

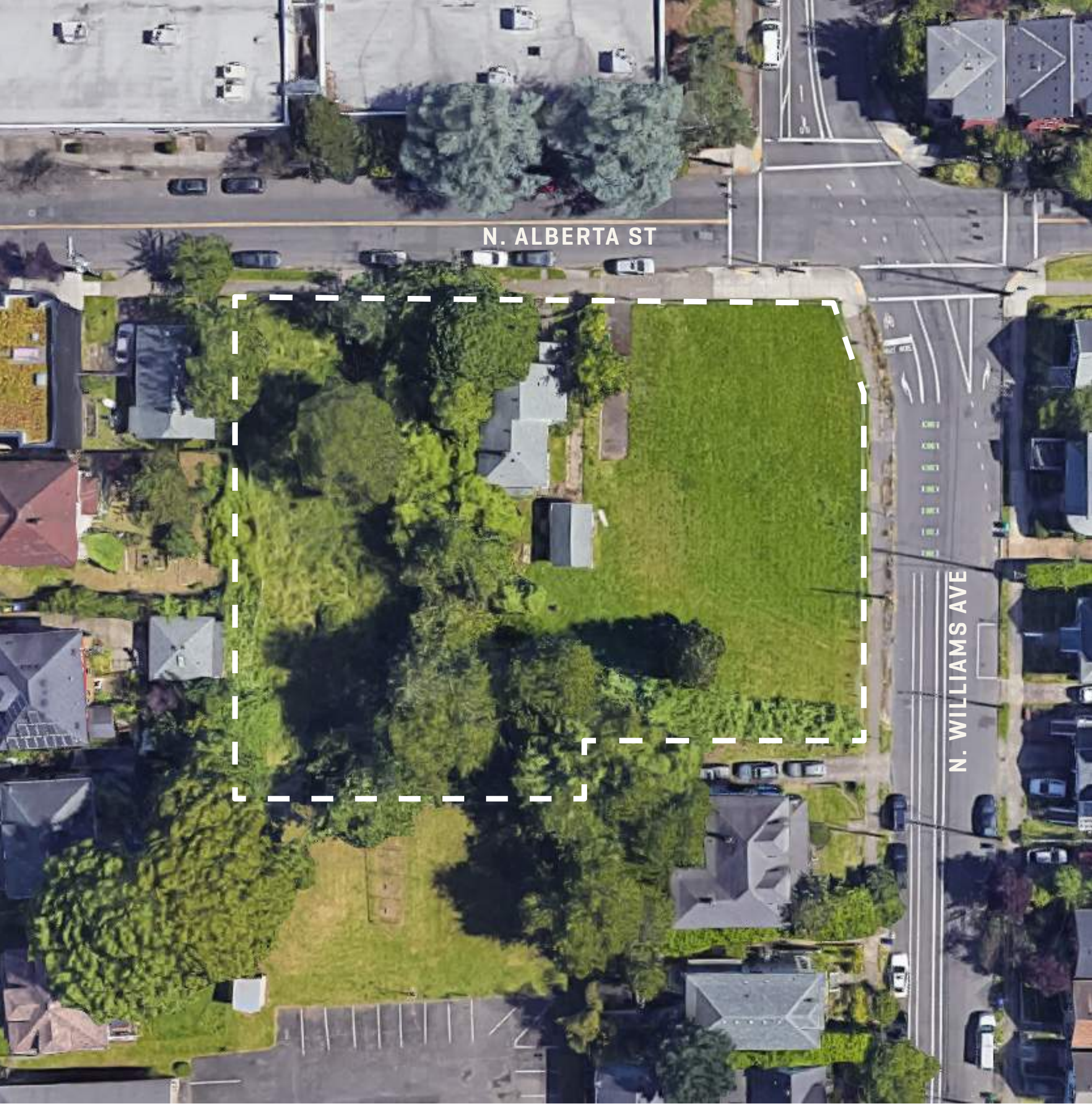
H O L S T

20 July 2023

CDP & SEI
Strong Property

PORTLAND, OR

DAR EA 23-052200 DA



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PROJECT SUMMARY

TEAM INFO

APPLICANT
HOLST ARCHITECTURE
123 NE 3rd Ave Suite 310, Portland, OR 97232
(503) 233-9856
Contact: Bryan Bahr
bbahr@holstarc.com

DEVELOPMENT PROGRAM

PROPOSAL

The proposed building is a 4-story wood framed affordable housing building of approximately 85,000 sq. ft. with 75 units, including a mix of 1, 2, and 3 bed units. Amenities will include community rooms, courtyard, leasing and resident service offices, shared laundry rooms, and bike parking.



ZONING SUMMARY

4931-4947 N WILLIAMS AVE

ZONING ANALYSIS

BASE ZONE: CM2D(MU-U)

OVERLAYS: DESIGN OVERLAY ZONE

PLAN DISTRICT: N/A

ALLOWABLE USES: OFFICE, RESIDENTIAL.

GROUND FLOOR ACTIVE USE: YES

MAX FAR: 2.5:1

BONUS FAR: 4:1

MAX HEIGHT: 45 FT

BONUS HEIGHT: 10 FT [55FT TOTAL ALLOWABLE,
51 FT PROVIDED]

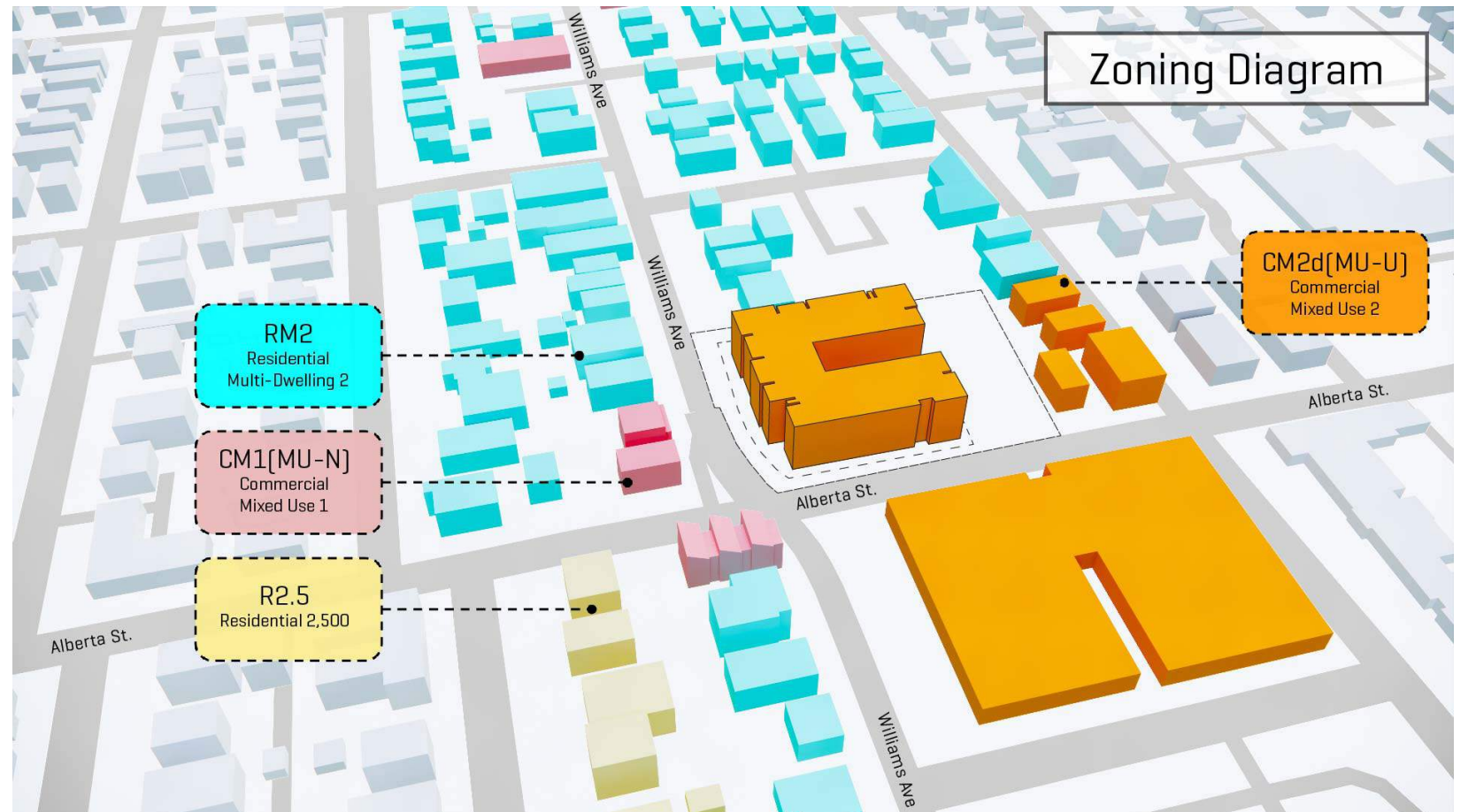
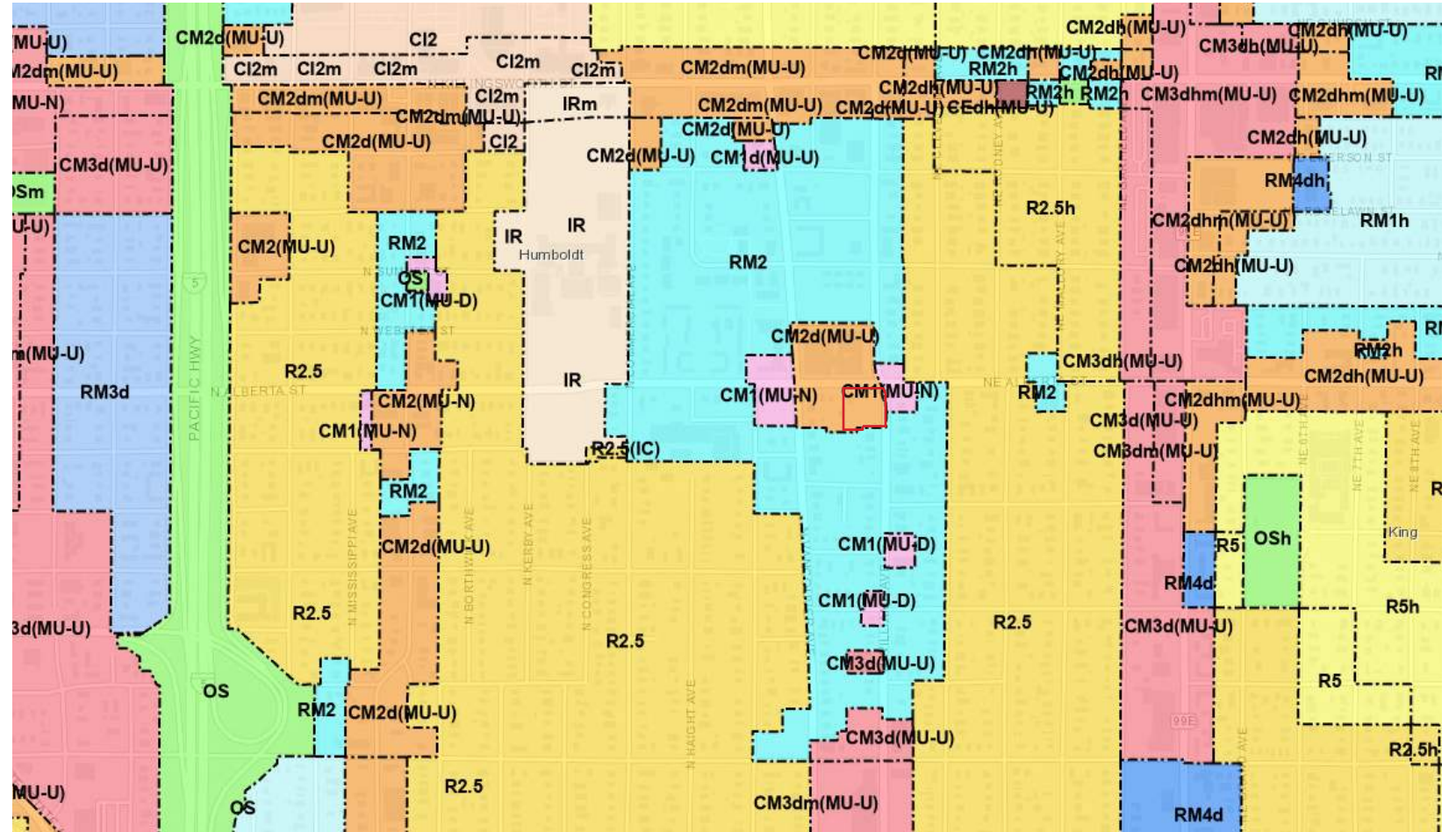
MAX BUILDING SITE COVERAGE: 100%

MIN LANDSCAPED SITE AREA: 15%

MIN/MAX PARKING: NO MINIMUM REQUIRED
FOR AFFORDABLE HOUSING, MAXIMUM AT 1.35
SPACES PER UNIT

GROUND FLOOR WINDOW STANDARDS-

- N. WILLIAMS: 40%
- N. ALBERTA: 25%
- SOUTH LOT LINE: NONE
- WEST LOT LINE: NONE



URBAN CONTEXT
PEDESTRIAN, TRANSIT, AND VEHICLE SITE ACCESS

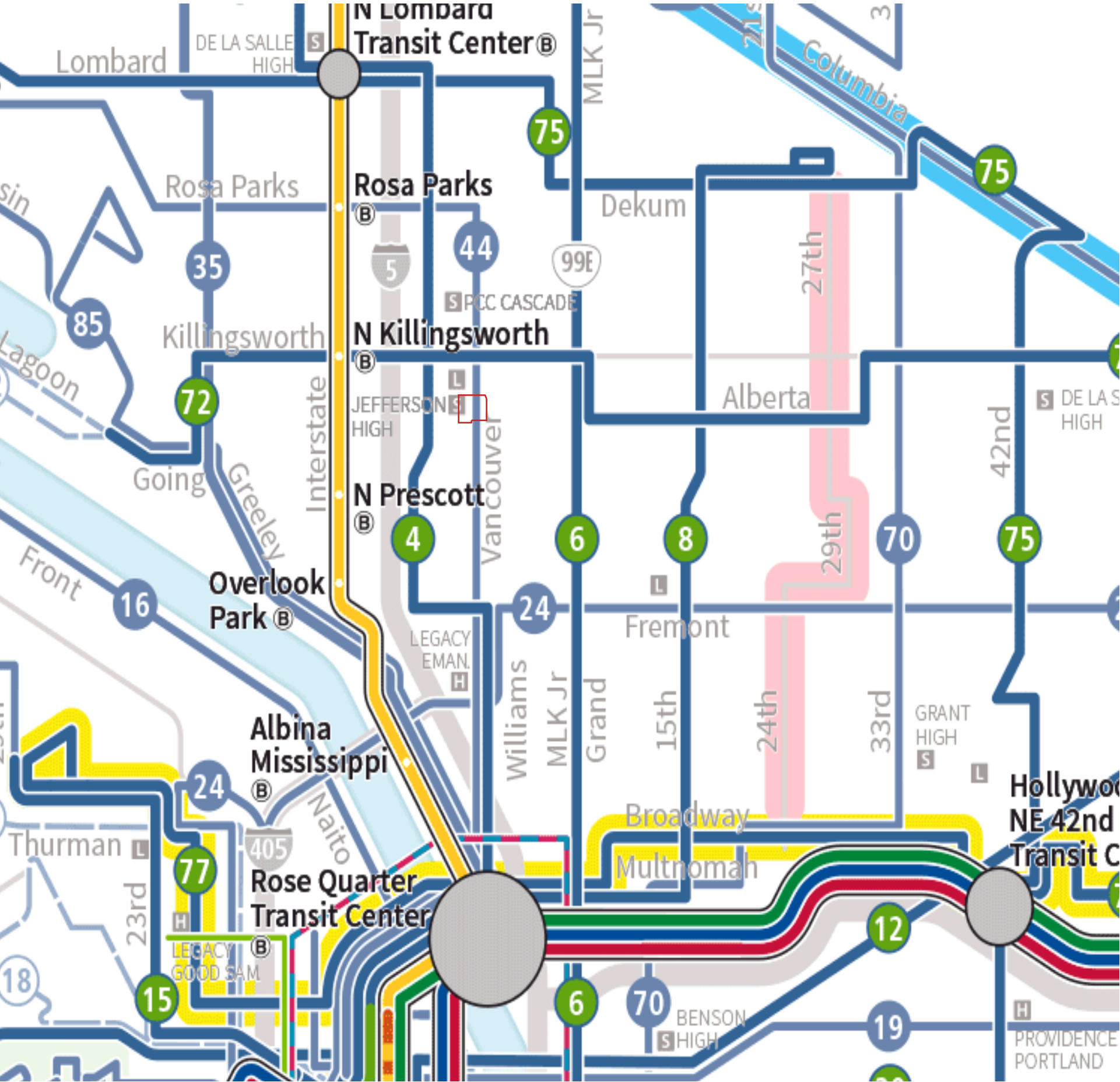
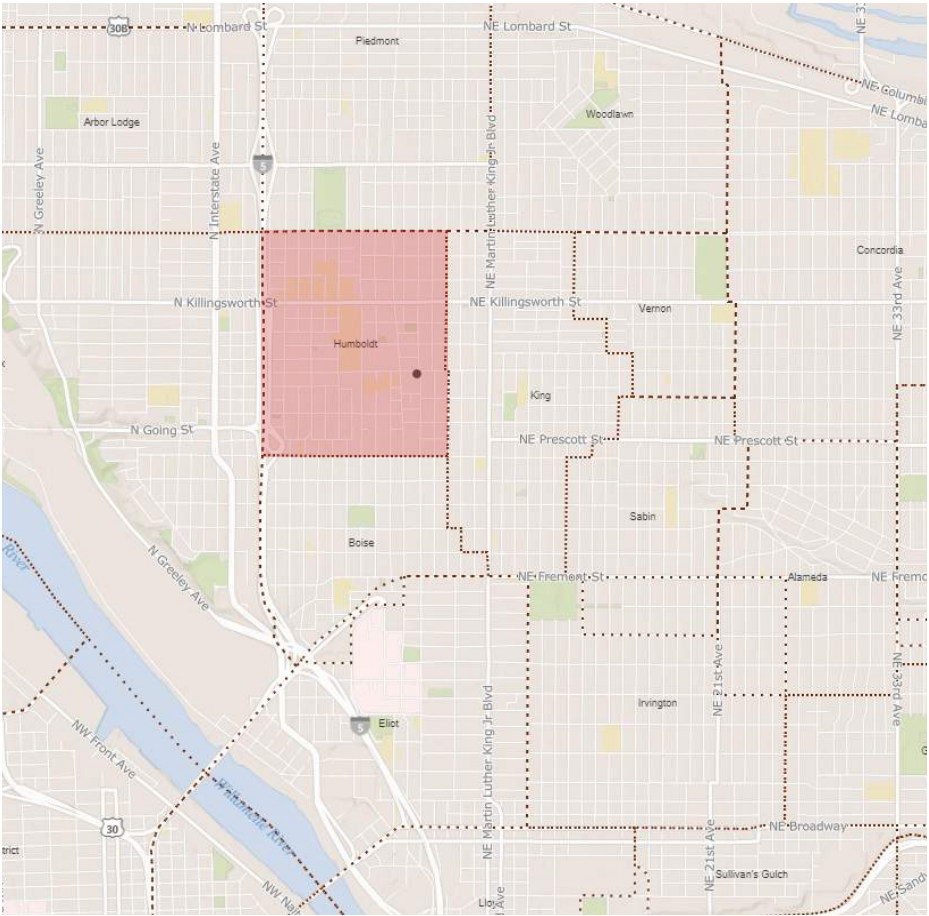
CAR DOMINANT VEHICLE CIRCULATION

- BUS LINE 44
- ONE WAY STREETS ON WILLIAMS ST AND VANCOUVER ST
- ALBERTA SERVES AS TWO DIRECTION STREET, WITH ONE LANE PER DIRECTION

PEDESTRIAN & VEHICLE ACCESS POINTS

- PEDESTRIAN ACCESS: N ALBERTA
- VEHICLE ACCESS: N ALBERTA
- BICYCLE ACCESS : DEDICATED BIKE LANE ON N WILLIAMS AVE

MAP 510-1 CENTRAL CITY PLAN DISTRICT AND SUBDISTRICTS



URBAN CONTEXT

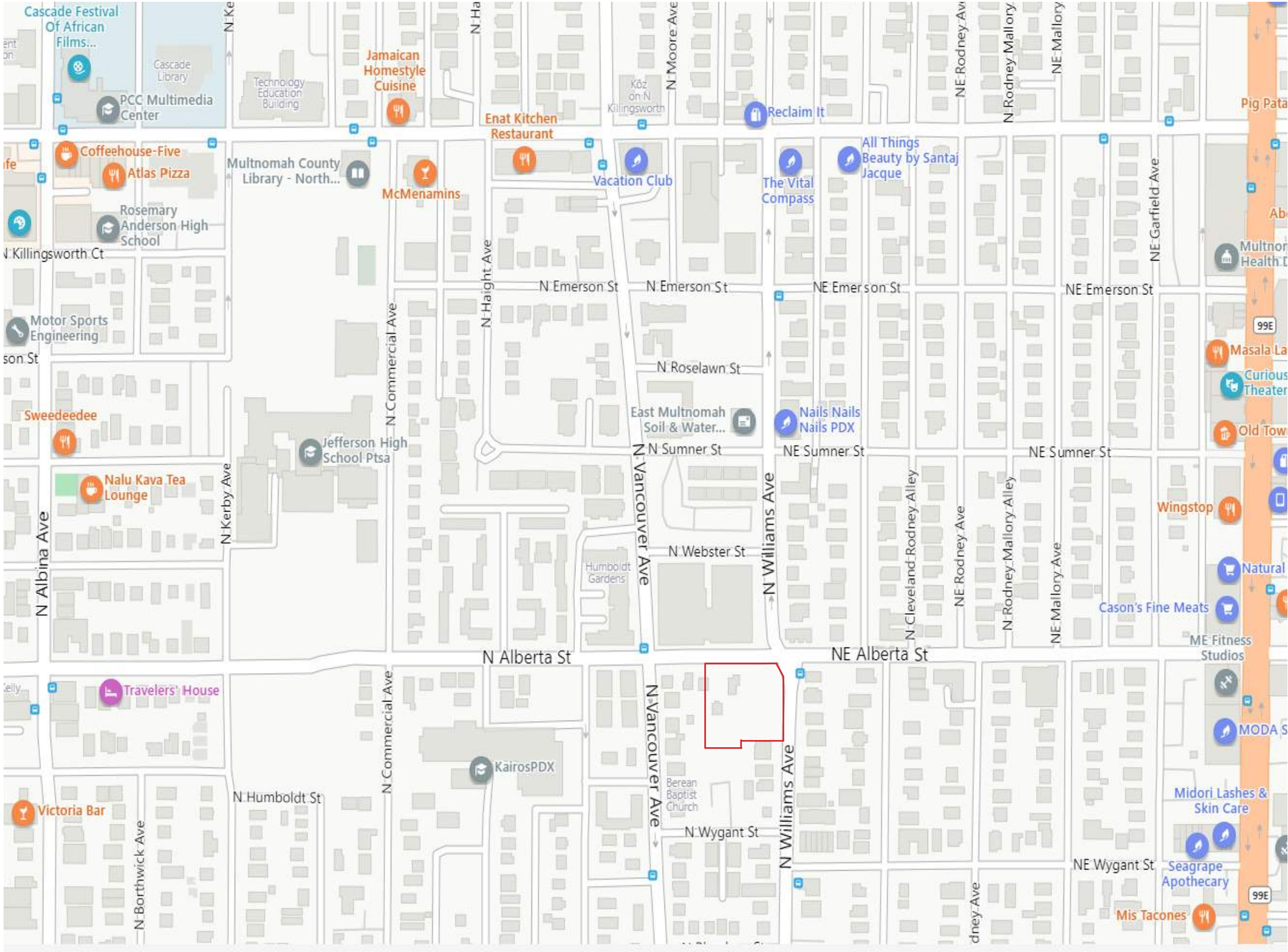
PUBLIC AMENITIES & OPEN SPACE

PUBLIC AMENITIES

- MORE PUBLIC AMENITIES ARE AVAILABLE TO THE NORTH
- GROCERIES: NATURAL GROCERS, CARSON FINE MEATS
- EATING: WINGSTOP, PIZZA HUT, ABERUS ETHIOPIAN RESTAURANT, AND MORE
- HUMBOLDT NEIGHBORHOOD
- PUBLIC SCHOOLS: JEFFERSON HIGH SCHOOL, ROSEMARY HIGH SCHOOL
- ENTERTAINMENT: CASCADE FESTIVAL OF AFRICAN FILMS

OPEN SPACE

- KING SCHOOL PARK
- SUMNER-ALBINA PARK
- SALAVATION ARMY PARK
- JEFFERSON HIGH SCHOOL SOUTH FIELD
- BEREAN BAPTIST CHURCH



CONTEXT MAP



GROCERY STORES

- 1. Safeway
- 2. Natural Grocers
- 3. Cullen's Corner
- 4. Chuck J & S Grocery
- 5. New Seasons



HOSPITAL

Legacy Emanuel Medical Center is a local hospital off of 2801 N Gantenbein Avenue.



BUS STOPS

Bus line 44 is the closest form of transportation in the proximity of the site. The 44 runs up and down Williams Street until it hits Killingsworth Street. Once on Killingsworth, it will continue on Killingsworth pass the bridge over the I-5 highway.



SCHOOLS

The site is within the Portland Public School District (PPS), Which include:

- 1. Boise-Eliot Elementary School
- 2. Harriet Tubman Middle School
- 3. Jefferson High School



DAYCARES

- 1. Today's Little Scholars Childcare
- 2. Wow & Flutterville Child Care
- 3. Albina Head Start Inc
- 4. Oak & Rose School for Early Childhood



OPEN GREEN SPACES

Highlighted areas consist of public parks and school playgrounds.



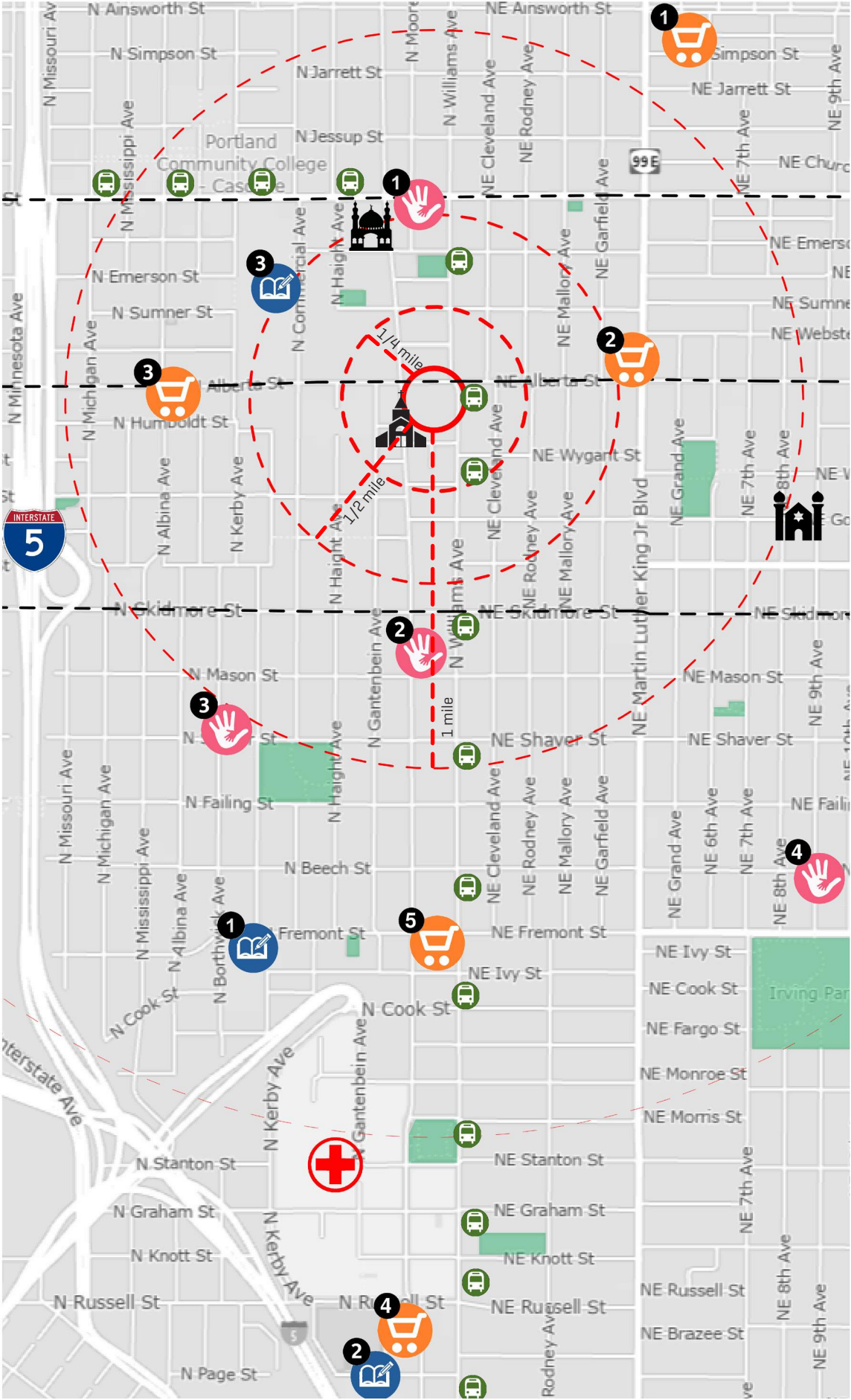
PLACES OF WORSHIP

- Closest Church to site: Berean Baptist Church
- Closest Mosque to site: Muslim Community Center of Portland
- Closest Synagogue to site: Chabad of Northeast Portland



MAIN STREETS

These highlighted streets are the streets that cross over the I-5. These streets are Skidmore, Alberta, and Killingsworth.



SITE CONTEXT
EXISTING CONDITIONS

EXISTING CONDITIONS PLAN

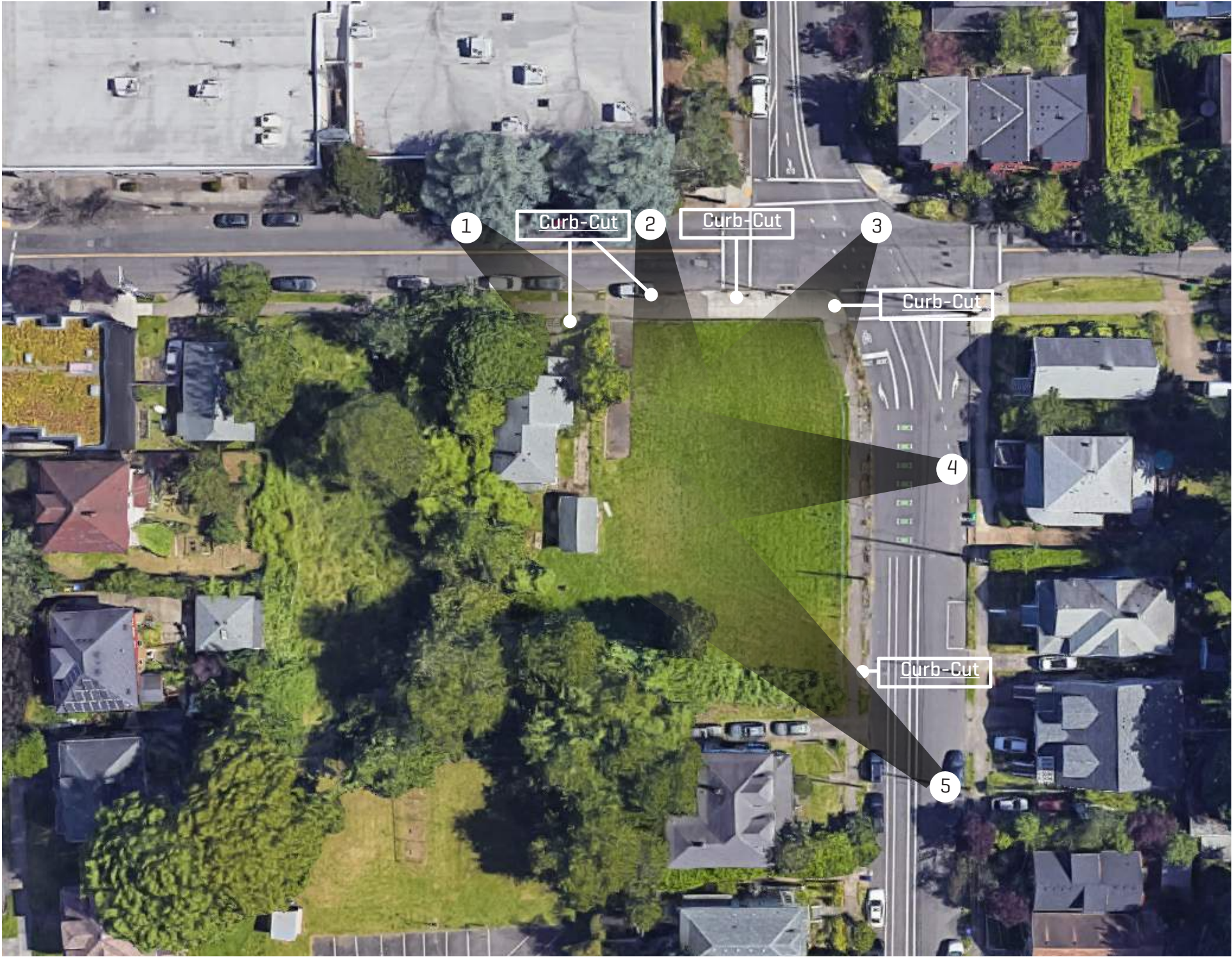
- SINGLE FAMILY HOUSE TO BE DEMOLISHED
- PERIPHERAL BUILDINGS TO REMAIN
- FIVE CURB-CUTS ON SITE
- TREES ON SITE TO BE REMOVED



View 1: Site from House on Site looking Southeast



View 2: Site from Northwest looking Southeast.



SITE CONTEXT
SITE & VICINITY PHOTOS



Aerial view from SW looking NE



View 3: Site from opposite corner



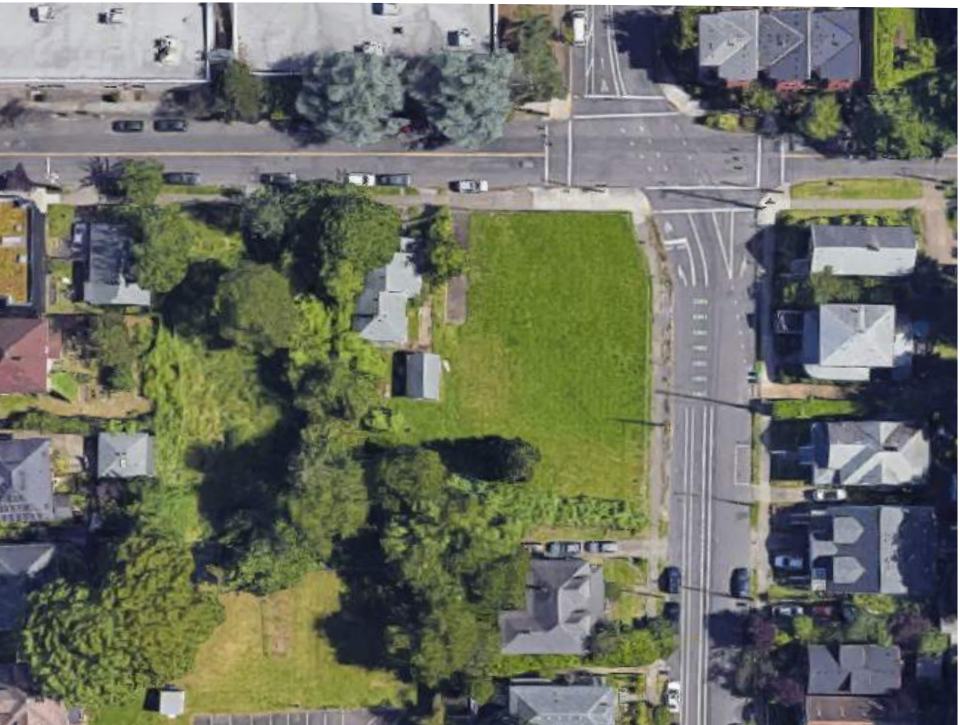
View 4: Site from East looking West



Aerial view from NE looking SW



View 5: Site from Southeast looking Northwest



View of complete block

SITE CONTEXT
UTILITIES

GARBAGE & RECYCLING

Portland Disposal & Recycling
Phone: 503-281-8736
Collection day: Thursday

SEWER & ENVIRONMENTAL

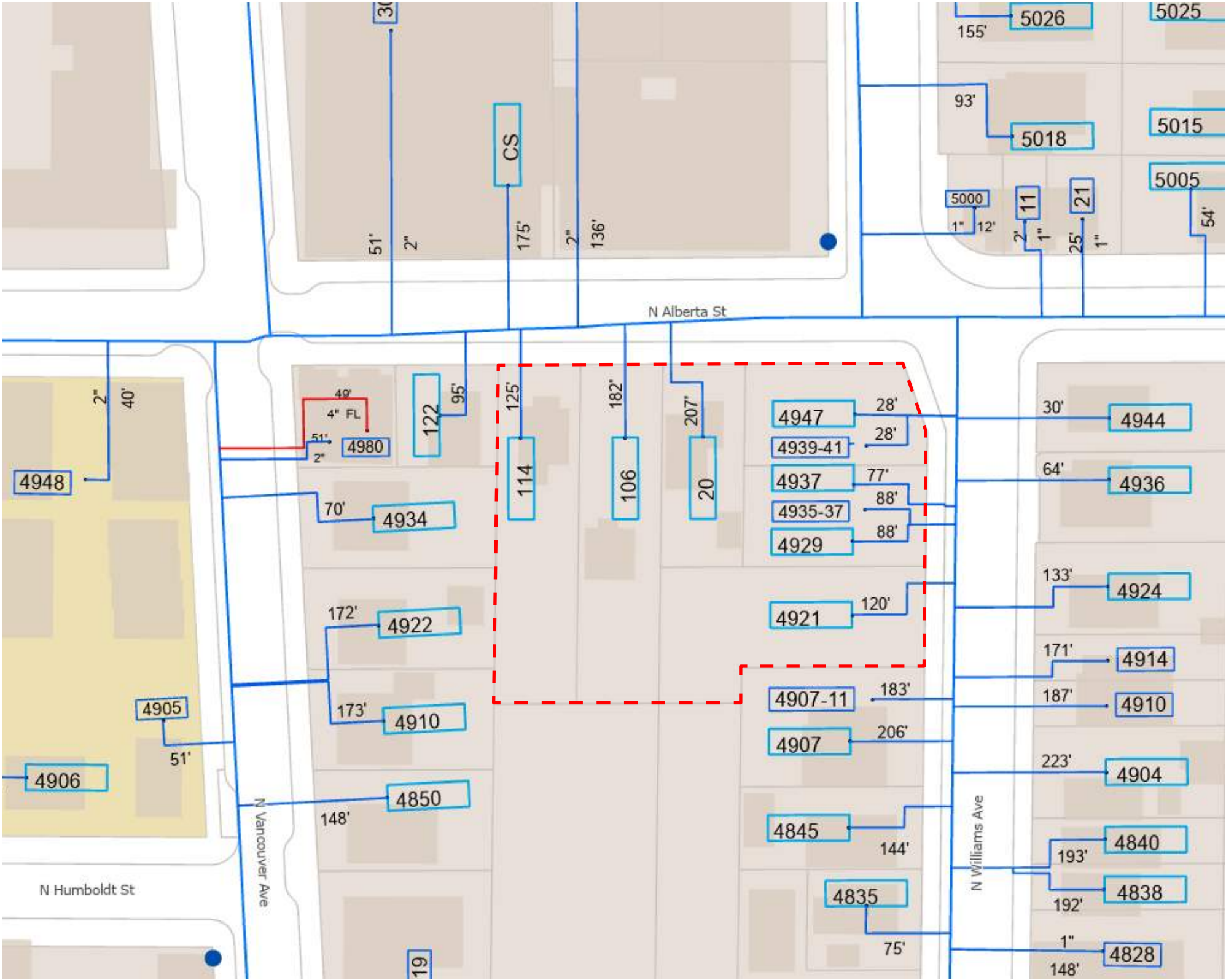
Bureau of Environmental Services
Phone: 503-823-7740
1120 SW 5th Ave. #613, Portland, OR 97204
Watershed: Willamette River
Clean River Rewards eligible

WATER

Portland Water Bureau
Phone: 503-823-7770
1120 SW 5th Ave. #405, Portland, OR 97204

POWER

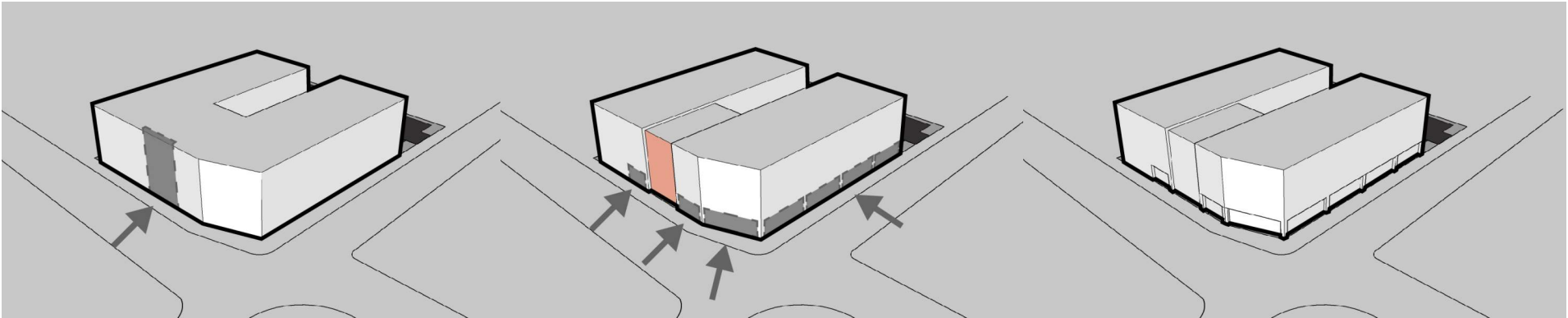
Pacific Power (PacifiCorp)
Phone: 888-221-7070



WATER ASSET / SEWER ASSET MAP

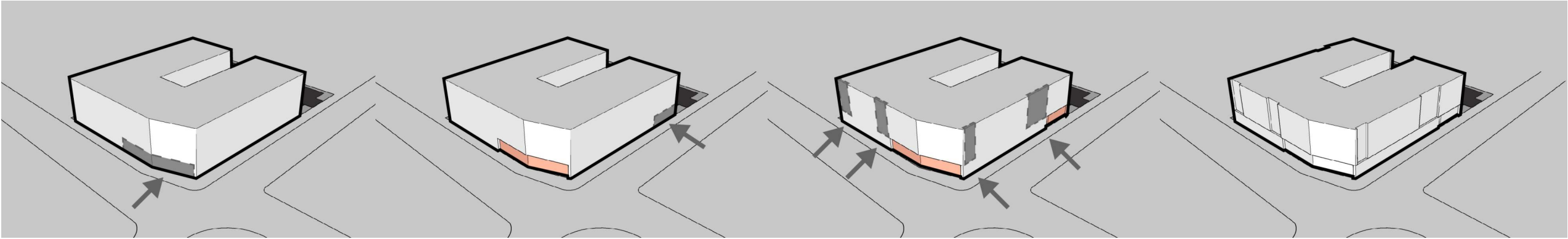
SUMMARY OF MASSING STUDIES

V1 - 2 BAR



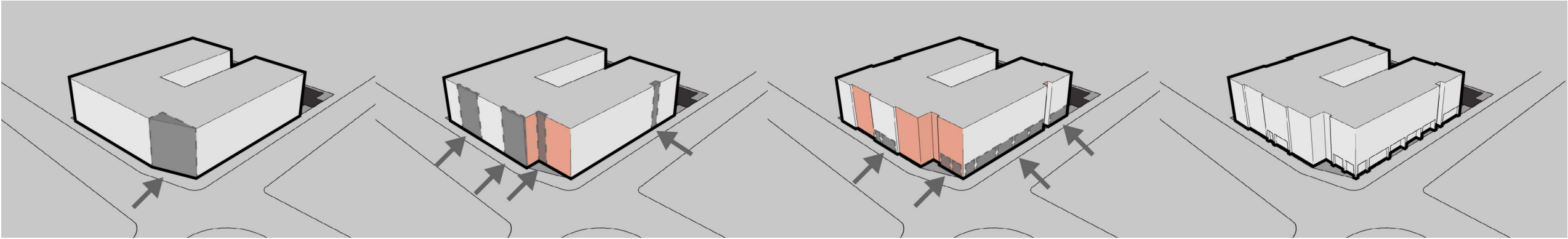
V1 [2 Bar] provides a large full height inset along N. Williams, inline with the e/w facing courtyard. The mass is split into two large bars flanking the courtyard and main entry, which is located on N. Williams.

V2 - SHEAR



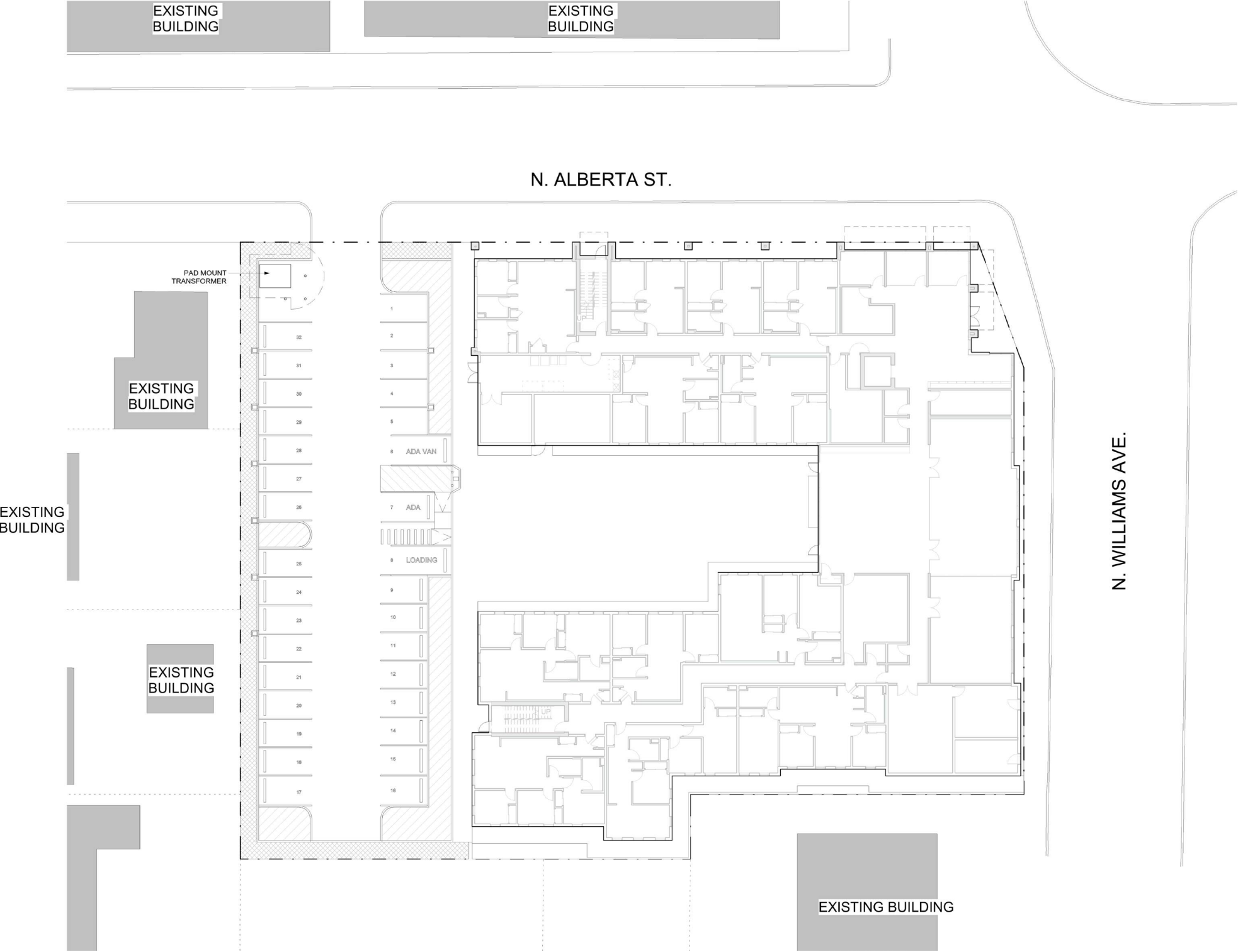
V2 [Shear] breaks the ground floor mass from the upper three levels. Insets of varying widths are offset between the ground floor and upper levels, creating a shearing effect. In this massing, the main entry is provided at the corner of N. Williams and North Alberta.

V3 - VILLAGE [preferred]



V3 [Village] introduces offset massing along N. Williams facade to relate to the adjacent context of single family homes across the street. A recessed main entry at the corner of N. Williams and N. Alberta provides an opportunity for an entry plaza and a clear identity for the front door. A singular massing is maintained along N. Alberta to relate to the distinctly different context. The Alberta massing extends to the property line on the upper levels, inseting along the ground floor to provide privacy at the ground floor units. This was the preferred option, responding in proportion and scale to the neighborhood, while meeting the facade variation required by code.

PROPOSED SITE PLAN
4931 N WILLIAMS AVENUE



1 SITE PLAN

GROUND FLOOR PLAN
LEVEL 1

BUILDING [85,016 GSF]
GROUND FLOOR [20,705 GSF]

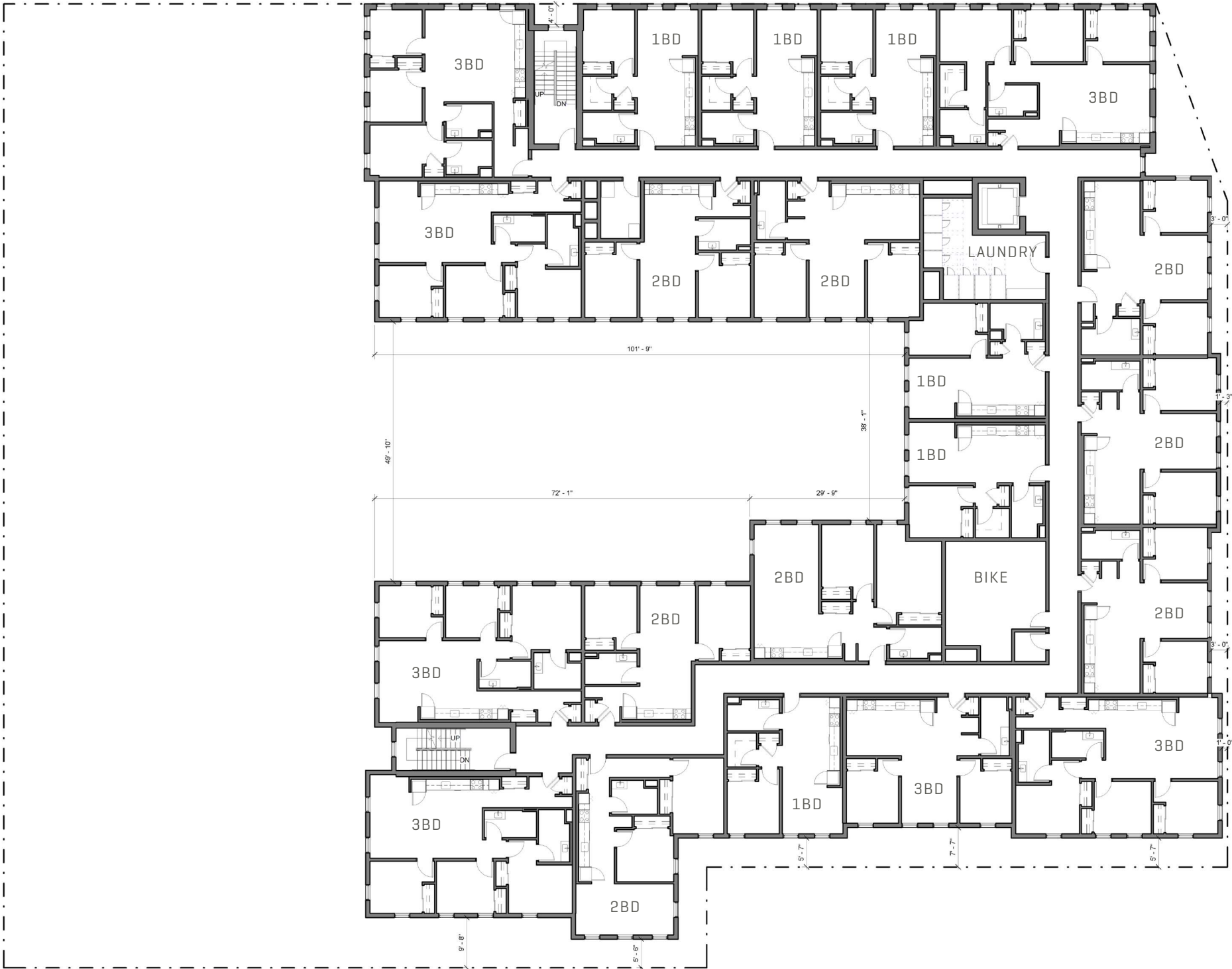


TYPICAL FLOOR PLAN

LEVEL 2-4

BUILDING [85,016 GSF]

LEVEL 2-4 [64,311 GSF]



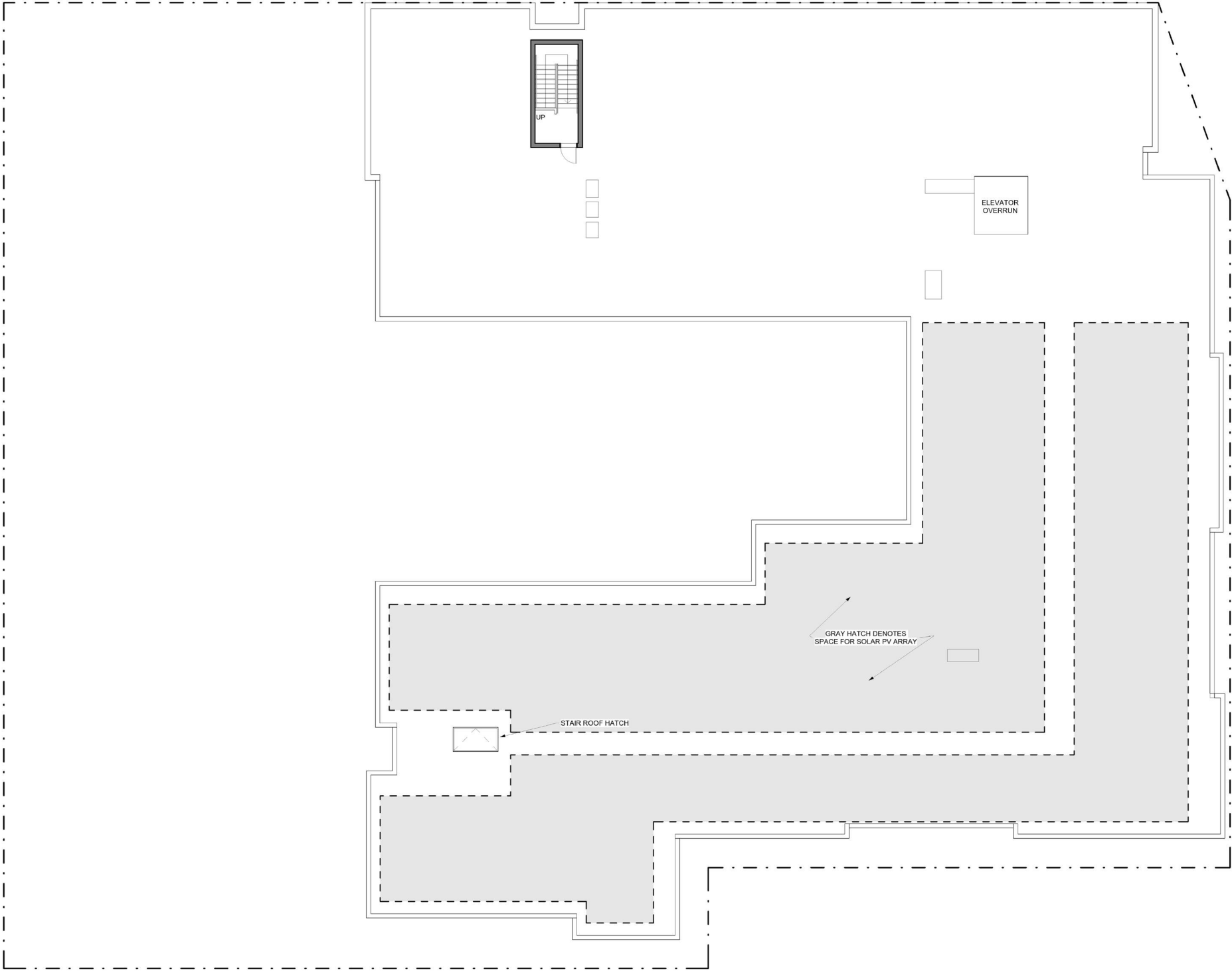
① TYPICAL LEVEL 02-04 PLAN

ROOF PLAN

TOP OF ROOF

BUILDING [85,016 GSF]

ROOF [21,437 GSF]



① ROOF PLAN

MATERIAL CONTEXT
BRICK VENEER BUILDINGS



5020 N. INTERSTATE



JEFFERSON HIGH SCHOOL



4946 N VANCOUVER AVE



ALBERTA ABBEY



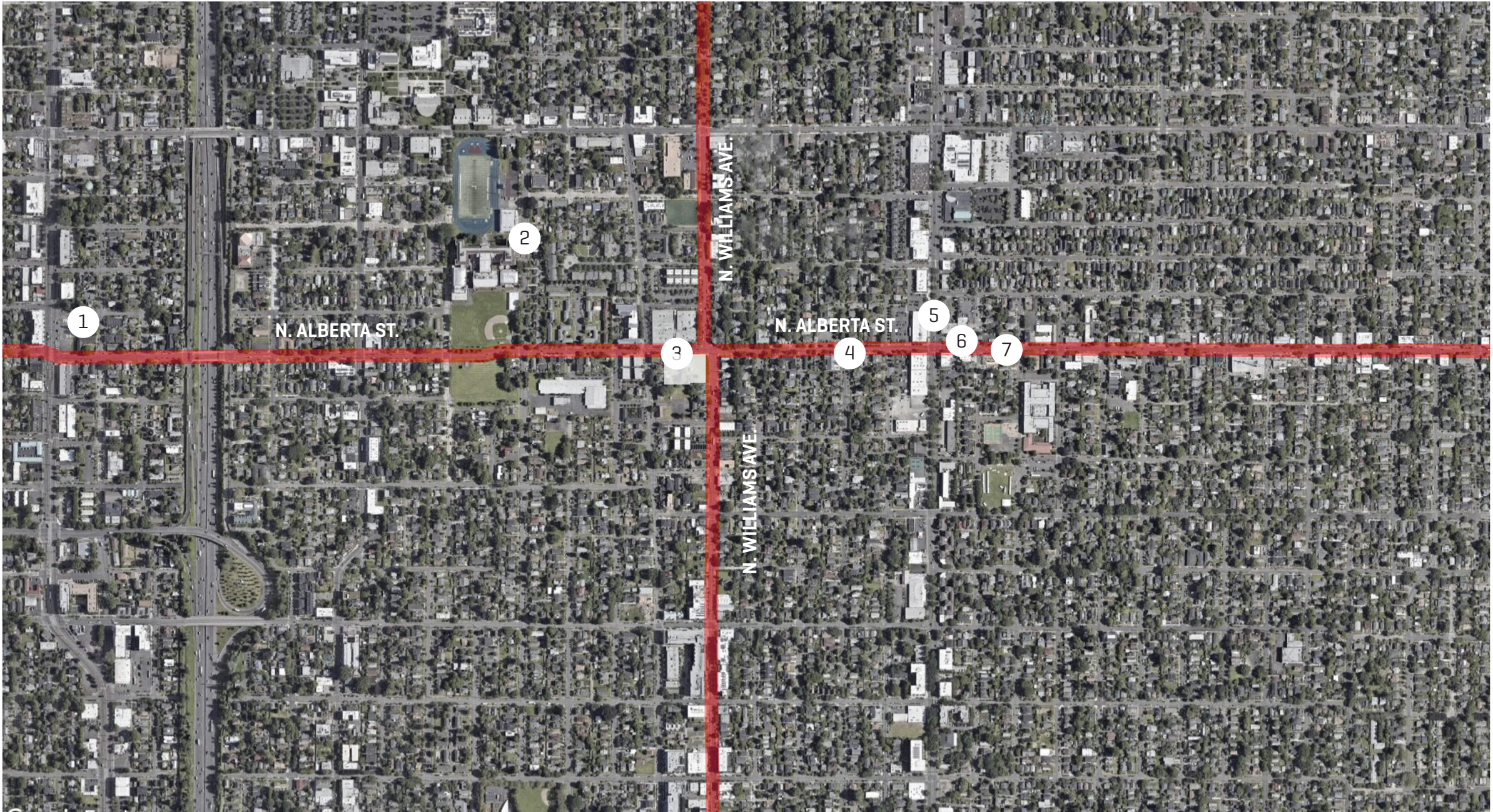
CASON'S FINE MEATS



DPI GROUP BUILDING



5020 N. INTERSTATE



MATERIAL CONTEXT
FIBER CEMENT BUILDINGS



THE FOLDS TOWNHOUSE



76 N WYGANT ST



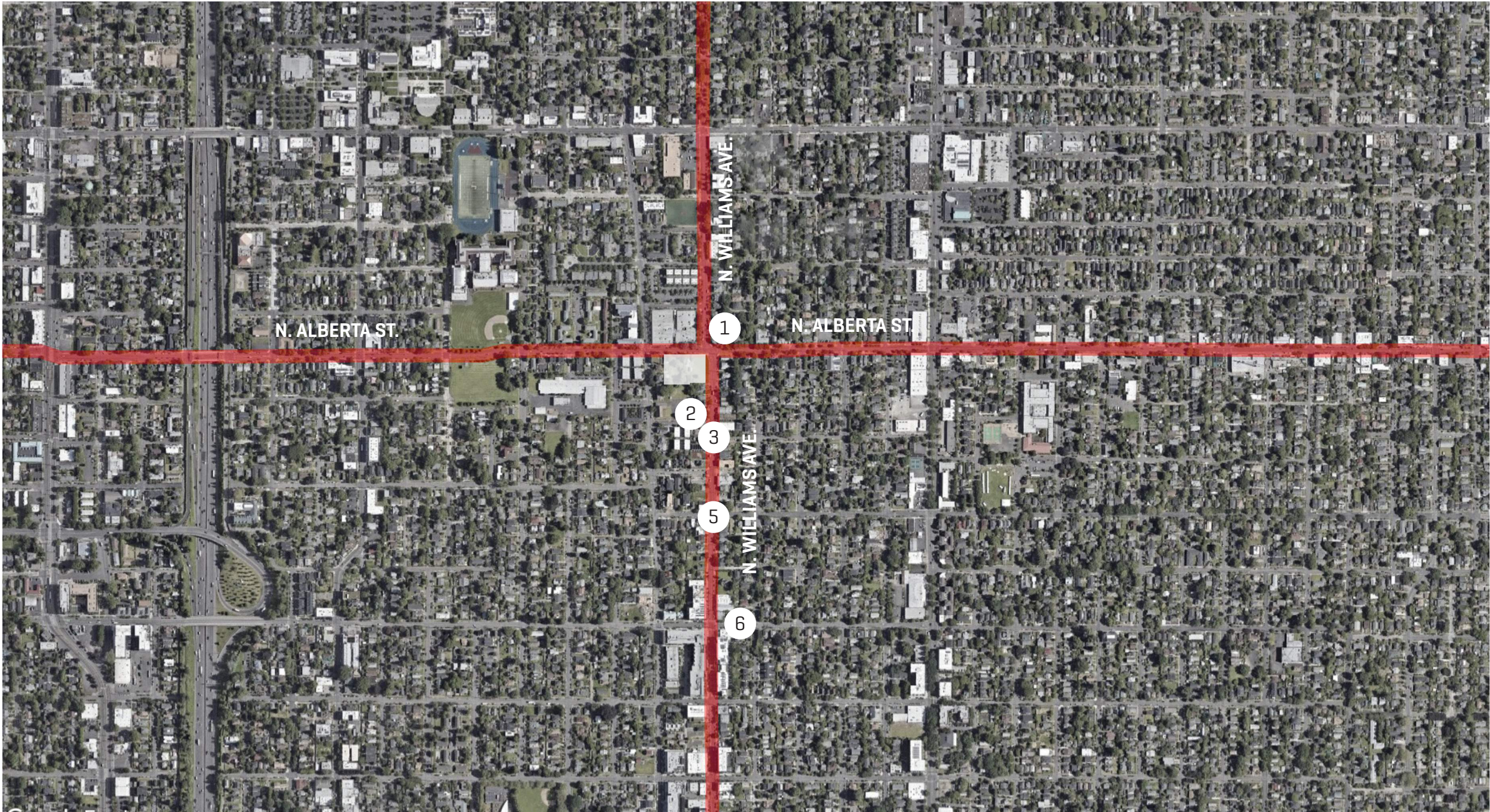
11 NE ALBERTA ST



4549 N WILLIAMS AVE, PORTLAND



MASON WILLIAMS



MATERIAL CONCEPT
CORNER OF N. ALBERTA AND N. WILLIAMS



1. BRICK, MUTUAL MATERIALS
COAL CREEK



2. CERACLAD FIBER CEMENT
SIDING, 8 REVEAL, SILVER GREY

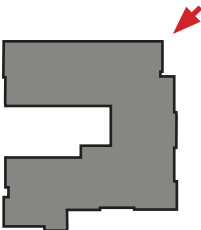


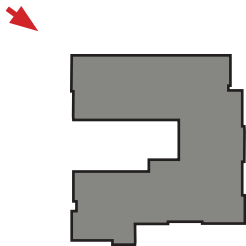
3. METAL PANEL, LIGHT GREY

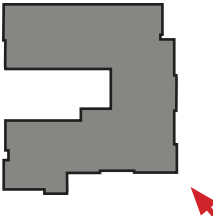


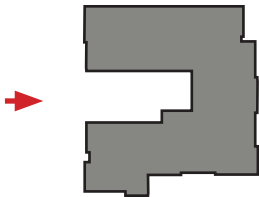
4.CERACLAD FIBER CEMENT
SIDING, 8 REVEAL, CHARCOAL

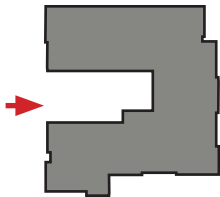














PROPOSED LANDSCAPE PLAN

LEGEND

- 01 Gathering Space
- 02 Nature Play Area
- 03 Exploration Path
- 04 Seating and BBQ Area
- 05 Timber Bench
- 06 Entry Plaza



LANDSCAPE PLAN

ELEVATIONS

East Elevation



***33.130.222.C.2 FACADE ARTICULATION**

- MIN. 25% OF FACADE NEEDS TO BE OFF-SET AT LEAST 2'
- HIGHLIGHTED AREA IS 51% OF FACADE OFF-SET 2'
- 86% OF FACADE OFF-SET 2'-12'

North Elevation



***33.130.222.C.2 FACADE ARTICULATION**

- MIN. 25% OF FACADE NEEDS TO BE OFF-SET AT LEAST 2'
- HIGHLIGHTED AREA IS 27% OF FACADE OFF-SET BETWEEN 2' TO 5'

West Elevation



South Elevation



ANTICIPATED MODIFICATION
GROUND FLOOR UNITS ON N. ALBERTA

ANTICIPATED MODIFICATIONS/
ADJUSTMENTS

- 33.130.230.B.4.b(1) AND CITY OF
PORTLAND TREE AND LANDSCAPING
MANUAL - STANDARD L1.

REMOVE THE L1 TREE REQUIREMENTS AT
THE GROUND FLOOR UNITS ALONG ALBERTA.
L1 STANDARDS REQUIRE ONE LARGE TREE
PER 30 LINEAR FEET, ONE MEDIUM TREE
PER 22 LINEAR FEET, OR ONE SMALL TREE
PER 15 LINEAR FEET.

[MODIFICATION WILL BE REQUESTED]

