



# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** July 11, 2022  
**To:** Ashley Kroger & Chandra Robinson | Lever Architecture  
**From:** Staci Monroe, Design & Historic Review Team  
503.865.6516 | staci.monroe@portlandoregon.gov  
**Re:** EA 22-137077 DA | Albina One  
Design Advice Request Commission Summary Memo – 6/16/22

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 June 16, 2022 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/15217980/>

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 June 16, 2022. 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 II 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 II Land Use Review Application.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

**Executive Summary.** *The project does a good job at responding to the site and context. The plaza and open space are an opportunity to incorporate usable active spaces with elements that represent the past and future communities. Explore ways to enliven the façade with color, movement and quality materials.*

**Commissioners Present.** Sam Rodriguez, Jessica Molinar, Brian McCarter, Don Vallaster (Chanda Robinson and Zari Santner recused themselves).

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

## CONTEXT

- The basic layout proposed is strong and solid.
- Massing is strong, appropriate, and logical. It gives an urban edge along both streets and provides definition along the courtyard to the south.
- It is always great to have a center piece, like the large-scaled balconies, when there is access to two sides of a mid-block property.
- Look to the plaza for ways to incorporate a homage to the past. The courtyards could be a canvas for community expression and also on the wall surfaces. Elements could be incorporated into seat walls to bring the past, present and future into the open spaces.
- As you begin to explore more about programmatic use it could be interesting to think about how the space could accommodate true activities.
- Having warm spots on north side of plaza is good given the shadow from the Paramount building.
- The project is deferential to the paramount with the open space between the buildings.
- The project is recreating a new context. Would not be afraid of any of the additional design options showed at the meeting since there is no major existing fabric.
- The Paramount Apartment building is really the only primary context to respond to and not necessarily the future Analog building.
- While the Paramount Apartment building is a brick box it does have finer details, in the windows and sills for example, that provide interest and human scale. Tactile, human-scaled elements need to part of the design.

## PUBLIC REALM

- Additional weather protection at the community lobby and on Wheeler is supported to meet the approval criteria. A transparent canopy at the community lobby would be inviting and provide shelter to offset the diminishing weather protection as one moves down from Flint through the plaza.
- Support was expressed for the above-grade transformer within the open space as the large area provides opportunity to incorporate the structure without adversely impacting the public realm. It will need to be screened from public paths and from Wheeler and should utilize materials found in the plaza, so it feels thoughtfully integrated. Metal screening with landscaping could be explored as well.
- Safety and security of the community space is a concern. Solutions need to be studied and could include layered landscaping with a series of gates at night.
- Keeping the pathways in the plaza away from the Paramount building will ensure safety and privacy.



- An example of how ADA ramps and seating area can be thoughtfully integrated and create usable spaces was shared and should serve as inspiration for the plaza.

## **QUALITY & PERMANENCE**

- Regarding exterior cladding:
  - Hardie in this quantity is not approvable.
  - There are challenges with stucco.
  - Some cementitious materials could meet the masonry guidelines of the Lloyd District.
  - Explore cladding that is counterintuitive.
- Given the simple building composition the facades can be enlivened with color.
- You have a license to color but use it carefully so that it is not solely a graphic solution.
- Ensure the north side is a bright color. The return is an opportunity for a color change.
- Corner balcony would want to pop in or out to reflect a plane change if the color changes at this strong element.
- Pay attention to the east elevation, because a lot more people will experience the building from the east.
- The balconies are a good solution to the corner.
- Don't want to lose the strong base in future designs. It gives it a civic feel and expresses itself.
- The ground plane on Flint needs to be strengthened. It is bit bland as currently designed.
- Pay attention to soffit crispness details so they don't get lost.
- Support was expressed for a potential Modification to not provide an ecoroof. Supporting comments included:
  - So long as technical analysis is provided that demonstrates all elements within the purpose statement can be met.
  - Solar panels need to remain part of the project and utilize the rooftop.
  - The open space is not required by the zoning code so it could be used to offset another zoning code requirement like the ecoroof. If the open space were required by code, the ecoroof modification would not be supported because it would be utilizing a space that is already required to be provided (i.e. double dipping).
  - Stormwater could be done in an artful and cascading way within the open space.

## **Exhibit List**

- A. Applicant's Submittals
  1. Letter from PHB dated 11/30/21
  2. Original Drawings dated 4/25/22
  3. Applicant response to Staff comments on original drawing set (no date)
- B. Zoning Map
- C. Drawings
  1. through 49
- 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. PBOT response dated 6/1/22
- F. Public Testimony
1. Eliot Neighborhood Association, 6/24/22, stating support (received after DAR meeting)
  2. Bryerly Kurk, 6/16/22, stating concerns with a lack of parking in the area
  3. Troy Park, 6/4/22, asking questions about the project & stating concerns with view impacts
  4. Betsy Reese, 6/17/22, stating support and providing feedback on ways to improve (received after DAR meeting)
  5. Testifier Sheet from 6/16/22 hearing
- G. Other
1. Application form
  2. Staff memo to Design Commission dated 6/9/22
  3. Staff presentation to Design Commission at 6/16/22 meeting



# Portland Housing Bureau

Commissioner Dan Ryan • Director Shannon Callahan

City of Portland, Bureau of Development Services  
1900 SW 4<sup>th</sup> Avenue  
Portland OR 97201

**Date:** November 30, 2021

**RE:** GATR/PHB Funded Project Verification

This letter is to confirm that the project listed below is now gap-funded by the Portland Housing Bureau and should be given priority by the Bureau of Development Services for permitting and land use processing.

Project Name:	Albina One
Project Address:	253 N Broadway, Portland, OR
PHB Sr. Housing Construction Coordinator:	Masaye Hoshide

Please do not hesitate to contact myself or any PHB Sr. Housing Construction Coordinator for further information. Thank you for your attention and consideration to this affordable housing project.

Kind regards,

**Masaye Hoshide**

*Senior Housing Construction Coordinator (she/her)*

*Planning & Construction Services Team*

**Portland Housing Bureau**

1900 SW 4<sup>th</sup> Ave, Suite 7007

Portland OR 97201

City Issued Cell: (503) 823 – 8128

Email: [masaye.hoshide@portlandoregon.gov](mailto:masaye.hoshide@portlandoregon.gov)

Web: <https://www.portland.gov/phb>

EA 22-137077 DA

# Albina One

## Design Advice Request

LEVER

April 25 2022 EA XX-XXXX

# Project Information

## Address

253 North Broadway  
Portland OR 97227

## Architect

### Lever Architecture

4713 N Albina Ave, 4th Floor  
Portland, OR 97217  
Chandra Robinson  
503.928.6040

## Landscape Architect

### Ground Workshop

5744 E Burnside Street, Suite 103  
Portland, OR 97215  
Tommy Solomon  
971.544.7418

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# Project Summary

## Project Description

**Albina One is a multi-family affordable housing building and community center in the Albina District of North Portland. The project provides 94 apartments in a mix of 1, 2 and 3 bedroom configurations. The family focused building also provides community amenities to both residents and the neighborhood through an on-site community room, kitchen, and community porch. Amenities are organized into porches at different scales - a front entry porch for residents, a community porch for the neighborhood, a north porch focused on a private area for children to play, and neighbor porches that are on upper levels of the building and shared by residents. Albina One is the first project within the Albina Vision Trust Development Plan.**

## Project Program

- **94,000 gsf**
- **94 affordable apartments (1,2 and 3 bedroom)**
- **Community room, kitchen, and flexible meeting spaces**
- **Outdoor porches at different scales**
- **Small incubator space on N. Wheeler**

# Context Study



# Zoning Summary

**Zoning Designation:** EXd  
 Central Employment Zone  
 Design Overlay  
 (CC) Central City Plan District  
 Lloyd Subdistrict

**Site Area:** 29,012 sf  
**Maximum FAR:** 3:1  
**Max FAR w/ Bonus:** 6:1

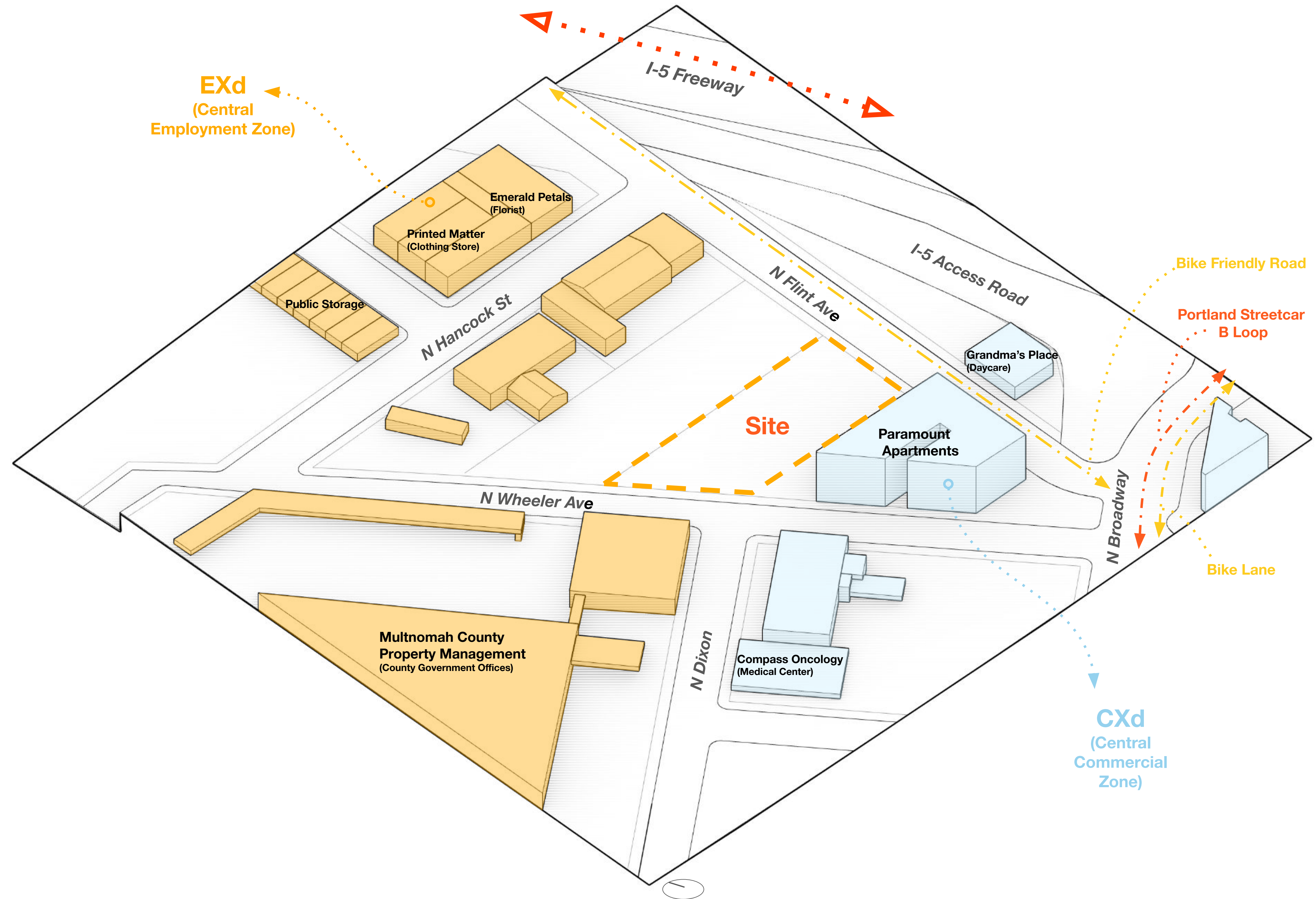
**Base Height:** 100'

**Min Landscaped Area:** None

**Setbacks**  
**N Flint** Min: 0'  
 Max: 10'

**N Wheeler:** Min: 0'  
 Max: 10'

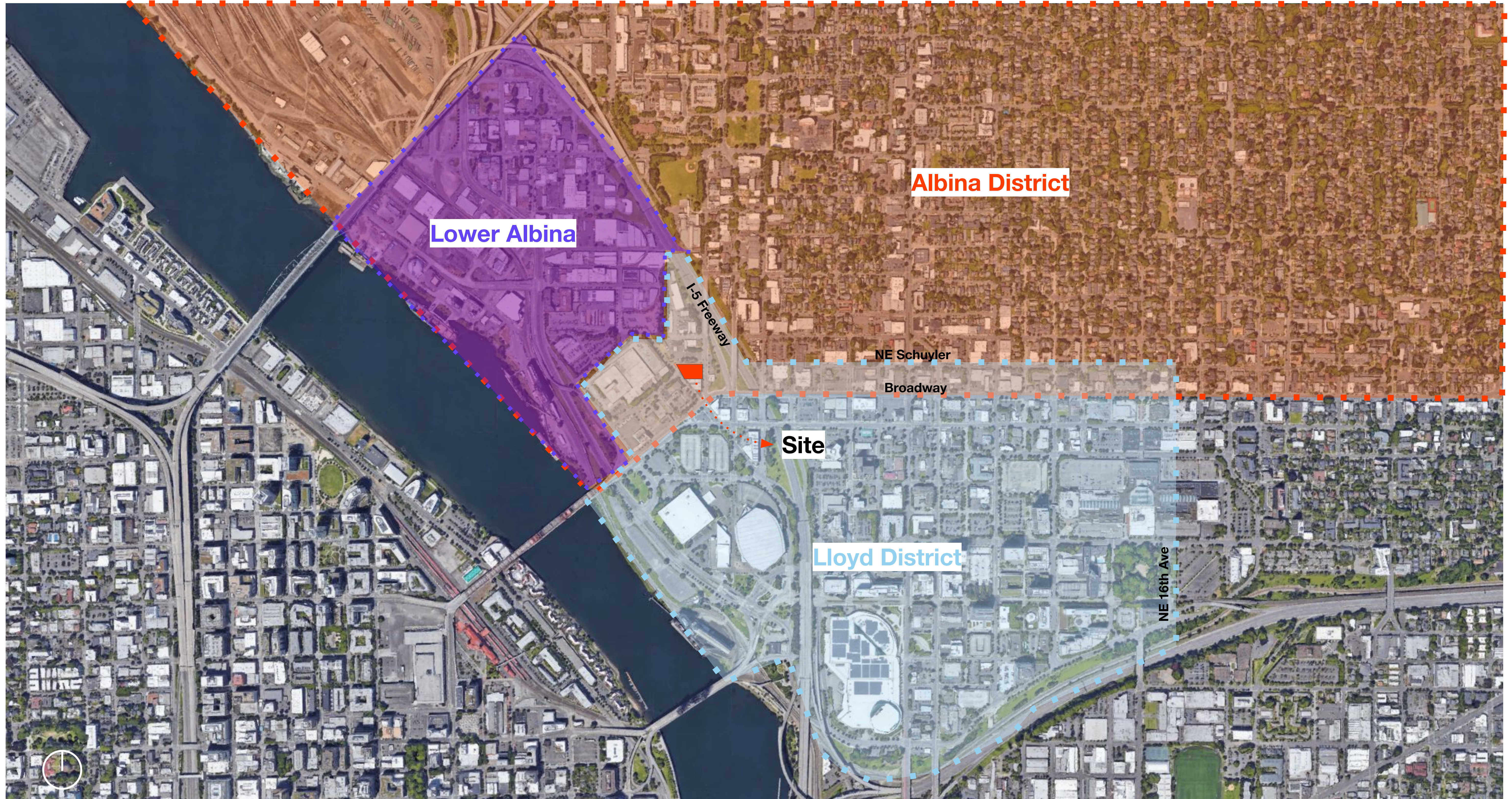
**Required Loading:** 1 Standard B





# Vicinity Map

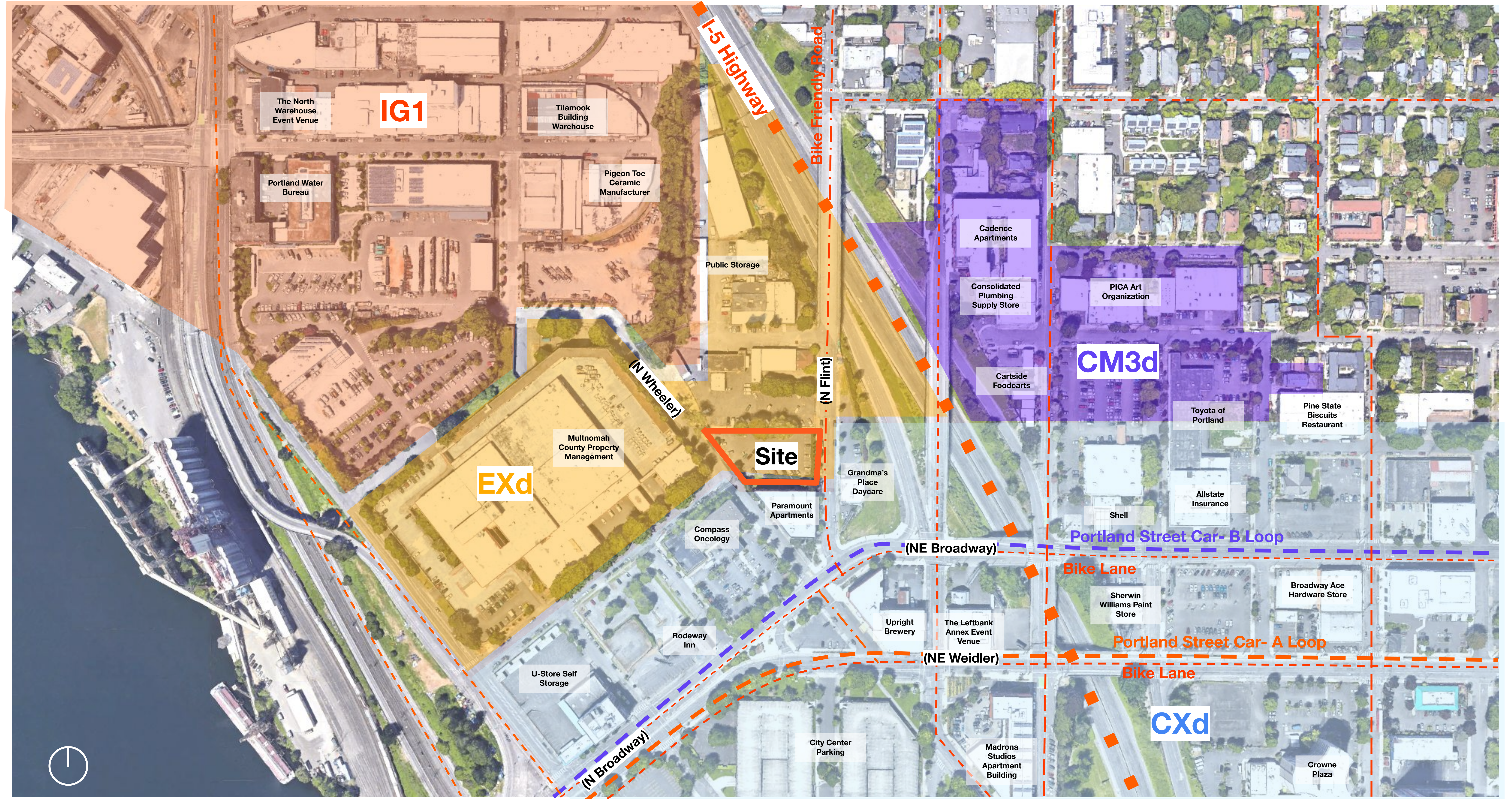
Albina One is at the intersection of neighborhoods





# Urban Context

## Zoning and nearby Uses





# Site Context

## Context Map





# Existing Conditions Photos



View from Wheeler Ave.



View from Wheeler Ave.



View from Flint Ave.



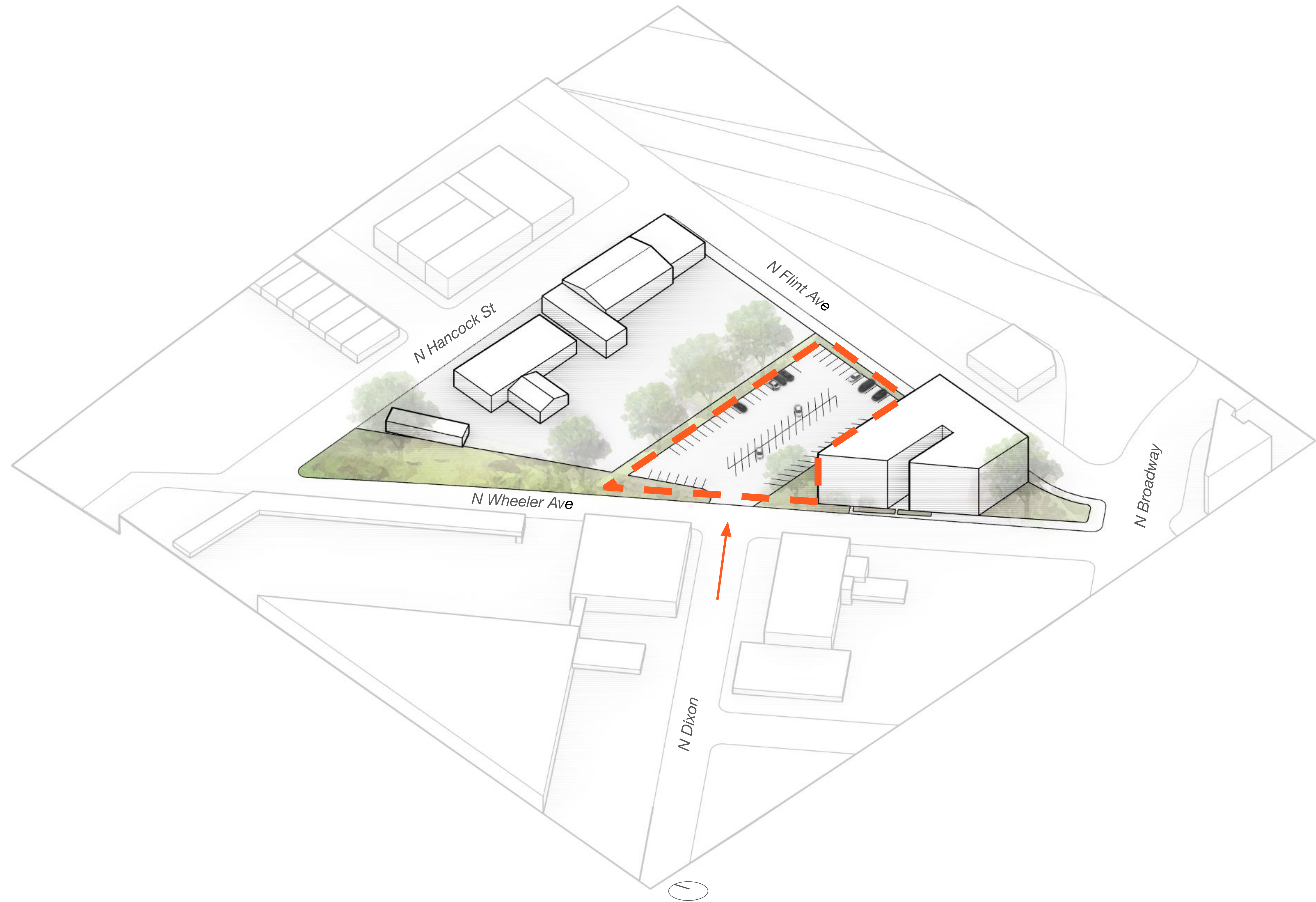
View from Flint Ave.



# Site Concept

# Existing Conditions

- Parking lot with 20,740 sf of surface parking.
- Parking lot access located on Wheeler Ave, across from N. Dixon.
- Paramount Apartments to South of Site





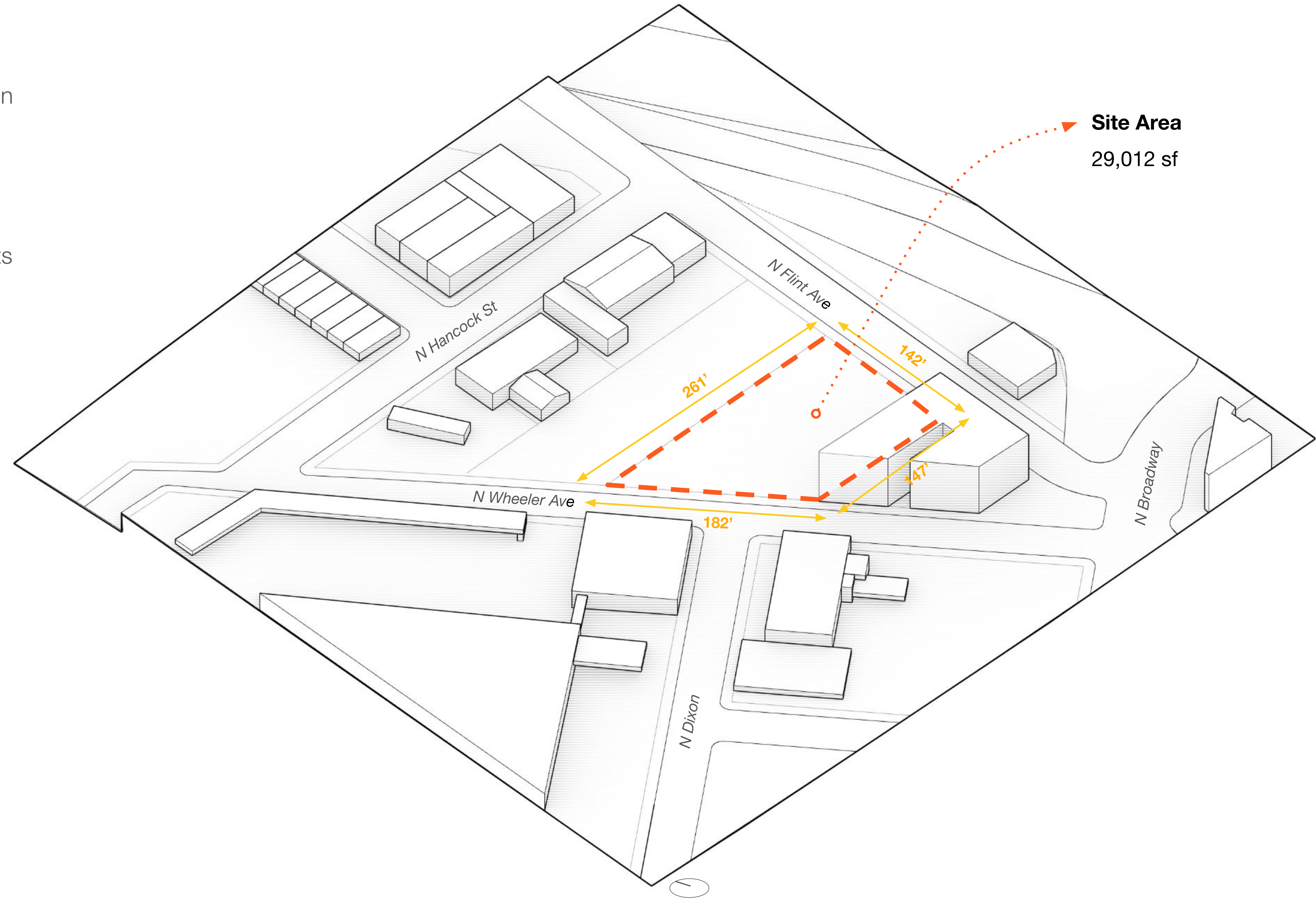
# Site Area + Constraints

## Constraints

- I-5 is directly to the east of the site
- The site is 261' feet long, with street access on the east and west frontages

## Opportunities

- Connect to the existing Paramount Apartments
- Provide a community amenity

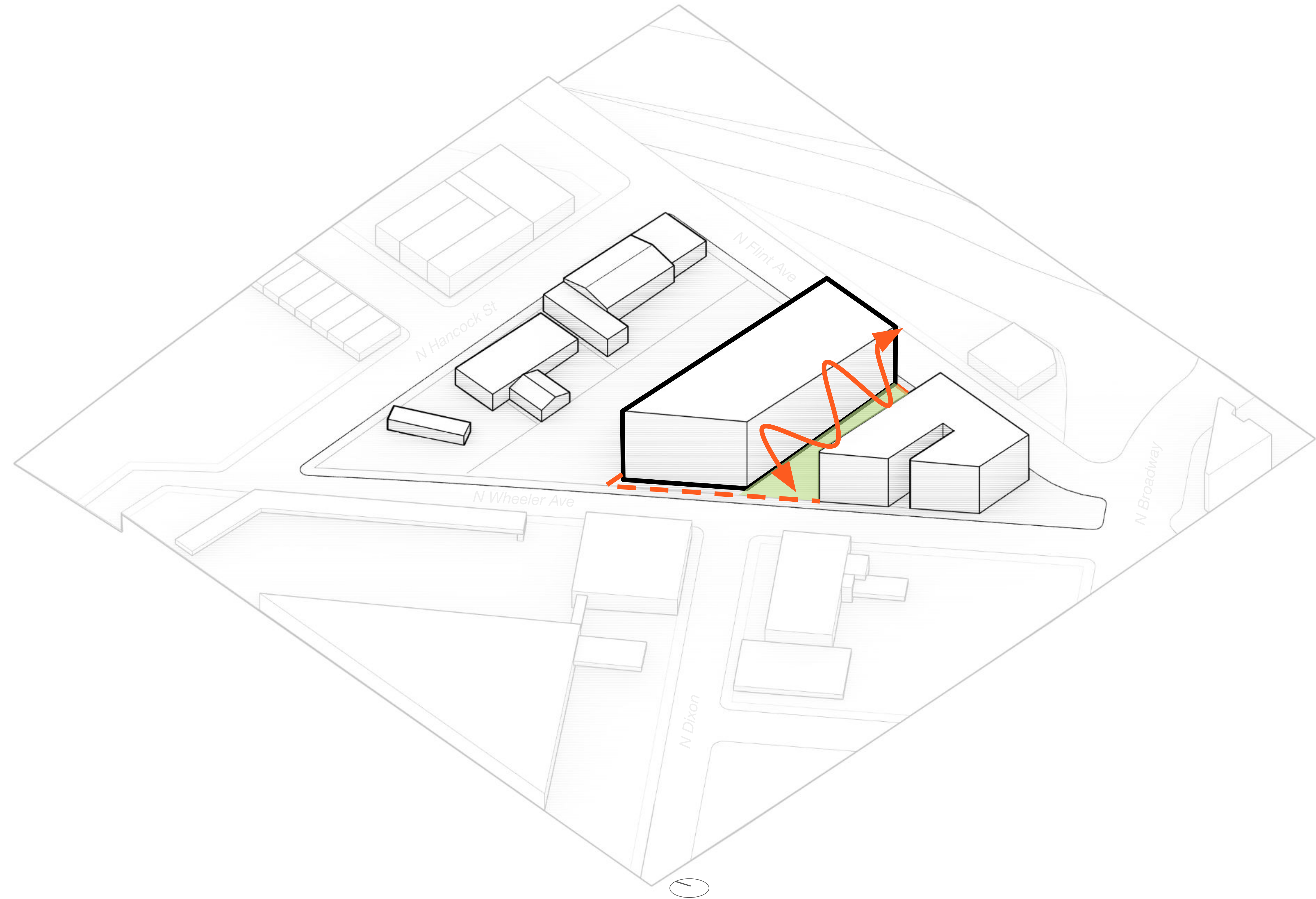




# Site Organization

## Create Courtyard connecting Flint to Wheeler Ave.

- Create a shared courtyard for residents of Albina One and the Paramount Apartments
- Orient the building east west for maximum south exposure and ideal solar orientation.
- Create sizable, meaningful outdoor public spaces for residents.





# Site Organization

## Create small courtyard on north of site

- Shape the building to allow for narrower housing units and a north courtyard
- Create a more private, secure courtyard for children on the north of the building.

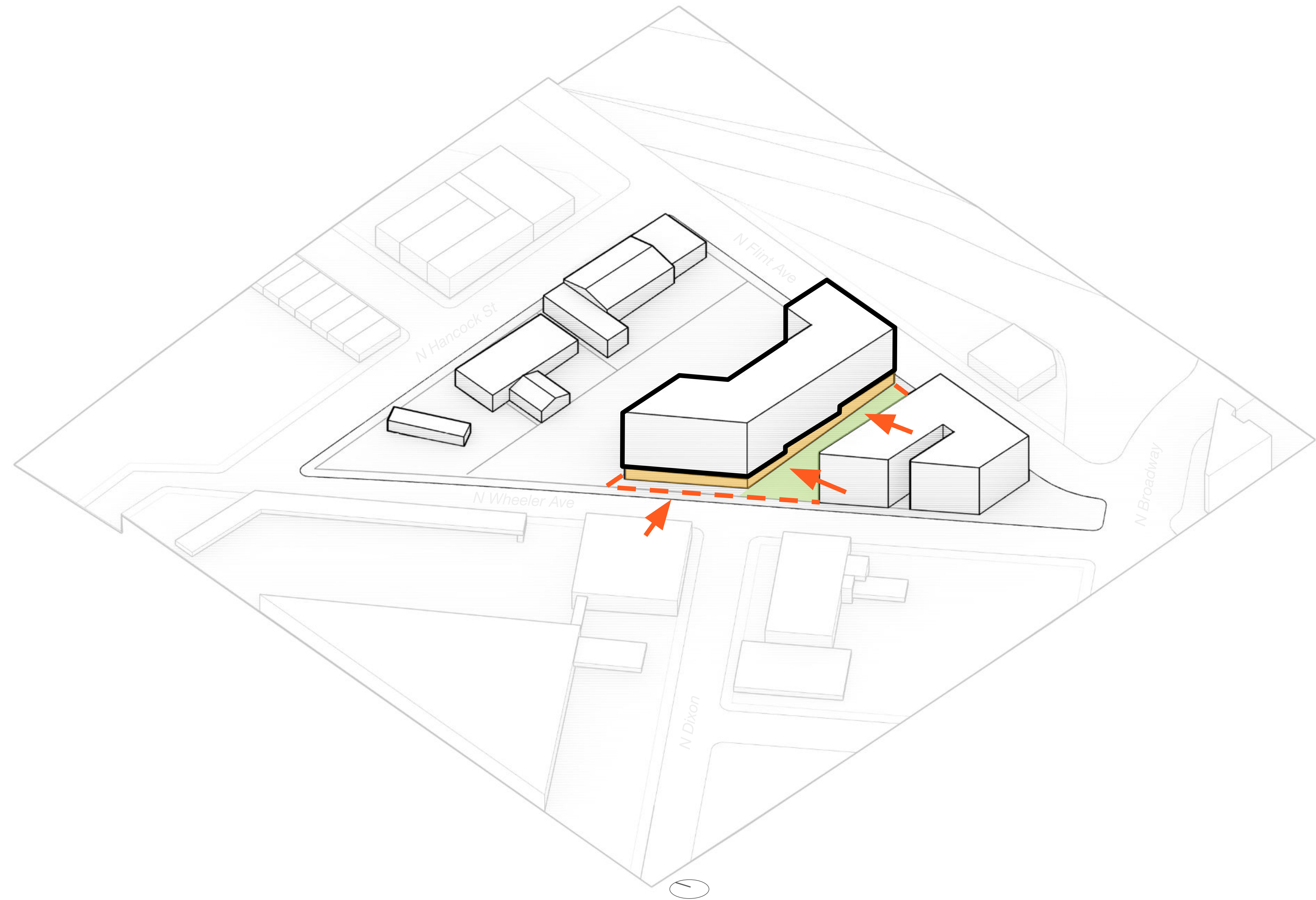




# Site Organization

## Create Community Spaces at Ground Level

- Create community program for residents and the neighborhood at ground level.
- Allow direct access from these spaces to outdoor community porches.
- Create a unique facade identifying the community space differently than the residential units above.

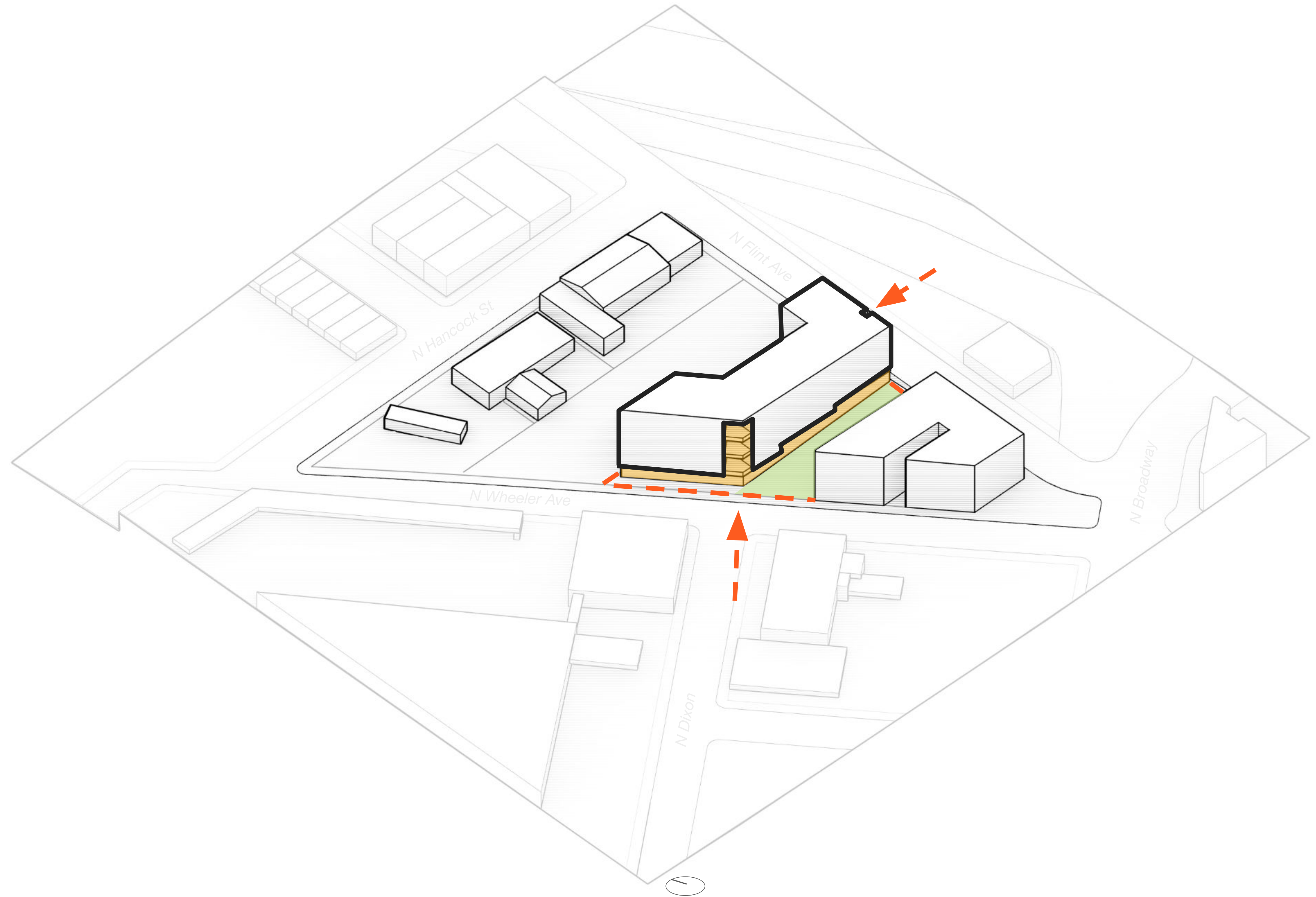




# Site Organization

## Create Community Balconies

- Create resident porches at every other level.
- Allow natural light into residential hallways at all levels

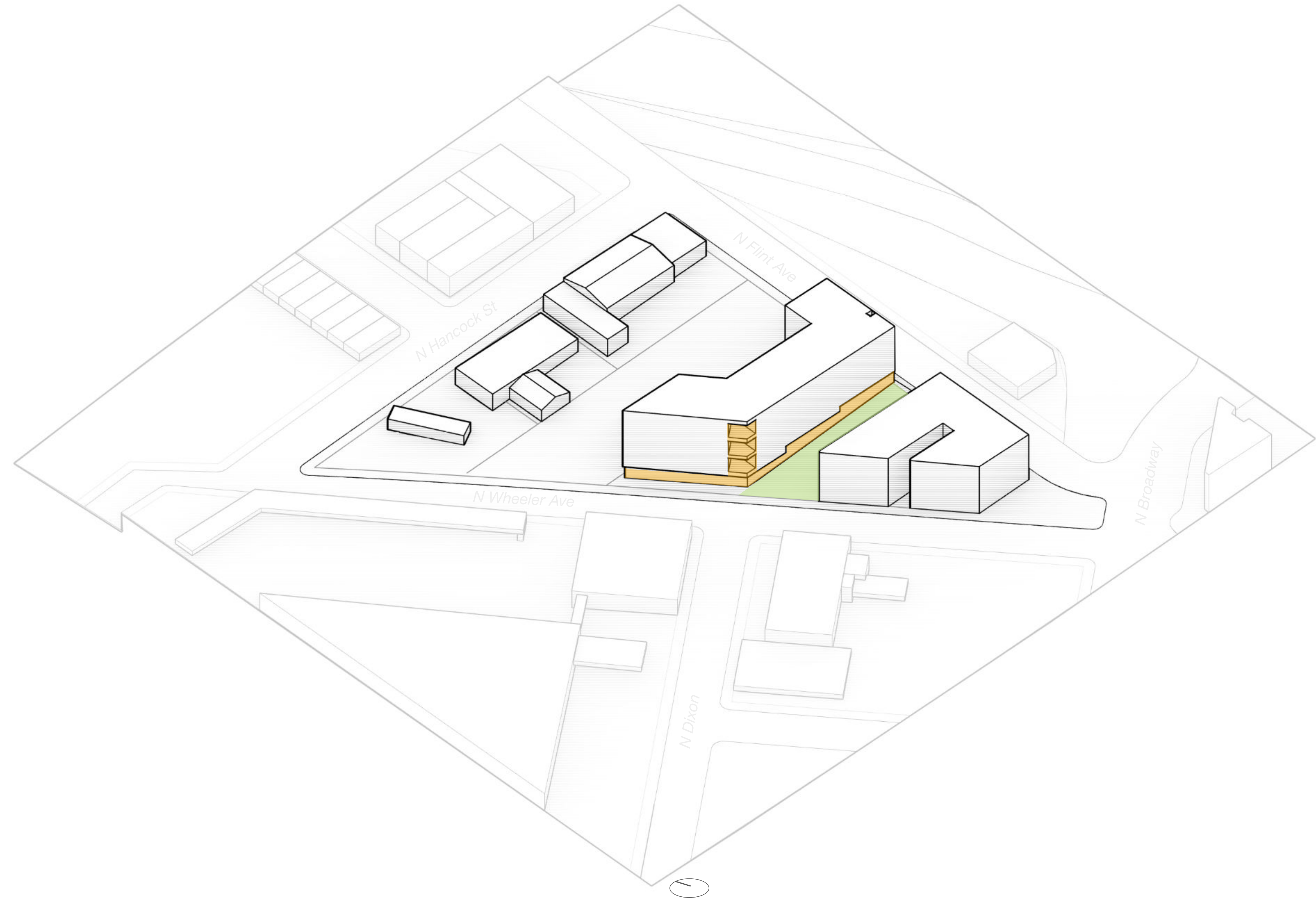




# Site Organization

## Proposed Design

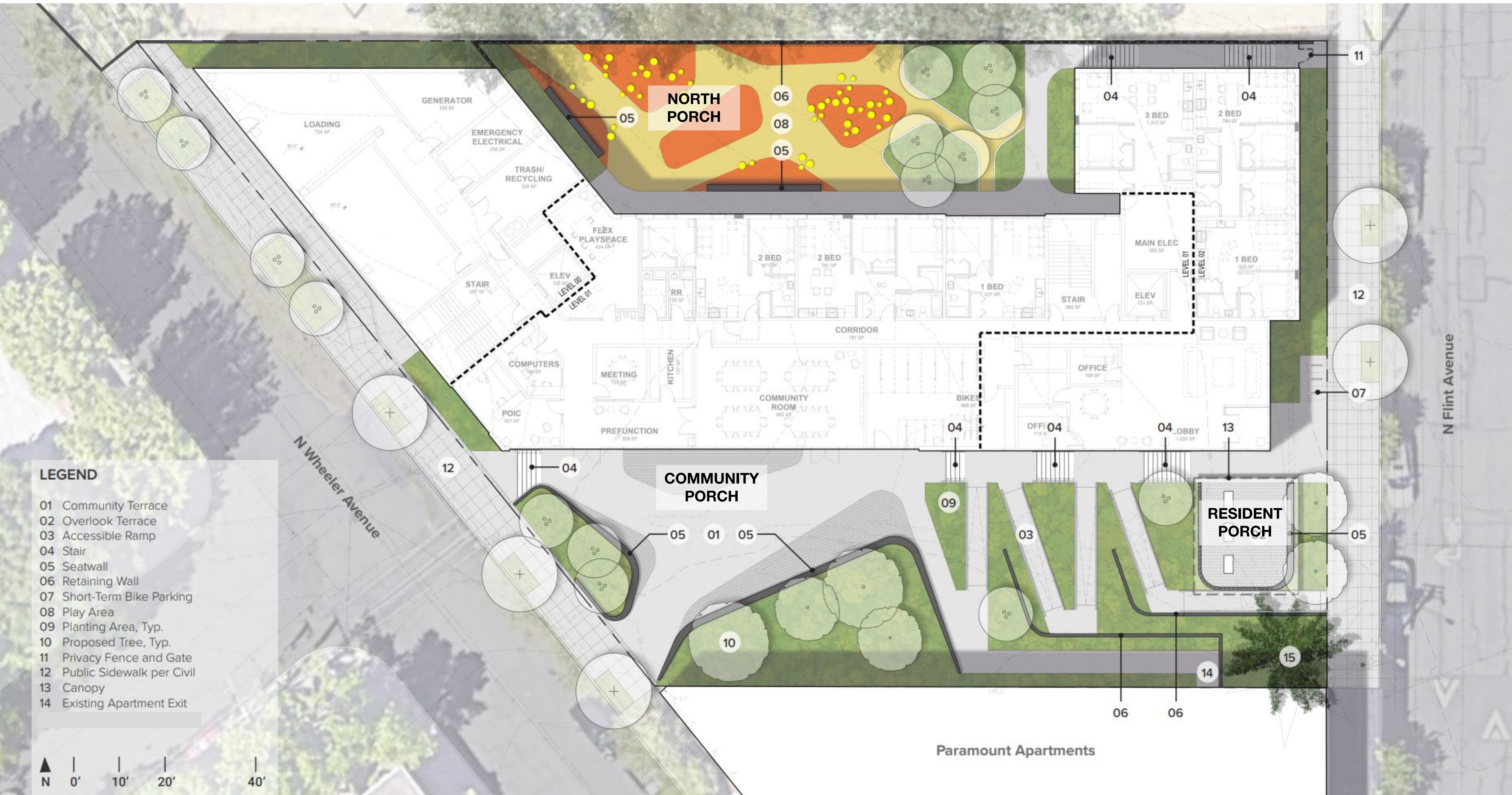
- Main residential entrance is located on Flint Ave.
- Wheeler Avenue is the main community entrance to the site.
- Landscaped community spaces create connection to Flint, Wheeler, as well as to the Paramount Apartments located south of the site.
- Playground is located on north courtyard.
- Project has indoor community spaces that connect directly to both north and south landscaped outdoor spaces.
- There are neighbor balconies located at every other floor.



# Design Concept

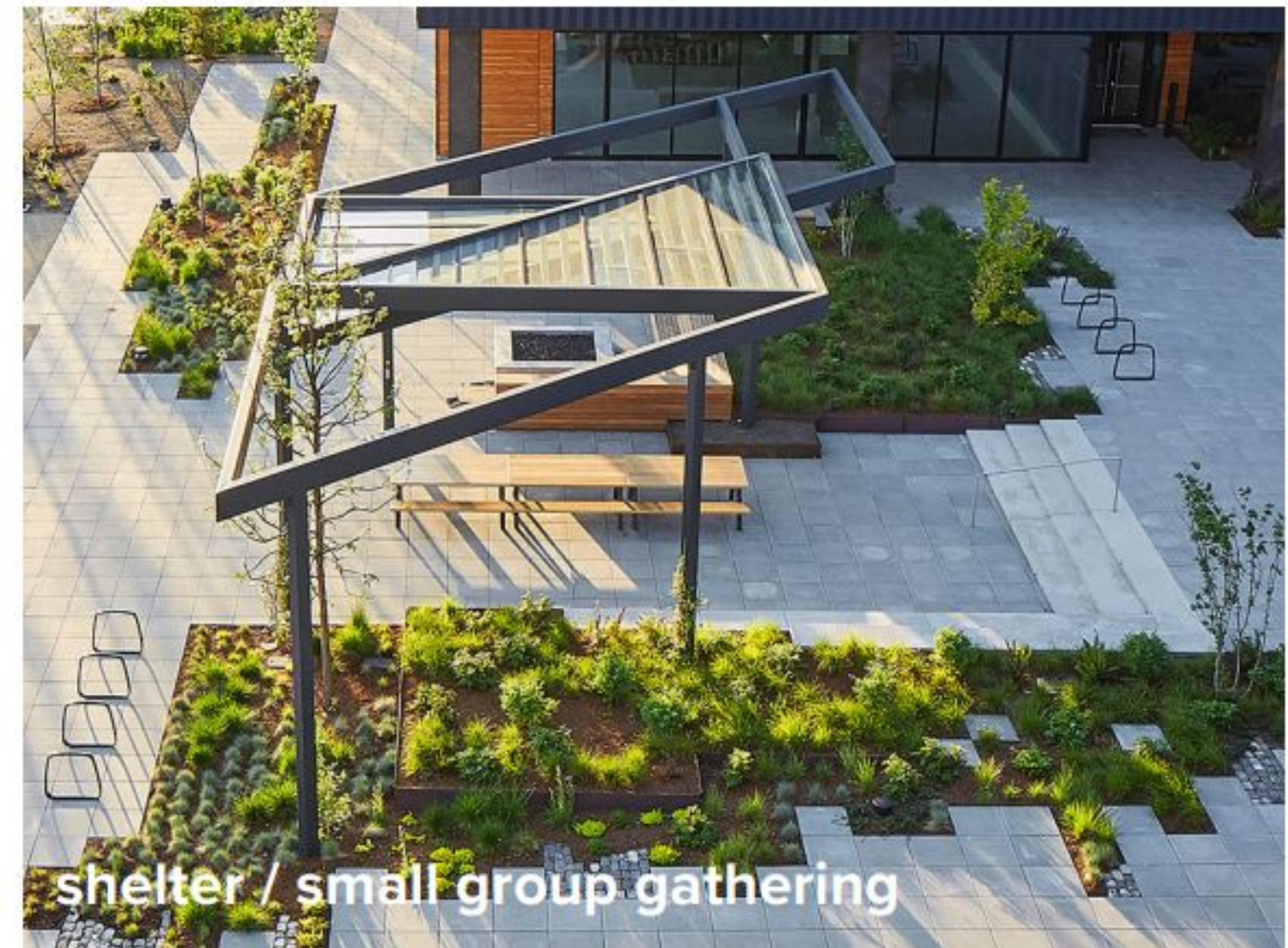
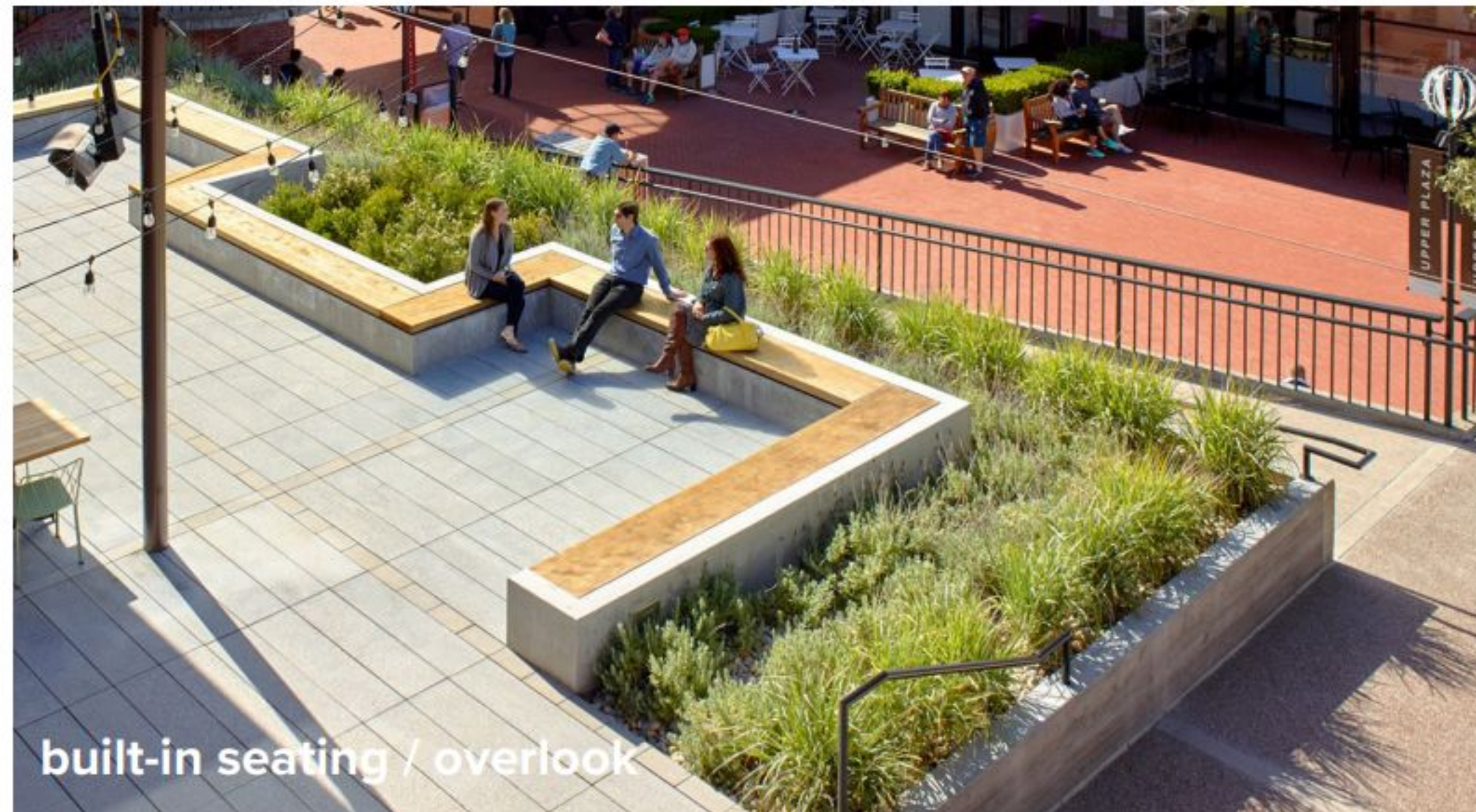
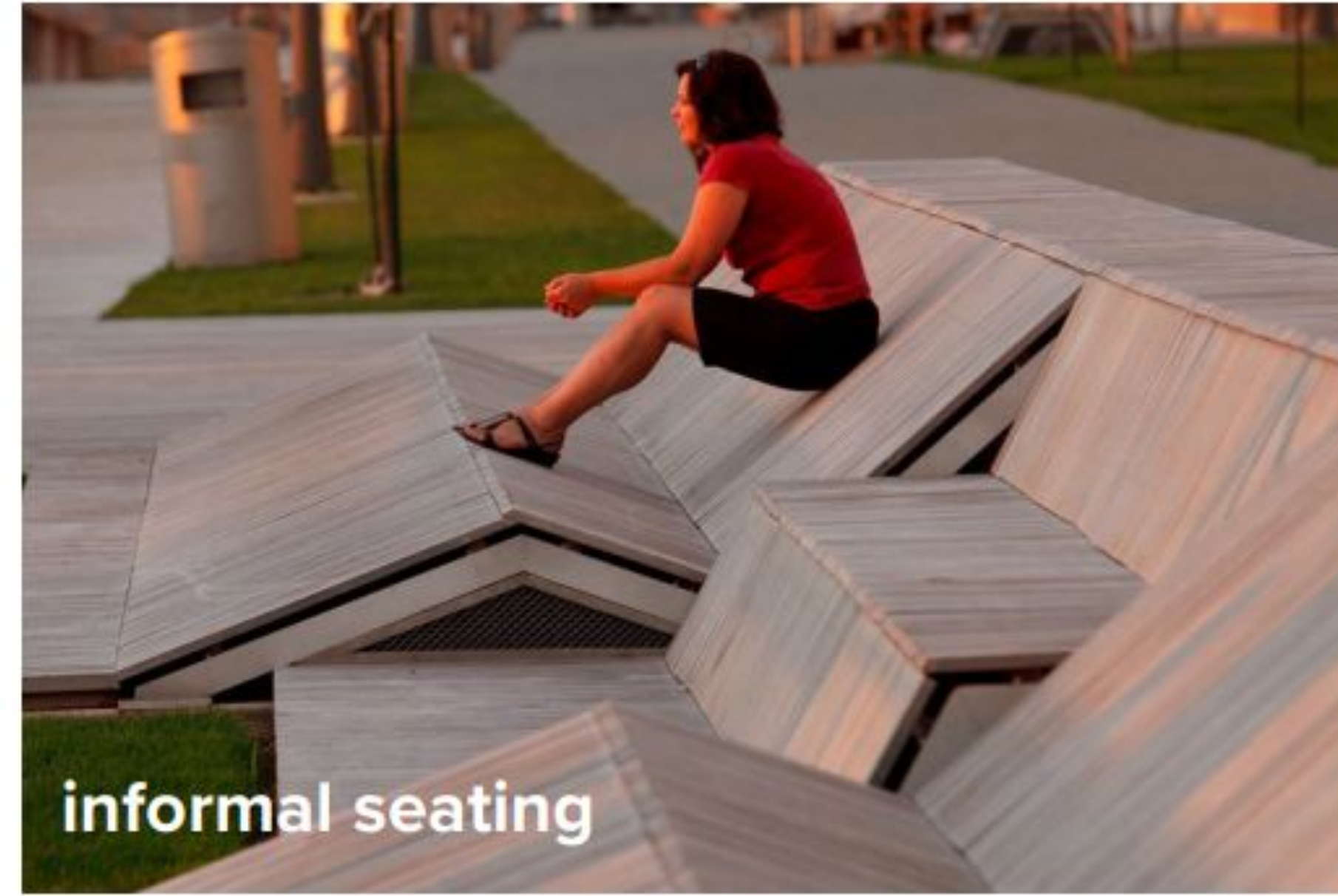


# Site Plan



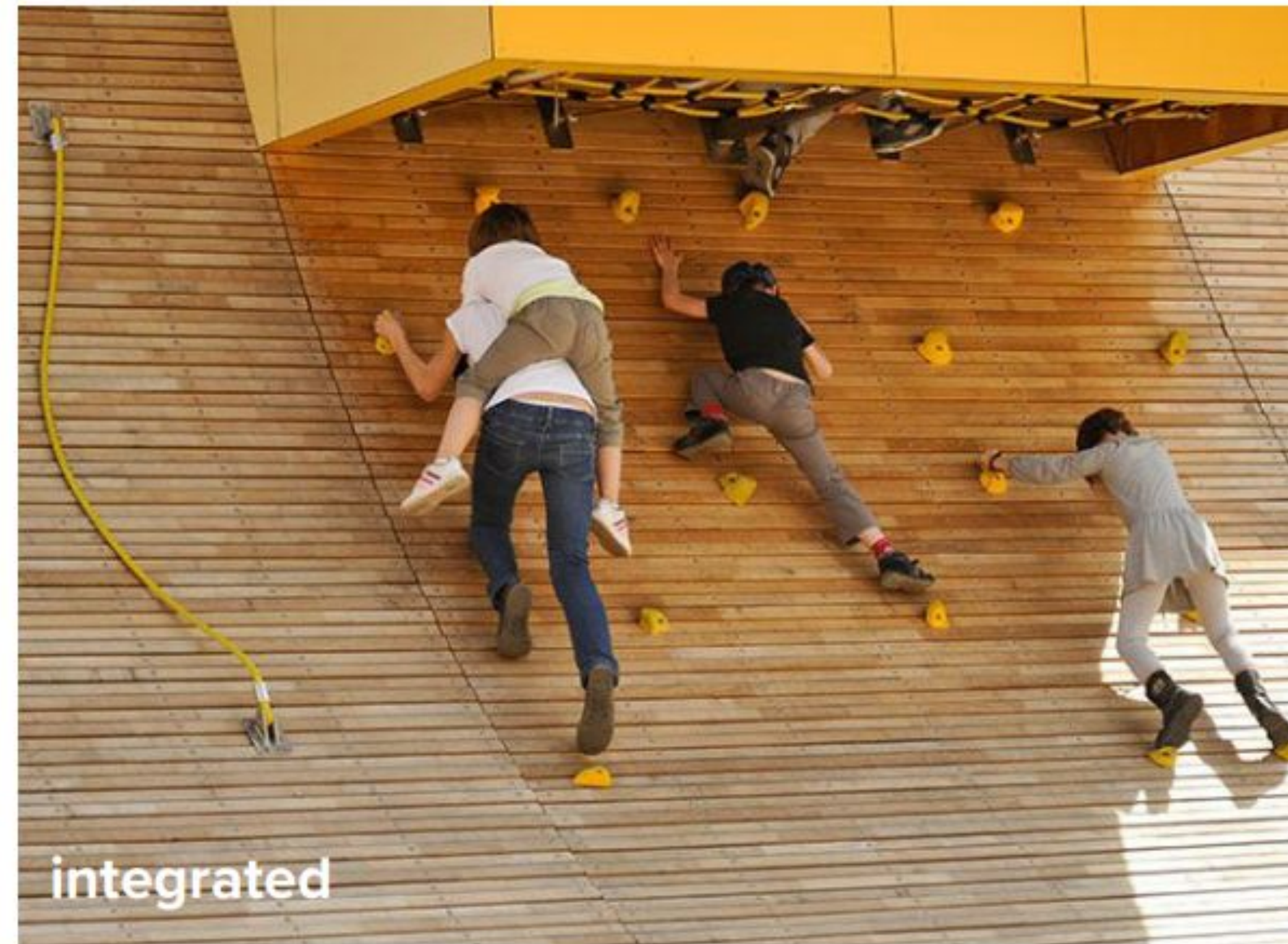


# Landscape Inspiration





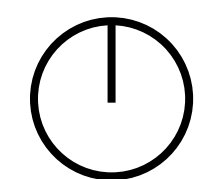
# Landscape Inspiration





# Level 00

+90'-4"



1/8" = 1'-0"

0'

8'

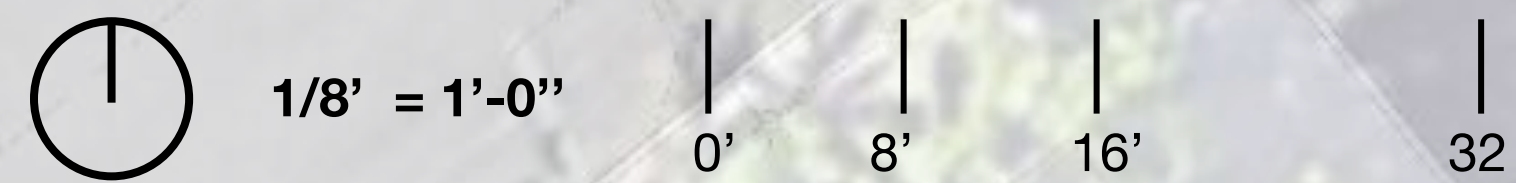
16'

32'



# Level 01 - Wheeler Plaza Level Plan

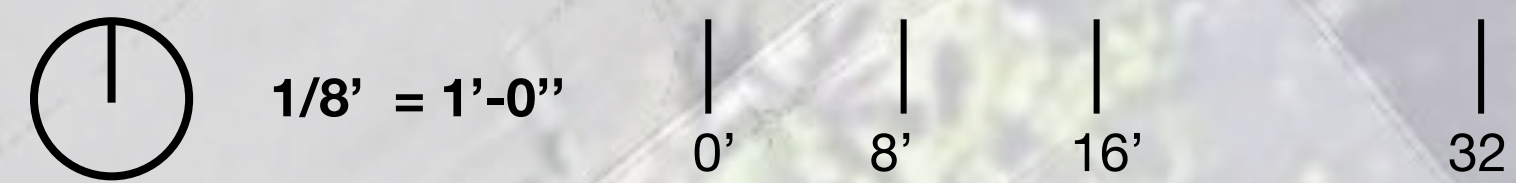
+99'-4"





# Level 02 - Flint Plaza Level Plan

+111'-4"



LEVER

253 North Broadway

April 25 2022

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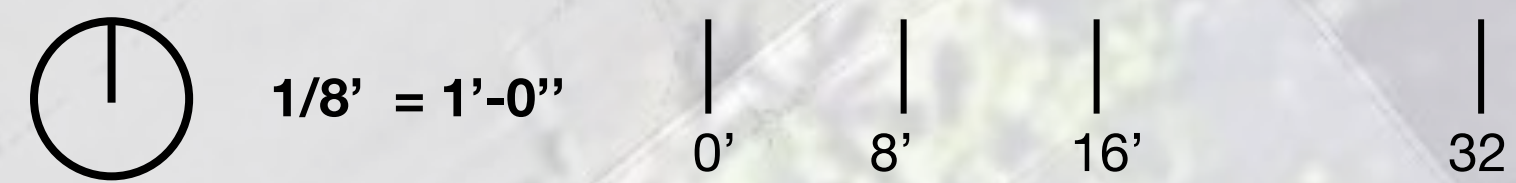
A.24

EA 22-137077 DA  
Exhibit A2



# Levels 03-07

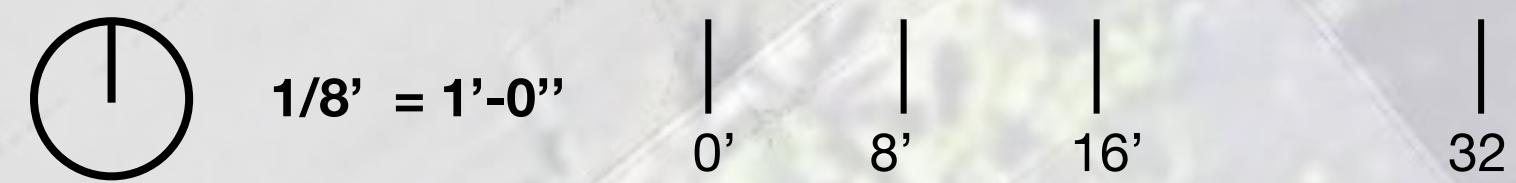
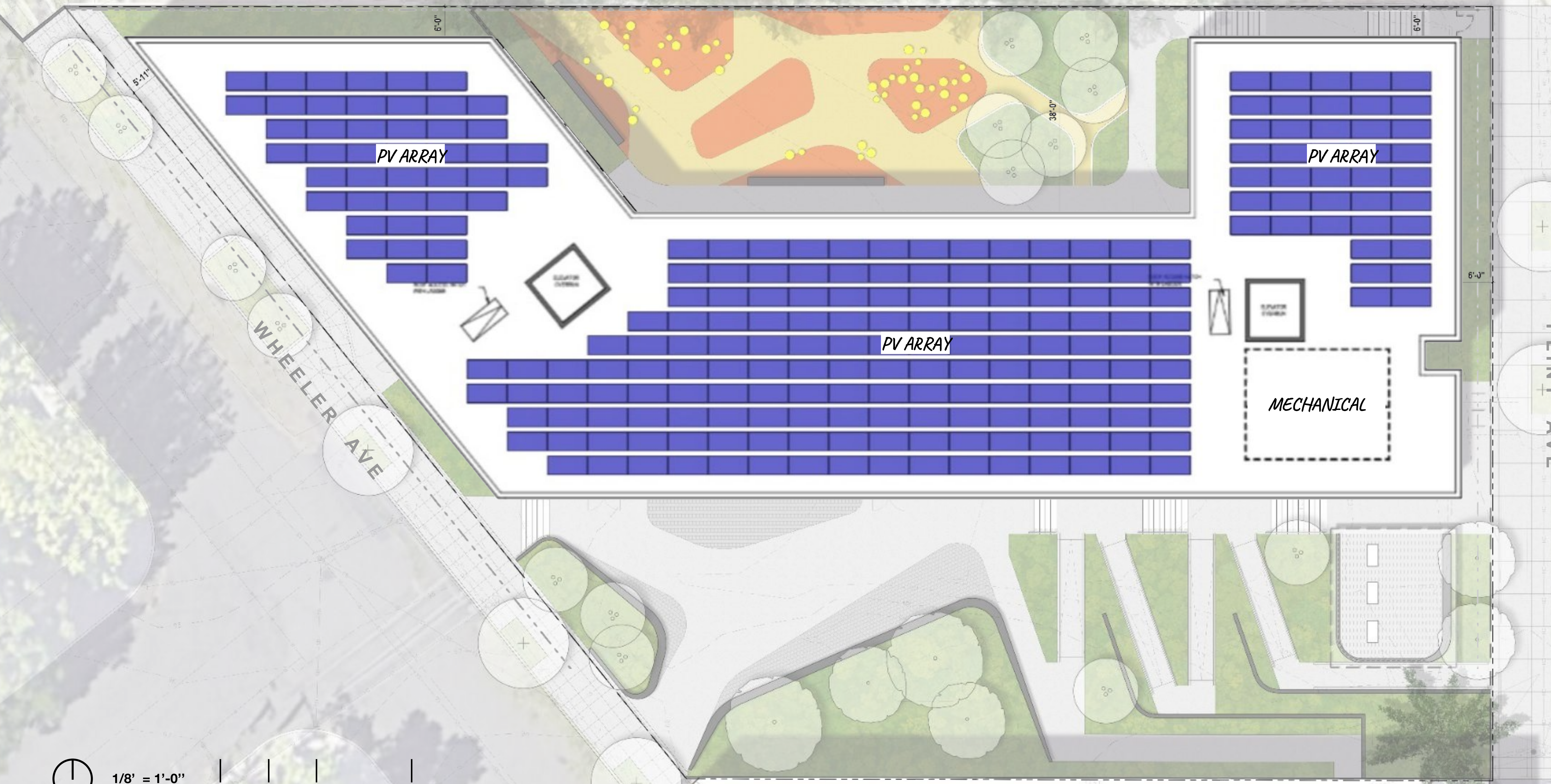
Varies



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# Roof Plan





# Preliminary Elevations

South + West



South Elevation

3/32" = 1'-0"



West Elevation

3/32" = 1'-0"



# Preliminary Elevations

North + East



North Elevation

3/32" = 1'-0"

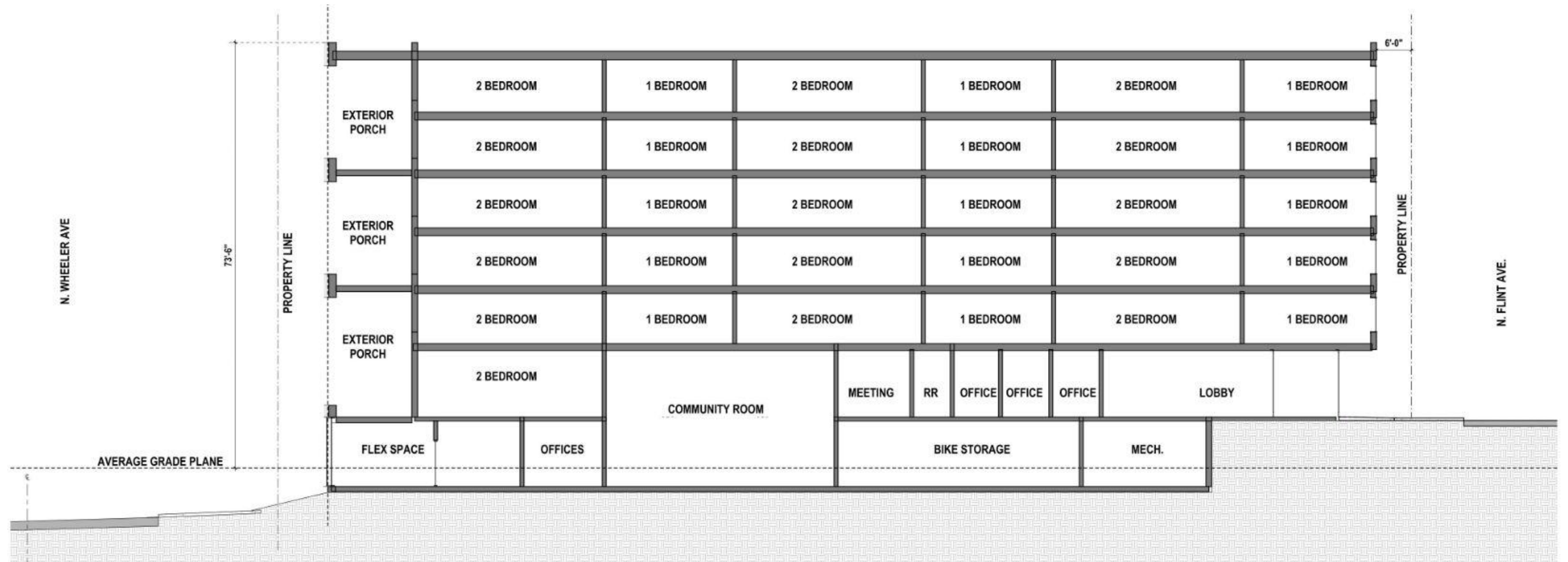


East Elevation

3/32" = 1'-0"

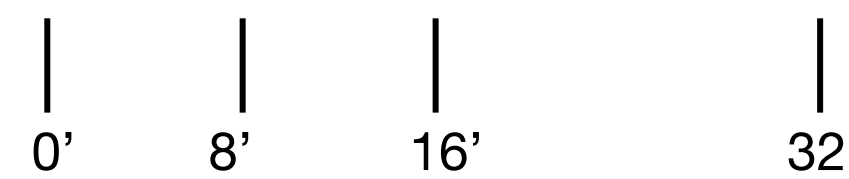
# Building Section

## East-West



East-West Building Section

1/8" = 1'-0"





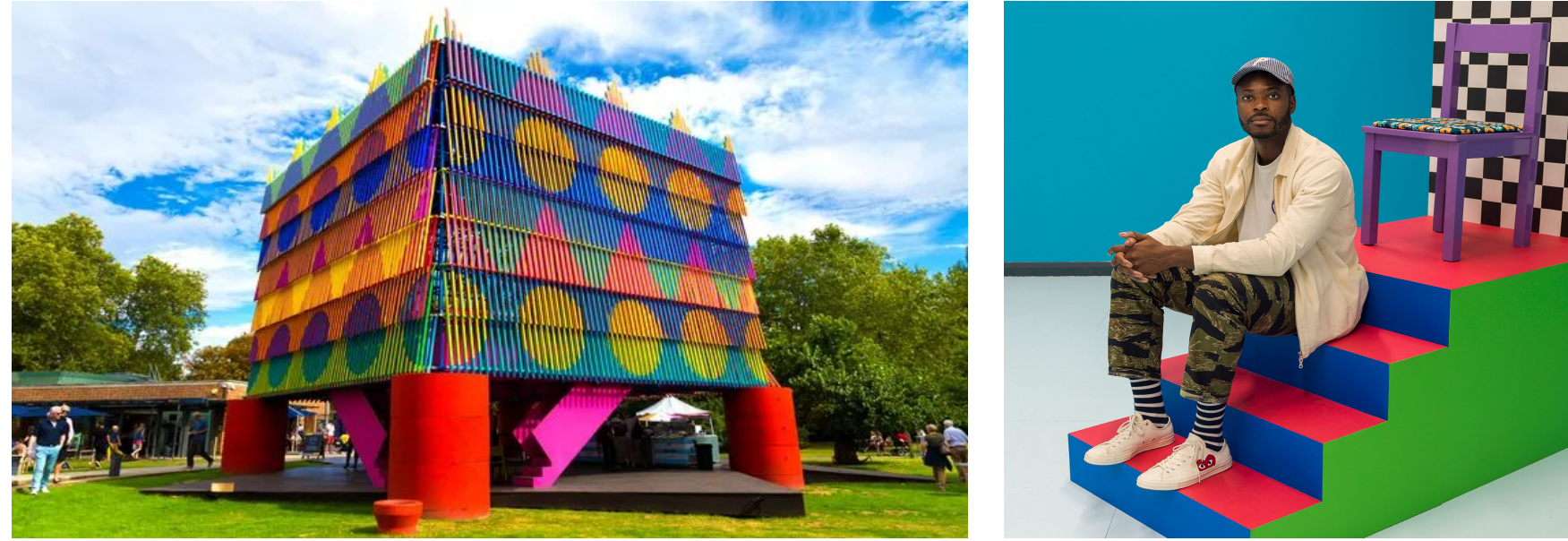
# Design Process



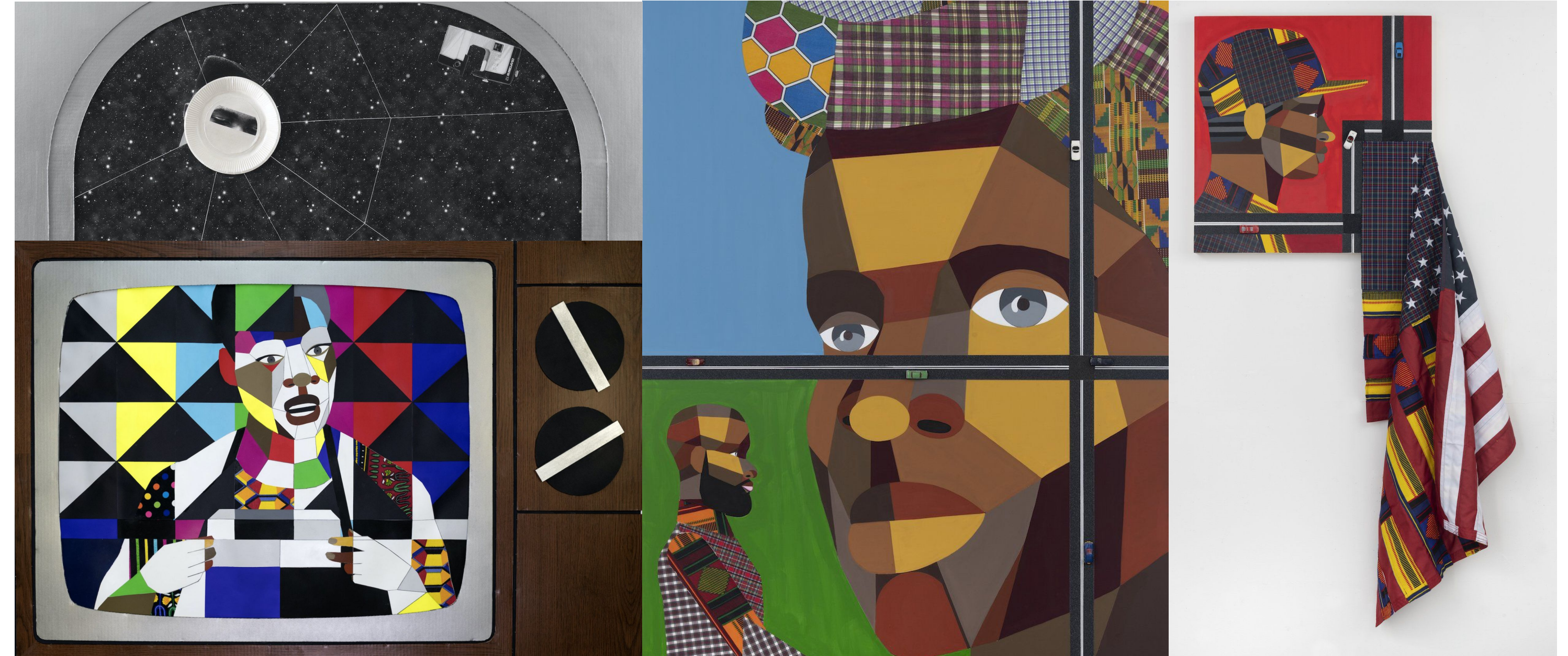
# Design Process

## Afrofuturist Art, Robert Clarke's lecture on the Black Aesthetic

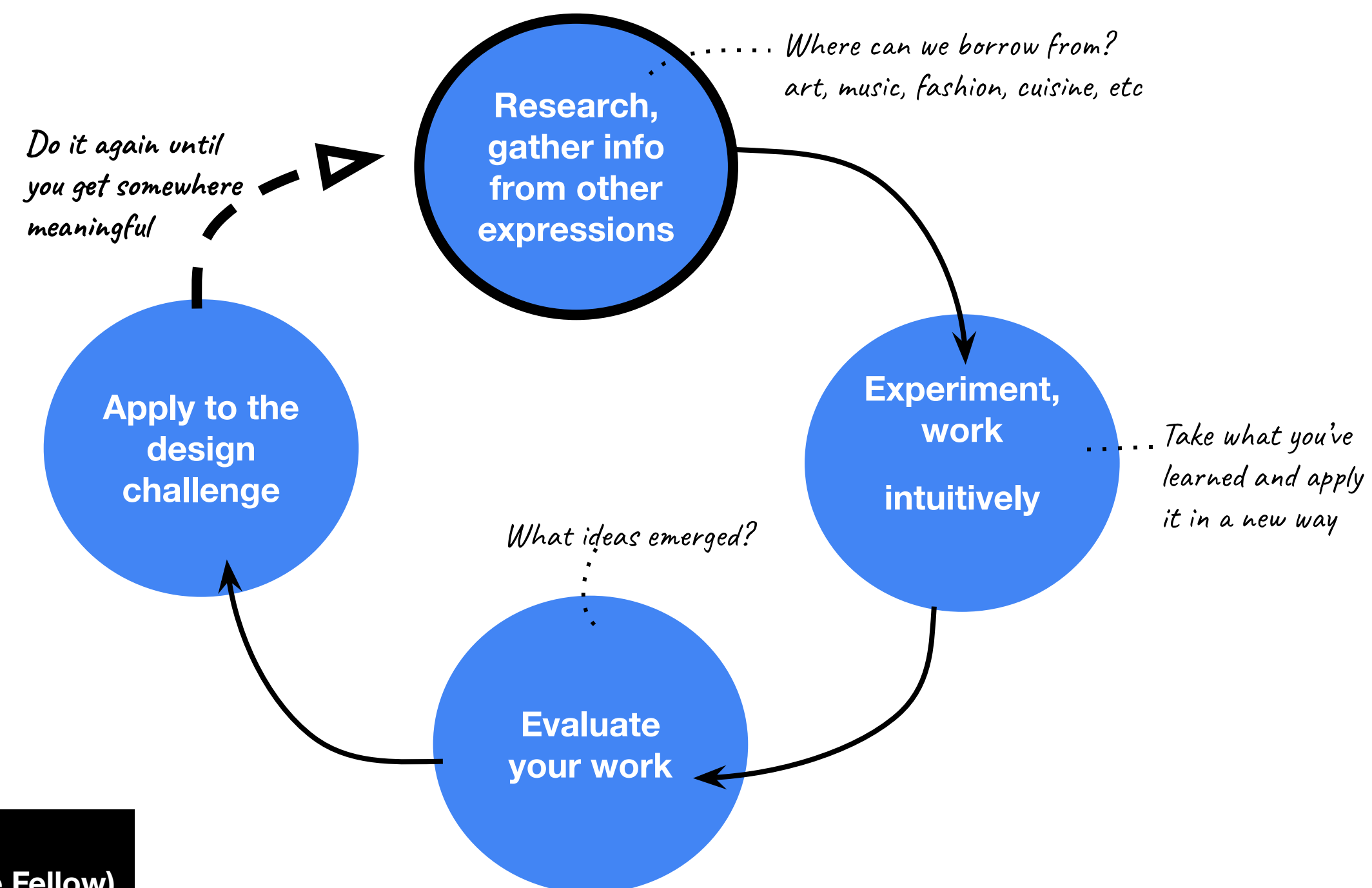
work by  
Yinka Ilori



work by  
Lina Iris Viktor



work by Derrick  
Adams



lecture by Robert Clarke  
(UO Design for Spatial Justice Fellow)

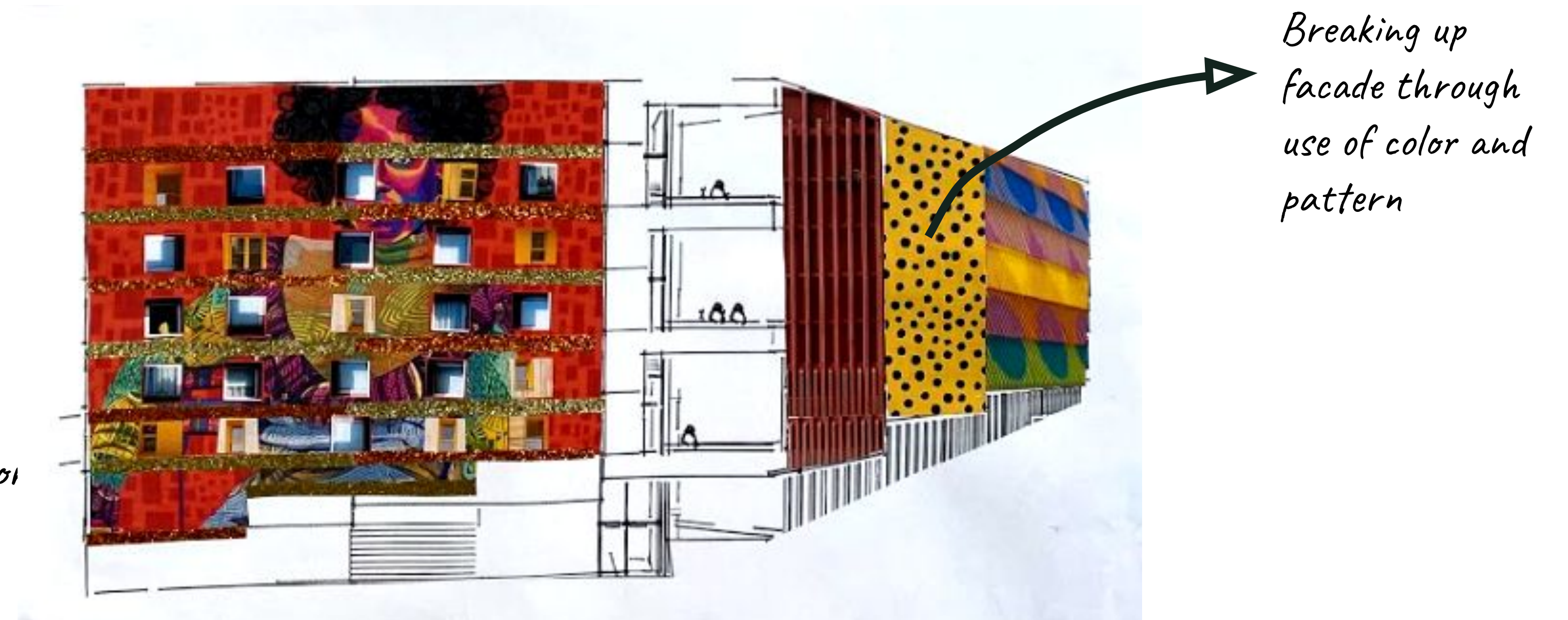


work by Bisa  
Butler



# Design Process

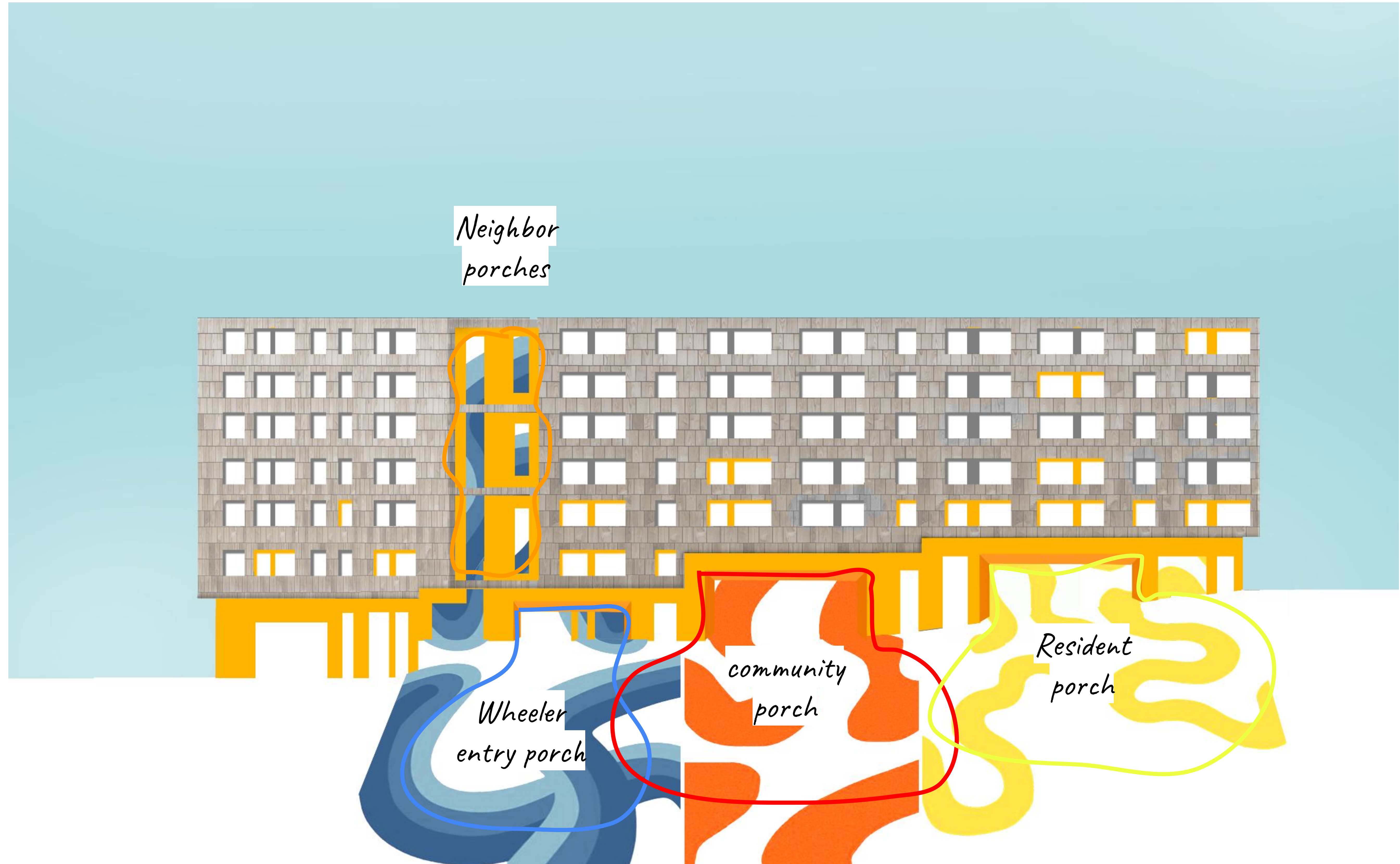
## Collage for Inspiration and Idea Generation





# Design Process

## Porches at different scales





# Design Process

## Porches at different scales





# DRAFT Project Values

- **Active and lively**
  - The life of the community radiates out into the neighborhood
  - Interior community spaces are visibly connected to exterior porches
- **Welcoming**
  - Create spaces that are welcoming and inviting for visitors and residents
  - The building truly feels like home
  - People come here to celebrate, but also to relax and recharge
- **Signal for Change**
  - Building is a beacon that signals the beginning of change for Albina
  - The space is joyful and recognized from afar
- **Residents and larger Albina community feel connected here**
  - Bring meaningful, local art to the project
  - Residents take part in artist selection
  - Select culturally relevant art by local BIPOC artists



# Adjustments/Modifications



# Requested Modification/Adjustment

## Green Roof Requirement

Footnotes:

\*Apiculture Factsheet #111, Ministry of Agriculture, Food and Fisheries, British Columbia

### Approval Criteria

Per City Title 33, the benefit of ecoroofs is to provide:

1. Stormwater management
2. Reduction of air temperatures
3. Mitigation of heat island impacts
4. Air quality improvement
5. Urban green spaces
6. Habitat for birds, plants and pollinators

### Proposal

- **Provide native habitat at ground level and maximize PV at roof, in order to meet the owner's energy goals which are crucial to the success of the project.**
- Roof Area: 13,377 sf
- Required green roof area (60%): 8,026 sf
- Planting area at ground level: 8,030 sf
- Green "roof" at ground level: 8,030 sf
- **Total green space provided: 8,030 sf**

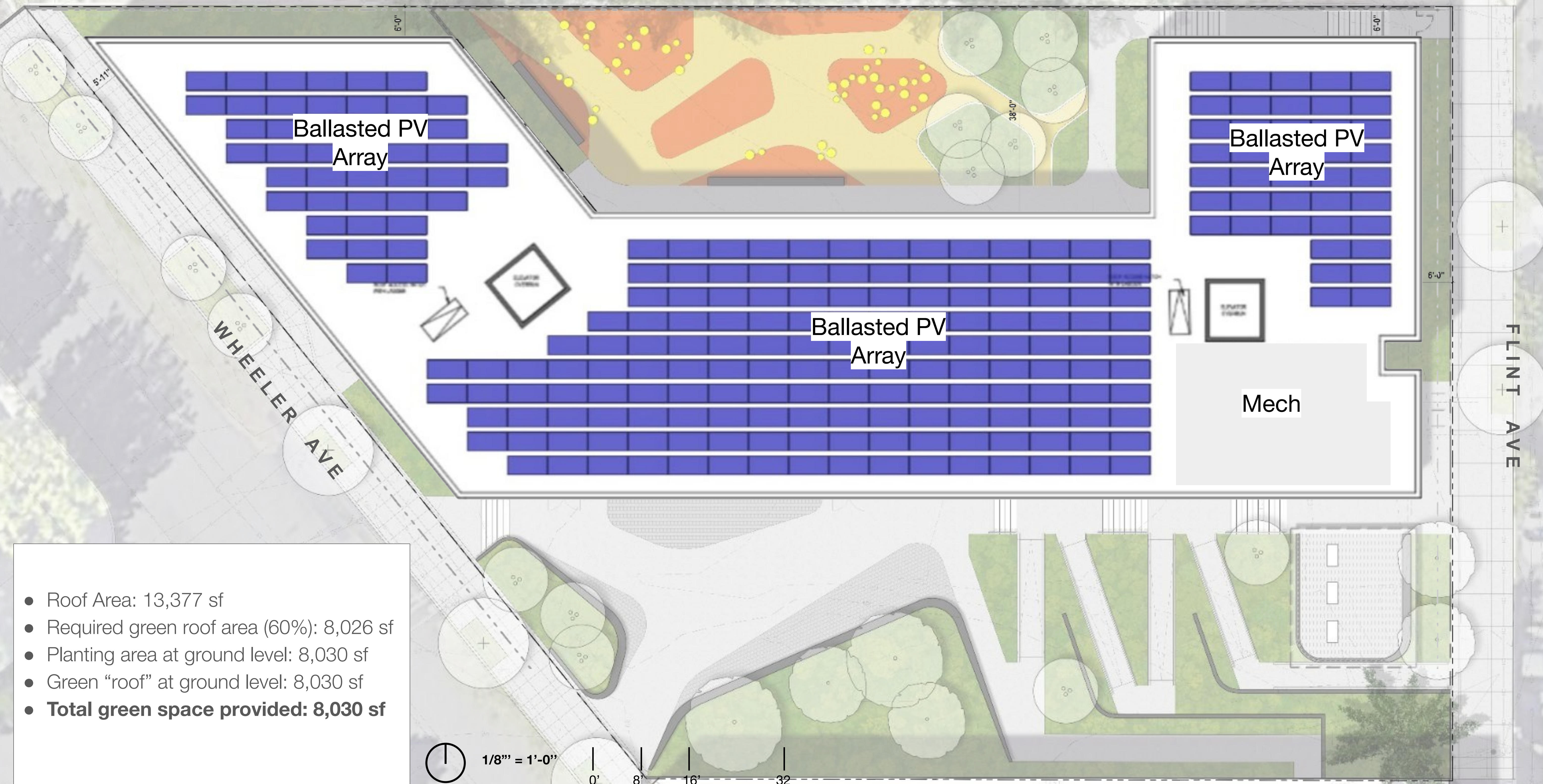
### Approval Criteria- as designed

The design better meets the approval criteria by providing:

1. Stormwater management at ground level
2. Reduction of air temperatures by covering over 50% of the site with landscape
3. Mitigation of heat island impacts by
  - a. Maximizing PV at roof
  - b. Covering over 50% of site with landscape
4. Air quality improvement by covering over 50% of the site with landscape
5. Urban green spaces - our design provides landscaped area at the ground level where residents and community members can enjoy it. The roof is not an occupied space and therefore it would not provide urban green space if ecoroof was only on the roof
6. Habitat for birds, plants and pollinators- Our design provides habitat at ground level which is a better location for pollinators, as research has shown that at wind speeds above 25mph, bees do not forage\*, and wind speeds are lower at ground level



# Green Roof Requirement



- Roof Area: 13,377 sf
- Required green roof area (60%): 8,026 sf
- Planting area at ground level: 8,030 sf
- Green "roof" at ground level: 8,030 sf
- **Total green space provided: 8,030 sf**



PARAMOUNT APARTMENTS



**thank you.**



Staci,

Below in blue are responses to your comments from our original DAR submission. We've tried to address all of these with this updated package. You'll see we've worked to achieve more active use on both Wheeler and Flint. Please let us know if you have any questions or additional comments based on this update. We'd be happy to talk next week.

- **Street Frontages:**
  - Do the site frontages on Wheeler & Flint reflect improvements/dedications per PBOT and ODOT? PBOT's Early Assistance notes state 5' dedication may be required on portion on Wheeler. This will affect the overall site size and setbacks. [We have modified our property line to reflect the dedication required on Wheeler.](#)
  - Are you working with someone at ODOT to understand if any changes to Flint or Wheeler are envisioned to support the ISRQ Hybrid 3 option? Yes, [Megan Channell](#) Flint is shown to get some upgrades for street, bike and ped facilities on the [ISRQ website](#). Marah Danielson provided ODOT's Early Assistance comments. [We've added some info about these streets on our site context diagrams.](#)
- **Ground Floor Windows of EX zone** – Since the EA summary was issued it has been determined that the 50% length requirement for ground floor windows of the EX zone ([Section 33.140.230](#)) applies in addition to the 40% area requirement in the Central City Plan District (Section 33.510.220). Please check to make sure this newer standard is met AND confirm the 40% is met. [The 50% length requirement and the 40% area requirement are met on Flint and Wheeler.](#)
- **Materiality options** – DAR is the opportunity to present options/ preferences. Highly encouraged including a couple of ideas to the packet. [We plan to use stucco as our primary building material and to use bold accent color at our community spaces. This is still being developed. We are showing representative preliminary renderings so we can talk about this at the DAR hearing.](#)
- **Ecoroof modification** – since mitigation for ecoroof request relies on the south plaza/porch, can I assume a no-built easement or some similar agreement will be recorded to ensure the area does not get developed? [Yes, the owner is prepared to make an agreement to keep the south green space and sign a no-build agreement. Is there a recommended method for how to do this? Additionally, we will look into an alternate back-pocket approach to discuss at the hearing, if the commission does not support this modification.](#)
- **Weather Protection** – any canopies or awnings proposed to provide shelter along the sidewalk or within the plaza? [Yes, we have a covered entry front porch at the Flint main entry. We have a covered entry at the community lobby entry. We are also providing cover at the stair as it passes from Flint down to the Wheeler plaza. The plan adjustments we've included with this update offer more covered area at the pedestrian level.](#)
- **Neighbor/Resident porches** – Show more info on these as they are a great asset (scale, size, etc) - [The neighborhood porches are shared spaces for residents to gather. The renderings included today show these spaces in more detail.](#)
- **Design Concept** – While the massing is shown, any concepts on the façade would be helpful. [We've included preliminary renderings with this submission. We will plan to bring more information about materials to the hearing.](#)
- **Louver/vents** – Any wall penetrations anticipated should be identified and a concept on how to integrate them would be helpful. [We are still early in design and do not have all louvers and vents shown. We plan to incorporate them into the design thoughtfully. We will have this information for our Type II Submittal.](#)

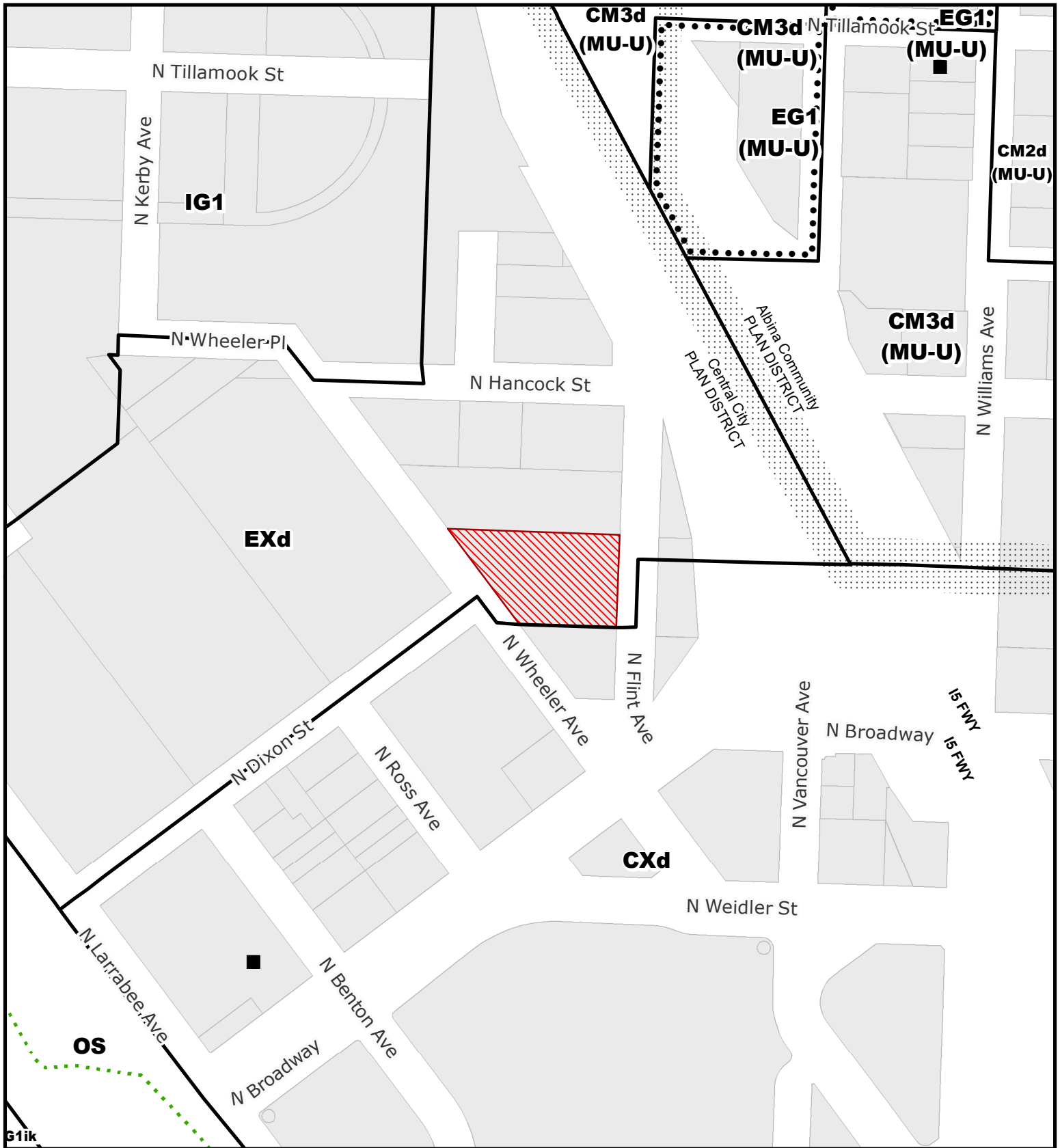


- **Existing & Future Context**
  - PPS/Blanchard site – note it on plans and maybe show AVT concept for what could be redevelopment on the site to aid in Wheeler frontage discussion. [We've included an early schematic image from the Albina Vision Investment Plan that shows low-rise housing on the Blanchard site. This is conceptual. This slide also shows the proposed North Portland Greenway along the River.](#)
  - Open Space – It could be good to note existing and future planned open spaces in the area to aid in the discussion of the proposed open space. [We've added a new sheet that shows existing greenspaces in the area. We do not have information regarding future greenspace locations.](#)
  - Analog (WPA) project on Hancock & Flint – include footprint and image to show new context [We've added Analog to our 3d diagrams.](#)
  - I5RQ Hybrid 3 lids – Would be good to show on vicinity plan so the Commission understands the proximity [We've added the I5RQ lids to our site context slides](#)
- **Utility Vault locations** – do you know where the vaults might go yet? Lots of on-site opportunities. [We have shown utility vaults at Flint and our pad mounted transformer location in the SW corner of the site. These are shown on the site plan.](#)
- **Perspective set in the existing context** - would be helpful [included.](#)
- **Height** – while the project is under the 100' max height, A.29 references an Average Grade Plane which is where the 73'-6" building height is measured from. As noted in the Early Assistance notes given the large grade changes of the site, per ZC Section [33.930.050.A.2](#), when the highest adjoining sidewalk or ground surface within a 5' horizontal distance of the exterior wall of the building is more than 10' above lowest grade, base point 2 is used to calculate height, which is 10' higher than the lowest grade described. [We've revised our building section to reflect this average grade plane per this requirement.](#)

Thanks,

Ashley Koger





# ZONING



For Zoning Code in effect Post August 1, 2021

CENTRAL CITY PLAN DISTRICT  
LLOYD SUB DISTRICT



Site



Historic Landmark



Recreational Trails

File No.	EA 22 - 137077 DA
1/4 Section	2830
Scale	1 inch = 200 feet
State ID	1N1E27DC 3300
Exhibit	B May 02, 2022



# Albina One

## Design Advice Request

EDLEN & CO.  
LEVER





# Project Information

## Address

253 W/N Broadway  
Portland OR 97227

## Architect

### Lever Architecture

4713 N Albina Ave, 4th Floor  
Portland, OR 97217  
Chandra Robinson  
503.928.6040

## Landscape Architect

### Ground Workshop

5744 E Burnside Street, Suite 103  
Portland, OR 97215  
Tommy Solomon  
971.544.7418

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# Project Summary

## Project Description

**Albina One is a multi-family affordable housing building and community space in the Albina District of North Portland. The project provides 94 apartments in a mix of 1, 2 and 3 bedroom configurations. The family focused building also provides community amenities to both residents and the neighborhood through an on-site community room, kitchen, and community porch. Outdoor amenities are organized into porches at different scales - a front entry porch for residents, a community porch for the neighborhood, a north porch focused on a private area for children to play, and neighbor porches that are on upper levels of the building and shared by residents. Albina One is the first project within the Albina Vision Trust Investment Plan.**

## Project Program

- **94,000 gsf**
- **94 affordable apartments (1,2 and 3 bedroom)**
- **Community room, kitchen, and flexible meeting spaces**
- **Outdoor porches at different scales**
- **Small incubator space on N. Wheeler**



# Context Study



# Zoning Summary

**Zoning Designation:** EXd  
 Central Employment Zone  
 Design Overlay  
 (CC) Central City Plan District  
 Lloyd Subdistrict

**Site Area:** 29,012 sf  
**Maximum FAR:** 3:1  
**Max FAR w/ Bonus:** 6:1

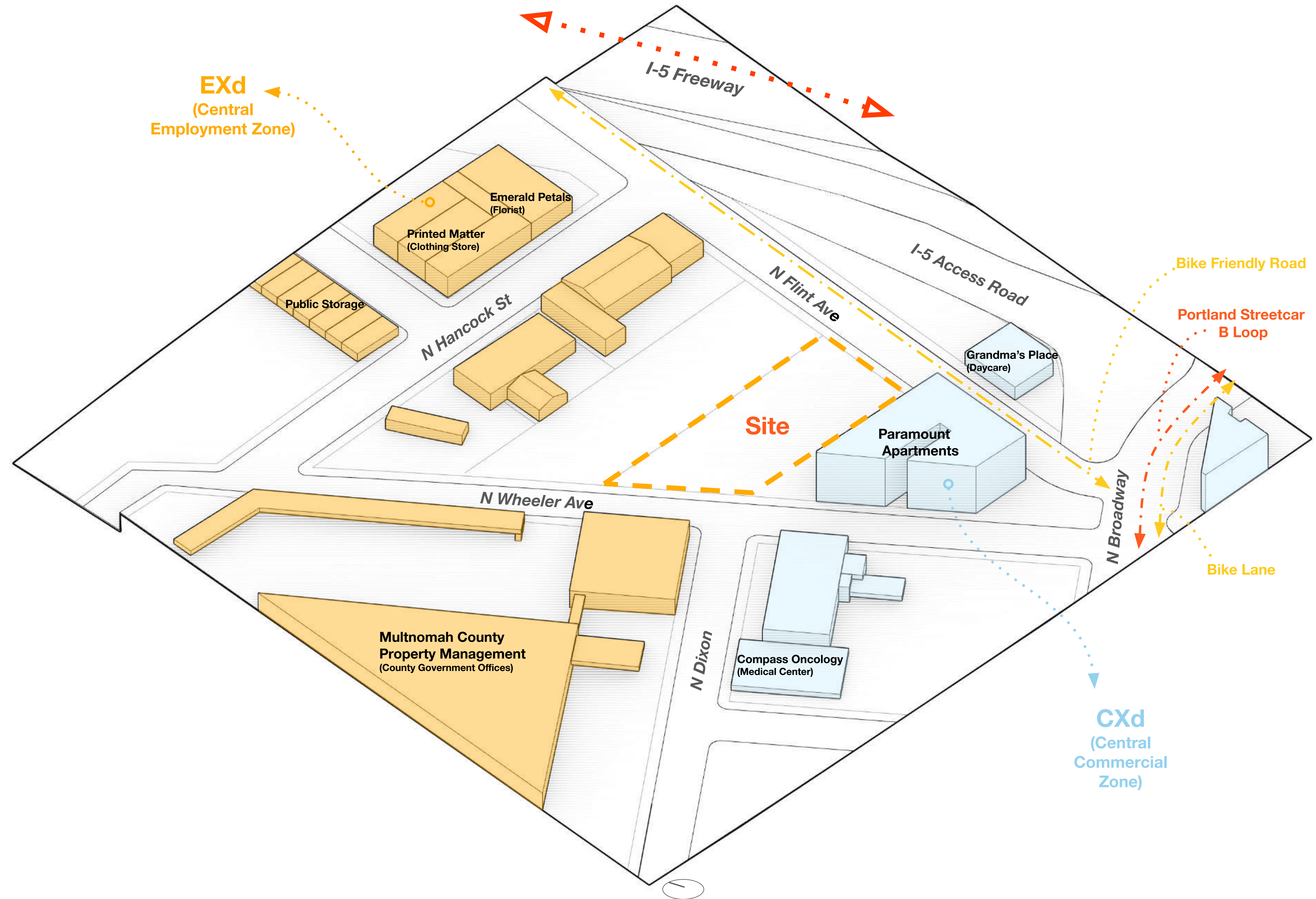
**Base Height:** 100'

**Min Landscaped Area:** None

**Setbacks**  
**N Flint** Min: 0'  
 Max: 10'

**N Wheeler:** Min: 0'  
 Max: 10'

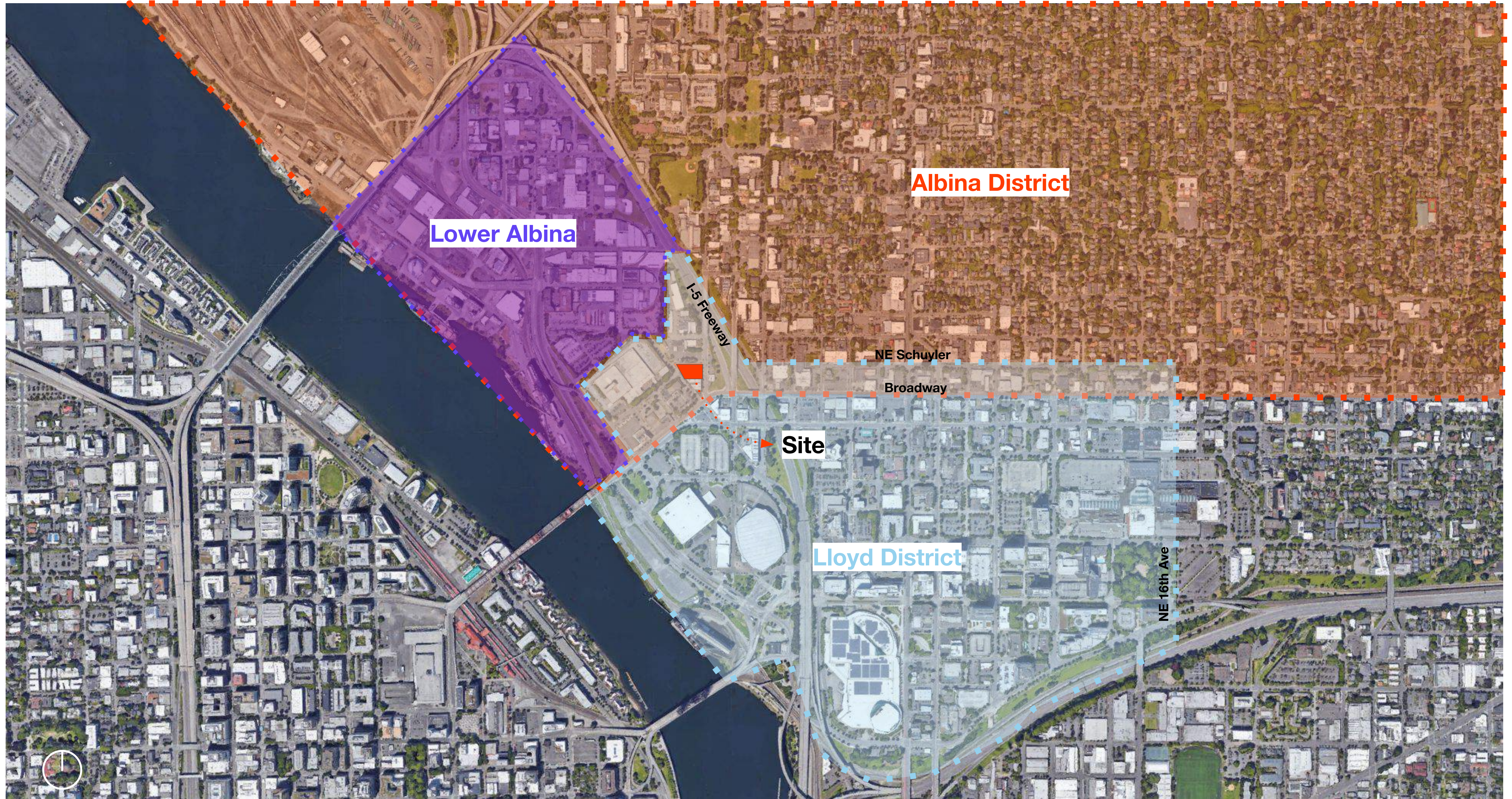
**Required Loading:** 1 Standard B





# Vicinity Map

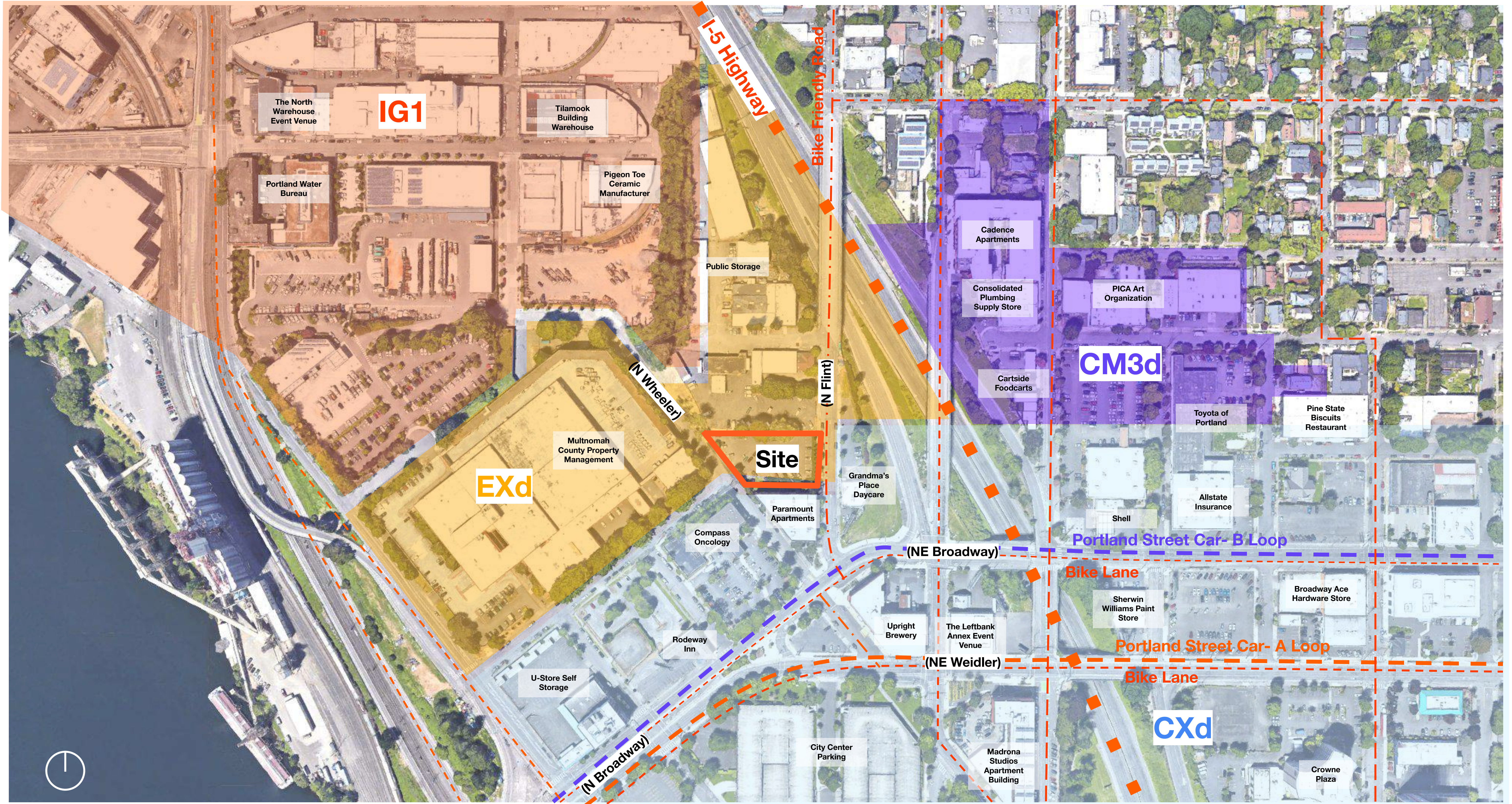
Albina One is at the intersection of neighborhoods





# Urban Context

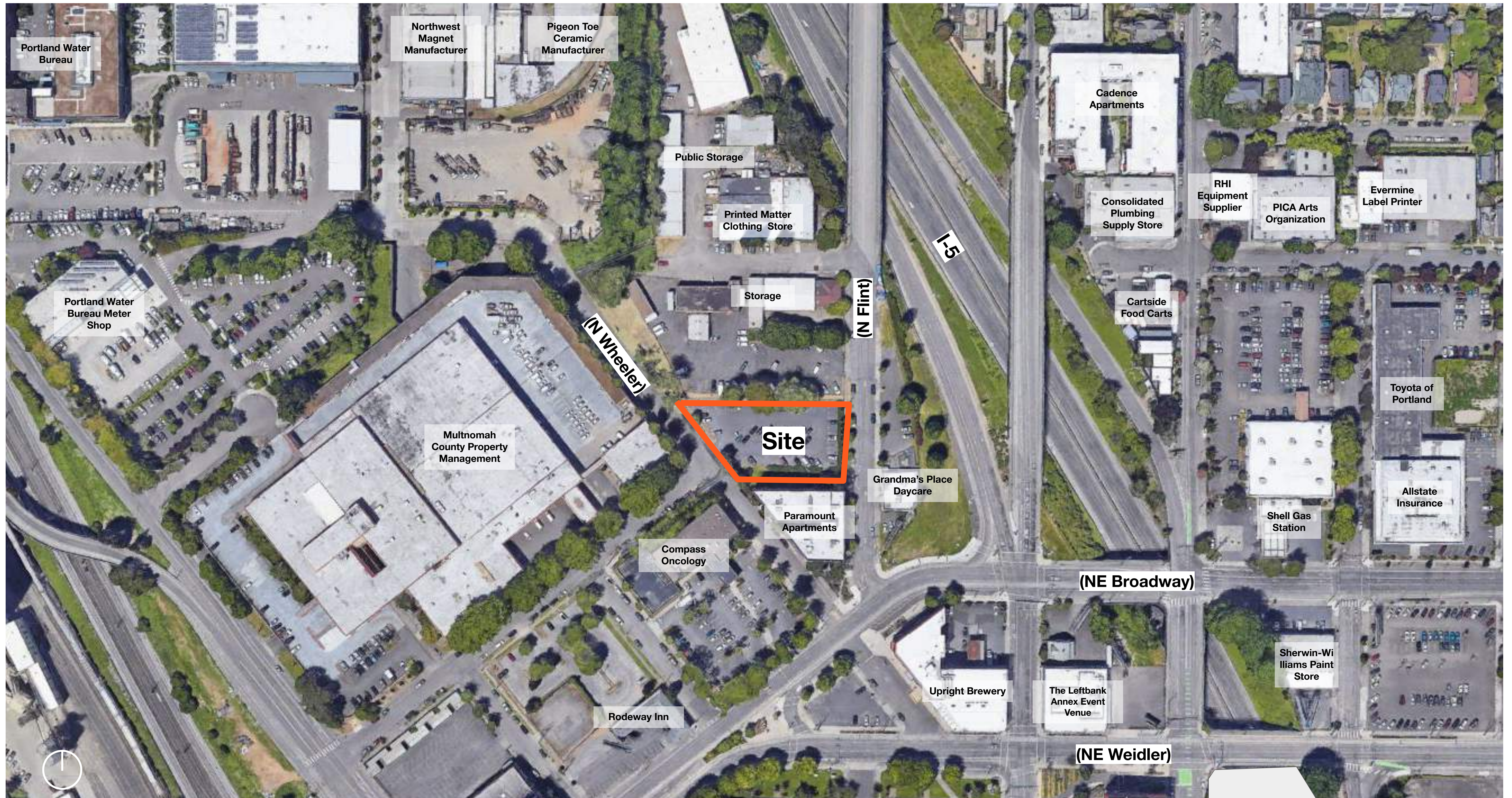
## Zoning and nearby Uses





# Site Context

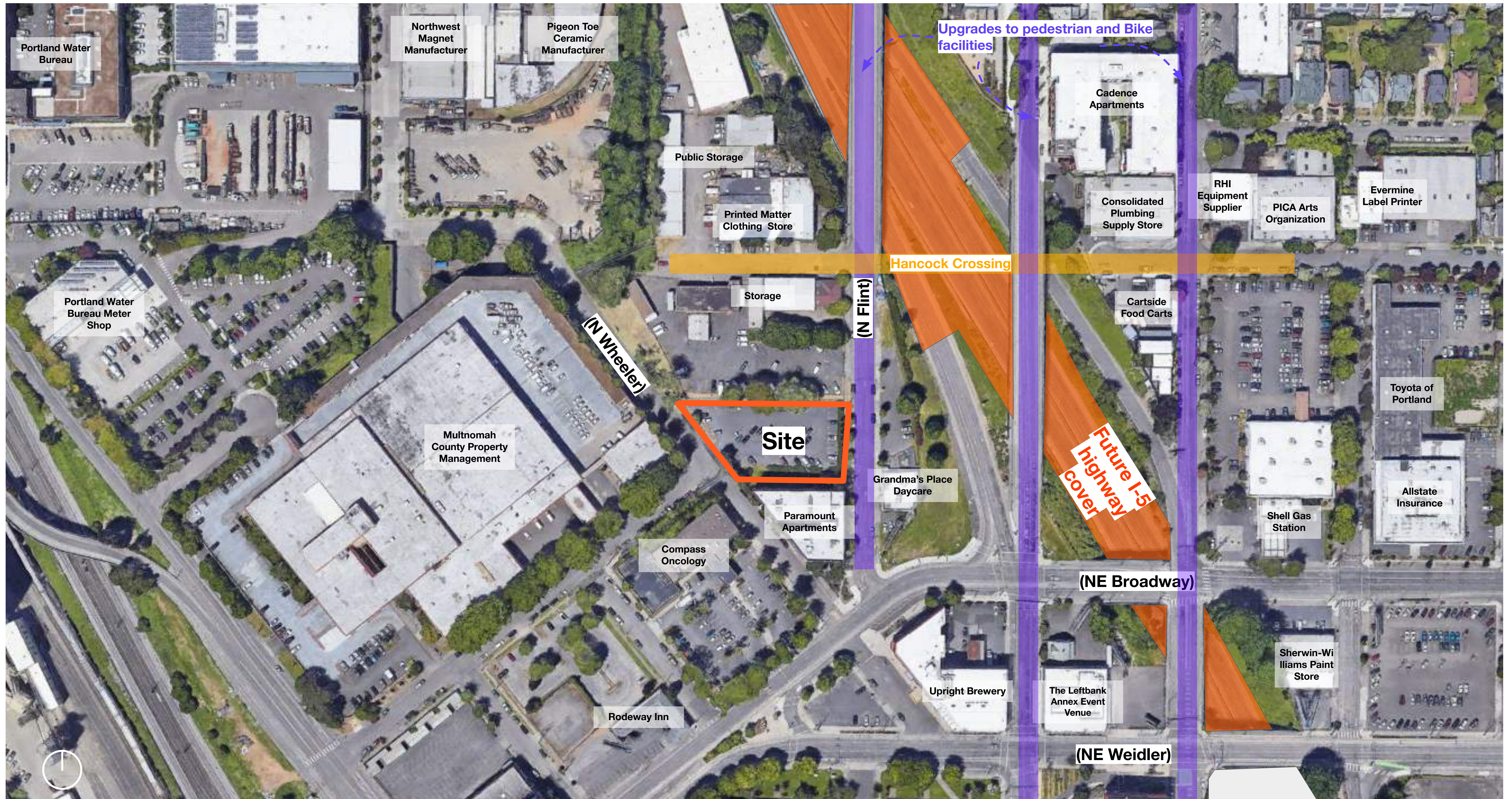
## Context Map





# Site Context

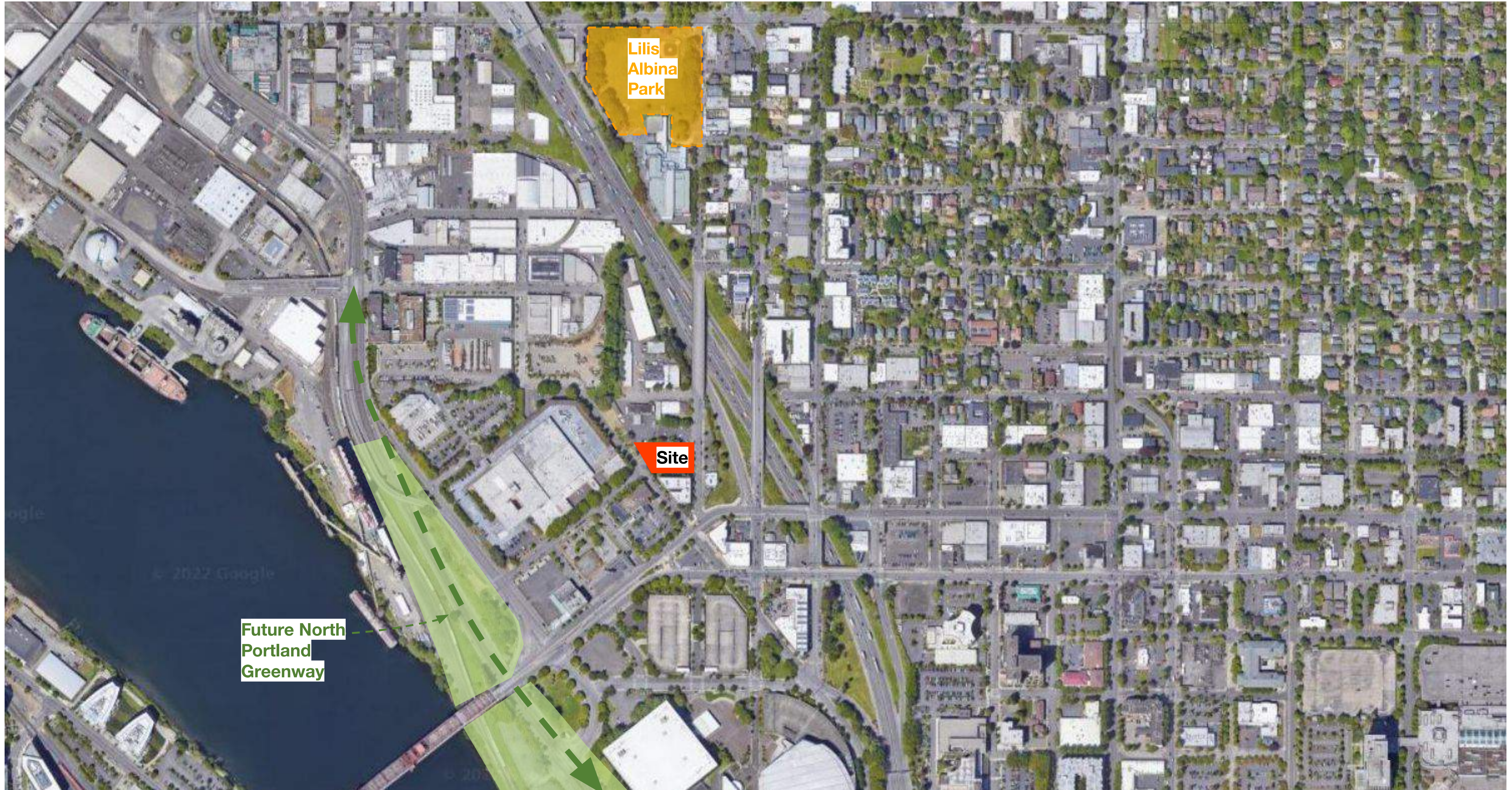
## Context Map - I-5 Rose Quarter Improvement Project





# Site Context

## Open Spaces in the Area





# Existing Conditions Photos



View from Wheeler Ave.



View from Wheeler Ave.



View from Flint Ave.



View from Flint Ave.

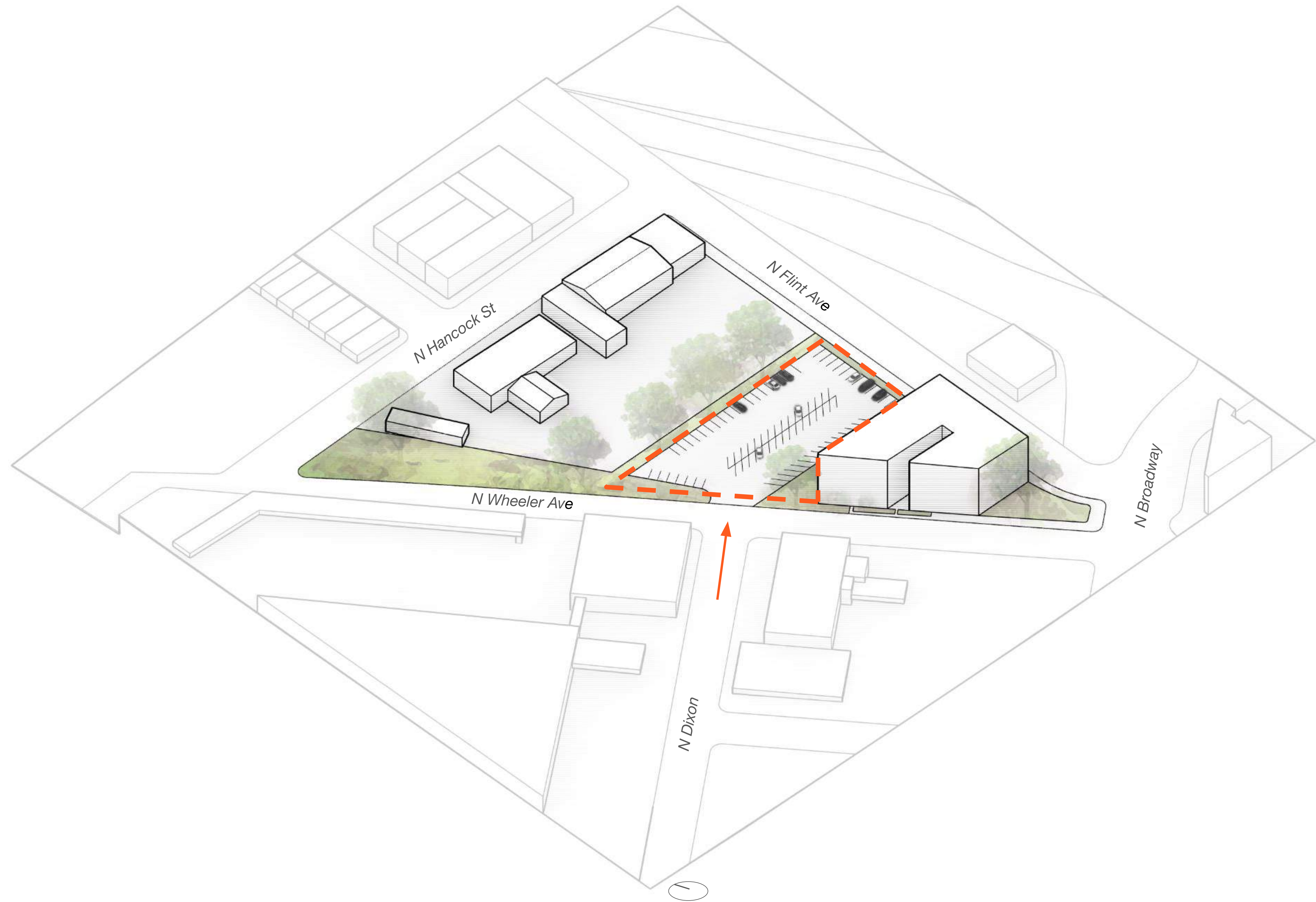


# Site Concept



# Existing Conditions

- Parking lot with 20,740 sf of surface parking.
- Parking lot access located on Wheeler Ave, across from N. Dixon.
- Paramount Apartments to South of Site





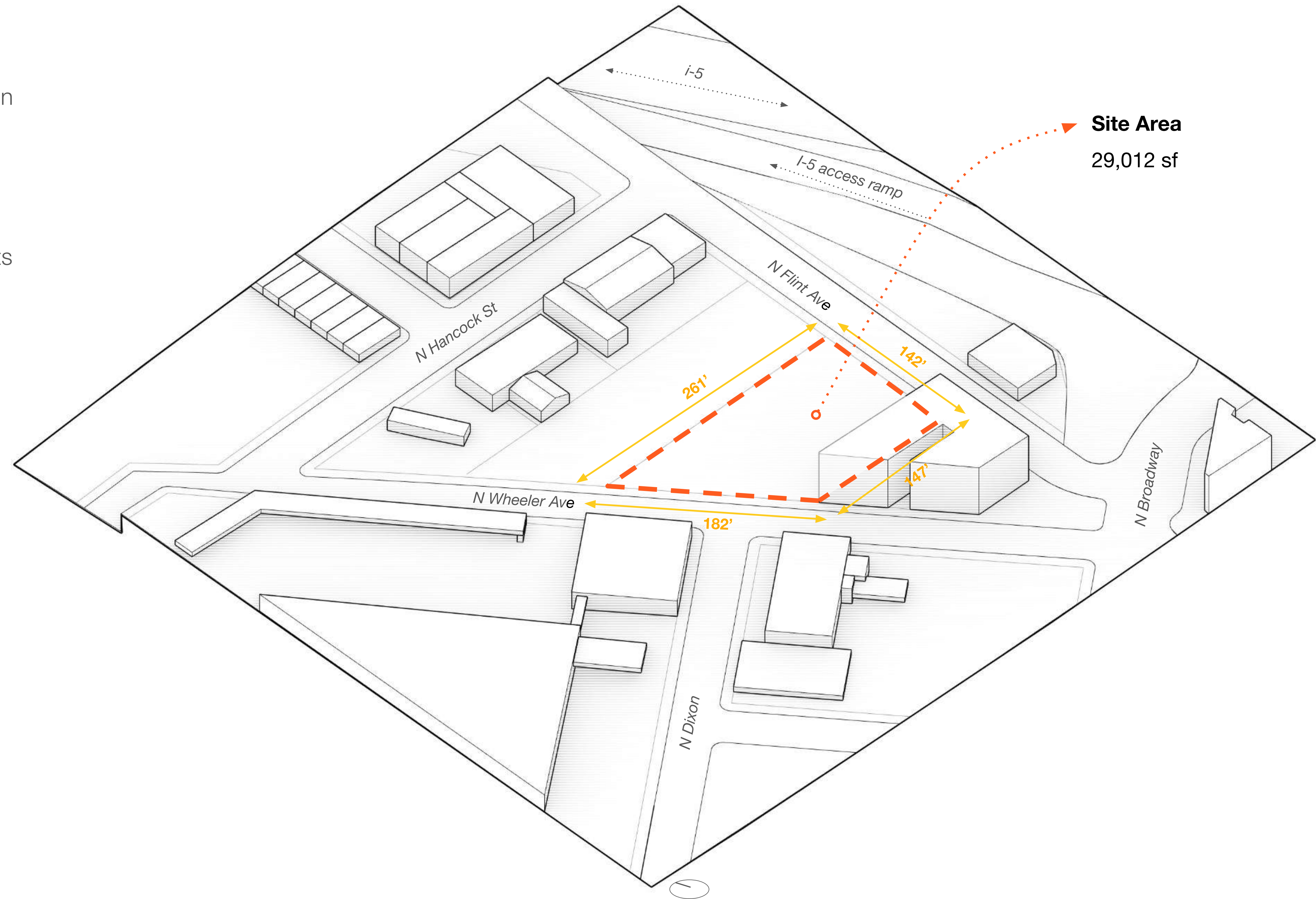
# Site Area + Constraints

## Constraints

- I-5 is directly to the east of the site
- The site is 261' feet long, with street access on the east and west frontages

## Opportunities

- Connect to the existing Paramount Apartments
- Provide a community amenity

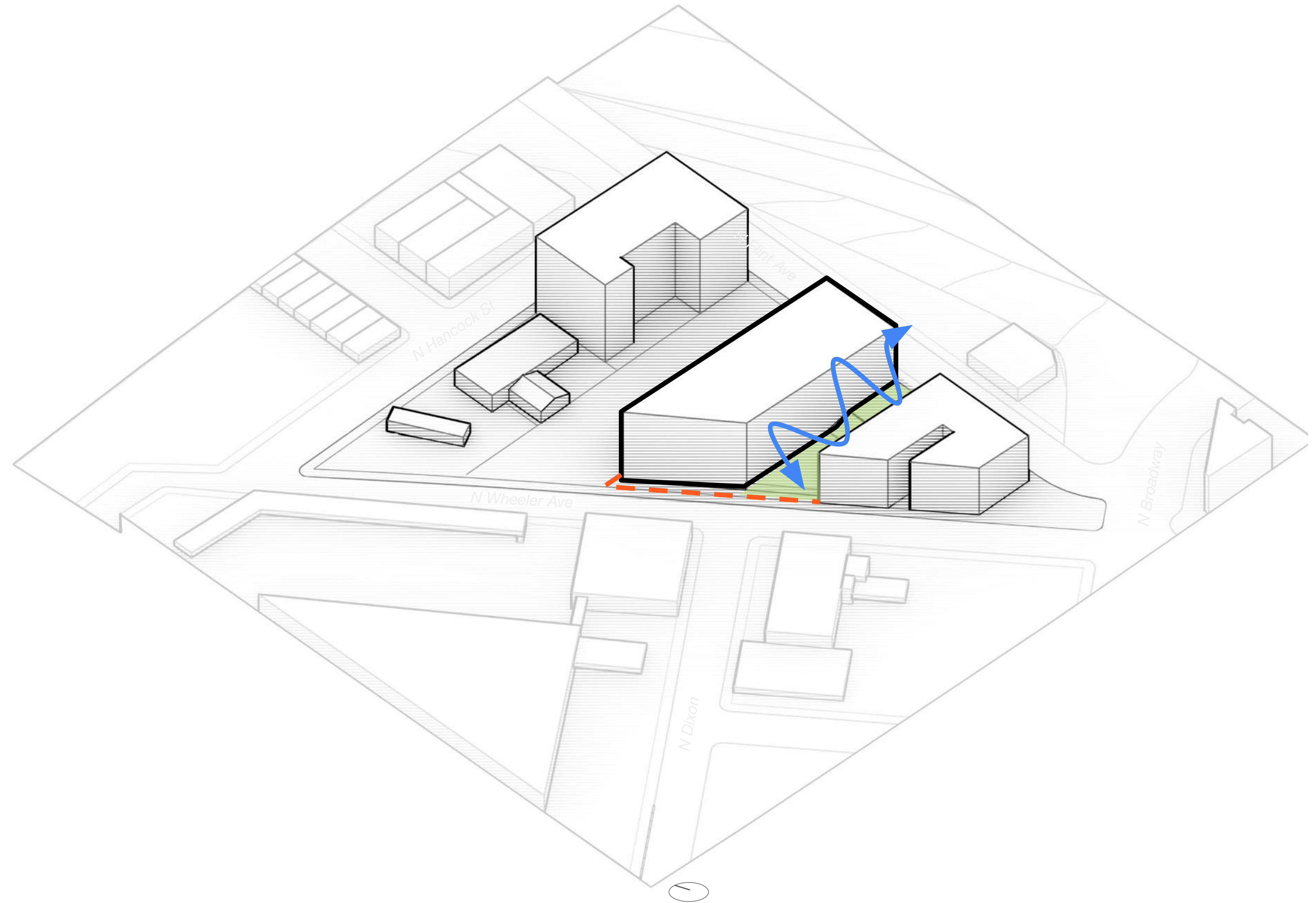




# Site Organization

## Create Courtyard connecting Flint to Wheeler Ave.

- Create a shared courtyard for residents of Albina One and the Paramount Apartments
- Orient the building east west for maximum south exposure and ideal solar orientation.
- Create sizable, meaningful outdoor public spaces for residents.

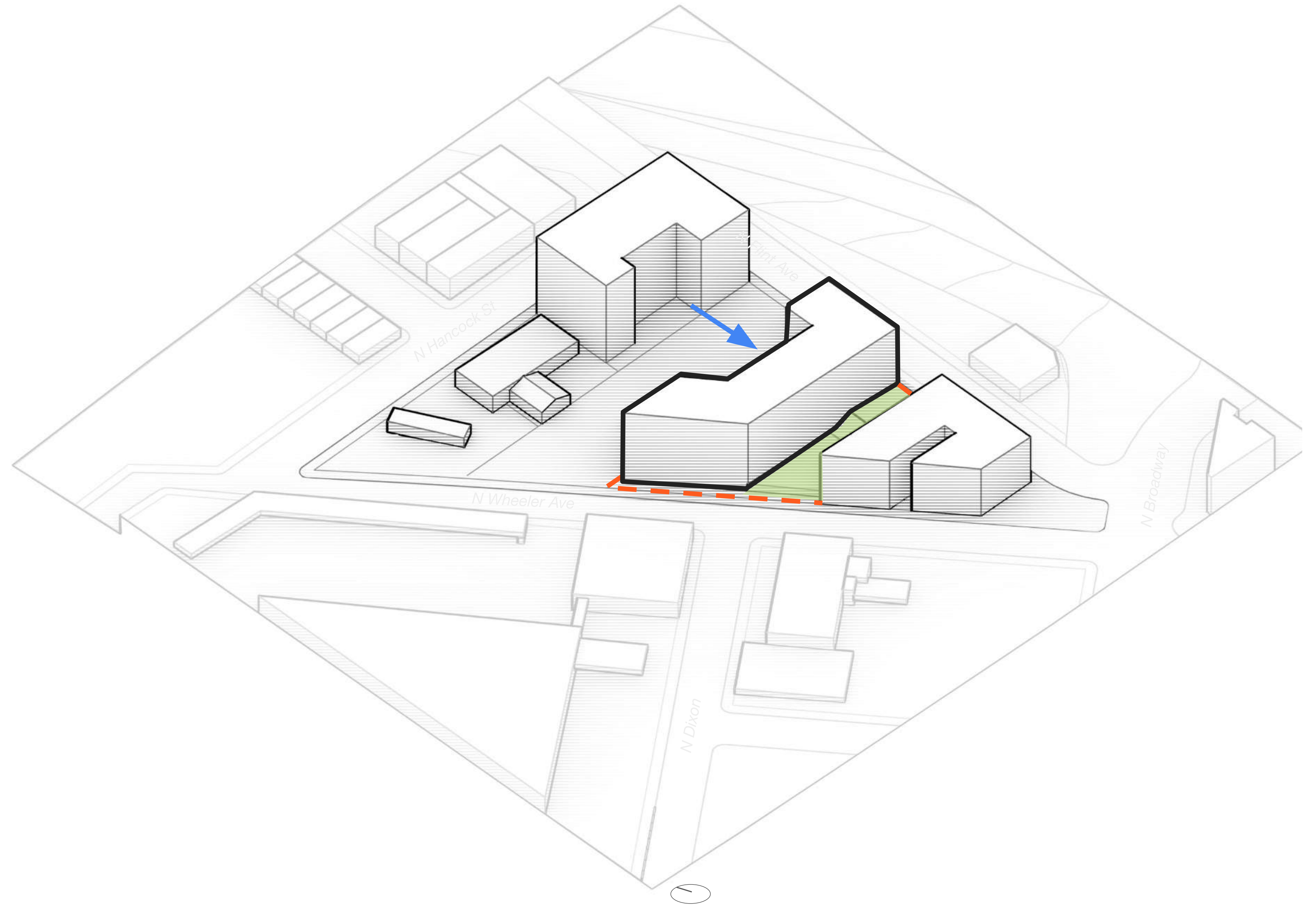




# Site Organization

## Create small courtyard on north of site

- Shape the building to allow for narrower housing units and a north courtyard
- Create a more private, secure courtyard for children on the north of the building.

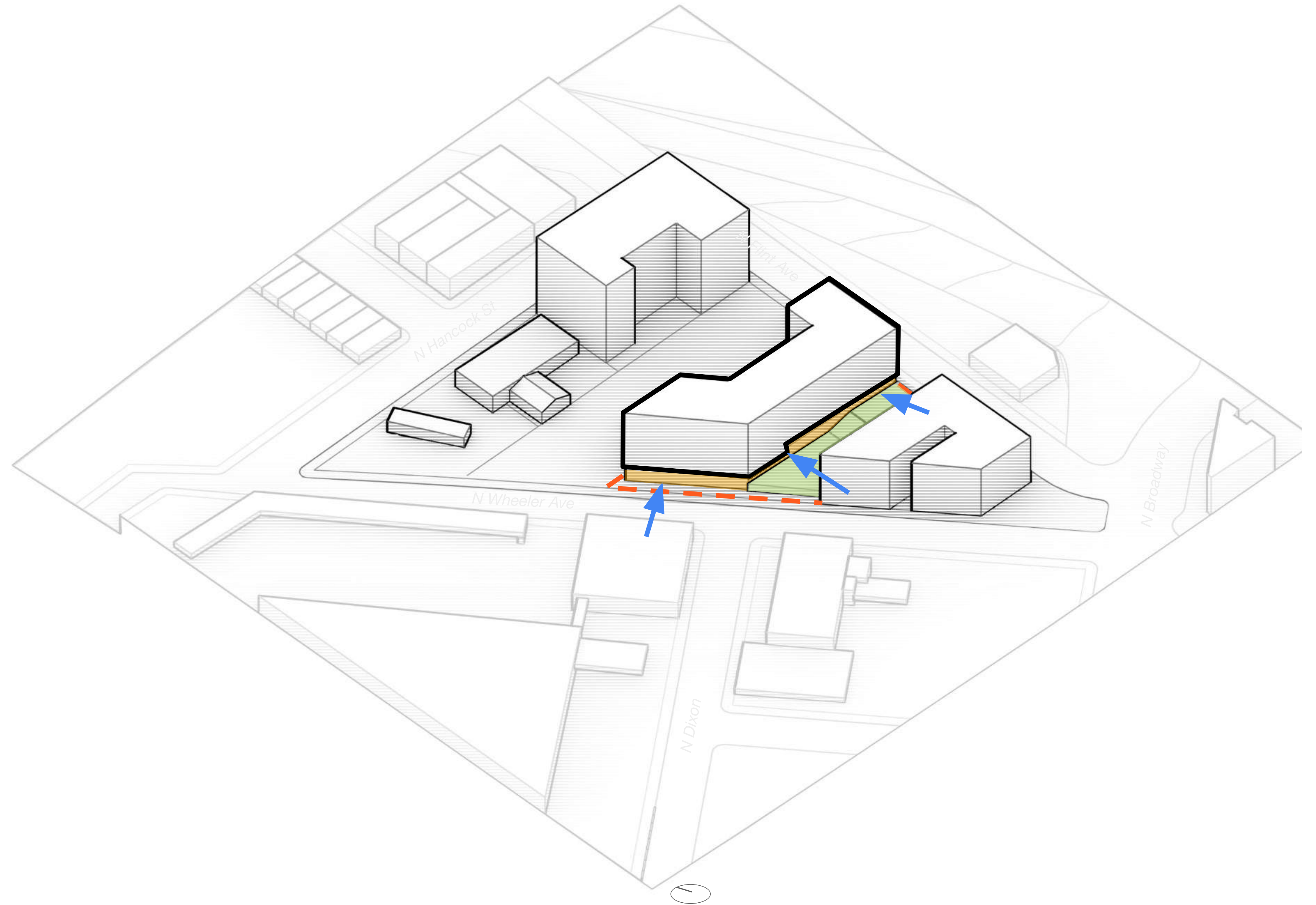




# Site Organization

## Create Community Spaces at Ground Level

- Create community program for residents and the neighborhood at ground level.
- Allow direct access from these spaces to outdoor community porches.
- Create a unique facade identifying the community space differently than the residential units above.





# Site Organization

## Create Community Balconies

- Create resident porches at every other level.
- Allow natural light into residential hallways at all levels

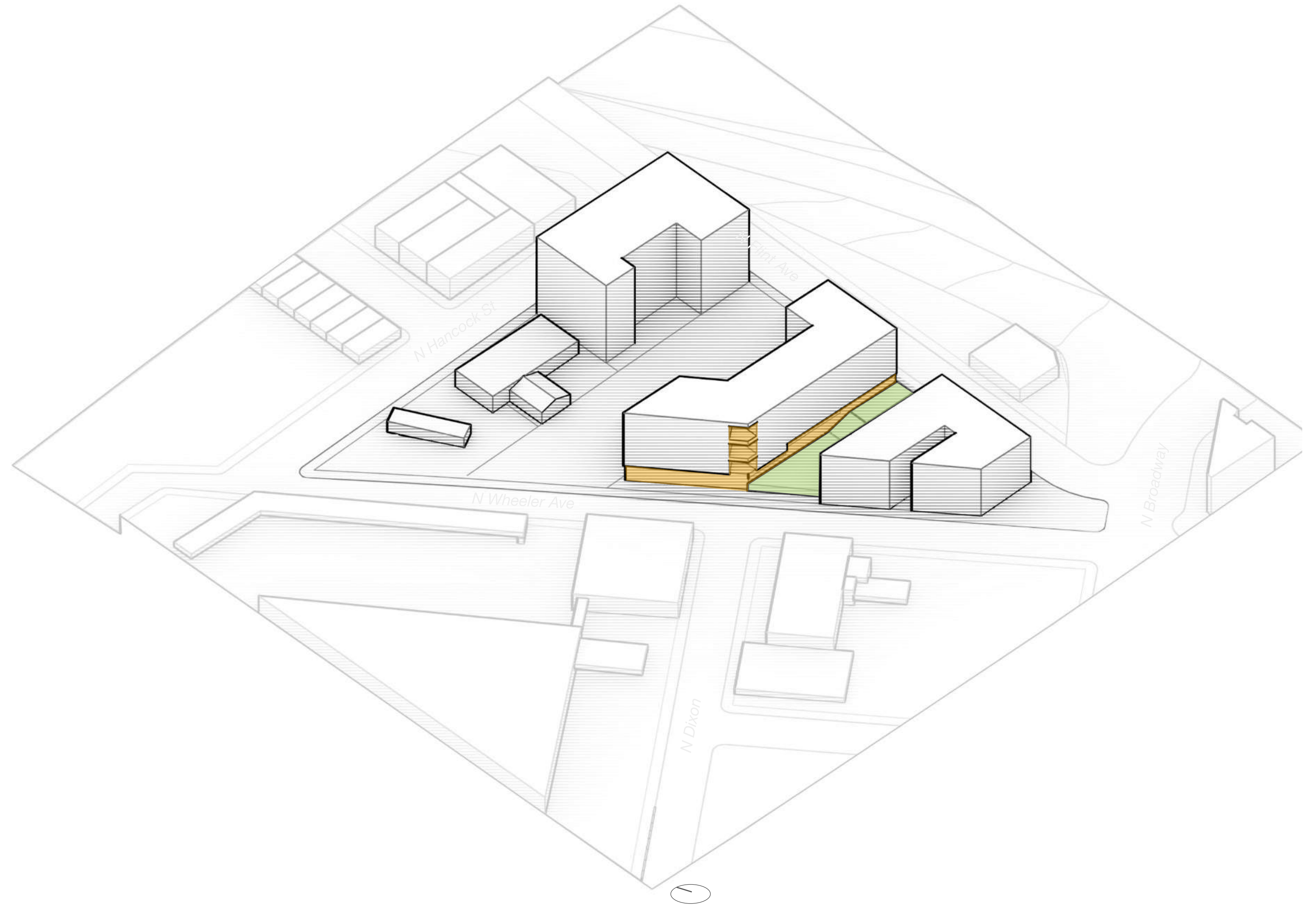




# Site Organization

## Proposed Design

- Main residential entrance is located on Flint Ave.
- Wheeler Avenue is the main community entrance to the site.
- Landscaped community spaces create connection to Flint, Wheeler, as well as to the Paramount Apartments located south of the site.
- Playground is located on north courtyard.
- Project has indoor community spaces that connect directly to both north and south landscaped outdoor spaces.
- There are neighbor balconies located at every other floor.





# Design Concept



# Site Plan

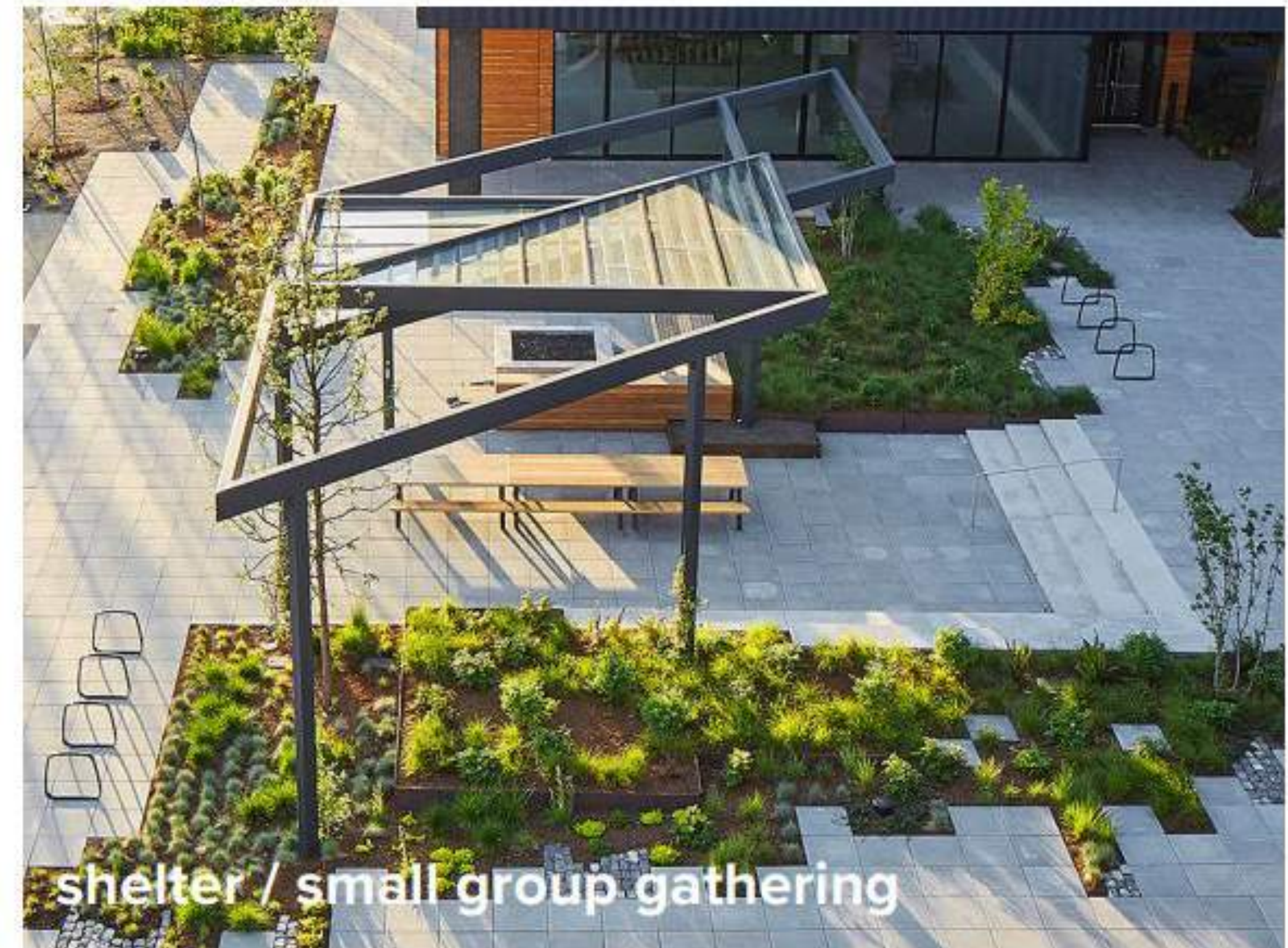
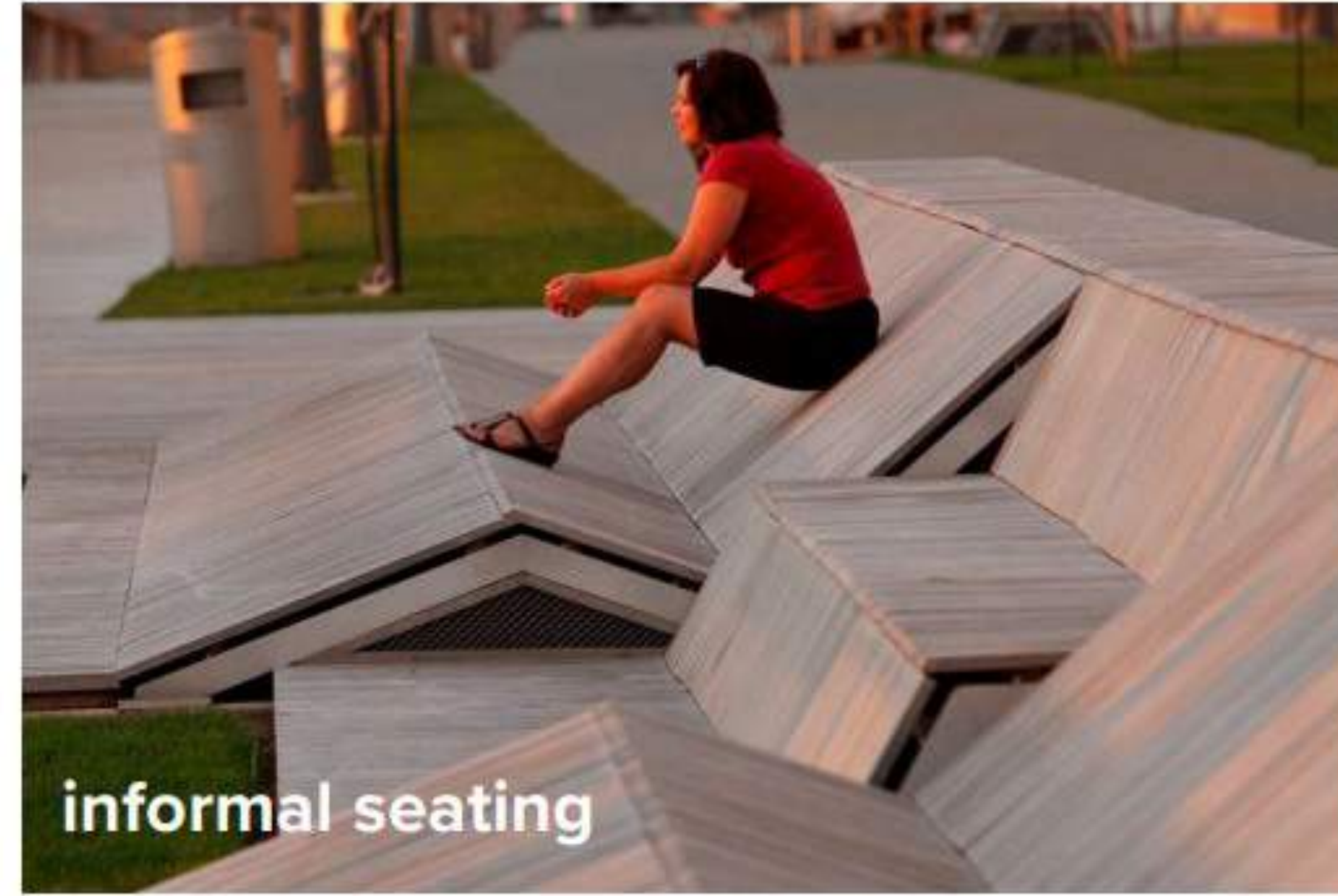
## LEGEND

- 01 Community Terrace
- 02 Overlook Terrace
- 03 Accessible Ramp
- 04 Stair
- 05 Seatwall
- 06 Custom Wood Deck
- 07 Custom Wood Topped Bench
- 08 Retaining Wall
- 09 Short-Term Bike Parking
- 10 Play Area
- 11 Play Area Furnishings
- 12 Planting Area, Typ.
- 13 Proposed Tree, Typ.
- 14 Privacy Fence and Gate
- 15 Public Sidewalk per Civil
- 16 Existing Apartment Exit
- 17 Existing Cedar Tree
- 18 Pad-Mounted Transformer





# Landscape Inspiration





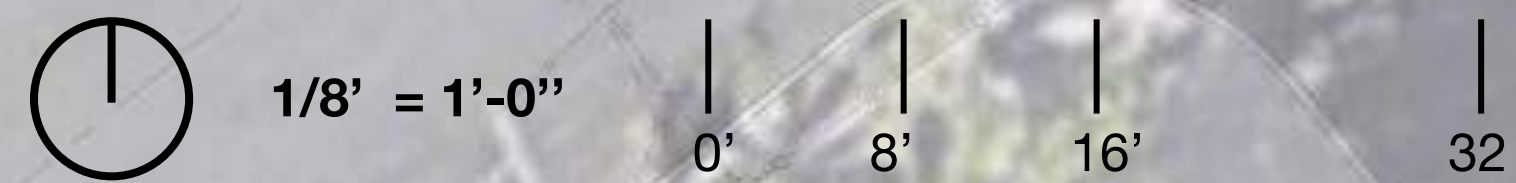
# Landscape Inspiration





# Level 01 - Wheeler Plaza Level Plan

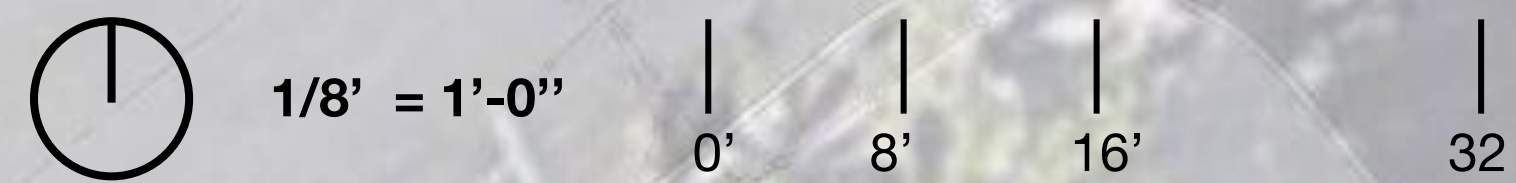
+99'-4"





# Level 02 - Flint Plaza Level Plan

+111'-4"



1/8" = 1'-0"

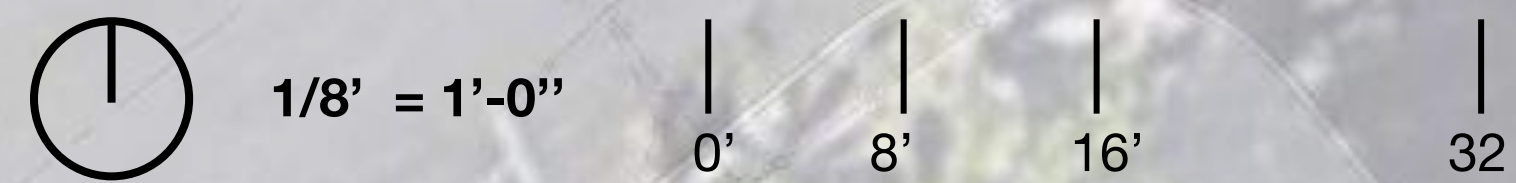
0' 8' 16' 32'

PARAMOUNT APARTMENTS



# Levels 03-07

Varies



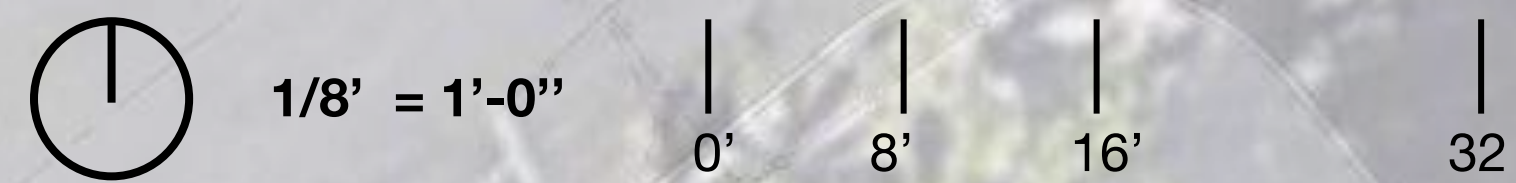
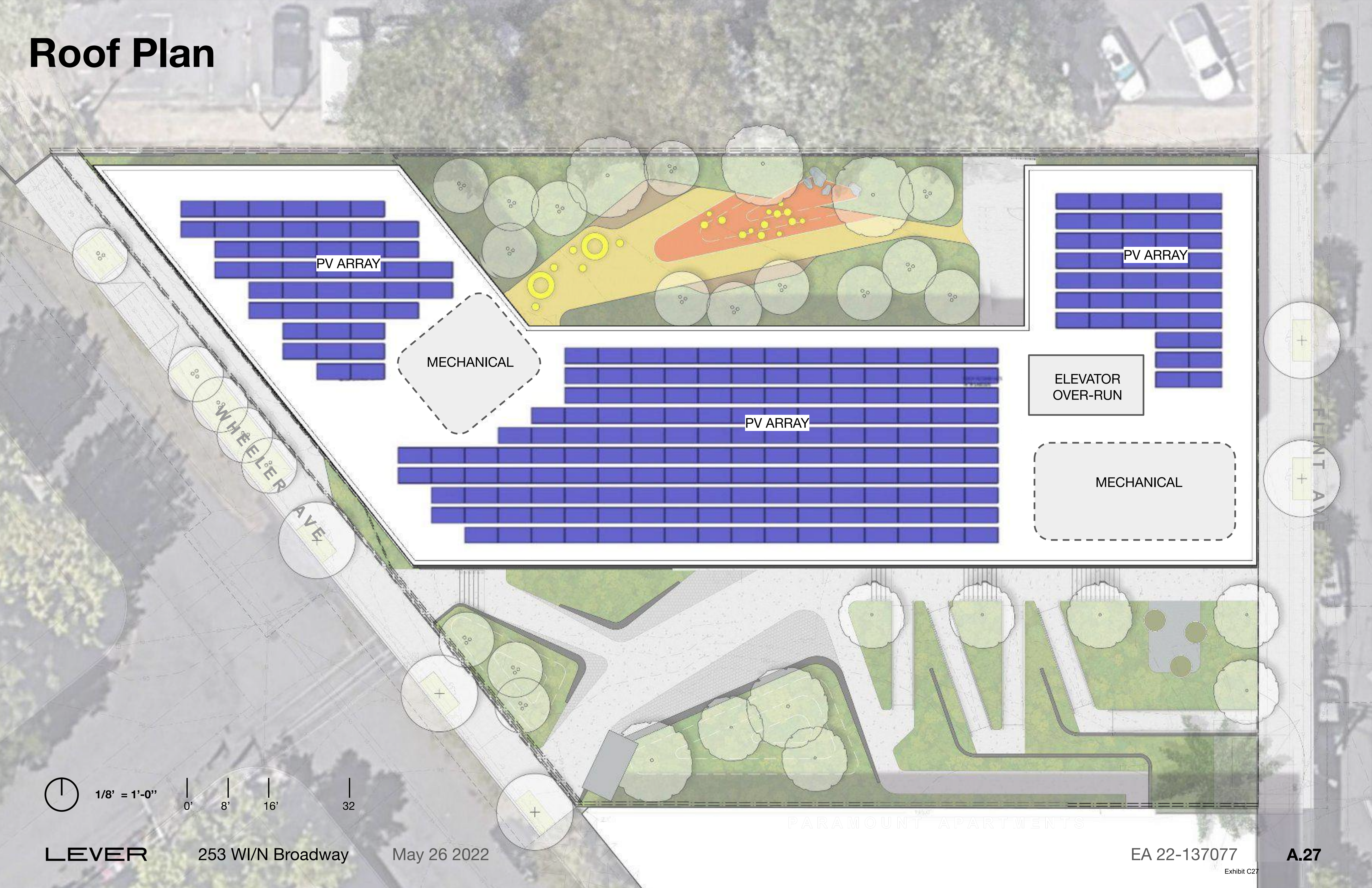
1/8" = 1'-0"

0' 8' 16' 32'

PARAMOUNT APARTMENTS



# Roof Plan





# Massing

View from Wheeler





# Massing

View from Flint





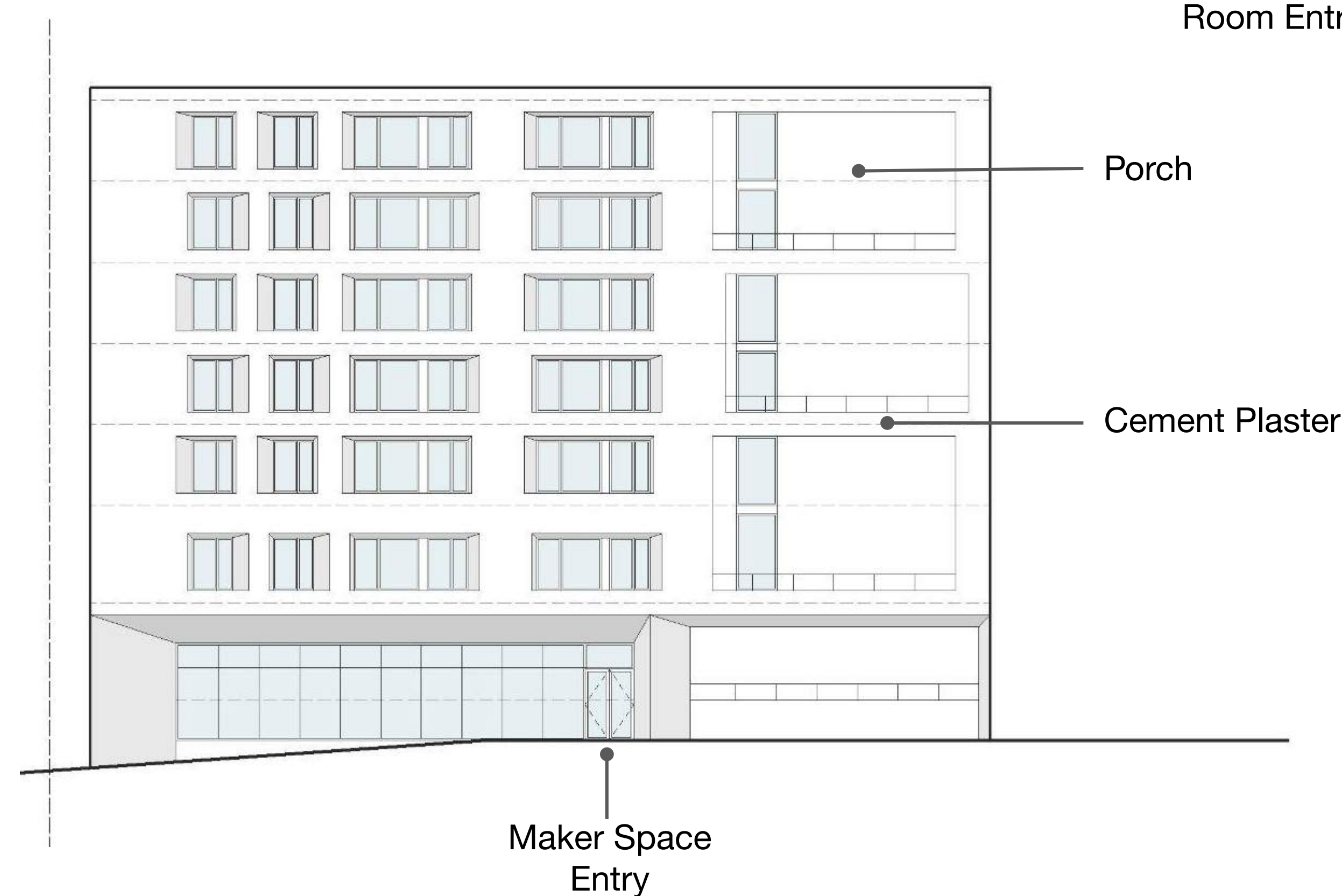
# Preliminary Elevations

South + West



South Elevation

1/16" = 1'-0"



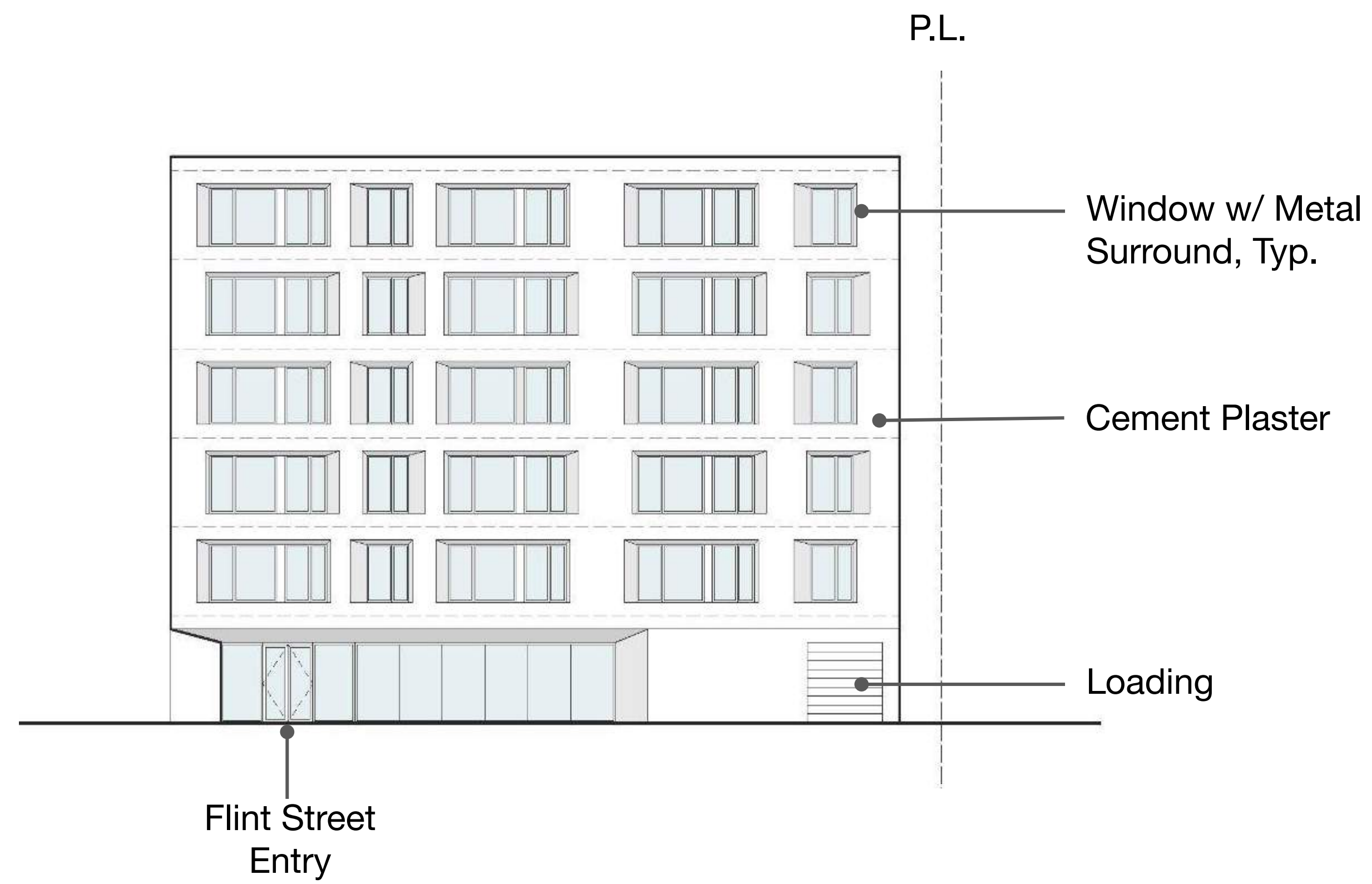
West Elevation

1/16" = 1'-0"



# Preliminary Elevations

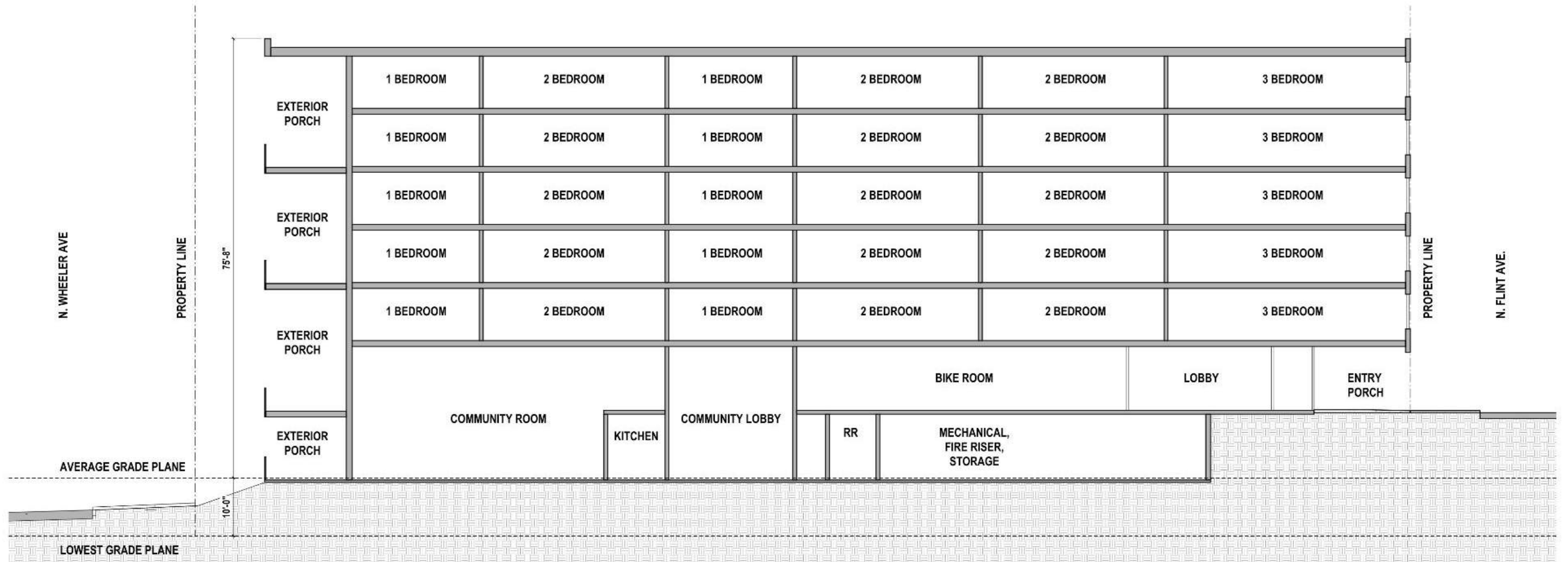
East



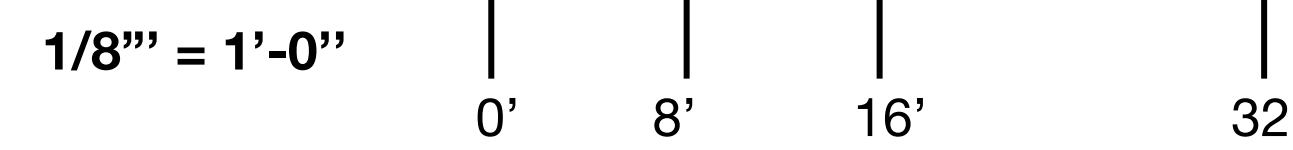


# Building Section

## East-West



East-West Building Section





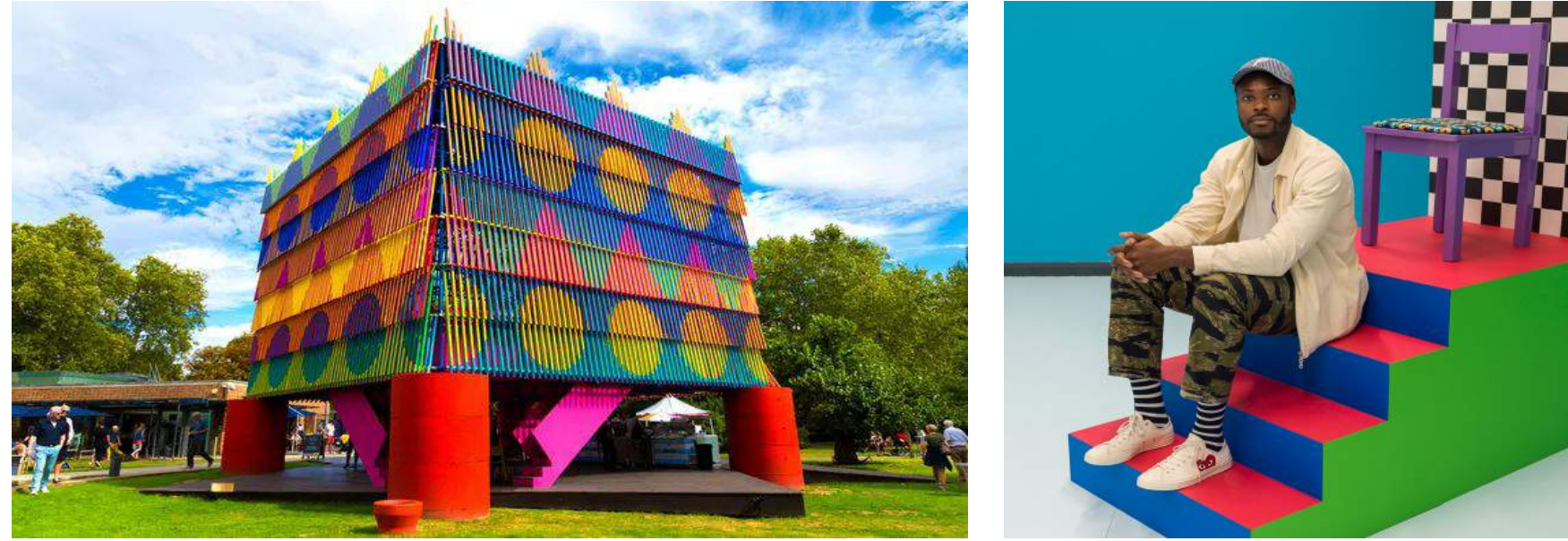
# Design Process



# Design Process

## Afrofuturist Art, Robert Clarke's lecture on the Black Aesthetic

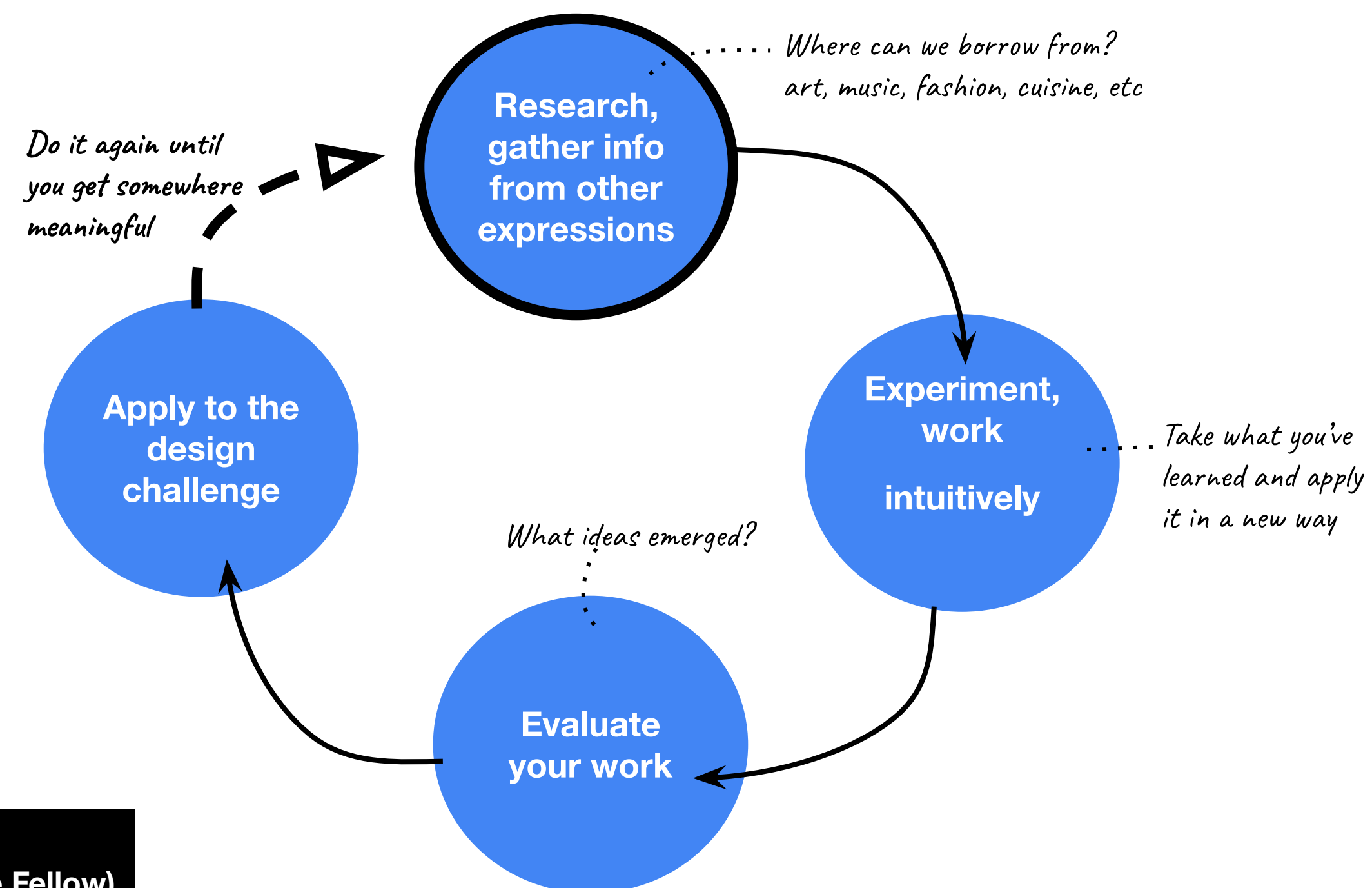
work by  
Yinka Ilori



work by  
Lina Iris Viktor



work by Derrick  
Adams



lecture by Robert Clarke  
(UO Design for Spatial Justice Fellow)

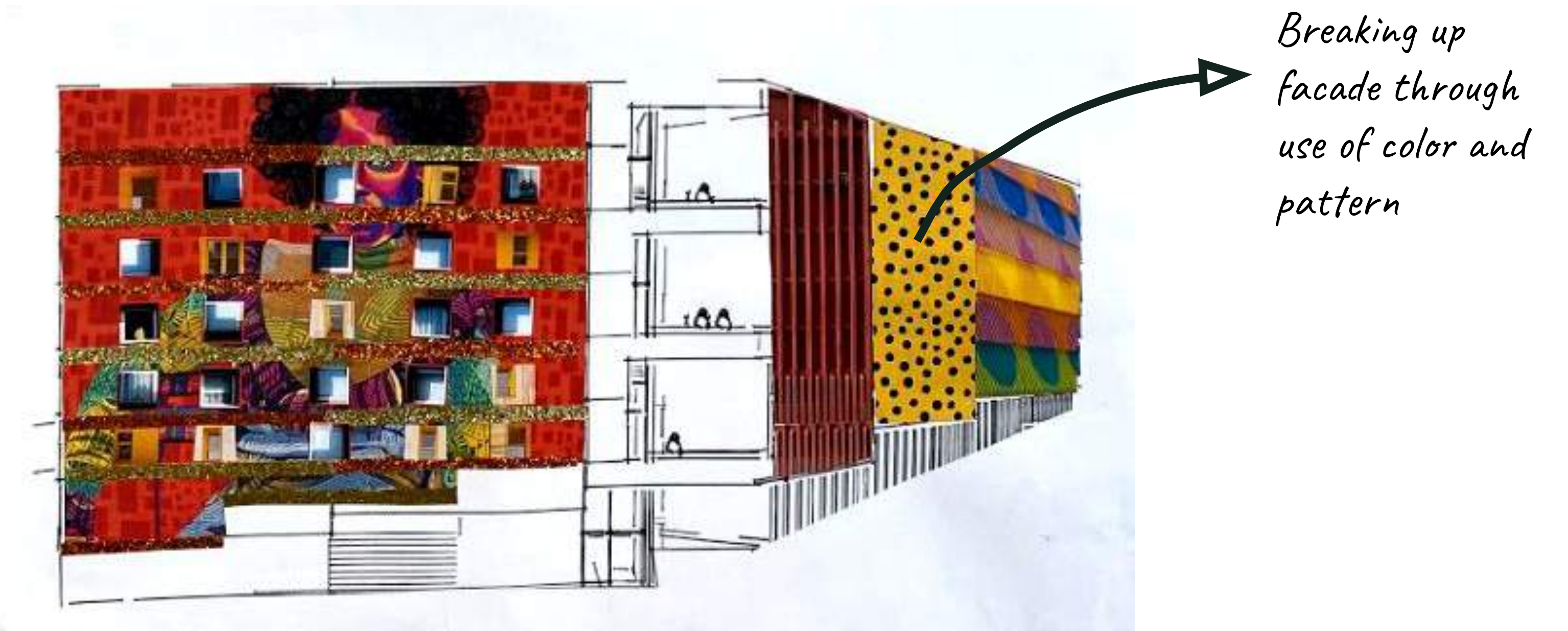


work by Bisa  
Butler



# Design Process

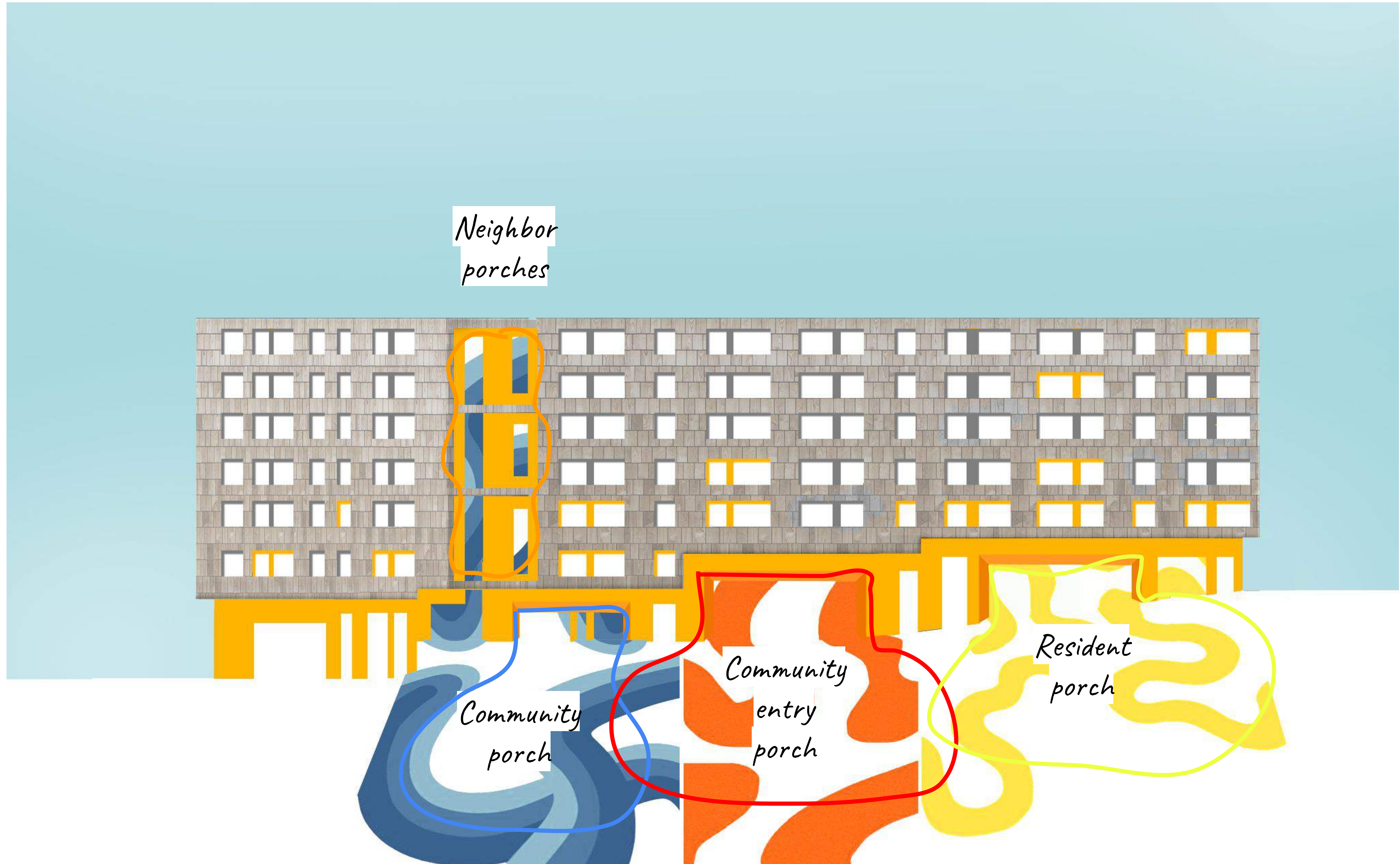
## Collage for Inspiration and Idea Generation





# Design Process

## Porches at different scales





# Design Process

## Porches at different scales





# DRAFT Project Values

- **Active and lively**
  - The **life of the community radiates out** into the neighborhood
  - Interior community spaces are visibly connected to exterior porches
- **Welcoming**
  - Create spaces that are **welcoming and inviting** for visitors and residents
  - The building truly feels like home
  - People come here to celebrate, but also to relax and recharge
- **Signal for Change**
  - **Building is a beacon** that signals the beginning of change for Albina
  - The space is joyful and recognized from afar
- **Residents and larger Albina community **feel connected here****
  - Bring meaningful, local art to the project
  - Residents take part in artist selection
  - Select culturally relevant art by local BIPOC artists



# Adjustments/Modifications



# Requested Modification/Adjustment

## Green Roof Requirement

Footnotes:

\*Apiculture Factsheet #111, Ministry of Agriculture, Food and Fisheries, British Columbia

### Approval Criteria

Per City Title 33, the benefit of ecoroofs is to provide:

1. Stormwater management
2. Reduction of air temperatures
3. Mitigation of heat island impacts
4. Air quality improvement
5. Urban green spaces
6. Habitat for birds, plants and pollinators

### Proposal

- **Provide native habitat at ground level and maximize PV at roof, in order to meet the owner's energy goals which are crucial to the success of the project.**
- Roof Area: 13,377 sf
- Required green roof area (60%): 8,026 sf
- Planting area at ground level: 8,030 sf
- Green "roof" at ground level: 8,030 sf
- **Total green space provided: 8,030 sf**

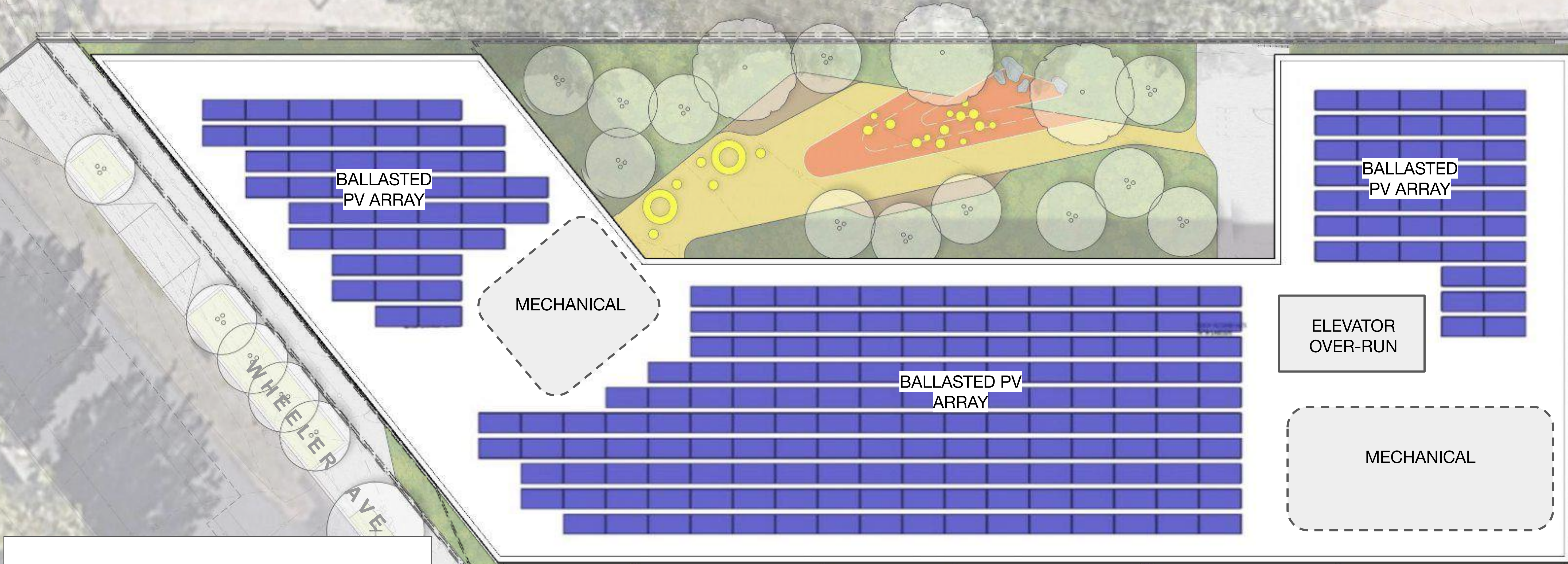
### Approval Criteria- as designed

The design better meets the approval criteria by providing:

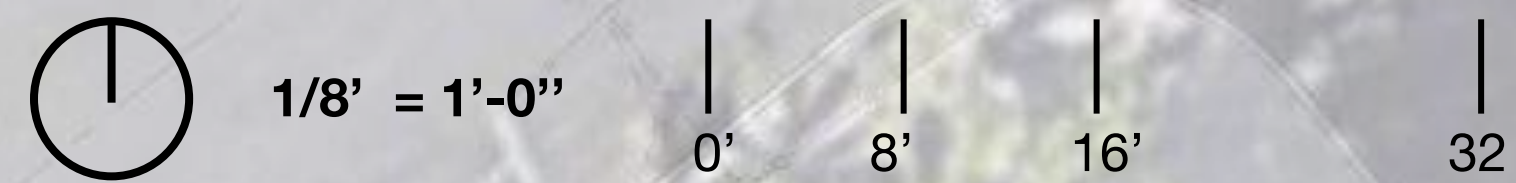
1. Stormwater management at ground level
2. Reduction of air temperatures by covering over 50% of the site with landscape
3. Mitigation of heat island impacts by
  - a. Maximizing PV at roof
  - b. Covering over 50% of site with landscape
4. Air quality improvement by covering over 50% of the site with landscape
5. Urban green spaces - our design provides landscaped area at the ground level where residents and community members can enjoy it. The roof is not an occupied space and therefore it would not provide urban green space if ecoroof was only on the roof
6. Habitat for birds, plants and pollinators- Our design provides habitat at ground level which is a better location for pollinators, as research has shown that at wind speeds above 25mph, bees do not forage\*, and wind speeds are lower at ground level



# Roof Plan



- Applicable Design Guidelines:
- Roof Area: 13,377 sf
  - Required green roof area (60%): 8,026 sf
  - Planting area at ground level: 8,030 sf
  - Green "roof" at ground level: 8,030 sf
  - **Total green space provided: 8,030 sf**





# Albina Vision Trust Additional Info



# Albina Community Investment Plan

Future of Albina



1956



2020



Albina Future



# Albina Community Investment Plan

## Community Engagement

### WHAT WE HEARD

PLACES  
EXPERIENCES

#### SENSE OF BELONGING

- Multi-family housing
- Businesses on site
- Schools on site
- Private clubs
- Basic family house
- Placemaking features
- Collectives
- Landmarks
- Tiny living spaces
- Residential infill

- Creating Black heritage
- Lots of people
- Security and inclusion
- Loved ones and family
- Multi-generational
- Age-friendly
- Clear and readable
- Familiar faces
- Employment
- Collective living, sharing, security, infrastructure
- Affordability
- Afro-Futurism
- Placemaking features
- Family is relaxed and happy
- Housing density
- People who look like me
- Children
- Don't constrain ourselves to get it right the first time
- Keeps a piece of my soul
- Memory, smell, familiarity
- Safety needs to elevate residents above ground
- Soldiers guarding the castle
- Code to get in
- Home takes time to build, then you get homesick
- Elders
- Heritage
- No floors, no ceilings
- 1000 Friends
- Visitors
- Tilly's house from Sponge Bob
- Focused on density
- Left Bank Building
- Paramount Apartments

#### RICH VARIETY OF PUBLIC SPACES

- Public markets
- Playgrounds
- Community gardens
- Places to celebrate
- Places to protest
- Shelter from the rain
- Splash pads
- Festival streets
- Night markets
- Dog parks
- Pop-up shops
- In-between spaces
- Train yards
- Black churches
- Murals, sculpture
- Perimeter road
- Floating docks
- Beach
- Plaza
- Pedestrian only
- Gardening center
- Scavenger spaces
- Vending machines
- Spaces for artists
- Bikes and uber-submarines
- Bathrooms everywhere
- Studios
- Multi-cultural worship
- Transit, light rail bridge
- Open waterfront
- Highways turned to pedestrian blvd
- Game room
- Underwater castle

- Joyful and vibrant
- Emotional and warm
- Happy and fun
- Peaceful and relaxing
- Hate-free
- Open 24/7
- Mixed use and multi-purpose
- Urban and gritty aesthetic
- Hierarchy of spaces
- Year-round performances
- Large, community-oriented spaces
- Everything you see (Lion King)
- Color themes
- Needs to last
- Church of Light and Christ
- emotional, beautiful
- High Line NYC
- Public spaces relate as a group
- Dallas Cowboys Star project for students

#### WEALTH BUILT WITHIN THE BLACK COMMUNITY

- Hardware stores, office supplies, mechanics
- Music establishments
- Dental and medical clinics
- Toy stores
- Art galleries
- Restaurants, groceries, food halls
- Incubator maker-space
- Night markets
- Good food!
- Shops and stores
- Garden and farming
- Cafe
- Co-ops
- Business training center
- Local shops
- Locally owned businesses
- Commercial space
- Spas
- Bookstores
- Coffee Shops
- Small Businesses
- Gyms
- Co-working space
- Hotel and hostels and B&B
- Salons
- Breweries
- Music clubs
- Theaters and cinemas
- Art stores
- Spice shops
- Meat and fish shops
- Offices
- Bank / Financial Institution

- Self-reliance
- 10/20 minute neighborhood
- Attract a diverse clientele
- Previous business are gone but not forgotten
- Affordable lease-to-own
- Generational wealth
- Sand dollars as money
- Freeway becomes land trust
- Foot traffic
- Don't fight arenas; build on them

#### ACCESS TO NATURE

- Side streets with lots of trees
- Nature, flowers, gardens
- Playgrounds
- Dog parks
- River!
- Parks and access to river
- Tiny yards
- Green roofs
- Outdoor spaces
- Pollinator paths
- Rock climbing
- Outdoor patios
- Terraces
- Splash Pads
- Trails
- Residential covered in nature
- Shared gardens
- Green infrastructure
- Nature as sacred space
- Healthy water
- Farm
- Farmers market
- High dive
- Housing linked to green space

- Quiet
- Health and wellness
- I can see the sky
- Integration of living in nature
- Lots of fresh air & light
- Net Zero
- No cars
- Eco-district
- Living in Nature
- Naturally glowing stone

#### SHARED SOCIAL SUPPORT

- Gardens
- Food-based development
- Community centers
- Hospitals
- Pools
- University
- After school
- K-12 school
- Child care
- Parking
- Kids performance schools
- Transitional Housing

- Memory
- History
- Traditions
- Community control
- Social programs
- Shelter
- Operated and staffed by Black professionals
- Daily calm meditations
- Latest technology
- De-escalation training
- Social work skills

Key

- Housing Typologies
- Commercial Typologies
- Hub(s)
- Food
- Entertainment / Art
- Health / Wellness
- Education
- Public Spaces & Nature







# Albina Community Investment Plan

Experiences Inform Space





# Albina Community Investment Plan

## Plan Vision





# Albina Community Investment Plan

A healthy neighborhood mix

## NOT JUST ONE NEIGHBORHOOD POSSIBILITY, BUT A MIX... A SPECTRUM





**thank you.**



	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1N1E27DB 7800	PUBLIC STORAGE PROPERTIES VII INC	PO BOX 25025	GLENDALE CA 91201-5025
3	RETURN SERVICE REQUESTED		1N1E27DB 7800	PACIFIC OUTDOOR ADVERTISING	715 NE EVERETT ST	PORTLAND OR 97232-2724
4	RETURN SERVICE REQUESTED		1N1E27DB 7900	CITY OF PORTLAND	1120 SW 5TH AVE	PORTLAND OR 97204-1914
5	RETURN SERVICE REQUESTED		1N1E27DB 7900	PORTLAND CITY OF	1900 SW 4TH AVE #7007	PORTLAND OR 97201
6	RETURN SERVICE REQUESTED		1N1E27DC 1600	WILLIAMS RICHARD & WILLIAMS JUDITH	3105 SW 100TH AVE	PORTLAND OR 97225-2935
7	RETURN SERVICE REQUESTED		1N1E27DC 1700	ORLO	820 N RIVER ST #112	PORTLAND OR 97227-1779
8	RETURN SERVICE REQUESTED		1N1E27DC 1700	LB OWNER LLC	222 SW COLUMBIA ST #700	PORTLAND OR 97201
9	RETURN SERVICE REQUESTED		1N1E27DC 1700	ORANGEWALL STUDIOS INC	3450 N WILLIAMS AVE #07	PORTLAND OR 97227
10	RETURN SERVICE REQUESTED		1N1E27DC 1700	PORTLAND FARMERS MARKET	240 N BROADWAY #129	PORTLAND OR 97227
11	RETURN SERVICE REQUESTED		1N1E27DC 1700	SOCKEYE CREATIVE INC	240 N BROADWAY #301	PORTLAND OR 97227
12	RETURN SERVICE REQUESTED		1N1E27DC 1700	UPRIGHT BREWING COMPANY LLC	240 N BROADWAY #2	PORTLAND OR 97227
13	RETURN SERVICE REQUESTED		1N1E27DC 1700	EES ENVIRONMENTAL CONSULTING INC	240 N BROADWAY #203	PORTLAND OR 97227
14	RETURN SERVICE REQUESTED		1N1E27DC 1700	MC BRIDE ARCHITECTURE PC	PO BOX 12574	PORTLAND OR 97212-0574
15	RETURN SERVICE REQUESTED		1N1E27DC 2200	BITAR BROS LLC	2929 E BURNSIDE ST	PORTLAND OR 97214
16	RETURN SERVICE REQUESTED		1N1E27DC 2300	DROP IN DAY CARE INC	2660 NE HWY 20 #610 PMB 41	BEND OR 97701-6403
17	RETURN SERVICE REQUESTED		1N1E27DC 2500	265 N HANCOCK LLC	2401 NW 22ND AVE	PORTLAND OR 97210
18	RETURN SERVICE REQUESTED		1N1E27DC 2500	OLIO E OSSO INC	265 N HANCOCK ST #105	PORTLAND OR 97227
19	RETURN SERVICE REQUESTED		1N1E27DC 2500	265 HANCOCK LLC	2401 NW 2ND AVE	PORTLAND OR 97210
20	RETURN SERVICE REQUESTED	1N1E27DC 2900	SCHOOL DISTRICT NO 1	ATTN REAL ESTATE & ASSET MGMT	PO BOX 3107	PORTLAND OR 97208-3107
21	RETURN SERVICE REQUESTED		1N1E27DC 3100	PORTLAND COATINGS INC	11015 SW CAPITOL HWY	PORTLAND OR 97219
22	RETURN SERVICE REQUESTED		1N1E27DC 3100	1835 N FLINT LLC	6312 SW CAPITOL HWY PMB 133	PORTLAND OR 97239-1938
23	RETURN SERVICE REQUESTED		1N1E27DC 3400	PARAMOUNT PARKE LLC	8420 N SMITH ST	PORTLAND OR 97203
24	RETURN SERVICE REQUESTED		1N1E27DC 3600	LB LAND LLC	222 SW COLUMBIA ST #700	PORTLAND OR 97201
25	RETURN SERVICE REQUESTED		1N1E27DC 5100	STATION HOSPITALITY LLC	PO BOX 56150	PORTLAND OR 97238
26	RETURN SERVICE REQUESTED		1N1E27DC 5100	ASM INVEST LLC	PO BOX 56150	PORTLAND OR 97238-6150
27	RETURN SERVICE REQUESTED		1N1E27DC 5700	RMCC CANCER CENTER LLC	PO BOX 819068	DALLAS TX 75381
28	RETURN SERVICE REQUESTED		1N1E27DC 5700	AOR REAL ESTATE INC	PO BOX 92129	SOUTHLAKE TX 76092
29	RETURN SERVICE REQUESTED		1N1E27DC 5700	PARKING NW LLC	PO BOX 6916	PORTLAND OR 97228
30	RETURN SERVICE REQUESTED		1N1E27DC 6000	SCHOOL DISTRICT NO 1J	501 N DIXON ST	PORTLAND OR 97227
31	RETURN SERVICE REQUESTED		1N1E27DC 6600	MULTNOMAH COUNTY	401 N DIXON ST	PORTLAND OR 97227
32	RETURN SERVICE REQUESTED		1N1E27DC 6600	TEAM FINANCIAL GROUP INC	650 3 MILE RD NW #200	GRAND RAPIDS MI 49544
33	RETURN SERVICE REQUESTED	1N1E27DC 6600	SCHOOL DISTRICT NO 1	MULTNOMAH COUNTY ATTN FINANCE DEPT	PO BOX 3107	PORTLAND OR 97208-3107
34				CURRENT RESIDENT	1730 N FLINT AVE	PORTLAND OR 97227
35				CURRENT RESIDENT	1835 N FLINT AVE	PORTLAND OR 97227
36				CURRENT RESIDENT	1910 N GANTENBEIN AVE	PORTLAND OR 97227
37				CURRENT RESIDENT	240 N BROADWAY #102	PORTLAND OR 97227
38				CURRENT RESIDENT	240 N BROADWAY #118	PORTLAND OR 97227
39				CURRENT RESIDENT	240 N BROADWAY #122	PORTLAND OR 97227
40				CURRENT RESIDENT	253 N BROADWAY #101	PORTLAND OR 97227
41				CURRENT RESIDENT	253 N BROADWAY #104	PORTLAND OR 97227
42				CURRENT RESIDENT	253 N BROADWAY #108	PORTLAND OR 97227
43				CURRENT RESIDENT	253 N BROADWAY #114	PORTLAND OR 97227
44				CURRENT RESIDENT	253 N BROADWAY #202	PORTLAND OR 97227
45				CURRENT RESIDENT	253 N BROADWAY #203	PORTLAND OR 97227
46				CURRENT RESIDENT	253 N BROADWAY #204	PORTLAND OR 97227
47				CURRENT RESIDENT	253 N BROADWAY #208	PORTLAND OR 97227
48				CURRENT RESIDENT	253 N BROADWAY #210	PORTLAND OR 97227
49				CURRENT RESIDENT	253 N BROADWAY #212	PORTLAND OR 97227
50				CURRENT RESIDENT	253 N BROADWAY #214	PORTLAND OR 97227
51				CURRENT RESIDENT	253 N BROADWAY #301	PORTLAND OR 97227
52				CURRENT RESIDENT	253 N BROADWAY #305	PORTLAND OR 97227
53				CURRENT RESIDENT	253 N BROADWAY #306	PORTLAND OR 97227
54				CURRENT RESIDENT	253 N BROADWAY #307	PORTLAND OR 97227
55				CURRENT RESIDENT	253 N BROADWAY #310	PORTLAND OR 97227
56				CURRENT RESIDENT	253 N BROADWAY #312	PORTLAND OR 97227
57				CURRENT RESIDENT	253 N BROADWAY #402	PORTLAND OR 97227
58				CURRENT RESIDENT	253 N BROADWAY #405	PORTLAND OR 97227
59				CURRENT RESIDENT	253 N BROADWAY #409	PORTLAND OR 97227
60				CURRENT RESIDENT	253 N BROADWAY #412	PORTLAND OR 97227
61				CURRENT RESIDENT	265 N HANCOCK ST #101	PORTLAND OR 97227
62				CURRENT RESIDENT	1921 N GANTENBEIN AVE	PORTLAND OR 97227
63				CURRENT RESIDENT	240 N BROADWAY #100	PORTLAND OR 97227
64				CURRENT RESIDENT	240 N BROADWAY #112	PORTLAND OR 97227
65				CURRENT RESIDENT	240 N BROADWAY #127	PORTLAND OR 97227
66				CURRENT RESIDENT	240 N BROADWAY #128	PORTLAND OR 97227
67				CURRENT RESIDENT	240 N BROADWAY #201	PORTLAND OR 97227
68				CURRENT RESIDENT	240 N BROADWAY #208	PORTLAND OR 97227
69				CURRENT RESIDENT	240 N BROADWAY #211	PORTLAND OR 97227
70				CURRENT RESIDENT	253 N BROADWAY #106	PORTLAND OR 97227
71				CURRENT RESIDENT	253 N BROADWAY #109	PORTLAND OR 97227
72				CURRENT RESIDENT	253 N BROADWAY #111	PORTLAND OR 97227
73				CURRENT RESIDENT	253 N BROADWAY #112	PORTLAND OR 97227



	A	B	C	D	E	F
74				CURRENT RESIDENT	253 N BROADWAY #15	PORTLAND OR 97227
75				CURRENT RESIDENT	253 N BROADWAY #211	PORTLAND OR 97227
76				CURRENT RESIDENT	253 N BROADWAY #304	PORTLAND OR 97227
77				CURRENT RESIDENT	253 N BROADWAY #308	PORTLAND OR 97227
78				CURRENT RESIDENT	253 N BROADWAY #309	PORTLAND OR 97227
79				CURRENT RESIDENT	253 N BROADWAY #311	PORTLAND OR 97227
80				CURRENT RESIDENT	253 N BROADWAY #314	PORTLAND OR 97227
81				CURRENT RESIDENT	253 N BROADWAY #403	PORTLAND OR 97227
82				CURRENT RESIDENT	253 N BROADWAY #404	PORTLAND OR 97227
83				CURRENT RESIDENT	253 N BROADWAY #406	PORTLAND OR 97227
84				CURRENT RESIDENT	253 N BROADWAY #407	PORTLAND OR 97227
85				CURRENT RESIDENT	253 N BROADWAY #410	PORTLAND OR 97227
86				CURRENT RESIDENT	253 N BROADWAY #415	PORTLAND OR 97227
87				CURRENT RESIDENT	253 N BROADWAY #5	PORTLAND OR 97227
88				CURRENT RESIDENT	253 N BROADWAY #6	PORTLAND OR 97227
89				CURRENT RESIDENT	253 N BROADWAY #7	PORTLAND OR 97227
90				CURRENT RESIDENT	253 N BROADWAY #8	PORTLAND OR 97227
91				CURRENT RESIDENT	265 N BROADWAY	PORTLAND OR 97227
92				CURRENT RESIDENT	265 N HANCOCK ST #104	PORTLAND OR 97227
93				CURRENT RESIDENT	285 N HANCOCK ST	PORTLAND OR 97227
94				CURRENT RESIDENT	296 N HANCOCK ST	PORTLAND OR 97227
95				CURRENT RESIDENT	240 N BROADWAY #111	PORTLAND OR 97227
96				CURRENT RESIDENT	240 N BROADWAY #202	PORTLAND OR 97227
97				CURRENT RESIDENT	240 N BROADWAY #212	PORTLAND OR 97227
98				CURRENT RESIDENT	240 N BROADWAY #214	PORTLAND OR 97227
99				CURRENT RESIDENT	240 N BROADWAY #215	PORTLAND OR 97227
100				CURRENT RESIDENT	240 N BROADWAY #308	PORTLAND OR 97227
101				CURRENT RESIDENT	253 N BROADWAY #10	PORTLAND OR 97227
102				CURRENT RESIDENT	253 N BROADWAY #102	PORTLAND OR 97227
103				CURRENT RESIDENT	253 N BROADWAY #103	PORTLAND OR 97227
104				CURRENT RESIDENT	253 N BROADWAY #14	PORTLAND OR 97227
105				CURRENT RESIDENT	253 N BROADWAY #201	PORTLAND OR 97227
106				CURRENT RESIDENT	253 N BROADWAY #209	PORTLAND OR 97227
107				CURRENT RESIDENT	253 N BROADWAY #408	PORTLAND OR 97227
108				CURRENT RESIDENT	253 N BROADWAY #411	PORTLAND OR 97227
109				CURRENT RESIDENT	253 N BROADWAY #414	PORTLAND OR 97227
110				CURRENT RESIDENT	253 N BROADWAY #9	PORTLAND OR 97227
111				CURRENT RESIDENT	265 N HANCOCK ST #102	PORTLAND OR 97227
112				CURRENT RESIDENT	278 N HANCOCK ST	PORTLAND OR 97227
113				CURRENT RESIDENT	301 N DIXON ST	PORTLAND OR 97227
114				CURRENT RESIDENT	431 N WHEELER PL	PORTLAND OR 97227
115				CURRENT RESIDENT	222 N BROADWAY	PORTLAND OR 97227
116				CURRENT RESIDENT	240 N BROADWAY #115	PORTLAND OR 97227
117				CURRENT RESIDENT	240 N BROADWAY #12	PORTLAND OR 97227
118				CURRENT RESIDENT	240 N BROADWAY #126	PORTLAND OR 97227
119				CURRENT RESIDENT	240 N BROADWAY #210	PORTLAND OR 97227
120				CURRENT RESIDENT	253 N BROADWAY #105	PORTLAND OR 97227
121				CURRENT RESIDENT	253 N BROADWAY #107	PORTLAND OR 97227
122				CURRENT RESIDENT	253 N BROADWAY #11	PORTLAND OR 97227
123				CURRENT RESIDENT	253 N BROADWAY #110	PORTLAND OR 97227
124				CURRENT RESIDENT	253 N BROADWAY #115	PORTLAND OR 97227
125				CURRENT RESIDENT	253 N BROADWAY #12	PORTLAND OR 97227
126				CURRENT RESIDENT	253 N BROADWAY #205	PORTLAND OR 97227
127				CURRENT RESIDENT	253 N BROADWAY #206	PORTLAND OR 97227
128				CURRENT RESIDENT	253 N BROADWAY #207	PORTLAND OR 97227
129				CURRENT RESIDENT	253 N BROADWAY #215	PORTLAND OR 97227
130				CURRENT RESIDENT	253 N BROADWAY #302	PORTLAND OR 97227
131				CURRENT RESIDENT	253 N BROADWAY #303	PORTLAND OR 97227
132				CURRENT RESIDENT	253 N BROADWAY #315	PORTLAND OR 97227
133				CURRENT RESIDENT	253 N BROADWAY #401	PORTLAND OR 97227
134				CURRENT RESIDENT	265 N HANCOCK ST #100	PORTLAND OR 97227
135				CURRENT RESIDENT	265 N HANCOCK ST #103	PORTLAND OR 97227
136				CURRENT RESIDENT	265 N HANCOCK ST #106	PORTLAND OR 97227
137				CURRENT RESIDENT	305 N BROADWAY	PORTLAND OR 97227
138	RETURN SERVICE REQUESTED	OWNER	1N1E27DC 3300	PARAMOUNT PARKING LLC	3221 SE BROOKLYN ST	PORTLAND OR 97202-1924
139	RETURN SERVICE REQUESTED	APPLICANT	LEVER ARCHITECTURE PC	ROBINSON CHANDRA & KOGER ASHLEY	4713 N ALBINA AVE 4TH FLR	PORTLAND OR 97217
140	RETURN SERVICE REQUESTED	PARTY OF INTEREST	EDLEN & CO	HARRISON CARLY & VENGURLEKAR GAURI	151 SW FIRST AVE #300	PORTLAND OR 97204
141	RETURN SERVICE REQUESTED	PARTY OF INTEREST	PORTLAND HOUSING BUREAU	HOSHIDE MASAYE	1900 SW 4TH AVE #7007	PORTLAND OR 97201
142	RETURN SERVICE REQUESTED		LAND USE CONTACT	LLOYD DISTRICT COMMUNITY ASSOC NA	PO BOX 6762	PORTLAND OR 97228
143	RETURN SERVICE REQUESTED		LAND USE CONTACT	LLOYD DISTRICT COMMUNITY ASSOC BA	PO BOX 6762	PORTLAND OR 97232
144	RETURN SERVICE REQUESTED		LAND USE CONTACT	NE COALITION OF NEIGHBORHOODS	4815 NE 7TH AVE	PORTLAND OR 97211
145	RETURN SERVICE REQUESTED		LAND USE CONTACT	SOUL DISTRICT BUSINESS ASSOCIATION	PO BOX 11565	PORTLAND OR 97211
146	RETURN SERVICE REQUESTED	LAND USE CONTACT	WILLIAMS VANCOUVER BA	C/O VENTURE PORTLAND	1125 SW MADISON ST #112	PORTLAND OR 97214



	A	B	C	D	E	F
147	RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
148	RETURN SERVICE REQUESTED		ELIOT NEIGHBORHOOD ASSOCIATION	BAKER BRAD	228 NE MORRIS ST	PORTLAND OR 97212
149	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
150	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
151				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
152					DAWN KRANTZ	B299/R5000



# Design Advice Request

## Albina One

<b>CASE FILE</b>	EA 22-137077 DA		
<b>WHEN</b>	<b>Thursday, June 16, 2022 @ 1:30 PM</b> <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>		
<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 <b>Design Advice Request</b> 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 7-story building with 94 units (all affordable), a large community room and services, lobby, flexible meeting space and an incubator space. No vehicle parking provided, however, loading and bike parking will be onsite. Outdoors play area for the residents on the north side and large plaza space for community gathering and events on the south side. Alternatives design options include solar panels on the roof and balconies. A modification is requested to not provide an ecoroof.</b>		
<b>REVIEW APPROVAL CRITERIA</b>	Central City Fundamental Design Guidelines Lloyd District Design Guidelines Modifications Through Design Review – Section 33.825.040		
<b>SITE ADDRESS</b>	Taxlot Number R316283 - Surface Parking Lot North of 253 N Broadway		
<b>ZONING/ DESIGNATION</b>	EXd – Central Employment Zone with a Design overlay zone Central City Plan District – Lloyd Sub District		
<b>APPLICANT(S)</b>	Ashley Kroger & Chandra Robinson Lever Architecture	<b>OWNER(S)</b>	Paramount Parking LLC
<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		

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)

EA 22-137077 DA  
Exhibit D2  
TTY: 503-823-6868  
Relay Service: 711





**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](http://www.portland.gov/bds)

## 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)

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

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

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning
- Zoning Allowances
  
- On-Street Parking
- Construction Impacts on Streets & Sidewalks
  
- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation



# Site Plan



## North + East



North Elevation  
3/32" = 1'-0"

## South + West



East Elevation  
3/32" = 1'-0"



South Elevation  
3/32" = 1'-0"

West Elevation  
3/32" = 1'-0"

0' 10.7' 21.3' 42.6'





## **Observing or Testifying at the Portland Design Commission, Historic Landmarks Commission, or Adjustment Committee Webinar Hearings**

Thank you for your interest in attending a land use public hearing. All hearings are currently held virtually, via Zoom. The information below will help you get connected.

\*\*\*If you do not have access to the internet from a home computer or mobile phone, please see the end of this document for instructions on how to participate from a City building at 1900 SW 4<sup>th</sup> Avenue in downtown Portland.

### **Preparing for the Hearing:**

1. To access the Zoom Webinar, please go to the online hearing Agenda, and click the link under the hearing date you are interested in participating: <https://www.portlandoregon.gov/bds/42441>
2. In advance of the hearing, please review documents and drawings in the project link within the Online Agenda.
  - Please also provide comments to the planner assigned in advance of the hearing.

### **Getting into the Hearing [Registering in Zoom to observe or participate in Hearing]:**

1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
  - The Webinar Link is posted to the Online Agenda typically one week prior to the hearing date.
2. Once you register you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than ten minutes before the start of the hearing.
4. You will be held in the Zoom waiting room until the Webinar begins. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the Zoom app for easy entry into the Webinar.

### **Public participation in the Hearing:**

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
  - If during registration you indicated you would like to testify, we will put your name in order of request. Once in the hearing, testifiers will be renamed "Testifier 1 – (Your Name)"
  - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will promote participants to "Panelists" in the order of Webinar Registrations received. When it is your turn to provide testimony, please accept the Clerk's invitation to be promoted to Panelist.
  - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
    - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
    - If you will be participating by call-in, raise your hand by pressing \*9 - the Webinar host will see this notification.
  - When you are moved to Panelist position for your testimony, your name will be announced by the Chair or Hearings Clerk. Please be prepared to provide testimony.
  - Each testifier is allotted 2 minutes of testimony unless the Chair grants additional time.
  - Please manage your time when testifying. As a courtesy to other testifiers and our volunteer Commissions, please do not attempt to exceed the allotted amount of time.
3. We will enable screen sharing of presentations only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.
4. Testifiers who engage in inappropriate behavior or language will be promptly removed from the hearing.

### **Follow-up:**

1. The Webinar will be recorded and uploaded to the City of Portland Auditors website, under the Case File Number, here: <https://efiles.portlandoregon.gov/Search>.

\*\*\*If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4<sup>th</sup> Avenue in downtown Portland. This option for participation requires you to travel to a City building where we will provide a computer for viewing the hearing. City staff will not be present at this viewing location. If you require such accommodation, please contact the BDS Hearings Clerk at 503-865-6525 before 8 AM on the day of the hearing.\*\*\*



Date: 5/24/22

To: Ashley Koger & Chandra Robinson | Lever Architecture

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

RE: Design Advice Request posting for EA 22-137077 DA

Dear Ashley & Chandra:

I have received your application for a Design Advice Request (DA) at 253 WI/N Broadway. Your case number is given above. The first meeting with the Design Commission is scheduled for **June 16, 2022**. 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 (total of 2 signs).
- 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 June 16, 2022 you **must post the notice by May 27, 2022**, 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 June 2, 2022**, 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

## Albina One

<b>CASE FILE</b>	EA 22-137077 DA		
<b>WHEN</b>	<b>Thursday, June 16, 2022 @ 1:30 PM</b> <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>		
<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>	<b>A Design Advice Request</b> 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 7-story building with 94 units (all affordable), a large community room and services, lobby, flexible meeting space and an incubator space. No vehicle parking provided, however, loading and bike parking will be onsite. Outdoors play area for the residents on the north side and large plaza space for community gathering and events on the south side. Alternatives design options include solar panels on the roof and balconies. A modification is requested to not provide an ecoroof.</b>		
<b>REVIEW APPROVAL CRITERIA</b>	Central City Fundamental Design Guidelines Lloyd District Design Guidelines Modifications Through Design Review – Section 33.825.040		
<b>SITE ADDRESS</b>	Taxlot Number R316283 - Surface parking lot north of 253 N Broadway		
<b>ZONING/ DESIGNATION</b>	EXd – Central Employment Zone with a Design overlay zone Central City Plan District – Lloyd Sub District		
<b>APPLICANT(S)</b>	Ashley Koger & Chandra Robinson Lever Architecture	<b>OWNER(S)</b>	Paramount Parking LLC
<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		

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 | 번역 및 통역 | 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



Ashley Koger & Chandra Robinson  
Lever Architecture  
4713 N Albina Avenue, 4<sup>th</sup> Floor  
Portland, OR 97217

DATE: \_\_\_\_\_ June 1<sup>st</sup>, 2022 \_\_\_\_\_

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**

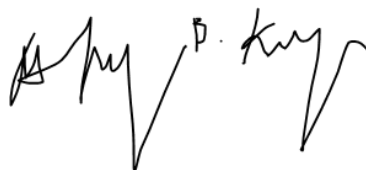
**Case File EA 22-137077 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **June 16, 2022** 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 \_\_\_\_\_(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 June 2, 2022, 14 days before the scheduled meeting. I also understand that if I do not post the notices by May 27, 2022, or return this form by June 2, 2022, 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

Ashley B. Koger  
Print Name

4713 N Albina Ave. Fourth Floor

Portland, OR 97217



# PBOT – Development Review

## Design Advice Request (DAR) Response

**Date:** June 1, 2022

**To:** Ashley Kroger, LEVEL ARCHITECTURE  
503-553-5738, [akoger@leverarchitecture.com](mailto:akoger@leverarchitecture.com)

**From:** Michael Pina, PBOT Development Review  
503-823-4249, [michael.pina@portlandoregon.gov](mailto:michael.pina@portlandoregon.gov)

**Case File:** EA 22-137077

**Location:** N BROADWAY

**R#:** R316283

**Proposal:** DESIGN COMMISSION HEARING - NOTE: Proposed 7-story building with 94 units (all affordable), a large community room and services, lobby, flexible meeting space and an incubator space. No vehicle parking provided, however, loading and bike parking will be onsite. Outdoors play area for the residents on the north side and large plaza space for community gathering and events on the south side. Alternatives design options include solar panels on the roof and balconies. A modification is requested to not provide an ecoroof.

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The following is in response to the applicant's Design Advice Request, submitted May 2, 2022.

### KEY ISSUES

**Frontage Improvements:** As noted in PBOT's Early Assistance (EA) response 21-117668 EA dated March 21, 2022, an approximate 5-ft dedication is needed for the section north of the existing driveway to accommodate a standard pedestrian corridor with a stormwater facility (as determined by BES). The submitted plans show the building set back from the *current* property line but does not indicate the *new* property line to accommodate the stormwater facility. Please revise plans to show the new property line. This also ensures that any proposed retaining walls are located on-site and does not require an Encroachment Permit. This item remains outstanding.

The applicant has submitted Public Works Alternative (PWA) 22-139407 PW to stop improvements approximately 19.5-ft from the north property line in order to avoid a large retaining wall within the public Right-of-Way (ROW). The application has been received yet a determination has yet to be made at time of this response.

**Driveway Location:** The applicant has submitted a Driveway Design Exception (DDE) 22-129950 TR for a driveway located within 25-ft of an intersection (10.40.D.1). The application has been received yet a determination has yet to be made at time of this response. Although, PBOT has no concerns with the proposed location. This item remains outstanding.



**From:** [Eliot LUTC Chair](#)  
**To:** [Monroe, Staci](#)  
**Cc:** [koger@leverarchitecture.com](mailto:koger@leverarchitecture.com); [chandra@leverarchitecture.com](mailto:chandra@leverarchitecture.com); [LUTC](#)  
**Subject:** Re: Letter of Support for Proposed Development at 253 WI/ N Broadway, Albina One  
**Date:** Friday, June 24, 2022 9:27:28 AM  
**Attachments:** [LU\\_Alбина\\_One.pdf](#)

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The City's email systems have identified this email as potentially suspicious. Please click responsibly and be cautious if asked to provide sensitive information.

Please find the attached letter. Text included below if it is more convenient for you.

June 24th, 2022

To: Staci Monroe, Development Services  
Cc: Ashley Kroger, Lever Architecture  
Chandra Robinson, Lever Architecture

Re: Letter of Support for Proposed Development at 253 WI/ N Broadway, Albina One

I'm writing to express the Eliot Neighborhood Association's Land Use and Transportation Committee's support of the Albina One development at 253 WI/ N Broadway. We are excited to see a parking lot become a vibrant housing development. Along with creating housing availability, the proposed community porch and foot path will be assets for the neighborhood. We hope that a few successful projects in this area will be a catalyst for further redevelopment in the area which was decimated by bad planning decisions by various government agencies over the past 70 years.

We appreciate that the development is focusing on building housing instead of off-street car parking given the building's central location, its high walkability, and convenient access to transit. This district is full of surface and structured parking lots already, so we are not concerned about the lack of on-street parking. In addition, we are aware that PBOT is starting the process of developing plans for managing on-street parking in North Portland which could further alleviate concerns about the site's lack of off-street car parking.

In particular, we are really excited to see a development of this size and quality happening in this part of the neighborhood. This part of our neighborhood currently feels desolate and unsafe which is unfortunate given its proximity to the central city.

Thank you for your consideration.

Sincerely

Brad Baker  
Land Use Chair, Eliot Neighborhood Association  
2301 NE Rodney Ave  
Portland, OR 97212



**From:** [Bryerly Kurk](#)  
**To:** [Monroe, Staci](#)  
**Subject:** Design Plan for Albina One  
**Date:** Thursday, June 16, 2022 7:40:38 PM

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Stacey Monroe,

I am writing to acknowledge your plans for the building at 253 N Broadway. These plans include building over a parking lot and are providing nothing for parking afterwards.

Residents are currently paying monthly fees to park in the lot daily. There is a need for parking now. By adding 94 units and decreasing parking spaces you will exacerbate this issue.

There needs to be a solution for parking.

Thank you for your time,

Bryerly Kurk-LaFontaine



**From:** [Betsy](#)  
**To:** [Heron, Tim](#); [Chandra Robinson](#); [doug@leverarchitecture.com](mailto:doug@leverarchitecture.com); [ashley@leverarchitecture.com](mailto:ashley@leverarchitecture.com); [zarisantner@gmail.com](mailto:zarisantner@gmail.com); [Carly Harrison](#); [Gauri Vengurlekar](#); [Rukaiyah Adams](#); [Winta Yohannes](#); [Monroe, Staci](#); [Mark Edlen](#)  
**Cc:** [Falbo, Nick](#); [Reff, Caitlin](#); [Rick Gustafson](#); [Julie Gustafson](#); [Tony Jordan](#); [Rich Reese](#)  
**Subject:** Comments re.: Albina One DAR meeting yesterday  
**Date:** Friday, June 17, 2022 7:54:45 PM  
**Attachments:** [image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)  
[image.png](#)

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To Commissioners McCarter, Rodriquez, Vallaster, Santner and Molinar (requesting Tim Heron forward this email to them); Doug, Ashley and Chandra with Lever Architects, Carly and Gauri with Edlen and Co., Winta and Rukaiyah with AVT, and Staci with COP,

For those of you who we have not yet met, my husband Rich and I have owned the Paramount Parking property for 24 years. We are making the Bargain Sale of this land to Albina Vision Trust for the Albina One project. We also owned, and operated ourselves, the historic Paramount Apartments for 15 years from 1998 to 2013.

How thrilling it is for Rich and me to finally see Albina One really taking shape! Thank you all for the many thoughtful comments made at yesterday's meeting.

I hope some of my responses and ideas here might be of use. As Rick Gustafson taught us in the City's PSU Traffic and Transportation Class to say, "I may not be a real architect/engineer/city planner, but I *do* have a Ph.D. in My Neighborhood."

Here are my comments to share on yesterday's DAR meeting:

### 1. Parking.

We are presented with an opportunity through this project to address not just the issue of apartments being added to a neighborhood without providing those new residents with off-street parking, but one that also takes away existing off-street parking for *current* residents, businesses and their customers/clients, and the public. Rich and I were not always big supporters of parking reform. We were uninformed. But many years ago we got new information (stumbling on a Donald Shoup podcast interview), and changed our minds. We want to both present thoughtful parking management options to those who desire parking, as well as help move the needle on attitudes toward parking reform among our neighbors. We are working on a plan with our parking subcontractor, ParkingNW, to have off-street options in the neighborhood to recommend. We are consulting with Parking Reform Network on the big picture, including management of on-street parking in the neighborhood. This is not our obligation, it is part of our urbanist passion project.

Note: At yesterday's DAR meeting, it was mentioned that the property currently functions as a surface parking lot for the tenants of the adjacent Paramount Apartments. This is only a little true.

Paramount Parking currently sells parking as follows:

1. More than 50% of the 78 spaces are leased business hours and days by our neighbor, Compass Oncology for their employees.
2. We sell event parking for Rose Quarter events,
3. We lease one space to Multnomah County, our neighbor to the north, for keyed pedestrian passage through our lot for their employees.
4. We sell parking on a monthly or daily basis to the public - including Paramount Parke tenants. We presently have **14 monthly parkers from the 66-unit Paramount Parke**. Likely also attributable to Paramount Parke are the couple of overnight tickets and less than 10 day/evening tickets sold per week during non-(RQ)event weeks.

### 2. The historic Paramount Apartments.

We could not be happier with the consideration, deference, and generosity the Albina One design shows to the historic Paramount Apartments, including the large shared courtyard and the community pathway, as well as the discussion of taking cues from the Paramount in the design of the facade of Albina One. Our main goal has been to ensure that we had a hand in the revitalization of this urban neighborhood for our city. Consideration for the Paramount Apartments, although we no longer owned them, was one of our big asks when looking to shepherd our parking property into the care of a new owner and their developer. It wasn't hard to get that assurance from AVT and Edlen & Co. We have all been on the same page about nearly every item on Rich and my list of hopes and dreams.

- I was so happy to see the Paramount Apartments included in (Rukaiyah's) "Field of Flowers". However, I'd like to help out with an actual photo of the Paramount for that flower, instead of some other dissimilar apartment building. You are welcome to use any of my photos. I have a Google photo album of the Paramount to share with anyone who requests it. Examples:





Or perhaps you'd like to use artist and Paramount tenant Gage Mace's original oil painting: (Please allow me to assist you in getting Gage's permission to use this image.)





- I thought I heard someone refer to the Paramount exterior as a "box", meaning not much architectural interest to take a cue from (maybe I'm mistaken). Although the Paramount was built with certain obvious economies, like the discontinuation of the decorative brickwork just inside the courtyard out of immediate view, it has many interesting architectural details, small and large. Just two examples:

The building angles fitting the lot shape are striking.





We've been told that the Paramount has perhaps the only extant and completely intact original example in Portland of the building name in blown tubular glass, gold leafed on the interior side.







- I have thought about safety and/or livability concerns for Paramount Apartments tenants related to opening up pedestrian traffic between Flint and Wheeler alongside the north apartment windows of the Paramount. In our experience, the Paramount has done well with ground-level apartments along the public sidewalks of Flint, Broadway and Wheeler, and we believe it will do well with the north side of their building being exposed to public activation, too. Having a vibrant, active, inclusive apartment community and courtyard to their north will be a big improvement over a surface parking lot. However, there may be a transition period for the neighborhood, and the suggestion made by someone at yesterday's meeting of being able to gate off that passage if and when need be, would not be a bad idea. Overall, the future goals to help reduce block size and make the neighborhood more permeable to bicyclists and pedestrians, as well as sharing outdoor spaces regardless of ownership, are important ones.

### 3. Analog project

I really liked hearing the discussion of both making a nod to the old (Paramount building) and a nod to the new (Analog building) in designing the facade of Albina One. While Rich and I have always loved the vintage buildings, we found a lot to love, too, about [W.P.A.](#)'s unusual 'broken ribbon' design of the facade of the Analog project.

Just a thought on how to give a nod to Analog: See the photo below I took in Sydney Australia in 2017. (Zoom in on it.) This building-reflected-in-the-windows-of-another-building effect is what Analog's broken-ribbon design put me in mind of. Perhaps the ground-floor community windows of Albina One could reflect the Paramount in this way? Or some other windows of Albina One reflecting some other building?



### 4. History

I loved hearing talk about bringing the history of the past, present and future into the open spaces.

That Albina One courtyard *is* large, - but it has many tall orders to fill, including creating outdoor space for two large apartment buildings, and commemorating the history of the neighborhood. How about letting ODOT's proposed "Broad Pedestrian Plaza named and signed to commemorate the history of the African American neighborhood that was destroyed here." shoulder some of that burden?

I try to be the memory-keeper of this idea that ODOT presented in 2012, as part of their land acquisition efforts at that time, to take Paramount Parking for a new surface street as part of the I-5 RQ expansion project. I mention it whenever I can.

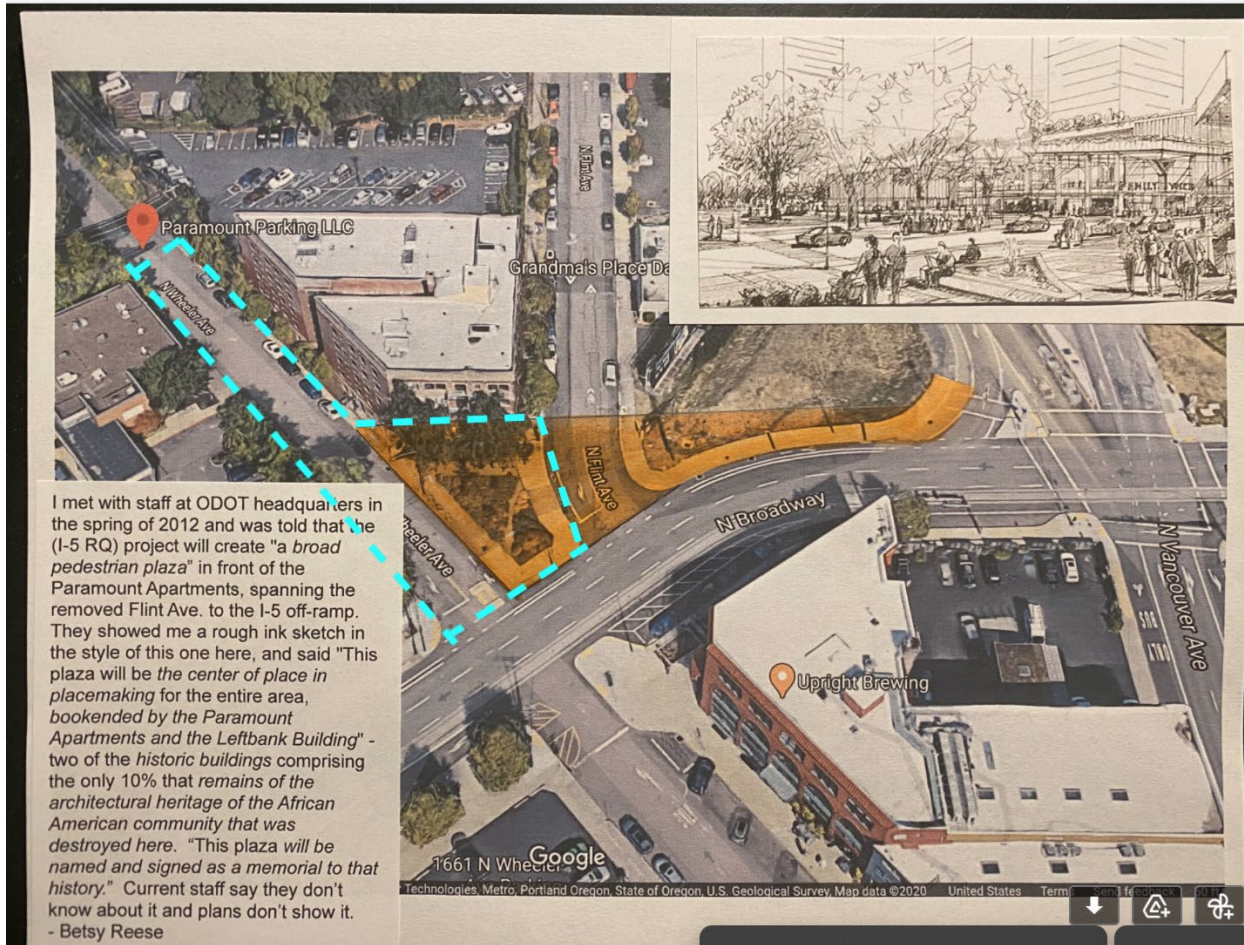
**Idea of Removing motor vehicle traffic from the one block of Wheeler adjacent to the Paramount Apartments and turning it into a pedestrian plaza to benefit the new neighborhood.**

Nick Falbo (recently) commented,

*The Wheeler St. Plaza concept is interesting. I know Albina Vision has been wanting to lean in on people-oriented streets in the district. This is the kind of idea that can sometimes be built and funded as part of a large scale development master plan.*



(Note: The graphic below is outdated. Don't be confused by it showing Flint for the plaza, as Flint will now remain in place on ODOT's plans. My modified proposal is to remove motor vehicle traffic from Wheeler for one block instead (shown outlined in broken aqua line). Note: That block of Wheeler has already been closed to northbound automobile traffic from Broadway for years.)



I could envision this plaza including elements of park benches and gardening boxes for seniors, food carts for residents, workers, and visitors, including Rose Quarter event-goers, a basketball court for youth (I haven't yet seen provision of space for active use by older youth) - outdoor, though not 'nature', etc., etc.

This may be a prime time to ask ODOT and the City for this public plaza as part of the first beacon signal of Albina Vision.

Thanks for receiving my input.

Betsy Reese

*TO ALL: My email policy for civic advocacy communications: The address list here is open information. There are no blind cc's. Anyone who wants on or off this topic list, please let me know. I try to cc anyone I mention in an email, so they can chime in, correct me if I'm wrong, and most of all, know what I'm saying about them. Please feel free to forward, reply, quote, publish, or correct anything I've said here. I'd appreciate a cc whenever you do. I encourage everyone to hit Reply ALL when they reply, so that everyone can see each other's comments. I likely will forward this email to others in the future. At your request, I won't forward anything you write in reply without cc'ing you. Please write the word CONFIDENTIAL in your subject heading if you do not want me to forward your reply. Tx, B*



6/16/22 - DESIGN COMMISSION HEARING

LU 22-115673 DZ Sandy Pine

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
Doug	Bean	doug@dougbbean.com	PO Box 2519	Portland	97208	YES	NO	N/A		
Alex	Jensen	ajensen@djcoregon.com	12865 SE 126th Ave.	Happy Valley	97086	YES	N/A	N/A		
Jacob	Loeb	info@montavilla.net	19 SE 78th Ave	Portland	97215	YES	NO	N/A		

LU 22-111649 DZM - Northbound 30 Apartments

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
Doug	Bean	doug@dougbbean.com	PO Box 2519	Portland	97208	YES	NO	N/A		
Alex	Jensen	ajensen@djcoregon.com	12865 SE 126th Ave.	Happy Valley	97086	YES	N/A	N/A		
Jacob	Loeb	info@montavilla.net	19 SE 78th Ave	Portland	97215	YES	NO	N/A		

EA 22-137077 DA - Albina One

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
Laura	Arnold	laura.arnold@go.shoreline.edu	253 N Broadway, APT 314	Portland	97227	YES	YES	AGAINST	x	
Doug	Bean	doug@dougbbean.com	PO Box 2519	Portland	97208	YES	NO	N/A		
Alex	Jensen	ajensen@djcoregon.com	12865 SE 126th Ave.	Happy Valley	97086	YES	NO	N/A		
Jacob	Loeb	info@montavilla.net	19 SE 78th Ave	Portland	97215	YES	NO	N/A		
Betsy	Reese	betsy.w.reese@gmail.com	3221 SE Brooklyn St.	Portland	97202	YES	NO	FOR		
Suzanne	Rosenberry	suzannerosenberry@yahoo.com	253 N Broadway Apt. 307	Portland	97227	YES	NO	AGAINST		
Andrew	Schneider	andrew@groundworkshop.net	5744 SE Burnside St #103	Portland	97215	YES	NO	FOR		
Tommy	Solomon	Ts@groundworkshop.net	5744 E Burnside St	Portland	97215	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: \_\_\_\_\_

Appt Date/Time: \_\_\_\_\_

### FOR INTAKE, STAFF USE ONLY

Date Rec \_\_\_\_\_ by \_\_\_\_\_

LU Reviews Expected \_\_\_\_\_

Required  Optional EA 22-112917 & EA 21-014891  
& PJ 21-030515 (Chandra)

- 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) \_\_\_\_\_ 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.  
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

### Development Site

Address \_\_\_\_\_ Cross Street \_\_\_\_\_ Site Size/Area \_\_\_\_\_

Tax account number(s) R \_\_\_\_\_ 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 <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 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-fees-schedule](http://www.portland.gov/bds/documents/land-use-services-fees-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 \_\_\_\_\_ 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 \_\_\_\_\_

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**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.



**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 \_\_\_\_\_

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Name \_\_\_\_\_ Company \_\_\_\_\_

Mailing Address \_\_\_\_\_

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

Day Phone \_\_\_\_\_ email \_\_\_\_\_

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**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 \_\_\_\_\_

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**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 \_\_\_\_\_

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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:** June 9, 2022  
**To:** Portland Design Commission  
**From:** Staci Monroe, Design & Historic Review Team  
503-865-6516 | staci.monroe@portlandoregon.gov  
**Re:** EA 22-137077 DZ – Albina One  
Design Advice Request Memo – June 16, 2022

This memo is regarding the upcoming DAR on June 16<sup>th</sup> for Albina One. The following supporting documents are available as follows:

- Drawings – accessed [here](https://efiles.portlandoregon.gov/record/15075176) (efiles.portlandoregon.gov/record/15075176). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix and other documents – planner to note where (attached or efiles link)

### I. PROGRAM OVERVIEW

- Proposed 7-story building with 94 units (all affordable), a large community room and services, lobby, flexible meeting space and an incubator space.
- No vehicle parking provided, however, loading and bike parking will be onsite.
- Outdoor play area for the residents on the north side and large plaza space for community gathering and events on the south side.
- Alternative design options include solar panels on the roof and balconies.

### II. DEVELOPMENT TEAM BIO

**Architect** Ashley Kroger & Chandra Robinson | Lever Architecture  
**Owner's Representative** Carly Harrison | Edlen & Co.  
**Project Valuation** \$ 55 million

### III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: (see attached matrix)

- Central City Fundamental Design Guidelines
- Lloyd District Design Guidelines

### IV. POTENTIAL MODIFICATION

The following Modification would be required for the current proposal:

1. 60% of the roof area is required to include an ecoroof. The proposal does not include an ecoroof on the roof. (Section 33.510.243).

Modifications are subject to the following approval criteria:

- A. Better meets design guidelines. The resulting development will better meet the applicable design guidelines; and



- B. Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested; and
- C. Mitigation of impacts. Any impacts resulting from the modifications are mitigated to the extent practical.

## V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on June 16<sup>th</sup>:

### CONTEXT

The project is very intentional with its response to the past, present and future context of the surrounding area (guidelines A1, A2, A3, A5, A6, A9, C1, C4):

- **Past** - The site is located within the western portion of the once vibrant Albina neighborhood, where a large Black community once thrived. The I-5 freeway expansion and other capital projects destroyed the majority of homes and buildings as well the community and social structure that occupied them. The proposed programming which includes a large community service, commercial incubator and large outdoor community gathering spaces support rebuilding the community.
- **Existing** - The surrounding area consists of non-descript low scale buildings, with the exception of the 4-story Paramount Apartments immediately south of the site. Built in 1923, the Paramount Apartments is one of the last remaining historic residential structures that is significant to the Albina community as it was one of the only places Black folks were allowed to stay when they came to Portland. The project provides deference to this building by siting the project at the north end with a large plaza and community gathering area in between the two buildings. The solid massing and regularized fenestration pattern of the proposal also complement the apartment building.
- **Future** - The proposal complements and supports several future developments in the area. The Analog, an 8-story building recently approved just north of the site at the corner of Hancock and Flint, is establishing a new context for larger residential development. The PPS Blanchard site is part of a future vision to be redeveloped with a variety of housing types and open shared spaces. The building shifted to the north end of the site and, with active ground floor on Wheeler, anticipates the future neighborhood across the street. Hybrid 3 lid option for the I-5 Rose Quarter project will be located just east of the site. The highway covers will connect streets that are currently divided by I-5 and add additional land, allowing wider sidewalks and new spaces for community activities. Once built, the cover will be able to hold buildings two to three stories tall. The large plaza that extends through the site will assist the lid covers in connecting the west and east side of the neighborhood.

### PUBLIC REALM

The site and building design have taken full advantage of the slope and two streets that results in active programming along all three frontages that are engaging and inviting.

- **Frontages.** While Flint has the higher street classification, the Wheeler frontage is equally important if not more given the future vision of development in the immediate area. Therefore, the single loading bay and main lobby on Flint and the large incubator commercial space on Wheeler are appropriate. Aligning the large outdoor plaza space at the terminus of Dixon at Wheeler provides an active open space that is highly visible and inviting. Active program and the large community center entry off the plaza as well as the pathways that connect through to both streets provide a very active frontage that is pedestrian only. **Discuss** the plaza features, transitions, and layout to ensure access, use, safety and maintenance. Specifically discuss the



above-ground transformer along Wheeler and opportunities to incorporate art and water features to meet Lloyd District Guidelines A5-2, A5-3, A5-4, B-5, B1-2.

- **Weather Protection.** Generous covered areas, created by recessed areas and cantilevered upper floor, are provided at the two primary building entries and along the stair in the southern courtyard. **Discuss** additional opportunities over the sidewalk on the Wheeler frontage and the dimensions (height and depth) of the covered area over the stairs.

## QUALITY & PERMANENCE

- **Exterior materials.** The primary building material is proposed as stucco with a bold accent color at the community spaces. The applicant intends to bring other material options to the meeting. **Discuss** Lloyd District specific guidelines C10-1 (use masonry materials), C10-3 (use light colors) and the materials intended for the ground floor to ensure they are contextual, durable and long-lasting.
- **Coherency.** The massing and façade composition are strong and organized. Stepped lower levels with large overhangs along the south plaza and the double height and wide balconies at the southwest corner provide depth and movement on the façade. **Discuss** if and how more could be done to address Lloyd District Design Guideline C10-2 (design exterior building walls that are transparent and sculptural in surface).
- **Resilience.** A modification to not provide an ecoroof is requested (see exhibits A40 and A41). Rooftop solar panels are included as an alternate option for the proposal. The applicant states that the benefits that ecoroofs provide are intended to be met on the ground within the southern plaza.

Ecoroofs are a fairly new requirement (effective mid 2018) and a waiver has only occurred in a couple of very unique situations. Furthermore, solar panels have been shown to be effective with an ecoroof below. And while a building code appeal would be necessary for the two systems to coexist on the roof, the BDS process and requirements are straightforward and not considered a barrier.

At this time Staff is not supportive of the request as the project does not appear to have extenuating circumstances that prevent the ecoroof from being provided and the approval criteria have not yet been demonstrated to be met. To consider this request the following is necessary:

- Technical analysis needs to be provided and is critical to show all elements of the ecoroof purpose statement can be met.
- Solar panels cannot be optional as they are likely needed to meet an element of the purpose statement.
- Measures would be needed to ensure the open space plaza is not developed in the future so the ecoroof benefits are maintained in perpetuity..

**Discuss** modification request (discussion should refer to modification approval criteria in Section IV above).





City of Portland  
**Design Commission**

**Design Advice Request**

EA 22-137077 DA

**Albina One**

June 16, 2022

Staff Presentation



**Staff Introduction**

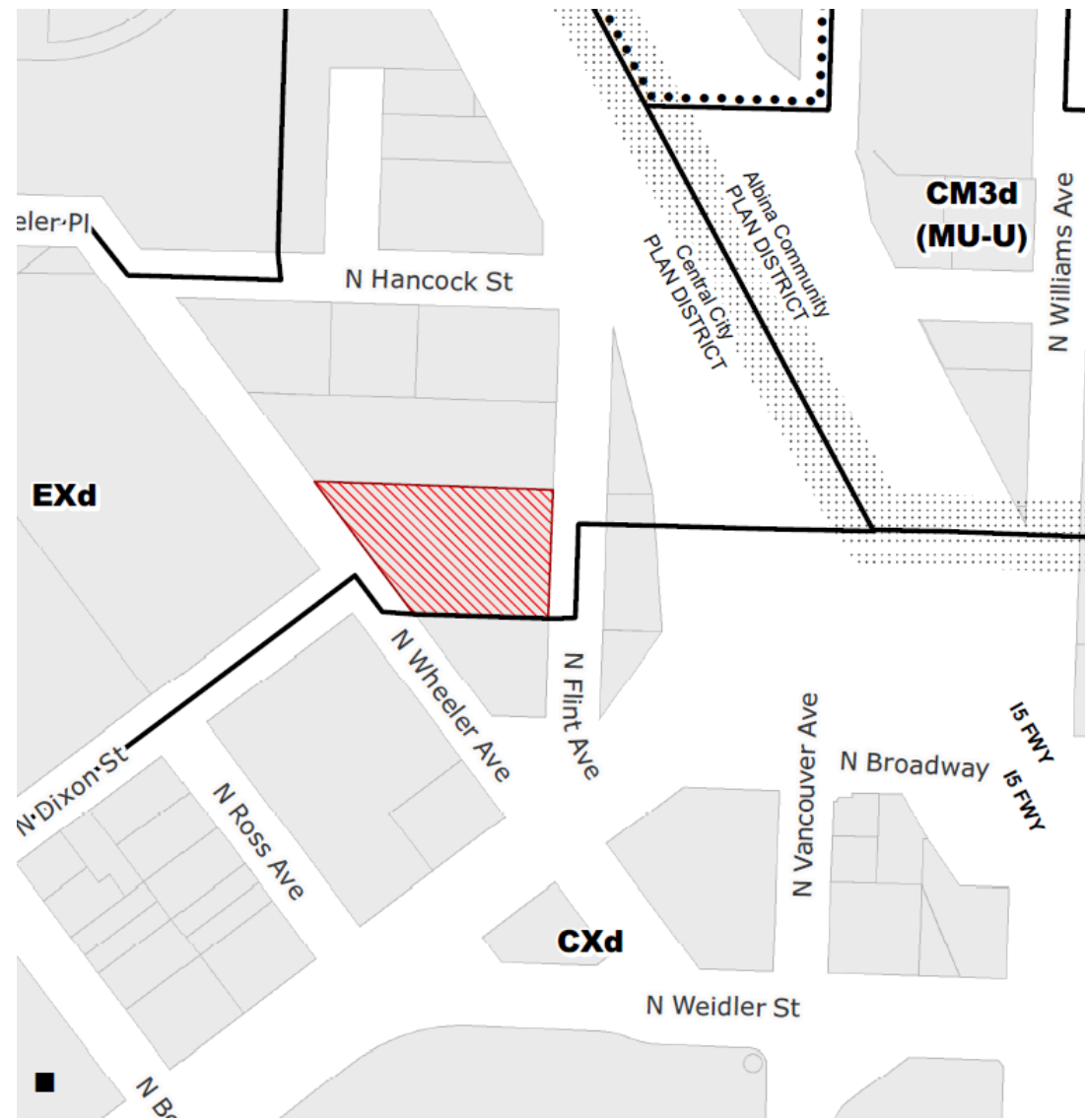
**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

**Commission Discussion**





**Location:**  
Central City Plan District  
Lloyd Subdistrict

**Base Zone – EXd:**  
Central Employment  
Design Overlay

**Approval Criteria:**  
Central City Fundamental  
Design Guidelines  
Lloyd District Design  
Guidelines

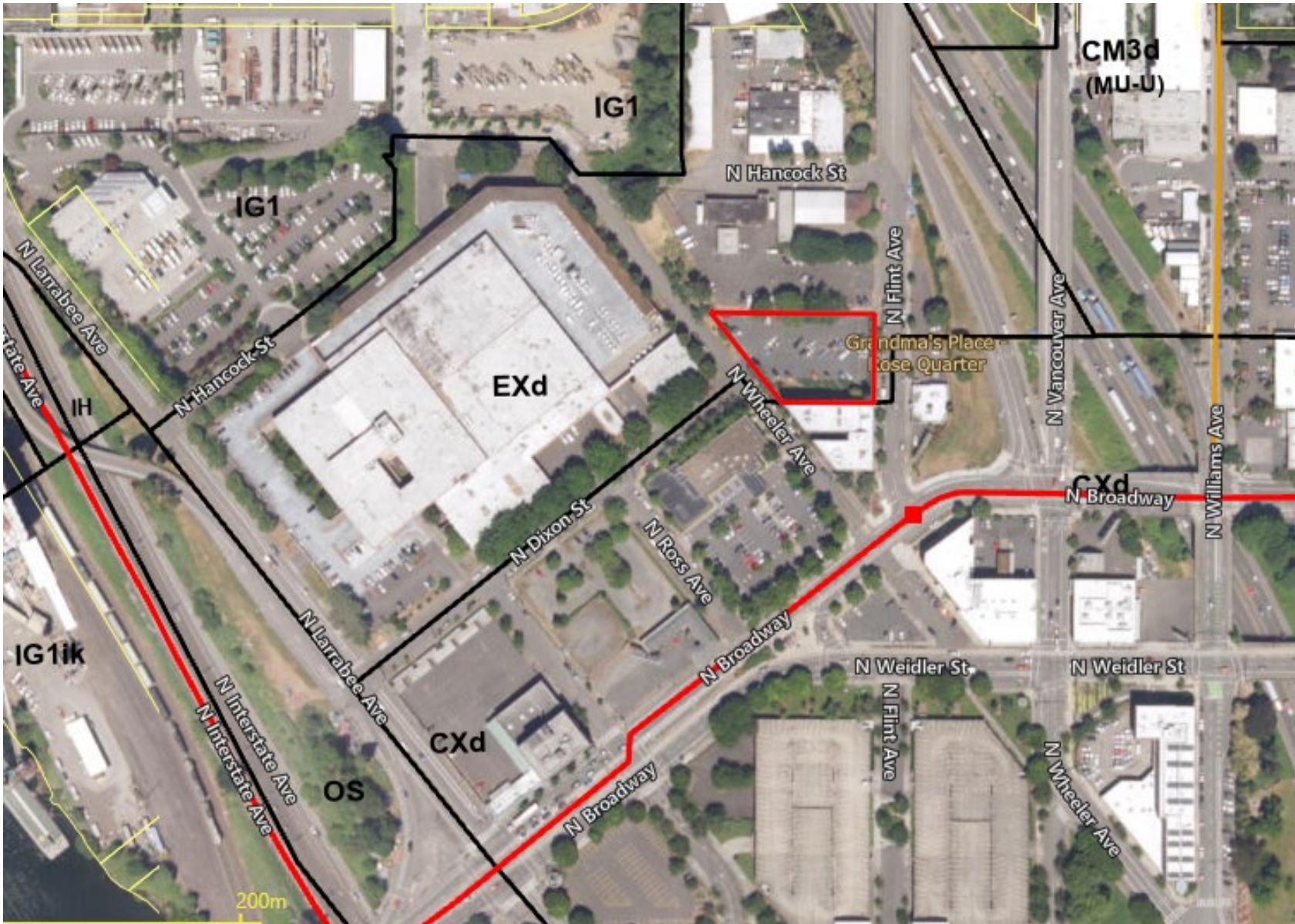
**Height:**  
100' max base  
No bonus available

**Floor Area Ratio:**  
3:1 base, 3:1 bonus with  
inclusionary housing,  
unlimited FAR transfers

**Site Challenges:**

- E-W grade change





29,185 SF

5' dedication on Wheeler

Pedestrian District

Streets classification:

Flint: City Bikeway and  
City Walkway, Local  
service for other modes

Wheeler: Local service for  
all modes







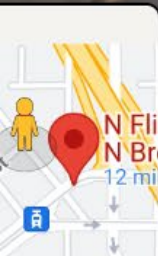
# Albina Community Investment Plan

## Plan Vision





Wheeler Ave  
d, Oregon  
oogle  
Street View - Jun 2016







Flint Ave





Google

EA 22-137077 DZ

Exhibit G3





- 7-story building with 94 units (all affordable)
- Large community room and services, lobby, flexible meeting space and an incubator space
- No vehicle parking provided
- Loading and bike parking onsite
- Outdoor play area for the residents on the north side and large plaza space for community gathering and events on the south side.
- Alternative design options include solar panels on the roof and balconies.





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## **Context:**

1. Response to past, present future

## **Public Realm**

3. Weather protection
4. Plaza design & elements

## **Quality & Permanence:**

5. Materials, color
6. Sculptural façade
7. Ecoroof modification



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