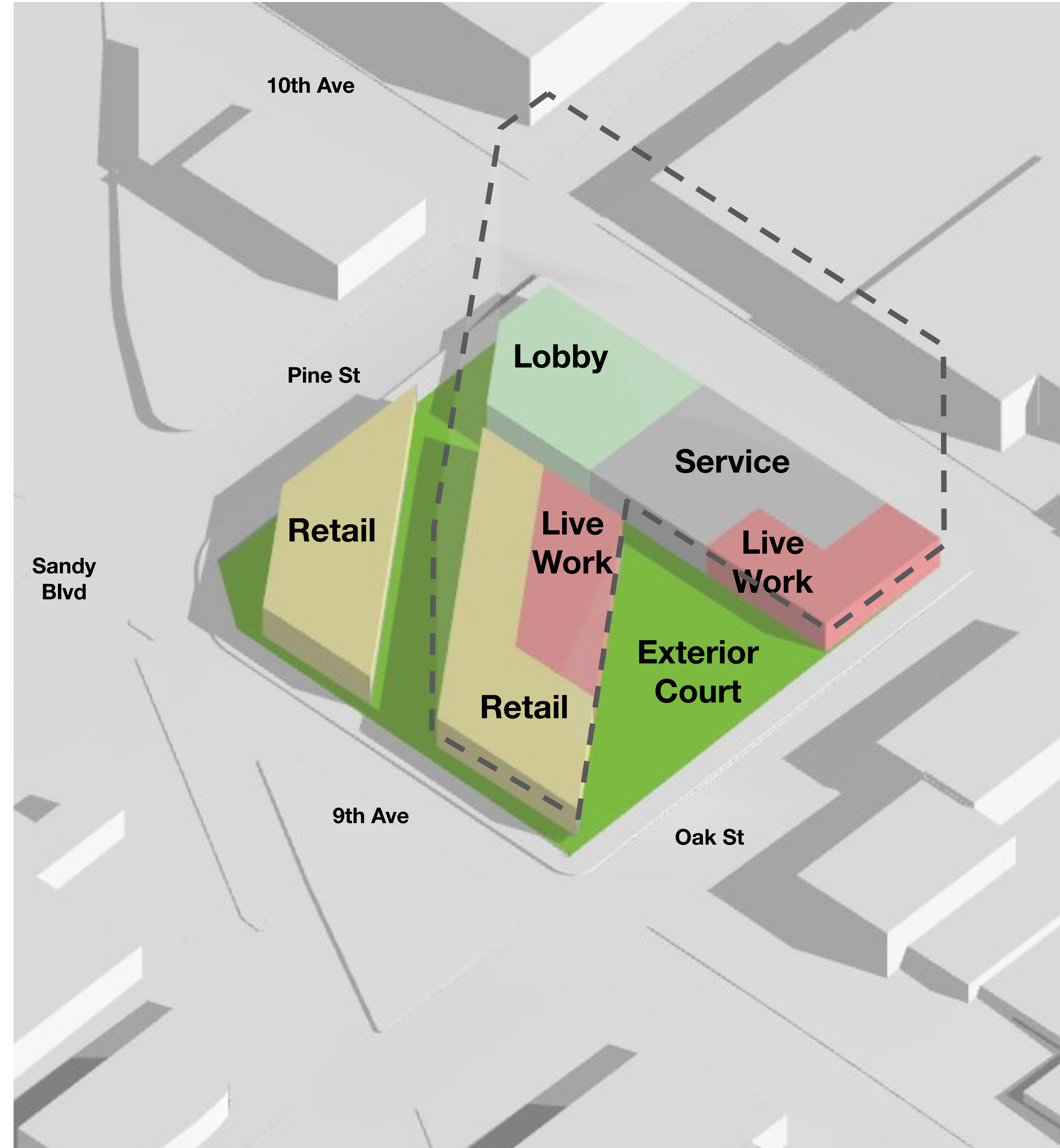
## Option 1 - Retail Passage and Exterior Court

### Pros

- Exterior Court along Southern Facade
- Retail frontage along Pine and 9th Ave
- Live Work units activate 10th and Oak

### Cons

- Zoning required building lines not met
- Additional pedestrian pathways
- Exterior court activity
- Main Retail Entrance off of Sandy Blvd

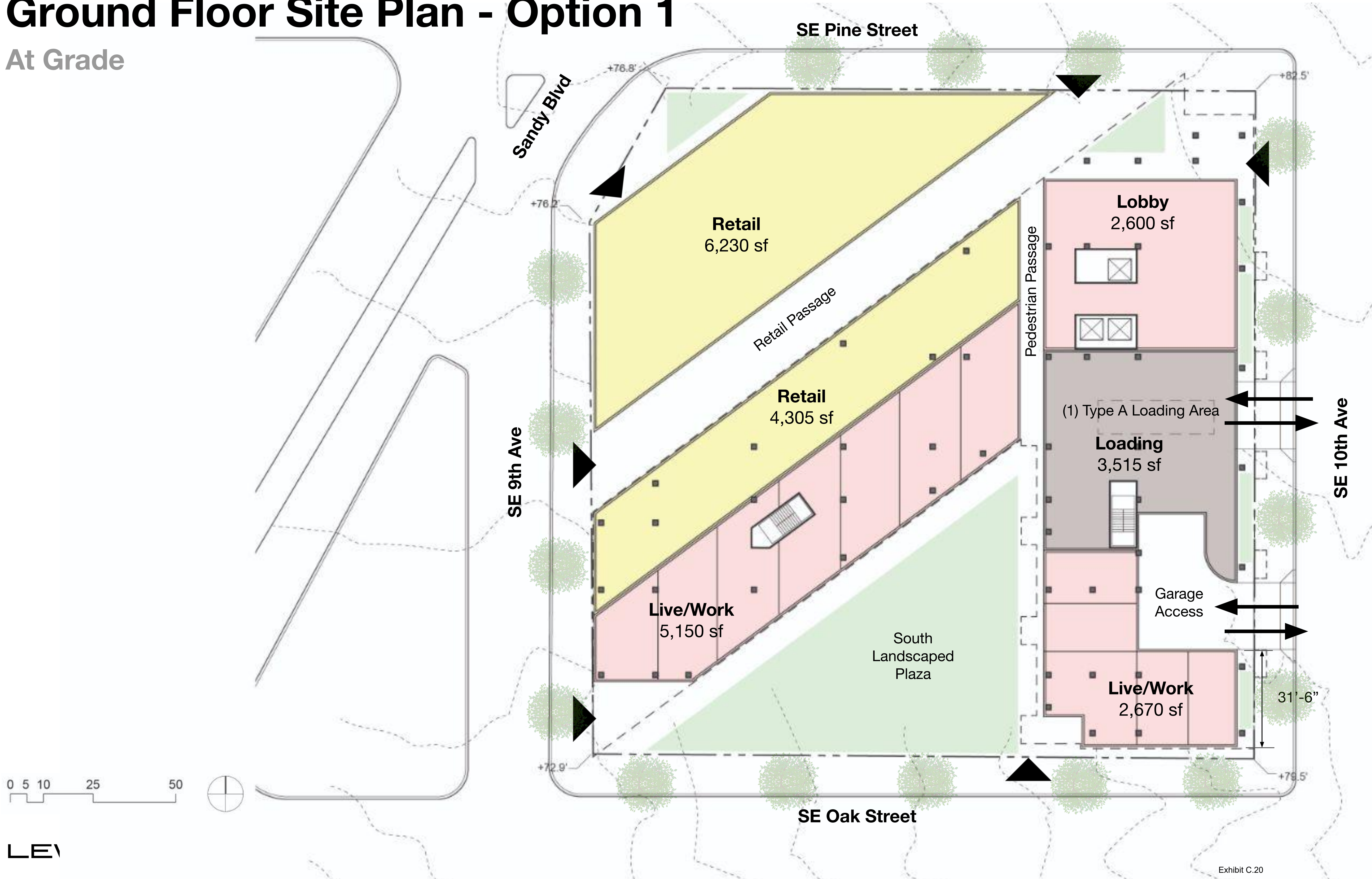


Option B - Retail Passage



# Ground Floor Site Plan - Option 1

At Grade





# Ground Floor Program Studies

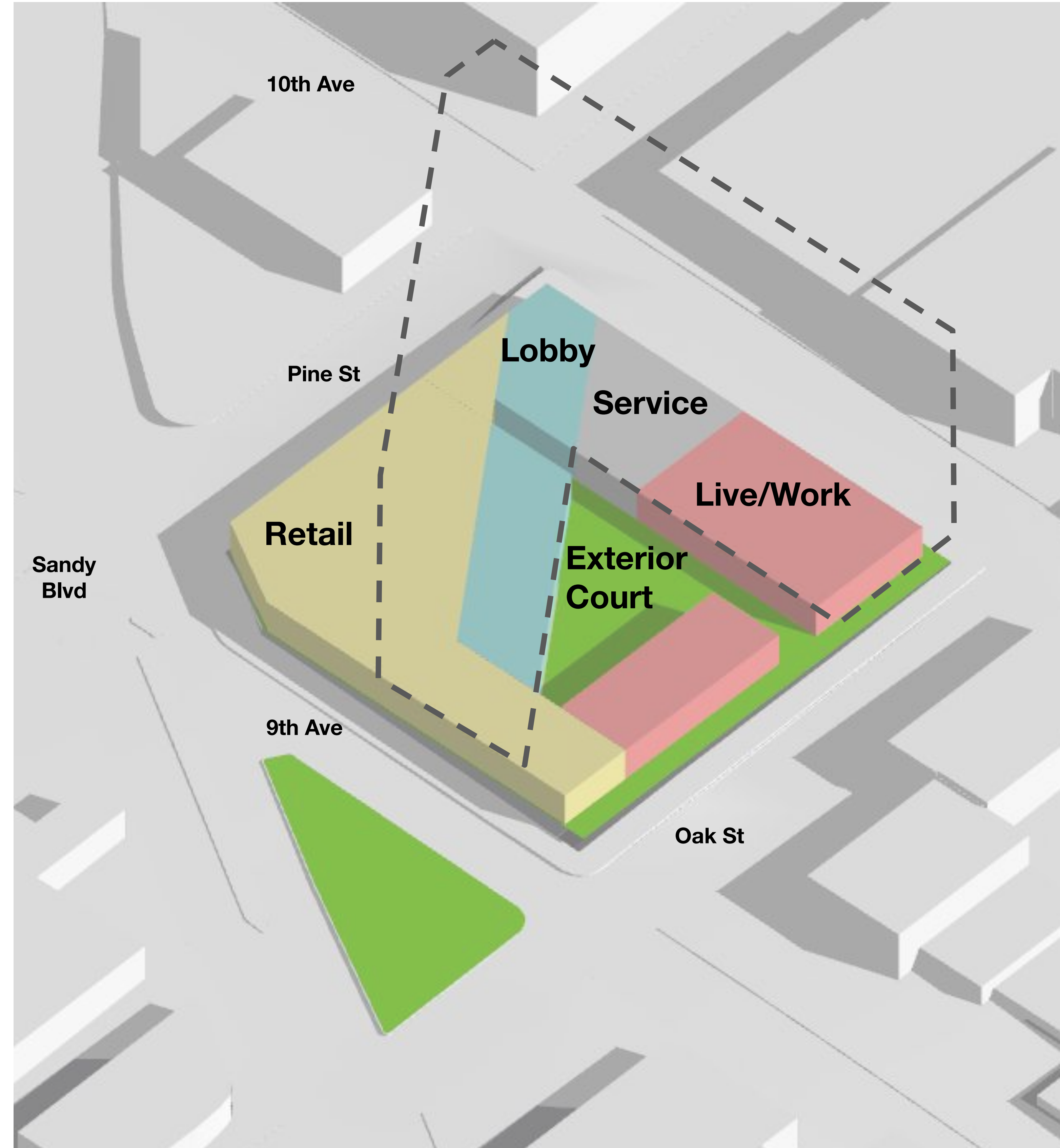
## Option 2 - Continuous Ground Floor Bldg Line

### Pros

- Zoning required building lines met
- Retail frontage along Pine and 9th Ave
- Live Work units activate 10th and Oak
- Exterior court activity is private
- Main retail entrance on Sandy Blvd

### Cons

- Exterior court activity is more private
- Retail depth at north side is at its limit

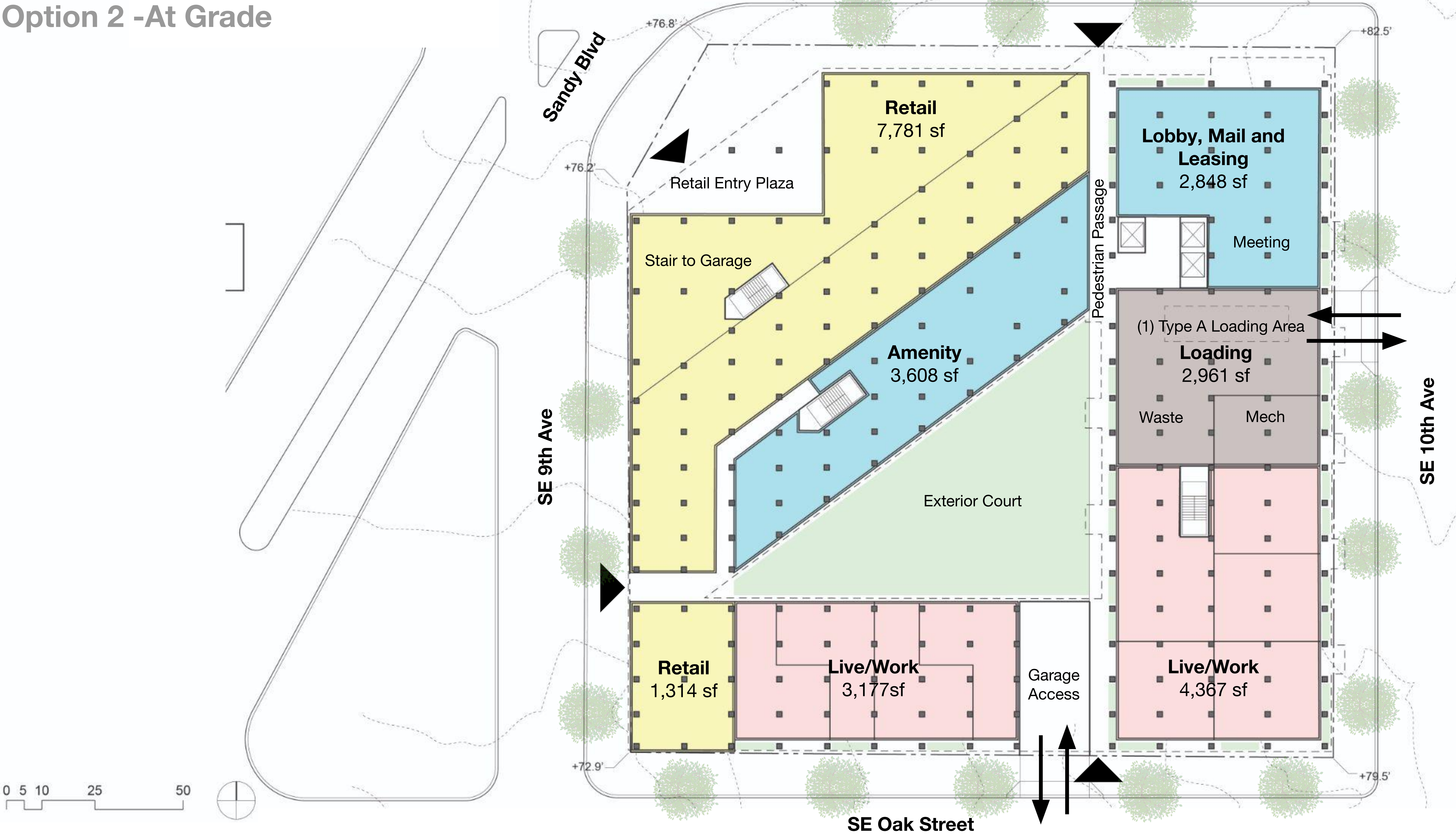


Option 2 - Continuous Ground Floor Building Line



# Ground Floor Site Plan

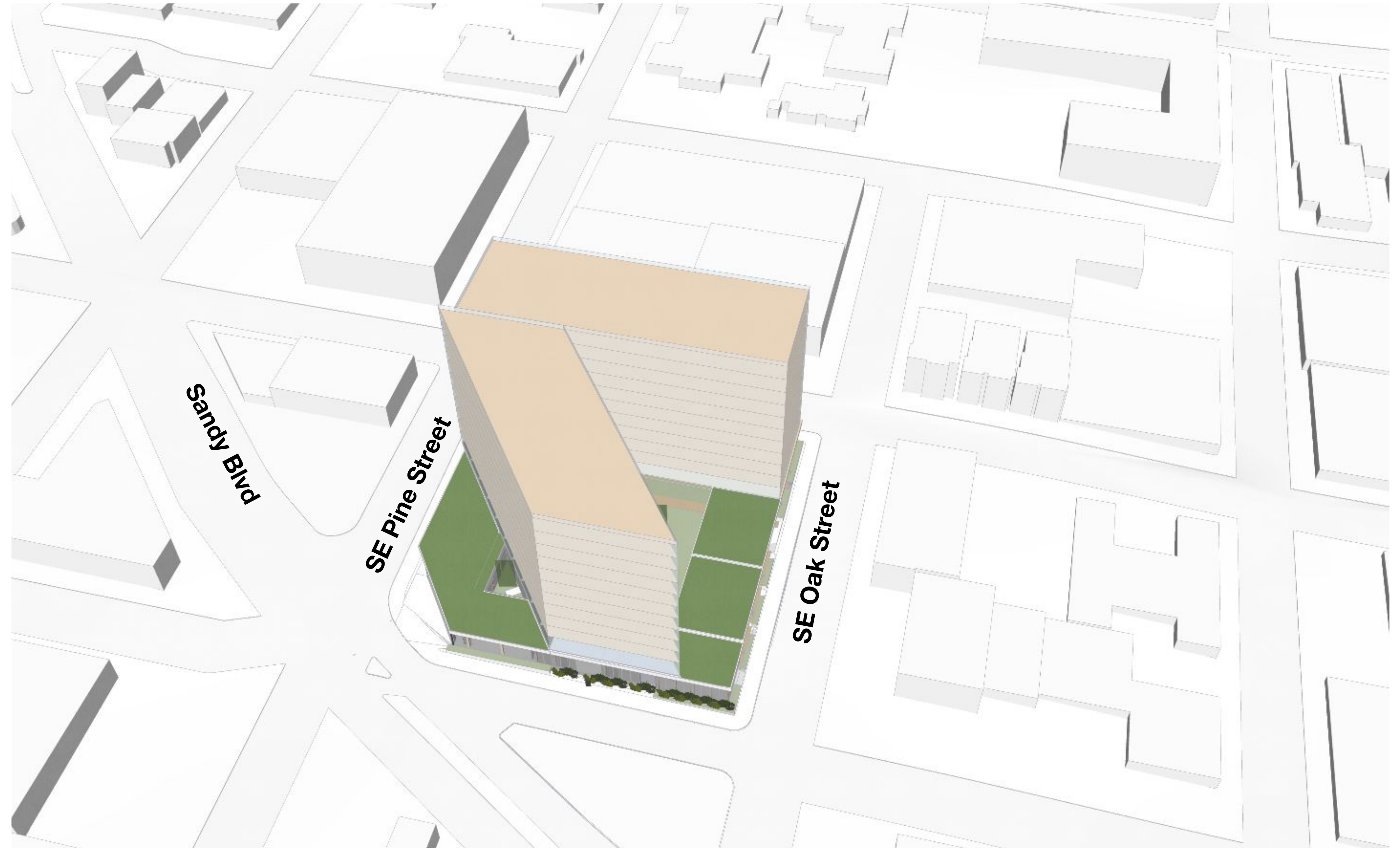
Option 2 -At Grade





# Massing In Context

Aerial View from Southwest

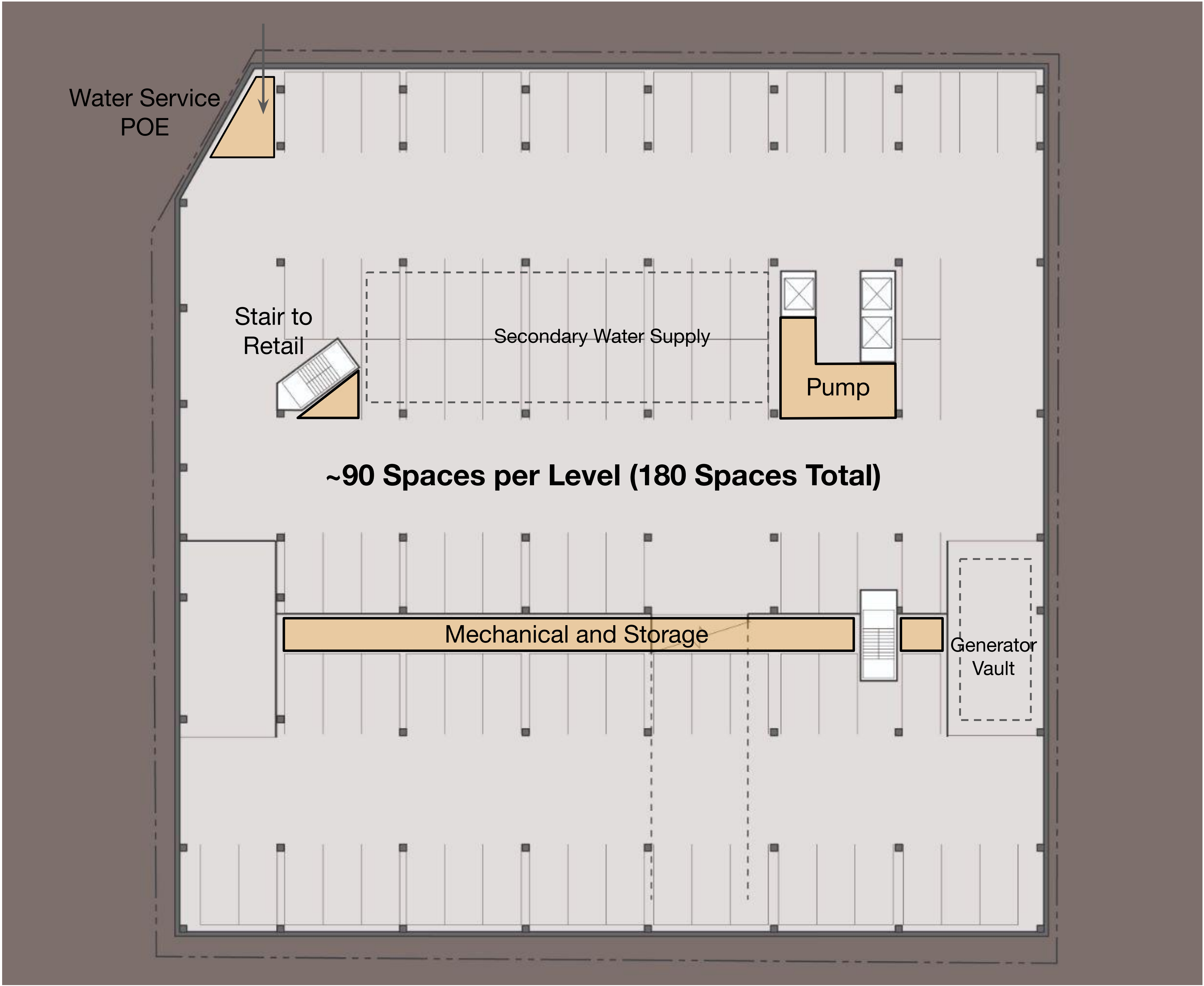




# Parking Level 01 and 02

## Subgrade

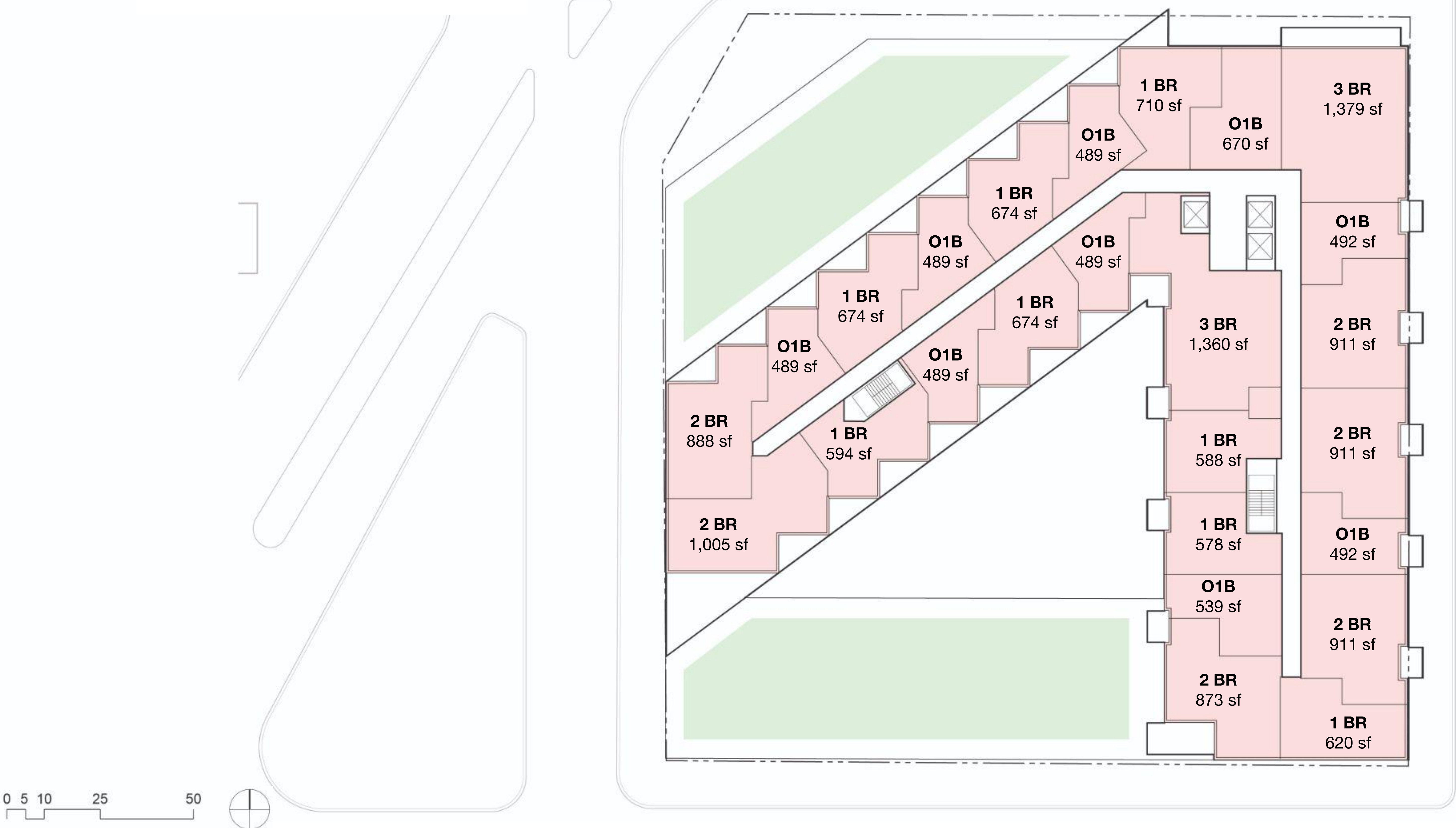
- Water Service Point of Entry**
- Off of Pine Street
  - Fire Service Connection near Main Entry on corner of Sandy Blvd and Pine St
- Emergency Generator**
- Generator Vault at SE Corner under stair ramp
  - Exhausts to above sidewalk grade 10ft away from building openings
- Secondary Fire Supply**
- Underslab between elevator core and stair tower
- Electrical Point of Entry**
- Onsite Sub-Grade Vault





# Typical Floor Plan - Option 2

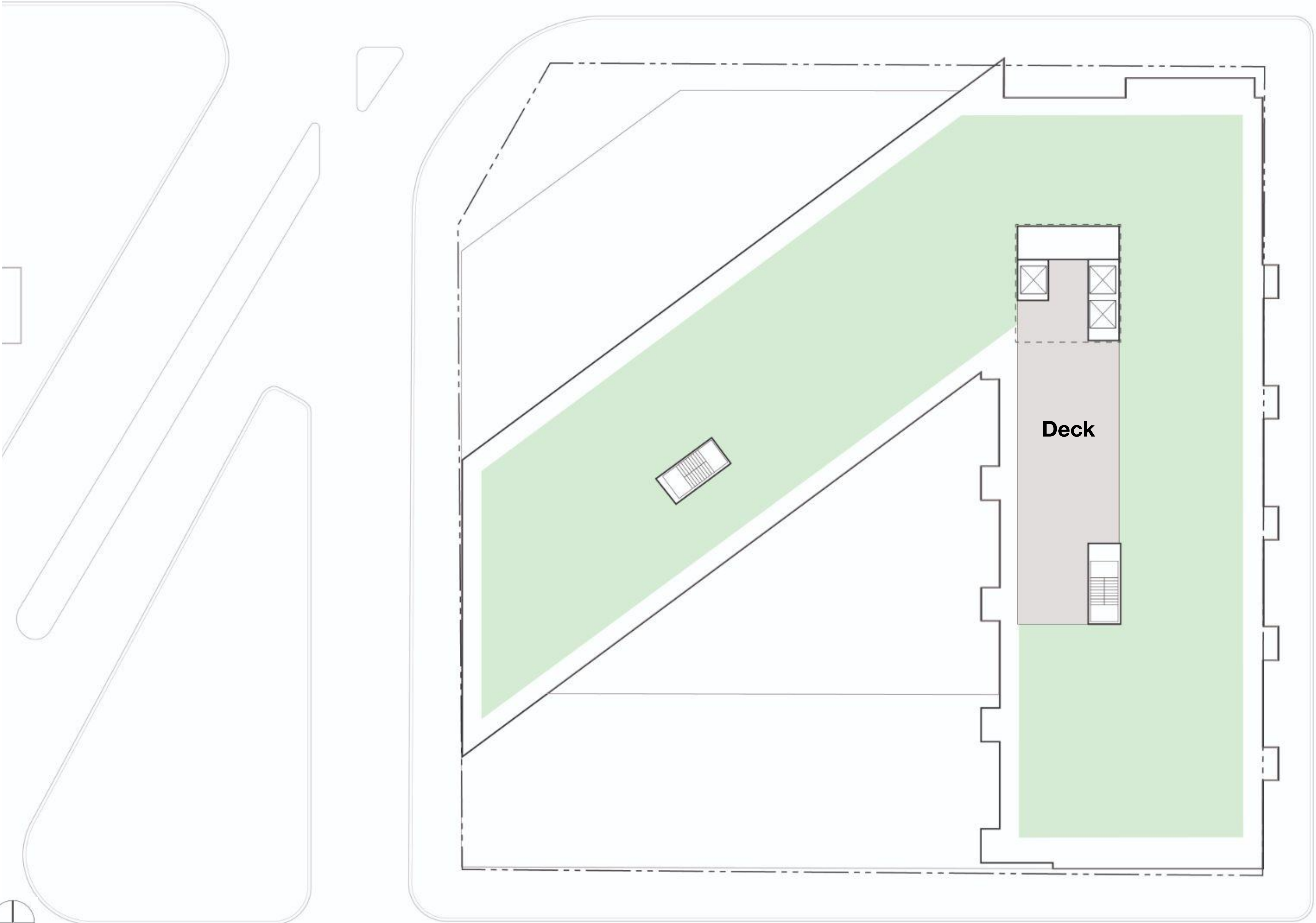
Floors 02 - 12





# Roof Plan - Option 2

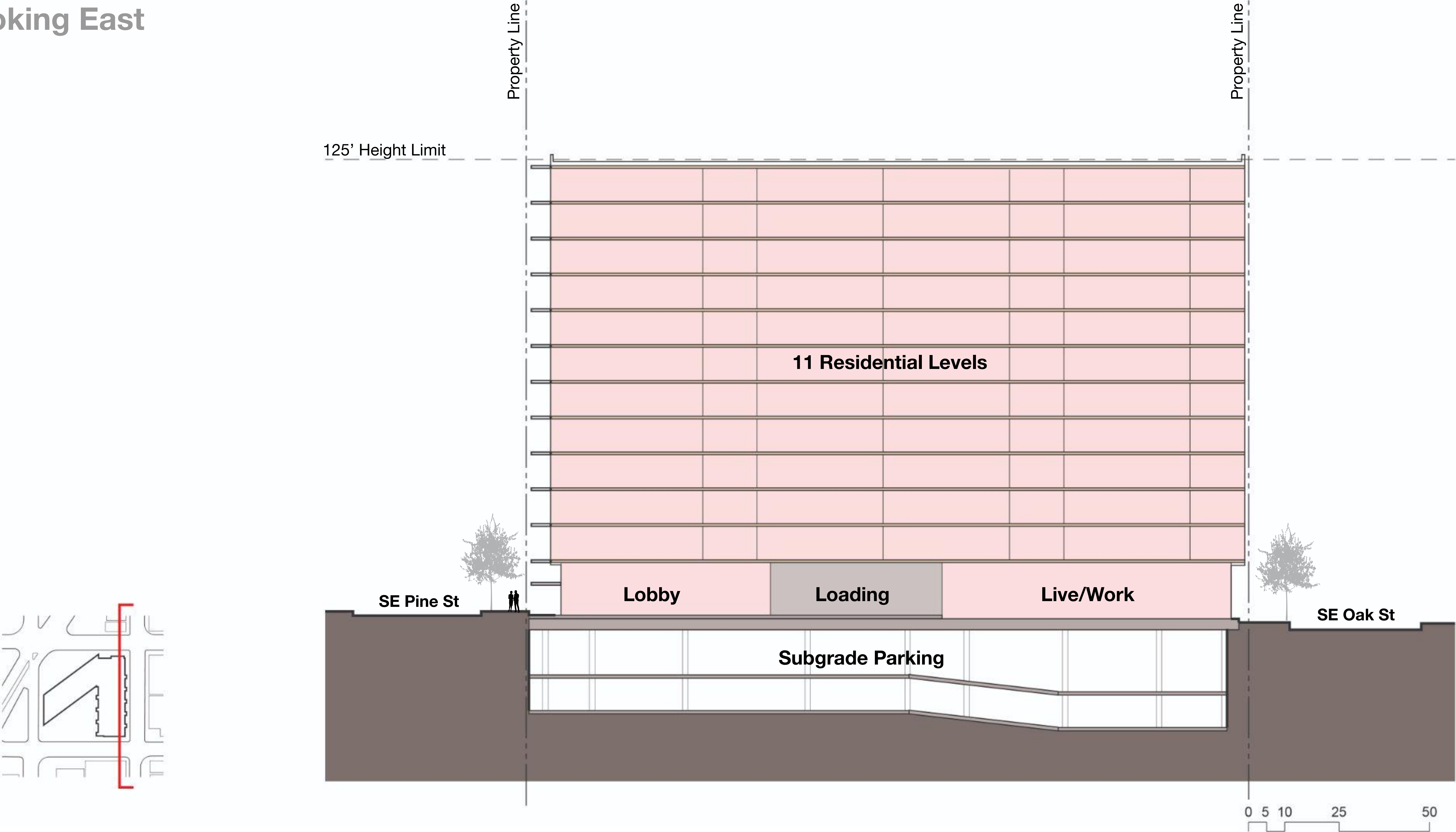
Floor 13





# Building Section - Option 2

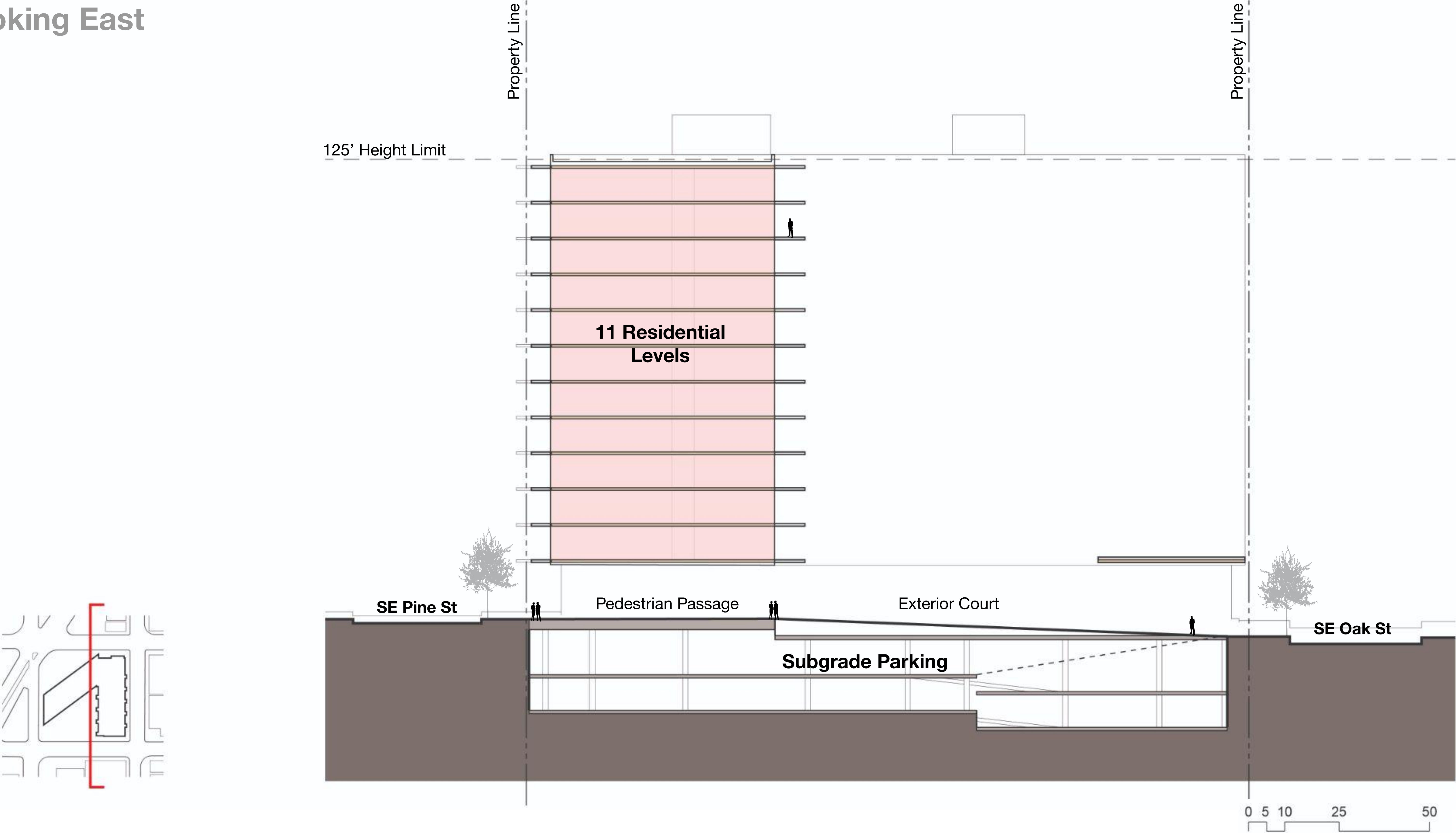
Looking East





# Building Section - Option 2

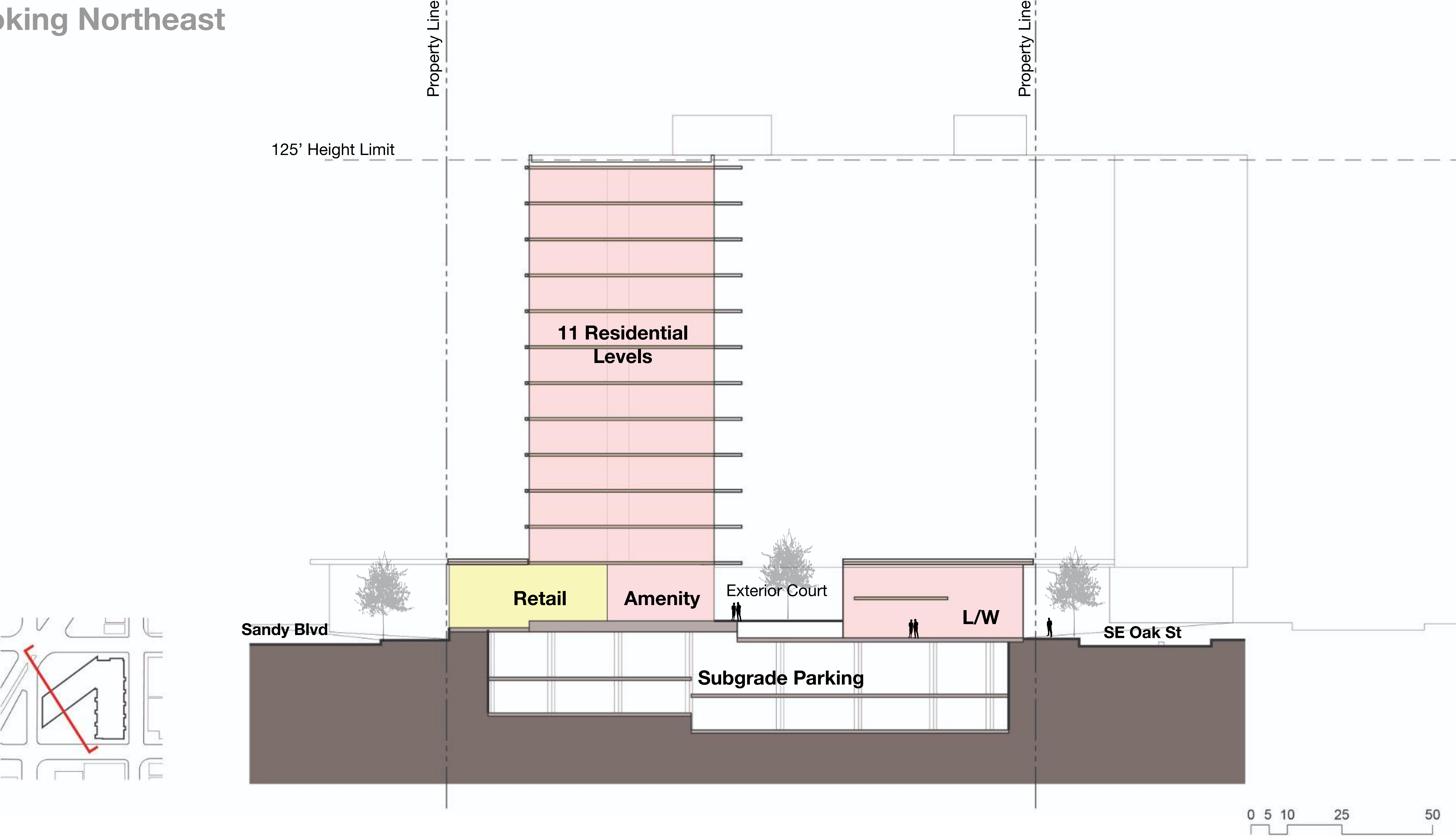
Looking East





# Building Section - Option 2

Looking Northeast





# Central Eastside Design Guidelines

## RESPOND TO THE ENVIRONMENT

B6 Consider Sunlight, Shadow, Glare, Reflection, Wind and Rain

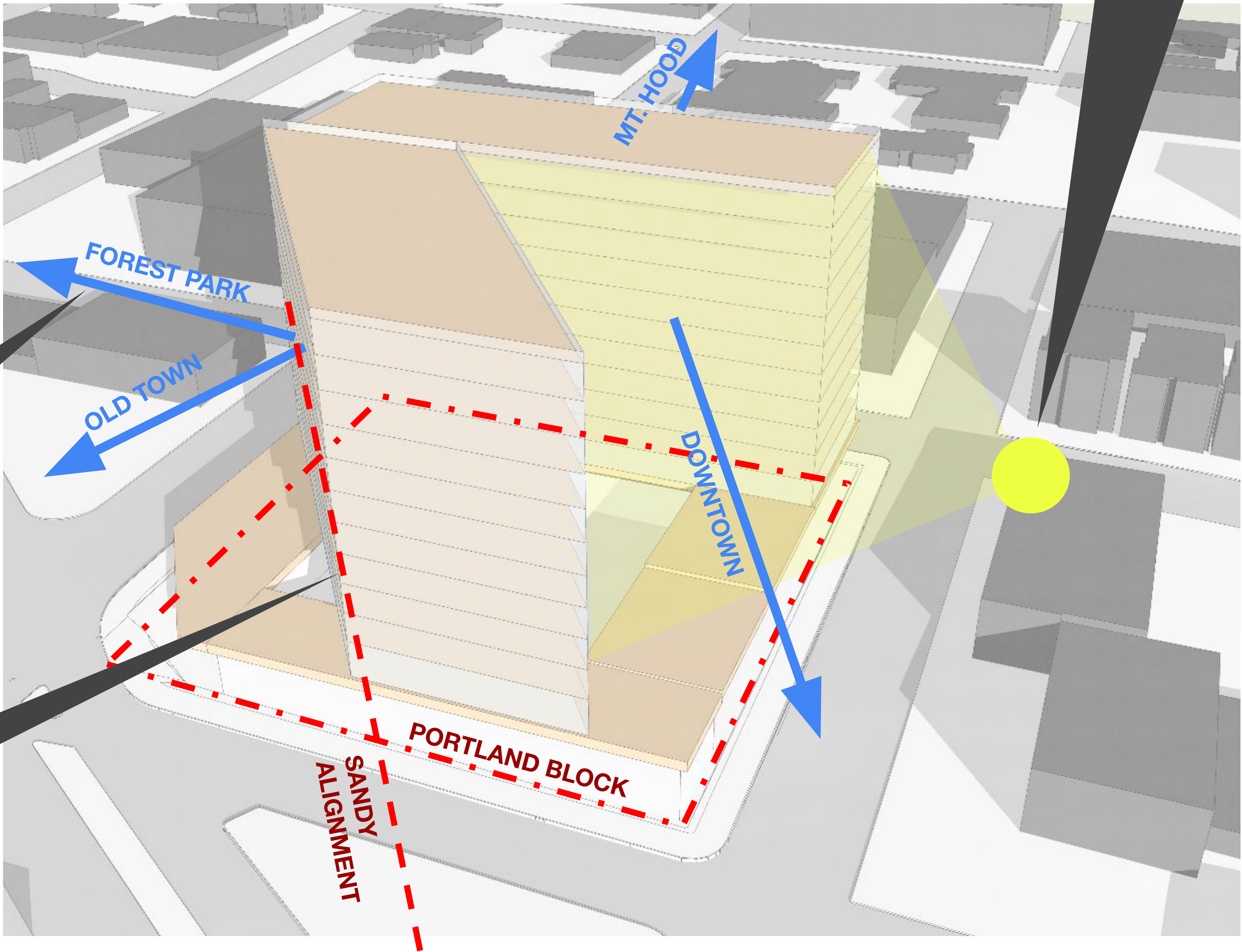
A3 Respect Portland Block Structure

C2 Consider View Opportunities

C2: Views are prioritized from each residential unit.

A3: Massing responds to historic block structure as well as Sand Blvd. alignment.

B6: Building Orientation Responds to Solar





# Central Eastside Design Guidelines

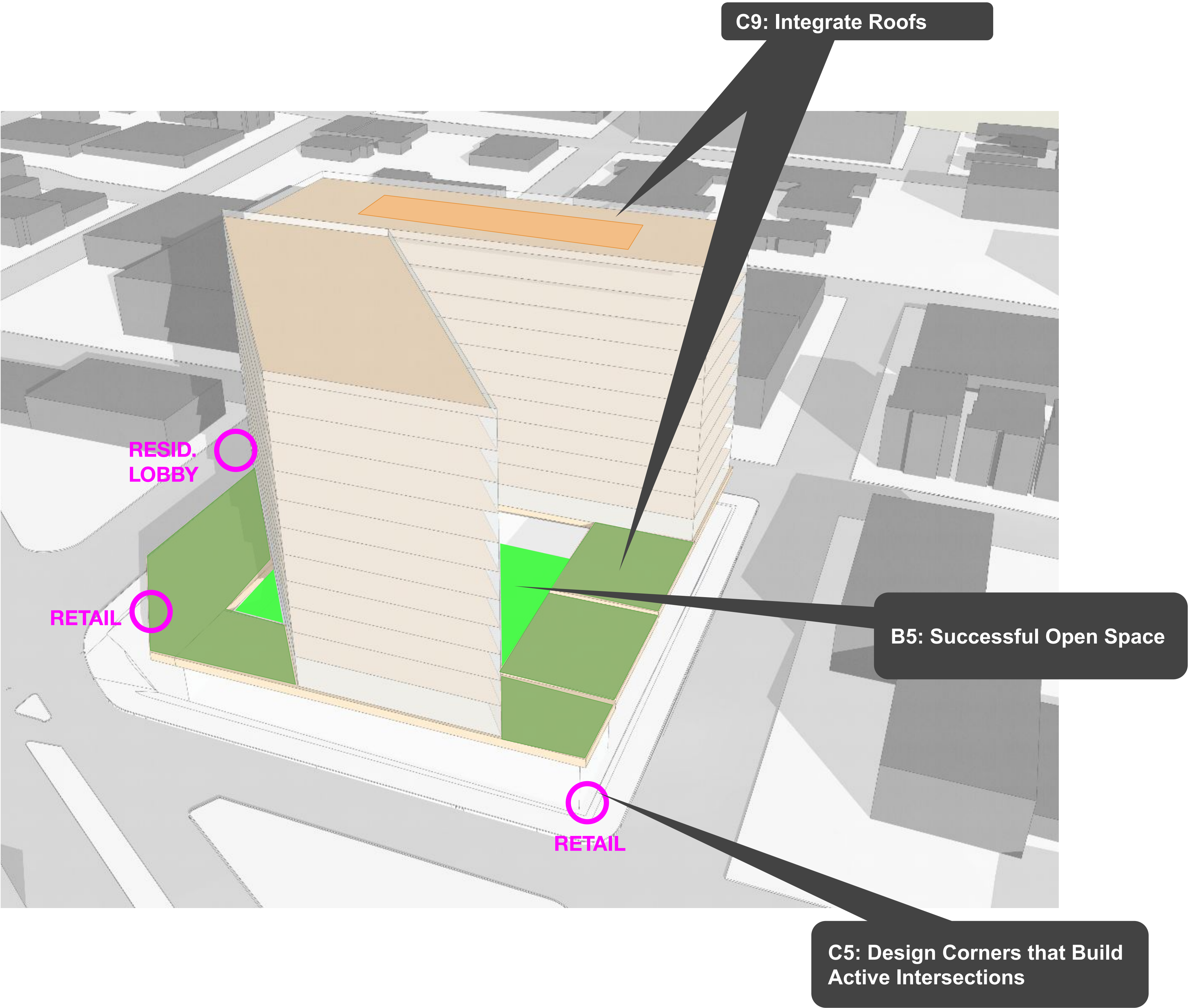
ACTIVATE

C5 Design Corners that Build Active Intersections

C6 Differentiate the Sidewalk Level of Buildings

C9 Integrate Roofs and Use Rooftops

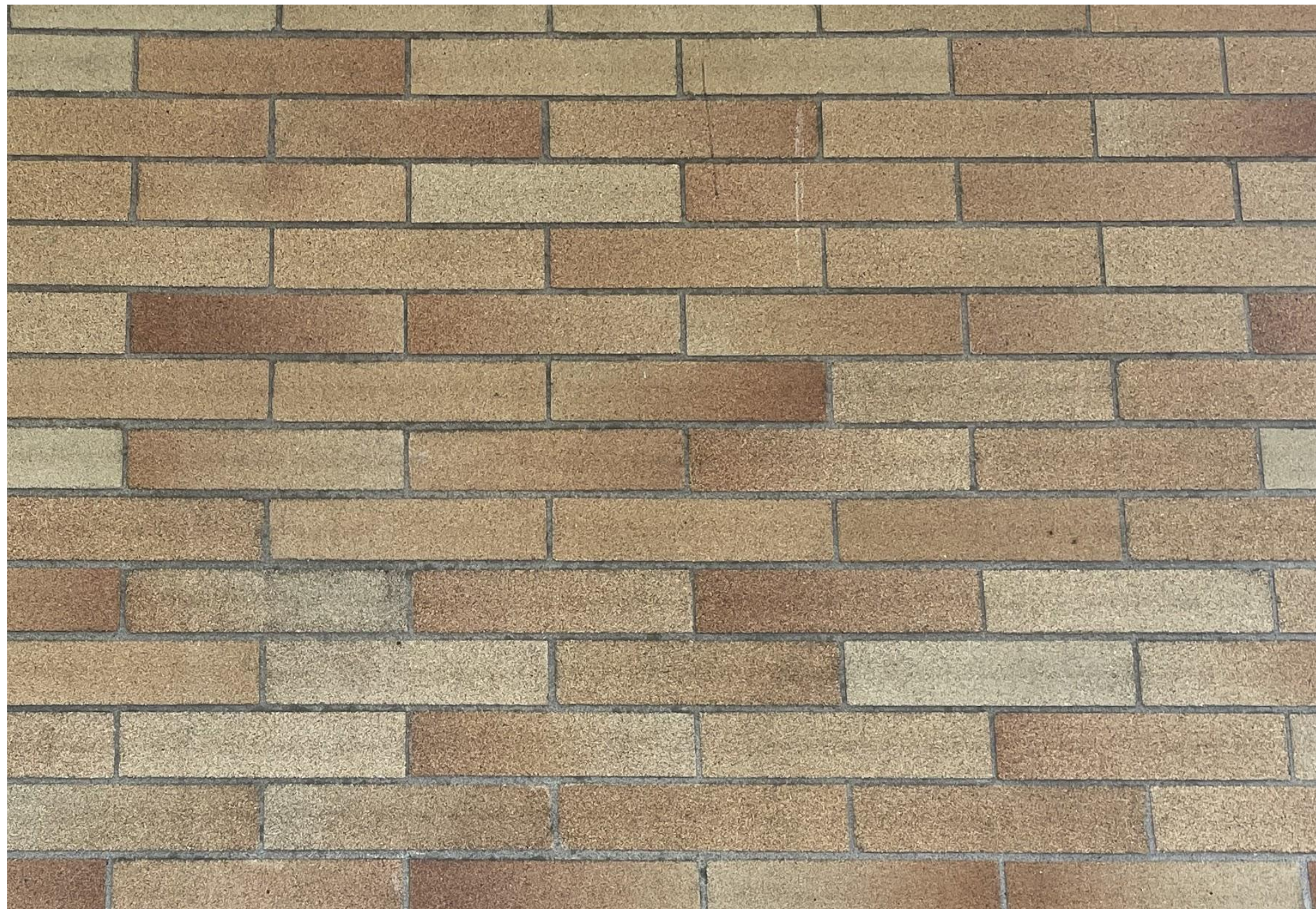
B5 Make Plazas, Parks, and Open Space Successful





# Neighborhood Context

## Facade Materials





# Facade Expression

## Concepts



OUTER PROTECTIVE SKIN



EXPOSED NATURAL MATERIALS



COMPOSITE METAL CLADDING  
ALUMINUM WINDOW SYSTEM



# Internal Courtyards

## Concepts





# Design Guidelines

## Examples of Project Team’s Use of Public Art





# Massing In Context

Looking S. on Sandy









**end.**



	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E35CC 10000	COFFEE HOLDINGS LLC	340 SE 7TH AVE	PORTLAND OR 97214
3	RETURN SERVICE REQUESTED		1N1E35CC 10300	DEARBORN DAVID	225 SE 16TH AVE	PORTLAND OR 97214
4	RETURN SERVICE REQUESTED	1N1E35CC 10400	29SC PINE LOFTS PROPERTY OWNER LLC	ATTN 29TH STREET MANAGEMENT IV LLC	20 N WACKER DR STE 4120	CHICAGO IL 60606-3193
5	RETURN SERVICE REQUESTED		1N1E35CC 10400	PACIFIC OUTDOOR ADVERTISING	715 NE EVERETT ST	PORTLAND OR 97232-2724
6	RETURN SERVICE REQUESTED		1N1E35CC 10500	AGBENNETT LLC	10634 S HEDLUND AVE	PORTLAND OR 97219-7916
7	RETURN SERVICE REQUESTED		1N1E35CC 10500	PORTLAND ROASTING HOLDINGS LLC	340 SE 7TH AVE	PORTLAND OR 97214-1201
8	RETURN SERVICE REQUESTED		1N1E35CC 10600	BLIZZARD PROPERTIES LLC	4345 WESTBAY RD	LAKE OSWEGO OR 97035-5525
9	RETURN SERVICE REQUESTED		1N1E35CC 10700	MZAP LLC	PO BOX 14953	PORTLAND OR 97293
10	RETURN SERVICE REQUESTED		1N1E35CC 10800	811 STARK LLC	75 SE YAMHILL ST #201	PORTLAND OR 97214
11	RETURN SERVICE REQUESTED		1N1E35CC 10800	DANWEI LLC	3732 SE GLENWOOD ST	PORTLAND OR 97202
12	RETURN SERVICE REQUESTED		1N1E35CC 10800	FRESH CONSULTING	14725 SE 36TH ST STE 300	BELLEVUE WA 98006
13	RETURN SERVICE REQUESTED		1N1E35CC 10800	WORKS PARTNERSHIP ARCHITECTURE LLC	811 SE STARK ST STE 210	PORTLAND OR 97214
14	RETURN SERVICE REQUESTED		1N1E35CC 10900	820 SE SANDY LLC	15001 NE 12TH ST	VANCOUVER WA 98684
15	RETURN SERVICE REQUESTED	1N1E35CC 11000	PORTLAND GENERAL ELECTRIC CO	1WTCO501-CORPORATE TAX DEPT	121 SW SALMON ST	PORTLAND OR 97204-2901
16	RETURN SERVICE REQUESTED		1N1E35CC 11100	REFRIGERATION SUPPLIES DISTRIBUTOR IN	26021 ATLANTIC OCEAN DRIVE	LAKE FOREST CA 92630
17	RETURN SERVICE REQUESTED		1N1E35CC 5200	DSI INC	516 SE MORRISON ST #788	PORTLAND OR 97214-2347
18	RETURN SERVICE REQUESTED		1N1E35CC 5400	DATA SYSTEMS INC	516 SE MORRISON ST #700	PORTLAND OR 97214-2347
19	RETURN SERVICE REQUESTED		1N1E35CC 5700	VISTA PROPERTY INVESTMENTS LLC	PO BOX 4657	SALEM OR 97302
20	RETURN SERVICE REQUESTED		1N1E35CC 5800	BIWA INC	1430 SE WATER AVE #103	PORTLAND OR 97214
21	RETURN SERVICE REQUESTED		1N1E35CC 5800	BULLSEYE LLC	215 SE 9TH AVE #109	PORTLAND OR 97214
22	RETURN SERVICE REQUESTED		1N1E35CC 5800	EAST BANK COMMUNICATIONS INC	215 SE 9TH AVE #202	PORTLAND OR 97214-1302
23	RETURN SERVICE REQUESTED		1N1E35CC 5800	HIGH ON THE HOG INC	828 SE ASH ST	PORTLAND OR 97214-1240
24	RETURN SERVICE REQUESTED	1N1E35CC 5800	PINE STREET STUDIOS LLC	ATTN NAI ELLIOT	901 NE GLISAN ST #200	PORTLAND OR 97232
25	RETURN SERVICE REQUESTED		1N1E35CC 5800	SCOTCH LODGE LLC	215 SE 9TH AVE #102	PORTLAND OR 97214
26	RETURN SERVICE REQUESTED		1N1E35CC 5800	VISTALOGIC INC	PO BOX 28296	PORTLAND OR 97228-8296
27	RETURN SERVICE REQUESTED		1N1E35CC 6000	PARAMOUNT SUPPLY CO	P O BOX 14096	PORTLAND OR 97293
28	RETURN SERVICE REQUESTED		1N1E35CC 6200	CLARK MATT	3303 WESTHILL DR	AUSTIN TX 78704
29	RETURN SERVICE REQUESTED	1N1E35CC 6300	VOLUNTEERS OF AMERICA OREGON INC	ATTN CFO	3910 SE STARK ST	PORTLAND OR 97214-2278
30	RETURN SERVICE REQUESTED	1N1E35CC 90000	ASSOCIATION OF UNIT OWNERS OF	EASTSIDE LOFTS CONDOMINIUM	P O BOX 25058	PORTLAND OR 97298
31	RETURN SERVICE REQUESTED		1N1E35CC 90001	LH INVESTMENTS INC	7990 SW BOECKMAN RD	WILSONVILLE OR 97070
32	RETURN SERVICE REQUESTED		1N1E35CC 90002	GALLI DAVID B & JOHNSON EMILY M	5328 NE CLEVELAND AVE	PORTLAND OR 97211
33	RETURN SERVICE REQUESTED		1N1E35CC 90003	TRABERT JASON	216 SE 8TH AVE # 3	PORTLAND OR 97214
34	RETURN SERVICE REQUESTED		1N1E35CC 9700	302 SE 7TH OZ LLC	210 SE MADISON ST #19	PORTLAND OR 97214-4192
35	RETURN SERVICE REQUESTED		1N1E35CD 11600	ST FRANCIS PARK LP	2740 SE POWELL BLVD #7	PORTLAND OR 97202-2069
36	RETURN SERVICE REQUESTED		1N1E35CD 11700	HOME FORWARD	135 SW ASH ST	PORTLAND OR 97204-3540
37	RETURN SERVICE REQUESTED	1N1E35CD 11701	ST FRANCIS WOODLANDS LLC	ATTN DIRECTOR OF HOUSING	2740 SE POWELL BLVD	PORTLAND OR 97202
38	RETURN SERVICE REQUESTED		1N1E35CD 11800	ART DESIGN PORTLAND LLC	417 SE 11TH AVE	PORTLAND OR 97214
39	RETURN SERVICE REQUESTED		1N1E35CD 11800	FARIES INVEST	12535 S IRON MOUNTAIN BLVD	PORTLAND OR 97219-8303
40	RETURN SERVICE REQUESTED	1N1E35CD 11900	UNITED STATES BAKERY	ATTN RANDI WELLS	2006 S WELLER ST	SEATTLE WA 98144
41	RETURN SERVICE REQUESTED		1N1E35CD 12000	CWIK LAWRENCE J	PO BOX 5912	PORTLAND OR 97228-5912
42	RETURN SERVICE REQUESTED		1N1E35CD 12100	LITTLE AMY E	2107 S FAIRFIELD AVE	CHICAGO IL 60608
43	RETURN SERVICE REQUESTED		1N1E35CD 12200	SAMNICK HOLDINGS II LLC	PO BOX 2507	WILSONVILLE OR 97070
44	RETURN SERVICE REQUESTED		1N1E35CD 12300	CURRENT DWELLING INC	4735 NE 79TH AVE	PORTLAND OR 97218
45	RETURN SERVICE REQUESTED		1N1E35CD 12300	MULTNOMAH COUNTY OREGON	421 SE 10TH AVE	PORTLAND OR 97214
46	RETURN SERVICE REQUESTED		1N1E35CD 12300	STARK CENTRAL LLC & TIGERSEYE LLC	PO BOX 2507	WILSONVILLE OR 97070
47	RETURN SERVICE REQUESTED		1N1E35CD 12500	FAY FAMILY LLC	1674 COVE PT RD	KLAMATH FALLS OR 97601-9300
48	RETURN SERVICE REQUESTED		1N1E35CD 12600	BASE CAMP BREWING COMPANY LLC	1735 E MAIN ST	ASHLAND OR 97520-9720
49	RETURN SERVICE REQUESTED		1N1E35CD 12800	432 SE 9TH AVENUE LLC	5150 SW 85TH AVE	PORTLAND OR 97225
50	RETURN SERVICE REQUESTED		1N1E35CD 12800	GROVE LLC	6524 N ALBINA AVE	PORTLAND OR 97217
51	RETURN SERVICE REQUESTED		1N1E35CD 12900	FIRE STATION NO 7 LLC	1111 NE FLANDERS ST #206	PORTLAND OR 97232
52	RETURN SERVICE REQUESTED		1N1E35CD 2200	DATA SYSTEMS INC	900 SE SANDY BLVD STE 200	PORTLAND OR 97214
53	RETURN SERVICE REQUESTED		1N1E35CD 2200	OUR TEAM ACCOUNTING LLC	PO BOX 1934	FAIRVIEW OR 97024-1806
54	RETURN SERVICE REQUESTED		1N1E35CD 2200	YOUNG RONALD	975 SE SANDY BLVD	PORTLAND OR 97214
55	RETURN SERVICE REQUESTED		1N1E35CD 2700	STICKY HOLDINGS LLC	2918 NE EDGEHILL PL	PORTLAND OR 97212
56	RETURN SERVICE REQUESTED		1N1E35CD 3200	FREELAND BRIAN C	PO BOX 9007	PORTLAND OR 97207-9007
57	RETURN SERVICE REQUESTED		1N1E35CD 3300	GRANTZ ROSS A & GRANTZ ANGELA R	5840 SE SUNDIAL CT	MILWAUKIE OR 97222
58	RETURN SERVICE REQUESTED		1N1E35CD 8100	PINE STREET/ANGEL LLC	8255 SW HUNZIKER ST #103	TIGARD OR 97223
59	RETURN SERVICE REQUESTED		1N1E35CD 8400	G-A-P SUPPLY CORP	PO BOX 1668	TUALATIN OR 97062-1668
60	RETURN SERVICE REQUESTED		1N1E35CD 8400	GIBSON AUTO & ELECTRIC INC	1024 SE ASH ST	PORTLAND OR 97214
61	RETURN SERVICE REQUESTED		1N1E35CD 8400	MASON NICOLE	560 HAMILTON ST APT 12	COSTA MESA CA 92627-5503
62	RETURN SERVICE REQUESTED		1N1E35CD 8400	TROY LAUNDRY RES PROP HOLDER LLC	133 N JEFFERSON ST 4TH FL	CHICAGO IL 60661
63	RETURN SERVICE REQUESTED	1N1E35CD 8401	TROY LAUNDRY PROPERTY HOLDER LLC	ATTN ANDREW WEPRIN	133 N JEFFERSON ST 4TH FLR	CHICAGO IL 60661
64	RETURN SERVICE REQUESTED		1N1E35CD 8500	BALTA INVESTMENTS 915 LLC	14160 SW 72ND AVE	TIGARD OR 97224
65	RETURN SERVICE REQUESTED		1N1E35CD 8500	COGDALL CONST CO INC	14160 SW 72ND AVE #110	TIGARD OR 97224
66	RETURN SERVICE REQUESTED		1N1E35CD 8700	930 SANDY INVESTORS LLC	800 SW ALDER ST STE 300	PORTLAND OR 97205



	A	B	C	D	E	F
67	RETURN SERVICE REQUESTED		1N1E35CD 8700	SUNRAY SIX LLC	930 SE SANDY BLVD	PORTLAND OR 97214
68	RETURN SERVICE REQUESTED		1N1E35CD 8800	GENESIS INVESTMENTS INC	900 SE SANDY BLVD	PORTLAND OR 97214
69	RETURN SERVICE REQUESTED		1N1E35CD 8900	BLUMENAUER FOR CONGRESS	901 SE OAK ST STE 105	PORTLAND OR 97214-1351
70	RETURN SERVICE REQUESTED		1N1E35CD 8900	F & E ENTERPRISES LLC	6405 SE 19TH AVE	PORTLAND OR 97202-5529
71	RETURN SERVICE REQUESTED		1N1E35CD 8900	OREGON MEDIA PRODUCTION ASSOCIATION	2828 SE 14TH AVE	PORTLAND OR 97202
72	RETURN SERVICE REQUESTED		1N1E35CD 8900	PERFORMANCE LOGIC INC	200 EAST BROADWAY STE E	NEW YORK NY 10018
73	RETURN SERVICE REQUESTED		1N1E35CD 8900	PROFESSIONAL DISPATCH SERVICES INC	901 SE OAK ST STE 104	PORTLAND OR 97214
74	RETURN SERVICE REQUESTED		1N1E35CD 8900	ROSE CITY MESSENGER SVS INC	1689 SE LAVA DR APT 5	MILWAUKIE OR 97222-7441
75	RETURN SERVICE REQUESTED		1N1E35CD 8900	STORE CHEK SYSTEMS LLC	PO BOX 639	WALCOTT IA 52773
76	RETURN SERVICE REQUESTED		1N1E35CD 9000	UNITED STATES BAKERY INC	2006 S WELLER ST	SEATTLE WA 98144
77	RETURN SERVICE REQUESTED	1N1E35CD 9100	ST FRANCIS OF ASSISI CATHOLIC	CHURCH PORTLAND OREGON	330 SE 11TH AVE	PORTLAND OR 97214-1317
78	RETURN SERVICE REQUESTED		1S1E02BA 8900	APPLE INC	1 APPLE PARK WAY STOP 104-2TX	CUPERTINO CA 95014-0642
79	RETURN SERVICE REQUESTED		1S1E02BA 8900	BREMIK CONSTRUCTION INC	1026 SE STARK ST	PORTLAND OR 97214
80	RETURN SERVICE REQUESTED		1S1E02BA 8900	LGCLORDIS1 LLC	511 SE 11TH AVE STE 201	PORTLAND OR 97214
81	RETURN SERVICE REQUESTED		1S1E02BA 8900	PONSO STEPHANIE	PO BOX 702	CONDON OR 97823-0702
82	RETURN SERVICE REQUESTED		1S1E02BA 9000	JAX EPV LLC	155 NW MILLER RD	PORTLAND OR 97229
83	RETURN SERVICE REQUESTED		1S1E02BA 9000	NORTHWEST MEDICAL INC	1010 SE STARK ST	PORTLAND OR 97214
84	RETURN SERVICE REQUESTED		1S1E02BA 9100	NIR OP LLC	2 CENTERPONTE DR #500	LAKE OSWEGO OR 97035-8625
85	RETURN SERVICE REQUESTED		1S1E02BA 9400	AMERICAN FIRE PROTECTION INC	P O BOX 42487	PORTLAND OR 97242
86	RETURN SERVICE REQUESTED		1S1E02BA 9400	ROBERT HUNTER & CO INC	910 SE STARK ST	PORTLAND OR 97214
87	RETURN SERVICE REQUESTED		1S1E02BB 100	PRODUCE HOUSE LLC	914 JACKSON ST	OREGON CITY OR 97045
88	RETURN SERVICE REQUESTED		1S1E02BB 400	OTA PROPERTIES LLC	3597 SW COUNCIL CREST DR	PORTLAND OR 97201
89	RETURN SERVICE REQUESTED		1S1E02BB 400	OTA TOFU LLC	812 SE STARK ST	PORTLAND OR 97214
90	RETURN SERVICE REQUESTED		1S1E02BB 500	LIZZIE INC	500 SE 8TH AVE	PORTLAND OR 97214
91	RETURN SERVICE REQUESTED		1S1E02BB 500	ROBARTS-DILLE ELIZABETH & STEPHEN	500 SE 8TH AVE	PORTLAND OR 97214-2206
92				CURRENT RESIDENT	1005 SE WASHINGTON ST	PORTLAND OR 97214
93				CURRENT RESIDENT	1006 SE ASH ST	PORTLAND OR 97214
94				CURRENT RESIDENT	1010 SE ASH ST	PORTLAND OR 97214
95				CURRENT RESIDENT	1011 SE OAK ST	PORTLAND OR 97214
96				CURRENT RESIDENT	1015 SE STARK ST	PORTLAND OR 97214
97				CURRENT RESIDENT	1025 SE ASH ST #100	PORTLAND OR 97214
98				CURRENT RESIDENT	1025 SE ASH ST #110	PORTLAND OR 97214
99				CURRENT RESIDENT	1025 SE ASH ST #200	PORTLAND OR 97214
100				CURRENT RESIDENT	1033 SE ASH ST	PORTLAND OR 97214
101				CURRENT RESIDENT	1036 SE STARK ST	PORTLAND OR 97214
102				CURRENT RESIDENT	1037 SE ASH ST	PORTLAND OR 97214
103				CURRENT RESIDENT	1111 SE PINE ST	PORTLAND OR 97214
104				CURRENT RESIDENT	1131 SE OAK ST	PORTLAND OR 97214
105				CURRENT RESIDENT	1177 SE STARK ST #106	PORTLAND OR 97214
106				CURRENT RESIDENT	1177 SE STARK ST #107	PORTLAND OR 97214
107				CURRENT RESIDENT	1177 SE STARK ST #116	PORTLAND OR 97214
108				CURRENT RESIDENT	1177 SE STARK ST #122	PORTLAND OR 97214
109				CURRENT RESIDENT	1177 SE STARK ST #205	PORTLAND OR 97214
110				CURRENT RESIDENT	1177 SE STARK ST #209	PORTLAND OR 97214
111				CURRENT RESIDENT	1177 SE STARK ST #211	PORTLAND OR 97214
112				CURRENT RESIDENT	1177 SE STARK ST #217	PORTLAND OR 97214
113				CURRENT RESIDENT	1177 SE STARK ST #219	PORTLAND OR 97214
114				CURRENT RESIDENT	1177 SE STARK ST #227	PORTLAND OR 97214
115				CURRENT RESIDENT	1177 SE STARK ST #234	PORTLAND OR 97214
116				CURRENT RESIDENT	1177 SE STARK ST #308	PORTLAND OR 97214
117				CURRENT RESIDENT	1177 SE STARK ST #309	PORTLAND OR 97214
118				CURRENT RESIDENT	1177 SE STARK ST #316	PORTLAND OR 97214
119				CURRENT RESIDENT	1177 SE STARK ST #317	PORTLAND OR 97214
120				CURRENT RESIDENT	1177 SE STARK ST #321	PORTLAND OR 97214
121				CURRENT RESIDENT	1177 SE STARK ST #323	PORTLAND OR 97214
122				CURRENT RESIDENT	1177 SE STARK ST #419	PORTLAND OR 97214
123				CURRENT RESIDENT	1177 SE STARK ST #420	PORTLAND OR 97214
124				CURRENT RESIDENT	1177 SE STARK ST #422	PORTLAND OR 97214
125				CURRENT RESIDENT	202 SE 8TH AVE	PORTLAND OR 97214
126				CURRENT RESIDENT	211 SE 11TH AVE	PORTLAND OR 97214
127				CURRENT RESIDENT	214 SE 8TH AVE	PORTLAND OR 97214
128				CURRENT RESIDENT	215 SE 9TH AVE #101	PORTLAND OR 97214
129				CURRENT RESIDENT	215 SE 9TH AVE #104	PORTLAND OR 97214
130				CURRENT RESIDENT	215 SE 9TH AVE #106	PORTLAND OR 97214
131				CURRENT RESIDENT	215 SE 9TH AVE #108	PORTLAND OR 97214
132				CURRENT RESIDENT	215 SE 9TH AVE #204	PORTLAND OR 97214



	A		B		C		D	E	F
133							CURRENT RESIDENT	215 SE 9TH AVE #305	PORTLAND OR 97214
134							CURRENT RESIDENT	221 SE 11TH AVE #101	PORTLAND OR 97214
135							CURRENT RESIDENT	221 SE 9TH AVE	PORTLAND OR 97214
136							CURRENT RESIDENT	222 SE 8TH AVE	PORTLAND OR 97214
137							CURRENT RESIDENT	234 SE 7TH AVE	PORTLAND OR 97214
138							CURRENT RESIDENT	302 SE 7TH AVE	PORTLAND OR 97214
139							CURRENT RESIDENT	303 SE 8TH AVE	PORTLAND OR 97214
140							CURRENT RESIDENT	404 SE 10TH AVE	PORTLAND OR 97214
141							CURRENT RESIDENT	406 SE 10TH AVE	PORTLAND OR 97214
142							CURRENT RESIDENT	410 SE 10TH AVE	PORTLAND OR 97214
143							CURRENT RESIDENT	412 SE 10TH AVE	PORTLAND OR 97214
144							CURRENT RESIDENT	418 SE 10TH AVE	PORTLAND OR 97214
145							CURRENT RESIDENT	418 SE 9TH AVE	PORTLAND OR 97214
146							CURRENT RESIDENT	420 SE 10TH AVE	PORTLAND OR 97214
147							CURRENT RESIDENT	425 SE 9TH AVE	PORTLAND OR 97214
148							CURRENT RESIDENT	432 SE 9TH AVE	PORTLAND OR 97214
149							CURRENT RESIDENT	504 SE 8TH AVE	PORTLAND OR 97214
150							CURRENT RESIDENT	512 SE 9TH AVE	PORTLAND OR 97214
151							CURRENT RESIDENT	515 SE 11TH AVE	PORTLAND OR 97214
152							CURRENT RESIDENT	740 SE OAK ST	PORTLAND OR 97214
153							CURRENT RESIDENT	803 SE STARK ST	PORTLAND OR 97214
154							CURRENT RESIDENT	811 SE STARK ST #210	PORTLAND OR 97214
155							CURRENT RESIDENT	815 SE OAK ST	PORTLAND OR 97214
156							CURRENT RESIDENT	816 SE ASH ST	PORTLAND OR 97214
157							CURRENT RESIDENT	820 SE SANDY BLVD	PORTLAND OR 97214
158							CURRENT RESIDENT	821 SE STARK ST	PORTLAND OR 97214
159							CURRENT RESIDENT	828 SE ASH ST #A	PORTLAND OR 97214
160							CURRENT RESIDENT	828 SE ASH ST #B	PORTLAND OR 97214
161							CURRENT RESIDENT	828 SE ASH ST #C	PORTLAND OR 97214
162							CURRENT RESIDENT	828 SE ASH ST #D	PORTLAND OR 97214
163							CURRENT RESIDENT	828 SE ASH ST #E	PORTLAND OR 97214
164							CURRENT RESIDENT	834 SE SANDY BLVD	PORTLAND OR 97214
165							CURRENT RESIDENT	901 SE OAK ST #101	PORTLAND OR 97214
166							CURRENT RESIDENT	901 SE OAK ST #102	PORTLAND OR 97214
167							CURRENT RESIDENT	901 SE OAK ST #103	PORTLAND OR 97214
168							CURRENT RESIDENT	901 SE OAK ST #104	PORTLAND OR 97214
169							CURRENT RESIDENT	901 SE OAK ST #105	PORTLAND OR 97214
170							CURRENT RESIDENT	901 SE OAK ST #202	PORTLAND OR 97214
171							CURRENT RESIDENT	901 SE OAK ST #203	PORTLAND OR 97214
172							CURRENT RESIDENT	901 SE OAK ST #205	PORTLAND OR 97214
173							CURRENT RESIDENT	915 SE SANDY BLVD	PORTLAND OR 97214
174							CURRENT RESIDENT	920 SE STARK ST	PORTLAND OR 97214
175							CURRENT RESIDENT	922 SE OAK ST	PORTLAND OR 97214
176							CURRENT RESIDENT	930 SE OAK ST	PORTLAND OR 97214
177	RETURN SERVICE REQUESTED	OWNER		1N1E35CD 8600			WILSON REV LIV TR	9204 NW MCKENNA DR	PORTLAND OR 97229
178	RETURN SERVICE REQUESTED	PARTY OF INTEREST		SOLTERRA			HEATHER BRIAN	959 SE DIVISION ST STE 130	PORTLAND OR 97214
179	RETURN SERVICE REQUESTED	APPLICANT		LEVER ARCHITECTURE PC			HEPPNER JONATHAN	4713 N ALBINA AVE FOURTH FLOOR	PORTLAND OR 97217
180	RETURN SERVICE REQUESTED			SOUTHEAST UPLIFT			FISHER LEAH	3534 SE MAIN ST	PORTLAND OR 97214
181	RETURN SERVICE REQUESTED			BUCKMAN COMMUNITY ASSOCIATION			ROSE JOHN AND BAKER JOSH	3534 SE MAIN ST	PORTLAND OR 97214
182	RETURN SERVICE REQUESTED			CENTRAL CITY PLAN DISTRICT			CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
183	RETURN SERVICE REQUESTED			LAND USE CONTACT			CENTRAL EASTSIDE INDUSTRIAL COUNCIL	PO BOX 14251	PORTLAND OR 97293
184	RETURN SERVICE REQUESTED			KERNS			LOPEZ JESSE	3439 NE SANDY BLVD #627	PORTLAND OR 97232
185	RETURN SERVICE REQUESTED			CENTRAL EASTSIDE INDUSTRIAL COUNCIL			DAN YATES	110 SE CARUTHERS ST	PORTLAND OR 97214
186	RETURN SERVICE REQUESTED			LAND USE CONTACT			PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
187	RETURN SERVICE REQUESTED			LAND USE CONTACT			TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
188								DAWN KRANTZ	B299/R5000
189								PROSPER PORTLAND	129/PROSPER
190	RETURN SERVICE REQUESTED			21-088853 DAR 10-15-21			CASE FILE MONROE	1900 SW 4TH AVE #5000	PORTLAND OR 97201



# Design Advice Request

## Sandy Pine

CASE FILE	EA 21-088853 DA		
WHEN	<b>Thursday November 4, 2021 @ 1:30 PM</b> (This is the hearing start time –see Commission agenda for estimated project start time.)		
WHERE	<b>ONLINE: Meeting link will be listed on the agenda available at <a href="http://www.portland.gov/bds/design-commission">www.portland.gov/bds/design-commission</a></b>		
HOW	<b>TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:staci.monroe@portlandoregon.gov">staci.monroe@portlandoregon.gov</a></b>		
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	<b>Proposed 12-story mass timber mixed-use high-rise building providing approximately 271 residential units on the upper tower with retail and live-work units on the ground floor. Two level of below-grade parking accessed off SE 10<sup>th</sup> Ave. Potential modification to transit street main entrance.</b>		
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines Central Eastside Design Guidelines		
SITE ADDRESS	900 SE Sandy Blvd		
ZONING/ DESIGNATION	EXd – Central Employment Zone with a Design Overlay Central City Plan District – Central Eastside Subdistrict		
APPLICANT(S)	Jonathan Heppner   Lever Architecture	OWNER(S)	Wilson Rev Living Trust
QUESTIONS? BDS CONTACT	<b>Staci Monroe, City Planner</b> <b>(503) 865-6516 / <a href="mailto:staci.monroe@PortlandOregon.gov">staci.monroe@PortlandOregon.gov</a></b> Bureau of Development Services, 1900 SW 4 <sup>th</sup> 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](mailto:BDS@PortlandOregon.gov)



[www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated)

TTY: 503-823-6868  
Relay Service: 711



## DESIGN ADVICE REQUEST PROCESS OVERVIEW

### **Purpose**

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

### **Public Participation**

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

### **Meeting Order**

The order of appearance for those attending the meeting is as follows:

- BDS Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

### **Guiding Criteria**

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at [portlandoregon.gov/designguidelines](http://portlandoregon.gov/designguidelines).

### **Outside DAR Scope**

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

**Bureau of Planning and Sustainability (BPS)**  
503-823-7700 | [portlandoregon.gov/bps](http://portlandoregon.gov/bps)

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances

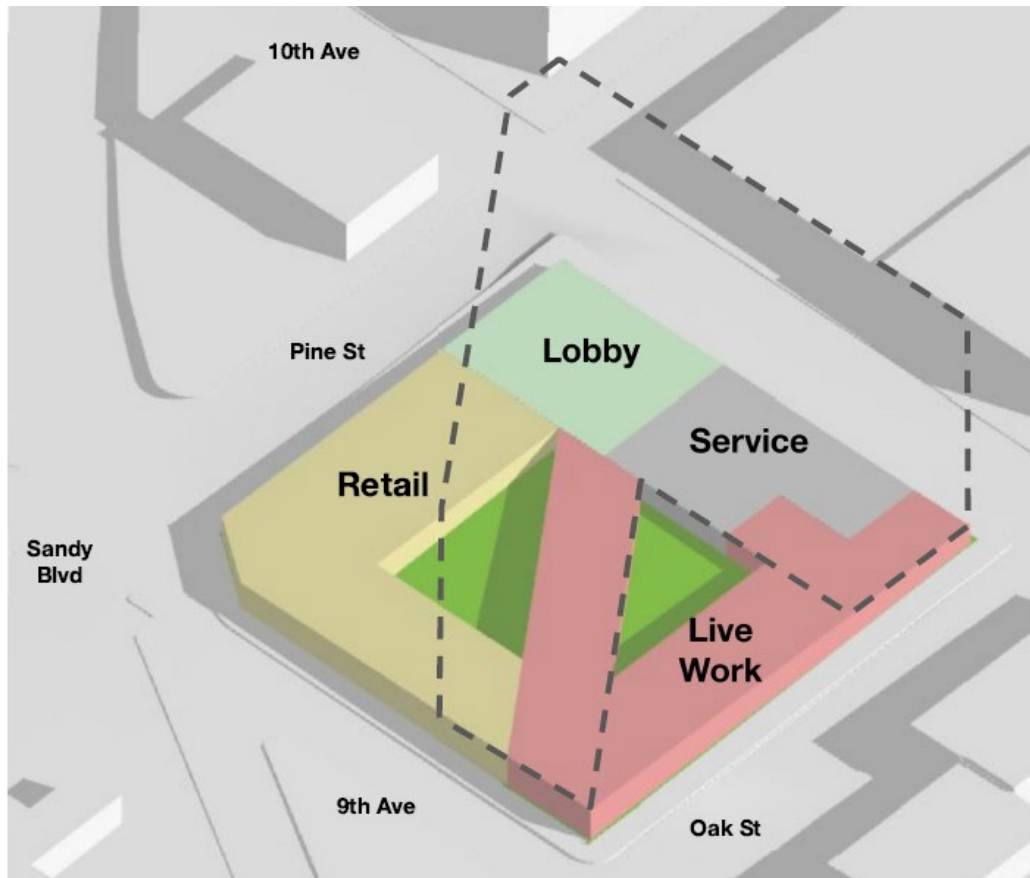
**Bureau of Transportation (PBOT) | 503-823-5185** | [portlandoregon.gov/transportation](http://portlandoregon.gov/transportation)

- On-Street Parking
- Construction Impacts on Streets & Sidewalks

**Office of Community & Civic Life**  
503-823-4519 | [portlandoregon.gov/civic](http://portlandoregon.gov/civic)

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation







Date: 10/12/21

To: Jonathan Heppner

From: Staci Monroe, Land Use Services, staci.monroe@portlandoregon.gov

RE: Design Advice Request posting for EA 21-088853 DA

Dear Jonathan:

I have received your application for a Design Advice Request (DA) at 900 SE Sandy Blvd. Your case number is given above. The first meeting with the Design Commission is scheduled for **11/4/21**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These 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 11/4/21 you **must post the notice by 10/15/21**, 20 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 10/21/21**, 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  
Additional Instructions for Posting Notice Signs

cc: Application Case File



# Design Advice Request

## Sandy Pine

<b>CASE FILE</b>	EA 21-088853 DA		
<b>WHEN</b>	<b>Thursday November 4, 2021 @ 1:30 PM</b> (This is the hearing start time –see Commission agenda for estimated project start time.)		
<b>WHERE</b>	<b>ONLINE: Meeting link will be listed on the agenda available at <a href="http://www.portland.gov/bds/design-commission">www.portland.gov/bds/design-commission</a></b>		
<b>HOW</b>	<b>TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:staci.monroe@portlandoregon.gov">staci.monroe@portlandoregon.gov</a></b>		
<b>REVIEW BY</b>	Design Commission		
<b>PROCESS</b>	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		
<b>PROPOSAL</b>	<b>Proposed 12-story mass timber mixed-use high-rise building providing approximately 271 residential units on the upper tower with retail and live-work units on the ground floor. Two level of below-grade parking accessed off SE 10<sup>th</sup> Ave. Potential modification to transit street main entrance.</b>		
<b>REVIEW APPROVAL CRITERIA</b>	Central City Fundamental Design Guidelines Central Eastside Design Guidelines		
<b>SITE ADDRESS</b>	900 SE Sandy Blvd		
<b>ZONING/ DESIGNATION</b>	EXd – Central Employment Zone with a Design Overlay Central City Plan District – Central Eastside Subdistrict		
<b>APPLICANT(S)</b>	Jonathan Heppner   Lever Architecture	<b>OWNER(S)</b>	Wilson Rev Living Trust
<b>QUESTIONS? BDS CONTACT</b>	<b>Staci Monroe, City Planner</b> <b>(503) 865-6516 / <a href="mailto:staci.monroe@PortlandOregon.gov">staci.monroe@PortlandOregon.gov</a></b> Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201		

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 503-823-7300 
  [BDS@PortlandOregon.gov](mailto:BDS@PortlandOregon.gov)
 [www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated) 
 TTY: 503-823-6868  
 Relay Service: 711



Jonathan Heppner  
Lever Architecture  
4713 N Albina Street, 4<sup>th</sup> floor  
Portland, OR 97217  
jonathan@leverarchitecture.com

DATE: 10/15/21

TO: Staci Monroe | staci.monroe@portlandoregon.gov  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**

**Case File EA 21-088853 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **11/4/21** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 10/15 (date). These were placed adjacent to each street frontage 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 10/21/21, 14 days before the scheduled meeting. I also understand that if I do not post the notices by 10/15/21, or return this form by 10/21/21, 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

Jonathan Heppner

\_\_\_\_\_  
Print Name

4713 N Albina - Fourth Floor

\_\_\_\_\_  
Address

Portland, OR 97217

\_\_\_\_\_  
City/State/Zip Code



 2021 088853 000 00 EA Early Assistance **Pending - EA**[← Back To List](#)**+ Land Use Services (6)****- Environmental Services (1)**

BES Syst Dev - EA Response

**Closed** **+ Transportation (1)****+ Inclusionary Housing (1)****+ Process Managment (3)****+ Status Change (2)****General**

Memo(1)

Deficiency

Attachment

[Attempt](#) **+Attempt** [Checklist](#) [Info](#) **Options** ▼**BES Syst Dev - EA Response (69013)** **Closed** 900 SE SANDY BLVD , PORTLAND, Oregon, 97214, USA

Team

Team ▼

Assigned User

Cermak,Abigail ▼

Baseline Start Date

Sep 29, 2021

00:00:00

Baseline End Date

Oct 21, 2021

10:07:38

To Start

Sep 29, 2021 00:00:00



To End

Oct 21, 2021 10:07:38



Sign Off User

Cermak,Abigail ▼

Discipline

Started

Oct 20, 2021 13:43:59



Ended

Oct 20, 2021 13:43:59



Created By

Reference

Reference

People

People ▼

Last Modified By

Cermak,Abigail

Display Order

800

Inspection Number

Inspection Number

Last Modified

Oct 20, 2021 13:44:06


**Comments**

10/20/21: See BES Pre-App Response under associated case #21-077981-EA for BES requirements. - ACermak



Days Elapsed



 2021 088853 000 00 EA Early Assistance Pending - EA

[Back To List](#)

- + Land Use Services (6)
- + Environmental Services (1)
- Transportation (1)

PBOT Dev Rev - EA Response Closed 

- + Inclusionary Housing (1)
- + Process Managment (3)
- + Status Change (2)

GeneralMemo(1)DeficiencyAttachment

[Attempt](#) [+Attempt](#) [Checklist](#) [Info](#) Options

PBOT Dev Rev - EA Response (69017) Closed 900 SE SANDY BLVD , PORTLAND, Oregon, 97214, USA

Team	Assigned User	Baseline Start Date	Baseline End Date
Team	Haley,Robert	Sep 29, 2021 00:00:00	Oct 21, 2021 10:07:38
To Start	To End	Sign Off User	Discipline
Sep 29, 2021 00:00:00	Oct 21, 2021 10:07:38	Haley,Robert	
Started	Ended	Created By	
Oct 14, 2021 13:00:52	Oct 14, 2021 13:00:52		
Reference	People	Last Modified By	
Reference	People	Haley,Robert	
Display Order	Inspection Number	Last Modified	
900	Inspection Number	Oct 14, 2021 13:00:58	

Comments

See PBOT response to Pre-App

EA 21-088853 DA  
Exhibit E2

Days Elapsed



## 11/4/21 - DESIGN COMMISSION HEARING

### EA 21-088853 DA – Sandy Pine

#### ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:		
Adam	Zucker	adam@zuckerengineering.com	4014 SE Ankeny Street	Portland	97214	YES	YES	N/A
Doug	Allred	Doug.Allred@usbakery.com	340 NE 11th Avenue	Portland	97232	YES	NO	N/A
Ashley	Koger	a.b.koger@gmail.com	6909 NE Garfield Ave	Portland	97211	YES	NO	N/A
Alex	Jensen	ajensen@djcoregon.com	12865 S.E. 126th Ave	Happy Valley	97086	YES	NO	N/A
Allison	Reynolds	allison.reynolds@stoel.com	760 SW 9th Ave, Ste 3000	Portland	97205	YES	N/A	FOR
Caulin	Price	caulin.price@stoel.com	760 SW 9th Ave, Ste 3000	Portland	97205	YES	N/A	FOR
Doug	Sheets	doug@leverarchitecture.com	4713 N Albina Ave, 4th Floor	Portland	97217	YES	NO	N/A
Grace	Jeffreys	grace.jeffreys@portlandoregon.gov	1900 SW 4th	Portland	97201	YES	N/A	N/A
Jacob	Loeb	info@montavilla.net	19 SE 78th Ave	Portland	97215	YES	NO	N/A
John	Rose	jrose606@gmail.com	2654 NE Buxton St	Portland	97232	YES	NO	N/A
Maren	Boehmer	mbboehmer@gmail.com	163 SE 13th Ave	Portland	97214	YES	NO	AGAINST
Marc	Coluccio	mcoluccio@solterra.com	2909 1st Ave S	Seattle	98134	YES	N/A	FOR
Nicholas	olson	n.olson.wyo@gmail.com	611 SE 20TH AVE,	Portland	97214-2716	YES	NO	FOR
Stacey	Conroy	stacey.conroy@usbakery.com	315 NE 10th Ave	Portland	97232	YES	NO	N/A





# City of Portland, Oregon - Bureau of Development Services

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



## Early Assistance Application

File Number: EA 21-088853 DA

Appt Date/Time:

### FOR INTAKE, STAFF USE ONLY

Date Rec 9/22/21 by ejd

LU Reviews Expected DZ

☐ Required ☐ Optional

☐ 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

Qtr Sec Map(s) 3031 Zoning EXd

Plan District CC - Central Eastside

Historic and/or Design District CC - Central Eastside

Neighborhood Buckman Community Association

District Coalition SEU

Business Assoc Central Eastside Industrial

Neighborhood within 400/1000 ft Kerns

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.  
Email this application and supporting documents to: [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov)**

### Development Site

Address 900 Southeast Sandy Boulevard Cross Street Southeast Pine Street Site Size/Area 39,584 SF

Tax account number(s) R 226513350 = R150429 R 226513370 = R150430 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.**

Construction of a new, 12-story, 250,000 sf mix-use high rise. The program will include split level retail with activated courtyards on the ground level, 1.5 levels of below-grade parking, and 271 dwelling units on levels 2 through 12. The residential levels will offer exterior balconies for each unit, and will also include a variety of amenities such as lounges, workspaces and fitness centers. Stormwater to be managed onsite.

**Design & Historic Review** (New development: give project valuation. Renovation: give exterior alteration value) **\$ 35,000,000**

**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 <sup>1</sup>	No meeting, written notes provided
<input type="checkbox"/> <b>Pre-application Conference<sup>2</sup></b> 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 checked="" type="checkbox"/> <b>Design Advice Request<sup>2</sup></b> 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"/> <b>Early Assistance - Zoning and Infrastructure Bureaus</b> (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"/> <b>Early Assistance - Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b> <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

<sup>1</sup>Where 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: [www.portland.gov/bds/documents/land-use-services-fee-schedule](http://www.portland.gov/bds/documents/land-use-services-fee-schedule).

<sup>2</sup>Public 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 Jonathan Heppner Company Lever Architecture  
Mailing Address 4713 N Albina Avenue, 4th Floor  
City Portland State OR Zip Code 97217  
Day Phone 503-737-4877 email jonathan@leverarchitecture.com

**Check all that apply** ☐ Applicant ☐ Owner ☒ Other PARTY OF INTEREST  
Invite to MS Teams Meeting?: ☒ Yes ☐ No  
Name Brian Heather Company Solterra Capital Inc.  
Mailing Address 959 SE Division Street, #130  
City Portland State OR Zip Code 97214  
Day Phone 503-360-1109 email bheather@solterra.com

**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 ([www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet](http://www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet)).

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. ☐



# Design Advice Request

## DISCUSSION MEMO

**Date:** October 27, 2021  
**To:** Portland Design Commission  
**From:** Staci Monroe, Design / Historic Review Team  
503-865-6516 | staci.monroe@portlandoregon.gov  
**Re:** EA 21-088853 DA– Sandy Pine  
Design Advice Request Memo – November 4, 2021

This memo is regarding the upcoming DAR on November 4<sup>th</sup> for the Sandy Pine project. The following supporting documents are available as follows:

- Drawings – access [here](#). Note Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix for your use – see attached.

### I. PROGRAM OVERVIEW

Proposed 12-story CLT mass timber building providing approximately 271 residential units on the upper tower with retail and live-work on the ground floor. Two levels of below-grade parking and loading to be accessed off of SE Oak and/or SE 10<sup>th</sup>. Two options for the ground floor were considered:

- Option 1 with at-grade retail passage and exterior courtyard
- Option 2 with a continuous building edge along the street frontages (applicant's preference)

### II. DEVELOPMENT TEAM BIO

**Architect** Jonathan Heppner | Lever Architecture  
**Owner's Representative** Brian Heather | Solterra Capital Inc.  
**Project Valuation** \$35 million

### III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: [Central City Fundamental Design Guidelines](#) and [Central Eastside Design Guidelines](#) (see attached matrix for abbreviated list)

### IV. POTENTIAL MODIFICATIONS

Subject to the following approval criteria:

- A. The resulting development will better meet the applicable design guidelines; and
- B. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested

Following Modifications may be requested:



1. Required Building Line – Buildings must extend to, or be within 12' of, the street lot line along at least 75% of the length of the street lot line. Walls must be 12' tall and area between the building must be paved as an extension of the sidewalk. Option 1 would not meet this along SE Oak and potentially along 9<sup>th</sup> and Pine.
2. Maximum Building Setback – 50% of the ground level street-facing façade must be within 10' of Pine or Oak and 100% along Sandy. Option 1 does not meet this standard along Sandy and potentially along Pine or Oak.

## **V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS**

Staff advise you consider the following among your discussion items on November 4<sup>th</sup>:

### **CONTEXT**

#### Doing Well

- The massing strategy has a strong relationship with Sandy.
  - The tower's alignment with Sandy reinforces the diagonal street and the position and angle atop the podium provides for well-lit and desirable outdoor spaces.
  - The single-story podium that occurs along the western edge of the site complements the one- and two-story buildings that line Sandy Blvd.
  - The zero-lot line podium in Option 2 reinforces urban enclosure.

#### Needs Attention / Discussion

- Materials - The immediate context is primarily masonry, while further north and west cementitious panels are employed on larger, more recent development. Only two metal clad buildings exist to the west and south. However, the composite metal cladding being considered may be appropriate given the scale of the tower, which will be the tallest building in the Central Eastside east of Grand Ave.
- Art & Water Features - The project will need to incorporate art and water features per guidelines A5-4 and A5-5. Examples of murals are shown in the drawings. Discussion is needed on where and how these elements can be meaningfully incorporated into the project so they are not an afterthought. A response could be combined with guideline A5-2 below.
- Sandy History - While the frontage on Sandy is short (~45') the project needs to consider ways to acknowledge the origin of this frontage, aka Sandy River Wagon Road. A recent development at the corner of Sandy & Burnside incorporated a map and narrative engraved into the concrete podium along Sandy in response to guideline A5-2. While another development approved but not yet built just south of this site embossed an image depicting the Sandy Wagon Trail interpretation map within granite sidewalk tiles at the corner entry facing Sandy.
- Historic Themes – Per guideline A2-1, the proposal needs to consider how it is recognizing the historic themes of Central Eastside as a place of transportation, produce and commerce. The expectations of this guideline should be discussed.

### **PUBLIC REALM**

#### Doing Well

- Highly glazed facades and an active ground floor program that supports the commercial frontages along 9<sup>th</sup>, Sandy and Pine, with less intensive uses (live-work, lobby and vehicle access) along the quieter streets.



- Parking entirely below-grade allowing for occupiable and active spaces along the buildings edge.

#### Needs Attention/ Discussion

- Option 1:
  - This option would require modifications to Required Building Line and Maximum Setback.
  - The retail passage and large exterior facing courtyard along Oak are intriguing and would contribute to the series of green spaces that are remnants of the Sandy Blvd bisect, as long as they will be active enough to support a vibrant public realm. Considerations should include if they are gated and how to meet the modification approval criteria.
  - The success of the retail passage will require generous spaces between structures and active and glazed facades.
  - More than half of the 10<sup>th</sup> Ave frontage contains vehicle and loading areas.
- Weather Protection – Pedestrian coverage will need to be provided. Recessed entries at Sandy and the lobby provide generous shelter behind the sidewalk but more continuous coverage over the sidewalk for pedestrians is needed.
- Work/Live – Need to ensure the work/live spaces can be configured for the live component to be up and/or at the back of the unit to allow for commercial activity up near the street.

### **QUALITY & PERMANENCE**

#### Doing Well

- Strong and coherent design concept.
- Generous balconies that activate the tower façade.

#### Needs Attention / Discussion

- Tower Fenestration:
  - Should be straightforward to support the design concept of an object atop a podium that is distinct from its base.
  - Articulation and detailing will be important to provide relief and texture on the large tower facades.





City of Portland  
**Design Commission**

## Design Advice Request

EA 21-088853 DA

**Sandy Pine**  
900 SE Sandy Street

Staff Presentation - November 4, 2021



**Staff Introduction**

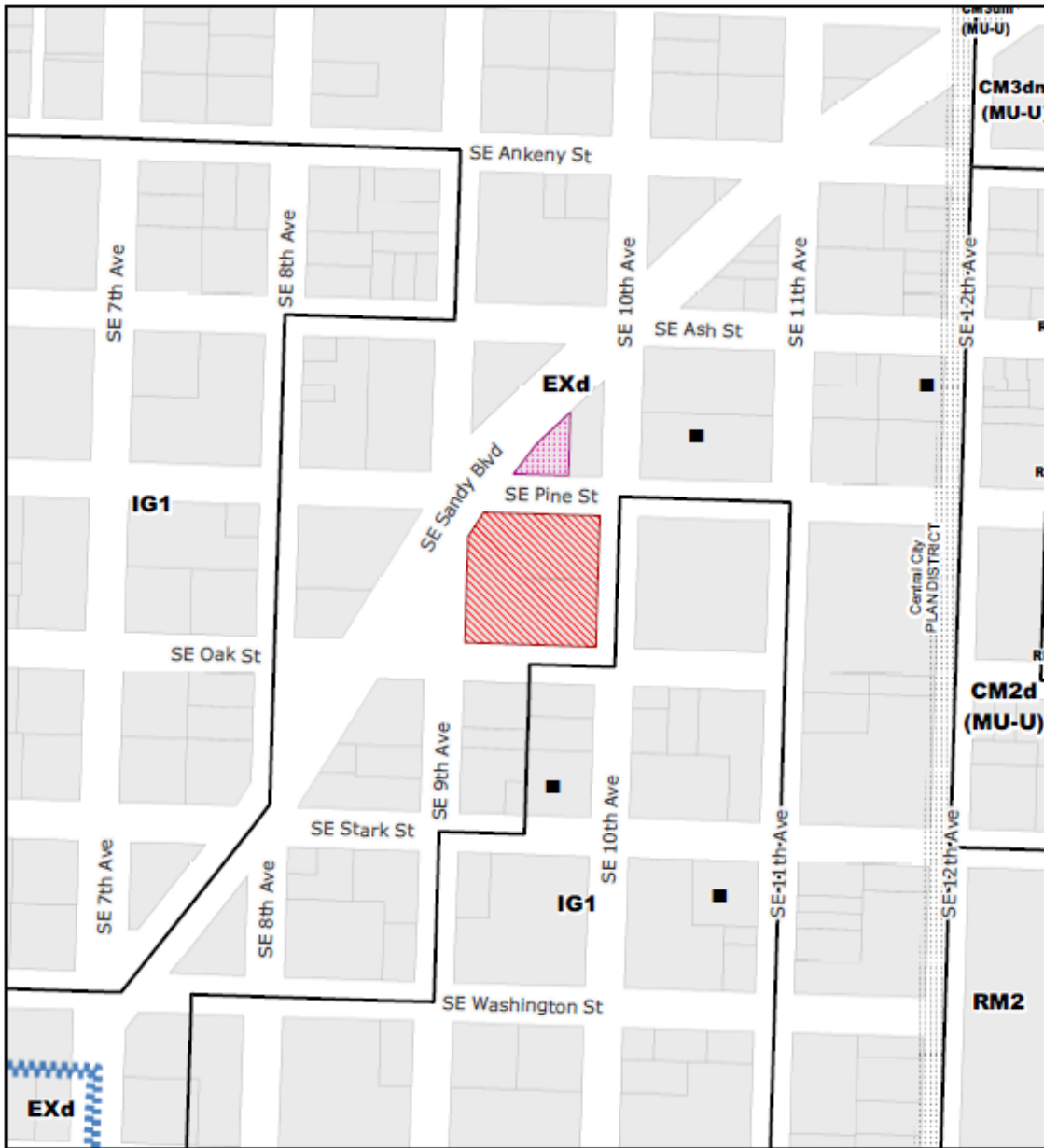
**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

**Commission Discussion**





## Location:

- Central City Plan District
- Central Eastside Subdistrict

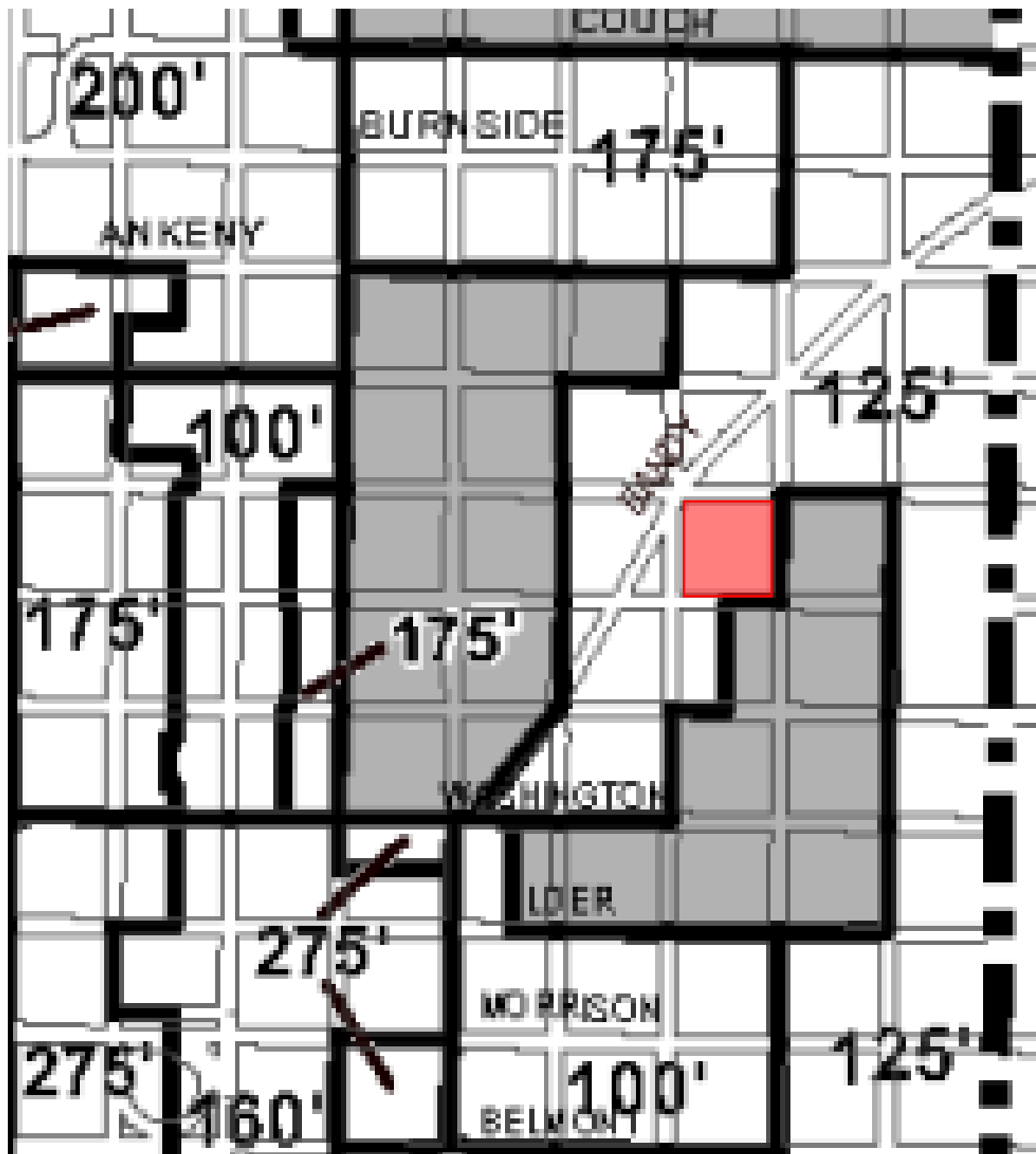
## Base Zone:

EXd - Central Employment  
Design Overlay

## Approval Criteria:

- Central City Fundamental  
Design Guidelines
- Central Eastside District  
Design Guidelines





## Height

50' max base

125' max with bonus

*124' proposed*

*Bonus height via Inclusionary Housing*

## Floor Area Ratio

3:1 base

3:1 bonus with IH

Unlimited FAR via transfer

*6.3:1 proposed*

*Additional FAR via Inclusionary Housing & transfer*

# Zoning

EA 21-088853 DA  
Exhibit G3





## Site

- 39,584 SF
- 5 Street Frontages - 45' on Sandy
- Sloped ~10' grade change (NE to SW)
- Developed w/ 1-2 story industrial offices & parking
- Also owns surface parking lot on north side of Pine
- Surrounding development is low scale commercial & industrial buildings
- Bike & ped improvements (lanes & crossings) on Sandy





## Pedestrian District - Yes

### Street Designations:

#### SE Sandy

Transit Access Street  
Major City Walkway  
Major City Bikeway

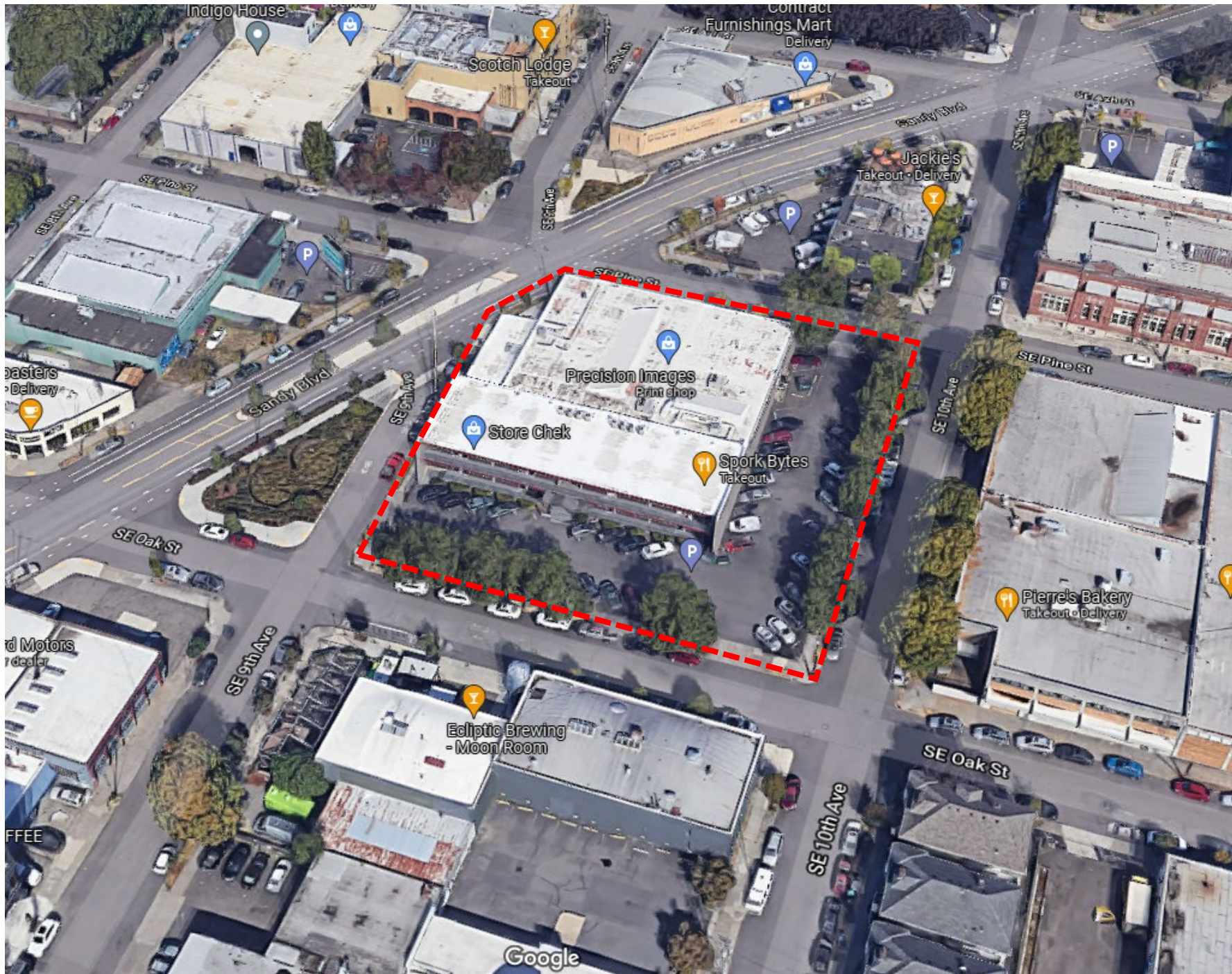
#### SE 9<sup>th</sup> & Pine

Local Service Transit  
Local Bikeway Street  
Neighborhood Walkway

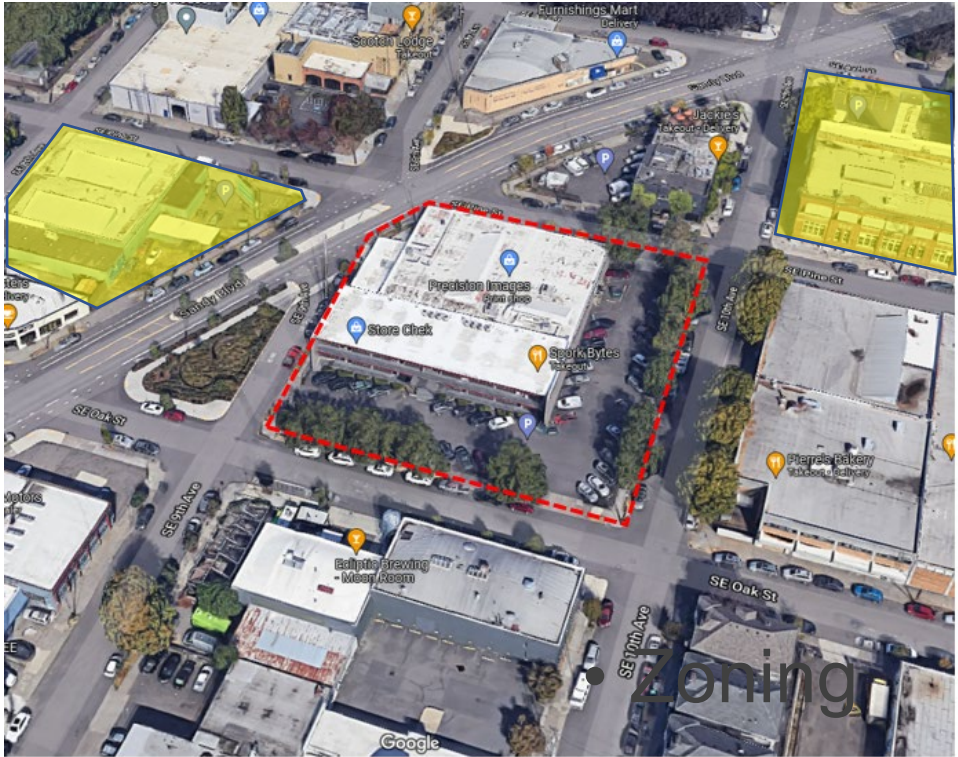
#### SE 10<sup>th</sup> & Oak

Local Service Transit  
Local Pedestrian  
Local Bikeway Street





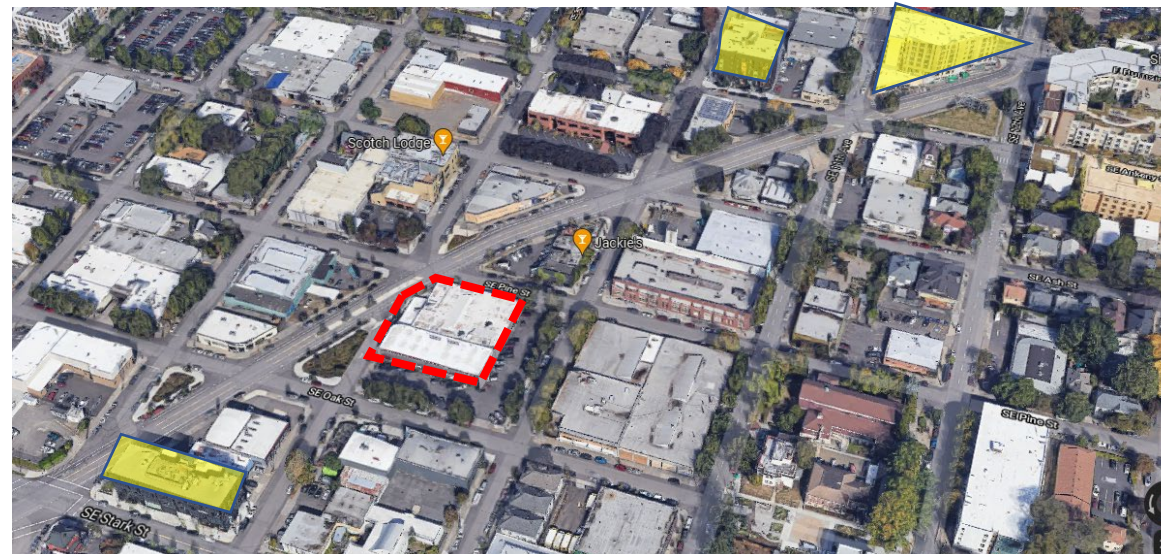
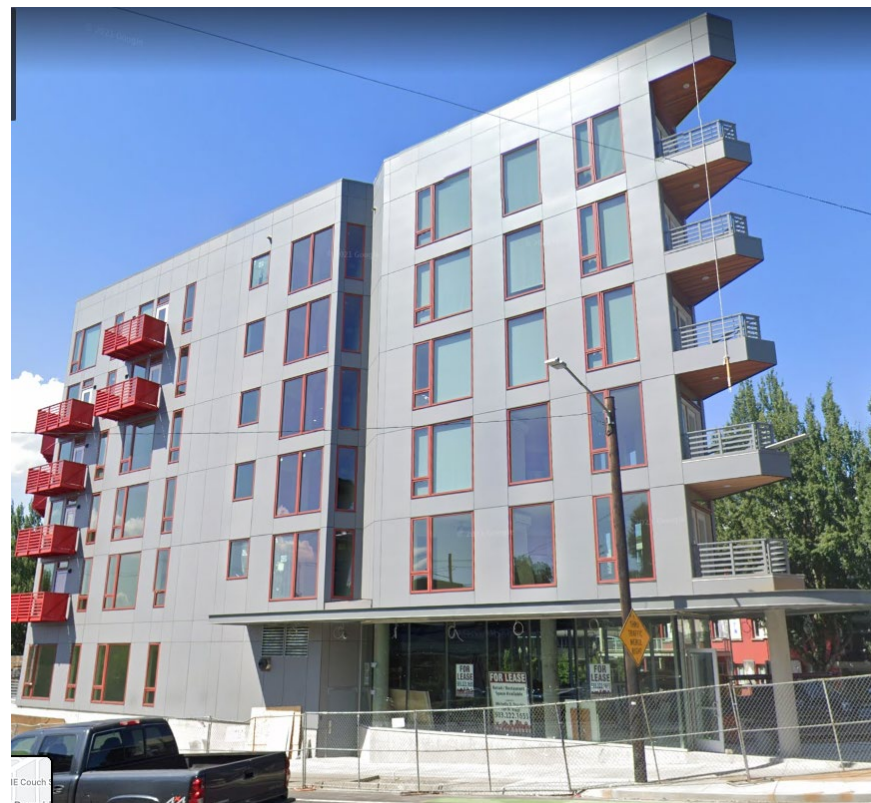




# Future Context

EA 21-088853 DA  
Exhibit G3





# Built (new) Context

EA 21-088853 DA  
Exhibit G3









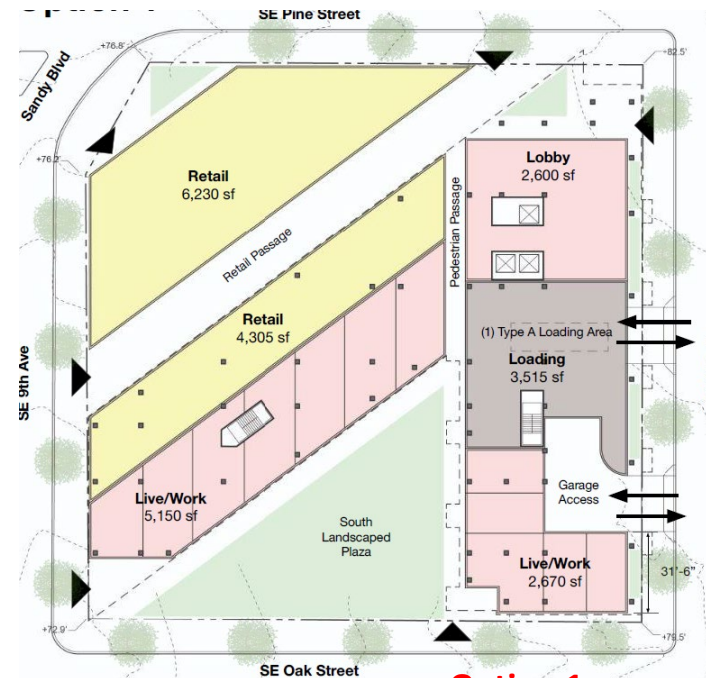




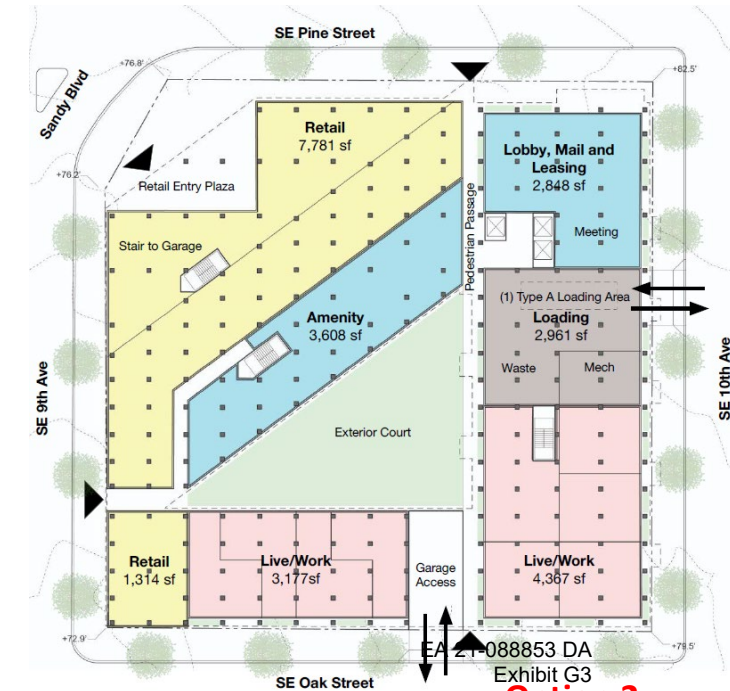


## Proposal

- 12-story CLT mass timber building
- Approximately 271 residential units
- Retail and live-work
- Two levels of below-grade parking & loading accessed off SE Oak and/or SE 10<sup>th</sup>.
- Two options for ground floor were considered:
  - Option 1 with at-grade retail passage and exterior courtyard
  - Option 2 with a continuous building edge along the street frontages (applicant's preference)



Option 1

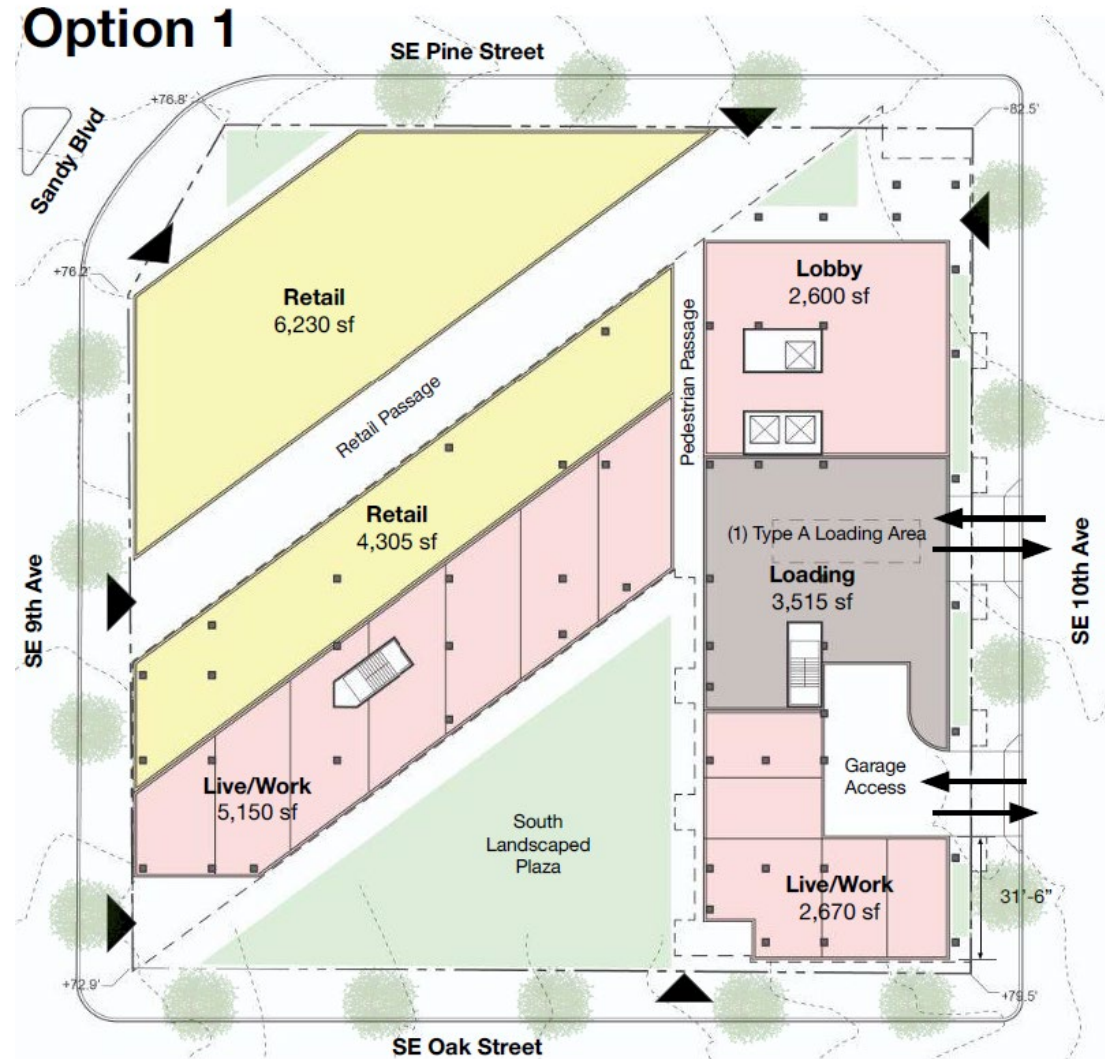


Option 2



## Potential Modifications

- Required Building Line  
Extend to, or be within 12' of, the street lot line along at least 75% of the length of the street lot line
  - Option 1 would not meet this along SE Oak and potentially along 9<sup>th</sup> and Pine
- Maximum Building Setback  
50% of the ground level street-facing façade must be within 10' of Pine or Oak and 100% along Sandy.
  - Option 1 does not meet this standard along Sandy and potentially along Pine or Oak.





**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

**Commission Discussion**



**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

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## Context

- Massing strategy has a strong relationship with Sandy
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## Public Realm

- Highly glazed facades & active ground floor that supports the commercial frontages along 9th, Sandy and Pine, with less intensive uses (live-work, lobby and vehicle access) along the quieter streets
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## Quality & Permanence

- Strong and coherent design concept
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