



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: 8/23/23
To: Bryan Bahr | HOLST Architecture
From: Staci Monroe, Design & Historic Review Team
503-865-6516 | staci.monroe
Re: EA 23-052200 DAR | Strong Properties
Design Advice Request Commission Summary Memo – July 20, 2023

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the July 20, 2023 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit efiles.portlandoregon.gov/Record/16264665/.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on July 20, 2023. 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. Incorporating prominent elements that reflect the social and/or cultural history of the site is critical. Facades that engage both at the ground level and above are crucial to providing safe and vibrant public realms. Ensure the successful design concept is maintained as further refinements to the building and site landscaping are made as suggested below.

Commissioners Present. Brian McCarter, Chandra Robinson, Zari Santner, Joe Swank, Tina Bue, Sam Rodriguez [Jessica Molinar recused]

Summary of Comments. Following is a general summary of Commission comments by design tenet based on the future approval criteria – the Portland Citywide Design Guidelines (PCDG).

CONTEXT

- There is such a rich history in Albina to draw inspiration for the response to social and cultural significance.
- The project feels introverted and does not appear to represent the expressiveness of African American culture. Explore ways to incorporate moments of joy and exuberance through building details, color, landscaping, art, etc. The partnership with SEI provides a great opportunity to do so.
- The project's location on such a prominent corner at Williams and Alberta provides a great opportunity to provide art, which should be visible to the public.
- Courtyard presents a great canvas to incorporate a response to the water guideline. The response doesn't have to be excessive.

PUBLIC REALM

- Residential ground floor units need to be designed to provide both comfort and safety for the residents and contribute to the activity and vibrancy along the sidewalk. Old and new residential in this area does this successfully by incorporating stoops, entrances, setbacks and landscape screening. When units are close to the street, the elevation above sidewalk grade is so important to create safe and vibrant frontages.
- Given the shallow depth, at-grade condition of the proposed units, it was determined that a secured outdoor occupiable space with layered landscaping could provide screening and a buffer for the units while also engaging the ground floor program with the sidewalk. Individual unit front entrances with stoops are not critical so long as the space is occupiable.
- Some kind of small tree, like a vine maple or myrtle, with irrigation could be successful in a shaded landscape area like ones in front the units.
- The building as designed does not feel residential and is in need of a more outward expression of the interior use to create connections with the activity on the street. Balconies or Juliettes are successful at doing this.
- Additional weather protection via canopies is needed along Williams Street, which is very active as a major pedestrian and bicycle corridor.
- An entrance is needed to access the community room from Williams to help activate this frontage.
- The Williams' corner needs to be as prominent as possible with both entries and canopies.
- More weather protection and another entrance on Williams would be more beneficial to the public realm than the small narrow landscape areas in front of the community room.

- The above-grade transformer in the parking lot if well screened with landscaping could be satisfactory.
- Focus on landscaping and seating opportunities in the furnishing zone to extend the use of the right-of-way for community room spill out area.

QUALITY & PERMANENCE

- The overall concept of the massing, articulation, and limited quality materials are working well together. Depth in fenestrations and integration of louvers will need to contribute the successes of the design.
- The high contrast color scheme was noted as being predominant but was more successful than the red brick option on the Alberta volume shared at the meeting. Vibrancy, over color scheme, was noted as being key for the project, which could be part of the exterior at the ground plane or could come from the interior walls.
- Ceraclad is a high-quality material, albeit less so than brick. Recommendation to consider smooth finish over grooved for graffiti purposes.
- The internal courtyard is designed as a quality common space that is safe for kids.
- The landscape areas adjacent to the building and within the parking area need more diverse and layered landscaping to block headlights into units but also maintain sight lines between walkway and parking lot. A shrub layer to 3 feet against parking stall combined with both small and large trees (limbed to 8') will provide screening for the residential units and shade in the parking area.
- For trees in the parking area, placing them dead center in every other parking space provides good canopy coverage and an area through zone for people to pass from their car over to the walkway.
- The depth of the landscape areas that buffer the parking from the adjacent residential units needs to be more developed with robust, large-scaled plantings.
- Look at the landscape buffer and screening along south property line to ensure it is robust enough to provide privacy to the adjacent property.

Exhibit List

- A. Applicant's Submittals
 - 1. Original drawing set dated 6/8/23
- B. Zoning Map
- C. Drawings
 - 1. through 30
- 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
 - 6. Images of site posting
- E. Service Bureau Comments
 - 1. Bureau of Transportation
- F. Public Testimony

1. Thomas Schroyer, 7/11/23 email, stating concerns with lack of on-site parking and impacts on neighborhood parking.
 2. Lynne Marie, 7/19/23 email, stating concerns with removal of, and lack of new, tree and vegetation and impacts on climate goals, and overall support for the project.
 3. Testifier List from 7/20/23 DAR meeting
- G. Other
1. Application form
 2. Staff memo to Design Commission 10/28/23
 3. Design Guideline Matrix for Design Commission
 4. Staff Presentation for 7/20/23 meeting

H O L S T

8 JUNE 2023

CDP & SEI
Strong Property

PORTLAND, OR

DAR EA 23-033320



N. ALBERTA ST

N. WILLIAMS AVE

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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.



CONTEXT STUDY

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 [51 FT TOTAL]

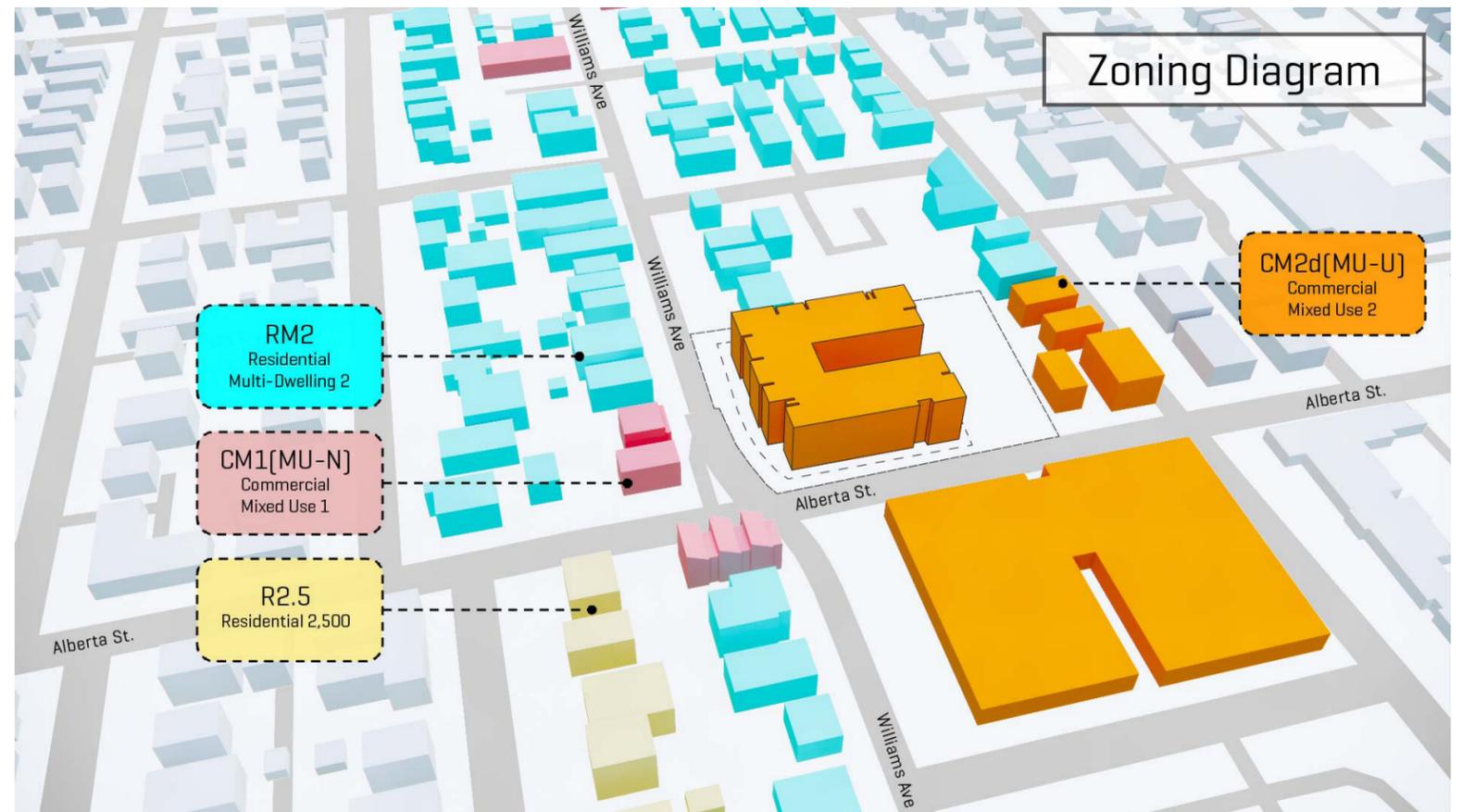
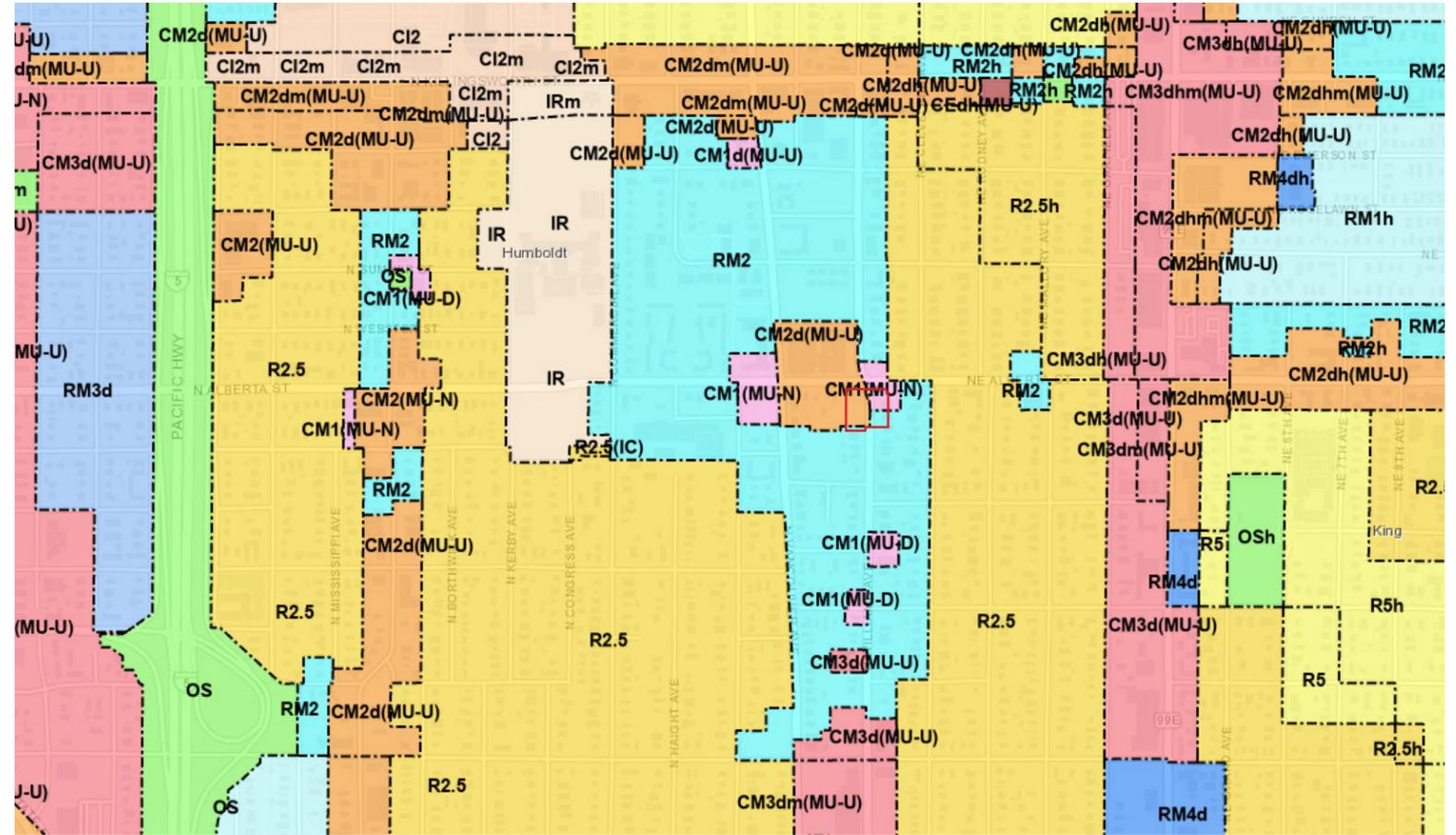
MAX BUILDING SITE COVERAGE: 100%

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

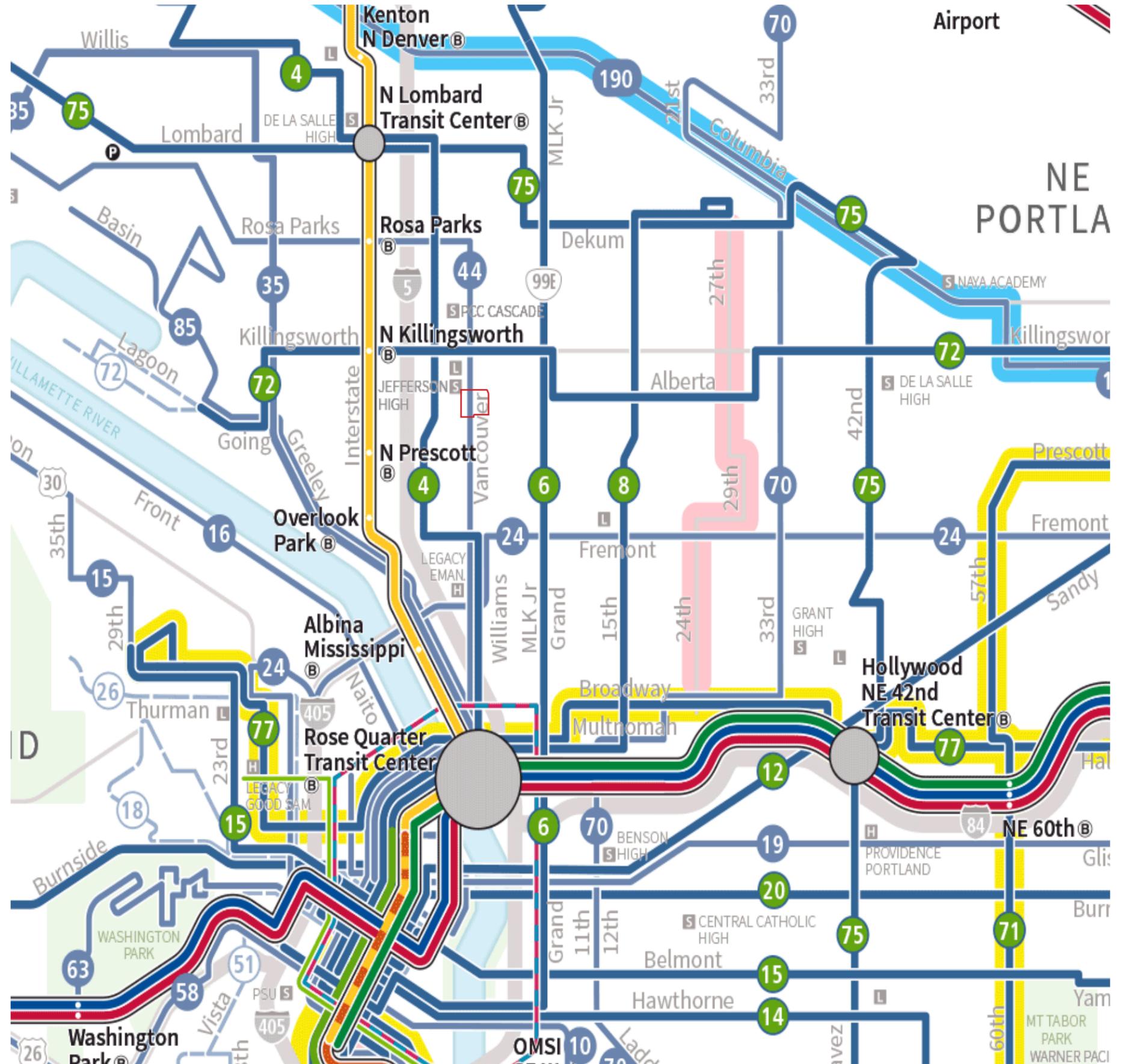
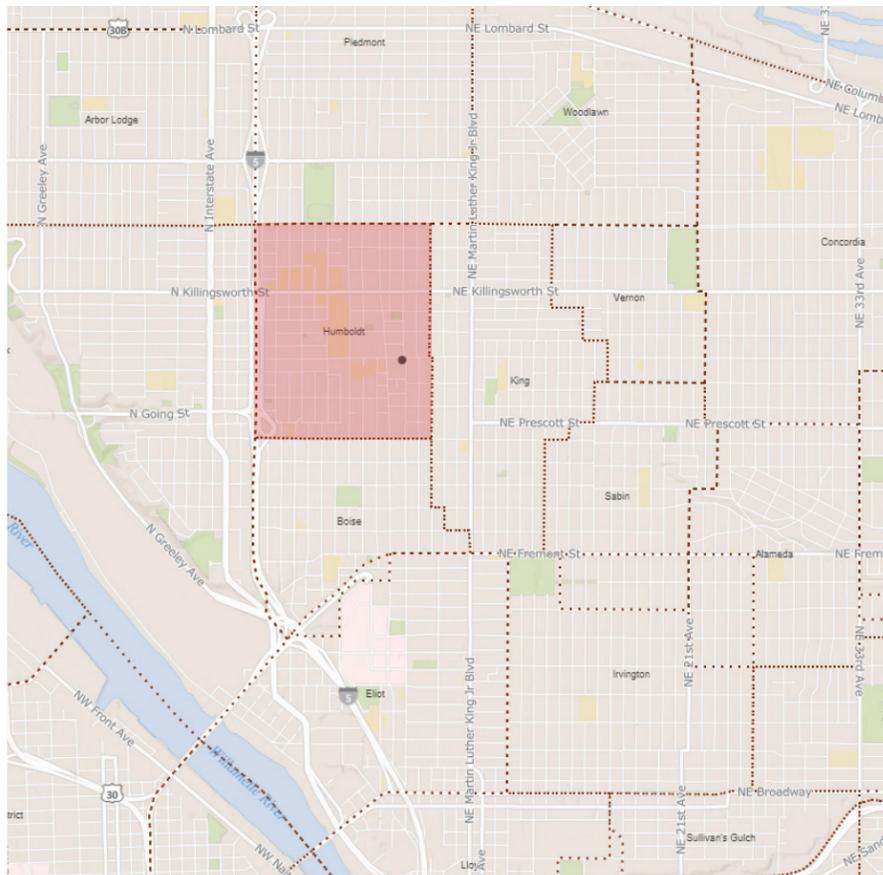
CAR DOMINANT VEHICLE CIRCULATION

- 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

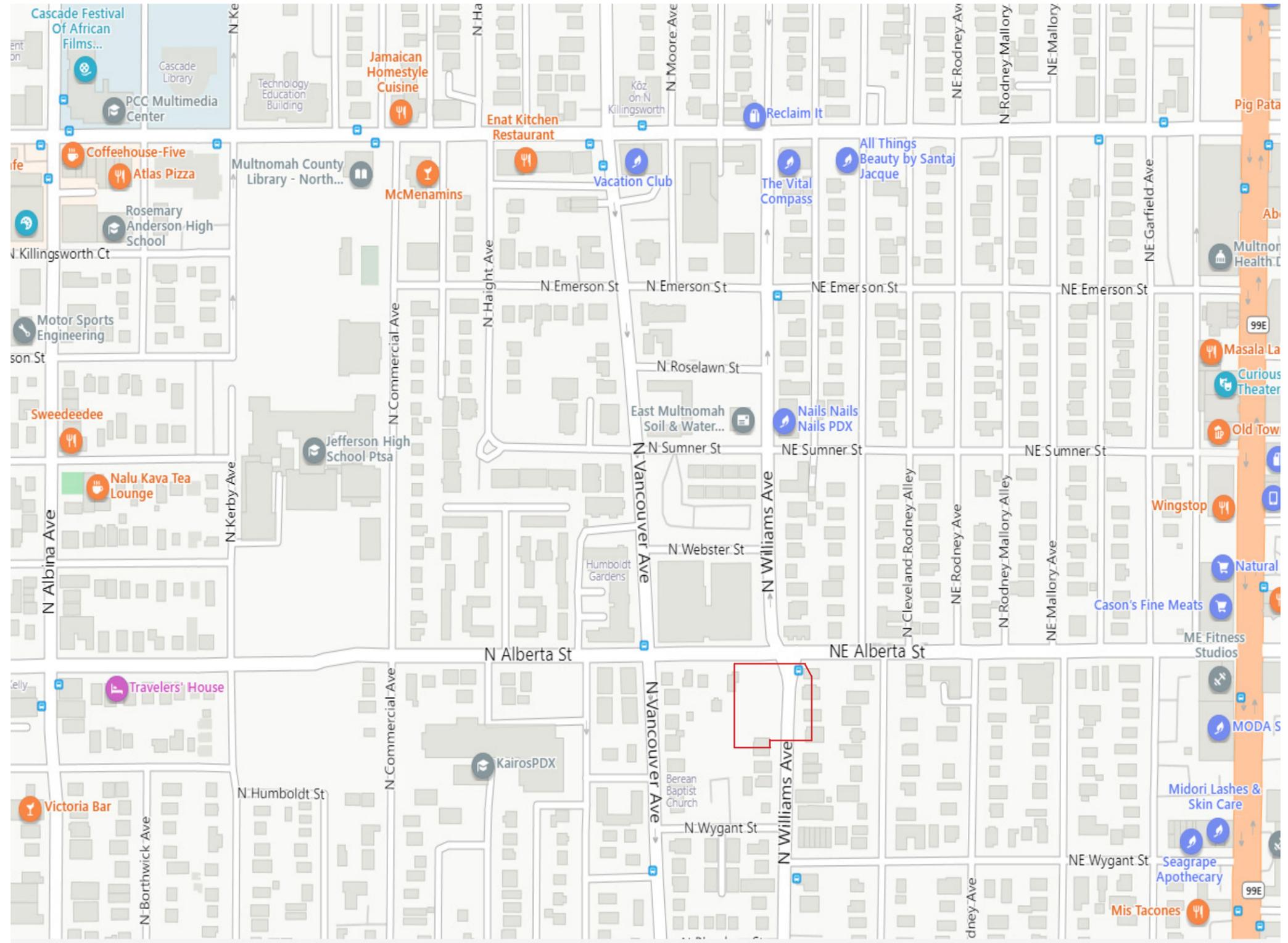
PUBLIC AMENITIES & OPEN SPACE

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



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



OPEN GREEN SPACES

Highlighted areas consist of public parks and school playgrounds.



HOSPITAL

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



DAYCARES

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



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



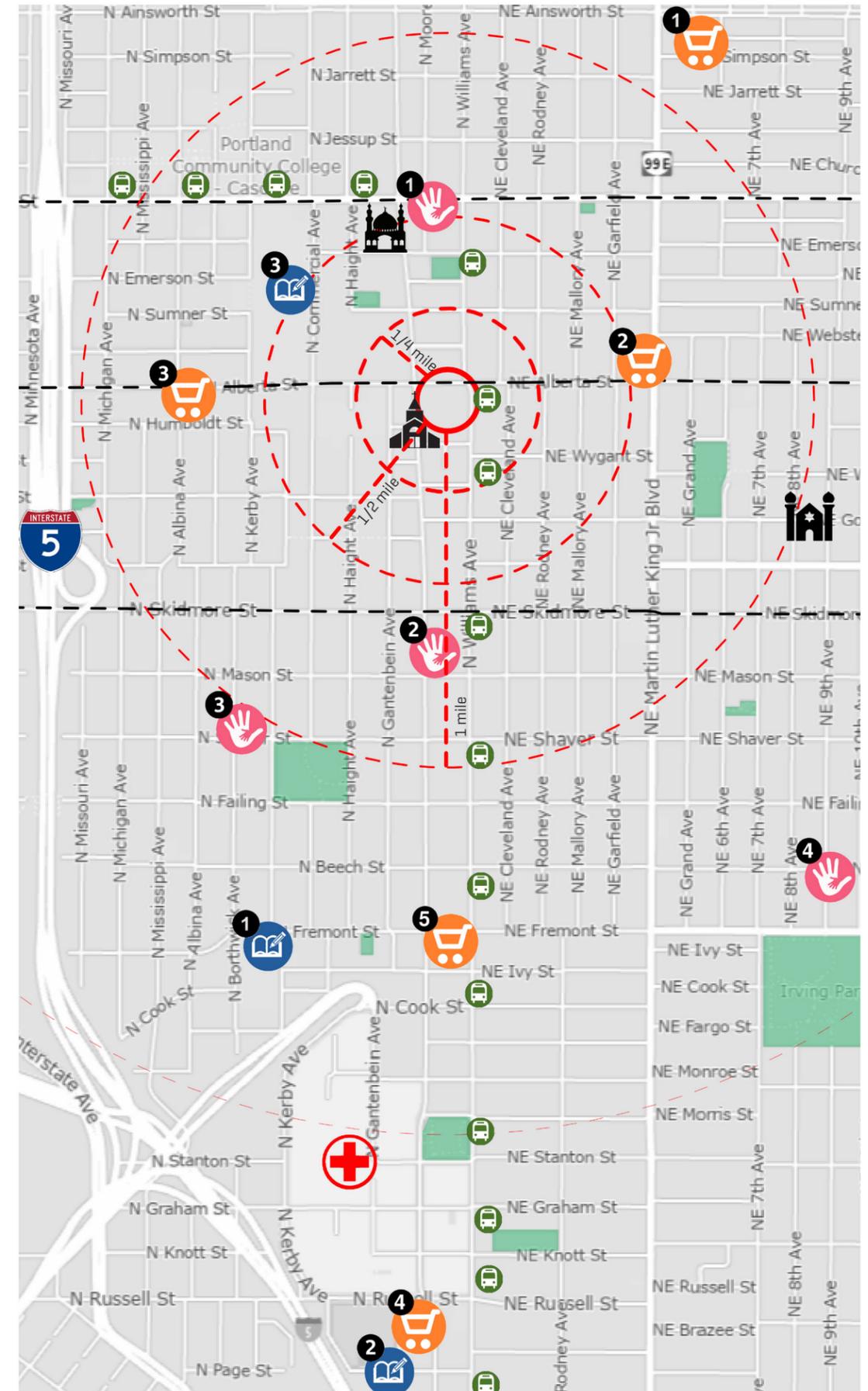
BUS STOPS

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.



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

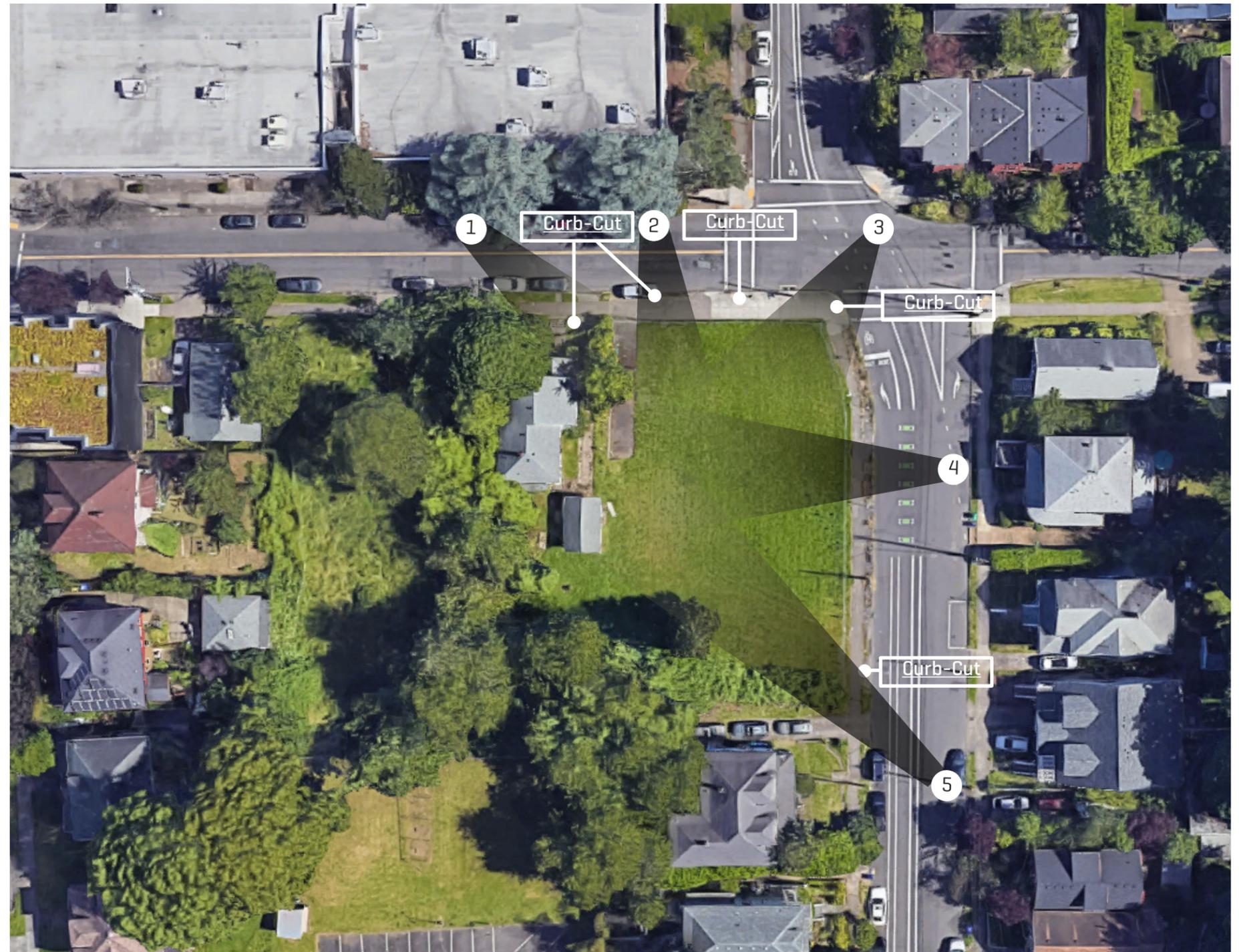
- SINGLE FAMILY HOUSE TO BE DEMOLISHED
- PERIPHERAL BUILDINGS TO REMAIN
- FIVE CURB-CUTS ON SITE
- TREES ON SITE TO BE REMOVED



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



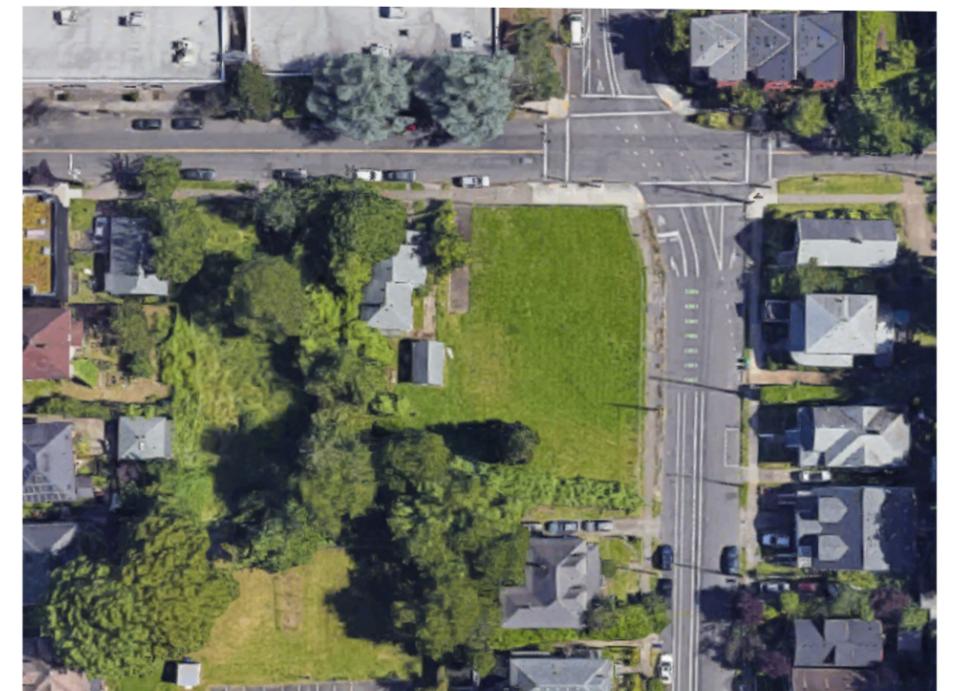
View 4: Site from East looking West



Aerial view from NE looking SW



View 5: Site from Southeast looking Northwest

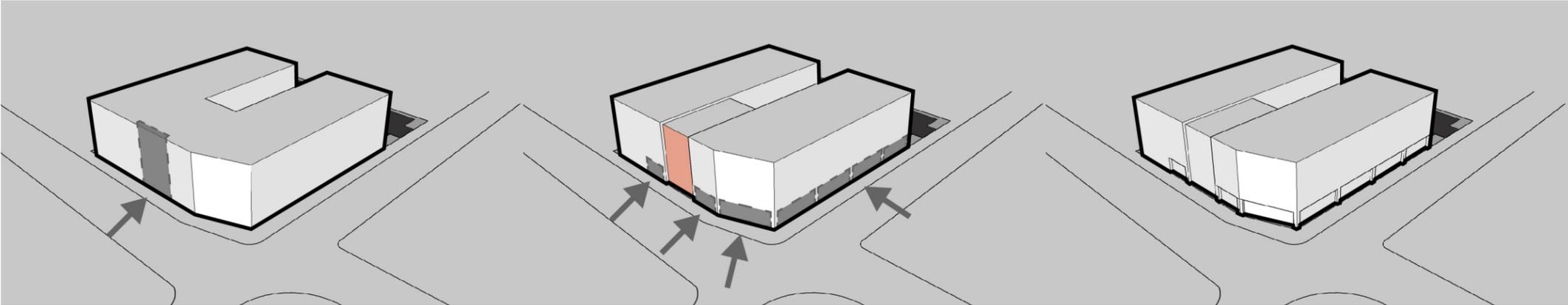


View of complete block

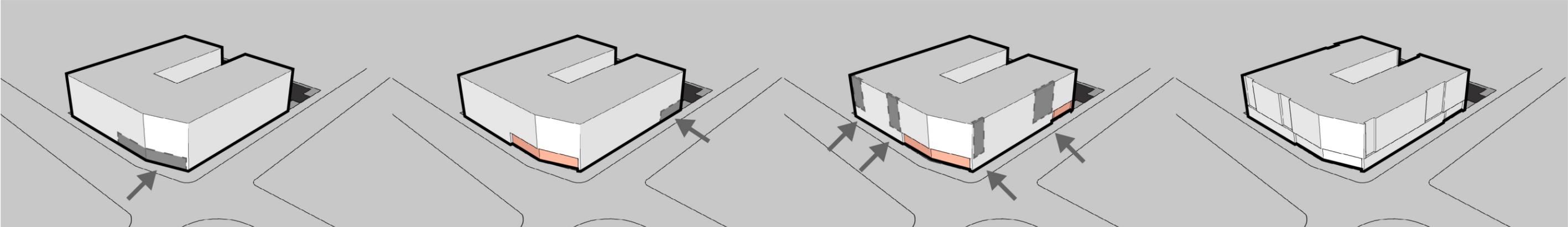
CONCEPT DESIGN

SUMMARY OF MASSING STUDIES

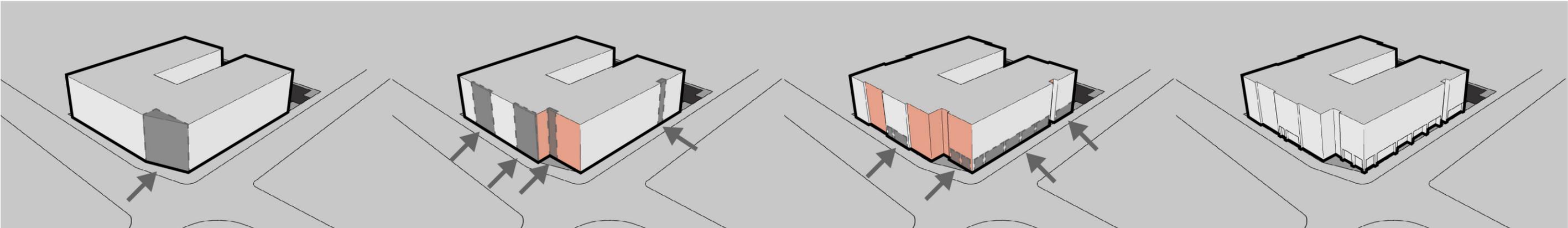
V1



V2



V3 [preferred]



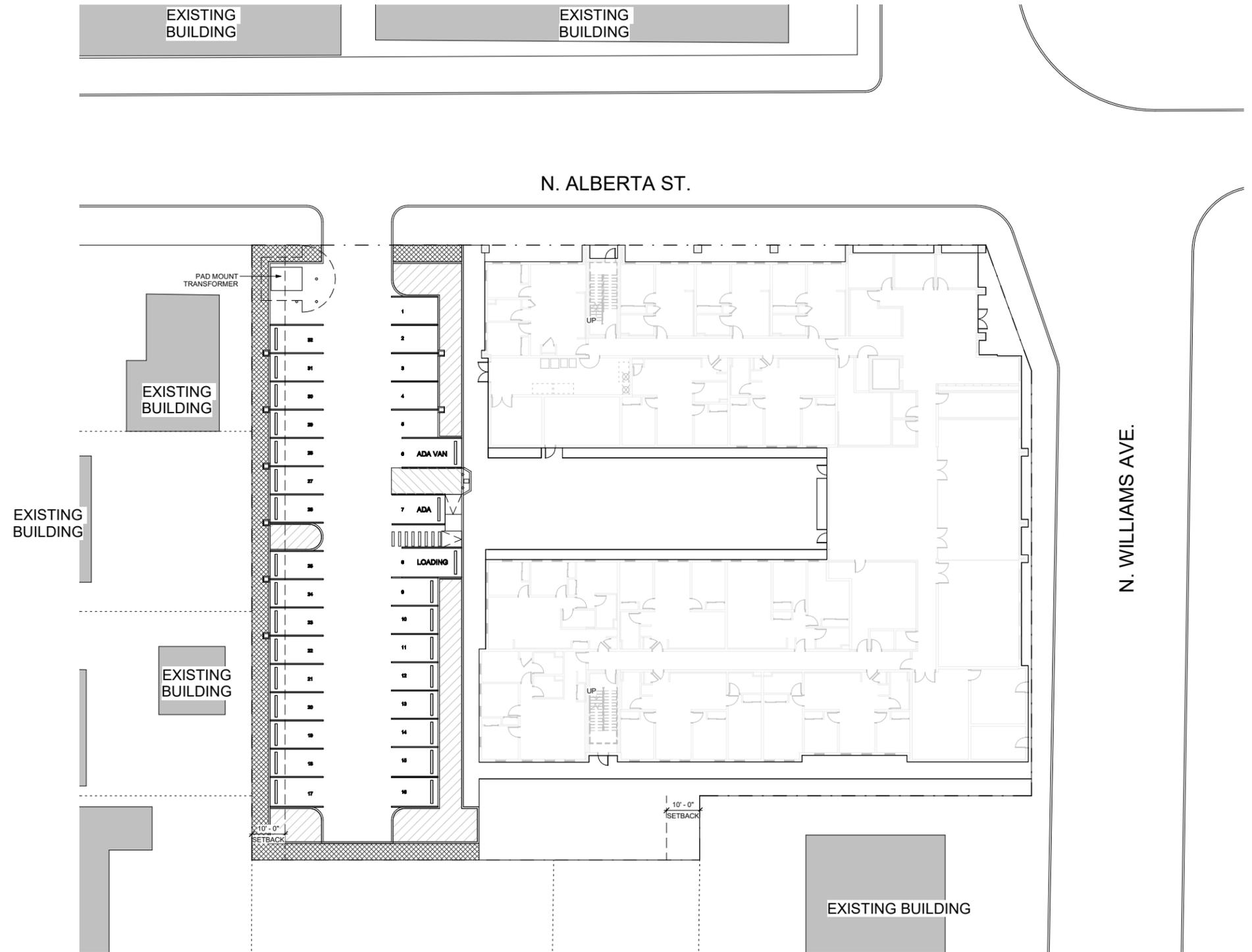
PROPOSED SITE PLAN

4931 N WILLIAMS AVENUE

ANTICIPATED MODIFICATIONS/ ADJUSTMENTS

- REMOVE THE L1 TREE REQUIREMENTS AT
THE GROUND FLOOR UNITS ALONG ALBERTA.

[MODIFICATION WILL BE REQUESTED]



⌚ SITE PLAN

GROUND FLOOR PLAN

LEVEL 1

BUILDING [85,016 GSF]

GROUND FLOOR [20,705 GSF]

TRASH ROOM

ELECTRICAL ROOM

STORAGE - 2 ROOMS

OFFICES- 3 ROOMS

BREAK/ COPY ROOM

LOBBY SPACE

LAUNDRY ROOM

MAIL AREA

PARCEL ROOM

COMMUNITY ROOMS - 2 ROOMS

AMENITY SPACE

BIKE STORAGE ROOM

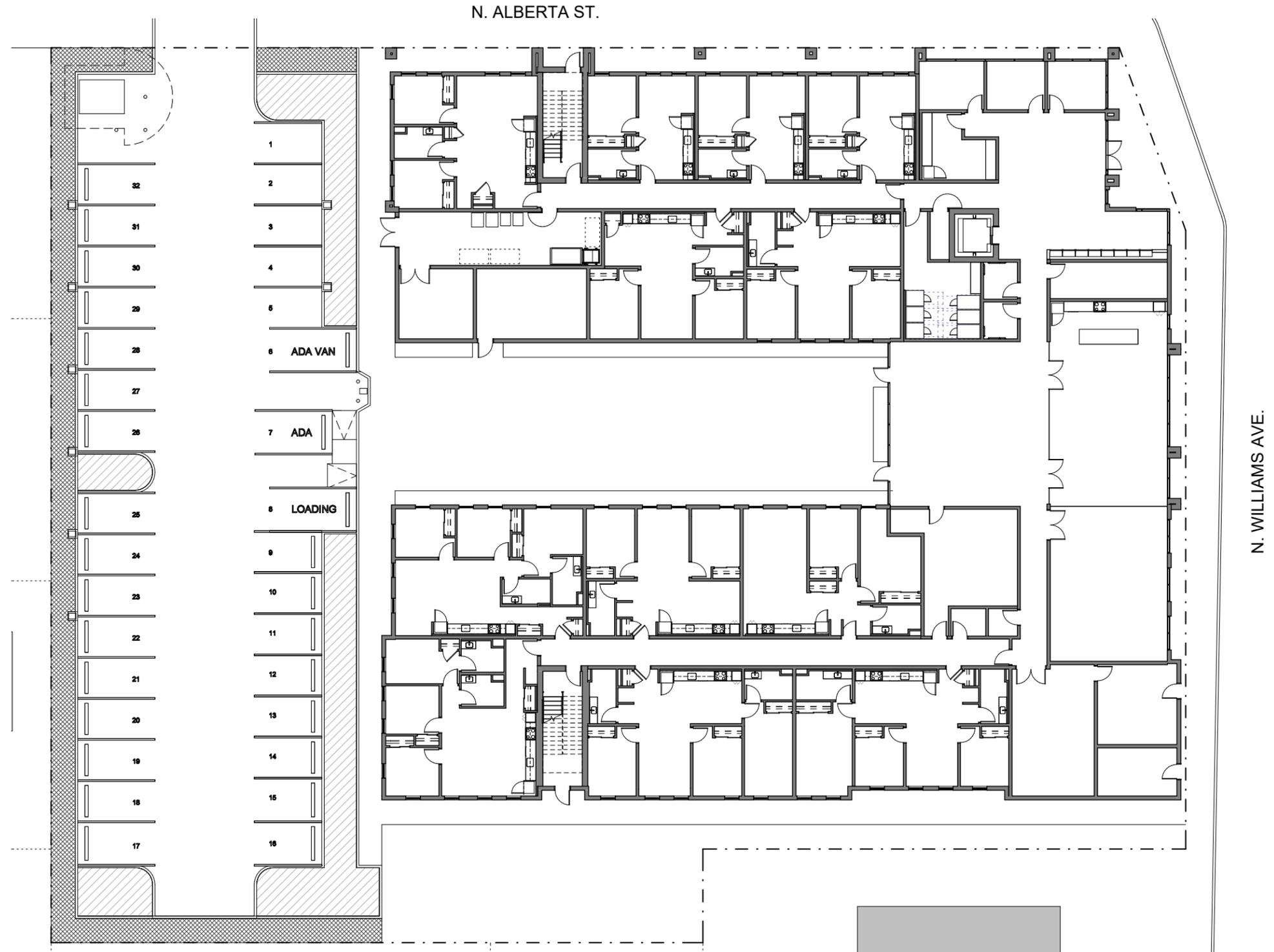
WATER ROOM

FIRE ROOM

1 BEDROOMS - 3 UNITS

2 BEDROOMS - 5 UNITS

3 BEDROOMS - 4 UNITS



LEVEL 01 PLAN

TYPICAL FLOOR PLAN

LEVEL 2-4

BUILDING (85,016 GSF)

LEVEL 2-4 (64,311 GSF)

LAUNDRY ROOM

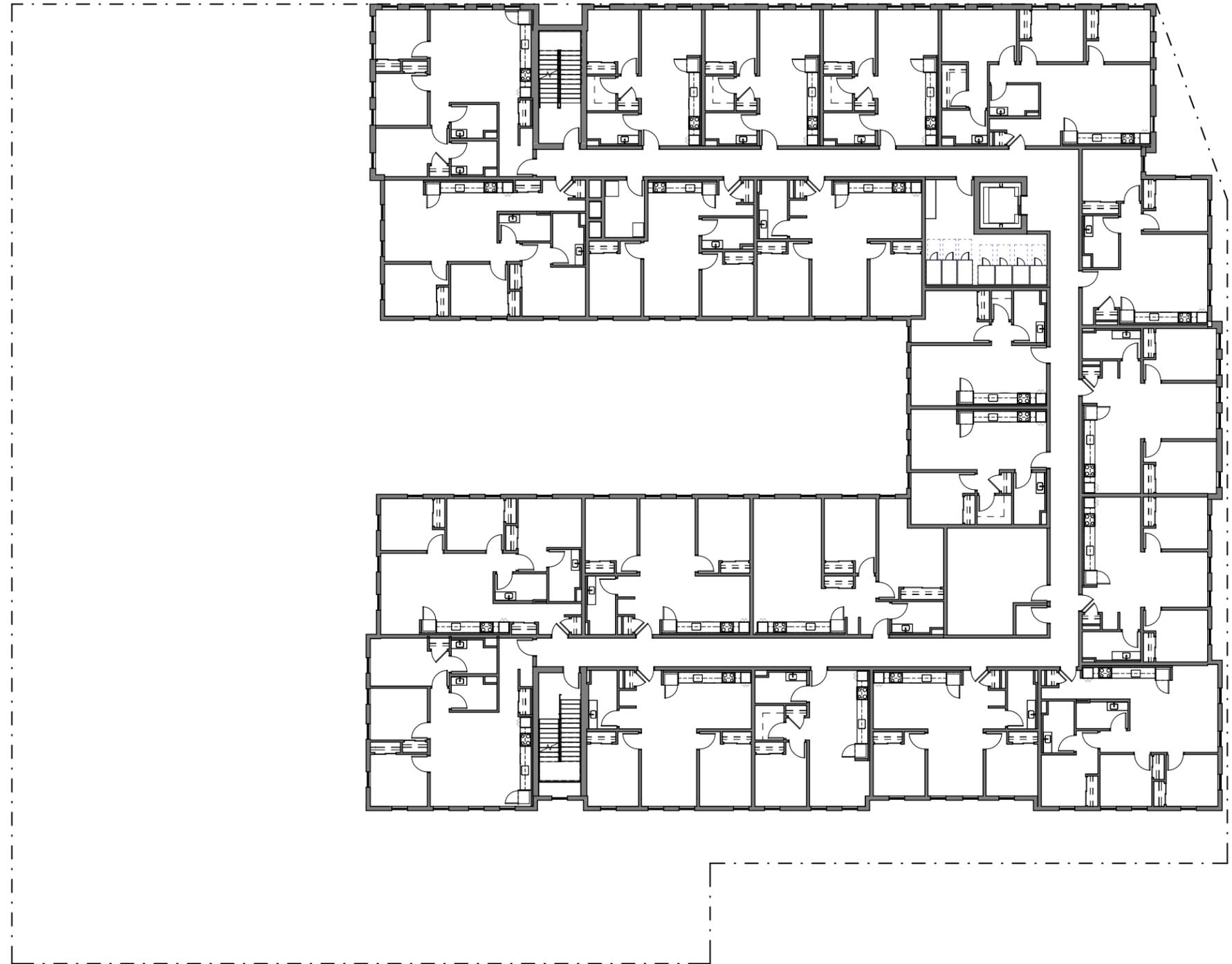
TRASH CHUTE

BIKE STORAGE ROOM

1 BEDROOM - 6 UNITS

2 BEDROOM - 6 UNITS

3 BEDROOM - 9 UNITS



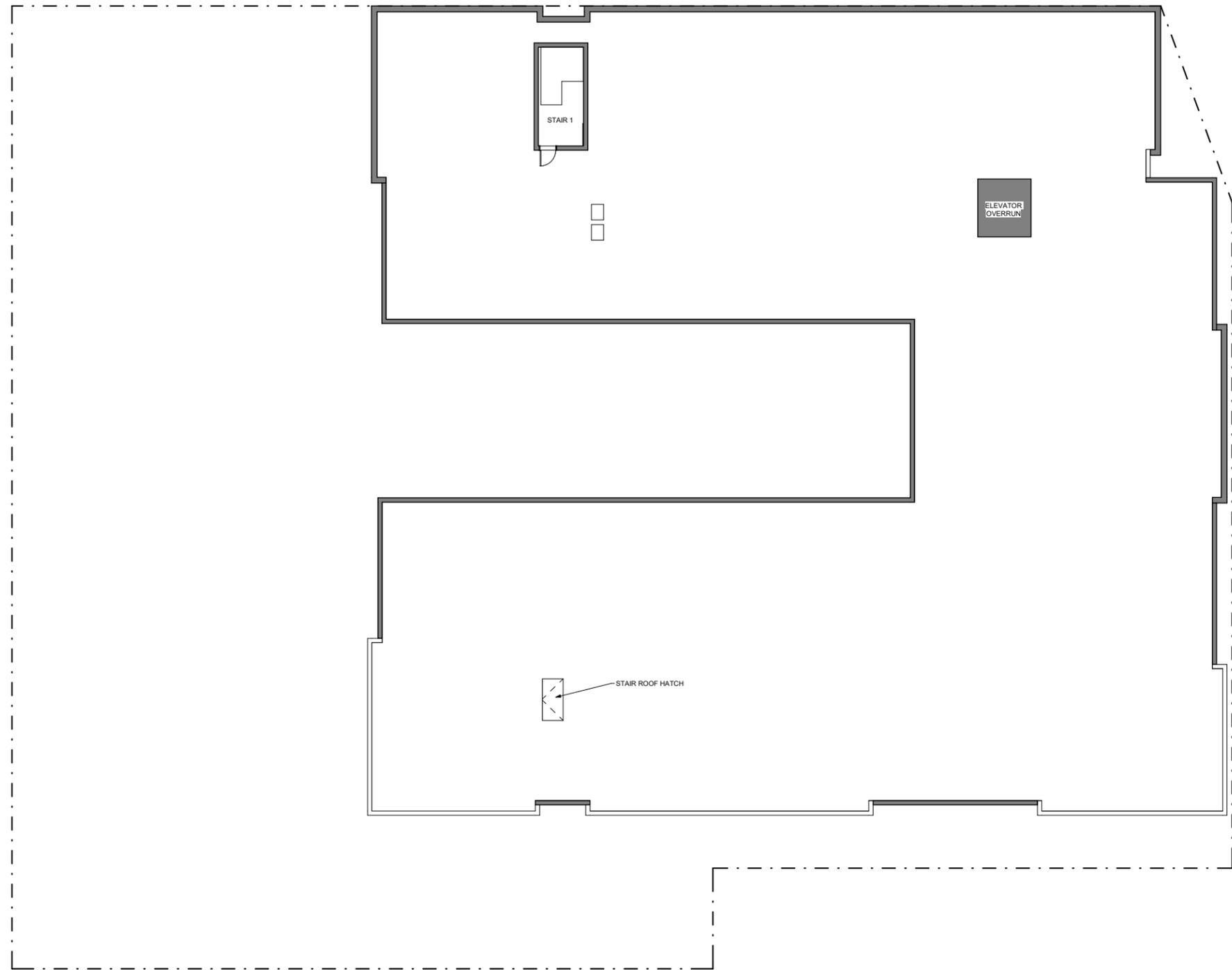
① TYPICAL LEVEL 02-04 PLAN

ROOF PLAN

TOP OF ROOF

BUILDING [85,016 GSF]

ROOF [21,437 GSF]

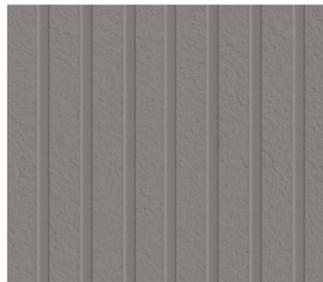


① ROOF PLAN

MATERIAL CONCEPT



1. BRICK, MUTUAL MATERIALS COAL CREEK



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



3. METAL PANEL, LIGHT GREY



4. CERACLAD FIBER CEMENT SIDING, 8 REVEAL, CHARCOAL



MATERIAL CONTEXT

BRICK VENEER BUILDINGS



5020 N. INTERSTATE



JEFFERSON HIGH SCHOOL



4946 N VANCOUVER AVE



ALBERTA ABBEY



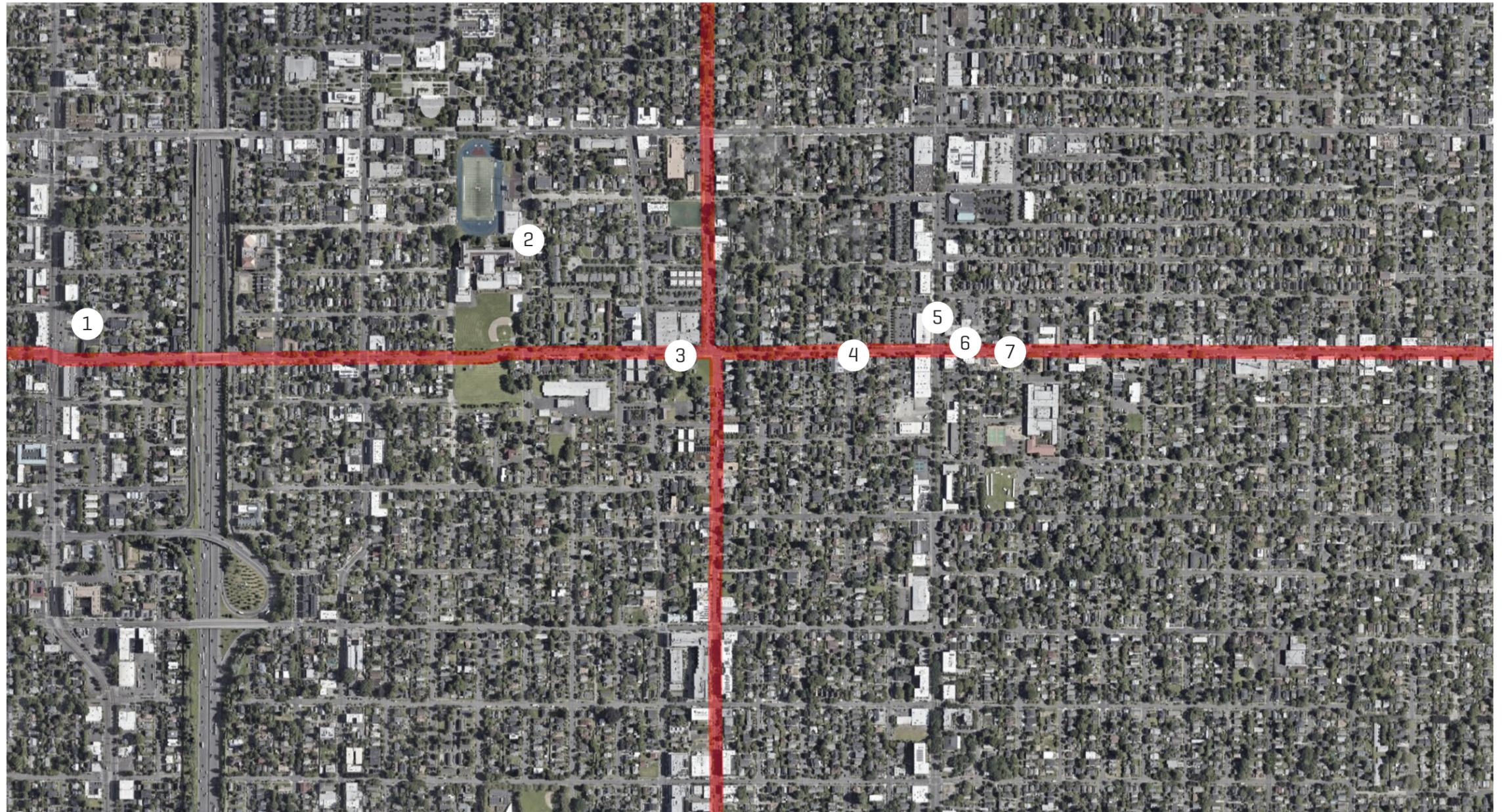
CASON'S FINE MEATS



DPI GROUP BUILDING



5020 N. INTERSTATE



MATERIAL CONTEXT
FIBER CEMENT BUILDINGS



1
THE FOLDS TOWNHOUSE



2
76 N WYGANT ST



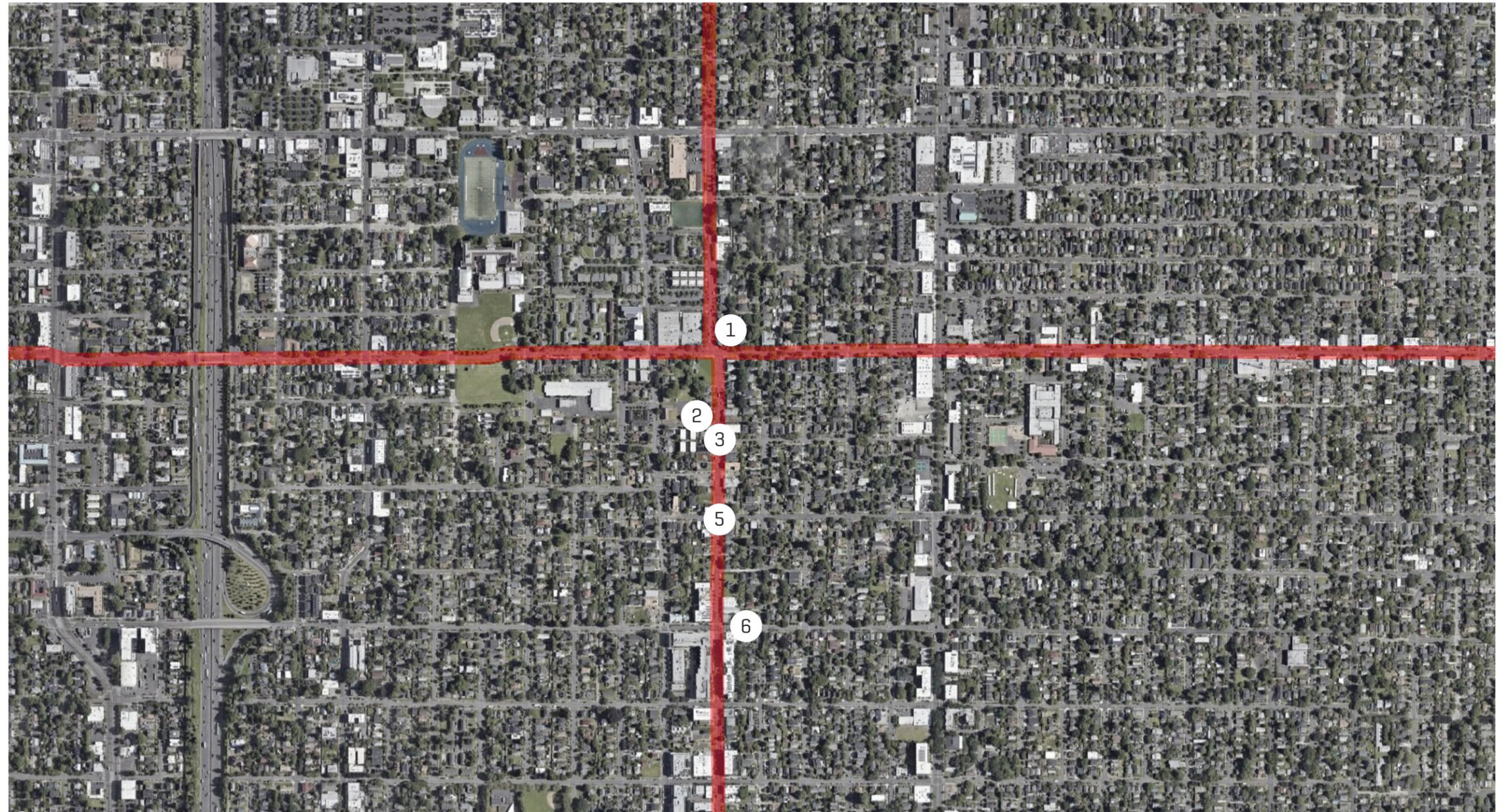
3
11 NE ALBERTA ST



4
4549 N WILLIAMS AVE, PORTLAND



5
MASON WILLIAMS



ELEVATIONS

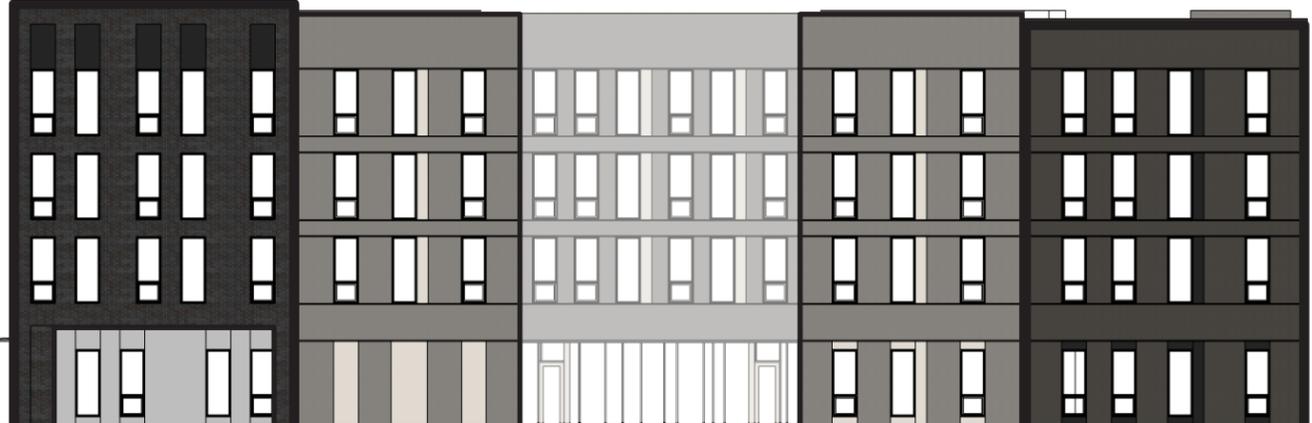
East Elevation



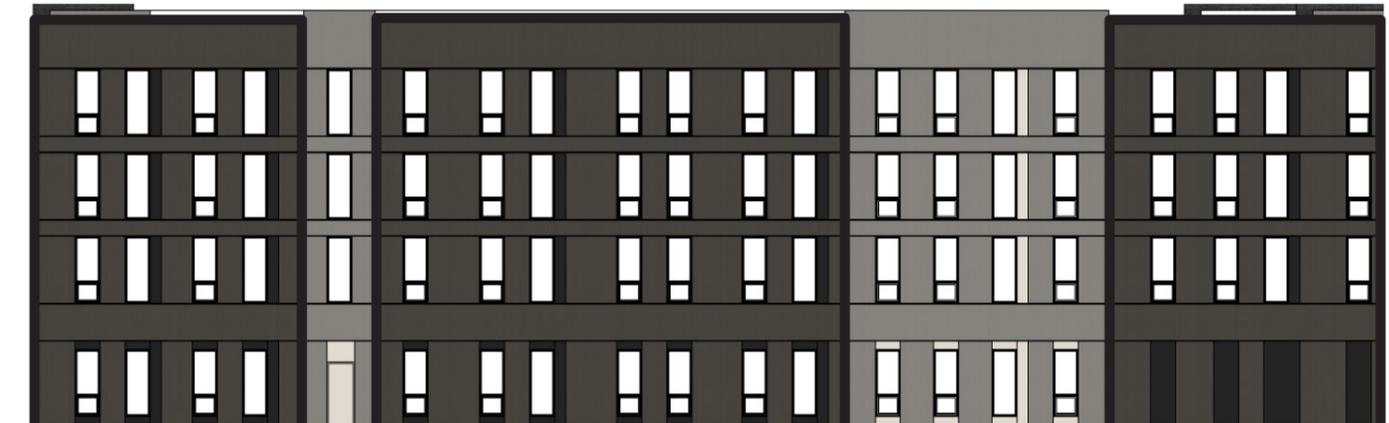
North Elevation

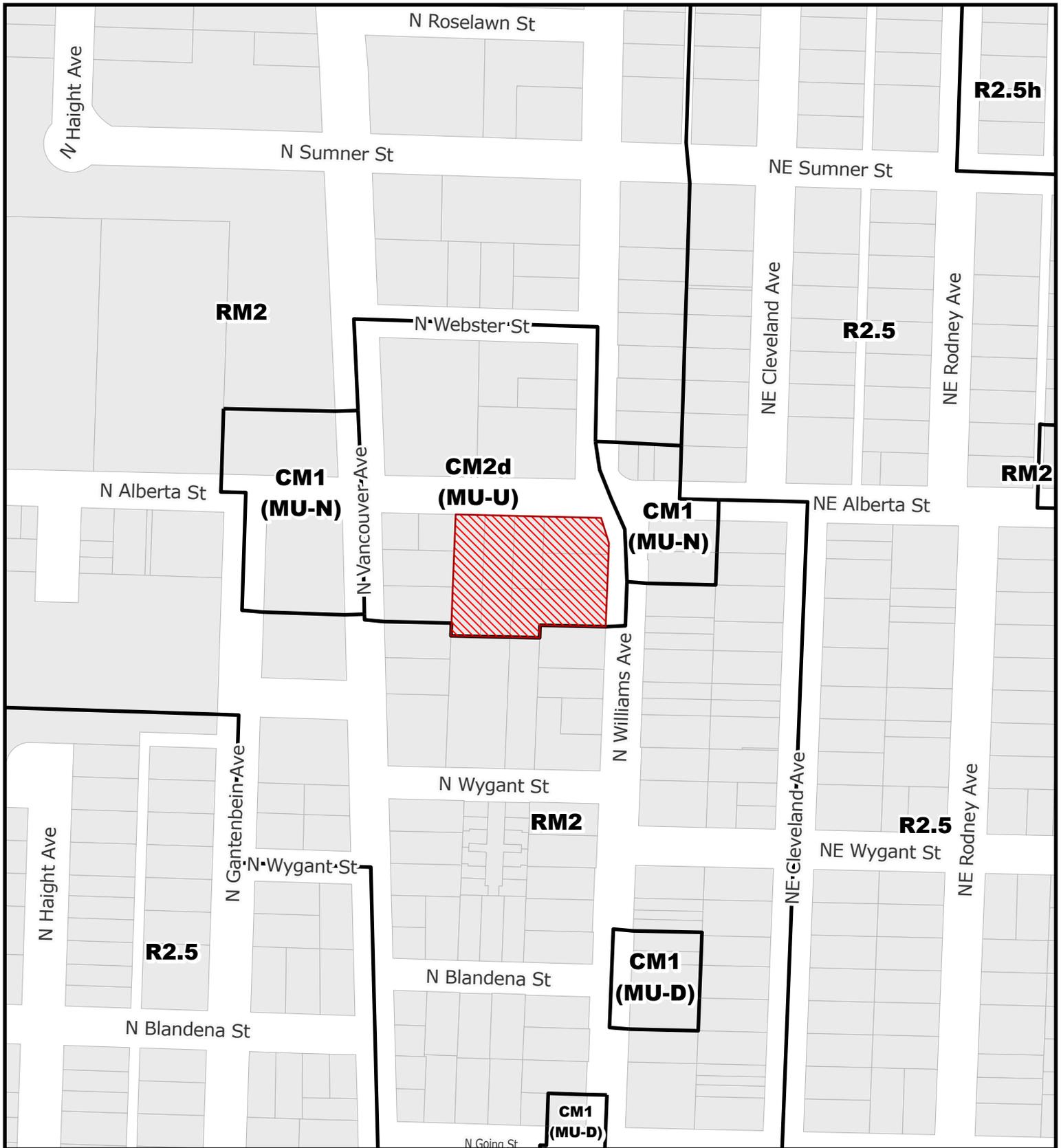


West Elevation



South Elevation





For Zoning Code in Effect Post October 1, 2022

ZONING 

 Site

File No.	<u>EA 23 - 052200 DA</u>
1/4 Section	<u>2530</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E22AC 100</u>
Exhibit	<u>B Jun 13, 2023</u>

H O L S T

20 July 2023

CDP & SEI
Strong Property

PORTLAND, OR

DAR EA 23-052200 DA



N. ALBERTA ST

N. WILLIAMS AVE

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HOLST ARCHITECTURE
123 NE 3rd Ave Suite 310, Portland, OR 97232
(503) 233-9856
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PROPOSAL

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URBAN CONTEXT

PEDESTRIAN, TRANSIT, AND VEHICLE SITE ACCESS

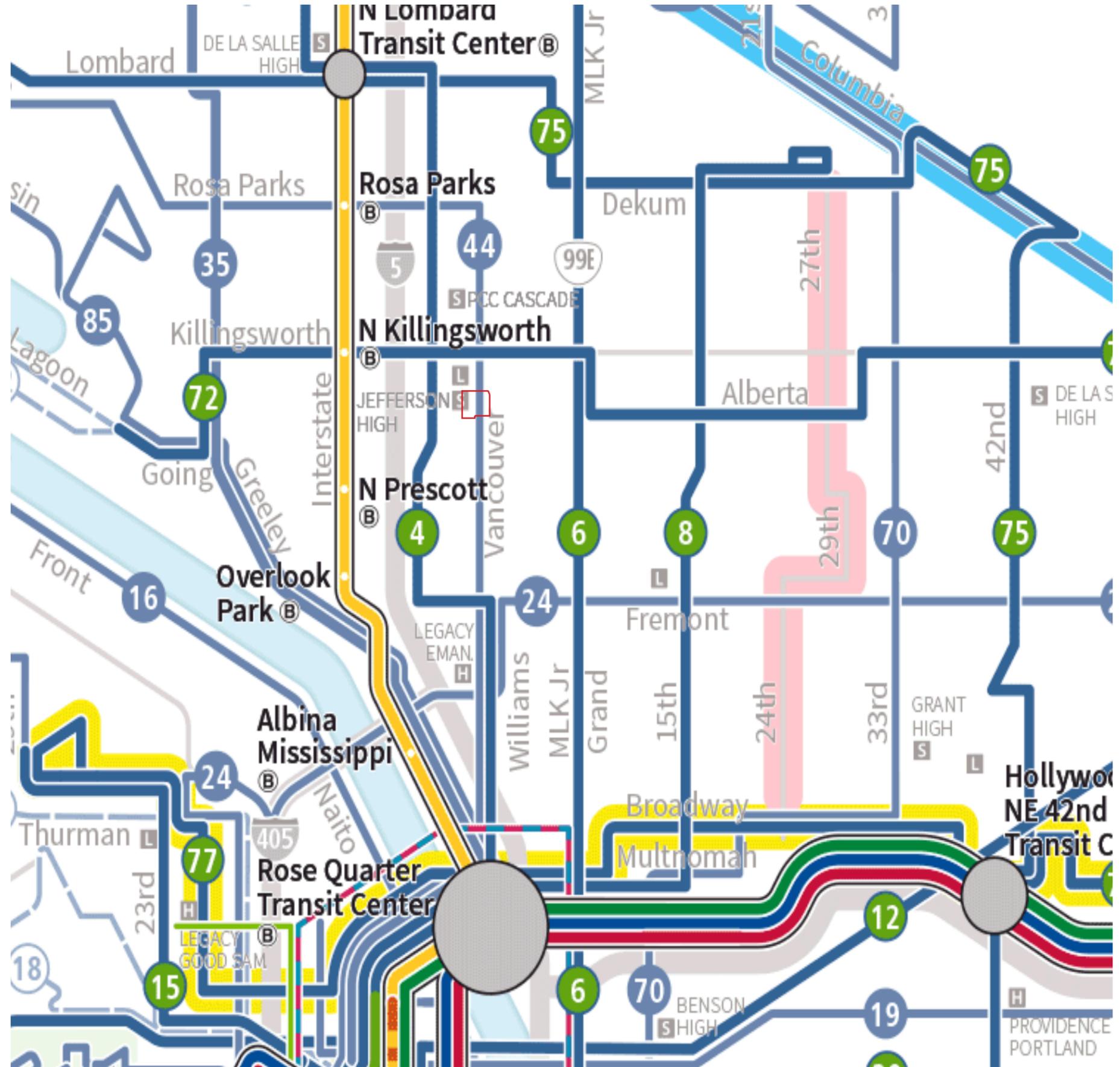
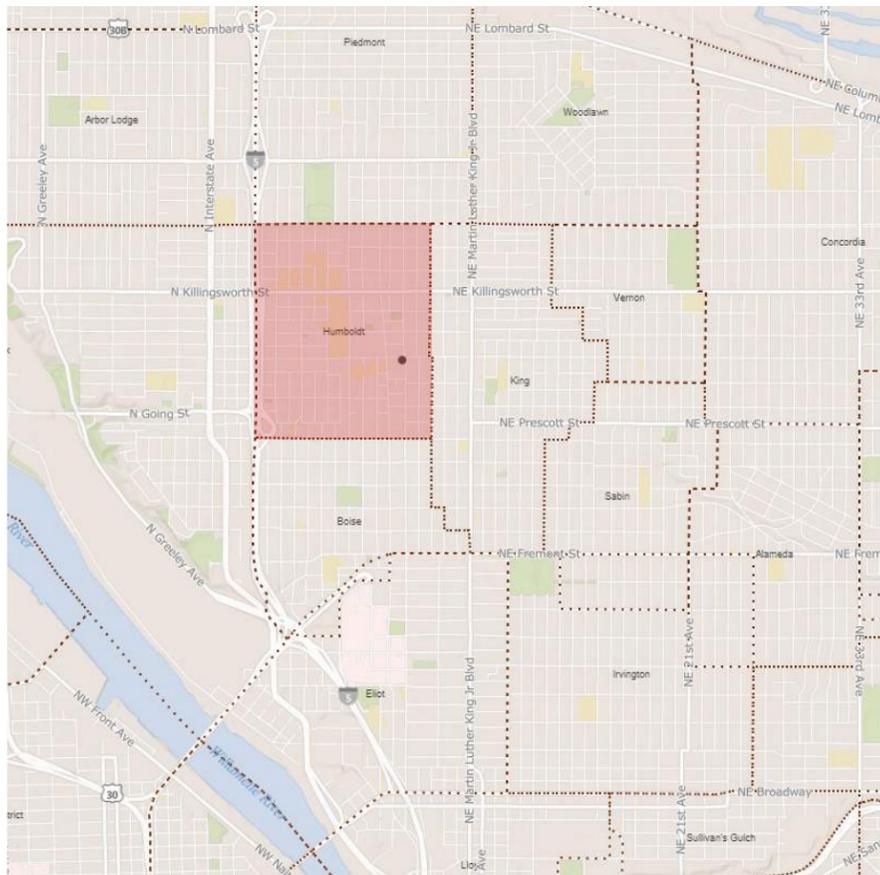
CAR DOMINANT VEHICLE CIRCULATION

- BUS LINE 44
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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



SITE CONTEXT

EXISTING CONDITIONS

EXISTING CONDITIONS PLAN

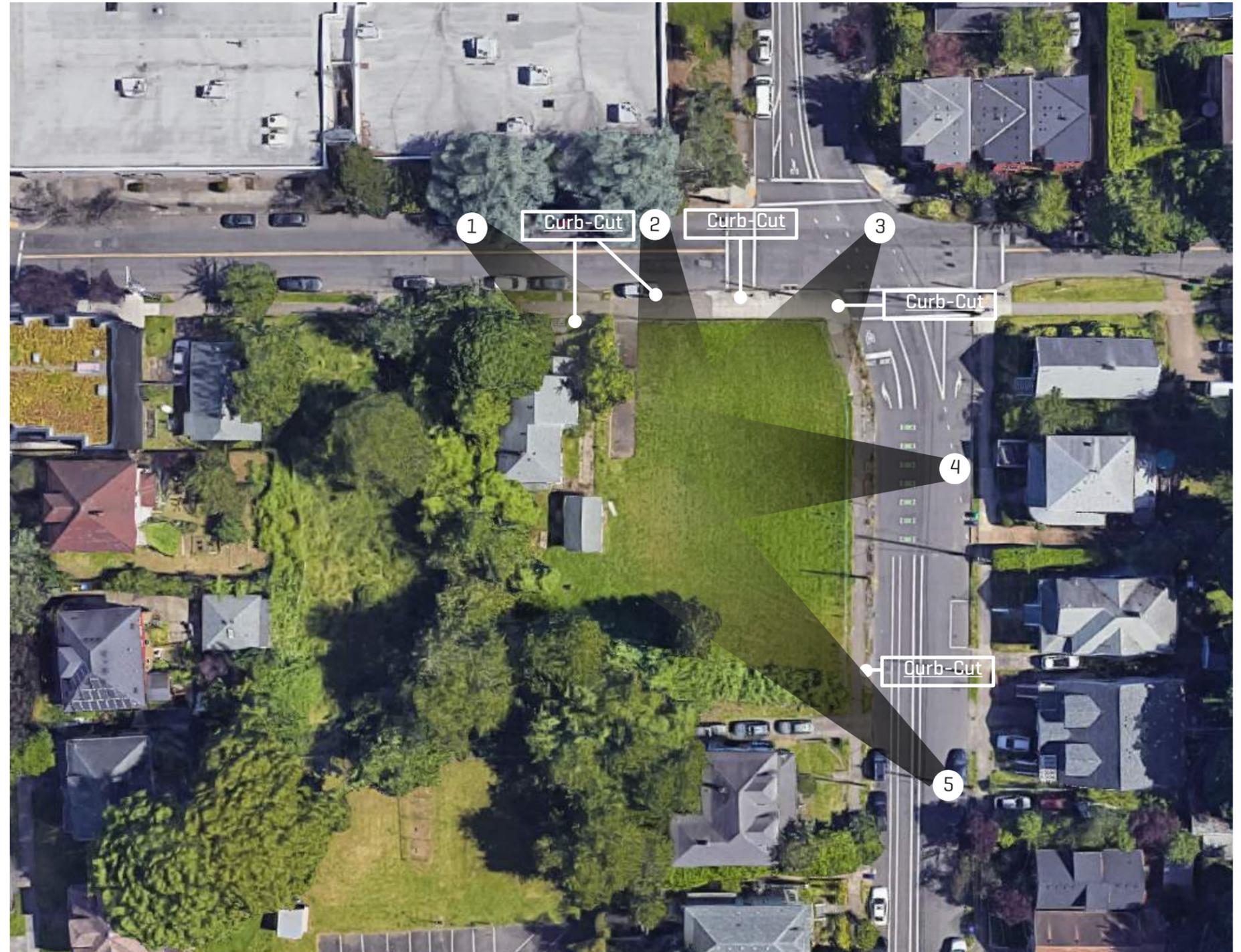
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View 1: Site from House on Site looking Southeast



View 2: Site from Northwest looking Southeast.



SITE CONTEXT
SITE & VICINITY PHOTOS



Aerial view from SW looking NE



View 3: Site from opposite corner



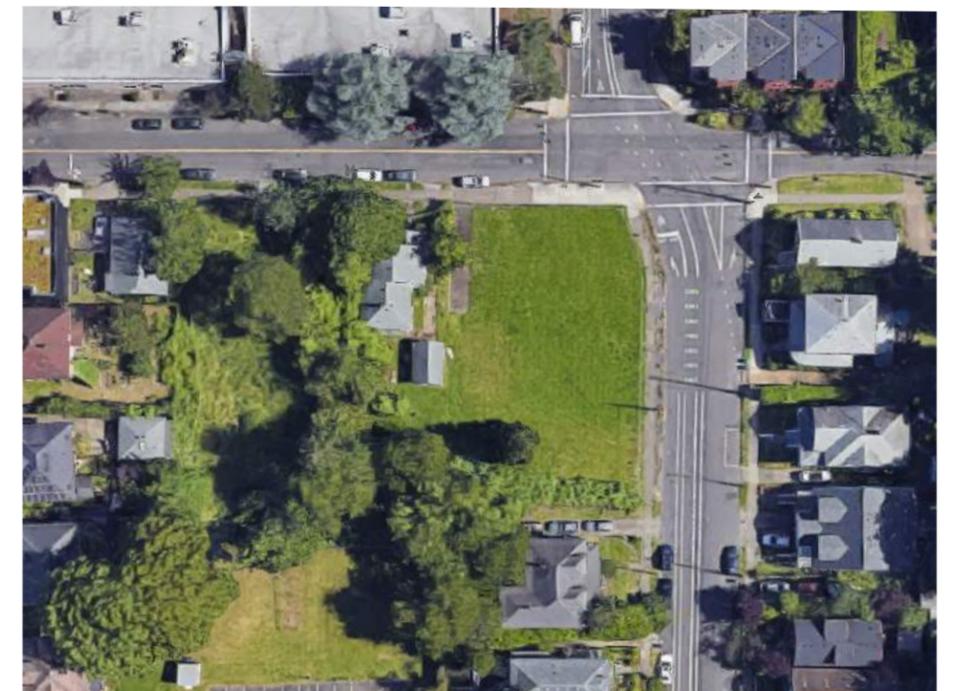
View 4: Site from East looking West



Aerial view from NE looking SW



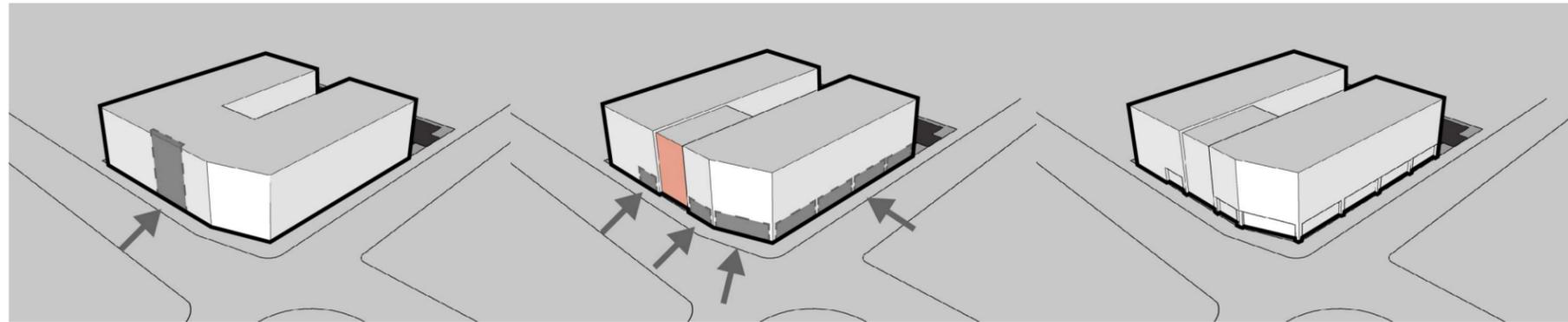
View 5: Site from Southeast looking Northwest



View of complete block

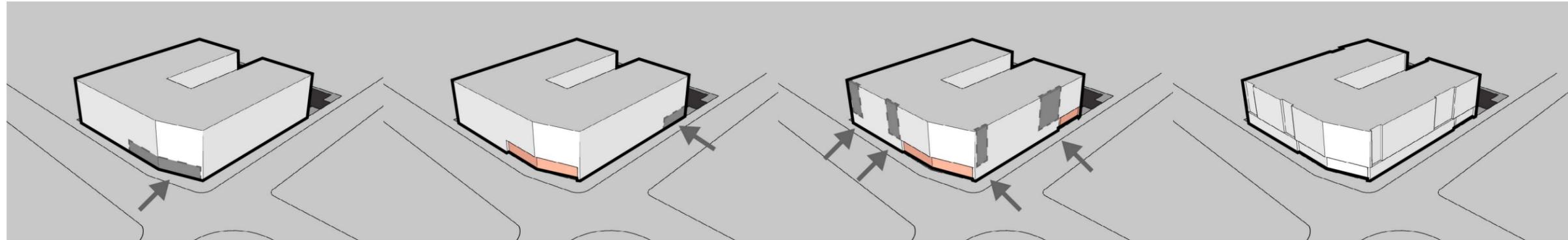
SUMMARY OF MASSING STUDIES

V1 - 2 BAR



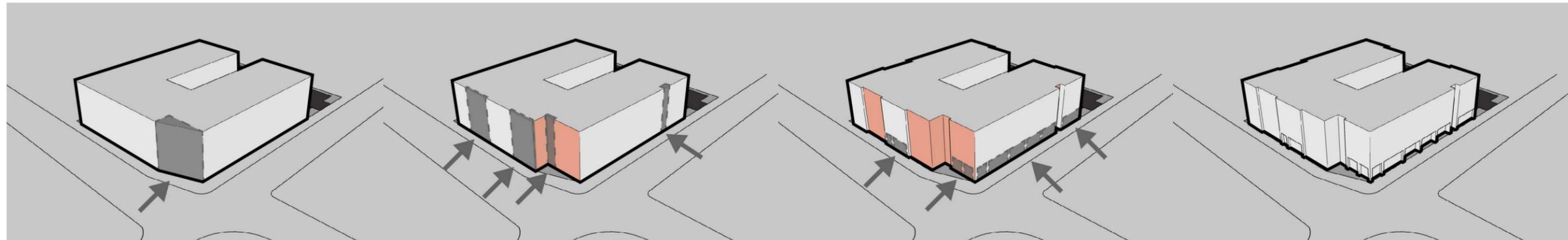
V1 [2 Bar] provides a large full height inset along N. Williams, inline with the e/w facing courtyard. The mass is split into two large bars flanking the courtyard and main entry, which is located on N. Williams.

V2 - SHEAR



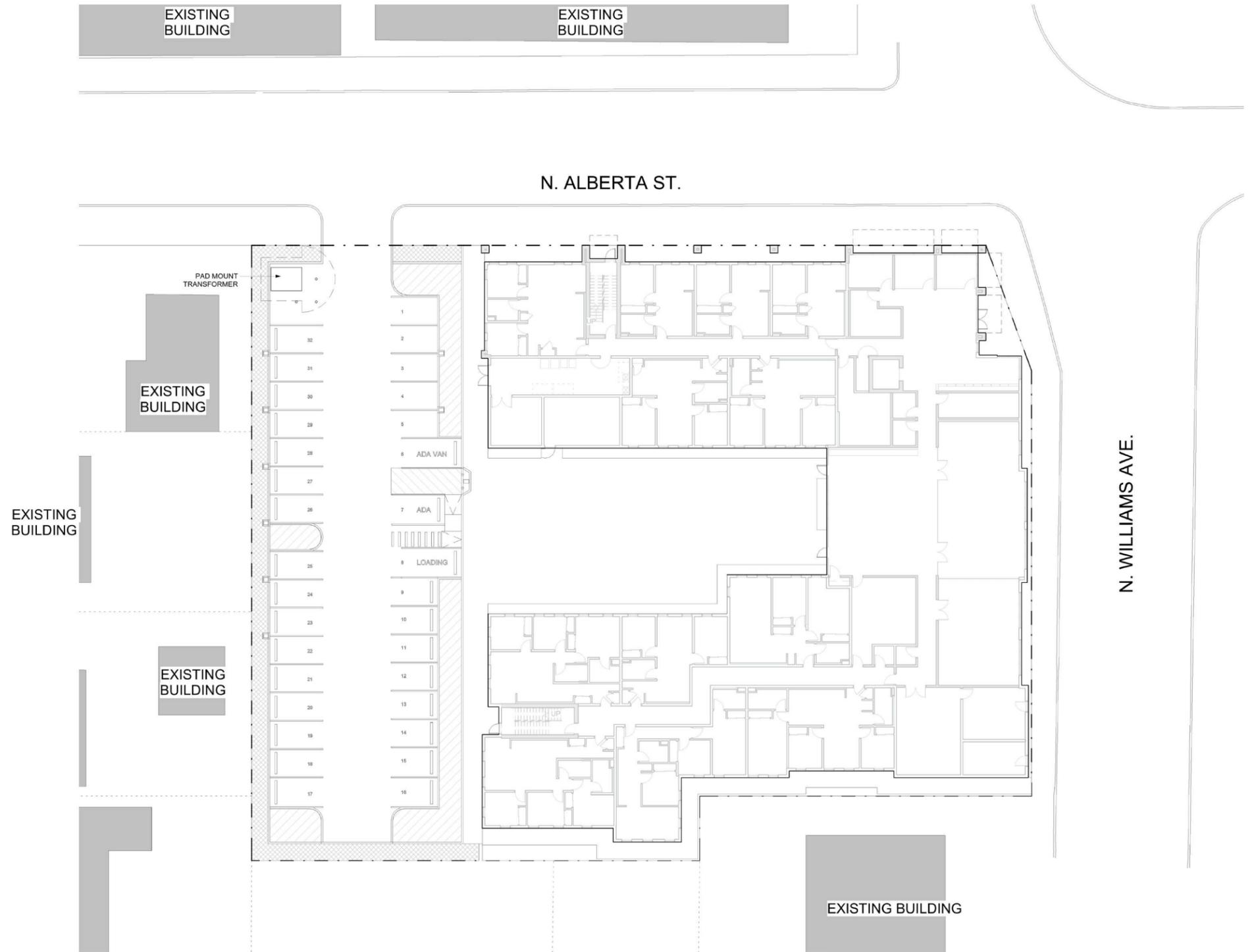
V2 [Shear] breaks the ground floor mass from the upper three levels. Insets of varying widths are offset between the ground floor and upper levels, creating a shearing effect. In this massing, the main entry is provided at the corner of N. Williams and North Alberta.

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



⌚ SITE PLAN

GROUND FLOOR PLAN
LEVEL 1

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



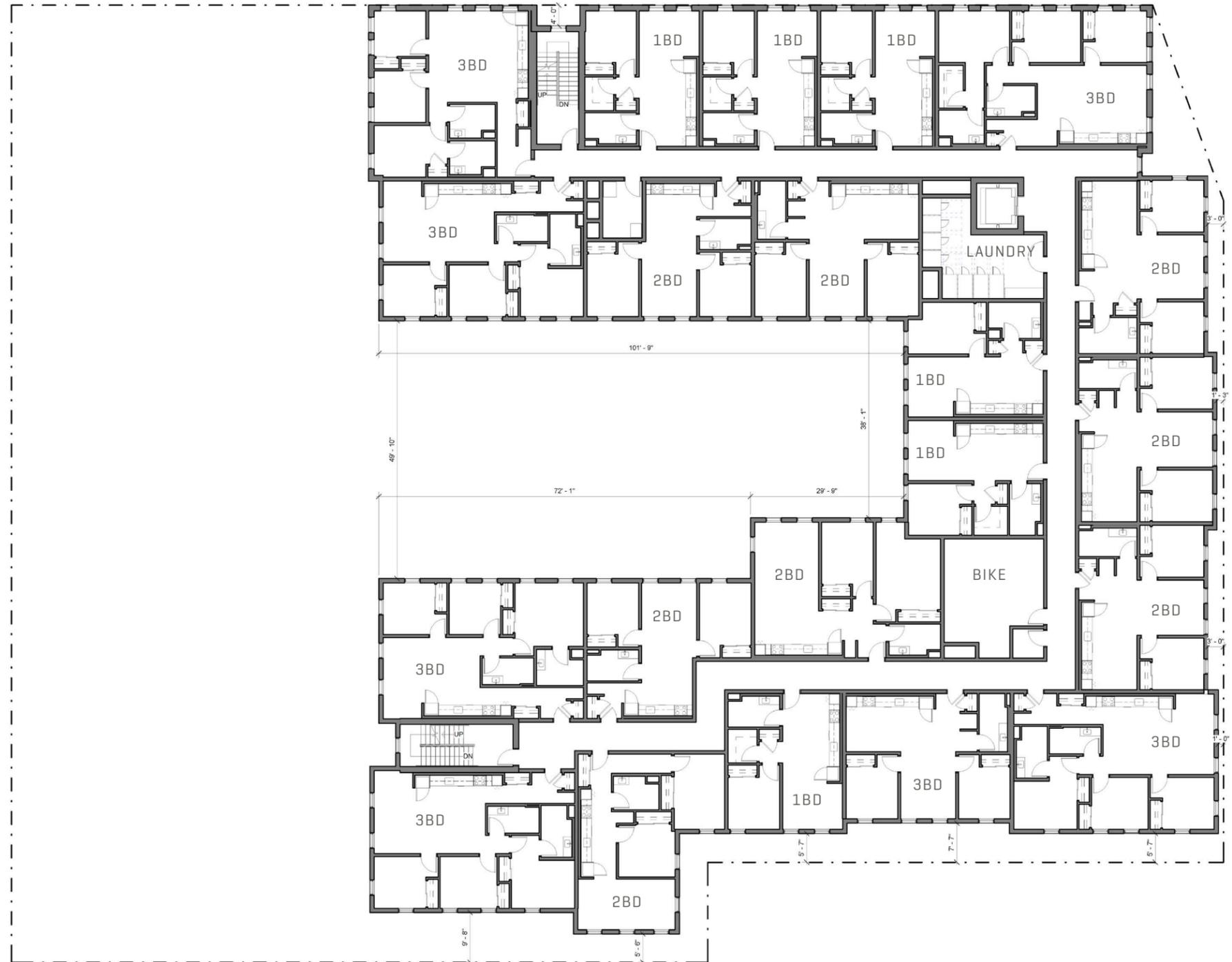
⌚ LEVEL 01 PLAN

TYPICAL FLOOR PLAN

LEVEL 2-4

BUILDING [85,016 GSF]

LEVEL 2-4 [64,311 GSF]



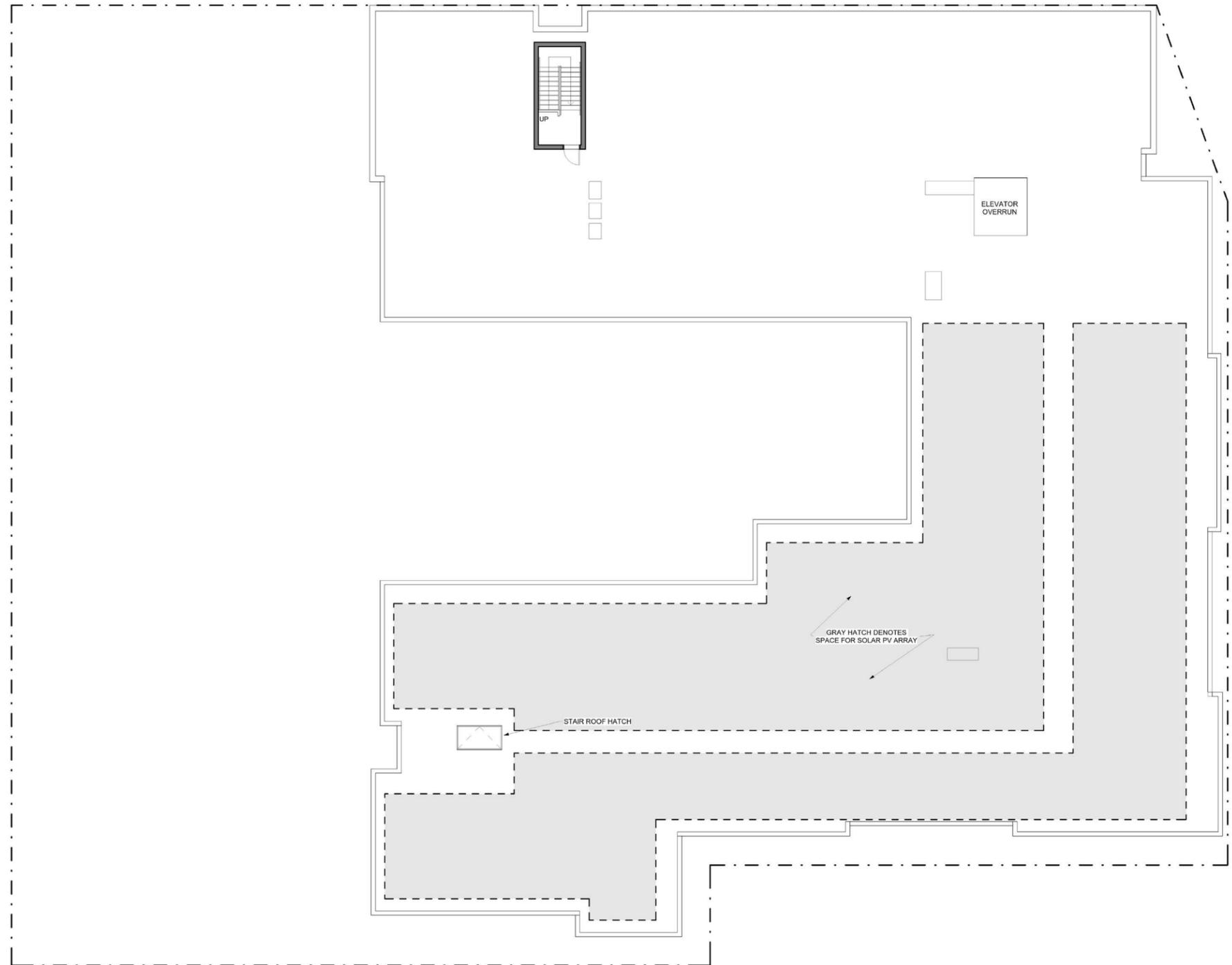
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ROOF PLAN

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



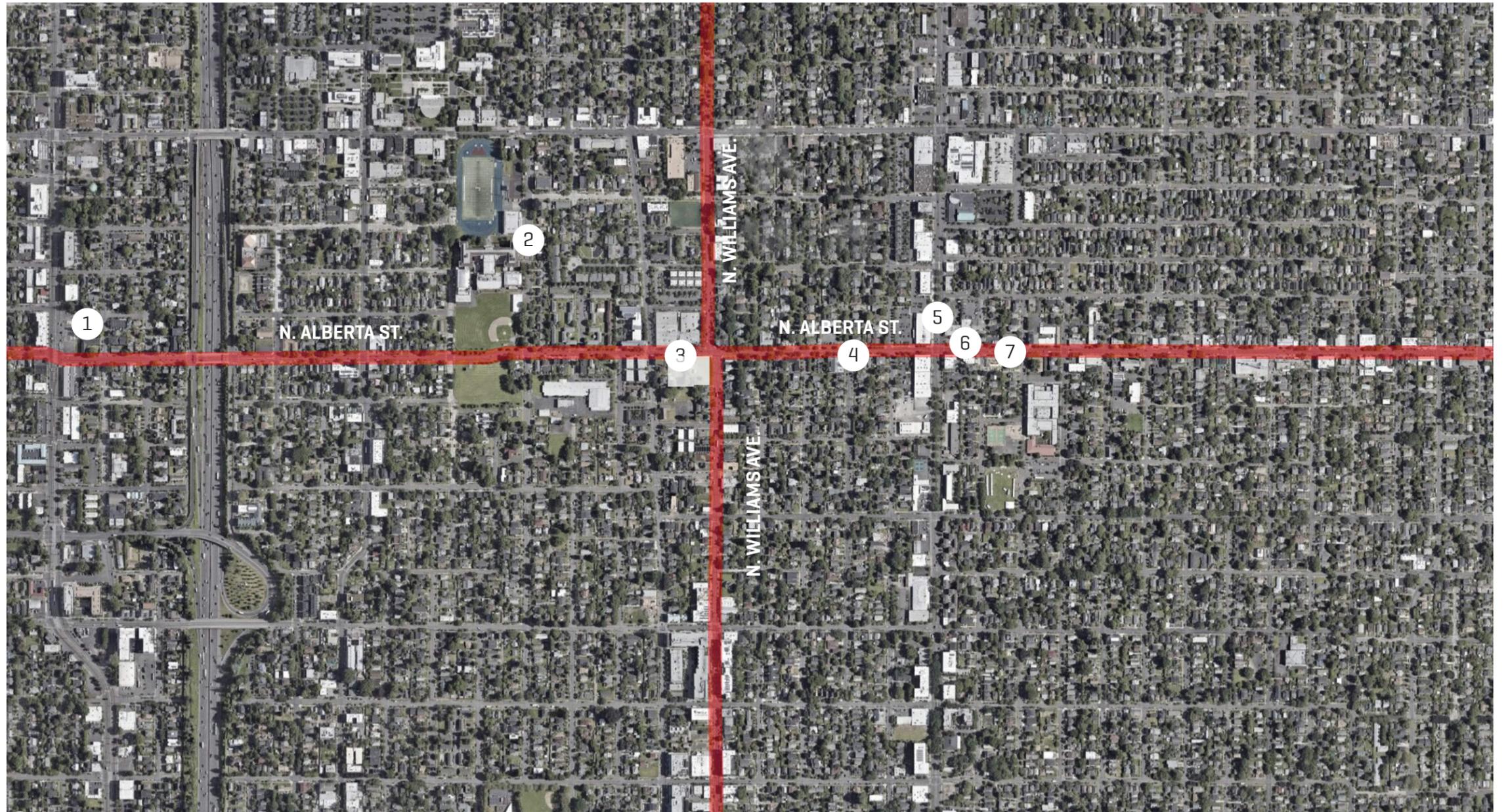
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FIBER CEMENT BUILDINGS



THE FOLDS TOWNHOUSE



76 N WYGANT ST



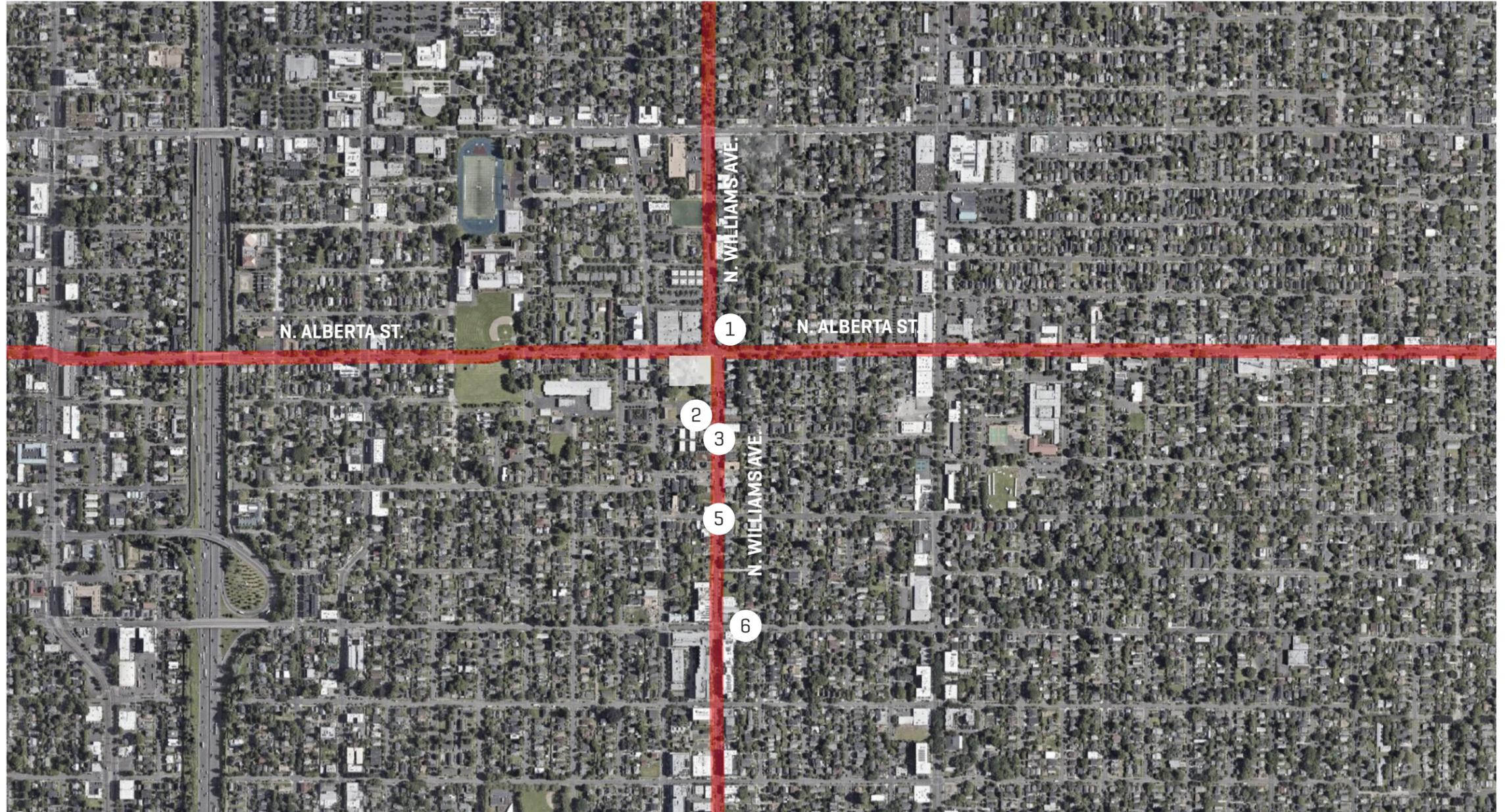
11 NE ALBERTA ST



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



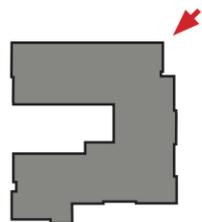
3. METAL PANEL, LIGHT GREY

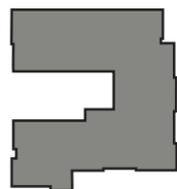


4. CERACLAD FIBER CEMENT
SIDING, 8 REVEAL, CHARCOAL

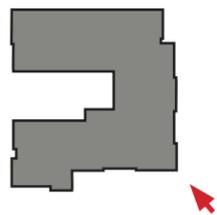


PROJECT IMAGES
MAIN ENTRY



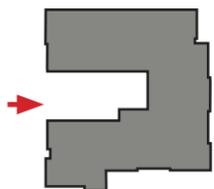


PROJECT IMAGES
NORTH ON N. WILLIAMS

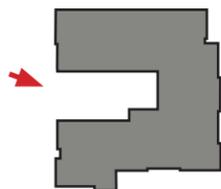


PROJECT IMAGES
AERIAL COURTYARD





PROJECT IMAGES
COURTYARD SECONDARY PATH



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

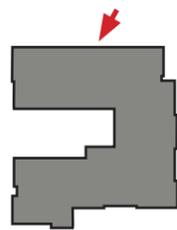
GROUND FLOOR UNITS ON N. ALBERTA

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]



H O L S T

THANK YOU

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED			GOUNDIE TABATHA D M	4805 N VANCOUVER AVE	PORTLAND OR 97217
3	RETURN SERVICE REQUESTED			DEZ DEVELOPMENT LLC	10117 SE SUNNYSIDE RD #F PMB 1123	CLACKAMAS OR 97015-7708
4	RETURN SERVICE REQUESTED			MANUEL LARISA	108 N WYGANT ST	PORTLAND OR 97217
5	RETURN SERVICE REQUESTED			DARNELL JACKIE STRONG TR	12165 NW BIG FIR CT	PORTLAND OR 97229
6	RETURN SERVICE REQUESTED			OREGON STATE OF (DEPT OF	1225 FERRY ST	SALEM OR 97310
7	RETURN SERVICE REQUESTED			HOUSING AUTHORITY OF	135 SW ASH ST	PORTLAND OR 97204-3540
8	RETURN SERVICE REQUESTED			RICHARD D WAMBOLD FAMILY	14209 E OLYMPIC AVE	SPOKANE VALLEY WA 99216
9	RETURN SERVICE REQUESTED			SABIN COMMUNITY DEVEL COR	1488 NE ALBERTA ST	PORTLAND OR 97211
10	RETURN SERVICE REQUESTED			KASSEBAUM PROPERTIES LLC	16081 S MOORE RD	OREGON CITY OR 97045-9340
11	RETURN SERVICE REQUESTED			WYGANT LOFTS CONDOMINIUMS	1631 NE BROADWAY PMB 158	PORTLAND OR 97232-1425
12	RETURN SERVICE REQUESTED			FLETCHER HENRY R JR & FLET	165 SHADOWBROOK RD	BEN LOMOND CA 95005
13	RETURN SERVICE REQUESTED			NORTH VANCOUVER HOSPITALITY	2008 SE 11TH AVE	PORTLAND OR 97214
14	RETURN SERVICE REQUESTED			LAWRENCE DUANE	21 NE WYGANT ST #21	PORTLAND OR 97211
15	RETURN SERVICE REQUESTED			BYNUM MICHELLE Y	2125 BURGUNDY CT	FAIRFIELD CA 94533-5808
16	RETURN SERVICE REQUESTED			BARROW BRUCE B & MALLORY	2136 NE 10TH AVE	PORTLAND OR 97212-4016
17	RETURN SERVICE REQUESTED			GORDON WILLIAM J ET AL	22 NE ALBERTA ST	PORTLAND OR 97211
18	RETURN SERVICE REQUESTED			KASSA WOLDAY & NEGASH BET	23 N WYGANT ST	PORTLAND OR 97217
19	RETURN SERVICE REQUESTED			57 ALBERTA INVESTORS LLC	2355 STATE ST #101	SALEM OR 97301-4541
20	RETURN SERVICE REQUESTED			DAL PONTE ANTHONY J	23850 SW DELANOIS PL	SHERWOOD OR 97140-8657
21	RETURN SERVICE REQUESTED			KELVER BRETT & LIMPENS MI	2666 SW SHERWOOD DR	PORTLAND OR 97201
22	RETURN SERVICE REQUESTED			LARSSON NIEUWENHUIZEN FAM	2803 SE TAYLOR ST	PORTLAND OR 97214
23	RETURN SERVICE REQUESTED			POOL JOHN W & RONNY V ME	3113 NE 140TH AVE	PORTLAND OR 97230-2904
24	RETURN SERVICE REQUESTED			HART ROBERT H & KERRY SHA	3264 SE MAIN ST	PORTLAND OR 97214-4257
25	RETURN SERVICE REQUESTED			N WILLIAMS CREATIONS LLC	3265 NE ALBERTA ST	PORTLAND OR 97211
26	RETURN SERVICE REQUESTED			ANEM WYGANT LLC	33113 NW 44TH CT	RIDGEFIELD WA 98642
27	RETURN SERVICE REQUESTED			ALUMU TAMARAT K	3508 N WILLIAMS AVE	PORTLAND OR 97227-1438
28	RETURN SERVICE REQUESTED			HAYASHI REIKA & JENNINGS	3524 NW THURMAN ST	PORTLAND OR 97210
29	RETURN SERVICE REQUESTED			VOLUNTEERS OF AMERICA	3910 SE STARK ST	PORTLAND OR 97214-2278
30	RETURN SERVICE REQUESTED			KENIN HUMBOLDT INVESTMENT	4077 SW CHESAPEAK AVE	PORTLAND OR 97239
31	RETURN SERVICE REQUESTED			JEFFREY P BARR TR & BARBA	4114 NE WISTARIA DR	PORTLAND OR 97212
32	RETURN SERVICE REQUESTED			CHAMBERS SAMUEL A & BROWN	4205 EDGEHILL AVE	BALTIMORE MD 21211
33	RETURN SERVICE REQUESTED			5000 WILLIAMS LLC	43 BECKET ST	LAKE OSWEGO OR 97035
34	RETURN SERVICE REQUESTED			CROOKS ROSS & CROOKS JESS	4612 NE 38TH AVE	PORTLAND OR 97211
35	RETURN SERVICE REQUESTED			DUKE JEREMY & RANDALL LYN	4742 N VANCOUVER AVE	PORTLAND OR 97217
36	RETURN SERVICE REQUESTED			GOLDSMITH TAMARA A	4828 N WILLIAMS AVE	PORTLAND OR 97217
37	RETURN SERVICE REQUESTED			AXIS PDX LLC	4921-4949 N VANCOUVER AVE	PORTLAND OR 97217
38	RETURN SERVICE REQUESTED			BARKHUFF JORDAN & LI TIAN	4946 NE CLEVELAND AVE	PORTLAND OR 97211
39	RETURN SERVICE REQUESTED			ARAGON DERRICK L	5114 N WILLIAMS AVE	PORTLAND OR 97217
40	RETURN SERVICE REQUESTED			SHORT MARSHALL Y	5212 SE 60TH AVE	PORTLAND OR 97206
41	RETURN SERVICE REQUESTED			NORTH VANCOUVER LLC	560 1ST ST #104	LAKE OSWEGO OR 97034-3273
42	RETURN SERVICE REQUESTED			PARK TERRACE COMMUNITY LL	6329 NE M L KING BLVD	PORTLAND OR 97211
43	RETURN SERVICE REQUESTED			PORTLAND COMMUNITY REINVE	6329 NE M L KING BLVD	PORTLAND OR 97211-3029
44	RETURN SERVICE REQUESTED			GARDINER SARAH A & EVENSO	6336 NE 8TH AVE	PORTLAND OR 97211-3042
45	RETURN SERVICE REQUESTED			HALL KURSHAN FAM LIV TR	6344 N BOSTON AVE UNIT A	PORTLAND OR 97217
46	RETURN SERVICE REQUESTED			ZULKER AMANDA D	635 W 42ND ST #38A	NEW YORK NY 10036
47	RETURN SERVICE REQUESTED			KAPNEK JENNIFER & EIDSMOE	6352 N COMMERCIAL AVE	PORTLAND OR 97217
48	RETURN SERVICE REQUESTED			HIVE WILLIAMS LLC	6740 SW RALEIGHWOOD LN	PORTLAND OR 97225-1923
49	RETURN SERVICE REQUESTED			BERNAL CAMILLE E	7216 N NEWELL AVE	PORTLAND OR 97203
50	RETURN SERVICE REQUESTED			SOLOMON MARGARET A	8643 NE BEECH ST	PORTLAND OR 97220-5012
51	RETURN SERVICE REQUESTED			NEILD ROBERT W & NEILD PA	919 HULL ST	HOOD RIVER OR 97031-1940
52	RETURN SERVICE REQUESTED			JIMENEZ NANCI E LUNA	PO BOX 11443	PORTLAND OR 97211-0443
53	RETURN SERVICE REQUESTED			HABITAT FOR HUMANITY PORT	PO BOX 11527	PORTLAND OR 97211-0527
54	RETURN SERVICE REQUESTED			MC CABE DOUGLAS W	PO BOX 14593	SCOTTSDALE AZ 85267
55	RETURN SERVICE REQUESTED			SANDERS CARLA	PO BOX 28193	PORTLAND OR 97228
56	RETURN SERVICE REQUESTED			SCHOOL DISTRICT NO 1	PO BOX 3107	PORTLAND OR 97208-3107
57	RETURN SERVICE REQUESTED			WILLIAMS ALLEY LLC	PO BOX 503	BATTLE GROUND WA 98604
58	RETURN SERVICE REQUESTED			YAN OPHELIA	4815 N VANCOUVER AVE	PORTLAND OR 97217
59	RETURN SERVICE REQUESTED			GENC ERGIN U & GENC ELIF	4806 N GANTENBEIN AVE	PORTLAND OR 97217
60	RETURN SERVICE REQUESTED			CLARK ERNEST L	4816 N GANTENBEIN AVE	PORTLAND OR 97217-2813
61	RETURN SERVICE REQUESTED			KURT ALEX P & MARGERUM SU	101 N BLANDENA ST	PORTLAND OR 97217-2805
62	RETURN SERVICE REQUESTED			KWONG HELEN	107 N BLANDENA ST	PORTLAND OR 97217
63	RETURN SERVICE REQUESTED			DIMITROVA ALEXANDRA K	124 N WYGANT ST	PORTLAND OR 97217
64	RETURN SERVICE REQUESTED			POOL KIM M-1/3 & MILLER J	25 N BLANDENA ST	PORTLAND OR 97217
65	RETURN SERVICE REQUESTED			BANSEN JOSEPH B & BANSEN	4750 N VANCOUVER AVE	PORTLAND OR 97217-2822
66	RETURN SERVICE REQUESTED			GAYTON JASON D & PARK JAY	4755 N WILLIAMS PL	PORTLAND OR 97217
67	RETURN SERVICE REQUESTED			MACK FERRELL F & PERNELL-	4762 N VANCOUVER AVE	PORTLAND OR 97217
68	RETURN SERVICE REQUESTED			BOROK MADELINE J	4778 N WILLIAMS PL	PORTLAND OR 97217
69	RETURN SERVICE REQUESTED			MILLER BRENT	4779 N WILLIAMS PL	PORTLAND OR 97217
70	RETURN SERVICE REQUESTED			NORTHWEST CONSERVATIVE BA	4822 N VANCOUVER AVE	PORTLAND OR 97217
71	RETURN SERVICE REQUESTED			CELESSIE MAE MYERS REV TR	4835 N WILLIAMS AVE	PORTLAND OR 97217
72	RETURN SERVICE REQUESTED			BRENNAN AMANDA J & BRENNAN	4841 N WILLIAMS PL	PORTLAND OR 97217
73	RETURN SERVICE REQUESTED			MARK RYAN & PESNER KATLY	4845 N WILLIAMS AVE	PORTLAND OR 97217

	A	B	C	D	E	F
74	RETURN SERVICE REQUESTED			WISE AUBURN & WISE KAYDENC	4850 N VANCOUVER AVE	PORTLAND OR 97217
75	RETURN SERVICE REQUESTED			DESAI SAGAR	4880 N WILLIAMS PL	PORTLAND OR 97217
76	RETURN SERVICE REQUESTED			CEASER WILLIAM & CEASER B	4910 N VANCOUVER AVE	PORTLAND OR 97217-2826
77	RETURN SERVICE REQUESTED			VITALITY CONCEPTS LLC	4922 N VANCOUVER AVE	PORTLAND OR 97217
78	RETURN SERVICE REQUESTED			GATES CATON	5005 NE CLEVELAND AVE	PORTLAND OR 97211
79	RETURN SERVICE REQUESTED			MORRIS STEPHANIE R	5015 NE CLEVELAND AVE	PORTLAND OR 97211-2605
80	RETURN SERVICE REQUESTED			HAUPT JOSHUA A & BENNETT	5026 N WILLIAMS AVE	PORTLAND OR 97217-2835
81	RETURN SERVICE REQUESTED			BULGER MEGAN & SMITH GALE	5047 NE CLEVELAND AVE	PORTLAND OR 97211-2605
82	RETURN SERVICE REQUESTED			STEWART DOROTHY A	5105 NE CLEVELAND AVE	PORTLAND OR 97211-2611
83	RETURN SERVICE REQUESTED			LAVALLEE ANNE D	5115 NE CLEVELAND AVE	PORTLAND OR 97211-2611
84	RETURN SERVICE REQUESTED			GALLO MASSIMILIANO	76 N WYGANT ST	PORTLAND OR 97217
85	RETURN SERVICE REQUESTED			COLLINS KATHRYN & BOOTHE	5034 NE CLEVELAND AVE	PORTLAND OR 97211
86	RETURN SERVICE REQUESTED			MANEM HARIKA & KANNAN SACH	5044 NE CLEVELAND AVE	PORTLAND OR 97211
87	RETURN SERVICE REQUESTED			ALABAB ALTHEA	1 NE WYGANT ST #13	PORTLAND OR 97211
88	RETURN SERVICE REQUESTED			NAIR MAYA L	25 NE WYGANT ST	PORTLAND OR 97211-2745
89	RETURN SERVICE REQUESTED			MCGOWAN JENNIFER & MCGOWA	4733 NE CLEVELAND AVE	PORTLAND OR 97211-2713
90	RETURN SERVICE REQUESTED			WAGNER CAROLYN	4811 NE CLEVELAND AVE	PORTLAND OR 97211-2715
91	RETURN SERVICE REQUESTED			MACAUSLAND RYAN A ET AL	4819 NE CLEVELAND AVE	PORTLAND OR 97211
92	RETURN SERVICE REQUESTED			WORNATH MARTIN S & WORNAT	4831 NE CLEVELAND AVE	PORTLAND OR 97211
93	RETURN SERVICE REQUESTED			GRIESAR WILLIAM S & DUEHM	4832 NE CLEVELAND AVE	PORTLAND OR 97211
94	RETURN SERVICE REQUESTED			THE STARFIELD TR	4842 NE CLEVELAND AVE	PORTLAND OR 97211
95	RETURN SERVICE REQUESTED			PENSON GREGORY W	4905 NE CLEVELAND AVE	PORTLAND OR 97211
96	RETURN SERVICE REQUESTED			BENZ CHRISTOPHER	4910 N WILLIAMS AVE	PORTLAND OR 97217
97	RETURN SERVICE REQUESTED			METSCHER MARY C	4914 N WILLIAMS AVE	PORTLAND OR 97217
98	RETURN SERVICE REQUESTED			FLEMING LONNIE D & FLEMING	4915 NE CLEVELAND AVE	PORTLAND OR 97211
99	RETURN SERVICE REQUESTED			MITCHELL STEVEN T	4920 NE CLEVELAND AVE	PORTLAND OR 97211
100	RETURN SERVICE REQUESTED			CONTRERAS FERNANDO	4924 N WILLIAMS AVE	PORTLAND OR 97217
101	RETURN SERVICE REQUESTED			TANNENBAUM MICHAEL	4936 NE CLEVELAND AVE	PORTLAND OR 97211
102	RETURN SERVICE REQUESTED			CAMPBELL SEAMUS B	4940 NE CLEVELAND AVE	PORTLAND OR 97211
103				CURRENT RESIDENT	220 N HUMBOLDT ST	PORTLAND OR 97217
104				CURRENT RESIDENT	220 N HUMBOLDT ST #1	PORTLAND OR 97217
105				CURRENT RESIDENT	220 N HUMBOLDT ST #10	PORTLAND OR 97217
106				CURRENT RESIDENT	220 N HUMBOLDT ST #11	PORTLAND OR 97217
107				CURRENT RESIDENT	220 N HUMBOLDT ST #12	PORTLAND OR 97217
108				CURRENT RESIDENT	220 N HUMBOLDT ST #2	PORTLAND OR 97217
109				CURRENT RESIDENT	220 N HUMBOLDT ST #3	PORTLAND OR 97217
110				CURRENT RESIDENT	220 N HUMBOLDT ST #4	PORTLAND OR 97217
111				CURRENT RESIDENT	220 N HUMBOLDT ST #5	PORTLAND OR 97217
112				CURRENT RESIDENT	220 N HUMBOLDT ST #6	PORTLAND OR 97217
113				CURRENT RESIDENT	220 N HUMBOLDT ST #7	PORTLAND OR 97217
114				CURRENT RESIDENT	220 N HUMBOLDT ST #8	PORTLAND OR 97217
115				CURRENT RESIDENT	220 N HUMBOLDT ST #9	PORTLAND OR 97217
116				CURRENT RESIDENT	4815 N VANCOUVER AVE #A	PORTLAND OR 97217
117				CURRENT RESIDENT	4827 N GANTENBEIN AVE	PORTLAND OR 97217
118				CURRENT RESIDENT	10 N WYGANT ST	PORTLAND OR 97217
119				CURRENT RESIDENT	106 N ALBERTA ST	PORTLAND OR 97217
120				CURRENT RESIDENT	11 NE ALBERTA ST	PORTLAND OR 97211
121				CURRENT RESIDENT	114 N ALBERTA ST	PORTLAND OR 97217
122				CURRENT RESIDENT	115 N BLANDENA ST	PORTLAND OR 97217
123				CURRENT RESIDENT	12 N WYGANT ST	PORTLAND OR 97217
124				CURRENT RESIDENT	122 N ALBERTA ST	PORTLAND OR 97217
125				CURRENT RESIDENT	180 N ALBERTA ST	PORTLAND OR 97217
126				CURRENT RESIDENT	20 N ALBERTA ST	PORTLAND OR 97217
127				CURRENT RESIDENT	201 N ALBERTA ST	PORTLAND OR 97217
128				CURRENT RESIDENT	21 NE ALBERTA ST	PORTLAND OR 97211
129				CURRENT RESIDENT	21 NE ALBERTA ST #T	PORTLAND OR 97211
130				CURRENT RESIDENT	220 N SUMNER ST	PORTLAND OR 97217
131				CURRENT RESIDENT	220 N SUMNER ST #8A	PORTLAND OR 97217
132				CURRENT RESIDENT	220 N SUMNER ST #8B	PORTLAND OR 97217
133				CURRENT RESIDENT	220 N SUMNER ST #8C	PORTLAND OR 97217
134				CURRENT RESIDENT	220 N SUMNER ST #8D	PORTLAND OR 97217
135				CURRENT RESIDENT	220 N SUMNER ST #8E	PORTLAND OR 97217
136				CURRENT RESIDENT	220 N SUMNER ST #8F	PORTLAND OR 97217
137				CURRENT RESIDENT	220 N SUMNER ST #8G	PORTLAND OR 97217
138				CURRENT RESIDENT	220 N SUMNER ST #8H	PORTLAND OR 97217
139				CURRENT RESIDENT	23 N WYGANT ST #A	PORTLAND OR 97217
140				CURRENT RESIDENT	23 N WYGANT ST #B	PORTLAND OR 97217
141				CURRENT RESIDENT	23 N WYGANT ST #C	PORTLAND OR 97217
142				CURRENT RESIDENT	240 N SUMNER ST	PORTLAND OR 97217
143				CURRENT RESIDENT	240 N SUMNER ST #7A	PORTLAND OR 97217
144				CURRENT RESIDENT	240 N SUMNER ST #7B	PORTLAND OR 97217
145				CURRENT RESIDENT	240 N SUMNER ST #7C	PORTLAND OR 97217
146				CURRENT RESIDENT	240 N SUMNER ST #7D	PORTLAND OR 97217

	A	B	C	D	E	F
220				CURRENT RESIDENT	315 N ALBERTA ST #67	PORTLAND OR 97217
221				CURRENT RESIDENT	315 N ALBERTA ST #68	PORTLAND OR 97217
222				CURRENT RESIDENT	315 N ALBERTA ST #69	PORTLAND OR 97217
223				CURRENT RESIDENT	315 N ALBERTA ST #7	PORTLAND OR 97217
224				CURRENT RESIDENT	315 N ALBERTA ST #70	PORTLAND OR 97217
225				CURRENT RESIDENT	315 N ALBERTA ST #71	PORTLAND OR 97217
226				CURRENT RESIDENT	315 N ALBERTA ST #72	PORTLAND OR 97217
227				CURRENT RESIDENT	315 N ALBERTA ST #73	PORTLAND OR 97217
228				CURRENT RESIDENT	315 N ALBERTA ST #74	PORTLAND OR 97217
229				CURRENT RESIDENT	315 N ALBERTA ST #75	PORTLAND OR 97217
230				CURRENT RESIDENT	315 N ALBERTA ST #76	PORTLAND OR 97217
231				CURRENT RESIDENT	315 N ALBERTA ST #77	PORTLAND OR 97217
232				CURRENT RESIDENT	315 N ALBERTA ST #78	PORTLAND OR 97217
233				CURRENT RESIDENT	315 N ALBERTA ST #79	PORTLAND OR 97217
234				CURRENT RESIDENT	315 N ALBERTA ST #8	PORTLAND OR 97217
235				CURRENT RESIDENT	315 N ALBERTA ST #80	PORTLAND OR 97217
236				CURRENT RESIDENT	315 N ALBERTA ST #81	PORTLAND OR 97217
237				CURRENT RESIDENT	315 N ALBERTA ST #82	PORTLAND OR 97217
238				CURRENT RESIDENT	315 N ALBERTA ST #83	PORTLAND OR 97217
239				CURRENT RESIDENT	315 N ALBERTA ST #84	PORTLAND OR 97217
240				CURRENT RESIDENT	315 N ALBERTA ST #85	PORTLAND OR 97217
241				CURRENT RESIDENT	315 N ALBERTA ST #86	PORTLAND OR 97217
242				CURRENT RESIDENT	315 N ALBERTA ST #87	PORTLAND OR 97217
243				CURRENT RESIDENT	315 N ALBERTA ST #88	PORTLAND OR 97217
244				CURRENT RESIDENT	315 N ALBERTA ST #9	PORTLAND OR 97217
245				CURRENT RESIDENT	330 N SUMNER ST	PORTLAND OR 97217
246				CURRENT RESIDENT	330 N SUMNER ST #5A	PORTLAND OR 97217
247				CURRENT RESIDENT	330 N SUMNER ST #5B	PORTLAND OR 97217
248				CURRENT RESIDENT	330 N SUMNER ST #5C	PORTLAND OR 97217
249				CURRENT RESIDENT	330 N SUMNER ST #5D	PORTLAND OR 97217
250				CURRENT RESIDENT	39 N WEBSTER ST #E	PORTLAND OR 97217
251				CURRENT RESIDENT	444 N SUMNER ST	PORTLAND OR 97217
252				CURRENT RESIDENT	444 N SUMNER ST #4A	PORTLAND OR 97217
253				CURRENT RESIDENT	444 N SUMNER ST #4B	PORTLAND OR 97217
254				CURRENT RESIDENT	444 N SUMNER ST #4C	PORTLAND OR 97217
255				CURRENT RESIDENT	444 N SUMNER ST #4D	PORTLAND OR 97217
256				CURRENT RESIDENT	444 N SUMNER ST #4E	PORTLAND OR 97217
257				CURRENT RESIDENT	4725 N WILLIAMS AVE	PORTLAND OR 97217
258				CURRENT RESIDENT	4727 N WILLIAMS AVE	PORTLAND OR 97217
259				CURRENT RESIDENT	4729 N WILLIAMS AVE	PORTLAND OR 97217
260				CURRENT RESIDENT	4733 N WILLIAMS AVE	PORTLAND OR 97217
261				CURRENT RESIDENT	4735 N WILLIAMS AVE	PORTLAND OR 97217
262				CURRENT RESIDENT	4737 N WILLIAMS AVE	PORTLAND OR 97217
263				CURRENT RESIDENT	4739 N WILLIAMS AVE	PORTLAND OR 97217
264				CURRENT RESIDENT	4741 N WILLIAMS AVE	PORTLAND OR 97217
265				CURRENT RESIDENT	4742 N VANCOUVER AVE #A	PORTLAND OR 97217
266				CURRENT RESIDENT	4745 N WILLIAMS AVE	PORTLAND OR 97217
267				CURRENT RESIDENT	4754 N WILLIAMS PL	PORTLAND OR 97217
268				CURRENT RESIDENT	4766 N WILLIAMS PL	PORTLAND OR 97217
269				CURRENT RESIDENT	4767 N WILLIAMS PL	PORTLAND OR 97217
270				CURRENT RESIDENT	4821 N WILLIAMS AVE	PORTLAND OR 97217
271				CURRENT RESIDENT	4840 N WILLIAMS PL	PORTLAND OR 97217
272				CURRENT RESIDENT	4881 N WILLIAMS PL	PORTLAND OR 97217
273				CURRENT RESIDENT	4905 N VANCOUVER AVE	PORTLAND OR 97217
274				CURRENT RESIDENT	4906 N GANTENBEIN AVE	PORTLAND OR 97217
275				CURRENT RESIDENT	4907 N WILLIAMS AVE	PORTLAND OR 97217
276				CURRENT RESIDENT	4911 N WILLIAMS AVE	PORTLAND OR 97217
277				CURRENT RESIDENT	4915 N GANTENBEIN AVE	PORTLAND OR 97217
278				CURRENT RESIDENT	4921 N VANCOUVER AVE	PORTLAND OR 97217
279				CURRENT RESIDENT	4925 N VANCOUVER AVE	PORTLAND OR 97217
280				CURRENT RESIDENT	4928 N GANTENBEIN AVE	PORTLAND OR 97217
281				CURRENT RESIDENT	4929 N VANCOUVER AVE	PORTLAND OR 97217
282				CURRENT RESIDENT	4931 N WILLIAMS AVE	PORTLAND OR 97217
283				CURRENT RESIDENT	4932 N GANTENBEIN AVE	PORTLAND OR 97217
284				CURRENT RESIDENT	4933 N VANCOUVER AVE	PORTLAND OR 97217
285				CURRENT RESIDENT	4934 N VANCOUVER AVE	PORTLAND OR 97217
286				CURRENT RESIDENT	4935 N WILLIAMS AVE	PORTLAND OR 97217
287				CURRENT RESIDENT	4936 N GANTENBEIN AVE	PORTLAND OR 97217
288				CURRENT RESIDENT	4937 N VANCOUVER AVE	PORTLAND OR 97217
289				CURRENT RESIDENT	4937 N WILLIAMS AVE	PORTLAND OR 97217
290				CURRENT RESIDENT	4939 N WILLIAMS AVE	PORTLAND OR 97217
291				CURRENT RESIDENT	4940 N GANTENBEIN AVE	PORTLAND OR 97217
292				CURRENT RESIDENT	4944 N GANTENBEIN AVE	PORTLAND OR 97217

	A	B	C	D	E	F
293				CURRENT RESIDENT	4945 N VANCOUVER AVE	PORTLAND OR 97217
294				CURRENT RESIDENT	4947 N WILLIAMS AVE	PORTLAND OR 97217
295				CURRENT RESIDENT	4948 N GANTENBEIN AVE	PORTLAND OR 97217
296				CURRENT RESIDENT	4949 N VANCOUVER AVE	PORTLAND OR 97217
297				CURRENT RESIDENT	4980 N VANCOUVER AVE	PORTLAND OR 97217
298				CURRENT RESIDENT	5000 N WILLIAMS AVE	PORTLAND OR 97217
299				CURRENT RESIDENT	5018 N WILLIAMS AVE	PORTLAND OR 97217
300				CURRENT RESIDENT	5022 N VANCOUVER AVE	PORTLAND OR 97217
301				CURRENT RESIDENT	5025 N VANCOUVER AVE	PORTLAND OR 97217
302				CURRENT RESIDENT	5025 N VANCOUVER AVE #201	PORTLAND OR 97217
303				CURRENT RESIDENT	5025 N VANCOUVER AVE #202	PORTLAND OR 97217
304				CURRENT RESIDENT	5025 N VANCOUVER AVE #203	PORTLAND OR 97217
305				CURRENT RESIDENT	5025 N VANCOUVER AVE #204	PORTLAND OR 97217
306				CURRENT RESIDENT	5025 N VANCOUVER AVE #205	PORTLAND OR 97217
307				CURRENT RESIDENT	5025 N VANCOUVER AVE #206	PORTLAND OR 97217
308				CURRENT RESIDENT	5025 N VANCOUVER AVE #207	PORTLAND OR 97217
309				CURRENT RESIDENT	5025 N VANCOUVER AVE #208	PORTLAND OR 97217
310				CURRENT RESIDENT	5025 N VANCOUVER AVE #209	PORTLAND OR 97217
311				CURRENT RESIDENT	5025 N VANCOUVER AVE #210	PORTLAND OR 97217
312				CURRENT RESIDENT	5025 N VANCOUVER AVE #211	PORTLAND OR 97217
313				CURRENT RESIDENT	5025 N VANCOUVER AVE #212	PORTLAND OR 97217
314				CURRENT RESIDENT	5025 N VANCOUVER AVE #213	PORTLAND OR 97217
315				CURRENT RESIDENT	5025 N VANCOUVER AVE #214	PORTLAND OR 97217
316				CURRENT RESIDENT	5025 N VANCOUVER AVE #215	PORTLAND OR 97217
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321				CURRENT RESIDENT	5025 N VANCOUVER AVE #220	PORTLAND OR 97217
322				CURRENT RESIDENT	5025 N VANCOUVER AVE #301	PORTLAND OR 97217
323				CURRENT RESIDENT	5025 N VANCOUVER AVE #302	PORTLAND OR 97217
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325				CURRENT RESIDENT	5025 N VANCOUVER AVE #304	PORTLAND OR 97217
326				CURRENT RESIDENT	5025 N VANCOUVER AVE #305	PORTLAND OR 97217
327				CURRENT RESIDENT	5025 N VANCOUVER AVE #306	PORTLAND OR 97217
328				CURRENT RESIDENT	5025 N VANCOUVER AVE #307	PORTLAND OR 97217
329				CURRENT RESIDENT	5025 N VANCOUVER AVE #308	PORTLAND OR 97217
330				CURRENT RESIDENT	5025 N VANCOUVER AVE #309	PORTLAND OR 97217
331				CURRENT RESIDENT	5025 N VANCOUVER AVE #310	PORTLAND OR 97217
332				CURRENT RESIDENT	5025 N VANCOUVER AVE #311	PORTLAND OR 97217
333				CURRENT RESIDENT	5025 N VANCOUVER AVE #312	PORTLAND OR 97217
334				CURRENT RESIDENT	5025 N VANCOUVER AVE #313	PORTLAND OR 97217
335				CURRENT RESIDENT	5025 N VANCOUVER AVE #314	PORTLAND OR 97217
336				CURRENT RESIDENT	5025 N VANCOUVER AVE #315	PORTLAND OR 97217
337				CURRENT RESIDENT	5025 N VANCOUVER AVE #316	PORTLAND OR 97217
338				CURRENT RESIDENT	5025 N VANCOUVER AVE #317	PORTLAND OR 97217
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341				CURRENT RESIDENT	5025 N VANCOUVER AVE #320	PORTLAND OR 97217
342				CURRENT RESIDENT	5025 N VANCOUVER AVE #401	PORTLAND OR 97217
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344				CURRENT RESIDENT	5025 N VANCOUVER AVE #403	PORTLAND OR 97217
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348				CURRENT RESIDENT	5025 N VANCOUVER AVE #407	PORTLAND OR 97217
349				CURRENT RESIDENT	5025 N VANCOUVER AVE #408	PORTLAND OR 97217
350				CURRENT RESIDENT	5025 N VANCOUVER AVE #409	PORTLAND OR 97217
351				CURRENT RESIDENT	5025 N VANCOUVER AVE #410	PORTLAND OR 97217
352				CURRENT RESIDENT	5025 N VANCOUVER AVE #411	PORTLAND OR 97217
353				CURRENT RESIDENT	5025 N VANCOUVER AVE #412	PORTLAND OR 97217
354				CURRENT RESIDENT	5025 NE CLEVELAND AVE	PORTLAND OR 97211
355				CURRENT RESIDENT	5032 N WILLIAMS AVE	PORTLAND OR 97217
356				CURRENT RESIDENT	5033 N VANCOUVER AVE	PORTLAND OR 97217
357				CURRENT RESIDENT	5033 NE CLEVELAND AVE	PORTLAND OR 97211
358				CURRENT RESIDENT	5040 N WILLIAMS AVE	PORTLAND OR 97217
359				CURRENT RESIDENT	5044 N WILLIAMS AVE	PORTLAND OR 97217
360				CURRENT RESIDENT	5104 N WILLIAMS AVE	PORTLAND OR 97217
361				CURRENT RESIDENT	5106 N WILLIAMS AVE	PORTLAND OR 97217
362				CURRENT RESIDENT	5111 N VANCOUVER AVE #9A	PORTLAND OR 97217
363				CURRENT RESIDENT	5111 N VANCOUVER AVE #9B	PORTLAND OR 97217
364				CURRENT RESIDENT	5111 N VANCOUVER AVE #9C	PORTLAND OR 97217
365				CURRENT RESIDENT	5111 N VANCOUVER AVE #9D	PORTLAND OR 97217

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366				CURRENT RESIDENT	5111 N VANCOUVER AVE #9E	PORTLAND OR 97217
367				CURRENT RESIDENT	5111 N VANCOUVER AVE #9F	PORTLAND OR 97217
368				CURRENT RESIDENT	5111 N VANCOUVER AVE #9G	PORTLAND OR 97217
369				CURRENT RESIDENT	5111 N VANCOUVER AVE #9H	PORTLAND OR 97217
370				CURRENT RESIDENT	5111 N VANCOUVER AVE #9J	PORTLAND OR 97217
371				CURRENT RESIDENT	5114 N WILLIAMS AVE #1	PORTLAND OR 97217
372				CURRENT RESIDENT	5114 N WILLIAMS AVE #2	PORTLAND OR 97217
373				CURRENT RESIDENT	5114 N WILLIAMS AVE #3	PORTLAND OR 97217
374				CURRENT RESIDENT	5114 N WILLIAMS AVE #4	PORTLAND OR 97217
375				CURRENT RESIDENT	5131 N VANCOUVER AVE	PORTLAND OR 97217
376				CURRENT RESIDENT	5131 N VANCOUVER AVE #10A	PORTLAND OR 97217
377				CURRENT RESIDENT	5131 N VANCOUVER AVE #10B	PORTLAND OR 97217
378				CURRENT RESIDENT	5131 N VANCOUVER AVE #10C	PORTLAND OR 97217
379				CURRENT RESIDENT	5131 N VANCOUVER AVE #10D	PORTLAND OR 97217
380				CURRENT RESIDENT	5131 N VANCOUVER AVE #10E	PORTLAND OR 97217
381				CURRENT RESIDENT	5131 N VANCOUVER AVE #10F	PORTLAND OR 97217
382				CURRENT RESIDENT	5131 N VANCOUVER AVE #10G	PORTLAND OR 97217
383				CURRENT RESIDENT	5131 N VANCOUVER AVE #10H	PORTLAND OR 97217
384				CURRENT RESIDENT	5141 N HAIGHT AVE	PORTLAND OR 97217
385				CURRENT RESIDENT	5141 N HAIGHT AVE #3A	PORTLAND OR 97217
386				CURRENT RESIDENT	5141 N HAIGHT AVE #3B	PORTLAND OR 97217
387				CURRENT RESIDENT	5141 N HAIGHT AVE #3C	PORTLAND OR 97217
388				CURRENT RESIDENT	5141 N HAIGHT AVE #3D	PORTLAND OR 97217
389				CURRENT RESIDENT	5141 N HAIGHT AVE #3E	PORTLAND OR 97217
390				CURRENT RESIDENT	5211 N HAIGHT AVE	PORTLAND OR 97217
391				CURRENT RESIDENT	5211 N HAIGHT AVE #2A	PORTLAND OR 97217
392				CURRENT RESIDENT	5211 N HAIGHT AVE #2B	PORTLAND OR 97217
393				CURRENT RESIDENT	5211 N HAIGHT AVE #2C	PORTLAND OR 97217
394				CURRENT RESIDENT	5211 N HAIGHT AVE #2D	PORTLAND OR 97217
395				CURRENT RESIDENT	5221 N HAIGHT AVE	PORTLAND OR 97217
396				CURRENT RESIDENT	5221 N HAIGHT AVE #1A	PORTLAND OR 97217
397				CURRENT RESIDENT	5221 N HAIGHT AVE #1B	PORTLAND OR 97217
398				CURRENT RESIDENT	5012 NE CLEVELAND AVE	PORTLAND OR 97211
399				CURRENT RESIDENT	5012 NE CLEVELAND AVE #1	PORTLAND OR 97211
400				CURRENT RESIDENT	5012 NE CLEVELAND AVE #2	PORTLAND OR 97211
401				CURRENT RESIDENT	5012 NE CLEVELAND AVE #3	PORTLAND OR 97211
402				CURRENT RESIDENT	5012 NE CLEVELAND AVE #4	PORTLAND OR 97211
403				CURRENT RESIDENT	5012 NE CLEVELAND AVE #5	PORTLAND OR 97211
404				CURRENT RESIDENT	5012 NE CLEVELAND AVE #6	PORTLAND OR 97211
405				CURRENT RESIDENT	5012 NE CLEVELAND AVE #7	PORTLAND OR 97211
406				CURRENT RESIDENT	5012 NE CLEVELAND AVE #8	PORTLAND OR 97211
407				CURRENT RESIDENT	5026 NE CLEVELAND AVE	PORTLAND OR 97211
408				CURRENT RESIDENT	57 NE ALBERTA ST #10	PORTLAND OR 97211
409				CURRENT RESIDENT	57 NE ALBERTA ST #11	PORTLAND OR 97211
410				CURRENT RESIDENT	57 NE ALBERTA ST #12	PORTLAND OR 97211
411				CURRENT RESIDENT	57 NE ALBERTA ST #13	PORTLAND OR 97211
412				CURRENT RESIDENT	57 NE ALBERTA ST #14	PORTLAND OR 97211
413				CURRENT RESIDENT	57 NE ALBERTA ST #15	PORTLAND OR 97211
414				CURRENT RESIDENT	57 NE ALBERTA ST #16	PORTLAND OR 97211
415				CURRENT RESIDENT	57 NE ALBERTA ST #9	PORTLAND OR 97211
416				CURRENT RESIDENT	71 NE ALBERTA ST	PORTLAND OR 97211
417				CURRENT RESIDENT	1 NE WYGANT ST	PORTLAND OR 97211
418				CURRENT RESIDENT	1 NE WYGANT ST #1	PORTLAND OR 97211
419				CURRENT RESIDENT	1 NE WYGANT ST #17	PORTLAND OR 97211
420				CURRENT RESIDENT	1 NE WYGANT ST #21	PORTLAND OR 97211
421				CURRENT RESIDENT	1 NE WYGANT ST #5	PORTLAND OR 97211
422				CURRENT RESIDENT	13 NE WYGANT ST	PORTLAND OR 97211
423				CURRENT RESIDENT	17 NE WYGANT ST	PORTLAND OR 97211
424				CURRENT RESIDENT	21 NE WYGANT ST	PORTLAND OR 97211
425				CURRENT RESIDENT	4734 N WILLIAMS AVE	PORTLAND OR 97217
426				CURRENT RESIDENT	4803 NE CLEVELAND AVE	PORTLAND OR 97211
427				CURRENT RESIDENT	4804 N WILLIAMS AVE	PORTLAND OR 97217
428				CURRENT RESIDENT	4806 N WILLIAMS AVE	PORTLAND OR 97217
429				CURRENT RESIDENT	4808 N WILLIAMS AVE	PORTLAND OR 97217
430				CURRENT RESIDENT	4812 N WILLIAMS AVE	PORTLAND OR 97217
431				CURRENT RESIDENT	4814 N WILLIAMS AVE	PORTLAND OR 97217
432				CURRENT RESIDENT	4816 N WILLIAMS AVE	PORTLAND OR 97217
433				CURRENT RESIDENT	4818 N WILLIAMS AVE	PORTLAND OR 97217
434				CURRENT RESIDENT	4820 NE CLEVELAND AVE	PORTLAND OR 97211
435				CURRENT RESIDENT	4822 NE CLEVELAND AVE	PORTLAND OR 97211
436				CURRENT RESIDENT	4825 NE CLEVELAND AVE	PORTLAND OR 97211
437				CURRENT RESIDENT	4825 NE CLEVELAND AVE #2	PORTLAND OR 97211
438				CURRENT RESIDENT	4825 NE CLEVELAND AVE #3	PORTLAND OR 97211

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439				CURRENT RESIDENT	4825 NE CLEVELAND AVE #4	PORTLAND OR 97211
440				CURRENT RESIDENT	4828 N WILLIAMS AVE #A	PORTLAND OR 97217
441				CURRENT RESIDENT	4829 NE CLEVELAND AVE	PORTLAND OR 97211
442				CURRENT RESIDENT	4837 NE CLEVELAND AVE	PORTLAND OR 97211
443				CURRENT RESIDENT	4838 N WILLIAMS AVE	PORTLAND OR 97217
444				CURRENT RESIDENT	4840 N WILLIAMS AVE	PORTLAND OR 97217
445				CURRENT RESIDENT	4904 N WILLIAMS AVE	PORTLAND OR 97217
446				CURRENT RESIDENT	4906 NE CLEVELAND AVE	PORTLAND OR 97211
447				CURRENT RESIDENT	4921 NE CLEVELAND AVE	PORTLAND OR 97211
448				CURRENT RESIDENT	4921 NE CLEVELAND AVE #A	PORTLAND OR 97211
449				CURRENT RESIDENT	4921 NE CLEVELAND AVE #B	PORTLAND OR 97211
450				CURRENT RESIDENT	4921 NE CLEVELAND AVE #C	PORTLAND OR 97211
451				CURRENT RESIDENT	4921 NE CLEVELAND AVE #D	PORTLAND OR 97211
452				CURRENT RESIDENT	4929 NE CLEVELAND AVE	PORTLAND OR 97211
453				CURRENT RESIDENT	4936 N WILLIAMS AVE	PORTLAND OR 97217
454				CURRENT RESIDENT	4944 N WILLIAMS AVE	PORTLAND OR 97217
455				CURRENT RESIDENT	4945 NE CLEVELAND AVE	PORTLAND OR 97211
456				CURRENT RESIDENT	4946 NE CLEVELAND AVE #A	PORTLAND OR 97211
457				CURRENT RESIDENT	4946 NE CLEVELAND AVE #B	PORTLAND OR 97211
458				CURRENT RESIDENT	5 NE WYGANT ST	PORTLAND OR 97211
459				CURRENT RESIDENT	9 NE WYGANT ST	PORTLAND OR 97211
460				CURRENT RESIDENT	220 N SUMNER ST #8	PORTLAND OR 97217
461				CURRENT RESIDENT	221 N ALBERTA ST	PORTLAND OR 97217
462				CURRENT RESIDENT	240 N SUMNER ST #7	PORTLAND OR 97217
463				CURRENT RESIDENT	310 N SUMNER ST #6	PORTLAND OR 97217
464				CURRENT RESIDENT	330 N SUMNER ST #5	PORTLAND OR 97217
465				CURRENT RESIDENT	444 N SUMNER ST #4	PORTLAND OR 97217
466				CURRENT RESIDENT	4713 N WILLIAMS AVE	PORTLAND OR 97217
467				CURRENT RESIDENT	4715 N WILLIAMS AVE	PORTLAND OR 97217
468				CURRENT RESIDENT	4717 N WILLIAMS AVE	PORTLAND OR 97217
469				CURRENT RESIDENT	4719 N WILLIAMS AVE	PORTLAND OR 97217
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471				CURRENT RESIDENT	4723 N WILLIAMS AVE	PORTLAND OR 97217
472				CURRENT RESIDENT	4742 N VANCOUVER AVE #B	PORTLAND OR 97217
473				CURRENT RESIDENT	4910 N GANTENBEIN AVE	PORTLAND OR 97217
474				CURRENT RESIDENT	4915 N VANCOUVER AVE	PORTLAND OR 97217
475				CURRENT RESIDENT	4916 N GANTENBEIN AVE	PORTLAND OR 97217
476				CURRENT RESIDENT	4920 N GANTENBEIN AVE	PORTLAND OR 97217
477				CURRENT RESIDENT	4924 N GANTENBEIN AVE	PORTLAND OR 97217
478				CURRENT RESIDENT	4941 N VANCOUVER AVE	PORTLAND OR 97217
479				CURRENT RESIDENT	4946 NE CLEVELAND AVE	PORTLAND OR 97211
480				CURRENT RESIDENT	5025 N VANCOUVER AVE #MU	PORTLAND OR 97217
481				CURRENT RESIDENT	5030 N WILLIAMS AVE	PORTLAND OR 97217
482				CURRENT RESIDENT	5034 N WILLIAMS AVE	PORTLAND OR 97217
483				CURRENT RESIDENT	5036 N WILLIAMS AVE	PORTLAND OR 97217
484				CURRENT RESIDENT	5038 N WILLIAMS AVE	PORTLAND OR 97217
485				CURRENT RESIDENT	5043 N VANCOUVER AVE	PORTLAND OR 97217
486				CURRENT RESIDENT	5055 N VANCOUVER AVE	PORTLAND OR 97217
487				CURRENT RESIDENT	5061 N VANCOUVER AVE	PORTLAND OR 97217
488				CURRENT RESIDENT	5111 N VANCOUVER AVE #9	PORTLAND OR 97217
489				CURRENT RESIDENT	5131 N VANCOUVER AVE #10	PORTLAND OR 97217
490				CURRENT RESIDENT	5141 N HAIGHT AVE #3	PORTLAND OR 97217
491				CURRENT RESIDENT	5211 N HAIGHT AVE #2	PORTLAND OR 97217
492				CURRENT RESIDENT	5221 N HAIGHT AVE #1	PORTLAND OR 97217
493				CURRENT RESIDENT	57 NE ALBERTA ST	PORTLAND OR 97211
494	RETURN SERVICE REQUESTED		OWNER	CITY OF PORTLAND	1900 SW 4TH AVE #7007	PORTLAND OR 97201
495	RETURN SERVICE REQUESTED	APPLICANTS	HOLST ARCHECTURE	BAHR BRYAN & INGRAM REX	123 NE 3RD AVE #310	PORTLAND OR 97232
496	RETURN SERVICE REQUESTED	PARTY OF INTEREST	COMMUNITY DEVELOPMENT PARTNERS	LEE JAMES	126 NE ALBERTA ST #202	PORTLAND OR 97211
497	RETURN SERVICE REQUESTED		LAND USE CONTACT	NE COALITION OF NEIGHBORHOODS	4815 NE 7TH AVE	PORTLAND OR 97211
498	RETURN SERVICE REQUESTED		LAND USE CONTACT	SOUL DISTRICT	PO BOX 11565	PORTLAND OR 97211
499	RETURN SERVICE REQUESTED		LAND USE CONTACT	HUMBOLDT NA C/O NECN	4815 NE 7TH AVE	PORTLAND OR 97211
500	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
501	RETURN SERVICE REQUESTED			TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
502	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	635 CAPITAL ST NE #150	SALEM OR 97301
503	RETURN SERVICE REQUESTED			STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
504	RETURN SERVICE REQUESTED			AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
505				LAND USE CONTACT	PROPSPER PORTLAND	129/PROSPER
506					DAWN KRANTZ	B299/R5000
507					BRANDON SPENCER-HARTLE	B299/R7000

Design Advice Request

Strong Properties

CASE FILE	EA 23-052200 DA		
WHEN	Thursday July 20, 2023 @ 3:00 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at staci.monroe@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	Design Advice Request for a new 4-story residential building providing 75 affordable housing units with ground floor amenity spaces including a community room, lobby, and central courtyard. Surface parking providing 32 spaces and loading accessed off of NE Alberta is proposed west of the building. Primary exterior cladding concept includes dark brick and light and dark grey fiber cement siding. A modification to not provide trees as part of the L1 requirement along the ground floor units will be requested.		
REVIEW APPROVAL CRITERIA	Portland Citywide Design Guidelines portland.gov/bps/planning/design-guideline-documents		
SITE ADDRESS	4931-4947 N WILLIAMS AVE		
ZONING/ DESIGNATION	CM2d (MU-N)		
APPLICANT(S)	Bryan Bahr & Rex Ingram Holst Architecture	OWNER(S)	City of Portland
QUESTIONS? BDS CONTACT	Staci Monroe, City Planner (503) 865-6516 / staci.monroe@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

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



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711



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

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.

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

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

Bureau of Transportation (PBOT) | 503-823-

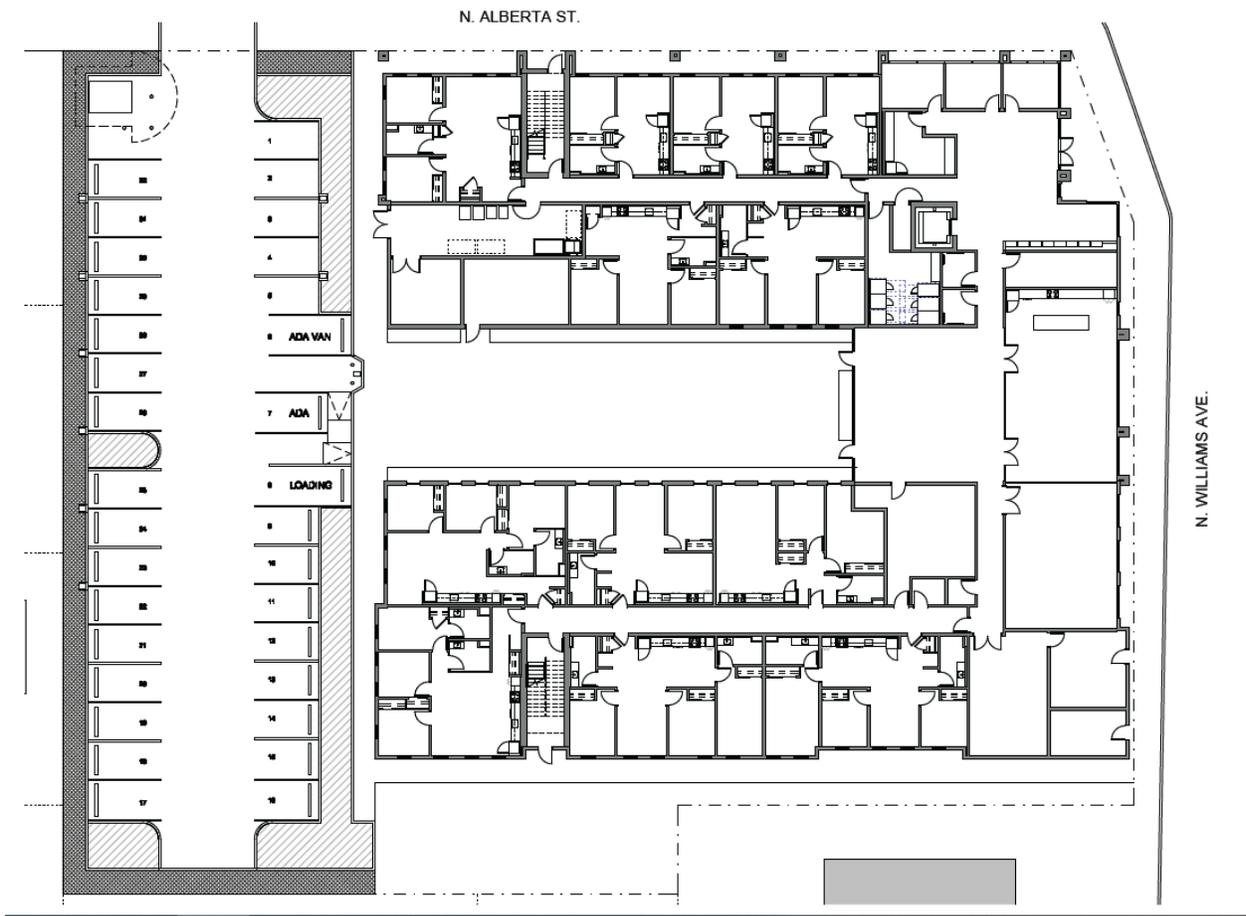
5185 | portlandoregon.gov/transportation

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

Office of Community & Civic Life

503-823-4519 | portlandoregon.gov/civic

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



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 4th 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 4th 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: 6/26/23

To: Bryan Bahr | Holst Architecture

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

RE: Design Advice Request posting for EA 23-052200 DA

Dear Bryan:

I have received your application for a Design Advice Request (DA) at 4931-4947 N Williams Avenue. Your case number is given above. The first meeting with the Design Commission is scheduled for **7/20/23 at 3:00 PM**. I am the planner handling your case, and can answer any questions you might have during the process.

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

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for 7/20/23 you **must post the notice by 6/30/23**, 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 7/6/23**, 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

Bryan Bahr | Holst Architecture
123 NE 3rd Avenue, Suite 310
Portland, OR 97232

DATE: _____

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 23-052200 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **7/20/23** at 3:00 PM, 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 7/6/23, 14 days before the scheduled meeting. I also understand that if I do not post the notices by 6/30/23, or return this form by 7/6/23, my meeting will automatically be postponed.

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

Signature

Print Name

Address

City/State/Zip Code

Design Advice Request

Strong Properties

CASE FILE	EA 23-033320 DA		
WHEN	Thursday July 20, 2023 @ 3:00 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at staci.monroe@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	Design Advice Request for a new 4-story residential building providing 75 affordable housing units with ground floor amenity spaces including a community room, lobby, and central courtyard. Surface parking providing 32 spaces and loading accessed off of NE Alberta is proposed west of the building. Primary exterior cladding concept includes dark brick and light and dark grey fiber cement siding. A modification to not provide trees as part of the L1 requirement along the ground floor units will be requested.		
REVIEW APPROVAL CRITERIA	Portland Citywide Design Guidelines portland.gov/bps/planning/design-guideline-documents		
SITE ADDRESS	4931-4947 N WILLIAMS AVE		
ZONING/ DESIGNATION	CM2d (MU-N)		
APPLICANT(S)	Bryan Bahr & Rex Ingram Holst Architecture	OWNER(S)	James Lee Community Development Partners
QUESTIONS? BDS CONTACT	Staci Monroe, City Planner (503) 865-6516 / staci.monroe@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

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



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868

Relay Service: 711

Date: 6/26/23

To: Bryan Bahr | Holst Architecture

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

RE: Design Advice Request posting for EA 23-052200 DA

Dear Bryan:

I have received your application for a Design Advice Request (DA) at 4931-4947 N Williams Avenue. Your case number is given above. The first meeting with the Design Commission is scheduled for **7/20/23 at 3:00 PM**. I am the planner handling your case, and can answer any questions you might have during the process.

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

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for 7/20/23 you **must post the notice by 6/30/23**, 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 7/6/23**, 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

Bryan Bahr | Holst Architecture
123 NE 3rd Avenue, Suite 310
Portland, OR 97232

DATE: _____

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 23-052200 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **7/20/23** at 3:00 PM, 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 June 29, 2023 (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 7/6/23, 14 days before the scheduled meeting. I also understand that if I do not post the notices by 6/30/23, or return this form by 7/6/23, 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

Rex Ingram

Print Name

123 NE 3rd Ave Suite 310

Address

Portland, OR 97232

City/State/Zip Code



Strong Property Signage - N. Williams Ave



Development Notice
APPLICANT: [Name]
PROJECT: [Name]
[Detailed text and graphics regarding the development notice]

NOTICE OF PUBLIC HEARING
[Text regarding the public hearing]

Strong Property Signage - N. Williams Ave
6.30.23 (erected 8 a.m.)



Strong Property Signage - N. Alberta Street
6.30.23 (erected 8 a.m.)

PBOT – Development Review

Early Assistance Appointment Response

Date: July 6, 2023
To: Staci Monroe, BDS Land Use Services
503-865-6516, staci.monroe@portlandoregon.gov
From: Eileen Cunningham, PBOT Development Review
503-823-2999, Eileen.Cunningham@portlandoregon.gov
Case File: EA 23-052200
Location: 4947 N WILLIAMS AVE
R#: R308855, R308856, R308871, R308872, R308873, R347630, R347631, R639049
Proposal: DESIGN COMMISSION HEARING - Design Advice Request for a new 4-story residential building providing 75 affordable housing units with ground floor amenity spaces including a community room, lobby, and central courtyard. Surface parking providing 32 spaces and loading accessed off of NE Alberta is proposed west of the building. Primary exterior cladding concept includes dark brick and light and dark grey fiber cement siding. A modification to not provide trees as part of the L1 requirement along the ground floor units will be requested.

The following comments are in response to the applicant's Design Advice Request, most recently submitted June 13, 2023. Please see PBOT's Early Assistance (EA) appointment response 23-033320 for potential issues and detailed submission requirements.

KEY ISSUES

Frontage Improvements / Dedication: As noted in Early Assistance response 23-033320 EA, neither of site's street frontages, N Alberta St and N Williams Ave, are built to the current standard. The frontages are required to be reconstructed to current standards as detailed below.

- **N Alberta St:** Provide a 11-ft pedestrian corridor comprised of a 0.5-ft curb, 4-ft wide furnishing zone, a 6-ft wide sidewalk, and a 0.5-ft wide frontage zone. The existing pedestrian corridor meets the width standards, but not the standard configuration. Therefore, reconstruct to City standards including a continuous planting strip in the furnishing zone, although hardscape with tree wells is allowed. No right-of-way dedication is anticipated along the site's N Alberta St frontage. Allocate the excess right-of-way to the furnishing zone.
- **N Williams Ave:** Provide a 12-ft pedestrian corridor comprised of a 0.5-ft curb, 4-ft wide furnishing zone, a 6-ft wide sidewalk, and a 1.5-ft wide frontage zone. The existing pedestrian corridor does not meet the width standards. Two feet of right-of-way dedication is anticipated along the site's N Williams Ave frontage. The applicant

will be required to reconstruct the frontage to City standards including a hardscape furnishing zone with tree wells.

- **SW Corner of N Alberta St/N Williams Ave:** ADA compliant corner improvements are required though curb extensions are not, as the N Alberta St and N Williams St intersection abutting the site is signalized.

It is unclear from the applicant's plans, the required right-of-way dedication along N Williams St has been accounted for. Formal site plan materials shall show the required right-of-way dedication and frontage improvements.

Public Works Permit: The frontage improvements detailed above are to be designed under a Public Works Permit, which is to receive 30% Concept approval prior to Building Permit approval. A chart describing improvements which qualify for Minor Improvement Permits and those that require Public Works Permits is available at <https://www.portlandoregon.gov/article/688387>.

Loading Space: Per 33.266.310, one Standard B loading space is required for the proposed development. A Standard B loading space must be at least 18 feet long, 9 feet wide, and have a clearance of 10 feet per 33.266.310.D. A loading space is delineated on the applicant's plans, although the plans are not scaled, so it is not clear if the space meets the required dimensions.

Right-of-Way Encroachments: The plans do not appear to show proposed encroachments into the right-of-way along the site's N Alberta St and N Williams Ave frontages.

If encroachments are proposed, please be aware that encroachments such as balconies and windows are regulated by TRN 8.08-Encroachments in the Public Right-of-Way and the BDS Code Guide regarding window projections into the public right-of-way.

TRN 8.08- <https://www.portland.gov/policies/transportation/right-way-access/trn-808-encroachments-public-right-way>.

BDS Code Guide- <https://www.portland.gov/bds/documents/osscc-chapter-32-windows-projections-public-right-way/download>

Please note the only way to modify the BDS Code Guide is a discretionary design review. If using zoning code design standards through a straight to permit project, the Code Guide must be met as written.

From: [Thomas Schroyer](#)
To: [Monroe, Staci](#)
Subject: Parking issue w/ 4931 N Williams EA23-052200 DA
Date: Tuesday, July 11, 2023 9:34:29 AM



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

Hi there

We live on 5115 NE Cleveland ave and have issues with properties being built with limited parking.

Only 32 spaces for 75 units is not enough parking. This part of Alberta & Williams is primarily single family residential and multi unit and not 4 story buildings. We don't want this in our neighborhood but if we don't have a choice then at least give us more parking so we can at least park in our neighborhood.

Thank you .
Thomas Schroyer and Anne LaVallee.

--

Thomas Schroyer
<https://linktr.ee/handpanmusings>
<https://www.handpanmusings.com>

From: [lynne marie](#)
To: [Monroe, Staci](#)
Subject: EA 23-052200 DA
Date: Wednesday, July 19, 2023 8:33:22 AM

Hello Staci,

I'd like to provide a comment about the proposed design for 4931-4947 N Williams. I understand that the applicants are requesting to not include trees as part of the final design and I would like to push back on that. I live on the corner of Vancouver and Blandena, basically on the opposite corner of this block, and walk past this site every day on my way home from work. This block is already the hottest part of my walk home, and these changes will greatly increase the heat on this block. Removing the vegetation from the overgrown block and adding a building and parking lot without adding trees back into the design is irresponsible and goes against Portland's supposed climate goals. Please consider the changing climate and the neighbors on this block and require trees in the final design.

Thanks for your work on this. I'm excited to see something go in on this block and have some new neighbors.

Lynne
4742 N Vancouver Ave

7-20-23 - DESIGN COMMISSION HEARING

EA 23-052200 DA - STRONG PROPERTIES

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	WOULD YOU LIKE TO TESTIFY	ARE YOU FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
Bruce	Barrow	barrowbb@gmail.com	YES	N/A		
Tino	Juarez	tinoj1991@gmail.com	YES	N/A		
Pamela	Craig	pam.j.craig@gmail.com	YES	N/A		
Jacob	Loeb	Info@montavilla.com	NO	N/A		
Jacob	Loeb	Info@montavilla.net	NO	N/A		
Alex	Jensen	ajensen@djcoregon.com	N/A	N/A		
Darrick	Williams	dwilliams@holstarc.com	NO	FOR		
Haley	Alves	halves@swmscarpenters.org	NO	AGAINST		
Grace	Jeffreys	grace.jeffreys@portlandoregon.gov	N/A	N/A		
Diana	Pokhrel	dpokhrel@swmscarpenters.org	NO	AGAINST		
Scott	Schaefer	sschaefer@swmscarpenters.org	N/A	AGAINST		
Melvin	Norman	mnorman@swmscarpenters.org	N/A	AGAINST		
Mary Clare	Metscher	mcmetscher@gmail.com	NO	N/A		
Carole	Craig	carolejcraig@msn.com	N/A	N/A		
Lane	Pak	lpak@holstarc.com	N/A	FOR		



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 _____

Related cases

- Y N Unincorporated MC
- Y N Potential Landslide Hazard Area (LD & PD only)
- Y N 100-year Flood Plain
- Y N DOGAMI (high)

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. Email this application and supporting documents described below to: LandUseIntake@portlandoregon.gov. Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Site Address _____

Site Size/Area _____

Property ID(s) R _____ R _____ R _____ R _____

Short Project Description: do not leave blank or direct to "see attached". Attach additional sheets for a more detailed description, if needed.

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

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	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference Only required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> Design Advice Request Public Zoom meeting with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Zoning Only	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Pre-Permit Zoning Plan Check <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> all other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units Only for 1-2 unit projects that do not require a land use review, land division or property line adjustment	Transportation, Environmental Services, Water		<input type="checkbox"/>

Applicant Information Include a separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply Applicant Owner Other _____
Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____
Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Check all that apply Applicant Owner Other _____
Invite to MS Teams Meeting?: Yes No

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ email _____

Please submit the following materials to LandUseIntake@portlandoregon.gov:

- Written project description, including proposed stormwater disposal system and additional property IDs if not included above.
- List of questions to be discussed.
- Site plans drawn to a measurable scale, with scale and scale bar identified and building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified.
- If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at <https://www.portland.gov/bds/land-use-review-fees-and-types/design-standards>.

Note:

1. See the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/current-fee-schedules.
2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
3. 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.
4. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
5. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
6. 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 by scheduling a 15-minute appointment or a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).



Design Advice Request

DISCUSSION MEMO

Date: 7/13/23
To: Portland Design Commission
From: Staci Monroe, Design & Historic Review Team
503-865-6516 | staci.monroe@portlandoregon.gov
Re: EA 23-052200 DA – Strong Property
Design Advice Request Memo – 7/20/23

This memo is regarding the upcoming Design Advice Request (DAR) on 7/20/23 for the Strong Property. The following supporting documents are available as follows:

- Drawings – accessed [here](#). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix – attached.

I. PROGRAM OVERVIEW

- 4-story residential building - 75 affordable housing units with ground floor amenity spaces (community room, lobby) and residential units and a central courtyard.
- Surface parking - 32 spaces and loading accessed off of NE Alberta west of the building.
- Primary exterior cladding - dark brick, light & dark grey fiber cement siding, metal accent panel.
- Modification request - not provide trees as part of the L1 requirement along ground floor units.

II. DEVELOPMENT TEAM BIO

Architect Bryan Bahr | HOLST Architecture
Owner's Representative James Lee | Community Development Partners
Project Valuation \$ 24 million

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: Portland Citywide Design Guidelines

IV. POTENTIAL MODIFICATION

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.

Following Modification may be requested:

1. To not provide trees within 5' landscape setback for ground floor dwelling units along Alberta frontage (Section 33.130.230.B.4.b(1)).

V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Project is successful in many ways and does a great job at addressing the guidelines, as noted in the attached guideline's matrix. Staff has highlighted several areas for you to consider among your discussion items on 7/20/23 related to the Portland Citywide Design Guidelines (PCDG):

CONTEXT

- Ways to incorporate social or cultural history significant to site or immediate area (PCDG 03).

PUBLIC REALM

- Ways to increase weather protection over sidewalk (PCDG 04).
- Options to improve transition to ground floor residential, including modification request (PCDG 04).
- Addition of more entrances to activate public realm (PCDG 04).
- Appropriateness for art or water feature for this development (PCDG 05).
- Electrical vault location and options to minimize impact on pedestrian realm (PCDG 06).

QUALITY & PERMANENCE

- Enhancing landscaping to buffer parking area/walkway & adjacent residential units (PCDG 07).
- Depth of fenestrations to ensure articulation on large facades. Balconies or Juliettes could also help to activate façade (PCDG 08).
- Ventilation needs & how to integrate on these well composed facades (PCDG 08).
- Durability of Cerclad at ground floor (PCDG 08).
- Ways to reduce urban heat island by limiting or using alternate paved surfaces or more landscaping in parking area (PCDG 09).



CITYWIDE DESIGN GUIDELINES (2021)		Strong Property
7/13/23		HOLST
CONTEXT	STAFF	
	+ / -	Comments
<p>01: Build on the character, local identity, and aspiration of the place. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Community - Architecture - Nature - Other 		<p>Complements the inner neighborhood pattern area with its strong street building orientation.</p> <p>This part of Williams still has a consistent stock of original development and homes that the proposal complements in terms of breaking down the scale of the massing, materials and textured facades.</p>
<p>02: Create Positive Relationship with surroundings. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Building Massing - Street Wall - Connectivity - Adjacent Historic Landmarks 		<p>Offset "village" massing concept relates to the smaller scaled facades of the single family residences that populate N Williams along this portion of the corridor.</p> <p>Singular larger north façade relates to more massive development immediately across Alberta.</p> <p>Location & large size of community space on Williams provides visual connection to courtyard space and physical connections into the site off Alberta.</p>
<p>03: Integrate and enhance on-site features and opportunities to contribute to a location's uniqueness. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Natural Resources - Viewpoints - On-site Older Buildings and Historic Resources - Social and Cultural Significance 		<p>Existing residence built in 1906 proposed to be demolished. Not historically designated & difficult to integrate given central location.</p> <p>There are no significant natural features to built on or integrate.</p> <p>Discuss - ways to incorporate any social or cultural history significant to the site or immediate area.</p>
		STAFF

PUBLIC REALM		+ / -	Comments
<p>04: Design the sidewalk level of buildings to be active and human-scaled. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Ground Floor Heights - Multiple Entries and Windows - Weather Protection - Lighting - Residential Setbacks 		<p>Active, pedestrian scaled, transparent ground floor.</p> <p>Discuss - options to increase weather protection over sidewalk</p> <p>Discuss - options to improve transition to ground floor residential by adding individual entries, porch to better active Alberta frontage. To include modification request.</p> <p>Discuss - adding more entrances from Williams to community space to activate public realm.</p>	
		<p>Variety of seating options at lobby entrance and throughout courtyard</p> <p>Setback at northeast corner at lobby entrance provides protected area to pause and meet off the sidewalk</p> <p>Trees and landscaping within courtyard provide shaded areas</p> <p>Discuss - appropriateness for art or water feature for this development.</p>	
		<p>Trash & recycling located in parking area away from public realm.</p> <p>Water & fire utility rooms minimized & shifted to southern end of Williams to maximize active ground floor program.</p> <p>Discuss - electrical vault location and options to minimize impact on pedestrian realm.</p>	
<p>05: Provide opportunities to pause, sit, and interact. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Seating - Integrate Bicycles - Art/Water - Enclosure - Trees and Landscaping 			
<p>06: Integrate and minimize the impact of parking and building services. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Vehicles and Parking - Utilities, Trash and Recycling - Vaults - Stormwater Planters - Long-Term Bicycle Parking 			
		STAFF	
QUALITY & PERMANENCE		+ / -	Comments

<p>07: Support the comfort, safety, and dignity of residents, workers, and visitors through thoughtful site and building design. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Internal Open Spaces - Internal Connections - Vehicles Areas - Solar Access - Windows and Entries 	<p>Open space activated with residential units & direct connection to community space, lobby and Williams frontage.</p> <p>Well designed multi-functional open space in a generous courtyard with solar access.</p> <p>Pedestrian connections through site and parking location that does not impair the enjoyment of the open space.</p> <p>Discuss - enhancing landscaping to provide a buffer between parking area/walkway and the 3 adjacent residential units</p>
<p>08: Design for quality, using enduring materials and strategies with a coherent approach. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Unity - Articulation - Application of Exterior Materials - Quality of Materials - Building Openings 	<p>Coherent massing & deployment of materials</p> <p>Strong composition with rhythm & proportion of windows to wall area that create façades that are organized, coherent & textured.</p> <p>Discuss - depth of fenestrations to ensure articulation on large facades. Balconies or Julliettes could also help to activate facade.</p> <p>Discuss - ventilation needs & how to integrate on well composed facades.</p> <p>Discuss - durability of Cerclad at ground floor.</p>
<p>09: Design for resilience, health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Adaptable Buildings - Resource Conservation - Native Landscaping - Ecoroofs - Bird-Safe - Daylight and Air - On-Site Stormwater 	<p>Large array of rooftop solar panels</p> <p>Adequate ground floor height & design allows for flexible use and program</p> <p>Parking location & dimensions accommodates future development</p> <p>Discuss - ways to reduce urban heat island by limiting or using alternate paved surfaces or more landscaping in parking area.</p>



City of Portland
Design Commission

Design Advice Request

EA 23-052200 DA

Strong Property
4931-4947 N WILLIAMS

July 20, 2023
Staff Presentation

Staff Introduction

Staff Discussion Topics

Applicant Presentation

Public Comments

Commission Discussion



Location:

N Williams & Alberta
Not w/in a Plan District

Height:

45' max base
55' max bonus
51' proposed

Base Zone:

CM2d - Commercial
Mixed Use 2
Design Overlay

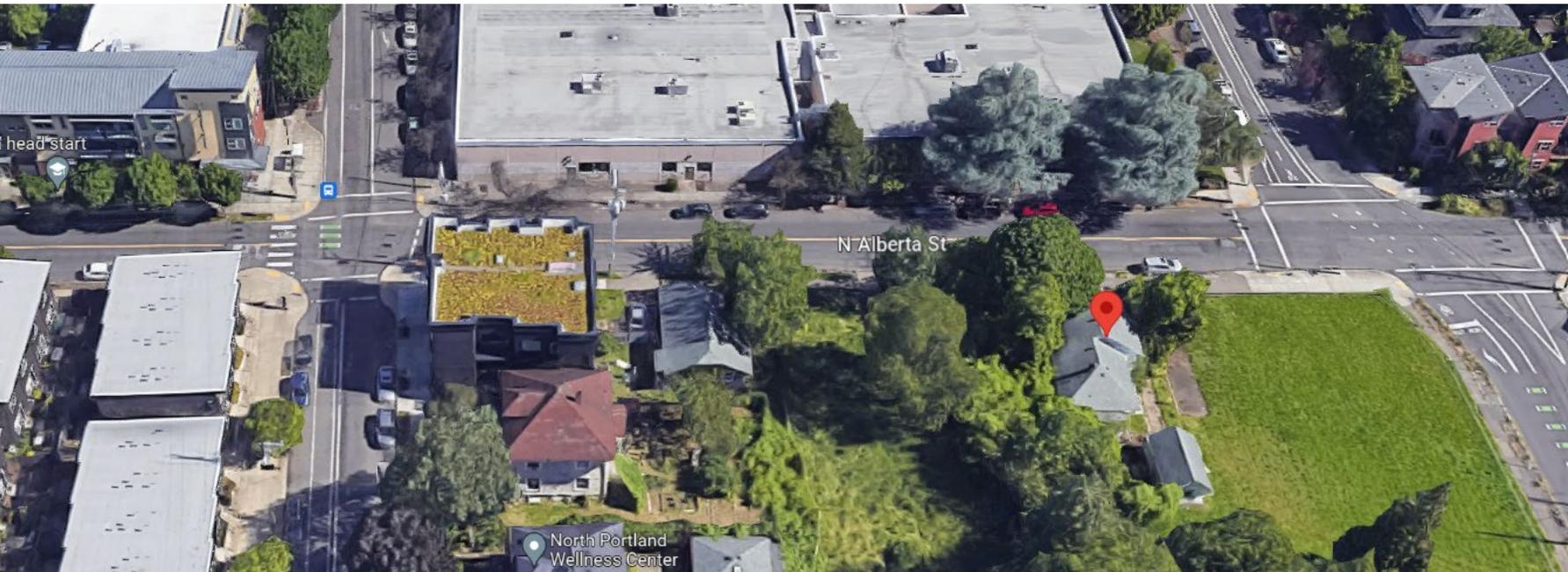
Floor Area Ratio:

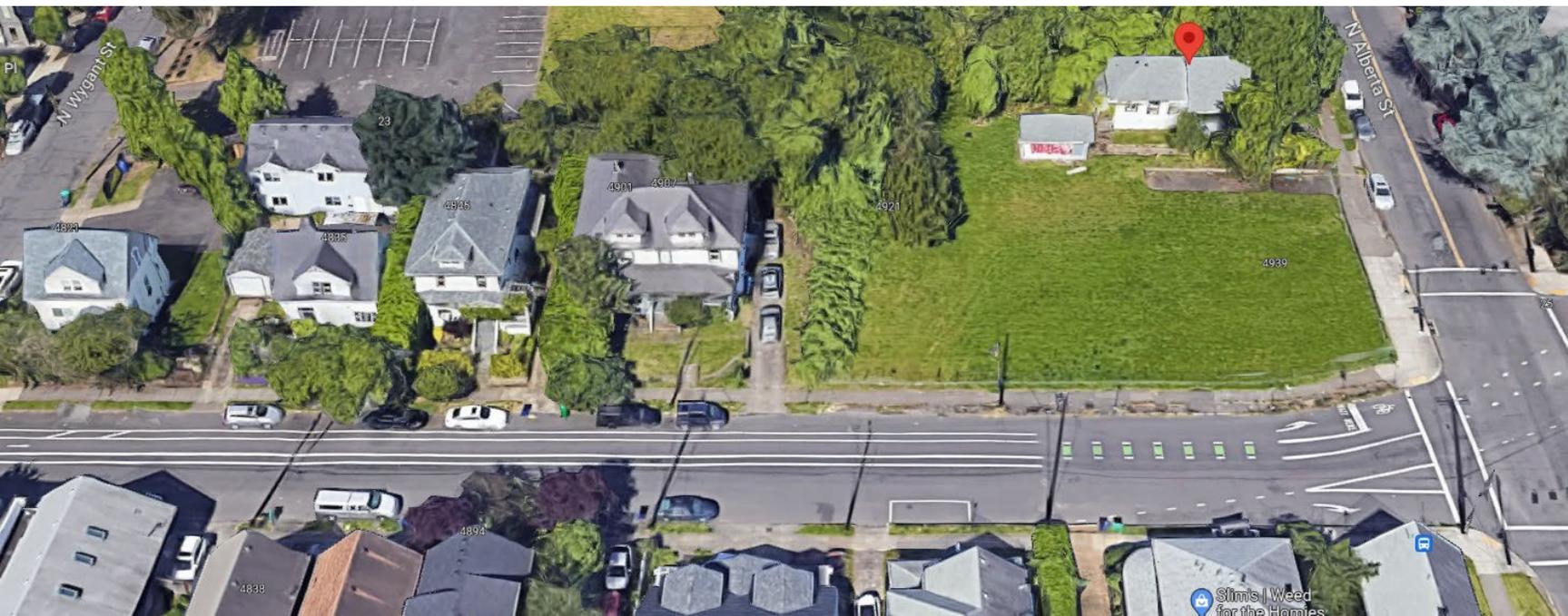
2.5:1 base, 4:1 bonus with
inclusionary housing
2.5:1 proposed

Approval Criteria:

- Portland Citywide
Design Guidelines









- 4-story residential building
- 75 affordable housing units
- Ground floor amenity spaces (community room, lobby), residential units, central courtyard
- 32 surface parking spaces & loading off Alberta
- Rooftop solar on southern half of building
- Exterior cladding - dark brick, light & dark grey fiber cement siding, metal accent panel
- Modification - not provide trees as part of the L1 requirement along ground floor units.

Staff Introduction

Staff Discussion Topics

Applicant Presentation

Public Comments

Commission Discussion

Context

- Social or cultural history significant to site or immediate area (PCDG 03)

Public Realm

- Weather protection over sidewalk (PCDG 04)
- Transition to ground floor residential & modification request (PCDG 04)
- Entrances to activate public realm (PCDG 04)
- Art or water feature for this development (PCDG 05)
- Electrical vault location & impact on pedestrian realm (PCDG 06)

Quality & Permanence

- Buffer parking area/walkway & adjacent residential units (PCDG 07)
- Depth of fenestrations & façade articulation (PCDG 08)
- Ventilation needs & integration (PCDG 08)
- Ceraclad at ground floor (PCDG 08)
- Urban heat island impacts (PCDG 09)

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- Lack of parking for number of units impacts on-street parking in the neighborhood.
- Need for trees to meet Portland's climate goals since replacing lots of vegetation with building and parking lot

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