



# City of Portland Design Commission

## Design Advice Request

### SUMMARY MEMO

**Date:** December 15, 2023  
**To:** Calista Fitzgerald, LRS Architects  
**From:** Benjamin Nielsen, Design & Historic Review Team  
503-865-6519 / benjamin.nielsen@portlandoregon.gov  
**Re:** EA 23-093524 DA – 10450 SW Barbur Blvd  
Design Advice Request Commission Summary Memo – November 30, 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 30, 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/16451642>.

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 30, 2023. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type II or Type III land use review process [which includes a land use review application, public notification, a hearing before the Design Commission (for Type III reviews), and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for your project is desired.

Please continue to coordinate with me as you prepare your Land Use Review Application.

*Encl:*  
Summary Memo

*Cc:* Design Commission  
Respondents

**Executive Summary.** Commissioners support the overall design direction of the building and the site and appreciate the subtle references to Islamic architecture and culture. Commissioners stressed the need for privacy screening between ground floor units and the parking area.

**Commissioners Present.** Brian McCarter, Tina Bue, Zari Santner, Joe Swank

**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

1. Commissioners noted that the connection to the school site to the south is critical and should be maintained if at all possible as it provides a favorable shortcut for residents and their kids to access the ballfields and walk to school.
2. Commissioners appreciated seeing the building on the south side of the site where the building can take advantage of the “borrowed scenery” of the open field and other greenery to the south.
3. Commissioners believe that this building provides a good response to future context and will help to set the tone for future redevelopment in the West Portland Town Center area.
4. Response to the cultural context.
  - Commissioners appreciated the understated but thoughtful references to Islamic architecture and culture.
  - One commissioner noted that, regarding the angled bay windows which the development team said could be used as a prayer alcove, that if they are indeed used in that fashion, adding a window into the side wall in the direction of prayer would make for a more pleasant experience rather than a blank wall.

## PUBLIC REALM

1. Commissioners stressed the need to screen ground floor units well from the parking lot and adjacent walkway and worried that proposed plantings in the stormwater planter would be insufficient. They believe that some form of physical screening should be included on the face of the stormwater planters to help provide additional screening. One commissioner stressed that this is particularly important with regard to the cultural context, noting that privacy is very important—especially for Muslim women—and that residents in the ground floor will feel very constrained within their units without some additional privacy screening.
2. Commissioners appreciate that there will be a new 12-foot wide sidewalk along the SW Barbur Blvd frontage and support the way the building faces the street. They also support efforts to avoid a tall retaining wall along SW Barbur at the south end of the site.

## QUALITY & PERMANENCE

1. **Exterior materials.**
  - Commissioners believe the proposed Ceraclad fiber cement panels will be a durable and appropriate material for this building, including where they are used at the ground floor, due to the robust ceramic coating on this material.
  - The Commission supports the use of metal panel accents at the angled bay windows.



## 2. Coherency.

- Commissioners said that the dark color proposed for the fiber cement on the ground floor helps to define the overall composition of the building, and that there should also be a reveal or some other form of relief between the first and second floors of the building to provide a shadow line and better define the base of the building.
- Commissioners agreed that the angled bay windows in the dark gray portions of the building should use the same dark gray color rather than the white color shown on the drawings to create a more cohesive composition overall.
- One commissioner stressed the need to keep windows that match the color of the surrounding material to support the building's overall design coherency.

## 3. Resilience.

- Commissioners supported and were excited to see such a large solar array on the roof of the building.
- One commissioner commented on the provision of long-term bike parking on all floors of the building and stressed the need to have elevators that are sized appropriately for bikes and that proposed flooring can handle bike traffic.

## Exhibit List

- A. Applicant's Submittals
  - 1. Original Drawing Set
  - 2. Zoning Narrative
  - 3. Project Narrative
  - 4. Anticipated Modifications drawing, received 11/03/23 and dated 11/30/23
  - 5. Neighborhood Contact Certification, received 11/13/23
  - 6. Revised Drawing Set, received 11/14/23 and dated 11/15/23
- B. Zoning Map
- C. Drawings
  - 1-30. *See Exhibit A.6.*
- 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
  - 2. Bureau of Environmental Services
- F. Public Testimony
  - 1. Christina Budde, 11/20/23, concerns about lack of parking
- G. Other
  - 1. Application form
  - 2. Staff memo to Design Commission
  - 3. Staff Presentation
  - 4. Email correspondence



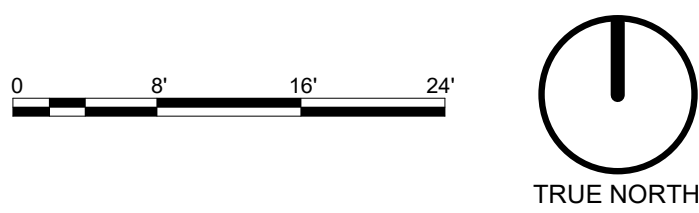


# SITE PLAN

Exhibit A.2



Scale: 3/32" = 1'-0"





# PRELIMINARY BUILDING ELEVATIONS

Exhibit A.8



1. NORTH ELEVATION

Exhibit A.8



3. WEST ELEVATION

Exhibit A.8



2. SOUTH ELEVATION

Exhibit A.8



4. EAST ELEVATION

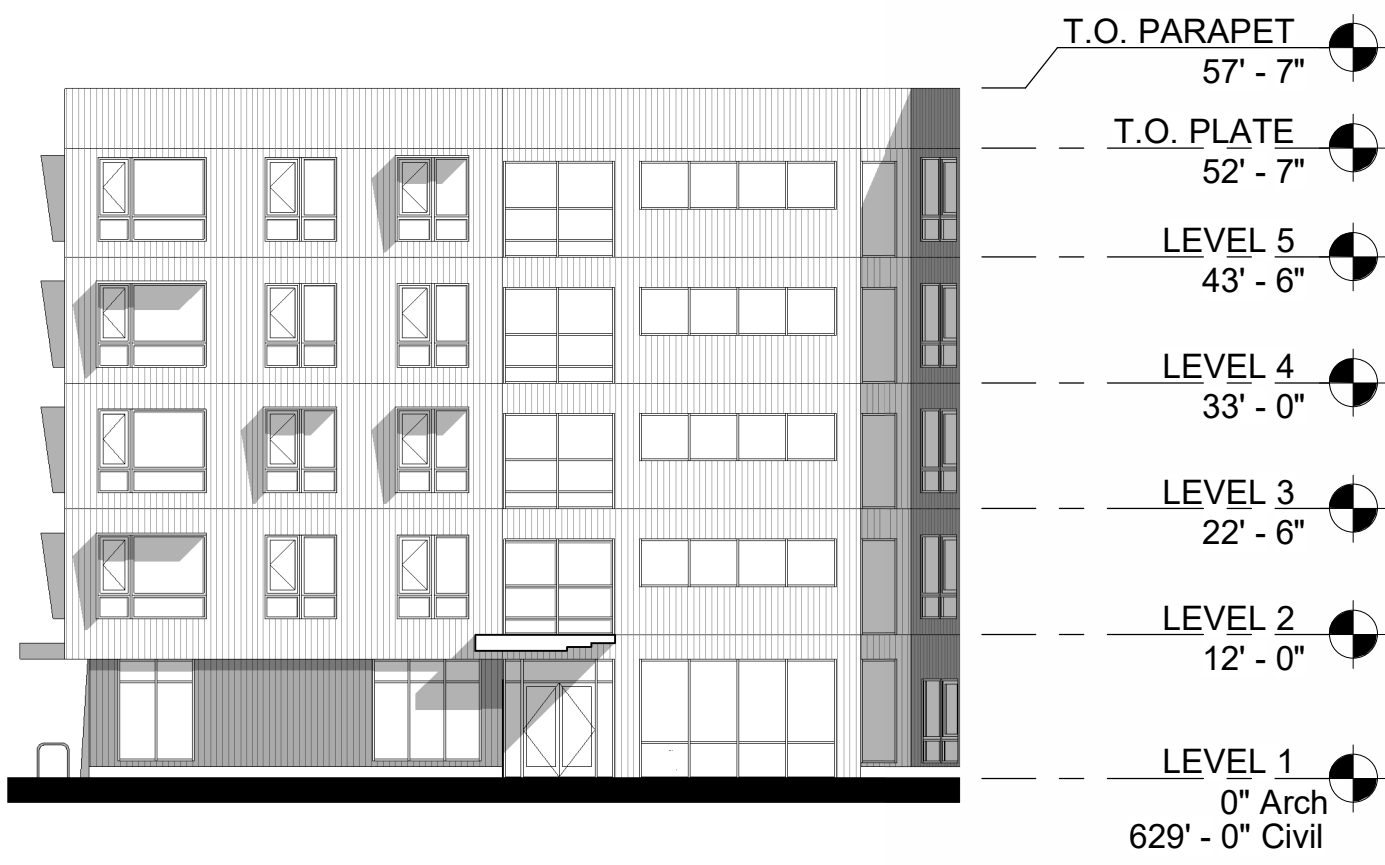
Exhibit A.8

Scale: 1/16" = 1'-0"



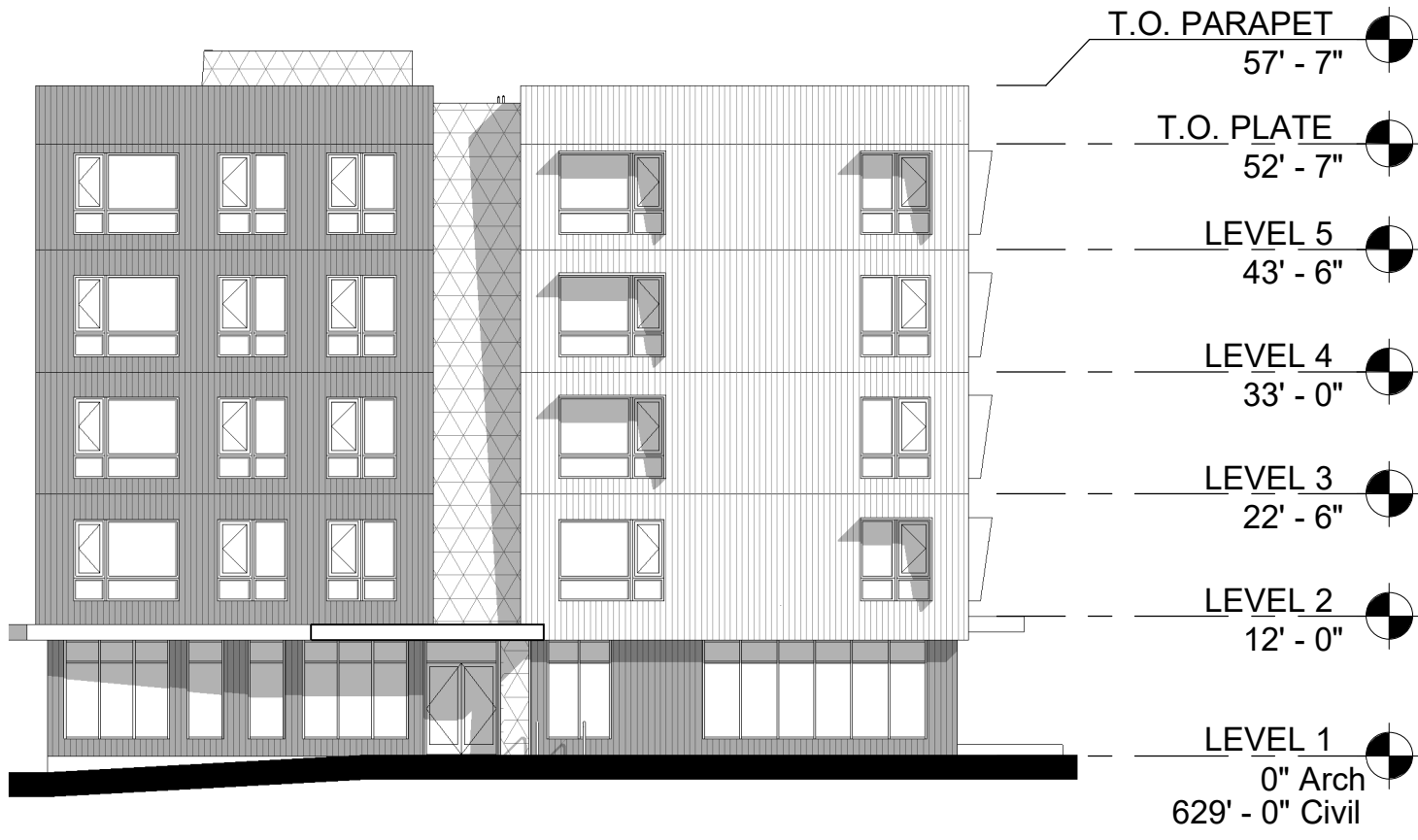
# PRELIMINARY BUILDING ELEVATIONS

Exhibit A.9



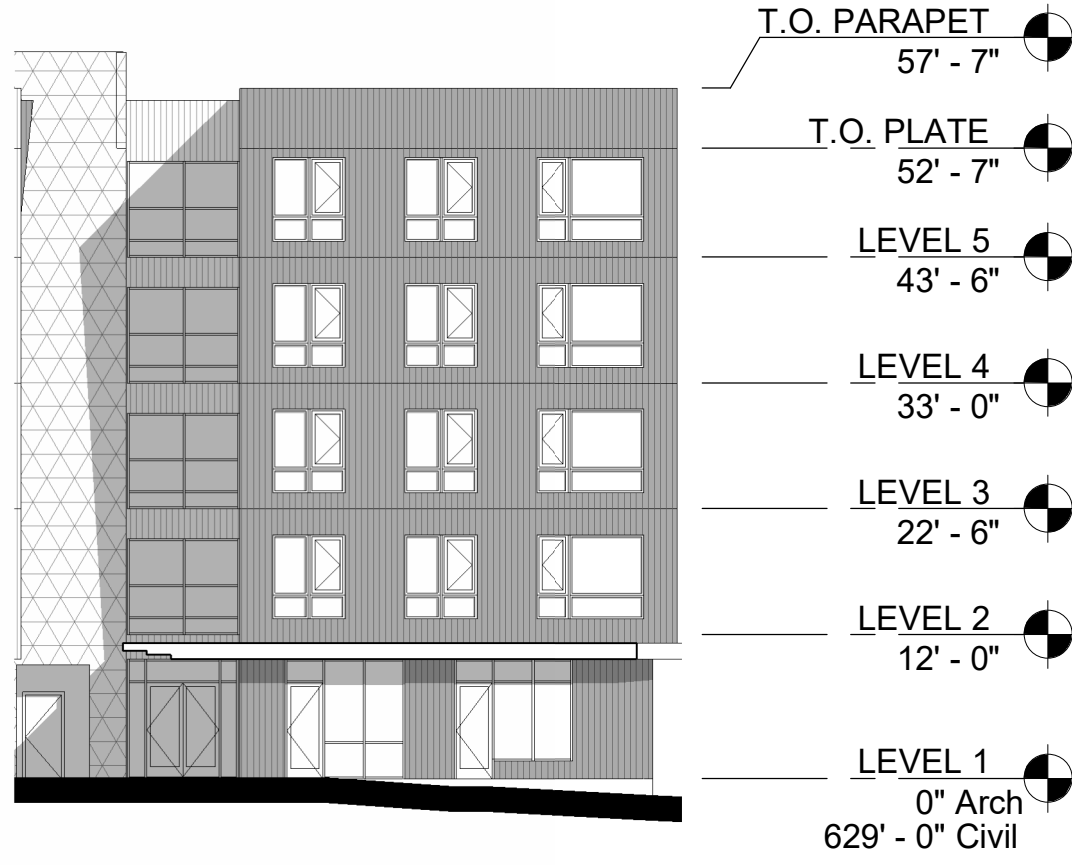
1. SOUTHWEST ELEVATION

Exhibit A.9



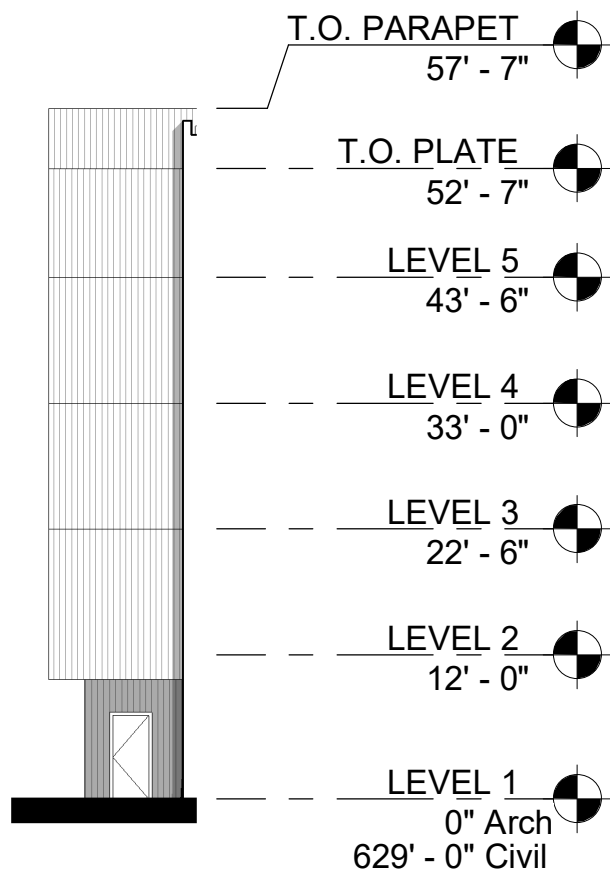
2. NORTHWEST ELEVATION

Exhibit A.9



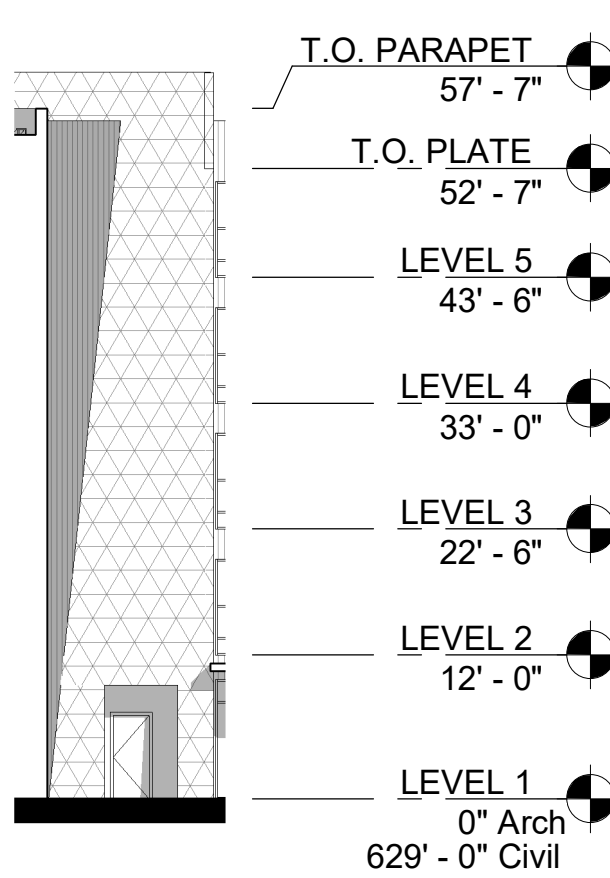
3. NORTHEAST ELEVATION

Exhibit A.9



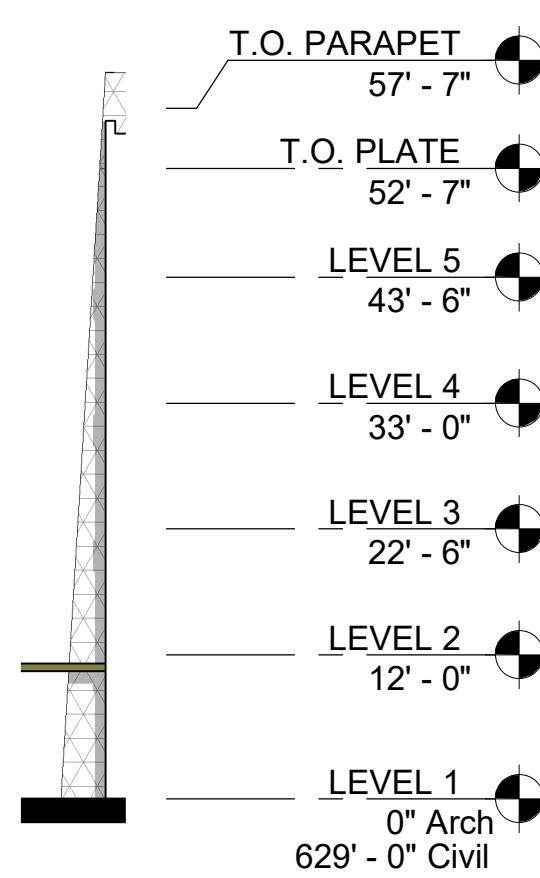
4. PARTIAL WEST ELEV.

Exhibit A.9



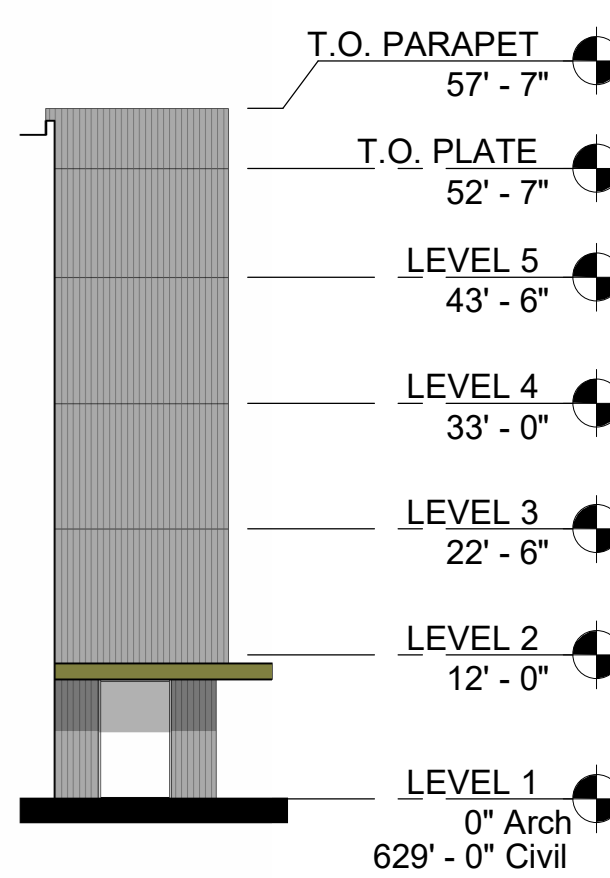
5. NORTHEAST ELEVATION

Exhibit A.9



6. PARTIAL SW ELEVATION

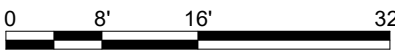
Exhibit A.9



7. PARTIAL SOUTHEAST ELEVATION

Exhibit A.9

Scale: 1/16" = 1'-0"



# LAND USE REVIEW

## Zoning Narrative

DATE

10.12.2023

LRS PROJECT

222219

Land Use Review  
10450 SW Barbur Blvd  
Portland, Oregon 97219

FOR REVIEW BY

Bureau of Development Services, Land Use  
City of Portland  
1900 SW 4th Ave, Suite 5000  
Portland, OR 97201

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## 1. General Information

### OWNERS

Community Partners for Affordable Housing (CPAH)  
6380 SW Capitol Hwy, Portland, Oregon 97239  
Contact: Jilian Saurage Felton, Mac Cunningham

### APPLICANT

LRS Architects Inc.  
720 NW Davis Street Suite 300, Portland, OR 97209  
Contact: Calista Fitzgerald

### PROJECT ADDRESS

10450 SW Barbur Blvd  
Portland, Oregon 97219

### PROPERTY INFORMATION

Block/Lot: **TL 1600 Multnomah County**

Property ID: **R331156**

Year Built: **1973 - existing hotel**

Base Zone: **CM3d(MU-U), Commercial Mixed Use with "d" overlay, Mixed Use Urban Center designation in Comprehensive Plan**

Historic Resource: **n/a**

Plan District: WP – **West Portland Multicultural Plan, Subdistrict A**

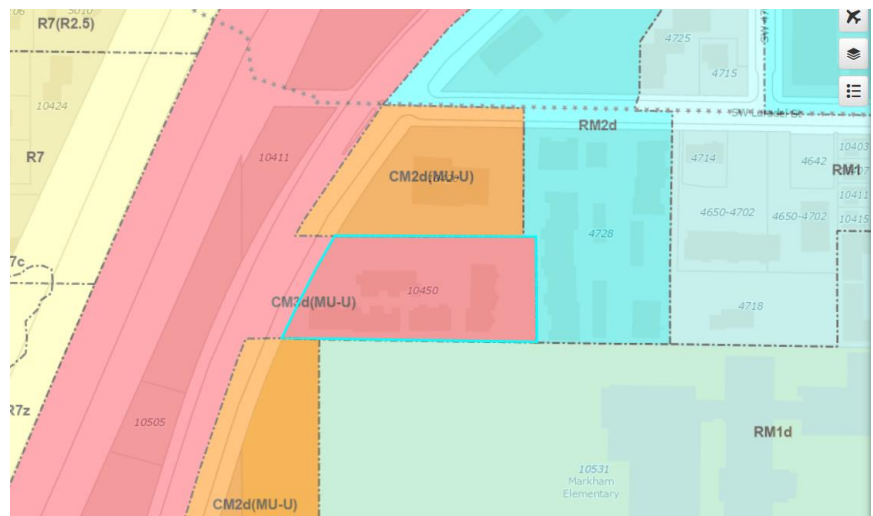
Quarter Section: **4024**

Site area: **1.102 acres = 48,003 SF**

## VICINITY MAP



## ZONING MAP





## 2. Design Review (LUR)

### REVIEW TYPE AND PROCEDURE

Design Advice Request

### DEVELOPMENT STANDARDS

1. **Base Zone Development Standards:**  
**33.130 Commercial Mixed-Use Zones**
2. **33.218 Community Design Standards**
3. **Overlay Zone:**  
**33.420 Design Overlay Zone**
4. **West Portland Multicultural Plan District**

## 3. Existing Building & Site

Existing buildings will be demolished in their entirety.

#### 4. 33.130 Commercial Mixed-Use Zones

##### 33.130.200 LOT SIZE

No minimum required.

##### 33.130.205 FLOOR AREA RATIO

Base height: **65'**.

Bonus height: **75' max.**

The maximum step-down height within 25 feet of a lot line abutting an RM1 zone is 45 feet. Please note that this standard will apply along the south lot line for most of its length.

**Adjustment to the step-down requirement is requested to be up for discussion, as the school property zoned RM1 to the south is at about 10' higher elevation along the property line.**

☒ **The building height is 55', as measured per figure 930-6 from section 33.930 where the highest grade is more than 10' above the lowest grade, therefore this standard is met.**

FAR: **3:1, increasing to 5:1 with bonus provisions.**

Increment of Additional FAR and Height Per Bonus for voluntary Inclusionary Housing: FAR **2:1**, height: **10'**.

☒ **Maximum area allowed is 240,000 SF. Proposed building floor area is 94,000 SF, therefore the standard is met.**

##### 33.130.215 SETBACKS

Min. Building Setbacks:

- Street Lot Line abutting selected Civic Corridors – **10'** - Barbur Blvd is a Civic Corridor.
- Lot Line Abutting OS, RX, C, E, or I Zoned Lot – **10'** along north and SW corner where abutting CM2.
- Minimum setback from RM1- and RM2-zoned lot lines is 10'

☒ **The building façade facing Barbur is set between 10' and 20' from property line, and more than 10' away from south and east property lines zoned as RM1 and RM2, therefore the standard is met.**

Max. Building Setbacks:

- Street Lot Line Abutting Selected Civic Corridors – **20'** - Barbur Blvd is a Civic Corridor.

☒ **The building façade facing Barbur is set between 10' and 20' from property line, therefore the standard is met.**

### 33.130.220 BUILDING COVERAGE

Max. Building Coverage (% of site area)

- Eastern, Western, and River Pattern Areas – **85%** - the site is in the Western Pattern area.

☒ **Building coverage is 61% of the site (at 18,807 SF), therefore it complies with this standard.**

### 33.130.222 BUILDING LENGTH AND FACADE ARTICULATION

Maximum building length – 200' facing street.

☒ **The site is less than 200' long, therefore this standard is not applicable.**

#### C. Facade articulation

In the CM3 zone, the standard applies to buildings more than 45 feet high that have facade areas of more than 4,500 square feet within 20 feet of a street property line.

At least 25 percent of the area of a street-facing facade within 20 feet of a street lot line must be divided into facade planes that are off-set by at least 2 feet in depth from the rest of the facade.

☒ **The street façade is 4,290 SF, therefore this standard is not applicable.**

### 33.130.225 LANDSCAPED AREAS

Min. Landscaped Area (% of site area) – **15%**

☒ **Minimum required: 7,187 SF, provided: 13,642 SF, this standard is met.**

Landscape Buffer Abutting an RF – RM4 or RMP Zoned Lot – **10' @ L3**

### 33.130.228 REQUIRED OUTDOOR AREAS

Required Residential Outdoor Area – **Yes**

- For sites that are more than 20,000 square feet in total area, at least **48 SF** of outdoor area is required for each dwelling unit on the site.
- Minimum required: **48 x 98 = 4,704 SF**
- If individual outdoor areas are provided, they must be **4'x6'** min. and count towards the total SF
- Outdoor common areas: min **500 SF** and max **20'** away from building entrance counts towards the total SF
- Indoor common areas: indoor recreational facility or an indoor tenant community room counts towards the total SF

☒ **Provided residential outdoor area, including indoor common areas is 4,704 SF, therefore this standard is met.**

### 33.130.230 WINDOWS

#### Ground Floor Window Standards – Yes

- Windows in street-facing facades. At least **15%** of the area of each facade that faces a street lot line must be windows or main entrance doors.
- Ground floor window and frontage standards for dwelling units must meet at least **one** of the following standards:
  - o Flexible ground floor design: 12' clear from floor to ceiling, 25' deep, front entrance to unit at street grade.
  - o Front setback: L1 landscaping 5' from street lot line, 25% ground wall area are windows.
  - o Raised ground floor: ground floor 2' above street grade, 25% ground wall area are windows.

**☑ The building is raised more than 2' above the street grade and more than 25% of the ground wall area are windows, therefore this standard is met.**

#### 33.130.235 SCREENING

- Garbage and recycling collection areas: Screening must comply with at least the L3 or F2 standard, from street and adjacent properties.
- Mechanical equipment:
  - o Ground level screening must comply with at least the L3 or F2 standard, from street and adjacent properties, tall enough to screen the equipment.
  - o Rooftop within 50' of R zone (east and south):
    - A parapet along facades facing the R zone that is as tall as the tallest part of the equipment; or
    - A screen around the equipment that is as tall as the tallest part of the equipment; or
    - The equipment is set back from roof edges facing the R zone 3 feet for each foot of height of the equipment.

**☑ The garbage and recycling area are in a wall-enclosed area at the north end of the site. Rooftop equipment is screened with a 42" roof perimeter parapet. This standard is met.**

#### 33.130.240 PEDESTRIAN STANDARDS

- Household Living: at least one connection between one main entrance and the adjacent street. The connection may not be more than 20 feet longer or 120 percent of the straight-line distance, whichever is less.
- Tree preservation. If a tree that is at least 12 inches in diameter is proposed for preservation, and the location of the tree or its root

protection zone would prevent the standard of this paragraph from being met, the connection may be up to 200 percent of the straight-line distance.

- Internal pedestrian connections are required to all site areas used by occupants, public sidewalk can be used instead if the main entrance is within 10' of it, min **6'** wide, or min 3' wide if serving only 4 units.

☒ **There are two pedestrian connections between the street and two main entrances. This standard is met.**

### 33.130.242 TRANSIT STREET MAIN ENTRANCE

One main entrance must:

- Be within **25'** of Barbur Blvd, and
- One of the following:
  - o Face Barbur Blvd
  - o Be up to 45 degrees from Barbur Blvd
  - o Face a courtyard at least 15' wide that abuts Barbur Blvd and that is landscaped to at least the L1 level, or hard surfaced for use by pedestrians; and be within 60 feet of Barbur Blvd
- One entrance every 200'

☒ **The main entrance faces Barbur Blvd and is within 25'. This standard is met.**

### 33.130.245 EXTERIOR DISPLAY, STORAGE, AND WORK ACTIVITIES

Exterior display of goods is allowed.

Exterior storage is not allowed.

### 33.130.270 FENCES

Fences abutting street lot lines:

- Fences that are more than 50 percent sight-obscuring may be up to **3'-6"** high.
- Fences that are 50 percent or less sight-obscuring may be up to **8'** high.
- Fences up to **8'** in setbacks abutting other lot lines

☒ **There are no fences abutting street lot line, therefore this standard is not applicable.**

## 5. 33.218 Community Design Standards

### 33.218.110 STANDARDS FOR PRIMARY AND ATTACHED ACCESSORY STRUCTURES IN RM1, RM2, AND RMP ZONES

The standards of this section can also apply to development of new structures in the RM3, RM4, RX, C and E zones on sites where all the uses are residential. In this case, the applicant can choose to meet all the standards in this section or all the standards in Section 33.218.140, Standards for all Structures in the RM3, RM4, RX, C and E Zones.

### 33.218.140 STANDARDS FOR ALL STRUCTURES IN THE RM3, RM4, RX, C, CI, AND E ZONES

Applicants for development of new structures on sites where the uses are all residential can choose to meet all the standards of this section or all the standards of Section 33.218.110, Standards for Primary and Attached Accessory Structures in RM1, RM2, and RMP Zones.

☒ **LRS determined that Community Design Standards path adds time to the schedule. LRS is choosing design review (LUR) path. Therefore, this section is not applicable.**

## 6. 33.248 Landscaping and Screening

### 33.248.020 LANDSCAPING AND SCREENING STANDARDS

#### A. L1, general landscaping

The L1 standard has two different requirements for trees and shrubs. Ground cover plants must fully cover the remainder of the landscaped area.

- Where the area to be landscaped is less than 30 feet deep, the standard is one large tree per 30 linear feet, one medium tree per 22 linear feet, or one small tree per 15 linear feet. Trees of different sizes may be combined to meet the standard. Trees may be grouped.
- Where the area is 30 feet deep or greater, the requirement is either two high shrubs or three low shrubs per 400 square feet of landscaped area in addition to the trees required in 2.a, above. The shrubs and trees may be grouped.

#### B. L2, low screen

The L2 standard requires enough low shrubs to form a continuous screen 3 feet high. The shrubs must be evergreen. In addition, one large tree is required per 30 linear feet of landscaped area, one medium tree per 22 linear feet of landscaped area, or one small tree per 15 linear feet of landscaped area. Trees of different sizes may be combined to meet the standard. Ground cover plants must fully cover the remainder of the landscaped area. A 3-foot-high masonry wall or a berm may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, any required or nonrequired screen, wall, or fence is to be placed along the interior side of the landscaped area.

#### C. L3, high screen

The L3 standard requires enough high shrubs to form a screen 6 feet high. The shrubs must be evergreen. In addition, one large tree is required per 30 linear feet of landscaped area, one medium tree per 22 linear feet of landscaped area, or one small tree per 15 linear feet of landscaped area. Trees of different sizes may be combined to meet the standard. Ground cover plants must fully cover the remainder of the landscaped area. A 6-foot-high masonry wall may be substituted for the shrubs, but the trees and ground cover plants are still required. When applied along street lot lines, any required or nonrequired screen, wall, or fence is to be placed along the interior side of the landscaped area.

#### G. F2, fully sight-obscuring fence

Fences must be 6 feet high and 100 percent sight-obscuring. Fences may be made of wood, metal, bricks, masonry or other permanent materials.

#### **H. P1, parking lot interior landscaping**

Trees. The P1 standard requires one large tree per 4 parking spaces, one medium tree per 3 parking spaces, or one small tree per 2 parking spaces. At least 20 percent of trees must be evergreen. Trees of different sizes may be combined to meet the standard.

Shrubs. The P1 standard requires 1.5 shrubs per space. For spaces where the front two feet of parking spaces have been landscaped instead of paved, the P1 standard requires one shrub per space. Shrubs may be evergreen or deciduous.

Ground cover plants. The P1 standard requires that the remainder of the area must be planted in ground cover plants. The plants must be spaced to cover the area within 3 years. Mulch does not count as ground cover.



## 7. 33.266 Parking, Loading, Transportation and Parking Demand Management

### 33.266.110 MINIMUM REQUIRED PARKING SPACES

#### B. Minimum number of required parking spaces.

Close to transit: **0.33** spaces per dwelling unit.

Required: 32 spaces.

#### D. Exceptions to the minimum number of parking spaces

Minimum per Standard A - 1 per 2 units

Affordable housing exception – minimum required: **0** – supersedes all other requirements.

☒ **While zero parking spaces are required due to affordable housing exception, the site is providing 37 parking spaces total, therefore this standard is met.**

### 33.266.115 MAXIMUM ALLOWED PARKING SPACES

None.

### 33.266.130 DEVELOPMENT STANDARDS FOR ALL OTHER DEVELOPMENT

#### C. On-site locations and size of vehicle areas.

Where vehicle areas are adjacent to a transit street or a street in a Pedestrian District, no more than 50 percent of the frontage on the transit street or street in a Pedestrian District may be used for vehicle areas.

Minimum Parking Space and Aisle Dimensions: **8'-6" x 16'** @90° angle. 2' of the bumper overhang can be over the landscape area.

☒ **The parking stalls are 8'-6" x 16' @90° angle, therefore this standard is met.**

#### G. Parking area setbacks and landscaping.

Minimum Parking Area Setbacks and Landscaping: Lot line abutting street & CM2: **5 ft. of L2**, abutting RM1 & 2 - **5 ft. of L3**.

Interior landscaping: anywhere where more than 10 parking spaces – **45 SF** of interior landscaped area per parking space. Landscape materials must comply w/P1 standard, must be dispersed and cannot be substituted w/perimeter landscaping. It can be in form of min **4'** wide landscape strips or at the end of parking rows or joining perimeter landscaping. Individual tree planting areas can be any shape but must have min **5'** min interior dimension.

☒ The parking area setback is 5' along the north property line. The required and provided interior landscaping area is 1,665 SF, therefore this standard is met.

### 33.266.200 MINIMUM REQUIRED BICYCLE PARKING

Minimum Required Bicycle Parking Spaces (standard B):

- long term – min 2, or 1.1 per unit – **106 required.**
- short term – min 2, or 1 per 20 units – **6 required.**

☒ **Total long term bicycle parking spaces provided: 112. Total short term bicycle parking provided: 6. The standard is met.**

### 33.266.210 BICYCLE PARKING DEVELOPMENT STANDARDS

Standard bicycle parking - **2'x6' w/5' clearance, 2'-6" clr from rack to wall**

Alternative bicycle parking:

- Horizontal: Side by Side – **1'-6" x 6' w/5' clearance, 2'-6" clr from rack to wall**
- Horizontal: Wall Attached - **2'x6' w/5' clearance, 1' clr from rack to wall**
- More options: vertical, stacked, larger bicycles

#### D. Standards for Long-Term Bicycle Parking

- Location - in lockers or on racks inside the building (inside a residential unit is acceptable), outside if covered
- Must be a secure location
- Min **30%** must be horizontal rack – **32 spaces required, 34 provided**
- Min **5%** for large bikes – **6 spaces required, 6 provided**
- Min **5%** need to have a charging port – **6 spaces required, 6 provided**
- short term – min 2, or 1 per 20 units – **6 required, 6 provided**

☒ **The long term bicycle parking is provided inside the building, on each floor, in a secure bicycle room, therefore the standard is met.**

#### E. Standards for Short-term Bicycle Parking

- Location – on site, outside of the building, same grade as sidewalk, within 50' of main entrance
- Bicycle parking fund can be used in lieu of short-term bicycle parking

### 33.266.310 LOADING STANDARDS

**One standard B loading space is required – 9'W x 18'L x 10'H.**

Setback from street - **5 ft. / L2 or 10 ft. / L1**

Forward motion in and out of driveway, paved.

☒ **One standard B loading space is provided at the northwest corner of the site, with forward motion in and out of the driveway, therefore this standard is met.**

## 8. 33.420 Design Overlay Zone

### 33.420.030 NEIGHBORHOOD CONTACT

Neighborhood Contact III required (meeting, notification, posting steps), see 33.705.020.C.

### 33.420.050 DESIGN STANDARDS

Design Standards are an alternative to Design Review (LUR).

### 33.420.041 WHEN DESIGN REVIEW OR MEETING DESIGN STANDARDS IS REQUIRED

Unless exempted by Section 33.420.045, Items Exempt from This Chapter, new development must meet the design standards or be approved through design review.

**LRS is choosing design review (LUR) path.**

### 33.420.065 DESIGN GUIDELINES

For projects subject to design review, guidelines specific to a design district have been adopted for the areas shown on maps 420-1 through 420-4 at the end of this chapter. **All other areas within the Design overlay zone use the Portland Citywide Design Guidelines.**

## 9. West Portland Multicultural Plan District (WP)

The site is in Subdistrict A.

### 33.595.030 NEIGHBORHOOD CONTACT

**Neighborhood contact type III is required per EA CoP mtg.**

### 33.595.130 REQUIRED GROUND FLOOR ACTIVE USE

**B – Required ground floor active use – N/A**

### 33.595.200 MINIMUM DENSITY

1 unit per 500 SF of site area.

☒ **48,003 SF/500 = 96 units required; 96 units provided therefore this standard is satisfied.**

### 33.595.210 FLOOR AREA RATIO

Maximum FAR – per base zone - **3:1**, increasing to **5:1** with bonus provisions.

Minimum FAR – **1.5:1**

☒ **Maximum area allowed is 240,000 SF. Proposed building floor area is 94,000 SF, therefore the standard is met.**

### 33.595.220 FLOOR AREA BONUS OPTIONS

Overall Maximum FAR with Bonus for CM3 – **6:1**

☒ **Maximum area allowed is 288,000 SF. Proposed building floor area is 94,000 SF, therefore the standard is met.**

### 33.595.230 BONUS HEIGHT

Bonus Height for CM3 – for base height of 65' – **115'**

☒ **The building height is 55', therefore this standard is met.**

### 33.595.240 REQUIRED AFFORDABLE COMMERCIAL SPACE

There is no commercial use on site – N/A

### 33.595.250 COMMERCIAL CORRIDOR STANDARDS

The site doesn't abut the commercial corridor – N/A

### 33.595.260 RESIDENTIAL CORRIDOR STANDARDS

The site doesn't abut the residential corridor – N/A

### 33.595.270 SETBACKS

Not applicable.

### 33.595.275 DESIGN STANDARDS FOR RM1 AND RM2

Not applicable.

### 33.595.280 URBAN GREEN FEATURES

Development must include at least one of the following features:

1. Native landscaping area. At least 10 percent of total site area must be provided as outdoor area with no dimension less than 30 feet in all directions. Up to 30 percent of the outdoor area may be hard surfaced for use by pedestrians or may include a water feature, such as a fountain, waterfall, reflecting pool, or pond. The remainder of the outdoor area must be landscaped to at least the L1 level and all plantings must be native species listed on the Portland Plant List.
2. Space for large trees. At least 10 percent of total site area must be provided as outdoor area with no dimension less than 30 feet in all directions. At least half of this outdoor area must be landscaped to at least the L1 level and the remainder may be hard surfaced for use by pedestrians. At least half of the trees provided to meet the L1 standard must be large tree species. Large trees are defined in Section 33.248.030, Plant Materials.
3. Ecoroof. An ecoroof must be provided that is equivalent in total area to at least 60 percent of the total building footprint of new buildings on the site. The ecoroof area must be approved by the Bureau of Environmental Services as being in compliance with the Stormwater Management Manual's Ecoroof Facility Design Criteria. Area covered by solar panels is exempt from the calculation.
4. Solar panels and reflective surfaces.
  - a. At least 40 percent, or 2,000 square feet whichever is greater, of the building roof area must be covered by a solar energy system; and
  - b. Areas that are not covered by the following must be covered by a reflective surface meeting the Energy Star requirements for solar reflectance:
    - (1) Solar energy system;
    - (2) Mechanical equipment, housing for mechanical equipment, and required access to, or entrance from, mechanical equipment;

- (3) Stairwell and elevator enclosures;
- (4) Vents; or
- (5) Skylights.

☒ **The building design includes solar panels on the roof, therefore this standard is met.**

### **33.595.290 RETAINING WALLS**

1. Retaining walls are limited to 4 feet in height measured from the bottom of the footing, as shown in Figure 595-1.
2. Retaining walls must be set back at least 3 feet from other street-facing retaining walls, as shown in Figure 595-1. The 3 foot setback area must be landscaped to at least the L2 standard, except that trees are not required. A wall or berm may not be substituted for the shrubs.

☒ **There is a retaining wall at the southwest corner of the site, facing the street and it will be less than 4' in height, therefore this standard is met.**

# DAR APPLICATION

## Project Narrative – 10450 SW Barbur Boulevard

This project is located on 1.12 acres in the West Portland Town Center. The existing five buildings of the Value Inn will be demolished and replaced by new five story Affordable Apartment building that is funded by the Portland Housing Bureau.

The new five story building will provide 96 units (25) studios, (24) 1 bedrooms, (29) 2 bedrooms, (9) three bedrooms, and (9) four bedrooms. The ground floor has two separate common rooms, property manager offices, and offices and meeting rooms for onsite support services. Estimated 94,810 square feet.

Solar panels will be provided. The project is pursuing sustainability certification, targeting Gold or higher.

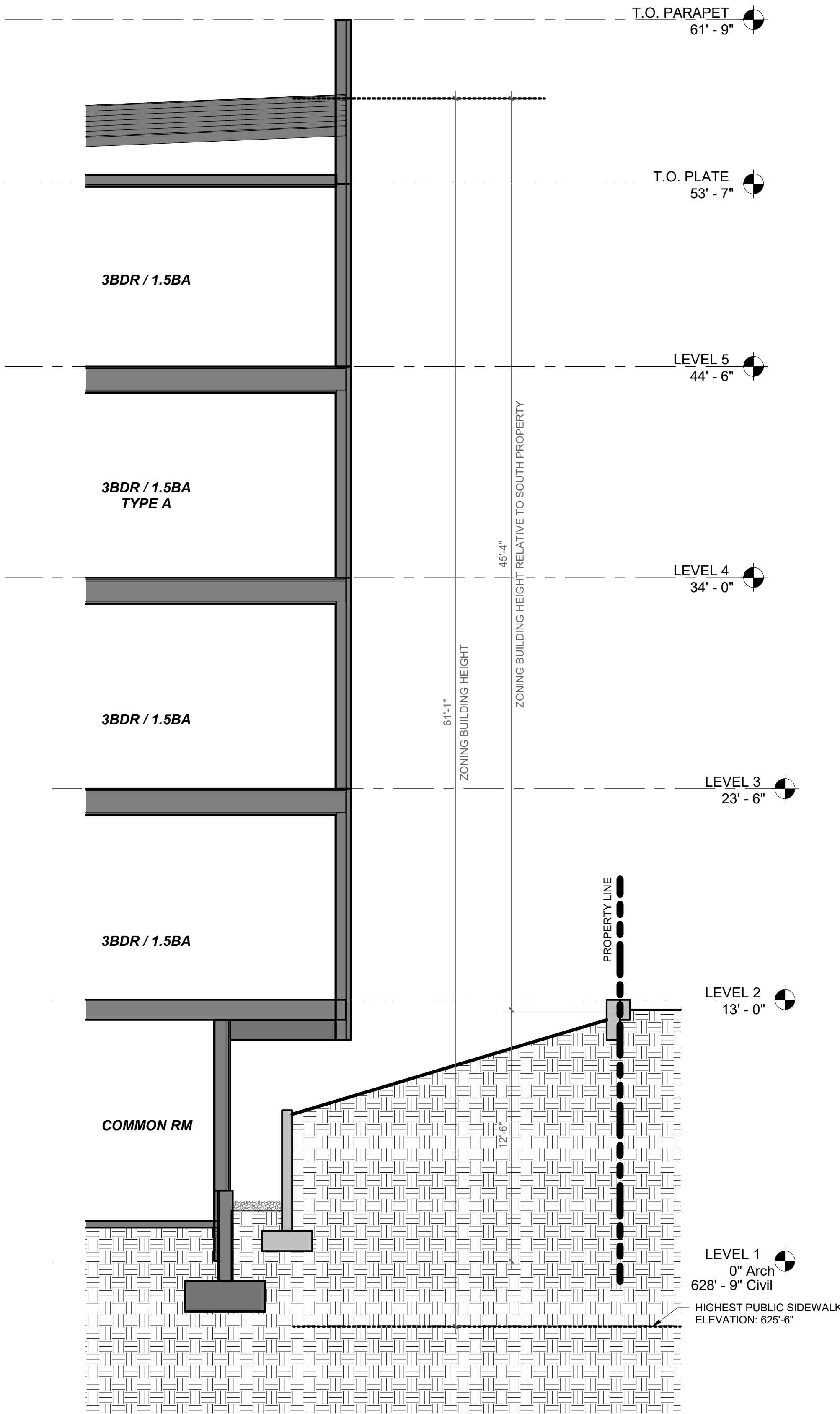
Thirty-seven (37) parking spaces are included. In addition, a portion of the spaces will be allocated for future electric vehicle charging (EV Ready).

The building is oriented on the southern side of the property to preserve the existing driveway to Barbur Boulevard (Hwy 99) to meet Oregon Department of Transportation (ODOT) requirements. Located on the south side of the building, the common area provides a protected area from Barbur Boulevard for both safety and noise.



# ANTICIPATED MODIFICATIONS

Exhibit A.13



Scale: 1/4" = 1'-0"

NOT FOR CONSTRUCTION

November 13, 2023

Ben Neilsen  
City of Portland, Land Use Services  
1900 SW 4<sup>th</sup> Avenue, Suite 5000  
Portland, Oregon 97201

RE: EA 23-093524 DA

Dear Ben:

This letter serves as certification that the requirements of Neighborhood Contact 3 has been completed for the proposed development at 10450 SW Barbur Blvd.

Please find attached the following documents:

- Copy of initial notification emails sent to:
  - West Portland Park Neighborhood District, 9/26/23 and 10/4/23
  - Crestwood Neighborhood Association 10/12/23
  - Portland Public Schools 9/26/23 and 10/17/23
  - Southwest Community Services 9/26/23
  - SW Equity Coalition 10/17/23
  - West Portland Multicultural District Neighborhood 10/17/23
- Proof of posting of Development Sign, on October 23<sup>rd</sup>.
- Proof of website update on Portland Maps.
- Neighborhood meeting was held virtually on November 7<sup>th</sup>
- Notes of public meeting emailed to the neighborhood association, district neighborhood coalition, and school district. Including attendance log. \*No Business Association for this location.

If you have any additional questions, please do not hesitate to ask.

Sincerely,

  
Calista Fitzgerald, Associate Principal

LRS Architects, Inc.



720 NW DAVIS STREET • SUITE 300  
PORTLAND, OREGON 97209 • 503.221.1121  
WWW.LRSARCHITECTS.COM

1777 SW CHANDLER AVENUE • SUITE 270  
BEND, OREGON 97702 • 541.668.9550

EA 23-093524 DA - Exhibit A.5

EA 23-093524 DA

Neighborhood Contact

## Calista Fitzgerald

---

**From:** Calista Fitzgerald  
**Sent:** Tuesday, September 26, 2023 7:15 AM  
**To:** javierfmoncada@icloud.com  
**Cc:** Mac Cunningham; 222219 CPAH Barbur Apartments  
**Subject:** West Portland Park - Neighborhood Contact  
**Attachments:** 230804 site plan A001.pdf

Javier –

I would like to schedule a neighborhood public meeting to review a new development located at 10450 SW Barbur Blvd, currently the Barbur Value Inn site.

This affordable housing development will be a 5 story building with 96 units for families. The unit mix includes studio, 1 bedrooms, 2 bedrooms, 3 bedrooms, and 4 bedrooms. Improvements include a sidewalk in the right of way and 37 parking spaces on site. Total square footage is 99,807 sf. The project is funded by Metro Bond Housing Funds. Please attached site plan.

Please let me know what date and time is best for a neighborhood meeting. If you need any additional information, please let me know.

Calista Fitzgerald  
LRS Architects  
[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)  
503-265-1535

Mac Cunningham  
Community Partners for Affordable Housing  
[mcunningham@cpahoregon.org](mailto:mcunningham@cpahoregon.org)  
503-293-4038

## Calista Fitzgerald

---

**From:** Calista Fitzgerald  
**Sent:** Wednesday, October 4, 2023 4:25 PM  
**To:** Javier Moncada; wppna-president@swni.org  
**Cc:** Mac Cunningham; 222219 CPAH Barbur Apartments  
**Subject:** FW: West Portland Park - Neighborhood Contact  
**Attachments:** 230804 site plan A001.pdf

Javier –

Please see request below to schedule a neighborhood public meeting sent on 9/26/23. The icloud email was found on the portlandmaps website. The wppna-president email was recently located on the swni.org website.

Thank you-  
Calista Fitzgerald

---

**From:** Calista Fitzgerald  
**Sent:** Tuesday, September 26, 2023 7:15 AM  
**To:** javierfmoncada@icloud.com  
**Cc:** Mac Cunningham <mcunningham@cpahoregon.org>; 222219 CPAH Barbur Apartments <222219@lrsarchitects.com>  
**Subject:** West Portland Park - Neighborhood Contact

Javier –

I would like to schedule a neighborhood public meeting to review a new development located at 10450 SW Barbur Blvd, currently the Barbur Value Inn site.

This affordable housing development will be a 5 story building with 96 units for families. The unit mix includes studio, 1 bedrooms, 2 bedrooms, 3 bedrooms, and 4 bedrooms. Improvements include a sidewalk in the right of way and 37 parking spaces on site. Total square footage is 99,807 sf. The project is funded by Metro Bond Housing Funds. Please attached site plan.

Please let me know what date and time is best for a neighborhood meeting. If you need any additional information, please let me know.

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LRS Architects  
[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)  
503-265-1535

Mac Cunningham  
Community Partners for Affordable Housing  
[mcunningham@cpahoregon.org](mailto:mcunningham@cpahoregon.org)  
503-293-4038

## Calista Fitzgerald

---

**From:** Calista Fitzgerald  
**Sent:** Thursday, October 12, 2023 3:52 PM  
**To:** crestwood-board@swni.org  
**Cc:** Mac Cunningham; 222219 CPAH Barbur Apartments  
**Subject:** Neighborhood Contact - new affordable housing  
**Attachments:** Site Plan.pdf

Crestwood Neighborhood Association Board:

Myself and Community Partners for Affordable Housing will be presenting a new development located at 10450 SW Barbur (currently the Barbur Value Inn) at the West Portland Park Neighborhood meeting on November 9<sup>th</sup> at 7pm. The zoom link can be found on SWNI Calendar: <https://swni.org/swni-calendar/>

This affordable housing development will be a 5 story building with 96 units for families. The unit mix includes studios, 1 bedrooms, 2 bedrooms, 3 bedrooms and 4 bedrooms. Improvements include a sidewalk in the right of way and 37 parking spaces on site. Total square footage is 99,807 sf. The project is funded by Metro Bond Housing Funds. Please see attached site plan.

The site is immediately north of the Markham Elementary playing fields.

Meanwhile, if you need any additional information, please do not hesitate to contact myself or Mac Cunningham, copied on this email.

Calista Fitzgerald  
LRS Architects  
[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)  
503-265-1535

Mac Cunningham  
Community Partners for Affordable Housing  
[mcunningham@cpahoregon.org](mailto:mcunningham@cpahoregon.org)  
503-293-4038

## Calista Fitzgerald

---

**From:** Calista Fitzgerald  
**Sent:** Tuesday, September 26, 2023 7:21 AM  
**To:** dwhite2@pps.net  
**Cc:** Mac Cunningham; 222219 CPAH Barbur Apartments  
**Subject:** Neighborhood Contact - new affordable housing  
**Attachments:** email WPP 09262023.pdf

Dana –

I am in the process to organizing a public meeting for a new development located at 10450 SW Barbur Blvd, currently the Barbur Value Inn site.

This affordable housing development will be a 5 story building with 96 units for families. The unit mix includes studio, 1 bedrooms, 2 bedrooms, 3 bedrooms, and 4 bedrooms. Improvements include a sidewalk in the right of way and 37 parking spaces on site. Total square footage is 99,807 sf. The project is funded by Metro Bond Housing Funds. Please attached site plan.

The site is immediately north of the Markham School playing fields.

I will advise when the neighborhood meeting is scheduled. Meanwhile If you need any additional information, please do not hesitate to contact myself or Mac Cunningham.

Calista Fitzgerald  
LRS Architects  
[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)  
503-265-1535

Mac Cunningham  
Community Partners for Affordable Housing  
[mcunningham@cpahoregon.org](mailto:mcunningham@cpahoregon.org)  
503-293-4038

## Calista Fitzgerald

---

**From:** Calista Fitzgerald  
**Sent:** Tuesday, October 17, 2023 3:28 PM  
**To:** dwhite2@pps.net  
**Cc:** Mac Cunningham; 222219 CPAH Barbur Apartments  
**Subject:** RE: Neighborhood Contact - new affordable housing

Dana –

Following up on the previous email sent on September 26<sup>th</sup> regarding a new development at 10450 SW Barbur Blvd. The public meeting is schedule for November 9<sup>th</sup> at 7pm as part of the West Portland Park neighborhood meeting. Zoom information is provided below.

If you have any questions, please do not hesitate to ask!

Calista Fitzgerald

November 9, 2023 7:00 pm - 8:30 pm

Southwest Neighborhoods is inviting you to a scheduled Zoom meeting.

Topic: West Portland Park NA Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/83001141502?pwd=Tx3NXhObE1VZXBiNjJUTmV5OTI1UT09>

Meeting ID: 830 0114 1502

Passcode: 409182

One tap mobile

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+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 830 0114 1502

Passcode: 409182

Find your local number: <https://us02web.zoom.us/u/kbRTHkMx5V>



---

**From:** Calista Fitzgerald <cfitzgerald@lrsarchitects.com>  
**Sent:** Tuesday, September 26, 2023 7:21 AM  
**To:** dwhite2@pps.net  
**Cc:** Mac Cunningham <mcunningham@cpahoregon.org>; 222219 CPAH Barbur Apartments <222219@lrsarchitects.com>  
**Subject:** Neighborhood Contact - new affordable housing

Dana –

I am in the process to organizing a public meeting for a new development located at 10450 SW Barbur Blvd, currently the Barbur Value Inn site.

This affordable housing development will be a 5 story building with 96 units for families. The unit mix includes studio, 1 bedrooms, 2 bedrooms, 3 bedrooms, and 4 bedrooms. Improvements include a sidewalk in the right of way and 37 parking spaces on site. Total square footage is 99,807 sf. The project is funded by Metro Bond Housing Funds. Please attached site plan.

The site is immediately north of the Markham School playing fields.

I will advise when the neighborhood meeting is scheduled. Meanwhile If you need any additional information, please do not hesitate to contact myself or Mac Cunningham.

Calista Fitzgerald  
LRS Architects  
[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)  
503-265-1535

Mac Cunningham  
Community Partners for Affordable Housing  
[mcunningham@cpahoregon.org](mailto:mcunningham@cpahoregon.org)  
503-293-4038

**Calista Fitzgerald**  
ASSOCIATE PRINCIPAL

**LRS Architects**  
**O** (503) 265-1535 **M** (503) 866-8202  
[website](#)

## Calista Fitzgerald

---

**From:** Calista Fitzgerald  
**Sent:** Tuesday, September 26, 2023 7:30 AM  
**To:** 'CivicLife@PortlandOregon.gov'  
**Cc:** Mac Cunningham; 222219 CPAH Barbur Apartments  
**Subject:** Neighborhood Contact: for West Portland Park  
**Attachments:** 230804 site plan A001.pdf

Southwest Community Services:

I am coordinating with West Portland Park to set up a public meeting to review a new development located at 10450 SW Barbur Blvd, currently the Barbur Value Inn site.

This affordable housing development will be a 5 story building with 96 units for families. The unit mix includes studio, 1 bedrooms, 2 bedrooms, 3 bedrooms, and 4 bedrooms. Improvements include a sidewalk in the right of way and 37 parking spaces on site. Total square footage is 99,807 sf. The project is funded by Metro Bond Housing Funds. Please attached site plan.

As there is not a contact listed for Southwest Community Services website, who should I send the meeting notice to? If you need any additional information, please let me know.

Calista Fitzgerald  
LRS Architects  
[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)  
503-265-1535

Mac Cunningham  
Community Partners for Affordable Housing  
[mcunningham@cpahoregon.org](mailto:mcunningham@cpahoregon.org)  
503-293-4038

## Calista Fitzgerald

---

**From:** Calista Fitzgerald  
**Sent:** Tuesday, October 17, 2023 3:14 PM  
**To:** Mohanad@uniteoregon.org  
**Cc:** Mac Cunningham; 222219 CPAH Barbur Apartments; Magda Gerencer  
**Subject:** West Portland Multicultural Plan District Neighborhood Contact - new affordable housing  
**Attachments:** 230804 site plan A001.pdf

Mohanad –

The Office of Community and Civic Life provided your contact information as the SW Equity Coalition Manager.

There is a virtual public meeting on November 9<sup>th</sup>, 7 pm for a new development located at 10450 SW Barbur Blvd, currently the Barbur Value Inn site. Zoom information is provided below.

This affordable housing development will be a 5 story building with 96 units for families. The unit mix includes studio, 1 bedrooms, 2 bedrooms, 3 bedrooms, and 4 bedrooms. Improvements include a sidewalk in the right of way and 37 parking spaces on site. Total square footage is 99,807 sf. The project is funded by Metro Housing Bond. Please see attached site plan.

If you have any questions, please do not hesitate to contact myself or Mac Cunningham.

Calista Fitzgerald  
LRS Architects  
[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)  
503-265-1535

Mac Cunningham  
Community Partners for Affordable Housing  
[mcunningham@cpahoregon.org](mailto:mcunningham@cpahoregon.org)  
503-293-4038

November 9, 2023 7:00 pm - 8:30 pm

Southwest Neighborhoods is inviting you to a scheduled Zoom meeting.

Topic: West Portland Park NA Meeting

Join Zoom Meeting  
<https://us02web.zoom.us/j/83001141502?pwd=Tx3NXhObE1VZXBjJUTmV5OTI1UT09>

Meeting ID: 830 0114 1502  
Passcode: 409182  
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## Dial by your location

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+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 830 0114 1502

Passcode: 409182

Find your local number: <https://us02web.zoom.us/j/8440111111>

## Calista Fitzgerald

---

**From:** Mohanad Alnajjar <mohanad@uniteoregon.org>  
**Sent:** Wednesday, October 18, 2023 8:15 AM  
**To:** Calista Fitzgerald  
**Cc:** Mac Cunningham; 222219 CPAH Barbur Apartments; Magda Gerencer  
**Subject:** Re: West Portland Multicultural Plan District Neighborhood Contact - new affordable housing

Hello Calista,

Thank you for reaching out! It's exciting to see the progress of this project, the Southwest Corridor Equity Coalition (SWEC) has been involved in the early stages of developing the statement of community values for this site, working with Metro and PHB. Also, CPAH is one of the very active partners of SWEC (it's nice to reconnect with you, Mac) and it's wonderful that they were selected to develop this property.

I have another in-person meeting the evening of 11/9 for the Steering Committee of the TV Highway transit project, but I will try my best to join your meeting or ask one of my colleagues to represent us. In the meantime, could you please share a bit more information about the agenda of the meeting?

Respectfully,

**Mohanad Alnajjar**  
Washington County Chapter Director



**E-mail:** [mohanad@uniteoregon.org](mailto:mohanad@uniteoregon.org)

**Pronouns:** He/Him/His

**Languages:** English & Arabic

Schedule a meeting: [30 min](#) or [45 min](#)

[Unite Oregon](#) | [WaCo Chapter](#) | [SWEC](#)

Join our intercultural movement for equity and justice!

[Donate or become a Unite for the Future \(U4F\) member here](#)

On Tue, Oct 17, 2023 at 3:14 PM Calista Fitzgerald <[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)> wrote:

Mohanad –

The Office of Community and Civic Life provided your contact information as the SW Equity Coalition Manager.

There is a virtual public meeting on November 9<sup>th</sup>, 7 pm for a new development located at 10450 SW Barbur Blvd, currently the Barbur Value Inn site. Zoom information is provided below.

This affordable housing development will be a 5 story building with 96 units for families. The unit mix includes studio, 1 bedrooms, 2 bedrooms, 3 bedrooms, and 4 bedrooms. Improvements include a sidewalk in the right of way and 37 parking spaces on site. Total square footage is 99,807 sf. The project is funded by Metro Housing Bond. Please see attached site plan.

If you have any questions, please do not hesitate to contact myself or Mac Cunningham.

Calista Fitzgerald

LRS Architects

[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)

503-265-1535

Mac Cunningham

Community Partners for Affordable Housing

[mcunningham@cpahoregon.org](mailto:mcunningham@cpahoregon.org)

503-293-4038

November 9, 2023 7:00 pm - 8:30 pm

Southwest Neighborhoods is inviting you to a scheduled Zoom meeting.

Topic: West Portland Park NA Meeting

Join Zoom Meeting

<https://us02web.zoom.us/j/83001141502?pwd=Tx3NXhObE1VZXBiNjJUTmV5OTI1UT09>

Meeting ID: 830 0114 1502

Passcode: 409182

One tap mobile

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Dial by your location

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+1 346 248 7799 US (Houston)

+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

+1 312 626 6799 US (Chicago)

Meeting ID: 830 0114 1502

Passcode: 409182

Find your local number: <https://us02web.zoom.us/j/83001141502?pwd=Tx3NXhObE1VZXBiNjJUTmV5OTI1UT09>

**Calista Fitzgerald**

ASSOCIATE PRINCIPAL

**LRS Architects**

**O** (503) 265-1535 **M** (503) 866-8202

[website](#)



EA 23-093524 DA

# Development Sign Posted on October 23, 2023



This sign is posted on the property. Property line is behind the arborvitae.

This sign is posted for visibility on Barbur



EA 23-093524 DA

Website

Posted on October 25, 2023



### Thanks!

Thank you for submitting the online application for your project. You may print this page for your records. You should also receive an email containing receipt. If you do not, please check your spam and / or junk folders.

Print



### Project Location

Property ID: R331156  
[Portlandmaps.com](https://www.portlandmaps.com)  
10450 SW BARBUR BLVD  
Portland, OR  
97219

### Applicant Info

Community Partners for Affordable Housing  
[mcunningham@cpahoregon.org](mailto:mcunningham@cpahoregon.org)  
(503) 293-4038

### Project Info

CPAH Barbur

Project size	98,460 ft²
Date submitted	10/12/2023

New five story affordable apartment building that will provide 96 units (25) studios, (24) 1 bedrooms, (29) 2 bedrooms, (9) three bedrooms, and (9) four bedrooms. The ground floor has two separate common rooms, property manager offices, and offices and meeting rooms for on-site support services.



### Associations and Districts

Neighborhood associations, neighborhood coalitions and business districts within 400' of the submitted site:

#### Southwest Community Services

District type: Neighborhood Coalition  
Email: [CivicLife@PortlandOregon.gov](mailto:CivicLife@PortlandOregon.gov)  
<https://www.portland.gov/neighborhoods/district-offices/southwest-community-services>  
<https://www.portland.gov/civic/myneighborhood/swneighborhoods>

#### West Portland Park

District type: Neighborhood Association  
Email: [wpp-board@swni.org](mailto:wpp-board@swni.org)  
<https://www.portland.gov/neighborhoods/southwest/west-portland-park>  
<https://swni.org/west-portland-park-neighborhood-association/>

#### Crestwood

District type: Neighborhood Association  
Email: [crestwood-board@swni.org](mailto:crestwood-board@swni.org)  
<https://www.portland.gov/neighborhoods/southwest/crestwood>  
<https://swni.org/crestwood-neighborhood-association/>

### Required Public Meeting

Projects over 25,000 ft², or projects over 10,000 ft² with the Design (d) overlay zone are required to hold a public meeting. Please see the City of Portland's Public Meeting Requirements page for more information.

EA 28-099524 DA - Exhibit A.5

time, and location of the public meeting if required.

Date and Time 11/9/2023, 7:00:00 PM

Location Zoom meeting

Notes November 9, 2023 7:00 pm - 8:30 pm Southwest Neighborhoods is inviting you to a scheduled Zoom meeting. Topic: West Portland Park NA Meeting Join Zoom Meeting <https://us02web.zoom.us/j/83001141502?pwd=Tx3NXhObE1VZXBiNjJlUTMvV5OTI1UT09> Meeting ID: 830 0114 1502 Passcode: 409182 One tap mobile +16699009128,,83001141502#,,,,\*409182# US (San Jose) +12532158782,,83001141502#,,,,\*409182# US (Tacoma) Dial by your location +1 669 900 9128 US (San Jose) +1 253 215 8782 US (Tacoma) +1 346 248 7799 US (Houston) +1 646 558 8656 US (New York) +1 301 715 8592 US (Washington DC) +1 312 626 6799 US (Chicago) Meeting ID: 830 0114 1502 Passcode: 409182 Find your local number: <https://us02web.zoom.us/j/83001141502?pwd=Tx3NXhObE1VZXBiNjJlUTMvV5OTI1UT09>



The Portland Bureau of Planning and Sustainability (BPS) develops creative and practical solutions to enhance Portland's livability, preserve distinctive places and plan for a resilient future. Visit [www.portlandoregon.gov/bps](http://www.portlandoregon.gov/bps) to learn more.

503-823-7700 // [bps@portlandoregon.gov](mailto:bps@portlandoregon.gov) // [@portlandbps](https://twitter.com/portlandbps) // [Facebook](https://www.facebook.com/portlandbps) // [Map and directions](#)

EA 23-093524 DA

Neighborhood Meeting Notes  
Held November 7, 2023

# MEETING MINUTES

## West Portland Park Neighborhood Association

### MEETING DATE

November 9, 2023

### PROJECT

222219

CPAH Barbur Apartments  
Portland, Oregon

### Participants

#### ATTENDEES

CPAH: Mac Cunningham, Jilian Saurage Felton

LRS: Calista Fitzgerald, Magda Gerencer

BPS: Mary Hoffman

Neighborhood: Gerry Lenten, Javier Marcata, Gary Runde, Laurant Timm, Peter Drake, Madeleine Denko Carler, Lynn Guyer, Keborah, Betty McArdle, Regina Pruss, Amanda Fritz

#### DISTRIBUTION

CPAH, LRS, BPS, West Portland Park Neighborhood Association, Portland Public Schools, SW Equity Coalition, Southwest Community Services, Crestwood Neighborhood Association, West Portland Multicultural Plan District

### Minutes

1. Introductions.
2. Mac and Jilian presented CPAH slides (see attached exhibit A).
3. Calista presents LRS slides and the project (see attached exhibit B).
4. Questions and comments:
  - a. Javier loves the community space inclusion and the opportunity for the neighborhood.
  - b. Gary asked if there are elevators. Per Calista, yes, two.  
Gary asked if there is AC in the living units. Per Calista, yes. Jilian added that CPAH requires AC in units.  
Gary asked when the construction would start. Per Mac in early 2025 and finishing in late 2026.
  - c. Madeleine asked if the fiber cement panel is mold resistant? Per Calista, yes.  
Madeleine asked if there are visitor parking spots. Per Calista, no, we are not required to provide any parking spots.  
Madeleine asked how CPAH finds people to work with. Mac answered that it's done through outreach with community groups (HAKI, Urban League), then CPAH puts out information that units will be released soon, then releases renter code information and paperwork, waitlist etc.  
Madeleine asked if there is asbestos in current Value Inn buildings. Per Mac it is likely, but it will be tested and then disposed of properly if necessary.

- d. Betty McArdle asked if there is room for gardening areas or quiet sitting areas. Per Calista there is no room for gardening, it's a very tight site. We have seating in the plazas and at the front and at the waiting area.
- e. Mary Hoffmann asked why there are no balconies. Per Calista and Jilian balconies are not provided per CPAH direction.  
Mary Hoffmann asked if there are east facing windows at the ends of corridors or amenity. Per Calista the corridors do have windows facing east for daylight.  
Mary Hoffmann asked if the 'wings' are for solar shading? Per Calista, yes.  
Mary Hoffmann asked how the ground level residents facing the parking could have privacy and if a barrier can be added. Per Calista there is a storm water planter between the parking and the units.
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Respectfully submitted by:

**Magda Gerencer, Project Manager**

Attachments:

Exhibit A – CPAH Slide Deck

Exhibit B – LRS Slide Deck

Exhibit C – Attendance Log



# CPAH 101



COMMUNITY PARTNERS  
FOR AFFORDABLE HOUSING

## Point of Contact



**Name: Mac Cunningham**

**Title: Associate Housing Developer**

**Contact**

**(503) 293-4038 ext. 724**

**Information: [mcunningham@cpahoregon.org](mailto:mcunningham@cpahoregon.org)**





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- Supportive Housing Case Management and Rapid Rehousing
- Supportive Housing Resident Services





# Our Numbers



**980**  
Residents

**531**  
Homes



Cedar Grove



**11**  
Apartment  
Communities



Village at  
Washington Square



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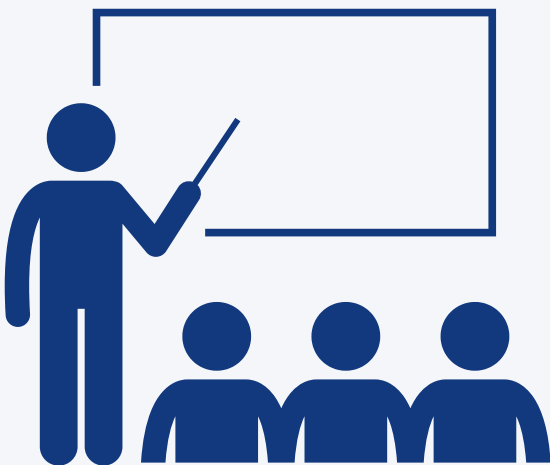
Average Income: \$29,000



Grocery  
Store Clerk

60% AMI

Average Income: \$55,000



Teacher





COMMUNITY PARTNERS  
FOR AFFORDABLE HOUSING

**Thank You**

# CPAH BARBUR APARTMENTS

## Neighborhood Presentation



# PROJECT TEAM

## Project Summary



Property Owner & Public Funding



Developer



Public Funding



Service Partners



Architect



General Contractor



Structural



Mechanical | Plumbing



Electrical



Civil



Landscape

# SUMMARY OF DEVELOPMENT PROGRAM

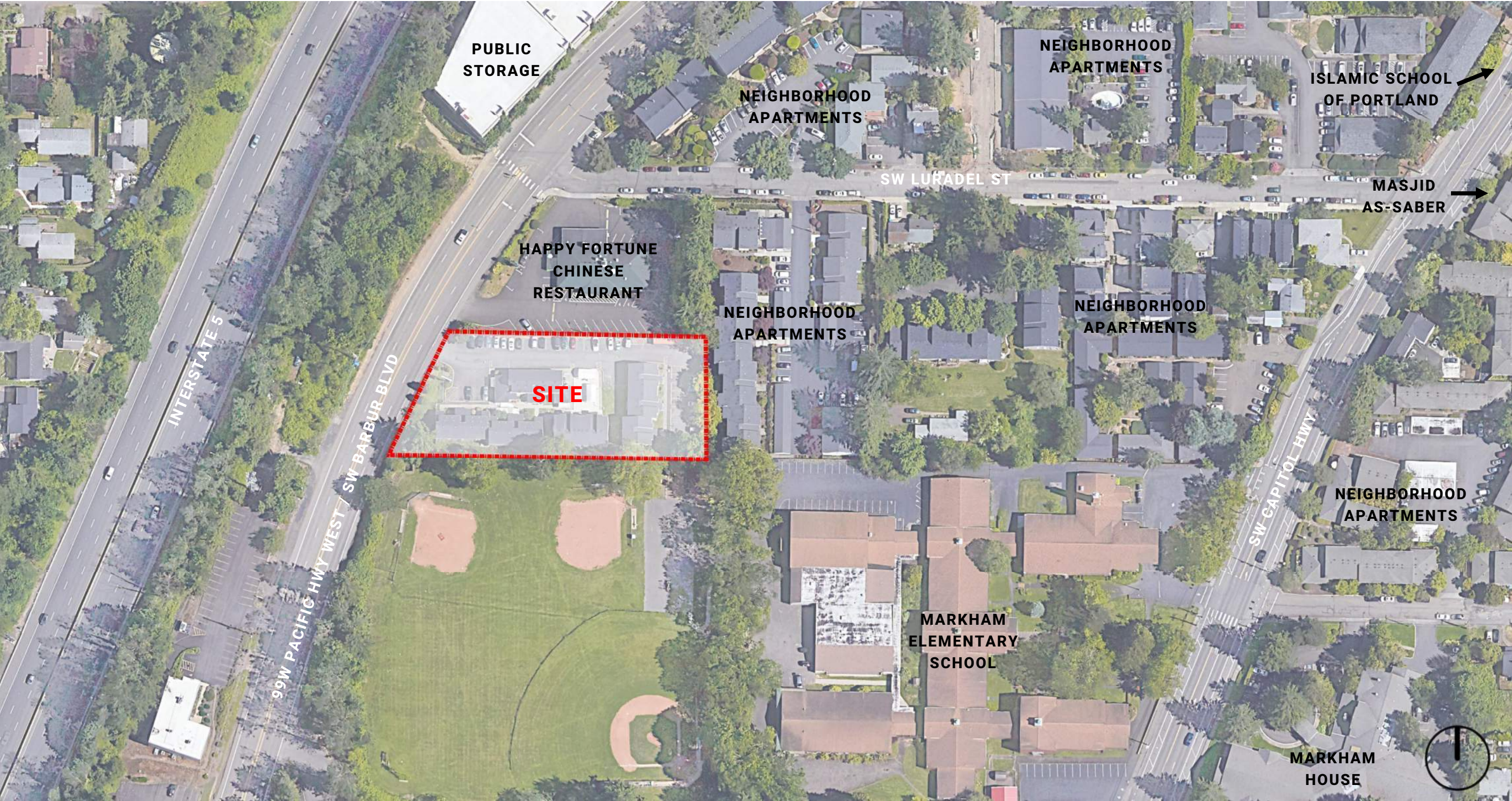
Project Summary

EXISTING SITE	VALUE INN TO BE DEMOLISHED
PROPOSED	FIVE STORY AFFORDABLE HOUSING (FAMILY)
TOTAL SQUARE FOOTAGE	99807
UNIT MIX	25 – STUDIOS 24 – ONE BEDROOMS 29 – TWO BEDROOMS 9 – THREE BEDROOMS 9 – FOUR BEDROOMS TOTAL 96 UNITS
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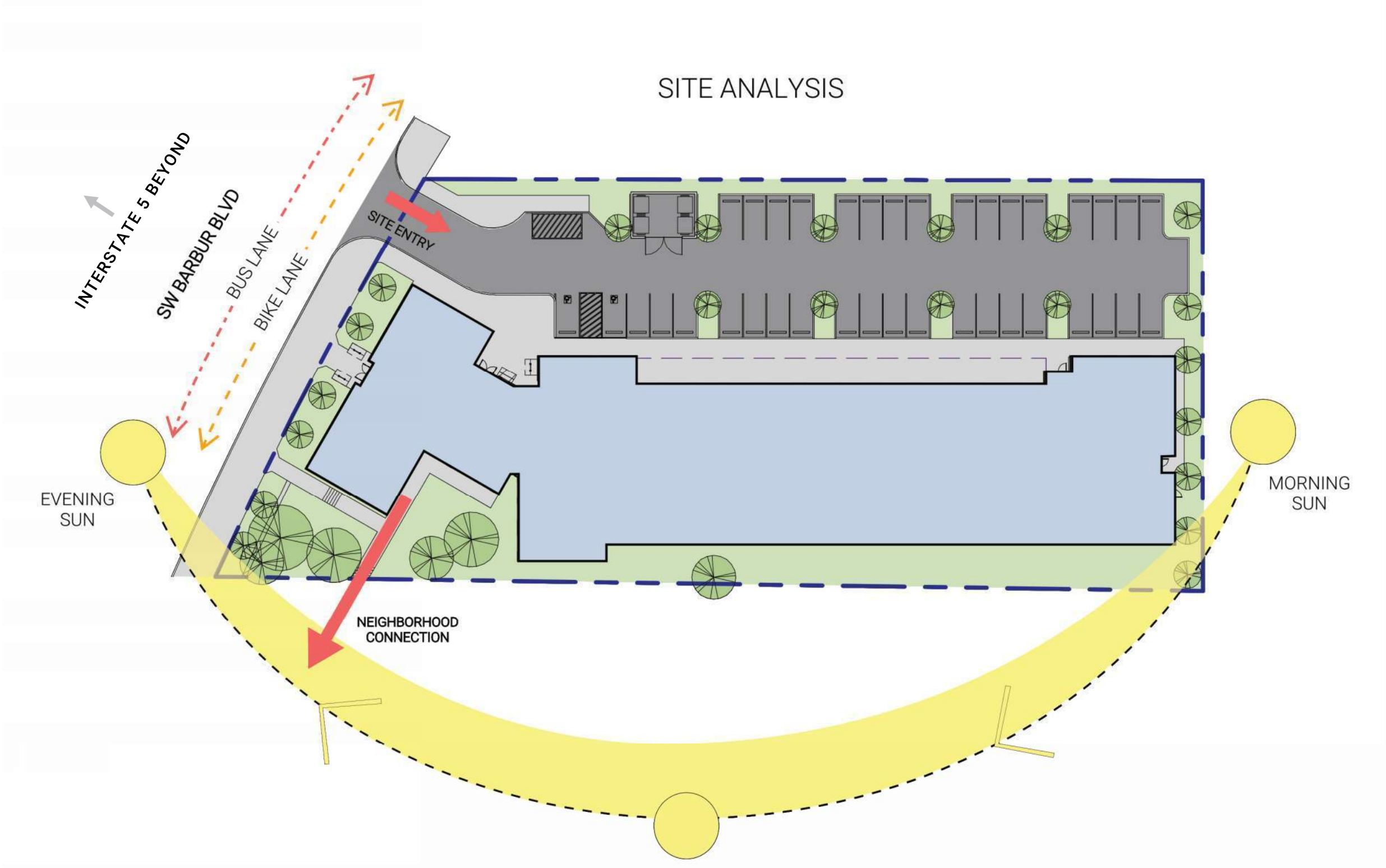
# URBAN CONTEXT

Context Study





# CONTEXT STUDY



# CONCEPT DESIGN

## Site Plan





# CONCEPT DESIGN

Ground Floor



# CONCEPT DESIGN

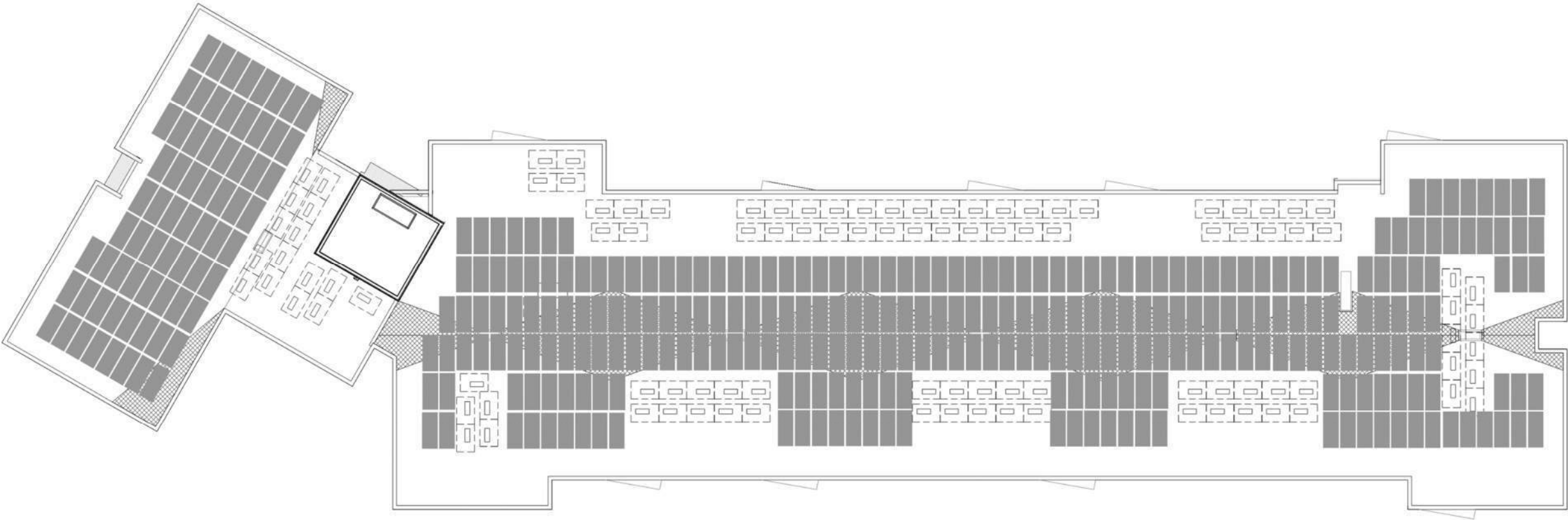
TYPICAL UPPER FLOOR





# CONCEPT DESIGN

ROOF PLAN WITH PRELIMINARY SOLAR ARRAY





# CONCEPT DESIGN

North Elevation





# CONCEPT DESIGN

Northwest Elevation





CONCEPT DESIGN  
Southwest Elevation



# CONCEPT DESIGN

South Elevation





# CONCEPT DESIGN

East Elevation



CONCEPT DESIGN  
Southeast Elevation



# CONCEPT DESIGN

## Materials



FIBER CEMENT PANEL 1



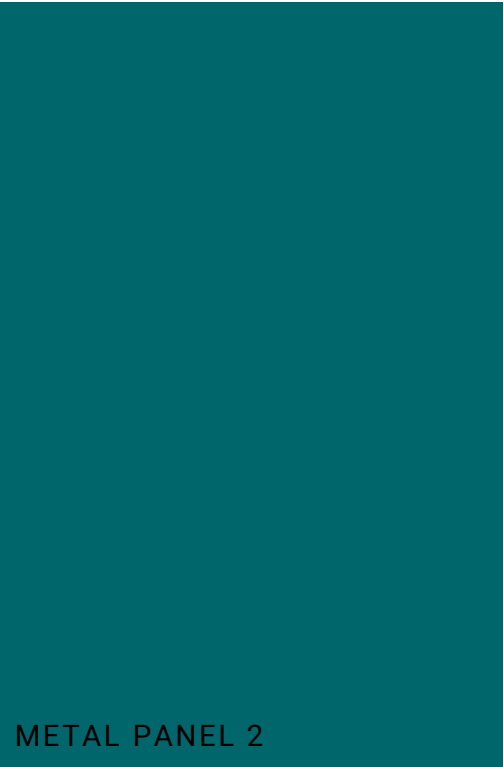
METAL PANEL 1



VINYL WINDOW



FIBER CEMENT PANEL 2



METAL PANEL 2



STOREFRONT

November 9, 2023, 7pm  
Neighborhood Meeting  
West Portland Park Neighborhood Association  
**Attendance Log**

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	Calista Fitzgerald   LRS Architects 	 
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	Keborah	 
	Lynn Guyer	 
	Mac Cunningham, CPAH (he/him)	 
	Madeleine	 
	Mary Hoffmann   BPS   she/her	 
	Peter Drake	 
	Regina Pruss	 



# MEETING MINUTES

## West Portland Park Neighborhood Association

### MEETING DATE

November 9, 2023

### PROJECT

222219

CPAH Barbur Apartments  
Portland, Oregon

### Participants

#### ATTENDEES

CPAH: Mac Cunningham, Jilian Saurage Felton

LRS: Calista Fitzgerald, Magda Gerencer

BPS: Mary Hoffman

Neighborhood: Gerry Lenten, Javier Marcata, Gary Runde, Luranell Timm, Peter Drake, Madeleine Denko Carler, Lynn Guyer, Keborah, Betty McArdle, Regina Pruss, Amanda Fritz

#### DISTRIBUTION

CPAH, LRS, BPS, West Portland Park Neighborhood Association, Portland Public Schools, SW Equity Coalition, Southwest Community Services, Crestwood Neighborhood Association, West Portland Multicultural Plan District

### Minutes

1. Introductions.
2. Mac and Jilian presented CPAH slides (see attached exhibit A).
3. Calista presents LRS slides and the project (see attached exhibit B).
4. Questions and comments:
  - a. Javier loves the community space inclusion and the opportunity for the neighborhood.
  - b. Gary asked if there are elevators. Per Calista, yes, two.  
Gary asked if there is AC in the living units. Per Calista, yes. Jilian added that CPAH requires AC in units.  
Gary asked when the construction would start. Per Mac in early 2025 and finishing in late 2026.
  - c. Madeleine asked if the fiber cement panel is mold resistant? Per Calista, yes.  
Madeleine asked if there are visitor parking spots. Per Calista, no, we are not required to provide any parking spots.  
Madeleine asked how CPAH finds people to work with. Mac answered that it's done through outreach with community groups (HAKI, Urban League), then CPAH puts out information that units will be released soon, then releases renter code information and paperwork, waitlist etc.  
Madeleine asked if there is asbestos in current Value Inn buildings. Per Mac it is likely, but it will be tested and then disposed of properly if necessary.

- d. Betty McArdle asked if there is room for gardening areas or quiet sitting areas. Per Calista there is no room for gardening, it's a very tight site. We have seating in the plazas and at the front and at the waiting area.
- e. Mary Hoffmann asked why there are no balconies. Per Calista and Jilian balconies are not provided per CPAH direction.  
Mary Hoffmann asked if there are east facing windows at the ends of corridors or amenity. Per Calista the corridors do have windows facing east for daylight.  
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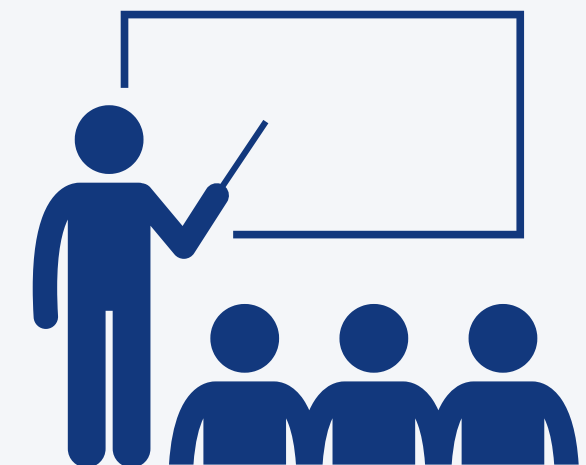
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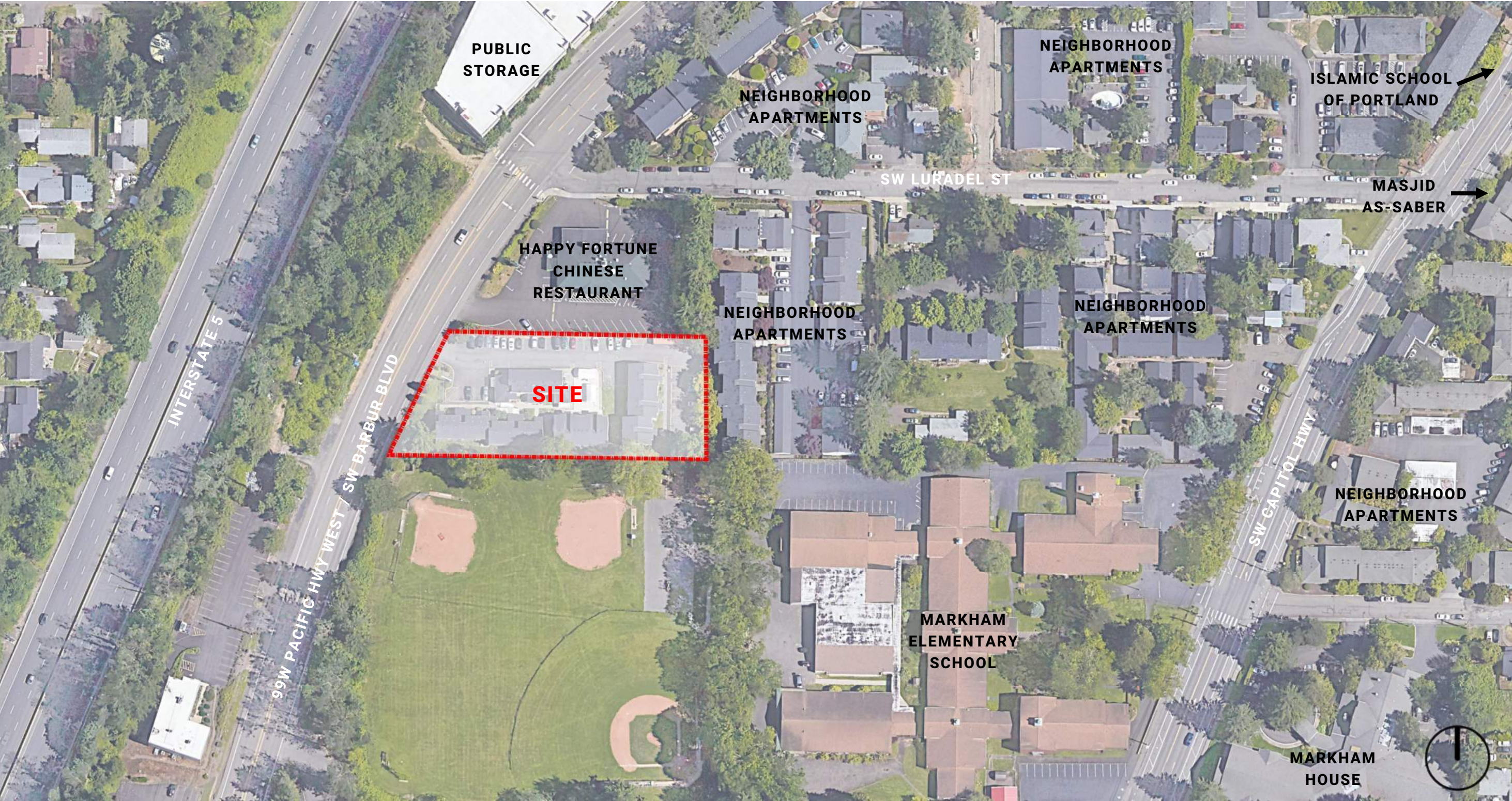
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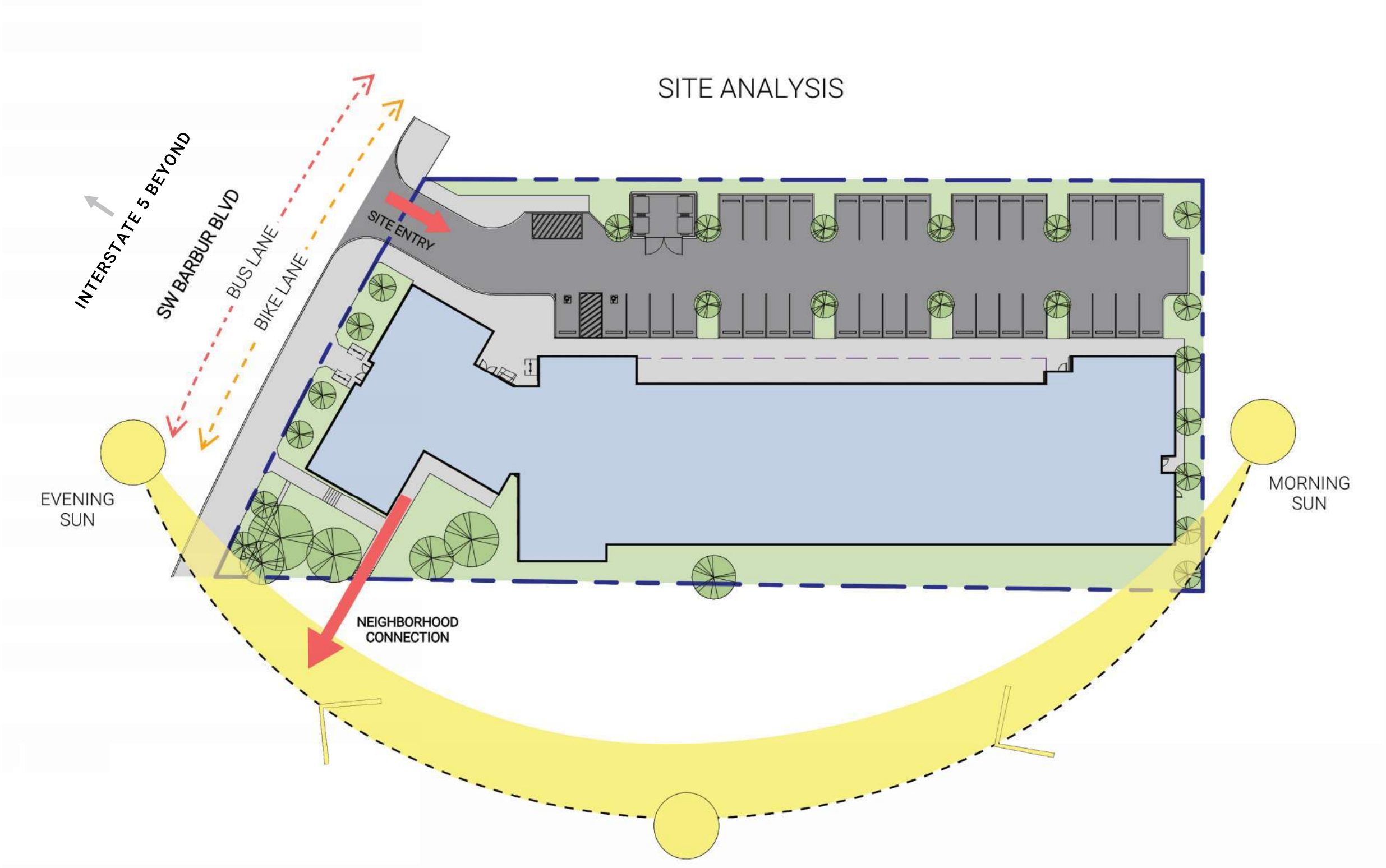
# URBAN CONTEXT

Context Study





# CONTEXT STUDY





# CONCEPT DESIGN

## Site Plan





# CONCEPT DESIGN

Ground Floor



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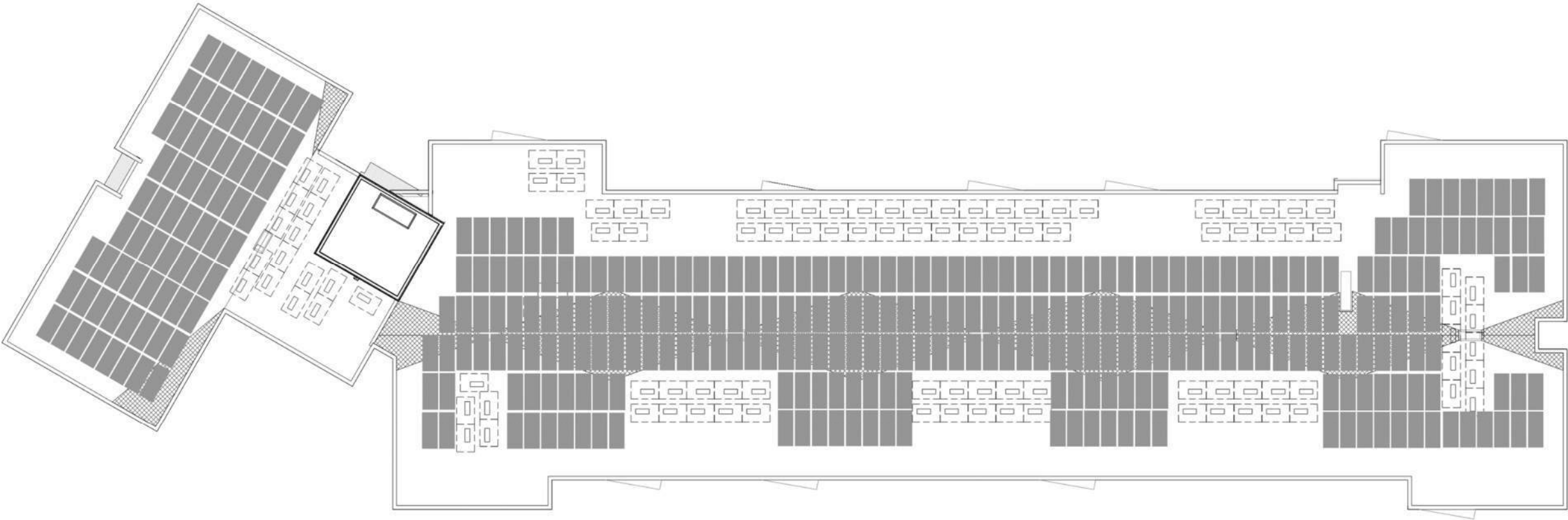
TYPICAL UPPER FLOOR





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ROOF PLAN WITH PRELIMINARY SOLAR ARRAY





CONCEPT DESIGN  
North Elevation





CONCEPT DESIGN  
Northwest Elevation





CONCEPT DESIGN  
Southwest Elevation



# CONCEPT DESIGN

South Elevation





# CONCEPT DESIGN

East Elevation



# CONCEPT DESIGN

Southeast Elevation

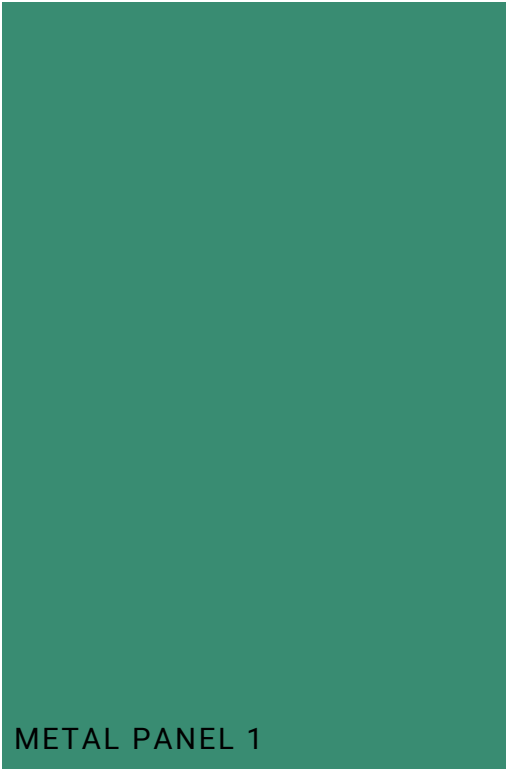


# CONCEPT DESIGN

## Materials



FIBER CEMENT PANEL 1



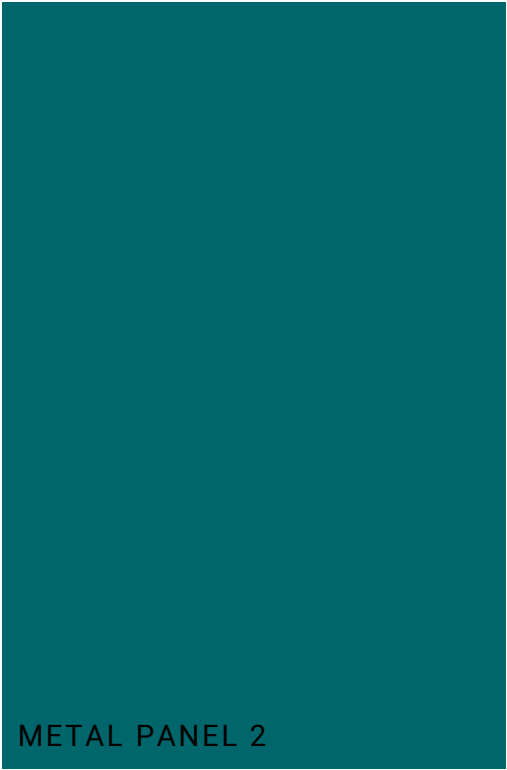
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FIBER CEMENT PANEL 2



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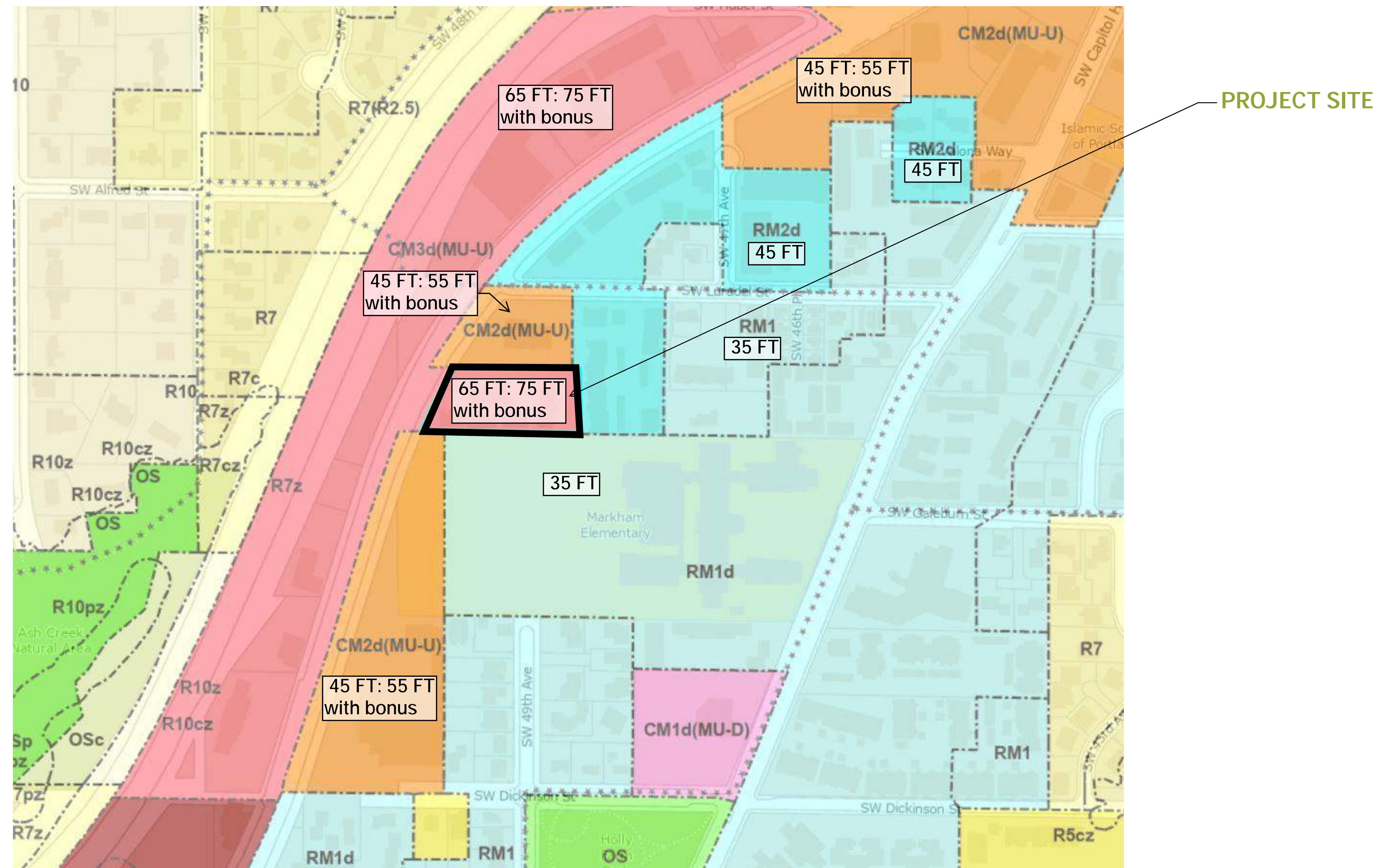


# EXHIBIT INDEX

- C.1 ZONING MAP WITH HEIGHTS
- C.2 PLAN AREA CONTEXT
- C.3 URBAN CONTEXT
- C.4 SITE CONTEXT
- C.5 EXISTING SITE AND VICINITY PHOTOS
- C.6 EXISTING CONDITIONS CHALLENGES
- C.7 SITE ANAYLSIS
- C.8 CONCEPT STUDIES
- C.9 INSPIRATION - VERTICAL CIRCULATION
- C.10 INSPIRATION - WINDOW BAYS
- C.11 LANDSCAPE PLAN
- C.12 SITE PLAN
- C.13 GROUND FLOOR PLAN
- C.14 UPPER FLOOR PLAN
- C.15 ROOF PLAN
- C.16 PRELIMINARY OPEN SPACE
- C.17 PRELIMINARY BUILDING ELEVATIONS
- C.18 PRELIMINARY BUILDING ELEVATIONS
- C.19 MATERIALS
- C.20 STREET FACADE ARTICULATION
- C.21 GROUND FLOOR WINDOW STANDARD
- C.22 BUILDING ZONING HEIGHT
- C.23 PROPOSAL IN CONTEXT
- C.24 NORTH PERSPECTIVE
- C.25 NORTHWEST PERSPECTIVE
- C.26 SOUTHWEST PERSPECTIVE
- C.27 SOUTH PERSPECTIVE
- C.28 SOUTHEAST PERSPECTIVE
- C.29 EAST PERSPECTIVE



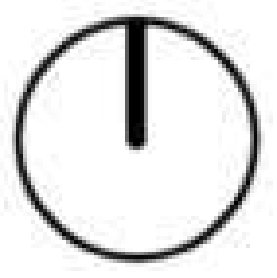
# ZONING WITH HEIGHTS





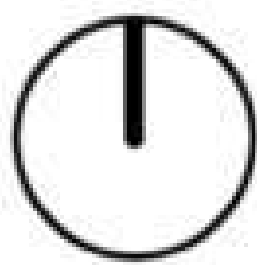
# CONTEXT STUDY

## Plan Area Context





# URBAN CONTEXT



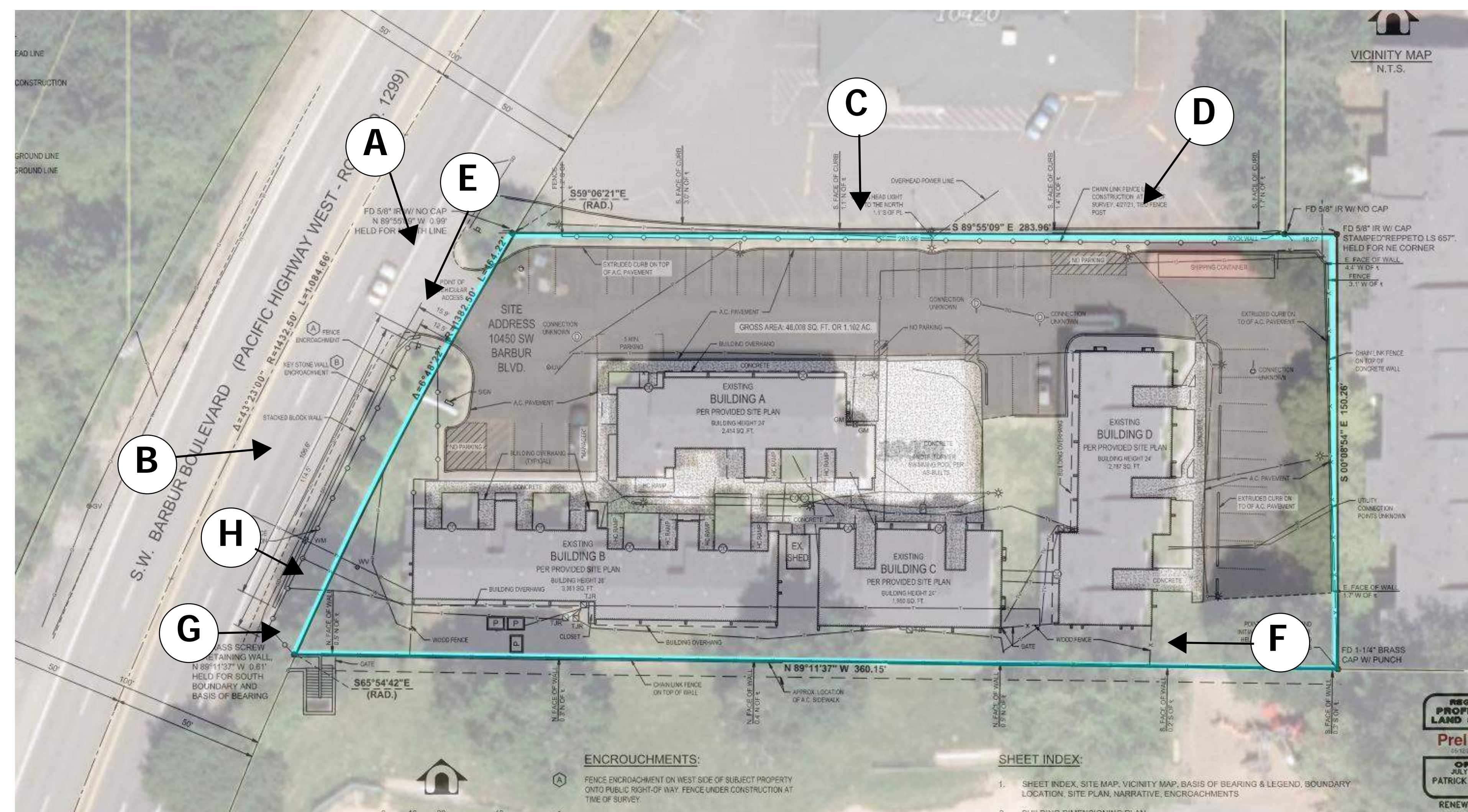


SITE CONTEXT



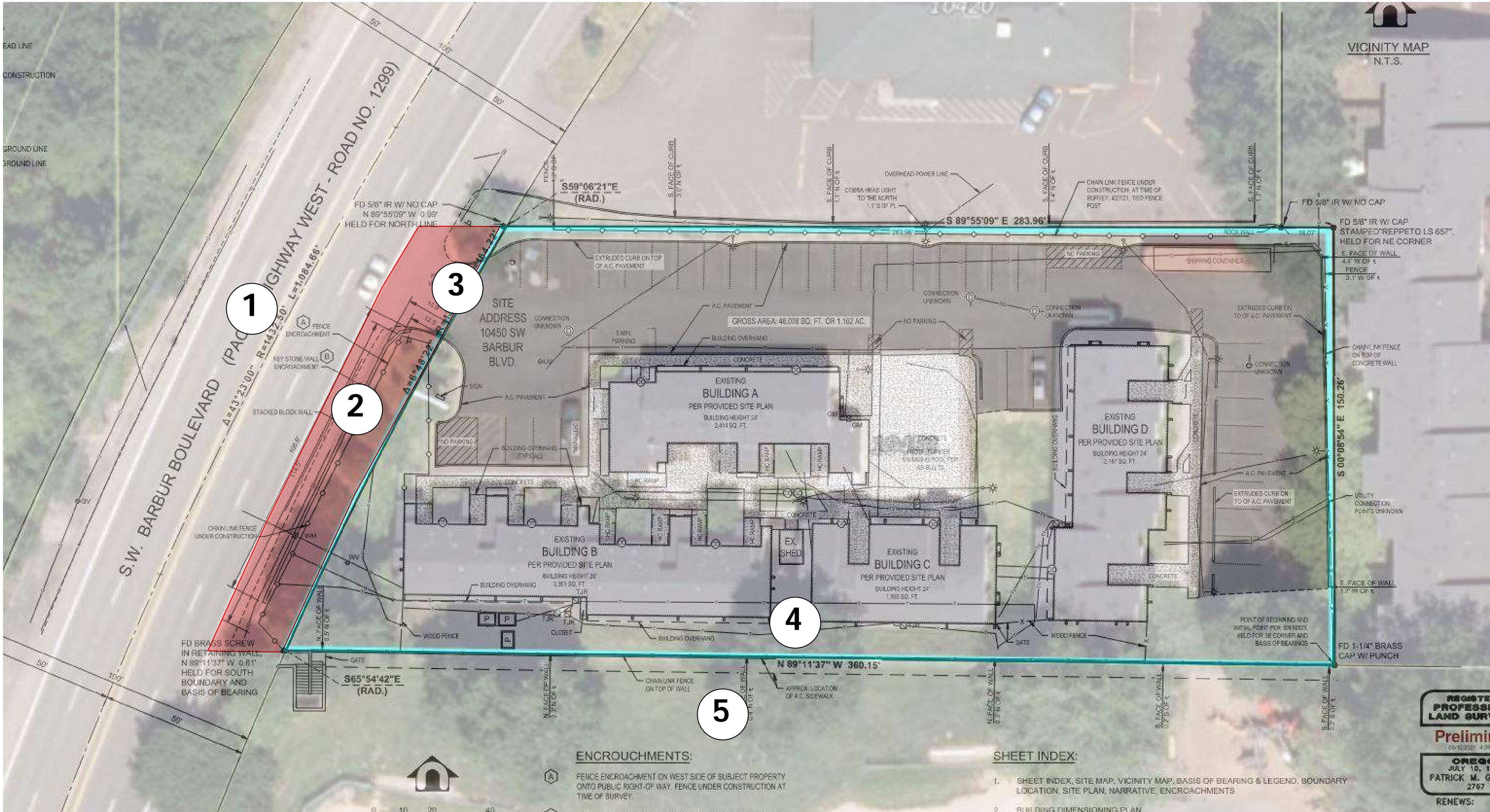


## A photograph showing a residential complex with several multi-story apartment-style buildings. In the foreground, there is a paved road with double yellow lines. A small landscaped area with bushes and a utility pole is visible. The sky is overcast with grey clouds. A small red 'A' icon is in the bottom right corner.



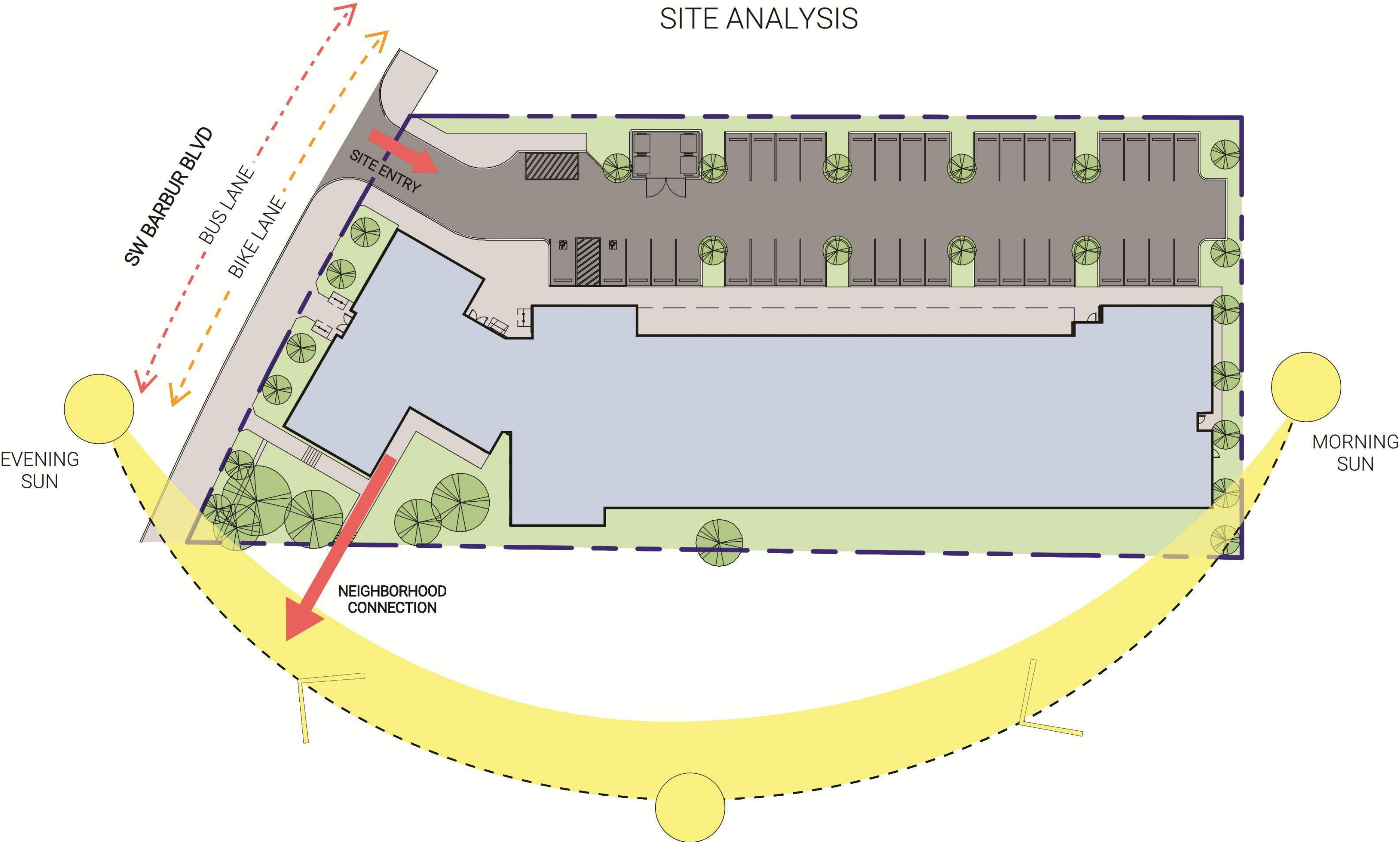


# EXISTING CONIDITIONS - CHALLENGES



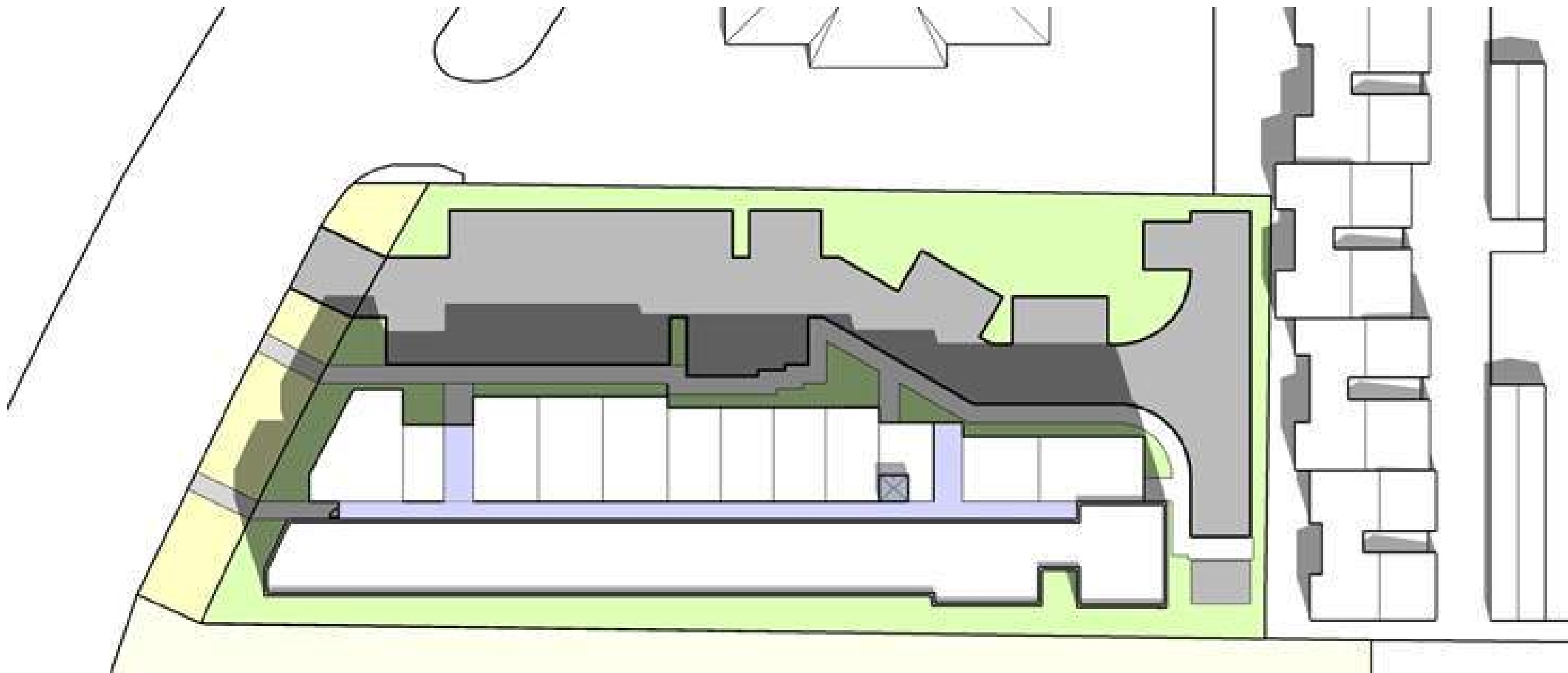


CONCEPT DESIGN  
SITE ANALYSIS

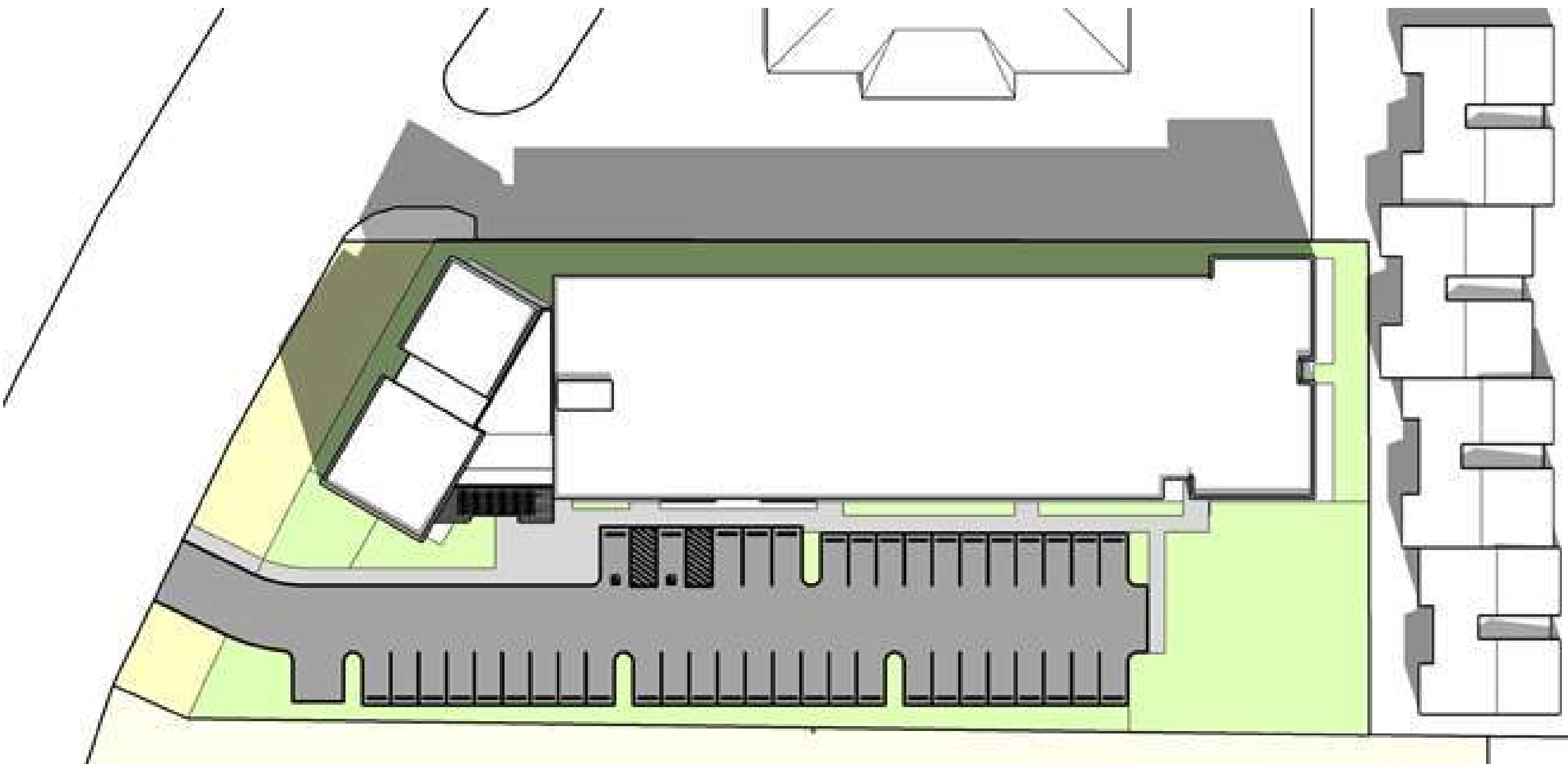




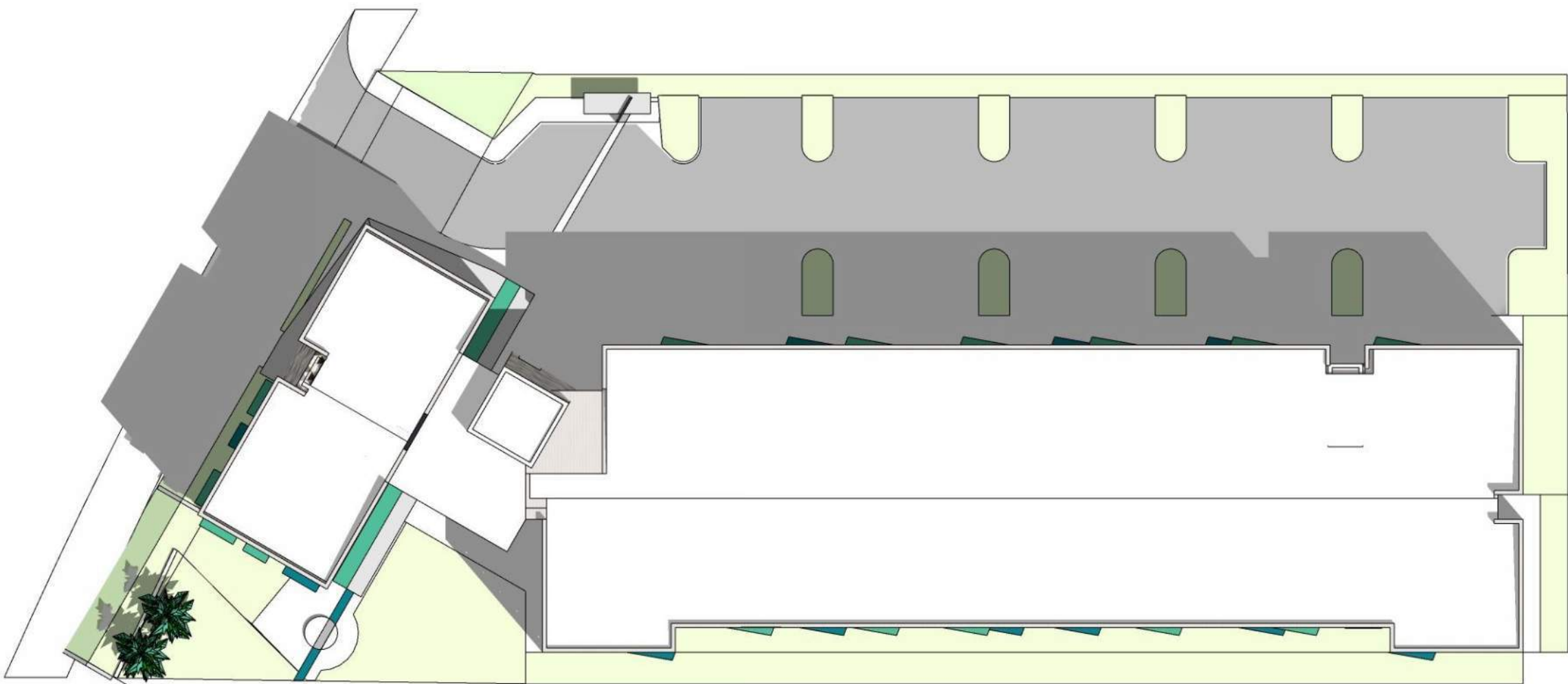
# CONCEPT STUDIES



INITIAL CONCEPT



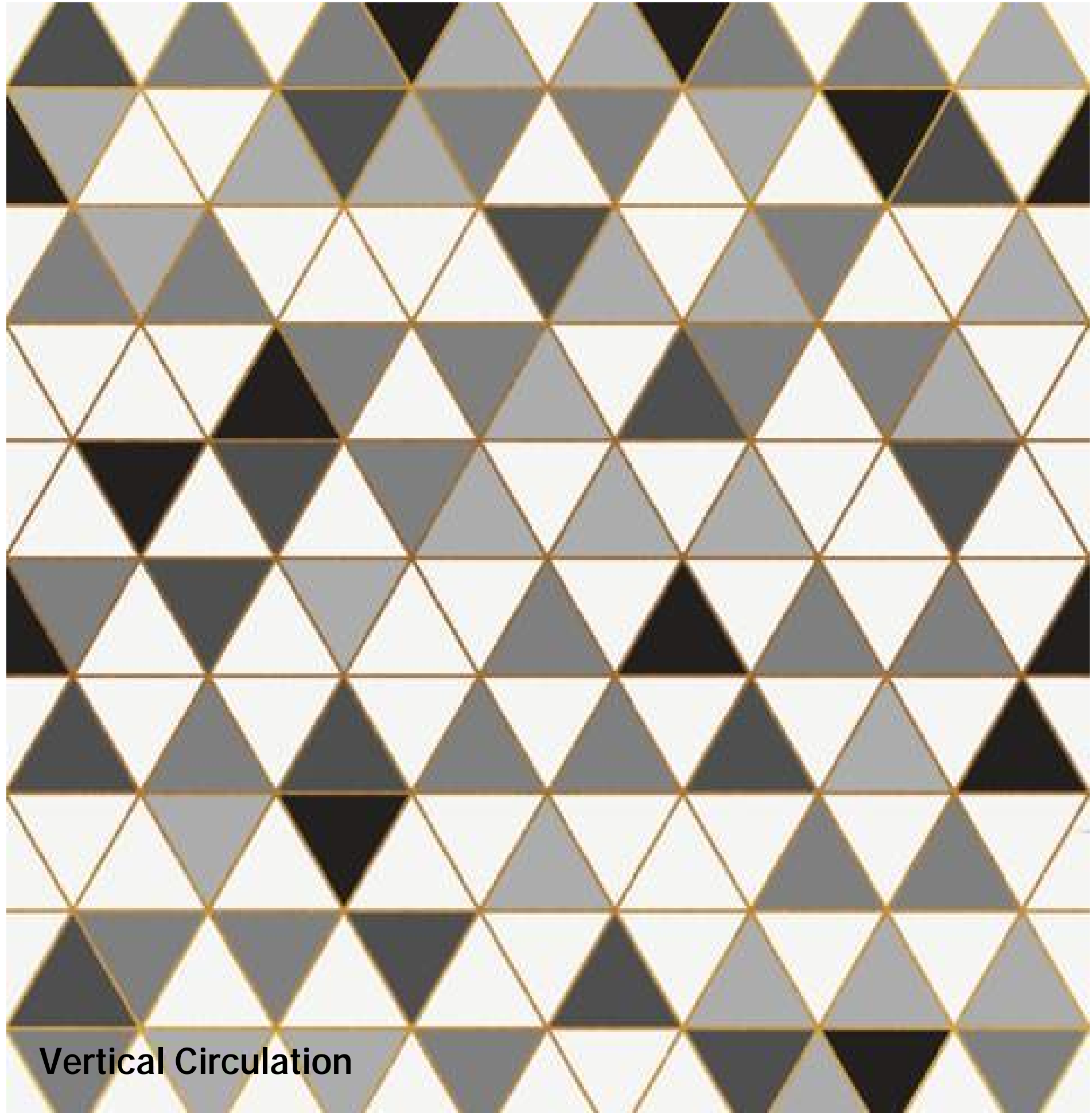
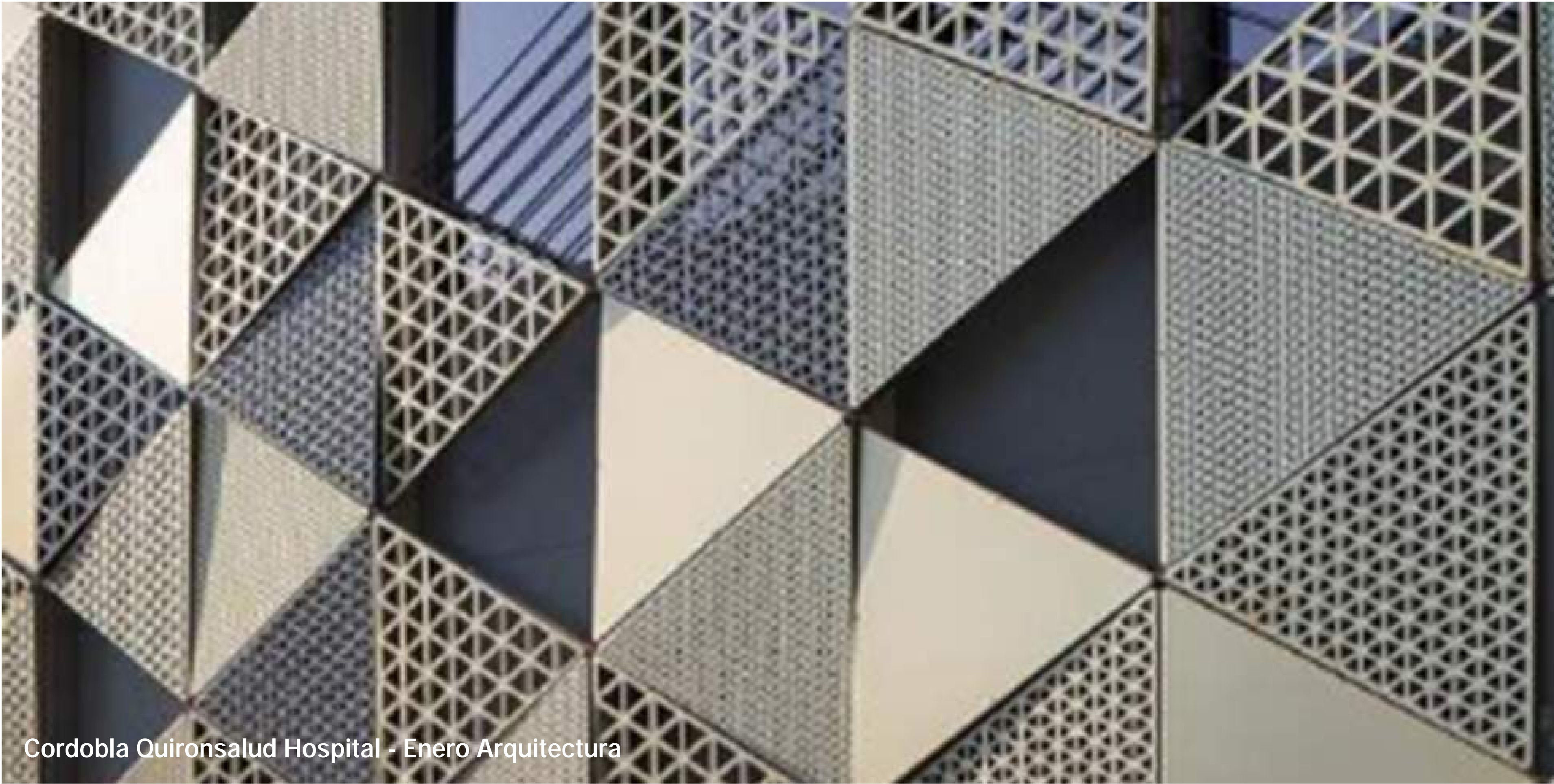
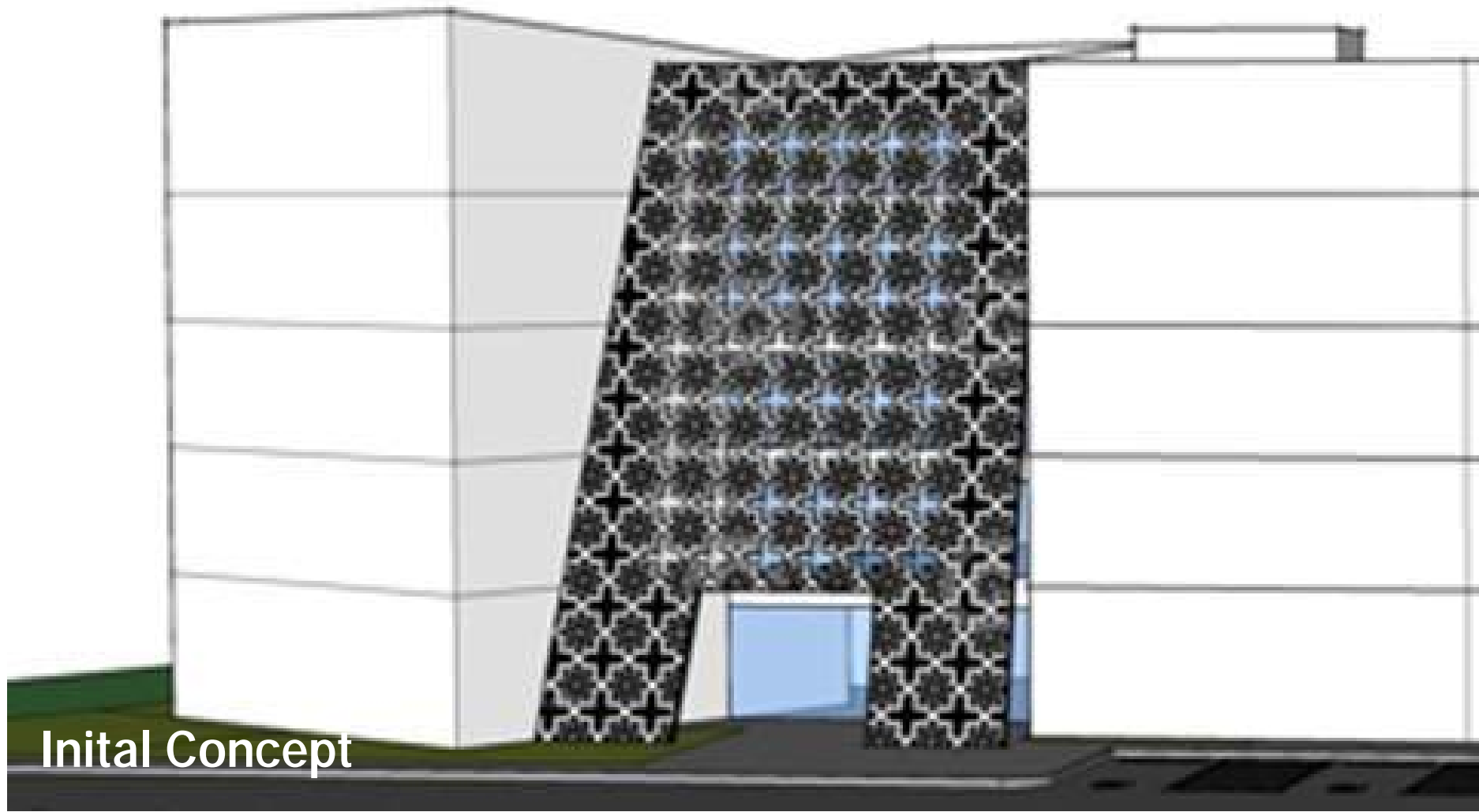
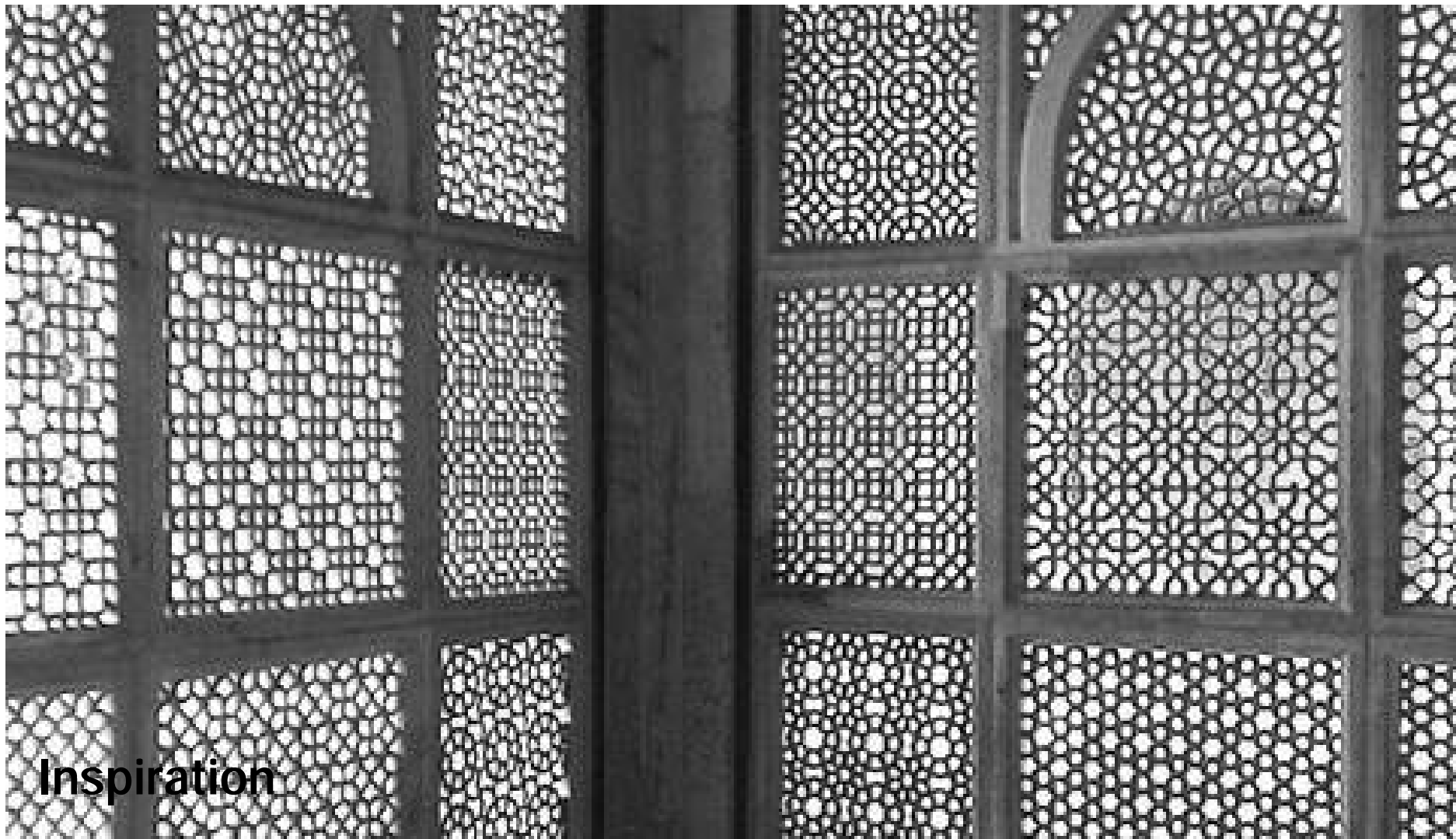
NORTH CONCEPT



CURRENT - SOUTH CONCEPT

INSPIRATION

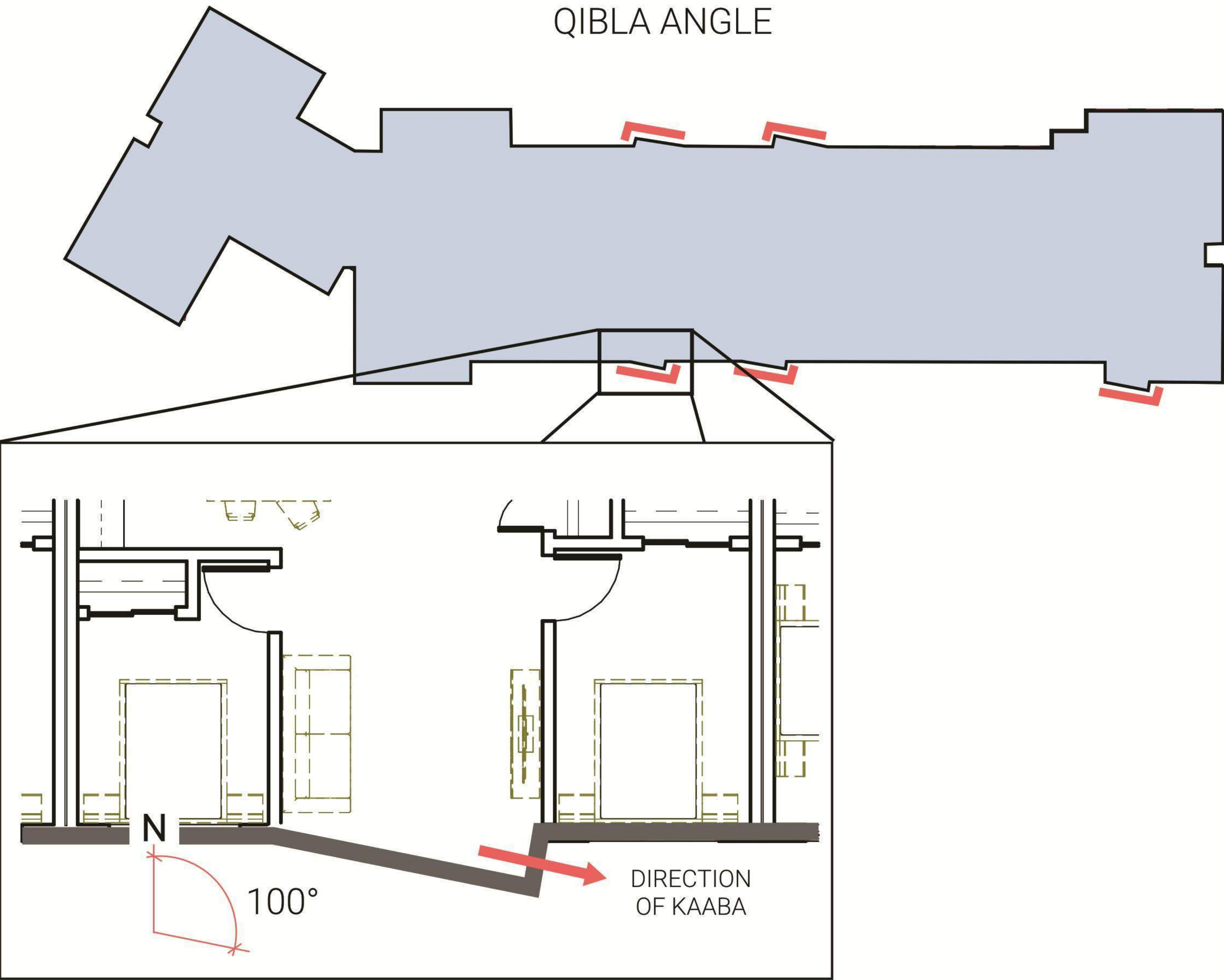
Vertical Circulation





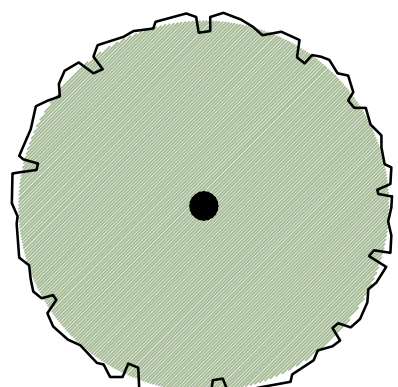
INSPIRATION

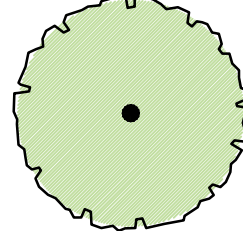
Window Bays

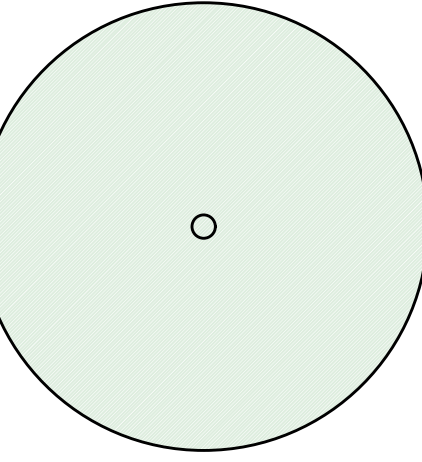


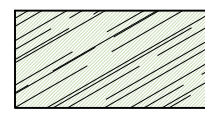



LEGEND

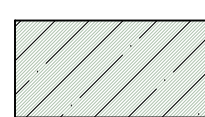
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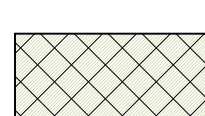
MEDIUM TREE
- 

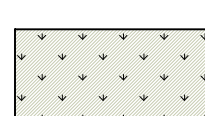
SMALL TREE
- 

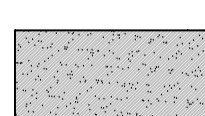
EXISTING TREE TO REMAIN  
PRESERVE AND PROTECT
- 


L1 STANDARD  
SHRUBS AND GROUNDCOVERS
- 

L2 STANDARD  
PARKING LOT PERIMETER  
LOW SCREEN EVERGREEN SHRUBS (3 FT TALL)
- 

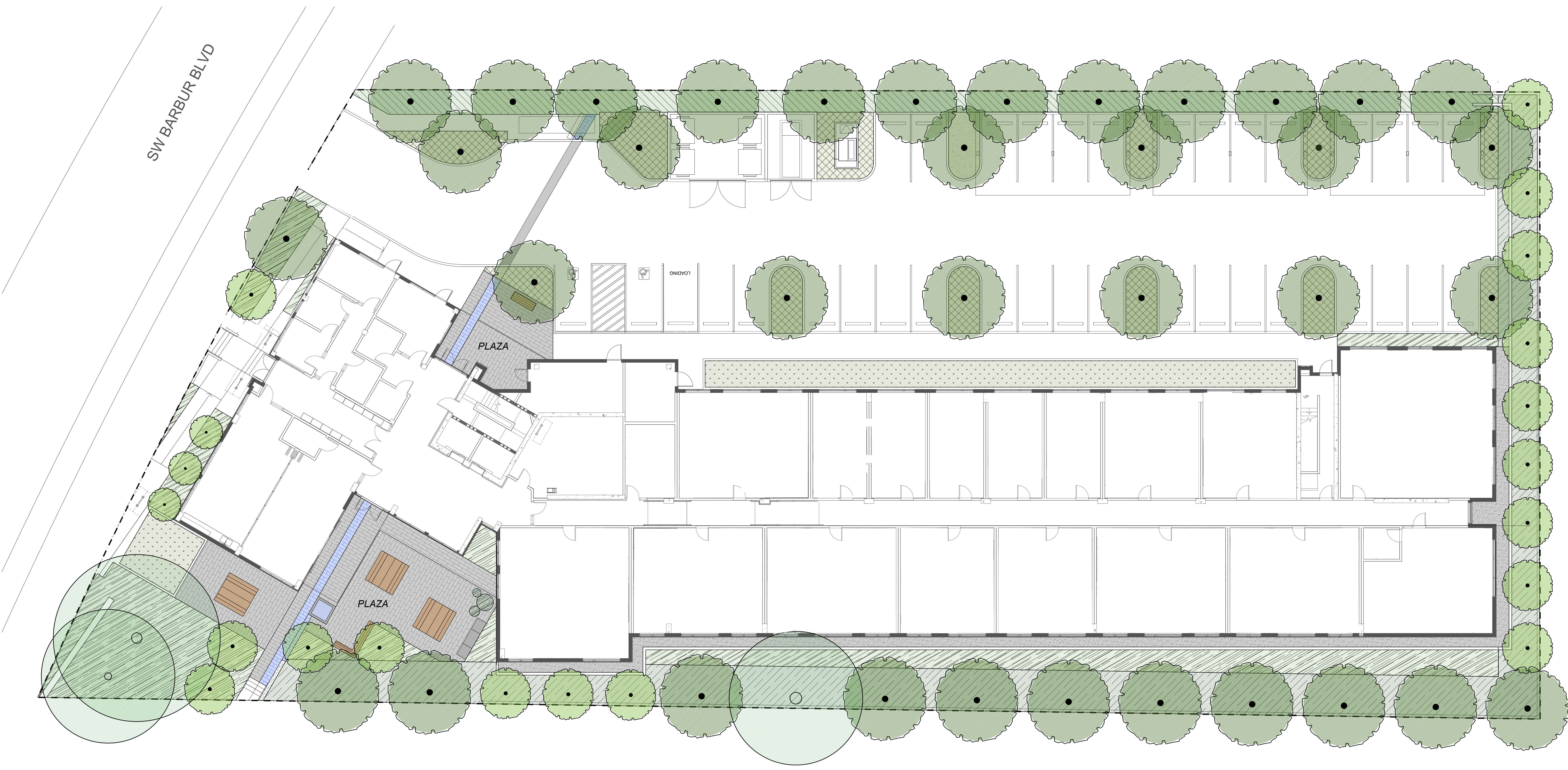
L3 STANDARD  
HIGH SCREEN EVERGREEN SHRUBS (6 FT TALL)
- 

P1 STANDARD  
PARKING LOT INTERIOR  
SHRUBS AND GROUNDCOVERS
- 

STORMWATER PLANTING
- 

ROUND DRAIN ROCK  
AT BUILDING PERIMETER
- 

PLAZA AREA  
CONCRETE PAVERS

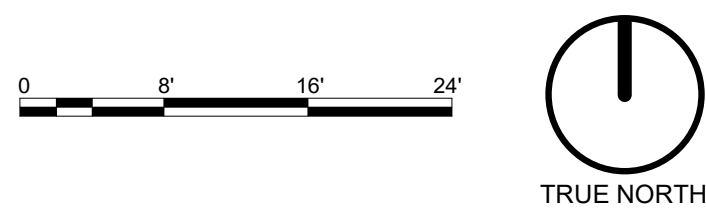




SITE PLAN



Scale: 3/32" = 1'-0"

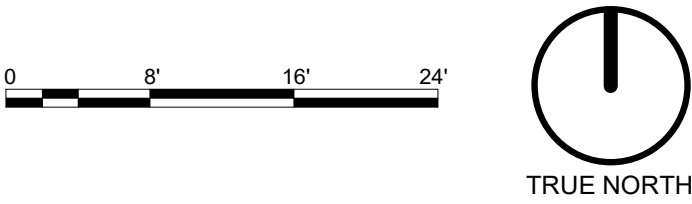




# GROUND LEVEL PLAN



Scale: 3/32" = 1'-0"

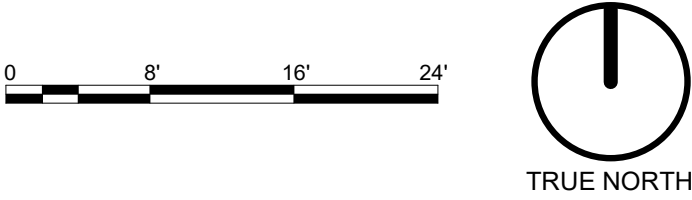




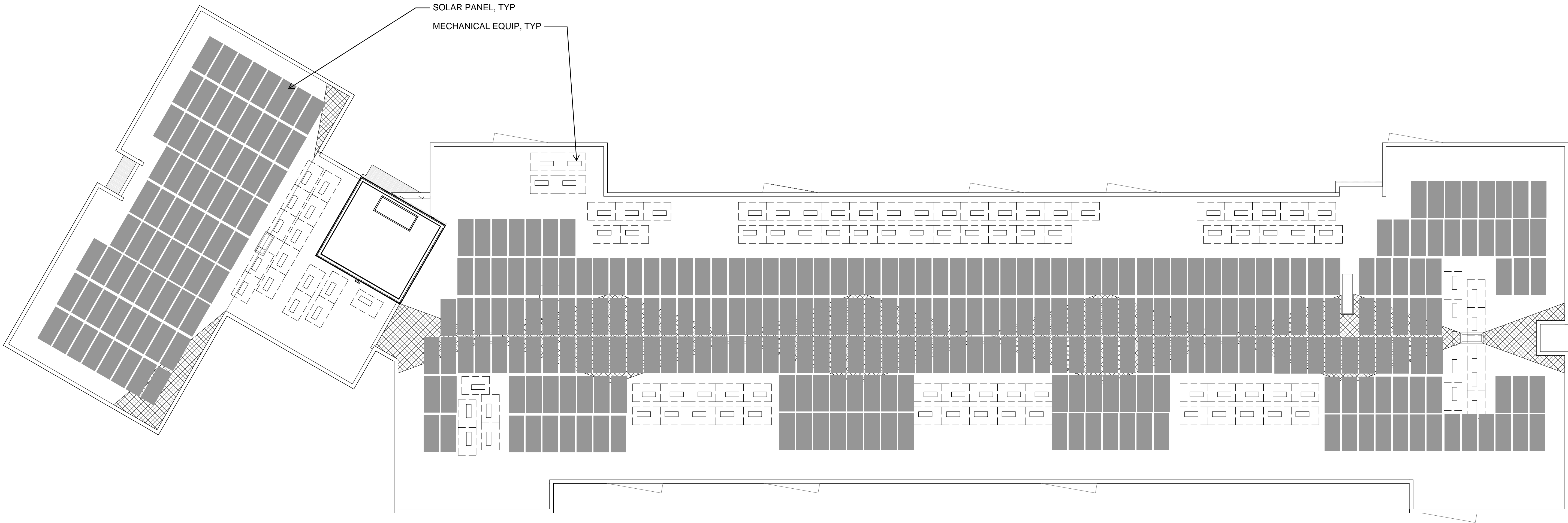
TYP. UPPER FLOOR PLAN LEVEL 2 - 5



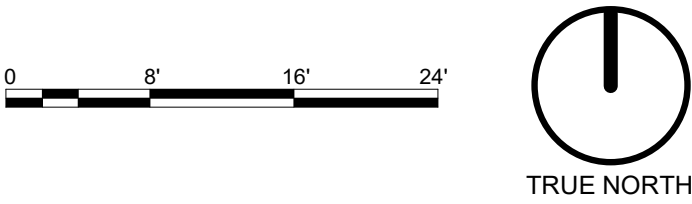
Scale: 3/32" = 1'-0"



ROOF PLAN



Scale: 3/32" = 1'-0"

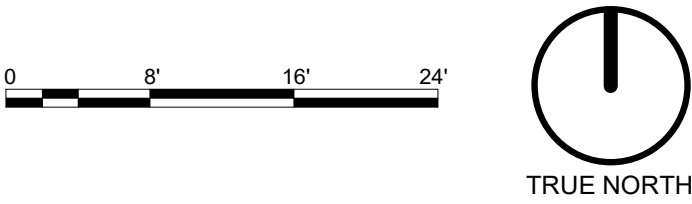




PRELIMINARY OPEN SPACE



Scale: 3/32" = 1'-0"





# PRELIMINARY BUILDING ELEVATIONS



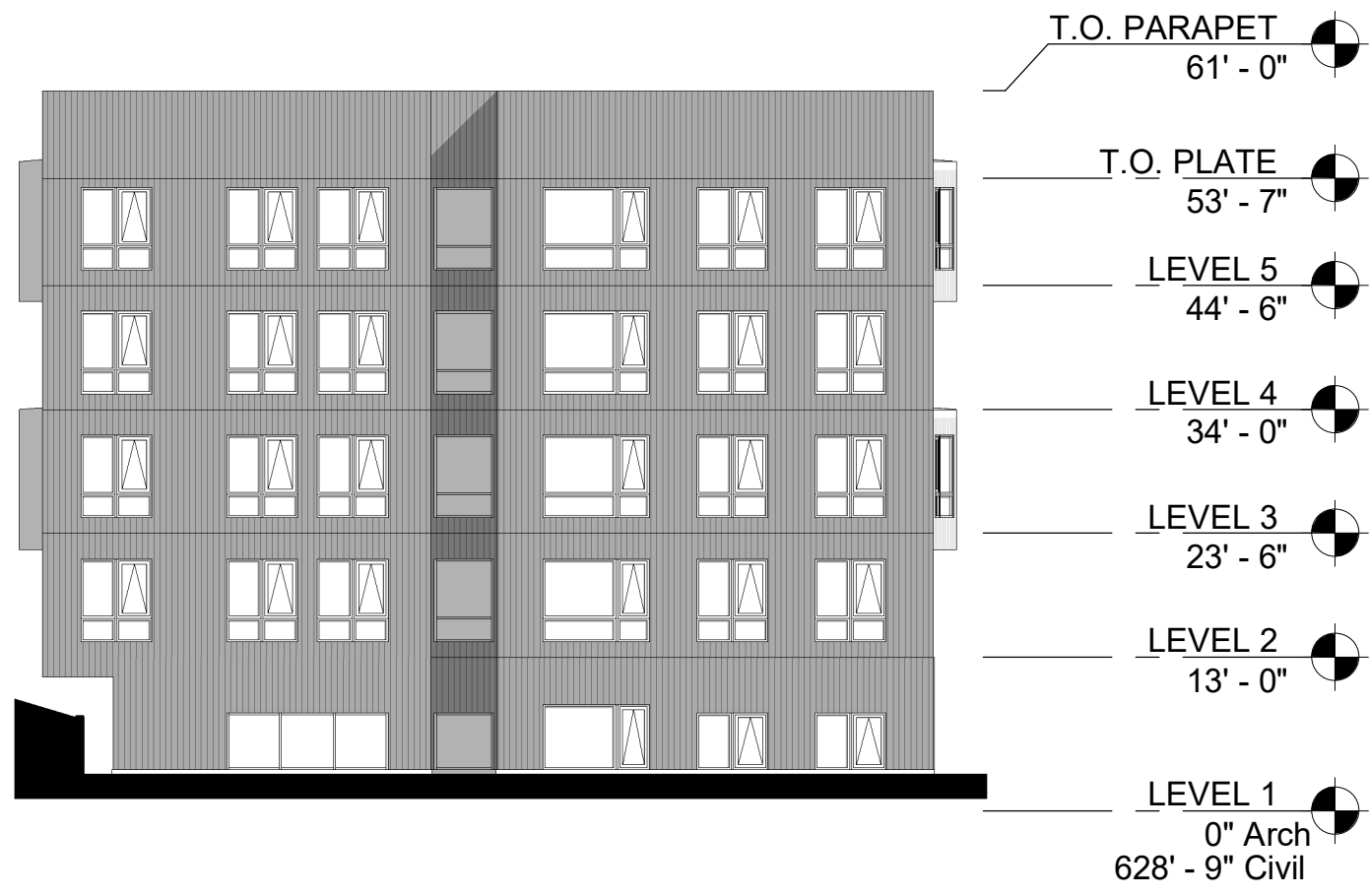
1. NORTH ELEVATION



3. WEST ELEVATION

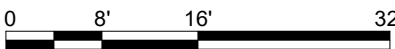


2. SOUTH ELEVATION

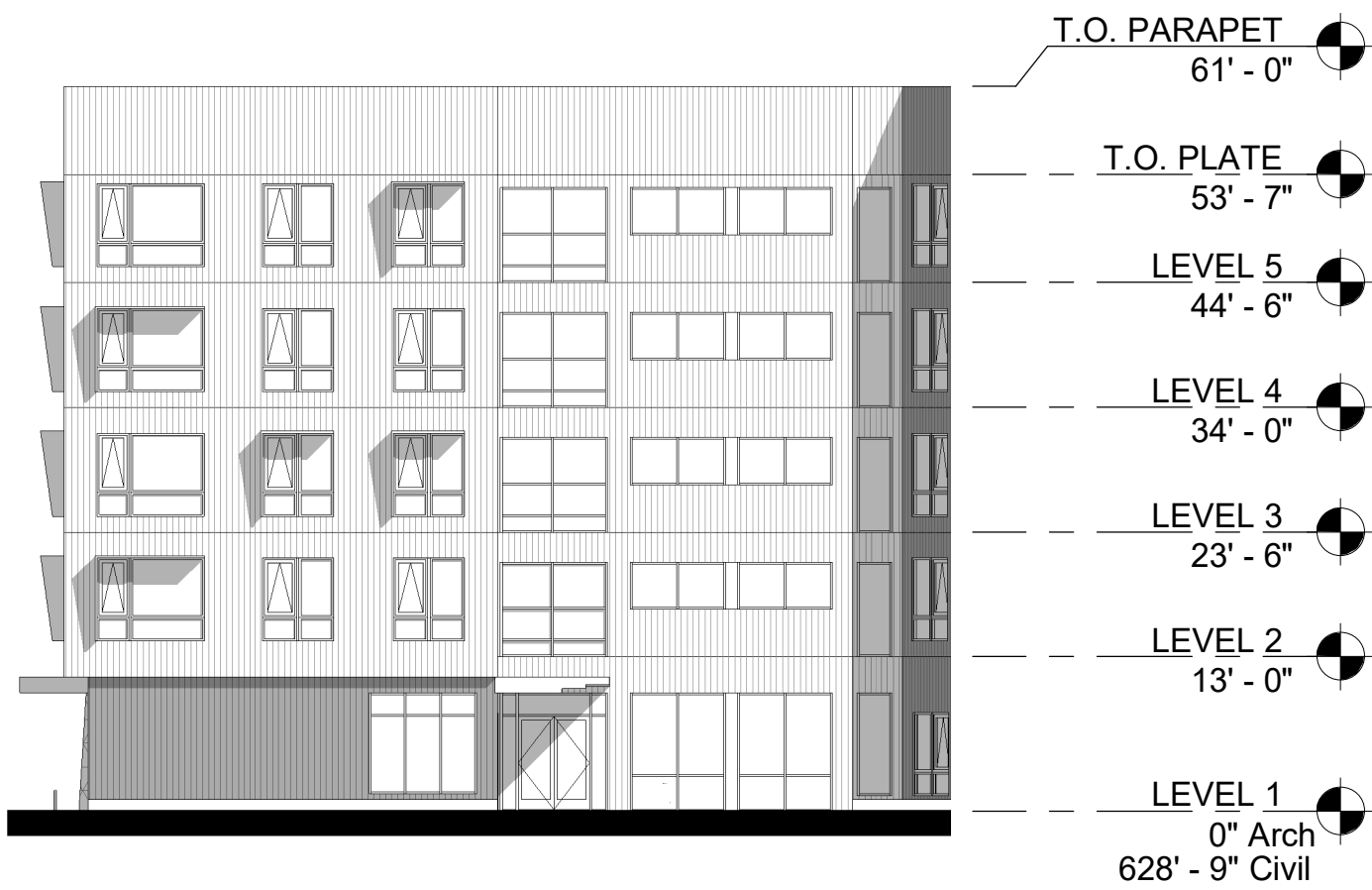


4. EAST ELEVATION

Scale: 1/16" = 1'-0"



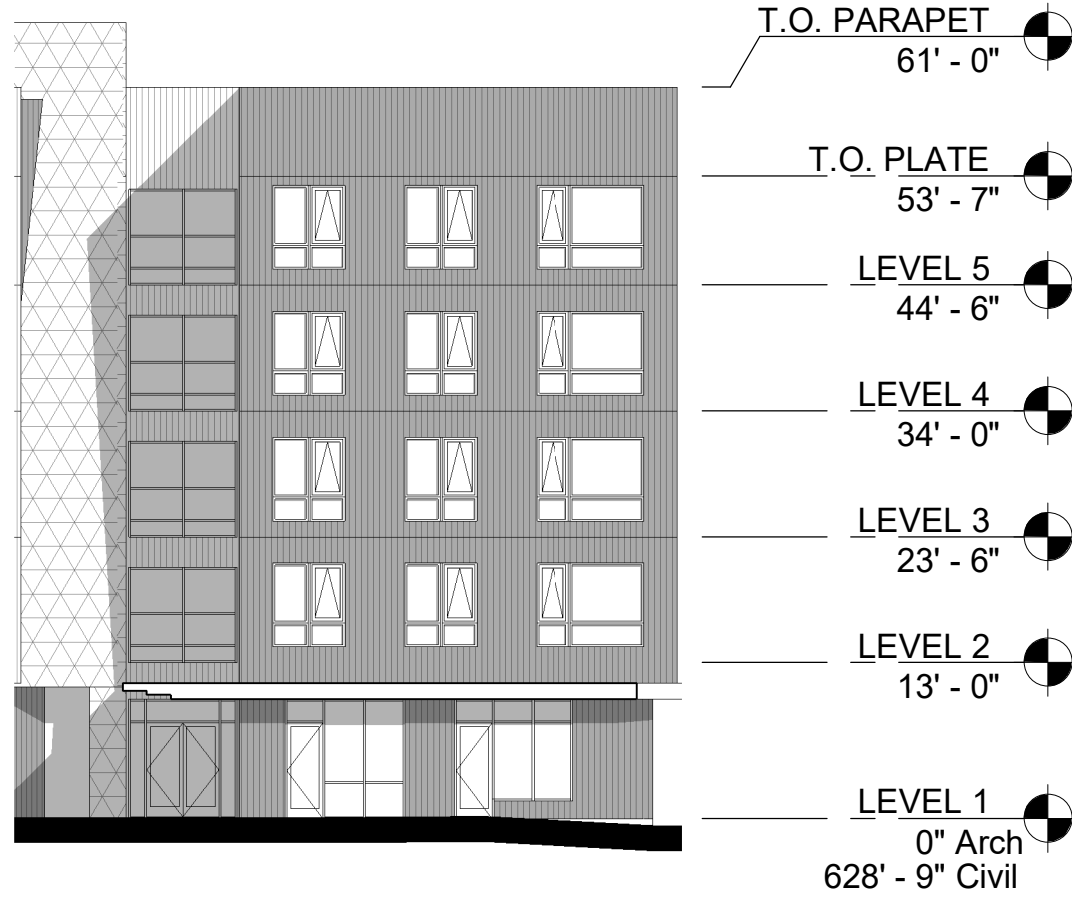
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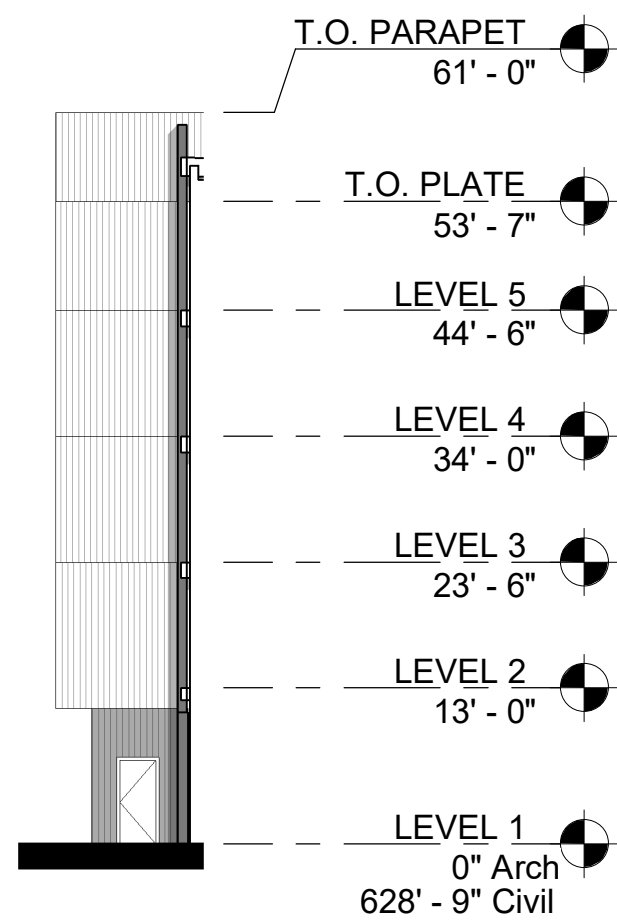
1. **SOUTHWEST ELEVATION**



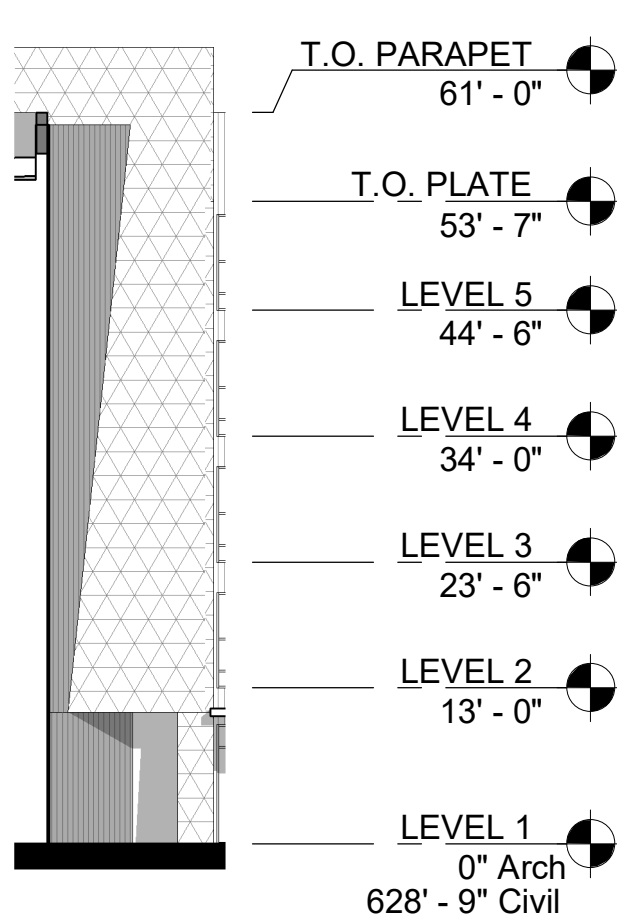
2. **NORTHWEST ELEVATION**



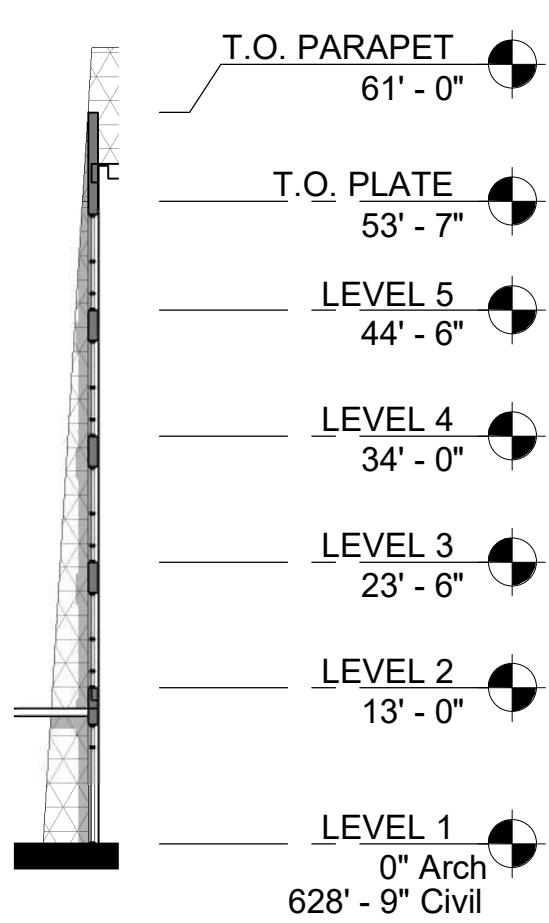
3. **NORTHEAST ELEVATION**



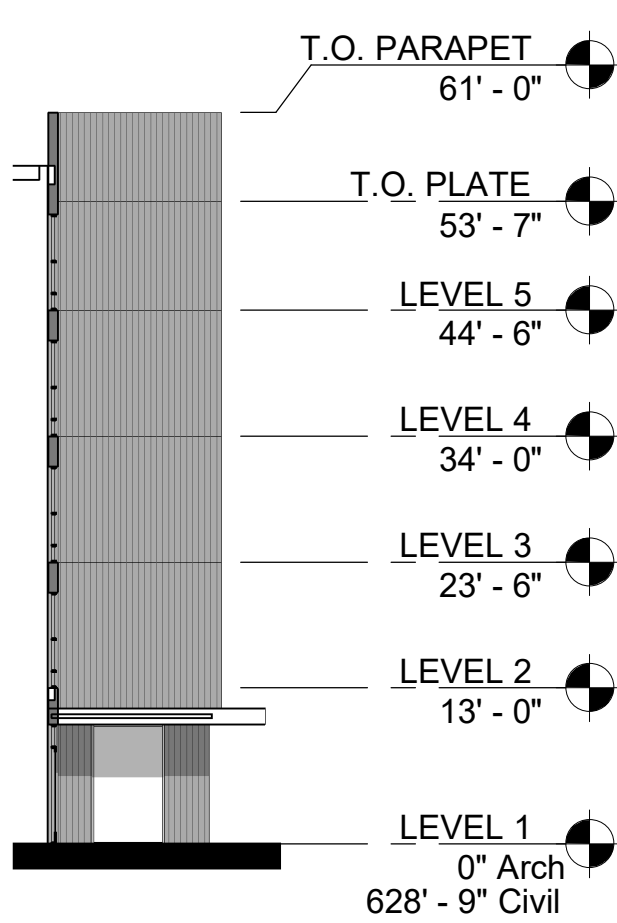
4. **PARTIAL WEST ELEV.**



5. **NORTHEAST ELEVATION**



6. **PARTIAL SW ELEVATION**



7. **PARTIAL SOUTHEAST ELEVATION**

Exhibit A.9

Scale: 1/16" = 1'-0"





# CONCEPT DESIGN

## Materials



FIBER CEMENT PANEL 1



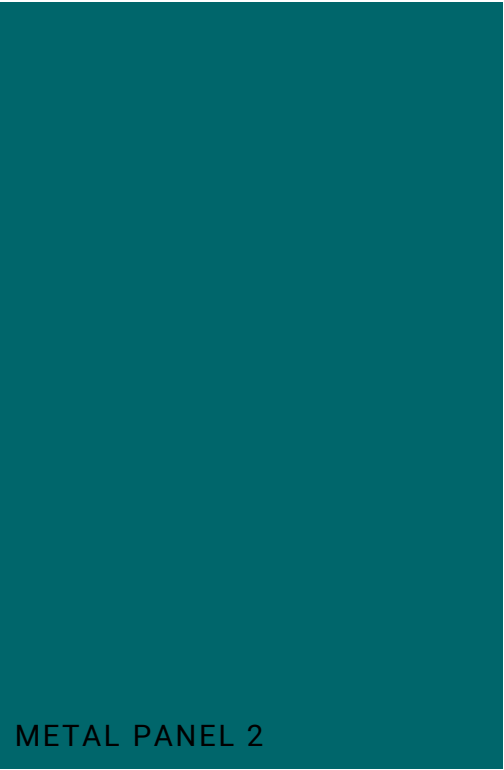
METAL PANEL 1



VINYL WINDOW



FIBER CEMENT PANEL 2



METAL PANEL 2



STOREFRONT

# STREET FACADE ARTICULATION



Scale: 1/8" = 1'-0"

0 4' 8' 16'



# GROUND FLOOR WINDOW STANDARD



33.130.230 GROUND FLOOR WINDOW STANDARDS  
RAISED GROUND FLOOR REQUIREMENT - GROUND FLOOR RAISED 2' ABOVE STREET GRADE, MIN 25% WALL AREA ARE WINDOWS:  
TOTAL GROUND FLOOR FACADE: 1,106 SF  
GROUND FLOOR WINDOW AREA REQUIRED: 277 SF  
GROUND FLOOR WINDOW AREA PROVIDED: 474 SF

- GROUND FLOOR FACADE AREA
- WINDOW AREA

Scale: 1/8" = 1'-0"



# BUILDING ZONING HEIGHT



Scale: 1/8" = 1'-0"





PROPOSAL IN CONTEXT



BABUR BLVD NORTH BOUND



NORTH ELEVATION





NORTHWEST PERSPECTIVE



SOUTHWEST PERSPECTIVE





SOUTH PERSPECTIVE



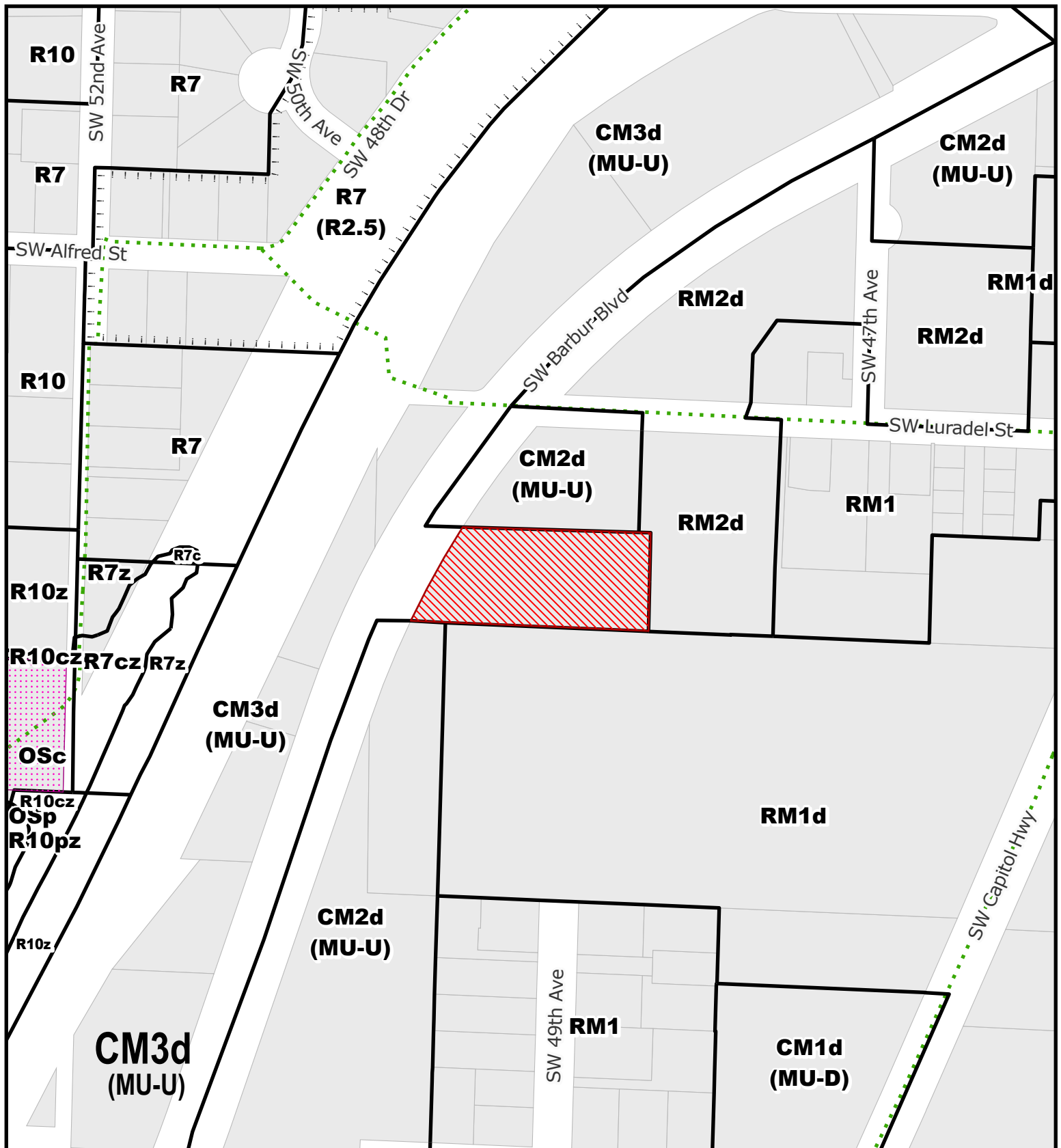
# SOUTHEAST PERSPECTIVE





EAST PERSPECTIVE








For Zoning Code in Effect Post October 1, 2022

# ZONING

THIS SITE LIES WITHIN THE:  
WEST PORTLAND  
MULTICULTURAL PLAN DISTRICT  
SUBDISTRICT A

-  Site
-  Also Owned Parcels
-  Recreational Trails

File No.	EA 23 - 093524 DA
1/4 Section	4024
Scale	1 inch = 200 feet
State ID	1S1E30DD 1600
Exhibit	B Oct 16, 2023

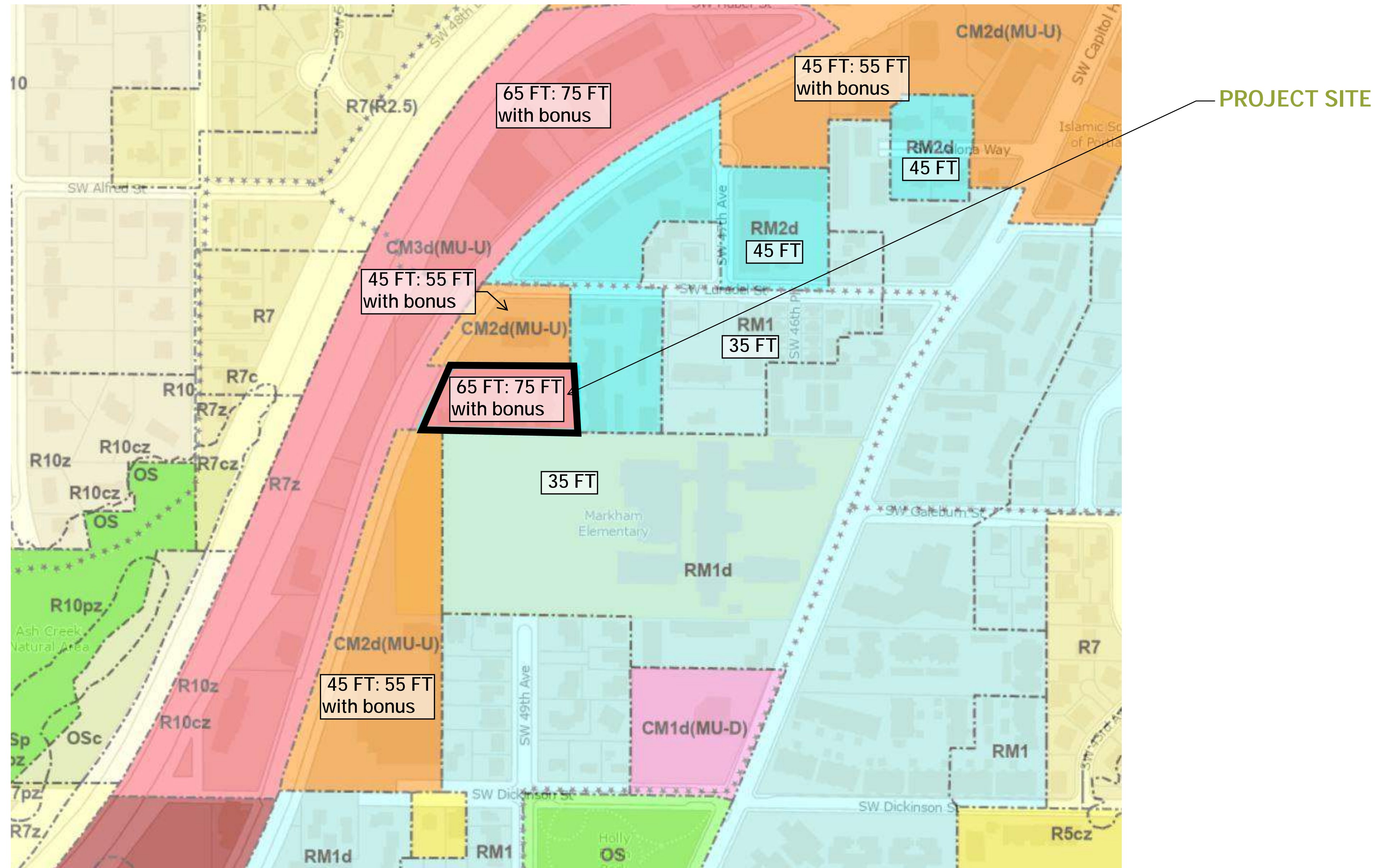


# EXHIBIT INDEX

- C.1 ZONING MAP WITH HEIGHTS
- C.2 PLAN AREA CONTEXT
- C.3 URBAN CONTEXT
- C.4 SITE CONTEXT
- C.5 EXISTING SITE AND VICINITY PHOTOS
- C.6 EXISTING CONDITIONS CHALLENGES
- C.7 SITE ANAYLSIS
- C.8 CONCEPT STUDIES
- C.9 INSPIRATION - VERTICAL CIRCULATION
- C.10 INSPIRATION - WINDOW BAYS
- C.11 LANDSCAPE PLAN
- C.12 SITE PLAN
- C.13 GROUND FLOOR PLAN
- C.14 UPPER FLOOR PLAN
- C.15 ROOF PLAN
- C.16 PRELIMINARY OPEN SPACE
- C.17 PRELIMINARY BUILDING ELEVATIONS
- C.18 PRELIMINARY BUILDING ELEVATIONS
- C.19 MATERIALS
- C.20 STREET FACADE ARTICULATION
- C.21 GROUND FLOOR WINDOW STANDARD
- C.22 BUILDING ZONING HEIGHT
- C.23 PROPOSAL IN CONTEXT
- C.24 NORTH PERSPECTIVE
- C.25 NORTHWEST PERSPECTIVE
- C.26 SOUTHWEST PERSPECTIVE
- C.27 SOUTH PERSPECTIVE
- C.28 SOUTHEAST PERSPECTIVE
- C.29 EAST PERSPECTIVE



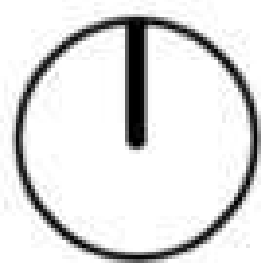
# ZONING WITH HEIGHTS





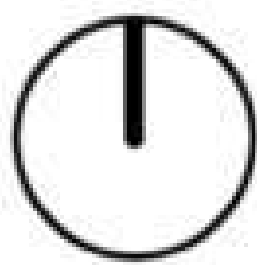
# CONTEXT STUDY

## Plan Area Context





# URBAN CONTEXT



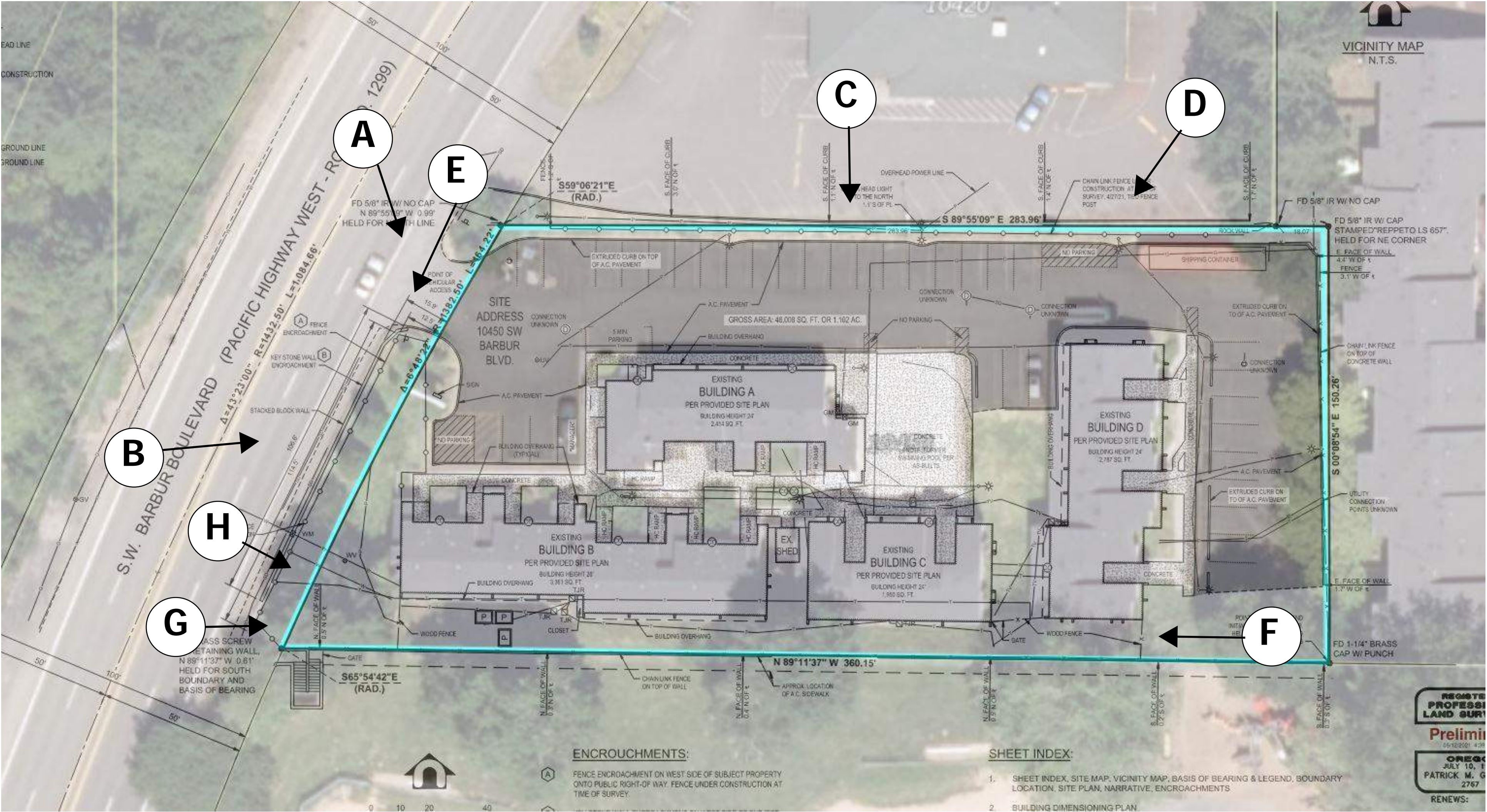


SITE CONTEXT



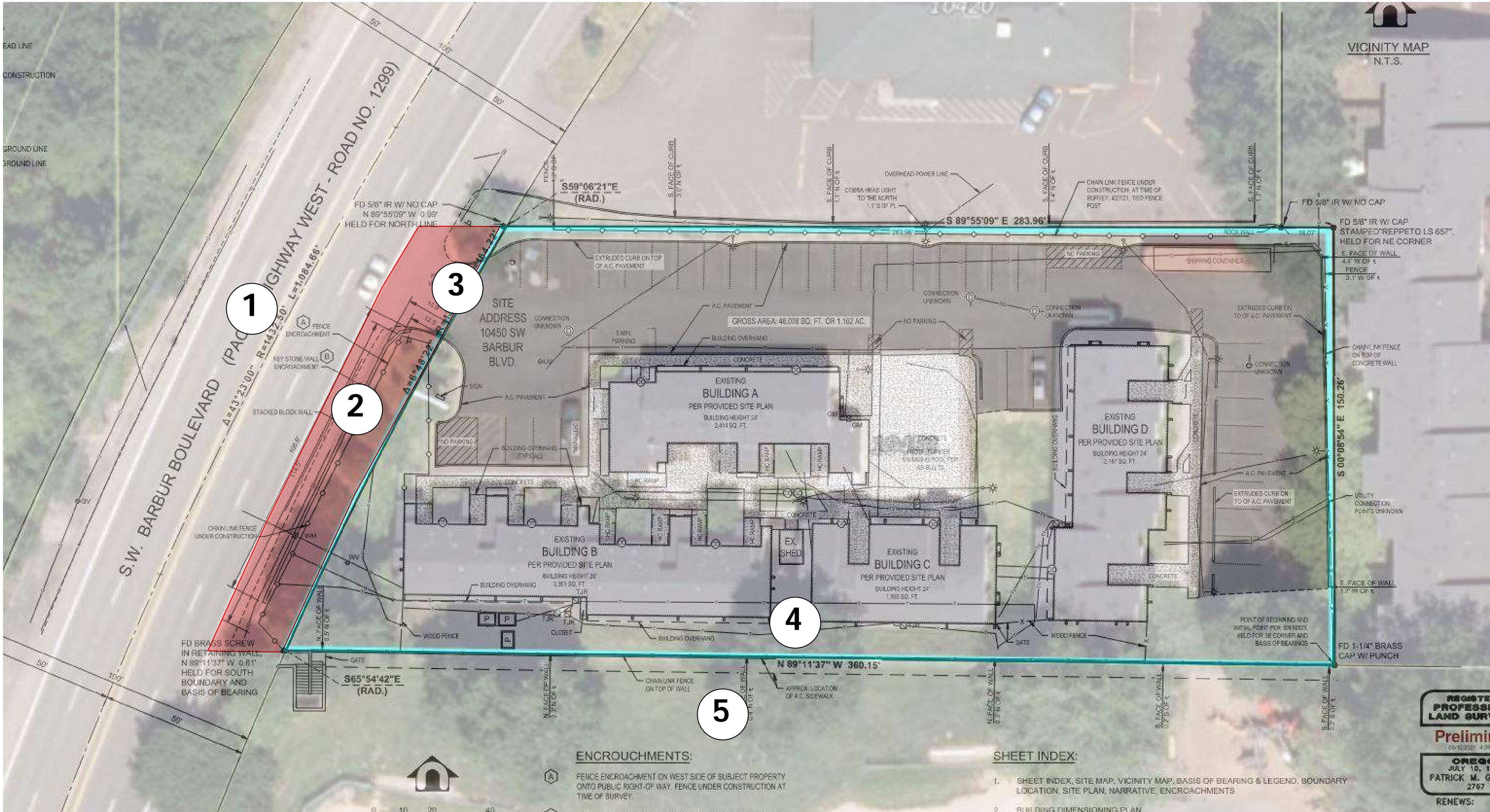


# EXISTING SITE AND VICINITY PHOTOS



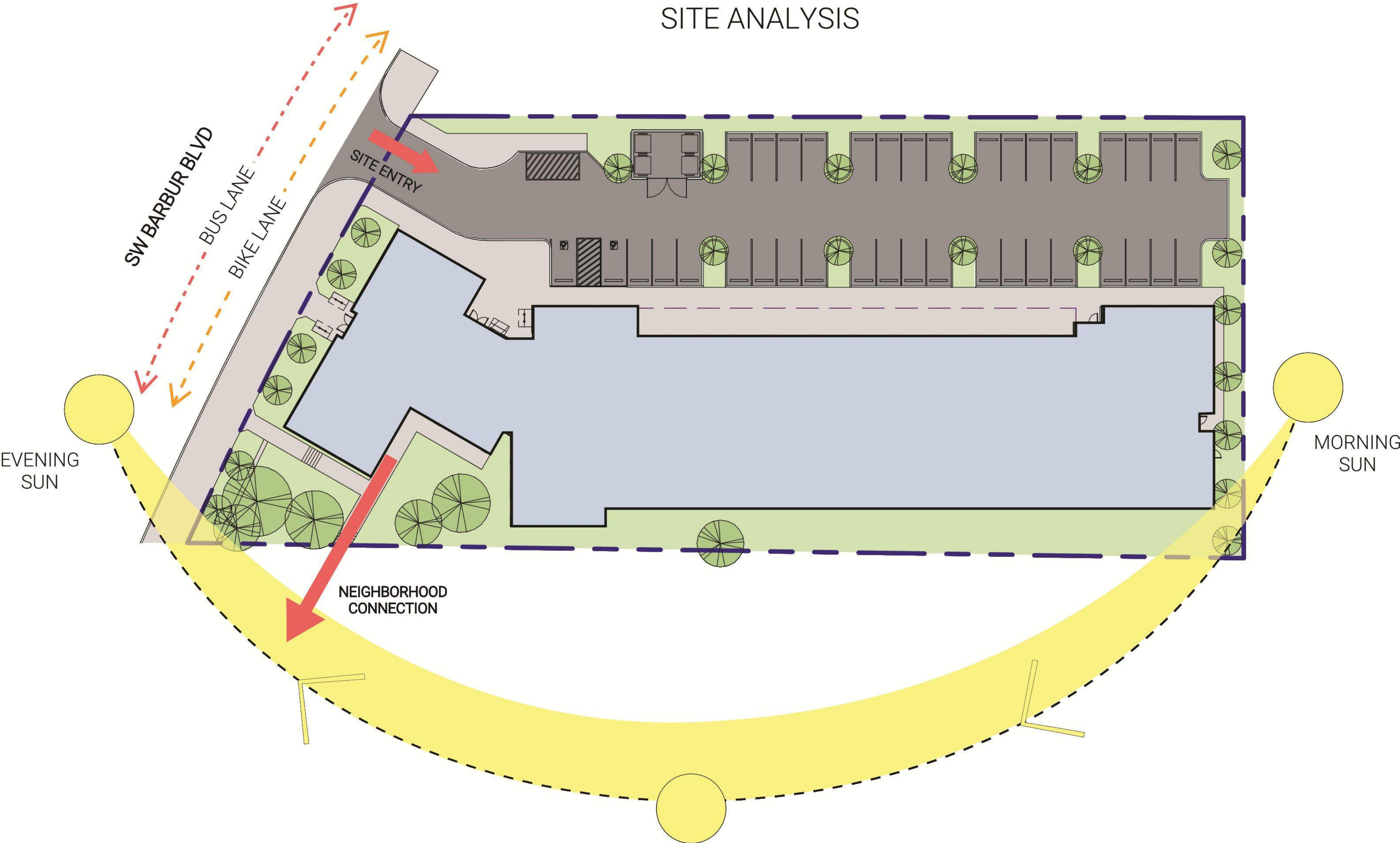


# EXISTING CONIDITIONS - CHALLENGES



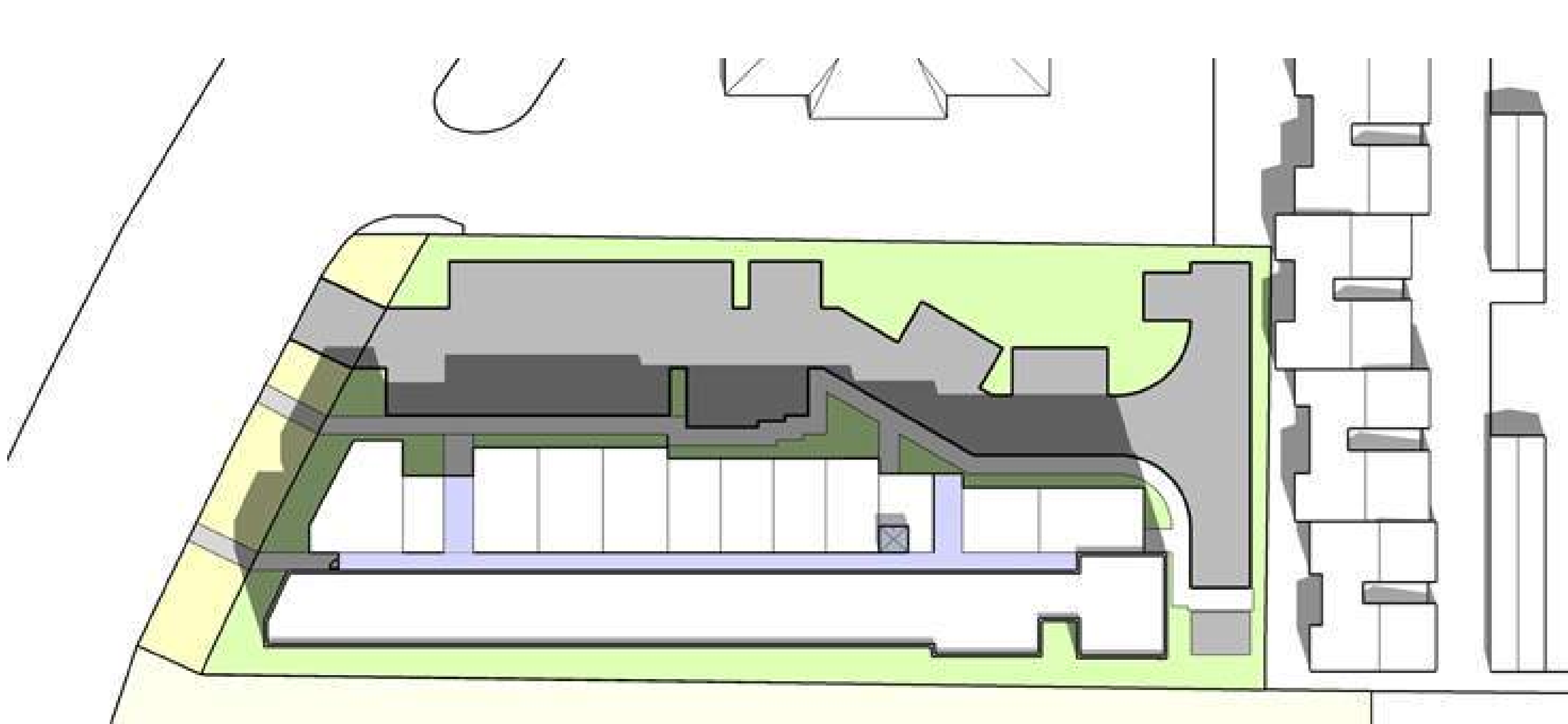


CONCEPT DESIGN  
SITE ANALYSIS

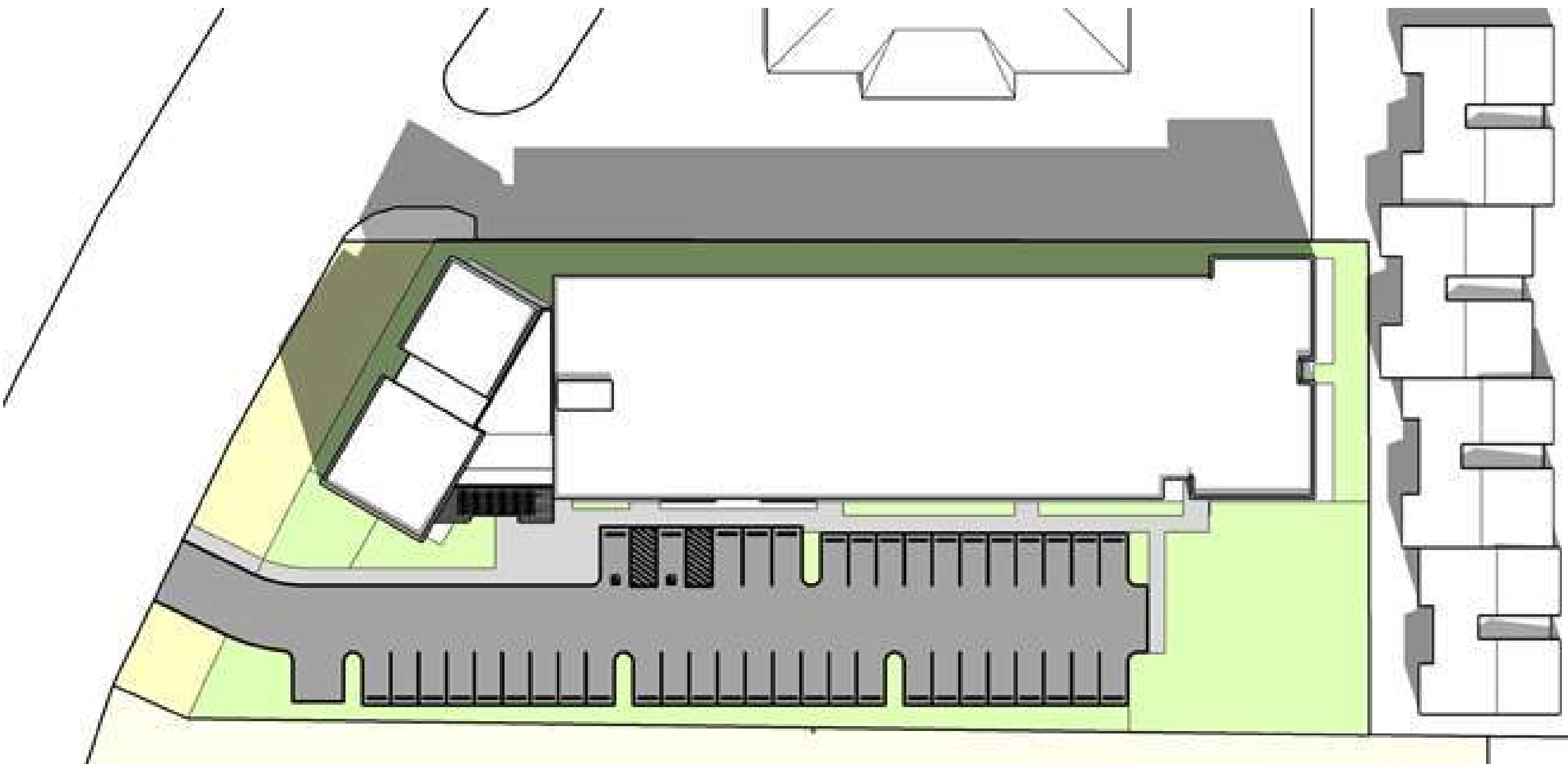




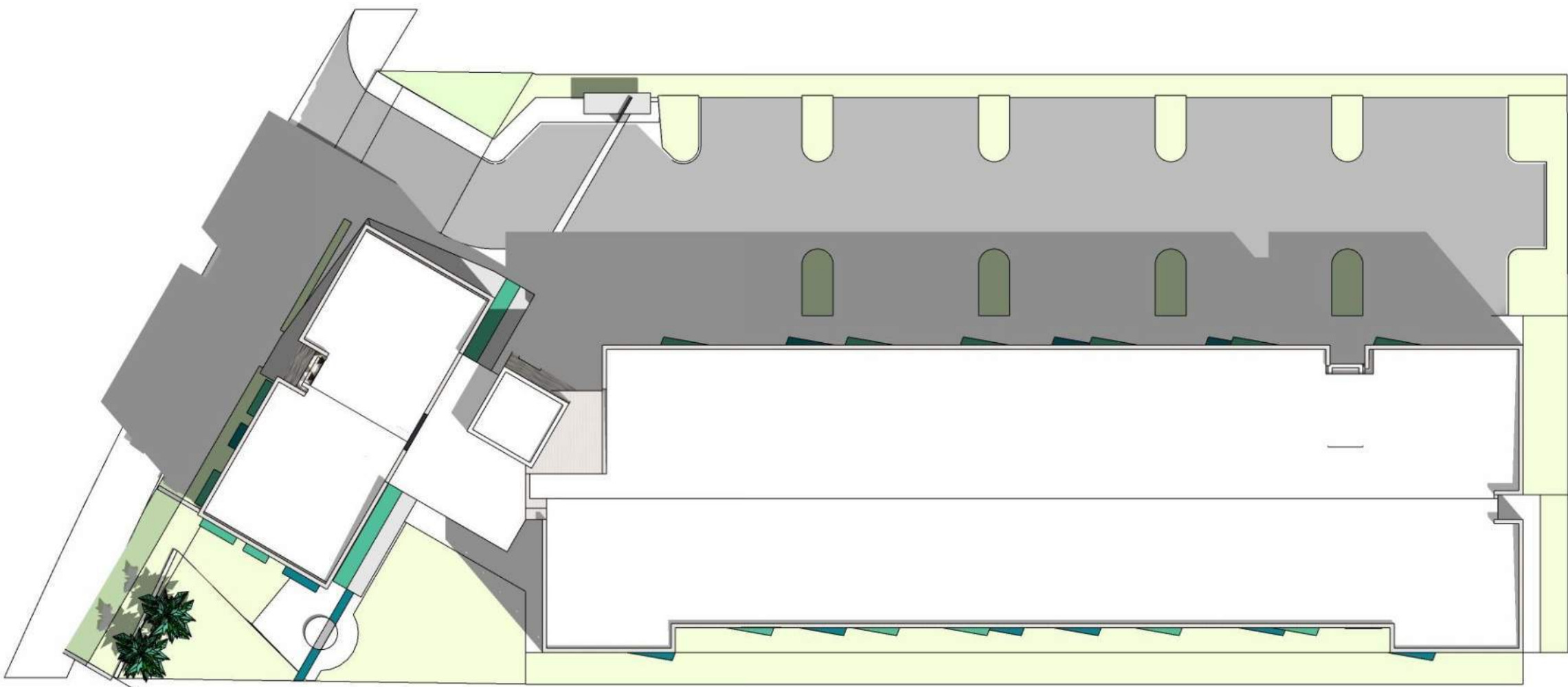
# CONCEPT STUDIES



INITIAL CONCEPT



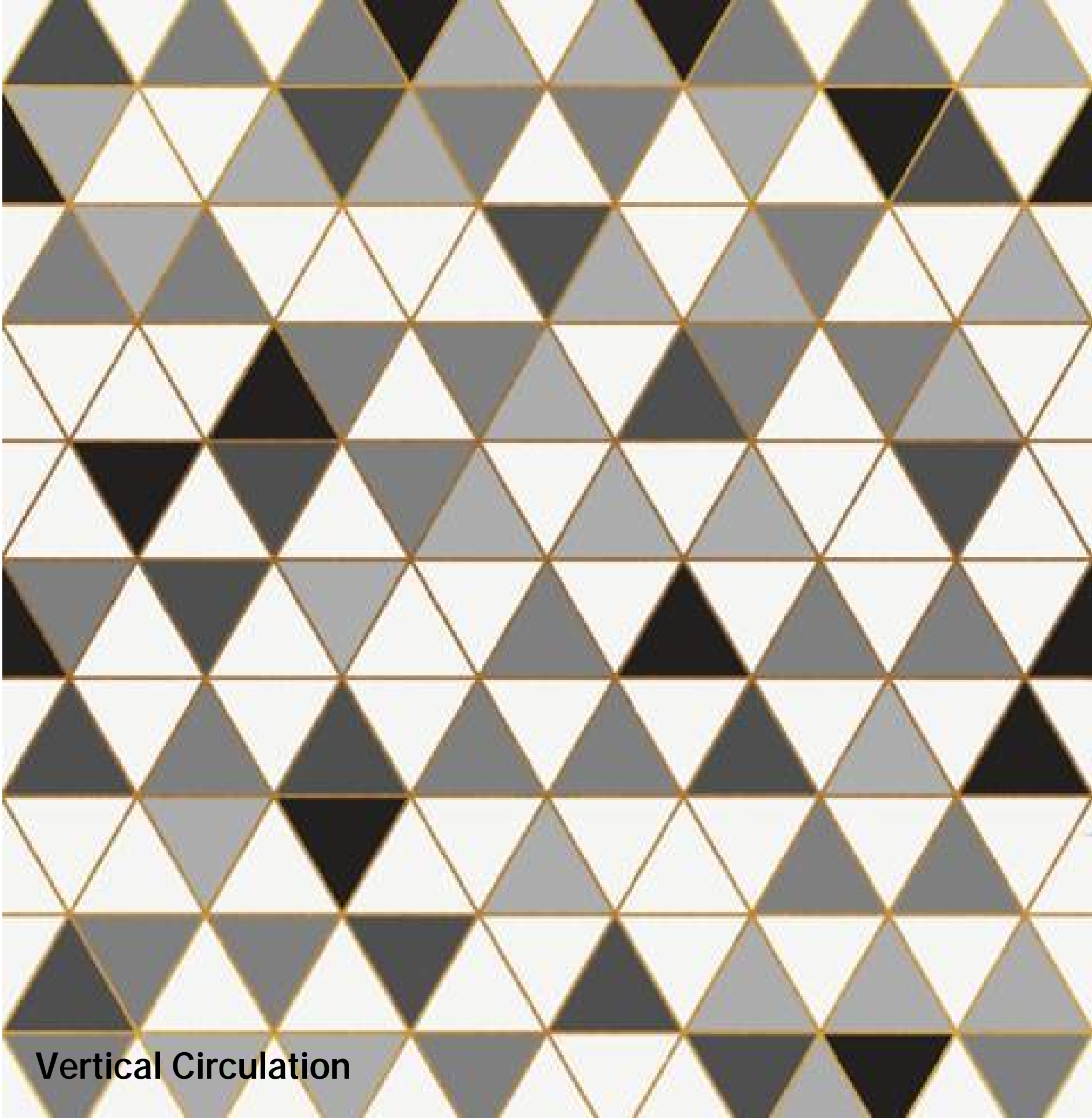
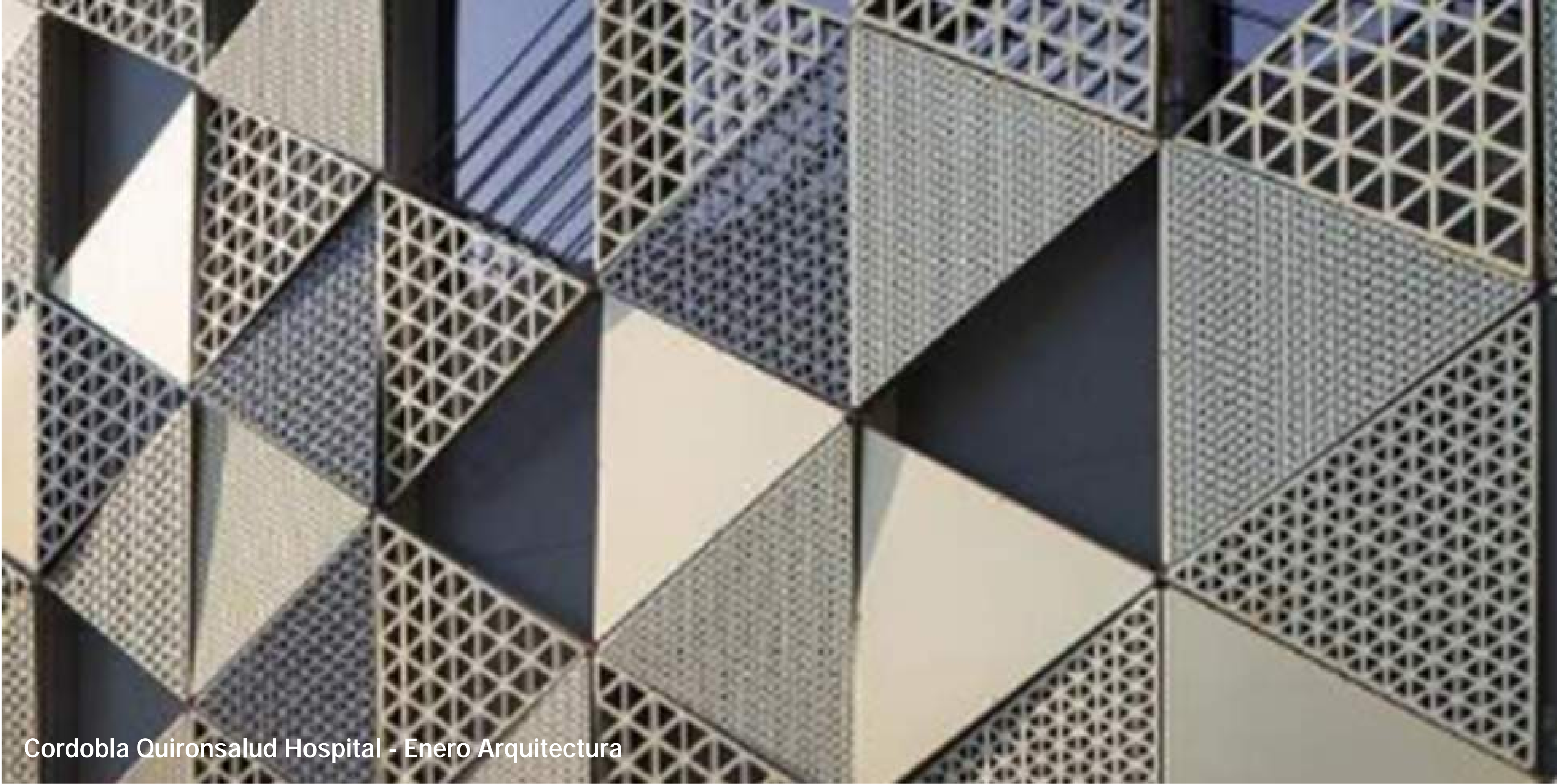
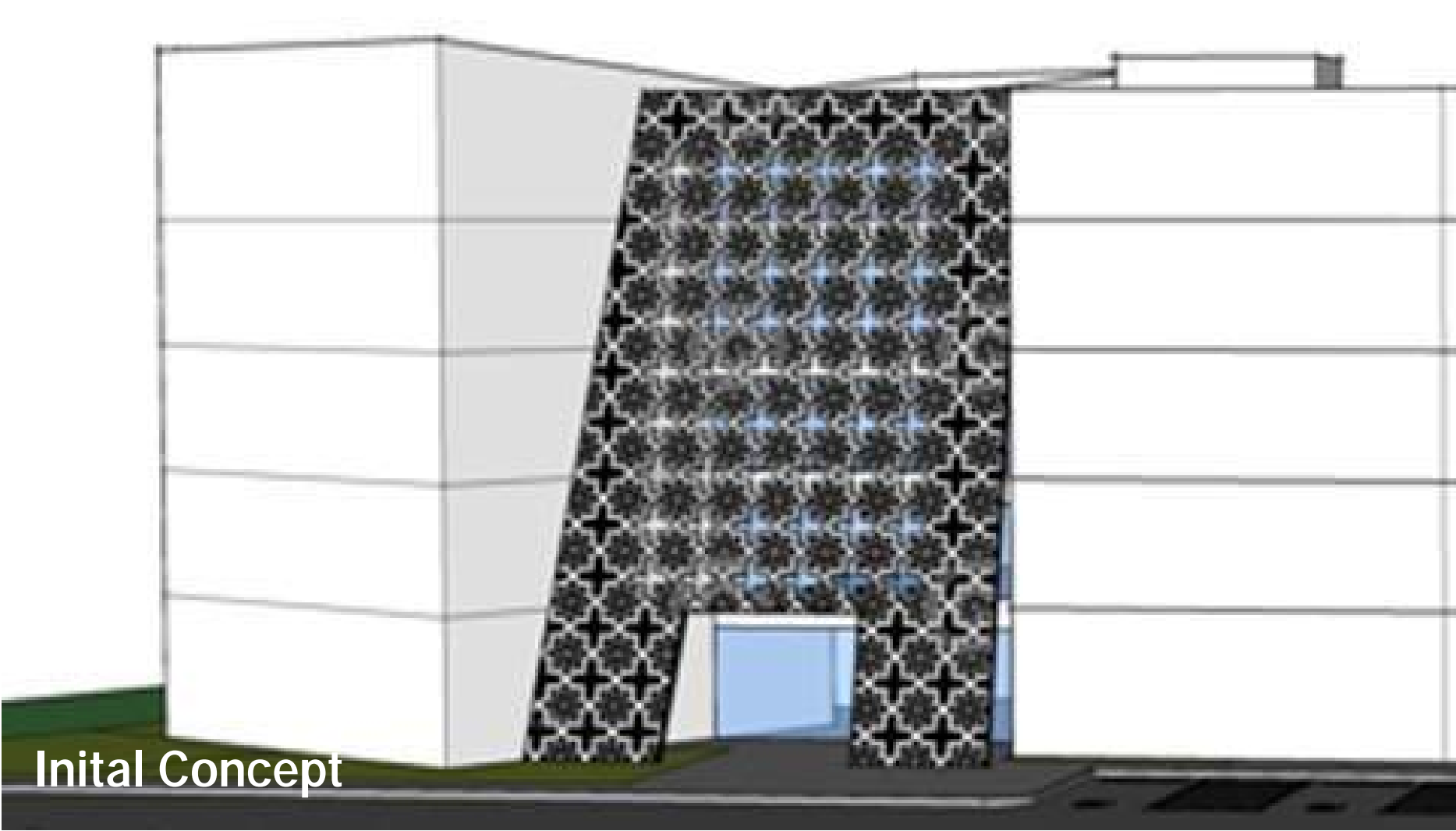
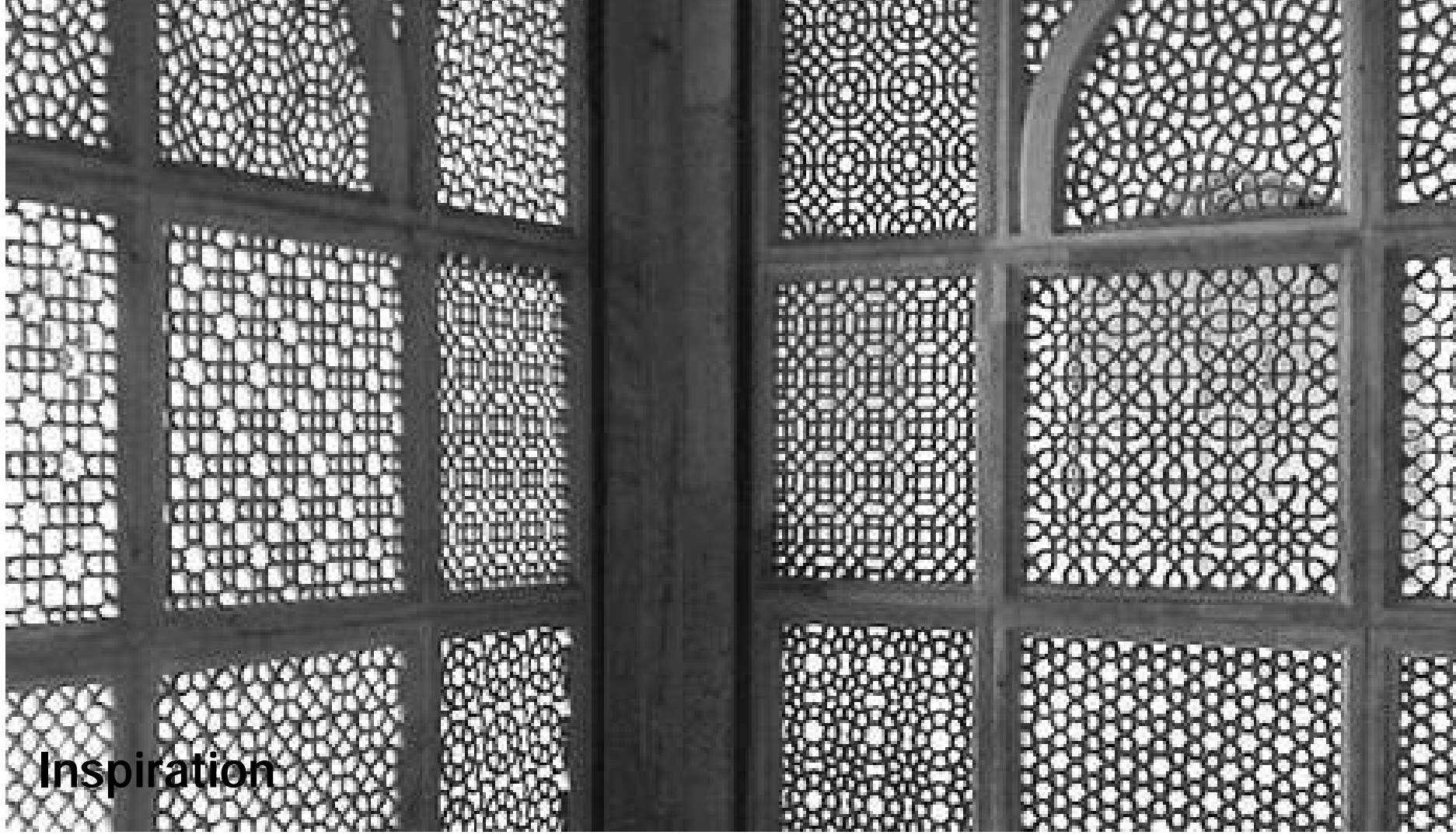
NORTH CONCEPT



CURRENT - SOUTH CONCEPT

# INSPIRATION

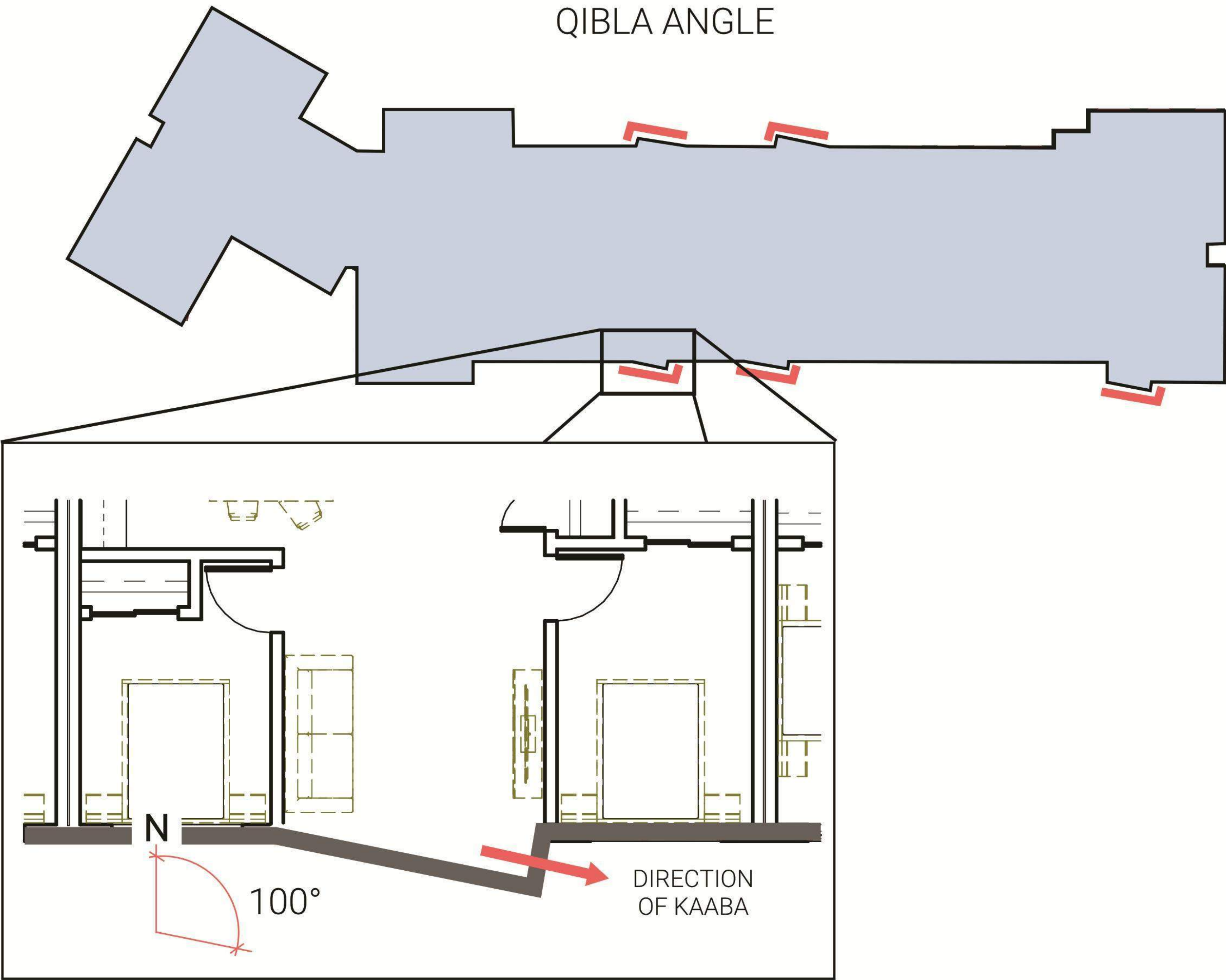
Vertical Circulation





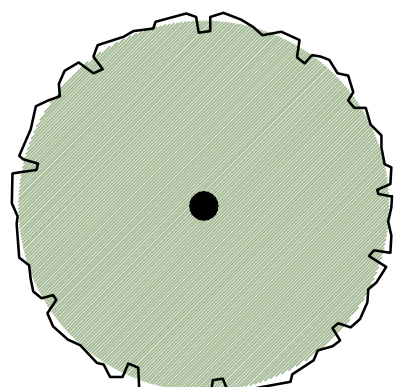
INSPIRATION

Window Bays

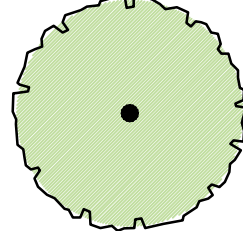




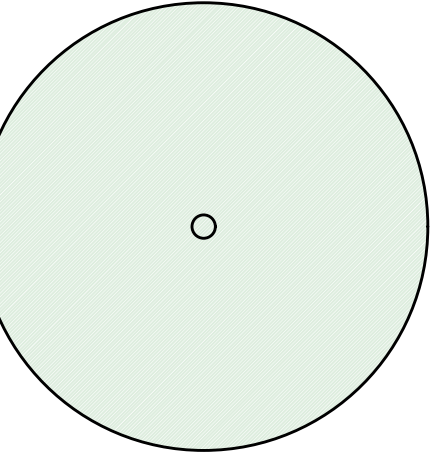
LEGEND



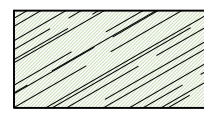
MEDIUM TREE




SMALL TREE



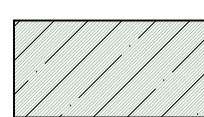
EXISTING TREE TO REMAIN  
PRESERVE AND PROTECT



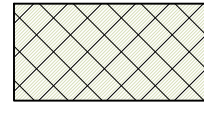
L1 STANDARD  
SHRUBS AND GROUNDCOVERS



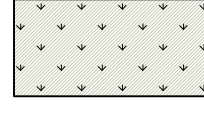
L2 STANDARD  
PARKING LOT PERIMETER  
LOW SCREEN EVERGREEN SHRUBS (3 FT TALL)



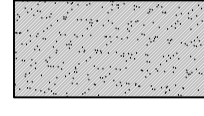
L3 STANDARD  
HIGH SCREEN EVERGREEN SHRUBS (6 FT TALL)



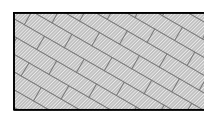
P1 STANDARD  
PARKING LOT INTERIOR  
SHRUBS AND GROUNDCOVERS



STORMWATER PLANTING

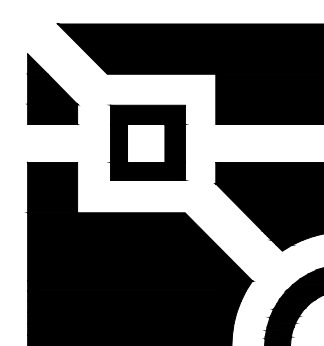


ROUND DRAIN ROCK  
AT BUILDING PERIMETER



PLAZA AREA  
CONCRETE PAVERS


The diagram is a detailed landscape plan for the CPAH Barbur Apartments. It shows a large rectangular building footprint with multiple units. To the left of the building is a parking lot with several spaces, some of which are planted with medium trees. A road, SW BARBUR BLVD, runs along the top left corner. The plan includes various landscaping elements: medium trees (large green circles with black dots), small trees (smaller green circles with black dots), and existing trees to remain (large green circles with a small circle in the center). Different hatching patterns represent various shrub and groundcover types: L1 (diagonal lines), L2 (horizontal lines), L3 (vertical lines), P1 (cross-hatch), and stormwater planting (dotted). Two plaza areas are labeled 'PLAZA' and are filled with a concrete paver pattern. A loading area is also labeled 'LOADING'. A round drain rock area is shown at the building perimeter. A scale bar at the bottom right indicates 10', 5', 0', 10', and 20'.

 1326 NE 63rd AVE.  
Portland, OR 97213  
503.802.0031  
www.mz-la.com

**ILLUSTRATIVE LANDSCAPE PLAN**  
**CPAH BARBUR APARTMENTS**

11/13/23

10' 5' 0' 10' 20'  
SCALE: 1" = 10'

 **COMMUNITY PARTNERS  
FOR AFFORDABLE HOUSING**  
EA 23-093524 DA

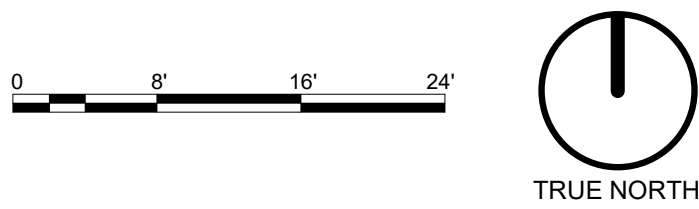
**C.11**  
EA 23-093524 DA - Exhibit C.12



SITE PLAN



Scale: 3/32" = 1'-0"

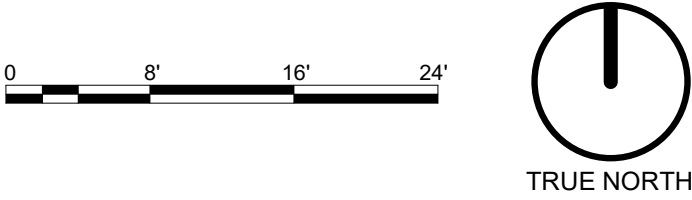




# GROUND LEVEL PLAN



Scale: 3/32" = 1'-0"

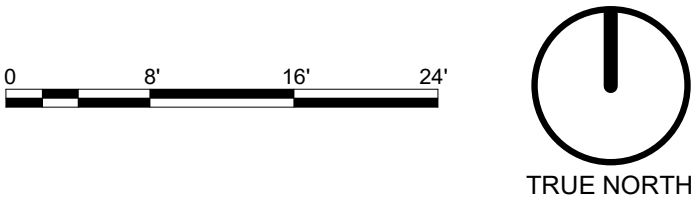




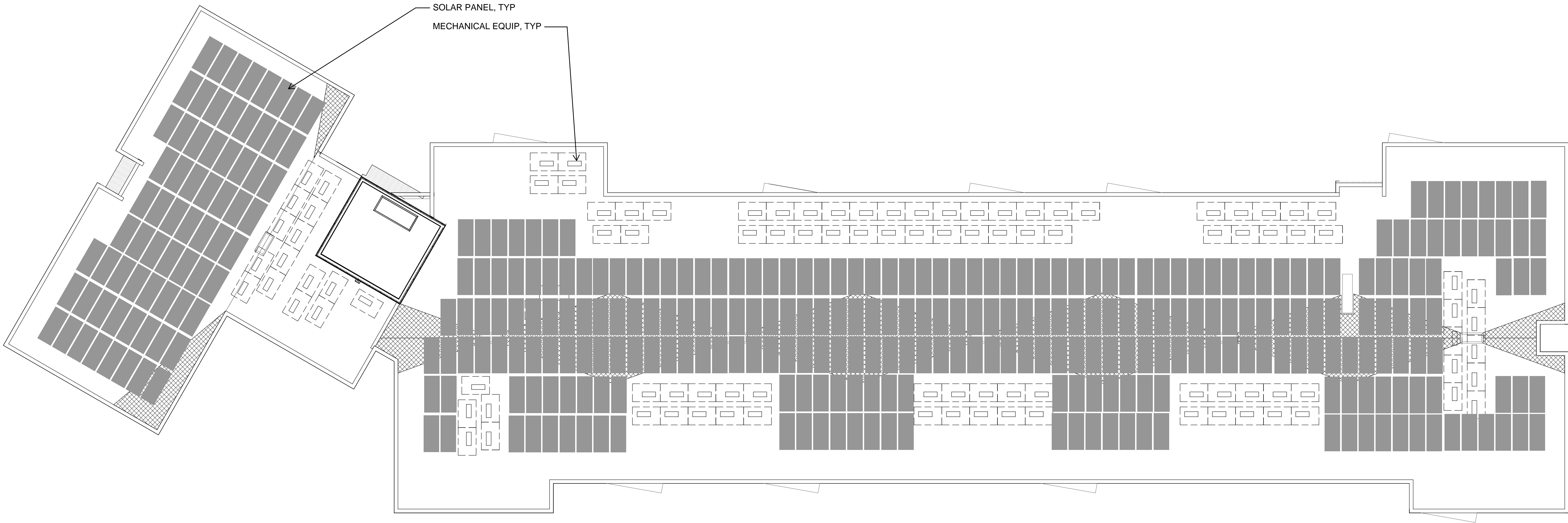
TYP. UPPER FLOOR PLAN LEVEL 2 - 5



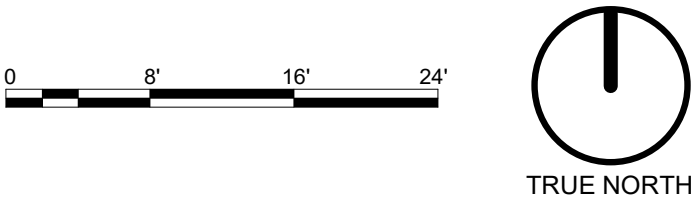
Scale: 3/32" = 1'-0"



ROOF PLAN



Scale: 3/32" = 1'-0"

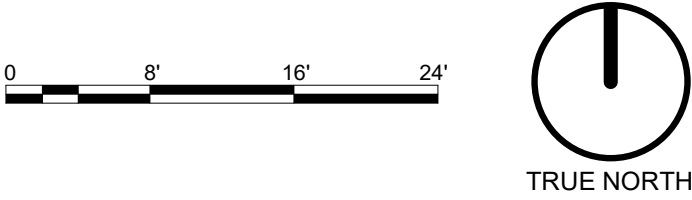




# PRELIMINARY OPEN SPACE



Scale: 3/32" = 1'-0"





# PRELIMINARY BUILDING ELEVATIONS



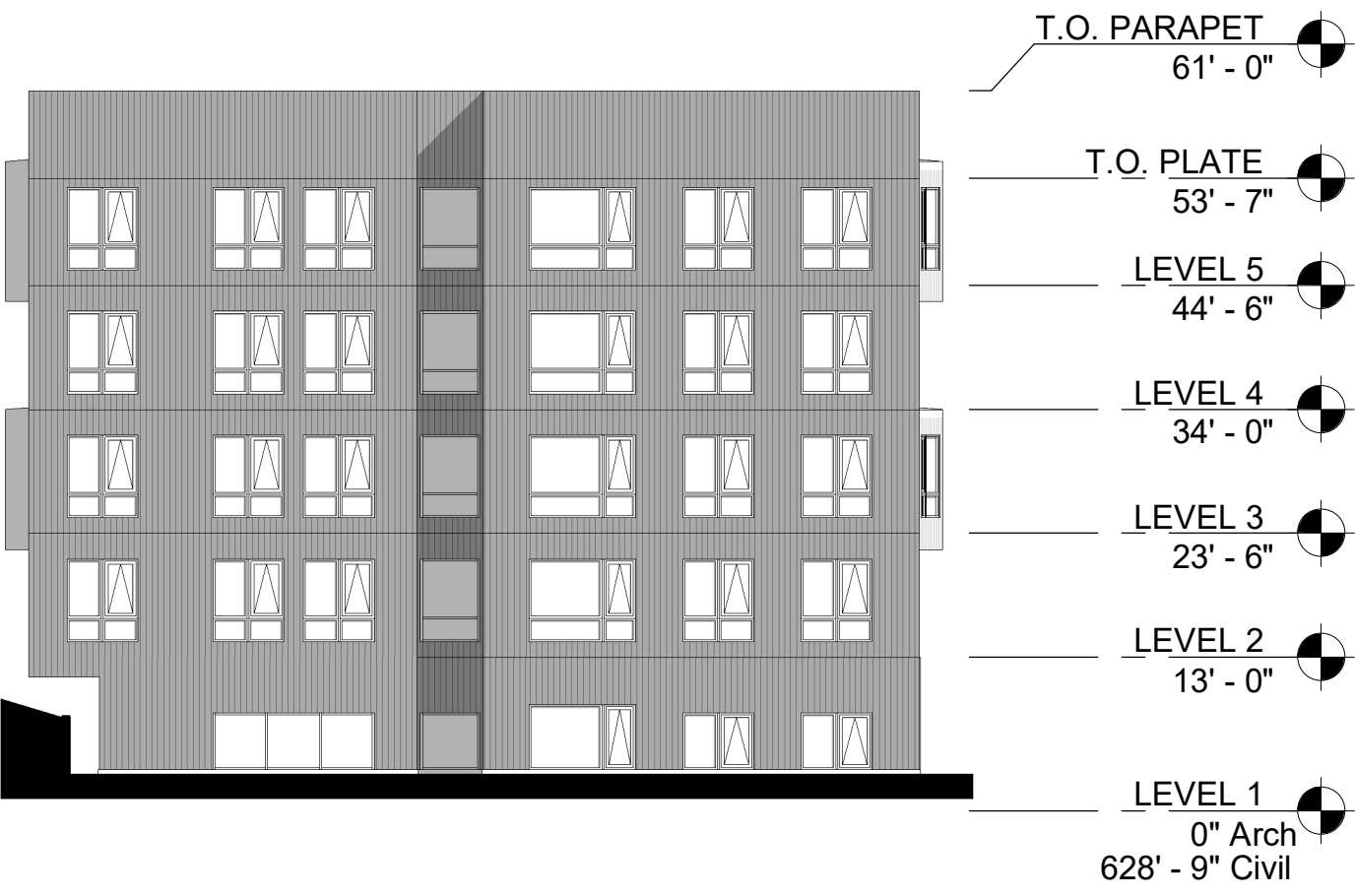
1. NORTH ELEVATION



3. WEST ELEVATION

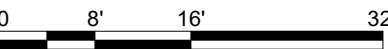


2. SOUTH ELEVATION



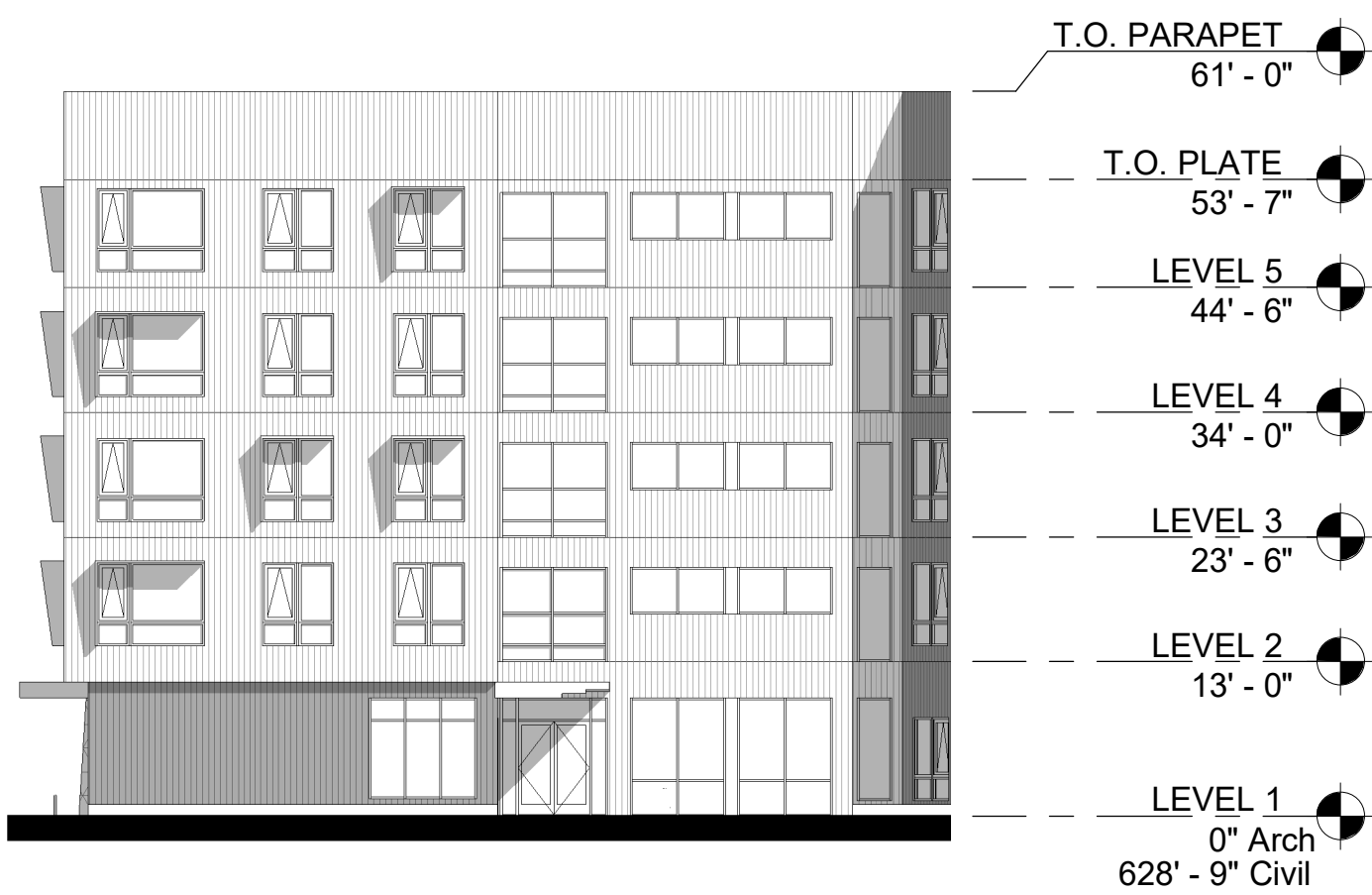
4. EAST ELEVATION

Scale: 1/16" = 1'-0"





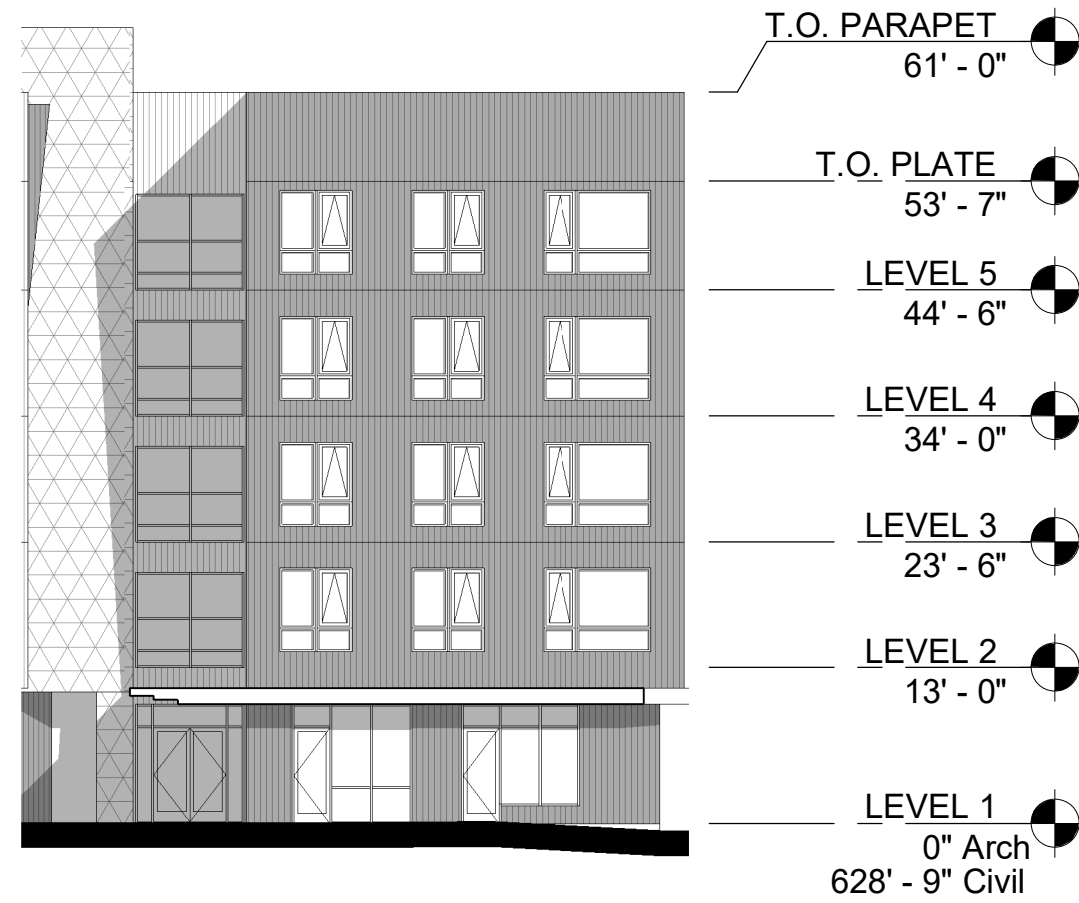
# PRELIMINARY BUILDING ELEVATIONS



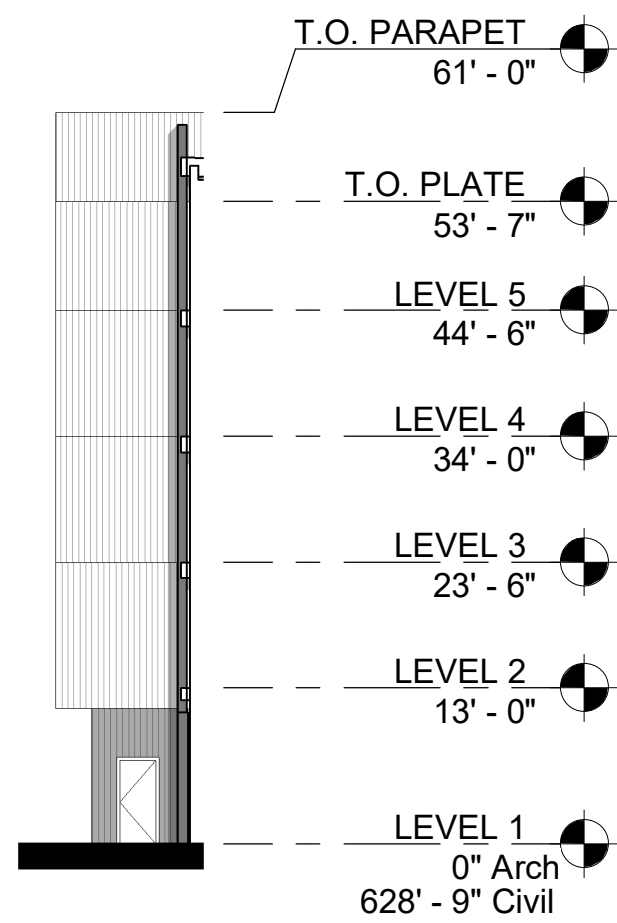
1. **SOUTHWEST ELEVATION**



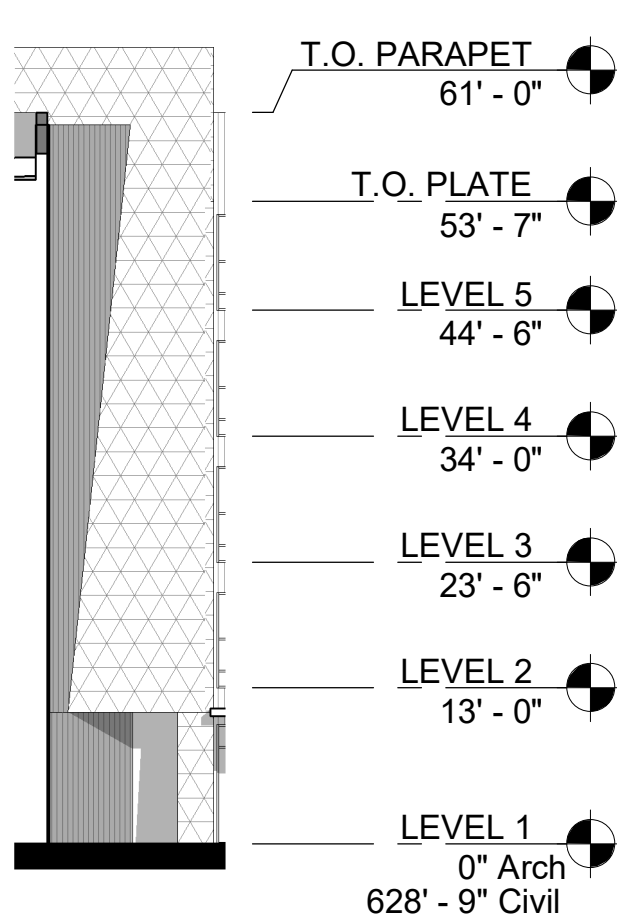
2. **NORTHWEST ELEVATION**



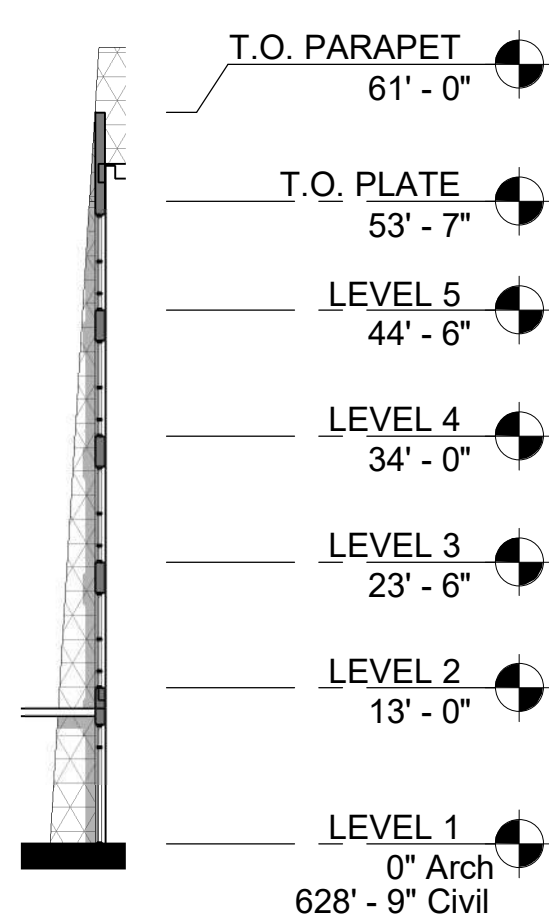
3. **NORTHEAST ELEVATION**



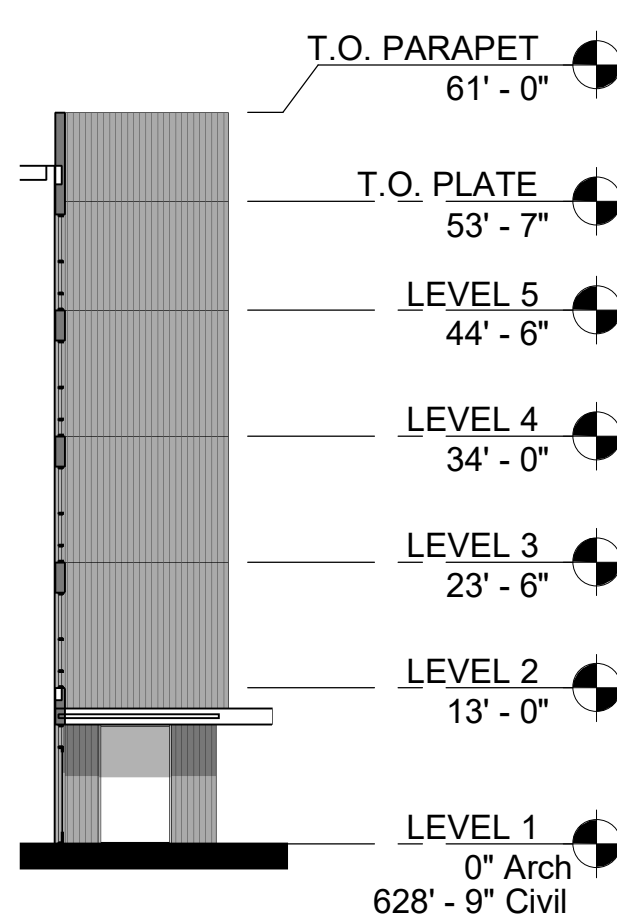
4. **PARTIAL WEST ELEV.**



5. **NORTHEAST ELEVATION**

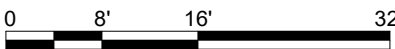


6. **PARTIAL SW ELEVATION**



7. **PARTIAL SOUTHEAST ELEVATION**  
*Exhibit A.9*

Scale: 1/16" = 1'-0"



# CONCEPT DESIGN

## Materials



FIBER CEMENT PANEL 1



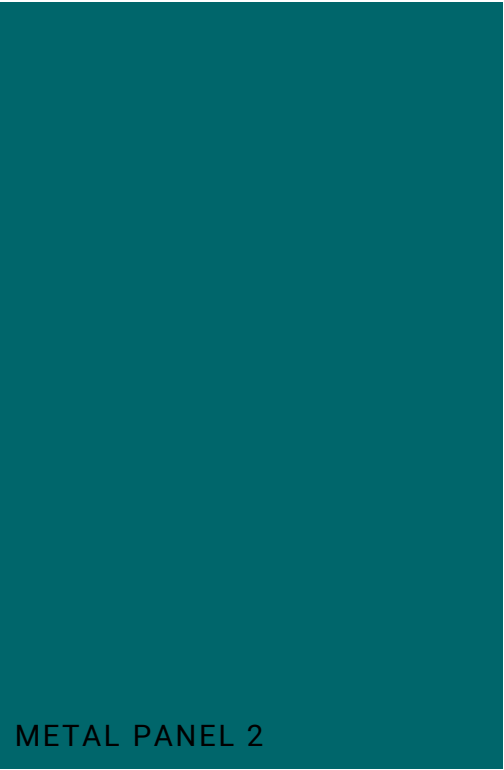
METAL PANEL 1



VINYL WINDOW



FIBER CEMENT PANEL 2



METAL PANEL 2



STOREFRONT



# STREET FACADE ARTICULATION



Scale: 1/8" = 1'-0"



# GROUND FLOOR WINDOW STANDARD



33.130.230 GROUND FLOOR WINDOW STANDARDS  
RAISED GROUND FLOOR REQUIREMENT - GROUND FLOOR RAISED 2' ABOVE STREET GRADE, MIN 25% WALL AREA ARE WINDOWS:  
TOTAL GROUND FLOOR FACADE: 1,106 SF  
GROUND FLOOR WINDOW AREA REQUIRED: 277 SF  
GROUND FLOOR WINDOW AREA PROVIDED: 474 SF

- GROUND FLOOR FACADE AREA
- WINDOW AREA

Scale: 1/8" = 1'-0"





# BUILDING ZONING HEIGHT



Scale: 1/8" = 1'-0"





# PROPOSAL IN CONTEXT



BABUR BLVD NORTH BOUND



NORTH ELEVATION



NORTHWEST PERSPECTIVE





SOUTHWEST PERSPECTIVE





SOUTH PERSPECTIVE





# SOUTHEAST PERSPECTIVE



EAST PERSPECTIVE





	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED			HAPPY FORTUNE INC	10420 SW BARBUR BLVD	PORTLAND OR 97219
3	RETURN SERVICE REQUESTED			COIN METER CO INC	10630 SW BARBUR BLVD	PORTLAND OR 97219-6856
4	RETURN SERVICE REQUESTED			MC GRIFF DANA M	4715 SW LURADEL ST	PORTLAND OR 97219-6823
5	RETURN SERVICE REQUESTED			DE LAGE LANDEN FINANCIAL SVCS INC	1111 OLD EAGLE SCHOOL ROAD	WAYNE PA 19087
6	RETURN SERVICE REQUESTED			VADA LURADEL LLC	15750 SW OAKHILL LN	TIGARD OR 97224
7	RETURN SERVICE REQUESTED			WEEKLEY NANCY K	17075 SW SEIFFERT RD	SHERWOOD OR 97140
8	RETURN SERVICE REQUESTED			CAMBRIA APARTMENTS LLC	18064 FADJUR LN	SISTERS OR 97759
9	RETURN SERVICE REQUESTED			QUAIL RIDGE LLC	2925 SW CANTERBURY LN	PORTLAND OR 97205
10	RETURN SERVICE REQUESTED			SIDHU KANWARJIT SINGH	2928 SW 214TH AVE	ALOHA OR 97006
11	RETURN SERVICE REQUESTED			GLENVIEW-WEST LLC	3813 E MENLO ST	MESA AZ 85215-1716
12	RETURN SERVICE REQUESTED			O'NEILL DANIEL J	4718 SW LURADEL ST	PORTLAND OR 97219
13	RETURN SERVICE REQUESTED			MULTNOMAH COUNTY	501 SE HAWTHORNE BLVD	PORTLAND OR 97214
14	RETURN SERVICE REQUESTED			KOSMOS INVESTMENTS LLC	6945 SW 10TH AVE	PORTLAND OR 97219
15	RETURN SERVICE REQUESTED			PS OREGON INC	701 WESTERN AVE	GLENDALE CA 91201-2349
16	RETURN SERVICE REQUESTED			NEIGHBORHOOD HOUSE INC	7780 SW CAPITOL HWY	PORTLAND OR 97219
17	RETURN SERVICE REQUESTED			CARLETON JAMES & CARLETON MARCELLA	8027 SW RUBY TER	PORTLAND OR 97219-4647
18	RETURN SERVICE REQUESTED			DAY-JOHNSON TERESA A	8224 SW 8TH AVE	PORTLAND OR 97219-4437
19	RETURN SERVICE REQUESTED			PUBLIC STORAGE	PO BOX 25025	GLENDALE CA 91201-5025
20				CURRENT RESIDENT	10432 SW 52ND AVE	PORTLAND OR 97219
21				CURRENT RESIDENT	4646 SW LURADEL ST	PORTLAND OR 97219
22				CURRENT RESIDENT	4702 SW LURADEL ST #1	PORTLAND OR 97219
23				CURRENT RESIDENT	4702 SW LURADEL ST #3	PORTLAND OR 97219
24				CURRENT RESIDENT	4702 SW LURADEL ST #5	PORTLAND OR 97219
25				CURRENT RESIDENT	4714 SW LURADEL ST	PORTLAND OR 97219
26				CURRENT RESIDENT	4725 SW LURADEL ST #11	PORTLAND OR 97219
27				CURRENT RESIDENT	4725 SW LURADEL ST #4	PORTLAND OR 97219
28				CURRENT RESIDENT	4725 SW LURADEL ST #5	PORTLAND OR 97219
29				CURRENT RESIDENT	4725 SW LURADEL ST #8	PORTLAND OR 97219
30				CURRENT RESIDENT	4728 SW LURADEL ST #1	PORTLAND OR 97219
31				CURRENT RESIDENT	4728 SW LURADEL ST #2	PORTLAND OR 97219
32				CURRENT RESIDENT	4730 SW LURADEL ST #5	PORTLAND OR 97219
33				CURRENT RESIDENT	4735 SW LURADEL ST #11	PORTLAND OR 97219
34				CURRENT RESIDENT	4735 SW LURADEL ST #13	PORTLAND OR 97219
35				CURRENT RESIDENT	4735 SW LURADEL ST #17	PORTLAND OR 97219
36				CURRENT RESIDENT	4735 SW LURADEL ST #19	PORTLAND OR 97219
37				CURRENT RESIDENT	4735 SW LURADEL ST #2	PORTLAND OR 97219
38				CURRENT RESIDENT	4735 SW LURADEL ST #24	PORTLAND OR 97219
39				CURRENT RESIDENT	4735 SW LURADEL ST #26	PORTLAND OR 97219
40				CURRENT RESIDENT	4735 SW LURADEL ST #35	PORTLAND OR 97219
41				CURRENT RESIDENT	4735 SW LURADEL ST #39	PORTLAND OR 97219
42				CURRENT RESIDENT	4735 SW LURADEL ST #4	PORTLAND OR 97219
43				CURRENT RESIDENT	4735 SW LURADEL ST #40	PORTLAND OR 97219
44				CURRENT RESIDENT	4735 SW LURADEL ST #45	PORTLAND OR 97219
45				CURRENT RESIDENT	4735 SW LURADEL ST #56	PORTLAND OR 97219
46				CURRENT RESIDENT	4735 SW LURADEL ST #57	PORTLAND OR 97219
47				CURRENT RESIDENT	4735 SW LURADEL ST #6	PORTLAND OR 97219
48				CURRENT RESIDENT	4738 SW LURADEL ST #30	PORTLAND OR 97219
49				CURRENT RESIDENT	4738 SW LURADEL ST #30A	PORTLAND OR 97219
50				CURRENT RESIDENT	4740 SW LURADEL ST #28A	PORTLAND OR 97219
51				CURRENT RESIDENT	4742 SW LURADEL ST #23	PORTLAND OR 97219
52				CURRENT RESIDENT	4744 SW LURADEL ST #17	PORTLAND OR 97219
53				CURRENT RESIDENT	4748 SW LURADEL ST #13	PORTLAND OR 97219
54				CURRENT RESIDENT	10315 SW BARBUR BLVD	PORTLAND OR 97219
55				CURRENT RESIDENT	10428 SW 52ND AVE	PORTLAND OR 97219
56				CURRENT RESIDENT	10505 SW BARBUR BLVD #100	PORTLAND OR 97219
57				CURRENT RESIDENT	10505 SW BARBUR BLVD #301	PORTLAND OR 97219
58				CURRENT RESIDENT	4644 SW LURADEL ST	PORTLAND OR 97219
59				CURRENT RESIDENT	4648 SW LURADEL ST	PORTLAND OR 97219
60				CURRENT RESIDENT	4650 SW LURADEL ST #10	PORTLAND OR 97219
61				CURRENT RESIDENT	4650 SW LURADEL ST #11	PORTLAND OR 97219
62				CURRENT RESIDENT	4702 SW LURADEL ST #4	PORTLAND OR 97219
63				CURRENT RESIDENT	4702 SW LURADEL ST #6	PORTLAND OR 97219
64				CURRENT RESIDENT	4725 SW LURADEL ST #1	PORTLAND OR 97219
65				CURRENT RESIDENT	4725 SW LURADEL ST #2	PORTLAND OR 97219
66				CURRENT RESIDENT	4725 SW LURADEL ST #7	PORTLAND OR 97219

	A	B	C	D	E	F
67				CURRENT RESIDENT	4735 SW LURADEL ST #1	PORTLAND OR 97219
68				CURRENT RESIDENT	4735 SW LURADEL ST #14	PORTLAND OR 97219
69				CURRENT RESIDENT	4735 SW LURADEL ST #16	PORTLAND OR 97219
70				CURRENT RESIDENT	4735 SW LURADEL ST #20	PORTLAND OR 97219
71				CURRENT RESIDENT	4735 SW LURADEL ST #22	PORTLAND OR 97219
72				CURRENT RESIDENT	4735 SW LURADEL ST #28	PORTLAND OR 97219
73				CURRENT RESIDENT	4735 SW LURADEL ST #31	PORTLAND OR 97219
74				CURRENT RESIDENT	4735 SW LURADEL ST #33	PORTLAND OR 97219
75				CURRENT RESIDENT	4735 SW LURADEL ST #37	PORTLAND OR 97219
76				CURRENT RESIDENT	4735 SW LURADEL ST #41	PORTLAND OR 97219
77				CURRENT RESIDENT	4735 SW LURADEL ST #43	PORTLAND OR 97219
78				CURRENT RESIDENT	4735 SW LURADEL ST #49	PORTLAND OR 97219
79				CURRENT RESIDENT	4735 SW LURADEL ST #51	PORTLAND OR 97219
80				CURRENT RESIDENT	4735 SW LURADEL ST #53	PORTLAND OR 97219
81				CURRENT RESIDENT	4735 SW LURADEL ST #59	PORTLAND OR 97219
82				CURRENT RESIDENT	4735 SW LURADEL ST #60	PORTLAND OR 97219
83				CURRENT RESIDENT	4735 SW LURADEL ST #62	PORTLAND OR 97219
84				CURRENT RESIDENT	4736 SW LURADEL ST #10	PORTLAND OR 97219
85				CURRENT RESIDENT	4736 SW LURADEL ST #11	PORTLAND OR 97219
86				CURRENT RESIDENT	4738 SW LURADEL ST #32	PORTLAND OR 97219
87				CURRENT RESIDENT	4740 SW LURADEL ST #26	PORTLAND OR 97219
88				CURRENT RESIDENT	4742 SW LURADEL ST #24	PORTLAND OR 97219
89				CURRENT RESIDENT	4742 SW LURADEL ST #24A	PORTLAND OR 97219
90				CURRENT RESIDENT	4744 SW LURADEL ST #19	PORTLAND OR 97219
91				CURRENT RESIDENT	4744 SW LURADEL ST #20	PORTLAND OR 97219
92				CURRENT RESIDENT	10450 SW BARBUR BLVD	PORTLAND OR 97219
93				CURRENT RESIDENT	4650 SW LURADEL ST #12	PORTLAND OR 97219
94				CURRENT RESIDENT	4702 SW LURADEL ST #2	PORTLAND OR 97219
95				CURRENT RESIDENT	4702 SW LURADEL ST #8	PORTLAND OR 97219
96				CURRENT RESIDENT	4702 SW LURADEL ST #9	PORTLAND OR 97219
97				CURRENT RESIDENT	4725 SW LURADEL ST #10	PORTLAND OR 97219
98				CURRENT RESIDENT	4725 SW LURADEL ST #9	PORTLAND OR 97219
99				CURRENT RESIDENT	4728 SW LURADEL ST #3	PORTLAND OR 97219
100				CURRENT RESIDENT	4730 SW LURADEL ST #6	PORTLAND OR 97219
101				CURRENT RESIDENT	4730 SW LURADEL ST #8	PORTLAND OR 97219
102				CURRENT RESIDENT	4735 SW LURADEL ST #10	PORTLAND OR 97219
103				CURRENT RESIDENT	4735 SW LURADEL ST #12	PORTLAND OR 97219
104				CURRENT RESIDENT	4735 SW LURADEL ST #18	PORTLAND OR 97219
105				CURRENT RESIDENT	4735 SW LURADEL ST #25	PORTLAND OR 97219
106				CURRENT RESIDENT	4735 SW LURADEL ST #29	PORTLAND OR 97219
107				CURRENT RESIDENT	4735 SW LURADEL ST #3	PORTLAND OR 97219
108				CURRENT RESIDENT	4735 SW LURADEL ST #34	PORTLAND OR 97219
109				CURRENT RESIDENT	4735 SW LURADEL ST #36	PORTLAND OR 97219
110				CURRENT RESIDENT	4735 SW LURADEL ST #46	PORTLAND OR 97219
111				CURRENT RESIDENT	4735 SW LURADEL ST #47	PORTLAND OR 97219
112				CURRENT RESIDENT	4735 SW LURADEL ST #50	PORTLAND OR 97219
113				CURRENT RESIDENT	4735 SW LURADEL ST #55	PORTLAND OR 97219
114				CURRENT RESIDENT	4735 SW LURADEL ST #7	PORTLAND OR 97219
115				CURRENT RESIDENT	4738 SW LURADEL ST #32A	PORTLAND OR 97219
116				CURRENT RESIDENT	4740 SW LURADEL ST #26A	PORTLAND OR 97219
117				CURRENT RESIDENT	4740 SW LURADEL ST #28	PORTLAND OR 97219
118				CURRENT RESIDENT	4748 SW LURADEL ST #14	PORTLAND OR 97219
119				CURRENT RESIDENT	4642 SW LURADEL ST	PORTLAND OR 97219
120				CURRENT RESIDENT	4650 SW LURADEL ST #16	PORTLAND OR 97219
121				CURRENT RESIDENT	4702 SW LURADEL ST #7	PORTLAND OR 97219
122				CURRENT RESIDENT	4725 SW LURADEL ST #3	PORTLAND OR 97219
123				CURRENT RESIDENT	4725 SW LURADEL ST #6	PORTLAND OR 97219
124				CURRENT RESIDENT	4735 SW LURADEL ST #15	PORTLAND OR 97219
125				CURRENT RESIDENT	4735 SW LURADEL ST #21	PORTLAND OR 97219
126				CURRENT RESIDENT	4735 SW LURADEL ST #23	PORTLAND OR 97219
127				CURRENT RESIDENT	4735 SW LURADEL ST #27	PORTLAND OR 97219
128				CURRENT RESIDENT	4735 SW LURADEL ST #30	PORTLAND OR 97219
129				CURRENT RESIDENT	4735 SW LURADEL ST #32	PORTLAND OR 97219
130				CURRENT RESIDENT	4735 SW LURADEL ST #38	PORTLAND OR 97219
131				CURRENT RESIDENT	4735 SW LURADEL ST #42	PORTLAND OR 97219
132				CURRENT RESIDENT	4735 SW LURADEL ST #44	PORTLAND OR 97219



	A	B	C	D	E	F
133				CURRENT RESIDENT	4735 SW LURADEL ST #48	PORTLAND OR 97219
134				CURRENT RESIDENT	4735 SW LURADEL ST #5	PORTLAND OR 97219
135				CURRENT RESIDENT	4735 SW LURADEL ST #52	PORTLAND OR 97219
136				CURRENT RESIDENT	4735 SW LURADEL ST #54	PORTLAND OR 97219
137				CURRENT RESIDENT	4735 SW LURADEL ST #58	PORTLAND OR 97219
138				CURRENT RESIDENT	4735 SW LURADEL ST #61	PORTLAND OR 97219
139				CURRENT RESIDENT	4735 SW LURADEL ST #9	PORTLAND OR 97219
140				CURRENT RESIDENT	4736 SW LURADEL ST #12	PORTLAND OR 97219
141				CURRENT RESIDENT	4740 SW LURADEL ST #25	PORTLAND OR 97219
142				CURRENT RESIDENT	4740 SW LURADEL ST #27	PORTLAND OR 97219
143				CURRENT RESIDENT	4742 SW LURADEL ST #22	PORTLAND OR 97219
144				CURRENT RESIDENT	4744 SW LURADEL ST #18	PORTLAND OR 97219
145	RETURN SERVICE REQUESTED	PARTY OF INTEREST	PORTLAND HOUSING BUREAU	RAHALI MERIAM & HOSHIDE MASAYE	1900 SW 4TH AVE STE 7007	PORTLADN OR 97201
146	RETURN SERVICE REQUESTED	OWNERS AGENT	COMMUNITY PARTNERS FOR AFFORDABLE	HOUSING JILIAN SUARAGE FELTON	6380 SW CAPITOL HWY	PORTLAND OR 97239
147	RETURN SERVICE REQUESTED	APPLICANT	LRS ARCHITECTS	FITZGERALD CALISTA	720 NW DAVIS STE 300	PORTLAND OR 97209
148	RETURN SERVICE REQUESTED		OWNER	METRO	600 NE GRAND AVE	PORTLAND OR 97232
149	RETURN SERVICE REQUESTED		LAND USE CONTACT	OFFICE OF COMM AND CIVIC LIFE	1120 SW 5TH AVE STE 114	PORTLAND OR 97204
150	RETURN SERVICE REQUESTED		LAND USE CONTACT	WEST PORTLAND PARK NA	PO BOX 80231	PORTLAND OR 97231
151	RETURN SERVICE REQUESTED		CRESTWOOD NEIGHBORHOOD ASSOCIATION	C/O MARIANNE FITZGERALD	10537 SW 64TH DR	PORTLAND OR 97219
152	RETURN SERVICE REQUESTED		LAND USE CONTACT	STATE HISTORIC PRESERVATION OFFICE	725 SUMMER NE #C	SALEM OR 97301
153	RETURN SERVICE REQUESTED		LAND USE CONTACT	AIA URBAN DESIGN COMMITTEE	403 NW 11TH	PORTLAND OR 97209
154	RETURN SERVICE REQUESTED		LAND USE CONTACT	DOUG KLOTZ	1908 SE 35TH PLACE	PORTLAND OR 97214
155	RETURN SERVICE REQUESTED		PORTLAND METRO REGIONAL SOLUTIONS	C/O DLCD REGIONAL REP	1600 SW FOURTH AVE #109	PORTLAND OR 97201
156	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE SUITE 300	PORTLAND OR 97201
157					PROSPER PORTLAND	129/PROSPER
158					BRANDON SPENCER-HARTLE	B299/R7000
159					DAWN KRANTZ	B299/R5000

# Design Advice Request

## 10450 SW Barbur Blvd

CASE FILE	EA 23-093524 DA		
WHEN	<b>Thursday, November 30, 2023 @ 1:30 PM</b> <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	<b>ONLINE: Meeting link will be listed on the agenda available at <a href="http://www.portland.gov/bds/design-commission">www.portland.gov/bds/design-commission</a></b>		
HOW	<b>TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:benjamin.nielsen@portlandoregon.gov">benjamin.nielsen@portlandoregon.gov</a></b>		
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	Design Advice Request for a new five-story, 96-unit multidwelling residential building in the West Portland Multicultural Plan District. The proposed building will be situated on the southern half of the site, and a surface parking lot containing 37 parking spaces will be located on the northern half of the site. Shared common outdoor space will primarily be located on the south side of the building.		
REVIEW APPROVAL CRITERIA	Portland Citywide Design Guidelines ( <a href="https://www.portland.gov/bps/planning/documents/portland-citywide-design-guidelines-2022/download">https://www.portland.gov/bps/planning/documents/portland-citywide-design-guidelines-2022/download</a> )		
SITE ADDRESS	10450 SW Barbur Blvd		
ZONING/ DESIGNATION	CM3d – Commercial/Mixed Use 3 with Design Overlay West Portland Multicultural Plan District		
APPLICANT(S)	Calista Fitzgerald, LRS Architects (503) 265-1535 <a href="mailto:cfitzgerald@lrsarchitects.com">cfitzgerald@lrsarchitects.com</a>	OWNER(S)	Metro
QUESTIONS? BDS CONTACT	<b>Benjamin Nielsen, City Planner</b> <b>(503) 865-6519 / <a href="mailto:benjamin.nielsen@PortlandOregon.gov">benjamin.nielsen@PortlandOregon.gov</a></b> Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201		

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



503-823-7300



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



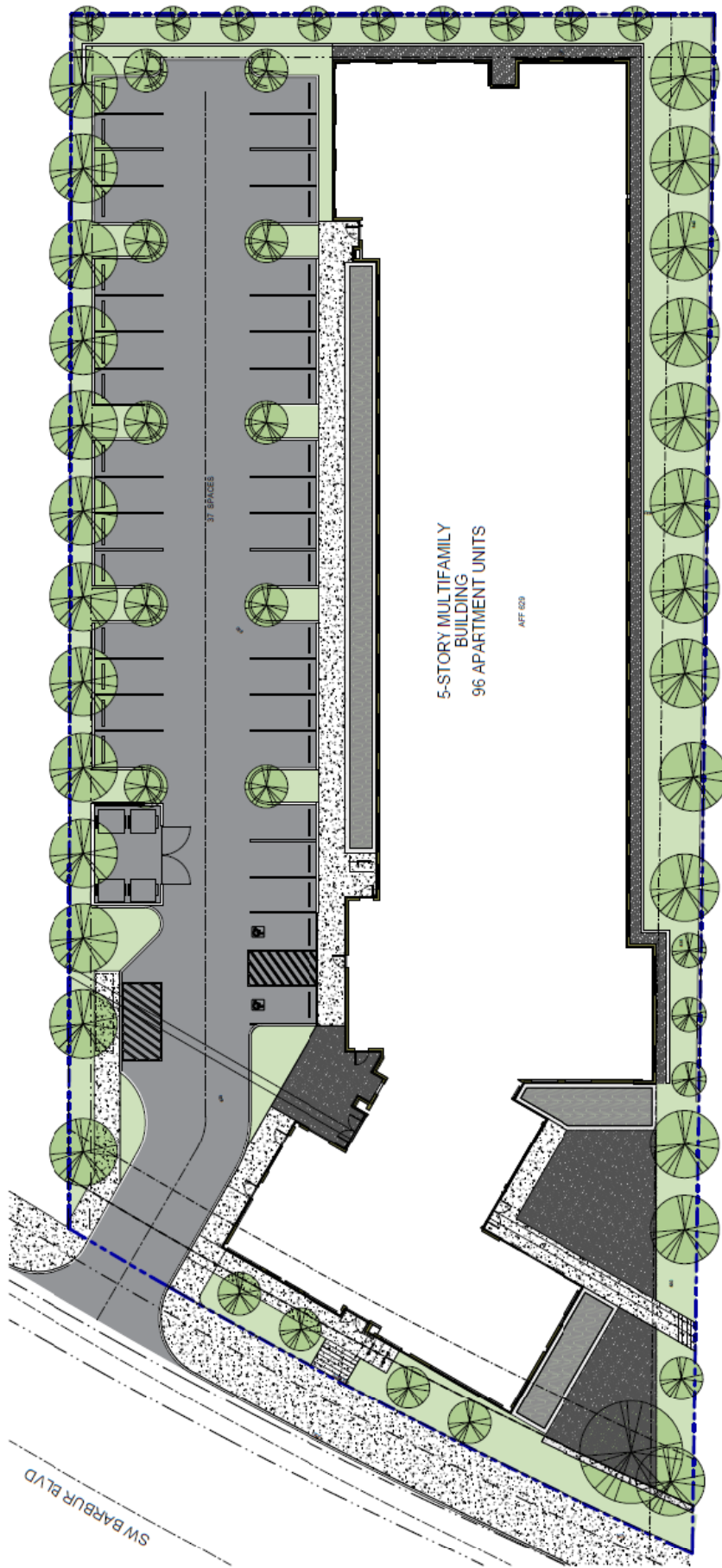
[www.PortlandOregon.gov/bds/translated](http://www.PortlandOregon.gov/bds/translated)

TTY: 503-823-6868  
Relay Service: 711



# SITE PLAN

Exhibit A.2



Scale: 3/32" = 1'-0"

**LRS**  
222219 | OPAH BARBUR APARTMENTS  
ARCHITECTS 10.12.23

NOT FOR CONSTRUCTION



Exhibit A.2

EA 23-093524 DA



**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.\*\*\*



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

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

Date: 11/03/2023

To: Calista Fitzgerald, LRS Architects

From: Benjamin Nielsen, Land Use Services, [benjamin.nielsen@portlandoregon.gov](mailto:benjamin.nielsen@portlandoregon.gov)

RE: Design Advice Request posting for EA 23-093524 DA

Dear Calista:

I have received your application for a Design Advice Request (DA) at 10450 SW Barbur Blvd. Your case number is given above. The first meeting with the Design Commission is scheduled for November 30, 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 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for November 30, 2023, **you must post the notice by November 10, 2023**, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by November 16, 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



Calista Fitzgerald  
LRS Architects  
720 NW Davis, Suite 300  
Portland, OR 97209

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

TO: Benjamin Nielsen, benjamin.nielsen@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 23-093524 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **November 30, 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 16, 2023, 14 days before the scheduled meeting. I also understand that if I do not post the notices by November 10, 2023, or return this form by November 16, 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 Reviews, Historic Resource Reviews, and Design Advice Requests

The overall board must be printed at its full 18-inch by 24-inch size. Templates for the 18-inch by 24-inch board are provided in Adobe Illustrator, Adobe InDesign, and PDF formats.

### Materials:

The sign must be printed in color.

Signs may be attached to an existing building or structure, or mounted on posts, stakes, a fence, or other reasonable and sturdy structure that is fully accessible to the public.

To ensure that your sign is displayed at the correct height, the top of the sign when mounted should be no higher than 60" inches above grade and free from any obstruction. The bottom of the sign must be at least 24" above the ground.



# NOTICE OF PUBLIC HEARING





**Type III Land Use Review**  
**LOT 5 STATION PLACE**

<b>CASE FILE</b>	LU 20-067654 (DNM AD)
<b>WHEN</b>	<b>THURSDAY, SEPTEMBER 24, 2020 @ 1:30 PM</b> <small>(This is the hearing start time. Design Commission agenda will begin 15 minutes prior to the scheduled start time.)</small>
<b>WHERE</b>	<b>ONLINE: Link to hearing is available at <a href="http://www.portlandoregon.gov/bds/dcadesign">www.portlandoregon.gov/bds/dcadesign</a></b>
<b>HOW</b>	<b>TO TESTIFY:</b> Follow instructions on the Design Commission agenda <a href="#">or</a> email the planner at <a href="mailto:Benjamin.Nielsen@portlandoregon.gov">Benjamin.Nielsen@portlandoregon.gov</a>
<b>REVIEW BY</b>	<b>DESIGN COMMISSION</b>
<b>LAND USE REVIEW TYPE</b>	<b>DESIGN REVIEW WITH RECOMMENDATIONS &amp; ADOPTED FINAL DESIGN</b>
<b>PROPOSAL</b>	Design: Three-story multi-unit residential development. Planning for a proposed 3-story commercial building consisting of ground floor retail, lobby, loading and support space, with 2 short stories of structured parking located above containing 20 parking spaces. Above the ground floor retail and parking, 7 stories of offices are proposed, with large roof terraces at the 6th and 7th floors that are not into the street-facing massing. One can access to parking and loading is proposed at 900 Northrup Street. This multi-story office building will be able to take the height of the building height above 120' to height to the 4th to 10th story, to allow long-term use parking spaces for 10' to 12' and the 4th to 10th story to allow long-term use parking spaces for 10' to 12' and the 4th to 10th story to allow long-term use parking spaces for 10' to 12'.
<b>REVIEW APPROVAL CRITERIA:</b>	<ul style="list-style-type: none"> <li>Central City Fundamental Design Guidelines</li> <li>Smart Growth Design Guidelines</li> <li>33.852 OAS, Other approval criteria (Ordinance Review)</li> <li>33.123 OAS, Institutions that have other smart growth design review requirements</li> </ul>
<b>SITE ADDRESS</b>	900 4th Ave, 500 Northrup St
<b>OWNERS</b>	Clark + Carter Commercial with Design Overlay
<b>DEVELOPMENT</b>	Central City Park District, Three-Story Office
<b>FURTHER INFO:</b>	Available online at <a href="http://www.portlandoregon.gov/bds/dcadesign">www.portlandoregon.gov/bds/dcadesign</a> or contact the planner via email at <a href="mailto:Benjamin.Nielsen@portlandoregon.gov">Benjamin.Nielsen@portlandoregon.gov</a>
<b>CONTACTS</b>	<b>Benjamin Nielsen, City Planner</b> 503.242.7912 / <a href="mailto:Benjamin.Nielsen@portlandoregon.gov">Benjamin.Nielsen@portlandoregon.gov</a> Business Development Division, 3000 SW 4th Ave, Suite 1000, Portland, OR 97201

Inclusion in agenda does not constitute a recommendation. The Design Commission agenda is a public document and is available for review at [www.portlandoregon.gov/bds/dcadesign](http://www.portlandoregon.gov/bds/dcadesign). The Design Commission agenda is a public document and is available for review at [www.portlandoregon.gov/bds/dcadesign](http://www.portlandoregon.gov/bds/dcadesign). The Design Commission agenda is a public document and is available for review at [www.portlandoregon.gov/bds/dcadesign](http://www.portlandoregon.gov/bds/dcadesign).

 503.823.7300
 [Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)
 [www.portlandoregon.gov/bds/dcadesign](http://www.portlandoregon.gov/bds/dcadesign)
 1.800.823.8888



# Design Advice Request

## 10450 SW Barbur Blvd

CASE FILE	EA 23-093524 DA		
WHEN	<b>Thursday, November 30, 2023 @ 1:30 PM</b> <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	<b>ONLINE: Meeting link will be listed on the agenda available at <a href="http://www.portland.gov/bds/design-commission">www.portland.gov/bds/design-commission</a></b>		
HOW	<b>TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at <a href="mailto:benjamin.nielsen@portlandoregon.gov">benjamin.nielsen@portlandoregon.gov</a></b>		
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		
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REVIEW APPROVAL CRITERIA	Portland Citywide Design Guidelines ( <a href="https://www.portland.gov/bps/planning/documents/portland-citywide-design-guidelines-2022/download">https://www.portland.gov/bps/planning/documents/portland-citywide-design-guidelines-2022/download</a> )		
SITE ADDRESS	10450 SW Barbur Blvd		
ZONING/ DESIGNATION	CM3d – Commercial/Mixed Use 3 with Design Overlay West Portland Multicultural Plan District		
APPLICANT(S)	Calista Fitzgerald, LRS Architects (503) 265-1535 <a href="mailto:cfitzgerald@lrsarchitects.com">cfitzgerald@lrsarchitects.com</a>	OWNER(S)	Jillian Saurage Felton, Community Partners for Affordable Housing (503) 293-4038 <a href="mailto:jsaurage@cpahoregon.org">jsaurage@cpahoregon.org</a>
QUESTIONS? BDS CONTACT	<b>Benjamin Nielsen, City Planner</b> <b>(503) 865-6519 / <a href="mailto:benjamin.nielsen@PortlandOregon.gov">benjamin.nielsen@PortlandOregon.gov</a></b> Bureau of Development Services, 1900 SW 4 <sup>th</sup> Ave, Suite 5000, Portland, OR 97201		

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



503-823-7300



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



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

TTY: 503-823-6868  
Relay Service: 711

Calista Fitzgerald  
LRS Architects  
720 NW Davis, Suite 300  
Portland, OR 97209

DATE: **November 9, 2023**

TO: Benjamin Nielsen, benjamin.nielsen@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 23-093524 DA**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **November 30, 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 **November 9, 2023** (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than November 16, 2023, 14 days before the scheduled meeting. I also understand that if I do not post the notices by November 10, 2023, or return this form by November 16, 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

**Calista Fitzgerald | LRS Architects**  
Print Name

**720 NW Davis Street, Ste 300**  
Address

**Portland, Oregon 97209**  
City/State/Zip Code

**See attached page for  
photo documentation**

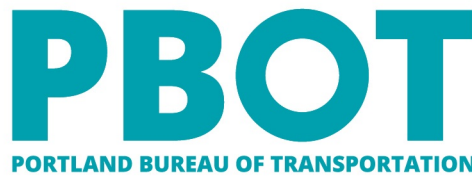


DAR sign posted on  
the property



Additional sign for  
visibility on Barbur

EA 23-093524 DA  
Certifying Design Advice Request Posting  
LRS Architects  
11.09.2023



1900 SW Fourth Ave., Suite 5000 Portland, OR 97201 503-823-5185  
Fax 503-823-7576 TTY 503-823-6868 [www.portlandoregon.gov/transportation](http://www.portlandoregon.gov/transportation)

## PBOT – Development Review

### Design Advice Request Response

**Date:** November 14, 2023  
**To:** Benjamin Nielsen, BDS Land Use Services  
503-865-6519, [Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)  
**From:** Tammy Boren-King, PBOT Development Review  
503-823-2948, [Tammy.Boren-King@portlandoregon.gov](mailto:Tammy.Boren-King@portlandoregon.gov)  
**Case File:** EA 23-093524  
**Location:** 10450 SW BARBUR BLVD  
**R#:** R331156  
**Proposal:** New five story affordable apartment building that will provide 96 units (25) studios, (24) 1 bedrooms, (29) 2 bedrooms, (9) three bedrooms, and (9) four bedrooms. The ground floor has two separate common rooms, property manager offices, and offices and meeting rooms for on-site support services.

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Portland Transportation/Development Review staff has reviewed the materials to identify potential issues and requirements. Please note this response is limited to the items that may impact the design review. For a full review, please see the PBOT notes from early assistance appointment 23-029746-EA dated May 3, 2023.

#### KEY ISSUES AND REQUIREMENTS

1. There are no transportation related approval criteria for the design review.
2. At this location, SW Barbur Blvd. is an Oregon Department of Transportation (ODOT) facility in ODOT fee-simple right-of-way. The City makes a recommendation as to what sidewalk improvements City standards would require. ODOT uses this recommendation in making their permitting decisions. All permitting for right-of-way improvements and any potential driveway access is handled by ODOT, including temporary street use permitting and traffic control. PBOT will not be able to approve a building permit until ODOT has indicated the construction permitting has been completed to their satisfaction. The applicant is working with ODOT on the permit process and there has been coordination between ODOT and PBOT to date for this project.
3. Right-of-Way donation to ODOT is not anticipated. Public Works Alternative Review 23-092022-PW approved a 12-ft sidewalk corridor instead of the standard 15-ft corridor in order to allow the improvements to fit within the existing right-of-way while still providing a buffered bicycle lane.
4. The City's Encroachment policy does not apply on ODOT right-of-way. From the submitted plans, it does not appear that any encroachments are planned into the public right-of-way.



5. A single Type B loading space is required and appears to be provided in the planned surface parking lot.

Calytera AMANDA 7

https://abo.portlandoregon.gov/backoffice/core/home.zhtml

A7

General Folder

10450 SW BARBUR BL...

Folder

Property(4)

People(5)

Info(18)

Fee(3)

Process(15)

Document(1)

Comment(2)

Attachment(9)

Correspondence(11)

2023 093524 000 00 EA Early Assistance

Pending - EA

Options

Land Use Services (7)

Environmental Services (1)

BES Syst Dev - EA Response

Transportation (1)

Parks Bureau (1)

Process Management (3)

Status Change (2)

Attempt

Attempt

Checklist

Info

BES Syst Dev - EA Response (69013)

Closed

10450 SW BARBUR BLVD , PORTLAND, Oregon, 97219, USA

Team

Assigned User

Baseline Start Date

Baseline End Date

To Start

To End

Sign Off User

Discipline

Started

Ended

Created By

Reference

People

Last Modified By

Display Order

Inspection Number

Last Modified

Comments

11/15/23: Please see the BES EA Response under associated case #23-029746-EA for sanitary connection, stormwater management, and source control requirements. - ACermak

EA 23-093524 DA - Exhibit E.2



## Nielsen, Benjamin

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**From:** Christina Budde <christinabuddeaz@gmail.com>  
**Sent:** Monday, November 20, 2023 9:08 AM  
**To:** Nielsen, Benjamin  
**Subject:** 10450 SW Barbur Blvd

I got your notice regarding construction of a 96 unit complex BUT ONLY HAS 37 PARKING SPACES.

I own a 37 unit complex and parking is necessary for at least one car per unit, but currently we have several tenants with two cars. In fact, we filled in the swimming pool to allow more parking at my complex.

To allow only 37 parking space is not enough parking for a 96 unit complex,

Cars will end up parking on the street which causes more congestion,

Please if building an apartment complex, there should be a minimum of one parking space per unit on the complex property.

Christina Wilson Budde

Owner of Glenview West LLC



# City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | [www.portland.gov/bds](http://www.portland.gov/bds)



## Early Assistance Application

### 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)

File Number: \_\_\_\_\_  
 Appt Date/Time: \_\_\_\_\_  
 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 (listed on page 2) 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, if you're requesting a meeting.

Site Address \_\_\_\_\_ Site Size/Area \_\_\_\_\_

Property ID(s) R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_

### Short Project Description:

**Design & Historic Review** New development: list project valuation; Renovations: list exterior alteration value

\$ \_\_\_\_\_

Check the box that indicates which Early Assistance Type you are applying for and if you'd like a meeting or to receive written notes only.  
 Please choose one EA type per application.

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> This option is only for proposals that need a Type III or IV land use review. Check here if the proposal includes a street vacation <input type="checkbox"/>	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed		
<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> Check here if the proposal includes a street vacation <input type="checkbox"/>	BDS Land Use Services, Transportation, Environmental Services, Water, Parks		
<input type="checkbox"/> <b>Zoning Only</b>	BDS Land Use Services		
<input type="checkbox"/> <b>Residential Infill &amp; Middle Housing Land Divisions</b> *Do not submit any plans with your application.	BDS Land Use Services		
<b>Pre-Permit Zoning Plan Check</b>	BDS Land Use Services		
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> This option is only for proposals for 1-2 units that don't require a land use review or property line adjustment	Transportation, Environmental Services, Water		



## **Contact Information of all Interested Parties** (Include a separate sheet for additional parties, if needed.)

### **APPLICANT INFORMATION** \*Please check this box if the Applicant is also the Owner ☐

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

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

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

Day Phone \_\_\_\_\_ Email \_\_\_\_\_

---

### **Check all that apply:** ☐ Owner ☐ Owner's Representative ☐ Other (please list party's role) \_\_\_\_\_

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

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

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

Day Phone \_\_\_\_\_ Email \_\_\_\_\_

---

### **Check all that apply:** ☐ Owner ☐ Owner's Representative ☐ Other (please list party's role) \_\_\_\_\_

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

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

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

Day Phone \_\_\_\_\_ Email \_\_\_\_\_

---

## **Please submit the following materials with your application to [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov)**

- ☐ Written project description, including proposed stormwater disposal system and additional property IDs, if not included on Page 1.
- ☐ List of questions to be discussed.
- ☐ If you've selected the Residential Infill / Middle Housing Land Division option, we will only accept this completed application & your list of questions. (Please don't submit anything else.)
- ☐ Site plans & elevations, drawn to a measurable scale (with scale and scale bar identified). If the site is in a design overlay and you intend to meet community design standards, full-sized drawings are needed to confirm the standards are met.
- ☐ 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 the following:**

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 materials that are submitted with the original Early Assistance application will be addressed by City staff; we are unable to address any additional or edited materials submitted after the application is received.
4. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Please refer to [SDC information on the BDS website](#).
5. Plans examiners (building code specialists) do not participate in Early Assistance in any capacity. For life safety and building code questions, consult with a plans examiner by [scheduling a 15-minute appointment](#) or applying for a [Life Safety Preliminary Meeting](#)



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

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

## Design Advice Request

### DISCUSSION MEMO

**Date:** November 22, 2023  
**To:** Portland Design Commission  
**From:** Benjamin Nielsen, Design & Historic Review Team  
503-865-6519  
**Re:** EA 23-093524 DA – 10450 SW Barbur Blvd  
Design Advice Request Memo – November 30, 2023

This memo is regarding the upcoming DAR on November 30, 2023, for the new multidwelling residential project at 10450 SW Barbur Blvd. The following supporting documents are available as follows:

- Drawings – accessed here (<https://efiles.portlandoregon.gov/Record/16475581/>). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Portland Citywide Design Guidelines matrix is attached to this memo.
- Other documents (<https://efiles.portlandoregon.gov/record/16451642/>).

#### I. PROGRAM OVERVIEW

Design Advice Request for a new five-story, 96-unit multidwelling residential building in the West Portland Multicultural Plan District. The proposed building will be situated on the southern half of the site, and a surface parking lot containing 37 parking spaces will be located on the northern half of the site. Shared common outdoor space will primarily be located on the south side of the building.

#### II. DEVELOPMENT TEAM BIO

<b>Architect</b>	Calista Fitzgerald, LRS Architects
<b>Owner's Representative</b>	Jilian Saurage Felton, Community Partners for Affordable Housing
<b>Project Valuation</b>	\$ 63,407,533

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

#### IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on November 30, 2023:



## CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.

- a. **Plan – 2035 Comprehensive Plan / West Portland Town Center Plan.** *As applicable.*
- b. **Development Standards – CM3d (Commercial Mixed-Use 3 with Design Overlay) / West Portland Multicultural Plan District.** Though early in the design process, the proposal appears generally compliant with zoning code standards (allowed use, maximum setbacks, parking, loading, landscaping, windows, etc.).

One item that is important to note in this case is that the proposed building will be taking advantage of bonus height granted by the state to affordable housing projects through 2021 Senate Bill 8 and codified under ORS 197.308. This means that the usual step-down height limit that would apply within 25 feet of the site's southern edge is increased from 45 feet to 81 feet, which the building easily meets at approximately 61 feet tall.

- c. **Streets – TSP Designations.** SW Barbur Blvd is owned and managed by ODOT rather than PBOT. Nevertheless, it has the following designations in the city's Transportation System Plan: Major City Traffic Street, Regional Transitway & Major Transit Priority Street, Major City Bikeway, Major City Sidewalk, Major Truck Street, Major Emergency Response Street, Civic Main Street.
  - i. The Design Commission does not usually review projects near sites with the design designation of Civic Main Street. Per the TSP, "Civic Main Streets serve people throughout the City and are designed to emphasize multimodal access to major activity centers." The zoning code requires a special minimum 10-foot setback for sites along SW Barbur Blvd to "provide additional pedestrian space and separation from vehicle traffic" and to "create an environment for building users and pedestrians that is less impacted by close proximity to traffic and provide opportunities for front landscaping reflective of the vegetated characteristics of these neighborhood pattern areas."
  - ii. ODOT has also stated that the existing driveway on the site, which is located at the north end of the site in the same position as the driveway on the site plan of the proposed development, is the only access point for motor vehicles from SW Barbur Blvd that they will allow.
- d. **West Portland & Barbur Boulevard Town Center Character Statement.** The *Portland Citywide Design Guidelines* includes specific guidance for understanding the area's architectural, urban design, natural, and community and demographic context with this character statement (pp. 64-65), and this information can be used to better respond to *Guideline 01: Build on the character, local identity, and aspiration of the place.*

The proposal incorporates subtle references to Islamic architecture and traditions (see pages C.9 and C.10 in the drawing set) in response to the area's Islamic community (some of whom will likely be residents in this building). The Commission should discuss whether this is a sufficient response to the community's character.

2. **Natural.** Although the site itself is relatively flat, the surroundings slope upward from west to east, with I-5 lying approximately 20 feet below the general grade of the site. A fairly steep hill lies at the southern edge of the site, rising approximately 10 feet to baseball and softball fields associated with Markham Elementary School. Markham Elementary and Holly Farm Park to the south of the school provide the nearest open spaces for public use.

Tall, well-established trees lie along SW Barbur Blvd. The neighborhood to the immediate east also is similarly wooded with a mixture of shorter deciduous trees punctuated by taller conifers. Sidewalks are generally curb-tight, so there are few street trees.

While the placement of the site's common open space on the south may be somewhat shaded due to the hill immediately to the south of the site, that same hill, and feeling of enclosure created by the building and the hill together, should help to buffer this space from the noise and pollution of SW Barbur Blvd which could lead to increased enjoyment of the space by residents. Additionally, the development team has indicated that they are working to provide a direct pedestrian connection from the site to the Markham School field to the immediate south, so that residents may directly access this natural amenity.

3. **Built.** The immediate surroundings of the site are generally suburban and auto-oriented in nature, at present. SW Barbur Blvd, designated as Oregon Highway 99W, is the major built feature in the immediate area, with Interstate 5 in close proximity to the west. There are currently no sidewalks along SW Barbur Blvd to the south of the site. A few commercial buildings and parking lots lie between SW Barbur Blvd and I-5 in the vicinity, ranging in height from 1 to 2 stories. A single-story restaurant lies immediately north of the site.

Markham Elementary School and its school grounds lie to the south and southeast of the site. A mixture of single dwelling and low-rise multidwelling structures lie to the east of the site along SW Luradel Street. Auto-oriented retail development lies farther to the northeast along SW Barbur Blvd near the intersection of SW Barbur Blvd and SW Capitol Hwy.

## PUBLIC REALM

1. **Site organization.** The site is organized in a straightforward way with parking on the northern portion of the site and the building and common space on the south side of the site. As noted above, ODOT essentially drove the layout of this site, but it is effective and appropriate for the site's dimensions.

The building's public-facing and common uses are located closest to SW Barbur Blvd at the ground floor, keeping ground floor dwelling units away from the street. Dwelling units at the ground floor on the site's interior are buffered from the parking lot by a long stormwater planter, which should help to increase the comfort of both residents in those units and passing pedestrians in the parking lot.

Building services are also appropriately located away from the public realm. The garbage and recycling area and electrical transformers are located on the north side of the site and are well setback from the street. And although interior building services are located next to the lobby, this placement makes some sense in this building in providing a buffer from the gathering area on the north side of the building from ground level dwelling units. Nevertheless, this could also be a better location for the building's second common room, rather than tucking it in the southeast corner where there is no connection to exterior common areas.

## QUALITY & PERMANENCE

1. **Exterior materials.**
  - a. Two colors of ribbed fiber cement panel are indicated on page C.19. The manufacturer and characteristics of the panels are not yet indicated.
  - b. Note that fiber cement appears to be proposed on the ground floor, though the Commission may consider this use case to be more acceptable in this location, where the building is set back from SW Barbur Blvd and the public sidewalk and the site is not located in denser inner neighborhoods or the Central City.
  - c. Two colors of metal panel are proposed as accents and are shown being used at the Qibla angle bay windows on some facades and solar shades on others. No characteristics, other than color, are indicated yet for the panels.



- d. A material with a gray and white triangular pattern is proposed in a recess at the building's main entrance facing SW Barbur Blvd and in another recess towards the east end of the building, facing the parking lot. The material is not clearly indicated but is likely to be painted fiber cement or painted metal.
  - e. Vinyl windows and storefront windows are proposed for the building. The two appear to match in color. It is likely that the vinyl windows will not be set deeply behind the fiber cement cladding, though since the windows are large, achieving a significant punch may not be necessary.
2. **Coherency.** The proposed building has cohesive overall design with a restrained material palette, straightforward but uncomplicated massing, and generally consistent use of materials and colors. And although the proposal's 3D perspective studies do not appear to be entirely consistent with the provided floor plans, the articulation of the overall massing is similarly straightforward, using recesses at either end of the long bar to break up the bulk of the massing (in perspective drawings) and define main entries, and the angled bay windows and sunshades provide additional articulation and contribute to defining the residential nature of the building.

Though paint color is easy to change at any time, it may be worth examining whether the bay *qibla* angle windows on the white portion of the building should be painted dark blue in a similar manner as the bay *qibla* angle windows are painted white when located in the blue portions of the building to create a consistent approach to their coloring. Alternatively, the bay windows in the blue portions of the building could be painted to match the background blue to be consistent with how the white bay windows are treated.

3. **Resilience.** It is difficult at this point to tell how high the quality of the materials will be, since their characteristics and details are not yet provided. It may be beneficial to have a more resilient material, such as concrete or masonry, at portions of the ground level that will come into regular contact with people. However, since the site is located so far south along SW Barbur Blvd and is set back more than 10 feet from SW Barbur Blvd, per code requirements, the building is unlikely to have many non-resident pedestrians passing by.

**Additional factors contributing to resilience:** Stormwater will be managed on-site in stormwater planters. Solar panels are proposed on the building's roof, covering much of the roof area. And although a diagram is provided suggesting that solar analysis was used in the design of the building, it would be helpful to more clearly understand strategies incorporated into the design for solar heating and passive ventilation.



# CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES

1900 SW Fourth Avenue, Portland, Oregon 97201, [www.portlandoregon.gov/bds](http://www.portlandoregon.gov/bds)



CITYWIDE DESIGN GUIDELINES (2021)		PROJECT NAME	CASE NUMBER
DATE	PROJECT ARCHITECT	PROJECT VALUE \$	
CONTEXT	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: <ul style="list-style-type: none"><li>- Community</li><li>- Architecture</li><li>- Nature</li></ul>			
<b>02: Create Positive Relationship with surroundings.</b> Possible design approaches may include, but are not limited to: <ul style="list-style-type: none"><li>- Building Massing</li><li>- Street Wall</li><li>- Connectivity</li><li>- Adjacent Historic Landmarks</li></ul>			
<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: <ul style="list-style-type: none"><li>- Natural Resources</li><li>- Viewpoints</li><li>- On-site Older Buildings and Historic Resources</li><li>- Social and Cultural Significance</li></ul>			
PUBLIC REALM	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>			
<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>			
<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>			



QUALITY & PERMANENCE	COMMENTS
<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: <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>	
<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: <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>	
<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: <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>	



City of Portland  
**Design Commission**

## Design Advice Request

EA 23-093524 DA

**10450 SW Barbur Blvd**

November 30, 2023

Staff Presentation



## **Context**

Location

Zoning

Approval Criteria

Context

Program Overview

## **Applicant Presentation**

## **Discussion Items**

Context

Public Realm

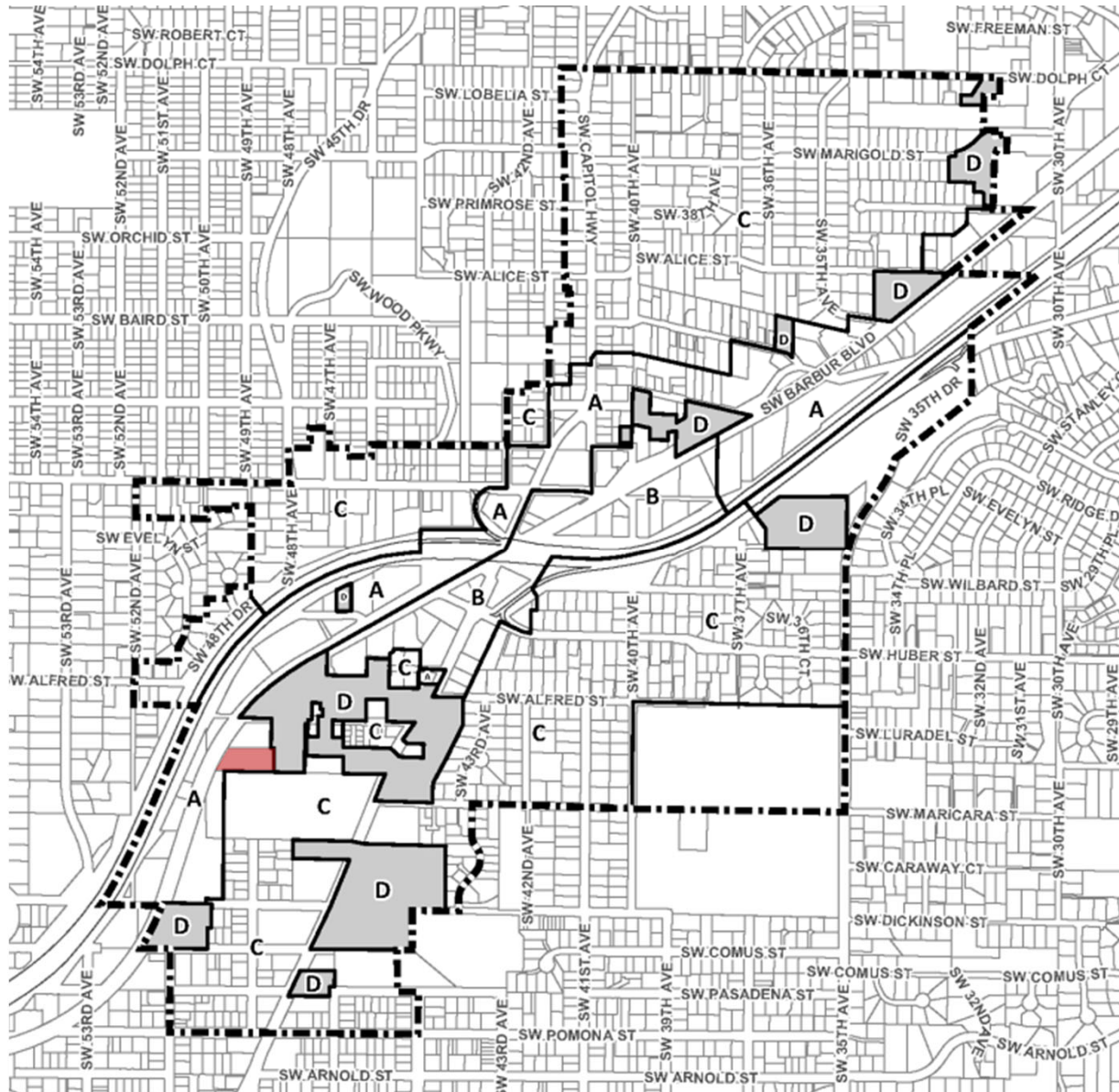
Quality & Permanence

## **Public Comments**

## **Commission Discussion**

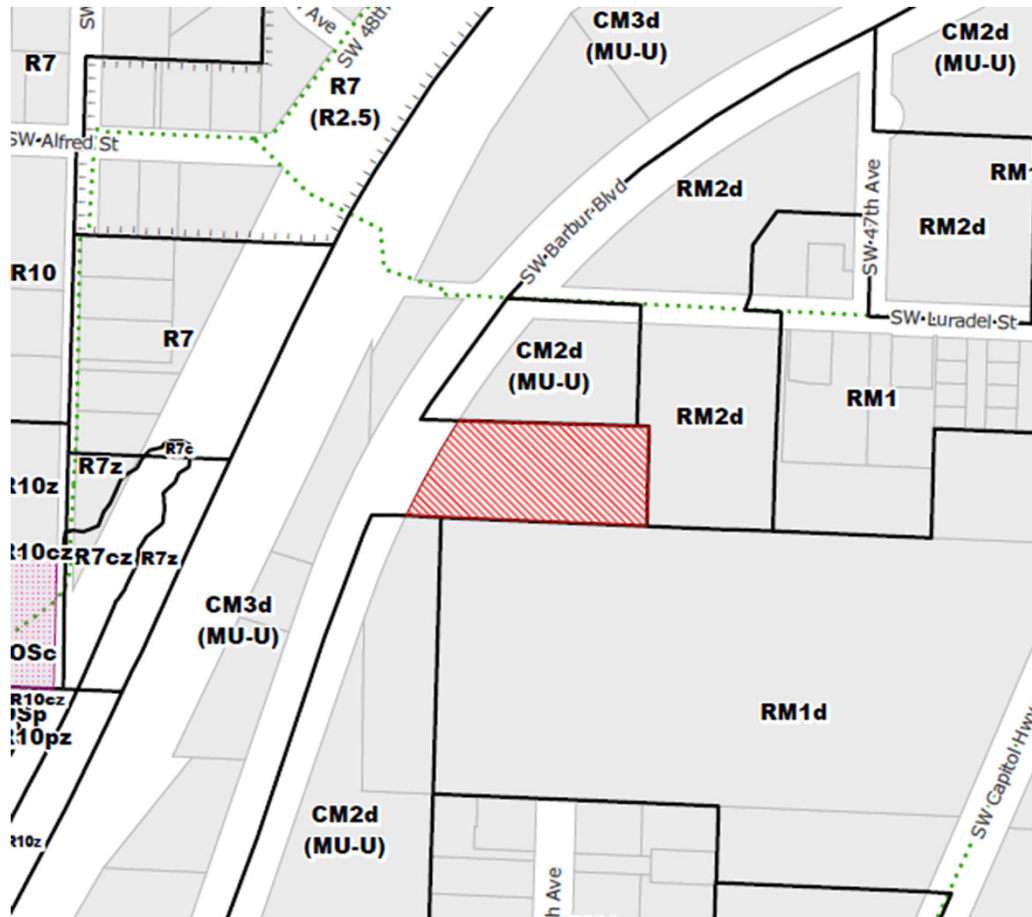
# Context





# Location

West Portland Multicultural  
Plan District



# Zoning

## Base Zone:

CM3, Commercial/Mixed Use 3

## Overlay:

Design Overlay

## Floor Area Ratio:

3:1 base max

1.5:1 min

1.98:1 proposed

## Height:

65' max base

115' max bonus

45' step-down max

61'-1" proposed

Proposal is taking advantage of 36' height bonus in ORS 197.308. Max base height = 101' and max step-down height = 81'.



### III. PORTLAND CITYWIDE DESIGN GUIDELINES

#### CONTEXT

*Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the location while accommodating growth and change*

- 01 Build on the **character, local identity, and aspiration** of the place.....18
- 02 Create **positive relationships** with surroundings.....24
- 03 Integrate and enhance **on-site features and opportunities** to contribute to a location's uniqueness .....28

#### PUBLIC REALM

*Contribute to a public realm that encourages social interaction and fosters inclusivity*

- 04 Design the **sidewalk level of buildings** to be active and human-scaled .....32
- 05 Provide **opportunities to pause, sit, and interact**.....36
- 06 Integrate and minimize the impact of **parking** and necessary **building services** .....40

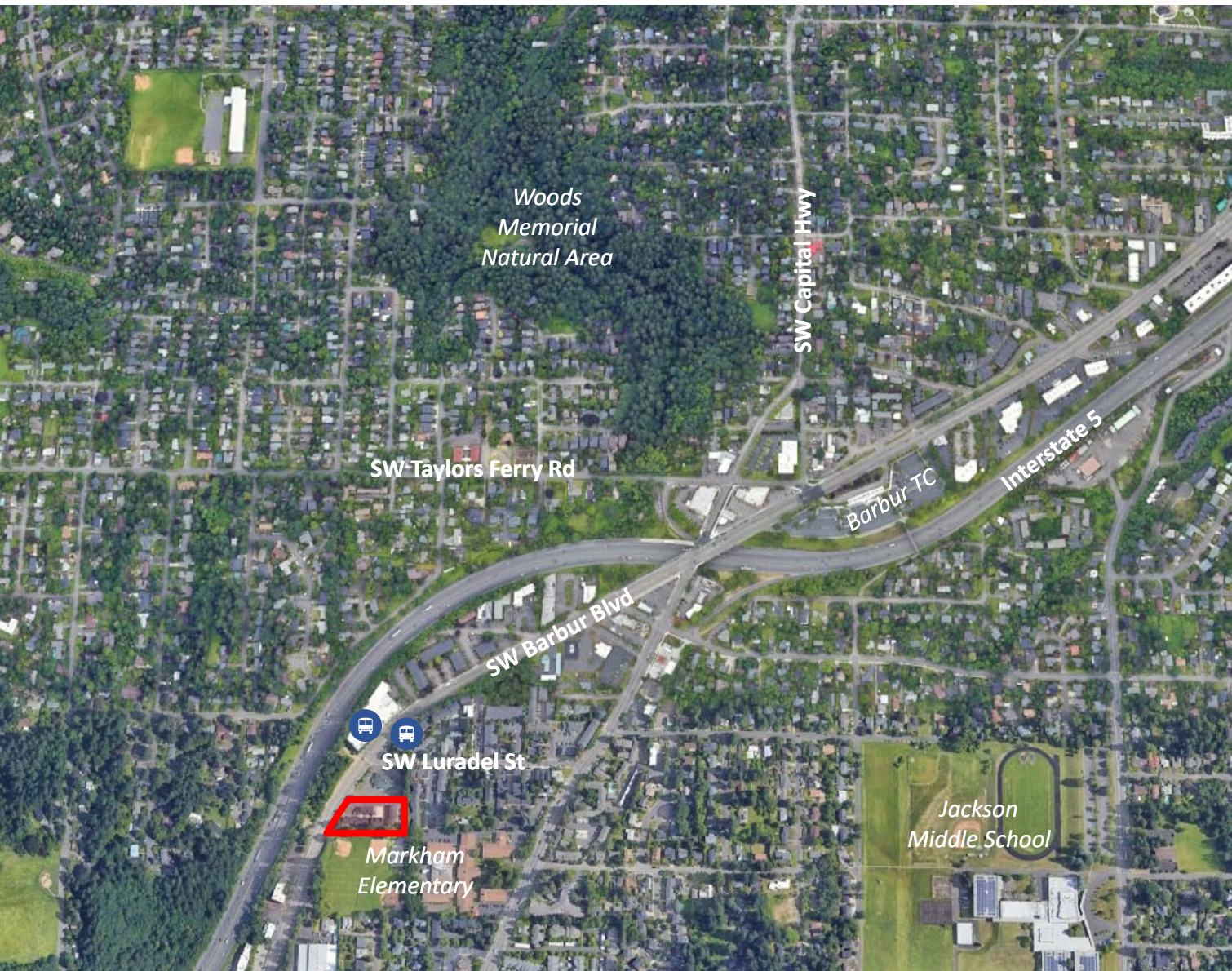
#### QUALITY AND RESILIENCE

*Promote quality and long-term resilience in the face of changing demographics, climate and economy*

- 07 Support the comfort, safety, and dignity of residents, workers, and visitors through **thoughtful site and building design**.....44
- 08 Design for **quality**, using enduring materials and strategies with a coherent approach .....48
- 09 Design for **resilience**, health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city.....52

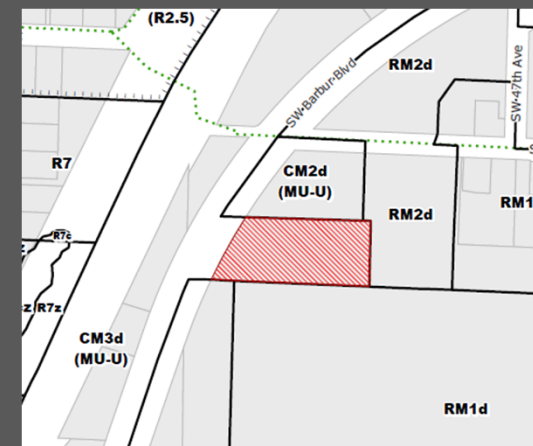
# Approval Criteria

## Portland Citywide Design Guidelines

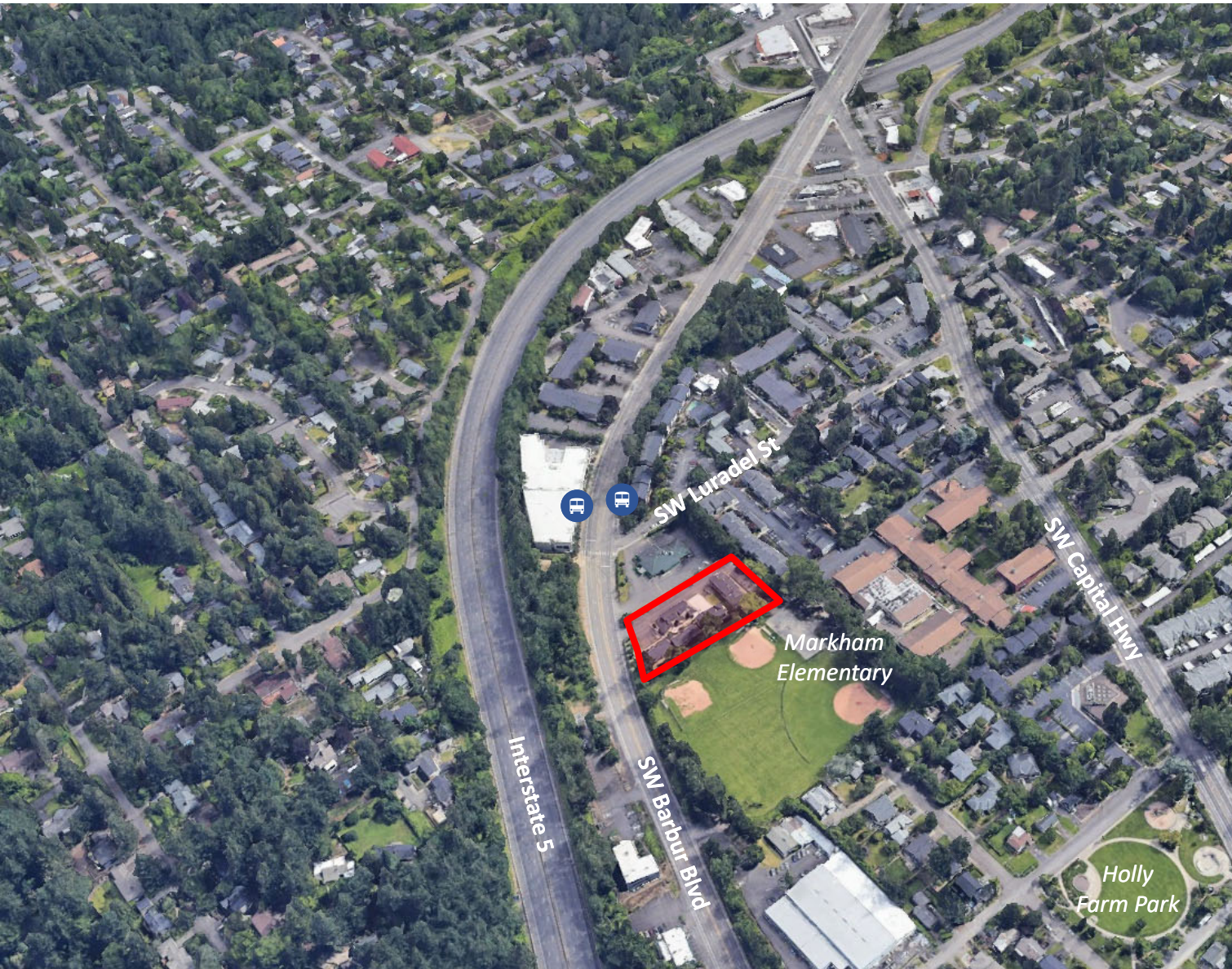


## Context

- Abuts SW Barbur Blvd
- Abuts Markham Elementary
- Approx. ½ mile southwest of Barbur Transit Center and the commercial core of West Portland Town Center

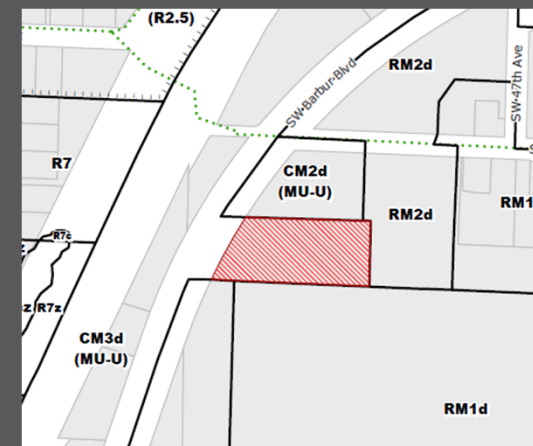






## Context

- Abuts SW Barbur Blvd
- Abuts Markham Elementary
- Approx. ½ mile southwest of Barbur Transit Center and the commercial core of West Portland Town Center

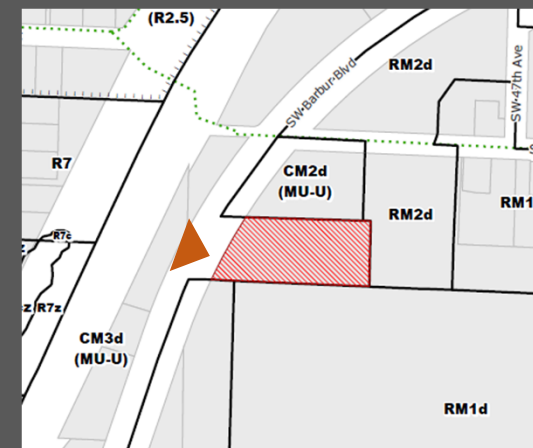






## Context

- View from SW Barbur towards site

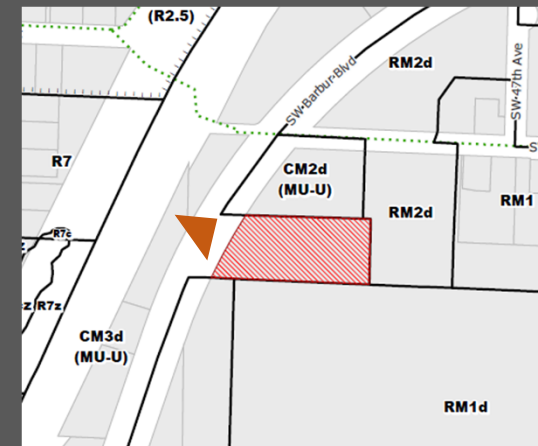






## Context

- View along SW Barbur from site and to the north

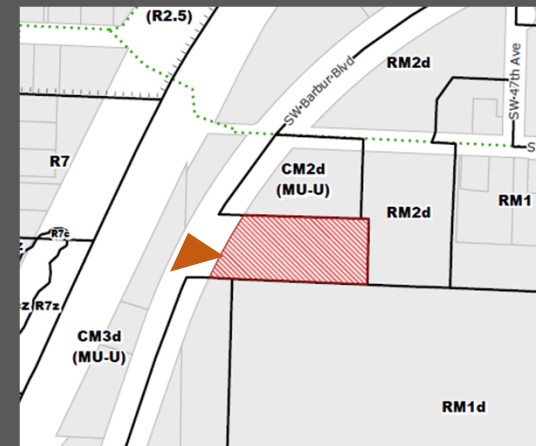






## Context

- View along SW Barbur across from site

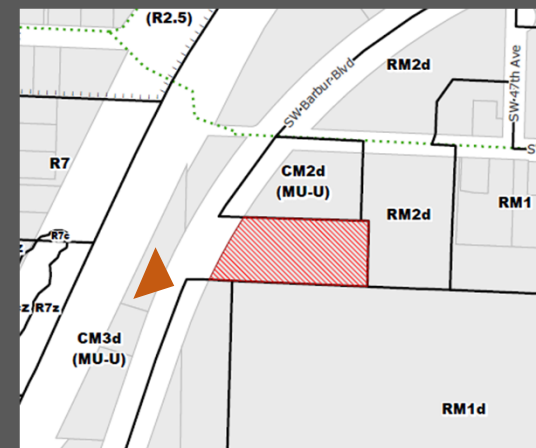






## Context

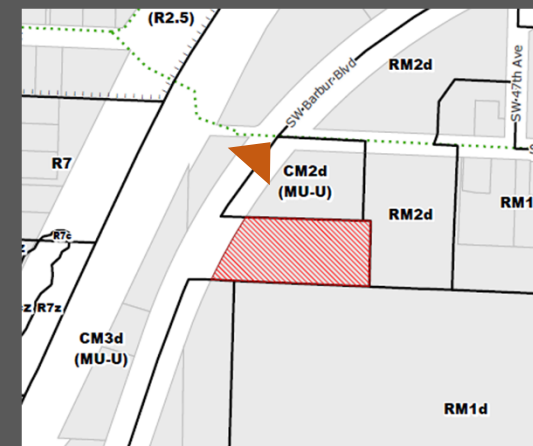
- View along SW Barbur at south end of site





## Context

- View along SW Barbur at SW Luradel St

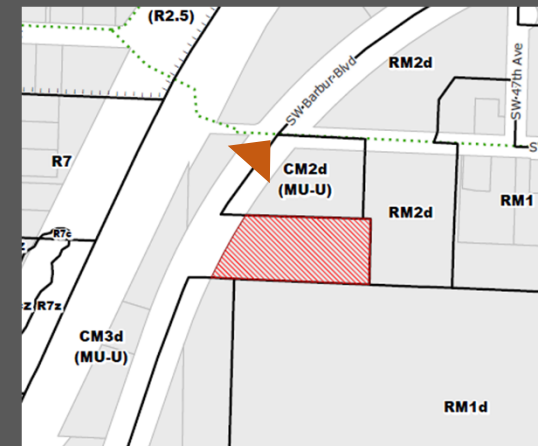






## Context

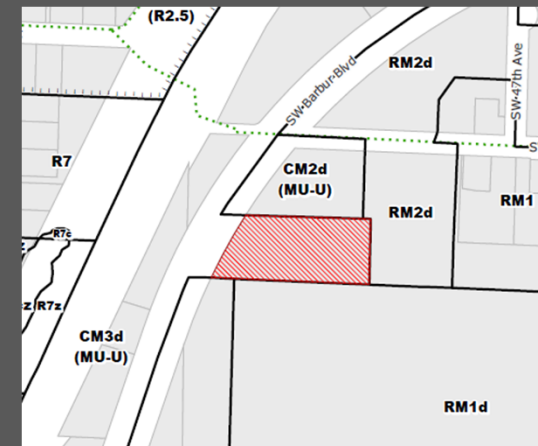
- View to east along SW Luradel St from SW Barbur





## Context

- Development to the north of the site along SW Barbur Blvd

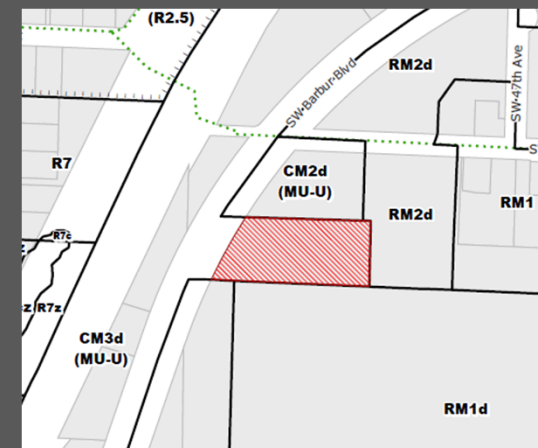






## Context

- Development to the north of the site along SW Barbur Blvd



## A new perspective for a revitalized West Portland Town Center.

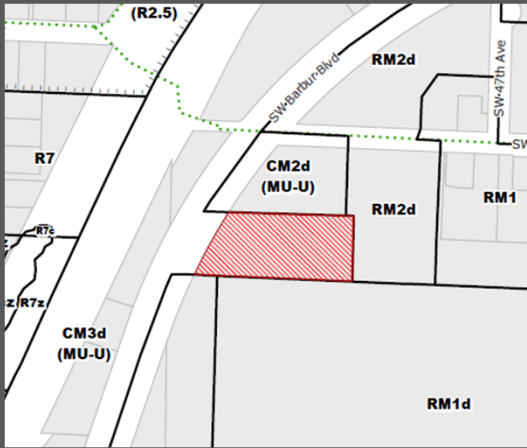
The elements within the land use growth concept and urban design framework culminate in the illustration below, envisioning the crossroads and surrounding neighborhoods as a vibrant and well-connected town center; a healthy community and environment enhanced by the natural and built environment; a place offering an array of public amenities to support new commercial, office and human services; and an ethnically and economically diverse center supported by a variety of housing options and a vibrant multi-cultural hub.



Birds-eye-view rendering of potential 20-Year development scenario.

## Context

- Potential development scenario for West Portland Town Center

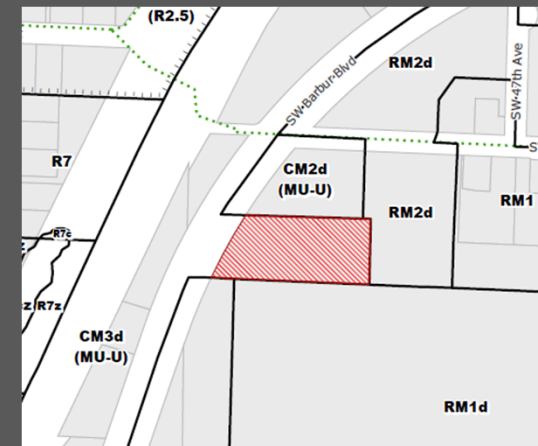






## Program Overview

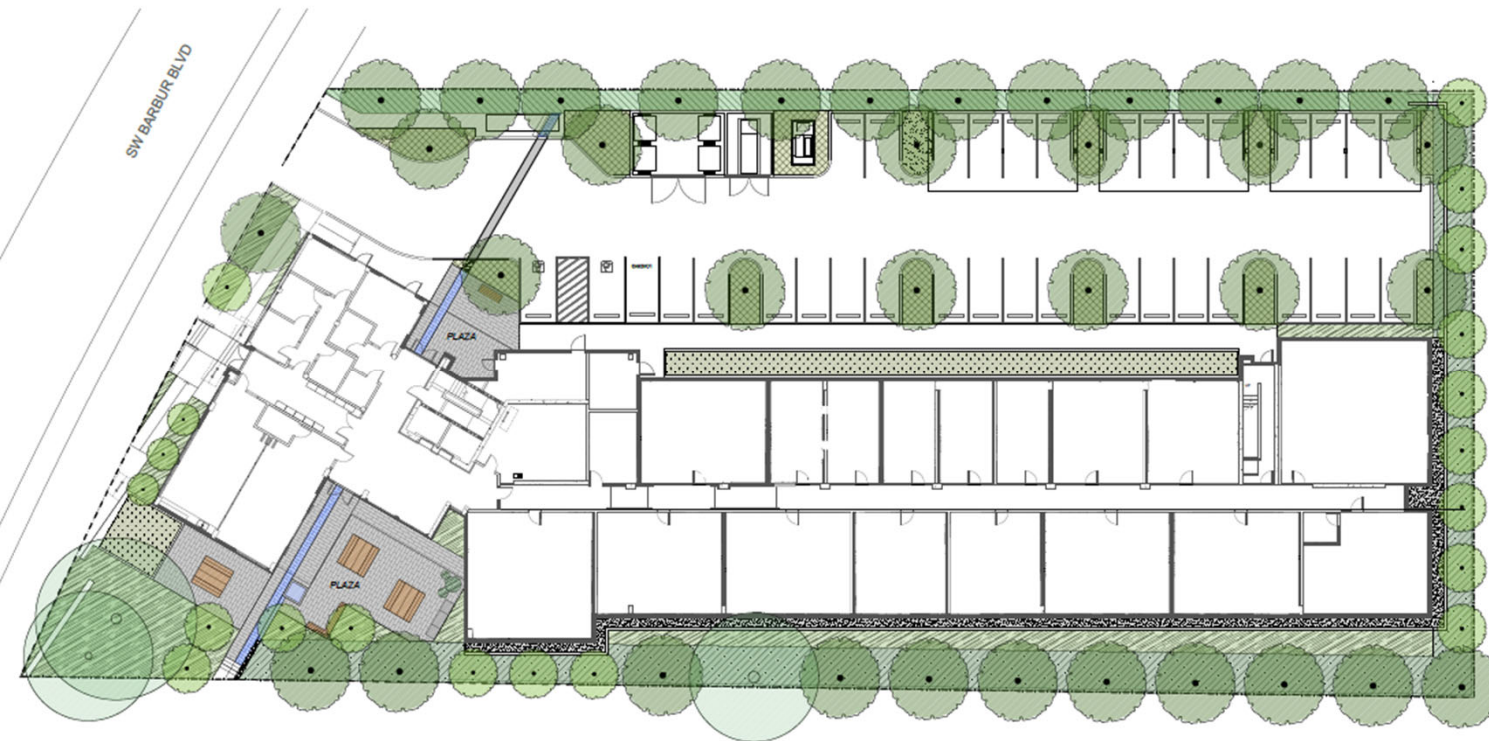
- 96 dwelling units (mix of studios to 4-bedroom units)
- Approximately 95,000 SF
- 34 parking spaces
- Residential common areas
- Solar panels



# Applicant Presentation



# Discussion Topics



## Site Plan

The positioning of the building relative to parking and access seems appropriate given the constraints placed on the site.

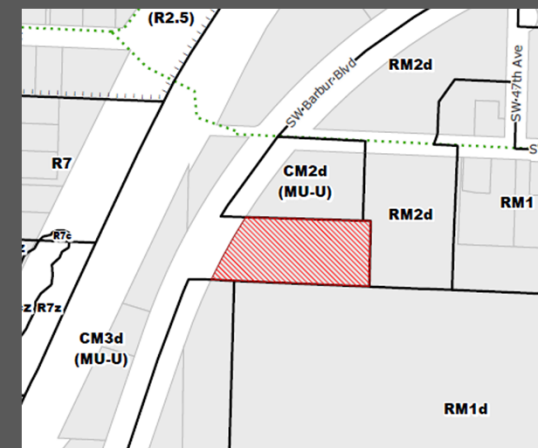
Positioning the larger outdoor common space on the south side of the building provides more access to sunlight and the sports fields immediately to the south.

The building also provides some protection from the noise and pollution of SW Barbur Blvd.

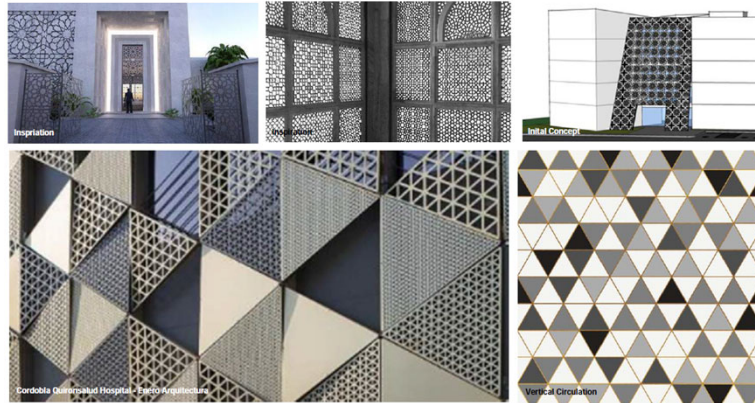
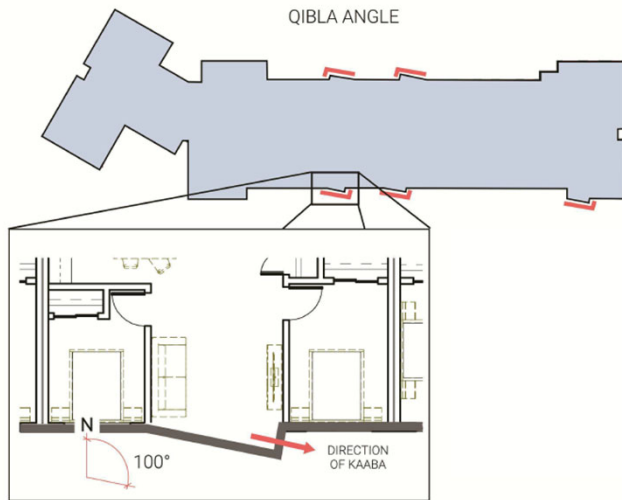
## Context

### 1. Site Plan

### 2. Cultural References







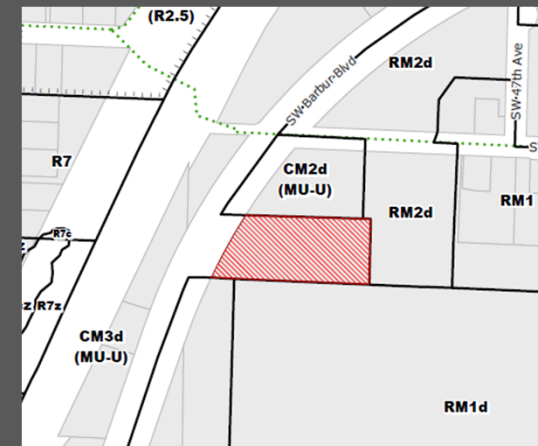
## Cultural References

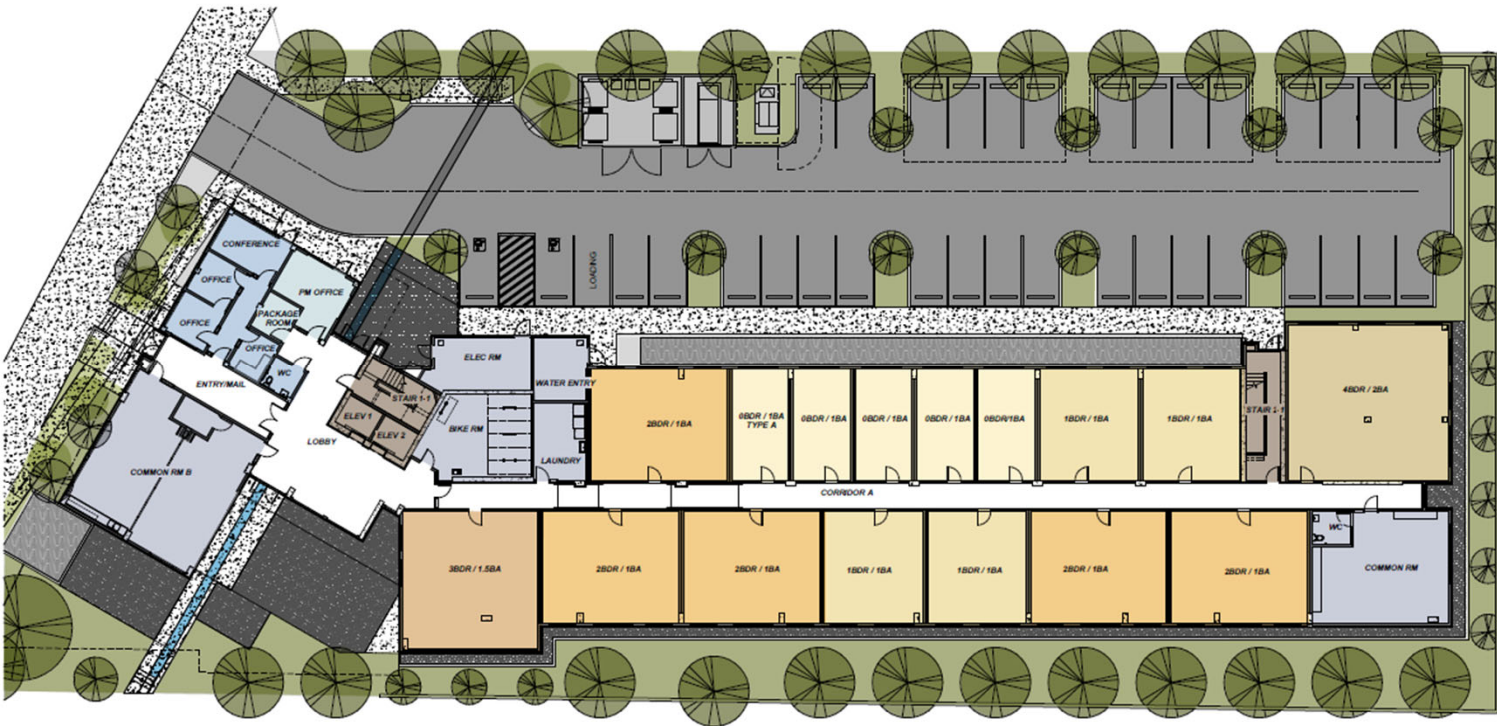
The proposal incorporates references to Islamic architecture and traditions. Is this a sufficient response to the community's character?

## Context

1. Site Plan

2. Cultural References





## Response to Barbur Blvd

Public-facing and common uses are generally located closest to SW Barbur Blvd on the ground floor.

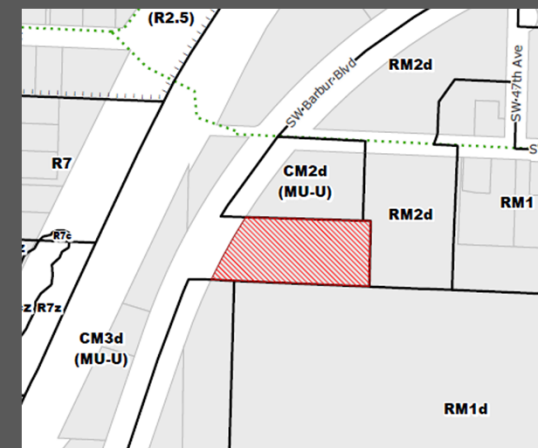
Dwelling units that are located on the ground floor are more interior. Those facing the parking lot are buffered by a stormwater planter from the parking lot.

Building services are also located away from the public realm of SW Barbur Blvd.

Though it may be difficult, if the second common room were located closer to the exterior common area, it would help to support that space.

## Public Realm

### 1. Response to Barbur Blvd







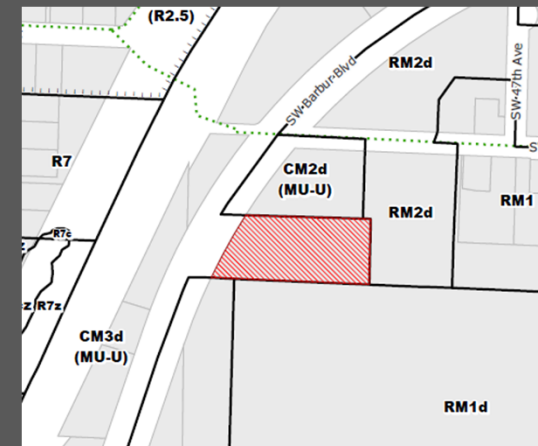
## Exterior Materials

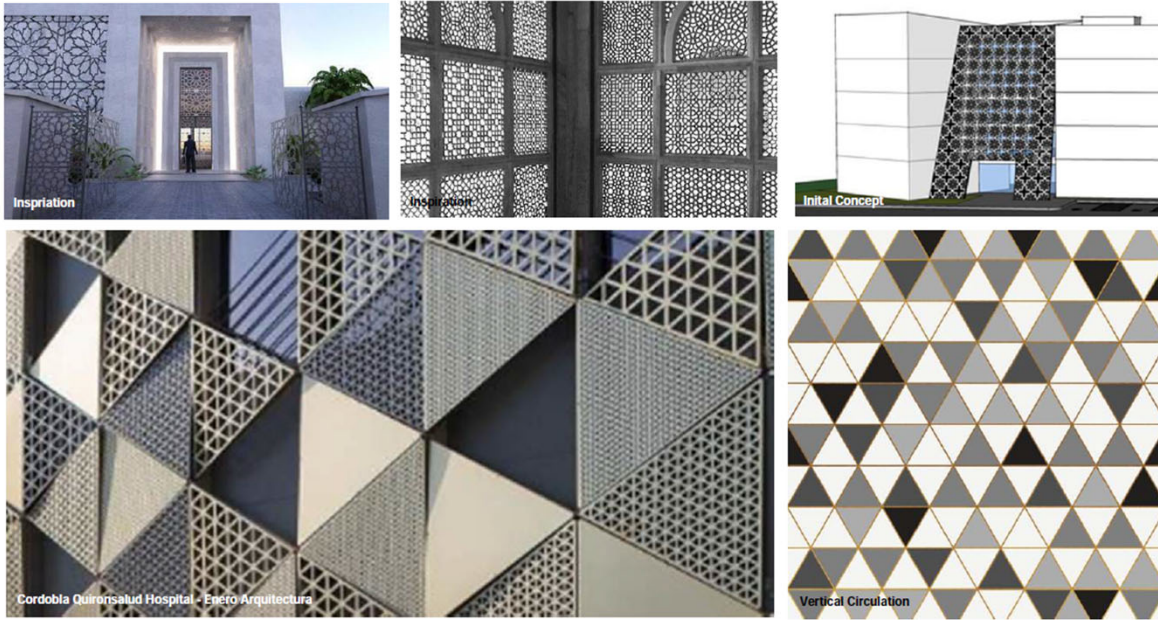
Two colors of Cembrit are proposed, as are two colors of metal panel. No details have been provided yet for either.

Vinyl windows and storefront windows are proposed.

## Quality & Permanence

1. Exterior Materials
2. Coherency
3. Resilience



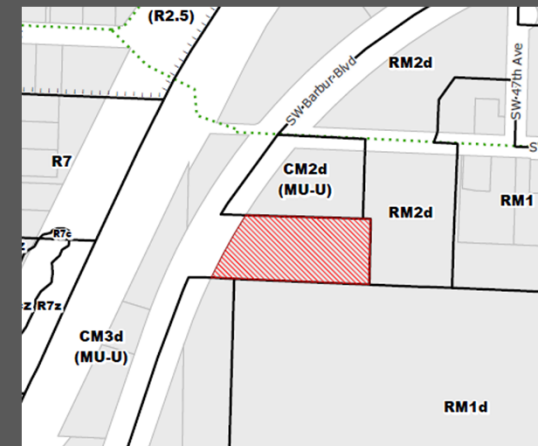


## Exterior Materials

Material with gray and white triangular pattern is proposed, though the material composition is not specifically identified.

## Quality & Permanence

1. Exterior Materials
2. Coherency
3. Resilience







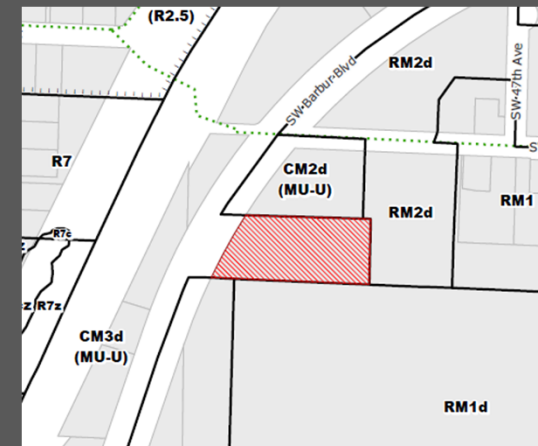
## Coherency

The overall design appears cohesive with a restrained material palette, straightforward but uncomplicated massing, and generally consistent use of material and colors.

Articulation of the overall massing is similarly straightforward, using recesses at either end of the long bar to break up the bulk of the massing and define main entries. Angled bay windows and sunshades provide additional articulation and contribute to defining the residential character of the building.

## Quality & Permanence

1. Exterior Materials
2. Coherency
3. Resilience



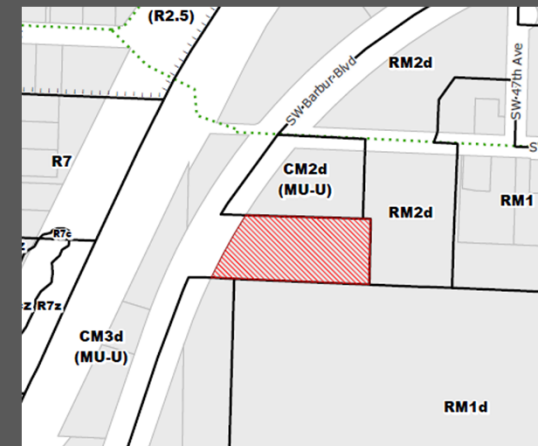


## Coherency

It may be worth examining whether the bay qibla angle windows on the white portion of the building should be painted dark blue in a similar manner as the bay qibla angle windows are painted white when located in the blue portions of the building to create a consistent approach to their coloring. Alternatively, the bay windows in the blue portions of the building could be painted to match the background blue to be consistent with how the white bay windows are treated.

## Quality & Permanence

1. Exterior Materials
2. Coherency
3. Resilience







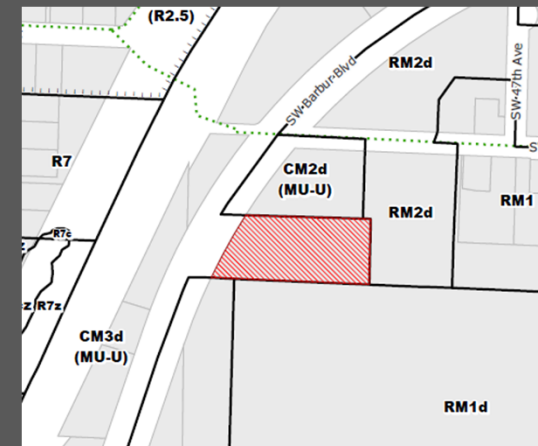
## Resilience

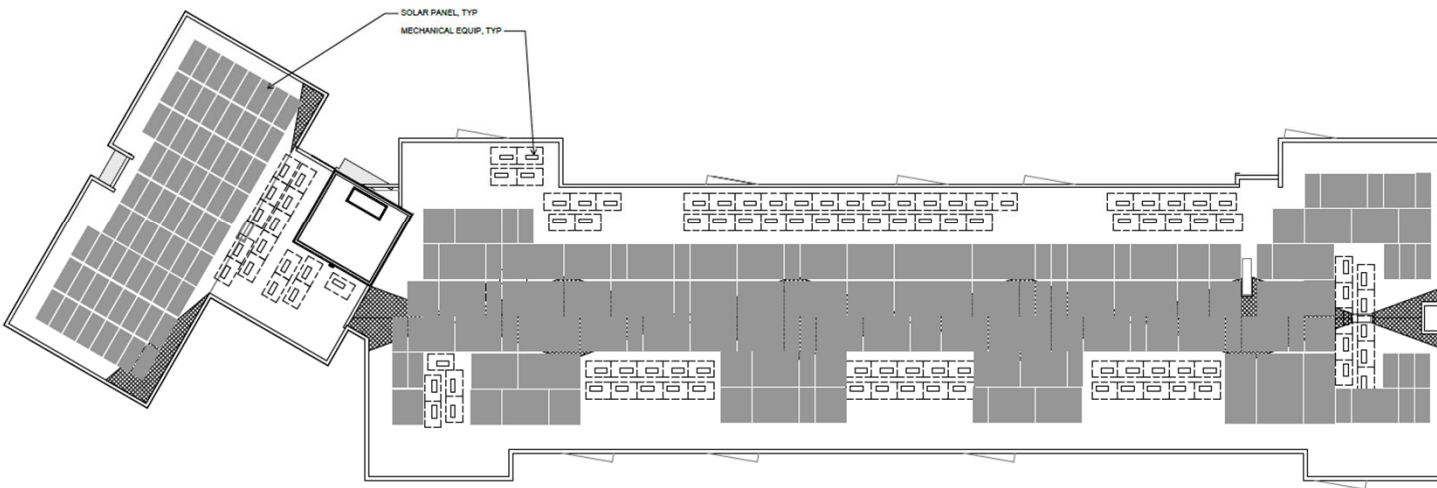
It is difficult at this point to tell how high the quality of the materials will be, since their characteristics and details are not yet provided.

It may be beneficial to have a more resilient material, such as concrete or masonry, at portions of the ground level that will come into regular contact with people. However, since the site is located so far south along SW Barbur Blvd and is set back more than 10 feet from SW Barbur Blvd, per code requirements, the building is unlikely to have many non-resident pedestrians passing by.

## Quality & Permanence

1. Exterior Materials
2. Coherency
3. Resilience





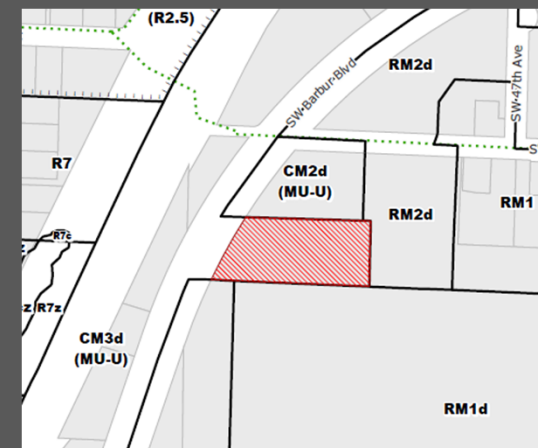
## Resilience

Stormwater will be managed on-site in stormwater planters.

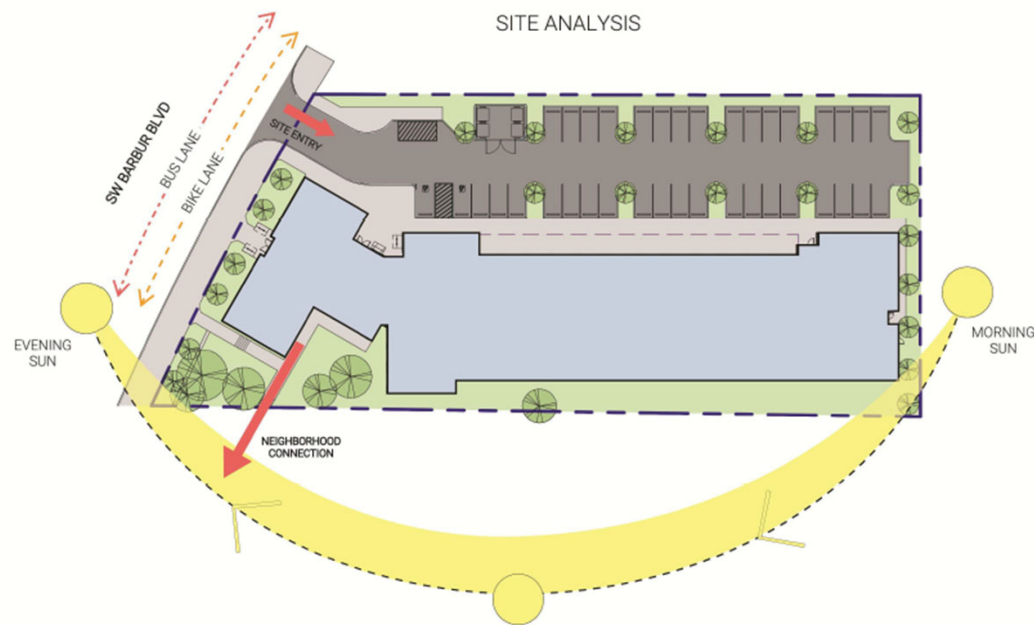
Solar panels are proposed on the building's roof, covering much of the roof area.

## Quality & Permanence

1. Exterior Materials
2. Coherency
3. Resilience





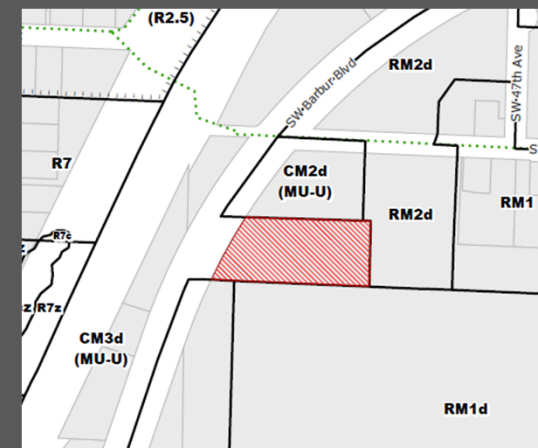


## Resilience

Although a diagram is provided suggesting that solar analysis was used in the design of the building, it would be helpful to more clearly understand strategies incorporated into the design for solar heating and passive ventilation.

## Quality & Permanence

1. Exterior Materials
2. Coherency
3. Resilience



# Questions



**From:** [Calista Fitzgerald](#)  
**To:** [BDS Land Use Intake](#)  
**Cc:** [222219 CPAH Barbur Apartments](#); [Mac Cunningham](#); [Magda Gerencer](#); [Nielsen, Benjamin](#)  
**Subject:** DAR Application: 10450 SW Barbur Blvd, Portland, Oregon 97219  
**Date:** Thursday, October 12, 2023 3:04:27 PM  
**Attachments:** [ea-application-edits-4-rl-2023-10-03.pdf](#)  
[GATR Letter Barbur PVI.pdf](#)  
[222219 DAR Narrative.pdf](#)  
[231012 Barbur Apts Zoning Narrative.pdf](#)  
[231011 DAR Application Exhibits.pdf](#)

---



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

BDS –

Please find attached the following documents for Design Advice Request:

- Design Advice Request Application
- GATR/PHB Funded Project Verification
- DAR Narrative
- Zoning Narrative
- Exhibits: Site Plan and Elevations

Thank you –

Calista Fitzgerald

**Calista Fitzgerald**  
ASSOCIATE PRINCIPAL

**LRS Architects**  
O (503) 265-1535 M (503) 866-8202  
[website](#)

**From:** [Marianne Zarkin](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** EA 23-029746 – CPAH Barbur Apartments  
**Date:** Tuesday, October 24, 2023 4:50:47 PM

---

Hi Benjamin –

I am the project landscape architect for this project and have a few questions.

- Can stormwater planters (e.g. flow through planters) count towards the square footage for required residential common area if they are vegetated and located adjacent to a courtyard?
- If these types of planters are located adjacent to a courtyard, can their square footage also be counted as outdoor area to meet the Urban Green Features standard?

I'd be happy to discuss on the phone.

Best regards,

Marianne

Marianne Zarkin PLA, ASLA, LEED GA

**MZLA**

1326 NE 63<sup>rd</sup> Avenue  
Portland, Oregon 97213  
503.802.0031



**From:** [Marianne Zarkin](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** FW: EA 23-029746 – CPAH Barbur Apartments  
**Date:** Friday, October 27, 2023 10:29:25 AM

---

Hi Benjamin –

Per my forwarded email, we have some questions we'd like to discuss with you pertaining to this project. Another question we have is about the interior parking lot landscape requirements and the minimum width.

Please let me know some dates/times next week that we could schedule a brief virtual meeting.

Best regards,

Marianne

Marianne Zarkin PLA, ASLA, LEED GA  
**MZLA**  
1326 NE 63<sup>rd</sup> Avenue  
Portland, Oregon 97213  
503.802.0031

---

**From:** Marianne Zarkin <marianne@mz-la.com>  
**Date:** Tuesday, October 24, 2023 at 4:50 PM  
**To:** Benjamin.Nielsen@portlandoregon.gov <Benjamin.Nielsen@portlandoregon.gov>  
**Subject:** EA 23-029746 – CPAH Barbur Apartments

Hi Benjamin –

I am the project landscape architect for this project and have a few questions.

- Can stormwater planters (e.g. flow through planters) count towards the square footage for required residential common area if they are vegetated and located adjacent to a courtyard?
- If these types of planters are located adjacent to a courtyard, can their square footage also be counted as outdoor area to meet the Urban Green Features standard?

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Marianne

Marianne Zarkin PLA, ASLA, LEED GA  
**MZLA**  
1326 NE 63<sup>rd</sup> Avenue

Portland, Oregon 97213  
503.802.0031



**From:** [Calista Fitzgerald](#)  
**To:** [Nielsen, Benjamin](#)  
**Cc:** [Magda Gerencer](#); [222219 CPAH Barbur Apartments](#)  
**Subject:** RE: EA 23-093524 DA - Required Outdoor Area.  
**Date:** Wednesday, November 1, 2023 8:03:14 AM  
**Attachments:** [image002.png](#)  
[image003.png](#)

---

Morning Ben –

Thanks for the feedback. We are not providing any balconies, so will use the 48sf number for the combined number.

33.130.230 2 b (1) Outdoor common area calls out 20 feet in all directions and atleast 500 sf. I don't see any common area call out in the West Portland Multicultural Plan.

Could you point me 30 feet requirement?

- b. **Common areas.** There are two types of common area:
  - (1) **Outdoor common area.** Where outdoor areas are common, shared areas, each area must be designed so that it is at least **500** square feet in area and must measure at least **20** feet in all directions. The outdoor common area must be located within 20 feet of a building entrance providing access to residential units.

Thanks - Calista

**Calista Fitzgerald**  
ASSOCIATE PRINCIPAL

**LRS Architects**  
**O** (503) 265-1535 **M** (503) 866-8202  
[website](#)

---

**From:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>  
**Sent:** Tuesday, October 31, 2023 3:09 PM  
**To:** Calista Fitzgerald <cfitzgerald@lrsarchitects.com>  
**Cc:** Magda Gerencer <mgerencer@lrsarchitects.com>; 222219 CPAH Barbur Apartments <222219@lrsarchitects.com>  
**Subject:** RE: EA 23-093524 DA - Required Outdoor Area.

Hi Calista:

Yes, it needs to be provided as either outdoor common area or indoor common area that meets the

qualifications in 33.130.228.B.2.b, or a combination of individual unit outdoor areas, common outdoor areas, and common indoor areas.

Please also note that if balconies or other individual unit outdoor areas are provided, only 48 SF may be counted for each dwelling unit, even if the individual unit outdoor area for some units are larger. As an example, a 5' x 12' balcony could only be counted up to 48 SF rather than the full 60 SF.

I also see in your diagram below that you appear to be counting the paved area on the north side of the building. Please note that this area needs to be at least 30 feet in all directions, which is essentially fitting a 30 foot diameter circle in it, and be at least 500 SF in area. That area appears to be unable to meet either requirement.

Thanks,

**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

---

**From:** Calista Fitzgerald <[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)>

**Sent:** Tuesday, October 31, 2023 2:49 PM

**To:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>

**Cc:** Magda Gerencer <[mgerencer@lrsarchitects.com](mailto:mgerencer@lrsarchitects.com)>; 222219 CPAH Barbur Apartments <[222219@lrsarchitects.com](mailto:222219@lrsarchitects.com)>

**Subject:** EA 23-093524 DA - Required Outdoor Area.

Ben –

Am I reading Section 33.130.228 Required Outdoor Area correctly? If balconies are not provided at the units, the SF needs to be accounted for in the cumulative total of the Required Outdoor Area? Please see table and clip below.

		REQUIRED	PROVIDED	
33.130.228 B.1.b	48 sf of outdoor area per DU (48 sf X 96 du = 4608 sf)	0		*no balconies provided. Does this SF get added to 33.130.288 B 2 a?
33.130.288 B 2 a	Individual unit outdoors	4608 SF		None provided.
33.130.288 B 2 b (1)	Outdoor common area (South Plaza 2824 sf + North Plaza 408 sf = 3232 sf)	500 SF min	3232 sf	
33.130.288 B 2 c (2)	Indoor Common Area (common Rm 1152 sf +		1882 sf	



	common room 730 sf = 1882 sf			
TOTALS		5108 SF	5114 sf	-



Thanks - Calista

**Calista Fitzgerald**

ASSOCIATE PRINCIPAL

**LRS Architects**

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[website](#)



**From:** [Nielsen, Benjamin](#)  
**To:** [Calista Fitzgerald](#)  
**Cc:** [Magda Gerencer](#); [222219 CPAH Barbur Apartments](#)  
**Subject:** RE: EA 23-093524 DA potential adjustment  
**Date:** Friday, November 3, 2023 11:27:00 AM

---

Hi Calista:

Are you unable to use the extra height provisions in 2021 Senate Bill 8/ORS 197.308(4)(b)? If your project is eligible to use those provisions, the extra 36 feet of height also applies to the step-down height limit.

Thanks,

**Benjamin Nielsen** (he/him)

Senior City Planner

Land Use Services Division, Design & Historic Resource Review Team

---

**From:** Calista Fitzgerald <[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)>  
**Sent:** Friday, November 3, 2023 8:13 AM  
**To:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>  
**Cc:** Magda Gerencer <[mgerencer@lrsarchitects.com](mailto:mgerencer@lrsarchitects.com)>; [222219 CPAH Barbur Apartments](#) <[222219@lrsarchitects.com](mailto:222219@lrsarchitects.com)>  
**Subject:** EA 23-093524 DA potential adjustment

Ben –

Running this by you, before including the in DAR documents.

33.130.210 B 2 (2) the portion of the site within 25 feet of a site zoned RM1 or RMP, the step down height limit is 45 feet.

- Property to the south is zoned RM1 (Markham Elementary School)
- Our building height measured from the ROW is 61 feet. \*See attached pdf.
- The school property is 13 feet above the lowest level of our ground floor.
- Our building measured from the school property to roof is 45'-5".

Is an adjustment required? If so, does it seem reasonable that in the case its approvable since the adjacent property is higher than ours, and its unlikely to be redeveloped since it's a school property?

Thanks - Calista

**Calista Fitzgerald**

ASSOCIATE PRINCIPAL

**LRS Architects**

**O** (503) 265-1535 **M** (503) 866-8202

[website](#)



**From:** [Calista Fitzgerald](#)  
**To:** [Nielsen, Benjamin](#)  
**Cc:** [Magda Gerencer](#); [222219 CPAH Barbur Apartments](#)  
**Subject:** RE: EA 23-093524 DA potential adjustment  
**Date:** Friday, November 3, 2023 11:58:42 AM

---

Duh. Yes I can use SB 8! Thanks for the reminder.

Thank you!

Calista

**Calista Fitzgerald**  
ASSOCIATE PRINCIPAL

**LRS Architects**  
**O** (503) 265-1535 **M** (503) 866-8202  
[website](#)

---

**From:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>  
**Sent:** Friday, November 3, 2023 11:27 AM  
**To:** Calista Fitzgerald <cfitzgerald@lrsarchitects.com>  
**Cc:** Magda Gerencer <mgerencer@lrsarchitects.com>; 222219 CPAH Barbur Apartments <222219@lrsarchitects.com>  
**Subject:** RE: EA 23-093524 DA potential adjustment

Hi Calista:

Are you unable to use the extra height provisions in 2021 Senate Bill 8/ORS 197.308(4)(b)? If your project is eligible to use those provisions, the extra 36 feet of height also applies to the step-down height limit.

Thanks,

**Benjamin Nielsen** (he/him)  
Senior City Planner  
Land Use Services Division, Design & Historic Resource Review Team

---

**From:** Calista Fitzgerald <[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)>  
**Sent:** Friday, November 3, 2023 8:13 AM  
**To:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>  
**Cc:** Magda Gerencer <[mgerencer@lrsarchitects.com](mailto:mgerencer@lrsarchitects.com)>; 222219 CPAH Barbur Apartments <[222219@lrsarchitects.com](mailto:222219@lrsarchitects.com)>  
**Subject:** EA 23-093524 DA potential adjustment

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Thanks - Calista

**Calista Fitzgerald**

ASSOCIATE PRINCIPAL

**LRS Architects**

**O** (503) 265-1535 **M** (503) 866-8202

[website](#)



**From:** [Calista Fitzgerald](#)  
**To:** [Nielsen, Benjamin](#)  
**Cc:** [Mac Cunningham](#); [222219 CPAH Barbur Apartments](#); [Magda Gerencer](#)  
**Subject:** EA 23-0932524 DA DAR Posting Certification  
**Date:** Thursday, November 9, 2023 4:52:03 PM  
**Attachments:** [EA 23-093524 DA - Posting Certification 11092023.pdf](#)

---

Ben –

Please find attached certification for the DAR posting. Also included is a photo of the posting.

Thank you - Calista

**Calista Fitzgerald**  
ASSOCIATE PRINCIPAL

**LRS Architects**  
O (503) 265-1535 M (503) 866-8202  
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**From:** [Christina Budde](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** 10450 SW Barbur Blvd  
**Date:** Monday, November 20, 2023 9:08:00 AM

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I got your notice regarding construction of a 96 unit complex BUT ONLY HAS 37 PARKING SPACES.

I own a 37 unit complex and parking is necessary for at least one car per unit, but currently we have several tenants with two cars. In fact, we filled in the swimming pool to allow more parking at my complex.

To allow only 37 parking space is not enough parking for a 96 unit complex,

Cars will end up parking on the street which causes more congestion,

Please if building an apartment complex, there should be a minimum of one parking space per unit on the complex property.

Christina Wilson Budde

Owner of Glenview West LLC



**From:** [Calista Fitzgerald](#)  
**To:** [Nielsen, Benjamin](#)  
**Subject:** DAR -  
**Date:** Tuesday, November 21, 2023 2:12:49 PM

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Ben -

For the Air intake - because we have to sides (south and east) that are not as visible - would it be reasonable to have sidewall exhaust on those elevations?

Calista

**Calista Fitzgerald**  
ASSOCIATE PRINCIPAL

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**From:** [Calista Fitzgerald](#)  
**To:** [Nielsen, Benjamin](#)  
**Cc:** [222219 CPAH Barbur Apartments](#)  
**Subject:** RE: DAR -  
**Date:** Tuesday, November 21, 2023 3:08:14 PM

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Ben -

Thanks for the comment about the backflow prevention devices. We'll start talking to the Water Bureau about that one.

Calista

**Calista Fitzgerald**  
ASSOCIATE PRINCIPAL

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**From:** Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>  
**Sent:** Tuesday, November 21, 2023 3:04 PM  
**To:** Calista Fitzgerald <cfitzgerald@lrsarchitects.com>  
**Subject:** RE: DAR -

Hi Calista:

I think those elevations make the most sense, yes. On the south, it would be best to keep them away from the open space for resident use, too.

I have an unrelated, but also somewhat related question for you regarding water intake. Have you confirmed with the Water Bureau that you don't need to have your backflow prevention devices immediately at the property line? This has been an issue that many projects have been getting tripped up on recently.

Thanks,

**Benjamin Nielsen** (he/him)  
Senior City Planner  
Land Use Services Division, Design & Historic Resource Review Team

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**From:** Calista Fitzgerald <[cfitzgerald@lrsarchitects.com](mailto:cfitzgerald@lrsarchitects.com)>  
**Sent:** Tuesday, November 21, 2023 2:13 PM  
**To:** Nielsen, Benjamin <[Benjamin.Nielsen@portlandoregon.gov](mailto:Benjamin.Nielsen@portlandoregon.gov)>  
**Subject:** DAR -

Ben -



For the Air intake - because we have to sides (south and east) that are not as visible - would it be reasonable to have sidewall exhaust on those elevations?

Calista

**Calista Fitzgerald**

ASSOCIATE PRINCIPAL

**LRS Architects**

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**From:** [Calista Fitzgerald](#)  
**To:** [Nielsen, Benjamin](#)  
**Cc:** [222219 CPAH Barbur Apartments](#)  
**Subject:** EA 23-093524 DA 11/30 time confirmation  
**Date:** Monday, November 27, 2023 8:41:05 AM

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Ben –

Hope you had a good Thanksgiving! I received the zoom access to the DAR. Does the time still look to be at 1:30 ish?

Calista

**Calista Fitzgerald**  
ASSOCIATE PRINCIPAL

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