



City of Portland Design Commission

Type III Land Use Review

MEMORANDUM

Date: March 7, 2022
To: Design Commission
From: Tim Heron, Design / Historic Review Team
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Re: LU 21-108433 DZ – North Argyle Housing
Type III Design Review – March 17, 2022

This memo is regarding the upcoming Type III hearing on March 17, 2022 for North Argyle Housing. The following supporting documents are available as follows:

- Staff Report, Drawings, and Guideline matrix can [all be accessed here](#).
- Drawings – [C-Exhibit set accessed here](#) and [Appendix Set accessed here](#). *Note, Commissioners who requested hard copies will receive the drawing set via standard US mail.*

Please contact me with any questions or concerns.

I. PROGRAM OVERVIEW

Type III Design Review for construction of approximately 290 residential units in an eleven-story building in the Kenton Plan District. The project site includes two parcels totaling 25,000 SF adjacent to the Kenton / North Denver Avenue MAX light rail station. The project includes main entrances along both street frontages, outdoor areas at the ground level and the rooftop, individual balconies and common spaces through the building.

II. DEVELOPMENT TEAM BIO

Architect	John Wright Wright Architecture
Owner	Attainable Development LLC
Project Valuation	\$35,000,000

III. DESIGN REVIEW APPROVAL CRITERIA – [Portland Citywide Design Guidelines](#) See attached matrix.

III. MODIFICATIONS

None.

IV. STAFF RECOMMENDATION - Approval

Staff found that the proposal meets the applicable Design Review criteria and modification criteria, therefore, the Staff Report recommends approval.

V. CONDITIONS OF APPROVAL

The standard three conditions of approval have been added. No other Conditions were deemed necessary.

VI. PROCEDURAL NOTES

- The subject proposal was heard before as a voluntary Design Advice Requests (DAR) meeting, held on June 3, 2021 (EA 21-040329 DA). See the [linked summary of Commission Summary notes here](#).
- The application was deemed complete on December 1, 2021.
- The applicant requested the hearing be rescheduled from January 13, 2022, to February 17, 2022 to March 17, 2022.

Attachments/ Links: Zone Map
 [Case File link](#)
 [C-Exhibit Drawing Set dated March 17, 2022 link](#)
 [Appendix Drawing Set dated March 17, 2022 link](#)
 [Guidelines Matrix link](#)
 [Summary Notes from the DAR held on June 3, 2021 \(EA 21-040329 DA\) link](#)