



**City of Portland, Oregon**  
**Bureau of Development Services**  
**Land Use Services**  
FROM CONCEPT TO CONSTRUCTION

Carmen Rubio, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
TTY: 711  
[www.portland.gov/bds](http://www.portland.gov/bds)

## Design Advice Request

### DISCUSSION MEMO

**Date:** November 6, 2023  
**To:** Portland Design Commission  
**From:** Tim Heron, Design & Historic Review Team  
503-823-7726 | [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)  
**Re:** EA 23-090643 DA – 3606 NE MLK Jr Blvd Apartments  
Design Advice Request Meeting for November 16, 2023

This memo is regarding the upcoming DAR on November 16, 2023, for the NE MLK Jr. Blvd Apartments. The following supporting documents are available as follows:

- Full 11x17 Drawings set – [accessed here on City eFiles](#).
- Staff-Commission Guideline matrix and other documents noted below are attached.

#### I. PROGRAM OVERVIEW

Design Advice Request for a 5-story, 32-unit studio apartment building with ground floor retail on an existing 4500 SF infill lot. All units will be affordable, meeting 60% Average Median Income. No vehicle parking is provided. One Modification is requested to 33.266.210 Long-term bike parking revision to locations and total required. One Adjustment is requested for 33.415.200 Ground Floor Active Use to reduce the 25% floor area requirement to 20%.

#### II. DEVELOPMENT TEAM BIO

<b>Architect</b>	John Holmes (GUNA Collaborative)
<b>Owner's Representative</b>	Parker McNulty (Ent Ventures Ix LLC)
<b>Project Valuation</b>	\$3,000,000

#### III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: [Portland Citywide Design Guidelines](#) (see attached matrix)

#### IV. POTENTIAL MODIFICATION and ADJUSTMENT

One Modification to the Zoning Code is being requested:

- 33.266.210 Long-term bike parking revision to locations and total required to match the anticipated [Housing Regulatory Relief Project](#) changes for Bike Parking. See page 44.

- **NOTE** – as the applicant intends to meet the future standard for Bike Parking, so this Modification Request may be moot at the time of their Type 2 Design Review submittal in 2024.
- Please also note attached Portland Bureau of Transportation Response.
- The following Approval Criteria of [Portland Zoning Code 33.825.040, A, B & C](#) apply:
  - 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.

One Adjustment is being requested:

- 33.415.200 Ground Floor Active Use to reduce the 25% floor area requirement to 20%.
  - **NOTE:** While the [Housing Regulatory Relief Project](#) proposed to waive the Active Use Requirement for “m” overlay sites [see pages 56, 76, 98, 102], the applicant still intend to provide an Zoning Code compliant Active Use at the ground floor.
- The following Approval Criteria of [Portland Zoning Code 33.805.040](#) A. through F. or approval criteria G. through I apply:
  - A. Granting the adjustment will equally or better meet the purpose of the regulation to be modified; and
  - B. ~~If in a residential, CI1, or IR zone, the proposal will not significantly detract from the livability or appearance of the residential area, or if in an OS, C, E, I, or CI2 zone, the proposal will be consistent with the classifications of the adjacent streets and the desired character of the area; and~~
  - C. ~~If more than one adjustment is being requested, the cumulative effect of the adjustments results in a project which is still consistent with the overall purpose of the zone; and~~
  - D. ~~City-designated scenic resources and historic resources in Historic, Conservation and National Register Districts and within the boundaries of Historic, Conservation and National Register Landmarks are preserved; and~~
  - E. Any impacts resulting from the adjustment are mitigated to the extent practical; ~~and~~
  - F. ~~If in an environmental zone, the proposal has as few significant detrimental environmental impacts on the resource and resource values as is practicable;~~  
**or**
  - G. Application of the regulation in question would preclude all reasonable economic use of the site; and
  - H. Granting the adjustment is the minimum necessary to allow the use of the site; and
  - I. Any impacts resulting from the adjustment are mitigated to the extent practical.

## V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on November 16, 2023:

### CONTEXT/ QUALITY and RESILIENCE

Applicable [Portland Citywide Design Guidelines](#): 01-03, 07-09

#### 1. Massing and Materials

- Infill development, maximizing height
- Corrugated metal primary cladding
- Wood ground floor and canopy
- End walls

#### 2. Outdoor spaces and Programing

- Rear courtyard
- Rooftop

### PUBLIC REALM

Applicable [Portland Citywide Design Guidelines](#): 04-06

#### 3. Ground Floor Activation

- Recessed first floor setback
- Lobby entrance and commercial/ retail space

#### 4. Modification to Bike Parking

- The Bike Parking standards may or may not be altered by the ongoing [Housing Regulatory Relief Project](#), so consideration of the standard as written is necessary.
- PBOT will be available to speak to the balance between small studio in-unit bike parking both vertically and horizontally, and ground floor bike parking.

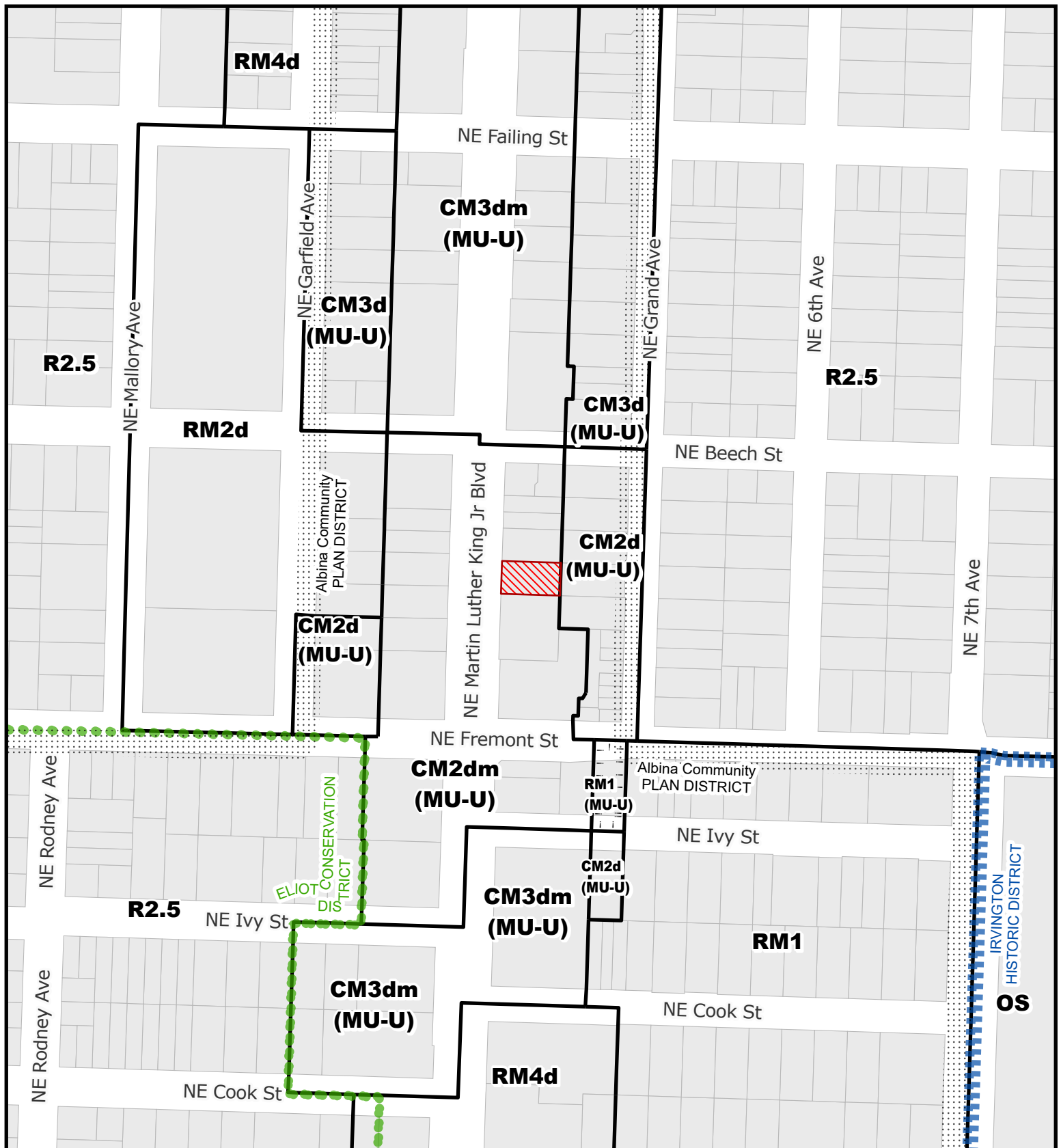
#### 5. Adjustment Active Use

- The Ground Floor Active Use standard may or may not be altered by the ongoing [Housing Regulatory Relief Project](#), so consideration of the standard as written is necessary.

---

Attached:





- *Zone Map*
- *FINAL 11x17 DRWGS Exh. C1-27*
- *NE MLK Portland Citywide Design Guidelines APPLICANT RESPONSE*
- *3606 NE MLK Jr Blvd PBOT RESPONSE Exh E1*
- *Portland Citywide Design Guidelines Checklist 3T Staff/ Commission*



For Zoning Code in Effect Post October 1, 2022

# ZONING

THIS SITE LIES WITHIN THE:  
ALBINA COMMUNITY PLAN DISTRICT

-  Site
-  Plan District
-  Historic District
-  Conservation District

File No.	EA 23 - 090643 DA
1/4 Section	2631
Scale	1 inch = 200 feet
State ID	1N1E23CC 25700
Exhibit	B Oct 05, 2023