

## **PRE-APPLICATION CONFERENCE**

1810-1838 N. Argyle St.  
Property ID: R196150, R196149

## **PROJECT NARRATIVE**

Proposed new construction of approximately 300 residential units in an eleven-story building in the Kenton Plan District. The project site includes two parcels totaling 25,000 SF adjacent to the Kenton / North Denver Avenue MAX light rail station. The proposed building will contain approximately 175,000 SF of residences and 10,000 SF of user amenities and bicycle parking. 100% of the units will be offered at 60% Average Median Income (AMI), and are proposed as a mix of two-bedroom, one-bedroom and studio apartments. The site currently contains a four-plex built in 1946 and a 10-unit apartment building from 1949, both of which will be removed. All stormwater to be disposed of on-site through the use of on-site swales and drywells.

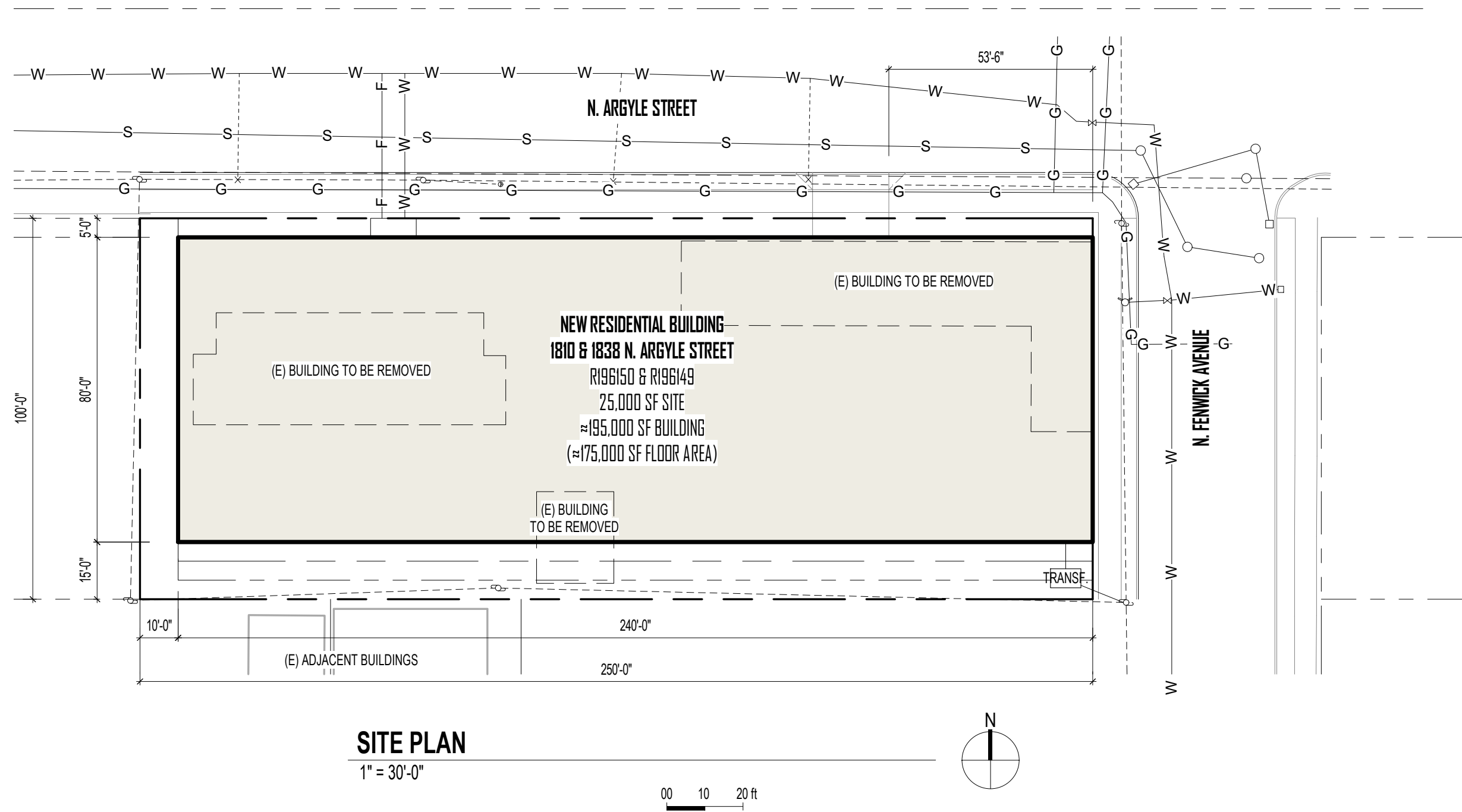
The project team is dedicated to the creation of new, permanent affordable housing units that are close to existing high-capacity transit and other urban amenities. The project is receiving OHCS 4% Low-Income Tax Credits, Metro Transit Oriented Development Grant, and Oregon Multifamily Energy Program funding.

The Kenton Downtown Plan identifies this site as being a prime location for tall, high-density housing, noting that the sloped topography limits blocked views, reduced privacy and shadows cast on nearby lots. Per the plan, this location should “reinforce the potential success of the Denver Avenue businesses by fostering development of additional housing within walking distance,” and is considered a “good location” for higher density housing because the site is “close to light rail, the Denver Avenue Business District, and other Kenton neighborhood amenities.” The site sits outside of the Kenton Conservation District, and neither of the existing buildings are historic resources or architecturally significant structures.

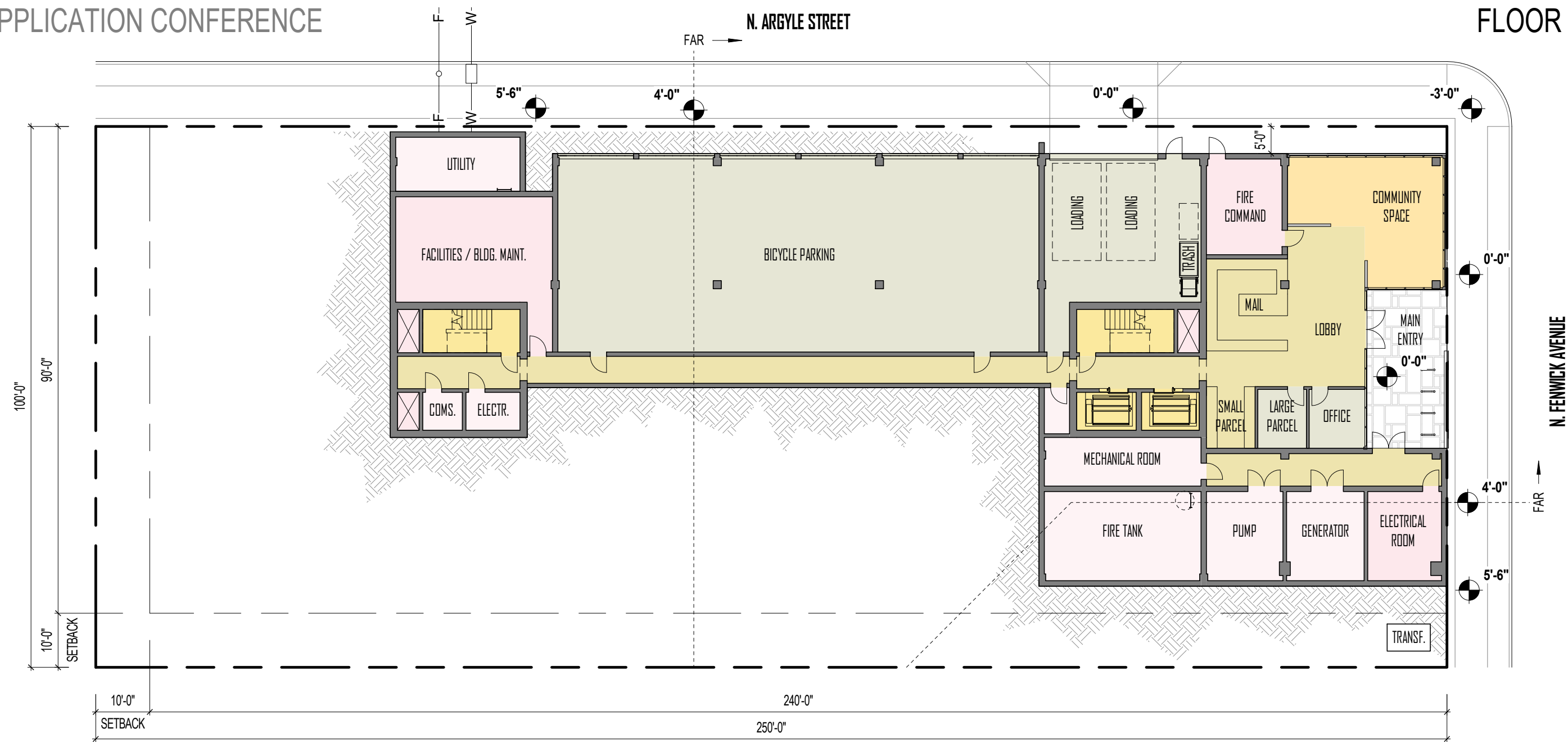
The new building will sit at the corner of two downward-sloping street frontages, N. Argyle Street and N. Fenwick Avenue. To the North is an EG2 industrial area that is below N. Argyle along N. Columbia Boulevard and the Columbia Slough. Across N. Fenwick to the East is a series of multi-dwelling buildings in a RM2 zone. The South and West are zoned CM2, which are currently a pair of single-family homes and a parking lot respectively. Just beyond the parking lot is a light rail station and the Kenton District’s main street along Denver Avenue.

## **ZONING CODE SUMMARY**

Base Zone	RM4d
District	Kenton Plan District
Historic	None
Site	25,000 SF (100 x 250 ft)
Maximum F.A.R.	6:1
Bonus F.A.R.	1:1 Kenton Plan District max bonus w/ Inclusionary Housing
Maximum Floor Area	175,000 SF + parking & ROA
Maximum Height	100 ft (110 ft DHA Bonus)
Street Setbacks	0 ft
Side & Rear Setbacks	10 ft
Max. Building Coverage	85% (21,250 SF)
Req. Landscaping	15% (3,750 SF)
Loading	2 Type B
Req. Outdoor Area	48:1 (e.g. 300 units = 14,400 SF)
Req. Common Area	10% (1,250 SF indoor / 1,250 SF outdoor)
Auto Parking	0
Bicycle Parking	1.5:1 (e.g. 300 units = 450 L.T./ 15 S.T.)

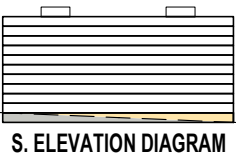
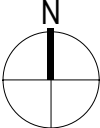
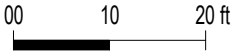




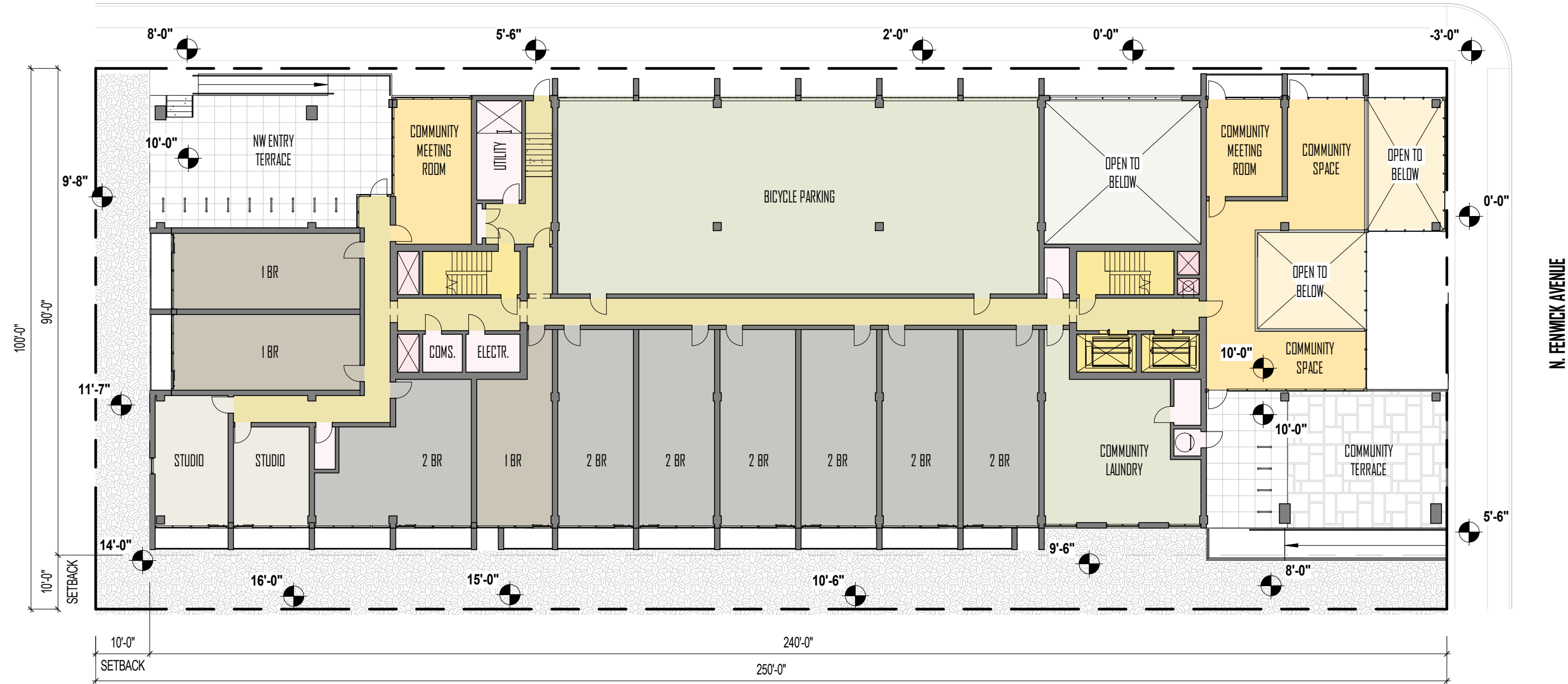


- PLAN KEY:**
- STUDIO UNIT - 96 TOTAL
  - 1-BEDROOM UNIT - 71 TOTAL
  - 2-BEDROOM UNIT - 142 TOTAL
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

**FLOOR PLAN LEVEL 1**  
1" = 20'-0"

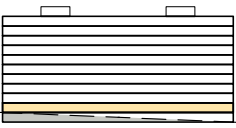
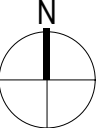
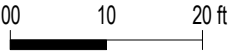


**11-STORY NEW CONSTRUCTION**  
≈175,000 FAR SF (175,000 SF MAX FAR)  
≈195,000 GSF (BUILDING SF)  
≈16,000 GSF (BALCONY SF)  
305+ RESIDENTIAL UNITS  
458+ BICYCLE STALLS (+36 SHORT TERM)  
14,640+ SF REQ. OUTDOOR AREA  
1,250 SF REQ. INDOOR COMMON AREA  
1,250 SF REQ. OUTDOOR COMMON AREA



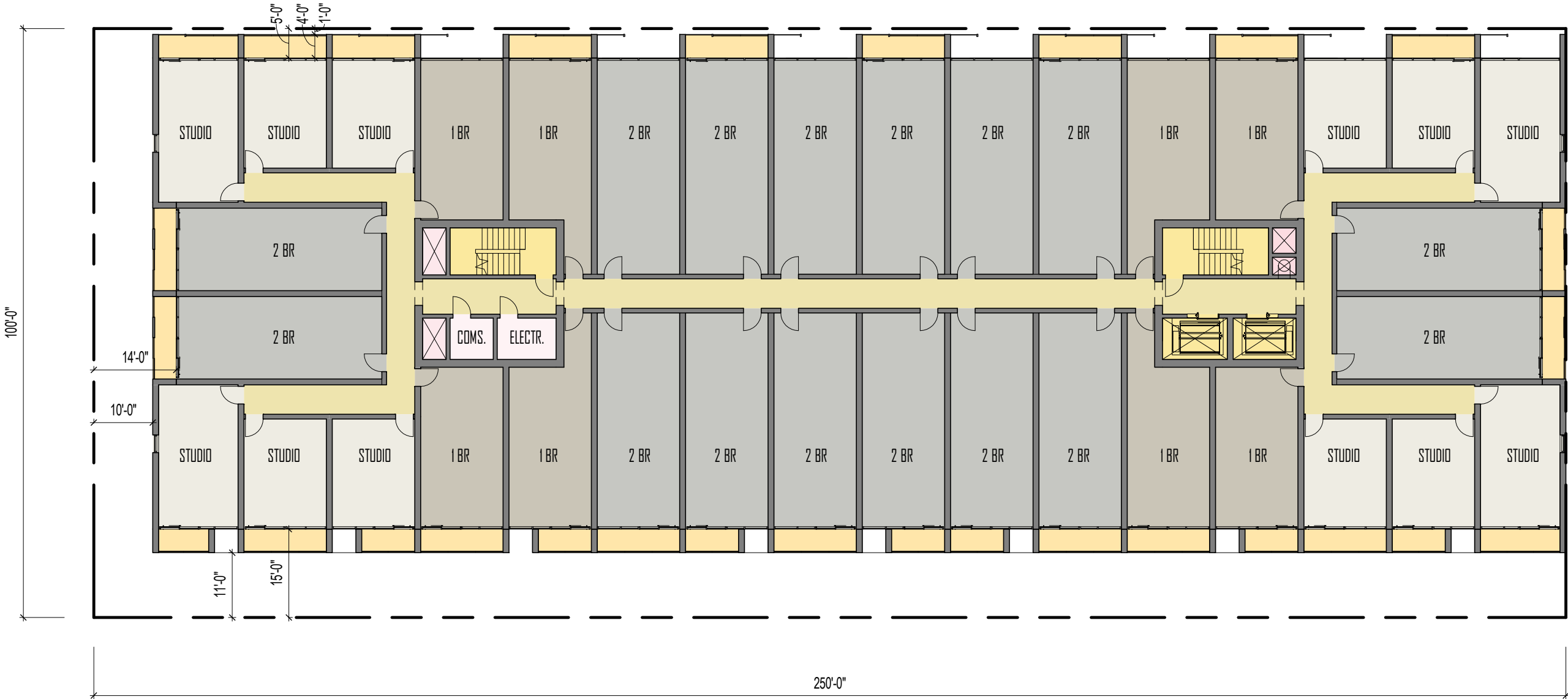
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**FLOOR PLAN LEVEL 2**  
1" = 20'-0"



**S. ELEVATION DIAGRAM**

11-STORY NEW CONSTRUCTION  
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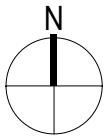
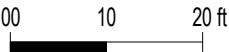


N. FENWICK AVENUE

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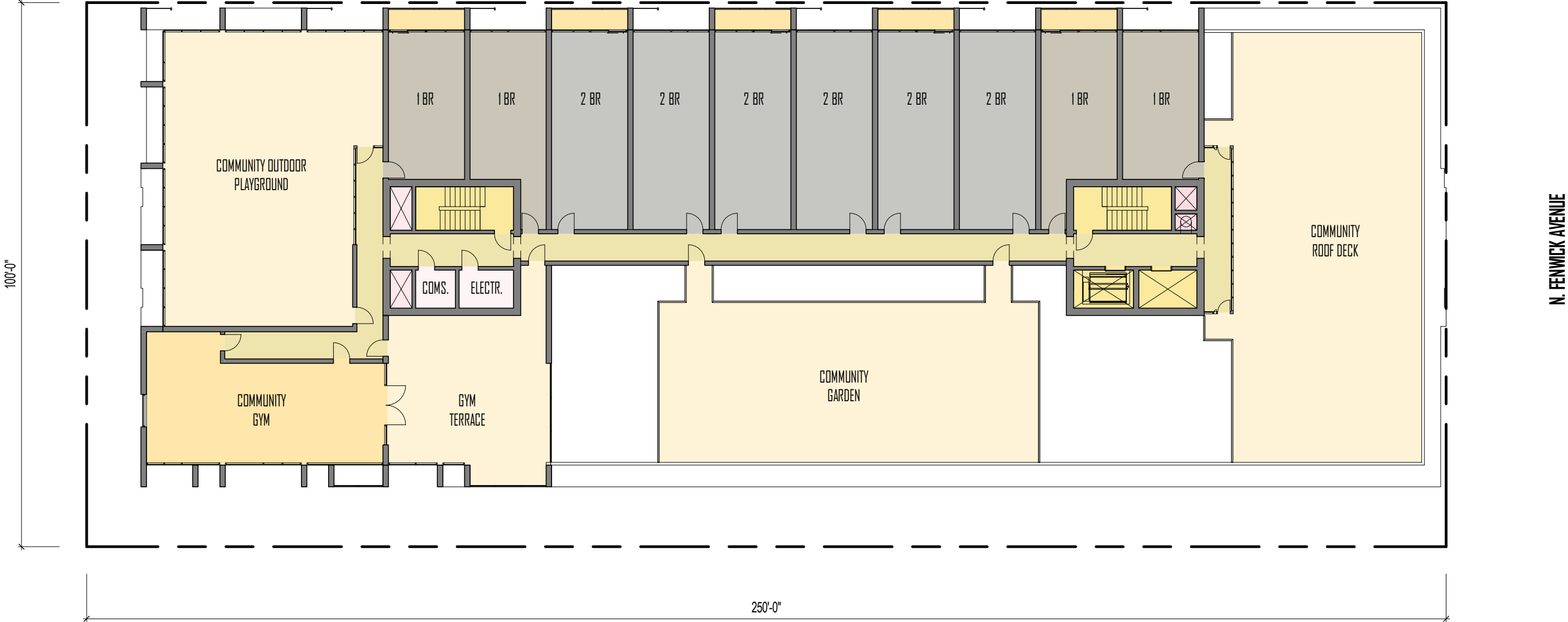
TYPICAL FLOOR PLAN LEVELS 3-10

1" = 20'-0"



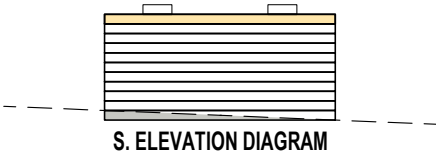
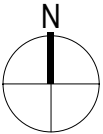
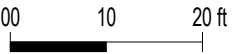
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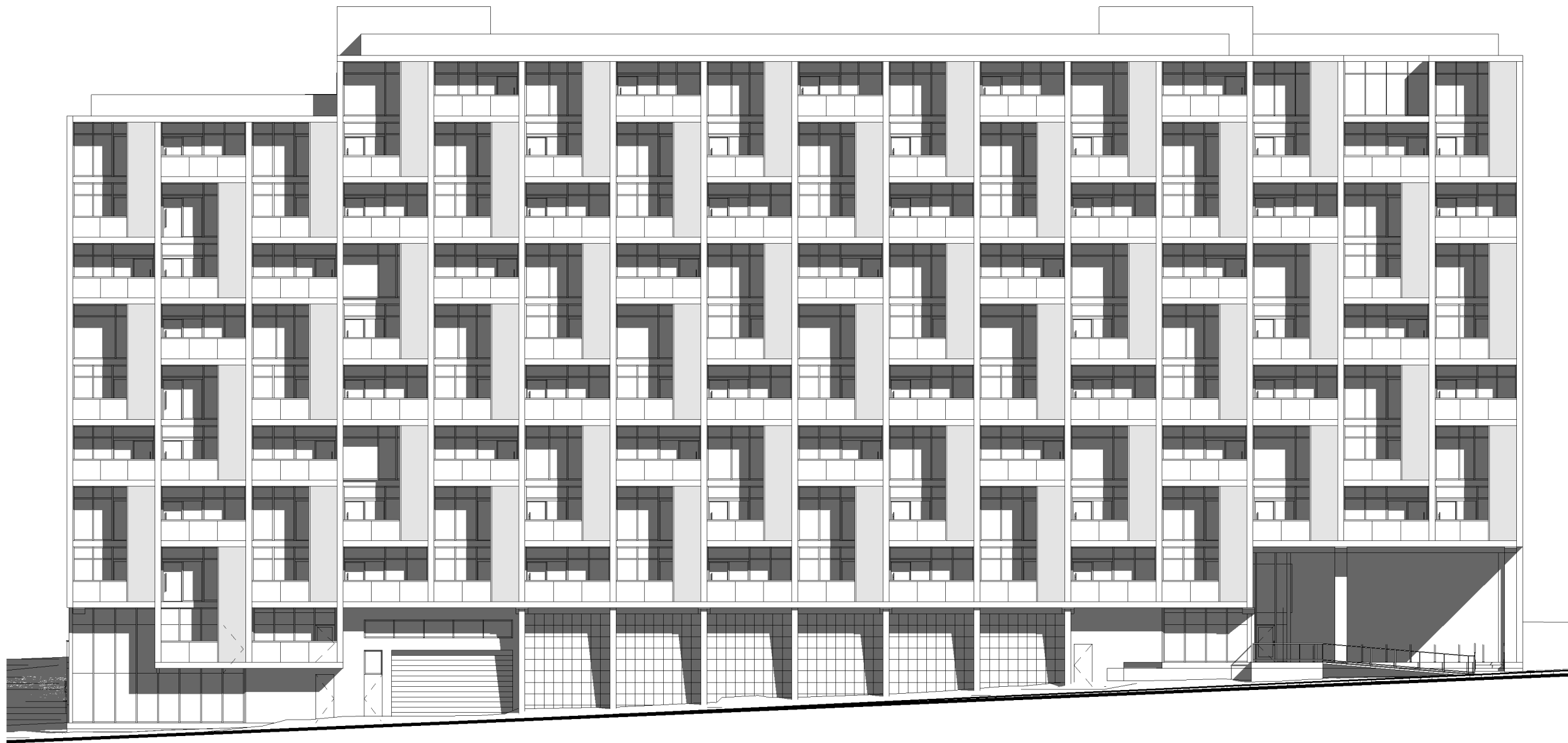


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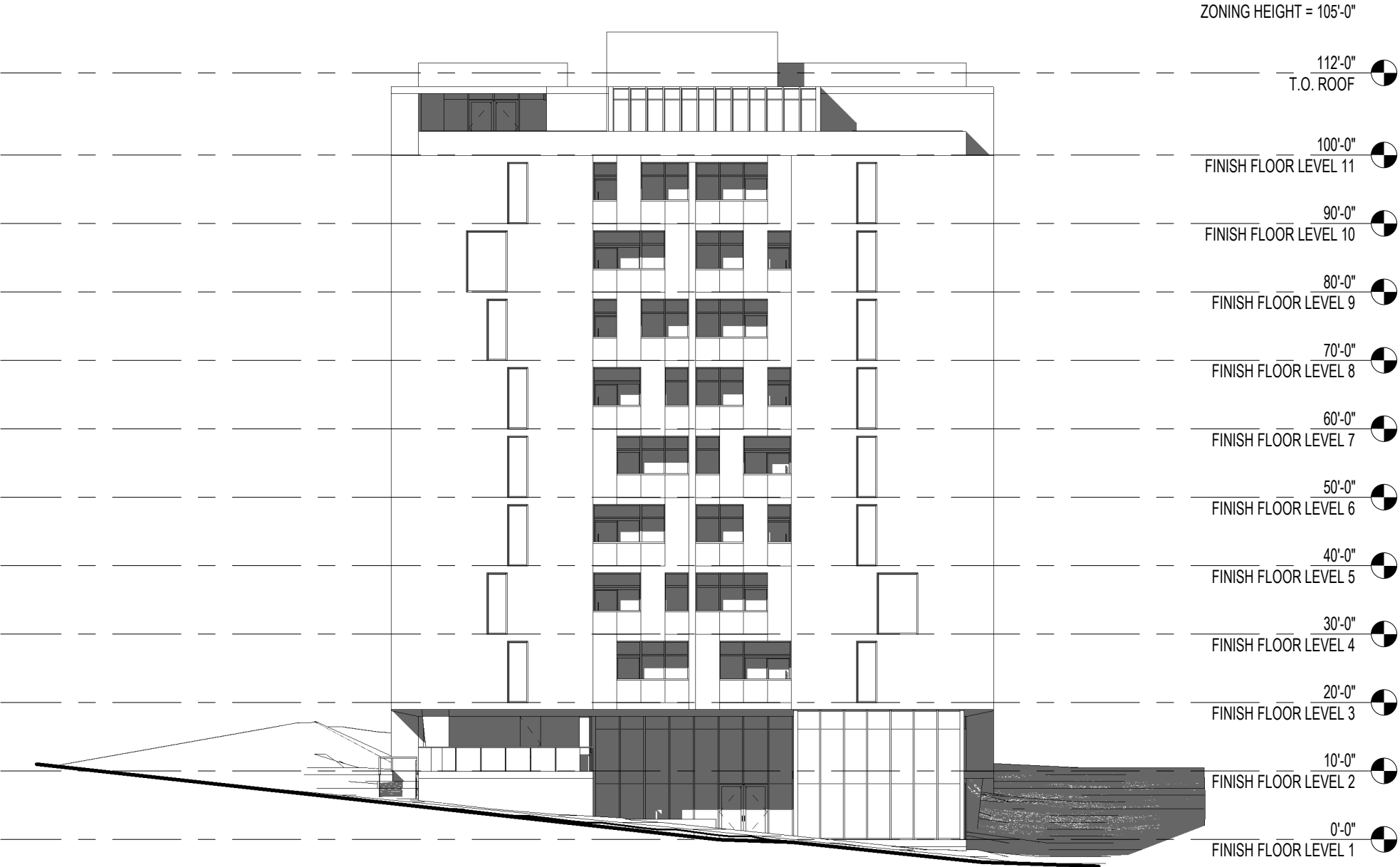
**FLOOR PLAN LEVEL 11**  
1" = 20'-0"



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NORTH ELEVATION  
1" = 20'-0"

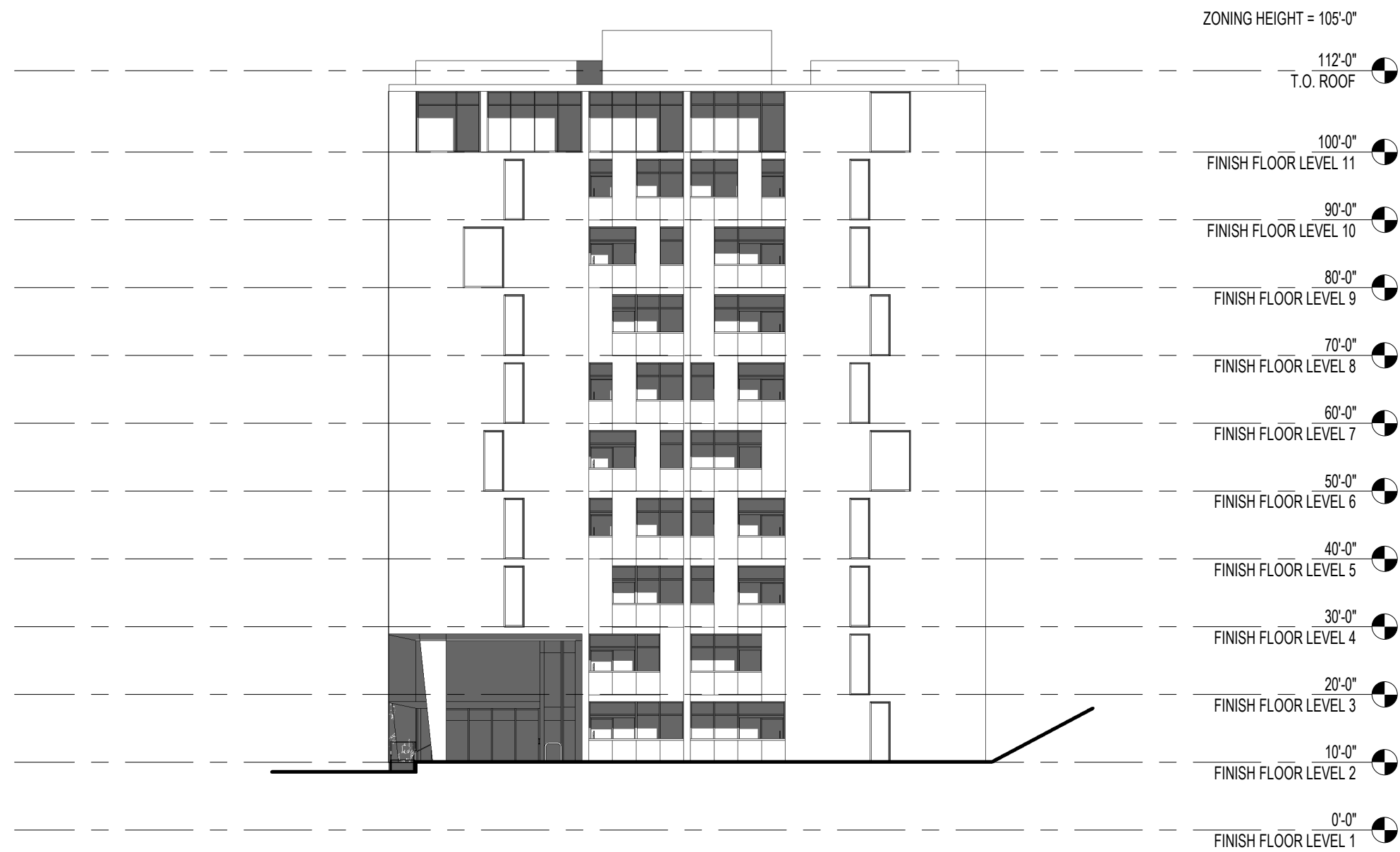


EAST ELEVATION  
1" = 20'-0"



SOUTH ELEVATION

1" = 20'-0"



WEST ELEVATION  
1" = 20'-0"





NORTHEAST CORNER LOOKING SW



NORTHWEST CORNER LOOKING SE



SOUTHEAST CORNER LOOKING NW



SOUTHWEST CORNER LOOKING NE





# NOTES

1. THE PURPOSE OF THIS MAP WAS TO SHOW THE EXISTING CONDITIONS FOR 1810 AND 1838 N ARGYLE ST.
2. THE BASIS OF BEARINGS WAS PER THE PLAT OF "KENTON", MULTNOMAH COUNTY RECORDS.
3. LOCAL DATUM WAS ESTABLISHED BY CITY OF PORTLAND BENCHMARK NO. 498, ELEVATION = 81.438'.
4. THIS MAP WAS PREPARED FOR THE EXCLUSIVE USE OF MERIDIAN REAL ESTATE.
5. THIS MAP WAS PREPARED BY PLAT RECORDS, CALCULATED DATA, AND FIELD MEASUREMENTS, A RECORDED BOUNDARY SURVEY WILL NOT BE FILED.
6. ALL UTILITY LOCATIONS ARE SHOWN BY ABOVE GROUND FEATURES AND LOCATION OF PAINT MARKS SUPPLIED BY THE LOCAL UTILITY COMPANIES. CMT TAKES NO RESPONSIBILITY OF UNDERGROUND LOCATION. PLEASE NOTIFY THE UTILITY NOTIFICATION CENTER BEFORE ANY DIGGING 1-800-332-2344.

## LEGEND

- |       |   |      |                               |
|-------|---|------|-------------------------------|
| ●     | EXISTING DECIDUOUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER)  | —G—  | EXISTING UNDERGROUND GAS LINE |
| ●     | EXISTING CONIFEROUS TREE W/ TRUNK DIAMETER (INCHES)(CL=CLUSTER) | □    | EXISTING CATCH BASIN          |
| ⊙     | EXISTING SIGN   | ⊙    | EXISTING SANITARY MANHOLE     |
| ●     | EXISTING BOLLARD  | ⊙    | EXISTING STORM MANHOLE        |
| ⊙     | EXISTING ELECTRIC METER   | —SS— | EXISTING SANITARY SEWER LINE  |
| ⊙     | EXISTING POWER POLE   | —ST— | EXISTING STORM SEWER LINE     |
| ⊙     | EXISTING GUY ANCHOR   | —CS— | EXISTING COMBINED SEWER LINE  |
| —OHP— | EXISTING OVERHEAD POWER LINES                                   | —    | EXISTING MAILBOX              |
| ⊙     | EXISTING FIRE HYDRANT   | —    | EXISTING FENCE                |
| ⊙     | EXISTING WATER METER  | ⊙    | EXISTING TEST PIT             |
| ⊙     | EXISTING WATER VALVE  | ⊙    | EXISTING GRAVEL               |
| —W—   | EXISTING UNDERGROUND WATER                                      | ⊙    | EXISTING CONCRETE             |
|       |   | ⊙    | EXISTING ASPHALT              |

REGISTERED  
PROFESSIONAL  
LAND SURVEYOR

OREGON  
SEPTEMBER 11, 2018  
DAVID ROEGER  
86811

EXPIRES DECEMBER 31, 2020

## EXISTING CONDITIONS

1810 & 1838 N ARGYLE ST

SE 1/4 SEC 9, T1N, R1E, W.M.

CITY OF PORTLAND

MULTNOMAH COUNTY, OREGON

OCTOBER 1, 2020

DRAWN: DMR CHECKED: SPF

SCALE 1"=20' ACCOUNT # 500-968

Y:\500-968\DWG\500968BASE



CMT SURVEYING AND CONSULTING

20330 SE HIGHWAY 212

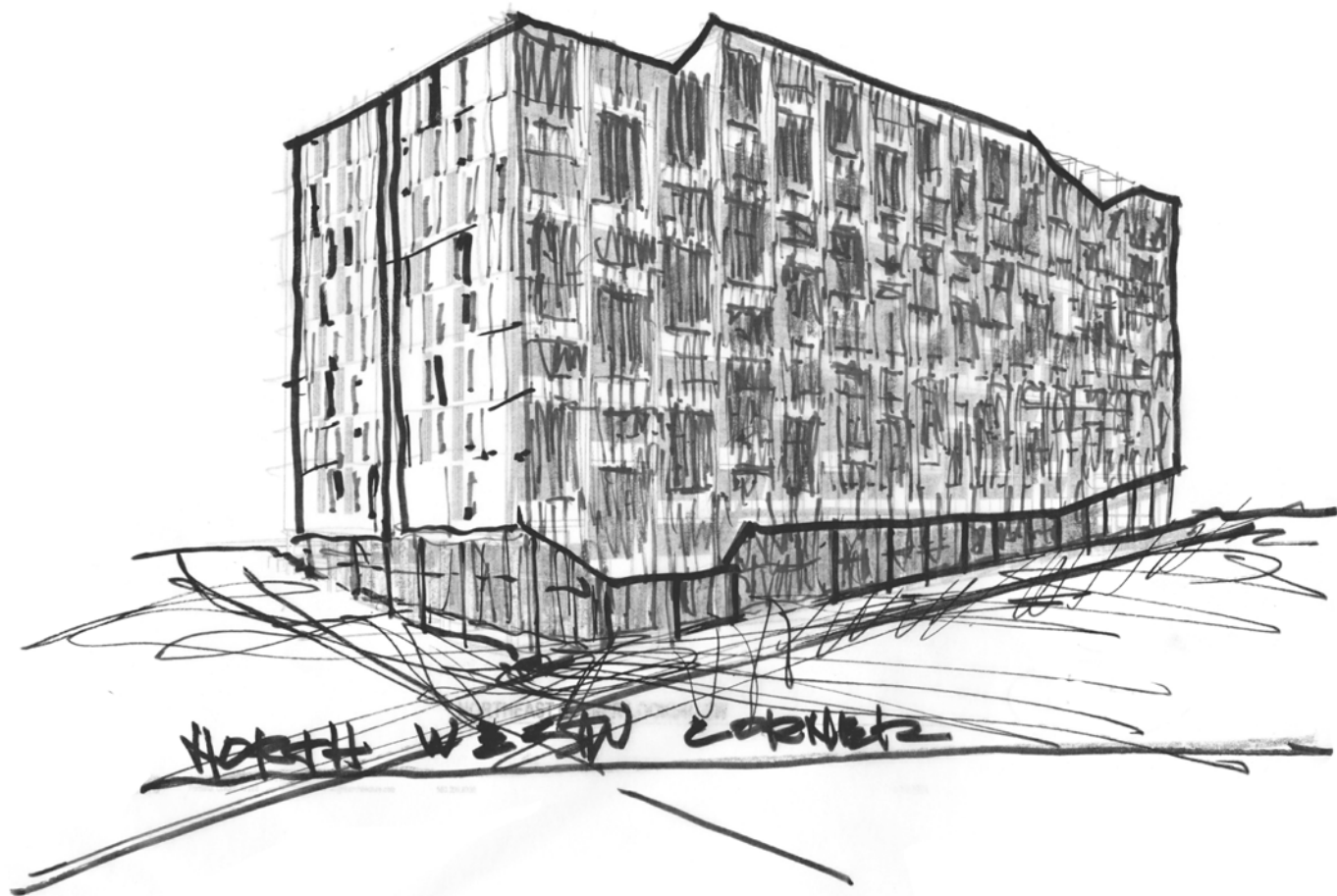
DAMASCUS, OR 97089

PHONE (503) 850-4672 FAX (503) 850-4590

# ARGYLE

DESIGN ADVICE REQUEST 21-040329-EA





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PROJECT NARRATIVE

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PROJECT TEAM

WRIGHT ARCHITECTURE  
ATTAINABLE DEVELOPMENT, LLC  
WDY CIVIL ENGINEERING

PROJECT SITE

1810-1838 N. ARGYLE ST.  
PROPERTY ID: R196150, R196149





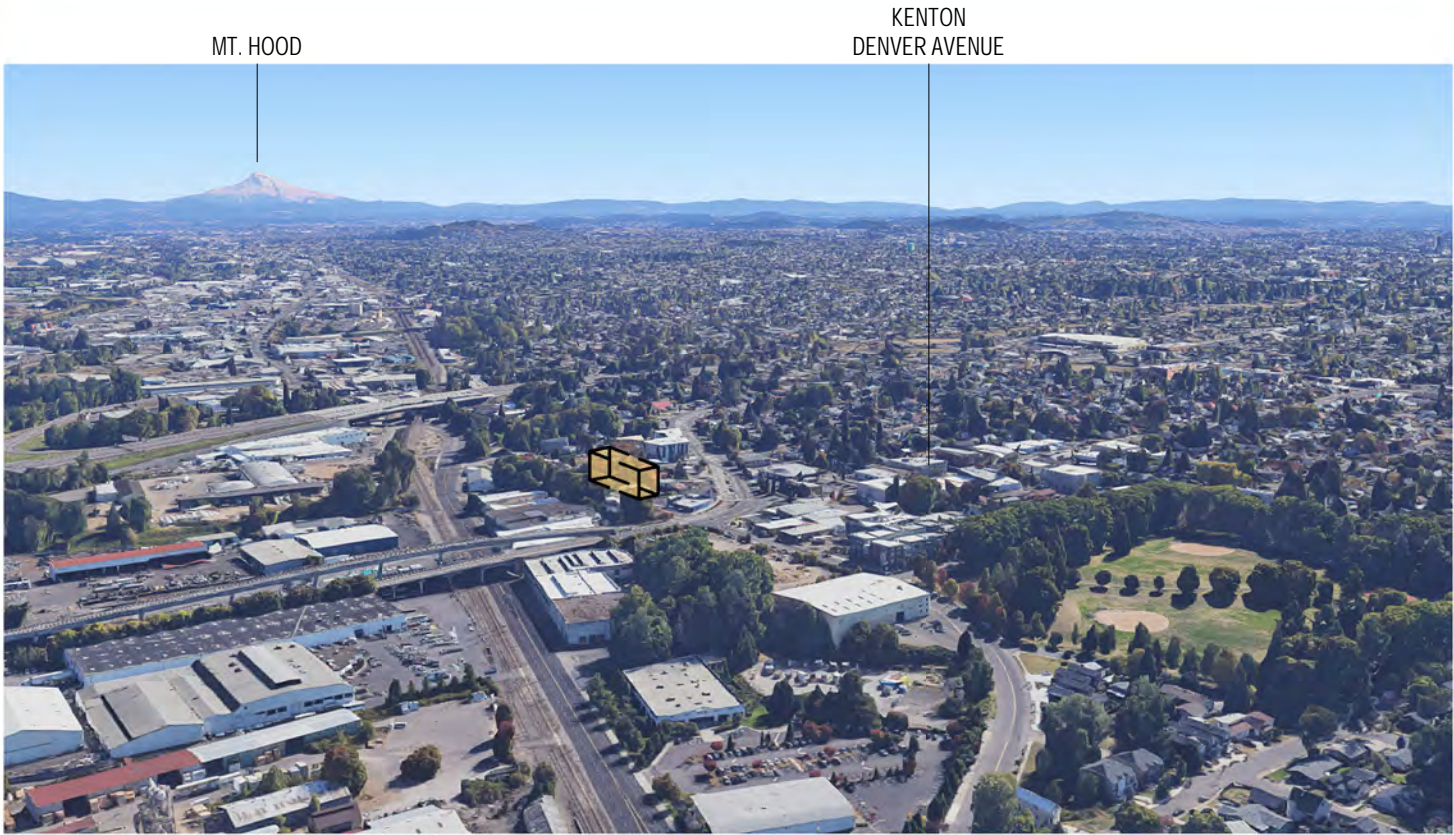


ZONING SUMMARY

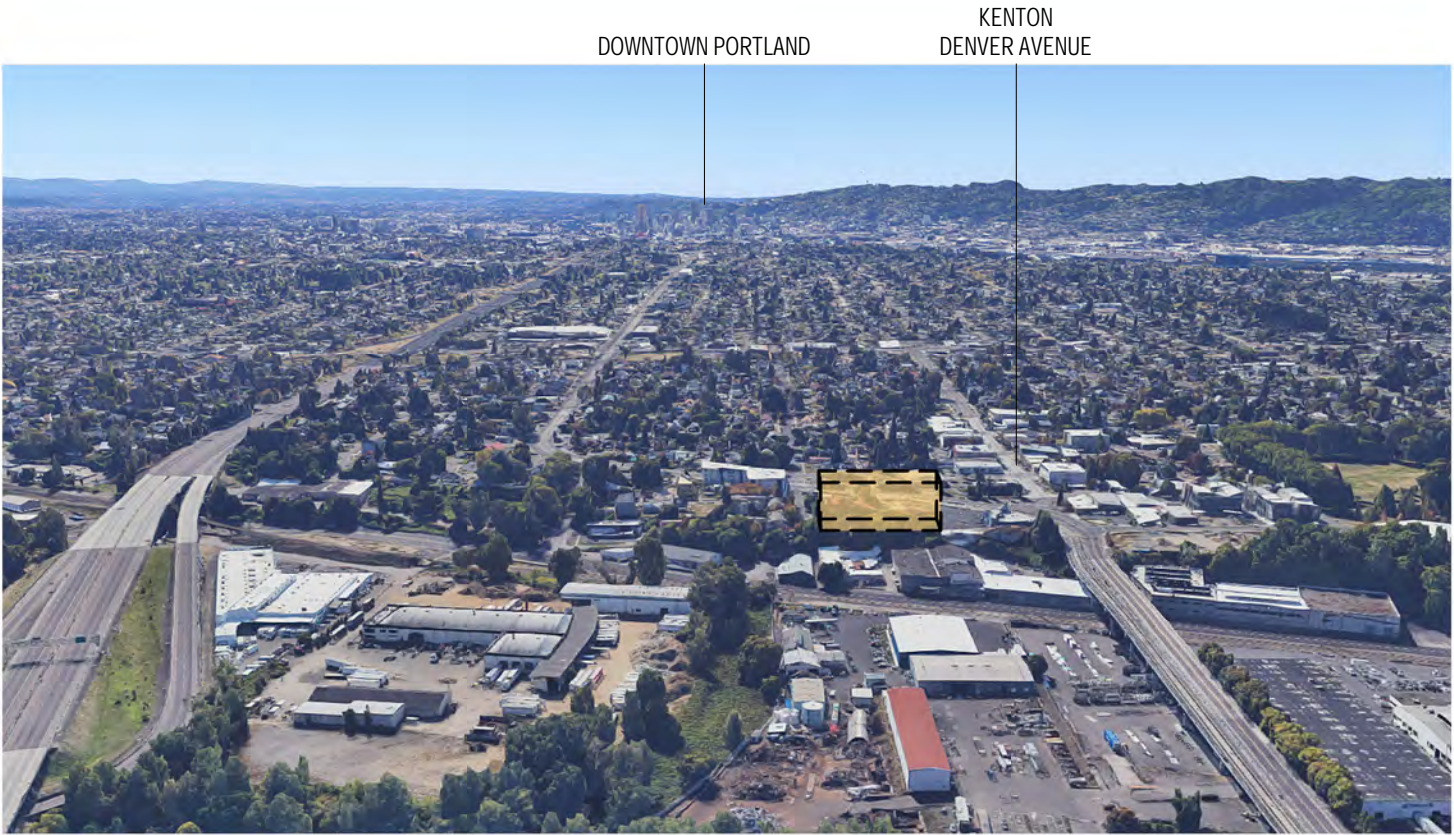
SITE	25,000 SF (.58 acres)	11-STORY NEW CONSTRUCTION
BASE ZONE	RM4	≈195,000 GSF (175,000 SF FLOOR AREA)
OVERLAY	d (Design)	288 RESIDENTIAL UNITS
COMP PLAN	MD-U	432 BICYCLE STALLS (+36 SHORT TERM)
DISTRICT	Kenton Plan District	13,824 SF REQ. OUTDOOR AREA
MAXIMUM F.A.R.	6:1 (7:1 w/ bonus)	1,250 SF REQ. INDOOR COMMON AREA
MAX. FLOOR AREA	175,000 SF	1,250 SF REQ. OUTDOOR COMMON AREA
MAXIMUM HEIGHT	100 ft (110 ft w/bonus)	BLDG. COVERAGE 85% (21,250 SF)
STREET SETBACKS	0 ft (33.120.220 B.3.b.)	LANDSCAPING 15% (3,750 SF)
SIDE & REAR	10 ft	LOADING 2 TYPE B







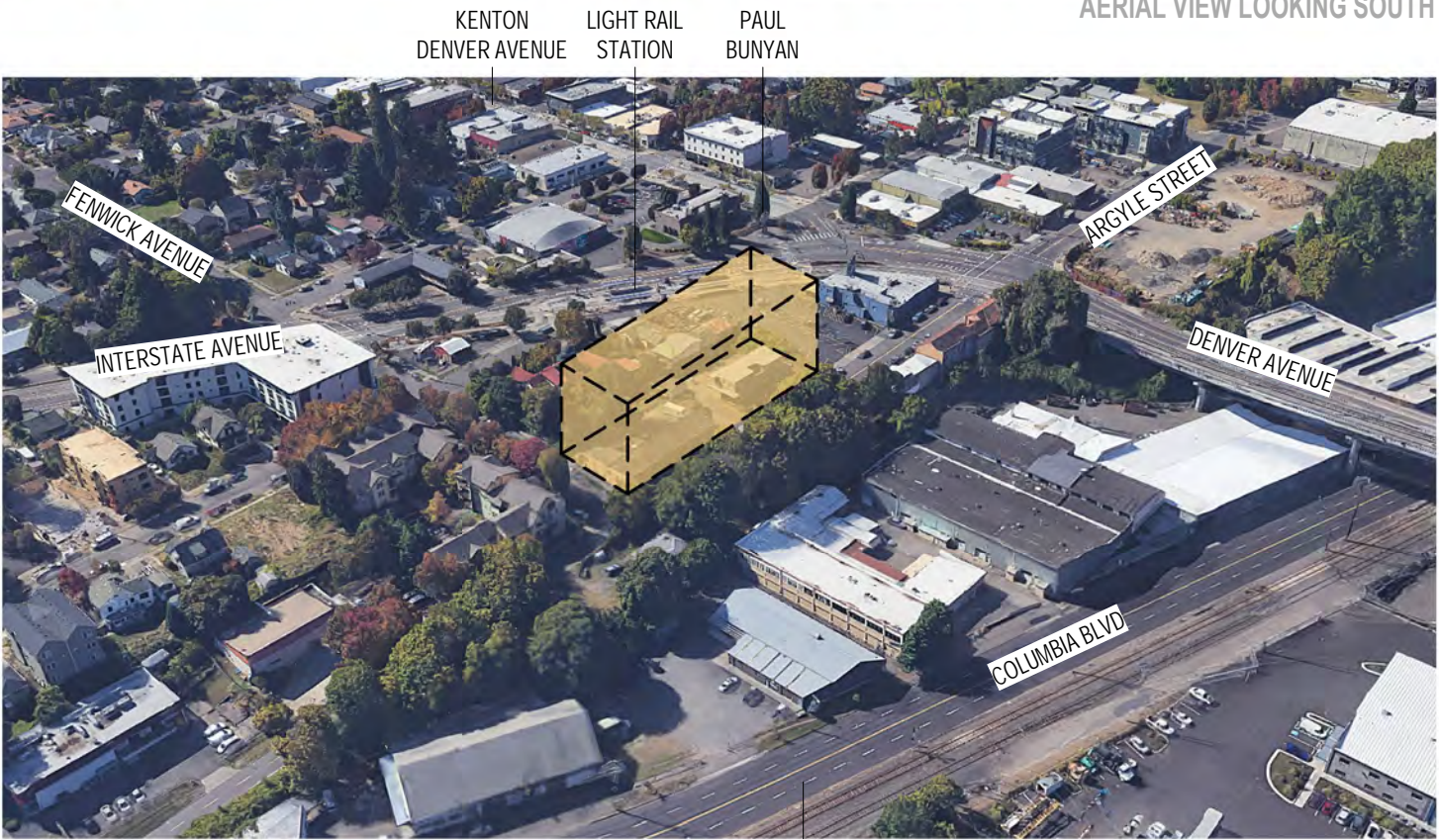
AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHWEST

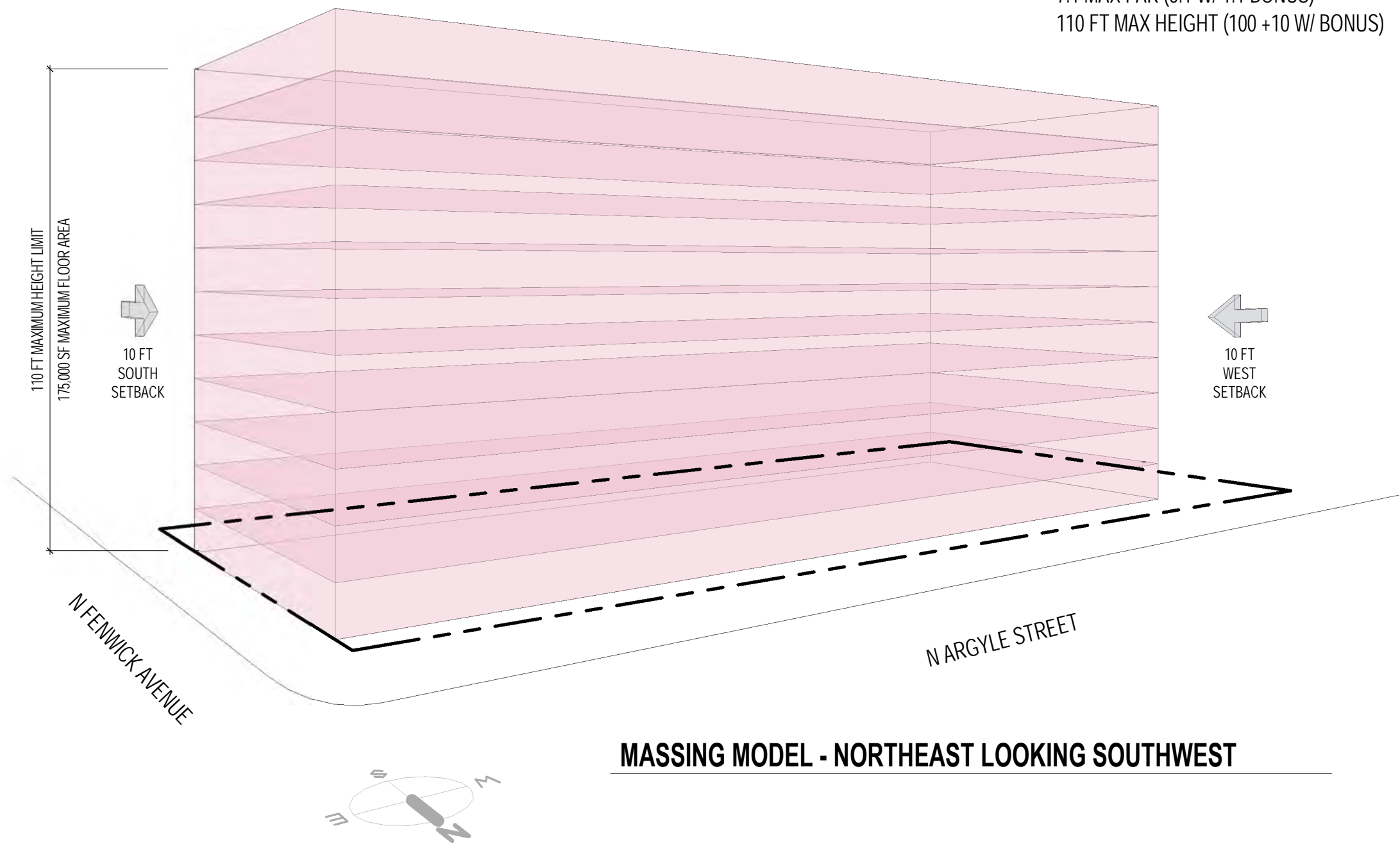


# KENTON



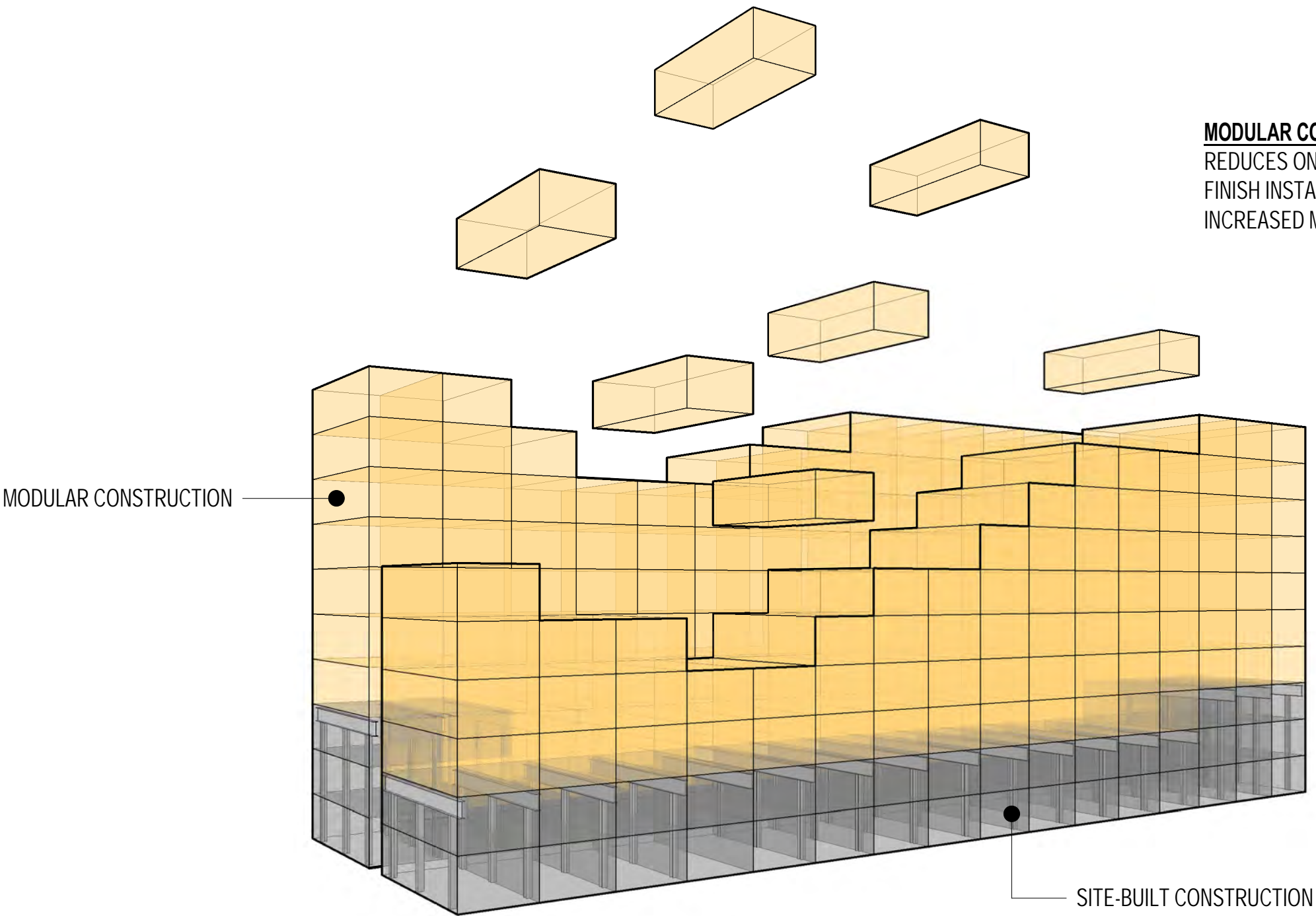
# INDUSTRIAL SANCTUARY

**ZONING REQUIREMENTS**  
RM4d RESIDENTIAL MULTI-DWELLING  
KENTON PLAN DISTRICT  
25,000 SF SITE  
7:1 MAX FAR (6:1 W/ 1:1 BONUS)  
110 FT MAX HEIGHT (100 +10 W/ BONUS)



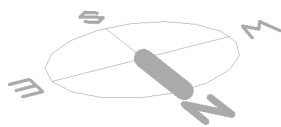
**MASSING MODEL - NORTHEAST LOOKING SOUTHWEST**

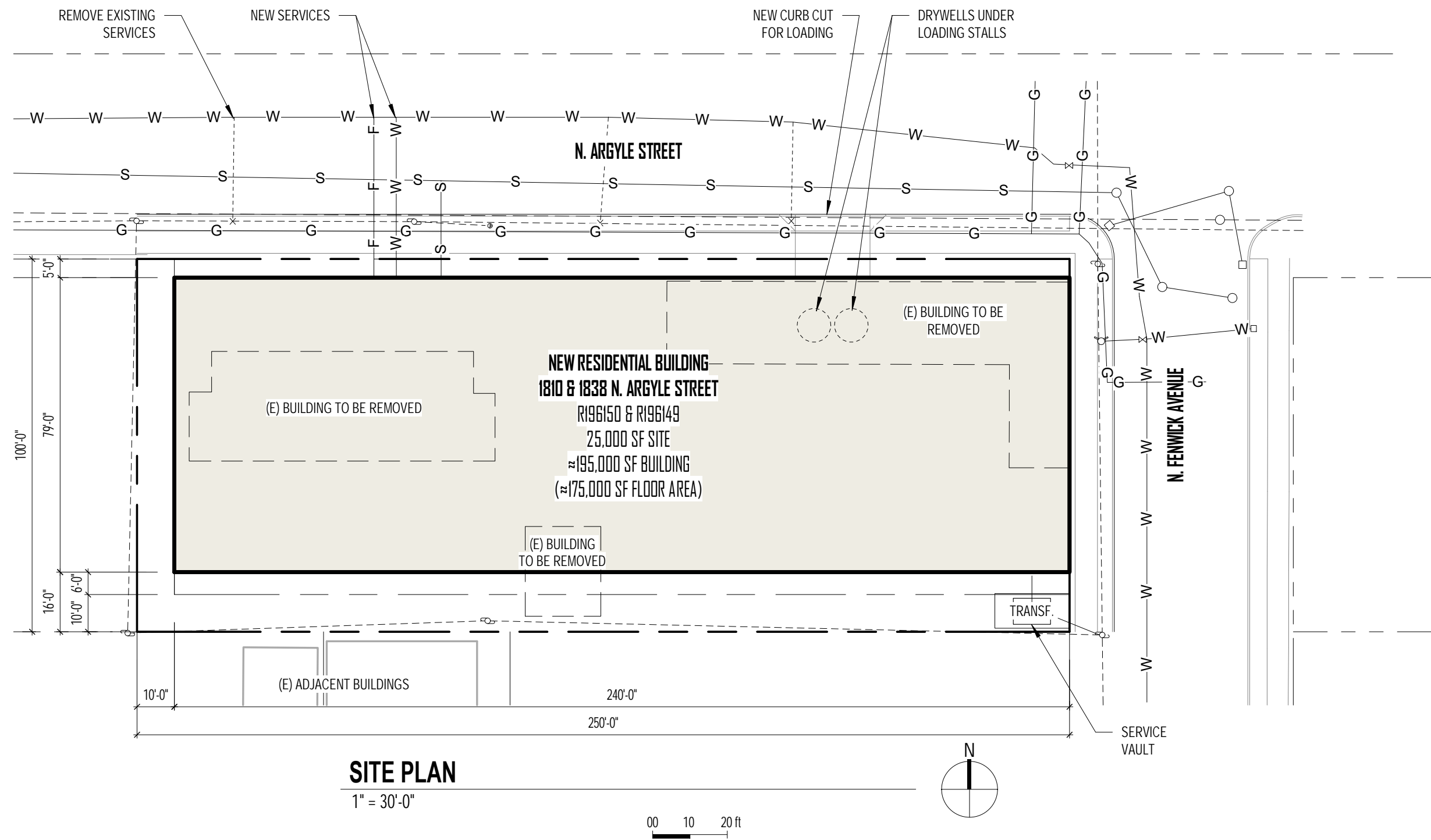


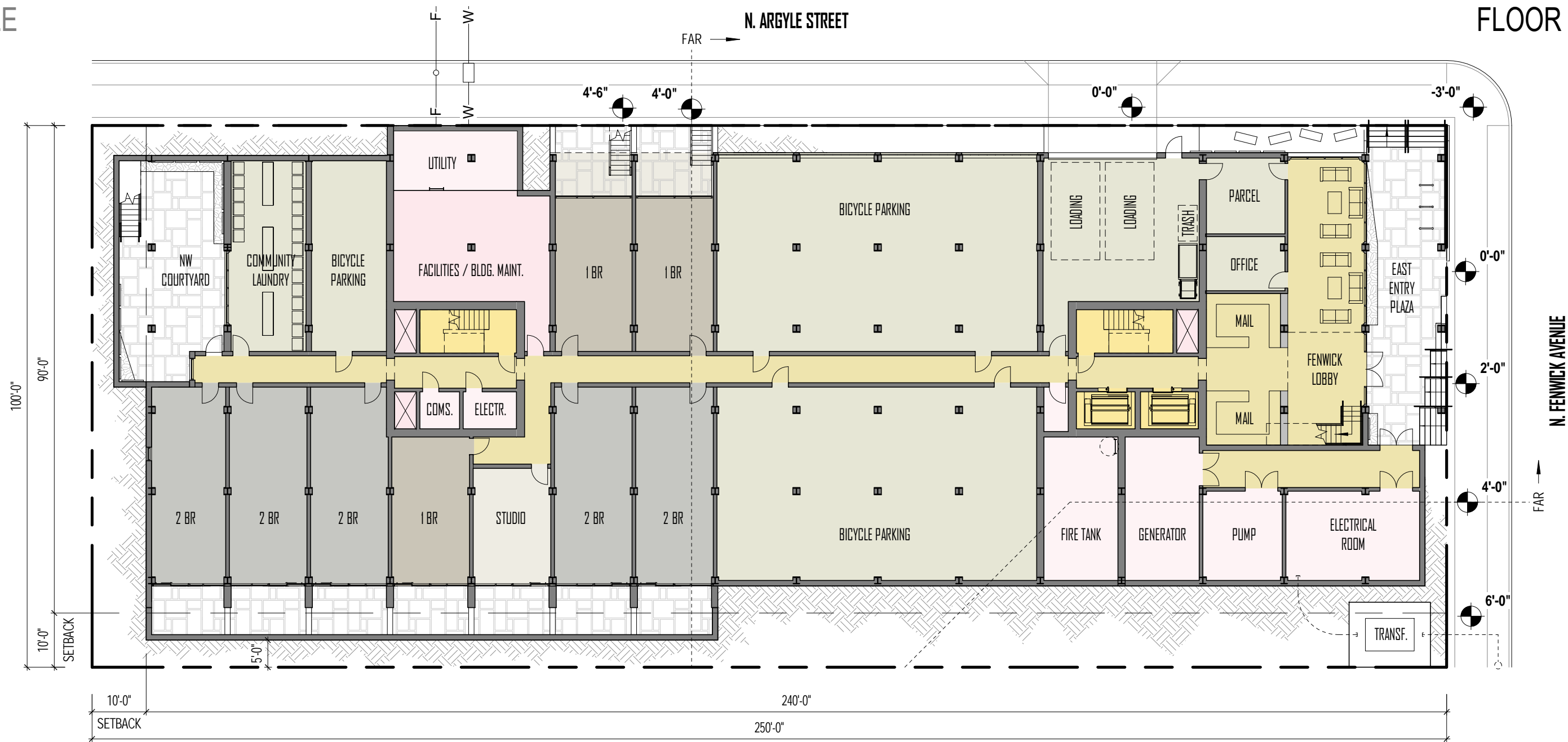


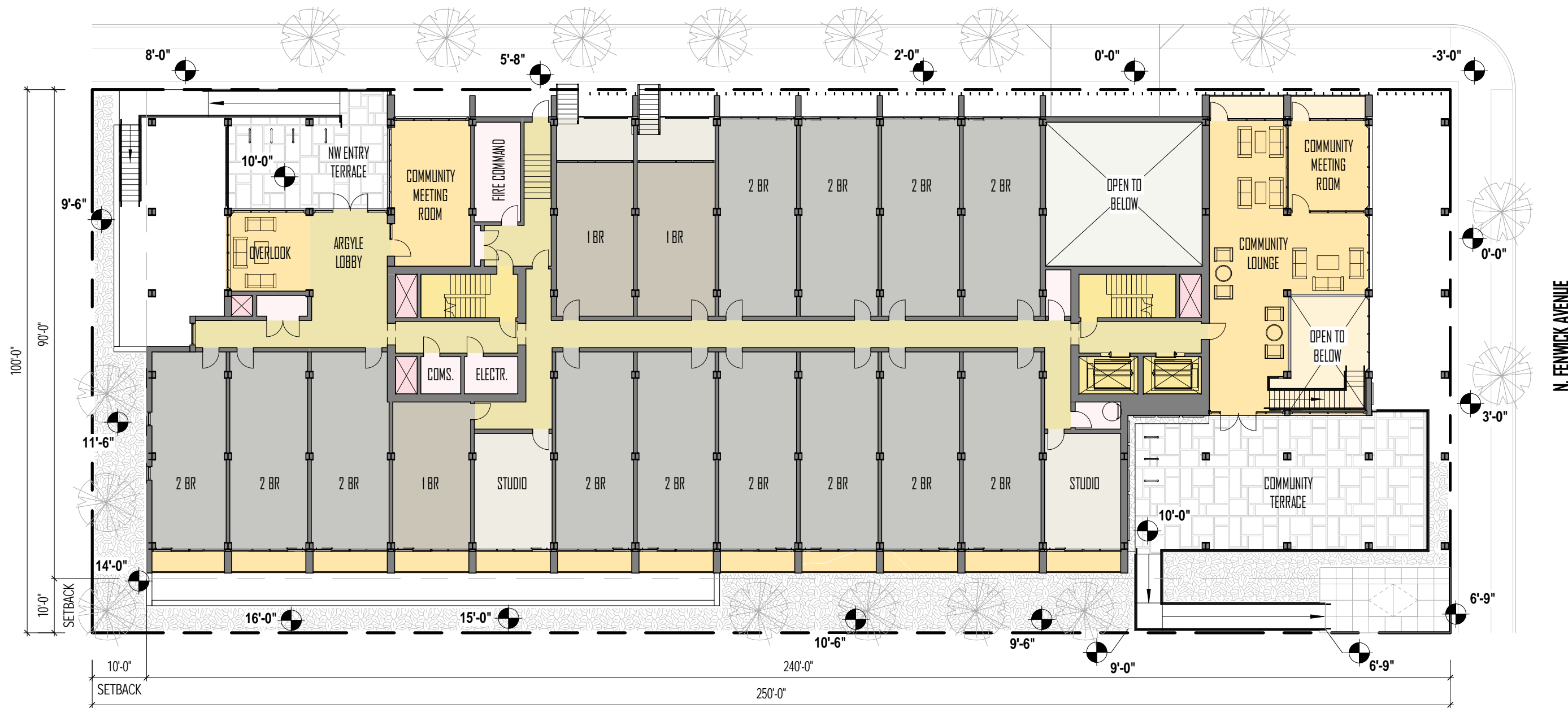
**MODULAR CONSTRUCTION BENEFITS**  
REDUCES ON-SITE CONSTRUCTION ACTIVITY & TIME  
FINISH INSTALLATION IN CONTROLLED CONDITIONS  
INCREASED MATERIAL EFFICIENCY & WASTE REDUCTION

MODULAR CONSTRUCTION DIAGRAM



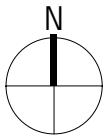




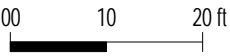


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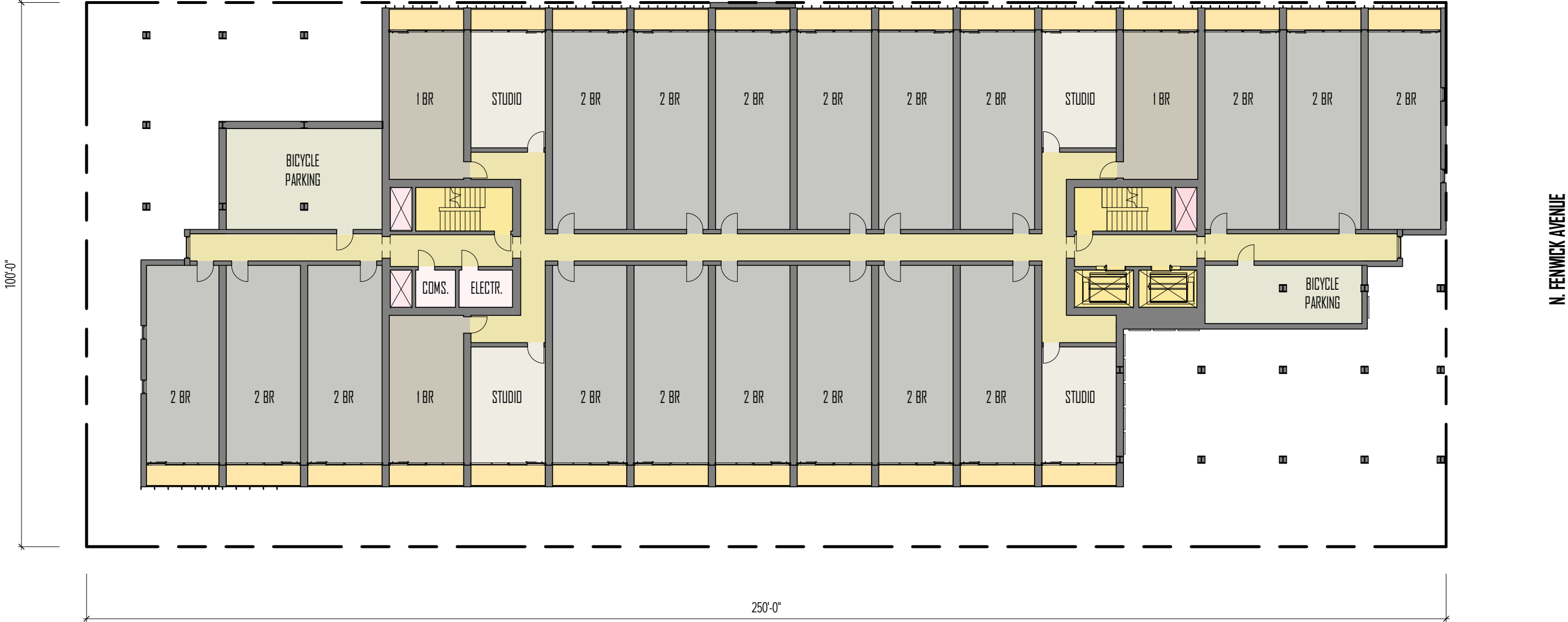
FLOOR PLAN LEVEL 2 - GROUND FLOOR  
1" = 20'-0"



S. ELEVATION DIAGRAM

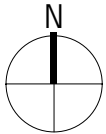




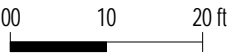


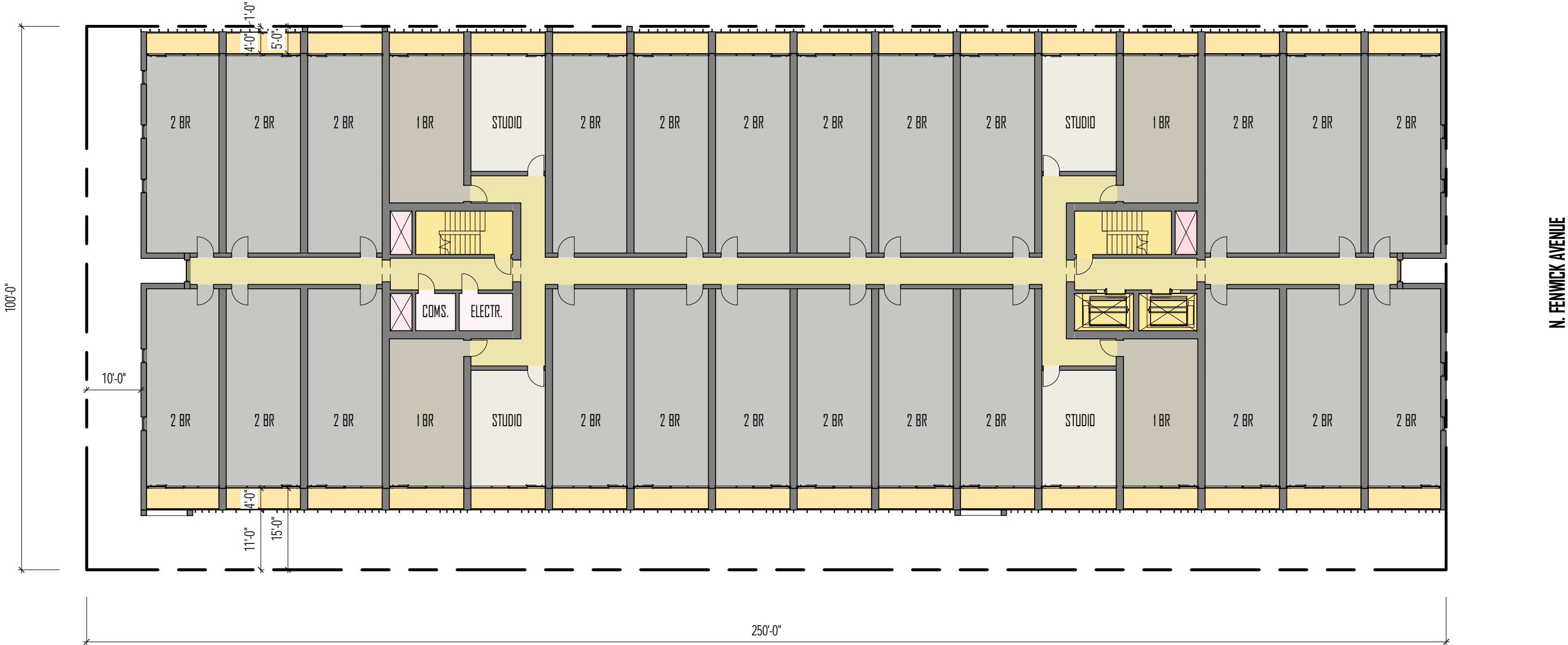
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**FLOOR PLAN LEVEL 3**  
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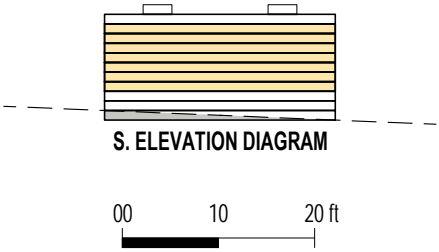
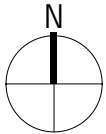
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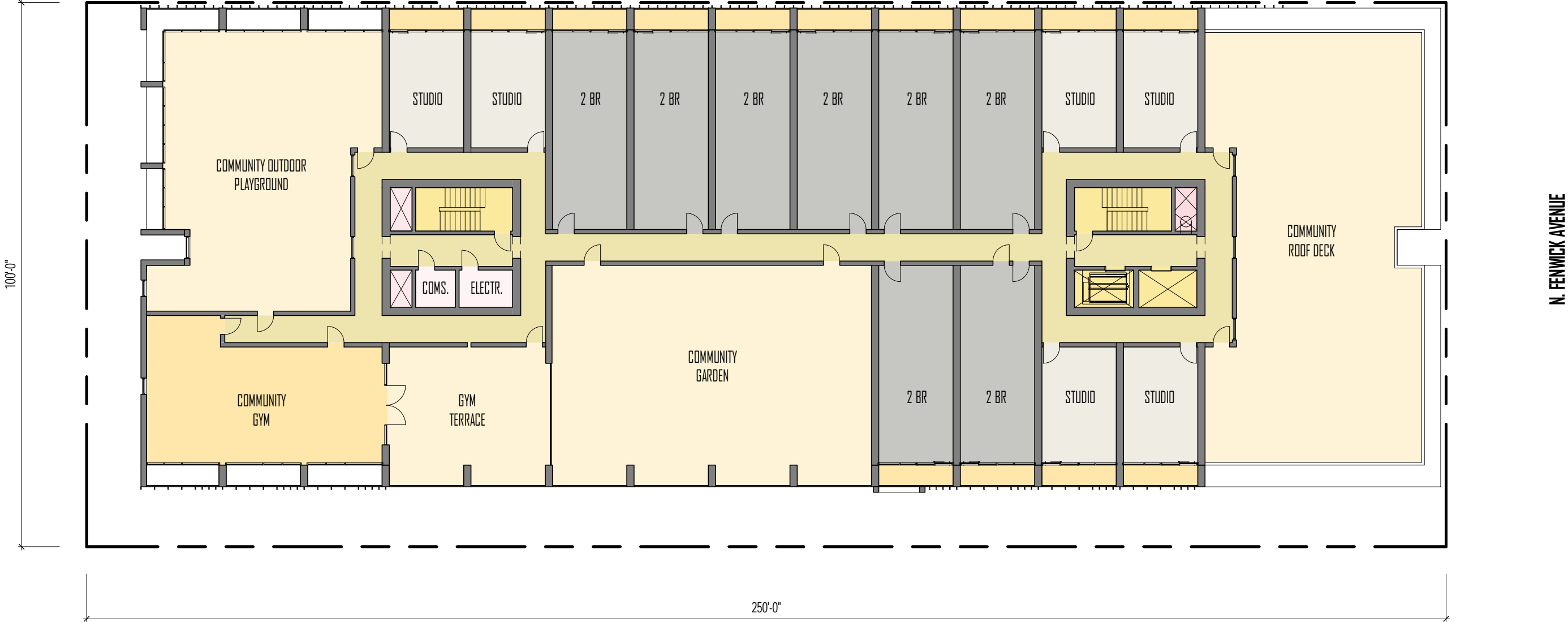




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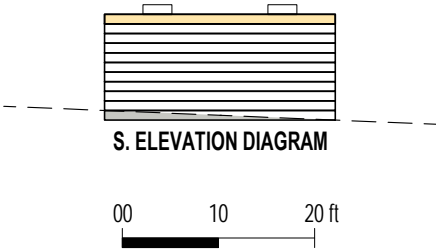
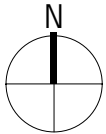
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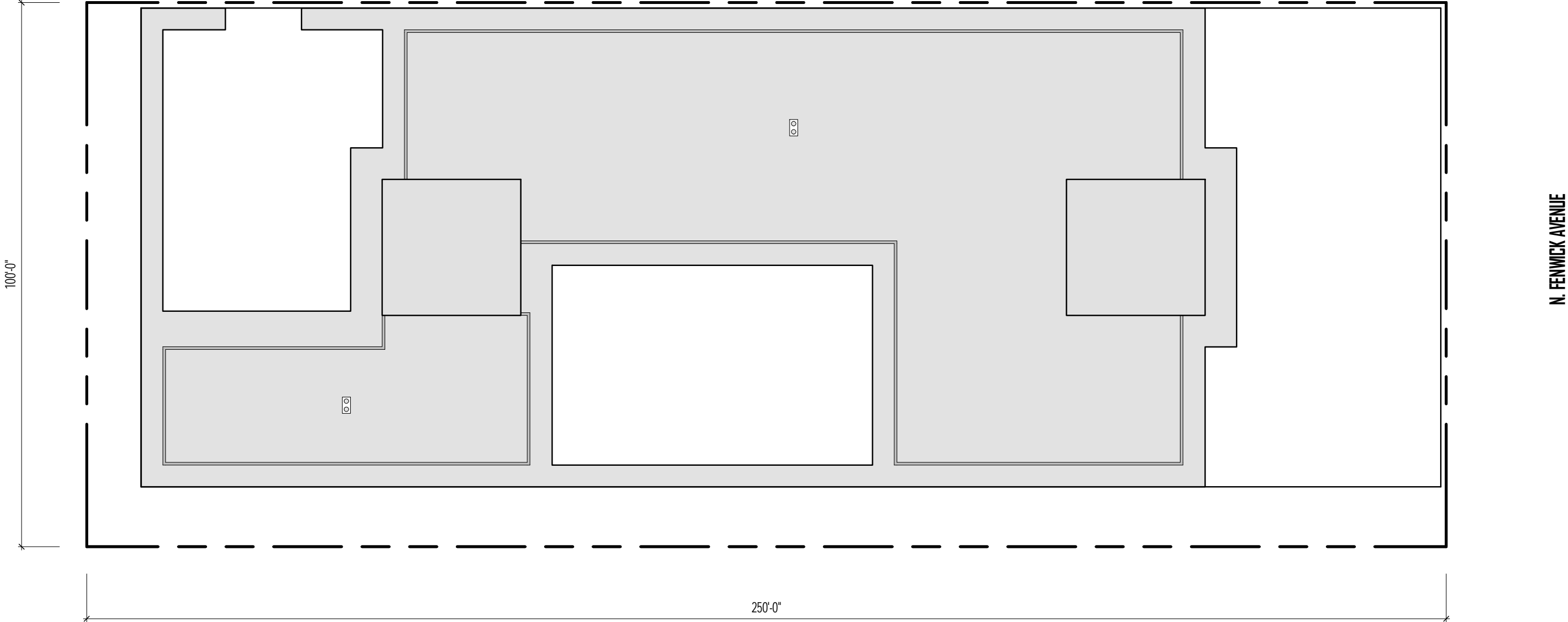




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  - USER AMENITY
  - UTILITY / FACILITY

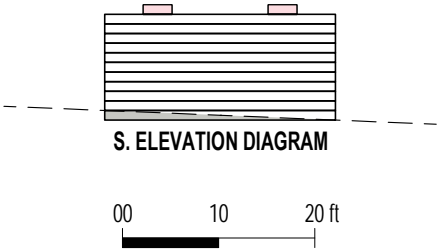
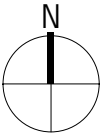
FLOOR PLAN LEVEL 11  
1" = 20'-0"





- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

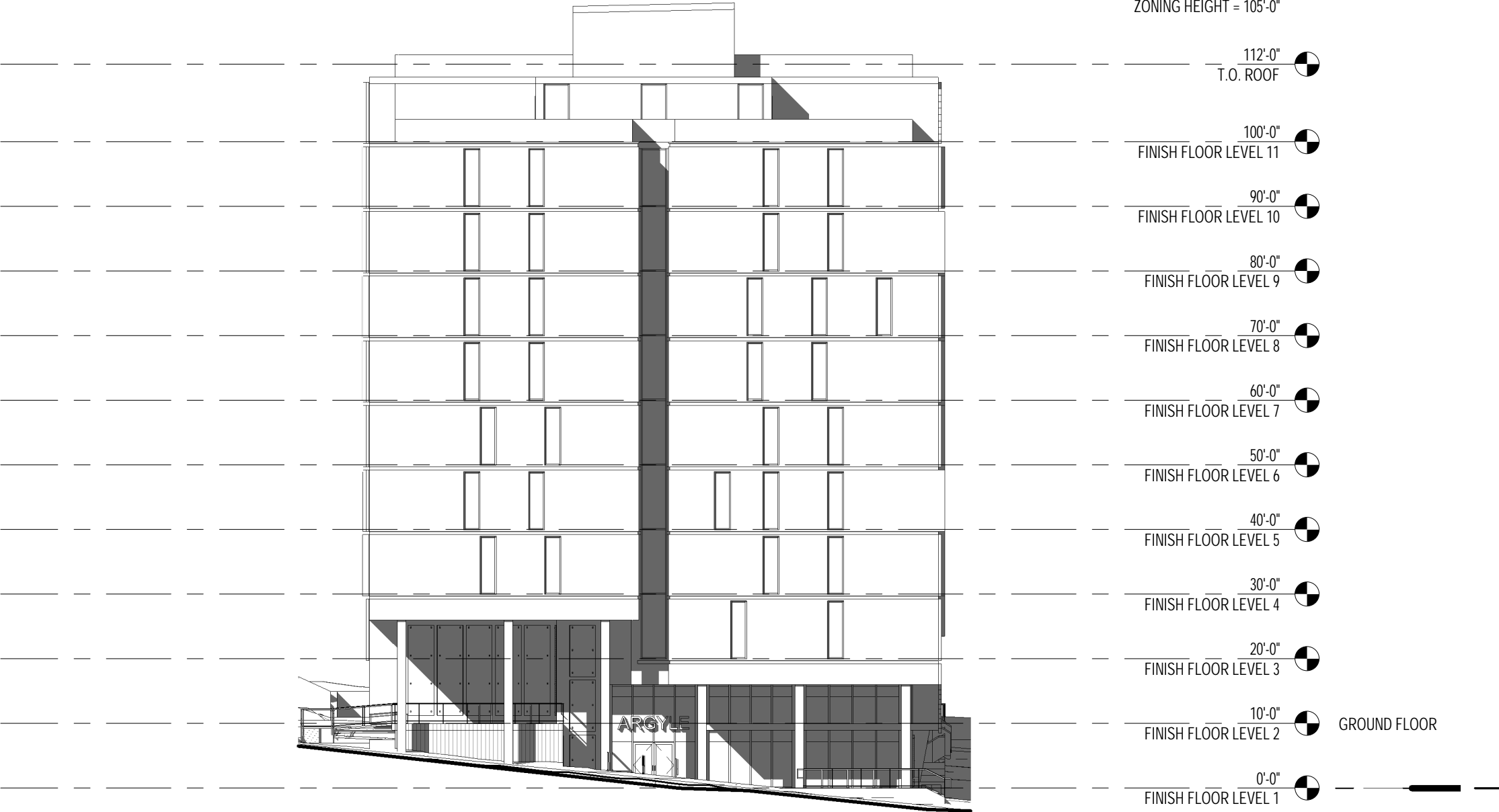
**ROOF PLAN**  
1" = 20'-0"





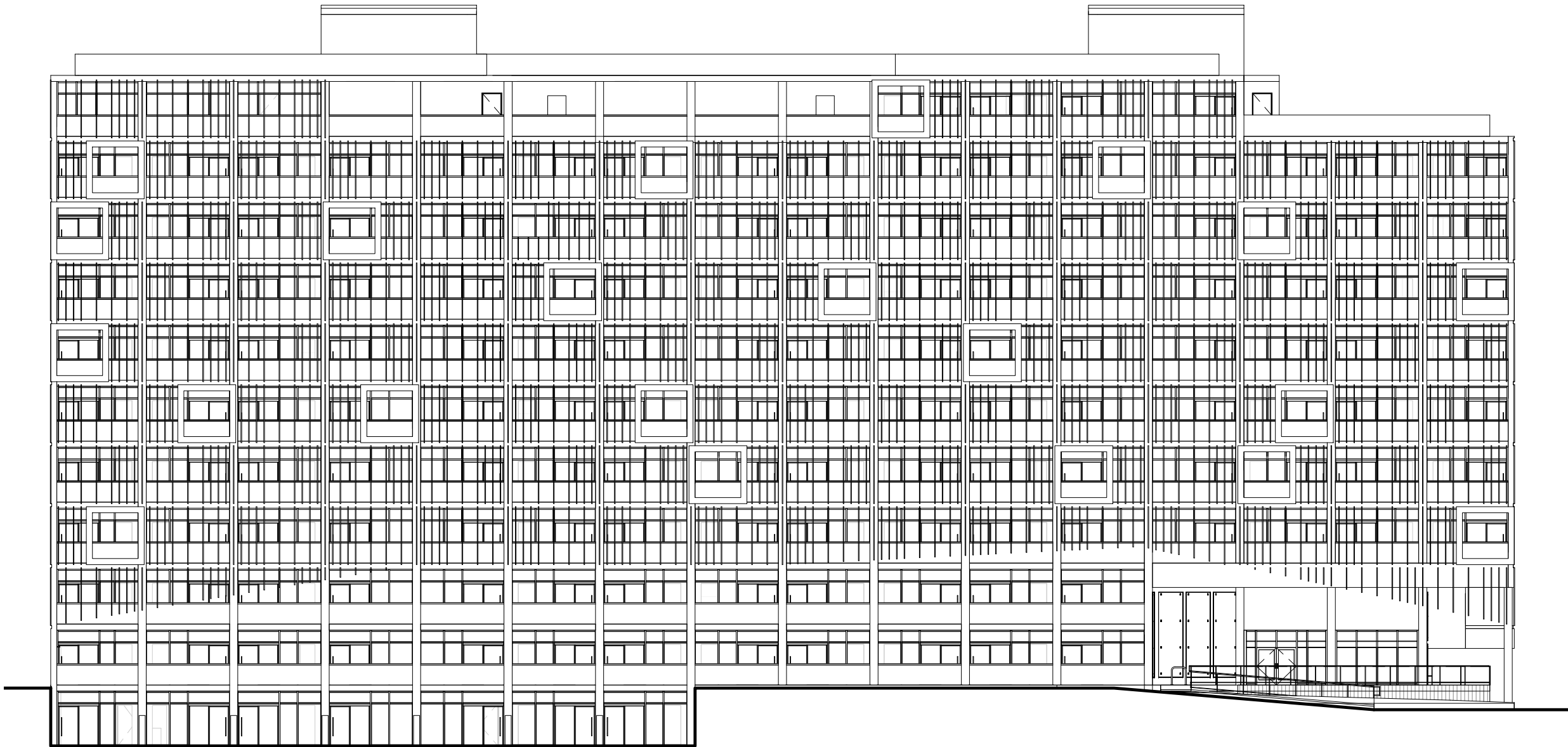
NORTH ELEVATION

1" = 20'-0"



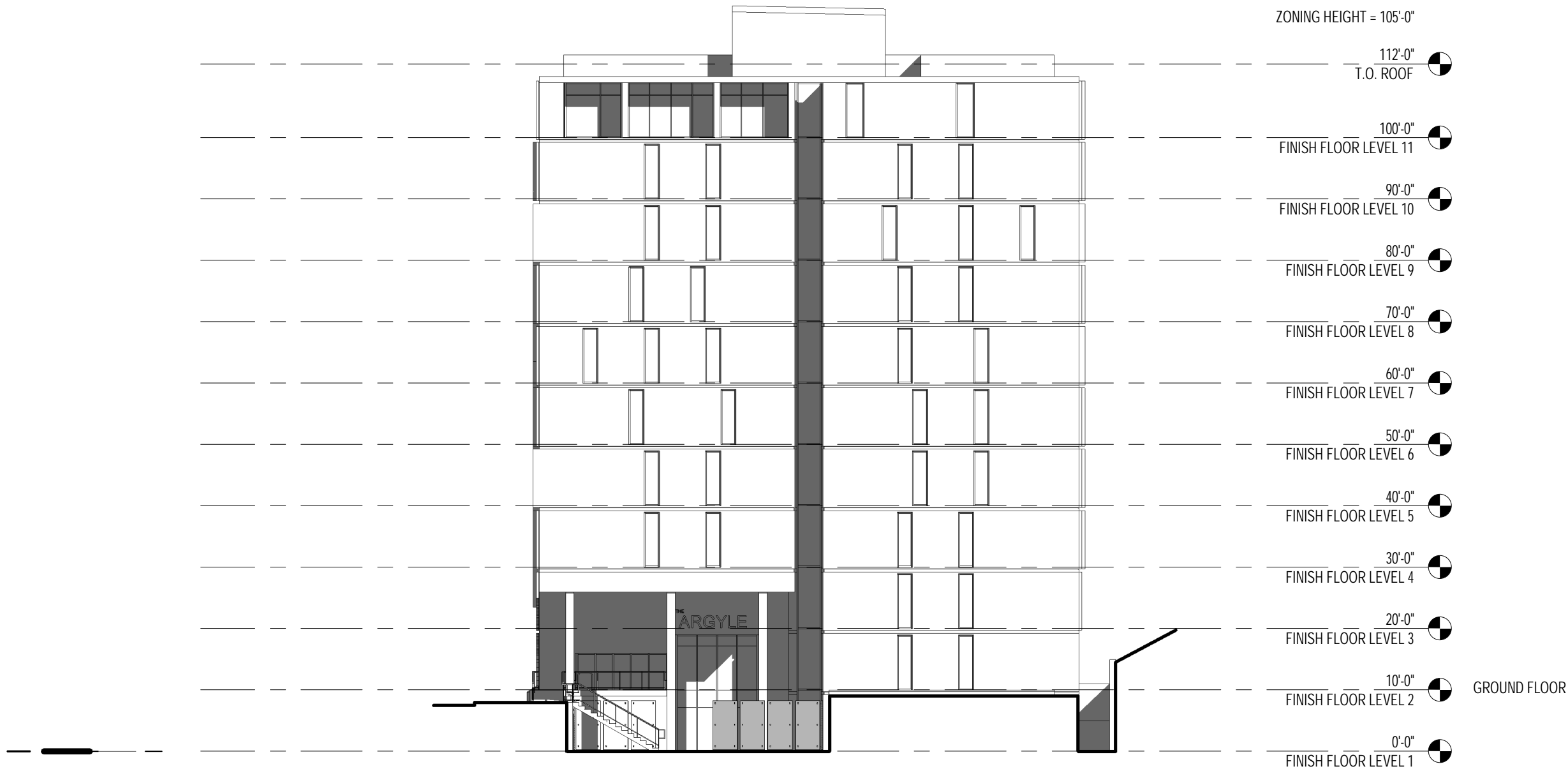
EAST ELEVATION

1" = 20'-0"



SOUTH ELEVATION

1" = 20'-0"



WEST ELEVATION

1" = 20'-0"





NORTHEAST CORNER LOOKING SW





NORTHWEST CORNER LOOKING SE





SOUTHEAST CORNER LOOKING NW





SOUTHWEST CORNER LOOKING NE





NW PERSPECTIVE FROM ARGYLE ST LOOKING SE



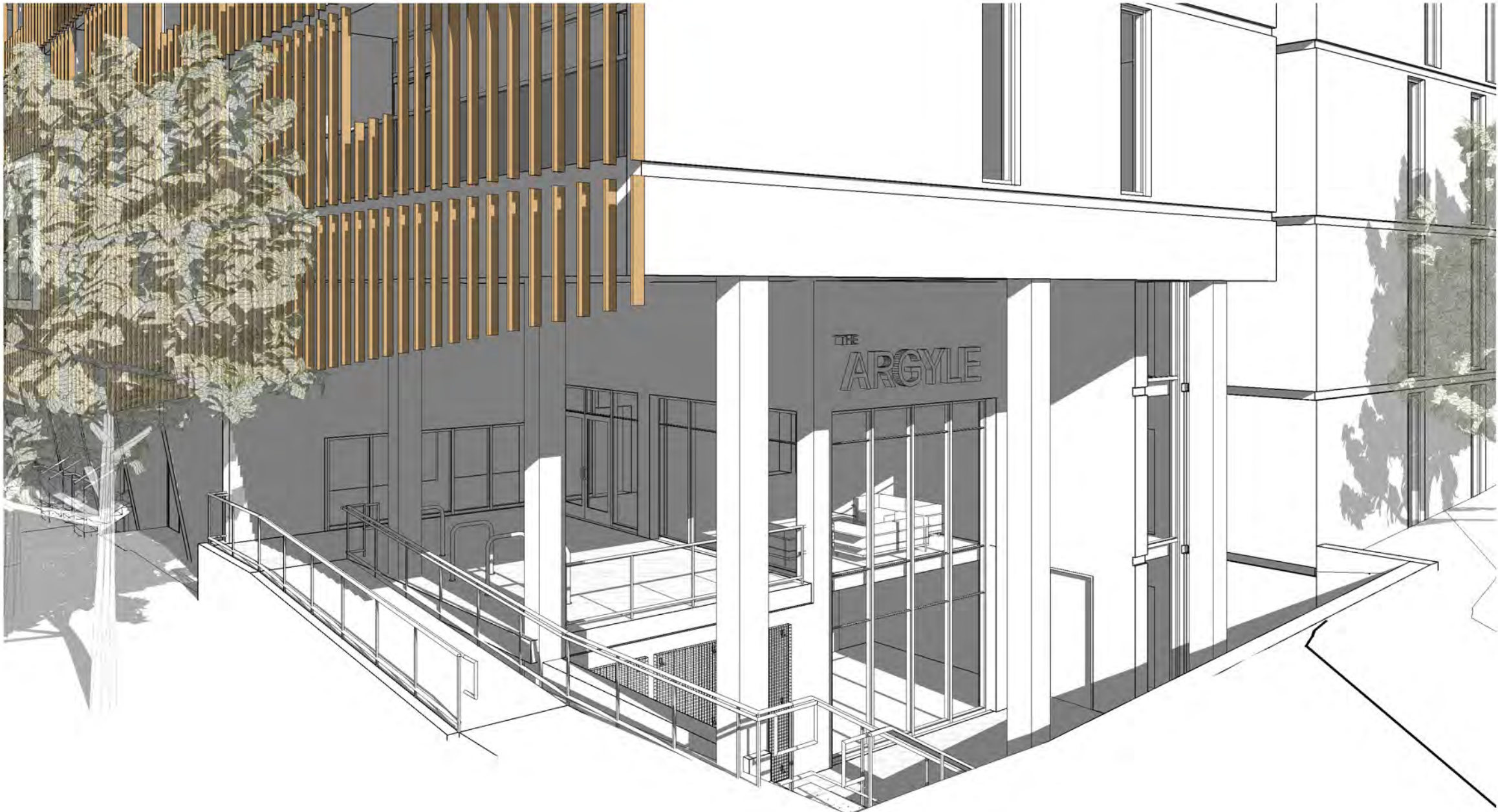
NE PERSPECTIVE FROM ARGYLE ST LOOKING SW





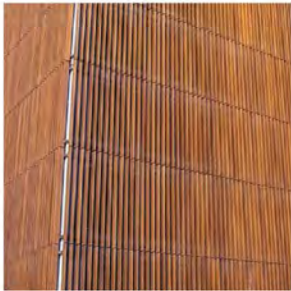
EAST ENTRY LOOKING WEST






NORTHWEST ENTRY LOOKING SOUTHEAST

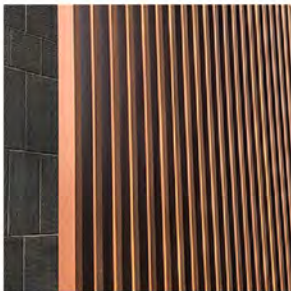





SUNSHADING



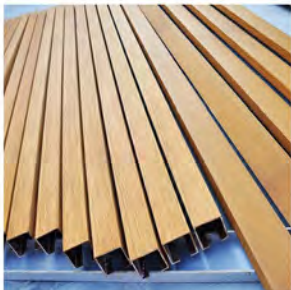
ORGANIC



LINEAR



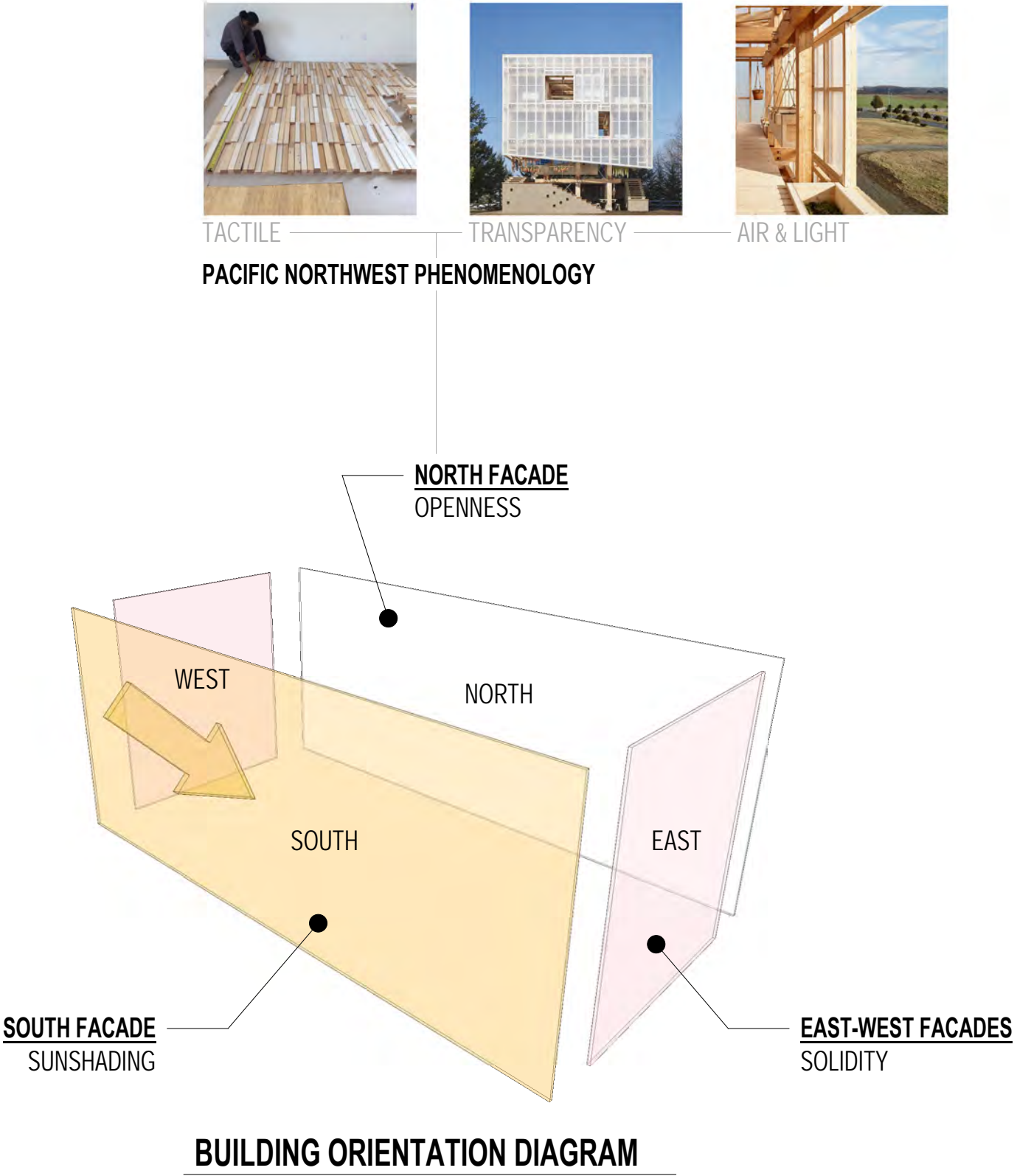
LOCAL MATERIAL



DURABLE MATERIAL

NATURAL WOOD VENEER ALUMINUM SLATS OPTION

RECLAIMED DOUGLAS FIR TIMBER SLATS OPTION



ARCHITECTURAL FIBER CEMENT WALL PANEL SYSTEM OPTIONS



FINISHED WOOD



ROUGH SAWN

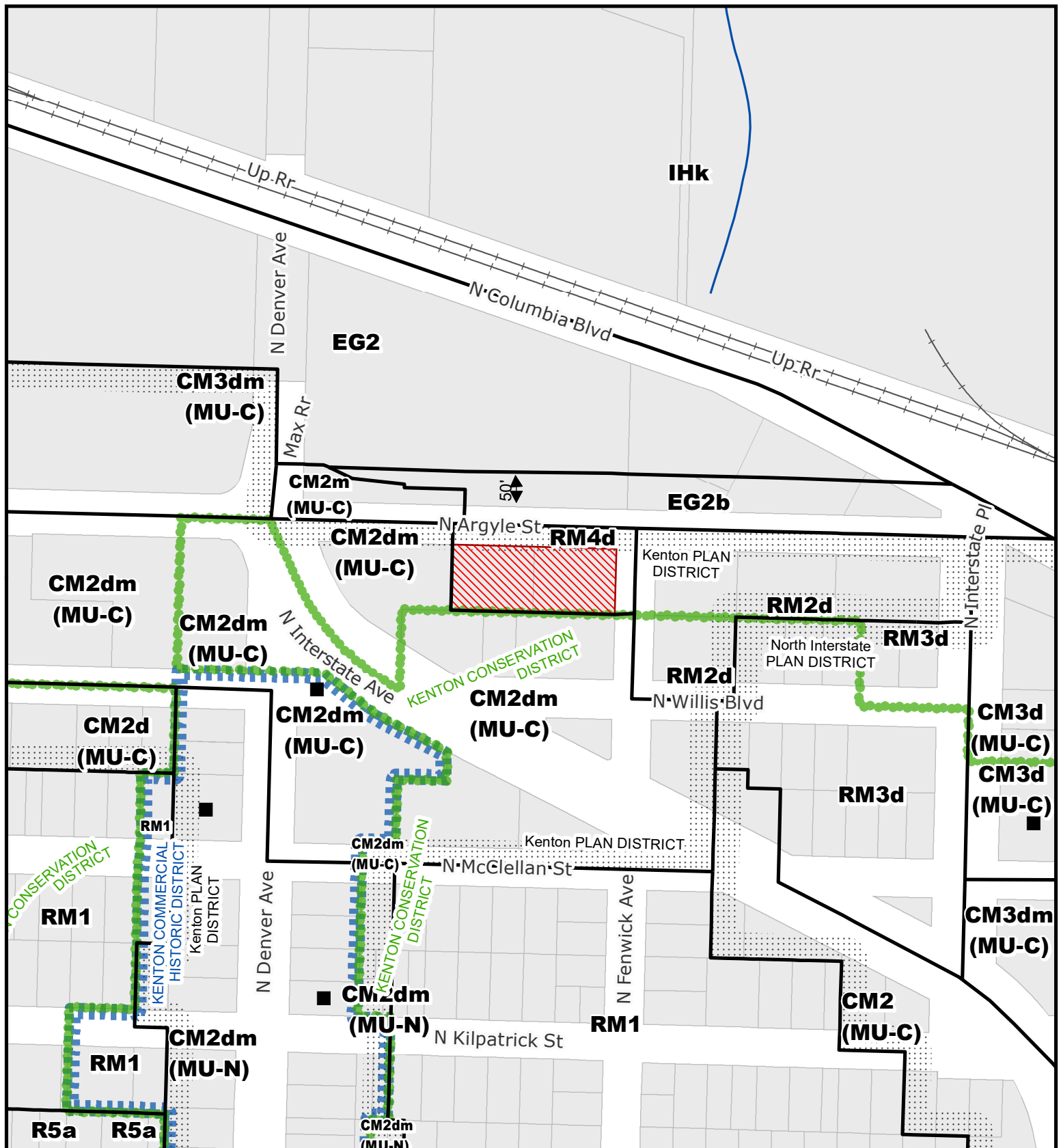


STUCCO



REFLECTIVE





# ZONING



For Zoning Code in effect  
August 1, 2020 - July 31, 2021

KENTON PLAN DISTRICT



Site



Stream



Historic Landmark

File No.	EA 21 - 040329 DA
1/4 Section	2128,2228
Scale	1 inch = 200 feet
State ID	1N1E09DA 600
Exhibit	B Apr 27, 2021





**wright**  
architecture

## DESIGN ADVICE REQUEST

# ARGYLE

21-040329-EA

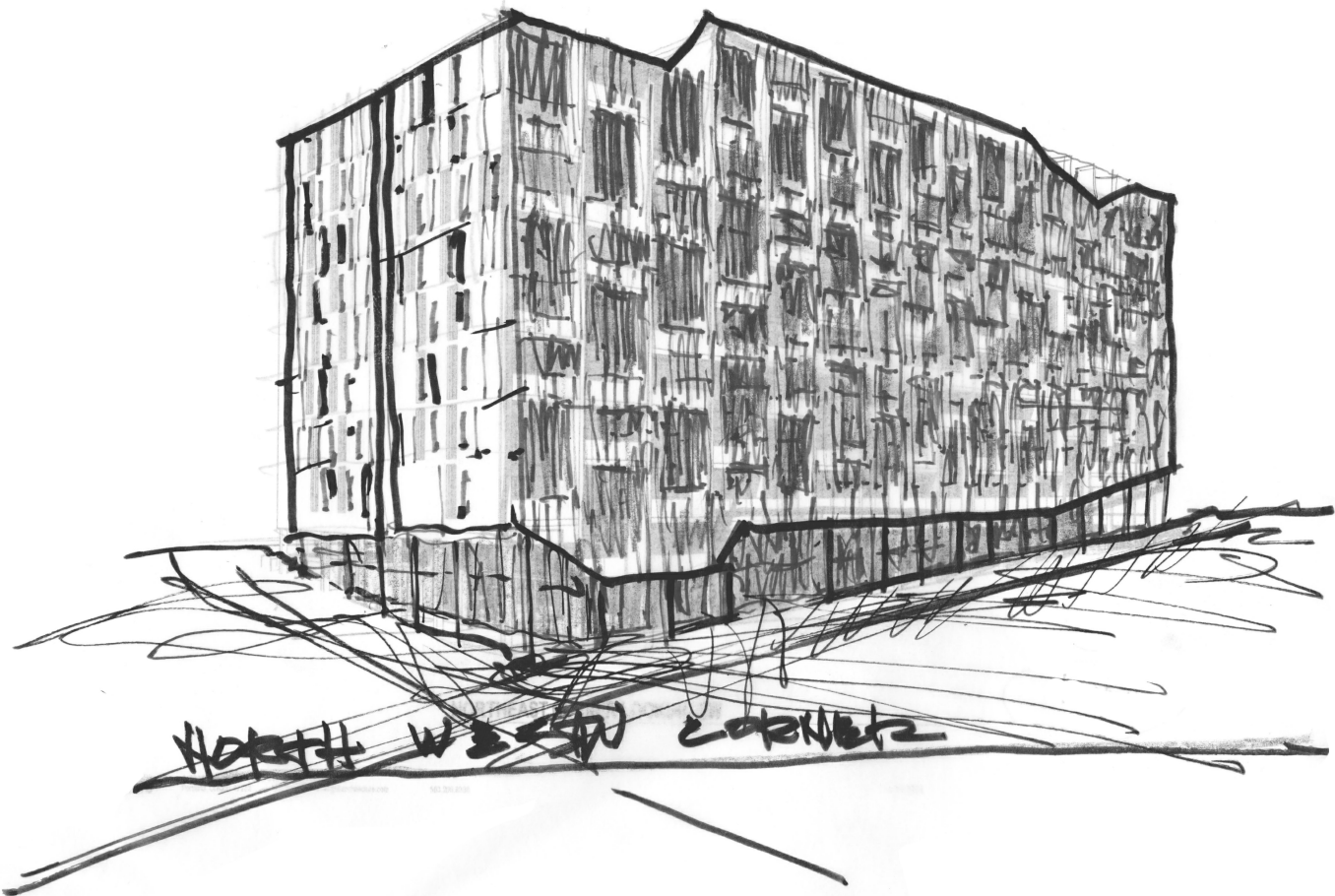
EA 21-040329 DAR, Exhibit C1



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PROJECT TEAM

WRIGHT ARCHITECTURE  
ATTAINABLE DEVELOPMENT, LLC  
WDY CIVIL ENGINEERING

PROJECT SITE

1810-1838 N. ARGYLE ST.  
PROPERTY ID: R196150, R196149

PROJECT NARRATIVE

Proposed new construction of approximately 290 residential units in an eleven-story modular building in the Kenton Plan District. The project site includes two parcels totaling 25,000 SF adjacent to the Kenton / North Denver Avenue MAX lighttrail station. The proposed building will contain approximately 175,000 SF of residences and 20,000 SF of user amenities and bicycle parking. 100% of the units will be offered at 60% Average Median Income (AMI), and are proposed as a mix of two-bedroom, one-bedroom and studio apartments. The site currently contains a four-plex built in 1946 and a 10-unit apartment building from 1949, both of which will be removed. All stormwater to be disposed of on-site through the use of on-site swales and drywells.

The project team is dedicated to the creation of new, permanent affordable housing units that are close to existing high-capacity transit and other urban amenities. The project is receiving OHCS 4% Low-Income Tax Credits, Metro Transit Oriented Development Grant, and Oregon Multifamily Energy Program funding.

The Kenton Downtown Plan identifies this site as being a prime location for tall, high-density housing, noting that the sloped topography limits blocked views, reduced privacy and shadows cast on nearby lots. Per the plan, this location should "reinforce the potential success of the Denver Avenue businesses by fostering development of additional housing within walking distance," and is considered a "good location" for higher density housing because the site is "close to light rail, the Denver Avenue Business District, and other Kenton neighborhood amenities." The site sits outside of the Kenton Conservation District, and neither of the existing buildings are historic resources or architecturally significant structures.

The new building will sit at the corner of two downward-sloping street frontages, N. Argyle Street and N. Fenwick Avenue. To the North is an EG2 industrial area that is below N. Argyle along N. Columbia Boulevard and the Columbia Slough. Across N. Fenwick to the East is a series of multi-dwelling buildings in a RM2 zone. The South and West are zoned CM2, which are currently a pair of single-family homes and a parking lot respectively. Just beyond the parking lot is a lighttrail station and the Kenton District's main street along Denver Avenue.





## ZONING SUMMARY

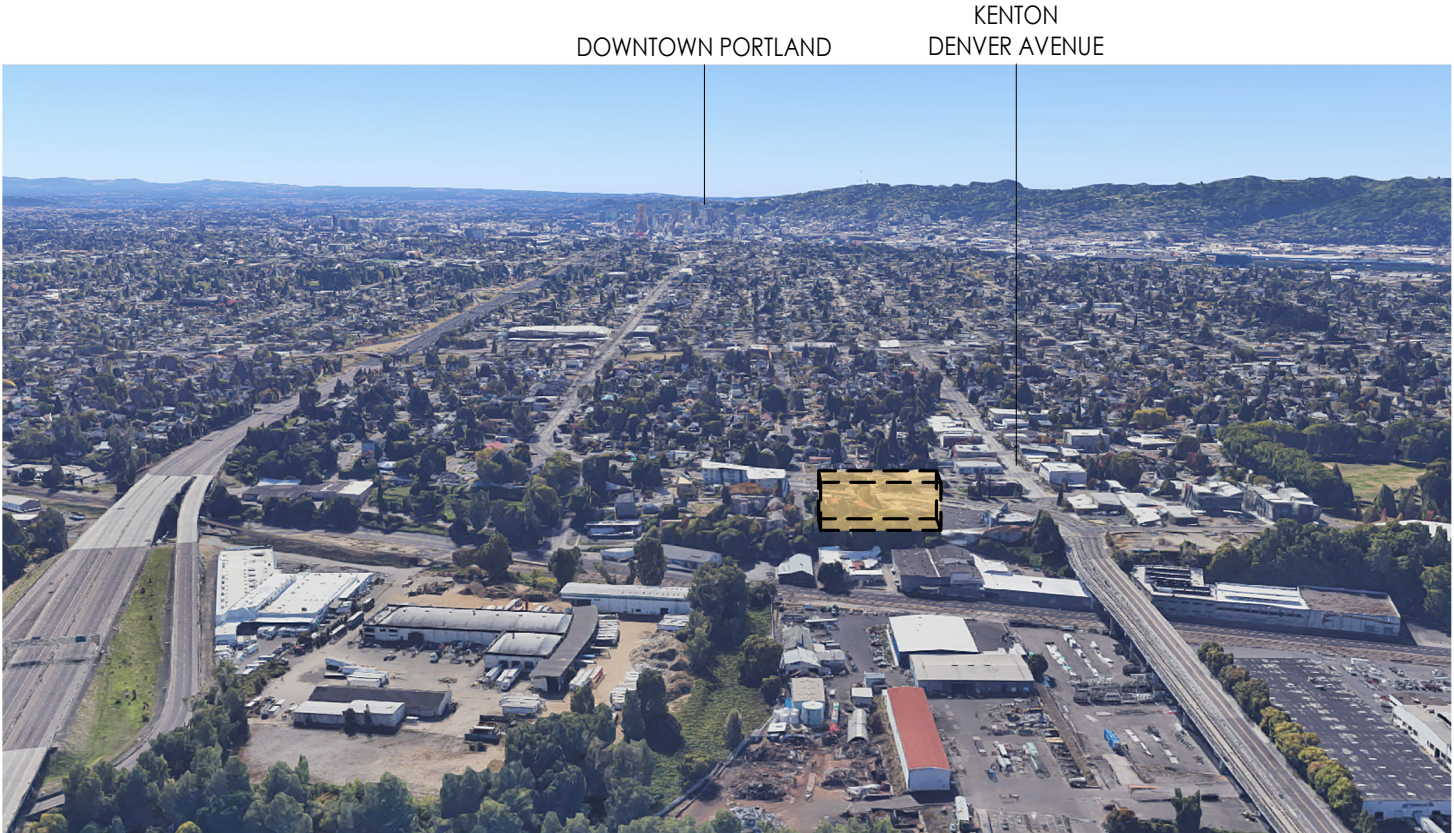
SITE	25,000 SF (.58 acres)
BASE ZONE	RM4
OVERLAY	d (Design)
COMP PLAN	MD-U
DISTRICT	Kenton Plan District
MAXIMUM F.A.R.	6:1 (7:1 w/ bonus)
MAX. FLOOR AREA	175,000 SF
MAXIMUM HEIGHT	100 ft (110 ft w/bonus)







AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHWEST



KENTON NEIGHBORHOOD



KENTON HOTEL - N. FENWICK & INTERSTATE



KENTON MAIN STREET - N. DENVER AVE.



KENTON MAX STATION



PAUL BUNYAN STATUE



RENAISSANCE COMMONS - N. ARGYLE & DENVER



ARGYLE GARDENS - N. ARGYLE WAY





MIXED-USE INDUSTRIAL BUILDING - N. COLUMBIA BLVD.



COLUMBIA WOOL BUILDING - N. COLUMBIA BLVD.



BRANOM INSTRUMENT BUILDING - N. ARGYLE & INTERSTATE PL

# INDUSTRIAL SANCTUARY



RAILROAD CROSSING - COLUMBIA BLVD.





FENWICK APARTMENTS - N. ARGYLE & FENWICK

SITE



EXISTING CONDITIONS AT STREET CORNER - N. ARGYLE & FENWICK



EXISTING STRUCTURES TO BE REMOVED - N. ARGYLE



EXISTING STRUCTURES - N. ARGYLE



ADJACENT BUSINESS - N. WILLIS BV.



EXISTING STRUCTURE TO BE REMOVED - N. ARGYLE



DANCING BEAR PARKING LOT - N. ARGYLE  
( KENTON MAX LIGHT RAIL STATION IN DISTANCE )



**BASE ZONE STANDARDS**  
CITY OF PORTLAND 33.120 MULTI-DWELLING ZONES

**33.120.030 RM4 ZONE:** *"The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone."*

**33.120.050 NEIGHBORHOOD CONTACT:** Neighborhood Contact III required per design overlay.

**33.120.100 & .200 PRIMARY USES & TYPES:** Household Living and Multi-Dwelling Structures allowed with no restrictions.

**33.120.210 FLOOR AREA RATIO:** Floor Area Ratio determined by Kenton Plan District. FAR 6:1 (7:1 w/ bonus) allowed.

**33.120.211 FLOOR AREA BONUS OPTIONS:** Floor Area Ratio allowed bonuses determined by Kenton Plan District. Deeper Housing Affordability bonus of 1:1 FAR proposed.

**33.120.212 MAXIMUM DENSITY:** Unlimited allowed.

**33.120.213 MINIMUM DENSITY:** 1 unit per 1,000 SF of site area.

**33.120.215 HEIGHT:** On sites within 1,000 feet of a transit station the base height is 100 feet. Deeper Housing Affordability projects are also allowed an additional 10 feet of base height. Height limit 100 ft (110 ft w/bonus).

**33.120.220 SETBACKS:** Buildings more than 55 feet tall: *"The required minimum side and rear building setback for buildings that are more than 55 feet tall is 10 feet from a side or rear lot line that is not a street lot line, and 5 feet from a side or rear lot line that is a street lot line."*  
B.3.b. Exceptions to the required building setbacks: *"in the RM4 zone the minimum front and side street building setbacks may be reduced to zero feet, for buildings where the finished floor of ground floor residential units is at least 2 feet above the grade of the closest adjoining sidewalk."*

**33.120.225 BUILDING COVERAGE:** Maximum Building Coverage in the RM4 Zone is 85% of the site. Deeper Housing Affordability projects are also allowed an additional 10 percent of building coverage beyond the limits for the zone stated in Table 120-3.

**33.120.230 FACADE ARTICULATION:** *"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. Facade area used to meet the facade articulation standard may be recessed behind, or project out from, the primary facade plane, but projections into street right-of-way do not count toward meeting this standard."*

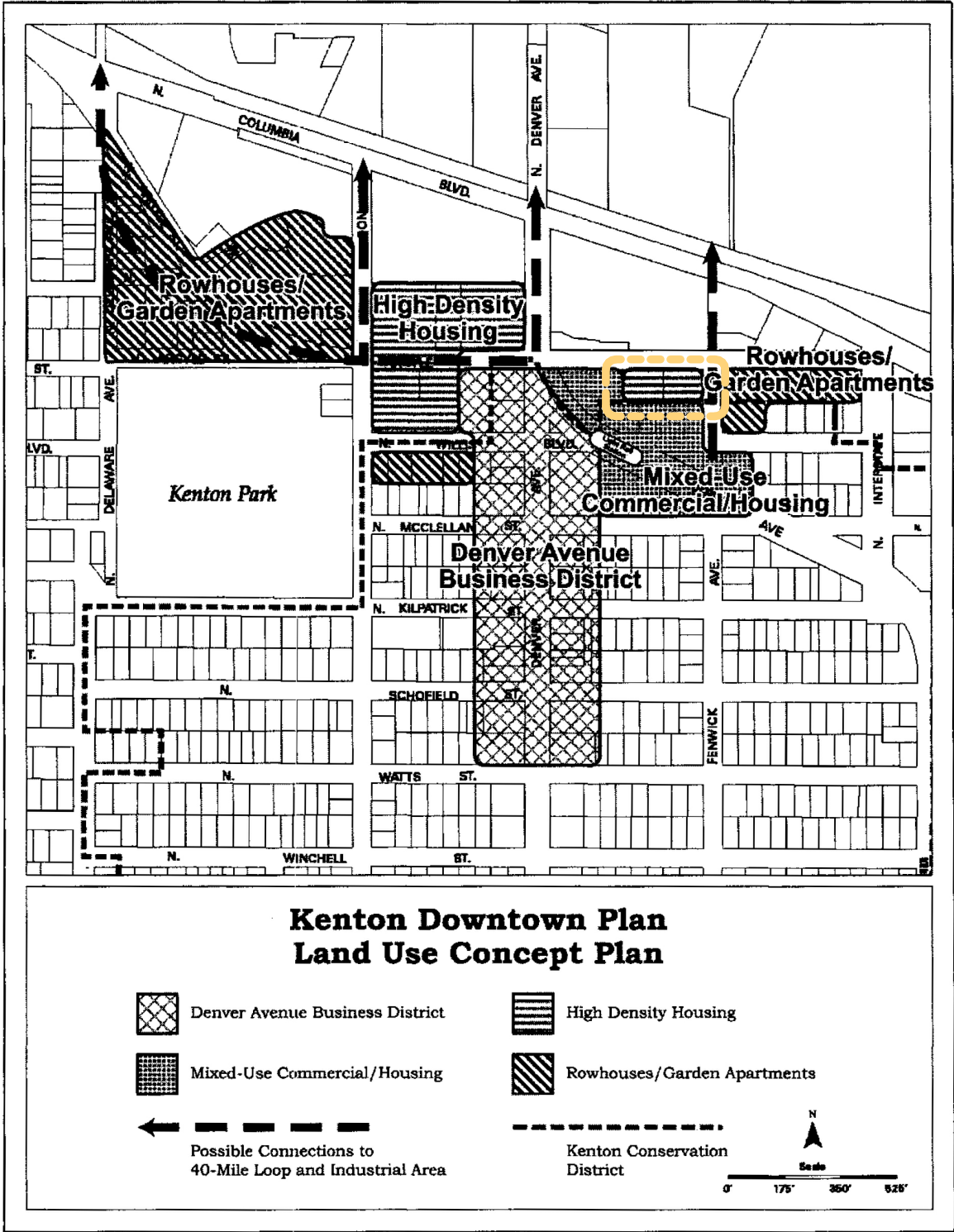
**33.120.231 MAIN ENTRANCES:** *"An entrance to a multi-dwelling structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:*  
*a. The courtyard must be at least 15 feet in width;*  
*b. The courtyard must abut a street; and*  
*c. The courtyard must be landscaped to at least the L1 level, or hard-surfaced for use by pedestrians."*

**33.120.232 STREET-FACING FACADES:** Windows: *"At least 15 percent of the area of each facade that faces a street lot line must be windows or main entrance doors."*  
Ground Floor Windows: *"Windows must cover at least 25 percent of the ground floor wall area of the portion of building that has a ground floor commercial use when the ground floor wall is located 5 feet or more from a street lot line."*

**33.120.235 LANDSCAPED AREAS:** Minimum Landscaped Areas in the RM4 Zone is 15% of the site.  
Building setbacks: *"The required building setbacks must be landscaped to at least the L1 standard of Chapter 33.248, Landscaping and Screening. Ground-level pedestrian pathways, detached accessory structures and other development allowed in the setbacks are exempt from this standard."*

**33.120.337 TREES:** Required Tree Area: 20 percent of site or development impact area, 5,000 SF = 5 large trees.

**33.120.240 REQUIRED OUTDOOR AND COMMON AREAS:**  
Required Outdoor Area: *"RM4 zones, on sites that are more than 20,000 square feet in total area, at least 48 square feet of outdoor area is required per dwelling unit."* 290 units x 48 SF = 13,920 SF required Outdoor Area.  
Required Common Area standard: *"On sites that are more than 20,000 square feet in total site area, at least 10 percent of total site area must be provided as common area."* 2,500 SF required Common Area.



**KENTON DOWNTOWN PLAN**  
CITY OF PORTLAND 33.538 KENTON PLAN DISTRICT

**33.538.210 MAXIMUM BUILDING HEIGHT:** Maximum building heights are shown on Map 538-2 = Base Zone height applies.

**33.538.220 FLOOR AREA RATIOS:** Minimum and maximum floor area ratios are shown on Map 538-3 = 6:1 maximum FAR.  
"Maximum increase in FAR. An increase in FAR through the use of bonuses of more than 1 to 1 is prohibited."

**33.538.230 REQUIRED BUILDING LINES:** Not applicable.

**33.538.240 ACTIVE BUILDING USE AREAS:** Not applicable.

**33.538.250 PARKING ACCESS RESTRICTED FRONTAGES:** Not applicable.

**33.538.260 DESIGN REVIEW REQUIRED:** Type II Design Review required per 33.420, Albina Community Plan District.

APPLICABLE GUIDELINES

P1 COMMUNITY PLAN AREA CHARACTER:  
ALBINA COMMUNITY PLAN AREA

ENHANCE THE SENSE OF PLACE AND IDENTITY BY INCORPORATING SITE AND BUILDING DESIGN FEATURES THAT RESPOND TO THE AREA'S DESIRED CHARACTERISTICS AND TRADITIONS.

P2 HISTORIC AND CONSERVATION DISTRICTS

N/A

P3 GATEWAYS

N/A

E1 PEDESTRIAN NETWORKS

CREATE AN EFFICIENT, PLEASANT, AND SAFE NETWORK OF SIDEWALKS AND PATHS FOR PEDESTRIANS THAT LINKS DESTINATION POINTS AND NEARBY RESIDENTIAL AREAS WHILE VISUALLY AND PHYSICALLY BUFFERING PEDESTRIANS FROM VEHICLE AREAS.

E2 STOPPING PLACES

NEW LARGE SCALE PROJECTS SHOULD PROVIDE COMFORTABLE PLACES ALONG PEDESTRIAN CIRCULATION ROUTES WHERE PEOPLE MAY STOP, VISIT, MEET, AND REST.

E3 THE SIDEWALK LEVEL OF BUILDINGS

CREATE A SENSE OF ENCLOSURE AND VISUAL INTEREST TO BUILDINGS ALONG SIDEWALKS AND PEDESTRIAN AREAS BY INCORPORATING SMALL SCALE BUILDING DESIGN FEATURES, CREATING EFFECTIVE GATHERING PLACES, AND DIFFERENTIATING STREET LEVEL FACADES.

E4 CORNERS THAT BUILD ACTIVE INTERSECTIONS

CREATE INTERSECTIONS THAT ARE ACTIVE, UNIFIED, AND HAVE A CLEAR IDENTITY THROUGH CAREFUL SCALING DETAIL AND LOCATION OF BUILDINGS, OUTDOOR AREAS AND ENTRANCES.

E5 LIGHT, WIND AND RAIN

ENHANCE THE COMFORT OF PEDESTRIANS BY LOCATING AND DESIGNING BUILDINGS AND OUTDOOR AREAS TO CONTROL THE ADVERSE EFFECTS OF SUN, SHADOW, GLARE, REFLECTION, WIND, AND RAIN.

D1 OUTDOOR AREAS

WHEN SITES ARE NOT FULLY BUILT ON, PLACE BUILDINGS TO CREATE SIZABLE, USABLE OUTDOOR AREAS. DESIGN THESE AREAS TO BE ACCESSIBLE, PLEASANT, AND SAFE. CONNECT OUTDOOR AREAS TO THE CIRCULATION SYSTEM USED BY PEDESTRIANS.

D2 MAIN ENTRANCES

MAKE THE MAIN ENTRANCES TO HOUSES AND BUILDINGS PROMINENT, INTERESTING, PEDESTRIAN ACCESSIBLE, AND TRANSIT-ORIENTED.

D3 LANDSCAPE FEATURES

ENHANCE SITE AND BUILDING DESIGN THROUGH APPROPRIATE PLACEMENT, SCALE, AND VARIETY OF LANDSCAPE FEATURES.

D4 PARKING AREAS AND GARAGES

INTEGRATE PARKING IN A MANNER THAT IS ATTRACTIVE AND COMPLEMENTARY TO THE SITE AND ITS SURROUNDINGS. LOCATE PARKING IN A MANNER THAT MINIMIZES NEGATIVE IMPACTS ON THE COMMUNITY AND ITS PEDESTRIANS. DESIGN PARKING GARAGE EXTERIORS TO VISUALLY RESPECT AND INTEGRATE WITH ADJACENT BUILDINGS AND ENVIRONMENT.

D5 CRIME PREVENTION

USE SITE DESIGN AND BUILDING ORIENTATION TO REDUCE THE LIKELIHOOD OF CRIME THROUGH THE DESIGN AND PLACEMENT OF WINDOWS, ENTRIES, ACTIVE GROUND LEVEL USES, AND OUTDOOR AREAS.

D6 ARCHITECTURAL INTEGRITY

N/A

D7 BLENDING INTO THE NEIGHBORHOOD

REDUCE THE IMPACT OF NEW DEVELOPMENT ON ESTABLISHED NEIGHBORHOODS BY INCORPORATING ELEMENTS OF NEARBY, QUALITY BUILDINGS SUCH AS BUILDING DETAILS, MASSING, PROPORTIONS, AND MATERIALS.

D8 INTEREST, QUALITY AND COMPOSITION

ALL PARTS OF A BUILDING SHOULD BE INTERESTING TO VIEW, OF LONG LASTING QUALITY, AND DESIGNED TO FORM A COHESIVE COMPOSITION.



THE DEVELOPMENT TEAM HAS DEVELOPED FOUR OVERARCHING GOALS THAT THIS PROJECT AIMS TO ACHIEVE. THESE GOALS ARE HARMONIOUS WITH THE STATE OF OREGON'S AFFORDABLE HOUSING OBJECTIVES, THE CITY OF PORTLAND'S COMMUNITY DESIGN GUIDELINES, AND THE KENTON DISTRICT'S DEVELOPMENT PLAN.



### PERMANENCE

- PROVIDE PERMANENT AFFORDABLE HOUSING
- CREATE SPACES FOR SOCIAL AND ECONOMIC STABILITY
- USE DURABLE, LONG LASTING MATERIALS THAT REQUIRE LOW TO NO MAINTENANCE



### INNOVATION

- DESIGN EFFICIENCY INTO CONSTRUCTION
- UTILIZE MODULAR CONSTRUCTION TO REDUCE CONSTRUCTION TIME AND STREAMLINE PROCESS
- USE LOCALLY PRODUCED MASS PLYWOOD PANELS



### QUALITY OF LIFE

- ENHANCE THE DAILY LIVING EXPERIENCE THROUGH THE BUILT ENVIRONMENT
- PROVIDE ACCESS TO NATURAL LIGHT AND FRESH AIR IN BOTH PRIVATE AND PUBLIC SPACES
- CREATE MEMORABLE SPACES



### PLACEMAKING

- CREATE UNIQUE, SITE-SPECIFIC PLACES TO LIVE AND EXPLORE
- DESIGN HOLISTIC INTERIOR AND EXTERIOR SPACES
- FOCUS ON THE DETAIL AND CRAFT OF TACTILE AND CORPOREAL BUILDING ELEMENTS

PROJECT GOAL: PERMANENCE AND SOCIAL STABILITY

100% OF THE PROPOSED RESIDENCES ARE TO BE AFFORDABLE FOR THE LIFE OF THE BUILDING. EACH UNIT IS DESIGNED TO REPLICATE THE TRADITIONAL WORKFORCE HOUSING BUILT IN THE LAST CENTURY; HOUSING THAT WAS BUILT QUICKLY AND EFFICIENTLY TO PROVIDE SHELTER TO THOSE WORKING IN THE SHIPYARDS AND INDUSTRIES OF THE 20TH CENTURY. TAKING CUES FROM THESE PRECEDENTS THE PROPOSED UNITS REPLICATE THE VIABLE FEATURES OF THE PAST, SUCH AS LARGE FRONT PORCHES AND CONSTRUCTABILITY, WHILE SIMULTANEOUSLY CRAFTING SPACES THAT ARE DESIGNED FOR 21ST CENTURY LIVING WITH LARGER WINDOWS, OPEN PLANS, AND BARRIER-FREE SPACES.



NATURAL LIGHT & AIR:  
PUNCTURE WINDOWS  
WITH SMALL OPENINGS

CONSTRUCTION :  
MASS PRODUCTION  
HOUSING DESIGN

TRADITIONAL PLANS:  
SEPARATED SPACES

OUTDOOR SPACE:  
PORCH WITH STEPS

20th CENTURY  
WORKFORCE HOUSING

COMMUNITY DESIGN GUIDELINES

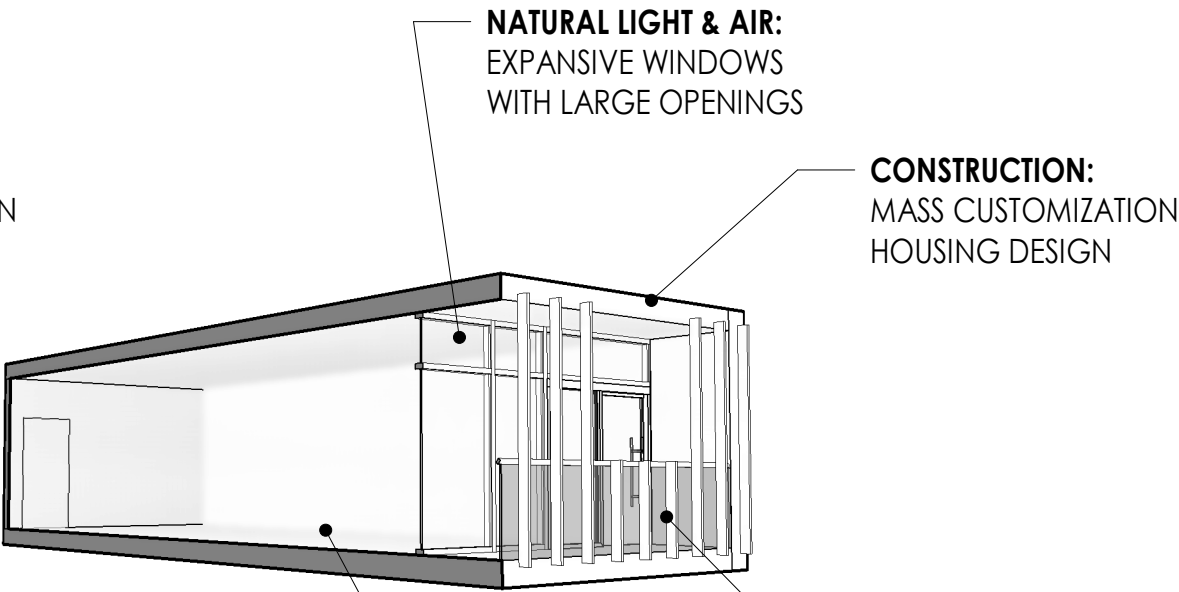
P1 COMMUNITY PLAN AREA CHARACTER:  
ALBINA COMMUNITY PLAN AREA

E5 LIGHT, WIND AND RAIN

D1 OUTDOOR AREAS

D7 BLENDING INTO THE NEIGHBORHOOD

D8 INTEREST, QUALITY AND COMPOSITION



NATURAL LIGHT & AIR:  
EXPANSIVE WINDOWS  
WITH LARGE OPENINGS

CONSTRUCTION:  
MASS CUSTOMIZATION  
HOUSING DESIGN

OPEN PLANS:  
SHARED SPACES

OUTDOOR SPACE:  
ACCESSIBLE PORCH

21st CENTURY  
WORKFORCE HOUSING





DESIGN INSPIRATION: NEST WE GROW  
COLLEGE OF ENVIRONMENTAL DESIGN UC BERKELEY & KENGO KUMA

PROJECT GOAL: INNOVATION IN CRAFT AND DESIGN

EACH INDIVIDUAL UNIT WILL HAVE DIRECT ACCESS TO NATURAL LIGHT AND AIR, FILTERED THROUGH A SERIES OF TRANSPARENT AND OPAQUE LAYERS AT THE BUILDING ENVELOPE. DEPENDING ON THE UNITS' LOCATION AND ORIENTATION THE LAYERS DISSIPATE OR ACCUMULATE TO OPTIMIZE THE CORPOREAL EXPERIENCE.

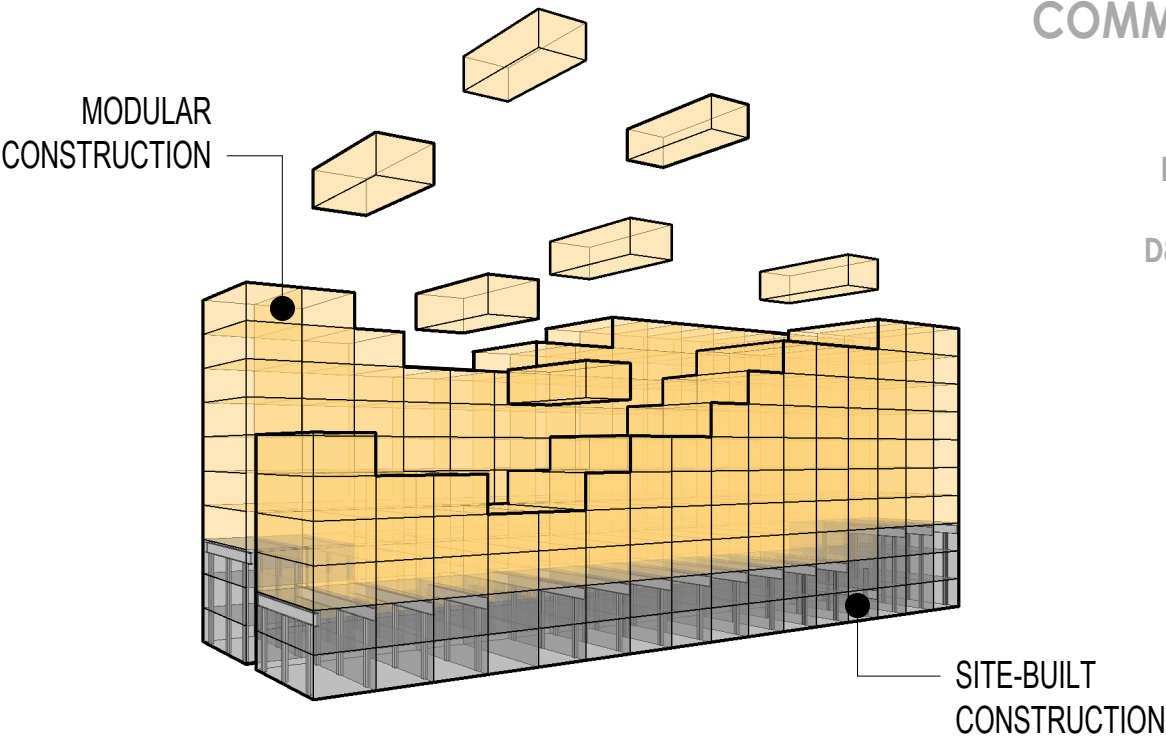
THIS PROJECT WILL UTILIZE NEW INNOVATIONS IN MODULAR DESIGN AND MASS TIMBER CONSTRUCTION. EACH UNIT WILL BE BUILT IN A FACTORY SETTING WITH CONTROLLED CONDITIONS AND ALL TOOLS AND SUPPLIES ON HAND. THIS ALLOWS FOR CONSTRUCTION EFFICIENCIES, QUALITY CONTROL, WASTE REDUCTION, TRADE SCHEDULING, AND THE MASS CUSTOMIZATION OF EACH UNIT. THE FLOORS AND OTHER ELEMENTS OF THE BUILDING WILL BE MASS PLYWOOD PANELS (MPP) THAT ARE MADE IN OREGON AND DESIGNED TO BE USED WITH THE SPECIAL OREGON IV-B CONSTRUCTION TYPE.

COMMUNITY DESIGN GUIDELINES

E5 LIGHT, WIND AND RAIN

D7 BLENDING INTO THE NEIGHBORHOOD

D8 INTEREST, QUALITY AND COMPOSITION



MODULAR CONSTRUCTION DIAGRAM



MASS TIMBER PANEL



COMMUNITY DESIGN GUIDELINES

E2 STOPPING PLACES

E5 LIGHT, WIND AND RAIN

D1 OUTDOOR AREAS

D2 MAIN ENTRANCES

D3 LANDSCAPE FEATURES

D5 CRIME PREVENTION

PROJECT GOAL: QUALITY OF LIFE

ARCHITECTURE CAN ENHANCE THE DAILY LIVING EXPERIENCE BY DESIGNING SEQUENCED OR INTIMATE SPACES TO PASS THROUGH, CONGREGATE AND LINGER IN. THESE SPACES, WHETHER PUBLIC OR PRIVATE, CAN PROVIDE OPORTUNITIES TO ACCESS NATURAL LIGHT, AIR AND VIEWS OF THE SURROUNDING ENVIRONS AND URBAN TERROIR.



**BLURRING INSIDE - OUTSIDE SPACES**  
PORTLAND JAPANESE GARDEN - KENGO KUMA & HACKER ARCHITECTS



**ACTIVE AND INTERACTIVE SPACES**  
GATEWAY DISCOVERY PARK - PLACE LANDSCAPE ARCHITECTS



**CONFLUENCE OF PUBLIC AND PRIVATE SPACES**  
HASSALO ON EIGHTH - GBD ARCHITECTS & PLACE



PROJECT GOAL: PLACEMAKING

THE CREATION OF UNIQUE AND HOLISTIC PLACES STARTS WITH WHAT IS ALREADY THERE. THE KENTON NEIGHBORHOOD IS KNOWN FOR ITS HISTORY AND COMMUNAL GRIT, A CERTAIN PASSION AND PERSEVERANCE THAT GOES BEYOND THE PHYSICAL REALITY. THE AREA HAS FOUR DISTINCT CENTERS OF GRAVITY: DENVER AVENUE IS THE CENTER OF COMMERCE, KENTON PARK IS THE CENTER OF PLAY, THE MAX STATION IS THE CENTER OF MOVEMENT, AND PAUL BUNYAN IS THE CENTER OF PERCEPTION. THE PROPOSAL TIES INTO THESE NODES AND EXTENDS THEIR ATTRIBUTES INTO THE BUILDING ITSELF.

COMMUNITY DESIGN GUIDELINES

E1 PEDESTRIAN NETWORKS

E2 STOPPING PLACES

E3 THE SIDEWALK LEVEL OF BUILDINGS

E4 CORNERS THAT BUILD ACTIVE INTERSECTIONS

E5 LIGHT, WIND AND RAIN

D1 OUTDOOR AREAS

D2 MAIN ENTRANCES

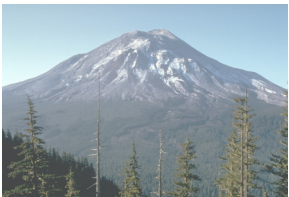
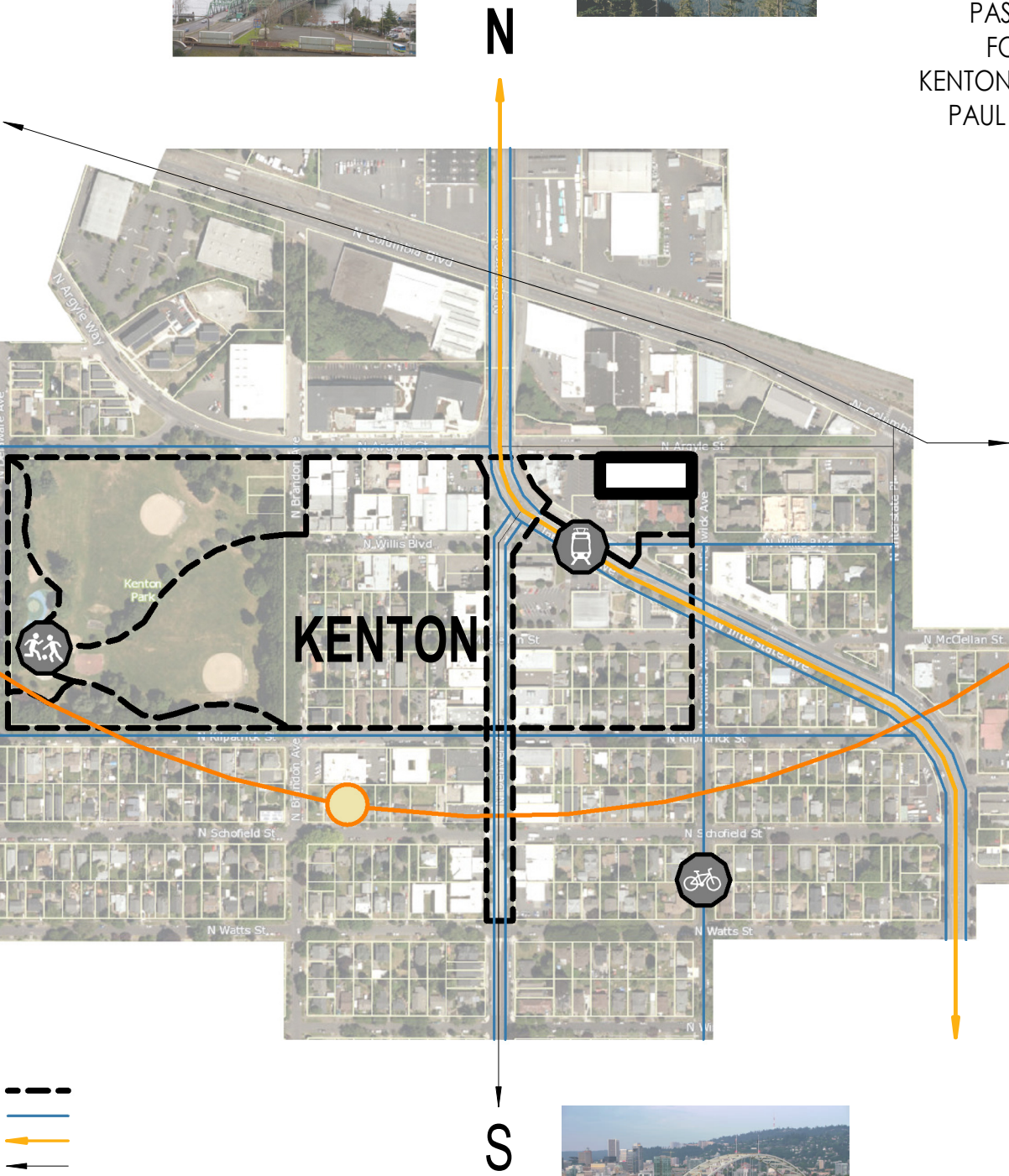
D3 LANDSCAPE FEATURES

D4 PARKING AREAS AND GARAGES


D5 CRIME PREVENTION

D7 BLENDING INTO THE NEIGHBORHOOD

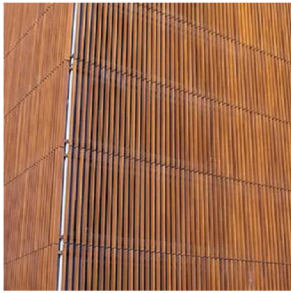
- PEDESTRIAN
- BICYCLE ROUTE
- MASS TRANSIT
- CAR TRAFFIC
- SUN PATH








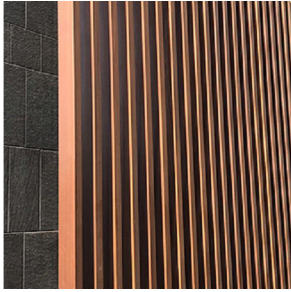
SUNSHADING




SUNSHADING



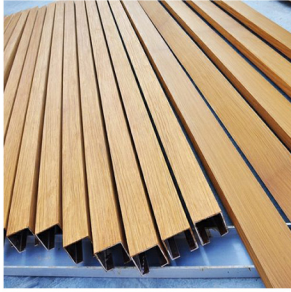
ORGANIC



LINEAR



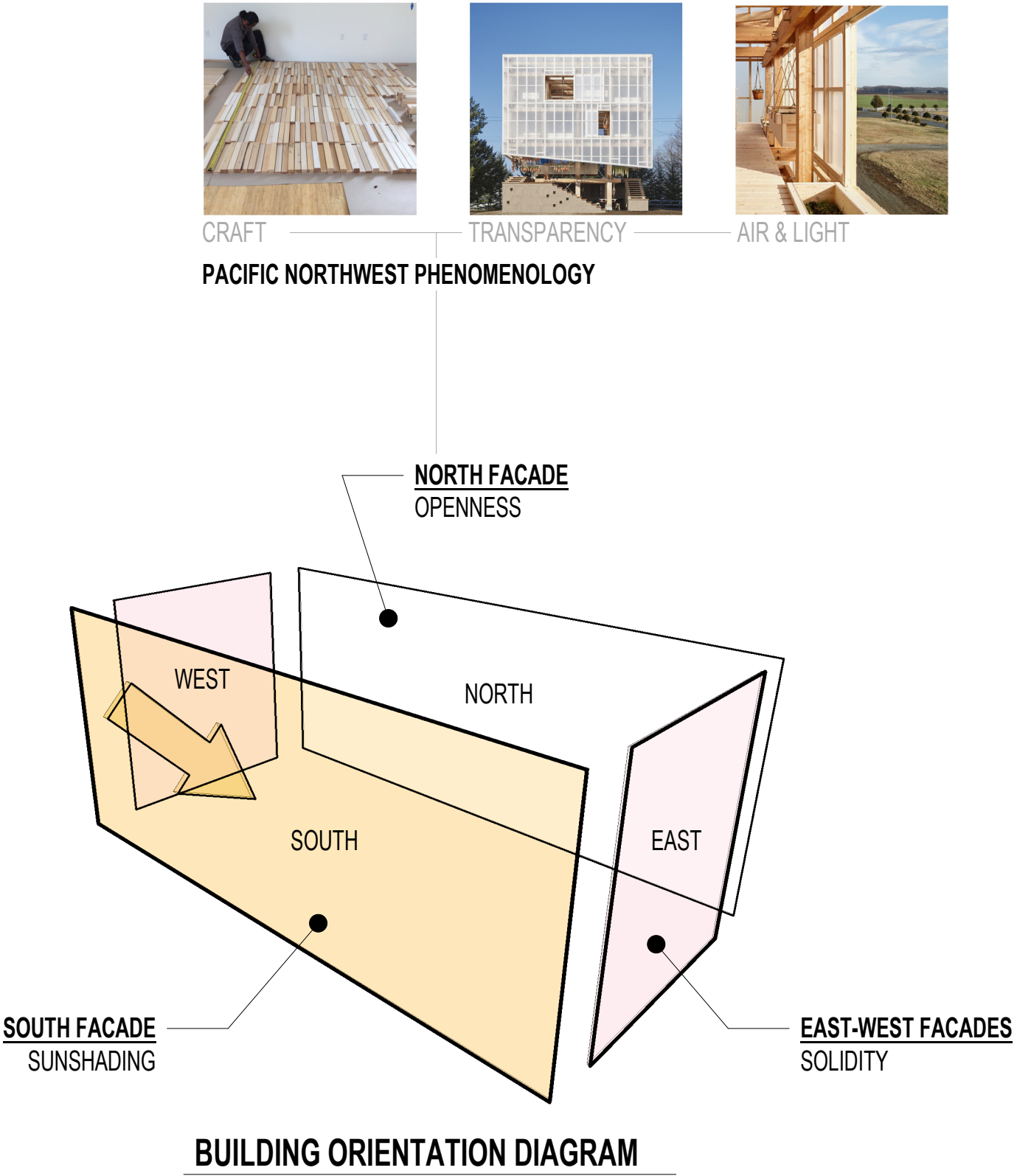
LOCAL MATERIAL




DURABLE MATERIAL

NATURAL WOOD VENEER ALUMINUM SLATS OPTION


RECLAIMED DOUGLAS FIR TIMBER SLATS OPTION



ARCHITECTURAL FIBER CEMENT WALL PANEL SYSTEM OPTIONS




FINISHED WOOD



ROUGH SAWN



STUCCO

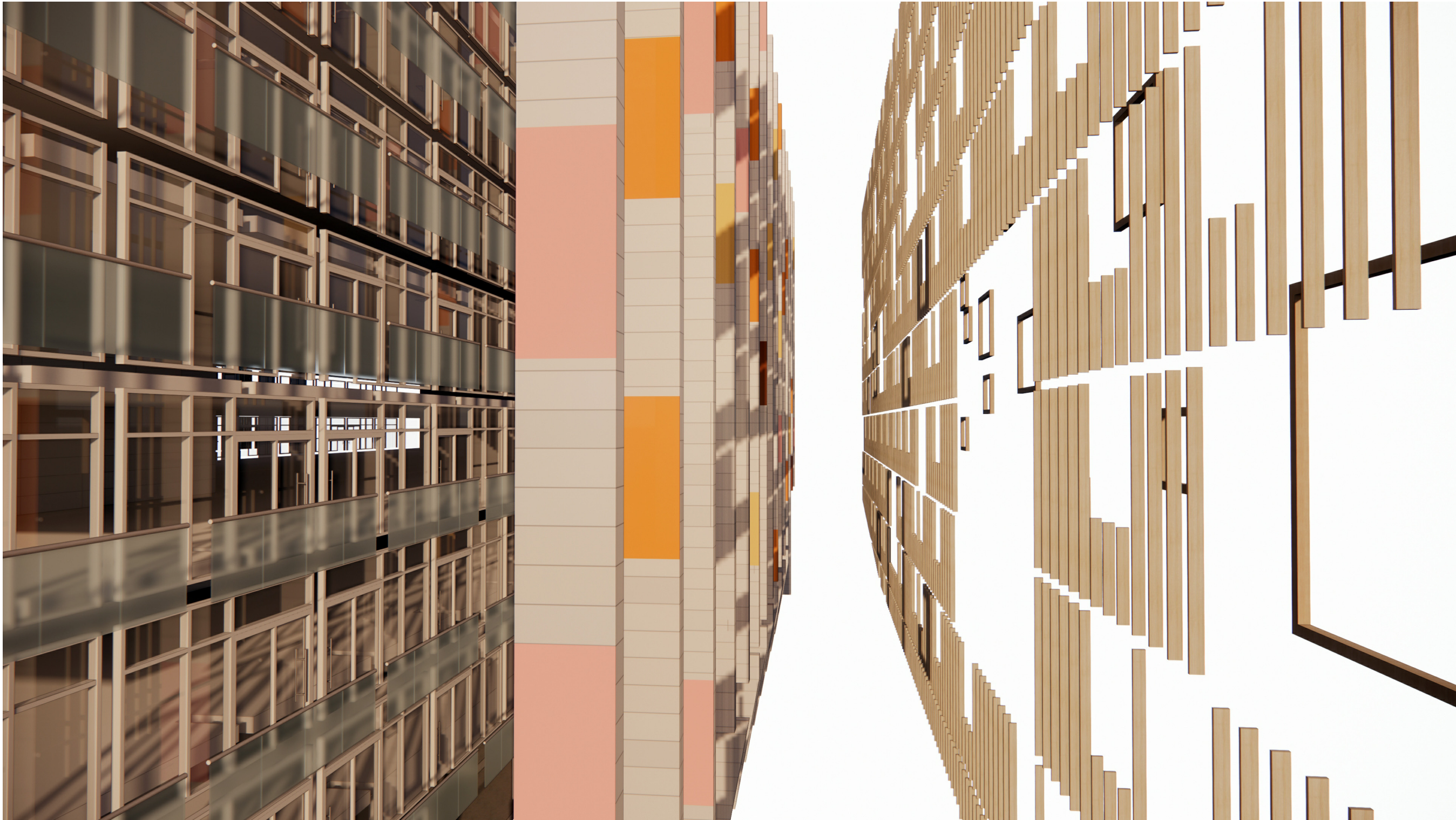


REFLECTIVE

















KENTON STATION PERSPECTIVE - VIEW FROM SW LOOKING NE





NW CORNER - VIEW FROM NW LOOKING SE





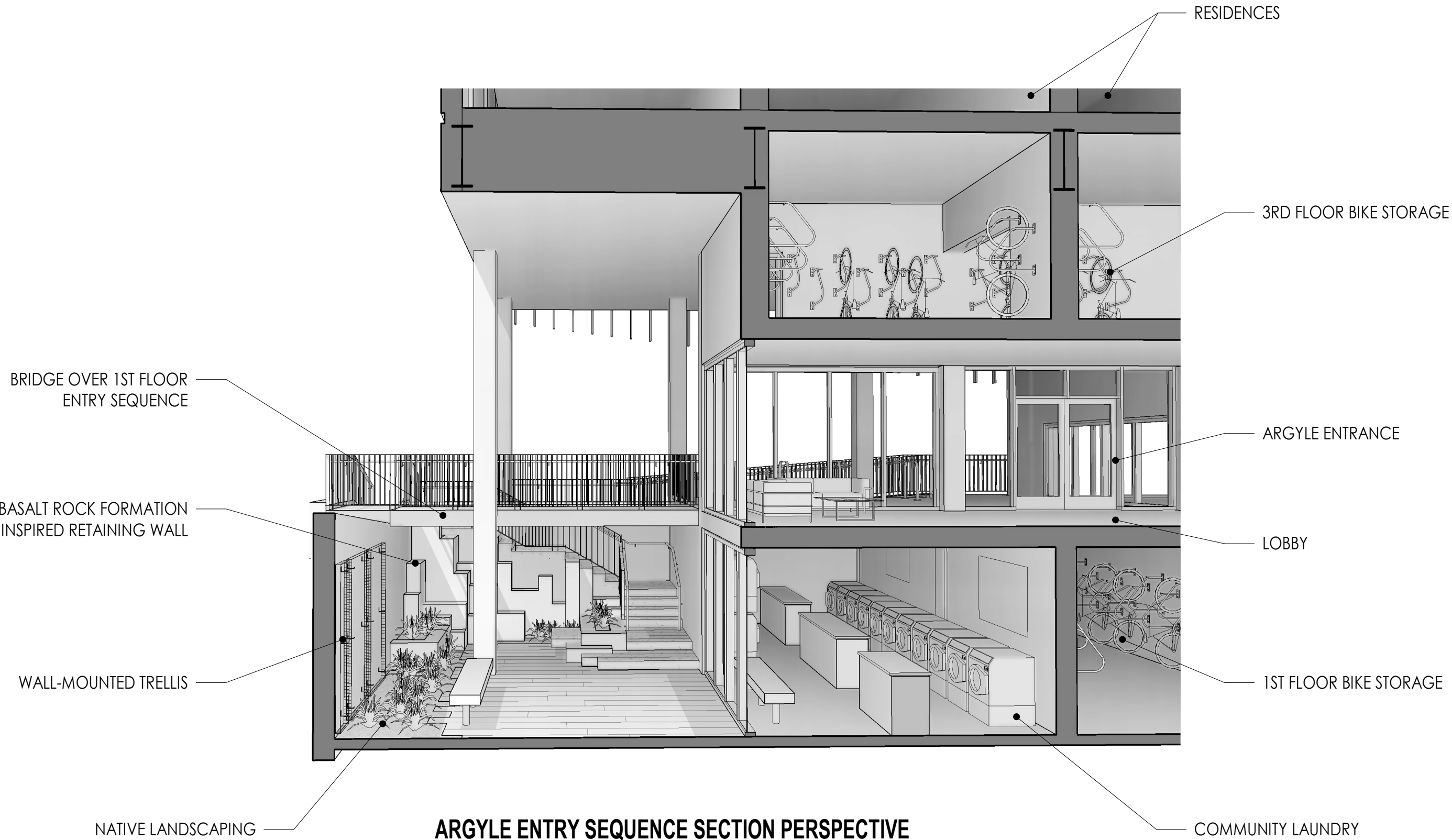
UPPER ARGYLE ENTRY SEQUENCE - VIEW FROM NW LOOKING SE





LOWER ARGYLE ENTRY SEQUENCE - VIEW FROM SOUTH LOOKING NORTH





ARGYLE ENTRY SEQUENCE SECTION PERSPECTIVE





NE CORNER - VIEW FROM NE LOOKING SW





LOWER FENWICK ENTRY SEQUENCE - VIEW FROM NE LOOKING SW





FENWICK SIDEWALK - VIEW FROM EAST LOOKING WEST





SE CORNER PERSPECTIVE - VIEW FROM SE LOOKING NW





UPPER FENWICK ENTRY SEQUENCE - VIEW FROM SE LOOKING NW





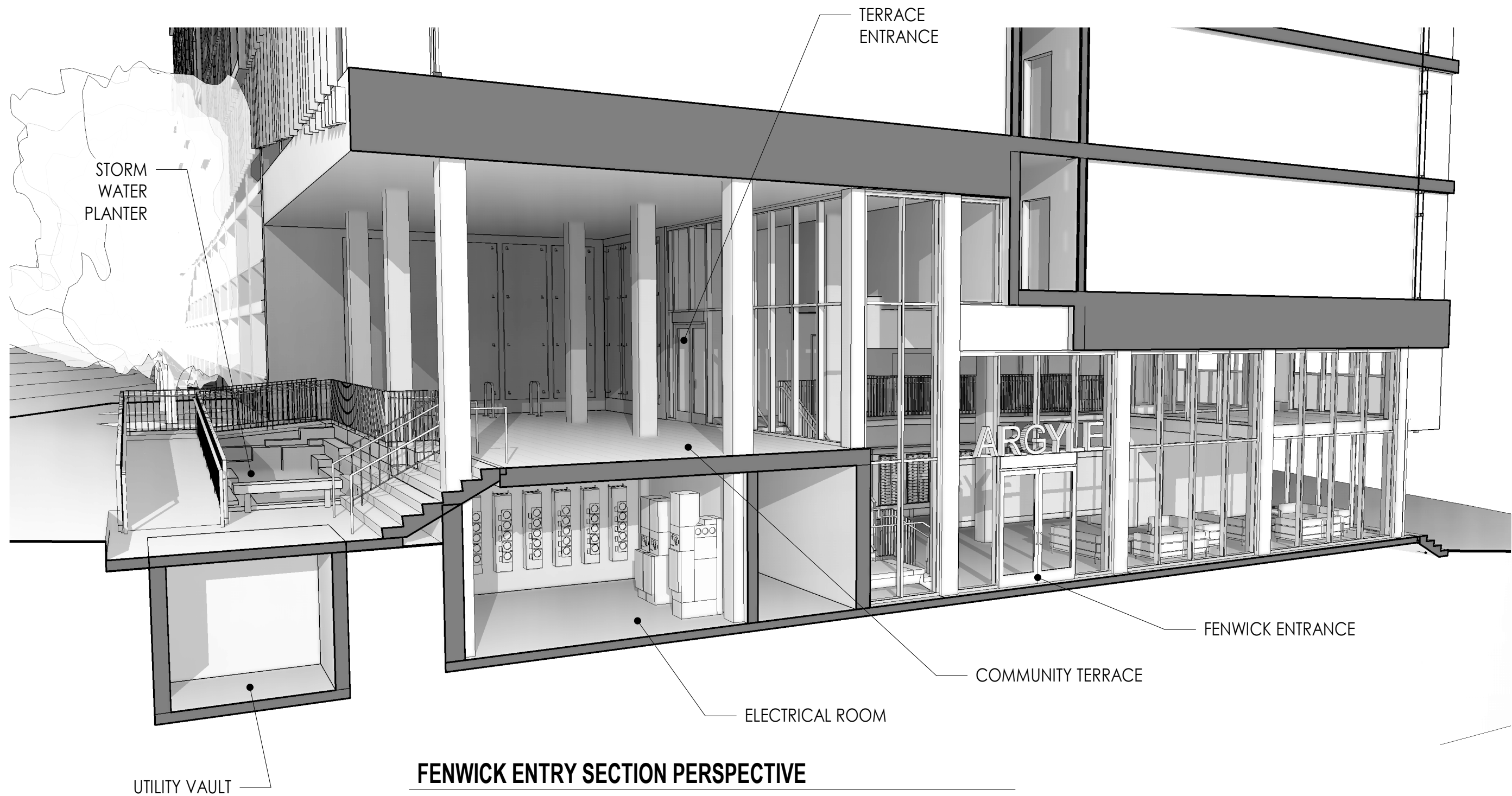
SE RAIN GARDEN & COMMUNITY TERRACE - AERIAL VIEW FROM SOUTH LOOKING NORTH





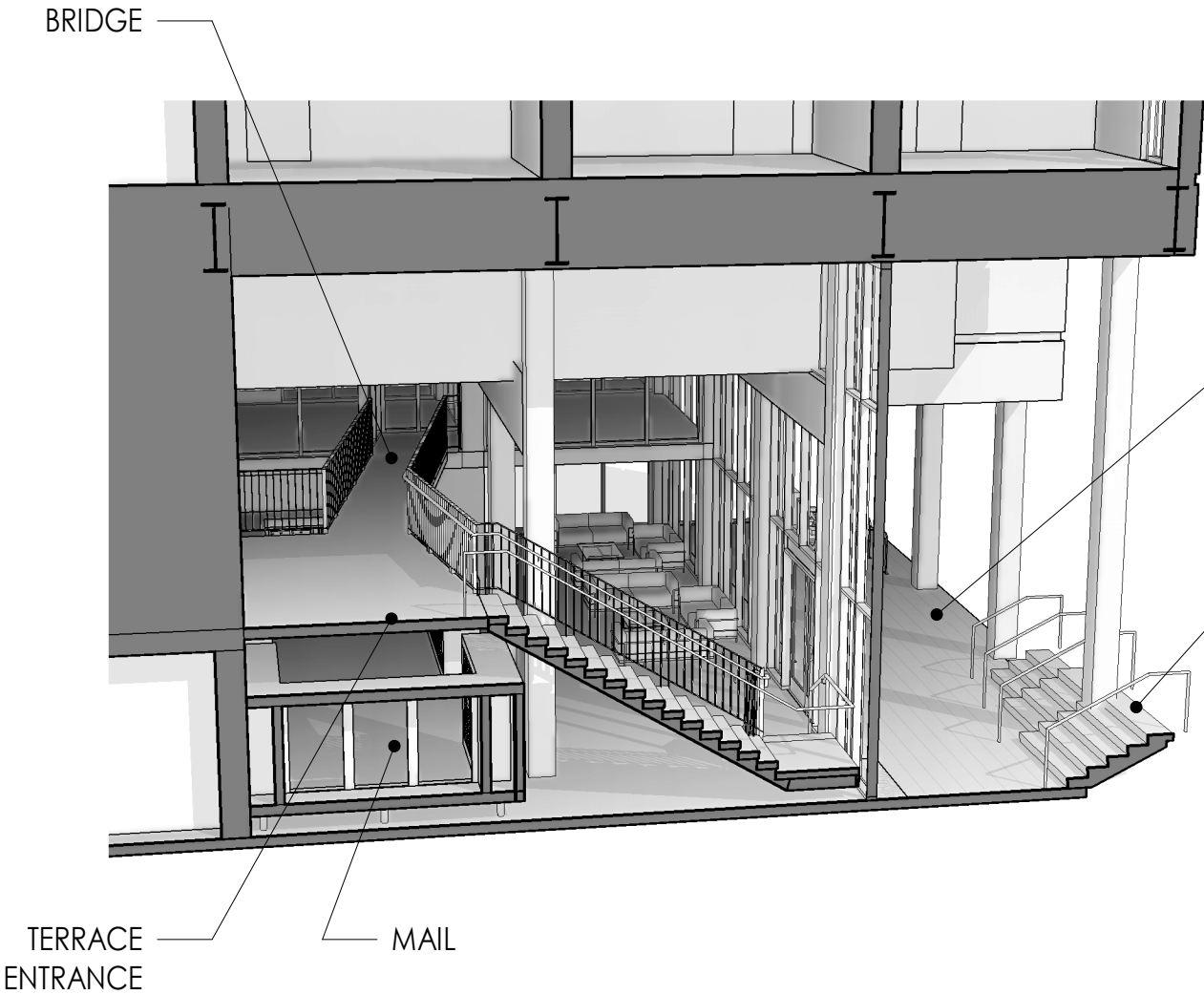
INTERIOR PERSPECTIVE - FENWICK LOBBY - VIEW FROM SW LOOKING NE



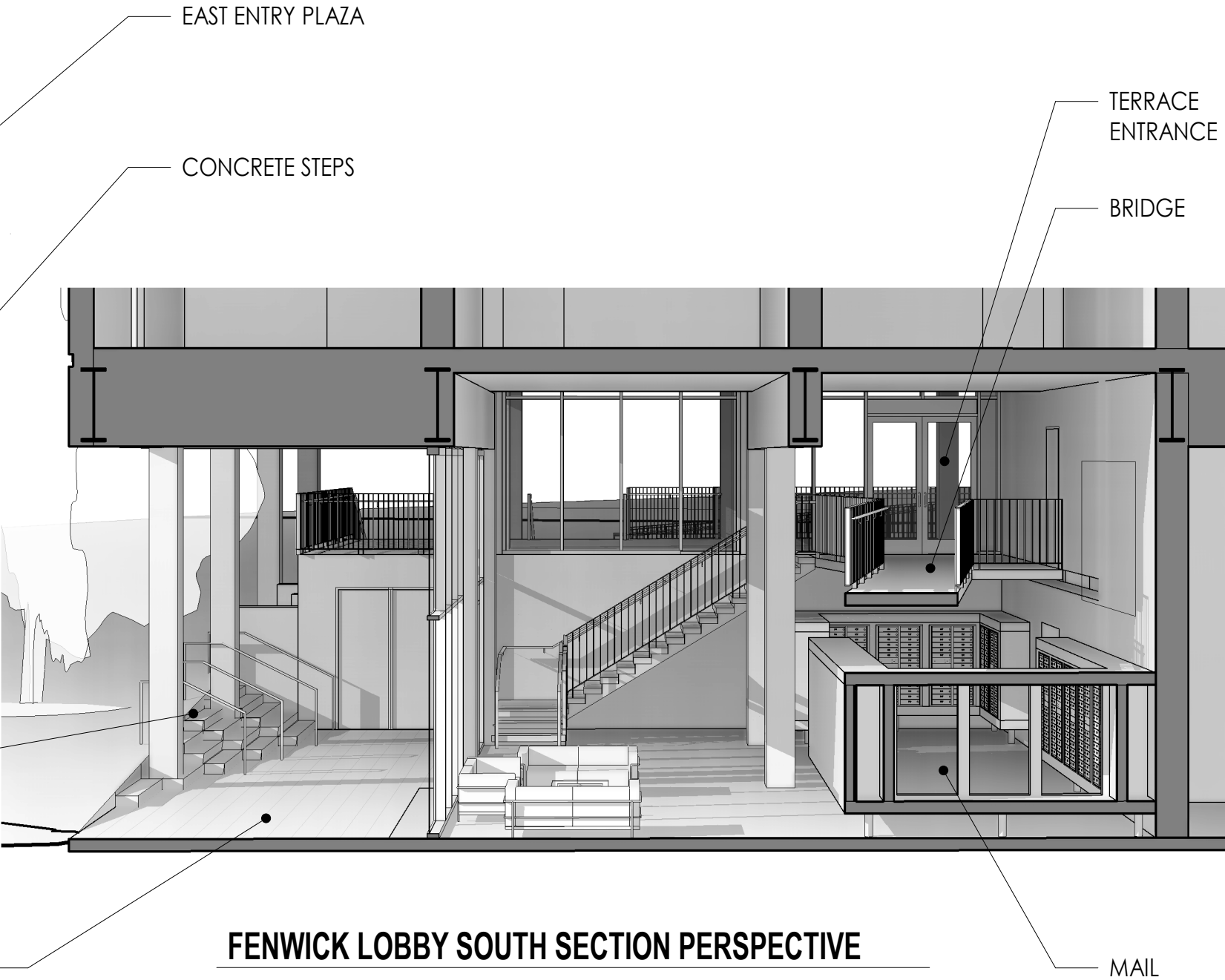


FENWICK ENTRY SECTION PERSPECTIVE





FENWICK LOBBY NE SECTION PERSPECTIVE



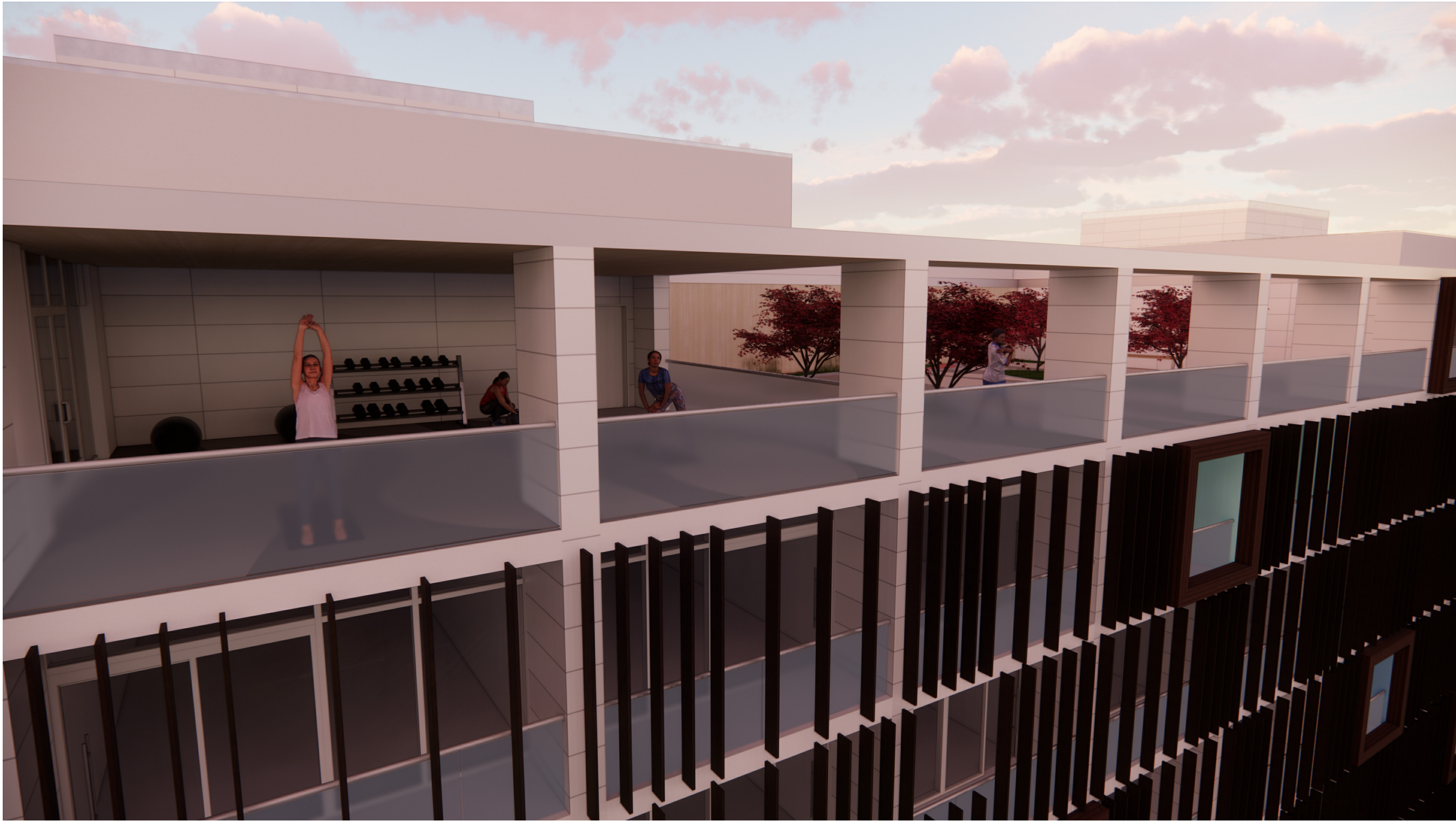
FENWICK LOBBY SOUTH SECTION PERSPECTIVE





COMMUNITY PLAYGROUND - VIEW FROM SW LOOKING NE



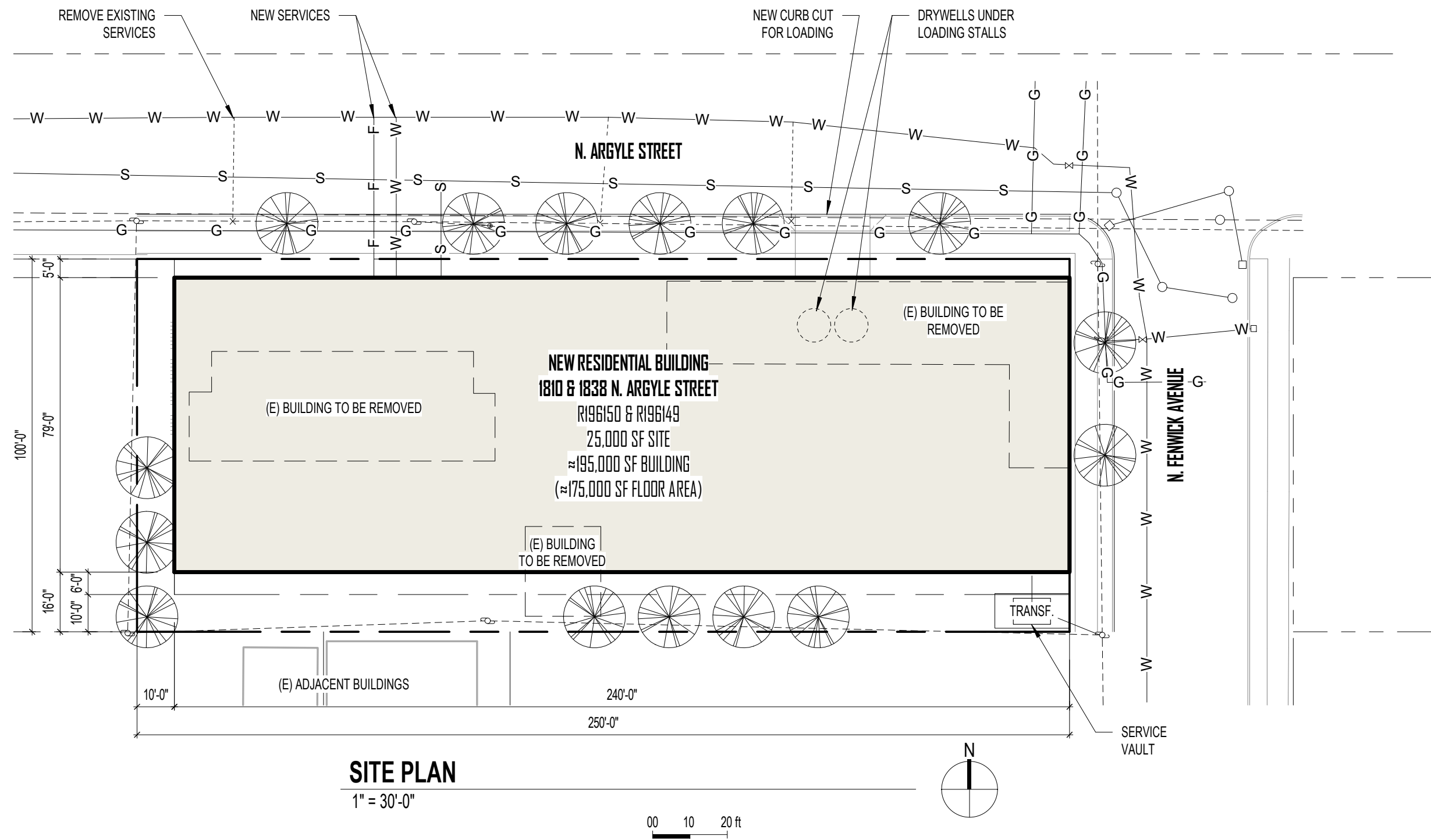


ROOF TERRACE - VIEW FROM SW LOOKING NE

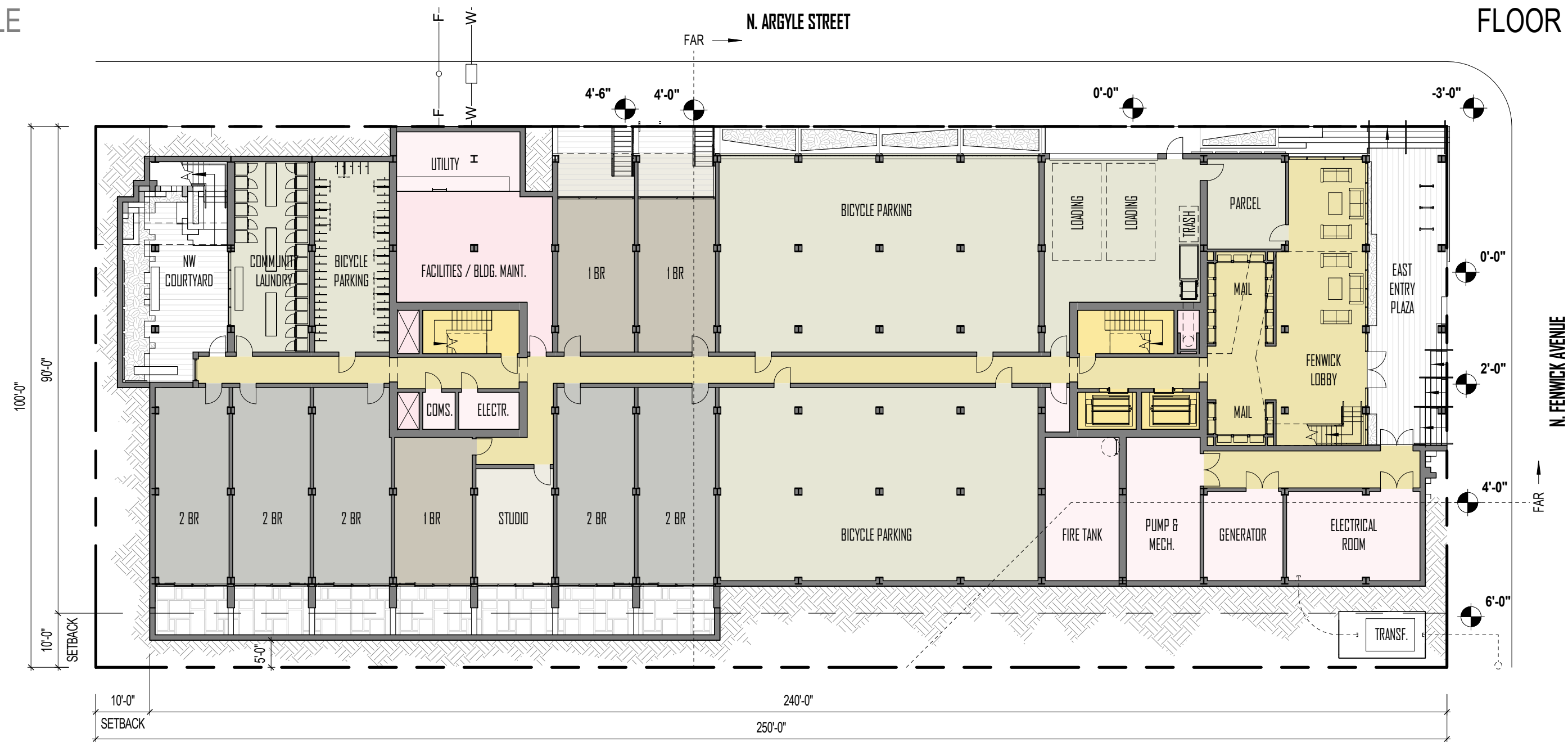


## DRAWINGS



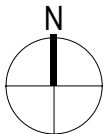




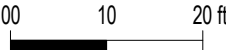


- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

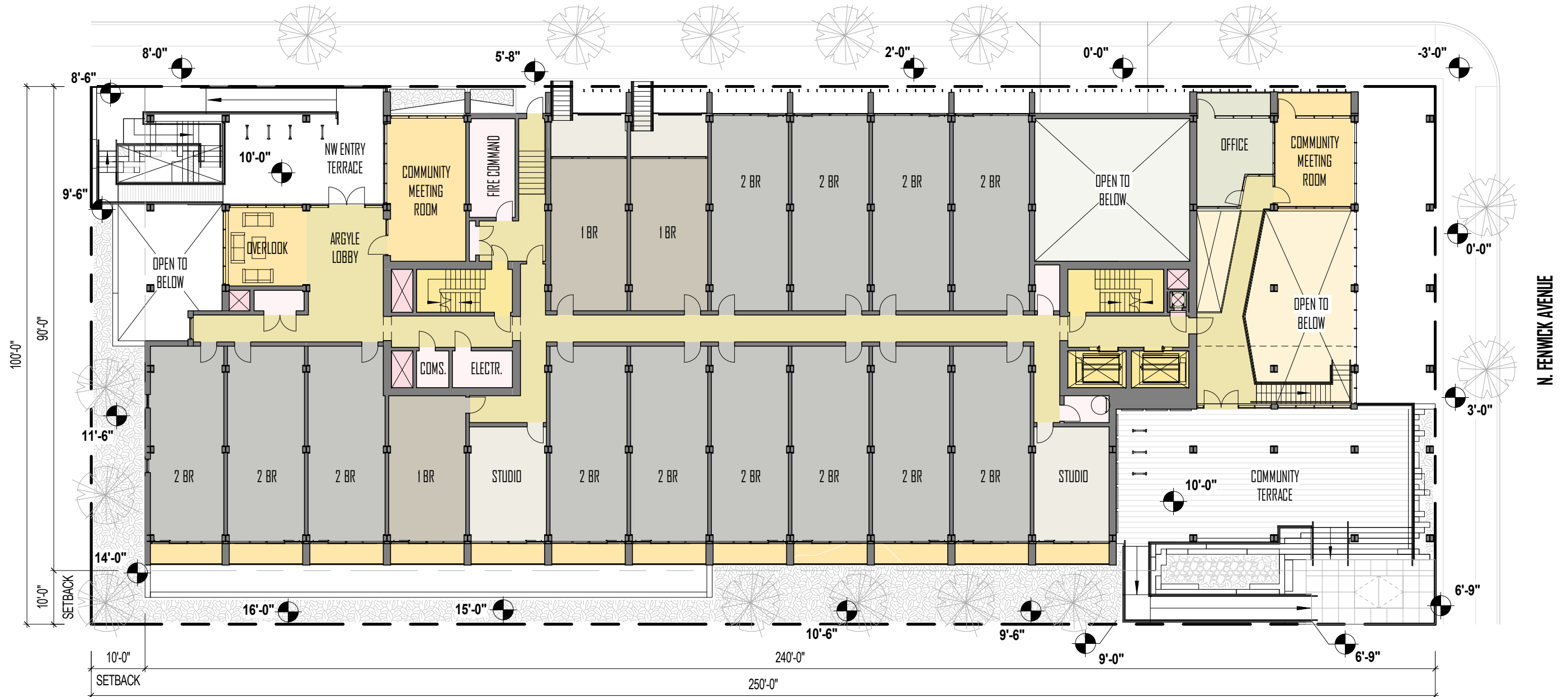
**FLOOR PLAN LEVEL 1**  
1" = 20'-0"










S. ELEVATION DIAGRAM





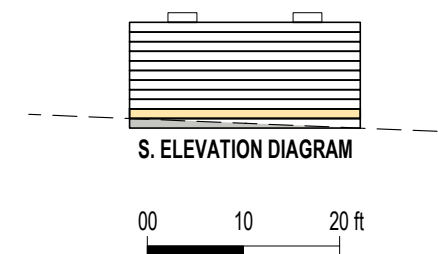
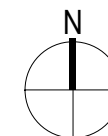


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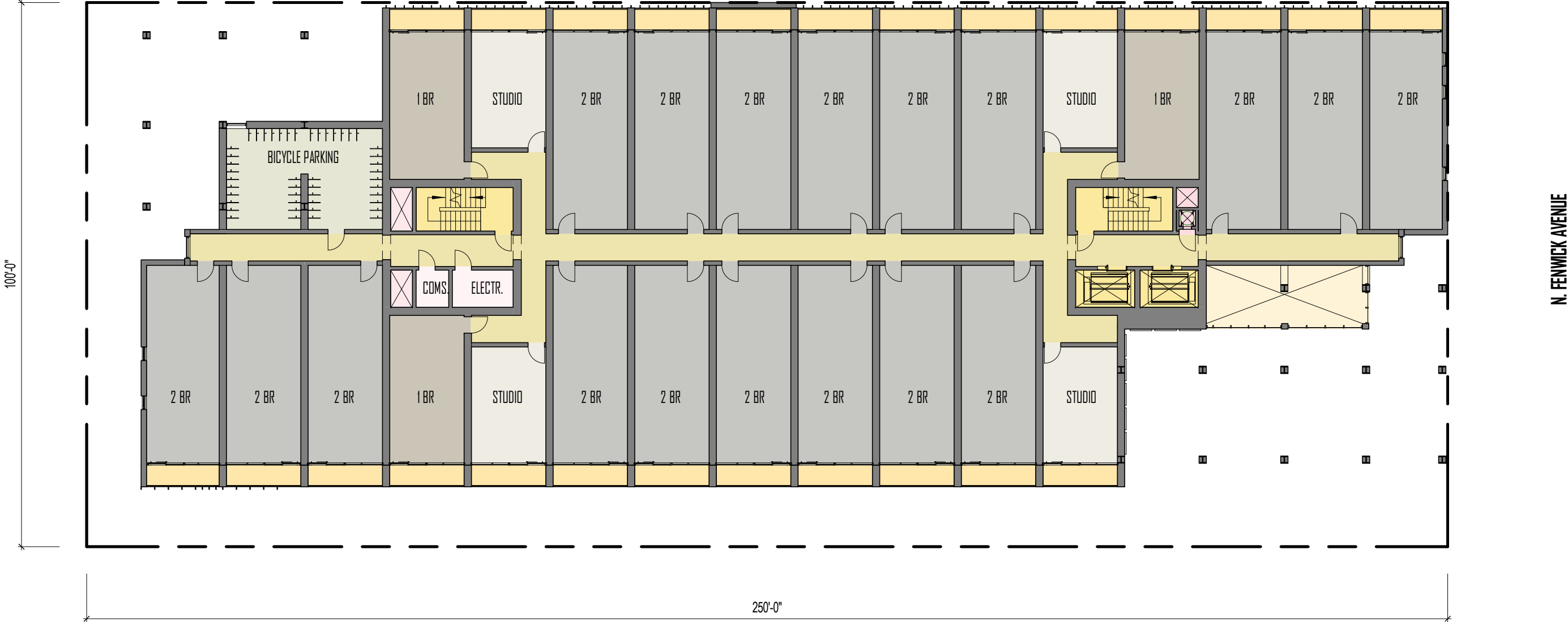
-  STUDIO UNIT
-  1-BEDROOM UNIT
-  2-BEDROOM UNIT
-  COMMUNITY / OUTDOOR AREAS
-  CIRCULATION
-  USER AMENITY
-  UTILITY / FACILITY

## FLOOR PLAN LEVEL 2 - GROUND FLOOR

---

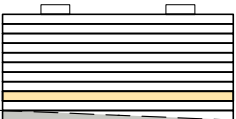
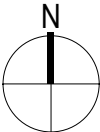

$$1'' = 20'-0''$$




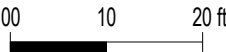


- PLAN KEY:**
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  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

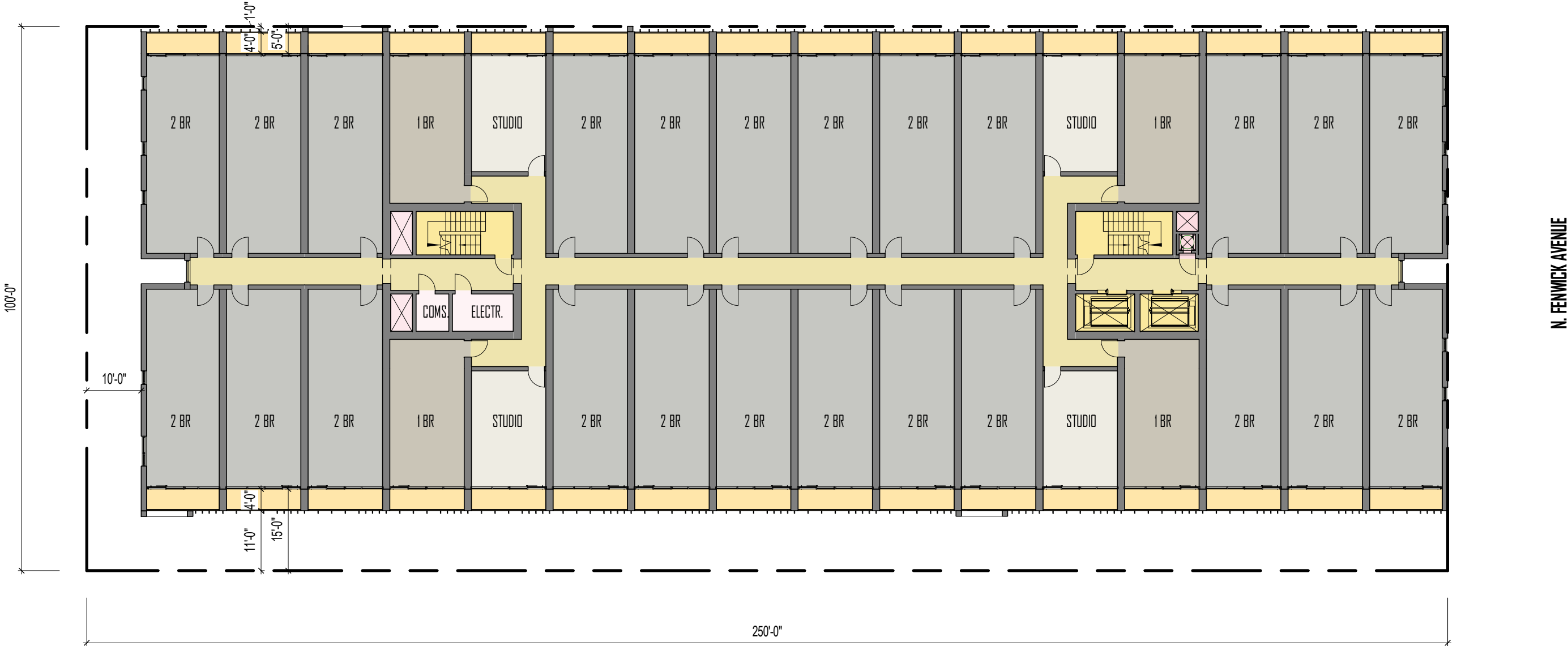
**FLOOR PLAN LEVEL 3**  
1" = 20'-0"



S. ELEVATION DIAGRAM

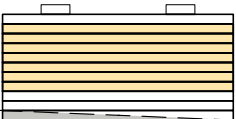
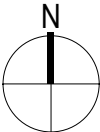




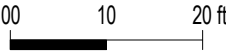


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  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

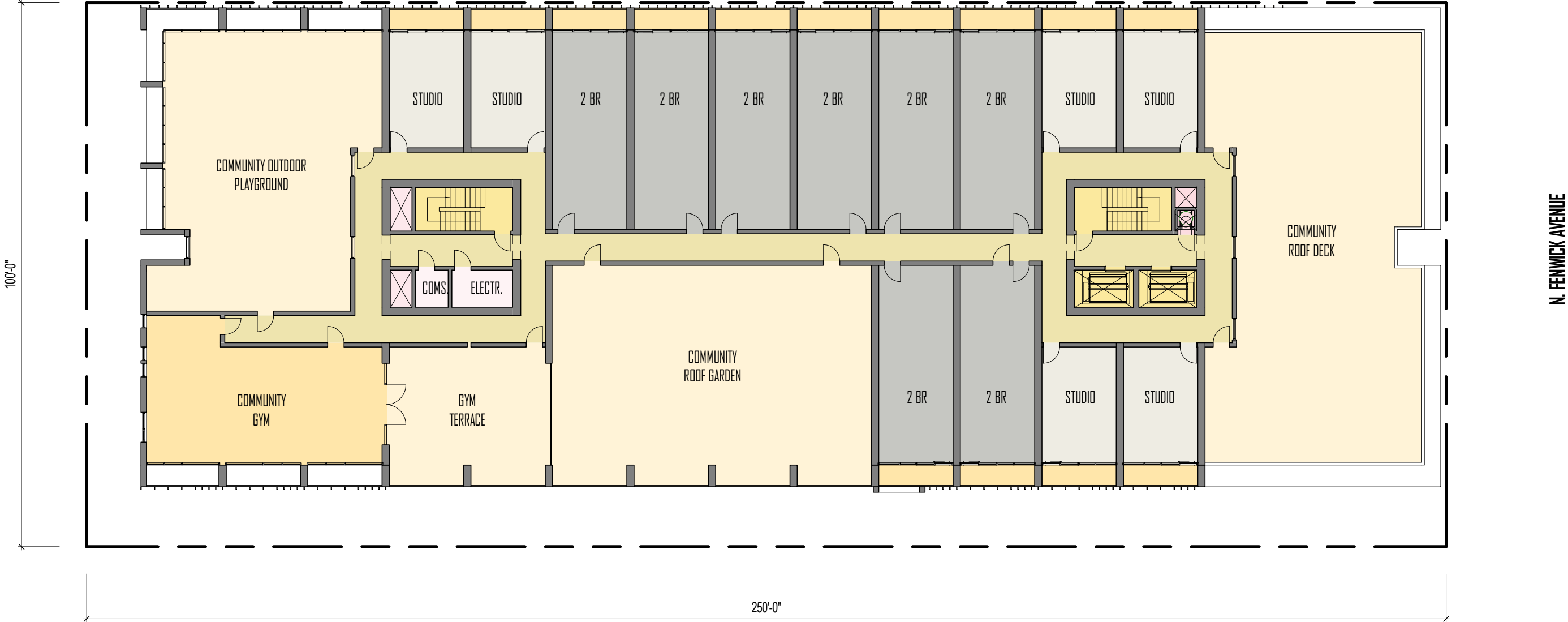
**TYPICAL FLOOR PLAN LEVELS 4-10**  
1" = 20'-0"



S. ELEVATION DIAGRAM

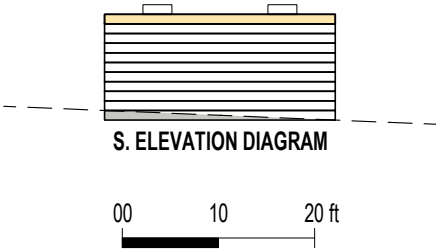
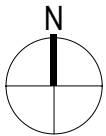




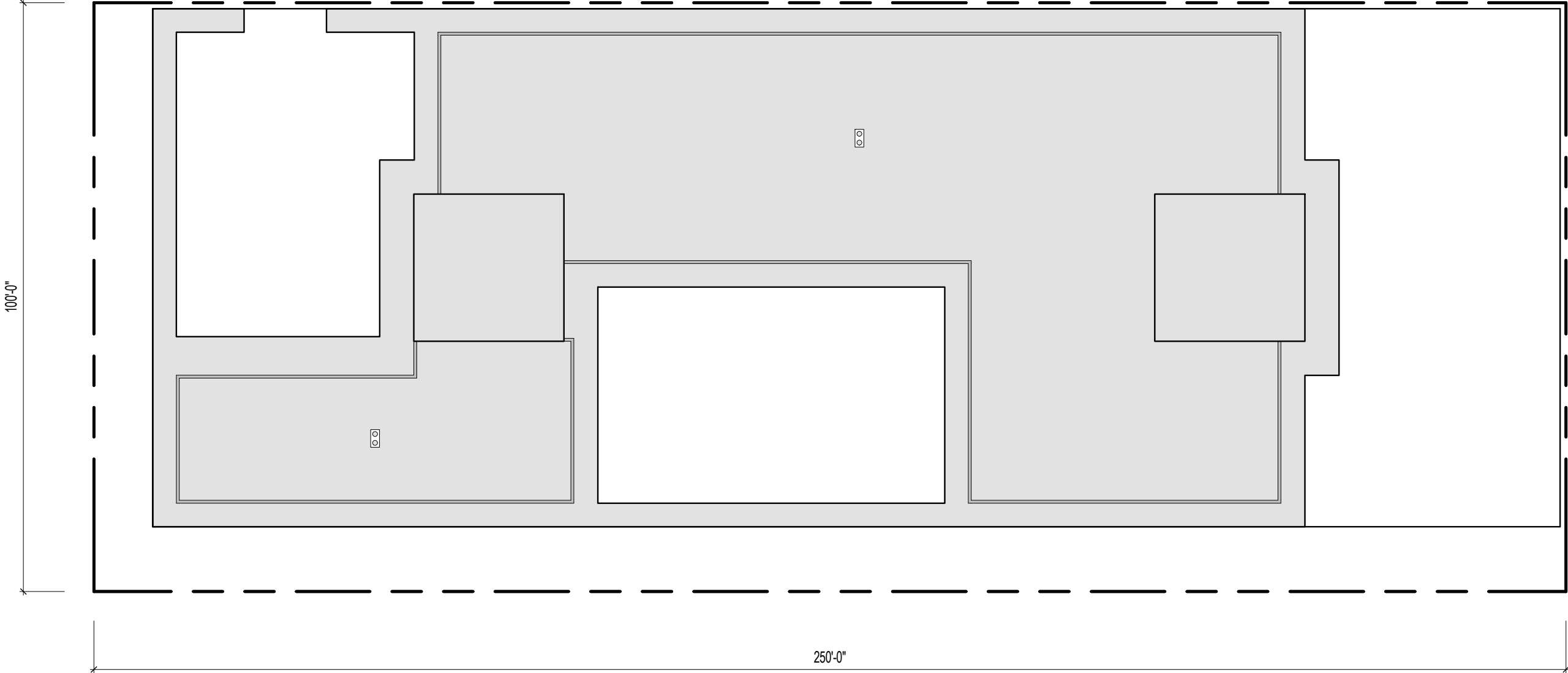


- PLAN KEY:**
- STUDIO UNIT
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  - 2-BEDROOM UNIT
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  - USER AMENITY
  - UTILITY / FACILITY

**FLOOR PLAN LEVEL 11**  
1" = 20'-0"

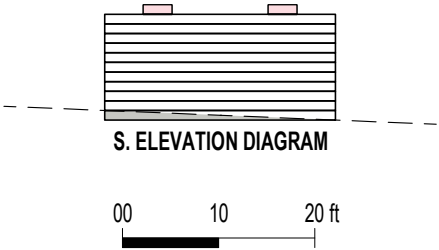
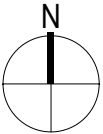




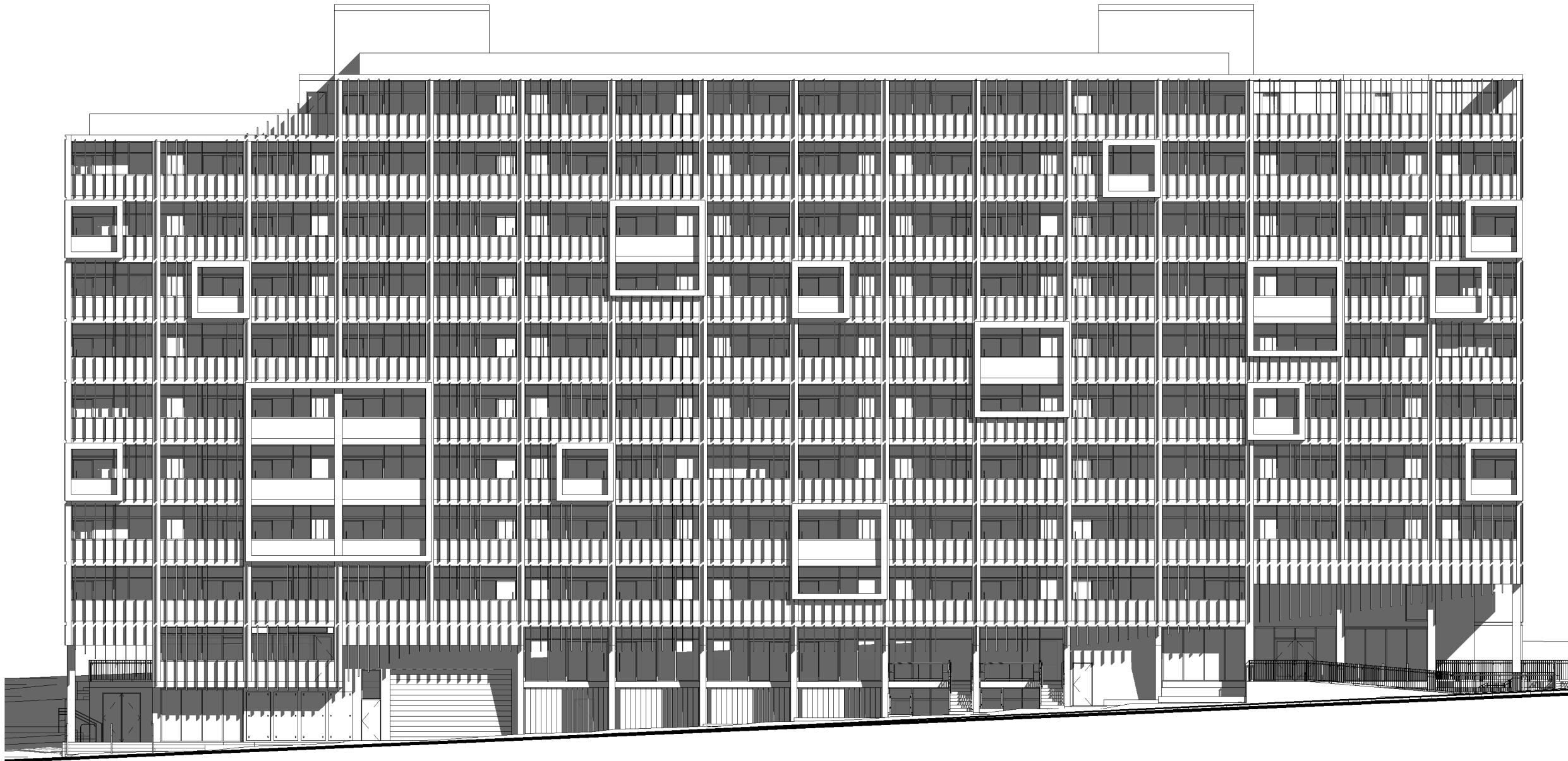


- PLAN KEY:**
- STUDIO UNIT
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  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

**ROOF PLAN**  
1" = 20'-0"







NORTH ELEVATION

1" = 20'-0"





EAST ELEVATION  
1" = 20'-0"

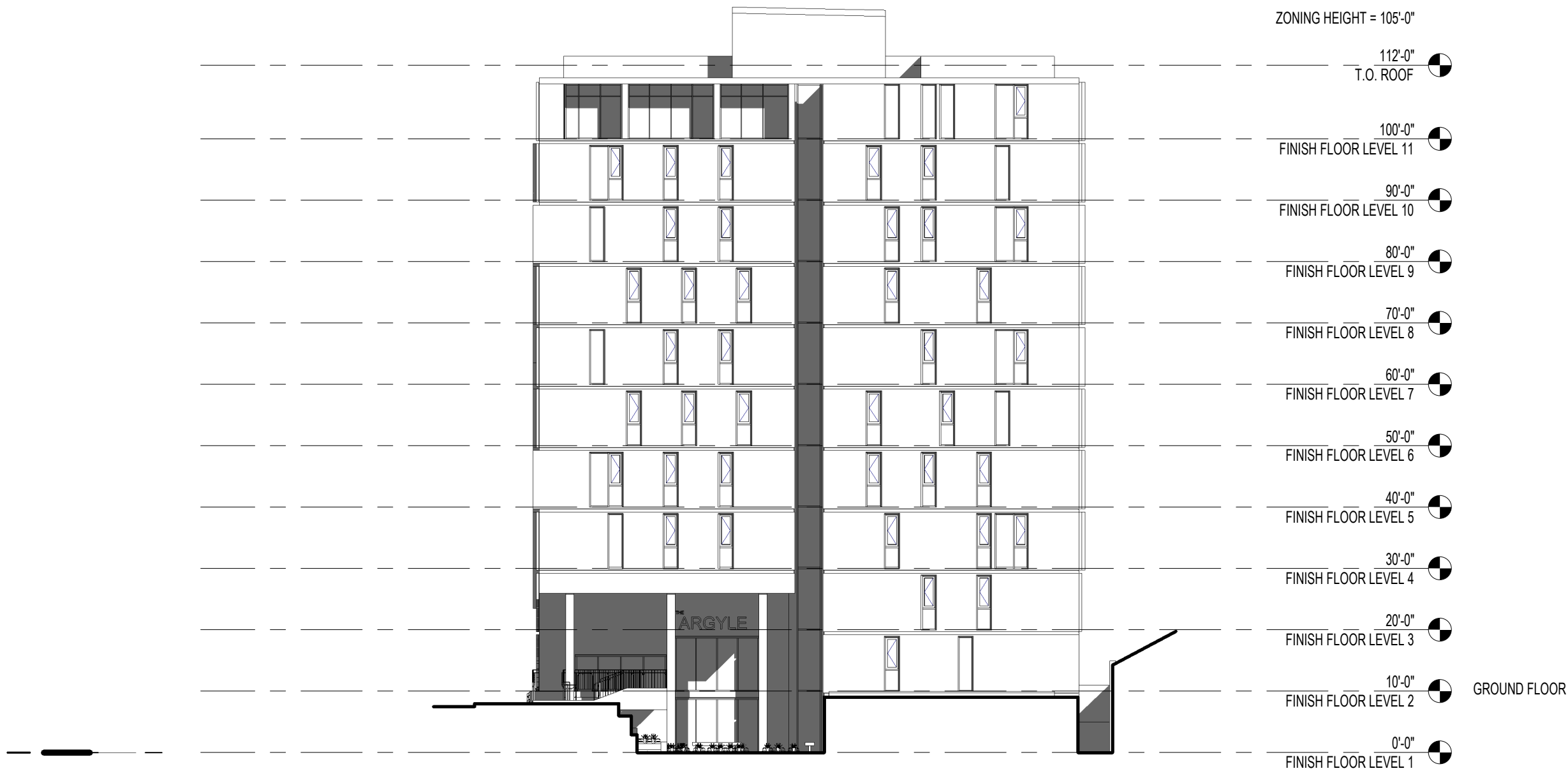




SOUTH ELEVATION

1" = 20'-0"





WEST ELEVATION  
1" = 20'-0"





**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)

Date: May 10, 2021

To: John Wright, WRIGHT ARCHITECTURE

From: Grace Jeffreys, Land Use Services, [Grace.Jeffreys@portlandoregon.gov](mailto:Grace.Jeffreys@portlandoregon.gov)

RE: Design Advice Request posting for EA 21-040329 DA

Dear John,

I have received your application for a Design Advice Request (DA) at 1810-1838 N ARGYLE ST. Your case number is given above. Your case number is given above. The first meeting with the Design Commission is scheduled for **June 3, 2021**. I am the planner handling your case and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 21 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs every 600 feet, or fraction thereof, on each street frontage of the property. Because you have approximately:
  - 125 feet of street frontage on N Argyle Street, you should post 1 sign.
  - 100 feet of street frontage on N Fenwick Avenue, you should post 1 sign.
- 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 **June 3, 2021**, you must post the notice by **May 13, 2021**, 21 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by **May 20, 2021**, 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.

Encls: Posting Notice  
Statement Certifying Posting

cc: Application Case File



# Design Advice Request

**1810-1838 N. Argyle St.**

CASE FILE	EA 21-040329 DA
WHEN	Thursday, June 3, 2021 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>
WHERE	<b>ONLINE:</b> Link to drawings is available at <a href="http://www.portlandoregon.gov/bds/dcagenda">www.portlandoregon.gov/bds/dcagenda</a>
HOW	<b>TO COMMENT:</b> Follow instructions on the Design Commission agenda or email the planner at <a href="mailto:Grace.Jeffreys@portlandoregon.gov">Grace.Jeffreys@portlandoregon.gov</a>
REVIEW BY	DESIGN COMMISSION
PROCESS	A <b>Design Advice Request</b> is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review
PROPOSAL	<p>Design Advice Request meeting for a proposed new eleven-story, multi-family building in the Kenton Plan District. The proposed modular constructed, mass timber structure will provide approximately 300 residential units and 10,000 SF of user amenities and bicycle parking. 100% of the units will be offered at 60% Average Median Income (AMI), as a mix of two-bedroom, one-bedroom, and studio apartments.</p> <p>At ground level/s, a lobby and community spaces face N Fenwick Avenue to the east and a bike room and more community spaces face N Argyle Street to the north. On the non-street frontages to the west and south will be residential units. Multiple amenity spaces include laundry, bike room, gym, outdoor playground, private and communal terraces, and a rooftop garden.</p>
REVIEW APPROVAL CRITERIA	Design Review - Community Design Guidelines (CDG)
SITE ADDRESS	1810-1838 N ARGYLE ST
ZONING/ DESIGNATION	RM4d - Residential Multi-Dwelling 4 with a Design Overlay Kenton Plan District
FURTHER INFO	Available online at <a href="http://www.portlandoregon.gov/bds/dcagenda">www.portlandoregon.gov/bds/dcagenda</a> or contact the planner listed below at the Bureau of Development Services.
QUESTIONS? BDS CONTACT	<b>Grace Jeffreys, City Planner</b> <b>(503) 865-6521 / <a href="mailto:Grace.Jeffreys@PortlandOregon.gov">Grace.Jeffreys@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

EA 21-0403029 DA, Exhibit D2

John Wright, WRIGHT ARCHITECTURE  
2222 NE OREGON ST, #213 PORTLAND OR 97232

DATE: 5/12/2021

TO: Grace Jeffreys  
Bureau of Development Services  
1900 SW Fourth Ave., Suite 5000  
Portland, Oregon 97201

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

**Case File EA 21-040329 DA - 1810-1838 N ARGYLE ST**

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **June 3, 2021** at 1:30PM, and that I was required to post the property at least 21 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 5/12/2021 (date). These were placed within 10 feet of the street frontage line 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 **May 20, 2021**, 14 days before the scheduled meeting. I also understand that if I do not post the notices by May 13, 2021, or return this form by May 20, 2021, 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

Nathan Day

Print Name

2222 NE Oregon Street #213

Address

Portland, OR 97232

City/State/Zip Code



## **GENERAL INFORMATION ABOUT THE DESIGN ADVICE REQUEST PROCESS**

### **Purpose of a Design Advice Request**

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Purposes served by Design Advice Requests might include the following:

- Early feedback on atypical building types or configurations unable to draw on other prior project approvals to assess approval potential.
- Projects which, for various reasons, anticipate including elements that do not appear to conform to design guidelines, and which may require a waiver of one or more design guidelines.
- Unique urban design schemes for which interest or support is sought prior to approaching other agencies.

### **Process**

The Portland Zoning Code affords the opportunity for parties interested in bringing matters before the Design Commission outside of other prescribed regulatory or legislative processes. The relevant Code chapter reads as follows:

*33.730.050 F. Other pre-application advice.*

An applicant may request advice from the Design Commission or Historical Landmarks Commission prior to submitting a land use request that would be heard by these commissions. These requests are known as "Design Advice Requests". These requests do not substitute for a required pre-application conference with the BDS staff and other City urban service or technical representatives.

The general order of appearance for those attending the meeting is as follows: Bureau of Development Services introduction, applicant presentation, clarifying questions about the proposal by the Commission, public comment, informal discussion about the proposal between the Commission and the applicants, and Design Commission final comment. There will be no final decision about this proposal during this Design Advice Request process. At the request of the Commission, a submittal for a Design Advice Request may be continued to a future date for further discussion.

### **Opportunity for Public Comment**

The neighborhood association may take a position on the proposed development and may have scheduled an open meeting prior to providing comment to the Design Commission. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting. The public meeting with the Design Commission will provide an opportunity for parties to submit oral and written comment on this matter

### **Design Advice Request Results**

Design Advice Requests will provide informal, advisory response only. Responses received at the meeting may inform City staff when processing future land use reviews but will not be considered a formal directive from the Commission. The Commission may offer future procedural or design direction and may also offer a preliminary assessment against approval criteria that would apply were the proposal to be reviewed formally through the land use review process. Comment provided at the meeting will be documented by City staff and will be available for further and future reference.

**From:** [BDS Hearings Clerk](#)  
**To:** [Jeffreys, Grace](#)  
**Cc:** [cgrmailbox@gmail.com](mailto:cgrmailbox@gmail.com)  
**Subject:** PUBLIC RESPONSE - FW: EA 21-202695 DA – 1810 N Argyle  
**Date:** Monday, May 17, 2021 8:20:06 AM

---

Hello Carmen,

I am forwarding your response for case EA 21-202695 DA to the case planner. Please send additional responses directly to the planner.

Thank you,

Laura DuVall, Hearings Clerk  
The City of Portland - Bureau of Development Services  
1900 SW 4th Avenue, Suite 5000  
Portland, OR 97201  
[BDSHearingsClerk@portlandoregon.gov](mailto:BDSHearingsClerk@portlandoregon.gov)

Schedule:  
M-TH, 6:00 AM to 3:30 PM  
Friday Flex days: 2nd & 4th of the month  
Friday non Flex work days: 6:00 AM-2:30 PM

-----Original Message-----

From: Carmen García Ruiz <[cgrmailbox@gmail.com](mailto:cgrmailbox@gmail.com)>  
Sent: Saturday, May 15, 2021 2:12 PM  
To: BDS Hearings Clerk <[BDSHearingsClerk@portlandoregon.gov](mailto:BDSHearingsClerk@portlandoregon.gov)>  
Cc: Carmen García Ruiz <[cgrmailbox@gmail.com](mailto:cgrmailbox@gmail.com)>  
Subject: EA 21-202695 DA – 1810 N Argyle

Hello.

The proposed project has raised many concerns among Kenton residents. These are the ones I share:

1)

There are fourteen existing units at the site that provide very low rent for its current occupants. The state-required compensation for displaced tenants seems terribly inadequate. Will the developer provide equivalent units in the new building for these tenants at the same rent level they now pay? If not, what is the developer prepared to do beyond the meager required compensation to help these tenants relocate?

2)

Three hundred units and 50 parking spaces? Ludicrous. I live a block and a half from the site and finding street parking is already quite difficult. Will the city require that the developer provide a parking space for each unit? If space is an issue, the developer could provide a multi-level parking structure. Or, the developer could provide fewer units to accommodate appropriate parking.

3)

There is already burdensome traffic at the intersection of N Argyle and Interstate, much of it industrial. What will the city do to alleviate the congestion and noise?

I have not formed an opinion on whether I support or oppose this project, but my decision will hinge on the answers to these questions. Unless the above concerns are satisfactorily addressed, I will be inclined to conclude that the project will be advantageous only to the developer, not to current tenants or the neighborhood.



Respectfully,

Carmen

Carmen Garcia Ruiz  
2133 N Argyle Street  
Portland, OR 97217

**From:** [Robert Konell](#)  
**To:** [Jeffreys, Grace](#)  
**Subject:** case file EA 21-040329 DA  
**Date:** Monday, May 17, 2021 6:40:21 PM

---

I wanted to ask some details about the Design Advice Request with case file EA 21-040329 DA .

The posting said that 100% of the units will be offered at 60% of the average median income. I'm curious how much the average median income that will be used to calculate rents is. These units are currently all low income, and 60% sounds like a lot. Housing already is way too much in portland without adding more, while also removing existing low income housing.





# 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 \_\_\_\_\_

☐ Required ☐ Optional see EA 20-202695 PC

Y N Unincorporated MC

Y N Flood Hazard Area (LD & PD only)

Y N Potential Landslide Hazard Area (LD & PD only)

Y N 100-year Flood Plain

Y N DOGAMI

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 that apply to the proposal. Please print legibly.  
Email this application and supporting documents to: [LandUseIntake@portlandoregon.gov](mailto:LandUseIntake@portlandoregon.gov)**

### Development Site

Address \_\_\_\_\_ Cross Street \_\_\_\_\_ Site Size/Area \_\_\_\_\_

Tax account number(s) R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_

Adjacent property in same ownership R \_\_\_\_\_ R \_\_\_\_\_ R \_\_\_\_\_

### Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

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

**APPLICANT:** Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided <sup>1</sup>	No meeting, written notes provided
<input type="checkbox"/> <b>Pre-application Conference<sup>2</sup></b> required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	<input type="checkbox"/>	
<input type="checkbox"/> <b>Design Advice Request<sup>2</sup></b> Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> <b>Early Assistance - Zoning and Infrastructure Bureaus</b> (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Early Assistance - Zoning Only</b>	BDS Land Use Services	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> <b>Pre-Permit Zoning Plan Check</b> <input type="checkbox"/> 1-2 housing units <input type="checkbox"/> All other development	BDS Land Use Services		<input type="checkbox"/>
<input type="checkbox"/> <b>Public Works Inquiry for 1-2 housing units</b> No land use review or property line adjustment expected	Transportation, Environmental Services, Water		<input type="checkbox"/>

<sup>1</sup>Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: [www.portland.gov/bds/documents/land-use-services-fee-schedule](http://www.portland.gov/bds/documents/land-use-services-fee-schedule).

<sup>2</sup>Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

**Applicant Information** For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

**PRIMARY CONTACT, check all that apply** ☐ Applicant ☐ Owner ☐ Other \_\_\_\_\_  
Invite to MS Teams Meeting?: ☐ Yes ☐ No  
Name \_\_\_\_\_ Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Day Phone \_\_\_\_\_ email \_\_\_\_\_

---

**Check all that apply** ☐ Applicant ☐ Owner ☐ Other \_\_\_\_\_  
Invite to MS Teams Meeting?: ☐ Yes ☐ No  
Name \_\_\_\_\_ Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Day Phone \_\_\_\_\_ email \_\_\_\_\_

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**Check all that apply** ☐ Applicant ☐ Owner ☐ Other \_\_\_\_\_  
Invite to MS Teams Meeting?: ☐ Yes ☐ No  
Name \_\_\_\_\_ Company \_\_\_\_\_  
Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ State \_\_\_\_\_ Zip Code \_\_\_\_\_  
Day Phone \_\_\_\_\_ email \_\_\_\_\_

---

**Please submit this application via email with the following materials to  
LandUseIntake@portlandoregon.gov:**

- ☐ Written project description
- ☐ Site plans drawn to a measurable scale, with scale and scale bar identified
- ☐ Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

**Questions to be discussed:**

Please include on a separate sheet of paper all questions you wish to be addressed.

**Note:**

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting ([www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet](http://www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet)).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box. ☐



# Design Advice Request

## DISCUSSION MEMO

**Date:** May 27, 2021  
**To:** Portland Design Commission  
**From:** Grace Jeffreys, Design / Historic Review Team  
503-865-6521 | [grace.jeffreys@portlandoregon.gov](mailto:grace.jeffreys@portlandoregon.gov)  
**Re:** EA 21-040329 – 1810 & 1838 N Argyle Street  
Design Advice Request Memo – June 3, 2021

This memo is regarding the upcoming DAR on June 3, 2021 for 1810 & 1838 N Argyle Street. The following supporting documents are available as follows:

- Drawings – accessed here [TRIM LINK](#) Note, Commissioners who requested hard copies will receive the drawing set via standard US mail.
- Guideline matrix and other documents – (attached)

### I. PROGRAM OVERVIEW

This Design Advice Request meeting is for a proposed new eleven-story, multi-family building in the Kenton Plan District. The proposed modular constructed, mass timber structure will provide approximately 300 residential units and 10,000 SF of user amenities and bicycle parking. 100% of the units will be offered at 60% Average Median Income (AMI), as a mix of two-bedroom, one-bedroom, and studio apartments.

At the ground level/s, a lobby and community spaces face N Fenwick Avenue to the east and a bike room and more community spaces face N Argyle Street to the north. On the non-street frontages to the west and south will be residential units. Multiple amenity spaces include laundry, bike room, gym, outdoor playground, private and communal terraces, and a rooftop garden.

### II. DEVELOPMENT TEAM BIO

<b>Architect</b>	John Wright   Wright Architecture
<b>Owner's Representative</b>	Rowen Rystadt   Attainable Development LLC
<b>Project Valuation</b>	\$ 28,000,000

### III. FUTURE DESIGN REVIEW APPROVAL CRITERIA (see attached matrix)

*Community Design Guidelines [CDG]*

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

- **Development Standards – RM4 / Residential Multi-Dwelling Zone; Kenton Plan District.**  
Though early in the design process, the intention is to comply with zoning code standards (FAR, height, allowed use, maximum setbacks, windows, etc.) and not request Modifications and/ or Adjustments.

- **Transportation**

- Pedestrian District. Site is located in the Kenton/ Lombard Pedestrian District.
  - Streets. N Argyle Street and N Fenwick Avenue are both considered local service streets.
  - Transit. Kenton/N Denver Max stop is a half-block away.

- **Context background:**

The Albina Community Plan sets the larger framework for all of North and Northeast Portland. The Kenton Neighborhood Plan, drafted in 1993 and updated in 2000, outlines the goals for future developments in the Kenton neighborhood. Due to the proximity of the light rail station, the Kenton Neighborhood Plan identified this site as a location for future high-density housing with a design overlay:

*As part of the Kenton Downtown Plan, there are areas north of the Kenton Conservation District that were rezoned to provide more opportunity for housing and mixed-use development around the planned light rail station at Denver and Interstate Avenues. Because these sites may see significant redevelopment, **the design overlay zone was applied to provide the community more certainty that the design of any new buildings will be compatible with the historic character of the area and enhance the pedestrian environment** (Kenton Downtown Plan, page 15).*

Characteristics of the Residential Multi-Dwelling 4 Zone (PZC 33.120.030).

*The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. **It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets**, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone.*

#### V. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS. Staff recommends you consider the following FIVE topics among your discussion items:

**CONTEXT / QUALITY & PERMANENCE.** *CDGs P1 Plan Area Character, D7 Blending into the Neighborhood, D8 Interest, Quality and Composition.*

##### 1. Context

- a. Response to Region, Neighborhood and Block:

- i. The site marks the northern most edge of the Kenton District, as well as the edge of the majority of residential development in the City of Portland. North of the site, and down the slope from Argyle lies mostly industrial areas.
  - ii. The site also directly fronts the smaller scaled Kenton Conservation district, which is up the slope to the south.
  - iii. The Max station at Denver lies less than a block away.
  - iv. The site lies within a pedestrian district, but the streets are both considered Local Service streets.



## 2. Massing, parti and setbacks

- a. Split bar parti. The large rectangular mass of the building (100' by 250' site, 110' tall) is split longitudinally by recessing and glazing the corridor ends.
  - i. On the north, the long facade is appropriately located at the property line facing Argyle Street.
  - ii. On the south, as required, the long facade is set back 10 feet from the property line, which also marks the edge of the Kenton Conservation District.
  - iii. On the top of the building, the east and west ends of the eleventh floor are set back to help erode the top of the mass and provide rooftop amenities for residents.
- b. Colors. Dark color to the south / light color to the north.
  - i. If the colors were switched, i.e. the dark color faced the north, there may be less solar heat gain from the dark cladding, and the light side would then face south, which may present a more welcoming facade towards the neighborhood.
- c. Lattice.
  - i. From the building resident's perspective, the added layer of lattice provides an added human scale and outdoor areas for each unit.
  - ii. From the public's perspective, there is some variation in the treatment of the decks along these frontages. To reduce the bulk of this large building along the two long facades; however, more moves may be needed to add visual interest and variety to the street environment to the north and to better relate to the scale and development patterns to the south. Given the construction method proposed, this may be an opportunity to further express the interesting modular construction method proposed.
  - iii. The bottom of the lattice is cut back to reveal the base steel and concrete structure of the building, which will support the modular unit construction above. At the bottom of the lattice, there appears to be a varying sloped/ angled edge. A consistent and meaningful treatment at the base of this lattice will help contribute to an overall building coherency.
  - iv. A very generous window/ wall ratio proposed which provides the opportunity to provide light and air for residents as well as connection with the surrounding area. The vertical slats; however, if too numerous, may reduce the positive effect of the large areas of glazing.

**PUBLIC REALM.** *CDGs E1 Pedestrian Networks, E2 Stopping Places, E3 The Sidewalk Level of Buildings, E4 Corners that Build Active Intersection, D4 Parking Area and Garages.*

## 3. Ground floor activation. Long frontage of N Argyle Street and short frontage on N Fenwick Street.

- a. Active uses (lobbies and amenity spaces) for this all residential proposal have been leveraged by locating them at the ends and on street frontages.
  - i. Argyle facade. There is a substantial amount of grade across the site, and the remainder of the ground level facing Argyle includes 2 units with porches above Argyle and steps down to the sidewalk, bike storage, loading and service spaces. The treatment of this facade facing directly onto the adjacent sidewalk is unclear; however, it will be important to activate this long frontage as much as possible.

- ii. Conservation District facade. As noted above, there is a substantial amount of grade across the site; and the row of basement units facing south may end up with particularly deep terraces. Can landscape and grade changes be used to ensure the usefulness of these spaces?

#### **4. Entry Sequences**

- a. Entries. The grade has been used to an advantage at the lobbies to create generous feeling entry areas to celebrate entry.
  - i. Scale. Given the grand scale, can another layer be added to express the residential use and provide a more human scale?
  - ii. Stairs, ramps, and railings. Due the large amounts of grade around the site, there are numerous stairs and ramps, which have been used to an advantage at the entries. The quality of the design of stairs, ramps and railings will have a direct impact on the experience of the building users.
  - iii. Landscaping. Not yet fully developed; however, landscape and trees can provide needed scale and softness at the lobbies and setbacks.

**QUALITY AND PERMANENCE** *CDGs D7 Blending into the Neighborhood, D8 Interest, Quality and Composition.*

#### **5. Materials and skin expression**

- a. Fiber cement cladding with integral color. Finishes options will be provided for discussion. Will be also used at the base along the street frontages and will be face fixed. Staff have concerns with the robustness of this material at the street level.
- b. Lattice at units, Aluminum, or wood options. Staff note long term maintenance and quality concerns with exposed wood, especially on a high-rise.
- c. Vents and other mechanical wall penetrations have not yet been identified. These should be integrated into the design.

Attachments in [TRIM link](#):

Drawing set dated May 20, 2021

Zone Map

Community Design Guidelines Matrix





City of Portland

Design Commission

## Design Advice Request

EA 21-040329 DA

**1810 & 1838 N Argyle Street**

June 3, 2021

Staff Presentation

**Staff Introduction**

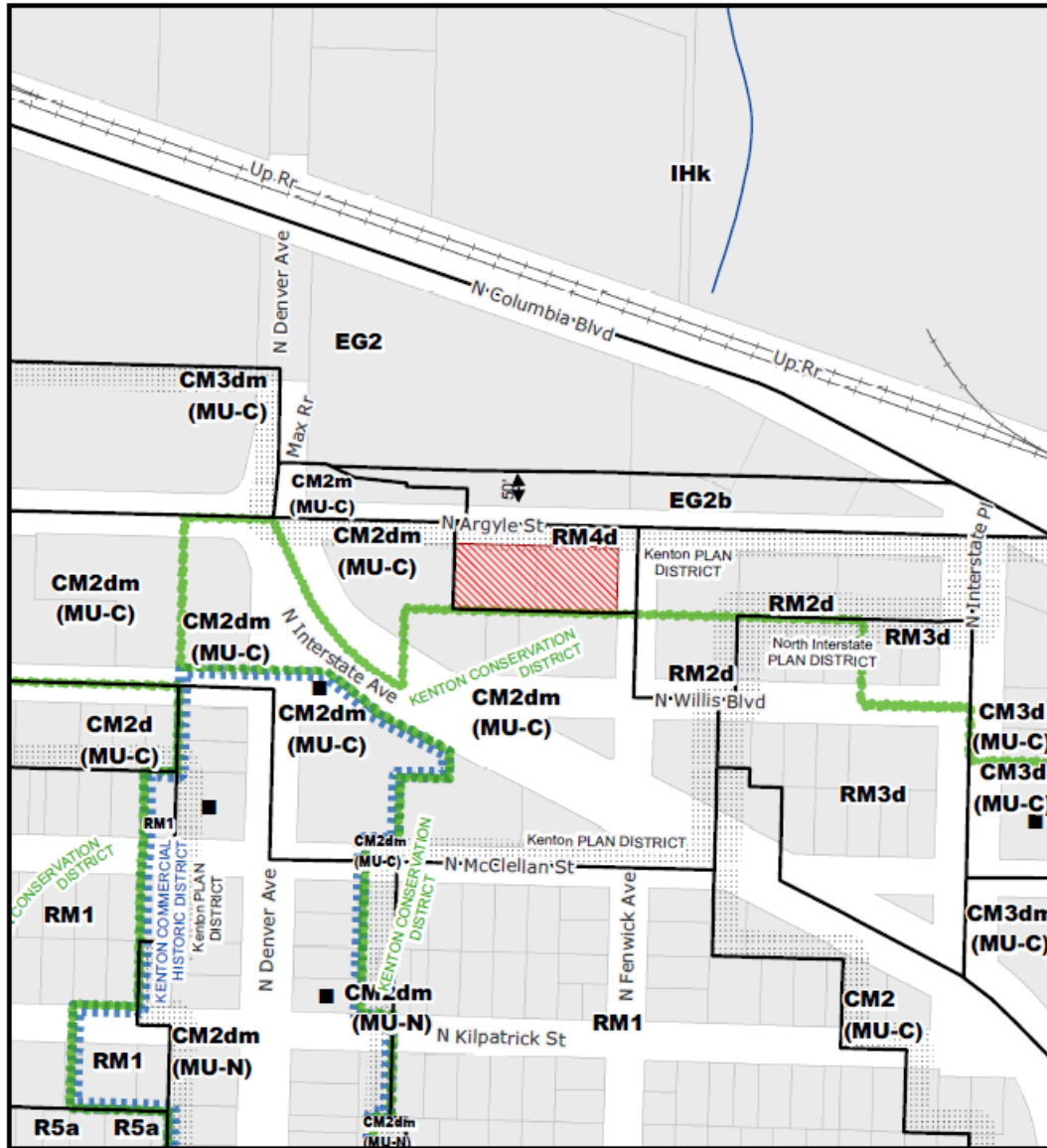
**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

**Commission Conversation**





## Location:

Kenton Plan District

## Base Zone:

RM4d, High Density  
Multi-Dwelling,  
Design Overlay

**Approval Criteria:**  
Community Design  
Guidelines

## Review Type:

Type II Review  
Appeal to the Design  
Commission

## Height:

100' max base

10' bonus

***110'-0" proposed***

## Floor Area Ratio:

6:1 base

1:1 bonus with

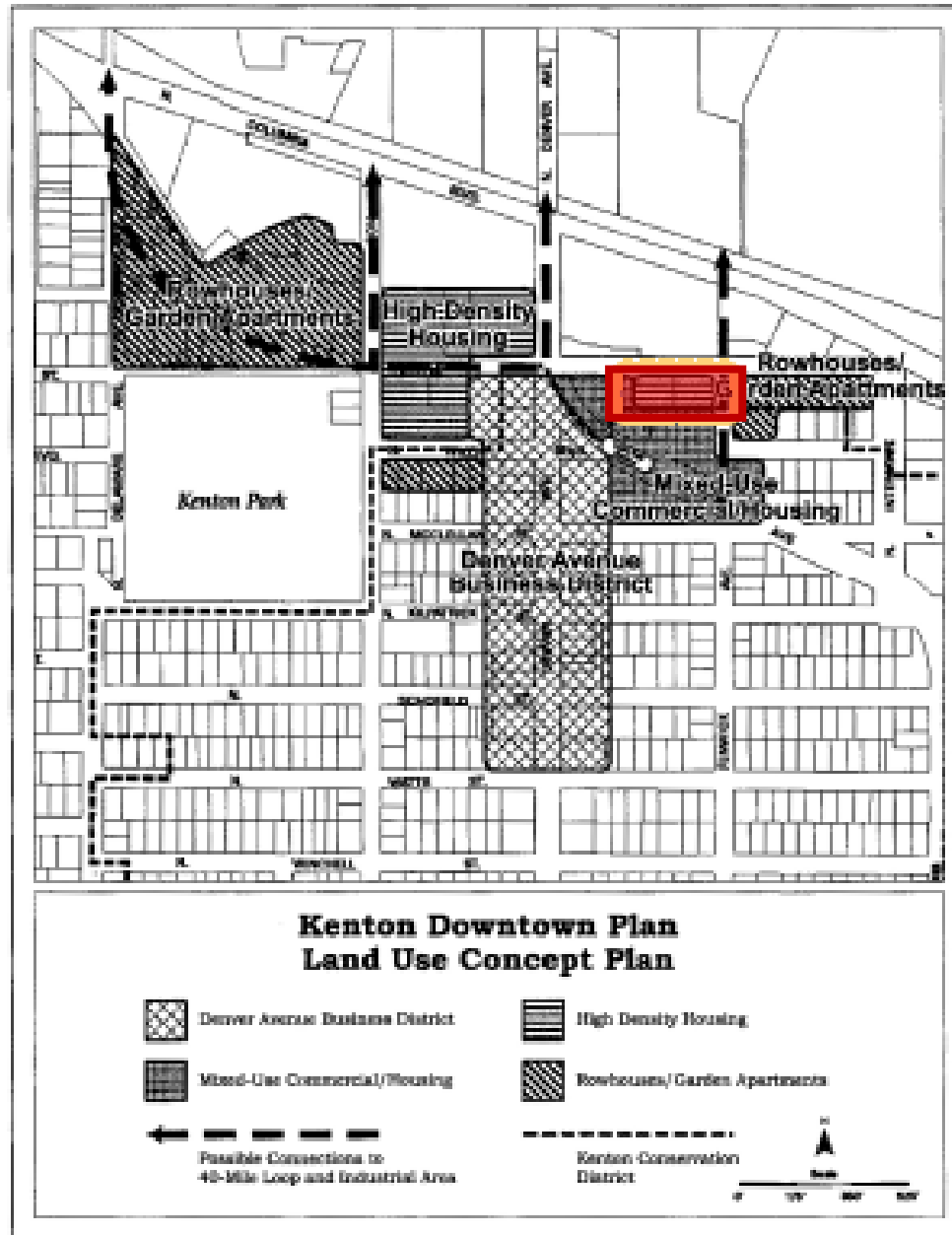
inclusionary housing

***<7.0:1 proposed***

# Location

## Kenton Downtown Plan

The Albina Community Plan sets the larger framework for all of North and Northeast Portland. The Kenton Neighborhood Plan, drafted in 1993 and updated in 2000, outlines the goals for future developments in the Kenton neighborhood. Due to the proximity of the light rail station, the Kenton Neighborhood Plan **specifically identified this site as a location for future high-density housing with a design overlay.**







# Kenton Plan District

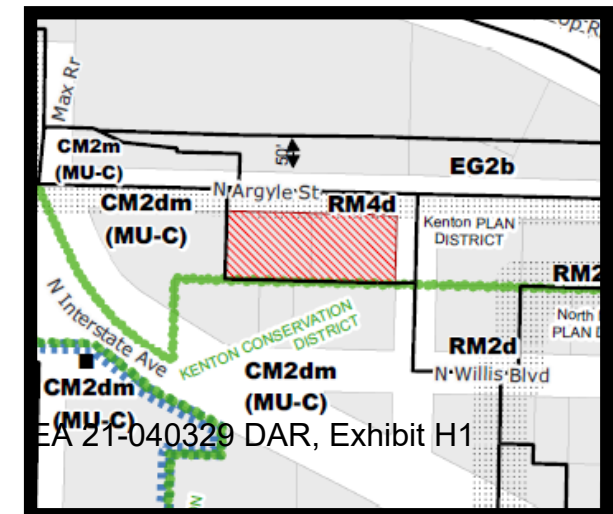
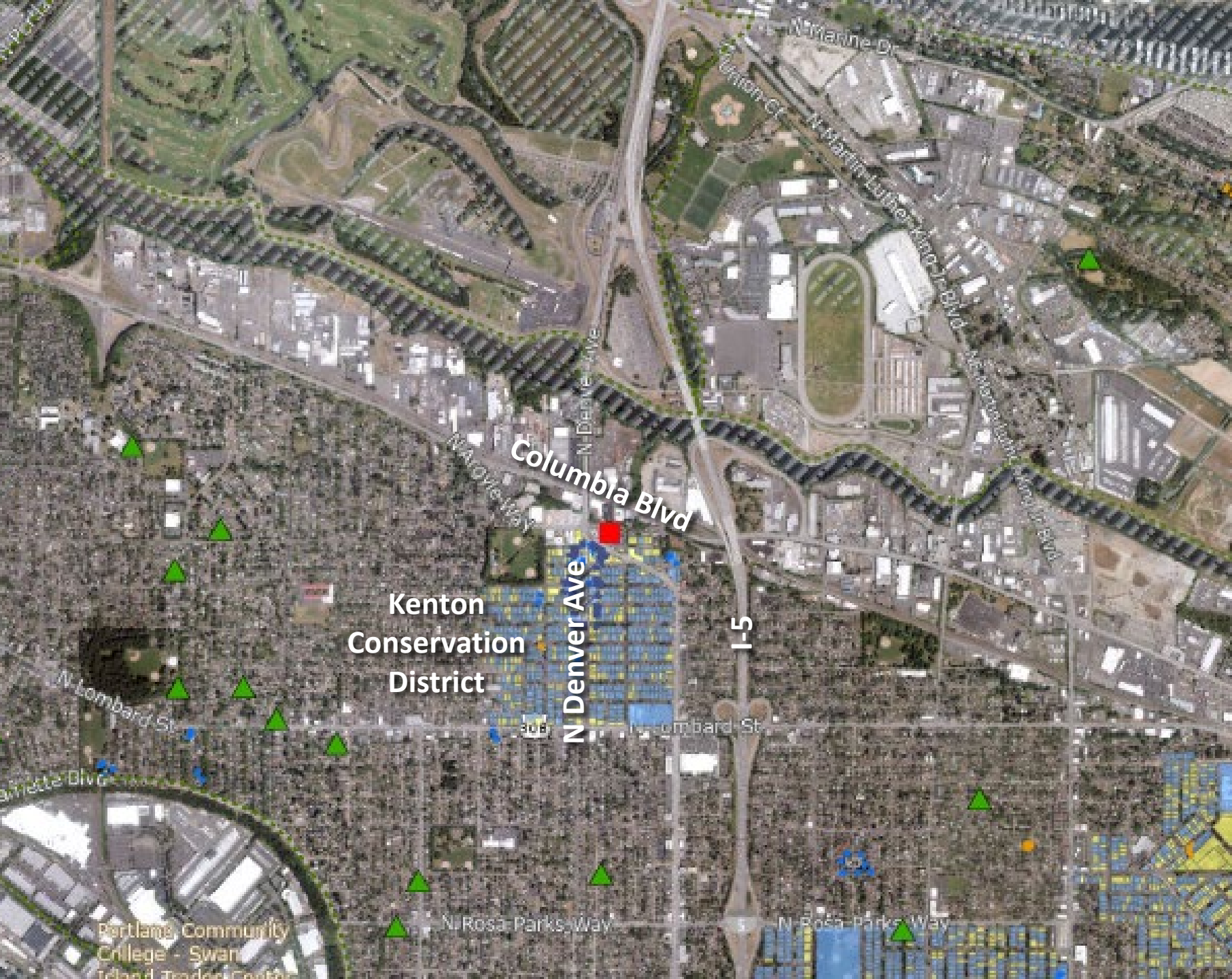
**PZC 33.538** The Kenton plan district use regulations foster a vital retail corridor along Denver Avenue. These... standards ensure that the design of new buildings ... **are compatible with the historic character** of the area. These regulations also **ensure a pleasant, safe and efficient environment for pedestrians along the Denver Avenue commercial corridor and near the light rail station.** Together, these regulations:

- Enhance the commercial character along Denver Avenue by restricting industrial uses;
- Discourage auto-oriented uses and development; and
- Encourage retail uses in the historic storefront buildings along Denver Avenue.

# Context

## Region/City

- At the northern edge of residential development and Kenton CD
- Columbia Blvd acts to separate Commercial/Industrial area to the north
- Just off I-5 corridor
- Denver main spine

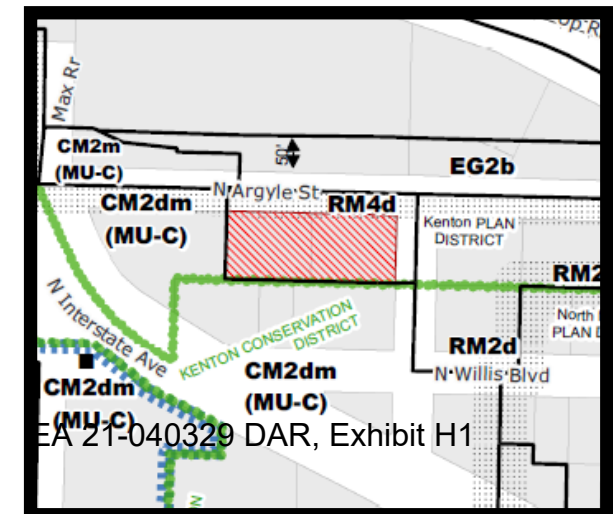




# Context

## Neighborhood

- Kenton Conservation District to the south (colored)
- Kenton Commercial Historic District to the southwest on Denver (blue hatch)
- Interstate Plan Area to the southeast (dbl orange hatch)



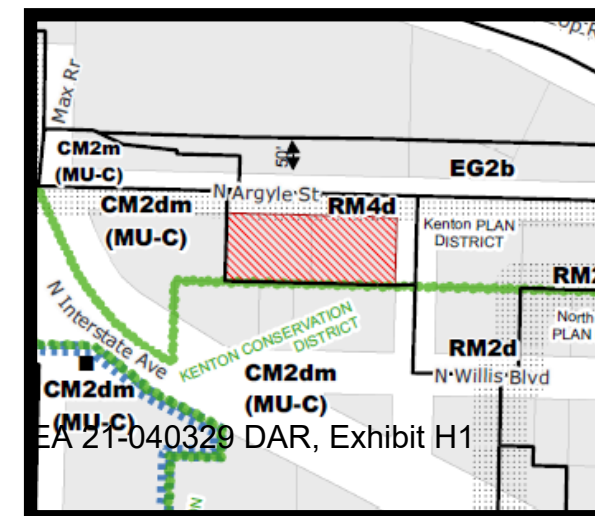




# Context

## Block

- SW corner of N Argyle St and N Fenwick Ave
- Kenton / N Denver MAX station 1 block to the south on Interstate.
- N Denver 1 block to the west



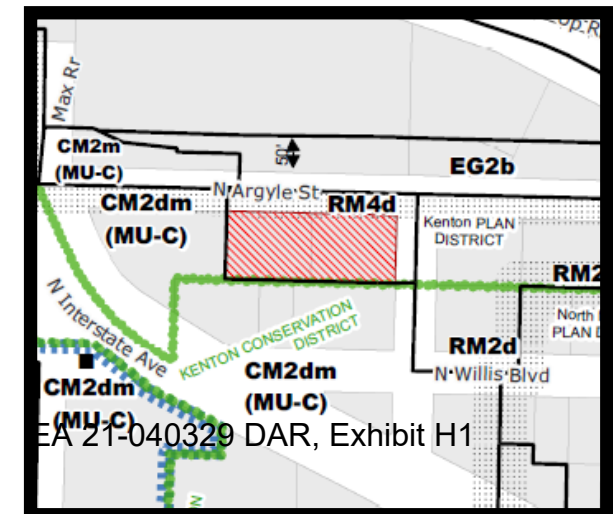




# Context

## Block

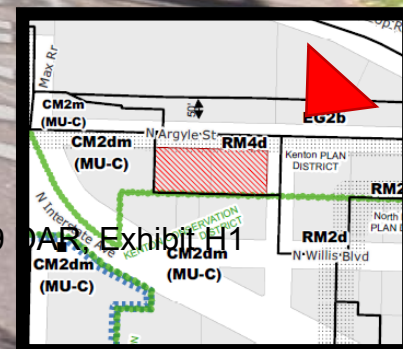
- SW corner of N Argyle St and N Fenwick Ave
- Kenton / N Denver MAX station 1 block to the south on Interstate.
- N Denver 1 block to the west







EA 21-040329



AR Exhibit H1

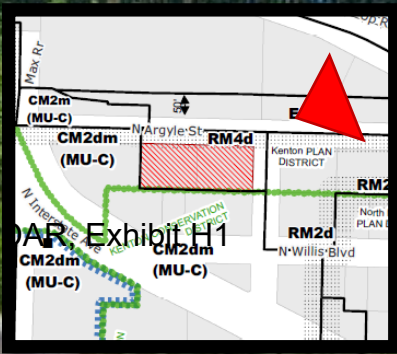




N Argyle St



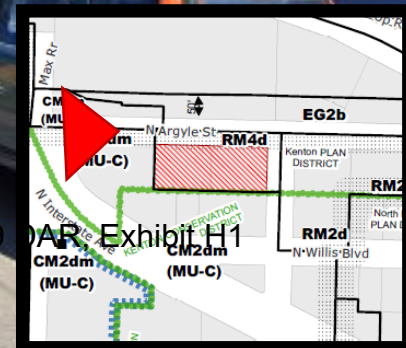
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EA 21-040329

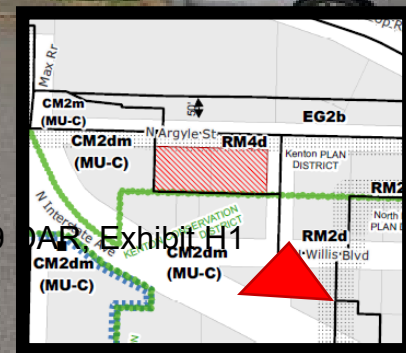


EA 21-040329





EA 21-040329



**Staff Introduction**

**Applicant Presentation**

**Staff Discussion Topics**

**Public Comments**

**Commission Conversation**



**Staff Introduction**

**Applicant Presentation**

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**Commission Conversation**

**CONTEXT.** *CDGs P1 Plan Area Character, D7 Blending into Neighborhood, D8 Interest, Quality & Composition.*

**1. Context**

- Response to Region, Neighborhood and Block

**2. Massing, parti and setbacks**

- Split bar parti.
- Colors.
- Lattice.

**PUBLIC REALM.** *CDGs E1 Pedestrian Networks, E2 Stopping Places, E3 Sidewalk Level of Buildings, E4 Corners that Build Active Intersection, D4 Parking Areas & Garages.*

**3. Ground floor treatments.**

- Active uses – Per each façade

**4. Entry Sequences**

- Scale
- Stairs, ramps, and railings
- Landscaping.

**QUALITY AND PERMANENCE.** *CDGs D7 Blending into the Neighborhood, D8 Interest, Quality and Composition.*

**5. Materials and skin expression**

- Fiber cement
- Lattice at units,
- Vents and other mechanical



**CONTEXT.** *CDGs P1 Plan Area Character, D7 Blending into Neighborhood, D8 Interest, Quality & Composition.*

## 1. Context

- Response to Region, Neighborhood and Block. Per the Kenton Plan:
  - *compatible with the historic character of the area.*
  - *ensure a pleasant, safe and efficient environment for pedestrians on Denver corridor and near light rail*



NE CORNER - VIEW FROM NE LOOKING SW

**Argyle facing frontage (leads to Denver)**



SE CORNER PERSPECTIVE - VIEW FROM SE LOOKING NW  
EA 21-040329 DAR, Exhibit H1

**Conservation District facing frontage**

**CONTEXT.** *CDGs P1 Plan Area Character, D7 Blending into Neighborhood, D8 Interest, Quality & Composition.*

## **2. Massing, parti and setbacks**

- Split bar parti. Recessed corridors, top floor setbacks, side wall windows
- Colors. Dark / light orientation
- Lattice. texture added to modular units



EA 21-040329 DAR, Exhibit H1



**PUBLIC REALM.** *CDGs E1 Pedestrian Networks, E2 Stopping Places, E3 Sidewalk Level of Buildings, E4 Corners that Build Active Intersection, D4 Parking Areas & Garages.*

### 3. Ground floor treatments.

- Argyle – active and inactive uses



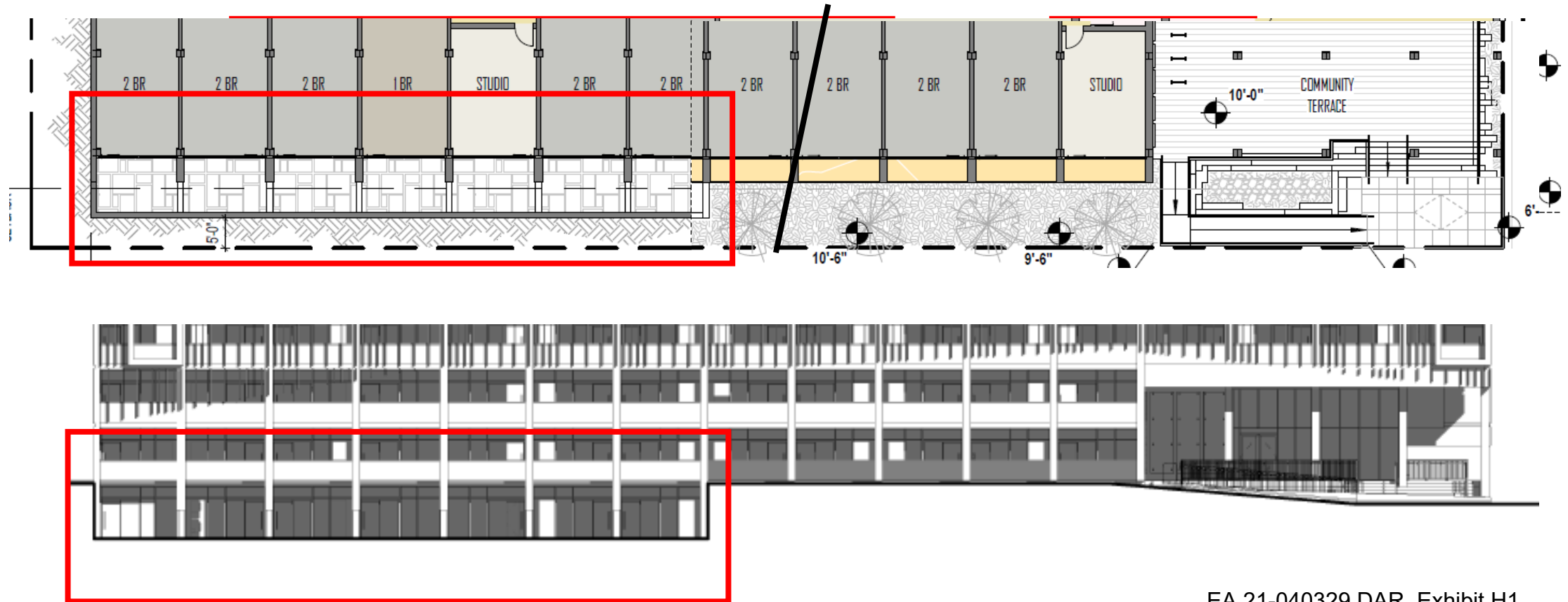
EA 21-040329 DAR, Exhibit H1

**North Elevation**

**PUBLIC REALM.** *CDGs E1 Pedestrian Networks, E2 Stopping Places, E3 Sidewalk Level of Buildings, E4 Corners that Build Active Intersection, D4 Parking Areas & Garages.*

### 3. Ground floor treatments.

- South elevation – adjacent slope, landscaping and condition at basement units



EA 21-040329 DAR, Exhibit H1

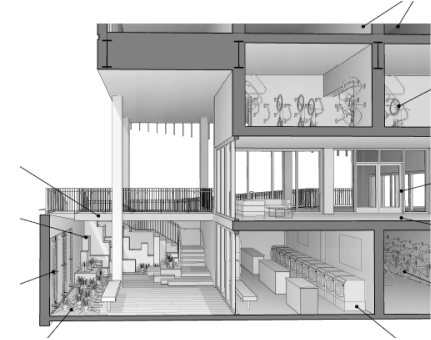
**South Elevation**



**PUBLIC REALM.** *CDGs E1 Pedestrian Networks, E2 Stopping Places, E3 Sidewalk Level of Buildings, E4 Corners that Build Active Intersection, D4 Parking Areas & Garages.*

#### 4. Entry Sequences

- Scale – grand scale, residential character
- Stairs, ramps, and railings – numerous, design
- Landscaping – leverage



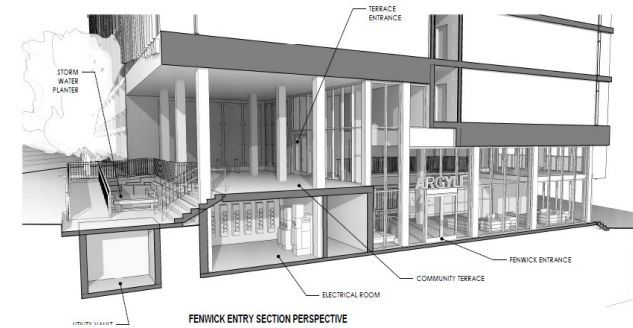
EA 21-040329 DAR, Exhibit H1

**West lobby on Argyle**

**PUBLIC REALM.** *CDGs E1 Pedestrian Networks, E2 Stopping Places, E3 Sidewalk Level of Buildings, E4 Corners that Build Active Intersection, D4 Parking Areas & Garages.*

#### 4. Entry Sequences

- Scale – grand scale, residential character
- Stairs, ramps, and railings – numerous, design
- Landscaping – leverage



EA 21-040329 DAR, Exhibit H1

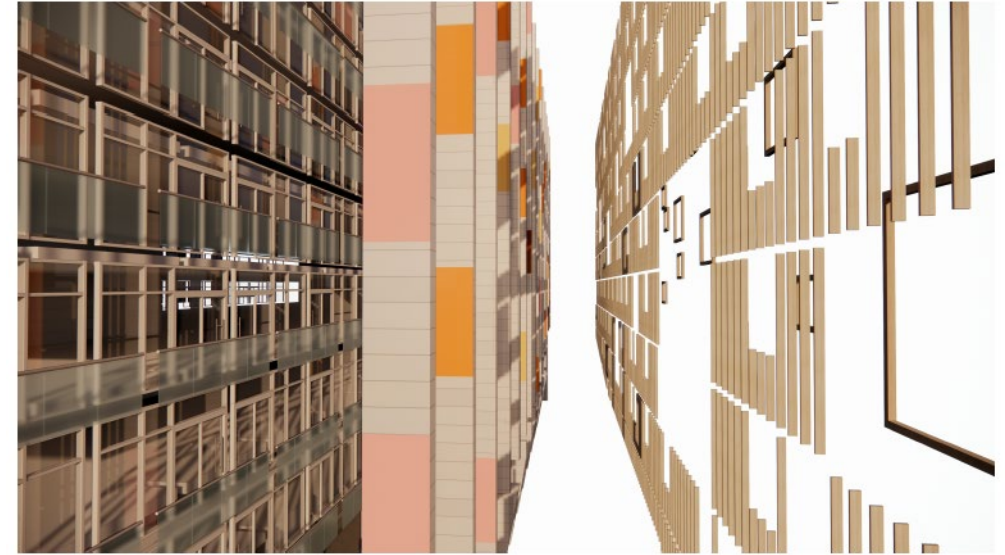
**East lobby at Argyle and Fenwick**



## QUALITY AND PERMANENCE. *CDGs D7 Blending into the Neighborhood, D8 Interest, Quality and Composition.*

### 5. Materials and skin expression

- Fiber cement -
  - Finish and texture options
  - Use of face fixing at street level

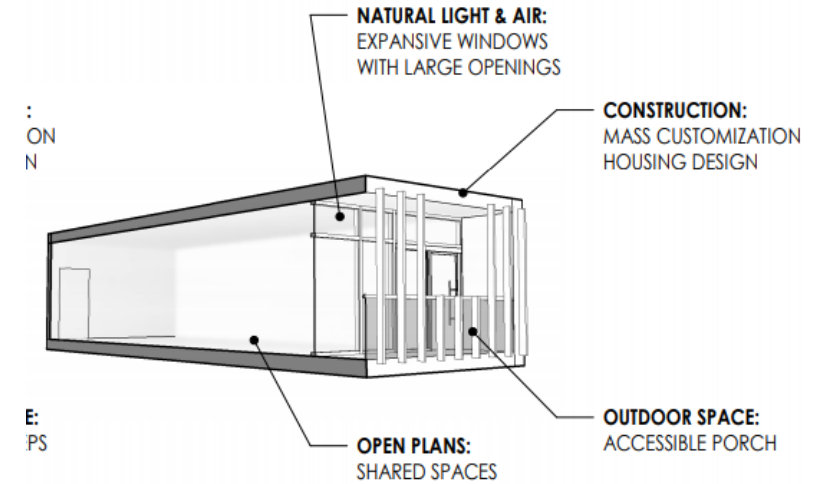


## QUALITY AND PERMANENCE. *CDGs D7 Blending into the Neighborhood, D8 Interest, Quality and Composition.*

### 5. Materials and skin expression

- Lattice
  - Material – wood or aluminum
  - Slope cut at bottom
  - High window/wall ratio
  - # slats and effect on light to units

ARGYLE



EA 21-040329 DAR, Exhibit H1



**QUALITY AND PERMANENCE.** *CDGs D7 Blending into the Neighborhood, D8 Interest, Quality and Composition.*

**5. Materials and skin expression**

- Vents and other mechanical – integration



EA 21-040329 DAR, Exhibit H1

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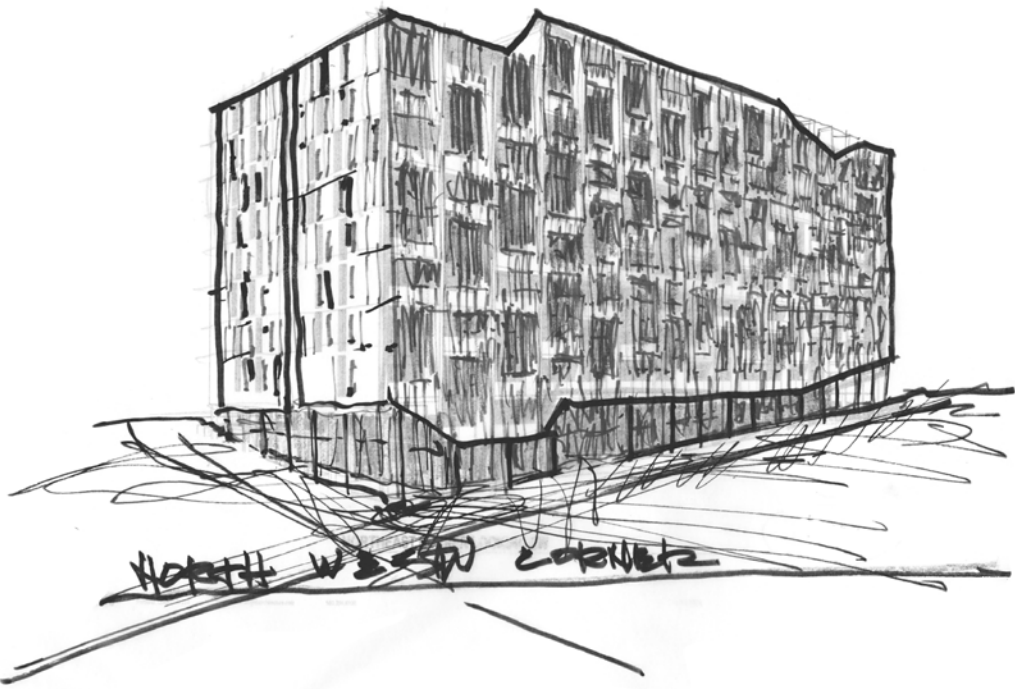


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PROJECT NARRATIVE

Proposed new construction of approximately 290 residential units in an eleven-story modular building in the Kenton Plan District. The project site includes two parcels totaling 25,000 SF adjacent to the Kenton / North Denver Avenue MAX lightrail station. The proposed building will contain approximately 175,000 SF of residences and 20,000 SF of user amenities and bicycle parking. 100% of the units will be offered at 60% Average Median Income (AMI), and are proposed as a mix of two-bedroom, one-bedroom and studio apartments. The site currently contains a four-plex built in 1946 and a 10-unit apartment building from 1949, both of which will be removed. All stormwater to be disposed of on-site through the use of on-site swales and drywells.

The project team is dedicated to the creation of new, permanent affordable housing units that are close to existing high-capacity transit and other urban amenities. The project is receiving OHCS 4% Low-Income Tax Credits, Metro Transit Oriented Development Grant, and Oregon Multifamily Energy Program funding.

The Kenton Downtown Plan identifies this site as being a prime location for tall, high-density housing, noting that the sloped topography limits blocked views, reduced privacy and shadows cast on nearby lots. Per the plan, this location should “reinforce the potential success of the Denver Avenue businesses by fostering development of additional housing within walking distance,” and is considered a “good location” for higher density housing because the site is “close to light rail, the Denver Avenue Business District, and other Kenton neighborhood amenities.” The site sits outside of the Kenton Conservation District, and neither of the existing buildings are historic resources or architecturally significant structures.

The new building will sit at the corner of two downward-sloping street frontages, N. Argyle Street and N. Fenwick Avenue. To the North is an EG2 industrial area that is below N. Argyle along N. Columbia Boulevard and the Columbia Slough. Across N. Fenwick to the East is a series of multi-dwelling buildings in a RM2 zone. The South and West are zoned CM2, which are currently a pair of single-family homes and a parking lot respectively. Just beyond the parking lot is a lightrail station and the Kenton District’s main street along Denver Avenue.

PROJECT TEAM

WRIGHT ARCHITECTURE  
ATTAINABLE DEVELOPMENT, LLC  
WDY CIVIL ENGINEERING

PROJECT SITE

1810-1838 N. ARGYLE ST.  
PROPERTY ID: R196150, R196149





## ZONING SUMMARY

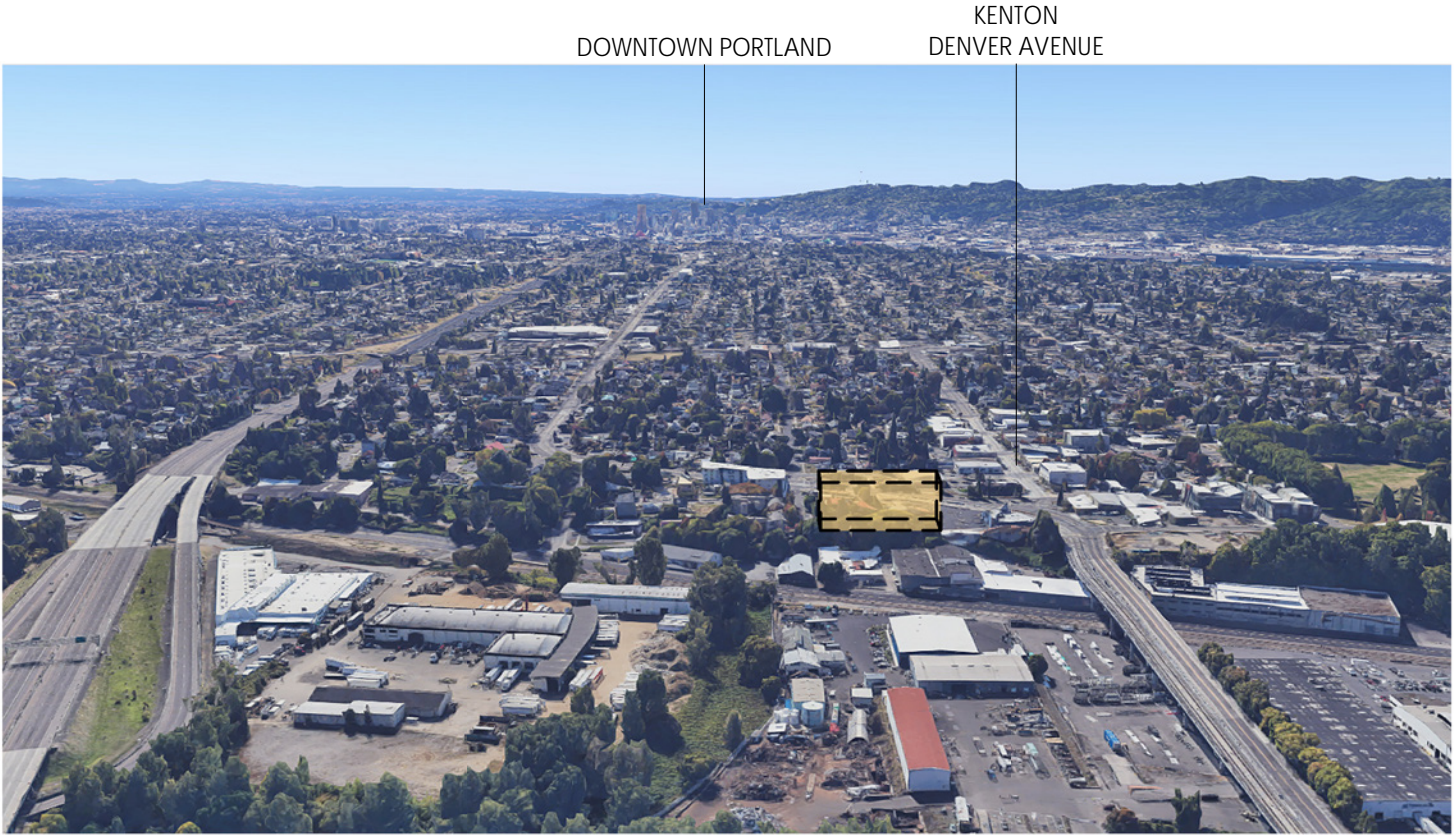
SITE	25,000 SF (.58 acres)
BASE ZONE	RM4
OVERLAY	d (Design)
COMP PLAN	MD-U
DISTRICT	Kenton Plan District
MAXIMUM F.A.R.	6:1 (7:1 w/ bonus)
MAX. FLOOR AREA	175,000 SF
MAXIMUM HEIGHT	100 ft (110 ft w/bonus)







AERIAL VIEW LOOKING SOUTHEAST



AERIAL VIEW LOOKING SOUTH



AERIAL VIEW LOOKING NORTHEAST



AERIAL VIEW LOOKING SOUTHWEST



KENTON NEIGHBORHOOD



KENTON HOTEL - N. FENWICK & INTERSTATE



KENTON MAIN STREET - N. DENVER AVE.



KENTON MAX STATION



PAUL BUNYAN STATUE



DISJECTA ART CENTER



RENAISSANCE COMMONS - N. ARGYLE & DENVER



ARGYLE GARDENS - N. ARGYLE WAY



KENTON CLUB





MIXED-USE INDUSTRIAL BUILDING - N. COLUMBIA BLVD.



COLUMBIA WOOL BUILDING - N. COLUMBIA BLVD.



BRANOM INSTRUMENT BUILDING - N. ARGYLE & INTERSTATE PL



RAILROAD CROSSING - COLUMBIA BLVD.

# INDUSTRIAL SANCTUARY





FENWICK APARTMENTS - N. ARGYLE & FENWICK

SITE



EXISTING CONDITIONS AT STREET CORNER - N. ARGYLE & FENWICK



EXISTING STRUCTURES TO BE REMOVED - N. ARGYLE



EXISTING STRUCTURES - N. ARGYLE



ADJACENT BUSINESS - N. WILLIS BV.



EXISTING STRUCTURE TO BE REMOVED - N. ARGYLE



DANCING BEAR PARKING LOT - N. ARGYLE  
( KENTON MAX LIGHT RAIL STATION IN DISTANCE )



**BASE ZONE STANDARDS**  
CITY OF PORTLAND 33.120 MULTI-DWELLING ZONES

**33.120.030 RM4 ZONE:** *"The RM4 zone is a high density, urban-scale multi-dwelling zone applied near the Central City, and in town centers, station areas, and along civic corridors that are served by frequent transit and are close to commercial services. It is intended to be an intensely urban zone with a high percentage of building coverage and a strong building orientation to the pedestrian environment of streets, with buildings located close to sidewalks with little or no front setback. This is a mid-rise to high-rise zone with buildings of up to seven or more stories. The Design overlay zone is applied to this zone."*

**33.120.050 NEIGHBORHOOD CONTACT:** Neighborhood Contact III required per design overlay.

**33.120.100 & .200 PRIMARY USES & TYPES:** Household Living and Multi-Dwelling Structures allowed with no restrictions.

**33.120.210 FLOOR AREA RATIO:** Floor Area Ratio determined by Kenton Plan District. FAR 6:1 (7:1 w/ bonus) allowed.

**33.120.211 FLOOR AREA BONUS OPTIONS:** Floor Area Ratio allowed bonuses determined by Kenton Plan District. Deeper Housing Affordability bonus of 1:1 FAR proposed.

**33.120.212 MAXIMUM DENSITY:** Unlimited allowed.

**33.120.213 MINIMUM DENSITY:** 1 unit per 1,000 SF of site area.

**33.120.215 HEIGHT:** On sites within 1,000 feet of a transit station the base height is 100 feet. Deeper Housing Affordability projects are also allowed an additional 10 feet of base height. Height limit 100 ft (110 ft w/bonus).

**33.120.220 SETBACKS:** Buildings more than 55 feet tall: *"The required minimum side and rear building setback for buildings that are more than 55 feet tall is 10 feet from a side or rear lot line that is not a street lot line, and 5 feet from a side or rear lot line that is a street lot line."*  
B.3.b. Exceptions to the required building setbacks: *"in the RM4 zone the minimum front and side street building setbacks may be reduced to zero feet, for buildings where the finished floor of ground floor residential units is at least 2 feet above the grade of the closest adjoining sidewalk."*

**33.120.225 BUILDING COVERAGE:** Maximum Building Coverage in the RM4 Zone is 85% of the site. Deeper Housing Affordability projects are also allowed an additional 10 percent of building coverage beyond the limits for the zone stated in Table 120-3.

**33.120.230 FACADE ARTICULATION:** *"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. Facade area used to meet the facade articulation standard may be recessed behind, or project out from, the primary facade plane, but projections into street right-of-way do not count toward meeting this standard."*

**33.120.231 MAIN ENTRANCES:** *"An entrance to a multi-dwelling structure may face a courtyard if the courtyard-facing entrance is located within 60 feet of a street and the courtyard meets the following standards:*  
*a. The courtyard must be at least 15 feet in width;*  
*b. The courtyard must abut a street; and*  
*c. The courtyard must be landscaped to at least the L1 level, or hard-surfaced for use by pedestrians."*

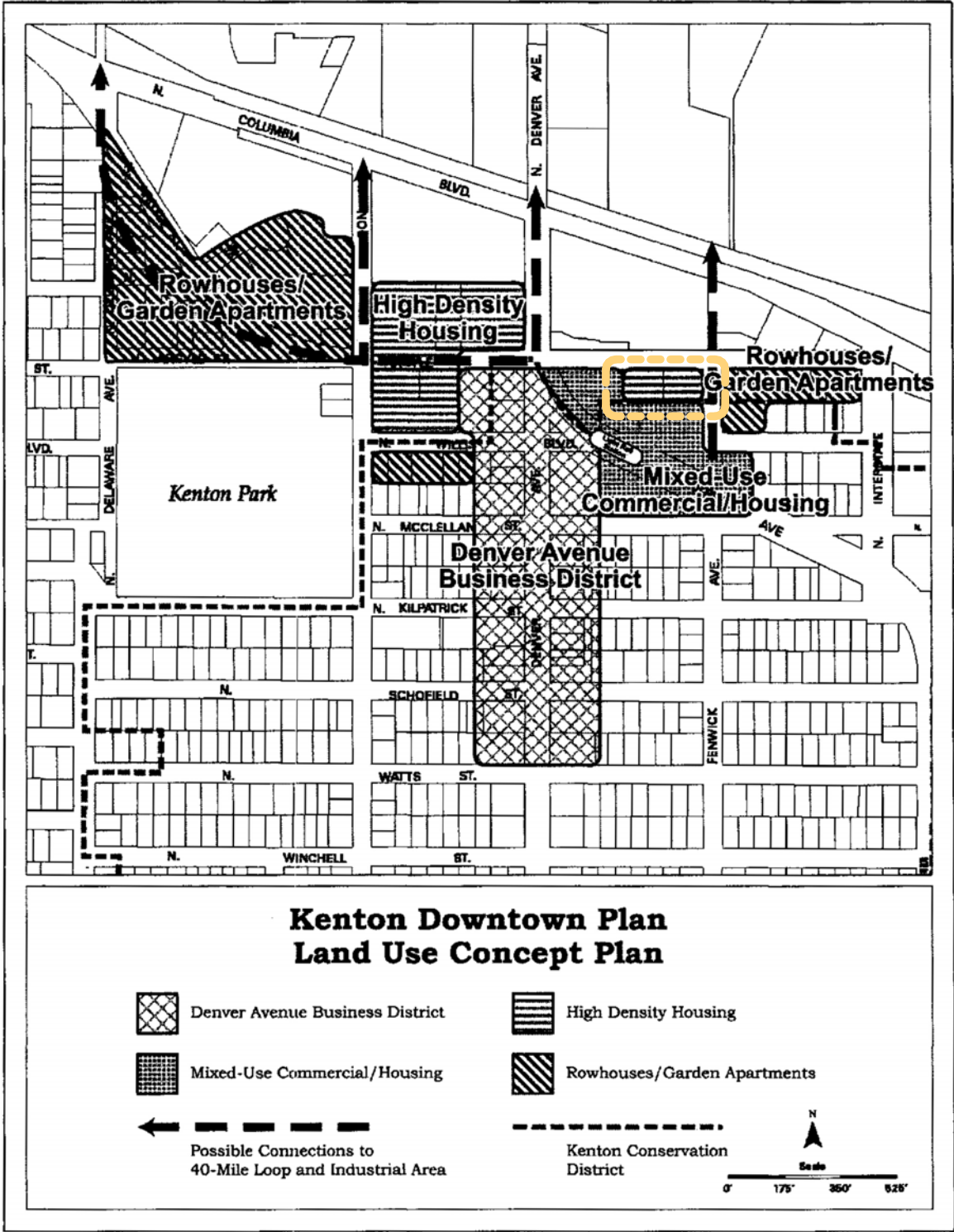
**33.120.232 STREET-FACING FACADES:** Windows: *"At least 15 percent of the area of each facade that faces a street lot line must be windows or main entrance doors."*  
Ground Floor Windows: *"Windows must cover at least 25 percent of the ground floor wall area of the portion of building that has a ground floor commercial use when the ground floor wall is located 5 feet or more from a street lot line."*

**33.120.235 LANDSCAPED AREAS:** Minimum Landscaped Areas in the RM4 Zone is 15% of the site.  
Building setbacks: *"The required building setbacks must be landscaped to at least the L1 standard of Chapter 33.248, Landscaping and Screening. Ground-level pedestrian pathways, detached accessory structures and other development allowed in the setbacks are exempt from this standard."*

**33.120.337 TREES:** Required Tree Area: 20 percent of site or development impact area, 5,000 SF = 5 large trees.

**33.120.240 REQUIRED OUTDOOR AND COMMON AREAS:**  
Required Outdoor Area: *"RM4 zones, on sites that are more than 20,000 square feet in total area, at least 48 square feet of outdoor area is required per dwelling unit."* 290 units x 48 SF = 13,920 SF required Outdoor Area.  
Required Common Area standard: *"On sites that are more than 20,000 square feet in total site area, at least 10 percent of total site area must be provided as common area."* 2,500 SF required Common Area.





**KENTON DOWNTOWN PLAN**  
CITY OF PORTLAND 33.538 KENTON PLAN DISTRICT

**33.538.210 MAXIMUM BUILDING HEIGHT:** Maximum building heights are shown on Map 538-2 = Base Zone height applies.

**33.538.220 FLOOR AREA RATIOS:** Minimum and maximum floor area ratios are shown on Map 538-3 = 6:1 maximum FAR.  
"Maximum increase in FAR. An increase in FAR through the use of bonuses of more than 1 to 1 is prohibited."

**33.538.230 REQUIRED BUILDING LINES:** Not applicable.

**33.538.240 ACTIVE BUILDING USE AREAS:** Not applicable.

**33.538.250 PARKING ACCESS RESTRICTED FRONTAGES:** Not applicable.

**33.538.260 DESIGN REVIEW REQUIRED:** Type II Design Review required per 33.420, Albina Community Plan District.

APPLICABLE GUIDELINES

P1 COMMUNITY PLAN AREA CHARACTER:  
ALBINA COMMUNITY PLAN AREA

ENHANCE THE SENSE OF PLACE AND IDENTITY BY INCORPORATING SITE AND BUILDING DESIGN FEATURES THAT RESPOND TO THE AREA’S DESIRED CHARACTERISTICS AND TRADITIONS.

P2 HISTORIC AND CONSERVATION DISTRICTS  
N/A

P3 GATEWAYS  
N/A

E1 PEDESTRIAN NETWORKS  
CREATE AN EFFICIENT, PLEASANT, AND SAFE NETWORK OF SIDEWALKS AND PATHS FOR PEDESTRIANS THAT LINKS DESTINATION POINTS AND NEARBY RESIDENTIAL AREAS WHILE VISUALLY AND PHYSICALLY BUFFERING PEDESTRIANS FROM VEHICLE AREAS.

E2 STOPPING PLACES  
NEW LARGE SCALE PROJECTS SHOULD PROVIDE COMFORTABLE PLACES ALONG PEDESTRIAN CIRCULATION ROUTES WHERE PEOPLE MAY STOP, VISIT, MEET, AND REST.

E3 THE SIDEWALK LEVEL OF BUILDINGS  
CREATE A SENSE OF ENCLOSURE AND VISUAL INTEREST TO BUILDINGS ALONG SIDEWALKS AND PEDESTRIAN AREAS BY INCORPORATING SMALL SCALE BUILDING DESIGN FEATURES, CREATING EFFECTIVE GATHERING PLACES, AND DIFFERENTIATING STREET LEVEL FACADES.

E4 CORNERS THAT BUILD ACTIVE INTERSECTIONS  
CREATE INTERSECTIONS THAT ARE ACTIVE, UNIFIED, AND HAVE A CLEAR IDENTITY THROUGH CAREFUL SCALING DETAIL AND LOCATION OF BUILDINGS, OUTDOOR AREAS AND ENTRANCES.

E5 LIGHT, WIND AND RAIN  
ENHANCE THE COMFORT OF PEDESTRIANS BY LOCATING AND DESIGNING BUILDINGS AND OUTDOOR AREAS TO CONTROL THE ADVERSE EFFECTS OF SUN, SHADOW, GLARE, REFLECTION, WIND, AND RAIN.

D1 OUTDOOR AREAS  
WHEN SITES ARE NOT FULLY BUILT ON, PLACE BUILDINGS TO CREATE SIZABLE, USABLE OUTDOOR AREAS. DESIGN THESE AREAS TO BE ACCESSIBLE, PLEASANT, AND SAFE. CONNECT OUTDOOR AREAS TO THE CIRCULATION SYSTEM USED BY PEDESTRIANS.

D2 MAIN ENTRANCES  
MAKE THE MAIN ENTRANCES TO HOUSES AND BUILDINGS PROMINENT, INTERESTING, PEDESTRIAN ACCESSIBLE, AND TRANSIT-ORIENTED.

D3 LANDSCAPE FEATURES  
ENHANCE SITE AND BUILDING DESIGN THROUGH APPROPRIATE PLACEMENT, SCALE, AND VARIETY OF LANDSCAPE FEATURES.

D4 PARKING AREAS AND GARAGES  
INTEGRATE PARKING IN A MANNER THAT IS ATTRACTIVE AND COMPLEMENTARY TO THE SITE AND ITS SURROUNDINGS. LOCATE PARKING IN A MANNER THAT MINIMIZES NEGATIVE IMPACTS ON THE COMMUNITY AND ITS PEDESTRIANS. DESIGN PARKING GARAGE EXTERIORS TO VISUALLY RESPECT AND INTEGRATE WITH ADJACENT BUILDINGS AND ENVIRONMENT.

D5 CRIME PREVENTION  
USE SITE DESIGN AND BUILDING ORIENTATION TO REDUCE THE LIKELIHOOD OF CRIME THROUGH THE DESIGN AND PLACEMENT OF WINDOWS, ENTRIES, ACTIVE GROUND LEVEL USES, AND OUTDOOR AREAS.

D6 ARCHITECTURAL INTEGRITY  
N/A

D7 BLENDING INTO THE NEIGHBORHOOD  
REDUCE THE IMPACT OF NEW DEVELOPMENT ON ESTABLISHED NEIGHBORHOODS BY INCORPORATING ELEMENTS OF NEARBY, QUALITY BUILDINGS SUCH AS BUILDING DETAILS, MASSING, PROPORTIONS, AND MATERIALS.

D8 INTEREST, QUALITY AND COMPOSITION  
ALL PARTS OF A BUILDING SHOULD BE INTERESTING TO VIEW, OF LONG LASTING QUALITY, AND DESIGNED TO FORM A COHESIVE COMPOSITION.



THE DEVELOPMENT TEAM HAS DEVELOPED FOUR OVERARCHING GOALS THAT THIS PROJECT AIMS TO ACHIEVE. THESE GOALS ARE HARMONIOUS WITH THE STATE OF OREGON'S AFFORDABLE HOUSING OBJECTIVES, THE CITY OF PORTLAND'S COMMUNITY DESIGN GUIDELINES, AND THE KENTON DISTRICT'S DEVELOPMENT PLAN.



### PERMANENCE

- PROVIDE PERMANENT AFFORDABLE HOUSING
- CREATE SPACES FOR SOCIAL AND ECONOMIC STABILITY
- USE DURABLE, LONG LASTING MATERIALS THAT REQUIRE LOW TO NO MAINTENANCE
- CRAFT OR EXPRESSION OF CRAFT



### INNOVATION

- DESIGN EFFICIENCY INTO CONSTRUCTION
- UTILIZE MODULAR CONSTRUCTION TO REDUCE CONSTRUCTION TIME AND STREAMLINE PROCESS
- USE LOCALLY PRODUCED MASS PLYWOOD PANELS



### QUALITY OF LIFE

- ENHANCE THE DAILY LIVING EXPERIENCE THROUGH THE BUILT ENVIRONMENT
- PROVIDE ACCESS TO NATURAL LIGHT AND FRESH AIR IN BOTH PRIVATE AND PUBLIC SPACES
- CREATE MEMORABLE SPACES



### PLACEMAKING

- BUILDING ORIENTATION
- CREATE UNIQUE, SITE-SPECIFIC PLACES TO LIVE AND EXPLORE
- DESIGN HOLISTIC INTERIOR AND EXTERIOR SPACES
- FOCUS ON THE DETAIL AND CRAFT OF TACTILE AND CORPOREAL BUILDING ELEMENTS

PROJECT GOAL: PERMANENCE AND SOCIAL STABILITY

100% OF THE PROPOSED RESIDENCES ARE TO BE AFFORDABLE FOR THE LIFE OF THE BUILDING. EACH UNIT IS DESIGNED TO REPLICATE THE TRADITIONAL WORKFORCE HOUSING BUILT IN THE LAST CENTURY; HOUSING THAT WAS BUILT QUICKLY AND EFFICIENTLY TO PROVIDE SHELTER TO THOSE WORKING IN THE SHIPYARDS AND INDUSTRIES OF THE 20TH CENTURY. TAKING CUES FROM THESE PRECEDENTS THE PROPOSED UNITS REPLICATE THE VIABLE FEATURES OF THE PAST, SUCH AS LARGE FRONT PORCHES AND CONSTRUCTABILITY, WHILE SIMULTANEOUSLY CRAFTING SPACES THAT ARE DESIGNED FOR 21ST CENTURY LIVING WITH LARGER WINDOWS, OPEN PLANS, AND BARRIER-FREE SPACES.



NATURAL LIGHT & AIR:  
PUNCTURE WINDOWS  
WITH SMALL OPENINGS

CONSTRUCTION :  
MASS PRODUCTION  
HOUSING DESIGN

TRADITIONAL PLANS:  
SEPARATED SPACES

OUTDOOR SPACE:  
PORCH WITH STEPS

20th CENTURY  
WORKFORCE HOUSING

COMMUNITY DESIGN GUIDELINES

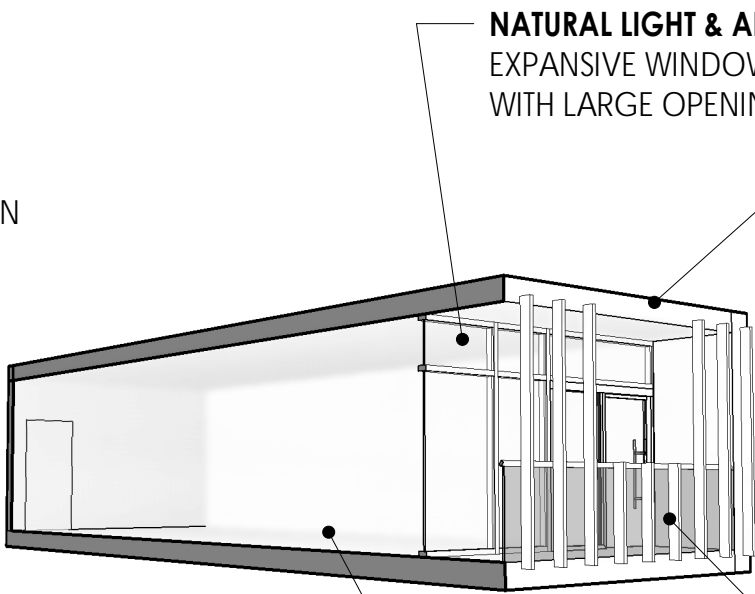
P1 COMMUNITY PLAN AREA CHARACTER:  
ALBINA COMMUNITY PLAN AREA

E5 LIGHT, WIND AND RAIN

D1 OUTDOOR AREAS

D7 BLENDING INTO THE NEIGHBORHOOD

D8 INTEREST, QUALITY AND COMPOSITION



NATURAL LIGHT & AIR:  
EXPANSIVE WINDOWS  
WITH LARGE OPENINGS

CONSTRUCTION:  
MASS CUSTOMIZATION  
HOUSING DESIGN

OPEN PLANS:  
SHARED SPACES

OUTDOOR SPACE:  
ACCESSIBLE PORCH

21st CENTURY  
WORKFORCE HOUSING



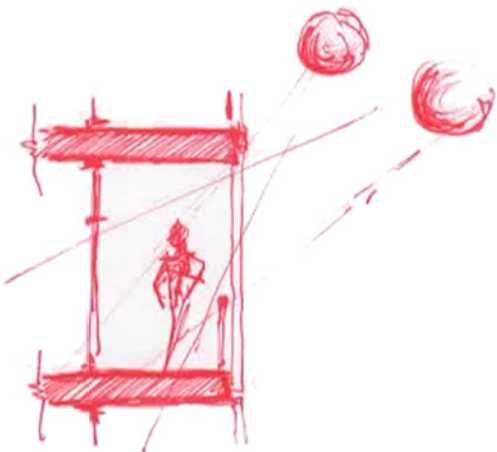


DESIGN INSPIRATION: NEST WE GROW  
COLLEGE OF ENVIRONMENTAL DESIGN UC BERKELEY & KENGO KUMA

PROJECT GOAL: INNOVATION IN CRAFT AND DESIGN

EACH INDIVIDUAL UNIT WILL HAVE DIRECT ACCESS TO NATURAL LIGHT AND AIR, FILTERED THROUGH A SERIES OF TRANSPARENT AND OPAQUE LAYERS AT THE BUILDING ENVELOPE. DEPENDING ON THE UNITS' LOCATION AND ORIENTATION THE LAYERS DISSIPATE OR ACCUMULATE TO OPTIMIZE THE CORPOREAL EXPERIENCE.

THIS PROJECT WILL UTILIZE NEW INNOVATIONS IN MODULAR DESIGN AND MASS TIMBER CONSTRUCTION. EACH UNIT WILL BE BUILT IN A FACTORY SETTING WITH CONTROLLED CONDITIONS AND ALL TOOLS AND SUPPLIES ON HAND. THIS ALLOWS FOR CONSTRUCTION EFFICIENCIES, QUALITY CONTROL, WASTE REDUCTION, TRADE SCHEDULING, AND THE MASS CUSTOMIZATION OF EACH UNIT. THE FLOORS AND OTHER ELEMENTS OF THE BUILDING WILL BE MASS PLYWOOD PANELS (MPP) THAT ARE MADE IN OREGON AND DESIGNED TO BE USED WITH THE SPECIAL OREGON IV-B CONSTRUCTION TYPE.



COMMUNITY DESIGN GUIDELINES

E5 LIGHT, WIND AND RAIN

D7 BLENDING INTO THE NEIGHBORHOOD

D8 INTEREST, QUALITY AND COMPOSITION



FACTORY BUILT MODULE



MASS TIMBER PANEL



COMMUNITY DESIGN GUIDELINES

E2 STOPPING PLACES

E5 LIGHT, WIND AND RAIN

D1 OUTDOOR AREAS

D2 MAIN ENTRANCES

D3 LANDSCAPE FEATURES

D5 CRIME PREVENTION

PROJECT GOAL: QUALITY OF LIFE

ARCHITECTURE CAN ENHANCE THE DAILY LIVING EXPERIENCE BY DESIGNING SEQUENCED OR INTIMATE SPACES TO PASS THROUGH, CONGREGATE AND LINGER IN. THESE SPACES, WHETHER PUBLIC OR PRIVATE, CAN PROVIDE OPPORTUNITIES TO ACCESS NATURAL LIGHT, AIR AND VIEWS OF THE SURROUNDING ENVIRONS AND URBAN TERROIR.



BLURRING INSIDE - OUTSIDE SPACES

PORTLAND JAPANESE GARDEN - KENGO KUMA & HACKER ARCHITECTS



ACTIVE AND INTERACTIVE SPACES

GATEWAY DISCOVERY PARK - PLACE LANDSCAPE ARCHITECTS



CONFLUENCE OF PUBLIC AND PRIVATE SPACES

HASSALO ON EIGHTH - GBD ARCHITECTS & PLACE



PROJECT GOAL: PLACEMAKING

THE CREATION OF UNIQUE AND HOLISTIC PLACES STARTS WITH ORIENTATION AND WHAT IS ALREADY THERE. THE KENTON NEIGHBORHOOD IS KNOWN FOR ITS HISTORY AND COMMUNAL GRIT, A CERTAIN PASSION AND PERSEVERANCE THAT GOES BEYOND THE PHYSICAL REALITY. THE AREA HAS FOUR DISTINCT CENTERS OF GRAVITY: DENVER AVENUE IS THE CENTER OF COMMERCE, KENTON PARK IS THE CENTER OF PLAY, THE MAX STATION IS THE CENTER OF MOVEMENT, AND PAUL BUNYAN IS THE CENTER OF PERCEPTION. THE PROPOSAL TIES INTO THESE NODES AND EXTENDS THEIR ATTRIBUTES INTO THE BUILDING ITSELF.

COMMUNITY DESIGN GUIDELINES

E1 PEDESTRIAN NETWORKS

E2 STOPPING PLACES

E3 THE SIDEWALK LEVEL OF BUILDINGS

E4 CORNERS THAT BUILD ACTIVE INTERSECTIONS

E5 LIGHT, WIND AND RAIN

D1 OUTDOOR AREAS

D2 MAIN ENTRANCES

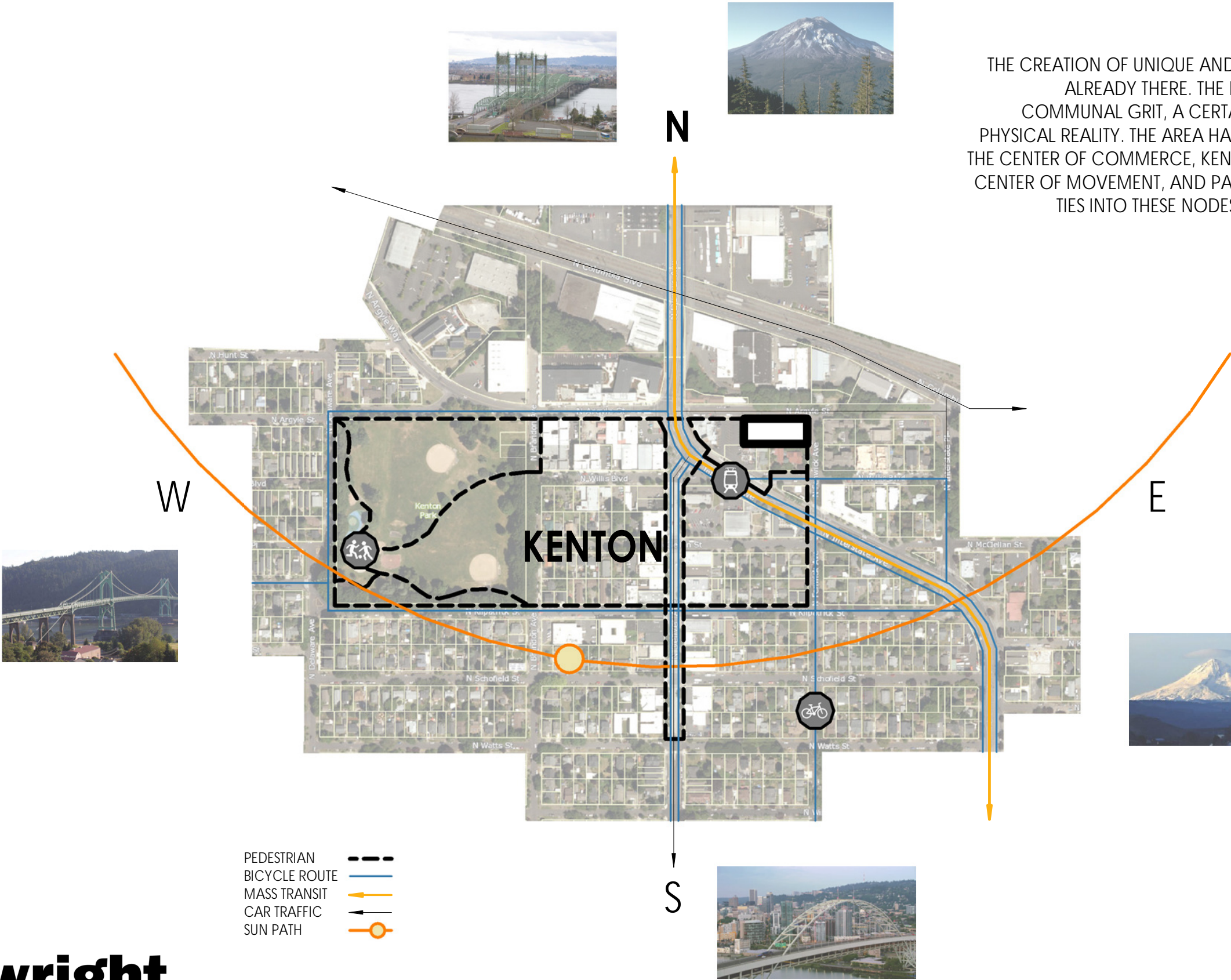
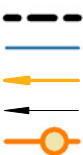
D3 LANDSCAPE FEATURES

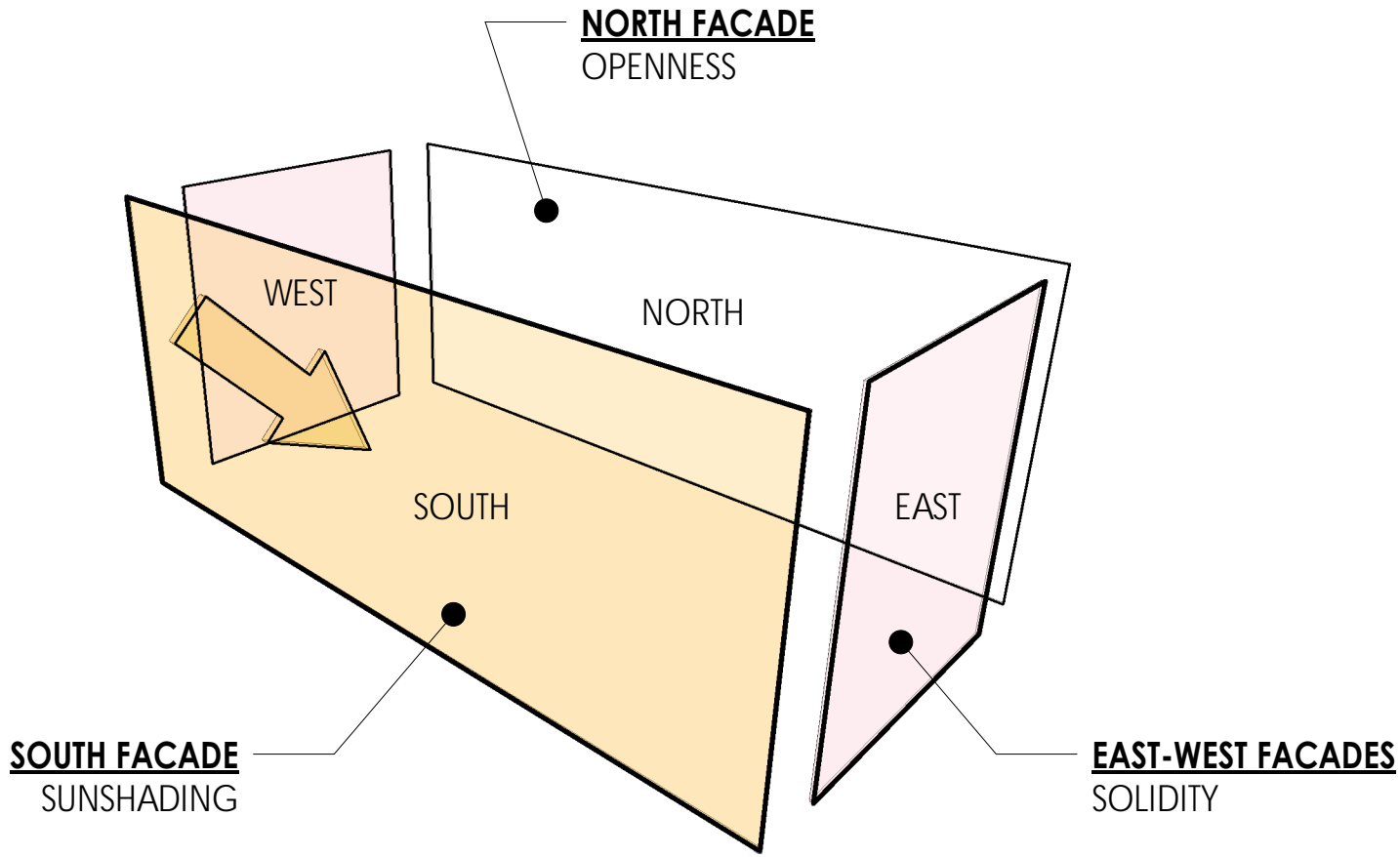
D4 PARKING AREAS AND GARAGES

D5 CRIME PREVENTION

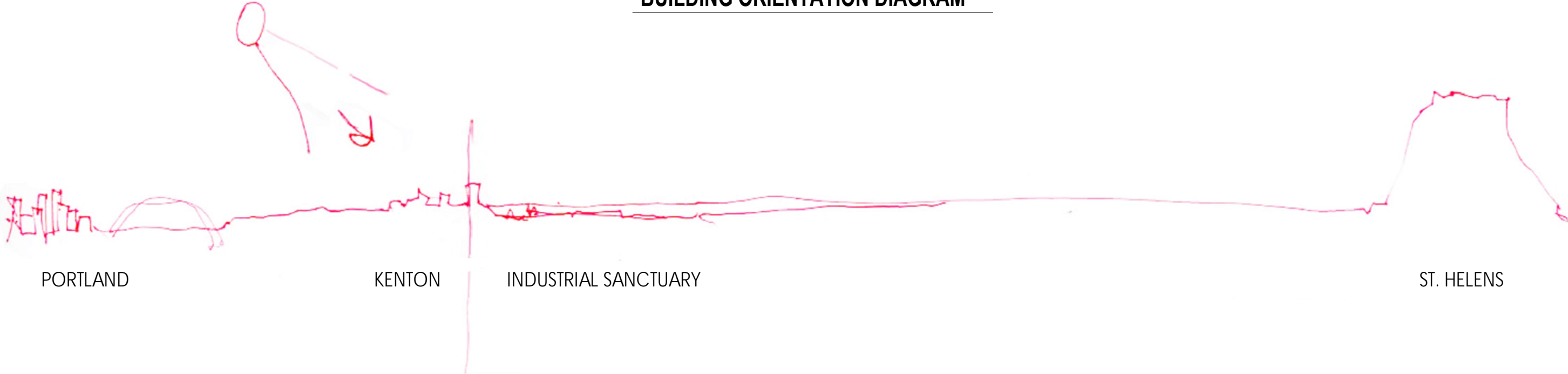
D7 BLENDING INTO THE NEIGHBORHOOD

- PEDESTRIAN
- BICYCLE ROUTE
- MASS TRANSIT
- CAR TRAFFIC
- SUN PATH





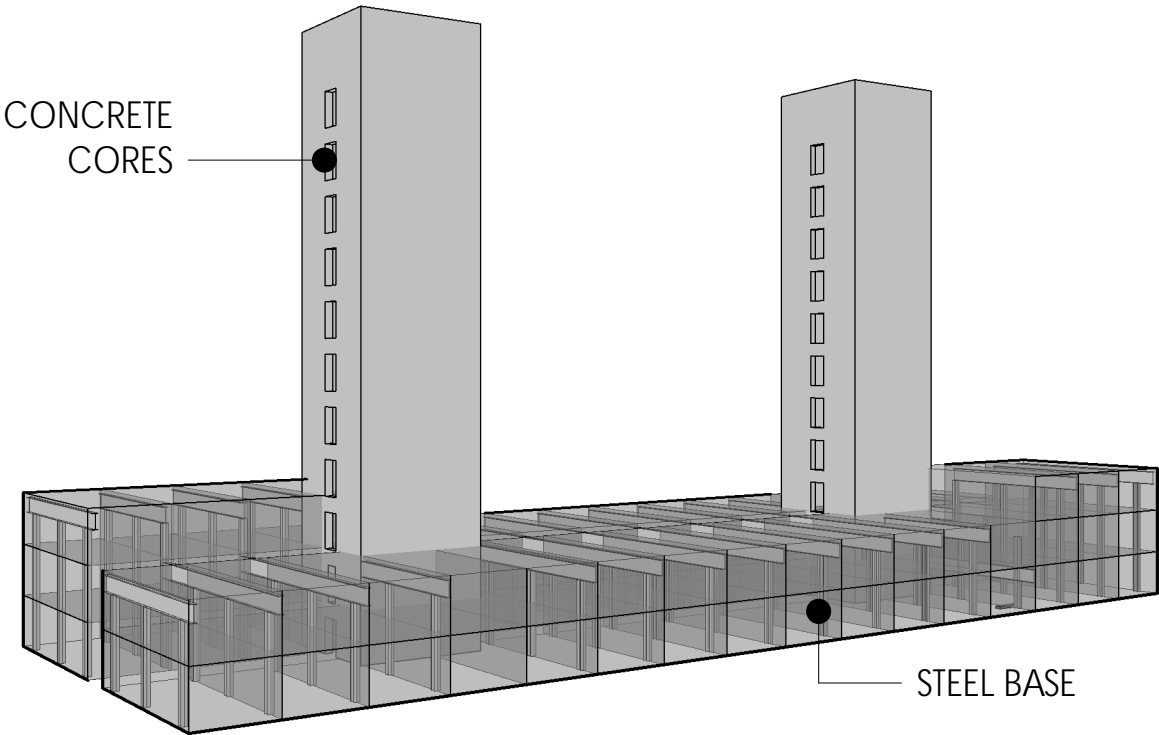
BUILDING ORIENTATION DIAGRAM



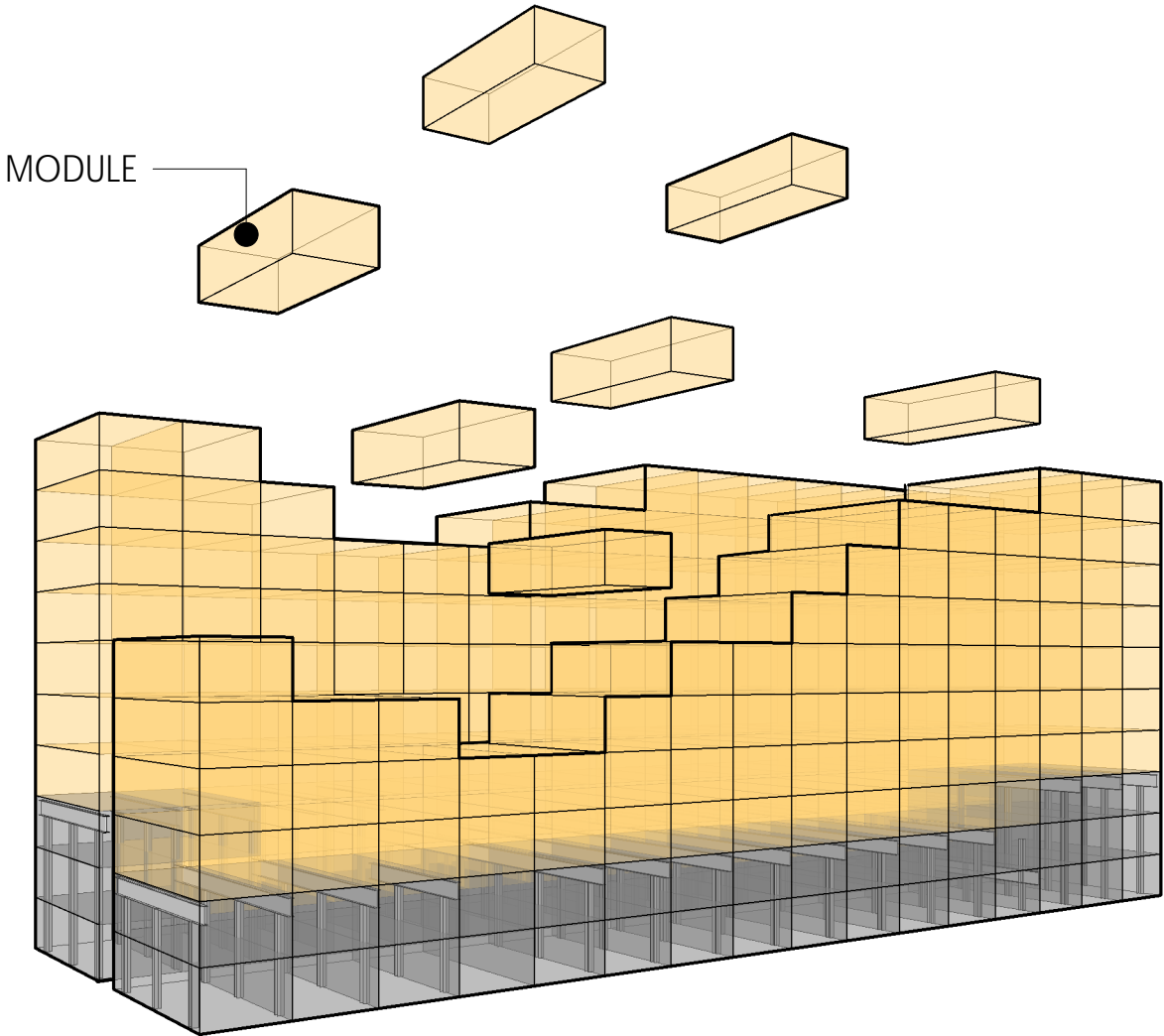


INNOVATION IN CONSTRUCTION

MODULAR CONSTRUCTION GREATLY EXPEDITES ON-SITE CONSTRUCTION TIME, REDUCING DISTURBANCE TO THE SURROUNDING NEIGHBORHOOD.

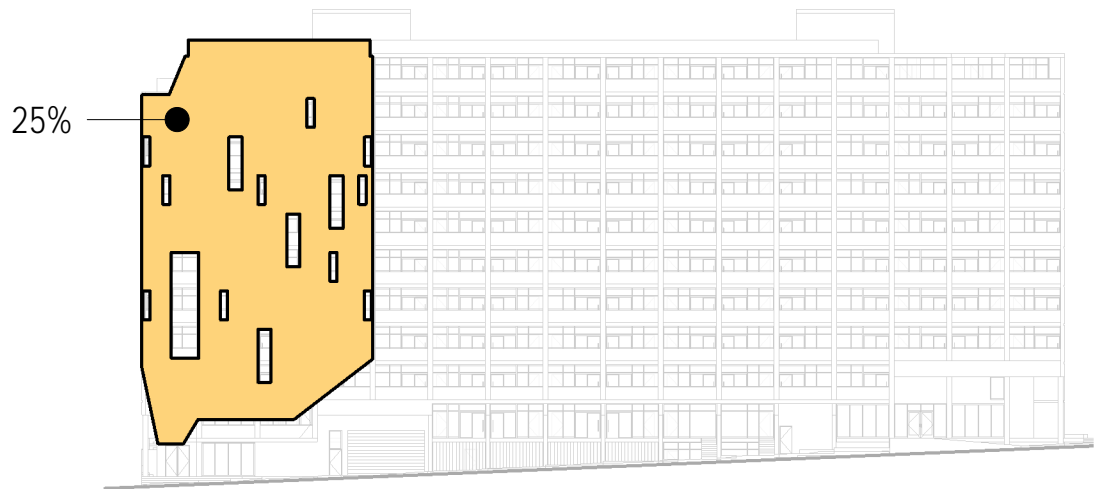
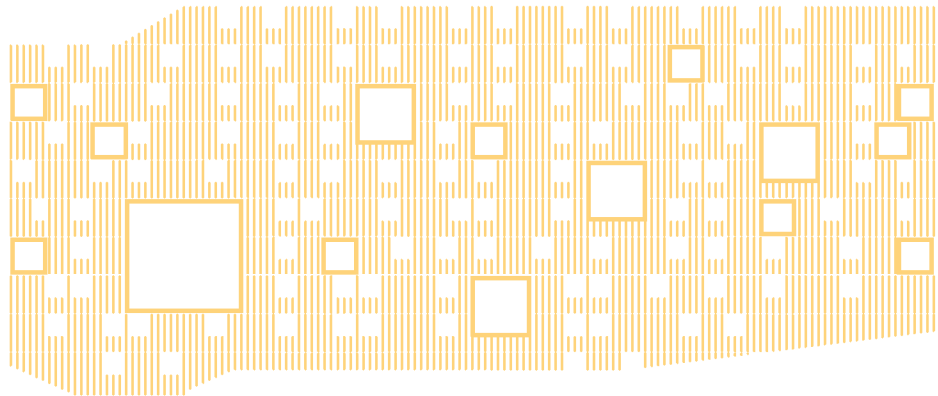
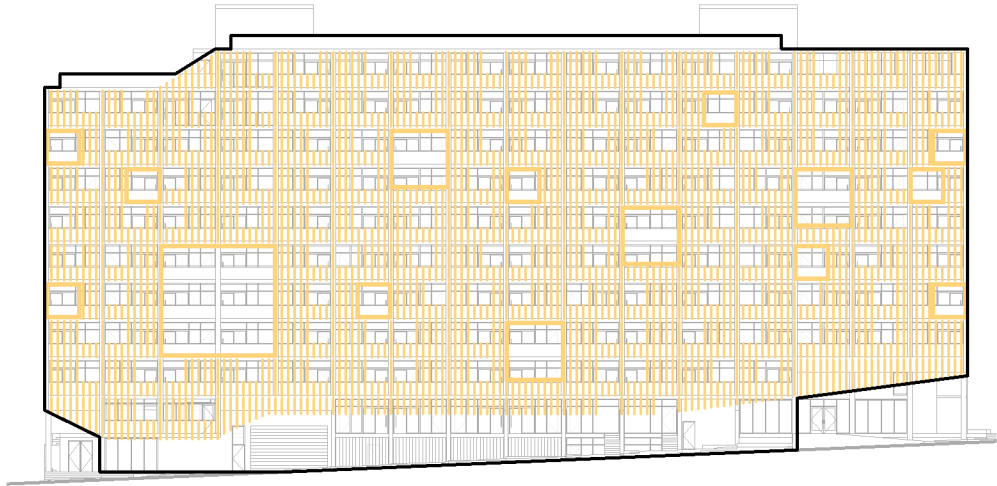


SITE-BUILT CONSTRUCTION



MODULAR STACKING





NORTH ELEVATION  
ARGYLE STREET

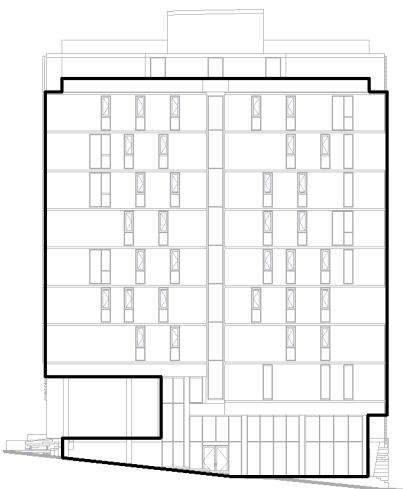
25% FACADE ARTICULATION

THE BUILDING IS DESIGNED IN A MODULAR FASHION AS A SERIES OF STACKED TUBES THAT ARE ORIENTED NORTH AND SOUTH.

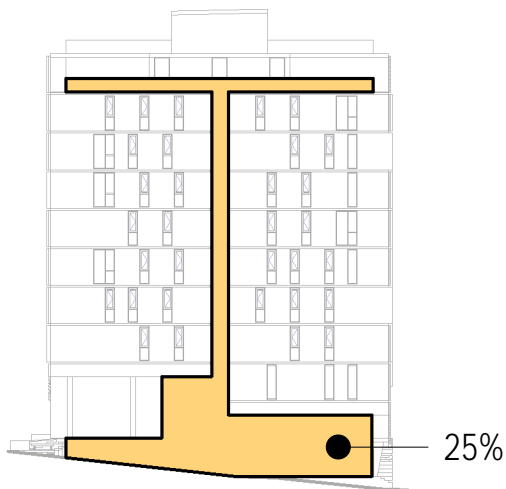
THE EAST AND WEST WALLS OF THE STACKED TUBES ARE MOSTLY SOLID, WHEREAS THE NORTH AND SOUTH WALLS ARE MOSTLY OPEN GLAZING THAT IS RECESSED 4 FT FROM THE END OF THE TUBE WALLS.

ALONG ARGYLE STREET, THE PRIMARY BUILDING PLANE INSIDE THE TUBES, THE OPEN GLAZING, IS RECESSED 5 FT FROM THE RIGHT-OF-WAY. THE SECONDARY BUILDING PLANE, THE SLAT WALL, IS AT THE FACE OF THE MODULAR TUBES 4 FT IN FRONT OF THE PRIMARY BUILDING PLANE AT THE MODULAR WALL END. THE SECONDARY PLANE IS INTENTIONALLY LIMITED TO THE MINIMUM 25% OF THE FACADE TO ALLOW FOR AS MUCH LIGHT AS POSSIBLE TO PASS THROUGH INTO THE RESIDENCES.

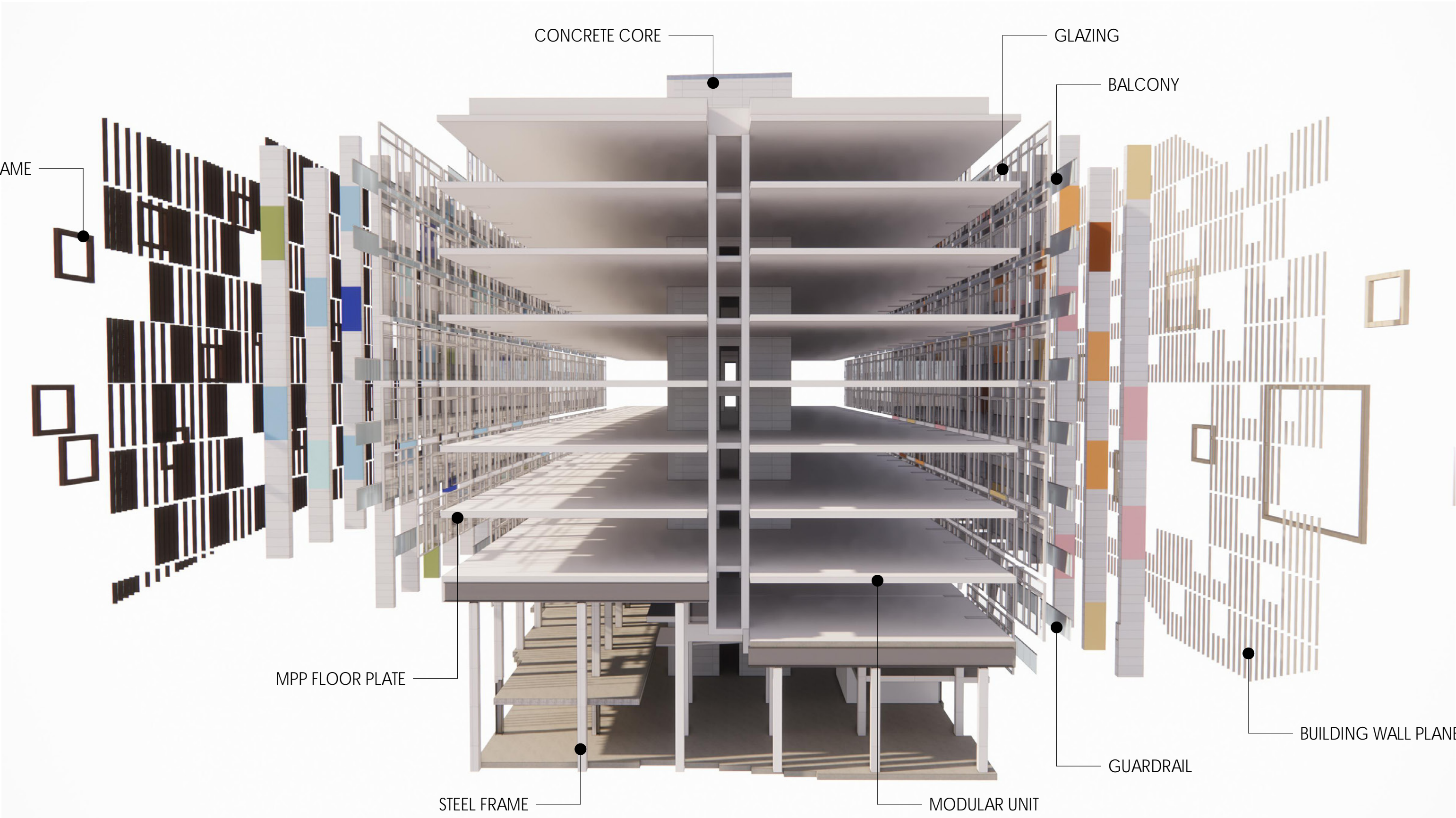
THE FENWICK AVENUE SIDE CAN BE SEEN AS BACK-TO-BACK BOOK ENDS, WITH A SMALL 8 FT DEEP BY 5 FT WIDE RECESS DIVIDING THE TWO. THIS RECESS PLUS THE DOUBLE HEIGHT ENTRY AREA CREATES THE REQUIRED 25% FACADE ARTICULATION FACING EAST.



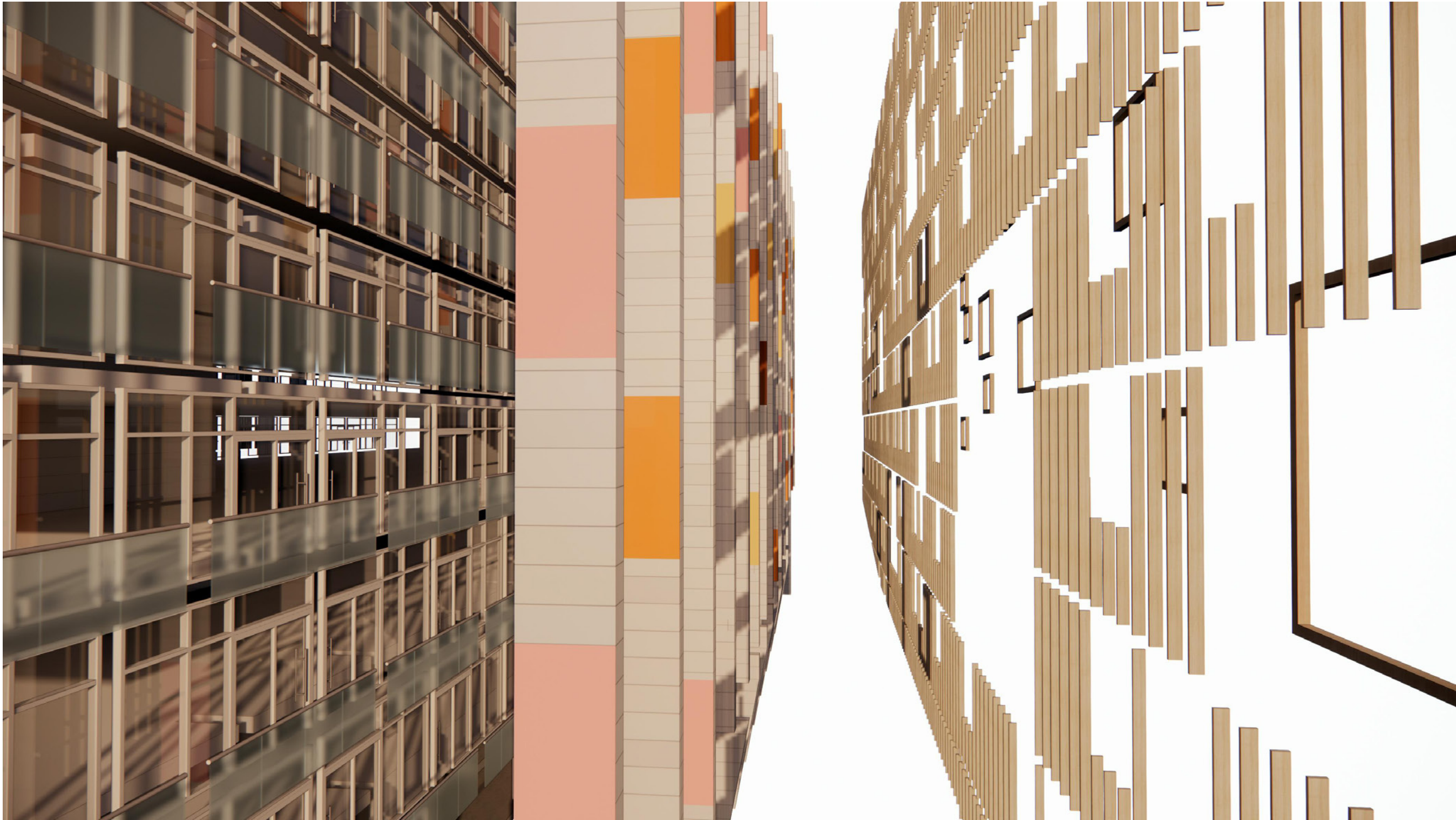
EAST ELEVATION  
FENWICK AVENUE



















I-5 FREEWAY PERSPECTIVE - VIEW FROM NE LOOKING SW





KENTON STATION PERSPECTIVE - VIEW FROM SW LOOKING NE





DENVER AVENUE PERSPECTIVE - VIEW FROM SW LOOKING NE





ARGYLE & INTERSTATE CORNER PERSPECTIVE - VIEW FROM NW LOOKING SE





NW CORNER - VIEW FROM NW LOOKING SE





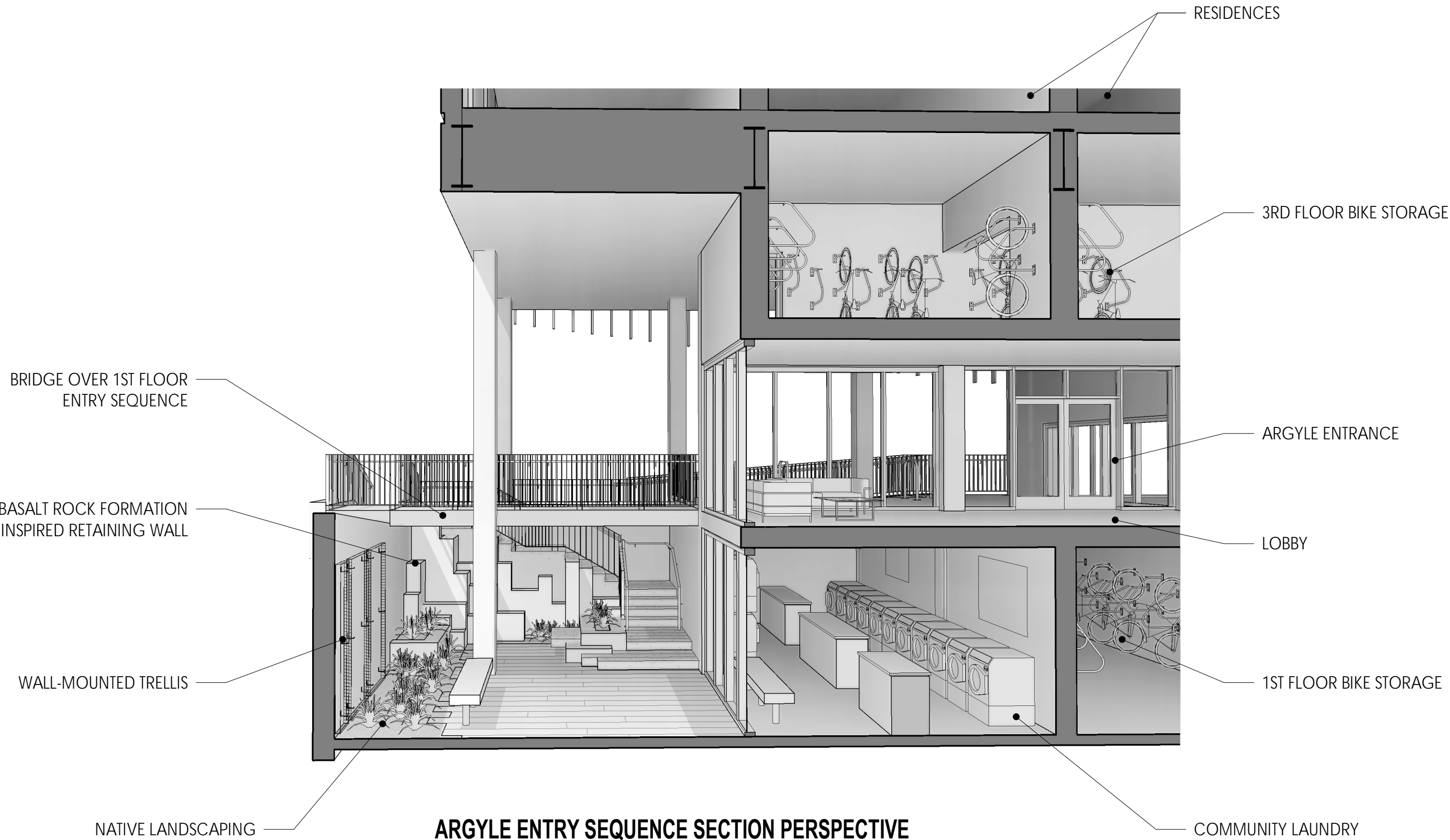
UPPER ARGYLE ENTRY SEQUENCE - VIEW FROM NW LOOKING SE





LOWER ARGYLE ENTRY SEQUENCE - VIEW FROM SOUTH LOOKING NORTH





ARGYLE ENTRY SEQUENCE SECTION PERSPECTIVE





GROUND FLOOR ELEVATION - ARGYLE STREET NW BUILDING CORNER





GROUND FLOOR ELEVATION - ARGYLE STREET MIDBLOCK AT RESIDENCES AND FIRE EXIT





GROUND FLOOR ELEVATION - ARGYLE STREET MIDBLOCK AT BICYCLE PARKING





GROUND FLOOR ELEVATION - ARGYLE STREET NE BUILDING CORNER





GROUND FLOOR PERSPECTIVE - ARGYLE STREET CORNER LOOKING WEST





NE CORNER - VIEW FROM NE LOOKING SW





LOWER FENWICK ENTRY SEQUENCE - VIEW FROM NE LOOKING SW





GROUND FLOOR ELEVATION - NORTHERN FENWICK AVENUE AT LOWER ENTRY





GROUND FLOOR ELEVATION - SOUTHERN FENWICK AVENUE AT UPPER ENTRY & COMMUNITY TERRACE





FENWICK SIDEWALK - VIEW FROM EAST LOOKING WEST





SE CORNER PERSPECTIVE - VIEW FROM SE LOOKING NW





UPPER FENWICK ENTRY SEQUENCE - VIEW FROM SE LOOKING NW





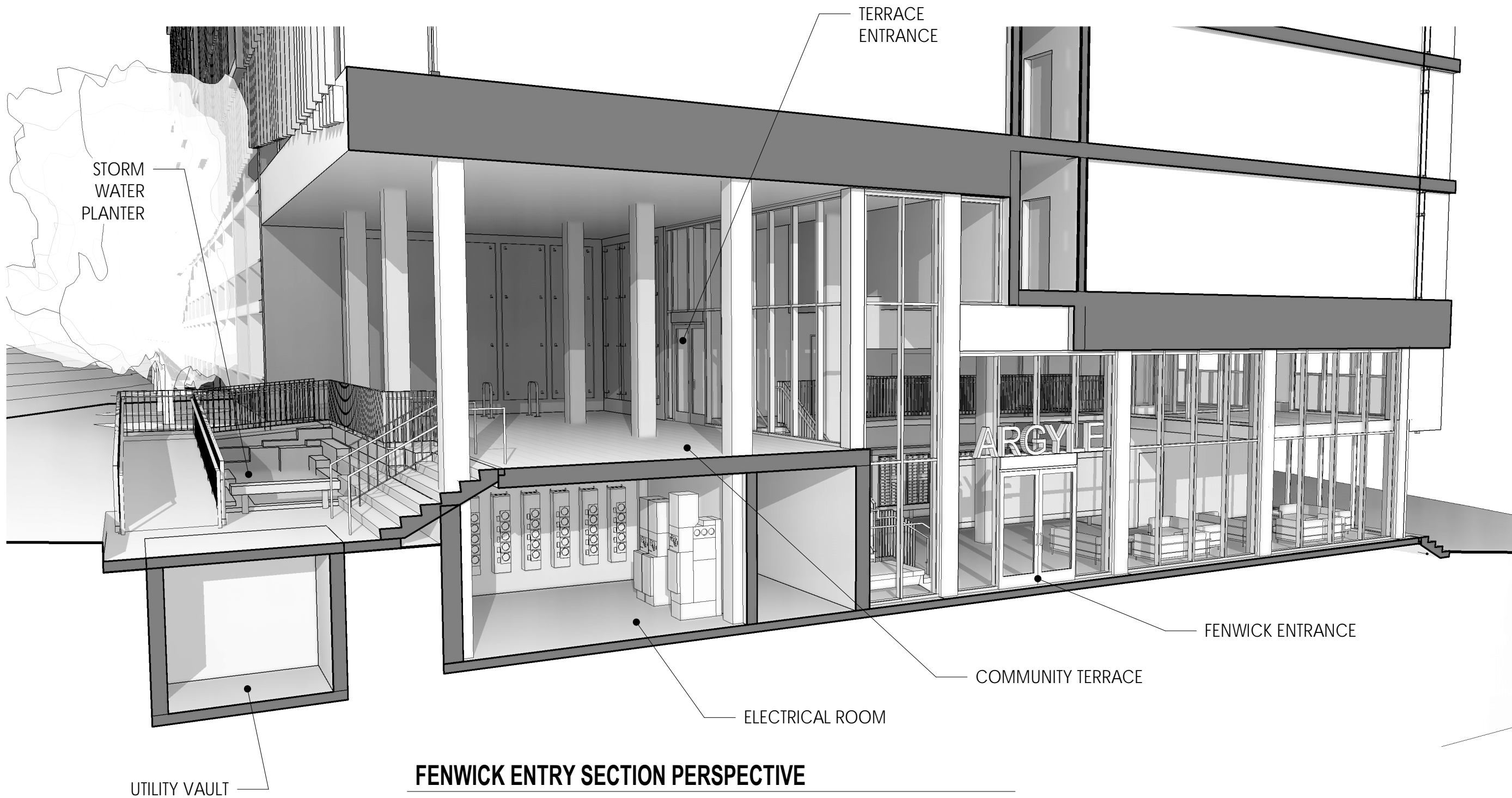
SE RAIN GARDEN & COMMUNITY TERRACE - AERIAL VIEW FROM SOUTH LOOKING NORTH





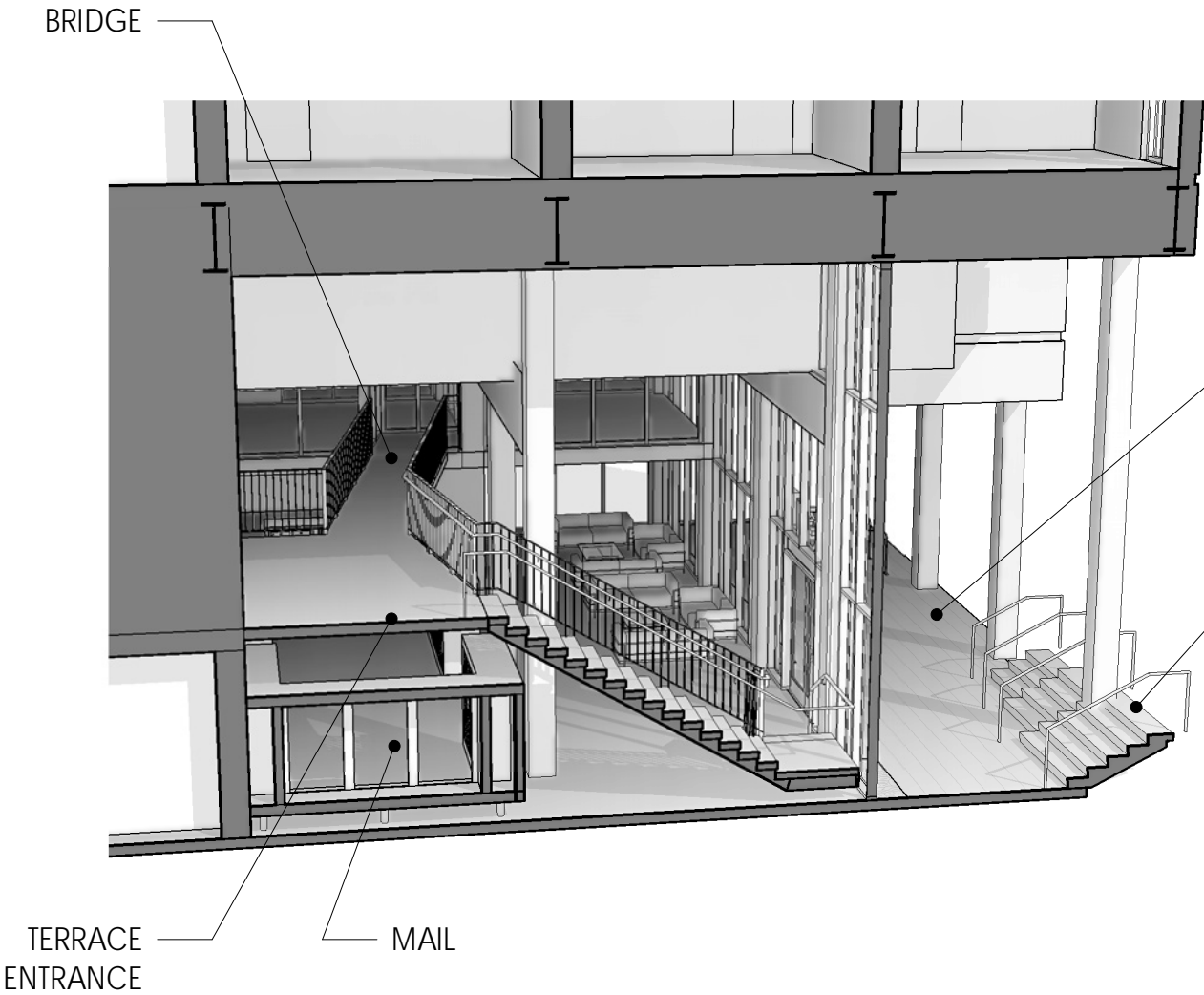
INTERIOR PERSPECTIVE - FENWICK LOBBY - VIEW FROM SW LOOKING NE



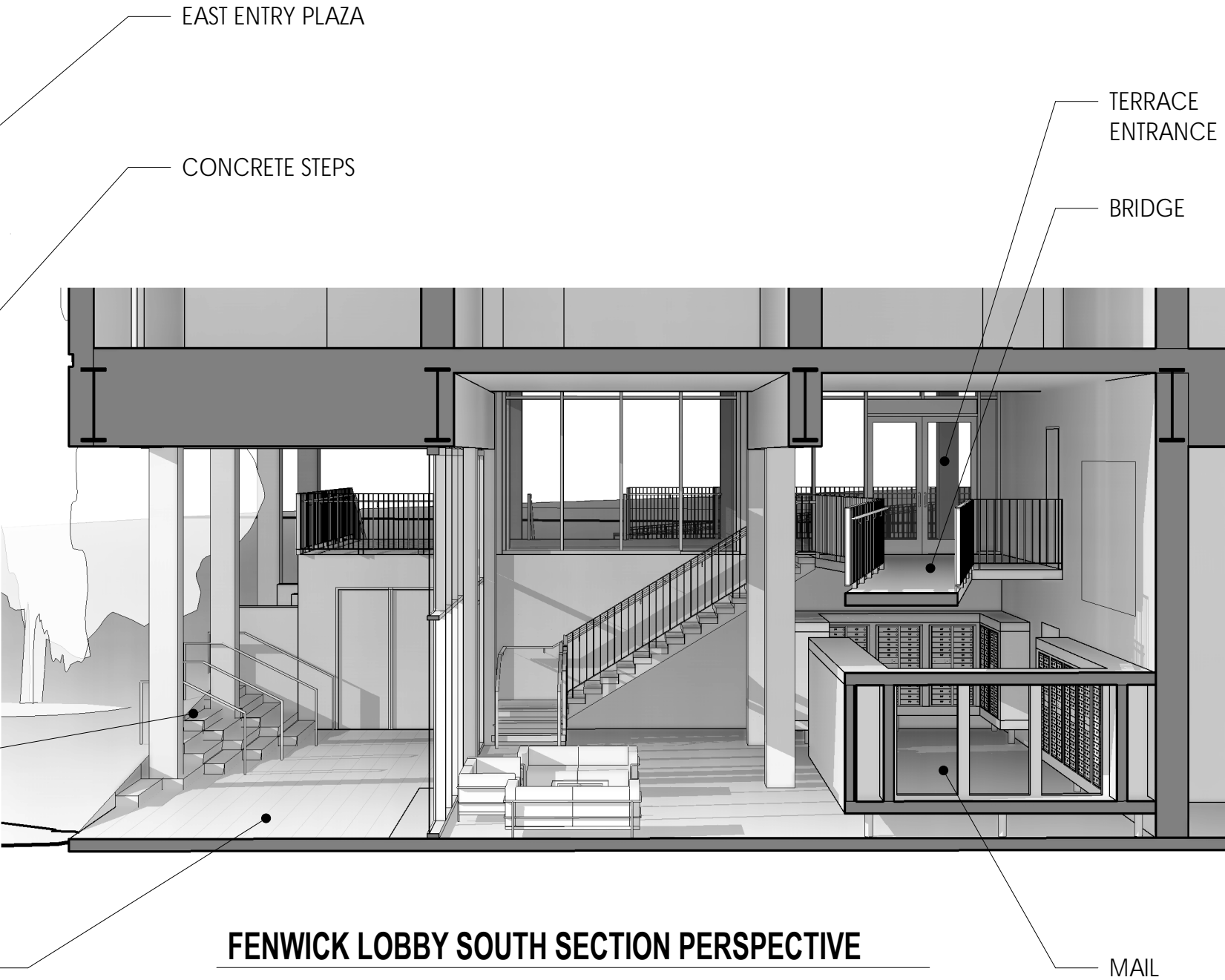


FENWICK ENTRY SECTION PERSPECTIVE





FENWICK LOBBY NE SECTION PERSPECTIVE



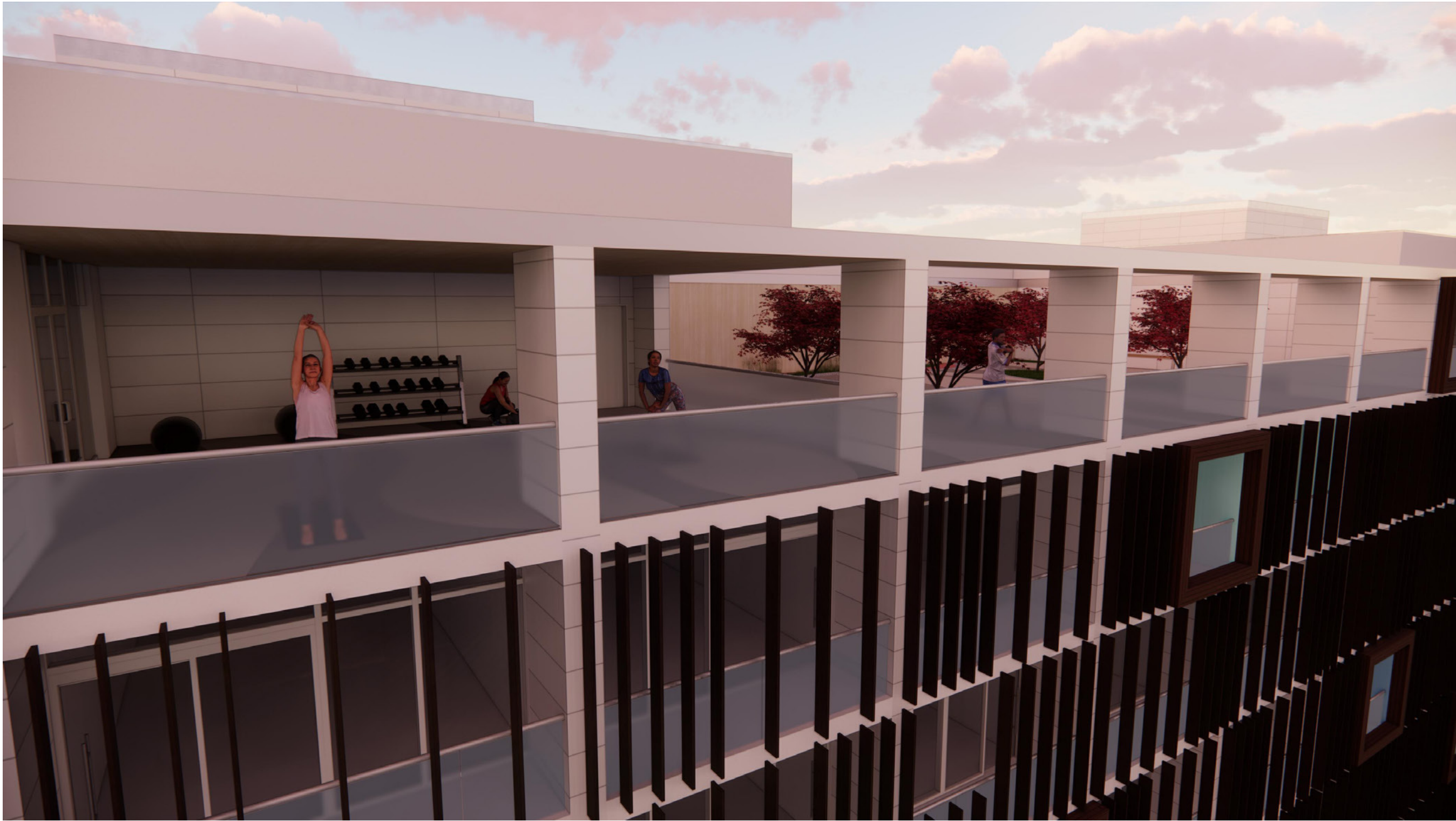
FENWICK LOBBY SOUTH SECTION PERSPECTIVE





COMMUNITY PLAYGROUND - VIEW FROM SW LOOKING NE



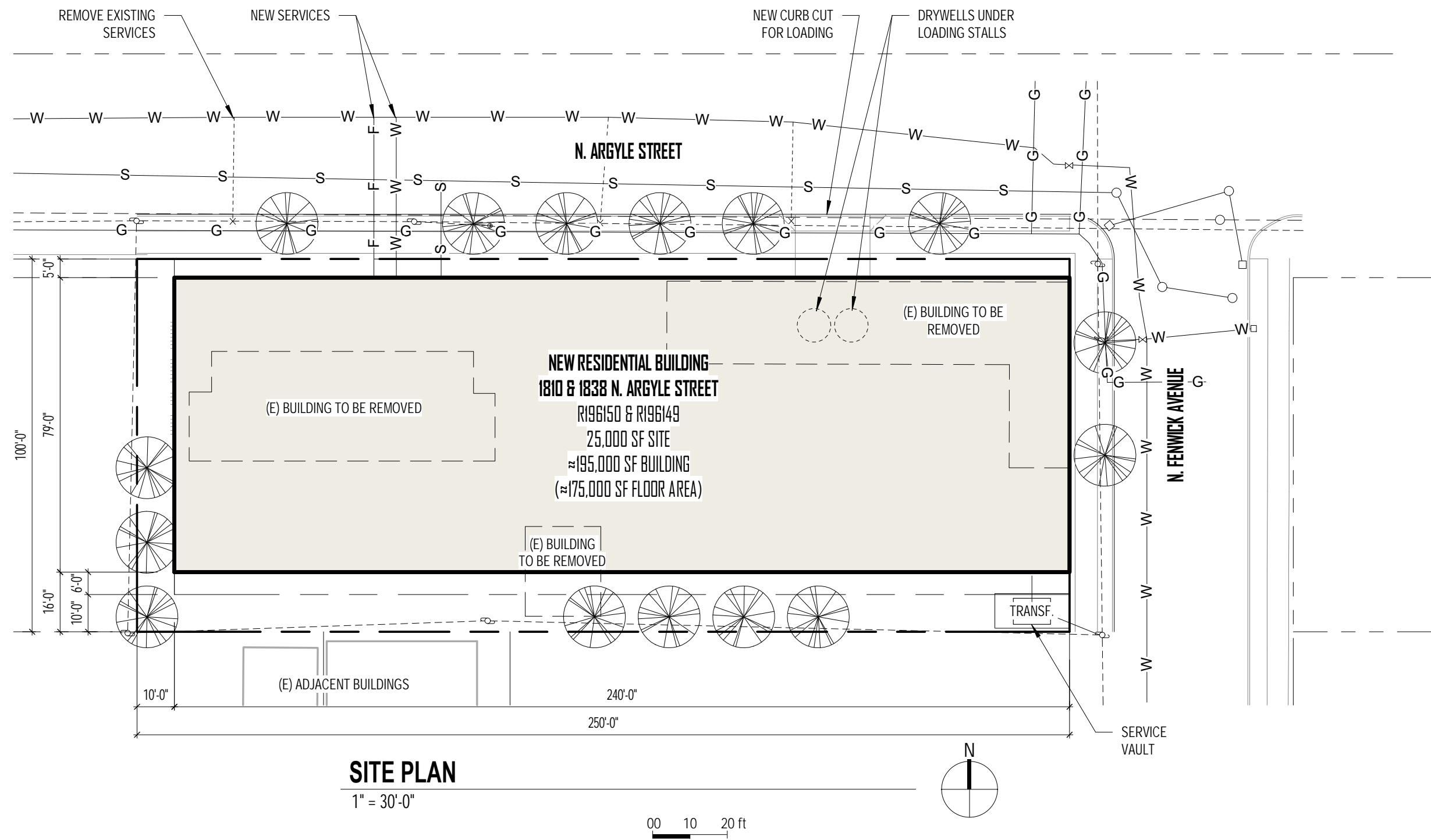


ROOF TERRACE - VIEW FROM SW LOOKING NE

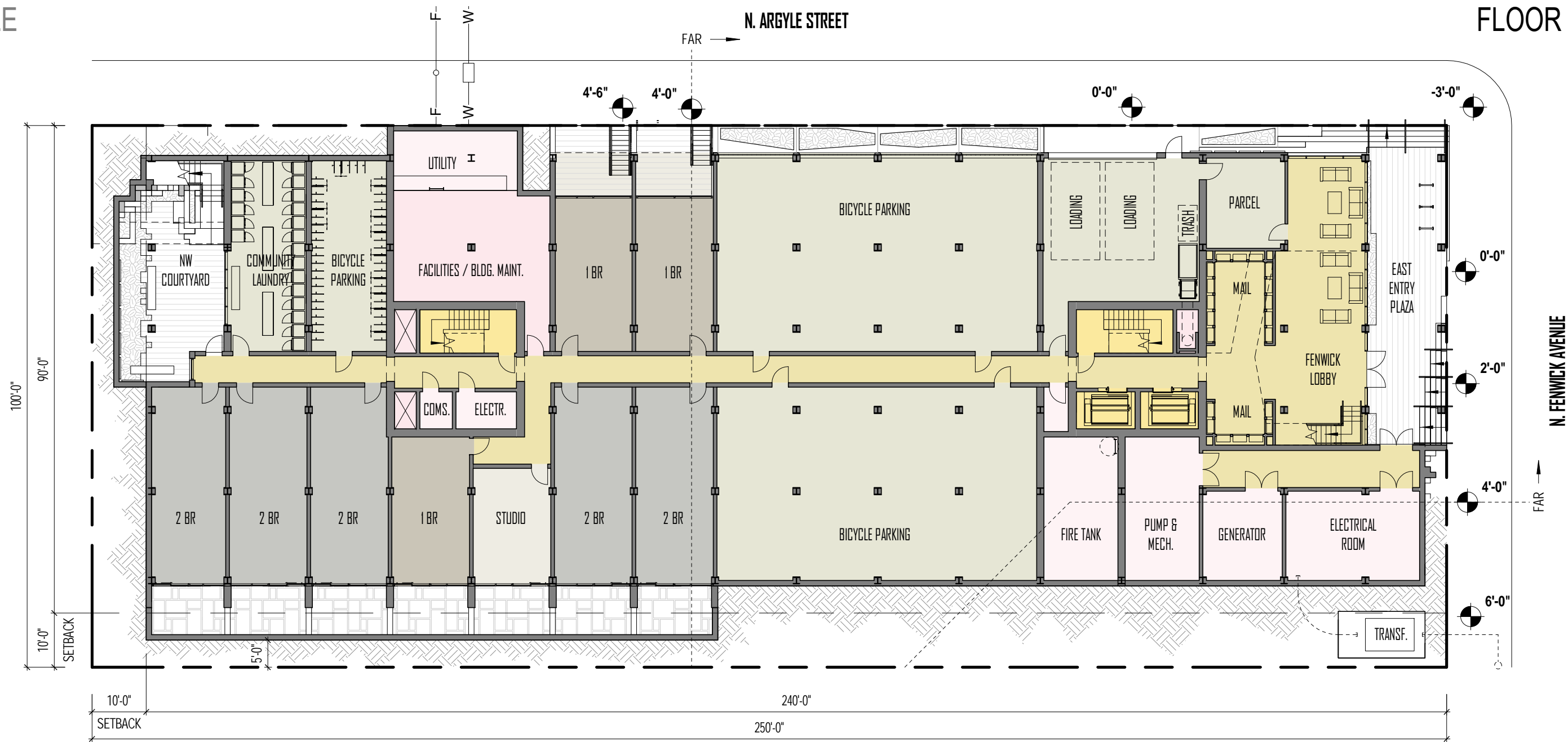


DRAWINGS



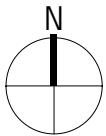




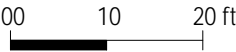


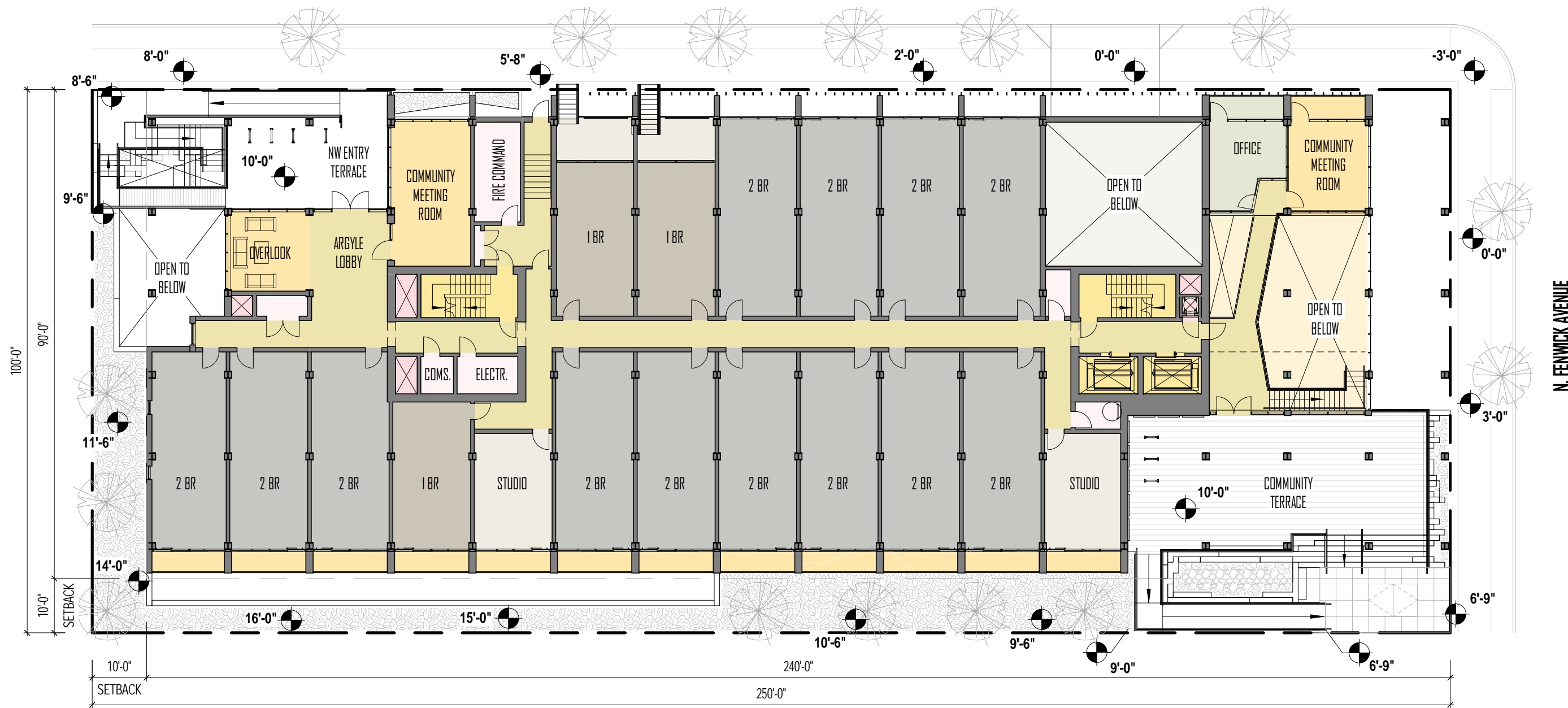
- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

**FLOOR PLAN LEVEL 1**  
1" = 20'-0"



S. ELEVATION DIAGRAM

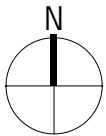




- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

**FLOOR PLAN LEVEL 2 - GROUND FLOOR**

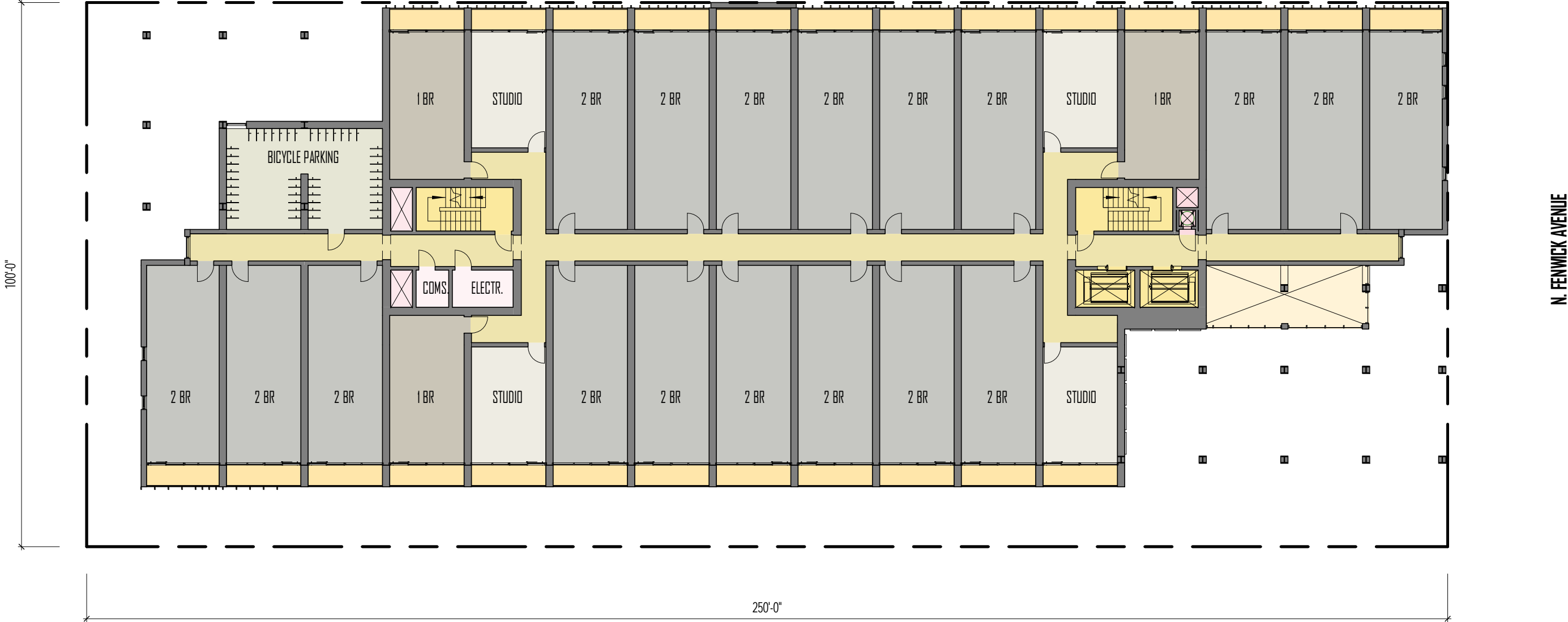
1" = 20'-0"



S. ELEVATION DIAGRAM

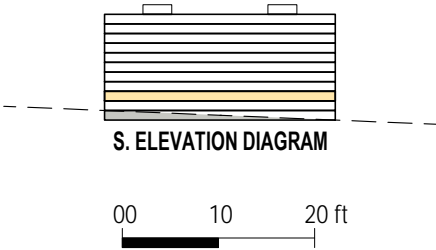
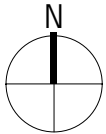
00 10 20 ft

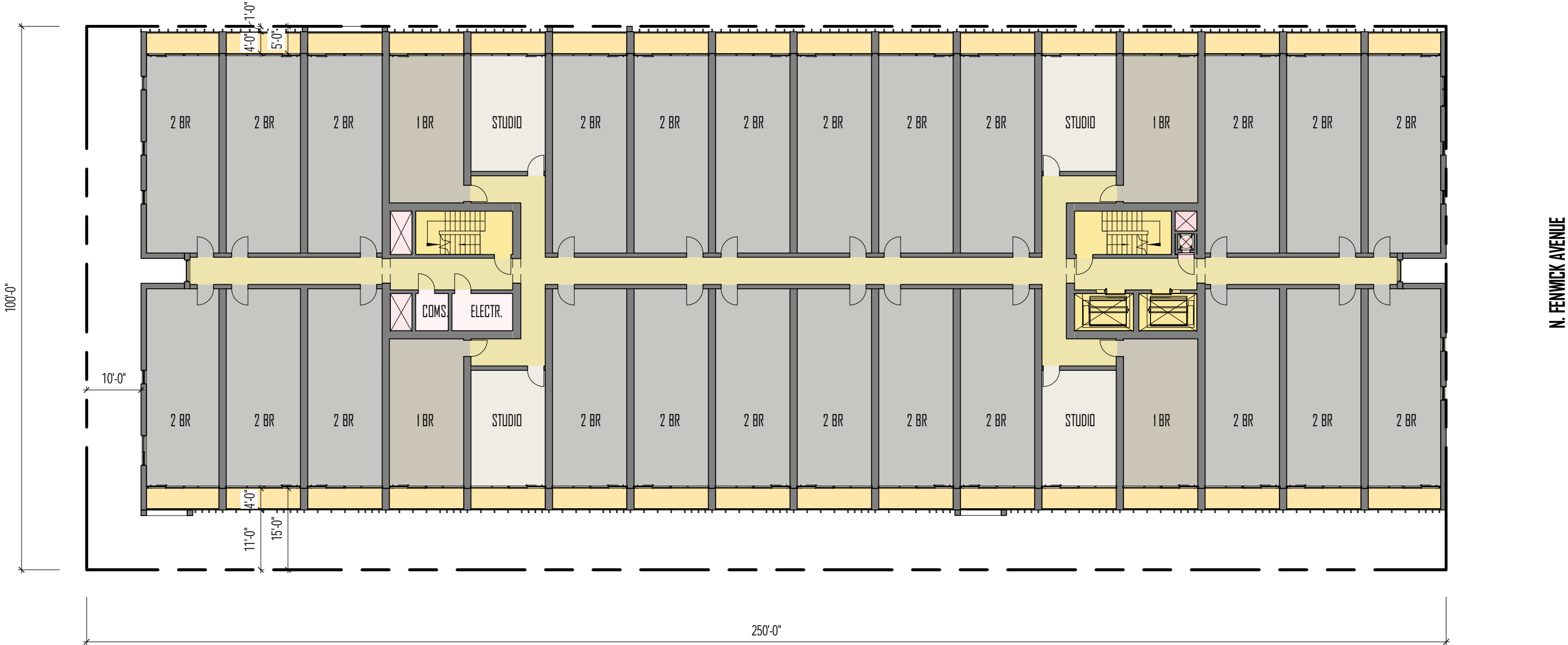




- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
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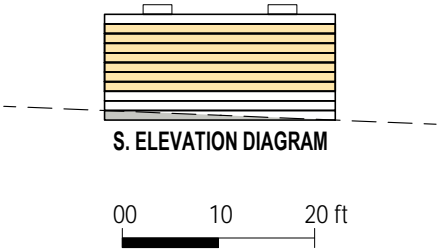
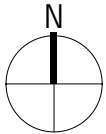
**FLOOR PLAN LEVEL 3**  
1" = 20'-0"





- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

**TYPICAL FLOOR PLAN LEVELS 4-10**  
1" = 20'-0"

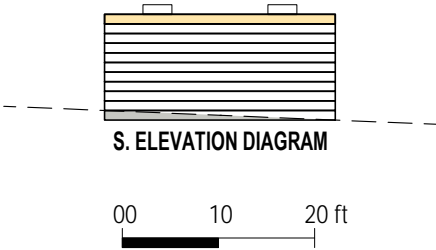
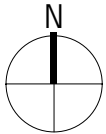


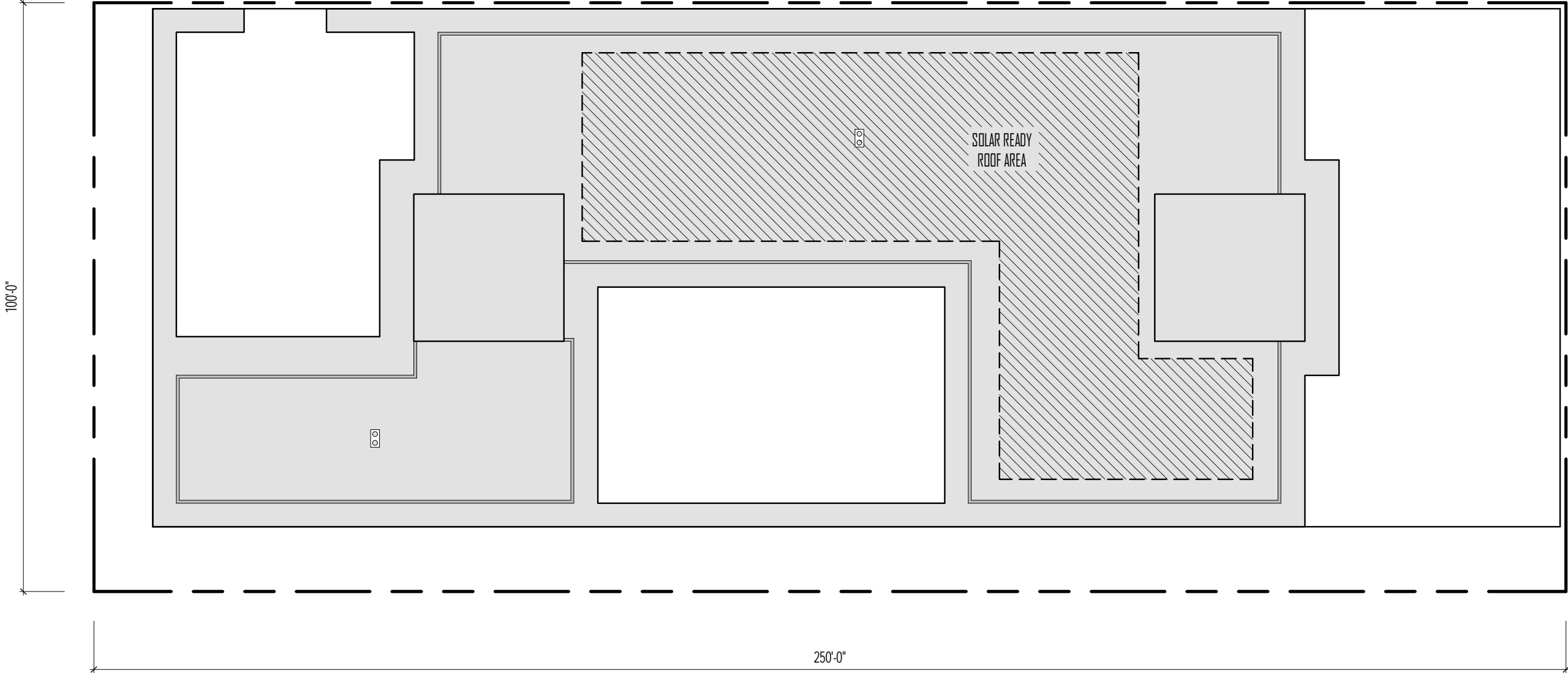




- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

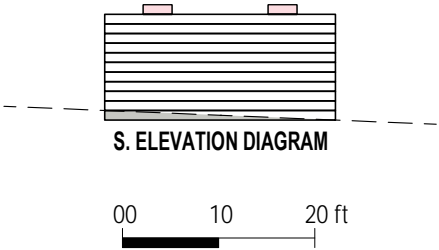
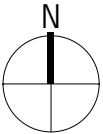
**FLOOR PLAN LEVEL 11**  
1" = 20'-0"



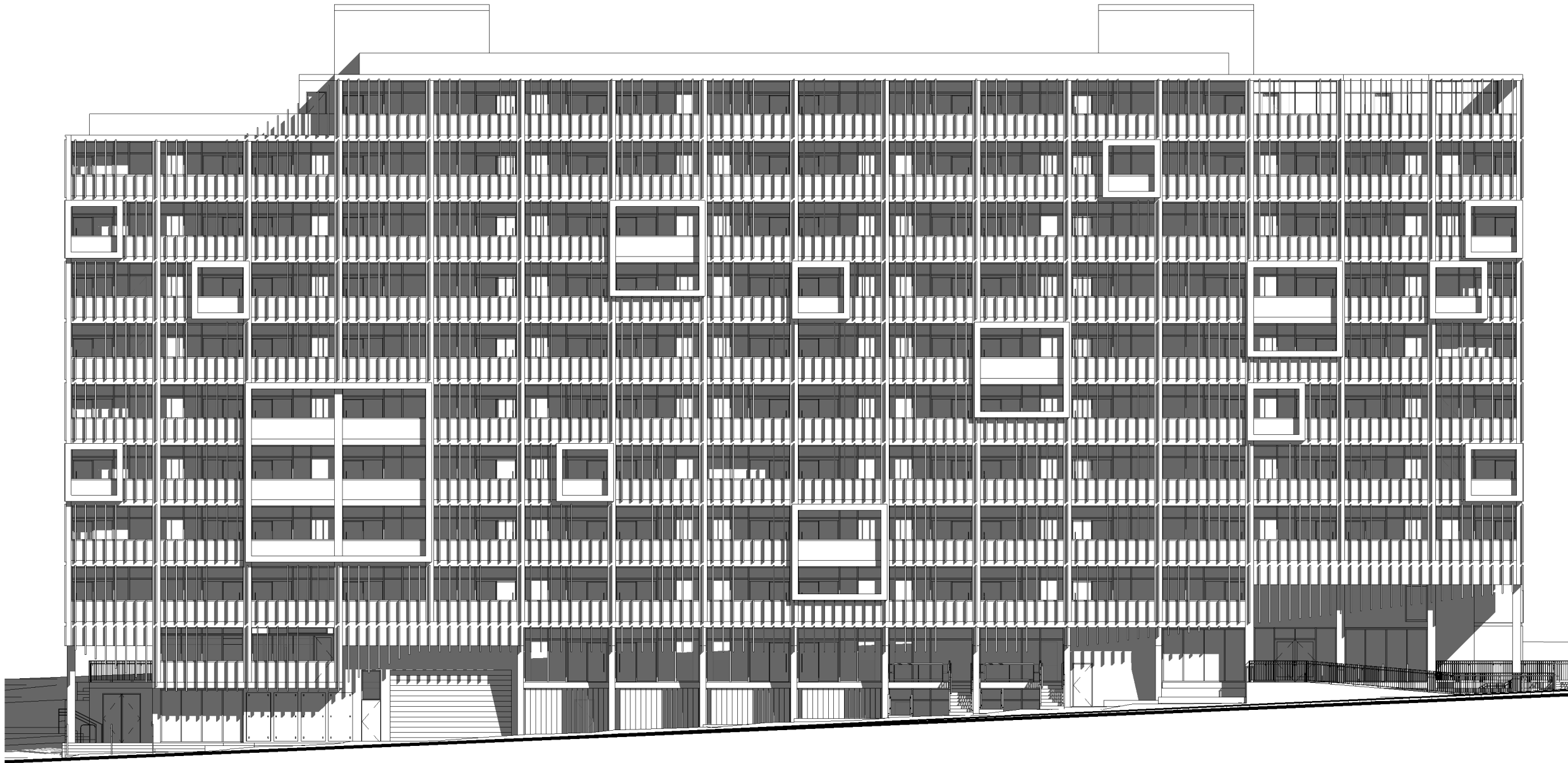


- PLAN KEY:**
- STUDIO UNIT
  - 1-BEDROOM UNIT
  - 2-BEDROOM UNIT
  - COMMUNITY / OUTDOOR AREAS
  - CIRCULATION
  - USER AMENITY
  - UTILITY / FACILITY

**ROOF PLAN**  
1" = 20'-0"







NORTH ELEVATION

1" = 20'-0"



EAST ELEVATION

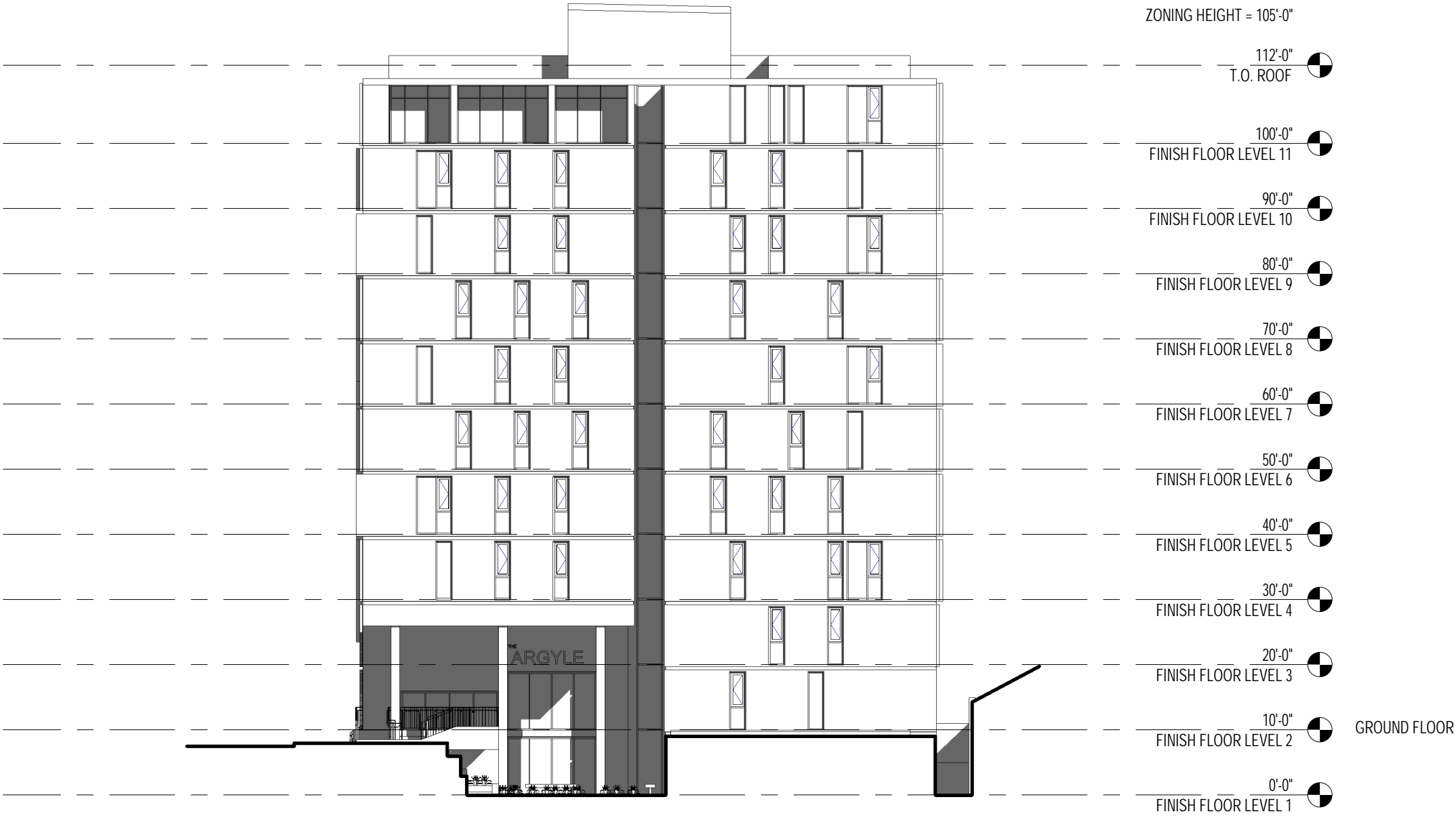
1" = 20'-0"





SOUTH ELEVATION

1" = 20'-0"



WEST ELEVATION

1" = 20'-0"





SSG STOREFRONT SYSTEM



CHANNEL GLASS WALL SYSTEM

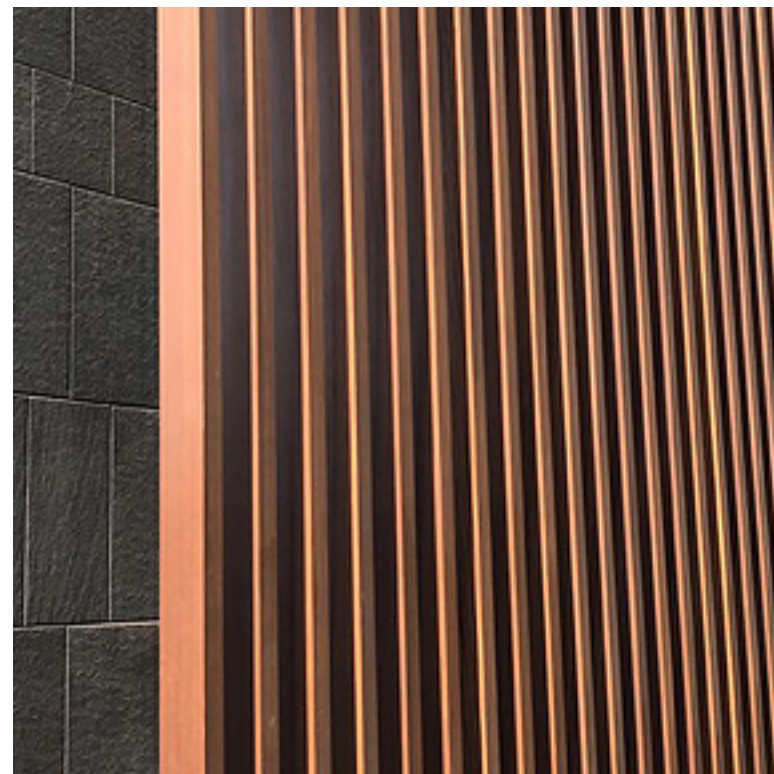
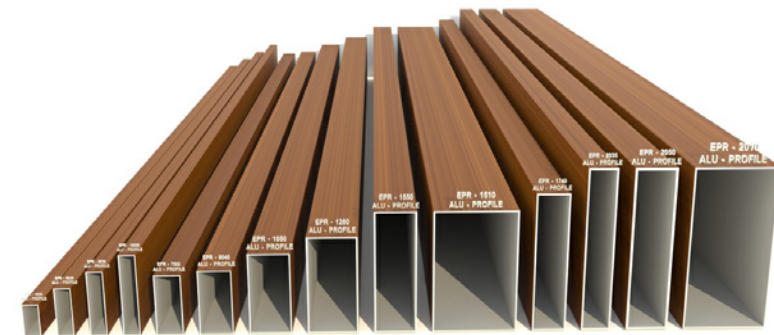


UNIT BALCONY WINDOW WALL

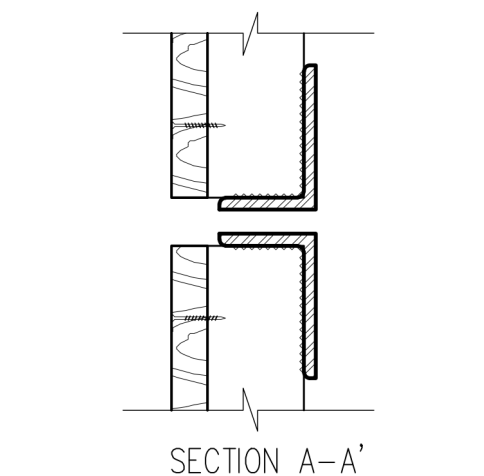
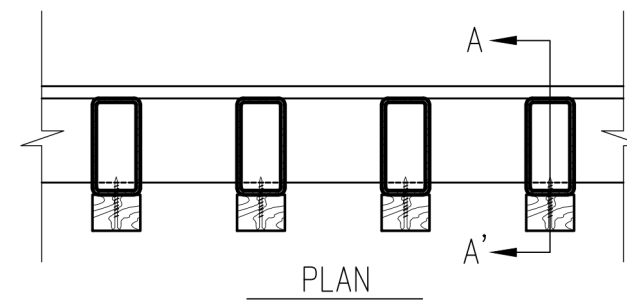




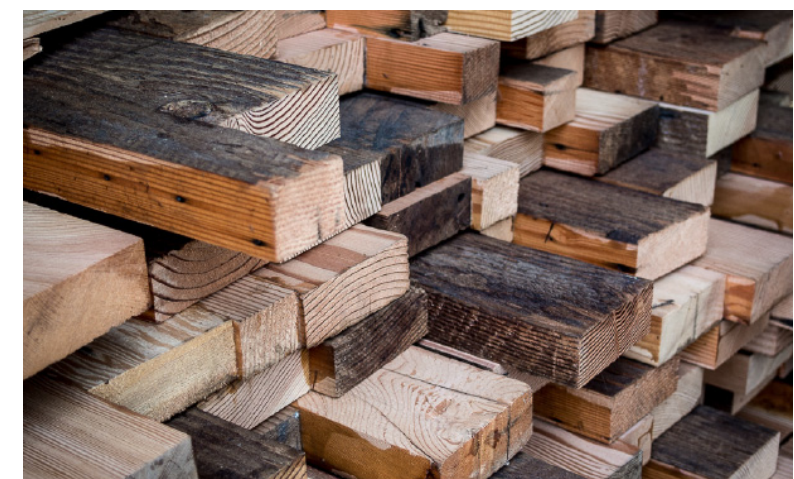
## WOOD VENEER ALUMINUM OPTION



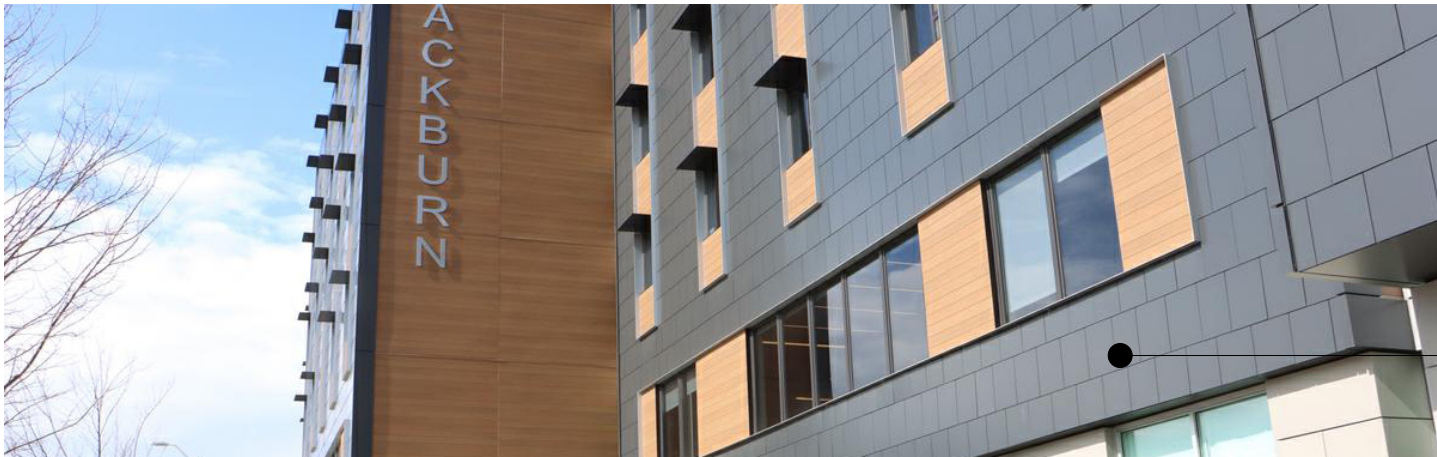
## SOLID WOOD ON STEEL OPTION



## SOLID RECLAIMED WOOD OPTION







ILLUMINATION  
SERIES

ARCHITECTURAL FIBER CEMENT  
WALL PANEL SYSTEM

NICHIHA FIBER CEMENT PRODUCTS



VINTAGEWOOD  
SERIES



LOCAL EXAMPLE: CENTRAL CITY CONCERN BLACKBURN BUILDING  
ANKROM MOISAN ARCHITECTS





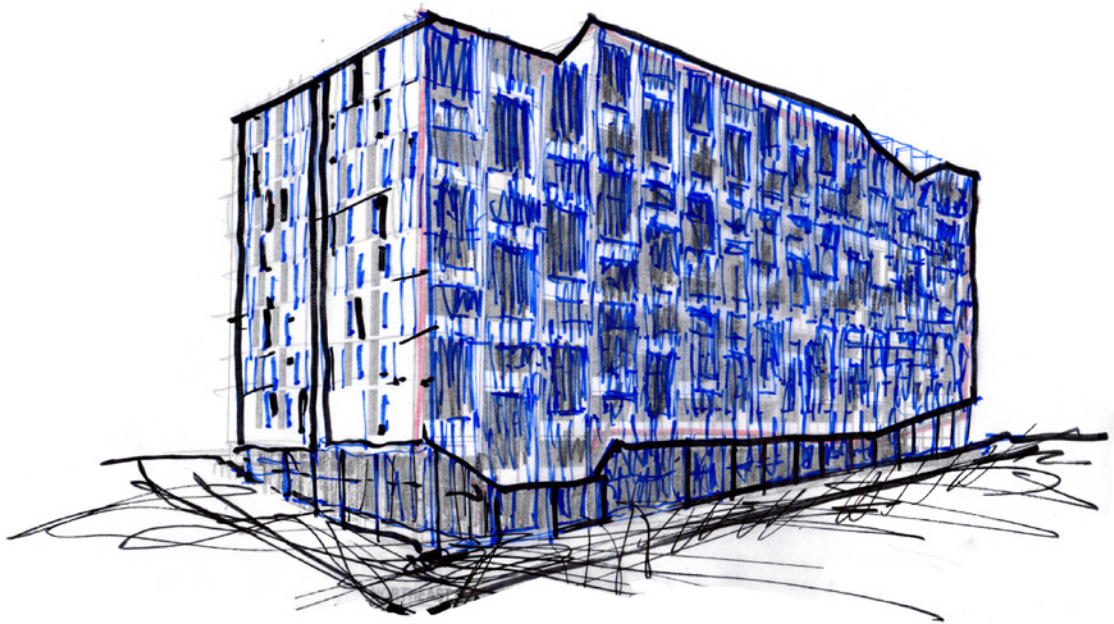
FLAT BAR  
TOPRAIL & BALUSTERS



TUBE STEEL  
HANDRAIL







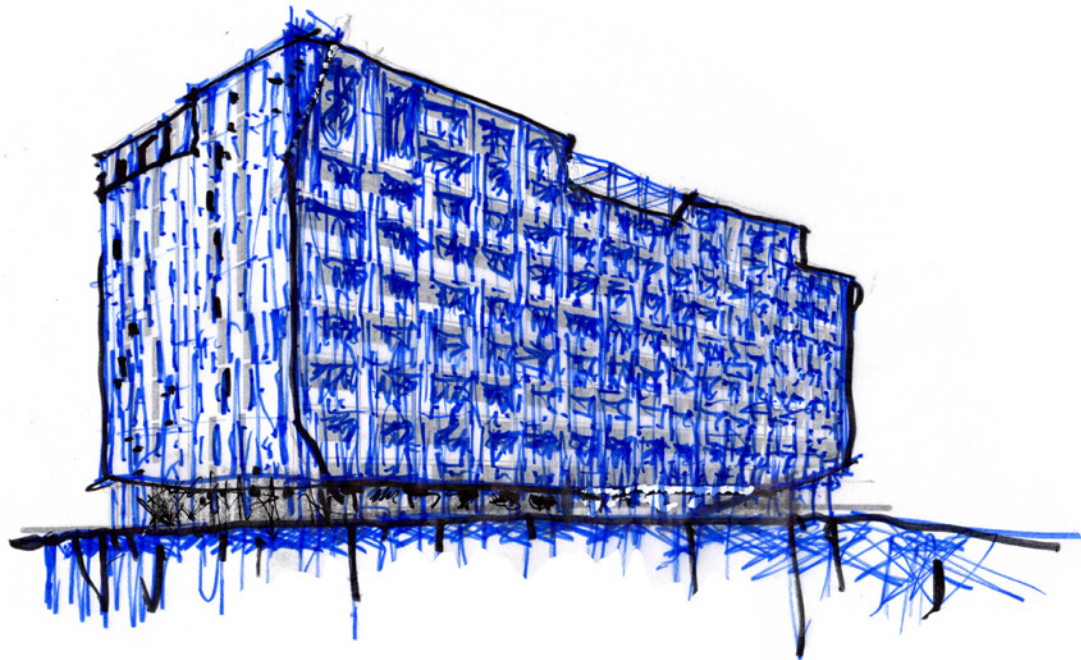
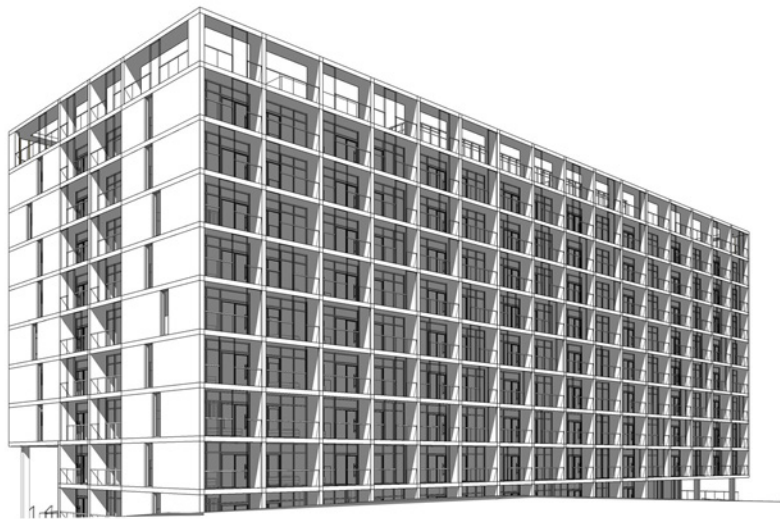
DESIGN ITERATIONS - NE PERSPECTIVE LOOKING SW





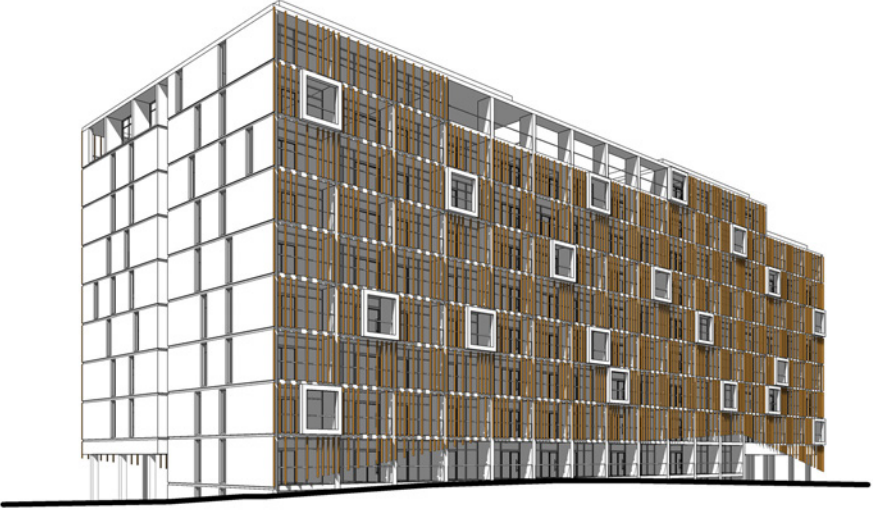
DESIGN ITERATIONS - NE PERSPECTIVE LOOKING SW





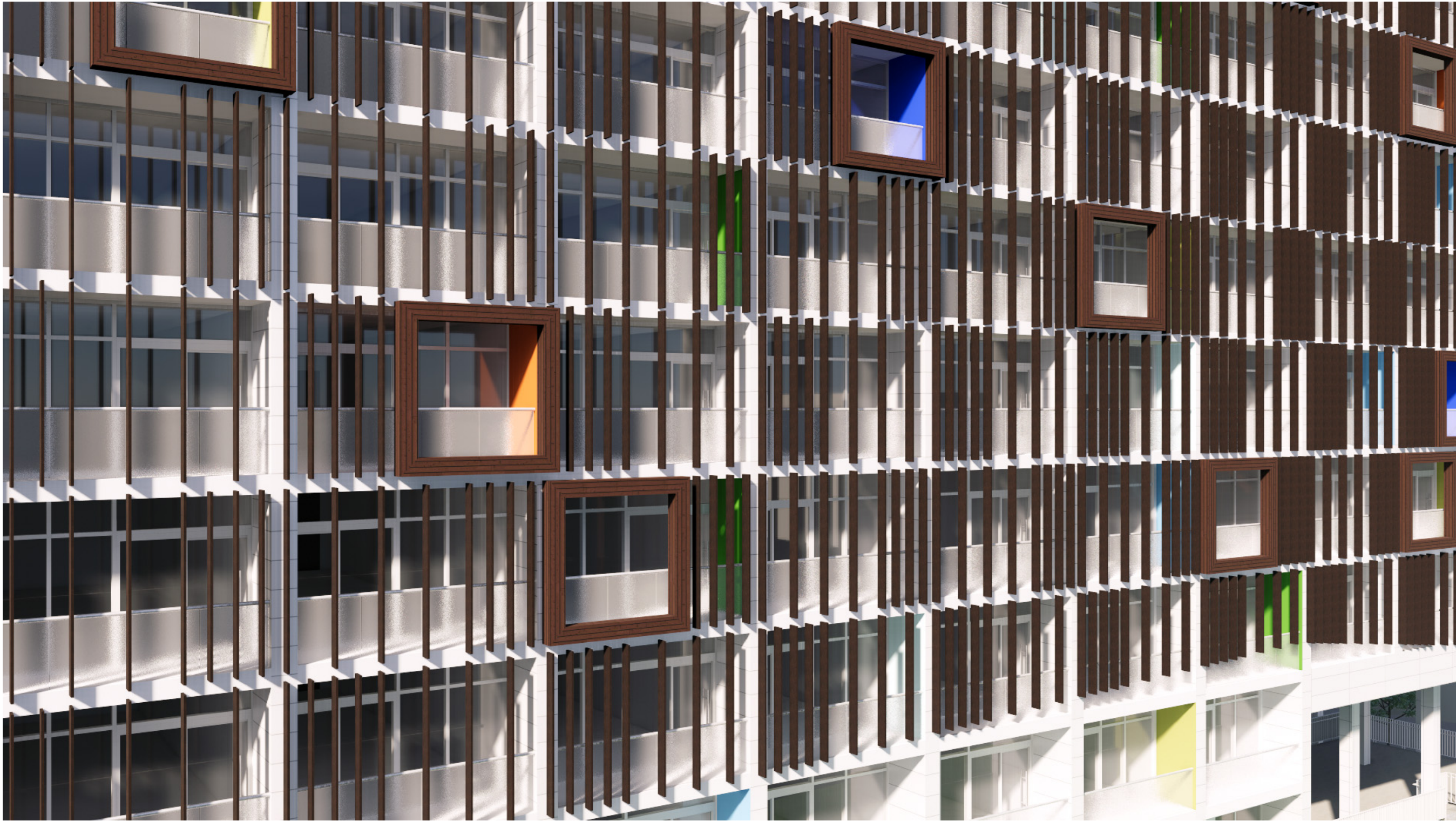
DESIGN ITERATIONS - SW PERSPECTIVE LOOKING NE





DESIGN ITERATIONS - SW PERSPECTIVE LOOKING NE





DESIGN OPTION - CONCEPT





DESIGN OPTION - SLIDING SLAT WALLS





DESIGN OPTION - PERFORATED METAL PANEL SCREENS





DESIGN OPTION - VIEW FROM INTERSTATE & FENWICK - CONCEPT





DESIGN OPTION - VIEW FROM INTERSTATE & FENWICK - SLIDING SLAT WALLS





DESIGN OPTION - VIEW FROM INTERSTATE & FENWICK - PERFORATED METAL PANEL SCREENS





DESIGN OPTION - VIEW FROM INTERSTATE & DENVER - CONCEPT





DESIGN OPTION - VIEW FROM INTERSTATE & DENVER - SLIDING SLAT WALLS





DESIGN OPTION - VIEW FROM INTERSTATE & DENVER - PERFORATED METAL PANEL SCREENS



**From:** [alison coffinbarger](#)  
**To:** [Jeffreys, Grace](#)  
**Subject:** Case File EA 21-040329 DA Comment  
**Date:** Thursday, June 3, 2021 1:11:59 PM

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Hello Grace,

I am a resident of 1810 N Argyle Street in Portland.

I am writing to request consideration for the current tenants of the property in regard to this development proposal.

Should the proposal move forward I think it would fair to offer interested tenants who will be losing their housing a unit at the new building at their current rate of rent. 60 percent AMI is about \$1,015.00 for a studio based on the HUD area guidelines. "Affordable" is of course a relative term in this regard and this amount is significantly more than many people are currently paying.

I am concerned about people potentially facing homelessness and displacement with this demolition

When walking through the area I am struck by the image of the sea of tents and broken down RV's in the neighborhood. There is already so much struggle and hopelessness here and this offer would be an opportunity to prevent that for more people.

While I realize Multnomah county has some limited protections in place for the displaced, a relocation package does not guarantee that people will locate and qualify for the limited existing housing in the area.

Thanks for your consideration, I look forward to hearing back from you/any invested parties in regard to a resolution.

Sincerely,

Alison Coffinbarger



## EA 21-040329 DA – 1810 N Argyle

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

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED	DID NOT
Taffy	Everts	taffy@cruzio.com	7915 N Denver Ave.	Portland	97217	YES	YES	AGAINST	X	
Alison	Coffinbarger	acoffinbarger@gmail.com	1810 N Argyle Street #2	Portland	97217	YES	YES	AGAINST, N/A	X	
Austin	Turner	austin@twsolns.com	9528 N Dwight Ave	Portland	97203	YES	YES	FOR		X
leslie	lopez	alma_despierta@yahoo.com	1810 N. Argyle St. APT 8	Portland	97217	YES	YES	AGAINST		X
rebekah	berry	meanermotter@gmail.com	1810 North Argyle Street apt 1	portland	97217	YES	YES	AGAINST	X	
Carmen	Garcia Ruiz	cgrmailbox@gmail.com	2133 N Argyle Street	Portland	97217	YES	YES	N/A		X
Julie	Morris	Juliemorris7@me.com	1616 N. Terry St.	Portland	97217	YES	NO	AGAINST		
Jessica	Parker	jessicamparker@yahoo.com	1810 N Argyle st #9	Portland	97217	YES	NO	AGAINST		
Scott	Sholar	scosho@gmail.com	2901 N Baldwin St	Portland	97217-6215	YES	NO	N/A		
Damien	Stone	Mxysptik23@hotmail.com	1838 n argyle #1	Portland	97217	YES	N/A	AGAINST		
Ross	Berggren	rossberggren77@hotmail.com	1838 N. Argyle st	Portland	97217	YES	N/A	N/A		
Jacob	Loeb	info@montavilla.net	19 SE 78th Ave	Portland	97215	YES	NO	N/A		
Iain	MacKenzie	i.f.mackenzie@gmail.com	915 SE 35th Ave, apt 207	Portland	97214	YES	NO	N/A		
Greg	Felfoldi	greg@wright-architecture.com	2222 NE Oregon St, Suite 213	Portland	97232	YES	NO	FOR		