



# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** December 5, 2023  
**To:** John Holmes, GUNA Collaborative  
**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 Boulevard Apartments  
Design Advice Request Commission Summary Memo – November 16, 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 **November 16, 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: <https://efiles.portlandoregon.gov/record/16393777>.

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 **November 16, 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 3 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 3 or Type 2 Land Use Review Application.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

**Commissioners present:** *Chair McCarter, Commissioner Sam Rodriguez, Commissioner Santner, Commissioner Bue, and Commissioner Swank. Commissioner Molinar and Vice Chair Robinson were absent.*

### **Executive Summary**

- Commissioner Santner captured the essence of Commission comments with this statement:  
*Finally, a deeply affordable housing building, on a small and challenging site, being so simply and elegantly done in a very dignified way.*
- The Design Commission was unanimous the project is well designed in its response to the [Portland Citywide Design Guidelines](#) approval criteria and would be a welcome addition to the NE MLK Jr Boulevard neighborhood Context and ground level Public Realm.
- Design Commission supported the corrugated metal exterior and the punched window expression. Moving forward, careful detailing of the wood material used at the window frames, canopy and storefronts will be critical for long-term durability.
- The Design Commission, and PBOT, supported the Bike Parking Modification provided it aligns with the final adopted standards for the revised Bike Parking standards in the [Housing and Regulatory Relief Project](#).
- The Design Commission also supported the modest Adjustment to the Ground Floor Active Use standard given the small size of the site and otherwise active program fronting the street edge. Commissioners supported increasing the amount of ground floor level storefront glazing as better meeting Public Realm related design guideline approval criteria.

**Summary of Comments.** Following is a general summary of Commission comments by design tenet. Please refer to the attached Community Design Guidelines matrix for a summary of the concept's response to future approval criteria.

### **CONTEXT / QUALITY & 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

#### Commissioner Comments

- Commissioners commented that these tiny lots are great, and this design has an elegant quality. The simplicity in design and material expression is working very well.
- Design Commission supported the corrugated metal exterior, the punched window wood accents, wood canopy and ground floor wood storefront treatments.
  - Commissioners also noted the wood detailing would need to be carefully executed to achieve the “crisp and clean” expression in the submitted renderings.

- Commissioners agreed the outdoor spaces provided are great amenities, located in the right places, and “jewels” for residents.
  - The rooftop and ground floor outdoor areas work well at the east side of the site, away from the street.
- Commissioners also agreed the canopy expression, as a projection of the first-floor level proportion, works very well.
  - Commissioners all agreed the canopy does not want to align with the 15’ height as it would lose its pedestrian scale.

## **PUBLIC REALM**

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

### **3. Ground Floor Activation**

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

#### Commissioner Comments

- Commissioners agreed the proportions of this building are working very well, especially the increased height at the ground floor to 15’.
  - Chair McCarter specifically noted this project is just the kind of example of how tall ceiling ground floors create more opportunity for flexible uses over a building’s lifetime.
- Commissioners noted that the 3’ setback in addition to the 2’ required dedication was generous and will greatly help the success of the ground floor active use spaces.
- A majority of Commissioners supported more ground floor window area below the canopy level to further activate the ground floor active uses.

### **4. Modification to Bike Parking**

*Note: The Bike Parking standards may or may not be altered by the ongoing [Housing Regulatory Relief Project \[HRRP\]](#).*

#### Commissioner comments

- Commissioners, and PBOT, supported the Bike Parking Modification request provided it aligns with the final adopted standards for Bike Parking included in the HRRP.
  - *Staff note: If the bike parking is designed to meet the adopted HRRP, the Modification Request would no longer be required.*
- Commissioners confirmed that bike parking access would be easily accessible to the bike parking located at the rear of the building.

### **5. Adjustment Ground Floor Active Use**

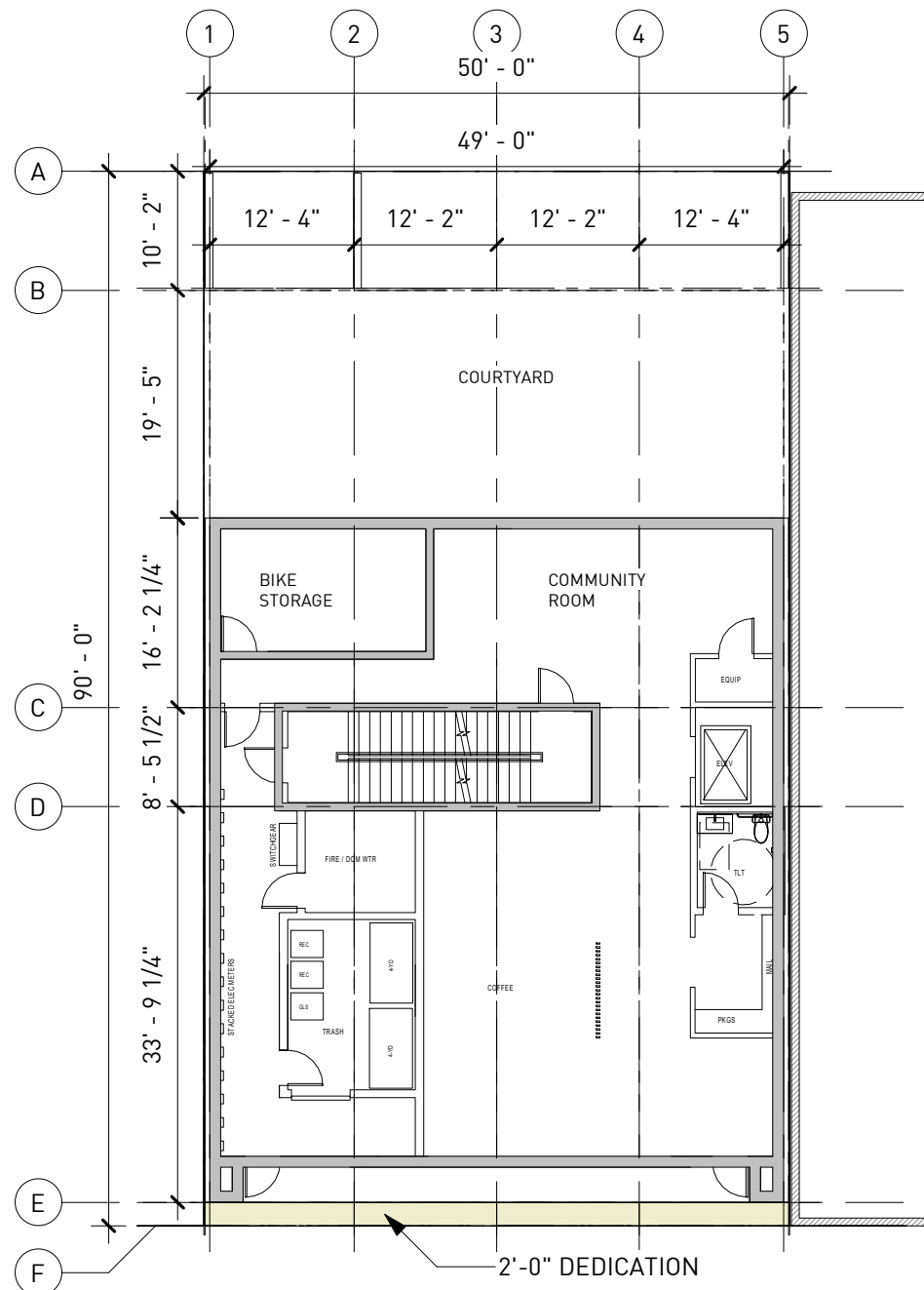
*Note: The Ground Floor Active Use standard may or may not be altered by the ongoing [Housing Regulatory Relief Project \[HRRP\]](#).*

#### Commissioner Comments

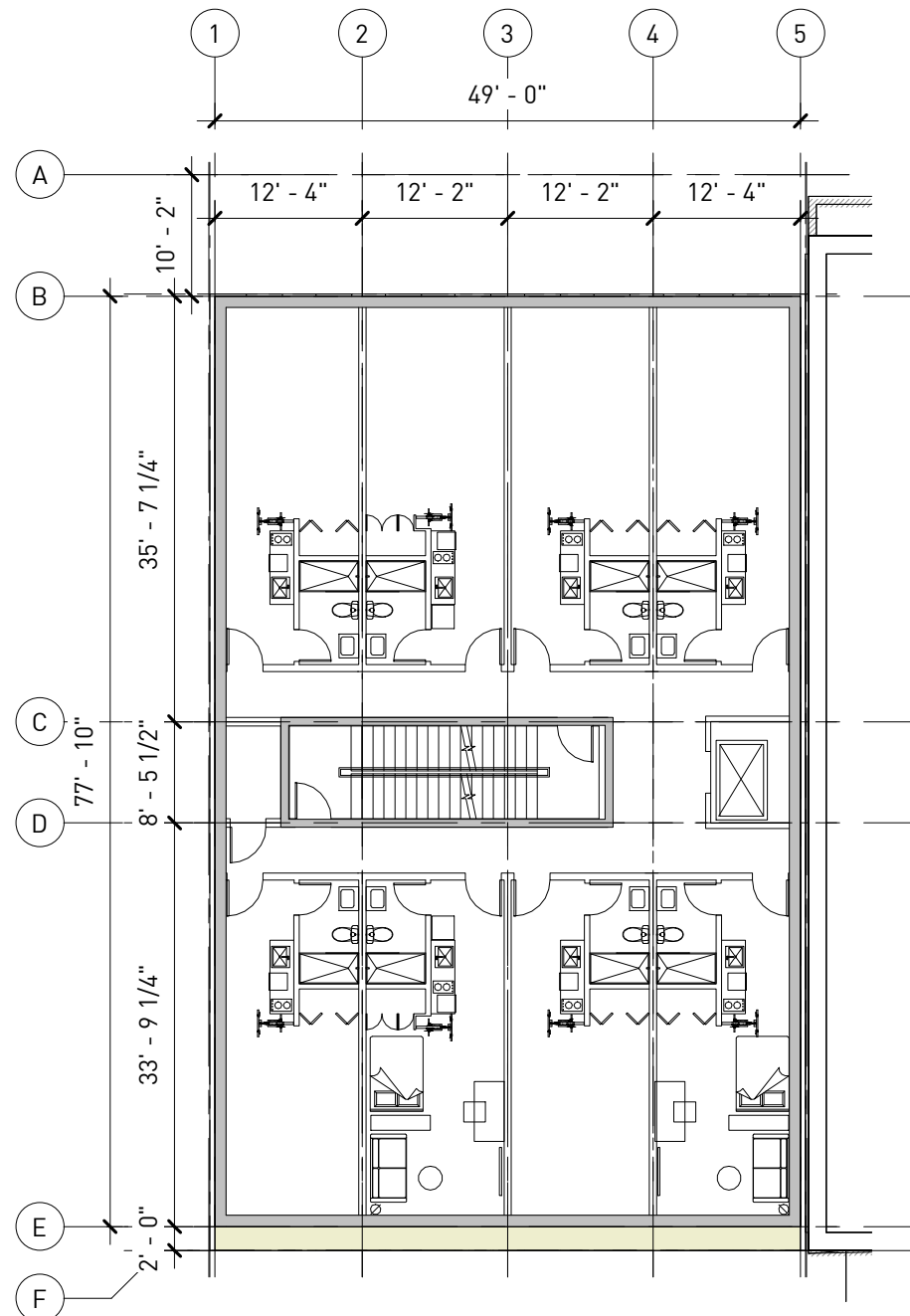
- The Design Commission supported the Adjustment to Ground Floor Active Use given the small size and width of the site.
  - Commissioners also supported an increase in ground floor storefront glazing.

## Exhibit List

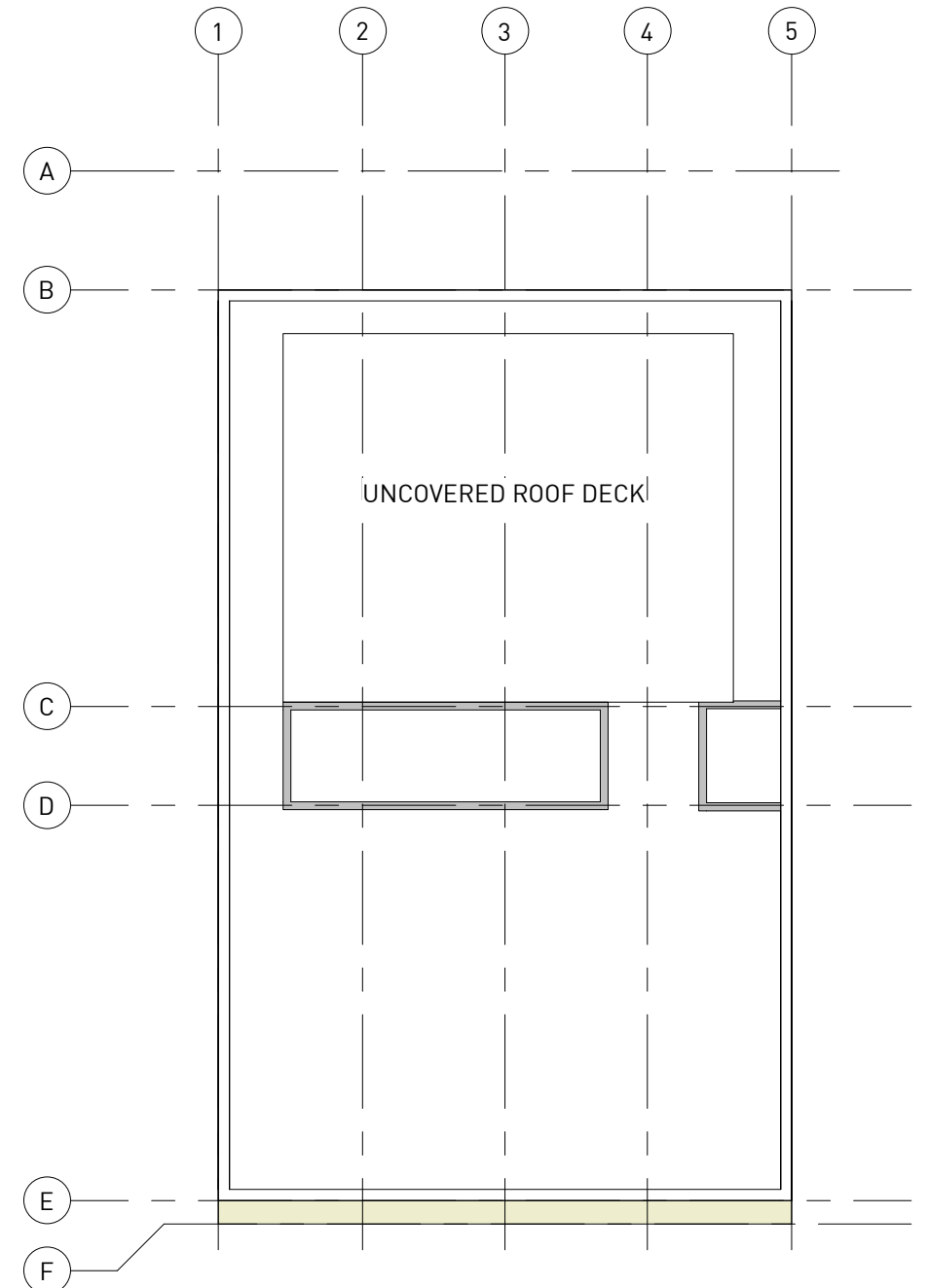
- A. Applicant's Submittals
  - 1. Original Submittal
- B. Zoning Map [attached]
- C. Drawings
  - 1. Street Rendering [attached]
  - 2. Sheet Index
  - 3. Street Rendering, Project Program
  - 4. Concept Housing Model
  - 5. Zoning Analysis
  - 6. Access, Amenities, And Parks
  - 7. Current Conditions
  - 8. Local Identity, Building Design, And Materiality
  - 9. FAR Diagram [attached]
  - 10. FAR & Height Diagram
  - 11. Potential Height Of Future Developments
  - 12. Ground Floor Active Use
  - 13. Required Bike Parking
  - 14. Required Bike Parking Modification
  - 15. Required Outdoor Area
  - 16. Ground Floor Entry
  - 17. Perspective View
  - 18. Perspective View
  - 19. Perspective View
  - 20. Courtyard Amenities
  - 21. Rooftop Amenities
  - 22. Site Plan
  - 23. Floor Plans
  - 24. Exterior Elevations
  - 25. Exterior Elevations
  - 26. Exterior Elevations
- D. Notification
  - 1. Mailing list
  - 2. Mailed notice
  - 3. Posting instructions sent to applicant
  - 4. Posting notice as sent to applicant
  - 5. Applicant's statement certifying posting
- E. Service Bureau Comments
  - 1. Portland Bureau of Transportation, comments with concern on bike parking ratio
  - 2. Bureau of Environmental Services, no concerns raised
  - 3. Urban Forestry, no concerns raised
- F. Public Testimony [none]
- G. Other
  - 1. Application form
  - 2. Staff memo to Design Commission 11/6/23
- H. Design Commission Meeting 11/16/23
  - 1. Staff Presentation
  - 2. Testimony Sheet



**1 LEVEL 0** 2,732 SF  
 SCALE: 1/16" = 1'-0"



**2 LEVEL 1-4** 3,813 SF X 4 = 15,252  
 SCALE: 1/16" = 1'-0"



**3 ROOF** 1,212 SF (NOT CALCULATED IN FAR)  
 SCALE: 1/16" = 1'-0"

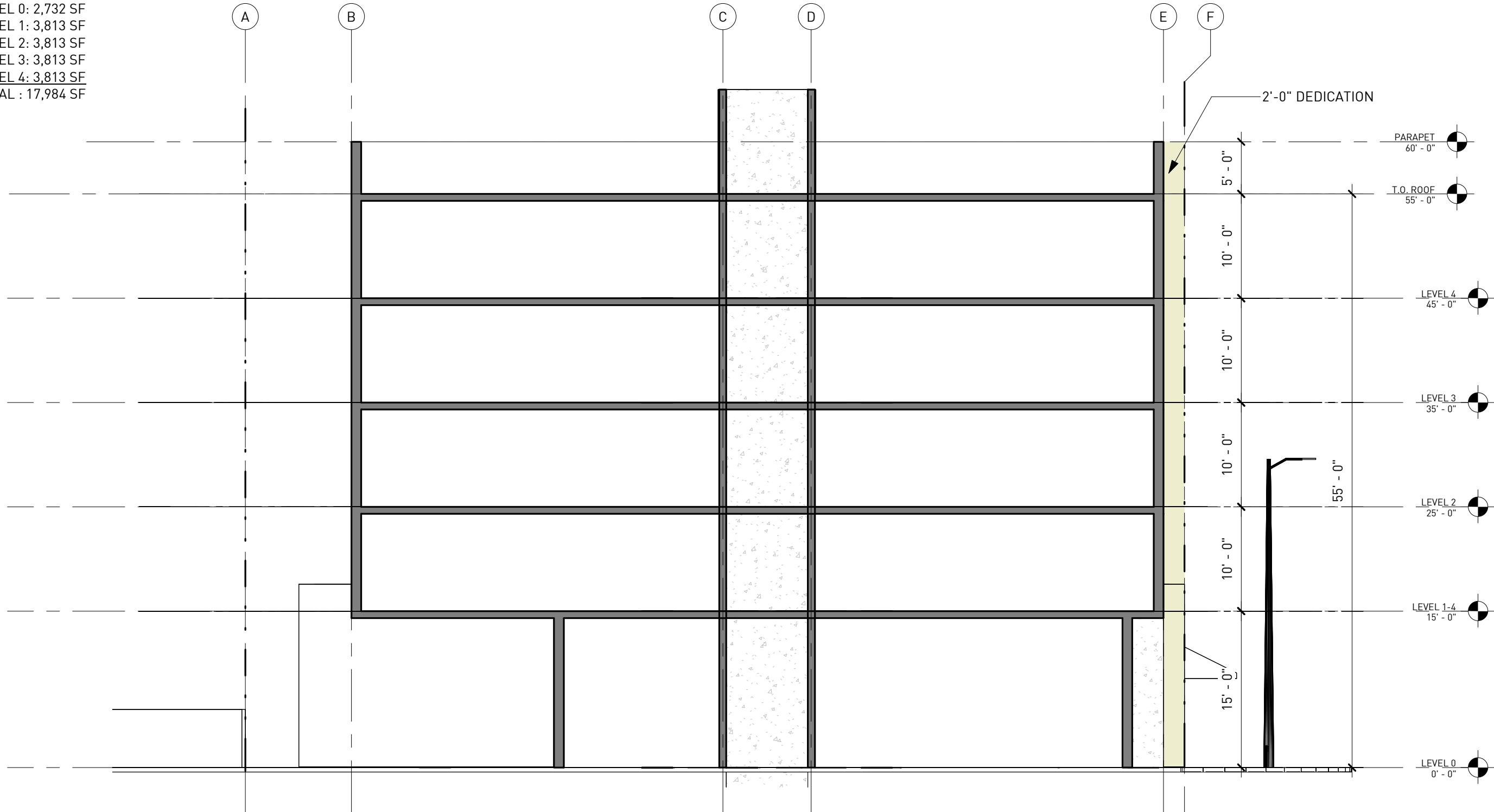
**FAR NUMBERS**  
4,500 SF SITE @ 4 TO 1 FAR = 18,000 SF

**CODE ALLOWED NUMBERS:**  
LEVEL 0: 4,500 SF  
LEVEL 1: 4,500 SF  
LEVEL 2: 4,500 SF  
LEVEL 3: 4,500 SF  
TOTAL : 18,000 SF

**PROPOSED NUMBERS:**  
LEVEL 0: 2,732 SF  
LEVEL 1: 3,813 SF  
LEVEL 2: 3,813 SF  
LEVEL 3: 3,813 SF  
LEVEL 4: 3,813 SF  
TOTAL : 17,984 SF

**HEIGHT NUMBER**  
55'-0" WITH BONUS

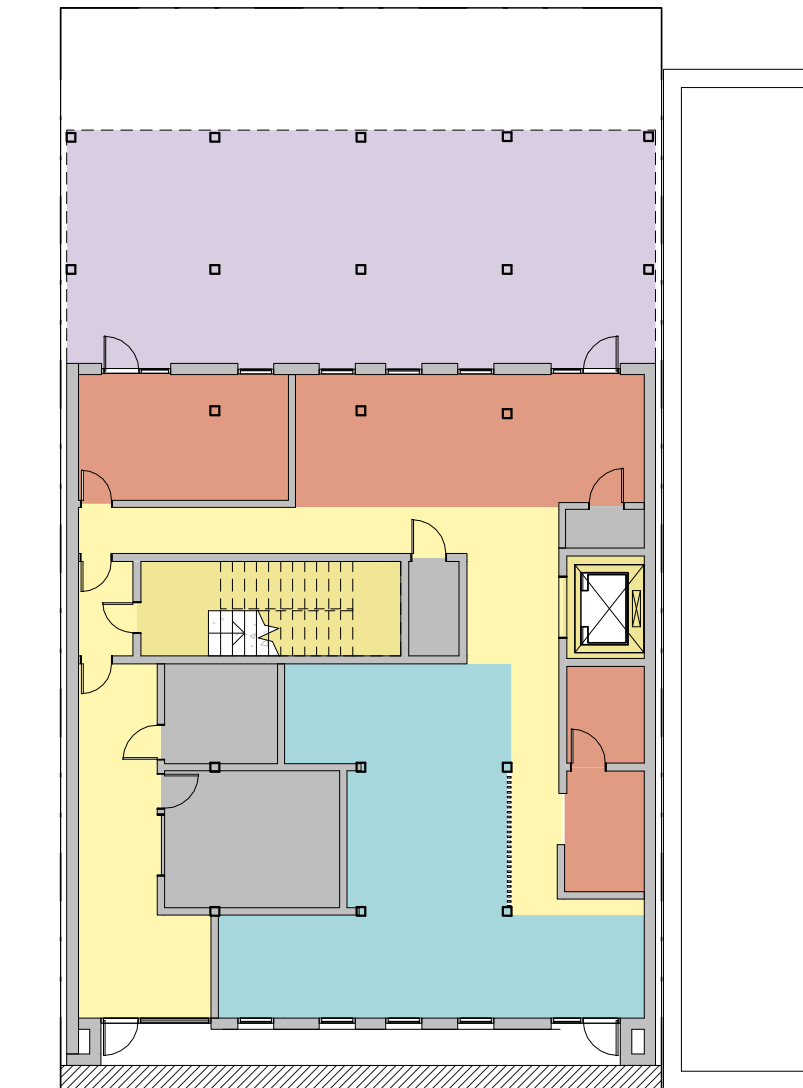
**CODE ALLOWED HEIGHT:**  
55'-0"  
**PROPOSED HEIGHT:**  
55'-0"



# 1 BUILDING SECTION

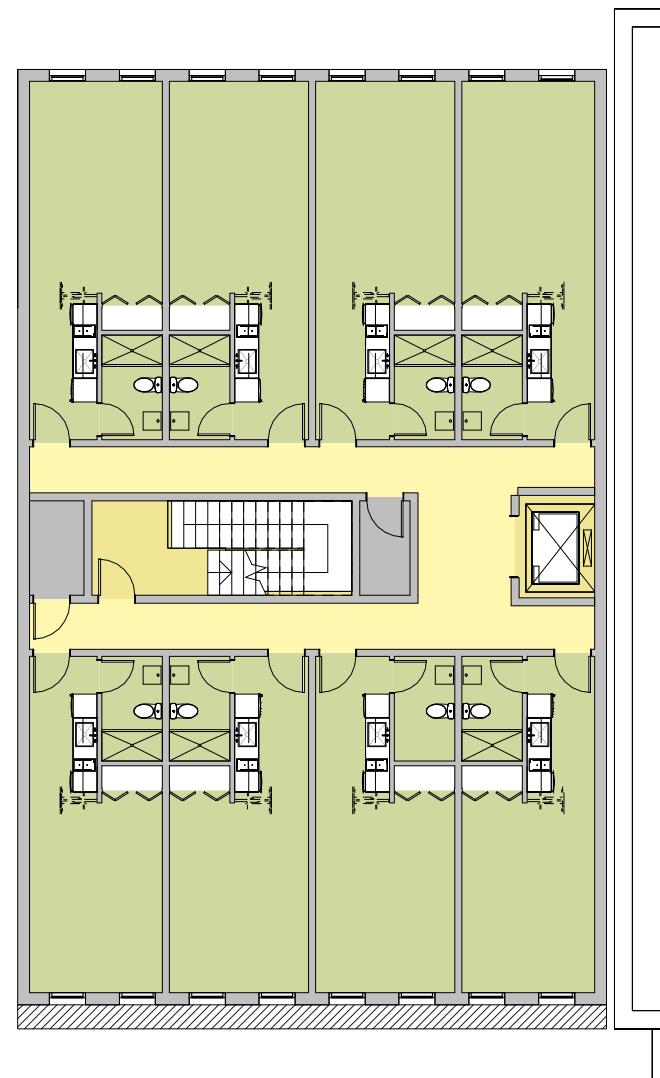
SCALE: 1" = 10'-0"

- RESIDENTIAL
- SERVICE
- AMENITY
- RETAIL
- CIRCULATION
- VERTICAL CIRCULATION
- NON FAR AREA
- DEDICATION

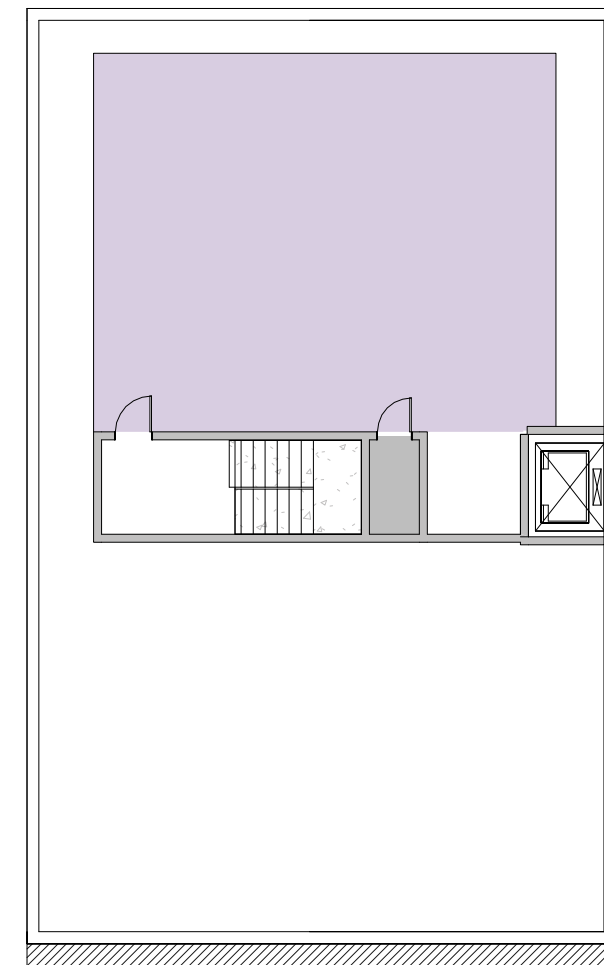


**GROUND FLOOR:**  
2,732 SF

GROUND FLOOR NON-FAR AREA IS NOT INCLUDED IN FAR CALCULATION BECAUSE IT IS A COVERED AREA THAT IS NOT ENCLOSED BY WALLS THAT ARE MORE THAN 42 INCHES HIGH FOR 75 PERCENT OR MORE OF THEIR PERIMETER. PER CH. 33.910



**FLOORS 2-5:**  
3,813 SF X 4 = 15,252



**ROOF DECK:**  
NOT INCLUDED IN FAR

ROOF DECK IS NOT INCLUDED IN FAR CALCULATION BECAUSE IT IS NOT COVERED OR ENCLOSED. PER CH. 33.910

- RESIDENTIAL
- CIRCULATION
- SERVICE
- VERTICAL CIRCULATION
- AMENITY
- NON FAR AREA
- RETAIL
- DEDICATION

**BUILDING FAR**

33.130.205 TABLE 130.2  
 FAR STANDARD FOR CM2 IS 2.1 TO 1  
 33.130.212 FLOOR AREA BONUS  
 DESIGN OVERLAY & MIXED USE  
 URBAN CENTER BONUS. MAX FAR = 4 TO 1

**FAR NUMBERS**

4,500 SF SITE @ 4 TO 1 FAR = 18,000 SF

**CODE ALLOWED NUMBERS:**

LEVEL 1: 4,500 SF  
 LEVEL 2: 4,500 SF  
 LEVEL 3: 4,500 SF  
 LEVEL 4: 4,500 SF  
**TOTAL : 18,000 SF**

**PROPOSED NUMBERS:**

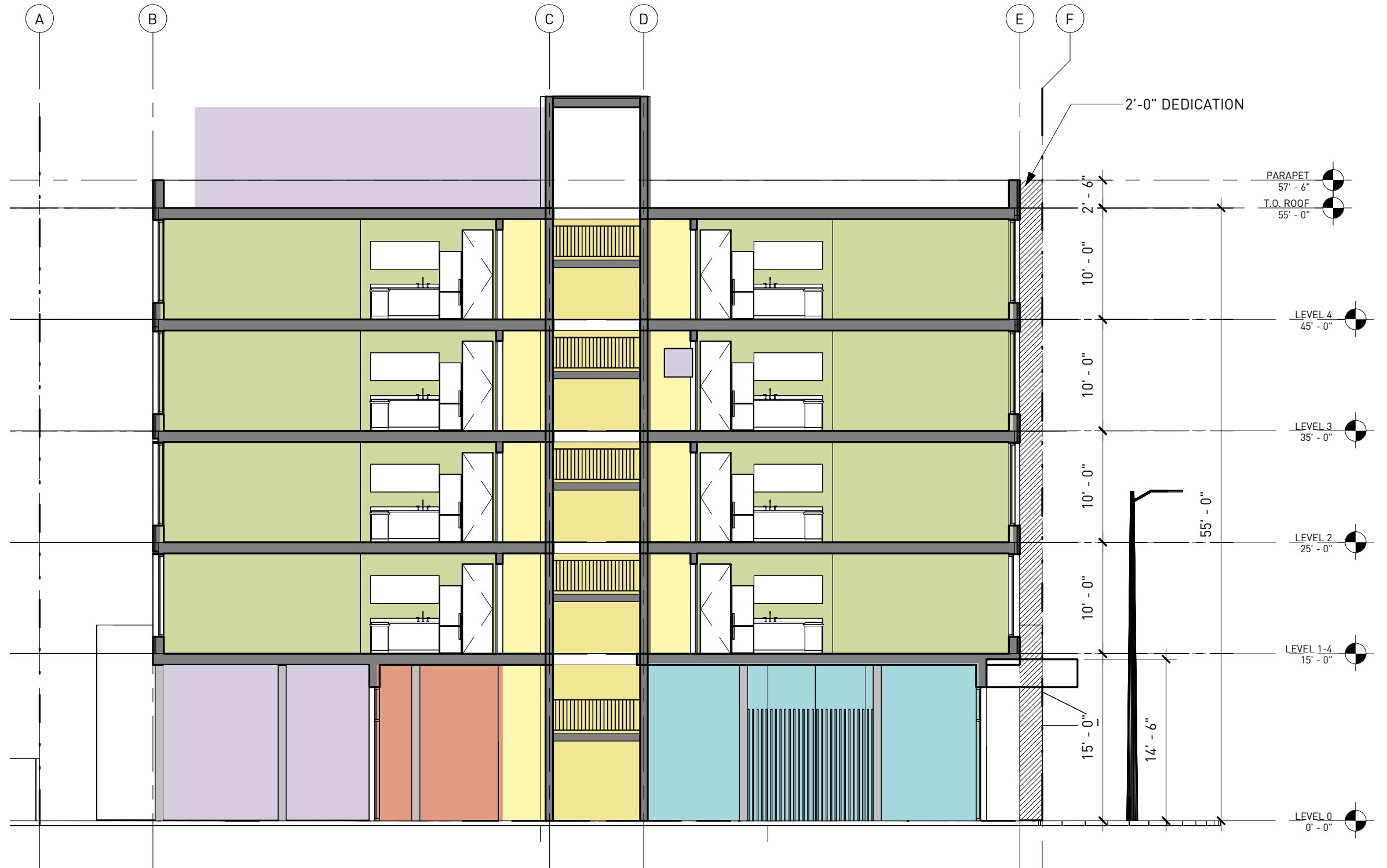
LEVEL 1: 2,732 SF  
 LEVEL 2: 3,813 SF  
 LEVEL 3: 3,813 SF  
 LEVEL 4: 3,813 SF  
 LEVEL 5: 3,813 SF  
**TOTAL : 17,984 SF**

**BUILDING HEIGHT**

33.130.205 TABLE 130.2  
 BASE HEIGHT CM2 45'-0"  
 33.130.212 MAX HEIGHT W/ BONUS  
 INCLUSIONARY HOUSING BONUS 55'-0"

**PROPOSED HEIGHT**

TOP OF ROOF AT 55'-0"  
 PER 33.130.210 PARAPET (4'-0"), STAIR  
 AND ELEVATOR ENCLOSURE (16'-0") ARE  
 EXCEPTIONS TO HEIGHT LIMITS





# MODIFICATION

## GROUND FLOOR ACTIVE USE

33.415.200 REQUIRED GROUND FLOOR ACTIVE USE  
AT LEAST 25 PERCENT OF THE GROUND LEVEL  
FLOOR AREA MUST BE AN ACTIVE USE.

GROUND FLOOR AREA = 2,732 SF

REQUIRED ACTIVE USE AREA:  
 $2,732 \times 25\% = 683 \text{ SF}$

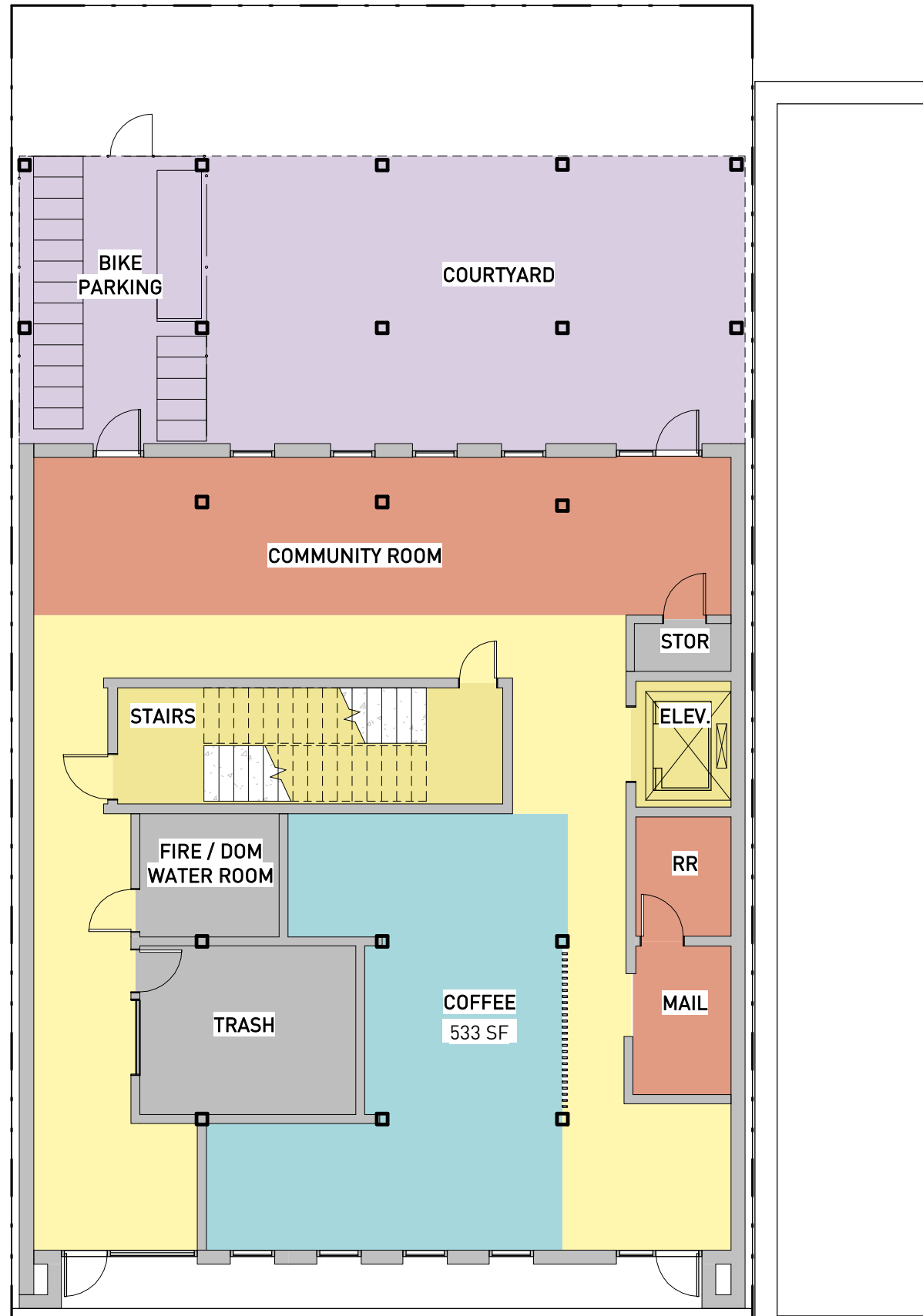
THE PROPOSED ACTIVE USE PROVIDED IS A RETAIL  
SALES AND SERVICE (COFFEE SHOP) IS 533 SF.  
WHICH IS 19.5% OF THE GROUND FLOOR AREA.

THE MODIFICATION REQUEST IS TO DECREASE THE  
REQUIRED ACTIVE USE AREA FROM 683 SF TO 533  
SF.

THE ACTIVE USE AREA PROPOSED OCCUPIES THE  
MAJORITY OF THE STREET FACE OF THE BUILDING  
AND ADDS TO THE INTENT TO CREATE A CONTIN-  
UOUS AREA OF SHOPS AND SERVICES ALONG THE  
STREET FRONT. IT ALSO CREATES AN ACTIVATED  
SPACE THAT SUPPORTS THE PEDESTRIAN EXPERI-  
ENCE AND COMMUNITY ACTIVITY. THE PROJECT HAS  
MADE A SPACE FOR AN ACTIVE USE CONGRUENT  
WITH THE SIZE OF THE LOT AND THE INTENT TO  
PROVIDE AS MANY UNITS AS POSSIBLE.

TOTAL SQUARE FOOTAGE OF ACTIVE USE PROVIDED:

533 SF



# MODIFICATION

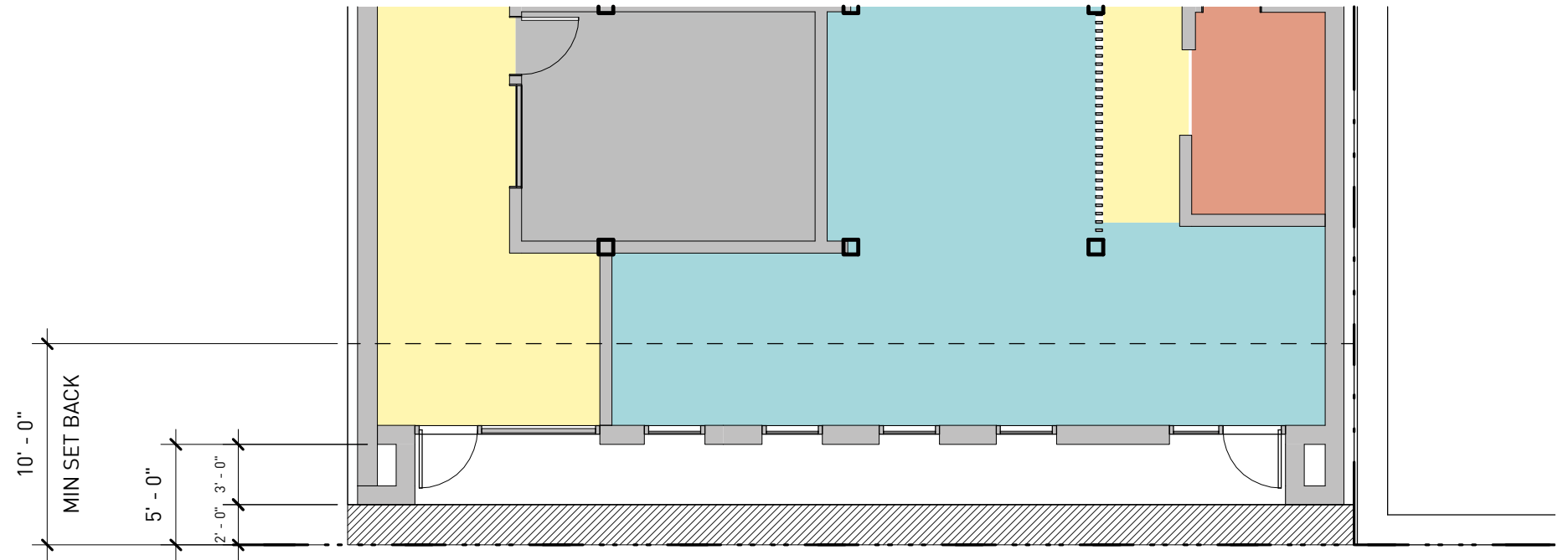
## MINIMUM SETBACK

33.130.215 TABLE 130.2  
MINIMUM SETBACK IS 10'-0"

## MODIFICATION CONSIDERED THROUGH DESIGN REVIEW

THE MODIFICATION REQUEST IS TO DECREASE THE MINIMUM SET BACK FROM 10'-0" TO 2'-0". DECREASING THE SETBACK TO 2'-0" WILL HELP THE PROJECT TO PROVIDE AS MANY UNITS AS POSSIBLE ON THIS SMALL SITE. ADDITIONALLY, A DECREASED SETBACK WILL ALLOW FOR MORE SQUARE FOOTAGE TO PROVIDE TO GROUND FLOOR RETAIL THAT WILL HELP ACTIVATE THE BUILDING AT STREET LEVEL. THE PROJECT WILL PROVIDE AN ADDITIONAL GROUND FLOOR RECESS OF 3'-0". THE SETBACK AND ADDITIONAL RECESS WILL GIVE PEDESTRIAN SEPARATION FROM THE STREET AND STILL PROVIDE AN OPPORTUNITY ADD TO THE CHARACTER OF THE NEIGHBORHOOD.

MODIFY MINIMUM SET BACK FROM 10'-0" TO 2'-0"



# CONTEXT

## REQUIRED BIKE PARKING

33.166.200 MINIMUM REQUIRED BICYCLE PARKING PER TABLE 266-6 THE MINIMUM REQUIRED LONG-TERM SPACES ARE 1.5 PER UNIT AND THE MINIMUM REQUIRED SHORT-TERM SPACES ARE 1 PER 20 UNITS

THIS OPTION MEETS THE MINIMUM REQUIREMENTS FOR BIKE PARKING.

LONG TERM PARKING  $1.5 \times 32 = 48$  SPACES  
50% REDUCTION (PER 33.266.210.D) = 24 SPACES

**TOTAL LONG TERM PARKING = 24 SPACES**

LARGE SPACE PARKING  $48 \times 5\% = 2.4$  SPACES

**TOTAL LARGE SPACE PARKING = 3 SPACES**

SHORT TERM PARKING: 1 PER 20 UNITS

**TOTAL SHORT TERM PARKING = 2 SPACES**



# MODIFICATION

## REQUIRED BIKE PARKING MODIFICATION

**33.166.200 MINIMUM REQUIRED BICYCLE PARKING**  
PER TABLE 266-6 THE MINIMUM REQUIRED LONG-TERM SPACES ARE 1.5 PER UNIT AND THE MINIMUM REQUIRED SHORT-TERM SPACES ARE 1 PER 20 UNITS

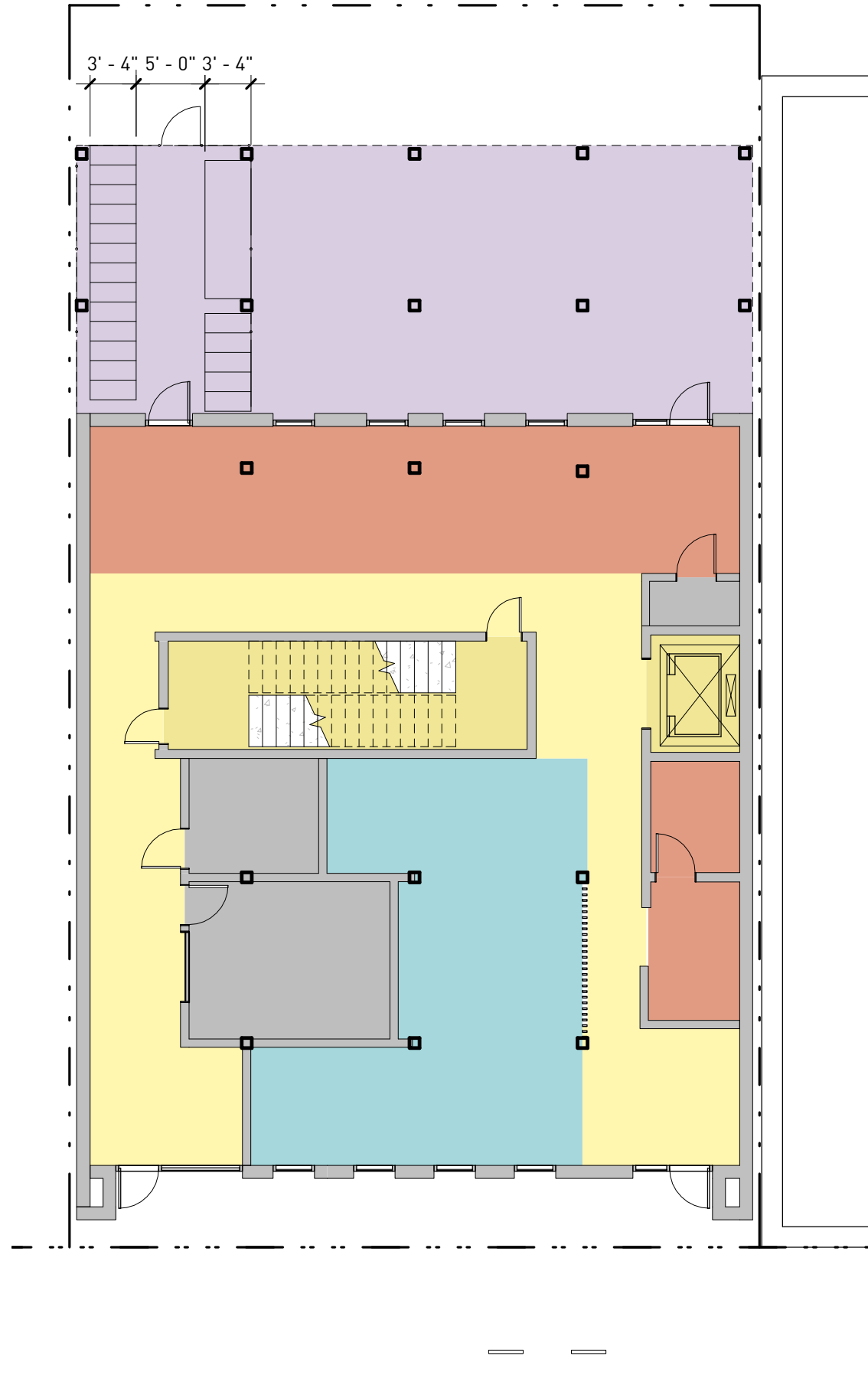
THE MODIFICATION REQUEST IS TO DECREASE THE REQUIRED LONG TERM SPACES REQUIREMENT FROM 1.5 PER UNIT TO 1 PER UNIT. SINCE THE UNITS WITHIN THIS PROJECT ARE SMALLER STUDIO UNITS AND EACH ONE WILL CONTAIN A VERTICAL LONG-TERM BIKE STORAGE SPACE THE REQUEST IS TO MINIMIZE THE SPACE NEEDED ON THE GROUND FLOOR TO ACCOMODATE LONG TERM BIKE PARKING.

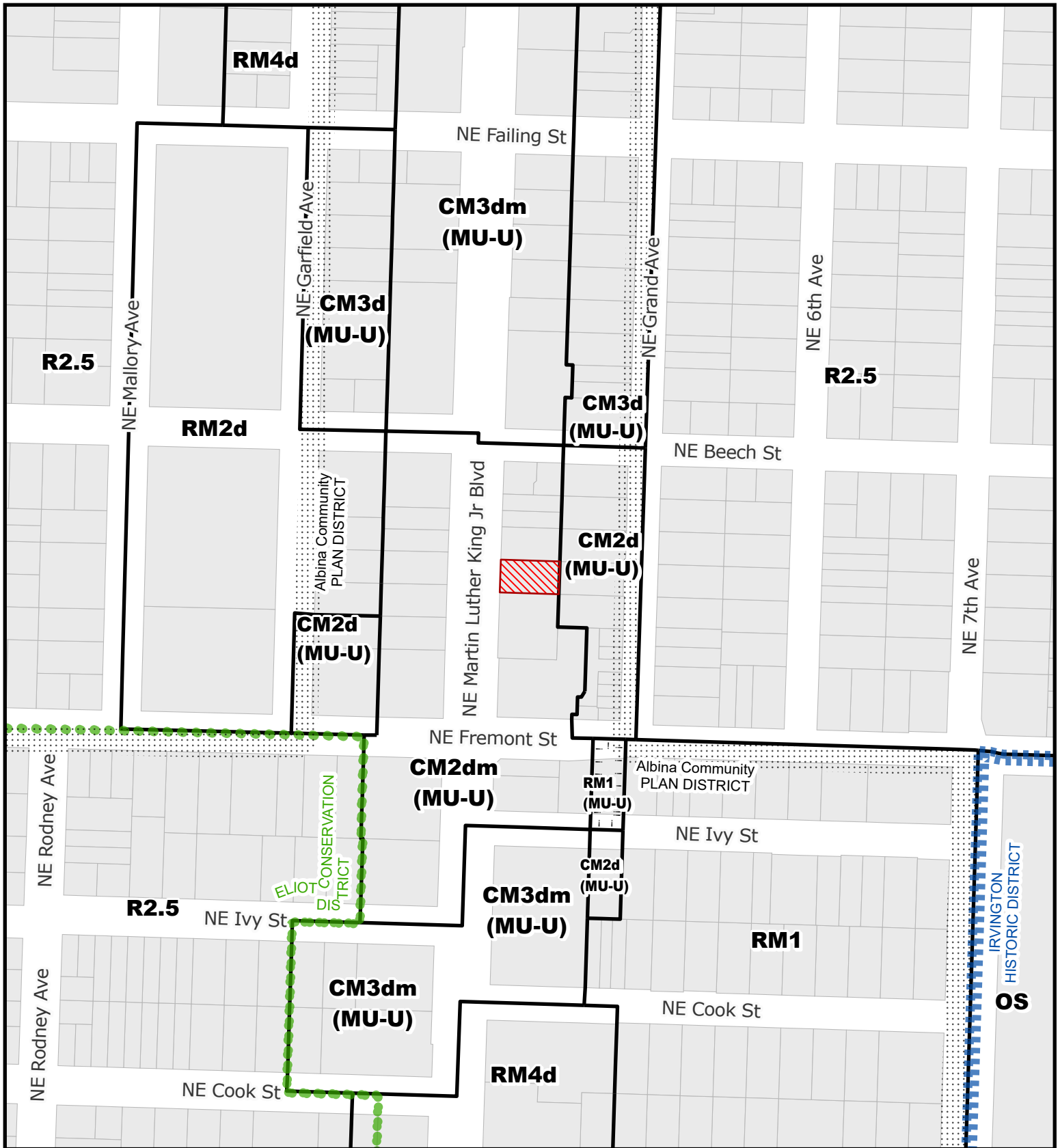
WITH MODIFICATION THE TOTAL LONG-TERM BIKE PARKING COUNT WOULD BE 32 SPACES WITH 50% (PER 33.266.210.D) PROVIDED IN UNIT. THE REMAINING 16 SPACES WILL BE PROVIDED IN THE COVERED COURTYARD. ADDITIONALLY, ONE LARGE BICYCLE SPACE WILL BE PROVIDED.

AN ADDITIONAL MODIFICATION WOULD BE TO PAY TO INTO THE BICYCLE PARKING FUND TO PROVIDE THE SHORT TERM PARKING WITHIN THE RIGHT OF WAY. THIS MODIFICATION IS REQUESTED IN ORDER TO PROVIDE AS MUCH SPACE AS POSSIBLE FOR GROUND FLOOR RETAIL.

TOTAL NUMBER OF BIKE PARKING PROVIDED:

**LONG TERM = 16 SPACES**  
**LARGER SPACE = 1 SPACE**  
**SHORT TERM = 2 SPACES**









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.	<u>EA 23 - 090643 DA</u>
1/4 Section	<u>2631</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E23CC 25700</u>
Exhibit	<u>B Oct 05, 2023</u>



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## PROJECT NARRATIVE

The proposal is a new building and redevelopment of a 5,000 sf site along Martin Luther King Jr. Boulevard. The building will be a 5-story timber-framed structure and will be approximately 17,984 sf. The building will include 32 affordable studio units. The included amenities will be a community room, an outdoor covered and uncovered courtyard, a rooftop terrace, and a ground-floor retail space. Currently onsite is a disused former auto garage.

The project is committed to the making of new and permanent affordable housing units within the city of Portland. The new housing is adjacent to accessible transit, available amenities, schools, and parks. The project is also committed to providing a ground floor retail space that will serve the local neighborhood area and help to create a continuous area of services to help improve the pedestrian environment. The recessed entry and canopy will provide opportunities for the public to pause, sit, and interact.

The design and materiality of the building will contribute to the unique character of Martin Luther King Jr. Blvd. With quality materials and human-scaled design, the project plans to create positive relationships at the pedestrian level. The design intends to interact with the surrounding buildings and acknowledge the character and aspirations of the place.

This project presents an opportunity to provide affordable housing on a neglected lot and to contribute to the activation of an empty space along Martin Luther King Jr. Boulevard. The proposed building intends to increase density within an established neighborhood and help to make a positive contribution to the area's overall character.



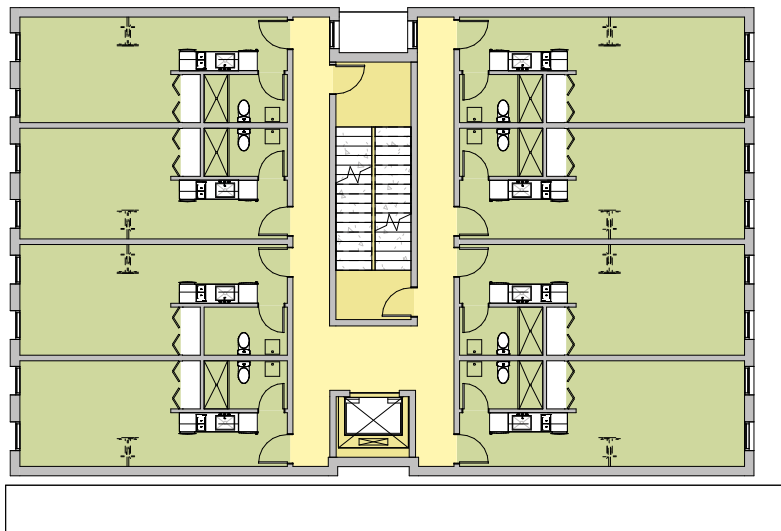


# CONCEPT

## HOUSING MODEL

The city of Portland needs more affordable housing options. The proposed building is part of a concept to replace disused lots with affordable housing. The main goal of this concept is to offer affordable housing options to individuals in vibrant and established neighborhoods allowing for walkability, bikeability and public transportation options. This concept uses small lots that are often difficult to develop and implements a cost-effective and efficient strategy that maximizes the number of housing units within a small space. The proposed building and concept will provide safe and affordable housing for young professionals just starting out and any other individual who needs a secure place to live within an existing community.

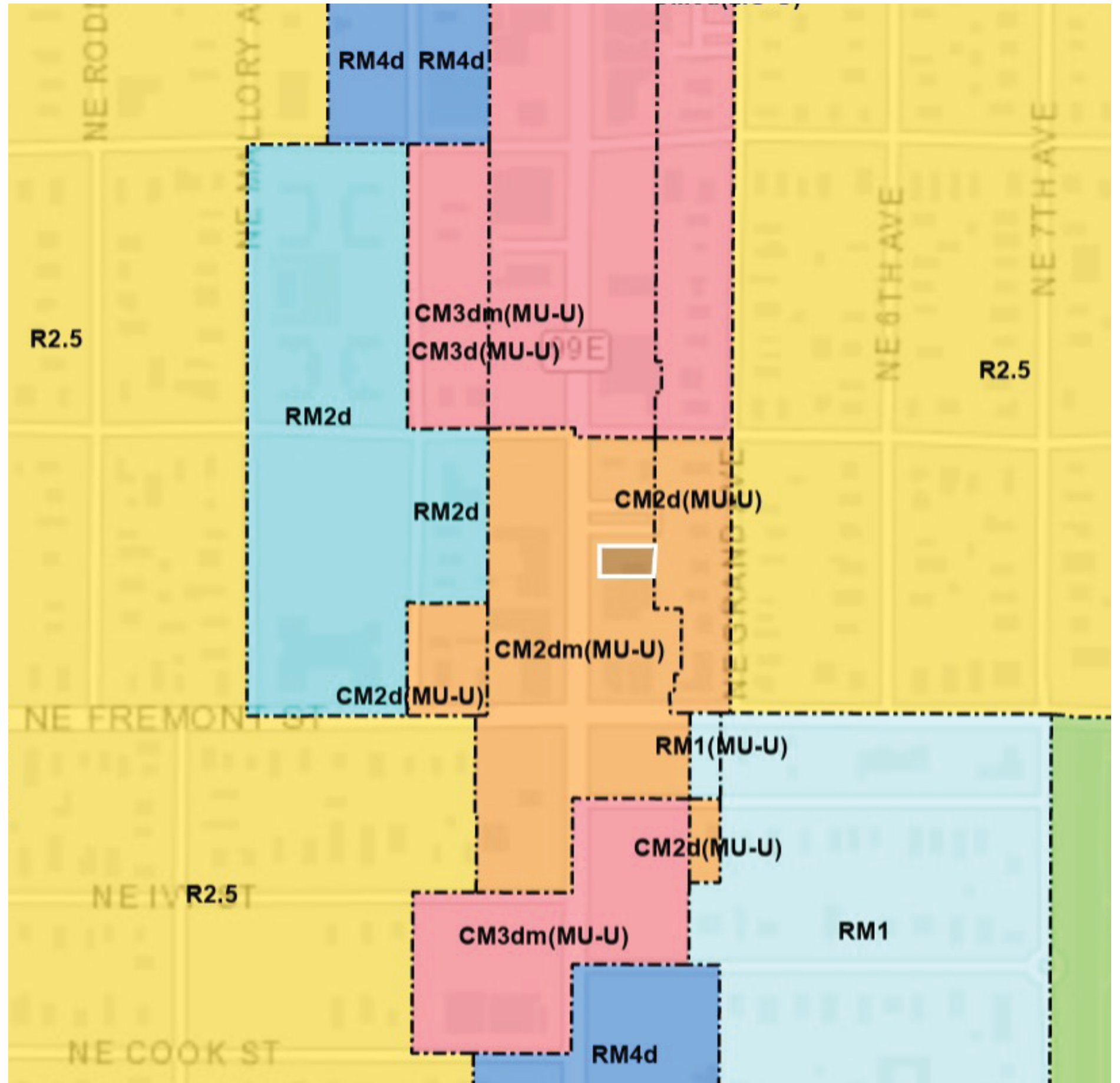
The layout of the proposed concept efficiently uses all the square footage available within the 50'-0" x 100'-0" lot. By activating and utilizing every square foot of space allowed, this concept provides as many of these desperately needed units as possible. The studio units are positioned around a central core and are identical, ensuring that each space receives natural light and unobstructed views. Every unit has a private entry, bathroom, kitchen, and living space, and all residents have access to both ground floor and rooftop amenities provided.



# CONTEXT, QUALITY, & RESILIENCE

## ZONING ANALYSIS

PROPERTY ID	R207201
LAND AREA	0.10 ACRES, 4500 SF
ZONE	CM2DM(MU-U)
BASE ZONE	CM2 COMMERCIAL MIXED-USE
BASE OVERLAY	D - DESIGN, M - CENTERS MAIN STREET
COMP. PLAN	MIXED USE - URBAN CENTER
PLAN DISTRICT	ALBINA COMMUNITY,
URBAN RENEWAL AREA	YES, INTERSTATE CORRIDOR
MAX FAR	2.5:1
MAX BONUS FAR	4:1
MAX HEIGHT	45'-0"
MAX HEIGHT WITH BONUS	55'-0" (75'-0")
GROUND FLR ACTIVE USE	25% OF STREET FRONTAGE
GROUND FLR WINDOWS	60% OF STREET FRONTAGE
TRANSIT STR MAIN ENTRY	REQUIRED
MAX LOT COVERAGE	100%
MIN LANDSC AREA	15%
LANDSC BUFFER	NOT REQUIRED
SETBACKS	NOT REQUIRED
PARKING	NOT REQUIRED



# CONTEXT, QUALITY, & RESILIENCE

## ACCESS, AMENITIES AND PARKS

### TRANSIT ACCESS:

BUS LINES 6 & 24

### PEDESTRIAN & AUTO ACCESS:

NE MARTIN LUTHER KING JR BLVD, NE FREMONT ST., NE BEECH ST.

### PUBLIC SCHOOLS:

BOISE-ELIOT ELEMENTARY SCHOOL, SABIN ELEMENTARY SCHOOL

### GROCERIES:

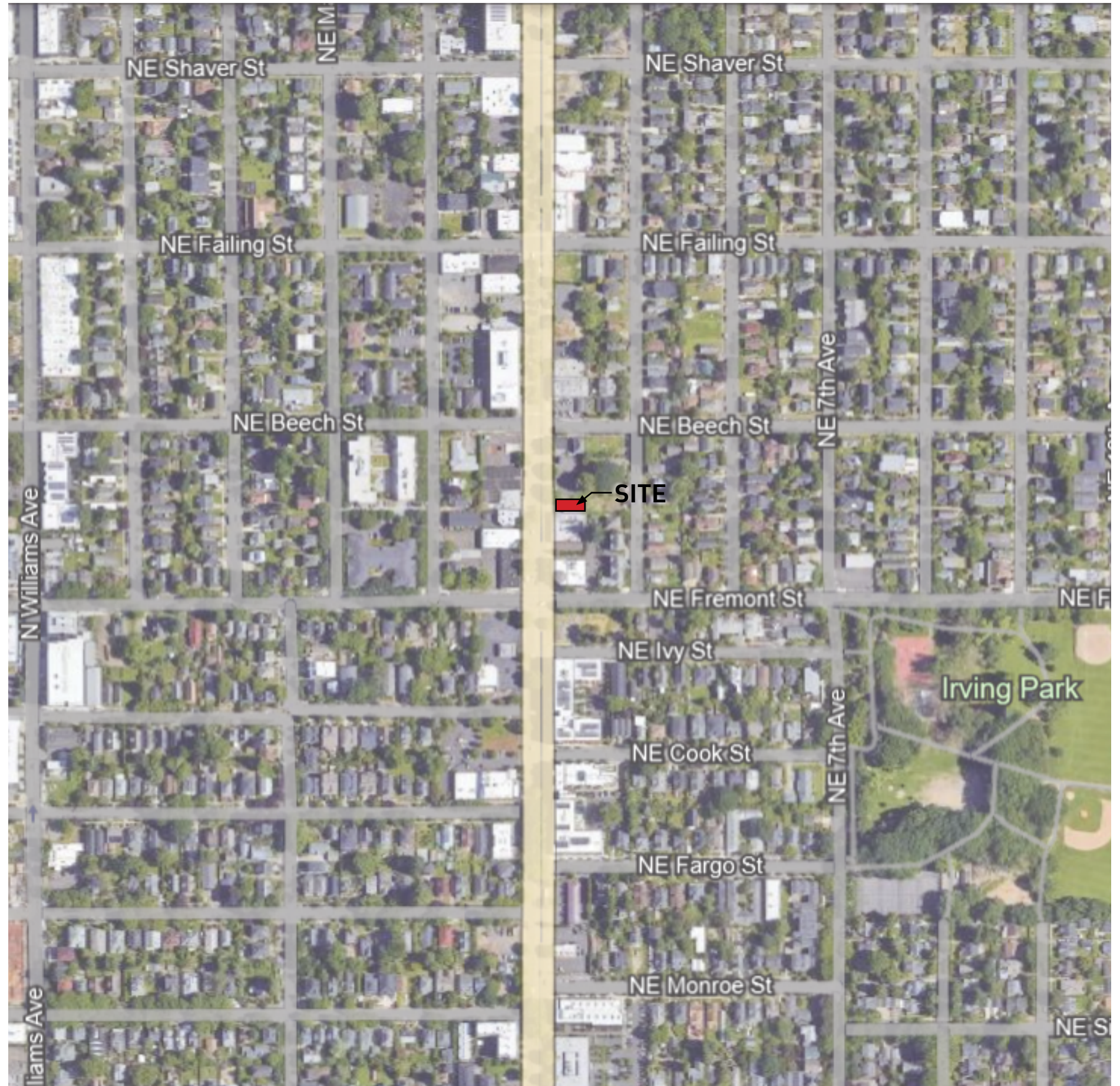
WHOLE FOODS, NEW SEASONS

### HEALTHCARE:

CASCADIA GARLINGTON HEALTH CENTER, LEGACY EMANUEL MEDICAL CENTER, LEGACY-GOHEALTH URGENT CARE, MELIORA CLINIC

### PARKS:

IRVING PARK, DENORVAL UNTHANK CITY PARK

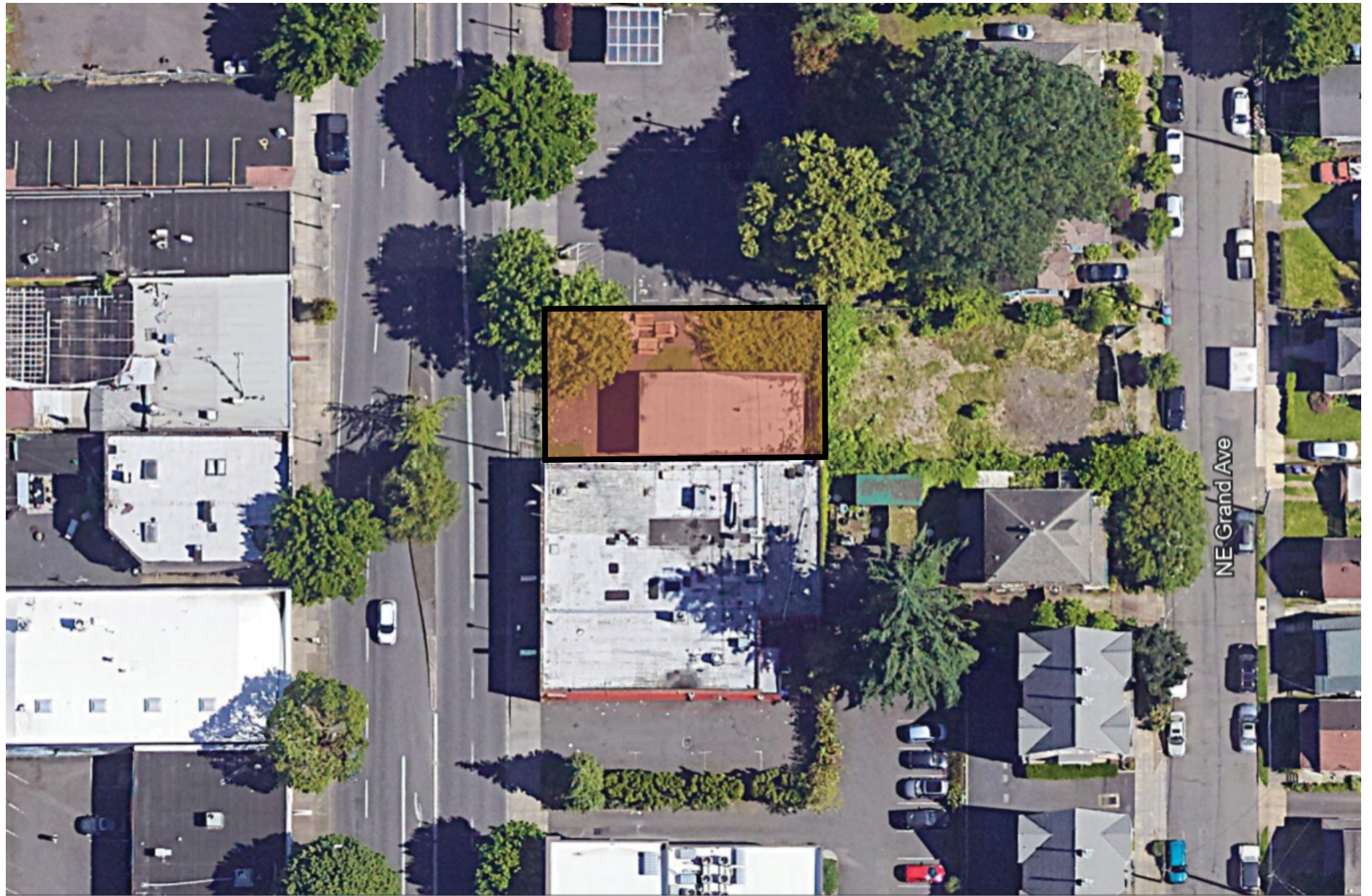


# CONTEXT, QUALITY, & RESILIENCE

## CURRENT CONDITIONS

ONE STORY FORMER GARAGE BUILDING TO BE DEMOLISHED ALONG WITH AN EXISTING TREE AND CURB CUT. SITE HAS BEEN VACANT FOR MANY YEARS

## NEIGHBORING BUILDINGS CONTEX (WITHIN TWO BLOCKS)



SITE VIEW FROM NW



SITE VIEW FROM ACROSS STREET



SITE VIEW FROM SW

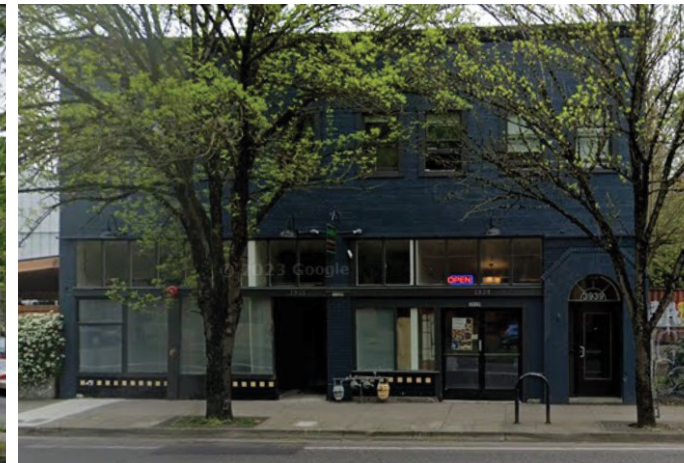


SITE VIEW FROM FROM GRAND

# CONTEXT, QUALITY, & RESILIENCE

## LOCAL IDENTITY, BUILDING DESIGN, AND MATERIALITY

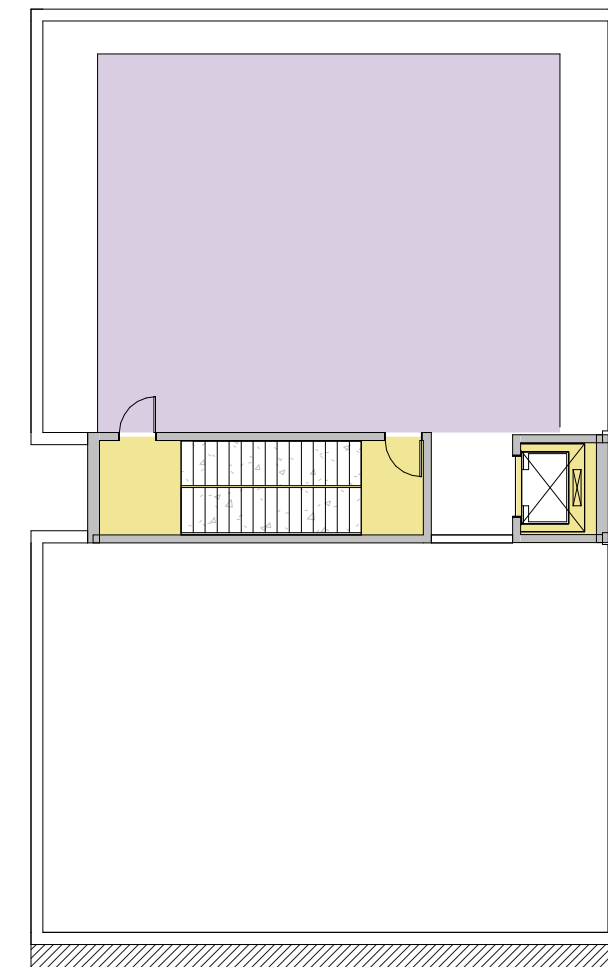
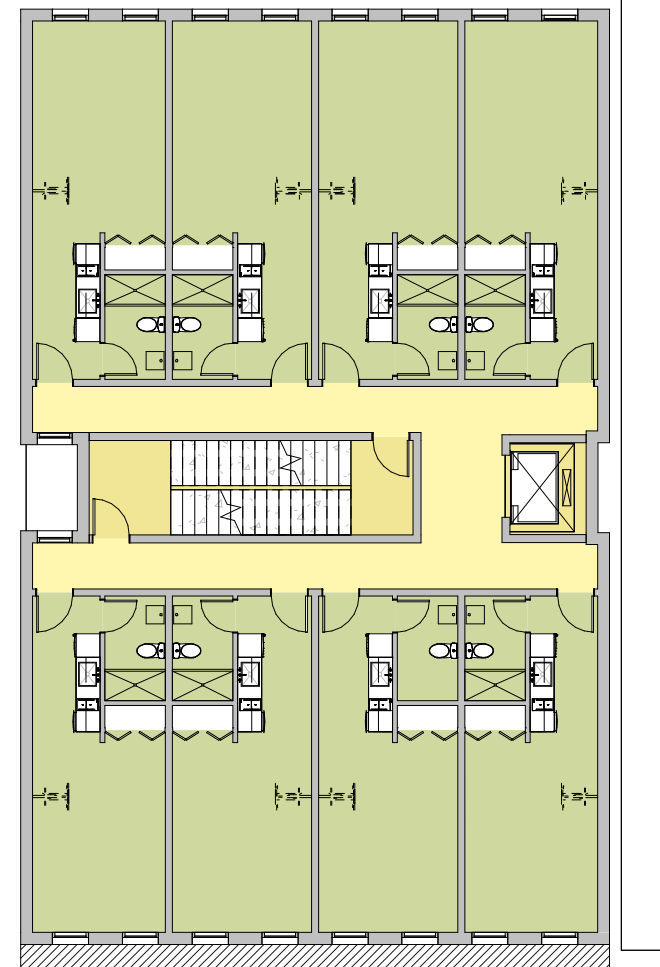
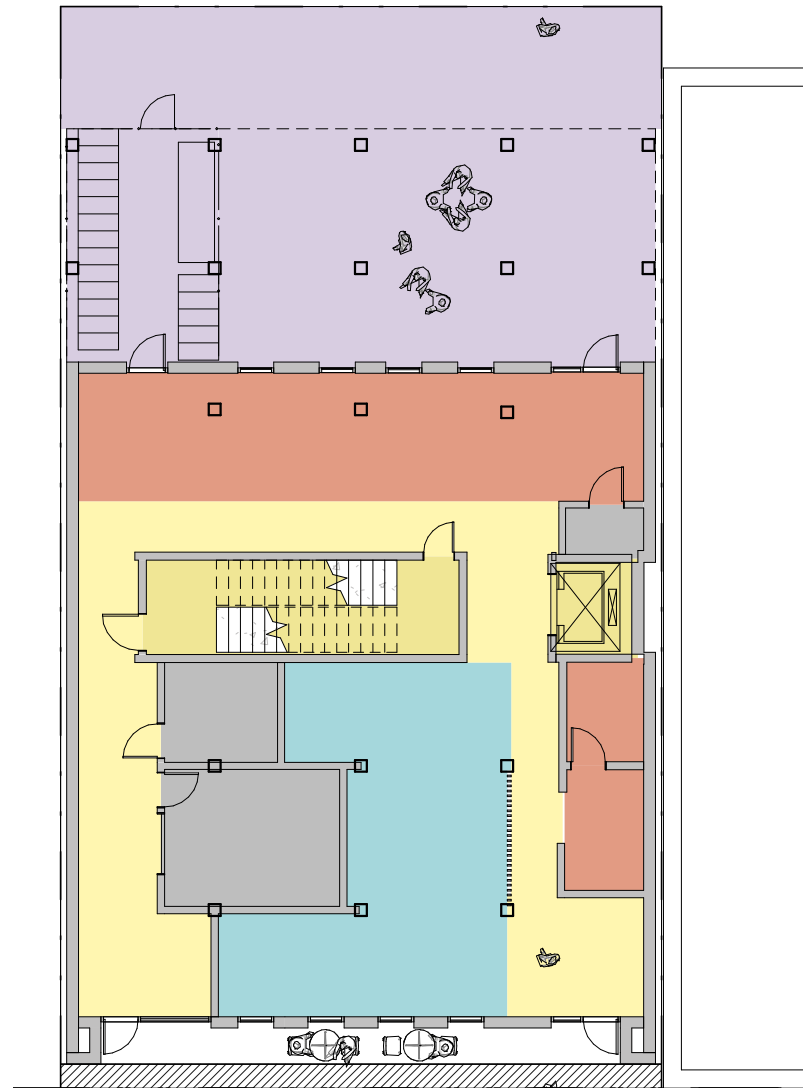
MARTIN LUTHER KING JR. BLVD. HAS A UNIQUE CHARACTER OF BUILDING DESIGN THAT INCORPORATES MANY DIFFERENT MATERIAL TYPES, MASSING, AND PEDESTRIAN EXPERIENCE



# CONTEXT, QUALITY, & RESILIENCE

## FAR DIAGRAM

- RESIDENTIAL
- SERVICE
- AMENITY
- RETAIL
- CIRCULATION
- VERTICAL CIRCULATION
- NON FAR AREA
- DEDICATION



**GROUND FLOOR:**  
2,732 SF

GROUND FLOOR NON-FAR AREA IS NOT INCLUDED IN FAR CALCULATION BECAUSE IT IS A COVERED AREA THAT IS NOT ENCLOSED BY WALLS THAT ARE MORE THAN 42 INCHES HIGH FOR 75 PERCENT OR MORE OF THEIR PERIMETER. PER CH. 33.910

**FLOORS 2-5:**  
3,773 SF X 4 = 15,092

**ROOF DECK:**  
NOT INCLUDED IN FAR

ROOF DECK IS NOT INCLUDED IN FAR CALCULATION BECAUSE IT IS NOT COVERED OR ENCLOSED. PER CH. 33.910

# CONTEXT, QUALITY, & RESILIENCE

## FAR & HEIGHT DIAGRAM

### BUILDING FAR

33.130.205 TABLE 130.2  
 FAR STANDARD FOR CM2 IS 2.1 TO 1  
 33.130.212 FLOOR AREA BONUS  
 DESIGN OVERLAY & MIXED USE  
 URBAN CENTER BONUS. MAX FAR = 4 TO 1

### FAR NUMBERS

4,500 SF SITE @ 4 TO 1 FAR = 18,000 SF

### CODE ALLOWED NUMBERS:

LEVEL 1: 4,500 SF  
 LEVEL 2: 4,500 SF  
 LEVEL 3: 4,500 SF  
 LEVEL 4: 4,500 SF  
**TOTAL : 18,000 SF**

### PROPOSED NUMBERS:

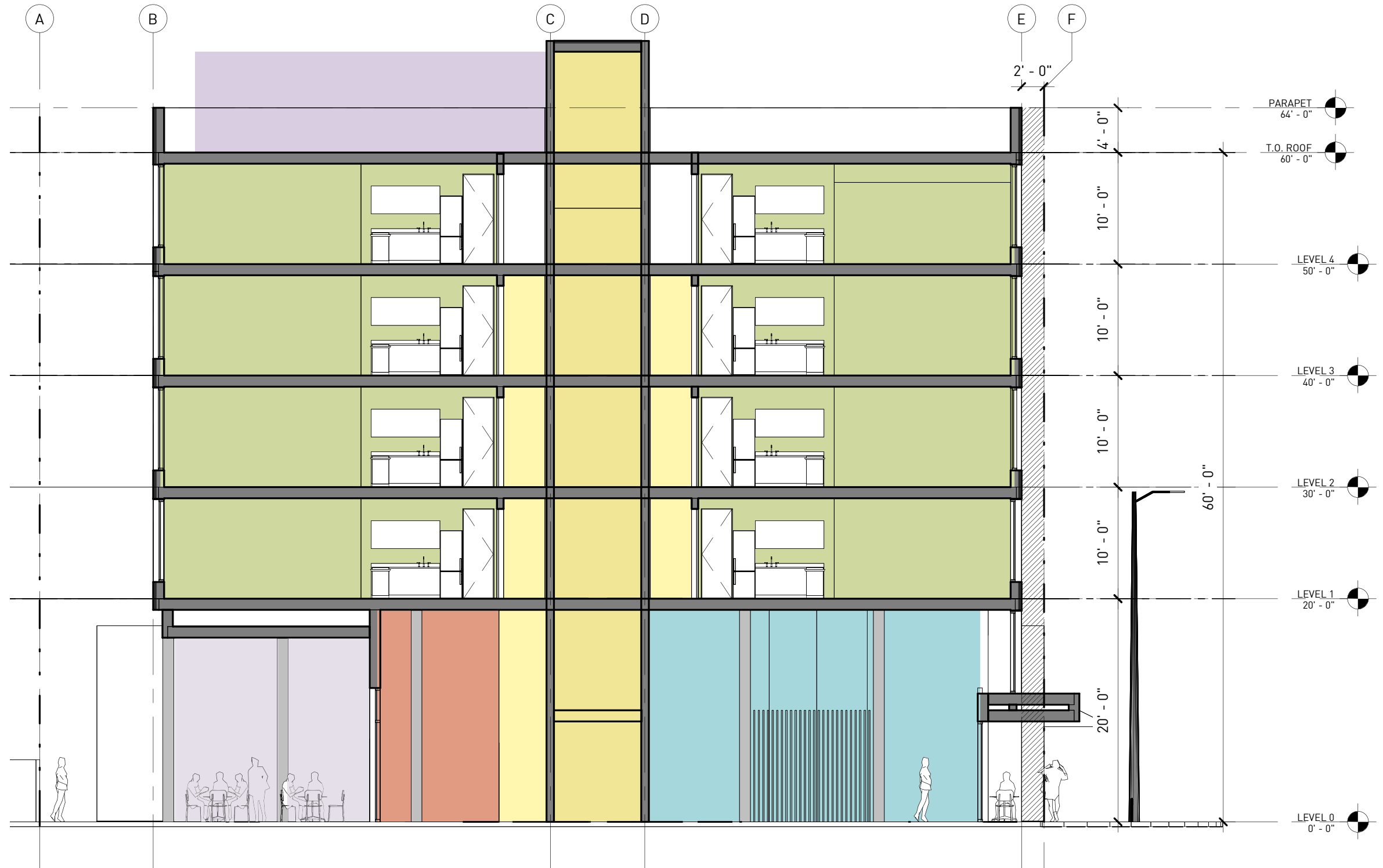
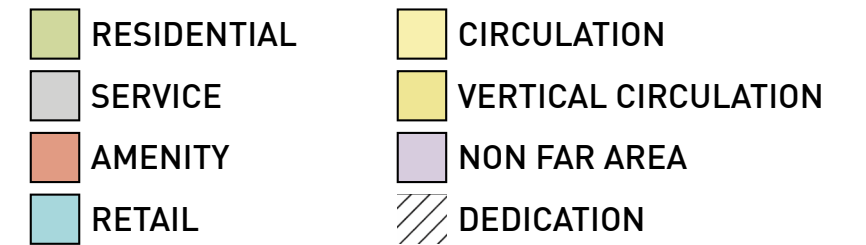
LEVEL 1: 2,732 SF  
 LEVEL 2: 3,773 SF  
 LEVEL 3: 3,773 SF  
 LEVEL 4: 3,773 SF  
 LEVEL 5: 3,773 SF  
**TOTAL : 17,824 SF**

### BUILDING HEIGHT

33.130.205 TABLE 130.2  
 BASE HEIGHT CM2 45'-0"  
 33.130.212 MAX HEIGHT W/ BONUS  
 INCLUSIONARY HOUSING BONUS 55'-0"

### PROPOSED HEIGHT

TOP OF ROOF AT 55'-0"  
 PER 33.130.210 PARAPET (4'-0"), STAIR  
 AND ELEVATOR ENCLOSURE (16'-0") ARE  
 EXCEPTIONS TO HEIGHT LIMITS

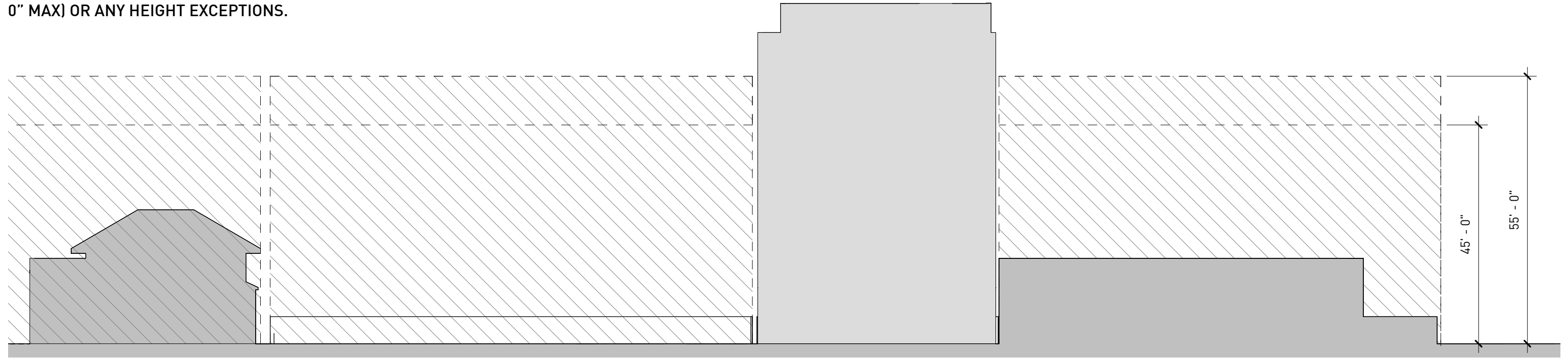


# CONTEXT, QUALITY, & RESILIENCE

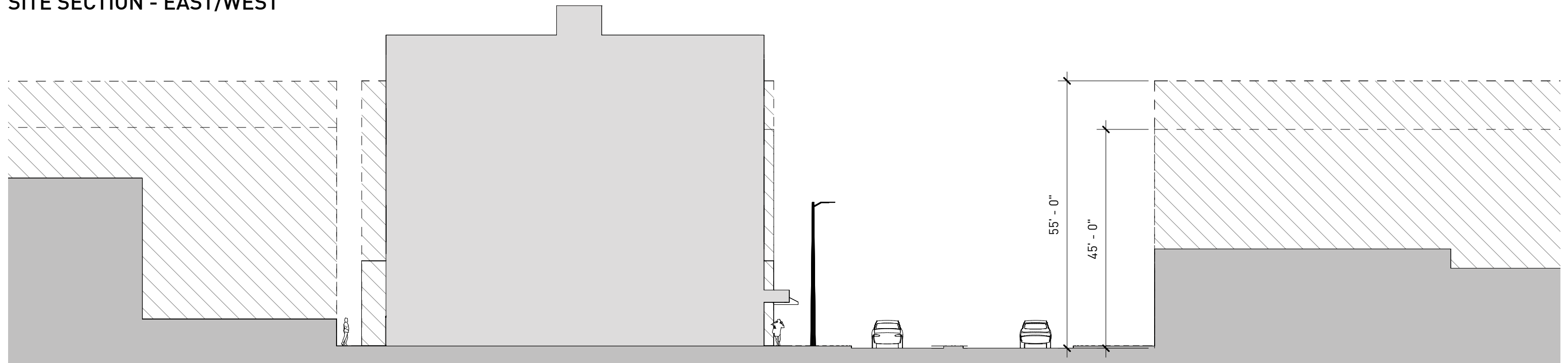
## POTENTIAL HEIGHTS OF FUTURE DEVELOPMENTS

CURRENT NEARBY BUILDINGS AND EMPTY LOTS HAVE THE POTENTIAL, BY ZONING (TABLE 130-3), TO BE A MAXIMUM HEIGHT, WITH BONUS, OF 55'-0". NOTE THIS NUMBER DOES NOT INCLUDE A POTENTIAL PLAN DEVELOPMENT BONUS (75'-0" MAX) OR ANY HEIGHT EXCEPTIONS.

- PROPOSED BUILDING
- EXISTING BUILDING/SITE
- FUTURE DEVELOPMENT



SITE SECTION - EAST/WEST



SITE SECTION - NORTH/SOUTH



# MODIFICATION

## GROUND FLOOR ACTIVE USE

33.415.200 REQUIRED GROUND FLOOR ACTIVE USE AT LEAST 25 PERCENT OF THE GROUND LEVEL FLOOR AREA MUST BE AN ACTIVE USE.

GROUND FLOOR AREA = 2,732 SF

REQUIRED ACTIVE USE AREA:  
 $2,732 \times 25\% = 683 \text{ SF}$

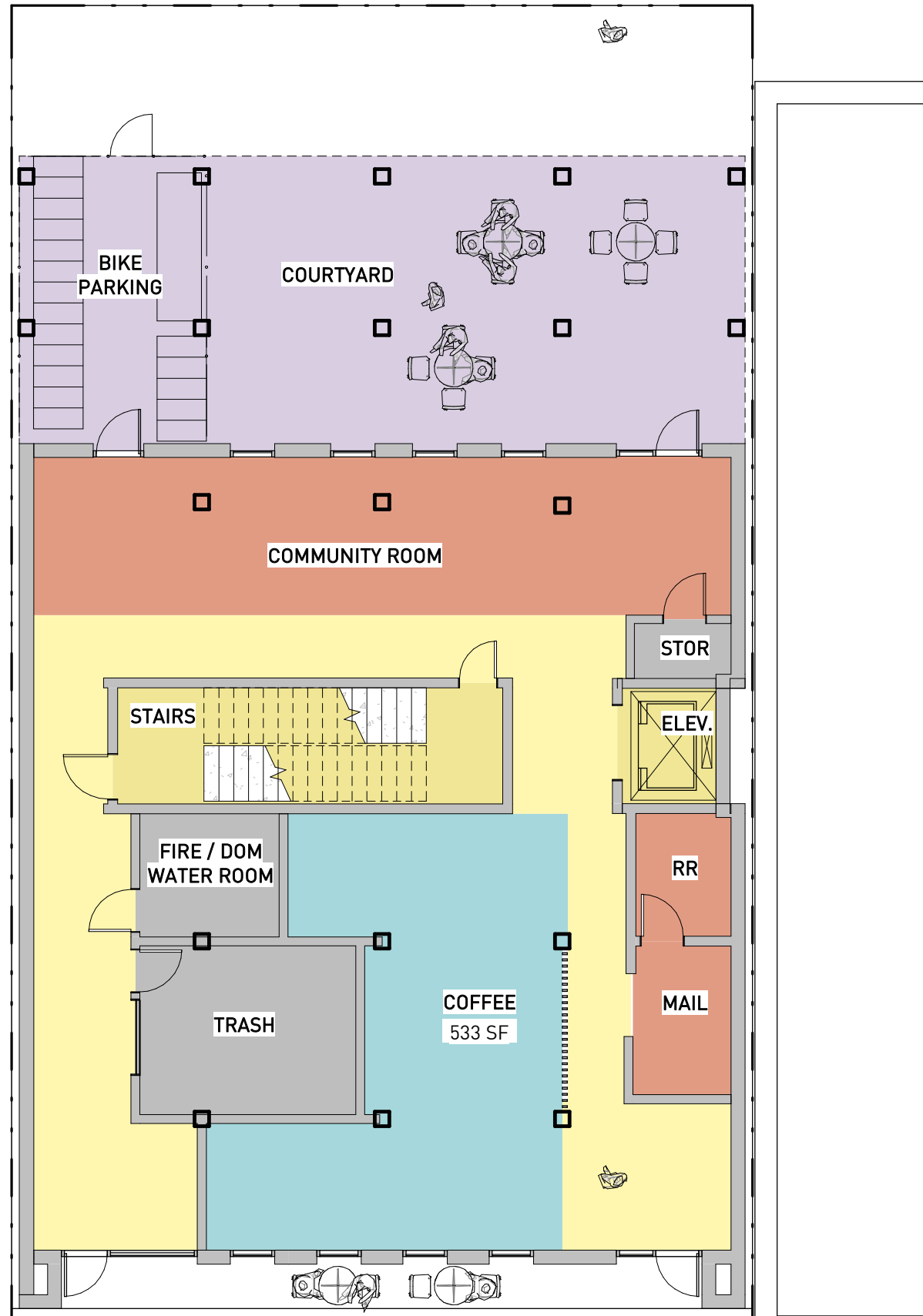
THE PROPOSED ACTIVE USE PROVIDED IS A RETAIL SALES AND SERVICE (COFFEE SHOP) IS 533 SF. WHICH IS 19.5% OF THE GROUND FLOOR AREA.

THE MODIFICATION REQUEST IS TO DECREASE THE REQUIRED ACTIVE USE AREA FROM 683 SF TO 533 SF.

THE ACTIVE USE AREA PROPOSED OCCUPIES THE MAJORITY OF THE STREET FACE OF THE BUILDING AND ADDS TO THE INTENT TO CREATE A CONTINUOUS AREA OF SHOPS AND SERVICES ALONG THE STREET FRONT. IT ALSO CREATES AN ACTIVATED SPACE THAT SUPPORTS THE PEDESTRIAN EXPERIENCE AND COMMUNITY ACTIVITY. THE PROJECT HAS MADE A SPACE FOR AN ACTIVE USE CONGRUENT WITH THE SIZE OF THE LOT AND THE INTENT TO PROVIDE AS MANY UNITS AS POSSIBLE.

TOTAL SQUARE FOOTAGE OF ACTIVE USE PROVIDED:

533 SF



# MODIFICATION

## REQUIRED BIKE PARKING

33.166.200 MINIMUM REQUIRED BICYCLE PARKING PER TABLE 266-6 THE MINIMUM REQUIRED LONG-TERM SPACES ARE 1.5 PER UNIT AND THE MINIMUM REQUIRED SHORT-TERM SPACES ARE 1 PER 20 UNITS

THIS OPTION MEETS THE MINIMUM REQUIREMENTS FOR BIKE PARKING.

LONG TERM PARKING  $1.5 \times 32 = 48$  SPACES  
50% REDUCTION (PER 33.266.210.D) = 24 SPACES

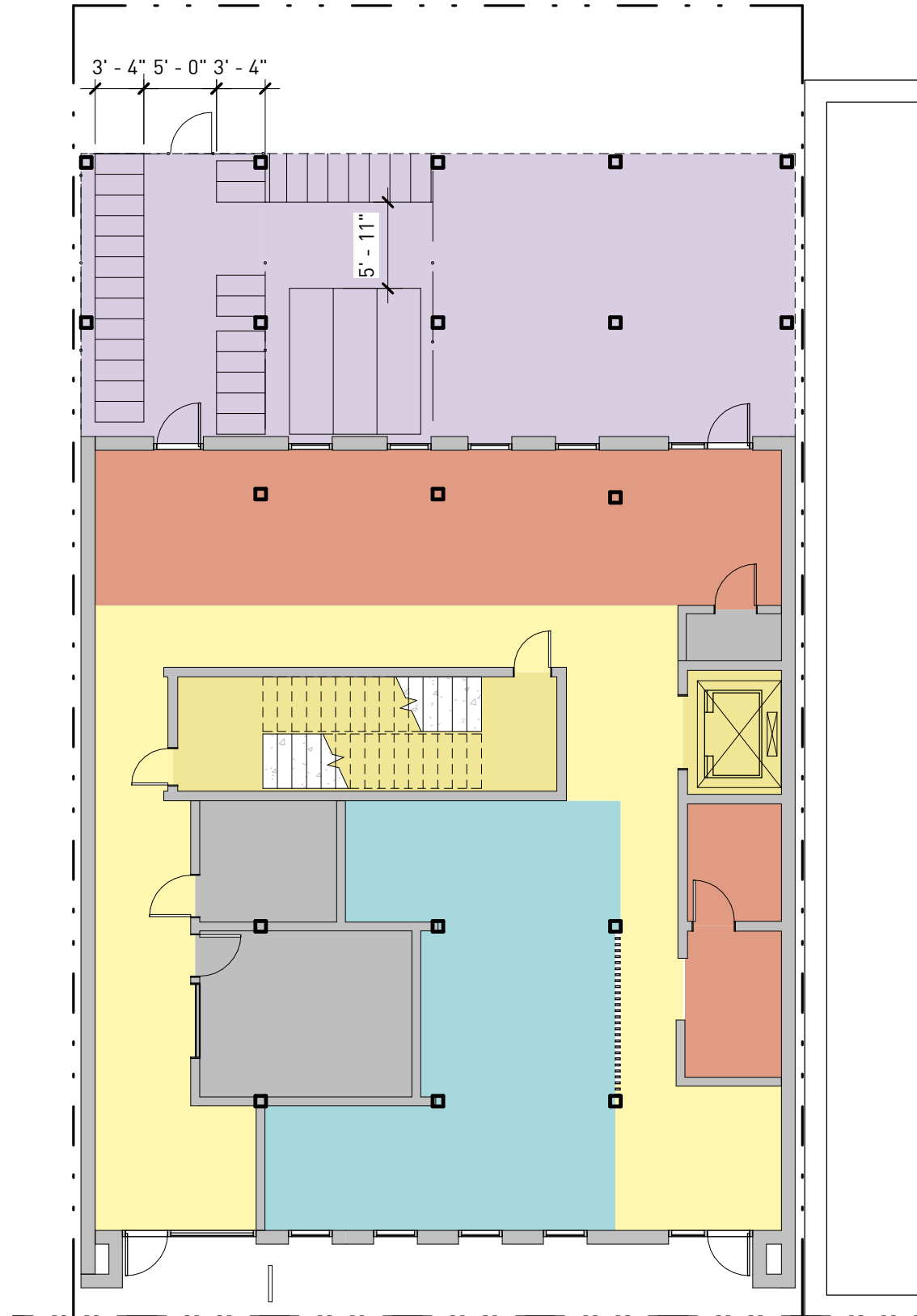
**TOTAL LONG TERM PARKING = 24 SPACES**

LARGE SPACE PARKING  $48 \times 5\% = 2.4$  SPACES

**TOTAL LARGE SPACE PARKING = 3 SPACES**

SHORT TERM PARKING: 1 PER 20 UNITS

**TOTAL SHORT TERM PARKING = 2 SPACES**



# MODIFICATION

## REQUIRED BIKE PARKING MODIFICATION

**33.166.200 MINIMUM REQUIRED BICYCLE PARKING**  
PER TABLE 266-6 THE MINIMUM REQUIRED LONG-TERM SPACES ARE 1.5 PER UNIT AND THE MINIMUM REQUIRED SHORT-TERM SPACES ARE 1 PER 20 UNITS

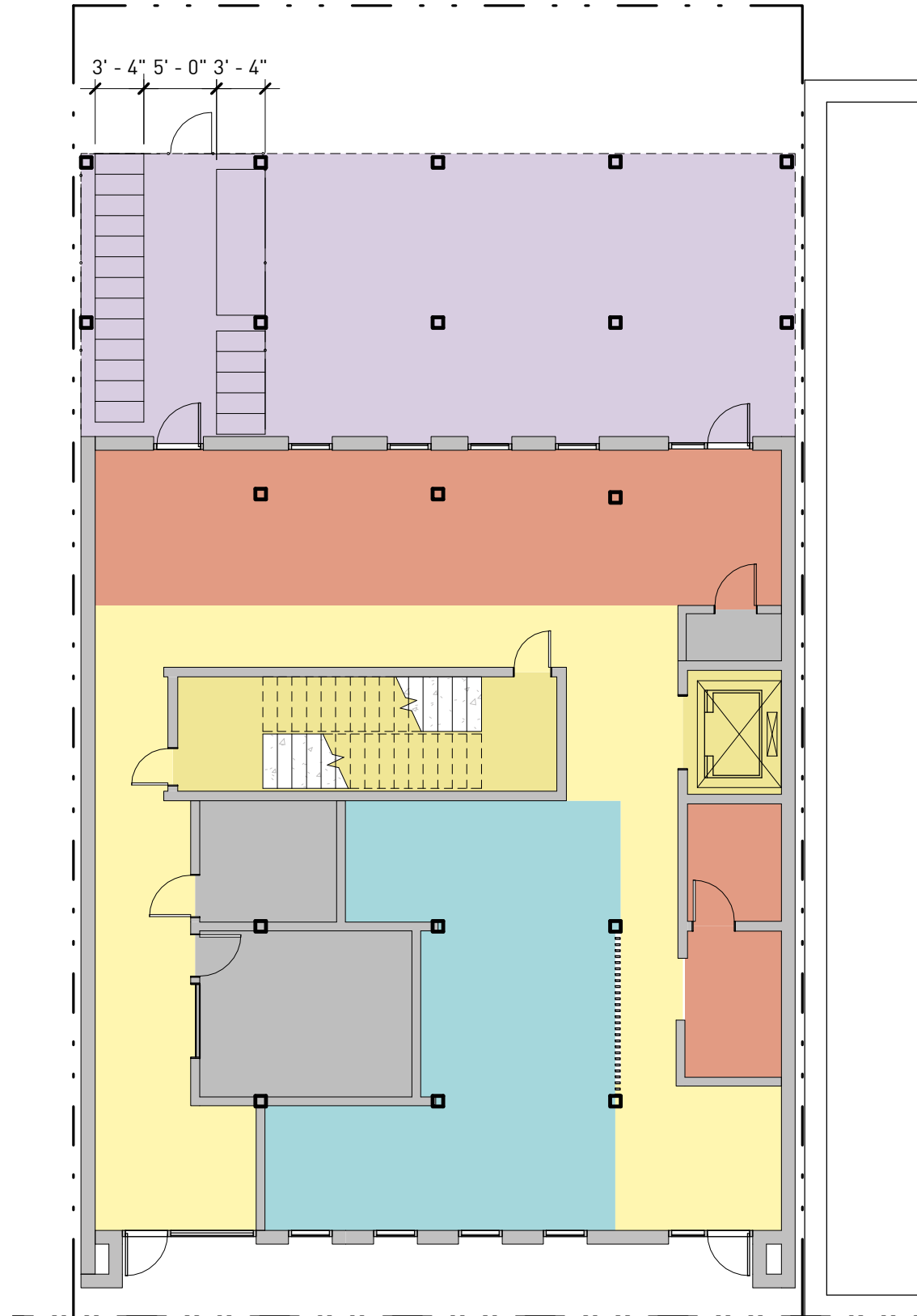
THE MODIFICATION REQUEST IS TO DECREASE THE REQUIRED LONG TERM SPACES REQUIREMENT FROM 1.5 PER UNIT TO 1 PER UNIT. SINCE THE UNITS WITHIN THIS PROJECT ARE SMALLER STUDIO UNITS AND EACH ONE WILL CONTAIN A VERTICAL LONG-TERM BIKE STORAGE SPACE THE REQUEST IS TO MINIMIZE THE SPACE NEEDED ON THE GROUND FLOOR TO ACCOMODATE LONG TERM BIKE PARKING.

WITH MODIFICATION THE TOTAL LONG-TERM BIKE PARKING COUNT WOULD BE 32 SPACES WITH 50% (PER 33.266.210.D) PROVIDED IN UNIT. THE REMAINING 16 SPACES WILL BE PROVIDED IN THE COVERED COURTYARD. ADDITIONALLY, ONE LARGE BICYCLE SPACE WILL BE PROVIDED.

AN ADDITIONAL MODIFICATION WOULD BE TO PAY TO INTO THE BICYCLE PARKING FUND TO PROVIDE THE SHORT TERM PARKING WITHIN THE RIGHT OF WAY. THIS MODIFICATION IS REQUESTED IN ORDER TO PROVIDE AS MUCH SPACE AS POSSIBLE FOR GROUND FLOOR RETAIL.

TOTAL NUMBER OF BIKE PARKING PROVIDED:

**LONG TERM = 16 SPACES**  
**LARGER SPACE = 1 SPACE**  
**SHORT TERM = 2 SPACES**



# PUBLIC REALM

## REQUIRED OUTDOOR AREA

### 33.130.228 REQUIRED OUTDOOR AREA

SITES THAT ARE UP TO 20,000 SQUARE FEET IN TOTAL AREA, AT LEAST 36 SQUARE FEET OF OUTDOOR AREA IS REQUIRED FOR EACH DWELLING UNIT ON THE SITE

TOTAL AREA OF SITE IS 17,824 SF

32 UNITS X 36 SF PER UNIT = 1,152 SF

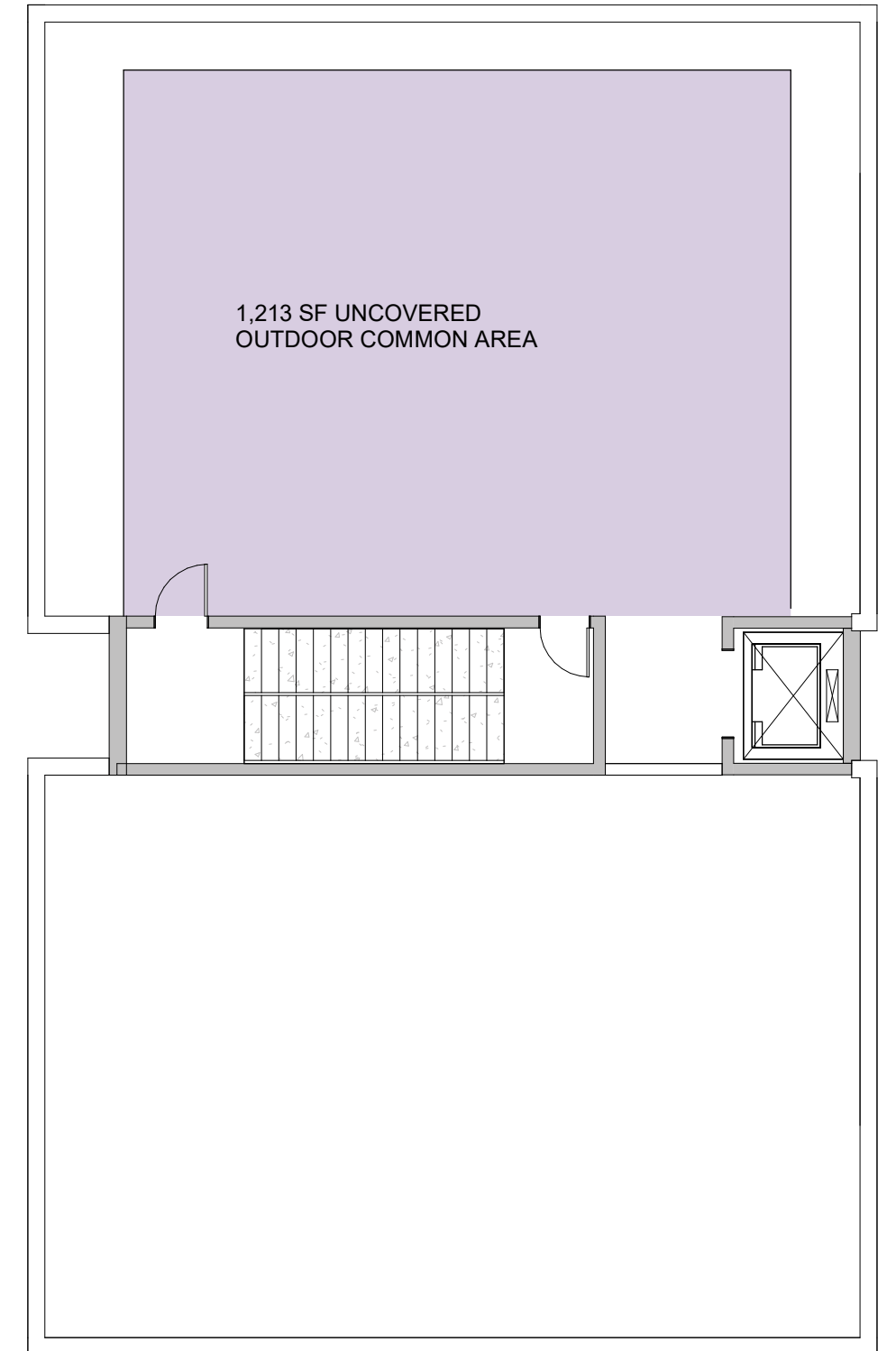
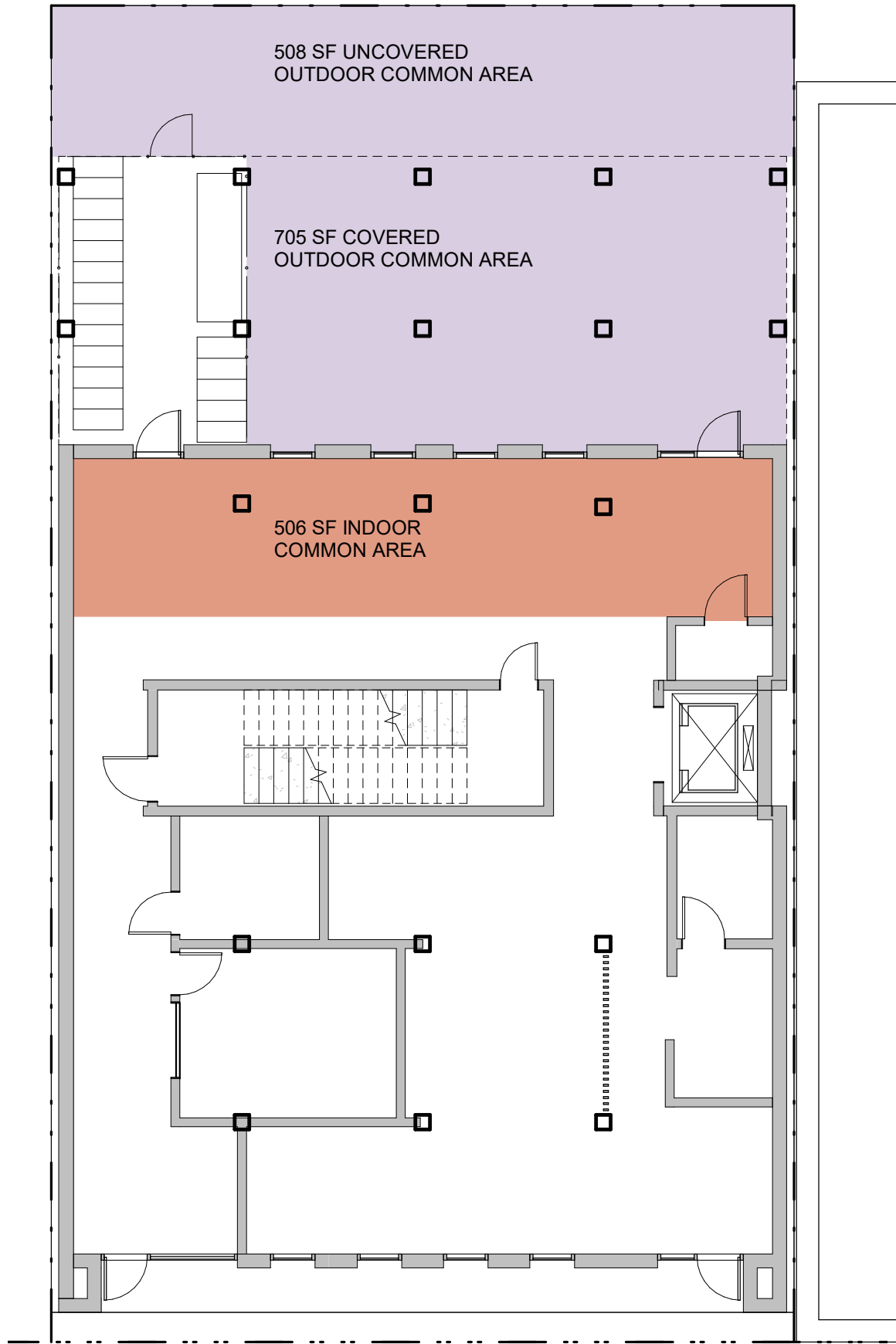
**REQUIRED OUTDOOR AREA:**  
1,152 SF

### OUTDOOR AREA PROVIDED:

**OUTDOOR COMMON AREA:**  
506 SF UNCOVERED (GROUND FLOOR)  
1,213 SF UNCOVERED (ROOF PATIO)  
705 SF COVERED (GROUND FLOOR)  
TOTAL: 2,424 SF

**INDOOR COMMON AREA:**  
506 SF (GROUND FLOOR)  
TOTAL: 506 SF

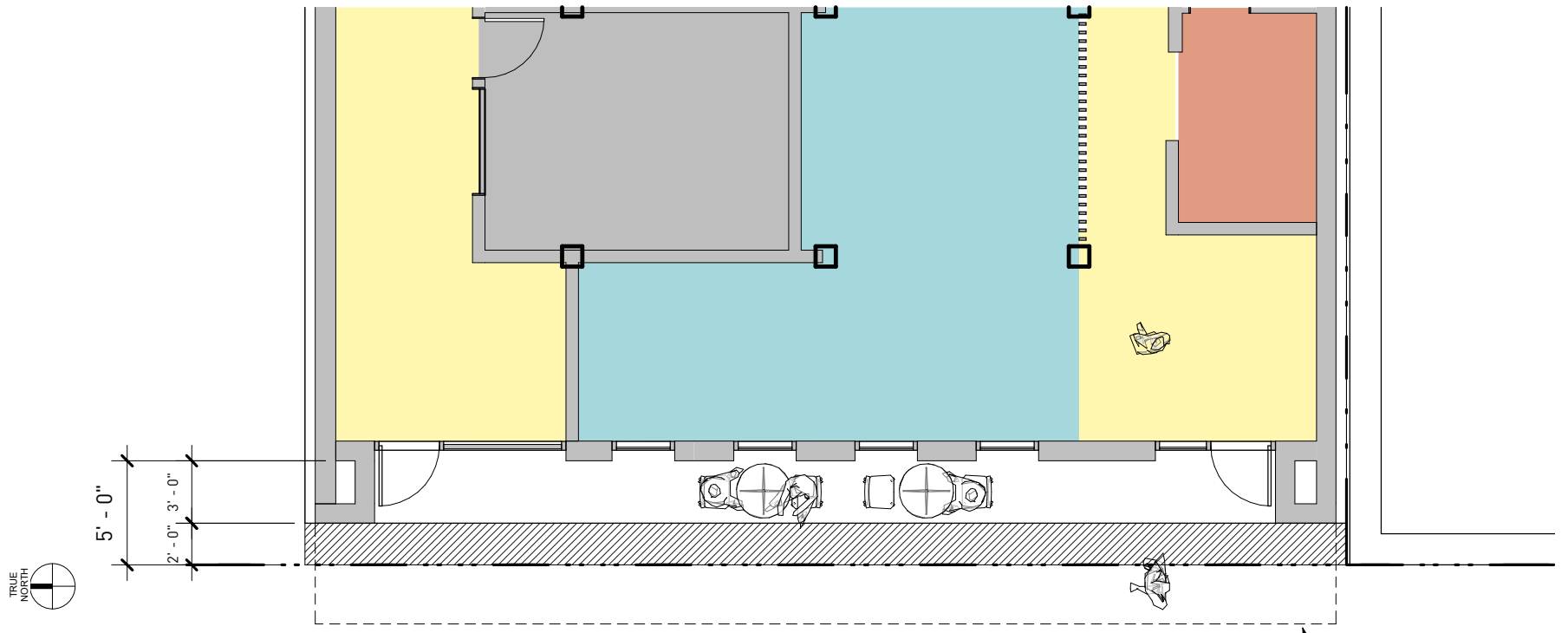
**TOTAL AREA PROVIDED:**  
2,930 SF



# PUBLIC REALM

## GROUND FLOOR ENTRY

IN ADDITION TO THE 2'-0" DEDICATION, THE PROJECT WILL PROVIDE AN ADDITIONAL GROUND FLOOR RECESS OF 3'-0". THE DEDICATION AND ADDITIONAL RECESS WILL GIVE PEDESTRIANS SEPARATION FROM THE STREET AND STILL PROVIDE AN OPPORTUNITY ADD TO THE CHARACTER OF THE NEIGHBORHOOD. ADDITIONALLY THE CANOPY WILL PROVIDE A COVERED SPACE FOR PEDESTRIANS TO AND RETAIL PATRONS TO PAUSE, SIT, AND INTERACT.





**PERSPECTIVE VIEW**



## PERSPECTIVE VIEW



## PERSPECTIVE VIEW



# PUBLIC REALM

## COURTYARD AMENITIES

COVERED COURTYARD

UNCOVERED OUTDOOR AREA

BIKE PARKING

DIRECT CONNECTION TO RESIDENT  
COMMUNITY ROOM



# PUBLIC REALM

## ROOFTOP AMENITIES

UNCOVERED OUTDOOR AREA

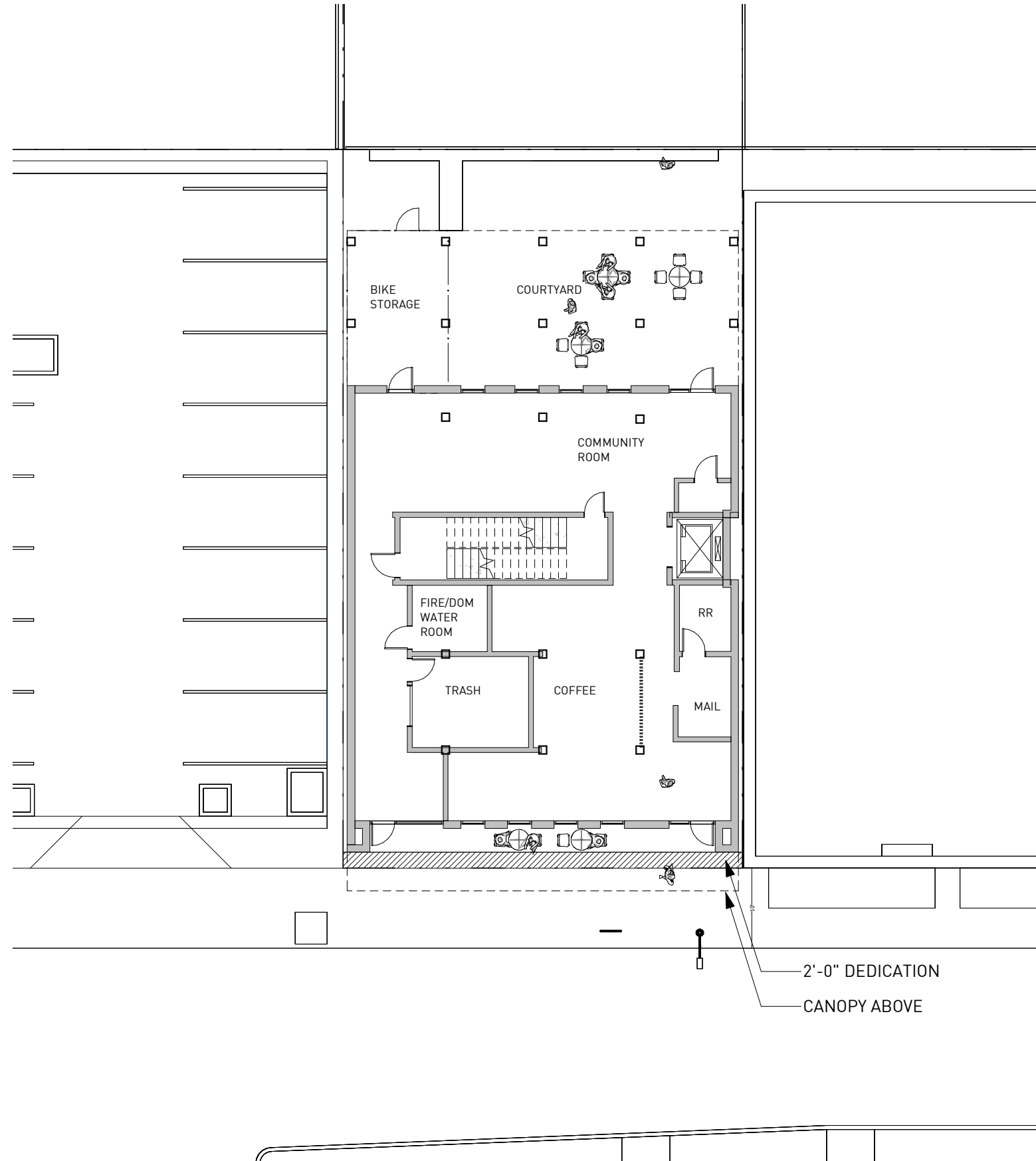
VIEWS TO THE WEST OF FOREST PARK

VIEWS TO DOWNTOWN SOUTH/  
SOUTHWEST OF PORTLAND



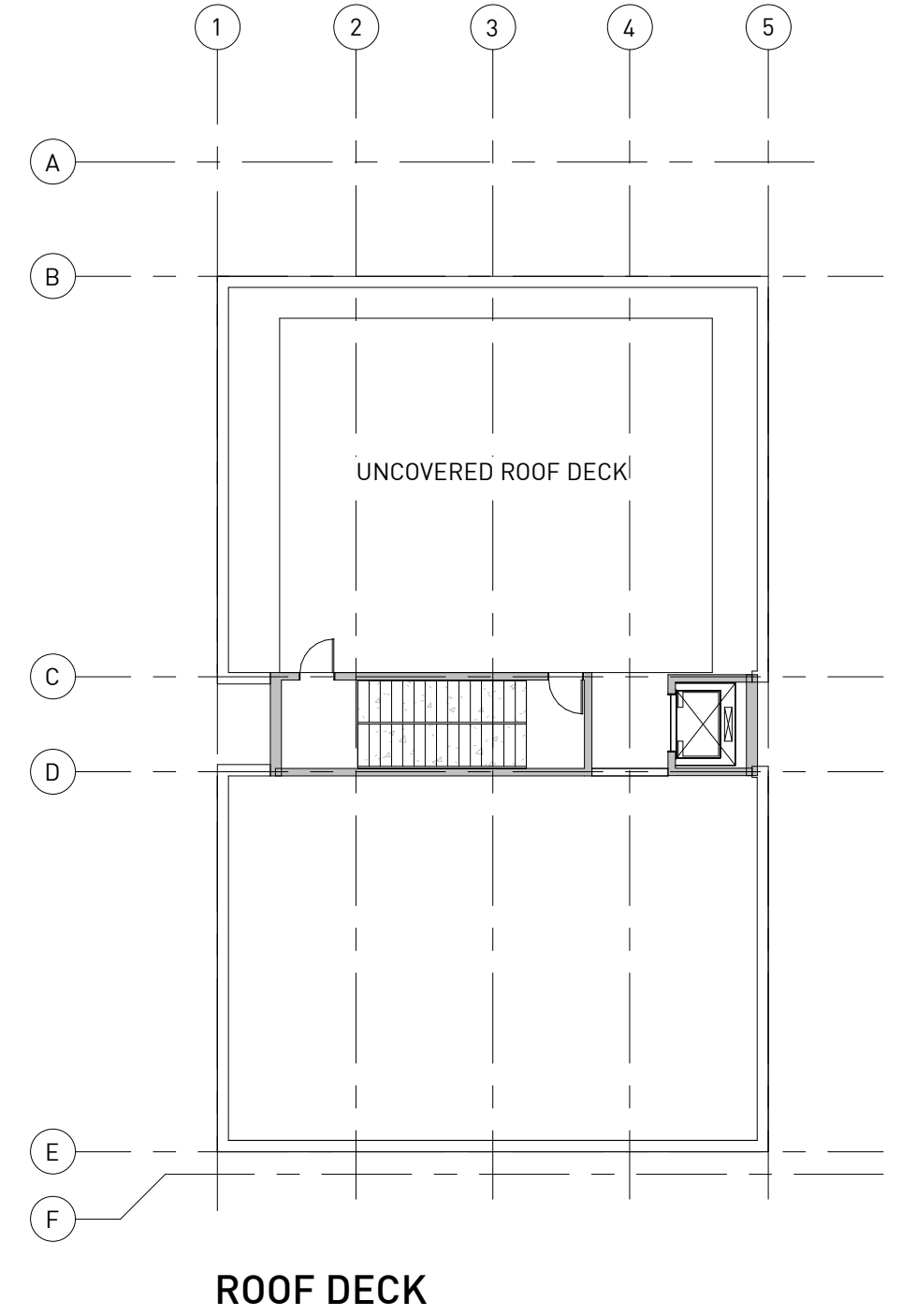
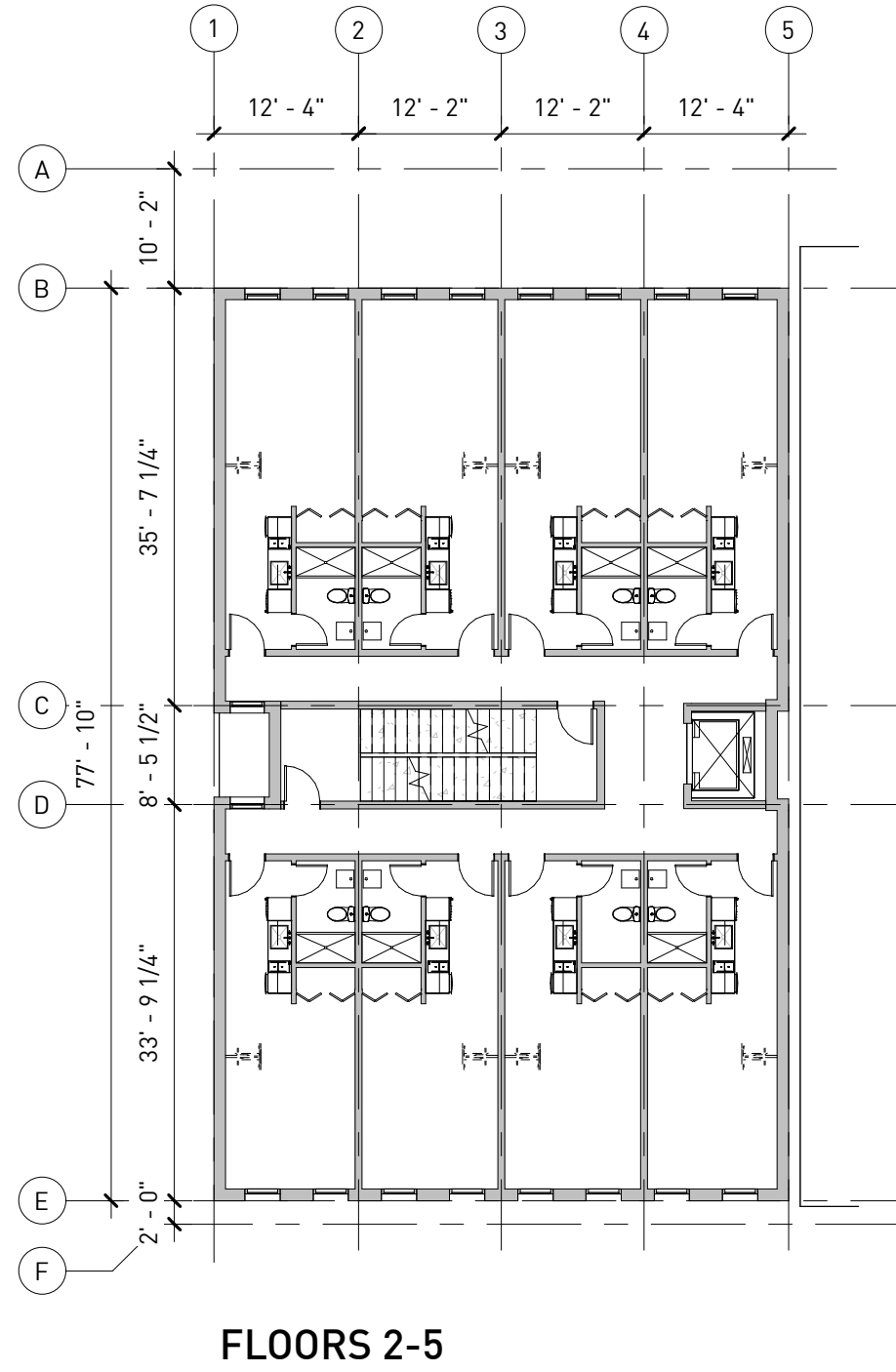
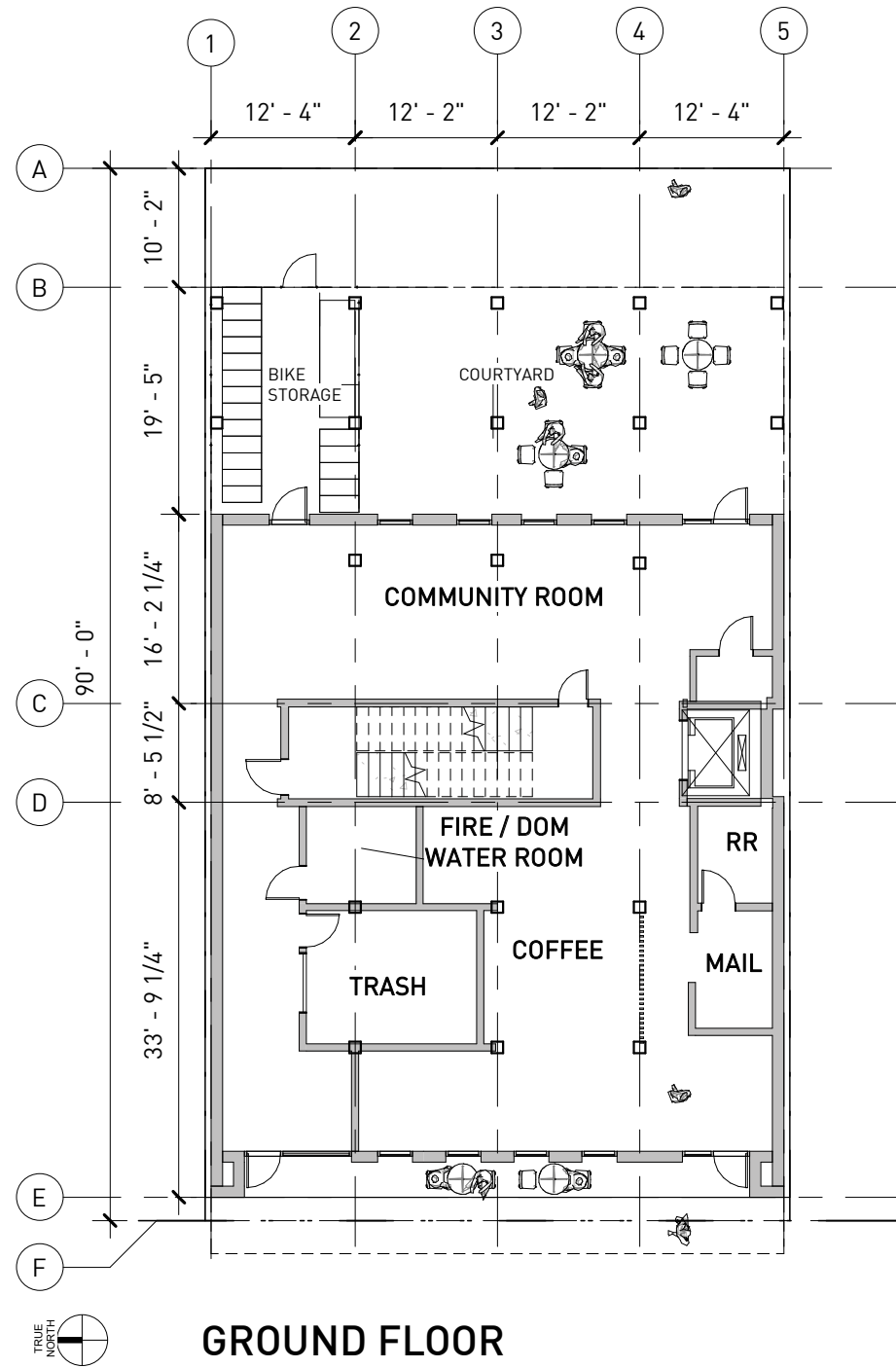
# PUBLIC REALM

## SITE PLAN



# PUBLIC REALM

## FLOOR PLANS



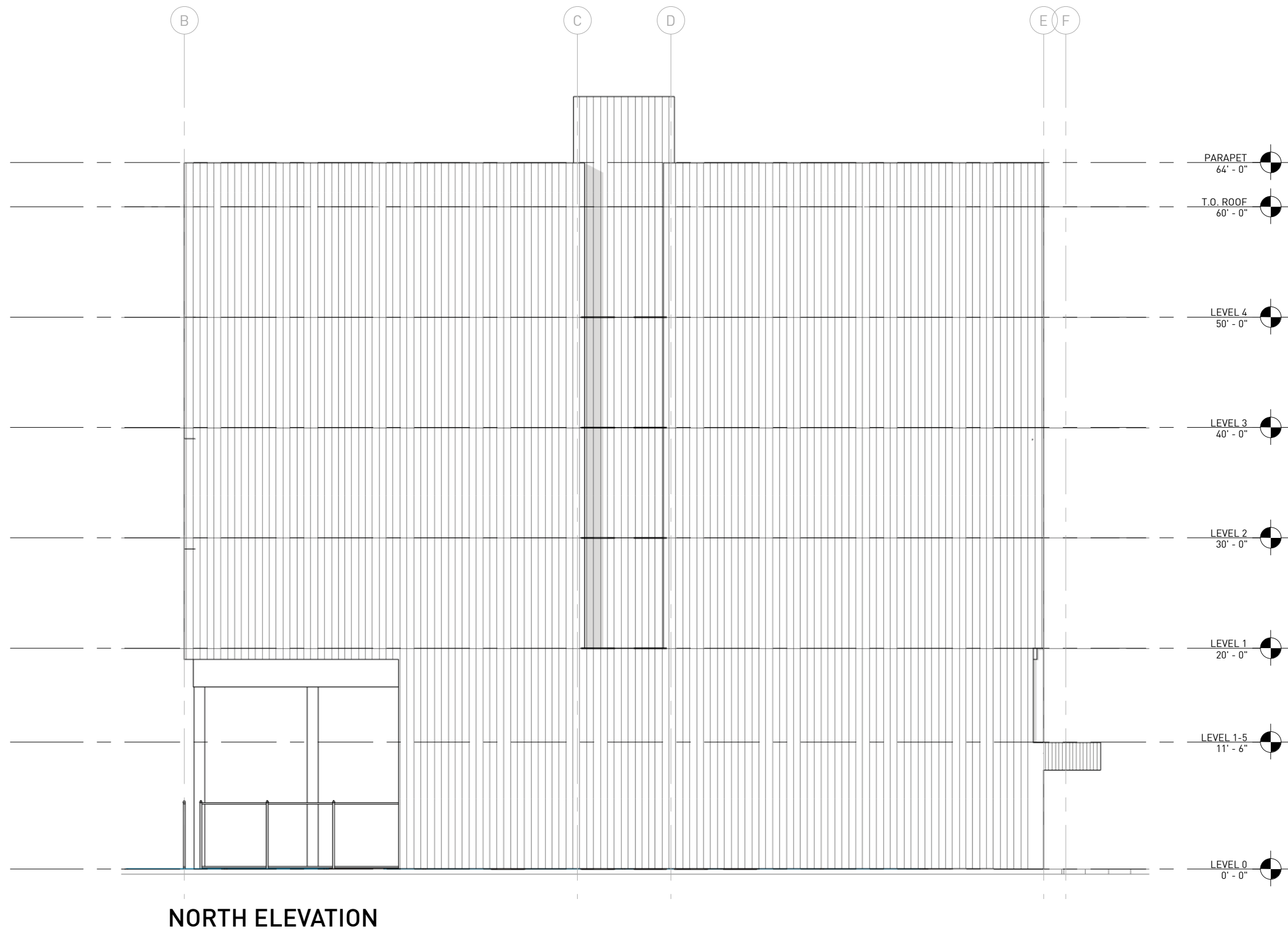
# PUBLIC REALM

## EXTERIOR ELEVATIONS



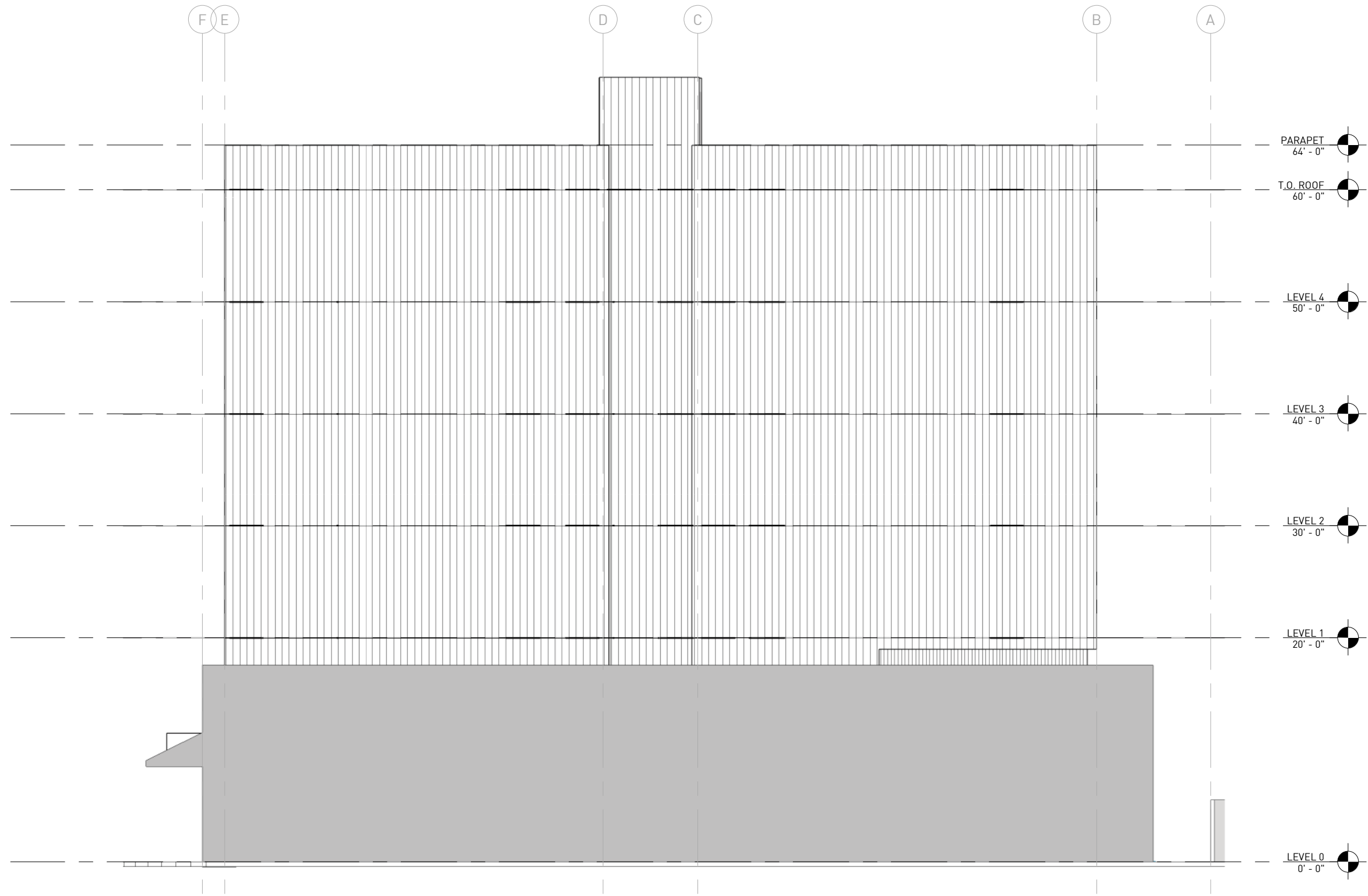
# PUBLIC REALM

## EXTERIOR ELEVATIONS



# PUBLIC REALM

## EXTERIOR ELEVATIONS



**SOUTH ELEVATION**

	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED			DAVIS CATHERINE M	434 NE IVY ST	PORTLAND OR 97212
3	RETURN SERVICE REQUESTED			DEZ DEVELOPMENT LLC	10117 SE SUNNYSIDE RD #F PMB 1123	CLACKAMAS OR 97015-6798
4	RETURN SERVICE REQUESTED			EASTSIDE VILLAGE LLC	11433 SE WILLIAM OTTY RD	HAPPY VALLEY OR 97086
5	RETURN SERVICE REQUESTED			RAZ JONATHAN	11702 NW 28TH AVE	VANCOUVER WA 98685-4454
6	RETURN SERVICE REQUESTED			BARDON COLIN J	1225 NE FAILING ST	PORTLAND OR 97212
7	RETURN SERVICE REQUESTED			INCLINE A LLC	12714 SE OATFIELD RD	MILWAUKIE OR 97222
8	RETURN SERVICE REQUESTED			US BANK NATIONAL ASSOCIATION	1310 MADRID ST #100	MARSHALL MN 56258
9	RETURN SERVICE REQUESTED		GARFIELD MALLORY CONDOMINIUM	ASSOCIATION	135 SW ASH ST	PORTLAND OR 97204
10	RETURN SERVICE REQUESTED			CHESTER LEE JOHNSON LIV TR	13718 NE BEECH CT	PORTLAND OR 97230
11	RETURN SERVICE REQUESTED			LIFEWORX NW SOLUTIONS	14600 NW CORNELL RD	PORTLAND OR 97229
12	RETURN SERVICE REQUESTED		SAPUNAR FAMILY EXEMPT	CHILDROOTS GRAND ANNEX LLC	1712 E BURNSIDE ST	PORTLAND OR 97214
13	RETURN SERVICE REQUESTED			CHRISTEN MATTHEW	2064 IMPERIAL AVE	DAVIS CA 95616
14	RETURN SERVICE REQUESTED			SFP PROPERITES LLC	2120 NE KNOTT ST	PORTLAND OR 97212-3427
15	RETURN SERVICE REQUESTED			WESTON INVESTMENT CO LLC	2154 NE BROADWAY #200	PORTLAND OR 97232-1561
16	RETURN SERVICE REQUESTED			PDC DBA PROSPER PORTLAND	222 NW 5TH AVE	PORTLAND OR 97209-3812
17	RETURN SERVICE REQUESTED			HANKINS VIRGINIA & HANKINS DANNY	2316 NE GLISAN ST	PORTLAND OR 97232
18	RETURN SERVICE REQUESTED			BABCOCK JULIA	2335 SE 24TH AVE	PORTLAND OR 97214
19	RETURN SERVICE REQUESTED			WILLIAMS CHARLES L	2421 NE SARATOGA ST	PORTLAND OR 97211-5955
20	RETURN SERVICE REQUESTED			CLEARWATER CRYSTAL	2474 SADDLE CT	WEST LINN OR 97068
21	RETURN SERVICE REQUESTED			J & S STATIONS LLC	2501 SYKES CREEK RD	ROGUE RIVER OR 97537
22	RETURN SERVICE REQUESTED			BURNHAM TAMARA	305 NE FREMONT ST	PORTLAND OR 97212-2034
23	RETURN SERVICE REQUESTED			CLEMENS TREVOR	315-317 NE BEECH ST	PORTLAND OR 97212
24	RETURN SERVICE REQUESTED			ALBINA HEAD START INC	3417 NE 7TH AVE	PORTLAND OR 97212-2111
25	RETURN SERVICE REQUESTED			H P D ENTERPRISES LLC	3435 NE M L KING BLVD	PORTLAND OR 97212-2058
26	RETURN SERVICE REQUESTED			HOWARD JEROLD	3519 NE 15TH AVE PMB 189	PORTLAND OR 97212-2356
27	RETURN SERVICE REQUESTED			3535 MLK LLC	3519 NE 15TH AVE PMB 411	PORTLAND OR 97212-2356
28	RETURN SERVICE REQUESTED			FRUITT CLARENCE TR & PRUITT JOY TR	3584 SE KELLY ST	PORTLAND OR 97202
29	RETURN SERVICE REQUESTED			MODERN HOMES LLC	3603 NE GRAND AVE	PORTLAND OR 97212
30	RETURN SERVICE REQUESTED			FORSMAN KNUTE J & FORSMAN DAINA H	3622 NE GRAND AVE	PORTLAND OR 97212-2103
31	RETURN SERVICE REQUESTED			GOULD DIANE E	3629 NE GRAND AVE	PORTLAND OR 97212-2104
32	RETURN SERVICE REQUESTED			IGNATOWSKI BENJAMIN W	3723 NE 6TH AVE	PORTLAND OR 97212
33	RETURN SERVICE REQUESTED		PLANNED PARENTHOOD OF THE	COLUMBIA/WILLAMETTE INC	3727 NE M L KING BLVD	PORTLAND OR 97212-1112
34	RETURN SERVICE REQUESTED			BRINTON CHARLES & FACTOR TIA	3734-3738 NE GRAND AVE	PORTLAND OR 97212
35	RETURN SERVICE REQUESTED			REACH ALLEN-FREMONT LLC	4150 S MOODY AVE	PORTLAND OR 97239
36	RETURN SERVICE REQUESTED			CAMERON GUEST HOMES LLC	42517 TURQUERIES AVE	PAIM DESERT CA 92211-7639
37	RETURN SERVICE REQUESTED			PHILLIPS AMANDA L	426 NE IVY ST #5	PORTLAND OR 97212
38	RETURN SERVICE REQUESTED			HAMISH ANDREW J & CHEANG KAI H	432 NE IVY ST #2	PORTLAND OR 97212-2158
39	RETURN SERVICE REQUESTED		CARLISLE JAMES R TR &	SHIIBA KAYLEEN N TR	4480 NE ALAMEDA ST	PORTLAND OR 97213
40	RETURN SERVICE REQUESTED			NE IVY CONDOS LLC	4500 KRUSE WAY #105	LAKE OSWEGO OR 97035-2597
41	RETURN SERVICE REQUESTED			ESKRICH ZACHARY	511 NE BEECH ST	PORTLAND OR 97212
42	RETURN SERVICE REQUESTED			WANG DAVID C & WANG HILARY A	5314 NE SKIDMORE ST	PORTLAND OR 97218-2156
43	RETURN SERVICE REQUESTED			KLINE HARRISON III	536 NE FAILING ST	PORTLAND OR 97212-1137
44	RETURN SERVICE REQUESTED			LAWRENCE TYRONE L	616 NE BEECH ST	PORTLAND OR 97212-2129
45	RETURN SERVICE REQUESTED		BEATRICE MORROW CONDOMINIUM	OWNERS ASSOCIATION	6329 NE M L KING BLVD	PORTLAND OR 97211-3029
46	RETURN SERVICE REQUESTED		PORTLAND COMMUNITY REINVEST	INITIATIVES INC	6329 NE M L KING BLVD	PORTLAND OR 97211-3029
47	RETURN SERVICE REQUESTED			FIRENZE DEVELOPMENT INC	7110 SW OLD WILSONVILLE RD	WILSONVILLE OR 97070-7857
48	RETURN SERVICE REQUESTED			GEREG LISA M & EDWARDS TIMOTHY S	74 NE COOK ST	PORTLAND OR 97212-2013
49	RETURN SERVICE REQUESTED			LEE RYAN W & LEE REBEKAH L	930 NW 12TH AVE #103	PORTLAND OR 97209
50	RETURN SERVICE REQUESTED			LVL LLC & PLUS FOUR PROPERTIES LLC	9320 SW BARBUR BLVD #300	PORTLAND OR 97219
51	RETURN SERVICE REQUESTED	SULLIVAN PATRICIA A TR &	THURSTON-SULLIVAN SARAH &	SULLIVAN JOHN	PO BOX 12172	PORTLAND OR 97212-0172
52	RETURN SERVICE REQUESTED			FREMONT-MLK PROPERTIES LLC	PO BOX 46	WEST LINN OR 97068
53	RETURN SERVICE REQUESTED			KOSANKE DAVID	309 NE BEECH ST	PORTLAND OR 97212
54	RETURN SERVICE REQUESTED			DITTO JESSICA & DITTO VANESSA	3520 NE GRAND AVE	PORTLAND OR 97212
55	RETURN SERVICE REQUESTED			WILLIAMS DORENE L	3524 NE GRAND AVE	PORTLAND OR 97212-2101
56	RETURN SERVICE REQUESTED			LARRY ALFRED E & LARRY BOBBIE J	3531 NE 6TH AVE	PORTLAND OR 97212-2106
57	RETURN SERVICE REQUESTED			CONNOR THOMAS & CONNOR JENNIFER	3603 NE 6TH AVE	PORTLAND OR 97212
58	RETURN SERVICE REQUESTED			GREEN DANIEL P	3606 NE GARFIELD AVE	PORTLAND OR 97212
59	RETURN SERVICE REQUESTED		LAYNG WILLIAM JOHN III &	ARGUELLO REMEDIOS	3606 NE GRAND AVE	PORTLAND OR 97212-2103
60	RETURN SERVICE REQUESTED			KRISTINE ERLICH TRUST	3615 NE GRAND AVE	PORTLAND OR 97212
61	RETURN SERVICE REQUESTED			HEIDTMANN LIV TR	3617 NE 6TH AVE	PORTLAND OR 97212
62	RETURN SERVICE REQUESTED			FORSMAN KNUTE & HAMER DAINA	3622 NE GRAND AVE	PORTLAND OR 97212-2103
63	RETURN SERVICE REQUESTED			DEAN JOHN & DEAN DIANA	3623 NE 6TH AVE	PORTLAND OR 97212
64	RETURN SERVICE REQUESTED			PREDESCU CLAUDIU T	3707 NE GRAND AVE	PORTLAND OR 97212-1103
65	RETURN SERVICE REQUESTED			GILGUS GUYLA M	3719 NE GRAND AVE	PORTLAND OR 97212
66	RETURN SERVICE REQUESTED			GABRIEL HARRY W III	3724 NE GRAND AVE	PORTLAND OR 97212
67	RETURN SERVICE REQUESTED			STROO ERIC & TETREAULT SARA JEAN	3737 NE GRAND AVE	PORTLAND OR 97212
68	RETURN SERVICE REQUESTED			BEECH STREET PARLOR	412 NE BEECH ST	PORTLAND OR 97212
69	RETURN SERVICE REQUESTED			HOLZER DENTON	430 NE IVY ST	PORTLAND OR 97212
70	RETURN SERVICE REQUESTED			MC INTYRE RYAN & MC INTYRE KEELY K	503 NE BEECH ST	PORTLAND OR 97212
71	RETURN SERVICE REQUESTED			DIDION JASON & DAVIS NATALIE R	503 NE FREMONT ST	PORTLAND OR 97212
72	RETURN SERVICE REQUESTED		VIDAL SHIRLEY M TR &	SPRUILL STEFON L SR TR	525 NE BEECH ST	PORTLAND OR 97212-2128
73	RETURN SERVICE REQUESTED			HAWES JAMES D	525 NE FREMONT ST	PORTLAND OR 97212-2152



	A	B	C	D	E	F
74	RETURN SERVICE REQUESTED			SCHINMAN DANIEL & BLAKELEE	526 NE BEECH ST	PORTLAND OR 97212-2183
75	RETURN SERVICE REQUESTED			TIMMERMAN HEATHER J	529 NE FREMONT ST	PORTLAND OR 97212
76	RETURN SERVICE REQUESTED			ZEITLER JONATHAN & ZEITLER JANELLE	533 NE FREMONT ST	PORTLAND OR 97212
77	RETURN SERVICE REQUESTED			KLINE HARRISON III	537 NE BEECH ST	PORTLAND OR 97212
78	RETURN SERVICE REQUESTED			KOTLAR KELLIE L	246 NE FREMONT ST	PORTLAND OR 97212
79	RETURN SERVICE REQUESTED			KARR-MORSE JORDAN & BEBELL KRISTEN	302 NE FREMONT ST	PORTLAND OR 97212
80	RETURN SERVICE REQUESTED			HELMER WILLIAM & HELMER ERIC	310 NE FREMONT ST	PORTLAND OR 97212
81				CURRENT RESIDENT	3718 NE MALLORY AVE #34	PORTLAND OR 97212
82				CURRENT RESIDENT	3718 NE MALLORY AVE #36	PORTLAND OR 97212
83				CURRENT RESIDENT	3718 NE MALLORY AVE #33	PORTLAND OR 97212
84				CURRENT RESIDENT	3718 NE MALLORY AVE #35	PORTLAND OR 97212
85				CURRENT RESIDENT	3380 NE M L KING BLVD	
86				CURRENT RESIDENT	315 NE BEECH ST	PORTLAND OR 97212
87				CURRENT RESIDENT	317 NE BEECH ST	PORTLAND OR 97212
88				CURRENT RESIDENT	3340 NE M L KING JR BLVD	PORTLAND OR 97212
89				CURRENT RESIDENT	3402 NE M L KING JR BLVD	PORTLAND OR 97212
90				CURRENT RESIDENT	3500 NE M L KING JR BLVD	PORTLAND OR 97212
91				CURRENT RESIDENT	3500 NE M L KING JR BLVD #1-A	PORTLAND OR 97212
92				CURRENT RESIDENT	3500 NE M L KING JR BLVD #101	PORTLAND OR 97212
93				CURRENT RESIDENT	3500 NE M L KING JR BLVD #102	PORTLAND OR 97212
94				CURRENT RESIDENT	3500 NE M L KING JR BLVD #200	PORTLAND OR 97212
95				CURRENT RESIDENT	3501 NE M L KING JR BLVD	PORTLAND OR 97212
96				CURRENT RESIDENT	3503 NE GRAND AVE	PORTLAND OR 97212
97				CURRENT RESIDENT	3507 NE GRAND AVE	PORTLAND OR 97212
98				CURRENT RESIDENT	3507 NE M L KING JR BLVD	PORTLAND OR 97212
99				CURRENT RESIDENT	3509 NE M L KING JR BLVD	PORTLAND OR 97212
100				CURRENT RESIDENT	3511 NE GRAND AVE	PORTLAND OR 97212
101				CURRENT RESIDENT	3511 NE M L KING JR BLVD	PORTLAND OR 97212
102				CURRENT RESIDENT	3512 NE GRAND AVE	PORTLAND OR 97212
103				CURRENT RESIDENT	3512 NE GRAND AVE #A	PORTLAND OR 97212
104				CURRENT RESIDENT	3512 NE GRAND AVE #B	PORTLAND OR 97212
105				CURRENT RESIDENT	3513 NE M L KING JR BLVD	PORTLAND OR 97212
106				CURRENT RESIDENT	3514 NE GARFIELD AVE	PORTLAND OR 97212
107				CURRENT RESIDENT	3515 NE GRAND AVE	PORTLAND OR 97212
108				CURRENT RESIDENT	3517 NE M L KING JR BLVD	PORTLAND OR 97212
109				CURRENT RESIDENT	3519 NE M L KING JR BLVD	PORTLAND OR 97212
110				CURRENT RESIDENT	3523 NE 6TH AVE	PORTLAND OR 97212
111				CURRENT RESIDENT	3523 NE GRAND AVE	PORTLAND OR 97212
112				CURRENT RESIDENT	3525 NE M L KING JR BLVD	PORTLAND OR 97212
113				CURRENT RESIDENT	3526 NE M L KING JR BLVD	PORTLAND OR 97212
114				CURRENT RESIDENT	3526 NE M L KING JR BLVD #A	PORTLAND OR 97212
115				CURRENT RESIDENT	3527 NE GRAND AVE	PORTLAND OR 97212
116				CURRENT RESIDENT	3529 NE M L KING JR BLVD	PORTLAND OR 97212
117				CURRENT RESIDENT	3532 NE GRAND AVE	PORTLAND OR 97212
118				CURRENT RESIDENT	3532 NE M L KING JR BLVD	PORTLAND OR 97212
119				CURRENT RESIDENT	3533 NE GRAND AVE	PORTLAND OR 97212
120				CURRENT RESIDENT	3535 NE M L KING JR BLVD	PORTLAND OR 97212
121				CURRENT RESIDENT	3536 NE M L KING JR BLVD	PORTLAND OR 97212
122				CURRENT RESIDENT	3539 NE M L KING JR BLVD	PORTLAND OR 97212
123				CURRENT RESIDENT	3550 NE GARFIELD AVE	PORTLAND OR 97212
124				CURRENT RESIDENT	3552 NE GARFIELD AVE	PORTLAND OR 97212
125				CURRENT RESIDENT	3554 NE GARFIELD AVE	PORTLAND OR 97212
126				CURRENT RESIDENT	3556 NE GARFIELD AVE	PORTLAND OR 97212
127				CURRENT RESIDENT	3558 NE GARFIELD AVE	PORTLAND OR 97212
128				CURRENT RESIDENT	3560 NE GARFIELD AVE	PORTLAND OR 97212
129				CURRENT RESIDENT	3562 NE GARFIELD AVE	PORTLAND OR 97212
130				CURRENT RESIDENT	3572 NE GARFIELD AVE	PORTLAND OR 97212
131				CURRENT RESIDENT	3576 NE GARFIELD AVE	PORTLAND OR 97212
132				CURRENT RESIDENT	3580 NE GARFIELD AVE	PORTLAND OR 97212
133				CURRENT RESIDENT	3584 NE GARFIELD AVE	PORTLAND OR 97212
134				CURRENT RESIDENT	3588 NE GARFIELD AVE	PORTLAND OR 97212
135				CURRENT RESIDENT	3601 NE M L KING JR BLVD	PORTLAND OR 97212
136				CURRENT RESIDENT	3605 NE GRAND AVE	PORTLAND OR 97212
137				CURRENT RESIDENT	3606 NE M L KING JR BLVD	PORTLAND OR 97212
138				CURRENT RESIDENT	3609 NE M L KING JR BLVD	PORTLAND OR 97212
139				CURRENT RESIDENT	3609 NE M L KING JR BLVD #1	PORTLAND OR 97212
140				CURRENT RESIDENT	3609 NE M L KING JR BLVD #2	PORTLAND OR 97212
141				CURRENT RESIDENT	3611 NE M L KING JR BLVD	PORTLAND OR 97212
142				CURRENT RESIDENT	3613 NE M L KING JR BLVD	PORTLAND OR 97212
143				CURRENT RESIDENT	3614 NE GARFIELD AVE	PORTLAND OR 97212
144				CURRENT RESIDENT	3614 NE GRAND AVE	PORTLAND OR 97212
145				CURRENT RESIDENT	3620 NE M L KING JR BLVD	PORTLAND OR 97212
146				CURRENT RESIDENT	3625 NE M L KING JR BLVD	PORTLAND OR 97212

	A	B	C	D	E	F
147				CURRENT RESIDENT	3626 NE GARFIELD AVE	PORTLAND OR 97212
148				CURRENT RESIDENT	3629 NE GRAND AVE #164	PORTLAND OR 97212
149				CURRENT RESIDENT	3635 NE 6TH AVE	PORTLAND OR 97212
150				CURRENT RESIDENT	3636 NE GRAND AVE	PORTLAND OR 97212
151				CURRENT RESIDENT	3636 NE M L KING JR BLVD	PORTLAND OR 97212
152				CURRENT RESIDENT	3701 NE M L KING JR BLVD	PORTLAND OR 97212
153				CURRENT RESIDENT	3713 NE 6TH AVE #A	PORTLAND OR 97212
154				CURRENT RESIDENT	3713 NE 6TH AVE #B	PORTLAND OR 97212
155				CURRENT RESIDENT	3715 NE GRAND AVE	PORTLAND OR 97212
156				CURRENT RESIDENT	3716 NE GRAND AVE	PORTLAND OR 97212
157				CURRENT RESIDENT	3716 NE M L KING JR BLVD	PORTLAND OR 97212
158				CURRENT RESIDENT	3725 NE 6TH AVE	PORTLAND OR 97212
159				CURRENT RESIDENT	3726 NE M L KING JR BLVD	PORTLAND OR 97212
160				CURRENT RESIDENT	3727 NE GRAND AVE	PORTLAND OR 97212
161				CURRENT RESIDENT	3727 NE M L KING JR BLVD	PORTLAND OR 97212
162				CURRENT RESIDENT	3730 NE GRAND AVE	PORTLAND OR 97212
163				CURRENT RESIDENT	3734 NE GRAND AVE	PORTLAND OR 97212
164				CURRENT RESIDENT	3735 NE M L KING JR BLVD	PORTLAND OR 97212
165				CURRENT RESIDENT	3738 NE GRAND AVE	PORTLAND OR 97212
166				CURRENT RESIDENT	3739 NE M L KING JR BLVD	PORTLAND OR 97212
167				CURRENT RESIDENT	3743 NE M L KING JR BLVD	PORTLAND OR 97212
168				CURRENT RESIDENT	3751 NE M L KING JR BLVD	PORTLAND OR 97212
169				CURRENT RESIDENT	3759 NE M L KING JR BLVD	PORTLAND OR 97212
170				CURRENT RESIDENT	422 NE IVY ST	PORTLAND OR 97212
171				CURRENT RESIDENT	424 NE IVY ST	PORTLAND OR 97212
172				CURRENT RESIDENT	425 NE FREMONT ST	PORTLAND OR 97212
173				CURRENT RESIDENT	436 NE FREMONT ST	PORTLAND OR 97212
174				CURRENT RESIDENT	456 NE BEECH ST	PORTLAND OR 97212
175				CURRENT RESIDENT	500 NE FREMONT ST	PORTLAND OR 97212
176				CURRENT RESIDENT	504 NE FREMONT ST	PORTLAND OR 97212
177				CURRENT RESIDENT	514 NE FREMONT ST	PORTLAND OR 97212
178				CURRENT RESIDENT	515 NE IVY ST	PORTLAND OR 97212
179				CURRENT RESIDENT	523 NE FREMONT ST	PORTLAND OR 97212
180				CURRENT RESIDENT	221 NE FREMONT ST	PORTLAND OR 97212
181				CURRENT RESIDENT	221 NE FREMONT ST #101	PORTLAND OR 97212
182				CURRENT RESIDENT	221 NE FREMONT ST #102	PORTLAND OR 97212
183				CURRENT RESIDENT	221 NE FREMONT ST #103	PORTLAND OR 97212
184				CURRENT RESIDENT	221 NE FREMONT ST #104	PORTLAND OR 97212
185				CURRENT RESIDENT	221 NE FREMONT ST #105	PORTLAND OR 97212
186				CURRENT RESIDENT	221 NE FREMONT ST #106	PORTLAND OR 97212
187				CURRENT RESIDENT	221 NE FREMONT ST #107	PORTLAND OR 97212
188				CURRENT RESIDENT	221 NE FREMONT ST #108	PORTLAND OR 97212
189				CURRENT RESIDENT	221 NE FREMONT ST #109	PORTLAND OR 97212
190				CURRENT RESIDENT	221 NE FREMONT ST #110	PORTLAND OR 97212
191				CURRENT RESIDENT	221 NE FREMONT ST #113	PORTLAND OR 97212
192				CURRENT RESIDENT	221 NE FREMONT ST #114	PORTLAND OR 97212
193				CURRENT RESIDENT	221 NE FREMONT ST #115	PORTLAND OR 97212
194				CURRENT RESIDENT	221 NE FREMONT ST #116	PORTLAND OR 97212
195				CURRENT RESIDENT	221 NE FREMONT ST #117	PORTLAND OR 97212
196				CURRENT RESIDENT	221 NE FREMONT ST #118	PORTLAND OR 97212
197				CURRENT RESIDENT	221 NE FREMONT ST #119	PORTLAND OR 97212
198				CURRENT RESIDENT	221 NE FREMONT ST #120	PORTLAND OR 97212
199				CURRENT RESIDENT	221 NE FREMONT ST #201	PORTLAND OR 97212
200				CURRENT RESIDENT	221 NE FREMONT ST #202	PORTLAND OR 97212
201				CURRENT RESIDENT	221 NE FREMONT ST #203	PORTLAND OR 97212
202				CURRENT RESIDENT	221 NE FREMONT ST #204	PORTLAND OR 97212
203				CURRENT RESIDENT	221 NE FREMONT ST #205	PORTLAND OR 97212
204				CURRENT RESIDENT	221 NE FREMONT ST #206	PORTLAND OR 97212
205				CURRENT RESIDENT	221 NE FREMONT ST #207	PORTLAND OR 97212
206				CURRENT RESIDENT	221 NE FREMONT ST #208	PORTLAND OR 97212
207				CURRENT RESIDENT	221 NE FREMONT ST #209	PORTLAND OR 97212
208				CURRENT RESIDENT	221 NE FREMONT ST #210	PORTLAND OR 97212
209				CURRENT RESIDENT	221 NE FREMONT ST #211	PORTLAND OR 97212
210				CURRENT RESIDENT	221 NE FREMONT ST #212	PORTLAND OR 97212
211				CURRENT RESIDENT	221 NE FREMONT ST #213	PORTLAND OR 97212
212				CURRENT RESIDENT	221 NE FREMONT ST #214	PORTLAND OR 97212
213				CURRENT RESIDENT	221 NE FREMONT ST #215	PORTLAND OR 97212
214				CURRENT RESIDENT	221 NE FREMONT ST #216	PORTLAND OR 97212
215				CURRENT RESIDENT	221 NE FREMONT ST #217	PORTLAND OR 97212
216				CURRENT RESIDENT	221 NE FREMONT ST #218	PORTLAND OR 97212
217				CURRENT RESIDENT	221 NE FREMONT ST #219	PORTLAND OR 97212
218				CURRENT RESIDENT	221 NE FREMONT ST #220	PORTLAND OR 97212
219				CURRENT RESIDENT	221 NE FREMONT ST #221	PORTLAND OR 97212

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220				CURRENT RESIDENT	221 NE FREMONT ST #222	PORTLAND OR 97212
221				CURRENT RESIDENT	221 NE FREMONT ST #223	PORTLAND OR 97212
222				CURRENT RESIDENT	221 NE FREMONT ST #301	PORTLAND OR 97212
223				CURRENT RESIDENT	221 NE FREMONT ST #302	PORTLAND OR 97212
224				CURRENT RESIDENT	221 NE FREMONT ST #303	PORTLAND OR 97212
225				CURRENT RESIDENT	221 NE FREMONT ST #304	PORTLAND OR 97212
226				CURRENT RESIDENT	221 NE FREMONT ST #305	PORTLAND OR 97212
227				CURRENT RESIDENT	221 NE FREMONT ST #306	PORTLAND OR 97212
228				CURRENT RESIDENT	221 NE FREMONT ST #307	PORTLAND OR 97212
229				CURRENT RESIDENT	221 NE FREMONT ST #308	PORTLAND OR 97212
230				CURRENT RESIDENT	221 NE FREMONT ST #309	PORTLAND OR 97212
231				CURRENT RESIDENT	221 NE FREMONT ST #310	PORTLAND OR 97212
232				CURRENT RESIDENT	221 NE FREMONT ST #311	PORTLAND OR 97212
233				CURRENT RESIDENT	221 NE FREMONT ST #312	PORTLAND OR 97212
234				CURRENT RESIDENT	221 NE FREMONT ST #313	PORTLAND OR 97212
235				CURRENT RESIDENT	221 NE FREMONT ST #314	PORTLAND OR 97212
236				CURRENT RESIDENT	221 NE FREMONT ST #315	PORTLAND OR 97212
237				CURRENT RESIDENT	221 NE FREMONT ST #316	PORTLAND OR 97212
238				CURRENT RESIDENT	221 NE FREMONT ST #317	PORTLAND OR 97212
239				CURRENT RESIDENT	221 NE FREMONT ST #318	PORTLAND OR 97212
240				CURRENT RESIDENT	221 NE FREMONT ST #319	PORTLAND OR 97212
241				CURRENT RESIDENT	221 NE FREMONT ST #320	PORTLAND OR 97212
242				CURRENT RESIDENT	221 NE FREMONT ST #321	PORTLAND OR 97212
243				CURRENT RESIDENT	221 NE FREMONT ST #322	PORTLAND OR 97212
244				CURRENT RESIDENT	221 NE FREMONT ST #323	PORTLAND OR 97212
245				CURRENT RESIDENT	3380 NE M L KING JR BLVD	PORTLAND OR 97212
246				CURRENT RESIDENT	3405 NE M L KING JR BLVD	PORTLAND OR 97212
247				CURRENT RESIDENT	3435 NE M L KING JR BLVD	PORTLAND OR 97212
248				CURRENT RESIDENT	3650 NE MALLORY AVE	PORTLAND OR 97212
249				CURRENT RESIDENT	3650 NE MALLORY AVE #101	PORTLAND OR 97212
250				CURRENT RESIDENT	3650 NE MALLORY AVE #102	PORTLAND OR 97212
251				CURRENT RESIDENT	3650 NE MALLORY AVE #203	PORTLAND OR 97212
252				CURRENT RESIDENT	3650 NE MALLORY AVE #204	PORTLAND OR 97212
253				CURRENT RESIDENT	3650 NE MALLORY AVE #206	PORTLAND OR 97212
254				CURRENT RESIDENT	3650 NE MALLORY AVE #308	PORTLAND OR 97212
255				CURRENT RESIDENT	3650 NE MALLORY AVE #403	PORTLAND OR 97212
256				CURRENT RESIDENT	3650 NE MALLORY AVE #409	PORTLAND OR 97212
257				CURRENT RESIDENT	3655 NE GARFIELD AVE	PORTLAND OR 97212
258				CURRENT RESIDENT	426 NE IVY ST	PORTLAND OR 97212
259				CURRENT RESIDENT	428 NE IVY ST	PORTLAND OR 97212
260				CURRENT RESIDENT	432 NE IVY ST	PORTLAND OR 97212
261	RETURN SERVICE REQUESTED	OWNER/AGENT	ENT VENTURES IX LLC	MCNULTY PARKER	225 SW 1ST AVE	PORTLAND OR 97204
262	RETURN SERVICE REQUESTED	APPLICANT	GUNA COLLABORATIVE	HOLMES JOHN	3264 SW EVERGREEN TER	PORTLAND OR 97205
263	RETURN SERVICE REQUESTED	ARCHITECT	GUNA COLLABORATIVE	HOMBERG SHAWN	2814 NE 52ND AVE	PORTLAND OR 97213
264	RETURN SERVICE REQUESTED			DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
265	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
266	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REPRESENTATIVE	1600 SW FOURTH AVE #109	PORTLAND OR 97201
267	RETURN SERVICE REQUESTED			STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
268	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	422 NW 13TH AVE	PORTLAND OR 97209
269	RETURN SERVICE REQUESTED		LAND USE CONTACT	NE COALITION OF NEIGHBORHOODS	4815 NE 7TH AVE	PORTLAND OR 97211
270	RETURN SERVICE REQUESTED		LAND USE CONTACT	SOUL DISTRICT BA	PO BOX 11565	PORTLAND OR 97211
271	RETURN SERVICE REQUESTED		KING NA	DEAL LIBBY C/O NECN	4815 NE 7TH AVE	PORTLAND OR 97211
272	RETURN SERVICE REQUESTED	BOISE NA C/O KAY NEWELL OF	SUNLAN LIGHTING	GABBERT OWEN	3901 N MISSISSIPPI AVE	PORTLAND OR 97211
273				LAND USE CONTACT	PROSPER PORTLAND	129/PROSPER
274					DAWN KRANTZ	B299/R5000
275					BRANDON SPENCER-HARTLE	B299/R7000

# Design Advice Request

## 3606 NE MLK Jr Boulevard Apartments

CASE FILE	EA 23-090643 DA		
WHEN	Thursday November 16, 2023 @ 1:30 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 <a href="http://www.portland.gov/bds/design-commission">www.portland.gov/bds/design-commission</a>		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:tim.heron@portlandoregon.gov">tim.heron@portlandoregon.gov</a>		
REVIEW BY	Design Commission		
PROCESS	A <b>Design Advice Request</b> is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	<p>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.</p> <p>Modifications are requested to Zoning Code Standards for 1) 33.130.215 Setbacks to reduce the required 10' minimum street setback, and 2) 33.266.210 Long-term bike parking revision to locations and total required.</p> <p>One Adjustment is requested for 33.415.200 Ground Floor Active Use to reduce the 25% floor area requirement to 20%.</p>		
REVIEW APPROVAL CRITERIA	<a href="#">Portland Citywide Design Guidelines</a> <a href="#">33.805.040 Adjustments</a> <a href="#">33.825.040 Modifications Considered Through Design Review</a>		
SITE ADDRESS	3606 NE MLK Jr Boulevard		
ZONING/ DESIGNATION	CM2md, Commercial-Mixed Use Zone [CM2] with Centers Main Street Overlay [m] and Design Overlay [d]		
APPLICANT(S)	John Holmes, GUNA Collaborative	OWNER(S)	Parker McNulty, Ent Ventures IX, LLC
QUESTIONS? BDS CONTACT	Tim Heron, City Planner (503) 823-7726 / <a href="mailto:Tim.Heron@PortlandOregon.gov">Tim.Heron@PortlandOregon.gov</a> Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201		

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



503-823-7300



[BDS@PortlandOregon.gov](mailto:BDS@PortlandOregon.gov)



[www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated)

TTY: 503-823-6868  
Relay Service: 711



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

Dan Ryan, Commissioner  
Rebecca Esau, Director  
Phone: (503) 823-7300  
Fax: (503) 823-5630  
TTY: (503) 823-6868  
[www.portland.gov/bds](http://www.portland.gov/bds)

## **DESIGN ADVICE REQUEST PROCESS OVERVIEW**

### **Purpose**

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

### **Public Participation**

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

### **Meeting Order**

The order of appearance for those attending the meeting is as follows:

- BDS Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

### **Guiding Criteria**

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at [portlandoregon.gov/designguidelines](http://portlandoregon.gov/designguidelines).

### **Outside DAR Scope**

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

**Bureau of Planning and Sustainability (BPS)**  
503-823-7700 | [portlandoregon.gov/bps](http://portlandoregon.gov/bps)

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

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

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

**Office of Community & Civic Life**  
503-823-4519 | [portlandoregon.gov/civic](http://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 4<sup>th</sup> Avenue in downtown Portland.

### Preparing for the Hearing:

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

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

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

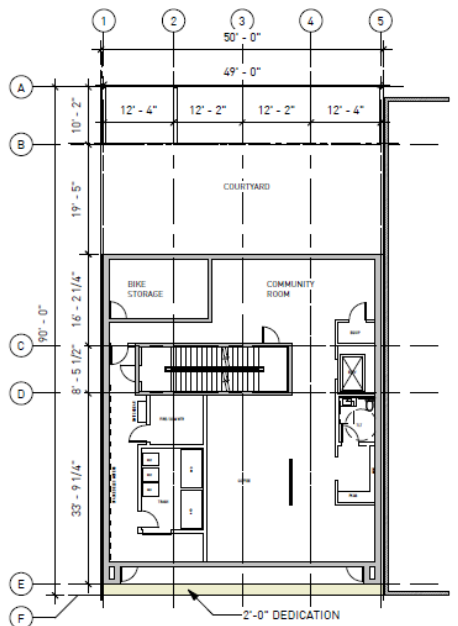
### Public participation in the Hearing:

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

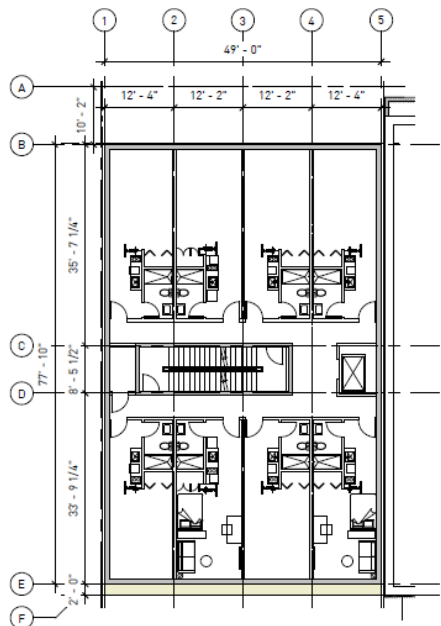
### Follow-up:

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

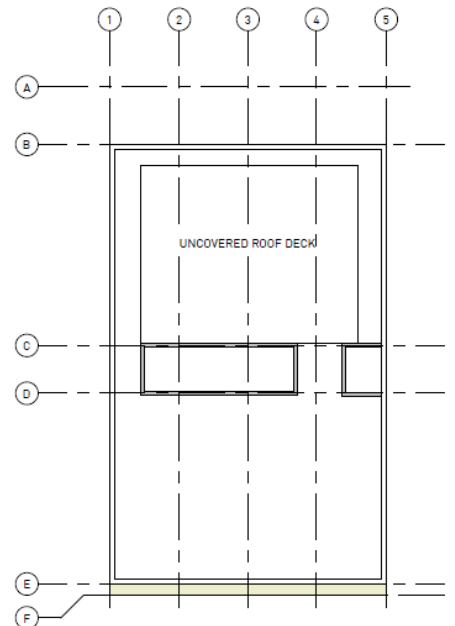
\*\*\*If you do not have access to the internet from a home computer or mobile phone, we can provide accommodations for you to view a live video display of the hearing from 1900 SW 4<sup>th</sup> Avenue in downtown Portland. This option for participation requires you to travel to a City building where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



1 LEVEL 0 2,732 SF  
SCALE: 1/16" = 1'-0"



2 LEVEL 1-4 3,813 SF X 4 = 15,252  
SCALE: 1/16" = 1'-0"



3 ROOF 1,212 SF (NOT CALCULATED IN FAR)  
SCALE: 1/16" = 1'-0"



**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

Date: October 23, 2023

To: John Holmes, GUNA Collaborative, [johnh@gunacollaborative.com](mailto:johnh@gunacollaborative.com)

From: Tim Heron, Land Use Services, [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)

RE: Design Advice Request posting for EA 23-090643 DA - 3606 NE MLK Housing

Dear John Holmes:

I have received your application for a Design Advice Request (DA) at 3606 NE MLK Jr Boulevard. Your case number is given above. The first meeting with the Design Commission is scheduled for **November 16, 2023**. 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 21 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 the NE MLK Jr Boulevard street frontage.
- 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 **November 16, 2023** you must post the notice by **October 26, 2023**, 21 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 **November 2, 2023**, 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



John Holmes, GUNA Collaborative, [john@gunacollaborative.com](mailto:john@gunacollaborative.com)  
3264 SW Evergreen Terrace  
Portland, OR 97205

DATE: \_\_\_\_\_

TO: Tim Heron | [tim.heron@portlandoregon.gov](mailto:tim.heron@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 23-090643 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **November 16, 2023** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on \_\_\_\_\_ (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than November 2, 2023, 14 days before the scheduled meeting. I also understand that if I do not post the notice by October 26, 2023, or return this form by November 2, 2023, 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

## 3606 NE MLK Jr Boulevard Apartments

CASE FILE	EA 23-090643 DA		
WHEN	Thursday November 16, 2023 @ 1:30 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 <a href="http://www.portland.gov/bds/design-commission">www.portland.gov/bds/design-commission</a>		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:tim.heron@portlandoregon.gov">tim.heron@portlandoregon.gov</a>		
REVIEW BY	Design Commission		
PROCESS	A <b>Design Advice Request</b> is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	<p>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.</p> <p>Modifications are requested to Zoning Code Standards for 1) 33.130.215 Setbacks to reduce the required 10' minimum street setback, and 2) 33.266.210 Long-term bike parking revision to locations and total required.</p> <p>One Adjustment is requested for 33.415.200 Ground Floor Active Use to reduce the 25% floor area requirement to 20%.</p>		
REVIEW APPROVAL CRITERIA	<a href="#">Portland Citywide Design Guidelines</a> <a href="#">33.805.040 Adjustments</a> <a href="#">33.825.040 Modifications Considered Through Design Review</a>		
SITE ADDRESS	3606 NE MLK Jr Boulevard		
ZONING/ DESIGNATION	CM2md, Commercial-Mixed Use Zone [CM2] with Centers Main Street Overlay [m] and Design Overlay [d]		
APPLICANT(S)	John Holmes, GUNA Collaborative	OWNER(S)	Parker McNulty, Ent Ventures IX, LLC
QUESTIONS? BDS CONTACT	Tim Heron, City Planner (503) 823-7726 / <a href="mailto:Tim.Heron@PortlandOregon.gov">Tim.Heron@PortlandOregon.gov</a> Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201		

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



503-823-7300



[BDS@PortlandOregon.gov](mailto:BDS@PortlandOregon.gov)



[www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated)

TTY: 503-823-6868  
Relay Service: 711

John Holmes, GUNA Collaborative, [john@gunacollaborative.com](mailto:john@gunacollaborative.com)  
3264 SW Evergreen Terrace  
Portland, OR 97205

DATE: 10/26/23

TO: Tim Heron | [tim.heron@portlandoregon.gov](mailto:tim.heron@portlandoregon.gov)  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING**

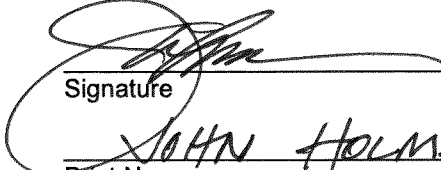
**Case File EA 23-090643 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **November 16, 2023** at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 10/26/23 (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 November 2, 2023, 14 days before the scheduled meeting. I also understand that if I do not post the notice by October 26, 2023, or return this form by November 2, 2023, 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  
JOHN HOLMES  
\_\_\_\_\_  
Print Name  
2892 NW UPSTUR ST  
\_\_\_\_\_  
Address  
PORTLAND, OR 97210  
\_\_\_\_\_  
City/State/Zip Code



PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Avenue, Suite 5000, Portland, OR 97201 503.823.5185

Fax 503.823.7576 TTY 503.823.6868 www.portlandoregon.gov/transportation

Dan Saltzman Commissioner Leah Treat Director

## PBOT – Development Review Design Advice Request (DAR) Response

**Date:** October 27, 2023

**To:** John Holmes, GUNA COLLABORATIVE  
503-703-7150, johnh@gunacollaborative.com

**From:** Michael Pina, PBOT Development Review  
503-823-4249, michael.pina@portlandoregon.gov

**Case File:** EA 23-090643

**Location:** 3606 NE M L KING BLVD

**R#:** R207201

**Proposal:** DZ HEARING - 32 Affordable Housing Units (all studios meeting 60% AMI) on 5 floors including a small retail area on a 50'x90' lot. Floor Area approximately 17,984sf, no parking, some outdoor common area including a rooftop patio and greenroof. BES + PBOT Note: Stormwater disposal consists of roof drains at flat membrane roof areas beneath rooftop patio for one half the roof and green roof area for the remaining half with connections to the city storm system. Impervious pavers used at outdoor common area at grade. Modifications are requested to Zoning Code Standards for 1) 33.130.215 Setbacks to reduce the required 10-ft minimum street setback and 2) 33.266.210 Long-term bike parking locations and total required.

---

The following comments are in response to the applicant's Design Advice Request (DAR), submitted October 6, 2023.

### KEY ISSUES

Bike Parking Modification: The applicant has proposed to reduce the number of bike spaces per unit, eliminate the alcove requirement within units, provide all bike parking spaces vertical, and pay into a fund for short term spaces.

PBOT does not support the vertical parking request but does support the remaining three proposed Modifications.

PBOT recommends that all of 33.266.210.D.3, *Additional Development Standards* continue to apply.



# CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 SW Fifth Ave, Suite 613, Portland, Oregon 97204 ■ Mingus Mapps, Commissioner ■ Dawn Uchiyama, Director

## Early Assistance Comments

**Date:** November 1, 2023

**To:** GUNA COLLABORATIVE \*JOHN HOLMES\*, Applicant

**From:** Ella Ruth, BES Systems Development  
503-823-8068, Ella.Ruth@portlandoregon.gov

**Case File:** EA 23-090643

**Location:** 3606 NE M L KING BLVD

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The Bureau of Environmental Services (BES) has reviewed the submitted materials to identify potential issues and requirements and provide the following comments. Some references to Portland City Code (PCC) are included below; the applicant may refer to the Auditor's Office [Online Charter and Code](#).

### A. KEY ISSUES AND REQUIREMENTS

Following is a brief summary of issues and requirements that may impact your proposed project or are submittal requirements that will require time to prepare prior to submittal of the application.

1. The applicant must submit a site plan showing the existing sanitary sewer connection location(s) and stormwater disposal system(s) for the structures to remain on this site as well as all proposed sanitary connections and stormwater systems.
2. The applicant must submit a stormwater report, including the results of infiltration testing, with the land use and building permit applications.

### B. SANITARY SERVICE

1. *Sanitary Infrastructure:* According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
  - a. Public 8-inch VSP sanitary sewer in NE MLK Blvd (BES as-built # 20427). BES models predict that this sewer may surcharge during the 2-year storm event.
2. *Connection Requirements:* Connections to the City sewer system must meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#), [PCC 17.32.090](#), administrative rules [ENB-4.07](#) and [ENB-4.17](#), and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per [ENB-4.07](#), sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

### C. STORMWATER MANAGEMENT

1. *Stormwater Infrastructure:* According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:
  - a. There are no public storm-only sewers available to this property. The combined sewer described above may provide the only offsite discharge location for stormwater from the development.
2. *General Stormwater Management Requirements:* Development and redevelopment sites

Ph: 503-823-7740 Fax: 503-823-6995 ■ [www.portlandoregon.gov/bes](http://www.portlandoregon.gov/bes) ■ Using recycled paper ■ An Equal Opportunity Employer

The City of Portland complies with all non-discrimination laws including Title VI (Civil Rights) and Title II (ADA).

To request a translation, accommodation or additional information, please call 503-823-7740, or use City TTY 503-823-6868, or Oregon Relay Service: 711.

EA 23-090643 DA Exh E2

that include any of the triggers listed in PCC 17.38.040 are subject to the policies and standards of PCC 17.38.035, Portland's [Stormwater Management Manual](#) (SWMM) and [Source Control Manual](#) (SCM). Projects must comply with the current adopted version of the SWMM as of the permit application date. A fundamental evaluation factor in the SWMM is the Stormwater Infiltration and Discharge Hierarchy (Section 1.3.3), which sets the framework that will be used to determine when a project's stormwater runoff must be infiltrated onsite and when offsite discharge will be permitted, and the parameters that must be met for either scenario. If tested infiltration rates on a property are greater than or equal to 2 inches per hour, onsite infiltration will be required unless the site qualifies for the ecoroof exception per Section 3.2.1 or infiltration is determined infeasible based on site conditions described in Chapter 2 of the SWMM. Note that maximum building coverage allowed by the zoning code, including below grade development, does not exempt the applicant from stormwater requirements. Pollution reduction and flow control requirements must be met using vegetated facilities to the maximum extent feasible, though roof runoff and some paved impervious surfaces are exempt when discharging directly to a UIC (refer to Sections 1.3.2, 1.3.4, 3.2.4 and 4.2.2 of the SWMM).

3. *Private Property Stormwater Management:* Stormwater runoff from this project must comply with all applicable standards of the SWMM and SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee.
  - a. *Stormwater Report:* The applicant must submit a Presumptive (SWMM Section 2.5.2) or Performance Approach (SWMM Section 2.5.3) stormwater report and a preliminary utility plan showing stormwater management facilities sized according to SWMM standards. The report must follow the outline included in Section 3.4.3 of the SWMM and be stamped by an Oregon registered engineer or other qualified design professional. Required elements of the report include:
    - 1) Results of infiltration test(s) on the subject site performed by an Oregon-licensed engineer, certified engineering geologist, or registered geologist in accordance with the open pit, encased or double-ring infiltrometer testing methods described in Section 2.3.2 of the SWMM. To best assess the feasibility of onsite infiltration, the design team must test infiltration rates at depths that appear conducive to infiltration using field-based decisions and by referencing available soil information, geotechnical analyses and/or boring logs. To the extent feasible, proposed infiltration facilities must correspond with the location and depth of the completed infiltration testing. Indicate on a plan the approximate location of the test(s).
    - 2) Calculations prepared by an engineer using the [Presumptive Approach Calculator \(PAC\)](#). If using other software under the Performance Approach, the principles of Section 2.5.3 must be followed.
    - 3) If BES approves offsite discharge to the combined sewer, PCC 17.38 and the SWMM require stormwater discharge to be controlled so that the post-development 25-year peak flow rate is limited to the pre-development 10-year peak flow rate. The applicant must show through the Presumptive or Performance Approach stormwater report how flow and volume control standards that apply to the proposed discharge point will be met.
    - 4) Determination of the seasonal high depth to groundwater per Section 2.3.1 of the SWMM prepared by an Oregon registered professional engineer, certified engineering geologist or registered geologist.
  - b. *Ecoroofs:* Full coverage ecoroofs may meet the entire stormwater management obligation of a building. If instead the applicant proposes an ecoroof that only partially

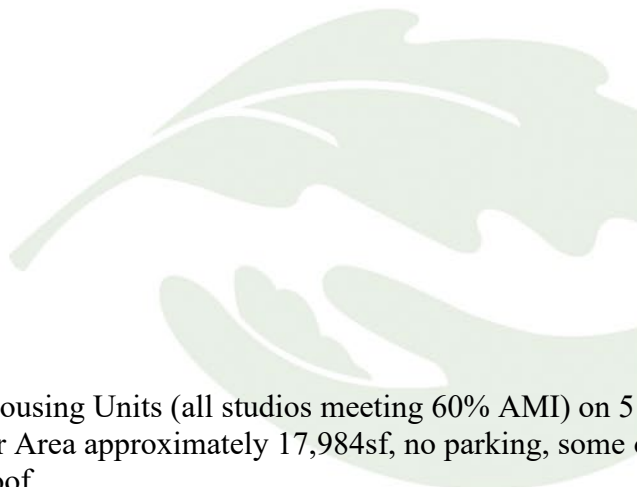
covers a building, the following considerations must be followed, as applicable. For more information about partial-coverage ecoroofs, see <https://www.portlandoregon.gov/bes/article/691262>.

- 1) *Building Coverage:* If a building with  $\geq 60\%$  ecoroof is proposed, onsite stormwater infiltration does not need to be investigated for the building area.
- 2) *Ground Level:* Incidental ground-level impervious areas associated with an adjacent building that has  $\geq 60\%$  ecoroof also does not need to be evaluated for on-site infiltration. However, larger impervious areas that allow sufficient space to install an infiltration facility, such as parking lots, must be investigated for the feasibility of infiltrating stormwater per SWMM procedures.
- 3) *Pollution Reduction:* Pollution reduction must be provided for all non-ecoroof area when discharging to a storm-only system (i.e. SWMM Hierarchy Level 2). In the combined system (Level 3), pollution reduction is not required.
- 4) *Flow Control:* Flow control must be provided for all non-ecoroof area. A partial ecoroof can contribute toward meeting the site's overall flow control obligation, and in some cases a partial ecoroof may be all that is required. To assess this, the project engineer must calculate flow control using the Santa Barbara Urban Hydrograph method using a 5-minute time of concentration, an ecoroof curve number of 61 (from SWMM Table A-8), and a weighted curve number for the entire roof area (formula is provided in guidance document linked above).



# Urban Forestry

## Early Assistance Response



Date: November 15, 2023  
From: Travis Jones  
Travis.jones@portlandoregon.gov  
Case File: EA 23-090643  
Location: 3606 NE M L KING BLVD  
Proposal: DZ HEARING - (32)\_Affordable Housing Units (all studios meeting 60% AMI) on 5 floors including a small retail area on a 50'x90' lot. Floor Area approximately 17,984sf, no parking, some outdoor common area including a rooftop patio and greenroof.

### BES + PBOT Note

Stormwater disposal consists of roof drains at flat membrane roof areas beneath rooftop patio for one half the roof and green roof area for the remaining half with connections to the city storm system. Impervious pavers used at out outdoor common area at grade.

Modifications are requested to Zoning Code Standards for

- 1) 33.130.215 Setbacks to reduce the required 10' minimum street setback and
- 2) 33.266.210 Long-term bike parking locations and total required.

---

Portland Parks, Urban Forestry staff has reviewed the Early Assistance materials to identify potential issues and requirements in accordance with Title 11, Trees. This response identifies potential issues and/or impacts on existing street and heritage trees, and trees on city-owned or managed sites, if applicable. Trees on private property are subject to development standards from the Bureau of Development Services. See planner requirements for private property trees.

**Please note that there may be other applicable tree requirements in Title 33 Planning & Zoning.**

### A. Response Summary

Urban Forestry has no concerns with proposed project.

### B. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. A tree plan was not submitted with the EA application, but additional tree information is required. The plan must include the following information for street trees:

- a. The size and location of street trees adjacent to the subject property.
- b. Trees proposed to be preserved including tree protection specifications in accordance with 11.60.030.
- c. Tree(s) proposed for removal.
- d. Tree planting plan (tree species and location(s)).





## C. Street Trees

### 1. Existing Street Conditions

- a. NE Martin Luther King Jr. Blvd: The site has approximately 50 feet of street frontage. The right-of-way is improved with pavement, curbs, and sidewalks. There are no overhead high voltage power lines. There is one street tree in the median, one adjacent street tree north of the property, and the potential of one more street tree if PBOT requires additional dedication.
  - i. (Median) Ginkgo, 6", Fair
  - ii. (Adjacent property to North) Ash, 13", Fair
  - iii. (Potential) Empress tree, has four ~10" stems

### 2. Street Tree Planting (11.50.060.C)

The applicant has not provided a conceptual street tree planting plan. One street tree must be planted or retained for each full increment of 25 linear feet (11.50.060.C.1). Street trees must be planted at a minimum 2.5 caliper inches.

Street tree planting may be exempt under 11.50.060.B when existing above or below grade utilities prevent planting street trees or when the existing planting strip is less than 3-feet wide.

Due to the existing condition of the right-of-way, street trees may not be required unless PBOT requires frontage improvements.

## D. Heritage Trees

### 1. Heritage Trees (11.20.060):

There are no heritage trees located on/adjacent to the site that is on the City of Portland's Heritage Tree list.





## **URBAN FORESTRY TREE REQUIREMENTS**

### **Early Assistance and Land Use Review**

Portland Parks & Recreation Urban Forestry staff review Early Assistance and Land Use Review materials to identify potential issues and requirements in accordance with Title 11, Trees and Title 33, Zoning Code. The purpose of these reviews is to identify potential issues and/or impacts on existing street trees, heritage trees, and trees on City-owned or managed sites (if applicable), as well as to provide adequate areas for future street tree planting on existing and proposed public streets. Trees on private property are subject to development standards from the Bureau of Development Services. See planning requirements for private property trees or call the Zoning Hotline at 503-823-7526.

#### Tree Plan Submittal Requirements (11.50.070)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. The tree plan information may be combined with other relevant plan sheets. The tree plan submittal shall include the following information:

- existing improvements;
- proposed alterations;
- existing street trees  $\geq 3$ " DBH including size and location;
- existing on-site trees  $\geq 6$ " DBH within 15' of the limits of disturbance;
- trees proposed for removal;
- tree planting proposal, including tree size, species and location; and
- trees to be retained and proposed tree protection measures meeting the specification in Chapter 11.60.

Any changes to an approved Tree Plan, including amending tree species must be approved by the City Forester. Please note that the City Forester may not approve revised tree planting plans based on the lack of species availability. To facilitate species availability, it is recommended that tree procurement occur approximately 6 months prior to installation.

#### Tree Mitigation (11.50.040.C.2)

Healthy street trees  $\geq 6$ " DBH that are approved for removal shall be replanted with two trees in addition to trees required to be planted to meet Street Tree Planting Standards, below. When street improvements are to partially or fully unimproved streets, healthy street trees  $\geq 12$ " DBH approved for removal shall be replanted with two trees, with trees planted to meet Street Tree Planting Standards credited towards meeting this requirement. Tree replacement for trees removed shall occur in the street planter strip, on site, or in the same watershed either by planting or by paying a fee in lieu of planting in accordance with table 60-1, below.

On City-owned or managed sites, healthy, non-nuisance trees  $\geq 6$ " DBH that are approved for removal shall be replanted per the Administrative Rule for tree replacement standards, below:



## Tree Replacement for Development on City Owned or Managed Sites

Size of tree to be removed (inches in diameter)	Number of trees to be planted
6 and up to 12	Up to 2
More than 12 and up to 20	Up to 3
More than 20 and up to 25	Up to 5
More than 25	Up to 6

### Street Tree Planting Standards (11.50.050)

One street tree shall be planted or retained for each full increment of 25 linear feet per side of street frontage. Planting is exempt when existing above or below grade utilities prevent planting of street trees, or if the existing design of the street will not accommodate street tree planting because the planting strip is less than 3 feet wide, there is not a planting strip, or there is insufficient space to add tree wells. Trees planted to meet street tree planting standards are credited toward mitigation requirements when street improvements are to partially or fully unimproved streets. When the required number of trees cannot be planted, a fee in lieu of planting will be required, in accordance with Table 60-1, below.

**Table 60-1 Broadleaf Tree Size Requirements**

Development Type	Tree Size	
	On Site	Street
One and Two Family Residential	1.5”	1.5”
Multi Dwelling Residential	1.5”	2”
All others	1.5”	2.5”

### Tree Planting Specifications

If there are fewer than 8 required trees, they may all be the same species. If there are between 8 and 24 required trees, no more than 40 percent can be of one species. If there are more than 24 required trees, no more than 24 percent can be of one species. Street tree species shall conform to the appropriate “City of Portland Approved Street Tree Planting List.” The City Forester may approve or require an alternate or unlisted species.

All required street trees shall be planted in-ground following Standard Drawing Number P-581 “Typical Street Tree installation,” except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National



Standards Institute, *ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting)* 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.

All trees required or approved to be planted by Title 11 shall be planted or payment in lieu of planting made prior to the expiration of the permit or City's final acceptance of the project, as applicable. However, it is encouraged that planting occur during the wet months or as per City Forester recommendations. Street tree planting may be deferred between May 1 and September 30 upon filing a performance guarantee as provided in Section 11.10.060 or other assurance deemed acceptable by the City Forester or BDS Director as applicable.

#### Tree Protection Specifications (11.60.030)

Trees to be retained shall be protected in accordance with Title 11 Trees, Protection Specifications (11.60.030.C). Tree protection shall be shown on the tree plan and include the distance from the trunk of the tree to the fence. A standard root protection zone is established as follows; a minimum of 1 foot radius (measured horizontally away from the face of the tree trunk) for each inch of tree diameter. Protection fencing shall be a minimum 6-foot high metal chain link construction fence, secured with 8-foot metal posts established at the edge of the root protection zone and permissible encroachment area.





# 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](mailto: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"/> <b>Pre-application Conference</b> 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"/> <b>Design Advice Request</b> Public Zoom meeting with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> <b>Zoning and Infrastructure Bureaus</b> (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b> <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> all other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> 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](mailto: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](http://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](http://www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet)).



## 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 Progaming

- 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.

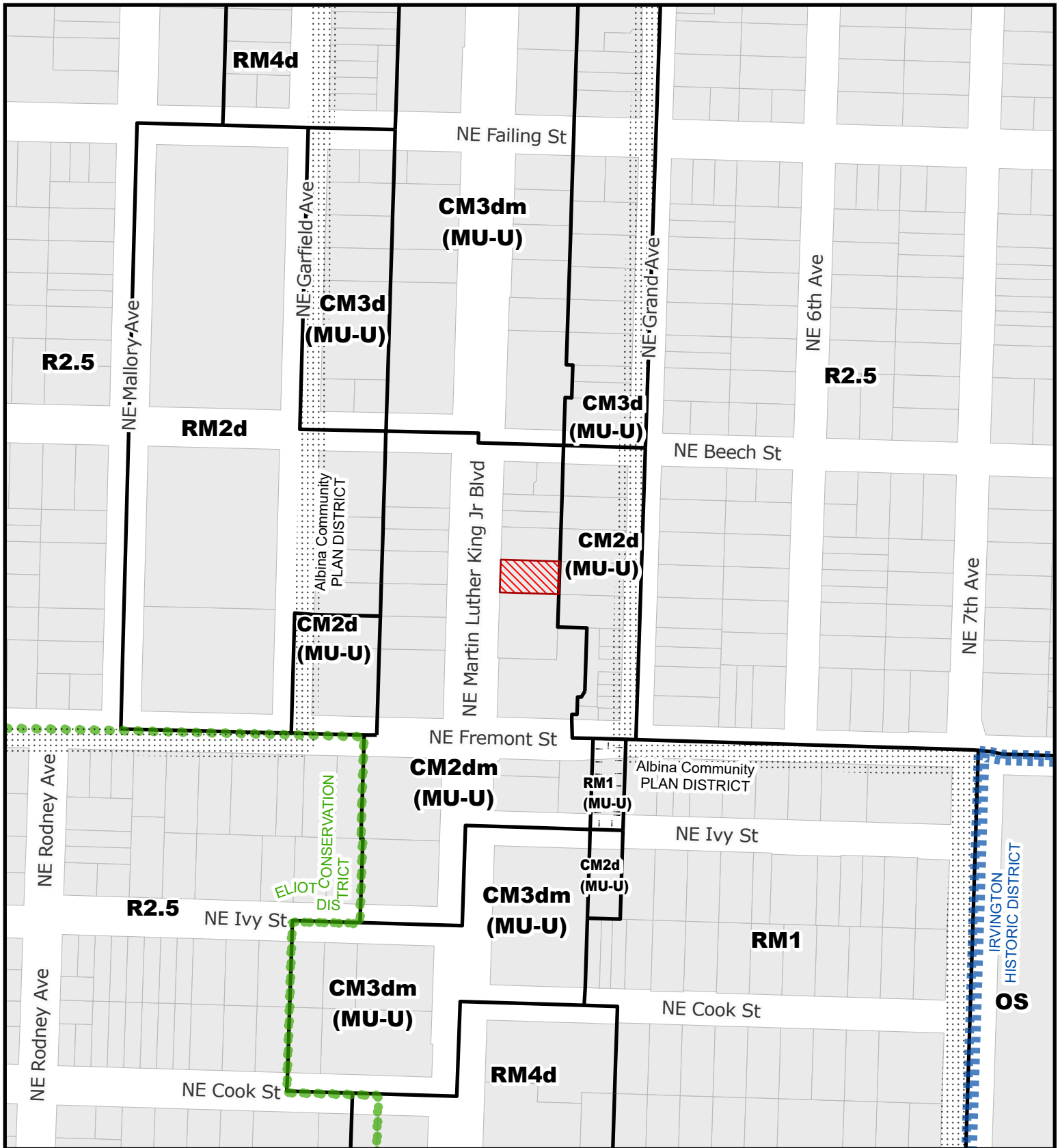
#### 5. Adjustment Active Use

- 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.	<u>EA 23 - 090643 DA</u>
1/4 Section	<u>2631</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1N1E23CC 25700</u>
Exhibit	<u>B Oct 05, 2023</u>

# Citywide Design Guidelines

## Context:

### 01: Build on the character, local identity, and aspiration of the place

As part of an inner neighborhood, this project intends to enhance the pattern of the street by replacing an unused lot and adding a new mixed-use building. The new building will provide a recessed and inviting entry with storefront windows and quality materials. The varied mix of the building texture of the neighborhood and street allows this new building to fit in seamlessly within the fabric of the place.

### 02: Create positive relationships with surroundings

The building height and mass is an infill development that fits within the relative fabric of Martin Luther King Blvd. The massing on the north and south sides of the building has been carved to provide some relief, eliminating long blank sidewalls. The carving into the massing responds to the fact that currently, the adjacent lots are low-rise buildings and parking lots. The ground floor is recessed further than the required setback and allows for ground floor active use that can spill into and out of the building.

### 03: Integrate and enhance on-site features and opportunities to contribute to a location's uniqueness

The building has unobstructed sight lines toward Forest Park on the west side of the building as well as from the rooftop deck. The recessed and covered entry provides a buffer from the busy street. The materiality and massing of the new building will fit within the rich and varied building types within the neighborhood.

## Public Realm:

### 04: Design the sidewalk level of buildings to be active and human-scaled

The planned building provides a human-scale ground floor experience with a recessed entry, large windows, multiple entrances, and a large canopy that provides for outdoor seating. The ground floor will be a double-height space that will have ample light and an airy feel. It will also be activated by a ground floor retail space that will occupy most of the street face.

05: Provide opportunities to pause, sit, and interact

The recessed ground floor will provide a space for pedestrians to share space together. The ground floor retail in the recessed portion of the building will be a point of gathering that will be active inside and outside the building. The extended canopy will provide weather protection for anyone.

06: Integrate and minimize the impact of parking and necessary building services

Parking is not required for this development. The development will provide long-term bicycle parking in the covered courtyard. The trash enclosure will be within the building and not visible from the street.

## Quality And Resilience:

07: Support the comfort, safety, and dignity of residents, workers, and visitors through thoughtful site and building design

This development will provide ample outdoor space that is both covered and uncovered making it usable year-round. The landscaped spaces will create a buffer between the adjacent properties and the building's outdoor courtyard space. The building will also have a rooftop deck that will allow for gathering and great views towards Forest Park and the West Hills.

08: Design for quality, using enduring materials and strategies with a coherent approach

The primary material used on the building will be a corrugated metal that changes in depth at offsetting levels to add richness and interest to the mass. At the entry and courtyard of the building, wood will be used to signify the space and provide a human-scale, familiar, material at high touch zones. The covered courtyard and canopy-shaded main entry provide physical depth into the building mass as well as places to transition between interior and exterior spaces. The carves into the sidewalls on the North and South of the building will employ a wood-like material to reference the other carves into the mass at ground level.

09: Design for resilience, health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city

Each unit has access to daylight and unobstructed views. The project intends to source locally manufactured and harvested materials for structure and cladding. The landscape in the courtyard will integrate native plants in the uncovered area and provide a covered space for all-weather gatherings.



PORTLAND BUREAU OF TRANSPORTATION

1900 SW Fourth Avenue, Suite 5000, Portland, OR 97201 503.823.5185

Fax 503.823.7576 TTY 503.823.6868 www.portlandoregon.gov/transportation

Dan Saltzman Commissioner Leah Treat Director

## PBOT – Development Review Design Advice Request (DAR) Response

**Date:** October 27, 2023

**To:** John Holmes, GUNA COLLABORATIVE  
503-703-7150, johnh@gunacollaborative.com

**From:** Michael Pina, PBOT Development Review  
503-823-4249, michael.pina@portlandoregon.gov

**Case File:** EA 23-090643

**Location:** 3606 NE M L KING BLVD

**R#:** R207201

**Proposal:** DZ HEARING - 32 Affordable Housing Units (all studios meeting 60% AMI) on 5 floors including a small retail area on a 50'x90' lot. Floor Area approximately 17,984sf, no parking, some outdoor common area including a rooftop patio and greenroof. BES + PBOT Note: Stormwater disposal consists of roof drains at flat membrane roof areas beneath rooftop patio for one half the roof and green roof area for the remaining half with connections to the city storm system. Impervious pavers used at outdoor common area at grade. Modifications are requested to Zoning Code Standards for 1) 33.130.215 Setbacks to reduce the required 10-ft minimum street setback and 2) 33.266.210 Long-term bike parking locations and total required.

---

The following comments are in response to the applicant's Design Advice Request (DAR), submitted October 6, 2023.

### KEY ISSUES

Bike Parking Modification: The applicant has proposed to reduce the number of bike spaces per unit, eliminate the alcove requirement within units, provide all bike parking spaces vertical, and pay into a fund for short term spaces.

PBOT does not support the vertical parking request but does support the remaining three proposed Modifications.

PBOT recommends that all of 33.266.210.D.3, *Additional Development Standards* continue to apply.



CITYWIDE DESIGN GUIDELINES (2021)		PROJECT NAME - 3606 NE MLK Jr. BLVD		CASE NUMBER - EA 23-090643 DA	
DATE - November 16, 2023		PROJECT ARCHITECT - GUNA COLLABORATIVE		PROJECT VALUE \$3,000,000	
CONTEXT	STAFF		COMMISSION		
	+ / -	Comments	+ / -	Comments	
<b>01: Build on the character, local identity, and aspiration of the place.</b> Possible design approaches may include, but are not limited to: - Community - Architecture - Nature - Other		transit-oriented development  affordable housing to maximum FAR and Height allowed by zone  large outdoor plaza, covered and rooftop			
<b>02: Create Positive Relationship with surroundings.</b> Possible design approaches may include, but are not limited to: - Building Massing - Street Wall - Connectivity - Adjacent Historic Landmarks		activated ground floors			
<b>03: Integrate and enhance on-site features and opportunities to contribute to a location's uniqueness.</b> Possible design approaches may include, but are not limited to: - Natural Resources - Viewpoints - On-site Older Buildings and Historic Resources - Social and Cultural Significance		maximizing high limits on transit street corridor  rooftop outdoor area/ views			
	STAFF		COMMISSION		

PUBLIC REALM	+ / - Comments	+ / - Comments
<b>04: Design the sidewalk level of buildings to be active and human-scaled.</b> Possible design approaches may include, but are not limited to: <ul style="list-style-type: none"> <li>- Ground Floor Heights</li> <li>- Multiple Entries and Windows</li> <li>- Weather Protection</li> <li>- Lighting</li> <li>- Residential Setbacks</li> </ul>	<ul style="list-style-type: none"> <li>retail, lobbies, a community room, a bike hub/ storage at rear</li> <li>tall ground floor [15']</li> </ul>	
<b>05: Provide opportunities to pause, sit, and interact.</b> Possible design approaches may include, but are not limited to: <ul style="list-style-type: none"> <li>- Seating</li> <li>- Integrate Bicycles</li> <li>- Art/Water</li> <li>- Enclosure</li> <li>- Trees and Landscaping</li> </ul>	<ul style="list-style-type: none"> <li>rear covered outdoor area</li> <li>rooftop outdoor area/ uncovered</li> </ul>	
<b>06: Integrate and minimize the impact of parking and building services.</b> Possible design approaches may include, but are not limited to: <ul style="list-style-type: none"> <li>- Vehicles and Parking</li> <li>- Utilities, Trash and Recycling</li> <li>- Vaults</li> <li>- Stormwater Planters</li> <li>- Long-Term Bicycle Parking</li> </ul>	<ul style="list-style-type: none"> <li>no parking required/ no loading required</li> <li>Trash and utilities are located either behind active uses</li> </ul>	
<b>QUALITY &amp; PERMANENCE</b>	<b>STAFF</b>	<b>COMMISSION</b>
	+ / - Comments	+ / - Comments

<p><b>07: Support the comfort, safety, and dignity of residents, workers, and visitors through thoughtful site and building design.</b> Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>- Internal Open Spaces</li> <li>- Internal Connections</li> <li>- Vehicles Areas</li> <li>- Solar Access</li> <li>- Windows and Entries</li> </ul>	<p>rear courtyard and rooftop will provide a variety of multi-functional spaces for sitting, playing, and gathering</p> <p>large windows, will be oriented toward street and rear property</p> <p>balconies should be considered</p>	
<p><b>08: Design for quality, using enduring materials and strategies with a coherent approach.</b> Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>- Unity</li> <li>- Articulation</li> <li>- Application of Exterior Materials</li> <li>- Quality of Materials</li> <li>- Building Openings</li> </ul>	<p>corrugated metal primary material</p> <p>At the entry and courtyard of the building, wood will be used to signify the space and provide a human-scale, familiar, material at high touch zones</p>	
<p><b>09: Design for resilience, health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city.</b> Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> <li>- Adaptable Buildings</li> <li>- Resource Conservation</li> <li>- Native Landscaping</li> <li>- Ecoroofs</li> <li>- Bird-Safe</li> <li>- Daylight and Air</li> <li>- On-Site Stormwater</li> </ul>	<p>Each unit has access to daylight and unobstructed views. The project intends to source locally manufactured and harvested materials for structure and cladding.</p> <p>The landscape in the courtyard will integrate native plants in the uncovered area and provide a covered space for all-weather gatherings.</p>	





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## PROJECT NARRATIVE

The proposal is a new building and redevelopment of a 5,000 sf site along Martin Luther King Jr. Boulevard. The building will be a 5-story timber-framed structure and will be approximately 17,984 sf. The building will include 32 affordable studio units. The included amenities will be a community room, an outdoor covered and uncovered courtyard, a rooftop terrace, and a ground-floor retail space. Currently onsite is a disused former auto garage.

The project is committed to the making of new and permanent affordable housing units within the city of Portland. The new housing is adjacent to accessible transit, available amenities, schools, and parks. The project is also committed to providing a ground floor retail space that will serve the local neighborhood area and help to create a continuous area of services to help improve the pedestrian environment. The recessed entry and canopy will provide opportunities for the public to pause, sit, and interact.

The design and materiality of the building will contribute to the unique character of Martin Luther King Jr. Blvd. With quality materials and human-scaled design, the project plans to create positive relationships at the pedestrian level. The design intends to interact with the surrounding buildings and acknowledge the character and aspirations of the place.

This project presents an opportunity to provide affordable housing on a neglected lot and to contribute to the activation of an empty space along Martin Luther King Jr. Boulevard. The proposed building intends to increase density within an established neighborhood and help to make a positive contribution to the area's overall character.

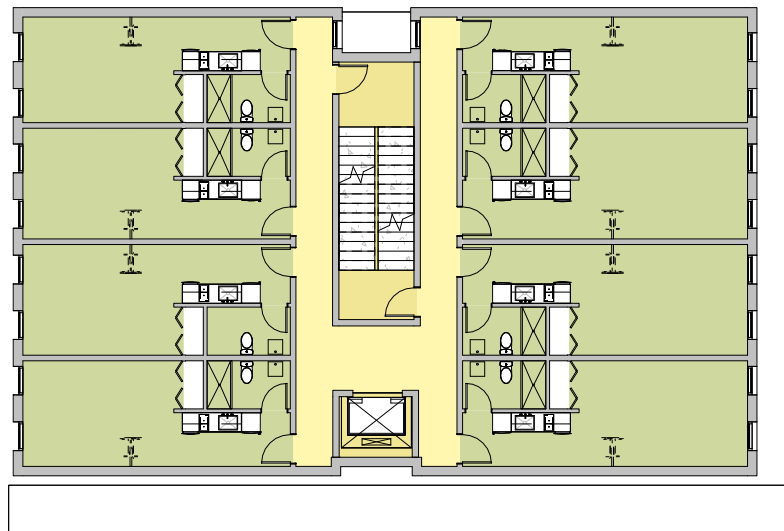


# CONCEPT

## HOUSING MODEL

The city of Portland needs more affordable housing options. The proposed building is part of a concept to replace disused lots with affordable housing. The main goal of this concept is to offer affordable housing options to individuals in vibrant and established neighborhoods allowing for walkability, bikeability and public transportation options. This concept uses small lots that are often difficult to develop and implements a cost-effective and efficient strategy that maximizes the number of housing units within a small space. The proposed building and concept will provide safe and affordable housing for young professionals just starting out and any other individual who needs a secure place to live within an existing community.

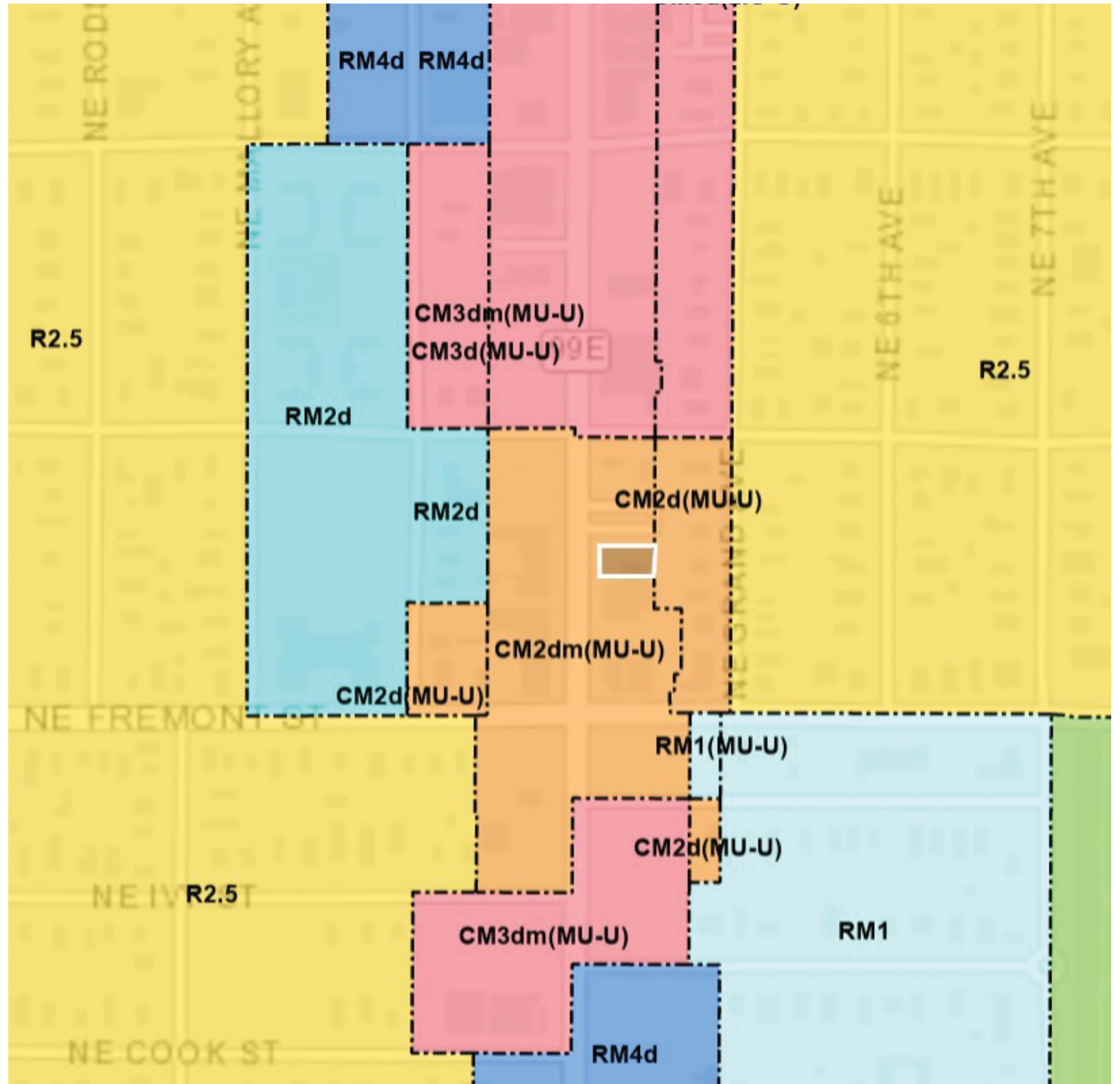
The layout of the proposed concept efficiently uses all the square footage available within the 50'-0" x 100'-0" lot. By activating and utilizing every square foot of space allowed, this concept provides as many of these desperately needed units as possible. The studio units are positioned around a central core and are identical, ensuring that each space receives natural light and unobstructed views. Every unit has a private entry, bathroom, kitchen, and living space, and all residents have access to both ground floor and rooftop amenities provided.



# CONTEXT, QUALITY, & RESILIENCE

## ZONING ANALYSIS

PROPERTY ID	R207201
LAND AREA	0.10 ACRES, 4500 SF
ZONE	CM2DM(MU-U)
BASE ZONE	CM2 COMMERCIAL MIXED-USE
BASE OVERLAY	D – DESIGN, M - CENTERS MAIN STREET
COMP. PLAN	MIXED USE - URBAN CENTER
PLAN DISTRICT	ALBINA COMMUNITY,
URBAN RENEWAL AREA	YES, INTERSTATE CORRIDOR
MAX FAR	2.5:1
MAX BONUS FAR	4:1
MAX HEIGHT	45'-0"
MAX HEIGHT WITH BONUS	55'-0" (75'-0")
GROUND FLR ACTIVE USE	25% OF STREET FRONTAGE
GROUND FLR WINDOWS	60% OF STREET FRONTAGE
TRANSIT STR MAIN ENTRY	REQUIRED
MAX LOT COVERAGE	100%
MIN LANDSC AREA	15%
LANDSC BUFFER	NOT REQUIRED
SETBACKS	NOT REQUIRED
PARKING	NOT REQUIRED



# CONTEXT, QUALITY, & RESILIENCE

## ACCESS, AMENITIES AND PARKS

### TRANSIT ACCESS:

BUS LINES 6 & 24

### PEDESTRIAN & AUTO ACCESS:

NE MARTIN LUTHER KING JR BLVD, NE FREMONT ST., NE BEECH ST.

### PUBLIC SCHOOLS:

BOISE-ELIOT ELEMENTARY SCHOOL, SABIN ELEMENTARY SCHOOL

### GROCERIES:

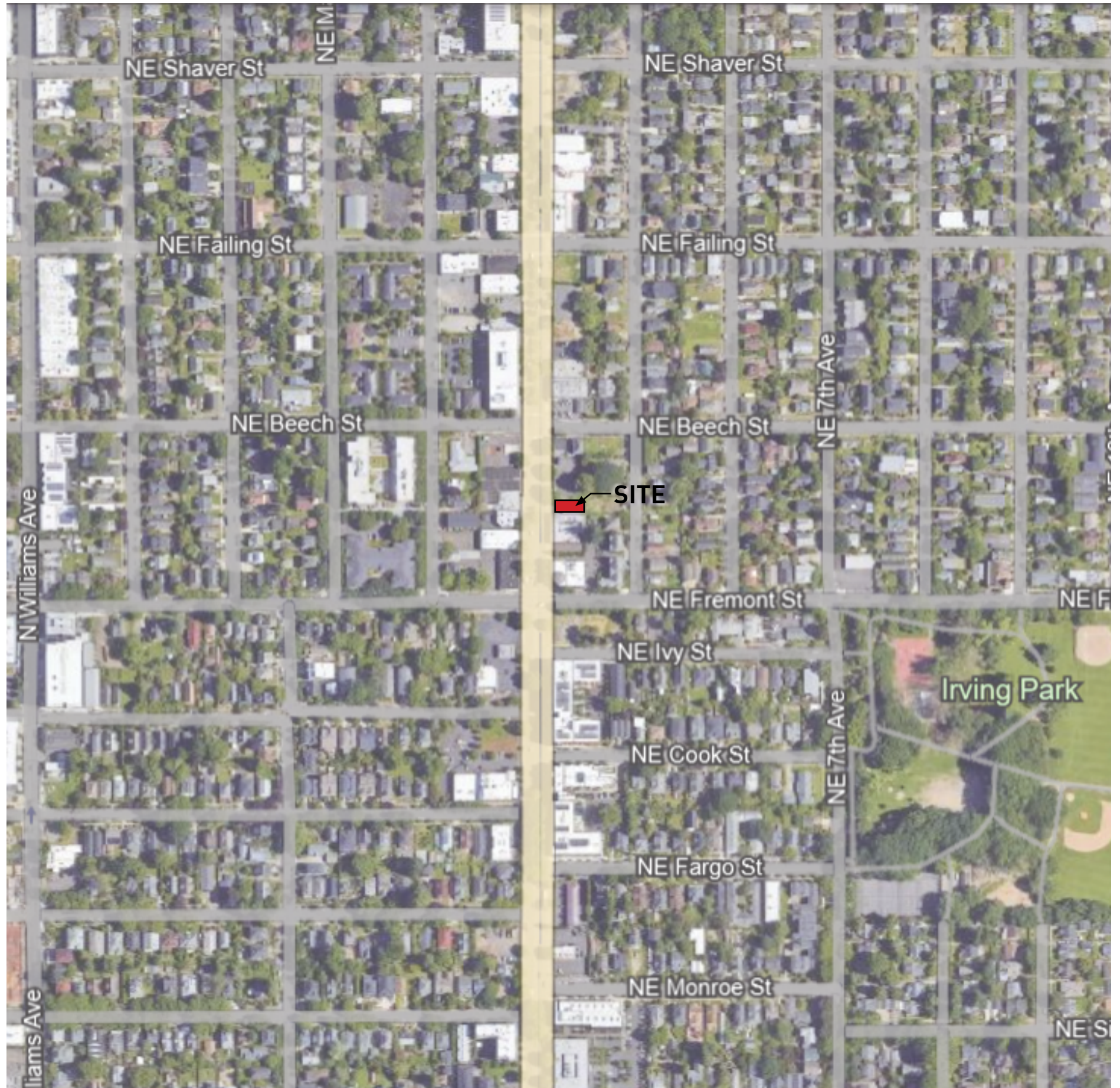
WHOLE FOODS, NEW SEASONS

### HEALTHCARE:

CASCADIA GARLINGTON HEALTH CENTER, LEGACY EMANUEL MEDICAL CENTER, LEGACY-GOHEALTH URGENT CARE, MELIORA CLINIC

### PARKS:

IRVING PARK, DENORVAL UNTHANK CITY PARK

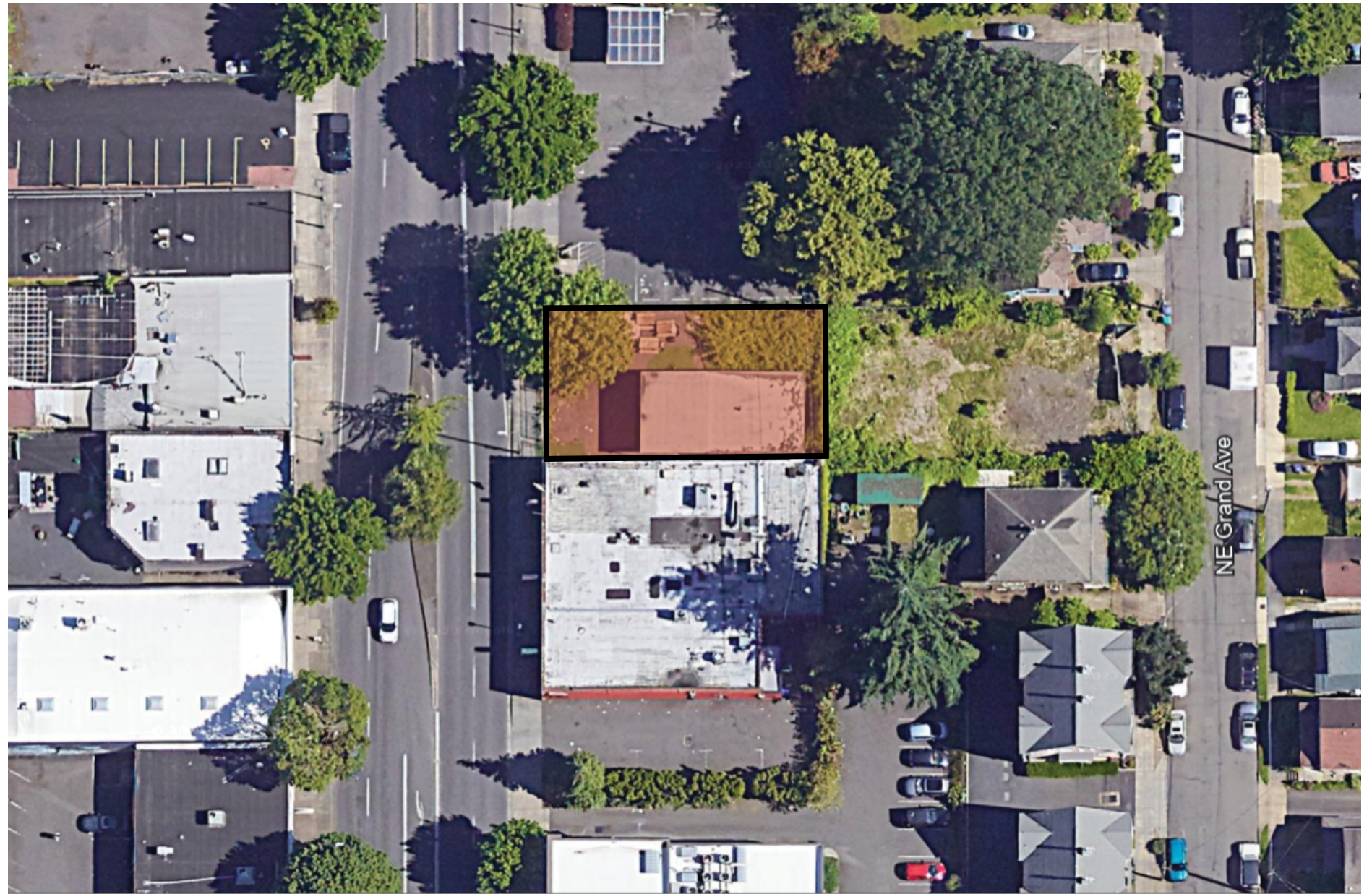


# CONTEXT, QUALITY, & RESILIENCE

## CURRENT CONDITIONS

ONE STORY FORMER GARAGE BUILDING TO BE DEMOLISHED ALONG WITH AN EXISTING TREE AND CURB CUT. SITE HAS BEEN VACANT FOR MANY YEARS

### NEIGHBORING BUILDINGS CONTEX (WITHIN TWO BLOCKS)



SITE VIEW FROM NW



SITE VIEW FROM ACROSS STREET



SITE VIEW FROM SW

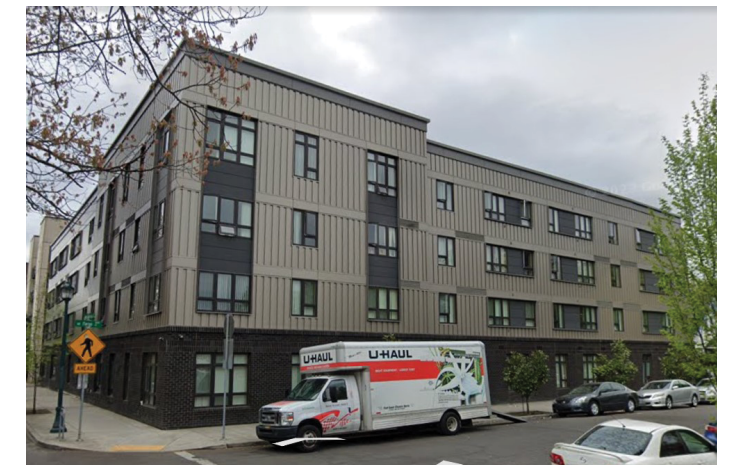


SITE VIEW FROM FROM GRAND

# CONTEXT, QUALITY, & RESILIENCE

## LOCAL IDENTITY, BUILDING DESIGN, AND MATERIALITY

MARTIN LUTHER KING JR. BLVD. HAS A UNIQUE CHARACTER OF BUILDING DESIGN THAT INCORPORATES MANY DIFFERENT MATERIAL TYPES, MASSING, AND PEDESTRIAN EXPERIENCE

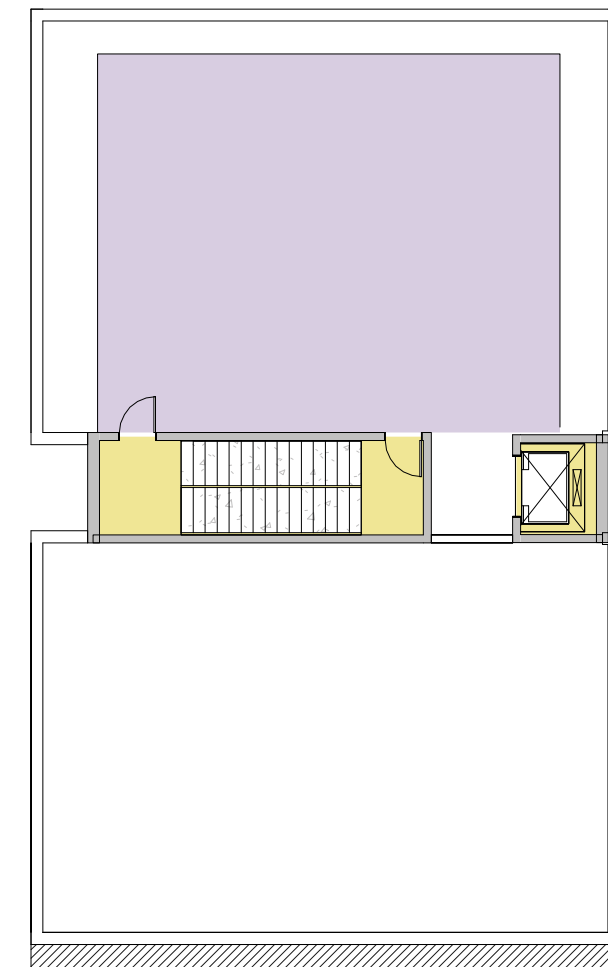
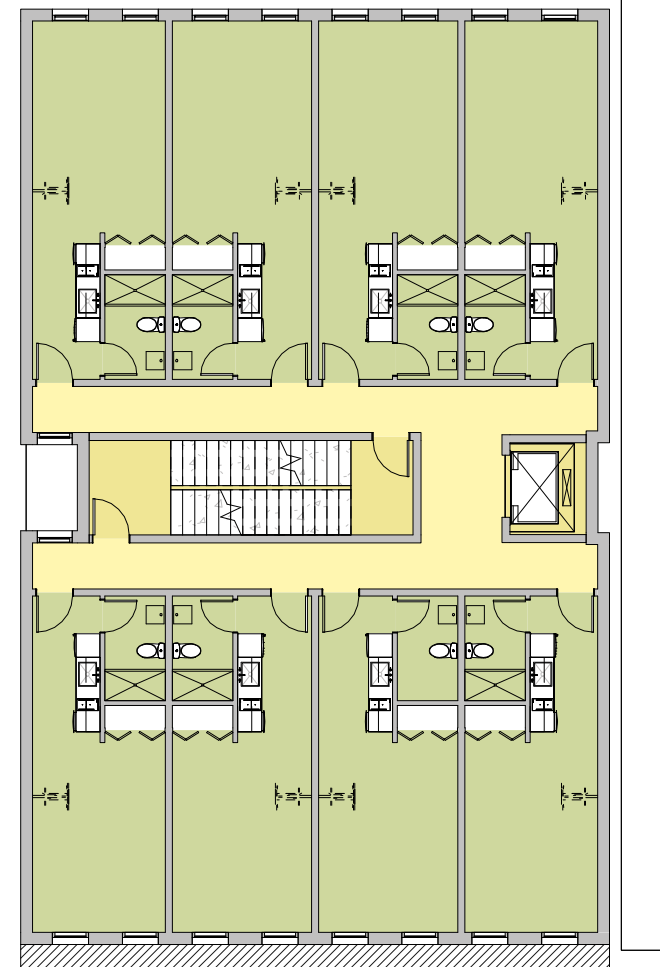
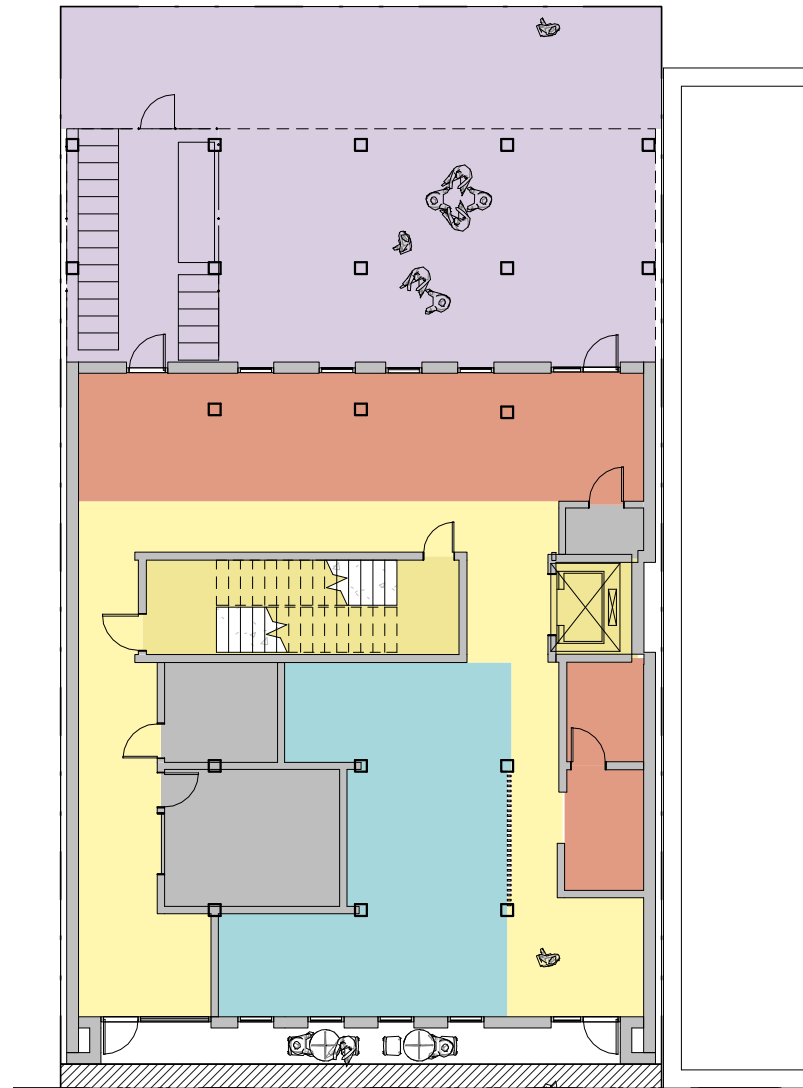




# CONTEXT, QUALITY, & RESILIENCE

## FAR DIAGRAM

- RESIDENTIAL
- SERVICE
- AMENITY
- RETAIL
- CIRCULATION
- VERTICAL CIRCULATION
- NON FAR AREA
- DEDICATION



**GROUND FLOOR:**  
2,732 SF

GROUND FLOOR NON-FAR AREA IS NOT INCLUDED IN FAR CALCULATION BECAUSE IT IS A COVERED AREA THAT IS NOT ENCLOSED BY WALLS THAT ARE MORE THAN 42 INCHES HIGH FOR 75 PERCENT OR MORE OF THEIR PERIMETER. PER CH. 33.910

**FLOORS 2-5:**  
3,773 SF X 4 = 15,092

**ROOF DECK:**  
NOT INCLUDED IN FAR

ROOF DECK IS NOT INCLUDED IN FAR CALCULATION BECAUSE IT IS NOT COVERED OR ENCLOSED. PER CH. 33.910

# CONTEXT, QUALITY, & RESILIENCE

## FAR & HEIGHT DIAGRAM

### BUILDING FAR

33.130.205 TABLE 130.2  
 FAR STANDARD FOR CM2 IS 2.1 TO 1  
 33.130.212 FLOOR AREA BONUS  
 DESIGN OVERLAY & MIXED USE  
 URBAN CENTER BONUS. MAX FAR = 4 TO 1

### FAR NUMBERS

4,500 SF SITE @ 4 TO 1 FAR = 18,000 SF

### CODE ALLOWED NUMBERS:

LEVEL 1: 4,500 SF  
 LEVEL 2: 4,500 SF  
 LEVEL 3: 4,500 SF  
 LEVEL 4: 4,500 SF  
**TOTAL : 18,000 SF**

### PROPOSED NUMBERS:

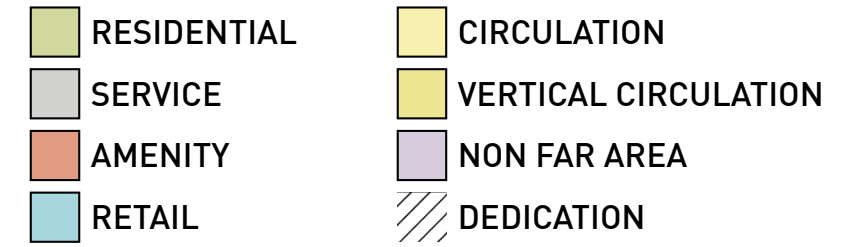
LEVEL 1: 2,732 SF  
 LEVEL 2: 3,773 SF  
 LEVEL 3: 3,773 SF  
 LEVEL 4: 3,773 SF  
 LEVEL 5: 3,773 SF  
**TOTAL : 17,824 SF**

### BUILDING HEIGHT

33.130.205 TABLE 130.2  
 BASE HEIGHT CM2 45'-0"  
 33.130.212 MAX HEIGHT W/ BONUS  
 INCLUSIONARY HOUSING BONUS 55'-0"

### PROPOSED HEIGHT

TOP OF ROOF AT 55'-0"  
 PER 33.130.210 PARAPET (4'-0"), STAIR  
 AND ELEVATOR ENCLOSURE (16'-0") ARE  
 EXCEPTIONS TO HEIGHT LIMITS

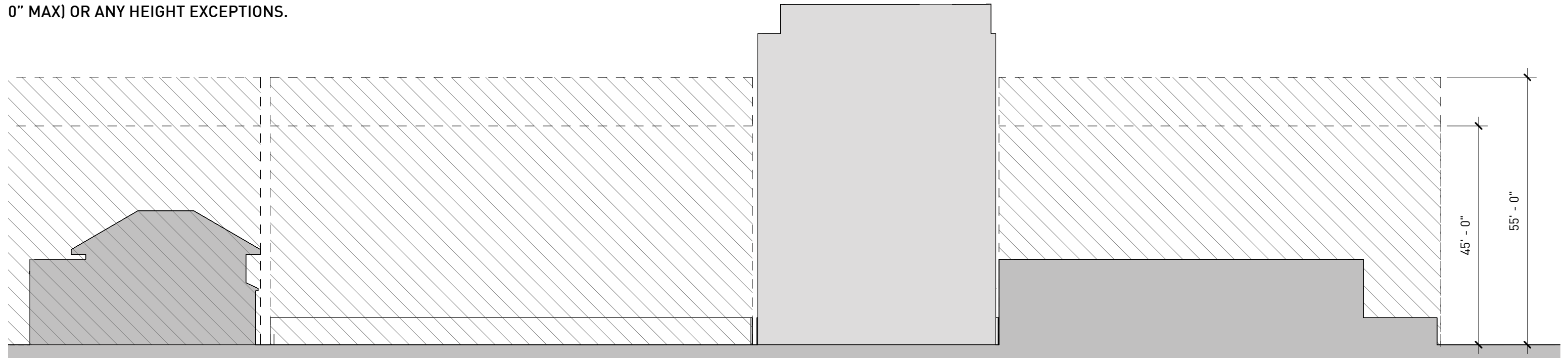


# CONTEXT, QUALITY, & RESILIENCE

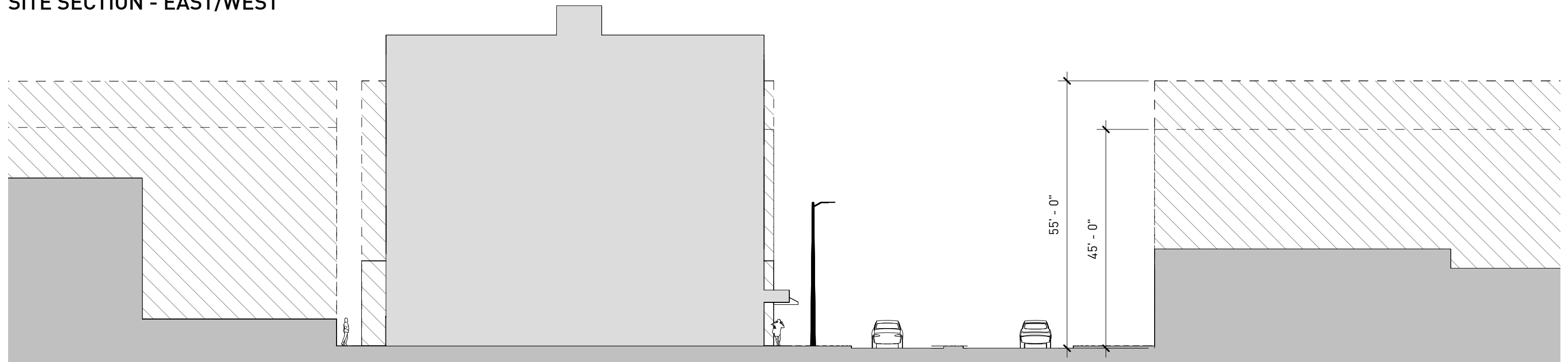
## POTENTIAL HEIGHTS OF FUTURE DEVELOPMENTS

CURRENT NEARBY BUILDINGS AND EMPTY LOTS HAVE THE POTENTIAL, BY ZONING (TABLE 130-3), TO BE A MAXIMUM HEIGHT, WITH BONUS, OF 55'-0". NOTE THIS NUMBER DOES NOT INCLUDE A POTENTIAL PLAN DEVELOPMENT BONUS (75'-0" MAX) OR ANY HEIGHT EXCEPTIONS.

- PROPOSED BUILDING
- EXISTING BUILDING/SITE
- FUTURE DEVELOPMENT



SITE SECTION - EAST/WEST



SITE SECTION - NORTH/SOUTH

# MODIFICATION

## GROUND FLOOR ACTIVE USE

33.415.200 REQUIRED GROUND FLOOR ACTIVE USE AT LEAST 25 PERCENT OF THE GROUND LEVEL FLOOR AREA MUST BE AN ACTIVE USE.

GROUND FLOOR AREA = 2,732 SF

REQUIRED ACTIVE USE AREA:  
 $2,732 \times 25\% = 683 \text{ SF}$

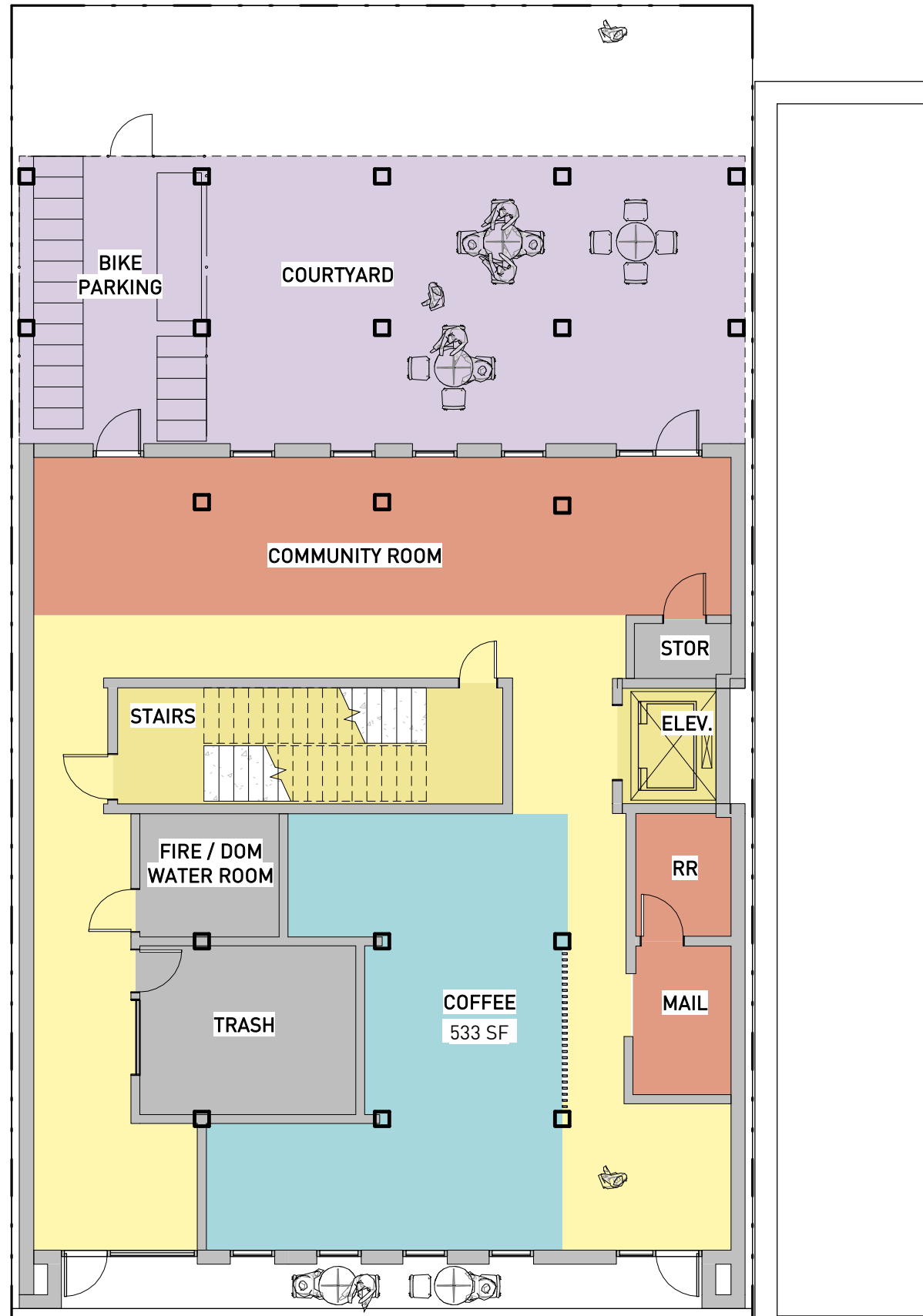
THE PROPOSED ACTIVE USE PROVIDED IS A RETAIL SALES AND SERVICE (COFFEE SHOP) IS 533 SF. WHICH IS 19.5% OF THE GROUND FLOOR AREA.

THE MODIFICATION REQUEST IS TO DECREASE THE REQUIRED ACTIVE USE AREA FROM 683 SF TO 533 SF.

THE ACTIVE USE AREA PROPOSED OCCUPIES THE MAJORITY OF THE STREET FACE OF THE BUILDING AND ADDS TO THE INTENT TO CREATE A CONTINUOUS AREA OF SHOPS AND SERVICES ALONG THE STREET FRONT. IT ALSO CREATES AN ACTIVATED SPACE THAT SUPPORTS THE PEDESTRIAN EXPERIENCE AND COMMUNITY ACTIVITY. THE PROJECT HAS MADE A SPACE FOR AN ACTIVE USE CONGRUENT WITH THE SIZE OF THE LOT AND THE INTENT TO PROVIDE AS MANY UNITS AS POSSIBLE.

TOTAL SQUARE FOOTAGE OF ACTIVE USE PROVIDED:

533 SF



# MODIFICATION

## REQUIRED BIKE PARKING

33.166.200 MINIMUM REQUIRED BICYCLE PARKING PER TABLE 266-6 THE MINIMUM REQUIRED LONG-TERM SPACES ARE 1.5 PER UNIT AND THE MINIMUM REQUIRED SHORT-TERM SPACES ARE 1 PER 20 UNITS

THIS OPTION MEETS THE MINIMUM REQUIREMENTS FOR BIKE PARKING.

LONG TERM PARKING  $1.5 \times 32 = 48$  SPACES  
50% REDUCTION (PER 33.266.210.D) = 24 SPACES

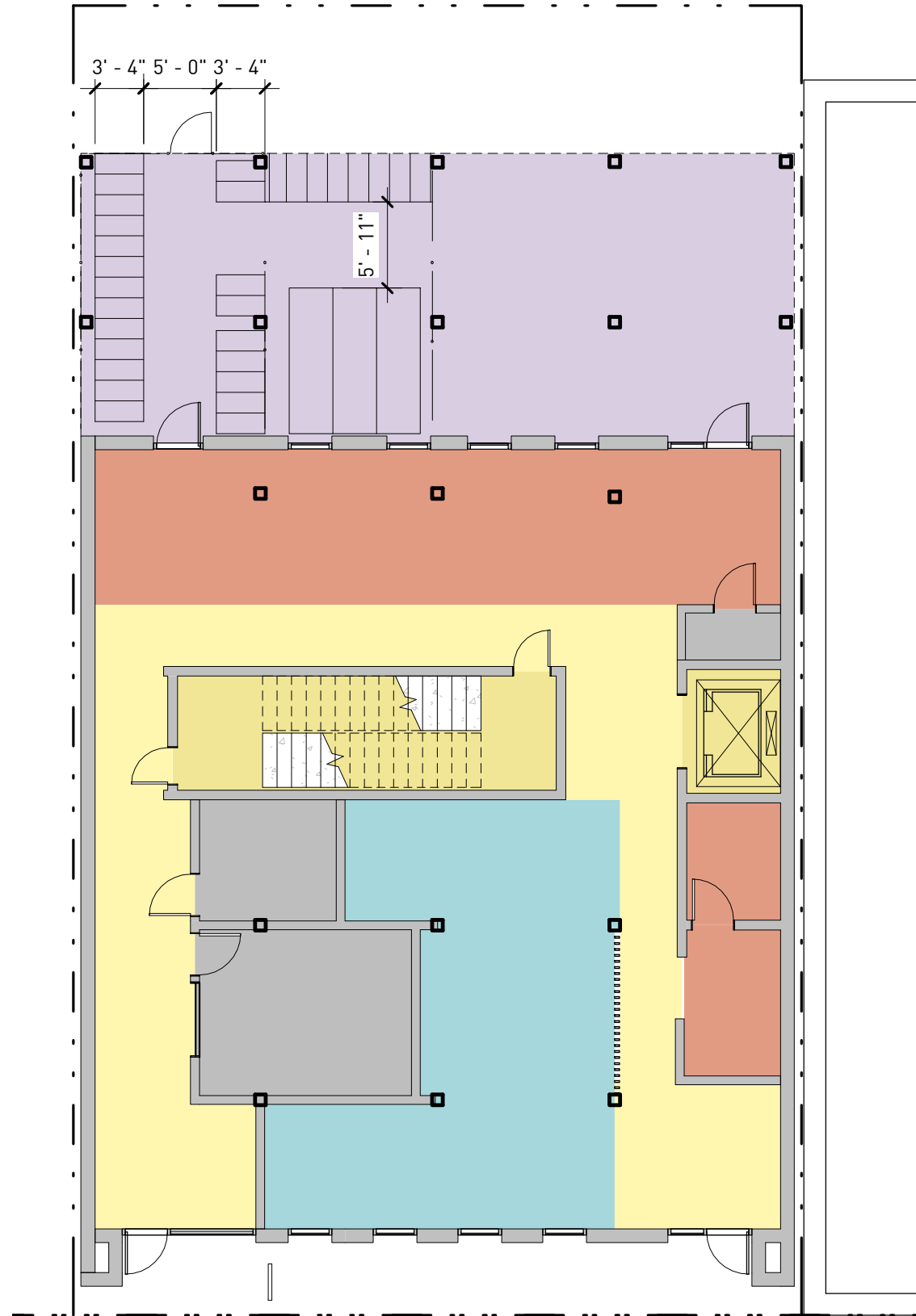
**TOTAL LONG TERM PARKING = 24 SPACES**

LARGE SPACE PARKING  $48 \times 5\% = 2.4$  SPACES

**TOTAL LARGE SPACE PARKING = 3 SPACES**

SHORT TERM PARKING: 1 PER 20 UNITS

**TOTAL SHORT TERM PARKING = 2 SPACES**



# MODIFICATION

## REQUIRED BIKE PARKING MODIFICATION

**33.166.200 MINIMUM REQUIRED BICYCLE PARKING**  
PER TABLE 266-6 THE MINIMUM REQUIRED LONG-TERM SPACES ARE 1.5 PER UNIT AND THE MINIMUM REQUIRED SHORT-TERM SPACES ARE 1 PER 20 UNITS

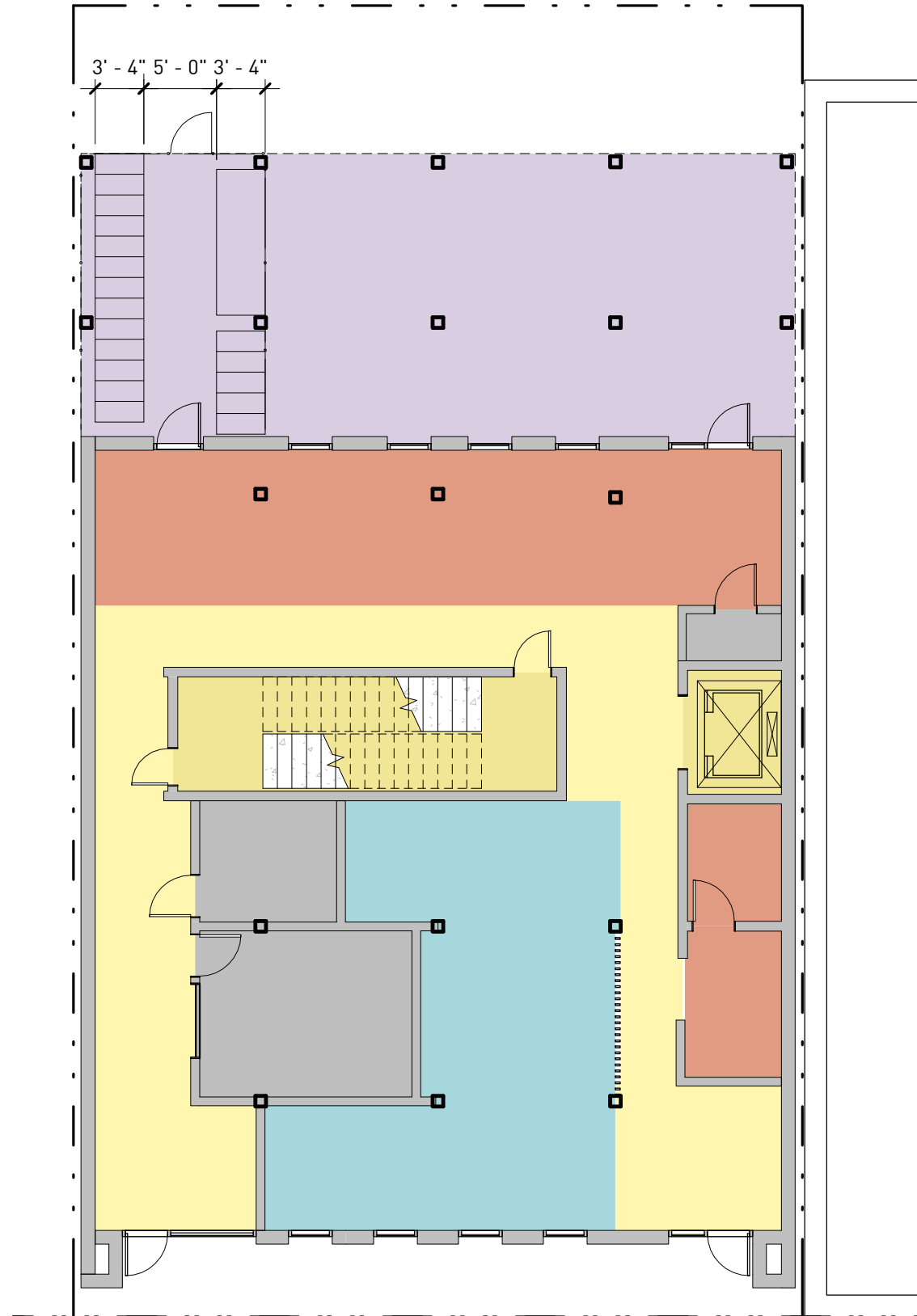
THE MODIFICATION REQUEST IS TO DECREASE THE REQUIRED LONG TERM SPACES REQUIREMENT FROM 1.5 PER UNIT TO 1 PER UNIT. SINCE THE UNITS WITHIN THIS PROJECT ARE SMALLER STUDIO UNITS AND EACH ONE WILL CONTAIN A VERTICAL LONG-TERM BIKE STORAGE SPACE THE REQUEST IS TO MINIMIZE THE SPACE NEEDED ON THE GROUND FLOOR TO ACCOMODATE LONG TERM BIKE PARKING.

WITH MODIFICATION THE TOTAL LONG-TERM BIKE PARKING COUNT WOULD BE 32 SPACES WITH 50% (PER 33.266.210.D) PROVIDED IN UNIT. THE REMAINING 16 SPACES WILL BE PROVIDED IN THE COVERED COURTYARD. ADDITIONALLY, ONE LARGE BICYCLE SPACE WILL BE PROVIDED.

AN ADDITIONAL MODIFICATION WOULD BE TO PAY TO INTO THE BICYCLE PARKING FUND TO PROVIDE THE SHORT TERM PARKING WITHIN THE RIGHT OF WAY. THIS MODIFICATION IS REQUESTED IN ORDER TO PROVIDE AS MUCH SPACE AS POSSIBLE FOR GROUND FLOOR RETAIL.

TOTAL NUMBER OF BIKE PARKING PROVIDED:

**LONG TERM = 16 SPACES**  
**LARGER SPACE = 1 SPACE**  
**SHORT TERM = 2 SPACES**



# PUBLIC REALM

## REQUIRED OUTDOOR AREA

### 33.130.228 REQUIRED OUTDOOR AREA

SITES THAT ARE UP TO 20,000 SQUARE FEET IN TOTAL AREA, AT LEAST 36 SQUARE FEET OF OUTDOOR AREA IS REQUIRED FOR EACH DWELLING UNIT ON THE SITE

TOTAL AREA OF SITE IS 17,824 SF

32 UNITS X 36 SF PER UNIT = 1,152 SF

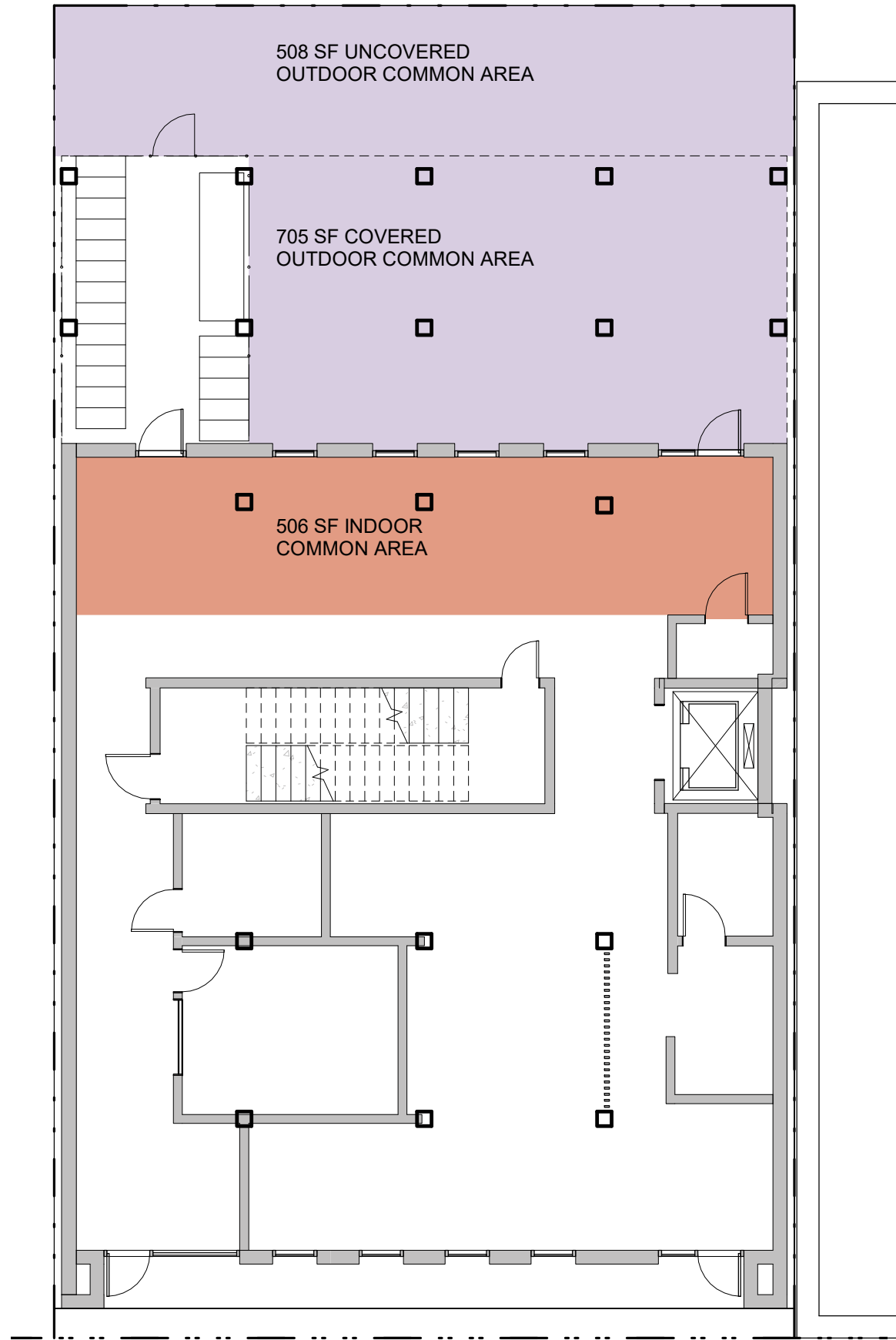
**REQUIRED OUTDOOR AREA:**  
1,152 SF

### OUTDOOR AREA PROVIDED:

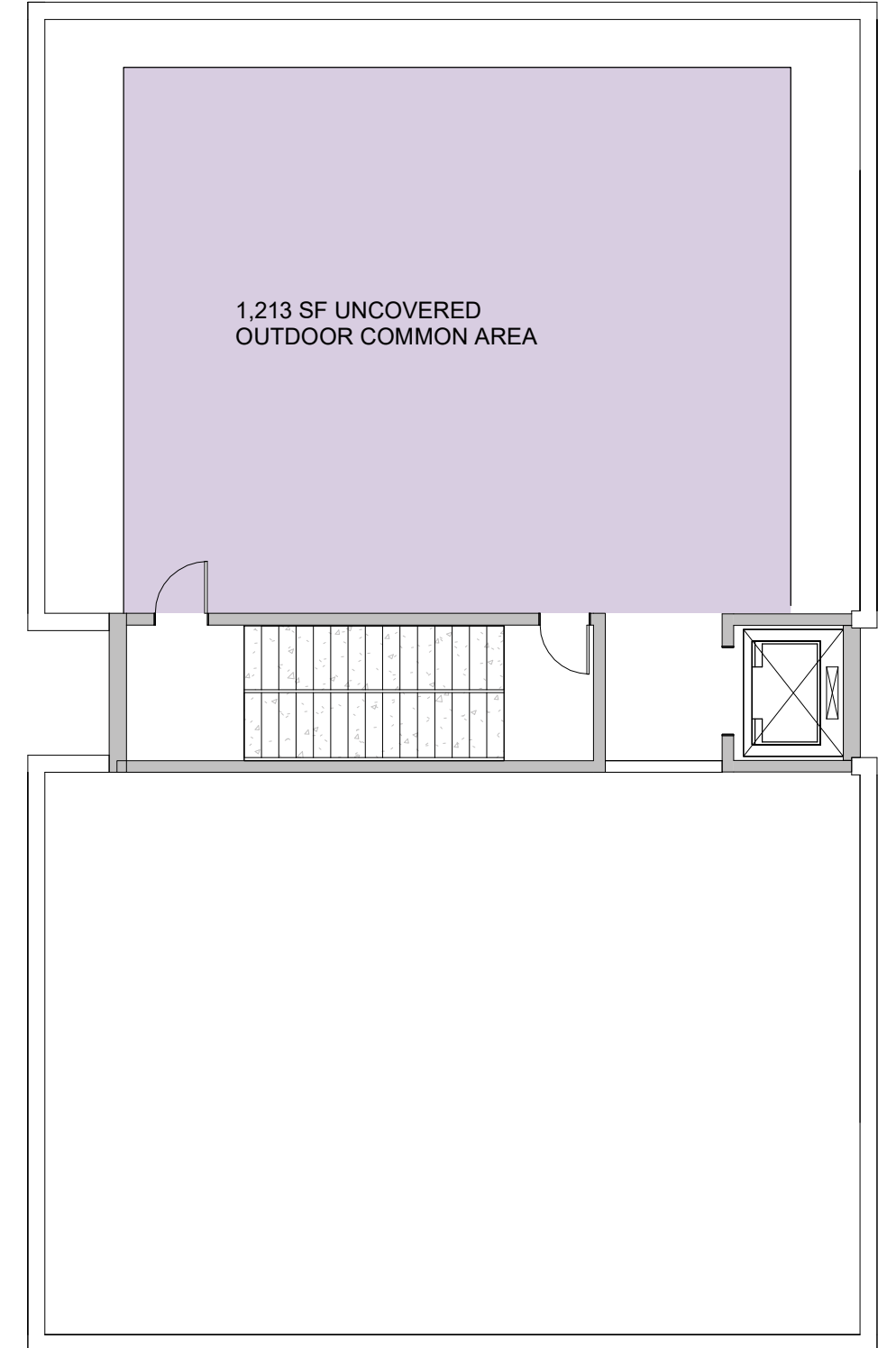
**OUTDOOR COMMON AREA:**  
506 SF UNCOVERED (GROUND FLOOR)  
1,213 SF UNCOVERED (ROOF PATIO)  
705 SF COVERED (GROUND FLOOR)  
TOTAL: 2,424 SF

**INDOOR COMMON AREA:**  
506 SF (GROUND FLOOR)  
TOTAL: 506 SF

**TOTAL AREA PROVIDED:**  
2,930 SF



GROUND FLOOR

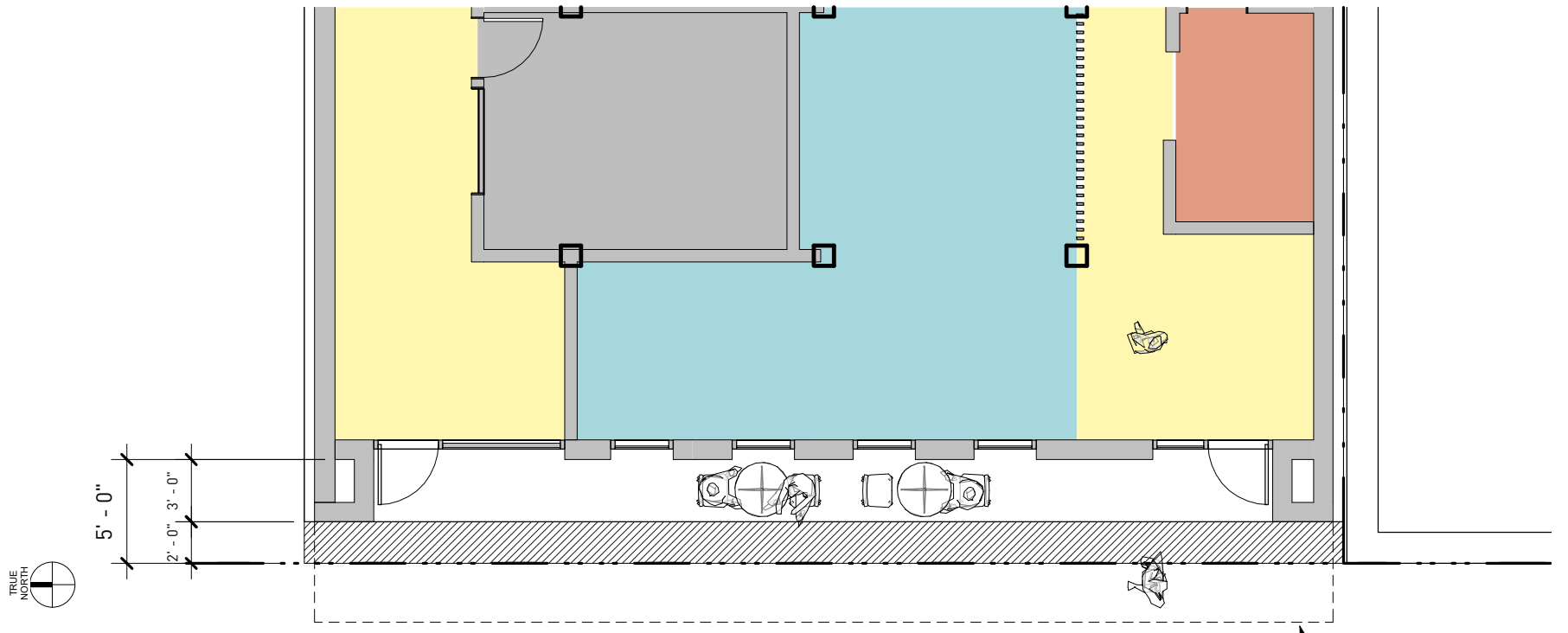


ROOF DECK

# PUBLIC REALM

## GROUND FLOOR ENTRY

IN ADDITION TO THE 2'-0" DEDICATION, THE PROJECT WILL PROVIDE AN ADDITIONAL GROUND FLOOR RECESS OF 3'-0". THE DEDICATION AND ADDITIONAL RECESS WILL GIVE PEDESTRIANS SEPARATION FROM THE STREET AND STILL PROVIDE AN OPPORTUNITY ADD TO THE CHARACTER OF THE NEIGHBORHOOD. ADDITIONALLY THE CANOPY WILL PROVIDE A COVERED SPACE FOR PEDESTRIANS TO AND RETAIL PATRONS TO PAUSE, SIT, AND INTERACT.







## PERSPECTIVE VIEW



## PERSPECTIVE VIEW



## PERSPECTIVE VIEW

# PUBLIC REALM

## COURTYARD AMENITIES

COVERED COURTYARD

UNCOVERED OUTDOOR AREA

BIKE PARKING

DIRECT CONNECTION TO RESIDENT  
COMMUNITY ROOM



# PUBLIC REALM

## ROOFTOP AMENITIES

UNCOVERED OUTDOOR AREA

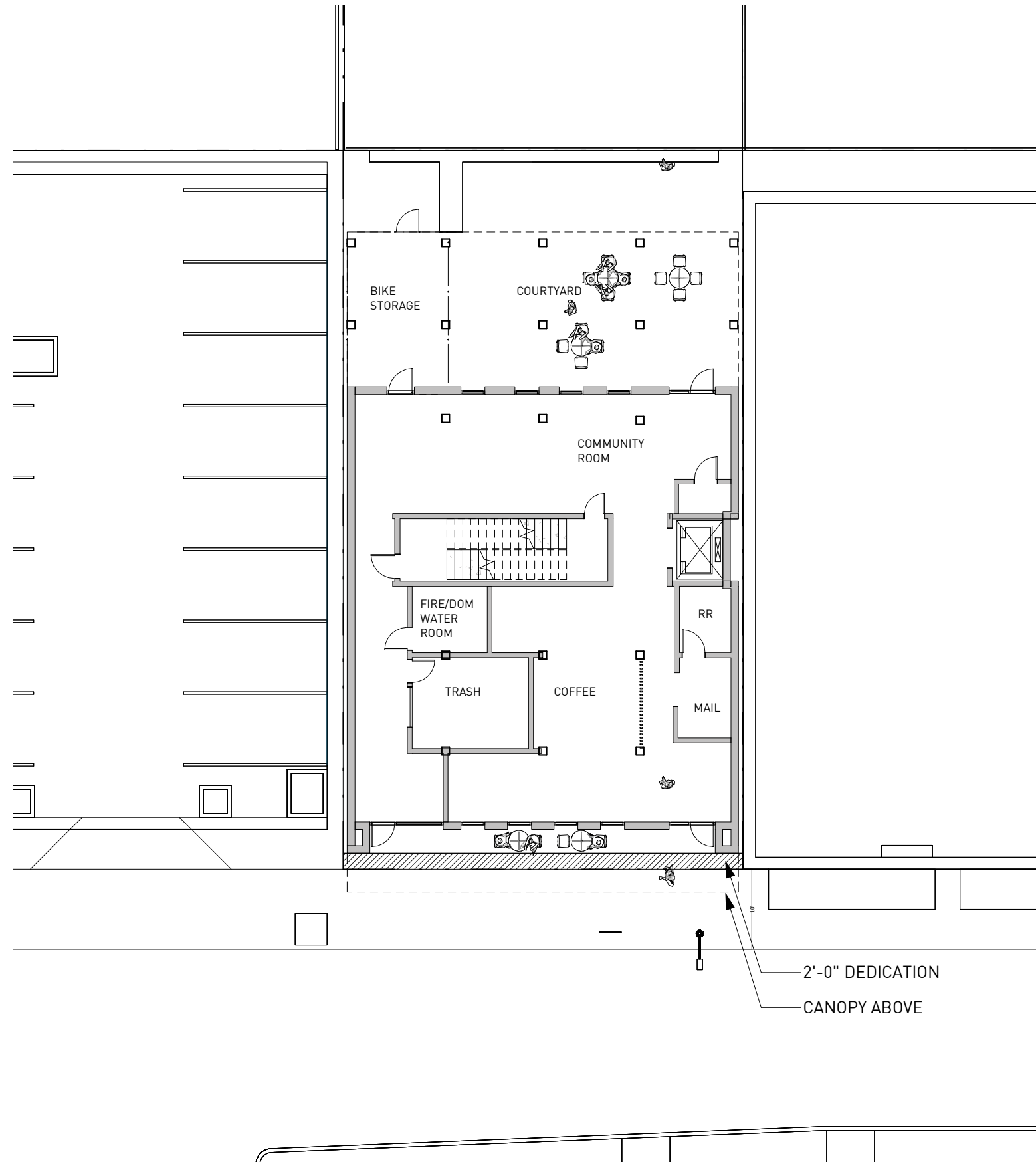
VIEWS TO THE WEST OF FOREST PARK

VIEWS TO DOWNTOWN SOUTH/  
SOUTHWEST OF PORTLAND



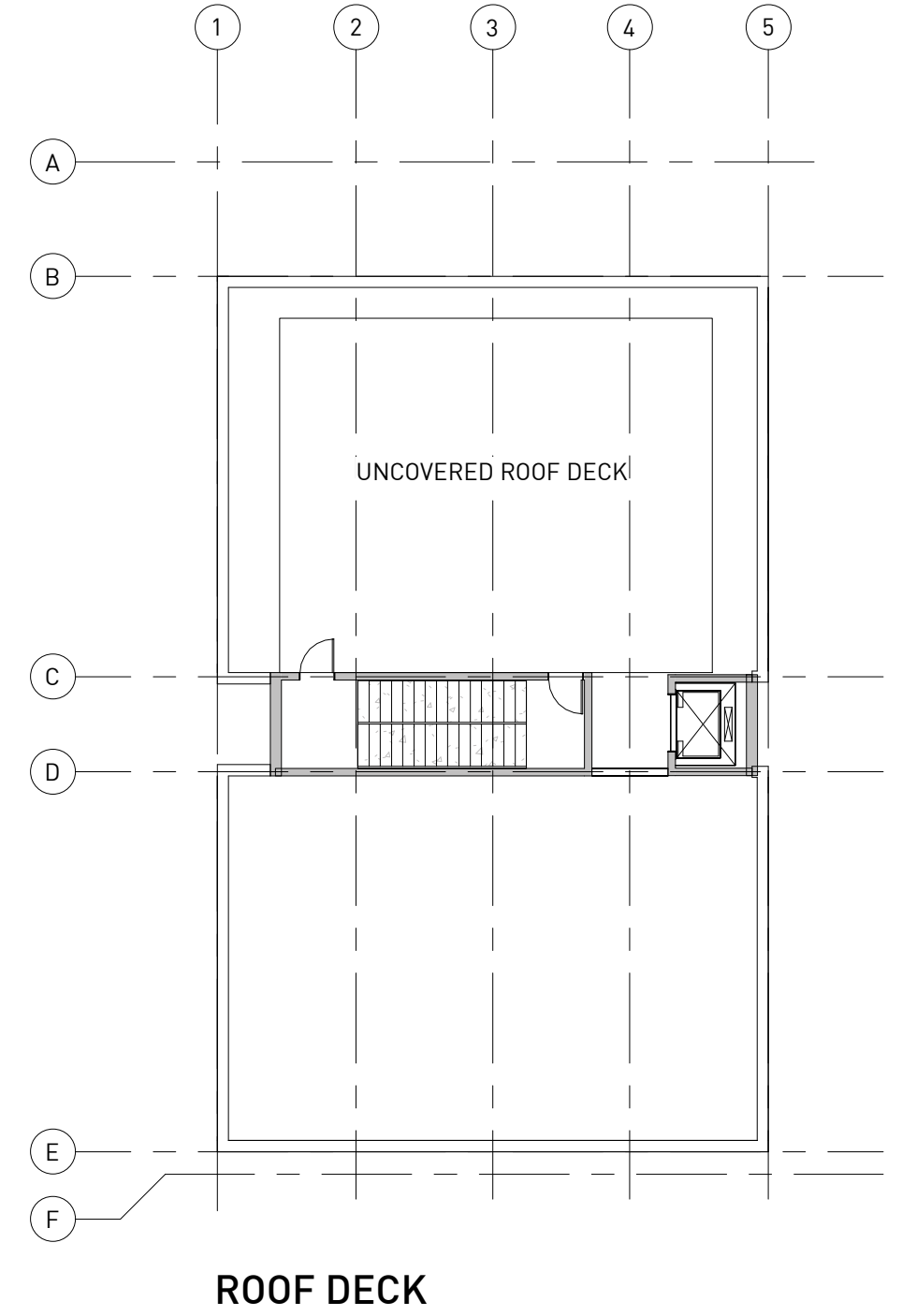
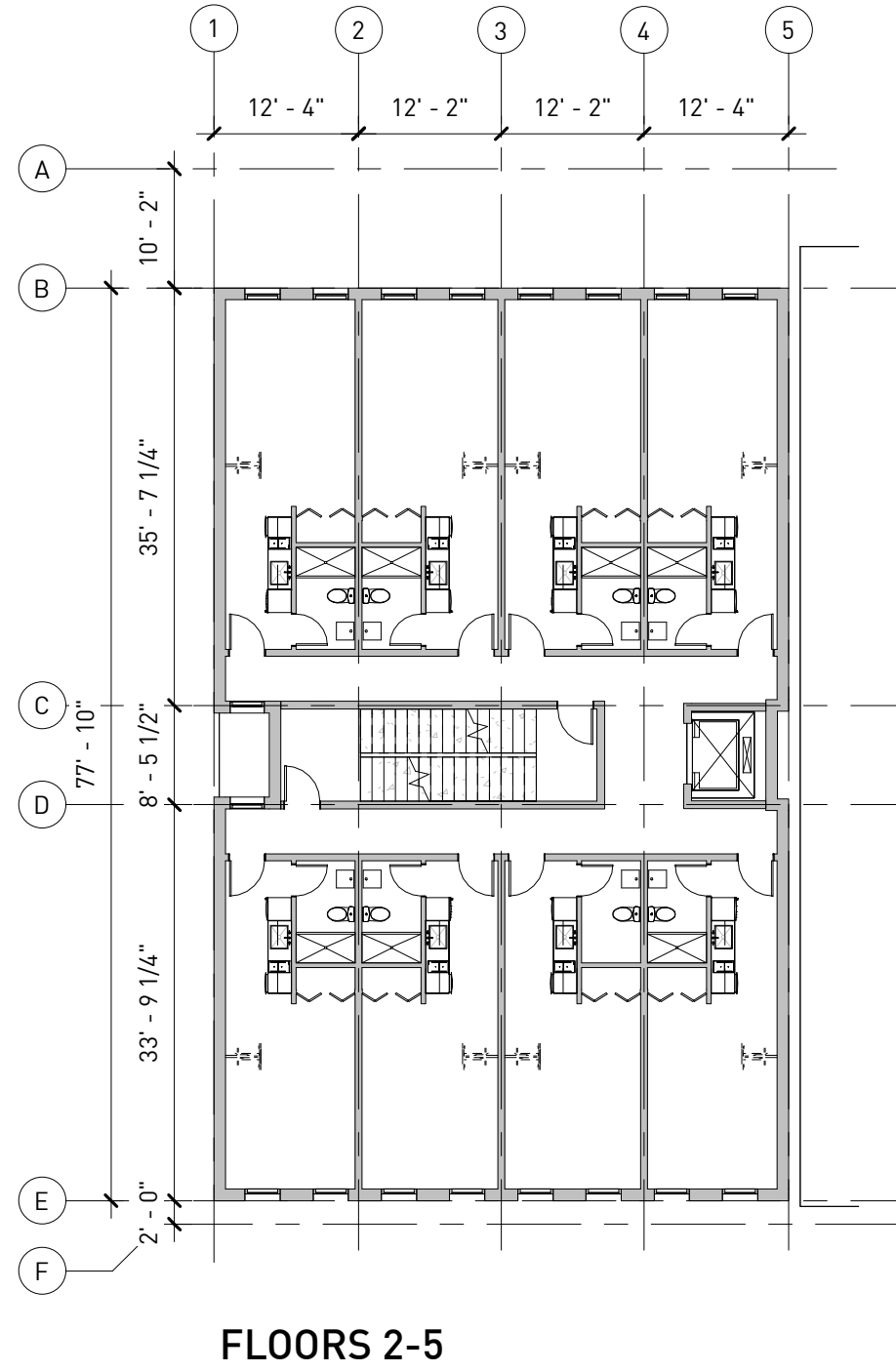
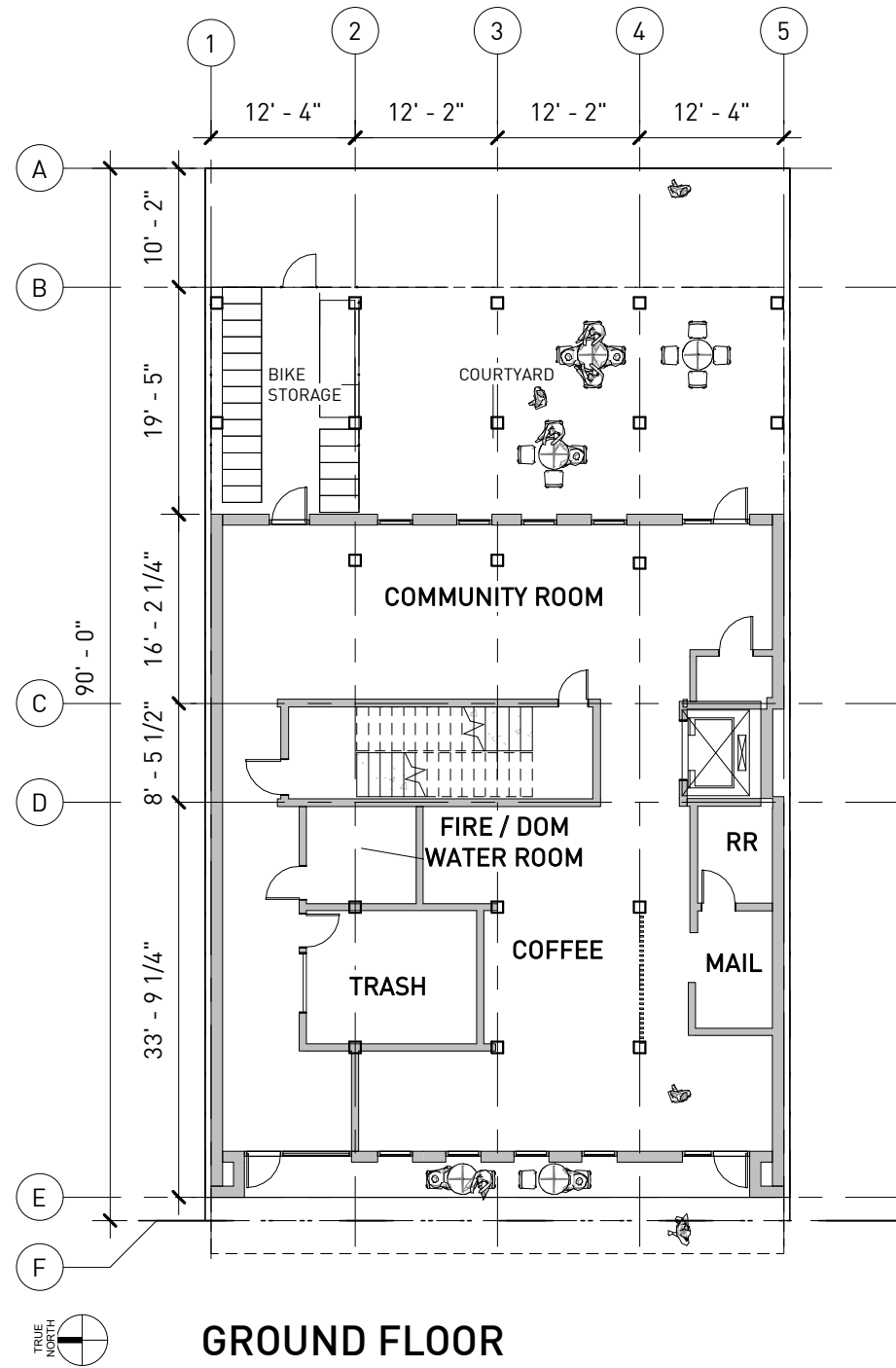
# PUBLIC REALM

## SITE PLAN



# PUBLIC REALM

## FLOOR PLANS



# PUBLIC REALM

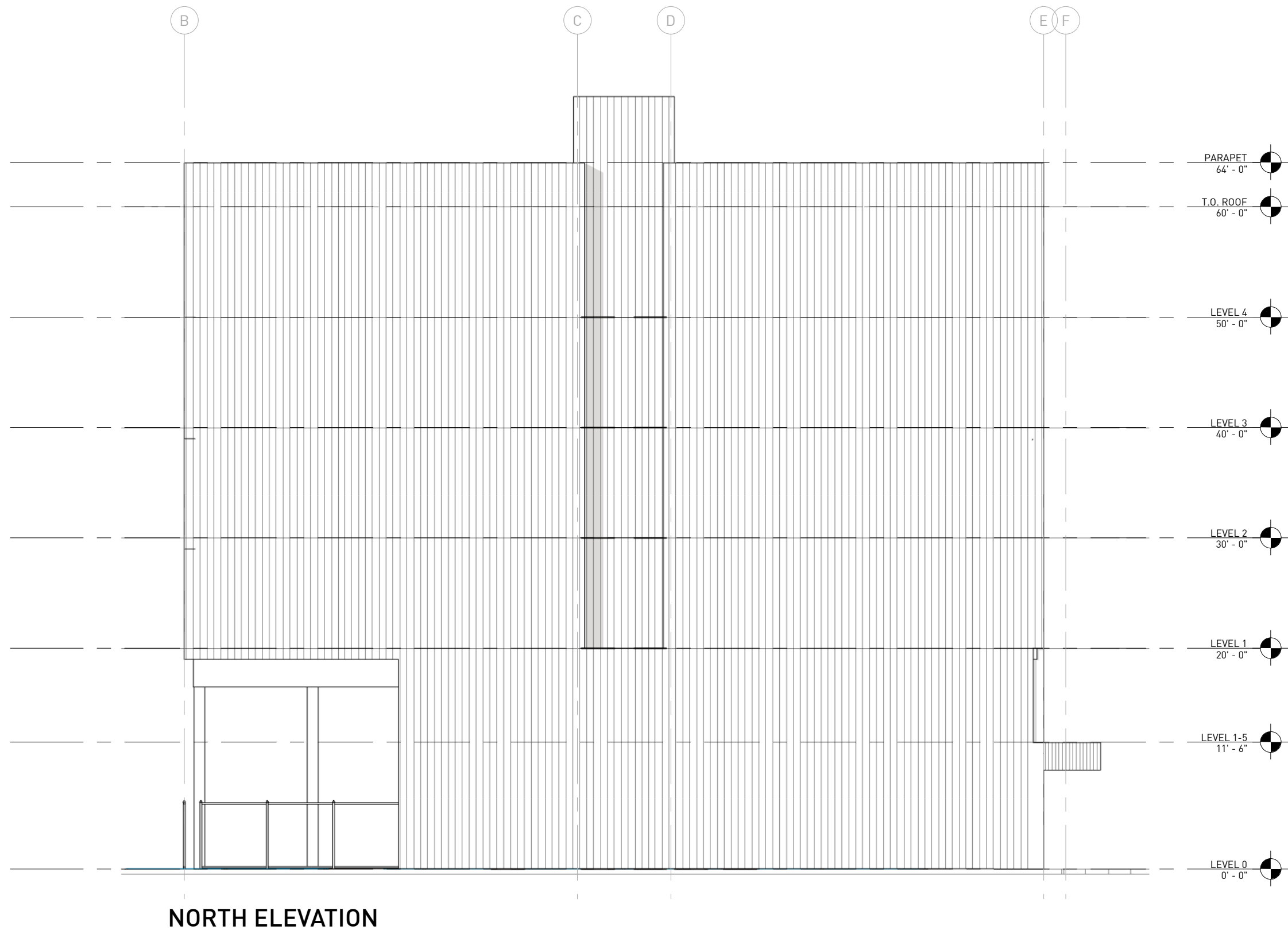
## EXTERIOR ELEVATIONS





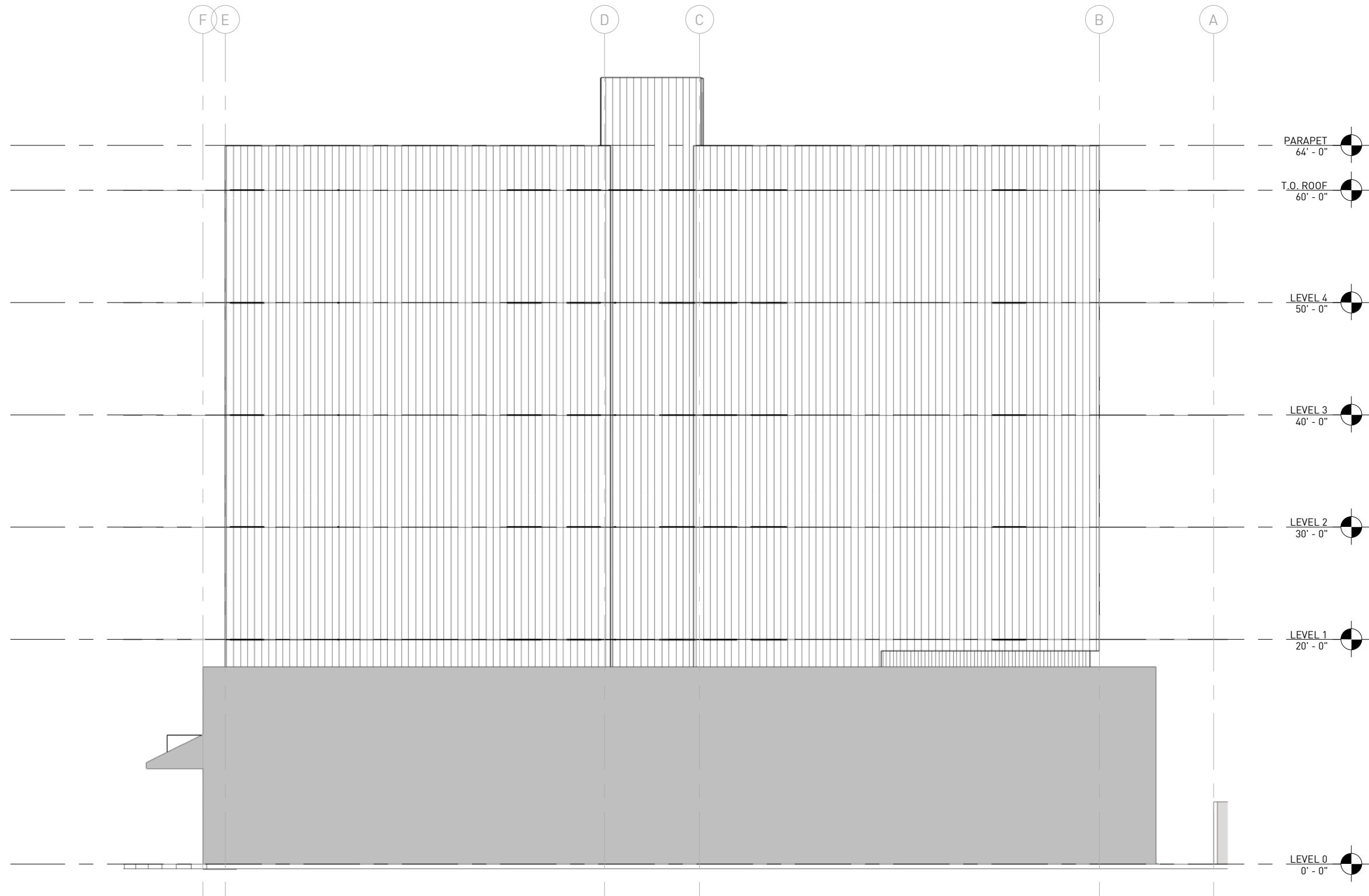
# PUBLIC REALM

## EXTERIOR ELEVATIONS



# PUBLIC REALM

## EXTERIOR ELEVATIONS



**SOUTH ELEVATION**



THANK YOU



City of Portland

Design Commission

## Design Advice Request

EA 23-090643 DA

# 3606 NE MLK Jr Boulevard Apartments

November 16, 2023

Staff Presentation

**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Questions**

**Public Comments**

**Commission Conversation**

# Zoning



## Location:

Albina Community Plan District

## Zoning:

Commercial Mixed-Use [CM2]  
Design Overlay [d]  
Centers Main Street Overlay [m]

## Approval Criteria:

*Portland Citywide Design Guidelines*

33.805.040 Adjustments

33.825.040 Modifications

considered through Design Review

## Review Type:

Type III Design Review or  
Type II Design Review, if  
Design Advice Request held

## Height:

45' max base

55' max bonus with  
affordable housing

**64'-0" proposed\***

\*+5' for 15' first floor

\*+4' for parapet only

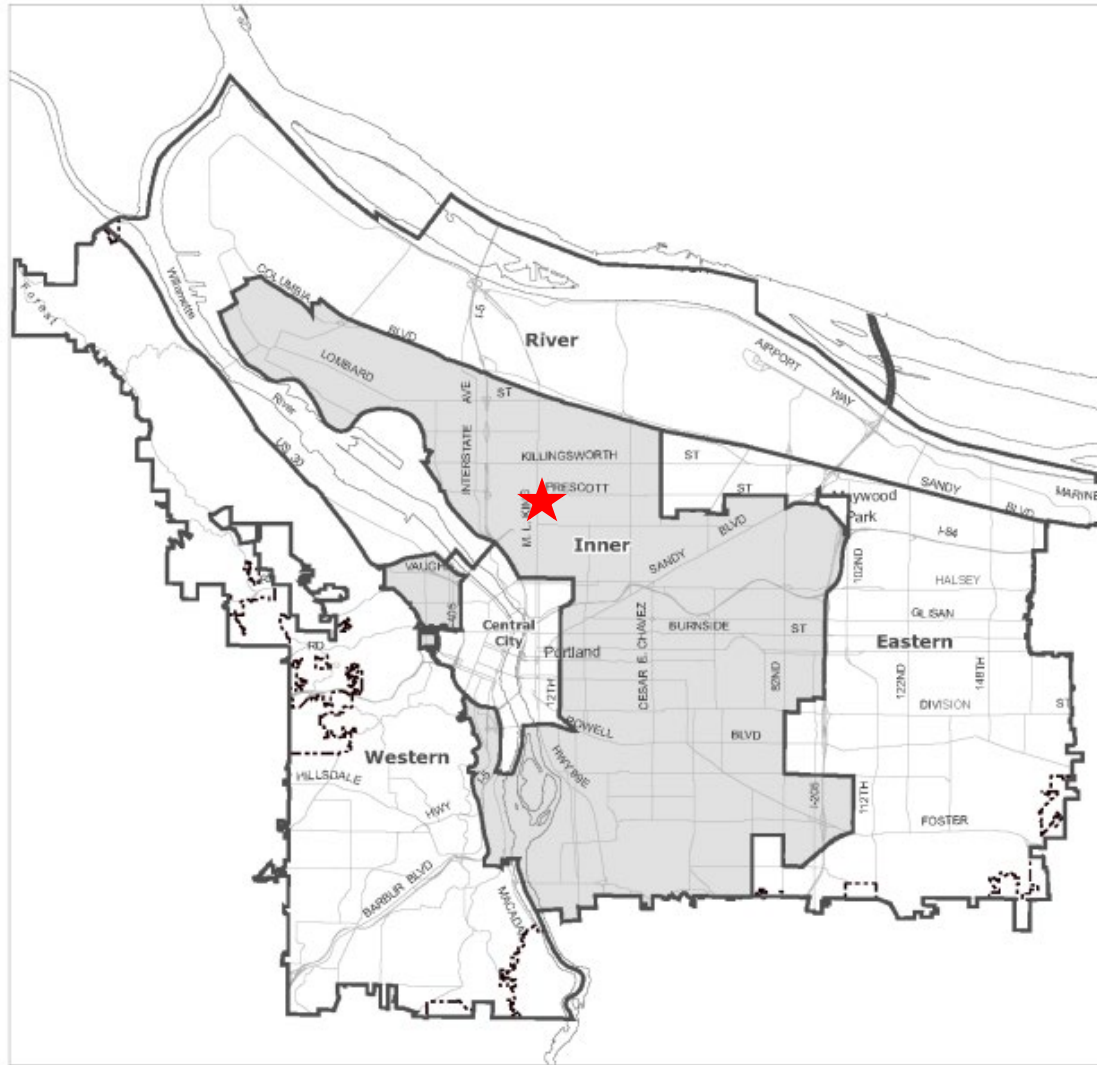
## Floor Area Ratio:

2.5:1 base

4:1 bonus with  
affordable housing

**4.0:1 proposed**

Map Revised March 1, 2020



## Bonus FAR & Height

### 33.130.212 Purpose

The bonus options allow additional floor area and an increase in height as an incentive for development that provides a public or community benefit. The bonus can be gained in exchange for providing affordable housing or affordable commercial space in conjunction with new development.

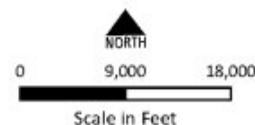
## Centers Main Street Overlay

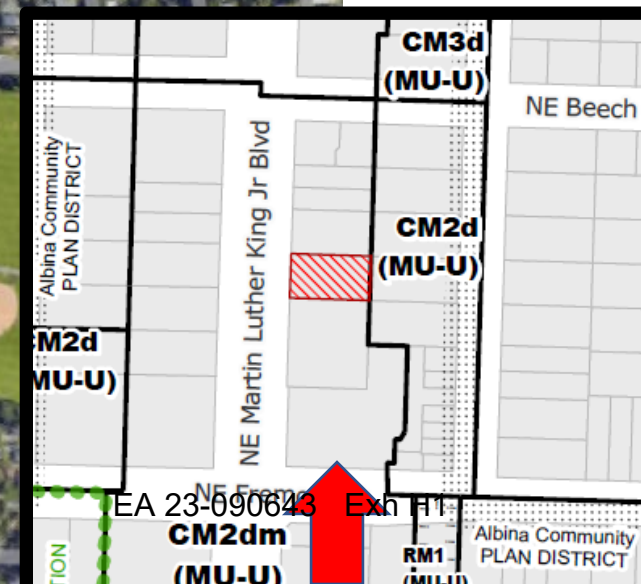
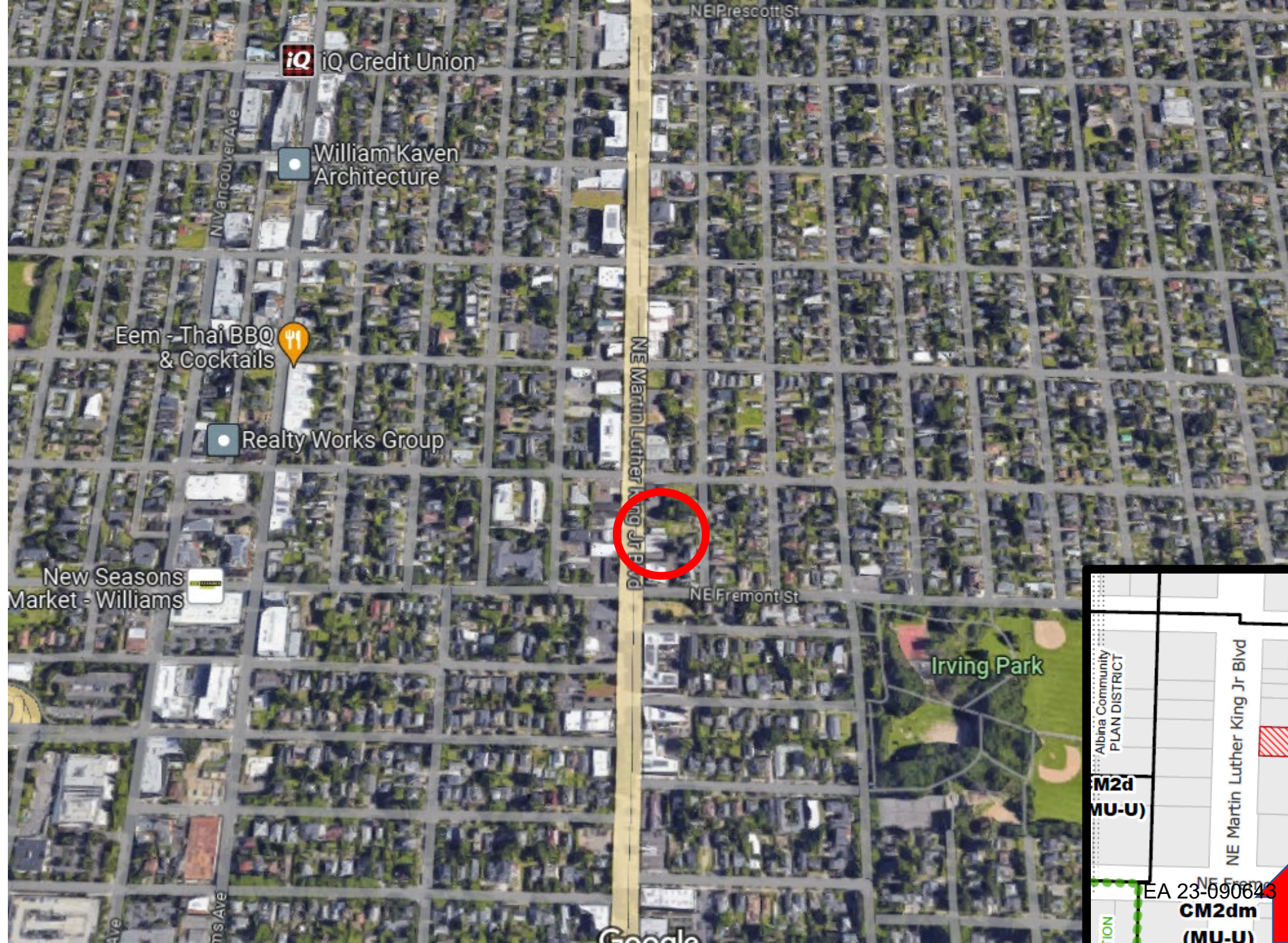
### 33.415.010 Purpose

The Centers Main Street overlay zone encourages a mix of commercial, residential and employment uses on the key main streets within town centers and neighborhood centers identified in the Comprehensive Plan.

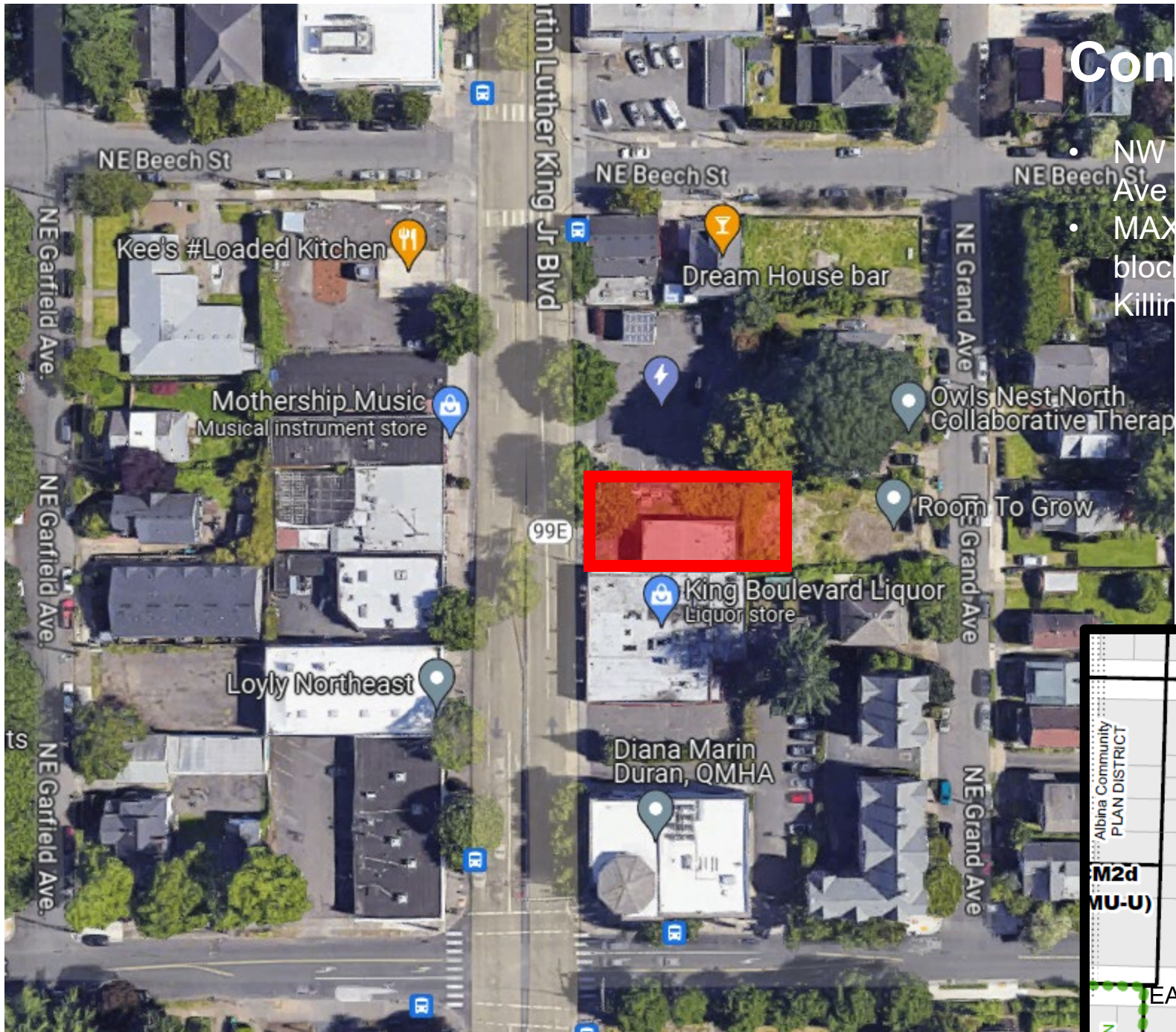
The regulations are intended to encourage a continuous area of shops and services, create a safe and pleasant pedestrian environment, minimize conflicts between vehicles and pedestrians, support hubs of community activity, and foster a dense, urban environment with development intensities that are supportive of transit.

----- City Boundary  
 ——— Pattern Area Boundaries



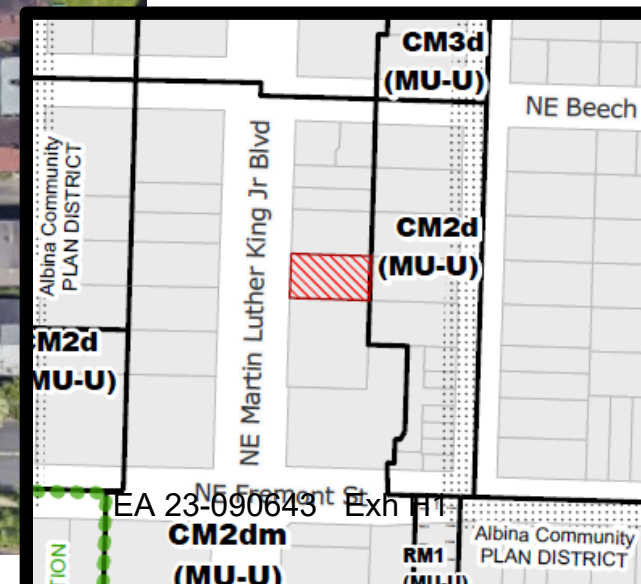






Con

- NW Ave
- MAX block Killin



EA 23-090643 Exh H1

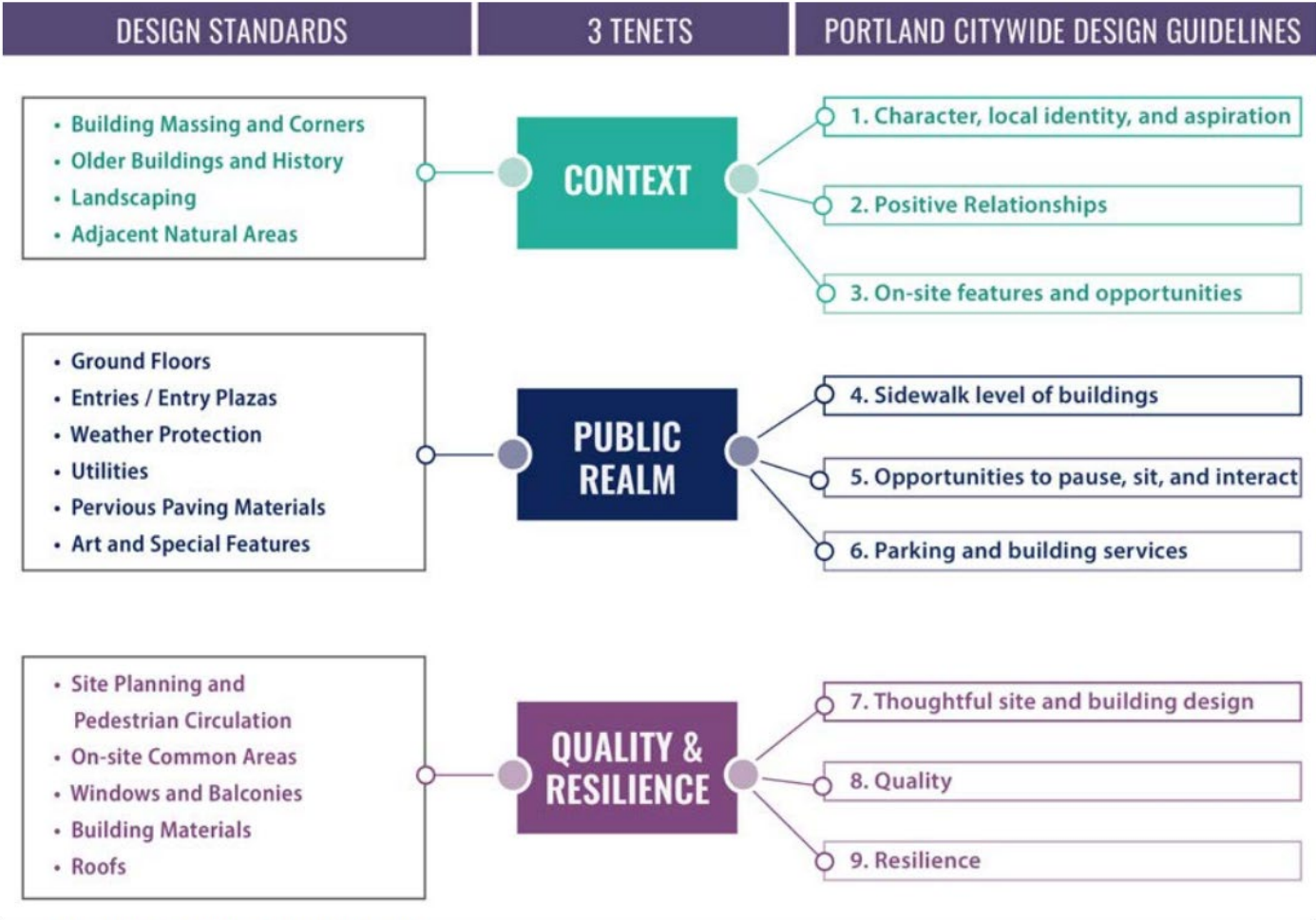
Albina Community PLAN DISTRICT

# Design Guidelines

## Portland Citywide Design Guidelines

ADOPTED BY  
THE PORTLAND CITY COUNCIL

JUNE 2021  
ORDINANCE 190477



**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Questions**

**Public Comments**

**Commission Conversation**

**Staff Introduction**

**Applicant Presentation**

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**Commission Conversation**

## 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.

## Discussion Topics



# CONTEXT / QUALITY AND RESILIENCE

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

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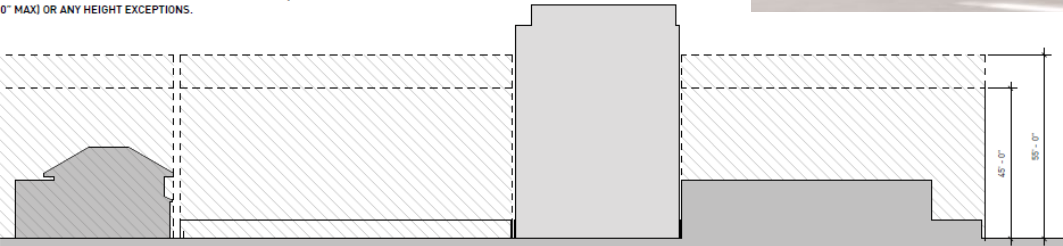
## Portland Citywide Design Guidelines

- 01: Build on the character, local identity, and aspiration of the place;**
- 02: Create Positive Relationship with surroundings;**
- 03: Integrate and enhance on-site features and opportunities to contribute to a location's uniqueness;**
  
- 07: Support the comfort, safety, and dignity of residents, workers, and visitors through thoughtful site and building design;**
- 08: Design for quality, using enduring materials and strategies with a coherent approach; and**
- 09: Design for resilience, health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city.**

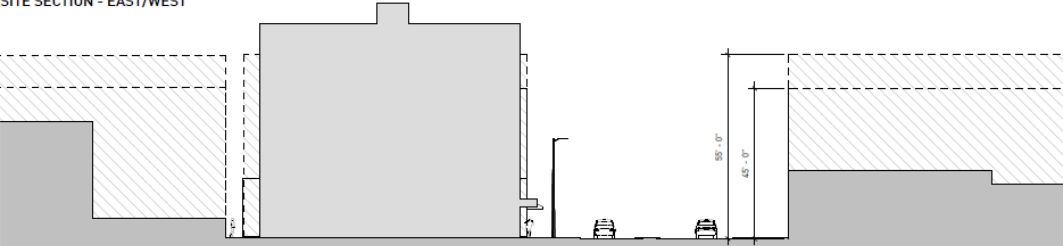


### POTENTIAL HEIGHTS OF FUTURE DEVELOPMENTS

CURRENT NEARBY BUILDINGS AND EMPTY LOTS HAVE THE POTENTIAL, BY ZONING (TABLE 130-3), TO BE A MAXIMUM HEIGHT, WITH BONUS, OF 55'-0". NOTE THIS NUMBER DOES NOT INCLUDE A POTENTIAL PLAN DEVELOPMENT BONUS (75'-0" MAX) OR ANY HEIGHT EXCEPTIONS.



SITE SECTION - EAST/WEST



SITE SECTION - NORTH/SOUTH

# CONTEXT / QUALITY AND RESILIENCE

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

## 1. Massing and Materials

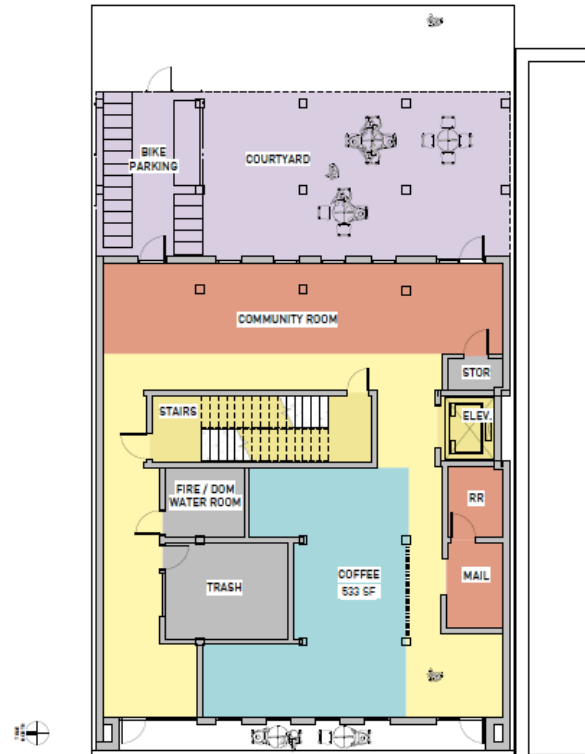
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## Portland Citywide Design Guidelines

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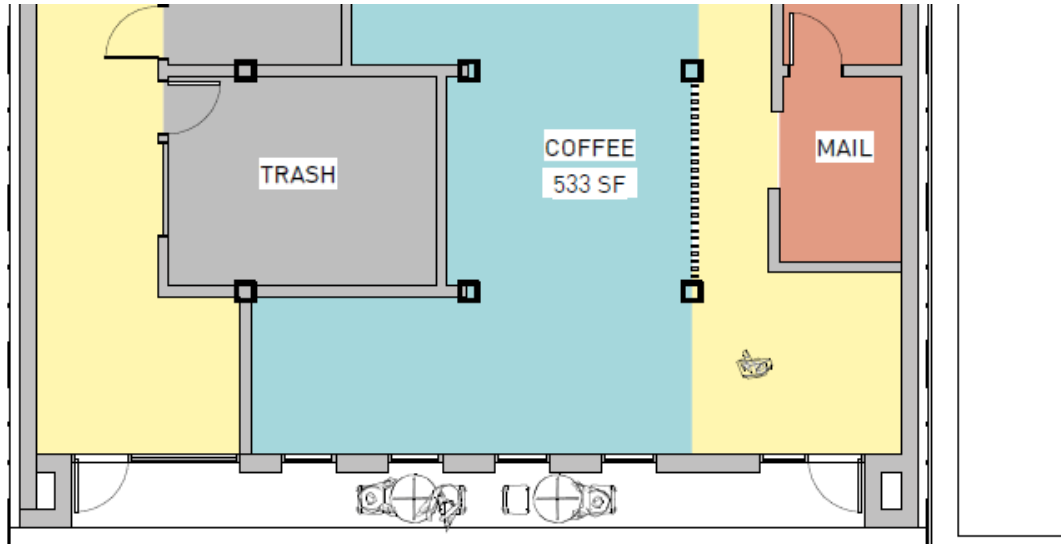
## 3. Ground Floor Activation

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## Portland Citywide Design Guidelines

- 04: Design the sidewalk level of buildings to be active and human-scaled.
- 05: Provide opportunities to pause, sit, and interact.
- 06: Integrate and minimize the impact of parking and necessary building services





# PUBLIC REALM

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

## 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.
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## Item 1: Bicycle Parking

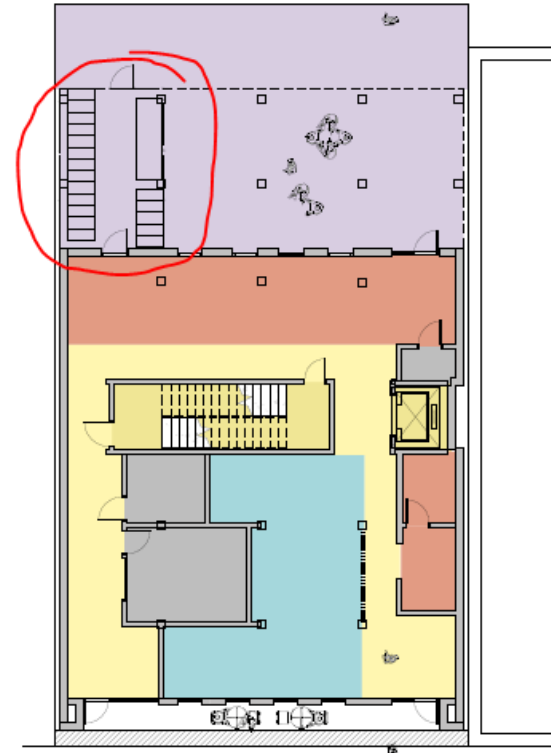
- Temporarily reduce residential long-term bike parking for residential uses
  - 1.0/unit Close-in
  - 0.7/unit Further out
- Temporarily remove cargo bike requirement
- Remove in-unit standards for alcove & entrance proximity

## Portland Citywide Design Guidelines

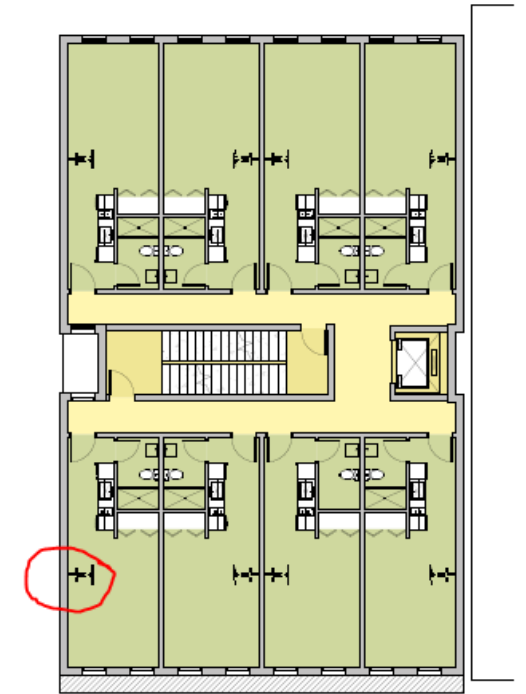
**04:** Design the sidewalk level of buildings to be active and human-scaled.

**05:** Provide opportunities to pause, sit, and interact.

**06:** Integrate and minimize the impact of parking and necessary building services



**GROUND FLOOR:**  
2,732 SF



**FLOORS 2-5:**  
3,773 SF X 4 = 15,092

EA 23-090643 Exh H1

# PUBLIC REALM

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

## 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.

### 33.805 – Adjustments.

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 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*
- E. *Any impacts resulting from the adjustment are mitigated to the extent practical*

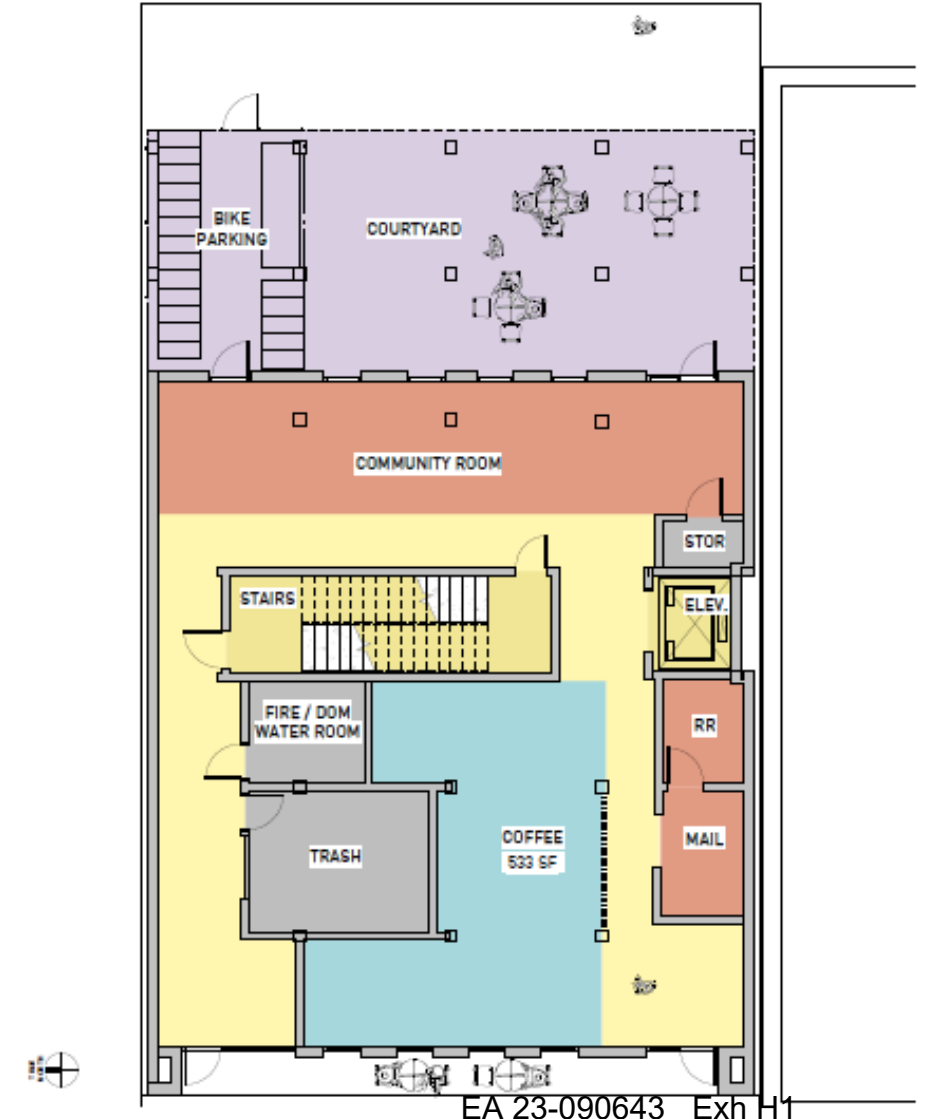
**Purpose.** The ground floor active use standards are intended to reinforce the continuity of pedestrian-active ground-level building uses. The standards help maintain a healthy urban district through the interrelationship of ground-floor building occupancy and street level accessible public uses and activities, and they encourage a transit-supportive, pedestrian oriented environment that is safe, active with uses, and comfortable for residents, visitors, and others.

## Portland Citywide Design Guidelines

**04:** Design the sidewalk level of buildings to be active and human-scaled.

**05:** Provide opportunities to pause, sit, and interact.

**06:** Integrate and minimize the impact of parking and necessary building services



## CONTEXT / QUALITY AND RESILIENCE

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## Discussion Topics



**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Questions**

**Public Comments**

**Commission Conversation**

**end**

# 11-16-23 - DESIGN COMMISSION HEARING

## EA 23-090643 DA – 3606 NE MLK Boulevard Apartments

### ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	ZIP	WOULD YOU LIKE TO TESTIFY	ARE YOU FOR OR AGAINST	TESTIFIED Y/N
Doug	Bean	dougb@dougbbean.com	PO Box 2519	97208	NO	N/A	
Hilary	Dorsey	hdorsey@djcoregon.com	11 NE Martin Luther King Jr Blvd. Ste 2	97232	NO	N/A	
Nickeia	Hunter	Nhunter@wscarpenters.org	1636 E Burnside St	97214	N/A	N/A	
Heather	Mayther Perez	Hmayther@wscarpenters.org	1636 E Burnside Street	97230	N/A	N/A	
Edward	Shearer	ed@sppproperties.com	528 SE Grand	OR	NO	N/A	EA 23-090643 DA Exh H2