



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

RECORDER

Please stamp the County Recorder's copy of the recording sheet and return with the attached decision to City of Portland, BDS 299/5000/BDS LUR

Multnomah County Official Records
E Murray, Deputy Clerk

2022-048390

05/10/2022 03:00:12 PM

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\$35.00 \$11.00 \$60.00

\$106.00

**FINAL FINDINGS AND DECISION BY THE DESIGN
COMMISSION RENDERED ON April 7, 2022**

**CASE FILE NUMBER: LU 21-108433 DZ – ARGYLE HOUSING
PC # 20-202695**

BUREAU OF DEVELOPMENT SERVICES STAFF: Tim Heron 503-823-7726 /
Tim.Heron@portlandoregon.gov

The Design Commission has **approved** a proposal in your neighborhood. This document is only a summary of the decision. The reasons for the decision, including the written response to the approval criteria and to public comments received on this application, are included in the version located on the BDS website <http://www.portlandonline.com/bds/index.cfm?c=46429>. Click on the District Coalition then scroll to the relevant Neighborhood, and case number. If you disagree with the decision, you can appeal. Information on how to do so is included at the end of this decision.

GENERAL INFORMATION

Site Address: 1838 N ARGYLE ST

Owner: John Wolz
1620 NE Broadway #536
Portland, OR 97232-1871

Applicant: John Wright, john@wright-architecture.com
Matthew Stoll, Nathan Day, Wright Architecture
2222 NE Oregon St, #213
Portland OR 97232

Owner Rowen Rystadt
Representatives: Attainable Development LLC
1509 SW Sunset 2b
Portland OR 97239

Legal Description: BLOCK 1 LOT 10-14, KENTON; BLOCK 1 LOT 15-19, KENTON
Tax Account No.: R445900140, R445900190
State ID No.: 1N1E09DA 00600, 1N1E09DA 00500
Quarter Section: 2128 & 2228

Neighborhood: Kenton, contact at knalanduse@gmail.com
Business District: Kenton Business Association, contact at info@kentonbusiness.com.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-8877.

Plan District: Kenton
Zoning: RM4d, Multi-Dwelling Residential 4 with design overlay

Case Type: DZ, Design Review
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Type III Design Review for construction of approximately 290 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 project includes main entrances along both street frontages, outdoor areas at the ground level and the rooftop, individual balconies, and common spaces through the building. A composite rain screen cladding is proposed above a concrete base with metal storefront systems at the ground level.

Because the proposal is for new development in the Design Overlay Zone, Design Review is required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the criteria of Title 33. The relevant criteria are:

- Portland Citywide Design Guidelines

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

DESIGN COMMISSION DECISION

Approval Type III Design Review for construction of 290 residential units in an eleven-story building in the Kenton Plan District.

Approval per Exhibits C.1-59, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (B – C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled “ZONING COMPLIANCE PAGE- Case File LU 21-108433 DZ. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled “REQUIRED.”
- B.** At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C.** No field changes allowed.


By: _____
Sam Rodriguez, Design Commission Chair

Application Filed: November 22, 2021

Decision Rendered: April 7, 2022

Decision Filed: April 18, 2022

Decision Mailed: April 20, 2022

Last date to Appeal: May 5, 2022 by 4:30 pm

Effective Date (if no appeal): May 6, 2022 Decision may be recorded on this date

Kimberly Tallant, Principal Planner

City of Portland

Date: May 6, 2022

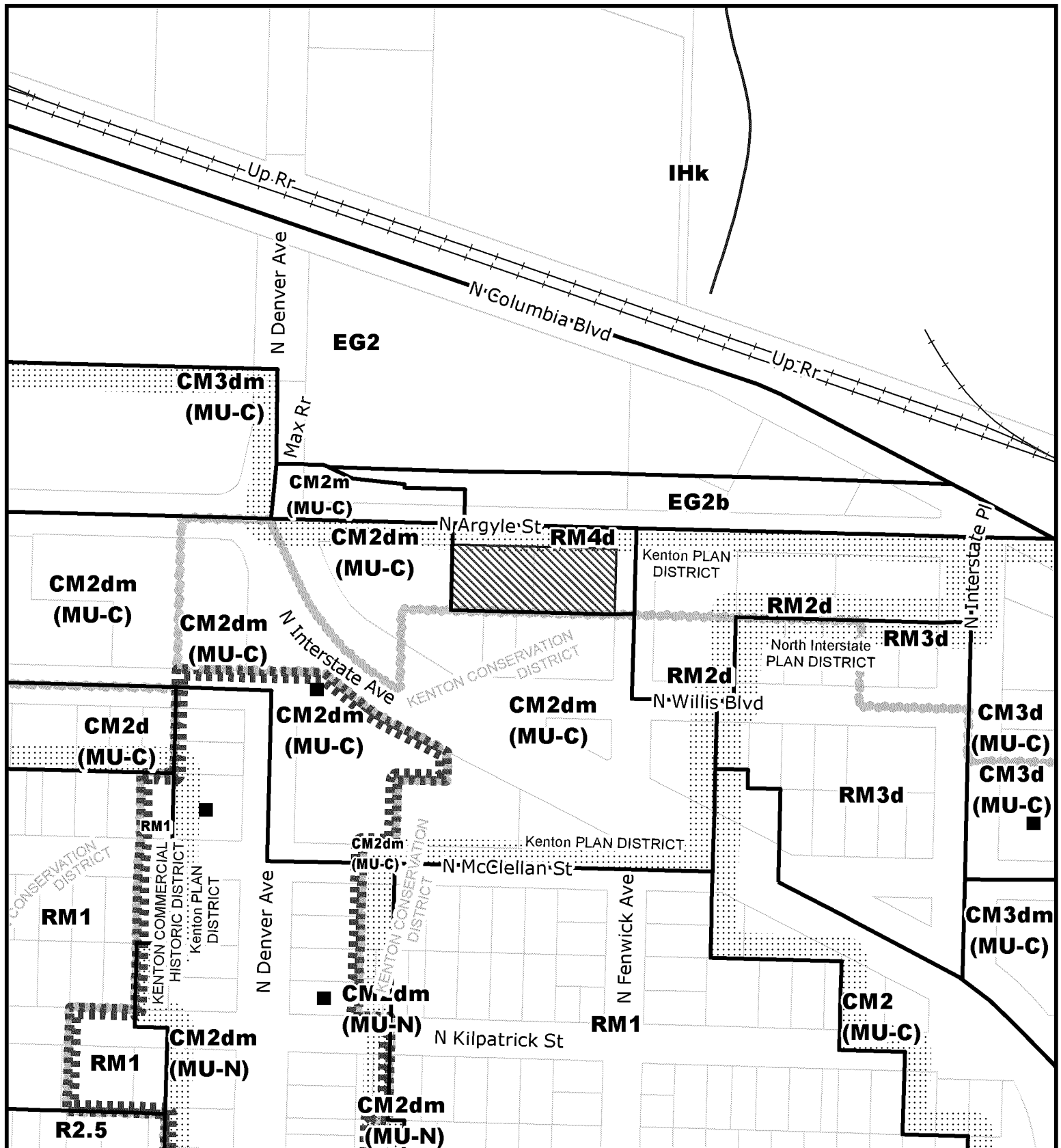
Bureau of Development Services

1900 SW Fourth Ave, #5000

Portland, OR 97201



Representative



ZONING



For Zoning Code in effect Post August 1, 2021

KENTON PLAN DISTRICT



Site



Stream



Historic Landmark

| | |
|-------------|-------------------|
| File No. | LU 21 - 108433 DZ |
| 1/4 Section | 2128,2228 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E09DA 600 |
| Exhibit | B Nov 22, 2021 |

SITE PLAN



DESIGN REVIEW

ELEVATIONS

TYPICAL DARK CLADDING:

CERACLAD CONTEMPORARY SMOOTH
COLOR: SUMI
ALTERNATE: DRYVIT OUTSULATION
FINISH: GRANITE GRAY, FREESTYLE DPR

TYPICAL UNIT GUARDRAIL:

DARK PAINTED METAL RAILS
W/ 1/2" WIRE MESH

TYPICAL BALCONY CLADDING:

CERACLAD CAST STRIPE
COLORS: PEARL

TYPICAL STAIR PENTHOUSE:

DRYVIT - CHINA WHITE



OVERHEAD LOADING DOOR
PAINTED METAL TO MATCH TRIM

PGE VAULT ACCESS DOORS
PAINTED METAL TO MATCH TRIM

NORTH ELEVATION

Approval
City of Portland
Bureau of Development Services
Planner _____
Date **4-7-2022**
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

wright
architecture

2222 NE Oregon Street, Suite 213
Portland, Oregon 97232

www.wrightarchitecture.com

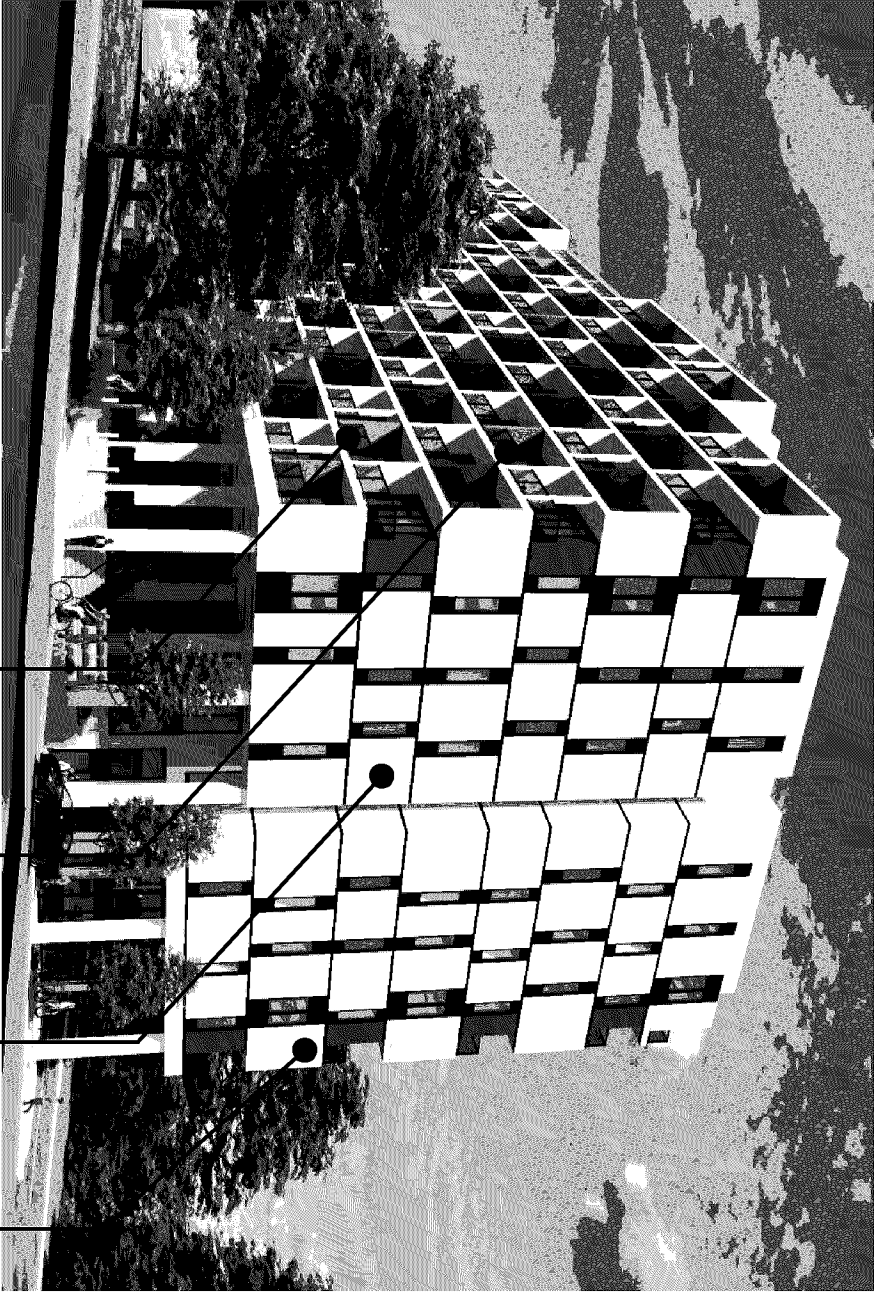
503.292.5593

04/07/2022

DESIGN REVIEW SUBMITTAL
LU 21-108433 DZ

C-8

DESIGN REVIEW



ALTERNATE COLOR SCHEME - SE VIEW

| | |
|--|---|
| | CERACLAD SMOOTH ORANGE |
| | CERACLAD SMOOTH SAFFRON |
| | CERACLAD CAST-STRIPE PEARL |
| | CERACLAD CAST-STRIPE PEARL |

wright
architecture

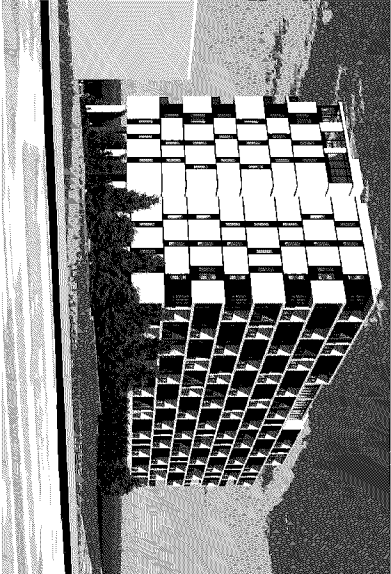
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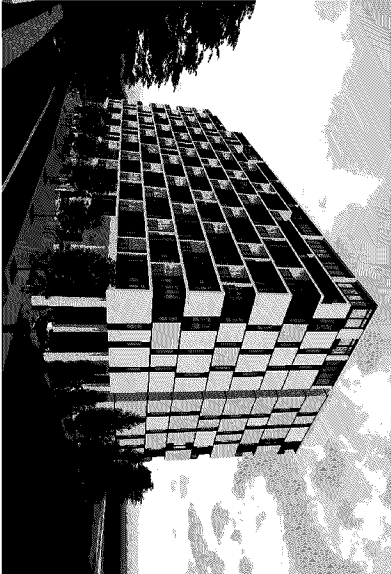
503.592.5590

04.07.2022

COLOR STUDIES



SW VIEW - NOON



NW VIEW - DUSK

| | |
|--|--|
| *Approved* | |
| City of Portland Bureau of Development Services | |
| Planner: _____ | |
| Date: 4-7-2022 | |
| *This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply. | |

DESIGN REVIEW SUBMITTAL
LU 21-108433 DZ

C.56



City of Portland, Oregon
Bureau of Development Services
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Zoning: RM4d, Multi-Dwelling Residential 4 with design overlay

Case Type: DZ, Design Review
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Type III Design Review for construction of approximately 290 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 project includes main entrances along both street frontages, outdoor areas at the ground level and the rooftop, individual balconies, and common spaces through the building. A composite rain screen cladding is proposed above a concrete base with metal storefront systems at the ground level.

Because the proposal is for new development in the Design Overlay Zone, Design Review is required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the criteria of Title 33. The relevant criteria are:

- [Portland Citywide Design Guidelines](#)

ANALYSIS

Site and Vicinity: The 25,000 site is located within the Kenton Plan District, next to the Kenton Neighborhood Conservation District and within 200 feet of the Kenton Commercial Historic District. The site currently contains a four-plex built in 1946 and a 10-unit apartment building from 1949, both of which will be removed. The surrounding development in the immediate vicinity is made up of predominantly residential housing of 2-6 stories in scale, as well as industrial and commercial uses located in adjacent Commercial and other Multi-Dwelling zoning.

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.

The Kenton Commercial Historic District spans a four-block stretch of N. Denver Ave. Development includes commercial and multi-dwelling buildings. The period of significance begins in 1909 and ends in 1949 which corresponds to the District's origins as a company town for the Chicago meat packing firm of Swift and Company and as a center of commerce and entertainment for workers and managers for other industries located between the district and the Columbia Slough. By 1911 there were at least twelve major manufacturing firms located along the Columbia Slough, north of Kenton. The Kenton streetcar line connected Lower Albina to the Kenton stockyards. The surviving commercial architecture of Kenton is typical of streetcar era buildings: well-defined building bases with storefront windows and entry niches, residential or office overstories, and deep cornice lines and pronounced parapets.

The Kenton Neighborhood Conservation District includes the residential blocks surrounding the commercial center. Worker housing was located on 50 x 100 feet lots in a range of architectural styles including Bungalow and American Basic. Some of these houses are made

entirely of cast stone while others have cement foundations, retaining walls, porch columns, and window details.

Zoning: The Multi-Dwelling Residential 4 Zone [RM4] 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.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Kenton Plan District use regulations foster a vital retail corridor along Denver Avenue. The Kenton plan district development standards ensure that the design of new buildings, and modifications to existing 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.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **February 15, 2022**. The following Bureaus have responded with no issue or concerns:

- The Bureau of Environmental Services, please see Exhibit E-1 for additional details.
- The Bureau of Transportation Engineering, please see Exhibit E-2 for additional details.
- The Water Bureau responded, please see Exhibit E-3 for additional details.
- The Fire Bureau responded, please see Exhibit E-4 for additional details.
- The Bureau of Parks-Forestry Division, please see Exhibit E-5 for additional details.
- The Site Development Section of BDS, please see Exhibit E-6 for additional details.
- Life Safety Review Section of BDS, please see Exhibit E-7 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 15, 2022**.

Three written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Ramasurdial Prem Singh, email 2-18-22, concerns with setback and N Fenwick Street closure. Exhibit F1.
2. Taylor Tremain, email 2-22-22, concerns with no parking provided and how affordable housing will be provided. Exhibit F2.
3. Shane Boland, email 2-22-22, concerns with unit sizes. Exhibit F3.
4. Taffy Everts, email 3-10-22, concerns with scale, massing. Exhibit F4.
5. Nichole Haffner, email 3-17-22, concerns with scale, massing, parking. Exhibit F5.
6. Angela Moos, email 3-17-22, concerns with scale, massing, parking. Exhibit F6.

Staff Responses:

- The Portland Bureau of Transportation controls the timing and nature of street closures, please contact PBOT Street Closures at Phone: 503.823.7365, Fax: 503.865.3442, or Email: cpac@portlandoregon.gov.
- All required Zoning Code setbacks are met or exceeded by the proposal.
- The Zoning Code does not require parking for this site.
- Affordable housing will be required per Zoning Code in coordination with the Portland Housing Bureau prior to building completion.
- The unit sizes are a range of studio, one-, and two-bedroom units distributed across the building floors.

Procedural History:

- Application submitted: November 22, 2021
- Application deemed complete: December 1, 2021
- First Hearing scheduled: January 13, 2022 [rescheduled]
- Second Hearing scheduled: February 17, 2022 [rescheduled]
- Third Hearing scheduled: March 17, 2022, continued to April 7, 2022
- Fourth Hearing scheduled: April 7, 2022, approved.

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Portland Citywide Design Guidelines.

Portland Citywide Design Guidelines

The Portland Citywide Design Guidelines consist of a set of guidelines for design cases in community planning areas outside of the Central City. The Portland Community Design Guidelines focus on three tenets: **Context**, balancing the aspirations of the future desired character with today's setting; **Public Realm**, strengthening a building and site's relationship with the public rights-of-way and open spaces; and **Quality And Resilience**, underscoring holistic site and building designs that benefit people and climate.

CONTEXT GUIDELINES 01-03: BUILD ON CONTEXT BY ENHANCING THE DISTINCTIVE PHYSICAL, NATURAL, HISTORIC AND CULTURAL QUALITIES OF THE LOCATION WHILE ACCOMMODATING GROWTH AND CHANGE.

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

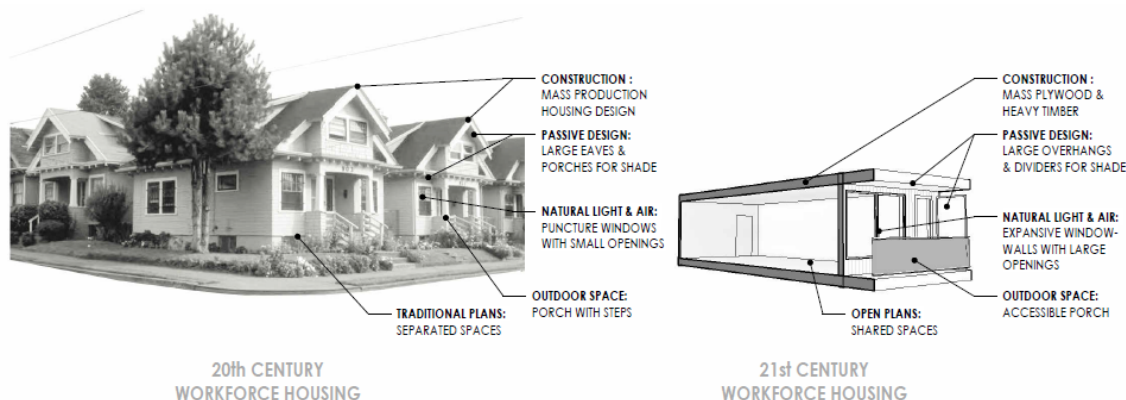
Possible design approaches may include, but are not limited to:

- Community - Relating to the local community's identity, history, and cultural values and places.
- Architecture - Taking cues from desired character of existing architecture.
- Nature - Reflecting and enhancing local natural resources such as rivers, streams, buttes and vegetation.

Findings: 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 residential lots. The site sits at the nexus of zoning, district plans, and neighborhood aspirations which makes it highly suitable for a project of this scale and density. The project is receiving Oregon Housing and Community Services [OHCS] 4% Low-Income Tax Credits, Metro Transit Oriented Development Grant, and Oregon Multifamily Energy Program funding and forwards the goal to build housing that will be affordable for hundreds of families for the next 99 years, with a high caliber of design and community space for the dignity of the residents.

Per the Kenton Downtown Plan and Land Use Concept 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”. This site also acts as a barrier between the industrial area to the north and the conservation district to the south.

100% of the proposed residences are to be affordable for at least 99 years. Each unit is designed to replicate the traditional workforce housing built in the last century; housing that was built with urgency and efficiency 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 simplified construction, while simultaneously crafting spaces that are designed for 21st century living with large windows, open plans, and barrier-free spaces, an approach that builds on the character, local identity, and aspiration of the Albina Plan Area and Kenton Downtown Plan Districts [Exhibit A.21 below]. This in turn supports positive relationships to the surroundings by generating high-quality, affordable housing and community amenities.



This guideline is met.

02: Create Positive Relationship with surroundings.

Possible design approaches may include, but are not limited to:

- Building Massing - Developing effective placement and proportion of building massing toward adjacent lower-scale development and residential uses.
- Street Wall - Maintaining a vibrant street wall with continuous storefronts along historic main streets.
- Connectivity - Creating visual and physical links to adjacent pedestrian pathways and neighboring open spaces.
- Adjacent Historic Landmarks - Deferring to the neighboring historic landmark through massing and urban form.

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

Possible design approaches may include, but are not limited to:

- Natural Resources - Minimizing site disturbance and integrating topography and natural resources found on-site.
- Viewpoints - Integrating views to community points of interest.
- On-site Older Buildings and Historic Resources - Retaining existing older buildings and historic resources.
- Social and Cultural Significance - Incorporating a site's significant cultural or social history.

Findings: The building orientation, with the units oriented south towards Kenton and the city or north towards St. Helens, responds to the identity and character of the site. The east & west facades provide more solidity and the north & south facades more openness. The balcony pattern provides variation and openness, for the north & south, while also controlling sun and privacy on the south.

The building massing is a split bar parti with eroded corners to break the building down into smaller masses that relate to the scale of the existing urban fabric from the 20th century. The structure is proposed to be set back 10 feet from the south property line to give some distance to the adjacent conservation district. The entrances are located to direct residents from the inside of the building toward the commercial strip along Denver Avenue and the nearby max station.

The design of the site further reinforces these relationships and creates places that are designed to be active community spaces adjacent to N Fenwick Avenue and N Argyle Street, providing main entrances at all three corners of the building's street frontages, which are designed with deep setbacks from the street edges to allow for pausing, sitting, and interacting with neighbors.

The landscaping and massing respond to the existing sloped topography in an interesting way, enhancing the site with sunken courtyards, bridges, planting, and features that evoke the geology and history of the Pacific Northwest.

These guidelines are met.

PUBLIC REALM GUIDELINES 04-06: CONTRIBUTE TO A PUBLIC HUMAN-SCALED REALM THAT ENCOURAGES SOCIAL INTERACTION AND FOSTERS INCLUSIVITY

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

Possible design approaches may include, but are not limited to:

- Ground Floor Heights - Designing buildings with taller, more adaptable ground floors.
- Multiple Entries and Windows - Offering more than one entrance along the ground floors of buildings to provide "eyes on the street" and avoid blank expanses of walls.
- Weather Protection - Providing protection from wind, rain, and sun.
- Lighting - Enhancing safety and visibility for pedestrians and highlighting special building features.
- Residential Setbacks - Creating soft transitions while separating private spaces from public spaces.

Findings: The ground floor of the building has been designed with tall, two-story high recessed corner entrances, glazed storefronts & seating areas, ground floor residential walk-up units and utilitarian areas dispersed and minimized along the 100' frontage of N Fenwick

Avenue and along the 250' frontage of N Argyle Street to promote an active, pedestrian-oriented street level.

Public entry plazas, outdoor common areas and community rooms are provided at two prominent building corners, with large areas of glazing to increase visibility. Residential units off N Argyle Street have entrances and balconies inspired by walk-up rowhouses with front porches that provide additional eyes on the street.

The building provides weather protection at public and private entrances and community spaces with deep “front porch” setbacks from the building face, creating a covered area that enhances the comfort of pedestrians and controls the adverse effects of sun, shadow, glare, reflection, wind, and rain.

This guideline is met.

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

Possible design approaches may include, but are not limited to:

- Seating - Providing a variety of seating types for passersby and building users.
- Integrate Bicycles - Designing open spaces that accommodate parking for bicycles.
- Art/Water - Designing spaces that can integrate opportunities for art, stormwater or water features.
- Enclosure - Offering a comfortable buffer and distinction from the public realm.
- Trees and Landscaping - Promoting health and wellness by helping to mitigate the effects of urban heat island.

Findings: The building is constructed with a layered façade that separates the units from the street with individual balconies, providing privacy, security, and eyes on the street while also giving outdoor space and solar access to the residents.

The perimeter landscaping and entry plazas provide numerous opportunities for seating and resting by utilizing the topographic variation to create integrated stepped benches.

Covered outdoor bike parking is provided at the entry plazas, with additional bike parking in the basement, to encourage more active modes of transportation and increase foot traffic.

Site trees around the project provide shading, while native vegetation buffers the building, creates visual interest, captures stormwater, and promotes tenant well-being.

This guideline is met.

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

Possible design approaches may include, but are not limited to:

- Vehicles and Parking - Screening and buffering vehicle areas from pedestrians and integrating parking into the building design.
- Utilities, Trash and Recycling - Siting and screening utilities, trash, and recycling enclosures away from public realm.
- Vaults - Integrating and concealing vaults within open areas.
- Stormwater Planters - Integrating stormwater with multiple uses, such as buffering, placemaking, and seating opportunities.
- Long-Term Bicycle Parking - Designing bicycle parking to encourage use by adding bike lobbies and bike repair amenities.

Findings: The ground floor has been designed to screen the utilities and trash from view, but also give direct street access to a generous bike parking area and lobby to encourage use.

Trash and recycling are located within an enclosed loading bay, to minimize disturbance to the street and pedestrians.

Bicycle parking is integrated into the basement with direct entrance off the street for tenant and visitor access.

This guideline is met.

QUALITY AND RESILIENCE GUIDELINES 07-09: PROMOTE QUALITY AND LONG-TERM RESILIENCE IN THE FACE OF CHANGING DEMOGRAPHICS, CLIMATE AND ECONOMY

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

Possible design approaches may include, but are not limited to:

- Internal Open Spaces - Offering a variety of multi-functional spaces such as balconies, stoops, plazas, play areas, and passive sitting areas.
- Internal Connections - Creating safe and visible pedestrian circulation through sites.
- Vehicles Areas - Ensuring that vehicle areas do not impair the usability and enjoyment of the site.
- Solar Access - Providing solar access to open areas.
- Windows and Entries - Orienting windows and entries toward on-site circulation and open areas.

Findings: Generous two story tall, recessed entry plazas and landscaping create a buffer for the residential community and space for socializing. The majority of units have a direct balcony from their unit, as well as rooftop terraces and community spaces.

Open roof decks, and south-facing units have abundant solar access, while being shaded from intense solar heat gain by the balconies above. The north-facing units have ambient daylight from large windows. High ground floor ceilings and stepped retaining wall allow light into the ground floor.

Gym and community spaces look out onto the roof terraces, gardens, and common spaces and units facing the street level help to increase security and visibility.

The building is constructed with a layered façade that separates the units from the street with individual balconies, providing privacy, security, and eyes on the street while also giving outdoor space and solar access to the residents. The ground floor was also carefully considered to screen the utilities and trash from view, but also give direct street access to a generous bike parking area and lobby to encourage use.

This guideline is met.

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

Possible design approaches may include, but are not limited to:

- Unity - Expressing a clear and coherent design approach to unify building.
- Articulation - Highlighting function, hierarchy, or spaces through small breaks in form.
- Application of Exterior Materials - Expressing the building design with hierarchy, shifts or repetition.
- Quality of Materials - Providing quality, resilience, and durability in construction and execution of details.
- Building Openings - Offering permeability, depth, and texture.

Findings: The design features an alternating brick-bond structural rhythm, and materials that create a unified and composed order to the building.

The building façade is clearly articulated with a balconies, decorative columns, and recessed planes. A shifted pattern of large vertical windows, reveals, and contrasting colored cladding further breaks down the east & west façade massing towards the neighborhood in all directions.

Durable, high-quality materials like Ceraclad ceramic panels require minimal maintenance and allow for more affordable construction.

Dark colored vinyl window sashes blend smoothly into the dark colored cera-clad rainscreen cladding surround to reinforce a coherent composition. Optional residential window layouts at the recessed balconies allow for flexibility for mechanical venting layouts, while also retaining a coherent composition.

Lastly, as presented for the final hearing on April 7, 2022, the introduction of colored cera-clad paneling at the balcony bays [Exhibit C56] articulates a warm residential expression on within the building at the balconies. This additional color accents the building's already well expressed residential identity with multiple balconies and outdoor spaces.

This guideline is met.

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

Possible design approaches may include, but are not limited to:

- Adaptable Buildings - Providing flexibility in building programming, floor.
- Resource Conservation - Prioritizing the use of existing structures or reclaimed and recycled materials.
- Native Landscaping - Integrating native landscaping and large canopy trees to address heat island and provide for pollinators.
- Ecoroofs - Providing and integrating ecoroofs for pollinators and people.
- Bird-Safe - Reducing bird strikes through careful design.
- Daylight and Air - Providing daylight and ventilation and improving indoor air quality.
- On-Site Stormwater - Allowing rain to soak into the ground and filter through lush vegetation and landscaping.

Findings: Native landscaping and trees are provided around the perimeter, at entry plazas, and at rooftop areas to shade the site, slow down & absorb stormwater, create habitat & food for pollinators, provide relief to residents, and improve air quality.

All the residential units have large window-walls and access to a shaded private balcony for light and air, and deep overhangs, exterior insulation, and a solar-ready roof make the building more efficient and sustainable. Each individual unit will have direct access to natural light and air, with a transitional zone of outdoor space to provide shade and privacy.

The building will utilize a pre-fab mass timber Type IV-B construction to minimize construction waste, simplify construction, reduce construction impacts on the surrounding site and neighborhood, and lower the embodied carbon footprint.

Pre-fab allows for the production of building elements in a factory setting with controlled conditions and all tools and supplies on hand. This allows for construction efficiencies, quality control, waste reduction, and trade scheduling. The floors of the building will be mass plywood panels (MPP) supported by mass timber posts & beams that are made in Oregon and designed with the special Oregon IV-B construction type, utilizing quality, enduring materials and a coherent construction approach that also reduces the embodied carbon of the project. This construction type also has a lower embodied carbon footprint than concrete & steel and is seismically resistant, further ensuring stewardship of the environment and climate change adaptation.

This guideline is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

DESIGN COMMISSION DECISION

Approval Type III Design Review for construction of 290 residential units in an eleven-story building in the Kenton Plan District.

Approval per Exhibits C.1-59, subject to the following conditions:

- A.** As part of the building permit application submittal, the following development-related conditions (B – C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled “ZONING COMPLIANCE PAGE- Case File LU 21-108433 DZ. All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled “REQUIRED.”
- B.** At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C.** No field changes allowed.

By: 
Sam Rodriguez, Design Commission Chair

Application Filed: November 22, 2021
Decision Filed: April 18, 2022

Decision Rendered: April 7, 2022
Decision Mailed: April 20, 2022

About this Decision. This land use decision is **not a permit** for development. Permits may be required prior to any work. Contact the Development Services Center at 503-823-7310 for information about permits.

Procedural Information. The application for this land use review was submitted on November 22, 2021, and was determined to be complete on **December 1, 2021**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 22, 2021.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit A.2. Unless further extended by the applicant, **the 120 days will expire on: December 1, 2022.**

Some of the information contained in this report was provided by the applicant.

As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. This report is the final decision of the Design Commission with input from other City and public agencies.

Conditions of Approval. This approval may be subject to a number of specific conditions, listed above. Compliance with the applicable conditions of approval must be documented in all related permit applications. Plans and drawings submitted during the permitting process must illustrate how applicable conditions of approval are met. Any project elements that are specifically required by conditions of approval must be shown on the plans, and labeled as such.

These conditions of approval run with the land, unless modified by future land use reviews. As used in the conditions, the term “applicant” includes the applicant for this land use review, any person undertaking development pursuant to this land use review, the proprietor of the use or development approved by this land use review, and the current owner and future owners of the property subject to this land use review.

Appeal of this decision. This decision is final unless appealed to City Council, who will hold a public hearing. Appeals must be filed by 4:30 pm on May 5, 2022. The appeal application form can be accessed at <https://www.portlandoregon.gov/bds/45477>. **Towards promoting social distancing during the COVID-19 pandemic, the completed appeal application form must be e-mailed to BDSLUSTeamTech@portlandoregon.gov and to the planner listed on the first page of this decision.** If you do not have access to e-mail, please telephone the planner listed on the front page of this notice about submitting the appeal application.

If you are interested in viewing information in the file, please contact the planner listed on the front of this decision. The planner can provide some information over the phone. Please note that due to COVID-19 and limited accessibility to files, only digital copies of material in the file are available for viewing. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the internet at <https://www.portlandoregon.gov/citycode/28197>.

If this decision is appealed, a hearing will be scheduled and you will be notified of the date and time of the hearing. The decision of City Council is final; any further appeal is to the Oregon Land Use Board of Appeals (LUBA).

Upon submission of their application, the applicant for this land use review chose to waive the 120-day time frame in which the City must render a decision. This additional time allows for any appeal of this proposal to be held as an evidentiary hearing, one in which new evidence can be submitted to City Council.

Who can appeal: You may appeal the decision only if you have written a letter which was received before the close of the record at the hearing or if you testified at the hearing, or if you are the property owner or applicant. Appeals must be filed within 14 days of the decision. **An appeal fee of \$5,513.00 will be charged (one-half of the application fee for this case).**

Neighborhood associations may qualify for a waiver of the appeal fee. Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: <https://www.portlandoregon.gov/bds/article/411635>. Fee waivers for neighborhood associations require a vote of the authorized body of your association. Please see appeal form for additional information.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded on or after **May 6, 2022**, by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the City.

Tim Heron
April 18, 2022

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original Submittal – drawings and narrative
 - 2. 120-day waiver, denovo
 - 3. Revised Submittal
 - 4. Request to postpone Design Commission Hearing 1/13/22 to 2/17/22
 - 5. Request to postpone Design Commission Hearing 2/17/22 to 3/17/22
 - 6. Applicant Responses to testimony
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. SITE PLAN [attached]
 - 2. FLOOR PLAN - LEVEL 1
 - 3. FLOOR PLAN - LEVEL 2
 - 4. FLOOR PLAN - LEVEL 3
 - 5. FLOOR PLAN - LEVEL 4-10
 - 6. FLOOR PLAN - LEVEL 11
 - 7. ROOF PLAN
 - 8. BUILDING ELEVATION – NORTH [attached]
 - 9. BUILDING ELEVATION - EAST
 - 10. BUILDING ELEVATION - SOUTH
 - 11. BUILDING ELEVATION - WEST
 - 12. BUILDING SECTIONS
 - 13. BUILDING SECTIONS
 - 14. STREET SECTIONS + RENDERED ELEVATIONS
 - 15. STREET SECTIONS + RENDERED ELEVATIONS
 - 16. STREET SECTIONS + RENDERED ELEVATIONS
 - 17. STREET SECTIONS + RENDERED ELEVATIONS
 - 18. STREET SECTIONS + RENDERED ELEVATIONS
 - 19. EXTERIOR REFLECTED CEILING PLANS
 - 20. ARCHITECTURAL LIGHTING CUTSHEETS
 - 21. ARCHITECTURAL LIGHTING CUTSHEETS
 - 22. GUARDRAIL DETAILS
 - 23. GUARDRAIL DETAILS
 - 24. CLADDING SYSTEMS
 - 25. CLADDING SYSTEMS
 - 26. DETAILS – REVEAL
 - 27. DETAILS – REVEAL
 - 28. DETAILS - WING WALL
 - 29. DETAILS - WING WALL
 - 30. DETAILS - RAINSCREEN
 - 31. DETAILS – BALCONY
 - 32. DETAILS - BALCONY
 - 33. DETAILS - BALCONY
 - 34. DETAILS – OVERHANG
 - 35. DETAILS – OVERHANG
 - 36. DETAILS – OVERHANG
 - 37. DETAILS – OVERHANG
 - 38. DETAILS - ROOF EDGE
 - 39. DETAILS – WINDOWS
 - 40. DETAILS – WINDOWS
 - 41. DETAILS – MISCELLANEOUS
 - 42. GLAZING SYSTEMS
 - 43. EAST-WEST UNIT WINDOWS
 - 44. NORTH-SOUTH UNIT WINDOWS
 - 45. GLAZING CUTSHEETS

- 46. GLAZING CUTSHEETS
- 47. OVERHEAD DOORS
- 48. LANDSCAPING PLANTING PLAN - LEVEL 1
- 49. LANDSCAPING PLANTING IMAGES - LEVEL 1
- 50. LANDSCAPING PLANTING PLAN - LEVEL 11
- 51. LANDSCAPING PLANTING IMAGES - LEVEL 11
- 52. LANDSCAPE SECTIONS
- 53. LANDSCAPE SECTIONS
- 54. LANDSCAPING MATERIAL CUTSHEETS
- 55. MATERIAL PALLETE
- 56. COLOR PALLETE/ RENDERING [attached]
- 57. MATERIAL PALLETE/ CLADDING ALTERNATIVES
- 58. MATERIAL PALLETE/ CLADDING ALTERNATIVES
- 59. WINDOW LAYOUT/ ALTERNATIVES

D. Notification information:

- 1. Request for response
- 2. Posting letter sent to applicant
- 3. Notice to be posted
- 4. Applicant's statement certifying posting
- 5. Mailed notice
- 6. Mailing list

E. Agency Responses:

- 1. Bureau of Environmental Services
- 2. Bureau of Transportation Engineering and Development Review
- 3. Water Bureau
- 4. Fire Bureau
- 5. Bureau of Parks, Forestry Division
- 6. Site Development Review Section of BDS
- 7. Life Safety Review Section of BDS

F. Letters

- 1. Ramasurdial Premsingh, email 2-18-22, concerns with setback & N Fenwick closure
- 2. Taylor Tremain, email 2-22-22, concerns with no parking provided and how affordable housing will be provided
- 3. Shane Boland, email 2-22-22, concerns with unit sizes
- 4. Taffy Everts, email 3-10-22, concerns with scale, massing
- 5. Nichole Haffner, email 3-17-22, concerns with scale, massing, parking
- 6. Angela Moos, email 3-17-22, concerns with scale, massing, parking

G. Other

- 1. Original LUR Application

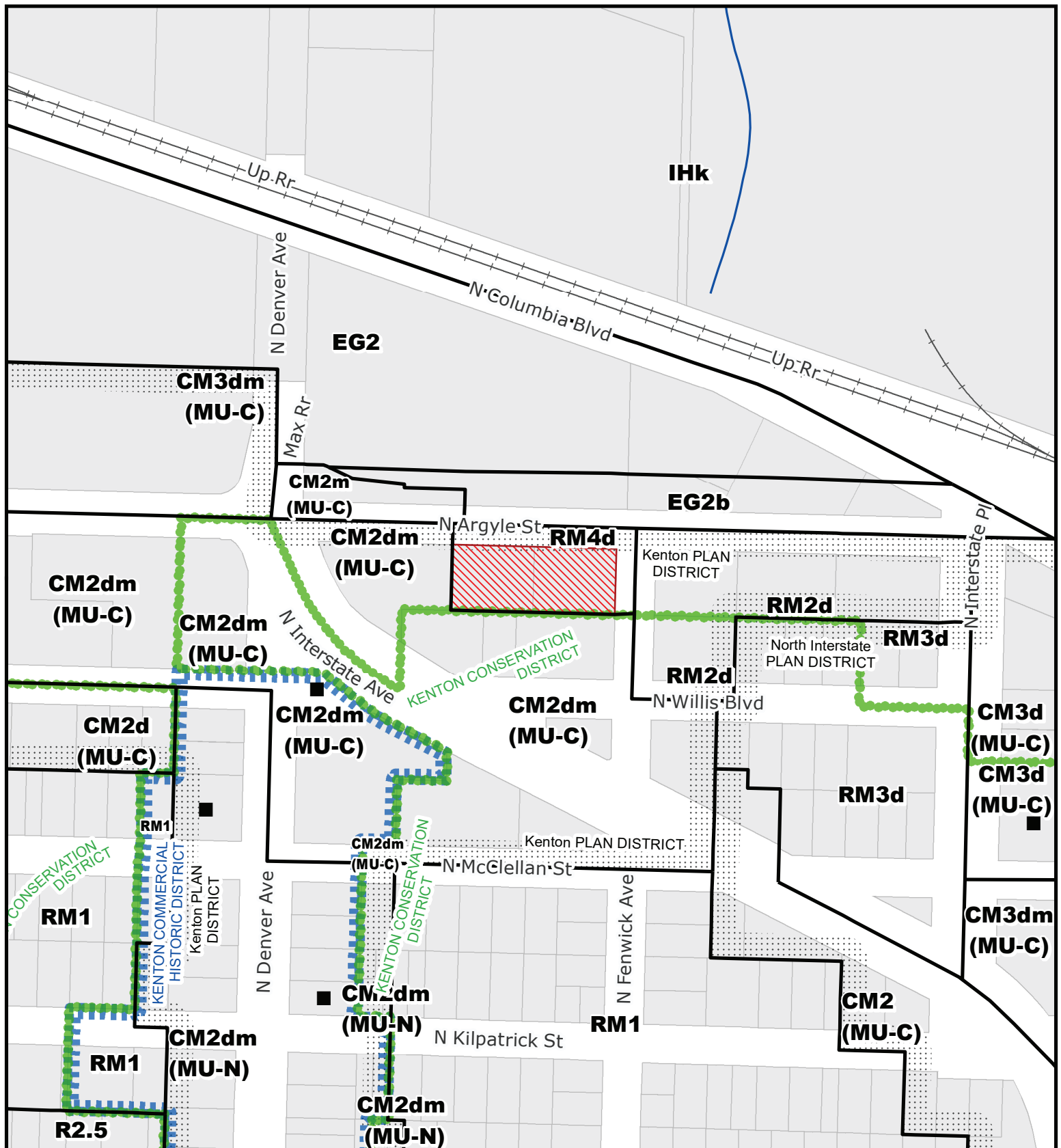
H. Hearing

Design Commission March 17, 2022

- 1. Staff Memo, Report, Zone Map and Revised Drawings
- 2. Staff PPT
- 3. Testifier Sheet

Design Commission April 7, 2022

- 4. Staff Memo, Report, Zone Map and Revised Drawings
- 5. Testifier Sheet



ZONING



For Zoning Code in effect Post August 1, 2021

KENTON PLAN DISTRICT



Site

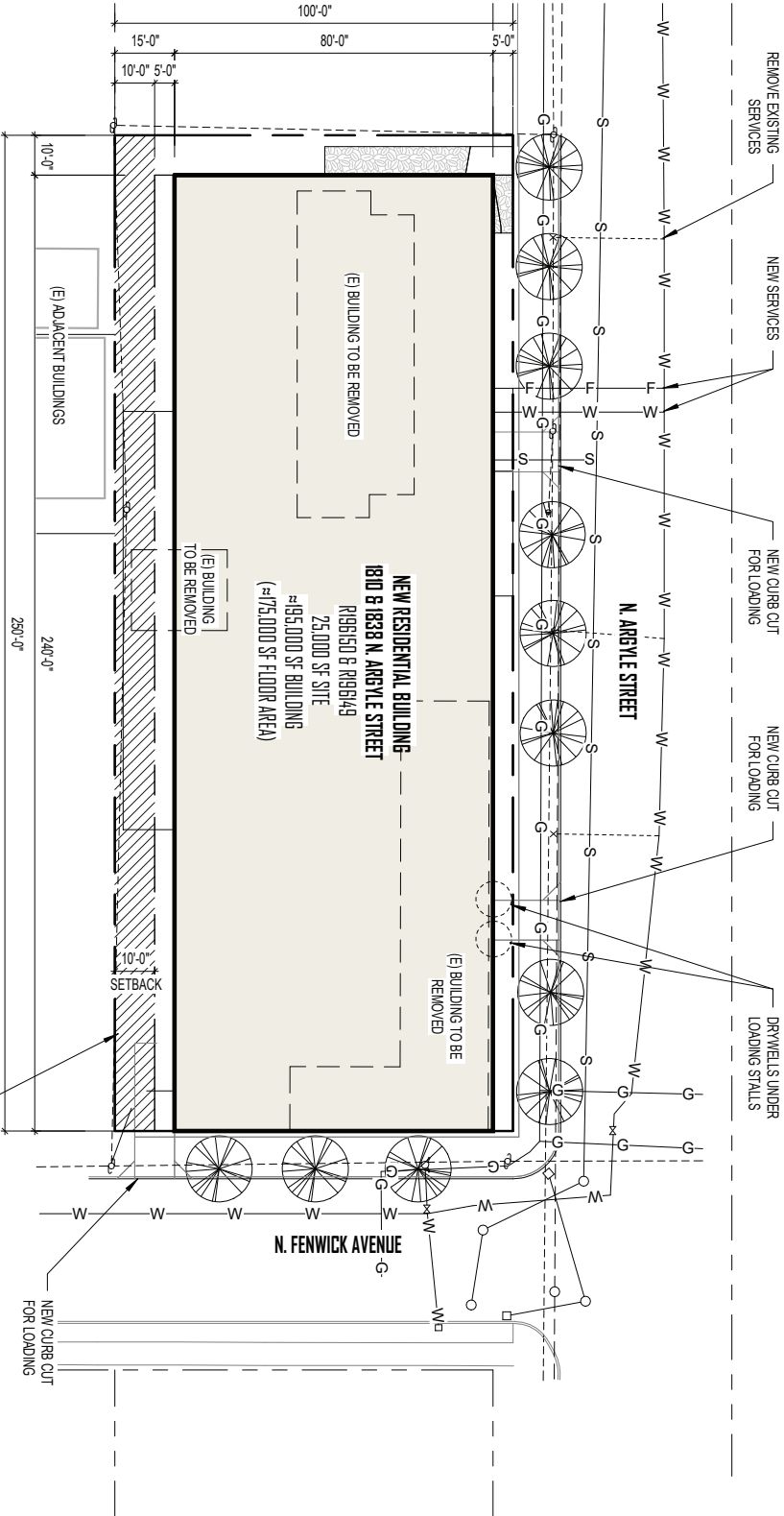


Stream



Historic Landmark

| | |
|-------------|-------------------|
| File No. | LU 21 - 108433 DZ |
| 1/4 Section | 2128,2228 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E09DA 600 |
| Exhibit | B Nov 22, 2021 |



SITE PLAN

1" = 30'-0"

00 10 20 ft



Approved
City of Portland
Bureau of Development Services
Planner _____
Date **4-7-2022**
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

DESIGN REVIEW

ELEVATIONS

TYPICAL DARK CLADDING:

CERACLAD CONTEMPORARY SMOOTH
COLOR: SUMI
ALTERNATE: DRYVIT OUTSULATION
FINISH: GRANITE GRAY, REESTYLE DPR

TYPICAL UNIT GUARDRAIL:

DARK PAINTED METAL RAILS
W/ 1/2" WIRE MESH

TYPICAL BALCONY CLADDING:

CERACLAD CAST STRIPE
COLORS: PEARL

TYPICAL STAIR PENTHOUSE:

DRYVIT - CHINA WHITE



wright
architecture

2222 NE Oregon Street, Suite 213
Portland, Oregon 97232

www.wrightarchitecture.com

503.208.8880

04.07.2022

DESIGN REVIEW SUBMITTAL
LU 21-108433 DZ

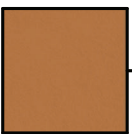
C-8

Approved
City of Portland
Bureau of Development Services
Planner _____
Date **4-7-2022**
*This approval applies only to the reviews requested and is subject to all
conditions of approval. Additional zoning requirements may apply.

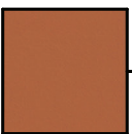
DESIGN REVIEW



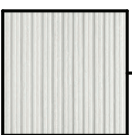
ALTERNATE COLOR SCHEME - SE VIEW



CERACLAD
SMOOTH
ORANGE



CERACLAD
SMOOTH
SAFFRON



CERACLAD
CAST-STRIPE
PEARL



CERACLAD
CAST-STRIPE
PEARL

COLOR STUDIES



SW VIEW - NOON



NW VIEW - DUSK

| | A | B | C | D | E | F |
|----|--------------------------|-----------------------------|---------------------------------|------------------------------------|------------------------|------------------------|
| 1 | ENDORSEMENT | INFO1 | INFO2 | NAME | ADDRESS/IO ADDRESS | CITYSTATEZIP/ADDRESSEE |
| 2 | RETURN SERVICE REQUESTED | | TESTIFIER | JACKMAN MATT | 1204 SE WATER AVE | PORTLAND OR 97214 |
| 3 | RETURN SERVICE REQUESTED | | RESPONDENT | EVERTS TAFFY | 7915 N DENVER AVE | PORTLAND OR 97217 |
| 4 | RETURN SERVICE REQUESTED | | RESPONDENT | HAFFNER NICOLE | 1704 N WILLIS BLVD | PORTLAND OR 97217 |
| 5 | RETURN SERVICE REQUESTED | | RESPONDENT | MOOS ANGELA | 3417 N RUSSET ST | PORTLAND OR 97217 |
| 6 | RETURN SERVICE REQUESTED | RESPONDENT 1N1E09DA 1000 | PREMSINGH RAMASURDYAL | PREMSINGH JOYCE & PREMSINGH J | 1815 N WILLIS BLVD | PORTLAND OR 97217-6734 |
| 7 | RETURN SERVICE REQUESTED | OWNER | 1N1E09DA 600 | WOLZ JOHN L | 1620 NE BROADWAY #536 | PORTLAND OR 97232-1871 |
| 8 | RETURN SERVICE REQUESTED | APPLICANT/PARTY OF INTEREST | WRIGHT ARCHITECTURE WRIGHT JOHN | & DAY NATHAN & STOLL MATTHEW | 2222 NE OREGON ST #213 | PORTLAND OR 97232 |
| 9 | RETURN SERVICE REQUESTED | OWNERS AGENT | ATTAINABLE DEVELOPMENT LLC | RYSTADT ROWEN | 1509 SW SUNSET 2B | PORTLAND OR 97239 |
| 10 | RETURN SERVICE REQUESTED | | PAYOR | COLTON CASEY | 1288 ROCKINGHORSE LANE | LAKE OSWEGO OR 97034 |
| 11 | RETURN SERVICE REQUESTED | | NPNS | KELLEY MARY JARON | 2209 N SCHOFIELD ST | PORTLAND OR 97217 |
| 12 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | COLUMBIA CORRIDOR ASSOCIATION | PO BOX 55651 | PORTLAND OR 97238 |
| 13 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | KENTON BUSINESS ASSOCIATION | 2209 N SCHOFIELD | PORTLAND OR 97217 |
| 14 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | KENTON NA C/O NPNS | 2209 N SCHOFIELD ST | PORTLAND OR 97217 |
| 15 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | AIA URBAN DESIGN COMMITTEE | 422 NW 13TH AVE | PORTLAND OR 97209 |
| 16 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PARKS & GREENSPACES | 600 NE GRAND AVE | PORTLAND OR 97232 |
| 17 | RETURN SERVICE REQUESTED | | RISK & LAND DEPARTMENT | NW NATURAL | 250 SW TAYLOR STREET | PORTLAND OR 97204-3038 |
| 18 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PACIFIC POWER & LIGHT | 7544 NE 33RD DR | PORTLAND OR 97211 |
| 19 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PLAN AMENDMENT SPECIALIST | 635 CAPITAL ST NE #150 | SALEM OR 97301 |
| 20 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PORT OF PORTLAND PLANNING | PO BOX 3529 | PORTLAND OR 97208 |
| 21 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PORTLAND SCHOOL DISTRICT | 501 N DIXON | PORTLAND OR 97227 |
| 22 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | STATE HISTORIC PRESERVATION OFFICE | 725 SUMMER NE #C | SALEM OR 97301 |
| 23 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | TRANSIT DEVELOPMENT | 1800 SW FIRST AVE #300 | PORTLAND OR 97201 |
| 24 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PENINSULA DRAINAGE DISTRICT NO 1&2 | 1880 NE ELROD DR | PORTLAND OR 97211 |
| 25 | RETURN SERVICE REQUESTED | | | DOUG KLOTZ | 1908 SE 35TH PLACE | PORTLAND OR 97214 |
| 26 | RETURN SERVICE REQUESTED | | | JUDY PETERS | 6916 NE 40TH ST | VANCOUVER WA 98661 |
| 27 | RETURN SERVICE REQUESTED | | | KARLA MOORE-LOVE (CITY HALL) | 1221 SW 4TH AVE #130 | PORTLAND OR 97204 |
| 28 | | | | PORTLAND PARK TRAIL | TATE WHITE | B106/R1302 |
| 29 | | | | | PROSPER PORTLAND | 129/PROSPER |
| 30 | | | | | DAWN KRANTZ | B299/R5000 |
| 31 | | | | | HEARINGS CLERK | 299/3100 |
| 32 | RETURN SERVICE REQUESTED | | 21-108433 FFDEC 4-21-22 | CASE FILE HERON | 1900 SW 4TH AVE #5000 | PORTLAND OR 97201 |

ARGYLE - LUR TYPE II DESIGN REVIEW

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

PROJECT NARRATIVE

Proposed new construction of approximately 290 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 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.

The project has been designed to satisfy the tenets set forth in the Portland Citywide Design Guidelines adopted June 2021. The design approaches that were used to meet each guideline are outlined in the Design Review Documents and illustrated with rendered images, drawings, and callouts noting the relevant guideline. Our approach to each guideline is summarized below:

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

Community approach:

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 residential 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." This site also acts as a barrier between the industrial area to the north and the conservation district to the south. 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.

02 Create positive relationships with surroundings:

Building massing approach:

The proposed split bar parti and eroded corners break the building down into smaller masses that relate to the scale of the existing urban fabric from the 20th century. The structure is proposed to be set back 10 feet from the south property line to give some distance to the adjacent conservation district. The entrances are located to direct residents from the inside of the building toward the commercial strip along Denver Avenue and the nearby MAX station.

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

Social and cultural significance approach:

The landscaping and massing respond to the existing sloped topography in an interesting way, enhancing the site with sunken courtyards, bridges, planting, and features that evoke the geology and history of the Pacific Northwest.

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

Ground floor height approach:

The entry areas are double-height spaces, with large glazing areas & seating areas, to provide an active, pedestrian-oriented street level.

Multiple entries and windows approach:

Public entry plazas, outdoor common areas and community rooms, are provided at two prominent building corners, with large areas of glazing to increase visibility. Residential units off the street have entrances and balconies inspired by typical brownstone rowhouses that provide additional eyes on the street.

Weather protection approach:

The building entrances and community spaces are set back from the building face, creating a covered area that enhances the comfort of pedestrians and controls the adverse effects of sun, shadow, glare, reflection, wind, and rain.

05 Provide opportunities to pause, sit and interact:

Seating approach:

The perimeter landscaping and entry plazas provide numerous opportunities for seating and resting by utilizing the topographic variation to create integrated stepped benches.

Integrate bicycles approach:

Outdoor bike parking is provided at the entry plazas, with additional bike parking in the basement, to encourage more active modes and increase foot traffic.

Trees and landscaping approach:

Site trees around the project provide shading, while native vegetation buffers the building, creates visual interest, captures stormwater, and promotes tenant well-being.

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

Utility, trash, and recycling approach:

Trash and recycling are located within an enclosed loading bay, to minimize disturbance to the street and pedestrians. Electrical equipment will also be concealed underground or with a screen.

Stormwater planter approach:

Stormwater planter provided as buffer landscaping and community landscape feature.

Bicycle parking approach:

Bicycle parking is integrated into the basement with direct entrance off the street, and a translucent facade to increase visibility and access for the tenants.

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

Internal open space approach:

Generous entry plazas and landscaping create a buffer for the residential community and space for socializing. The majority of units have a direct balcony from their unit, as well as rooftop terraces and community spaces.

Solar access approach:

Open roof decks, and south-facing units have abundant solar access, while moveable screens give tenants individual control over shading. The north-facing units have a more open and translucent screen to allow more ambient daylight. High ceilings and stepped retaining wall allow light into the ground floor.

Window and entries approach:

Gym and community spaces look out onto the roof terraces, gardens, and common spaces and units facing the street level help to increase security and visibility.

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

Unity approach:

The design features a structural rhythm, exterior screen pattern, and materials that create a unified and composed order to the building.

Articulation approach:

Articulation is achieved through openings in the screen and balcony setbacks.

Exterior material application approach:

The perforated exterior screen has a shifted pattern that breaks down the larger mass.

Building openness approach:

The fixed and moveable perforated screen panels create a light, dynamic facade when viewed from various angles, while also offering privacy and shade for the units.

09 Design for resilience, health, & stewardship of the environment, ensure adaptability to climate change & the needs of the city:

Native landscaping + eco-roof approach:

Native landscaping and trees are provided around the perimeter, at entry plazas, in the stormwater planter, and at rooftop areas to shade the site, slow down & absorb stormwater, create habitat & food for pollinators, provide relief to residents, and improve air quality.

Daylight, air, and efficiency approach:

Every unit has large window-walls and access to a shaded private balcony for light and air, and deep overhangs, exterior insulation, heat-pump cooling and a solar-ready roof make the building more efficient and sustainable.

On-site stormwater approach:

Stormwater planter provided at the south landscape buffer to slow stormwater and allow for direct ground infiltration.

Low-carbon construction:

The building will utilize mass-timber Type IV-b construction, which is less wasteful and has a lower embodied carbon footprint.

The proposed design carefully considers each guideline and incorporates feedback from our Design Advice Request meeting on June 3rd, 2021, as well as a meeting with the Kenton Neighborhood Association on July 14th, 2021. We believe that our proposal will contribute to the long-term vitality of the Kenton Neighborhood and provide high-quality, affordable housing to hundreds of residents.

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.) |



Neighborhood Contact – Certification Statement

The Neighborhood Contact requirement provides a way to learn more about a proposed development before a land use review or building permit is submitted. The applicant must provide documentation with the land use review or building permit application to document that Neighborhood Contact requirements are met. There are three different Neighborhood Contact processes, each requiring slightly different documentation. These requirements are listed below. This form can also be used to satisfy the requirements to submit a signed statement certifying certain requirements related to timelines and note distribution were met.

To complete this form:

1. Check the box that corresponds to the Neighborhood Contact process required.
2. Sign the bottom of this form to verify that timeline and note distribution requirements were met.
3. Submit the listed documentation requirements with the land use review or building permit application to verify other Neighborhood Contact requirements were met.

☐ Neighborhood Contact 1

- A copy of the initial notification email or letter sent to the neighborhood association, district neighborhood coalition, and business association;
- A list of email or postal addresses to which the initial notification email or letter was sent;
- Photograph(s) of the sign(s) installed at the proposed development sites that legibly shows the sign's text;
- A signed statement certifying that:
 - The initial notification email or letter was sent at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
 - The required sign(s) was posted at least 35 days, but not more than 1 year, before applying for the land use review or building permit;

☐ Neighborhood Contact 2

- A copy of the initial notification email or letter sent to the neighborhood association(s), district neighborhood coalition(s), and business association(s);
- A list of email or postal addresses to which the initial notification email or letter was sent;
- A copy of the attendance log that includes attendees' name and address or email address;
- Photograph(s) of the sign(s) installed at the proposed development sites that legibly shows the sign's text;
- A signed statement certifying that:
 - The initial notification email or letter was sent at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
 - The required sign(s) was posted at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
 - The required meeting was held at least 14 days before applying for the land use review or building permit and at least 14 days after sending the initial notification email or letter and posting the required sign(s); and
 - Notes from the public meeting were emailed or mailed to the neighborhood association, district neighborhood coalition, business association, school district and any meeting attendees who provided an email or postal address, prior to applying for the land use review or building permit.

continued on back

☐ Neighborhood Contact 3

- A copy of the initial notification email or letter sent to the neighborhood association(s), district neighborhood coalition(s), business association, and school district;
- A list of email or postal addresses to which the initial notification email or letter was sent;
- A copy of the attendance log that includes attendees' name and address or email address;
- Photograph(s) of the sign(s) installed at the proposed development sites that legibly shows the sign's text;
- A signed statement certifying that:
 - The initial notification email or letter was sent at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
 - The required sign(s) was posted at least 35 days, but not more than 1 year, before applying for the land use review or building permit;
 - The required meeting request was sent;
 - The neighborhood association either did not reply or declined the request, or that the neighborhood association meeting took place; and
 - Notes from the public meeting were emailed or mailed to the neighborhood association, district neighborhood coalition, business association, school district and any meeting attendees who provided an email or postal address, prior to applying for the land use review or building permit.

By filling out this form, I acknowledge the Neighborhood Contact requirements for the marked option above have been met.

Printed Name: _____ Date: _____

I acknowledge this typed name as my signature

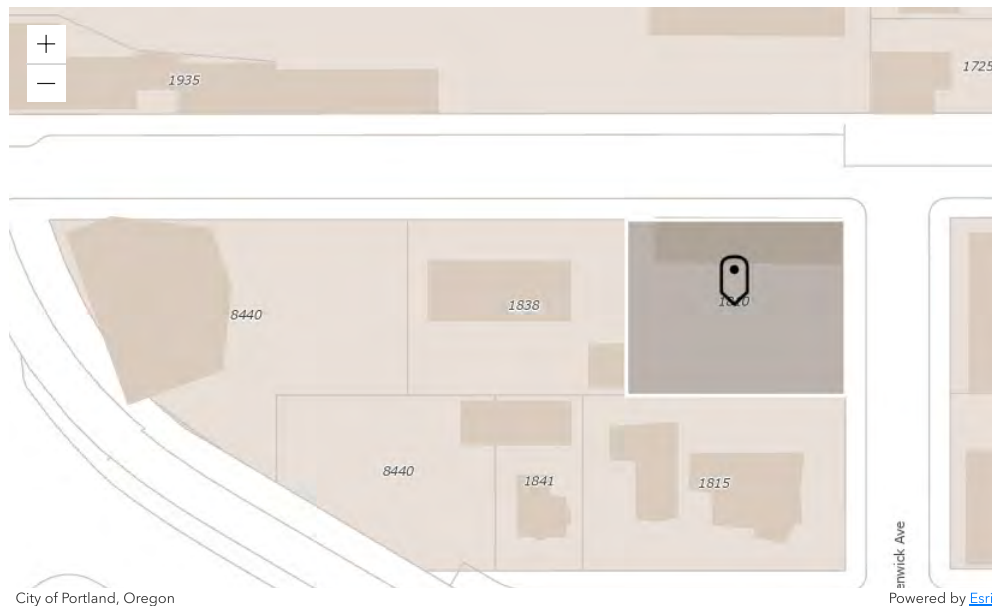
Additional Printed Name: _____ Date: _____

I acknowledge this typed name as my signature

Thanks!

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

Print



Project Location

Property ID: R196150
[Portlandmaps.com](https://portlandmaps.com)
1810 N ARGYLE ST
Portland, OR
97217

Applicant Info

Wright Architecture
info@wright-architecture.com
(503) 206-8380

Project Info

Argyle

| | |
|----------------|-------------------------|
| Project size | 195,000 ft ² |
| Date submitted | 6/8/2021 |

The proposed redevelopment is on a corner 25,000 SF site at the Northernmost edge of the Kenton Plan District. The proposal includes roughly 290 residential units in a new approximately 195,000 SF, 11-story building. 100% of the units will be offered at 60% Average Median Income (AMI), and are proposed as a mix of two-, 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 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. The building is being designed as a Type IV B mass timber structure utilizing mass plywood panels (MPP). The project will also be built using modular construction, minimizing neighborhood impacts by decreasing on-site disruption time, construction noise, and the number of contractors travelling to the site.

[Argyle-SitePlan.pdf](#)

Associations and Districts

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

North Portland Neighborhood

Services

District type: Neighborhood Coalition
www.npncommunity.org/
mary.kelley@portlandoregon.gov
 (503) 823-8877

Kenton

District type: Business District

<http://kentonbusiness.com/>

Columbia Corridor

District type: Business District

<http://www.columbiacorridor.org/>

Required Public Meeting

Projects over 25,000 ft², or projects over 10,000 ft² with the Design (d) overlay zone are required to hold a public meeting. Please include the date, time, and location of the public meeting if required.

| | |
|---------------|------------------------|
| Date and Time | 7/14/2021, 12:00:00 PM |
|---------------|------------------------|

| | |
|----------|-----------------|
| Location | Virtual Meeting |
|----------|-----------------|

| | |
|-------|---|
| Notes | The meeting is hosted by the Kenton Neighborhood Association, see www.historickenton.com for meeting info and access. |
|-------|---|



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

503-823-7700 // bps@portlandoregon.gov
 // [@portlandbps](#) // [Facebook](#) // [Map and directions](#)

Development Notice

PRELIMINARY PLAN



**1810-1838
N. Argyle Street**



11-story



**Residential Building
290 Affordable Units**



No Parking Required



RM4d Zone
Zoning info: www.PortlandOregon.gov/ZoningCode

**AN APPLICATION
WILL BE SUBMITTED
TO THE CITY FOR
FUTURE CHANGES**

MEETING NOTICE:
KENTON
NEIGHBORHOOD
ASSOCIATION
BOARD MEETING
JULY 14TH, 2021
7:00 PM
VIRTUAL MEETING

www.historickenton.com
for meeting info and access

Applicant: Attainable Development, LLC
Contact: John Wright 503-206-8380
info@wright-architecture.com
Project info: www.wright-architecture.com

The applicant will provide language services, auxiliary aids, alternative formats, or other reasonable accommodations for barrier-free access if requested at least 3 days prior to the meeting. Contact the applicant for accommodations.

The applicant posted this informational notice on June 23rd, 2021. The City has not reviewed the content of this notice.

This notice is for informational purposes and the project may change after the notice is posted.

Future application status can be viewed at www.PortlandMaps.com



Learn more about how developments like this go through the zoning and land use process: www.PortlandOregon.gov/BDS/NeighborhoodResources

District Coalition: NORTH PORTLAND NEIGHBORHOOD SERVICES 503-823-8877 npncommunity.org **Neighborhood Association:** KENTON NA 503-558-5628 historickenton.com

General Zoning Info: Bureau of Development Services • 503-823-7526

LU 21-108433-DZ-Exh A1



LU 21-108433 DZ

LU 21-108433 DZ Exh A1



Development Notice

PRELIMINARY PLAN

1110-1838 N. Arizle Street
11-story
Residential Building
240 Affordable Units
No Parking Required
RM4d Zone
Zoning info: [www.portlandoregon.gov/development](#)

APPLICANT: **Archadea Development, LLC**
John Wright 503-255-1838
[www.wrightarchadea.com](#)
Project info: [www.archadeadevelopment.com](#)

This applicant posted this informational notice on June 24th, 2020. The City has not reviewed the project to date. This notice is for informational purposes and the project may change after the notice is posted. Please see the project on the map at [www.portlandoregon.gov/development](#).

PROJECT STEPS:

| STEP 1 | STEP 2 | STEP 3 | STEP 4 | STEP 5 |
|----------------------------------|------------------------------------|-------------------------|------------------------|--------------|
| INFORMATIONAL DEVELOPMENT NOTICE | LAND USE REVIEW AND PUBLIC COMMENT | LAND USE PUBLIC HEARING | BUILDING PERMIT REVIEW | CONSTRUCTION |

Learn more about how development works in this city by visiting [www.portlandoregon.gov/development](#) or by attending a public hearing. For more information, contact the City of Portland Development Services at 503-443-1234.

LU 21-108433 DZ

Development Notice

PRELIMINARY PLAN



1810-1838
N. Argyle Street

11-story

Residential Building
290 Affordable Units

No Parking Required

RM4d Zone
Zoning Info: www.PortlandOregon.gov/ZoningCode

Applicant: Attainable Development, LLC
Contact: John Wright 503-206-8380
info@wright-architecture.com
Project info: www.wright-architecture.com

AN APPLICATION
WILL BE SUBMITTED
TO THE CITY FOR
FUTURE CHANGES

MEETING NOTICE:
KENTON
NEIGHBORHOOD
ASSOCIATION
BOARD MEETING
JULY 14th, 2021
7:00 PM
VIRTUAL MEETING
www.historickenton.com
for meeting info and access

The applicant will provide language services, auxiliary aids, alternative formats, or other reasonable accommodations for barrier-free access if requested at least 3 days prior to the meeting. Contact the applicant for accommodations.

The applicant posted this informational notice on June 23rd, 2021. The City has not reviewed the content of this notice.
This notice is for informational purposes and the project may change after the notice is posted.
Future application status can be viewed at www.PortlandMaps.com



Learn more about how developments like this go through the zoning and land use process: www.PortlandOregon.gov/BDS/NeighborhoodResources
District Coalition: NORTH PORTLAND NEIGHBORHOOD SERVICES 503-823-8877 nprcommunity.org Neighborhood Association: KENTON NA 503-558-5628 historickenton.com
General Zoning Info: Bureau of Development Services • 503-823-7526

Neighborhood Contact for development proposal

1 message

Nathan Day <nathan@wright-architecture.com>

Tue, Jun 8, 2021 at 4:52 PM

To: mary.kelley@portlandoregon.gov, info@columbiacorridor.org

Cc: info wright <info@wright-architecture.com>

To Whom it May Concern,

This email is to inform you that a new development is proposed in your area. There will be a remote video conference meeting with the development team hosted by the Kenton Neighborhood Association on July 14th at 7:00pm, at which we would be happy to answer any questions you may have about this project.

The proposal's site is zoned RM4 Residential Multi-Dwelling with Design Overlay, and this development will undergo a Type II Land Use Review.

Project: Argyle

Information: <https://www.portlandmaps.com/bps/neighborhood-contact/#/detail/75201>Applicant: Wright Architecture 503-206-8380, contact John Wright: info@wright-architecture.com

Project Site: 1810-1838 N. Argyle St.

The proposed redevelopment is on a corner 25,000 SF site at the Northernmost edge of the Kenton Plan District. The proposal includes roughly 290 residential units in a new approximately 195,000 SF, 11-story building. 100% of the units will be offered at 60% Average Median Income (AMI), and are proposed as a mix of two-, 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 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.

The building is being designed as a Type IV B mass timber structure utilizing mass plywood panels (MPP). The project will also be built using modular construction, minimizing neighborhood impacts by decreasing on-site disruption time, construction noise, and the number of contractors travelling to the site.

Thank you for your time and we look forward to hearing from you!

Nathan Day

Nathan Day, Project Manager

wright
architecture

2222 NE Oregon St. Suite 213 Portland, Oregon

nathan@wright-architecture.com

o: 503-206-8380

m: 503-473-2412

Re: Neighborhood Contact for development proposal

2 messages

John Wright <john@wright-architecture.com>

Mon, Jun 7, 2021 at 11:32 PM

To: Kenton Neighborhood <knachair@gmail.com>, Nathan Day <nathan@wright-architecture.com>

Hi Taylor,

Thank you very much for the quick follow up.

I do want to attend an upcoming meeting. July 14 is likely fine. Tomorrow I will verify the schedule and let you know.

In the meantime, are there any other times available? Is there by chance a June meeting that would allow for our short presentation?

Best Regards,

John Wright AIA

wright
architecture | wright-architecture.com
2222 NE Oregon St. #213 | Portland, Oregon 97232
C 503.460.7994 | O 503.206.8380

On Mon, Jun 7, 2021 at 7:15 PM Kenton Neighborhood <knachair@gmail.com> wrote:

John,

Would you like to attend our July 14th meeting at 7pm?

Sincerely,

--

KNA Vice Chair Tyler Roppe
503-558-5628 (General KNA line)
knachair@gmail.com

On Mon, Jun 7, 2021 at 10:45 AM John Wright <john@wright-architecture.com> wrote:

To Whom it May Concern,

This email is to inform you that a new development is proposed in your area. If the neighborhood would like to request a remote video conference meeting with the development team, we would be happy to answer any questions you may have about this project.

Project: Argyle

Applicant: Wright Architecture 503-206-8380, contact John Wright: john@wright-architecture.com

Project Site: [1810-1838 N. Argyle St.](#)

The proposal's site is zoned RM4 Residential Multi-Dwelling with Design Overlay, and this development will undergo a Type II Land Use Review.

The proposed redevelopment is on a corner 25,000 SF site at the Northernmost edge of the Kenton Plan District. The proposal includes roughly 290 residential units in a new approximately 195,000 SF, 11-story building. 100% of the units will be offered at 60% Average Median Income (AMI), and are proposed as a mix of two-, 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.

The building is being designed as a Type IV B mass timber structure utilizing mass plywood panels (MPP). The project will also be built using modular construction, minimizing neighborhood impacts by decreasing on-site disruption time, construction noise, and the number of contractors travelling to the site.

Thank you for your time and we look forward to hearing from you!
John Wright

--
Best Regards,

John Wright AIA

wright
architecture | wright-architecture.com
2222 NE Oregon St. #213 | Portland, Oregon 97232
C 503.460.7994 | O 503.206.8380

Kenton Neighborhood <knachair@gmail.com>
To: John Wright <john@wright-architecture.com>
Cc: Nathan Day <nathan@wright-architecture.com>

Tue, Jun 8, 2021 at 8:23 AM

John,

Great!

Not at this point.

Sincerely,

--
KNA Vice Chair Tyler Roppe
503-558-5628 (General KNA line)
knachair@gmail.com

[Quoted text hidden]



KNA Board Meeting
MEETING MINUTES
July 14, 2021 @ 7:00-8:30pm
Google Meet

Agenda

| <u>Time</u> | <u>Item</u> | <u>Lead</u> | <u>Action</u> |
|-------------|--|---------------------|------------------------|
| 7:00-7:05pm | Call to Order, introductions and announcements | Moses | Information |
| 7:05-7:45pm | 1810-1838 N Argyle St | Wright Architecture | Discussion |
| 7:45-7:55pm | Treasurer and Secretary Report | Moos Murray | Information & Approval |
| 7:55-8:15pm | Environmental Committee Items: Monitors, Oil Trains , Diesel Letters | Roppe Wysong | Information & Approval |
| 8:15-8:30pm | Marketing Committee Design Competition | Pittel | Information & Approval |
| 8:30pm | Adjourn | Moses | Information & Approval |

Attendees

| Board Members | Others |
|---|---|
| <ol style="list-style-type: none"> 1. Ryan Born 2. Ian Cawley 3. Angela Moos 4. Cassie Graves 5. Chris Guthrie 6. Lindsey Leason 7. Ryan McCluckie 8. T.J. McHugh 9. Aja Murray 10. Anthony Nickerson 11. Ryan Pittel 12. Tyler Roppe 13. Linda Wysong | <p>Presenters:</p> <ul style="list-style-type: none"> - John Wright (Wright Architecture) - Rowen Rystadt (Attainable Development LLC) - Austin Turner (Attainable Development LLC) <p>Neighbors in attendance:</p> <ul style="list-style-type: none"> - Casey Colton - James Cramer - Zach D. - Kathy Everetts - Taffy Everts - Lisa Faust - Joel Leslie - Daniel Martino - Deborah Murphy - Mark - Megan Ray - Alexis Rife - Sara Ryan - Doretta Schrock - Scott Sholar - Doretta Schrock - Tim Tylor |

The Board meeting began at 7:03pm PDT. Quorum was met and maintained throughout the meeting.

Call to Order, introductions and announcements

A new sign and bench for the Kenton Rose Garden was being planned and would hopefully be in place by the end of the year. The roses were being tended to after the recent heat wave.

Ryan Born, owner of Mayfly Taproom & Bottleshop, reported that the next Trashy Hour would be held Sunday at 2pm. A free drink or token was provided to those who helped pick-up trash in the neighborhood.

1810-1838 N Argyle St

John Wright of Wright Architecture presented on the 1810-1838 N Argyle St apartment building project plan for ~290 affordable housing units. The preliminary design plans and mockups were presented.

John confirmed that there were covenants in place to ensure the units were rented as affordable housing. A BoD member asked if the developers (Attainable Development LLC) were partnering with any non-profits. Austin confirmed the project was not currently working with non-profit, but 100% of the units would be rented to those with a maximum of 60% AMI (average median household income). The state and city would verify annually.

Development waivers were offered by the city in exchange for making the units affordable, but the investors of the project were also driven to provide housing to meet the high demand that could not be met fast enough by the city. Rent would be lowered if they did not fill all units. The developers planned to participate in the N/NE Preference Policy, which aims to address the harmful impacts of urban renewal by giving preference to housing applicants with generational ties to North/Northeast Portland. They wanted to show other developers including market rate developers that affordable housing development was worthwhile and achievable.

A BoD member pointed out that Kenton had a cluster of affordable housing complexes and inquired if mixed-income units was considered. Austin said that adding mixed-income units would result in less funding/financing options which was not desirable given the high cost of the land. The investors' objective was to provide affordable housing in nice and accessible neighborhoods.

There was no ground floor commercial space in the building. There may be future commercial plans for the adjacent former Dancing Bear and residential complexes, where business offering supportive services could be located. Discussions may occur with the owner of the existing buildings about offering tenant one of the new units, but it would take 18 months to build.

There was discussion about the traffic and parking impact. Austin acknowledged that parking was an issue all around the city as more dense and higher housing complexes were being built. There were no incentives from the city to provide parking because they were encouraging public transportation over car/vehicle use. The developers would be providing every resident with a free mass transit ticket for their first year.

There was discussion about the building façade and how it represented Kenton aesthetically. John explained that each unit had a large window and outdoor space that spanned one whole wall, which was intended to mimic the worker housing craftsman prototype with a welcoming front porch. A BoD member pointed out that the bedrooms would not have natural light or air, and John explained that it was deemed a worthwhile compromise for the floor-to-ceiling window wall for full natural light.

The building had ADA accommodations with ramps and elevators, and certain units with full accessibility for those with disabilities. It was too early in the planning stage to know if each unit would have air conditioning, but several in the meeting encouraged that it be provided given there was only one wall with fresh air access.

Exterior elements like bike lanes, walkways/sidewalks, and stormwater planters were still being discussed. The developers planned to use high quality and sustainable materials for the building

structure, and the anticipated drop in material costs for steel, lumber, etc. should help ensure their vision of an aesthetically pleasing and durable structure.

The overall goals and priorities for the project was to be inclusive, placemaking, provide a high quality of life for the residents and to be innovative with materials and time. John and Austin thanked the KNA BoD for their time and questions.

Treasurer and Secretary Report

The May 12 Board Meeting and June 9, 2021 KNA Annual Meeting minutes were considered. There were no requested changes.

Board Vote: Approve the minutes of the May 12 KNA Board Meeting and June 9, 2021 KNA Annual Meeting.

Moved by: T.J. McHugh

Second by: Linda Wysong

Objections: None

The motion passed.

Angela provided the Treasurer update via email. The KNA Umpqua Bank balance as of June 30, 2021 was \$1,884.82. Since then, a deposit of \$4,000 was made from the KNA/NPCW joint bank account as an advance for the new fiscal year starting July 2021.

The application process for the KNA to become a 501(c)3 non-profit was underway. Once established, KNA would no longer need NPCW as its fiscal sponsor and all funds in the current joint account will become solely the KNA's responsibility, which will include the funds for PaintPaulPDX, the Kenton Rose Garden and the Kenton Community Garden.

Environmental Committee Items: Monitors, Oil Trains, Diesel Letters

The BoD continued discussion about acquiring additional air monitors for volunteer neighbors to place outside of their homes for data collection. There was a PurpleAir monitor for ~\$250 that measured diesel and general particulate matter, and another that measured formaldehyde levels. It was agreed that the two existing monitors for formaldehyde were sufficient. Chris Guthrie volunteered to purchase a PurpleAir monitor for his home near Kenton Park.

Board Vote: Approve \$250 in funding to purchase a PurpleAir monitor from Portland Clean Air.

Moved by: Linda Wysong

Second by: Tyler Roppe

Objections: None

The motion passed.

Tyler would work with Environmental Committee on where to place the new monitor. Portland Clean Air agreed to carry out analysis of the data collected from the monitors.

Linda provided background on Zenith Energy, a global corporation with oil extraction sites around the world. They were applying to expand their facilities along the Willamette River to bring in oil and tar sands from Canada and Bakken from North Dakota. Their current operating permit was allowed to proceed without an initial review. The oil tanks, trains and facilities operated by Zenith Energy posed danger to Kenton with potential de-railings, fumes/toxins, and water contamination being in an earthquake liquefaction zone.

Several other neighborhood associations were writing letters requesting that Portland City Council deny the land use statement. A letter from the KNA was drafted based on that used by St. Johns.

Board Vote: Approve the KNA signing and sending the letter to urge the Portland City Council to deny the Land Use Compatibility Statement from Zenith Energy.

Moved by: Chris Guthrie

Second by: Ryan Pittel

Objections: None

The motion passed.

Linda provided a summary of the letter regarding concerns about trucks and buses operating with no or insufficient diesel particulate filters. The KNA was asked to sign-on to the letters. Air pollution was already an issue along areas of I-5 and some BoD members did not favor expansion, but it was clarified that the letters at hand were related to diesel emissions and not highway expansions.

Washington and California have stricter emissions requirements than Oregon. Some companies and transit services chose to move their older truck fleets to Oregon, which caused concern about airborne carcinogen. The letters asked TriMet, Safeway and others about their specific plans to meet regulations and apply better filtering mechanisms.

Board Vote: Approve the KNA co-signing the letters regarding diesel trucks.

Moved by: Linda Wysong

Second by: Chris Guthrie

Discussion: Several BoD members requested more time to review the letters. It was agreed to hold a strawpoll vote via email.

Marketing Committee Design Competition

Ryan thanked BoD members who had provided input on the rules/guidelines for the upcoming artist competition in search of new designs for KNA apparel. Tyler agreed to create a new email address for submissions, and a QR code for flyers directing to the contest rules on the KNA website. The timeline was to announce the contest soon, collect submissions through late October, inform the winner in January, and have the merchandize with the new logo ready to sell at the May 2022 Kenton Street Fair.

It was agreed to stipulate that the artist must work and/or live in Kenton. The rules would also be updated to indicate that assistance could be provided with converting the artwork to digital format.

T.J. was working to contact Adidas and Nike about donating t-shirts, hoodies, and possibly hats.

The KNA may be asked to help fund the gift basket prizes for the winner and runner-up, given local businesses may not be in a position to donate items. Revenue from merchandise sales in the past year brought in over \$4,600 which demonstrated the popularity of Kenton and the merchandise.

Opens

It was suggested to consider holding KNA meetings in-person at the firehouse. Tyler informed that a questionnaire was being sent to stakeholders and users of firehouse to collect their feedback on returning to in-person events.

The meeting ended 8:42pm PDT.



ARGYLE

LAND USE REVIEW

wright
architecture

SITE AREA:.....25,000 SF (.58 acres)

LIVING UNIT NET RENTABLE AND GROSS LIVING AREA:

LEVEL 1

| LIVING UNIT | # OF UNITS | NET RENTABLE | TOTAL | GROSS LIVING AREA | TOTAL |
|-----------------|------------|--------------|-----------------|-------------------|-----------------|
| STUDIO | 1 x | 305 SF | = 305 SF | 331 SF | = 331 SF |
| ONE BR 'A' | 2 x | 401 SF | = 802 SF | 437 SF | = 874 SF |
| ONE BR 'B' | 1 x | 388 SF | = 388 SF | 424 SF | = 424 SF |
| TWO BR 'A' | 4 x | 520 SF | = 2,080 SF | 562 SF | = 2,248 SF |
| TWO BR 'B' | 1 x | 496 SF | = 496 SF | 557 SF | = 557 SF |
| SUBTOTAL | | | 4,071 SF | | 4,434 SF |

| | |
|-------------------------|------------------|
| CIRCULATION AND OTHER | 13,126 SF |
| GROSS FLOOR AREA | 17,560 SF |

LEVEL 2 (GROUND FLOOR)

| LIVING UNIT | # OF UNITS | NET RENTABLE | TOTAL | GROSS LIVING AREA | TOTAL |
|-----------------|------------|--------------|-----------------|-------------------|-----------------|
| STUDIO | 2 x | 305 SF | = 710 SF | 331 SF | = 662 SF |
| ONE BR 'A' | 2 x | 401 SF | = 802 SF | 437 SF | = 874 SF |
| ONE BR 'B' | 1 x | 388 SF | = 388 SF | 424 SF | = 424 SF |
| TWO BR 'A' | 12 x | 520 SF | = 6,240 SF | 562 SF | = 6,744 SF |
| TWO BR 'B' | 1 x | 496 SF | = 496 SF | 557 SF | = 557 SF |
| SUBTOTAL | | | 8,636 SF | | 9,261 SF |

| | |
|-------------------------|------------------|
| CIRCULATION AND OTHER | 6,223 SF |
| GROSS FLOOR AREA | 15,484 SF |

LEVEL 3

| LIVING UNIT | # OF UNITS | NET RENTABLE | TOTAL | GROSS LIVING AREA | TOTAL |
|-----------------|------------|--------------|------------------|-------------------|------------------|
| STUDIO | 4 x | 305 SF | = 1,220 SF | 331 SF | = 1,324 SF |
| ONE BR 'A' | 3 x | 401 SF | = 1,203 SF | 437 SF | = 1,311 SF |
| TWO BR 'A' | 16 x | 520 SF | = 8,320 SF | 562 SF | = 8,320 SF |
| TWO BR 'B' | 2 x | 496 SF | = 992 SF | 557 SF | = 992 SF |
| SUBTOTAL | | | 11,735 SF | | 11,947 SF |

| | |
|-------------------------|------------------|
| CIRCULATION AND OTHER | 4,374 SF |
| GROSS FLOOR AREA | 16,321 SF |

LIVING UNIT NET RENTABLE AND GROSS LIVING AREA:

LEVEL 4-10

| LIVING UNIT | # OF UNITS | NET RENTABLE | TOTAL | GROSS LIVING AREA | TOTAL |
|-----------------|------------|--------------|------------------|-------------------|------------------|
| STUDIO | 4 x | 305 SF | = 1,220 SF | 331 SF | = 1,324 SF |
| ONE BR 'A' | 4 x | 401 SF | = 1,604 SF | 437 SF | = 1,748 SF |
| TWO BR 'A' | 20 x | 520 SF | = 8,320 SF | 562 SF | = 8,320 SF |
| TWO BR 'B' | 4 x | 496 SF | = 1,984 SF | 557 SF | = 2,228 SF |
| SUBTOTAL | | | 13,128 SF | | 13,620 SF |

| | |
|-------------------------|------------------|
| CIRCULATION AND OTHER | 5,395 SF |
| GROSS FLOOR AREA | 19,015 SF |

LEVEL 11

| LIVING UNIT | # OF UNITS | NET RENTABLE | TOTAL | GROSS LIVING AREA | TOTAL |
|-----------------|------------|--------------|-----------------|-------------------|-----------------|
| STUDIO | 6 x | 305 SF | = 1,830 SF | 331 SF | = 1,986 SF |
| TWO BR 'A' | 8 x | 520 SF | = 4,160 SF | 562 SF | = 4,496 SF |
| SUBTOTAL | | | 5,990 SF | | 6,482 SF |

| | |
|-------------------------|------------------|
| CIRCULATION AND OTHER | 3,969 SF |
| GROSS FLOOR AREA | 10,451 SF |

TOTAL BUILDING

| LIVING UNIT | # OF UNITS | NET RENTABLE | TOTAL | GROSS LIVING AREA | TOTAL |
|--------------|------------|--------------|-------------------|-------------------|-------------------|
| STUDIO | 41 x | 305 SF | = 12,505 SF | 331 SF | = 13,571 SF |
| ONE BR 'A' | 35 x | 401 SF | = 14,035 SF | 437 SF | = 15,295 SF |
| ONE BR 'B' | 2 x | 388 SF | = 776 SF | 424 SF | = 848 SF |
| TWO BR 'A' | 176 x | 520 SF | = 91,520 SF | 562 SF | = 98,912 SF |
| TWO BR 'B' | 28 x | 496 SF | = 13,888 SF | 557 SF | = 15,596 SF |
| TOTAL | 290 | | 132,754 SF | | 144,222 SF |

BUILDING GROSS FLOOR AREA:.....193,969 SF

NON-FAR

| | |
|----------------------------|------------------|
| BASEMENT AREA: | 9,999 SF |
| BICYCLE PARKING: | 5,591 SF |
| COMMON INDOOR AREA: | 2,709 SF |
| ATRIUM AND TWO STORY AREA: | 1,978 SF |
| SUBTOTAL: | 20,277 SF |

BALCONIES AND OUTDOOR AREA NOT INCLUDED

FAR AREA:.....173,692 SF

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PROJECT TEAM

WRIGHT ARCHITECTURE
ATTAINABLE DEVELOPMENT, LLC
TM RIPPEY CONSULTING ENGINEER

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.



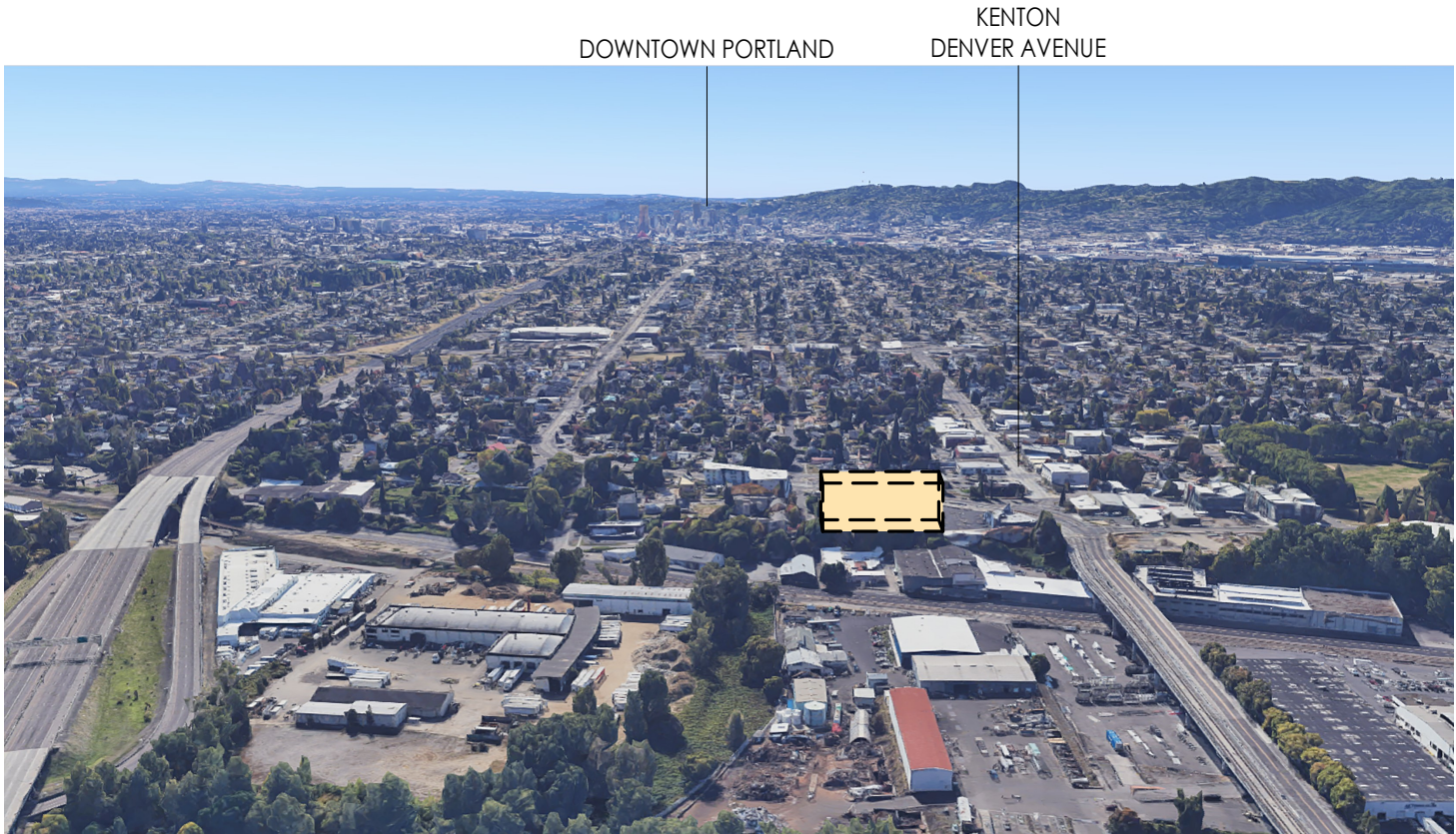
ZONING SUMMARY

| | |
|-----------------|-------------------------|
| 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) |

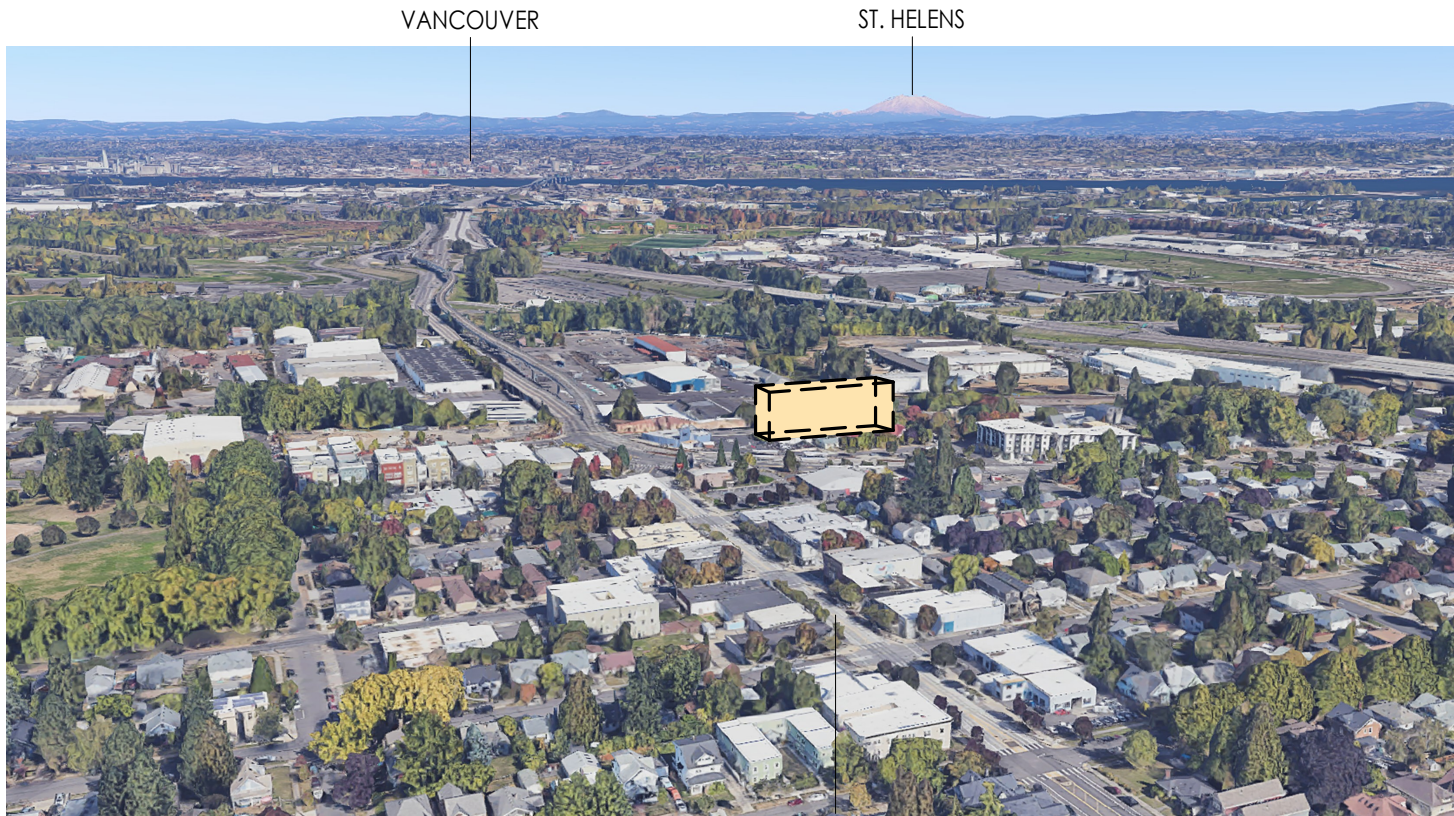




AERIAL VIEW LOOKING SOUTHEAST



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



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.

ARGYLE

FLOOR AREA RATIO DIAGRAM

| | |
|-------------------|-------------------------|
| SITE | 25,000 SF (.58 acres) |
| BASE ZONE | RM4d |
| MAXIMUM F.A.R. | 6:1 (7:1 w/ bonus) |
| MAX. FLOOR AREA | 175,000 SF |
| MAXIMUM HEIGHT | 100 ft (110 ft w/bonus) |
| REQ. OUTDOOR AREA | |

| | |
|-----------------------|-----------|
| LEVEL 1 | |
| OTHER | 2,013 SF |
| TOTAL FAR | 2,013 SF |
| | |
| RESIDENTIAL (NON-FAR) | 4,434 SF |
| COMMUNITY AREA | 501 SF |
| BICYCLE PARKING | 4,978 SF |
| OTHER | 5,585 SF |
| TOTAL NON-FAR | 15,547 SF |

| | |
|------------------------|-----------|
| LEVEL 2 (GROUND FLOOR) | |
| RESIDENTIAL | 9,261 SF |
| OTHER | 3,743 SF |
| TOTAL FAR | 13,004 SF |

| | |
|----------------|----------|
| COMMUNITY AREA | 937 SF |
| OTHER | 1,641 SF |
| TOTAL NON-FAR | 2,578 SF |

| | |
|-------------|-----------|
| LEVEL 3 | |
| RESIDENTIAL | 11,947 SF |
| OTHER | 2,801 SF |
| TOTAL FAR | 16,321 SF |

| | |
|-----------------|--------|
| BICYCLE PARKING | 613 SF |
| OTHER | 337 SF |
| TOTAL NON-FAR | 950 SF |

| | |
|-------------|-----------|
| LEVEL 4-10 | |
| RESIDENTIAL | 13,620 SF |
| OTHER | 2,801 SF |
| TOTAL FAR | 19,015 SF |









| | |
|-------------|----------|
| LEVEL 11 | |
| RESIDENTIAL | 6,482 SF |
| OTHER | 2,796 SF |
| TOTAL FAR | 9,278 SF |

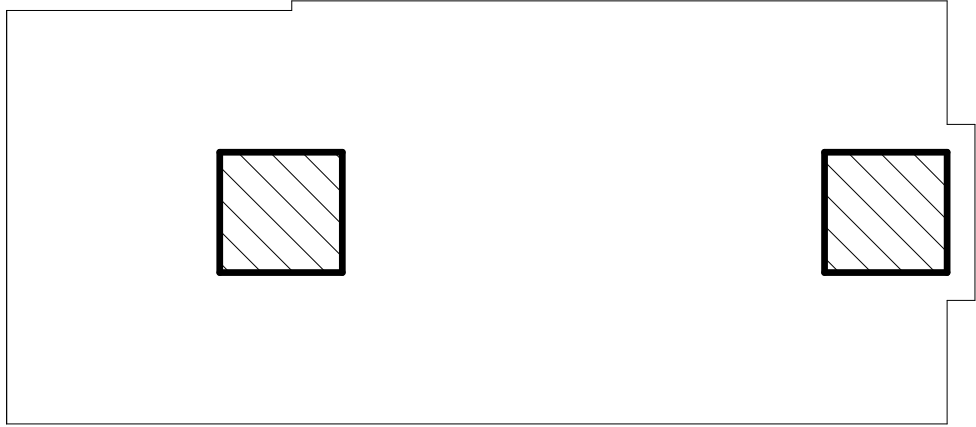
| | |
|----------------|----------|
| COMMUNITY AREA | 1,263 SF |
| TOTAL NON-FAR | 1,263 SF |

TOTAL 193,969 SF

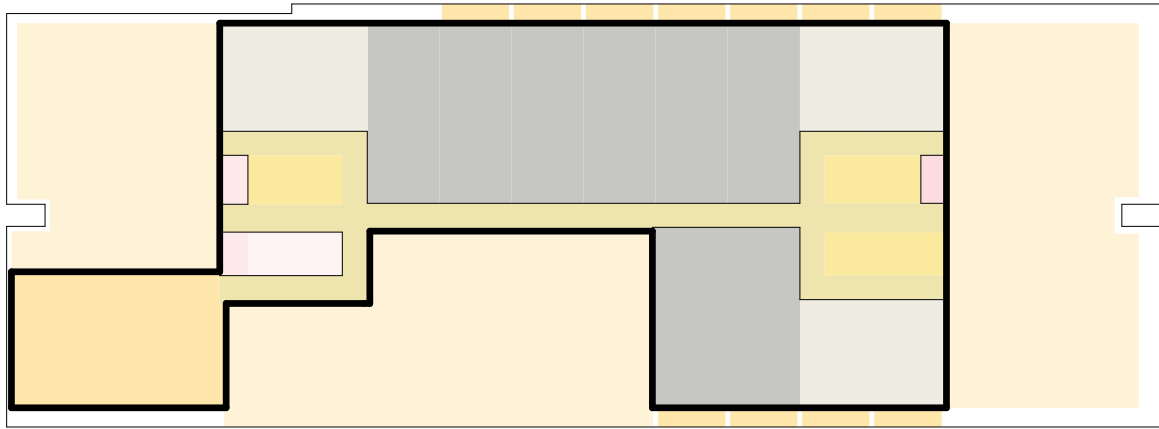
FAR AREA 173,692 SF

PLAN KEY:

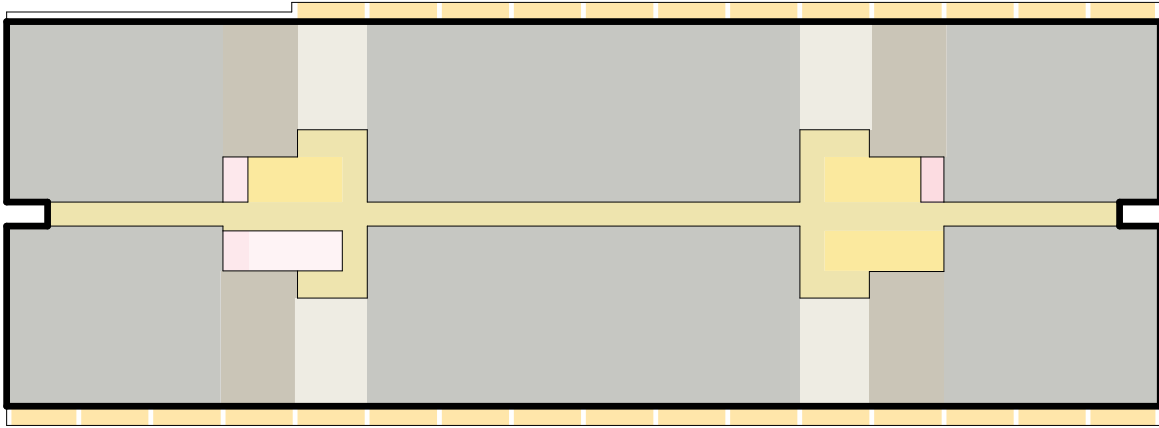
| | | | |
|---|----------------|--|---------------------------|
|  | NON-FAR AREA |  | COMMUNITY / OUTDOOR AREAS |
|  | STUDIO UNIT |  | CIRCULATION |
|  | 1-BEDROOM UNIT |  | USER AMENITY |
|  | 2-BEDROOM UNIT |  | UTILITY / FACILITY |



ROOF

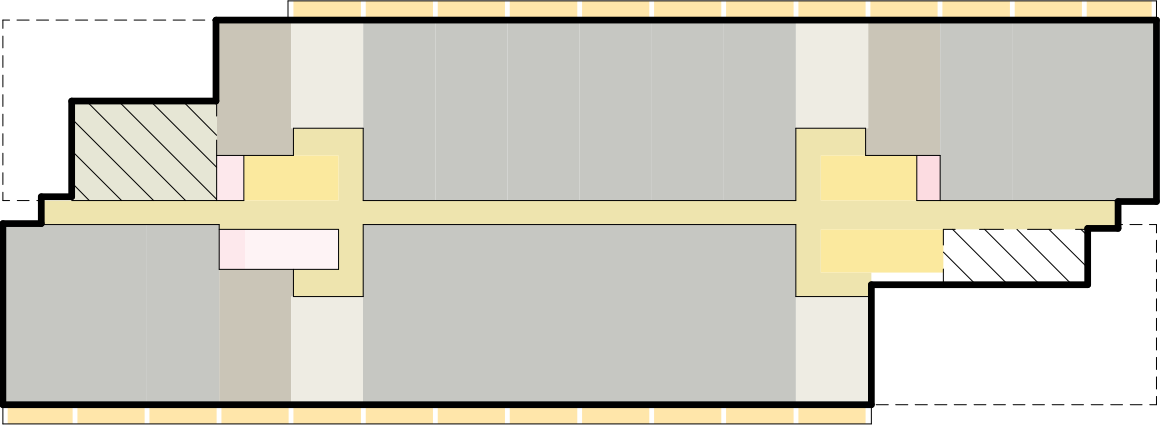


LEVEL 11

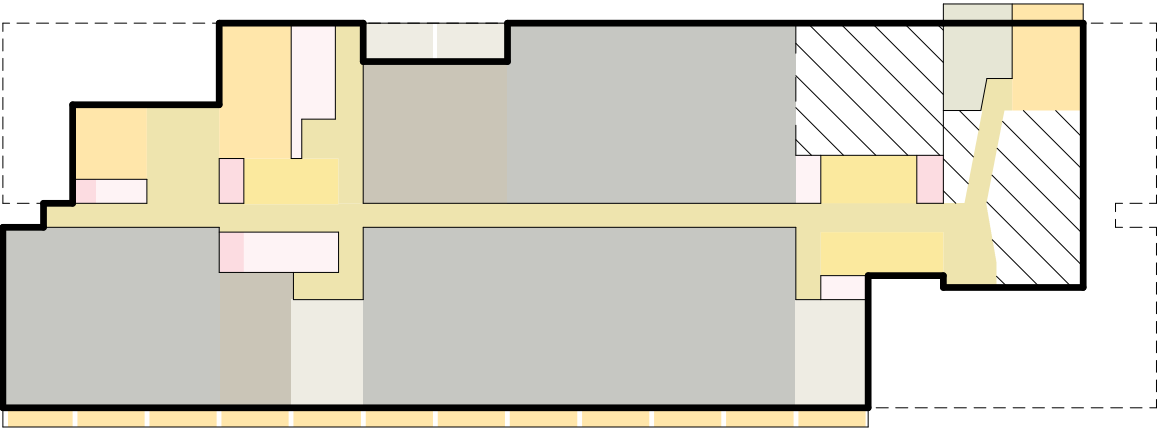


LEVELS 4-10

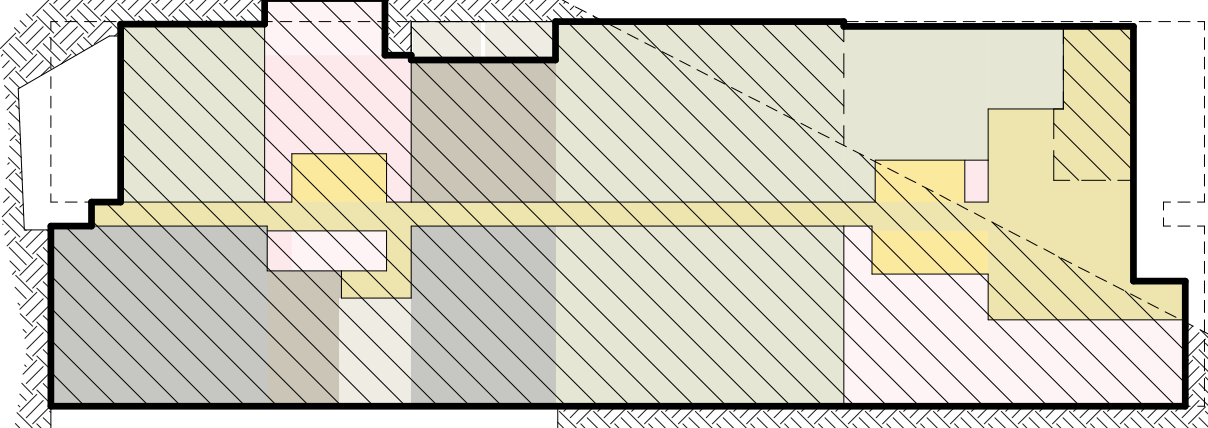
BASE ZONING - FLOOR AREA RATIO



LEVEL 3



LEVEL 2

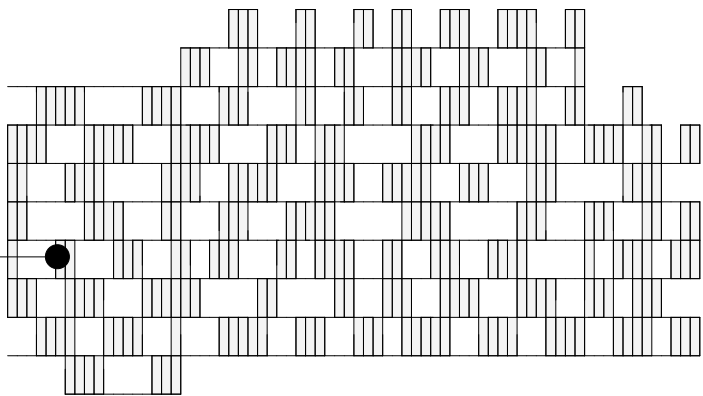


LEVEL 1

N. FACADE

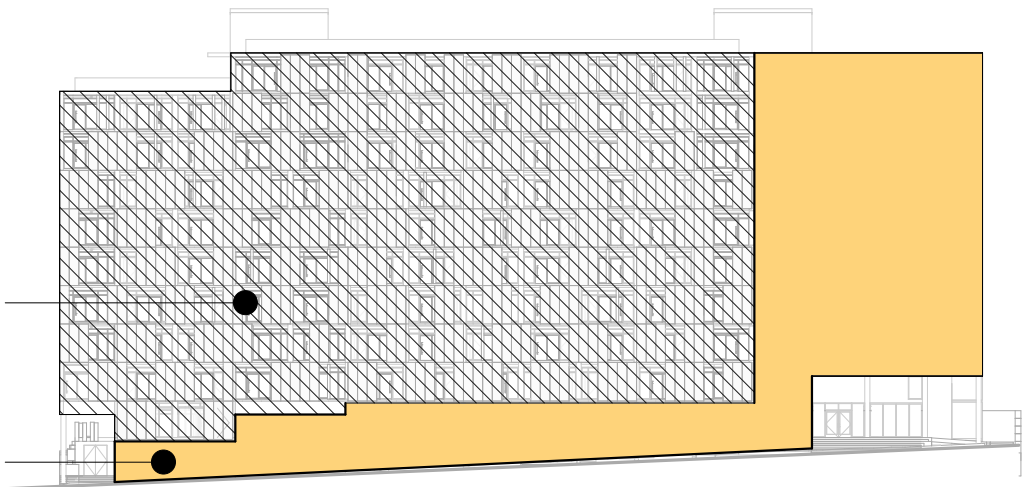


SCREEN PATTERN



PRIMARY

SECONDARY



NORTH ELEVATION
ARGYLE STREET

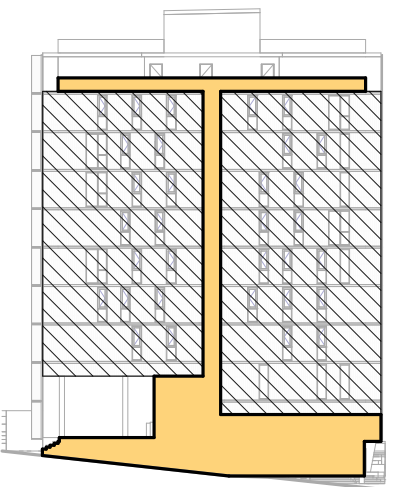
25% FACADE ARTICULATION

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

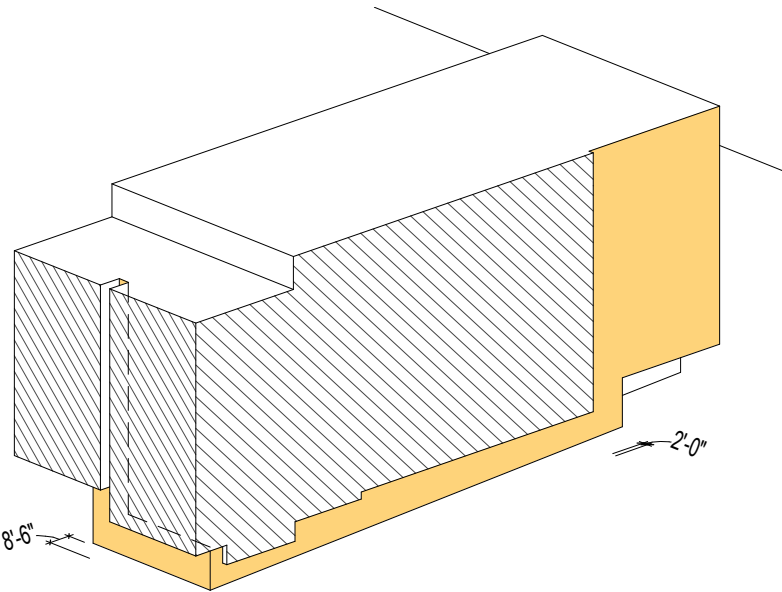
THE EAST AND WEST WALLS OF THE STACKED TUBES ARE MOSTLY SOLID, WHEREAS THE NORTH AND SOUTH WALLS ARE MOSTLY OPEN GLAZING THAT IS RECESSED 4 FT FROM THE END OF THE TUBE WALLS.

ALONG ARGYLE STREET, THE PRIMARY BUILDING FACADE PLANE IS DEFINED BY AN EXTERIOR SCREEN AT THE FACE OF THE TUBES 4 FT IN FRONT OF THE SECONDARY FACADE, WITH OPENINGS TO ALLOW FOR LIGHT AND VIEWS IN THE RESIDENCES. INSIDE THE TUBES, THE OPEN GLAZING, IS RECESSED 5 FT FROM THE RIGHT-OF-WAY. THE LAST 4 BAYS ON THE NW CORNER AND THE GROUND FLOOR ARE RECESSED 2-4FT TO DEFINE THE SECONDARY FACADE PLANE.

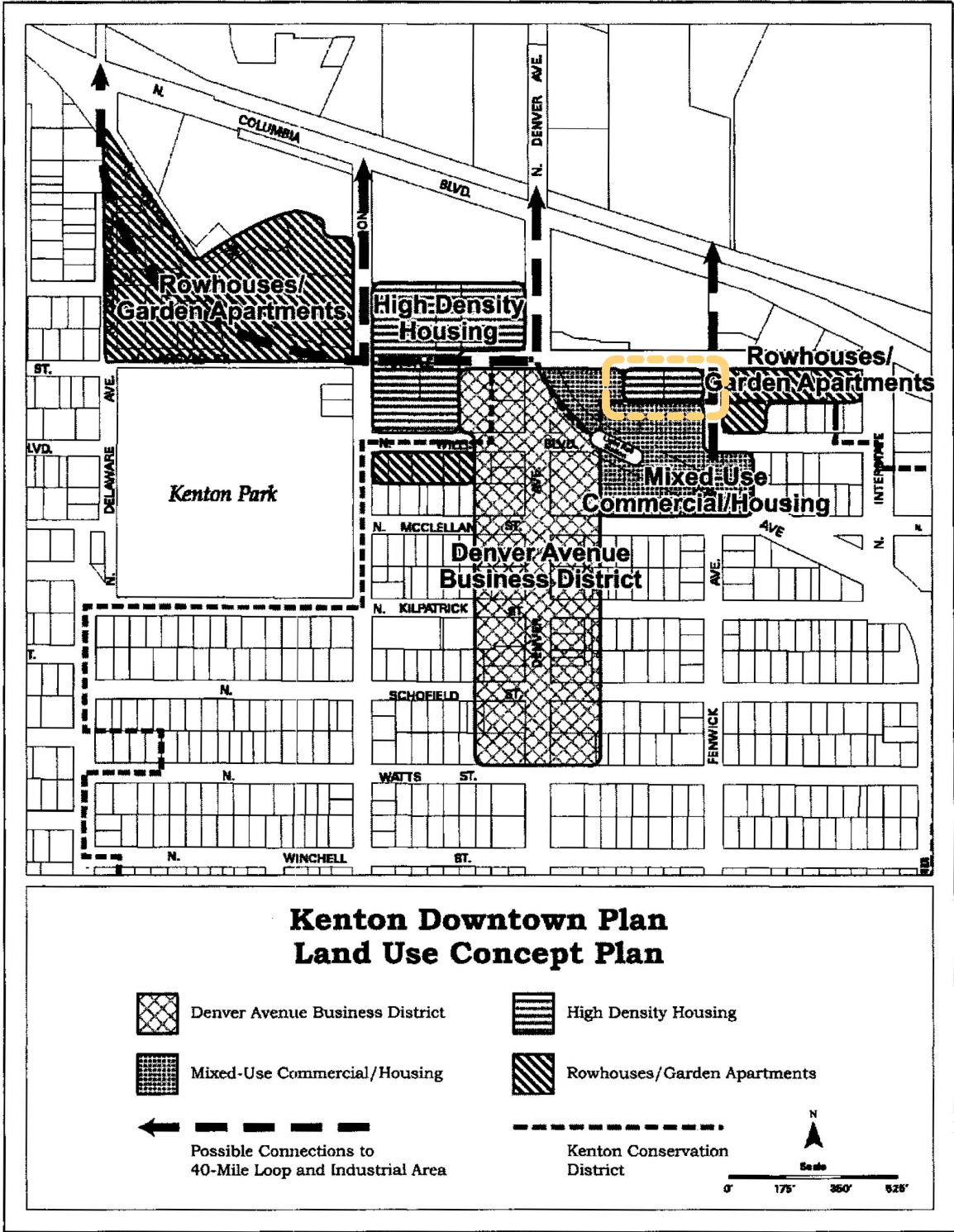
THE FENWICK AVENUE SIDE CAN BE SEEN AS BACK-TO-BACK BOOK ENDS, WITH A SMALL 8 FT DEEP BY 5 FT WIDE RECESS DIVIDING THE TWO. THIS RECESS PLUS THE DOUBLE HEIGHT ENTRY AREA CREATES THE REQUIRED FACADE ARTICULATION FACING EAST.



EAST ELEVATION
FENWICK AVENUE



3D ISOMETRIC DIAGRAM
NE CORNER



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.

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.

DESIGN GUIDELINES TENET: RESPONSE TO CONTEXT

01 BUILD ON THE CHARACTER, LOCAL IDENTITY, AND ASPIRATION OF THE PLACE:
COMMUNITY APPROACH

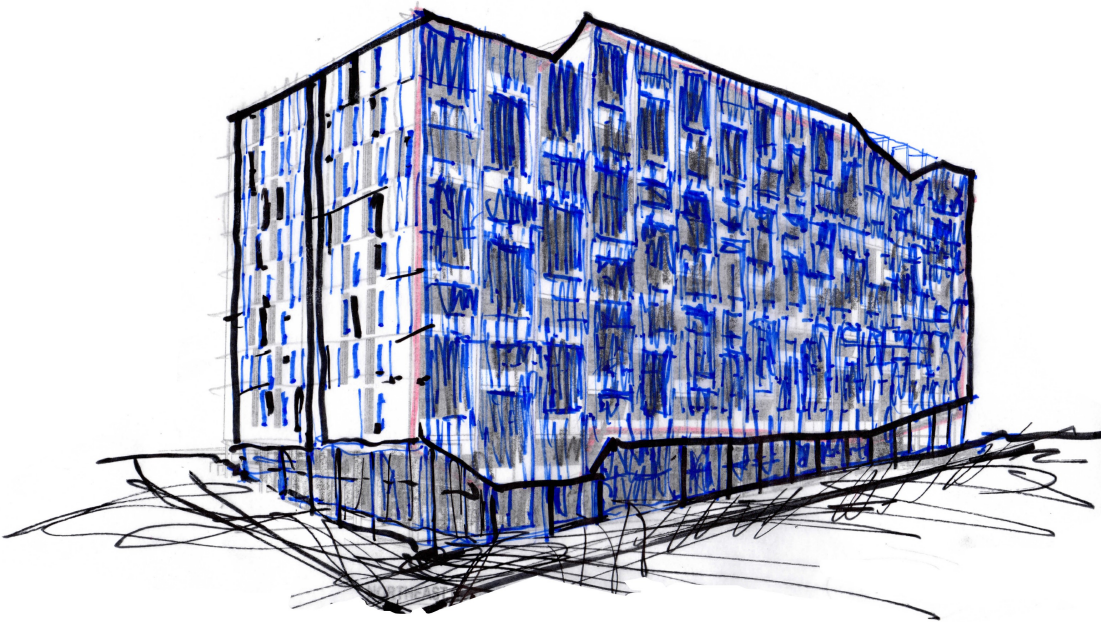
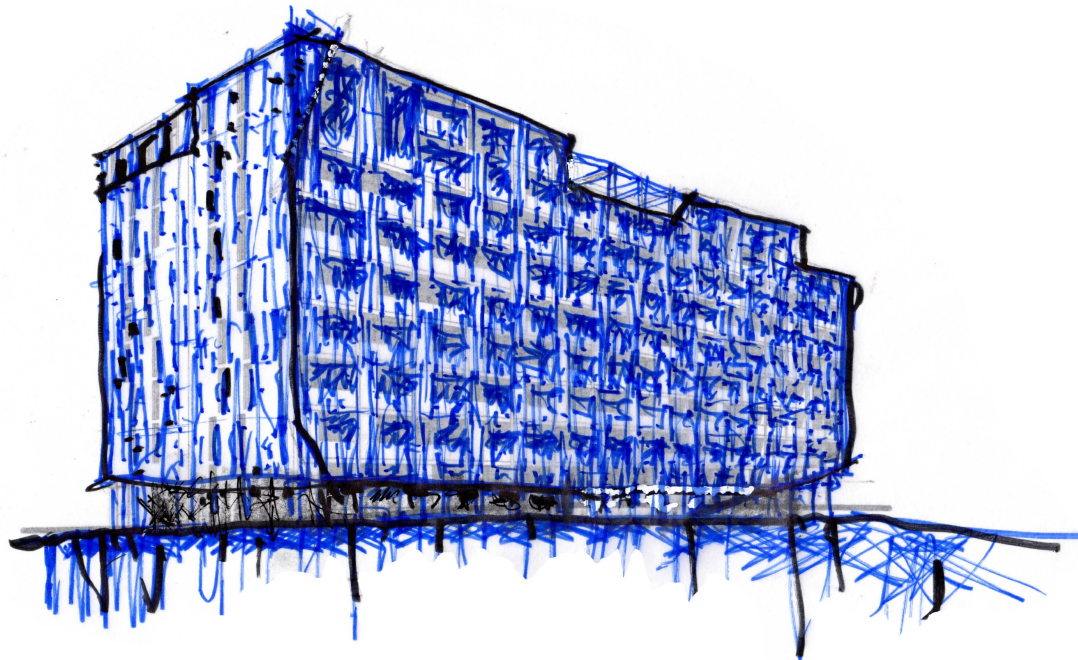
RELATING TO THE LOCAL COMMUNITY'S IDENTITY, HISTORY, AND CULTURAL VALUES AND PLACES.
THE KENTON DOWNTOWN PLAN IDENTIFIES THIS SITE AS BEING A PRIME LOCATION FOR TALL, HIGH-DENSITY HOUSING, NOTING THAT THE SLOPED TOPOGRAPHY LIMITS BLOCKED VIEWS, REDUCED PRIVACY AND SHADOWS CAST ON NEARBY RESIDENTIAL LOTS. 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." THIS SITE ALSO ACTS AS A BARRIER BETWEEN THE INDUSTRIAL AREA TO THE NORTH AND THE CONSERVATION DISTRICT TO THE SOUTH. 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.

02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS:
BUILDING MASSING APPROACH

DEVELOPING EFFECTIVE PLACEMENT AND PROPORTION OF BUILDING MASSING TOWARD ADJACENT LOWER-SCALE DEVELOPMENT AND RESIDENTIAL USES.
THE PROPOSED SPLIT BAR PARTI AND ERODED CORNERS BREAK THE BUILDING DOWN INTO SMALLER MASSES THAT RELATE TO THE SCALE OF THE EXISTING URBAN FABRIC FROM THE 20TH CENTURY. THE STRUCTURE IS PROPOSED TO BE SET BACK 10 FEET FROM THE SOUTH PROPERTY LINE TO GIVE SOME DISTANCE TO THE ADJACENT CONSERVATION DISTRICT. THE ENTRANCES ARE LOCATED TO DIRECT RESIDENTS FROM THE INSIDE OF THE BUILDING TOWARD THE COMMERCIAL STRIP ALONG DENVER AVENUE AND THE NEARBY MAX STATION.

03 INTEGRATE AND ENHANCE ON-SITE FEATURES AND
OPPORTUNITIES TO CONTRIBUTE TO A LOCATION'S UNIQUENESS:
SOCIAL AND CULTURAL SIGNIFICANCE APPROACH

INCORPORATING A SITE'S SIGNIFICANT CULTURAL OR SOCIAL HISTORY.
THE LANDSCAPING AND MASSING RESPOND TO THE EXISTING SLOPED TOPOGRAPHY IN AN INTERESTING WAY, ENHANCING THE SITE WITH SUNKEN COURTYARDS, BRIDGES, PLANTING, AND FEATURES THAT EVOKE THE GEOLOGY AND HISTORY OF THE PACIFIC NORTHWEST.



DESIGN GUIDELINES TENET: PUBLIC REALM AND GROUND FLOOR DESIGN

04 DESIGN THE SIDEWALK LEVEL OF BUILDINGS TO BE ACTIVE AND HUMAN-SCALED:

GROUND FLOOR HEIGHT APPROACH

DESIGNING BUILDINGS WITH TALLER, MORE ADAPTABLE GROUND FLOORS. THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

MULTIPLE ENTRIES AND WINDOWS APPROACH

OFFERING MORE THAN ONE ENTRANCE ALONG THE GROUND FLOORS OF BUILDINGS TO PROVIDE "EYES ON THE STREET" AND AVOID BLANK EXPANSES OF WALLS. PUBLIC ENTRY PLAZAS, OUTDOOR COMMON AREAS AND COMMUNITY ROOMS, ARE PROVIDED AT TWO PROMINENT BUILDING CORNERS, WITH LARGE AREAS OF GLAZING TO INCREASE VISIBILITY. RESIDENTIAL UNITS OFF THE STREET HAVE ENTRANCES AND BALCONIES INSPIRED BY TYPICAL BROWNSTONE ROWHOUSES THAT PROVIDE ADDITIONAL EYES ON THE STREET.

WEATHER PROTECTION APPROACH

PROVIDING PROTECTION FROM WIND, RAIN, AND SUN. THE BUILDING ENTRANCES AND COMMUNITY SPACES ARE SET BACK FROM THE BUILDING FACE, CREATING A COVERED AREA THAT ENHANCES THE COMFORT OF PEDESTRIANS AND CONTROLS THE ADVERSE EFFECTS OF SUN, SHADOW, GLARE, REFLECTION, WIND, AND RAIN.

05 PROVIDE OPPORTUNITIES TO PAUSE, SIT AND INTERACT:

SEATING APPROACH

PROVIDING A VARIETY OF SEATING FOR PASSERBY AND BUILDING USERS. THE PERIMETER LANDSCAPING AND ENTRY PLAZAS PROVIDE NUMEROUS OPPORTUNITIES FOR SEATING AND RESTING BY UTILIZING THE TOPOGRAPHIC VARIATION TO CREATE INTEGRATED STEPPED BENCHES.

INTEGRATE BICYCLES APPROACH

DESIGNING OPEN SPACES THAT ACCOMODATE PARKING FOR BICYCLES. OUTDOOR BIKE PARKING IS PROVIDED AT THE ENTRY PLAZAS, WITH ADDITIONAL BIKE PARKING IN THE BASEMENT, TO ENCOURAGE MORE ACTIVE MODES AND INCREASE FOOT TRAFFIC.

TREES AND LANDSCAPING APPROACH

PROMOTING HEALTH AND WELLNESS BY HELPING TO MITIGATE THE EFFECTS OF URBAN HEAT ISLAND. SITE TREES AROUND THE PROJECT PROVIDE SHADING, WHILE NATIVE VEGETATION BUFFERS THE BUILDING, CREATES VISUAL INTEREST, CAPTURES STORMWATER, AND PROMOTES TENANT WELL-BEING.

06 INTEGRATE AND MINIMIZE THE IMPACT OF PARKING AND BUILDING SERVICES:

UTILITY, TRASH, AND RECYCLING APPROACH

SITING AND SCREENING UTILITIES, TRASH, & RECYCLING ENCLOSURES AWAY FROM PUBLIC REALM. TRASH AND RECYCLING ARE LOCATED WITHIN AN ENCLOSED LOADING BAY, TO MINIMIZE DISTURBANCE TO THE STREET AND PEDESTRIANS. ELECTRICAL EQUIPMENT WILL ALSO BE CONCEALED UNDERGROUND OR WITH A SCREEN.

STORMWATER PLANTER APPROACH

INTEGRATING STORMWATER WITH MULTIPLE USES, SUCH AS BUFFERING, PLACEMAKING, AND SEATING OPPORTUNITIES. STORMWATER PLANTER PROVIDED AS BUFFER LANDSCAPING AND COMMUNITY LANDSCAPE FEATURE.

BICYCLE PARKING APPROACH

DESIGNING BICYCLE PARKING TO ENCOURAGE USE BY ADDING BIKE LOBBIES AND BIKE REPAIR AMENITIES. BICYCLE PARKING IS INTEGRATED INTO THE BASEMENT WITH DIRECT ENTRANCE OFF THE STREET, AND A TRANSLUCENT FACADE TO INCREASE VISIBILITY AND ACCESS FOR THE TENANTS.

DESIGN GUIDELINES TENET: QUALITY AND RESILIENCE

07 SUPPORT THE COMFORT, SAFETY, AND DIGNITY OF RESIDENTS, WORKERS, AND VISITORS THROUGH THOUGHTFUL SITE AND BUILDING DESIGN:

INTERNAL OPEN SPACE APPROACH

OFFERING A VARIETY OF MULTIFUNCTIONAL SPACES. GENEROUS ENTRY PLAZAS AND LANDSCAPING CREATE A BUFFER FOR THE RESIDENTIAL COMMUNITY AND SPACE FOR SOCIALIZING. THE MAJORITY OF UNITS HAVE A DIRECT BALCONY FROM THEIR UNIT, AS WELL AS ROOFTOP TERRACES AND COMMUNITY SPACES.

SOLAR ACCESS APPROACH

PROVIDING SOLAR ACCESS TO OPEN AREAS. OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE MOVEABLE SCREENS GIVE TENANTS INDIVIDUAL CONTROL OVER SHADING. THE NORTH-FACING UNITS HAVE A MORE OPEN AND TRANSLUCENT SCREEN TO ALLOW MORE AMBIENT DAYLIGHT. HIGH CEILINGS AND STEPPED RETAINING WALL ALLOW LIGHT INTO THE GROUND FLOOR.

WINDOW AND ENTRIES APPROACH

ORIENTING WINDOWS AND ENTRIES TOWARD ON-SITE CIRCULATION AND OPEN AREAS. GYM AND COMMUNITY SPACES LOOK OUT ONTO THE ROOF TERRACES, GARDENS, AND COMMON SPACES AND UNITS FACING THE STREET LEVEL HELP TO INCREASE SECURITY AND VISIBILITY.

08 DESIGN FOR QUALITY, USING ENDURING MATERIALS AND STRATEGIES WITH A COHERENT APPROACH: UNITY APPROACH

EXPRESSING A CLEAR AND COHERENT DESIGN APPROACH TO UNIFY BUILDING. THE DESIGN FEATURES A STRUCTURAL RHYTHM, EXTERIOR SCREEN PATTERN, AND MATERIALS THAT CREATE A UNIFIED AND COMPOSED ORDER TO THE BUILDING.

ARTICULATION APPROACH

HIGHLIGHTING FUNCTION, HIERARCHY, OR SPACES THROUGH SMALL BREAKS IN FORM. ARTICULATION IS ACHIEVED THROUGH OPENINGS IN THE SCREEN AND BALCONY SETBACKS.

EXTERIOR MATERIAL APPLICATION APPROACH

EXPRESSING THE BUILDING DESIGN WITH HIERARCHY, SHIFTS OR REPETITION. THE PERFORATED EXTERIOR SCREEN HAS A SHIFTED PATTERN THAT BREAKS DOWN THE LARGER MASS.

BUILDING OPENNESS APPROACH

OFFERING PERMEABILITY, DEPTH, AND TEXTURE. THE FIXED AND MOVEABLE PERFORATED SCREEN PANELS CREATE A LIGHT, DYNAMIC FACADE WHEN VIEWED FROM VARIOUS ANGLES, WHILE ALSO OFFERING PRIVACY AND SHADE FOR THE UNITS.

09 DESIGN FOR RESILIENCE, HEALTH, AND STEWARDSHIP OF THE ENVIRONMENT, ENSURING ADAPTABILITY TO CLIMATE CHANGE AND THE EVOLVING NEEDS OF THE CITY:

NATIVE LANDSCAPING + ECO-ROOF APPROACH

INTEGRATING NATIVE LANDSCAPING AND LARGE CANOPY TREES TO ADDRESS HEAT ISLAND AND PROVIDE FOR POLLINATORS. NATIVE LANDSCAPING AND TREES ARE PROVIDED AROUND THE PERIMETER, AT ENTRY PLAZAS, IN THE STORMWATER PLANTER, AND AT ROOFTOP AREAS TO SHADE THE SITE, SLOW DOWN & ABSORB STORMWATER, CREATE HABITAT & FOOD FOR POLLINATORS, PROVIDE RELIEF TO RESIDENTS, AND IMPROVE AIR QUALITY.

DAYLIGHT, AIR , AND EFFICIENCY APPROACH

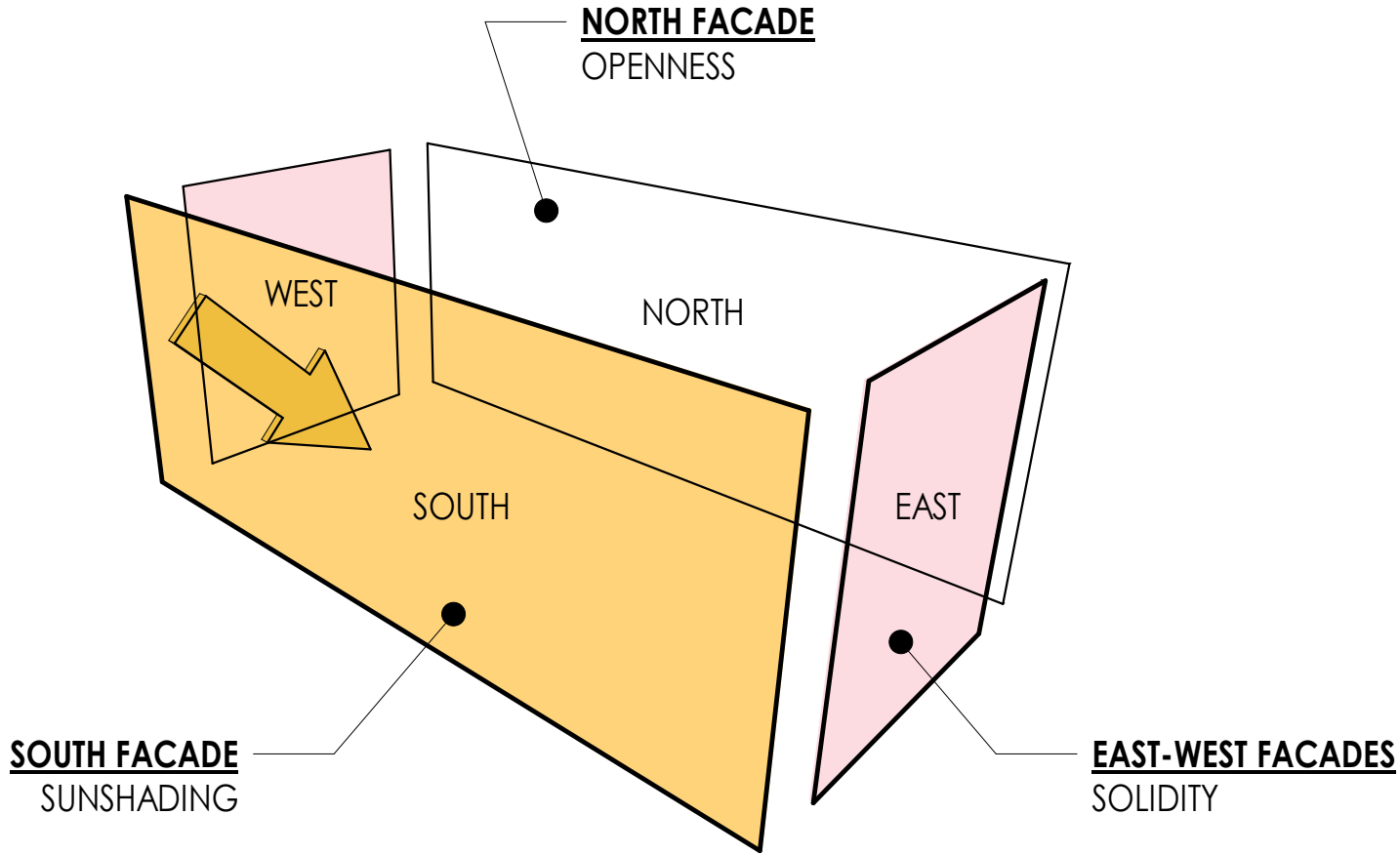
PROVIDING DAYLIGHT AND VENTILATION AND IMPROVING INDOOR AIR QUALITY. EVERY UNIT HAS LARGE WINDOW-WALLS AND ACCESS TO A SHADED PRIVATE BALCONY FOR LIGHT AND AIR, AND DEEP OVERHANGS, EXTERIOR INSULATION, HEAT-PUMP COOLING AND A SOLAR-READY ROOF MAKE THE BUILDING MORE EFFICIENT AND SUSTAINABLE.

ON-SITE STORMWATER APPROACH

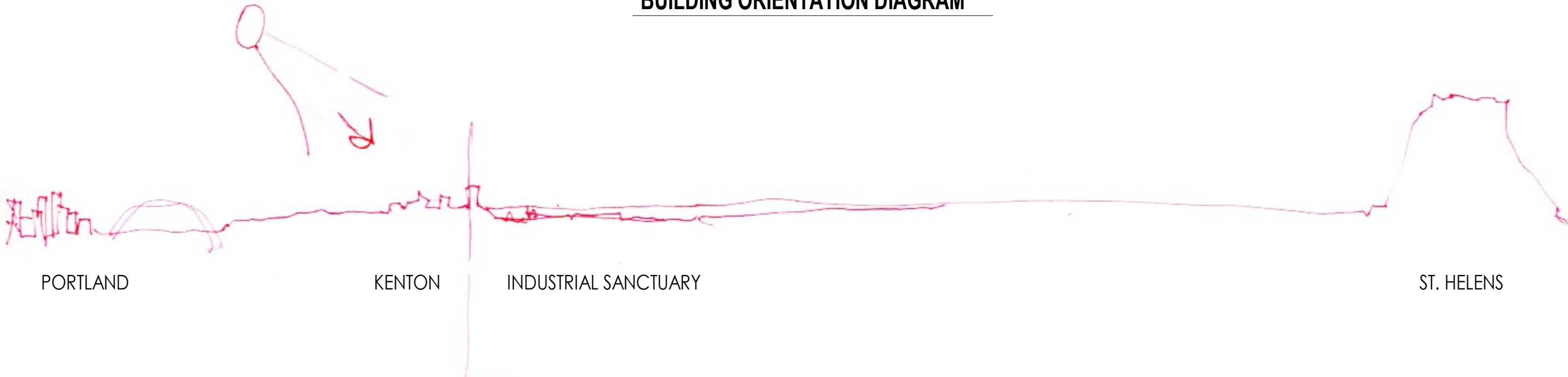
ALLOWING RAIN TO SOAK INTO THE GROUND AND FILTER THROUGH LUSH VEGETATION AND LANDSCAPING. STORMWATER PLANTER PROVIDED AT THE SOUTH LANDSCAPE BUFFER TO SLOW STORMWATER AND ALLOW FOR DIRECT GROUND INFILTRATION.

LOW-CARBON CONSTRUCTION

THE BUILDING WILL UTILIZE MASS-TIMBER TYPE IV-B CONSTRUCTION, WHICH IS LESS WASTEFUL AND HAS A LOWER EMBODIED CARBON FOOTPRINT.



BUILDING ORIENTATION DIAGRAM



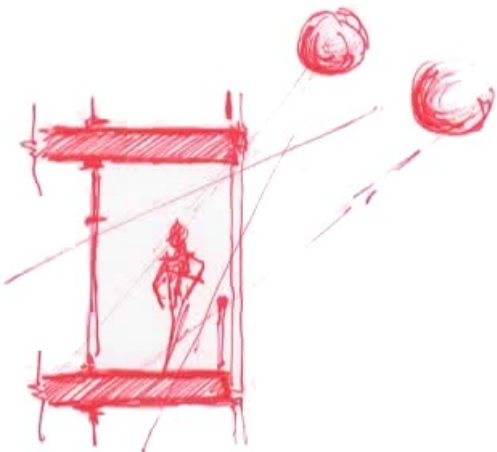


DESIGN INSPIRATION: NEST WE GROW
COLLEGE OF ENVIRONMENTAL DESIGN UC BERKELEY & KENGO KUMA

INNOVATION IN CRAFT & 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 PRE-FAB DESIGN AND MASS TIMBER CONSTRUCTION. PRE-FAB ALLOWS FOR THE PRODUCTION OF BUILDING ELEMENTS 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.



DESIGN GUIDELINES

02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS

04 DESIGN THE SIDEWALK LEVEL OF BUILDINGS TO BE ACTIVE AND HUMAN-SCALED

08 DESIGN FOR QUALITY, USING ENDURING MATERIALS AND STRATEGIES WITH A COHERENT APPROACH:



HEAVY TIMBER POST + BEAM



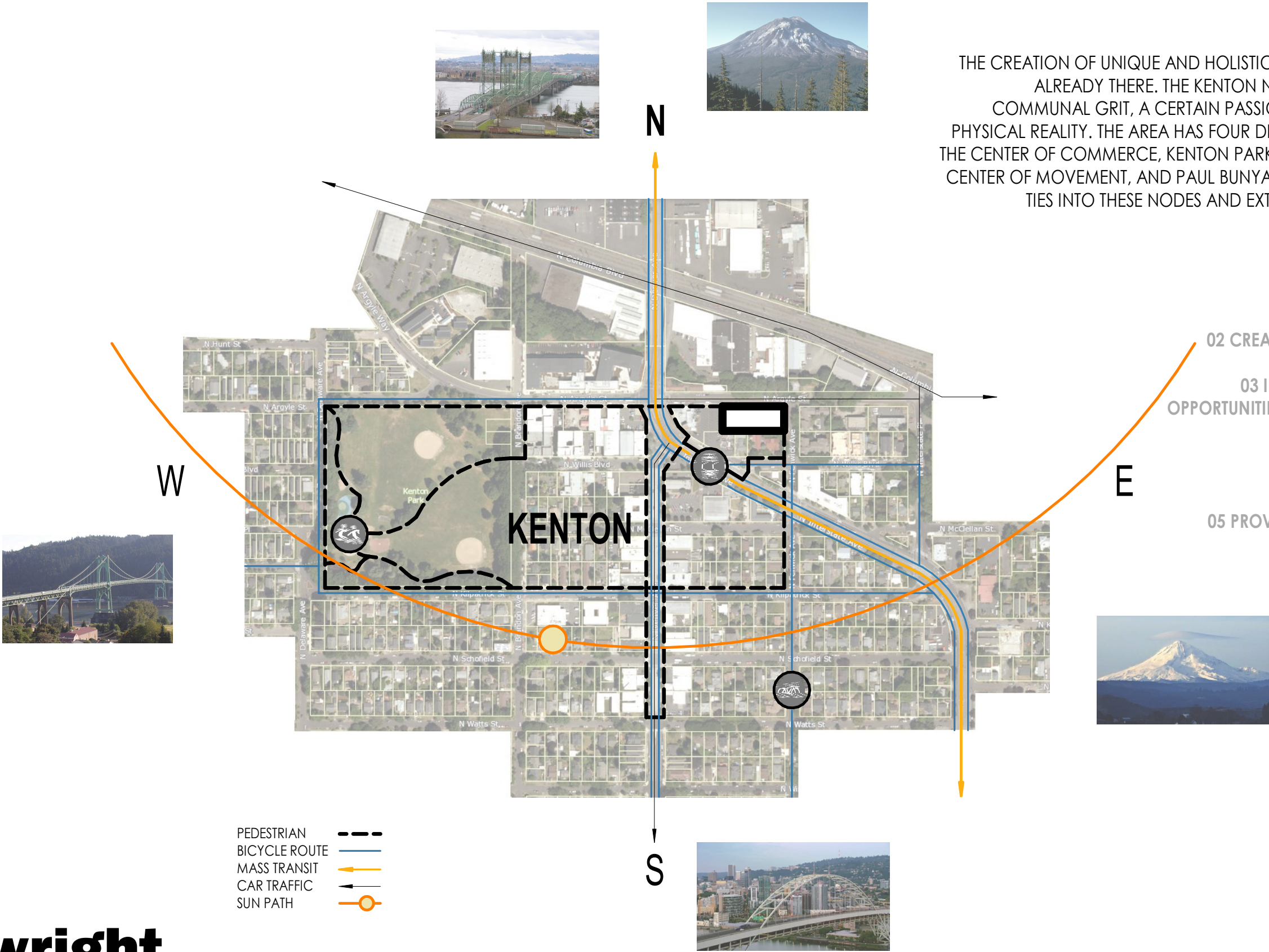
MASS TIMBER PANEL

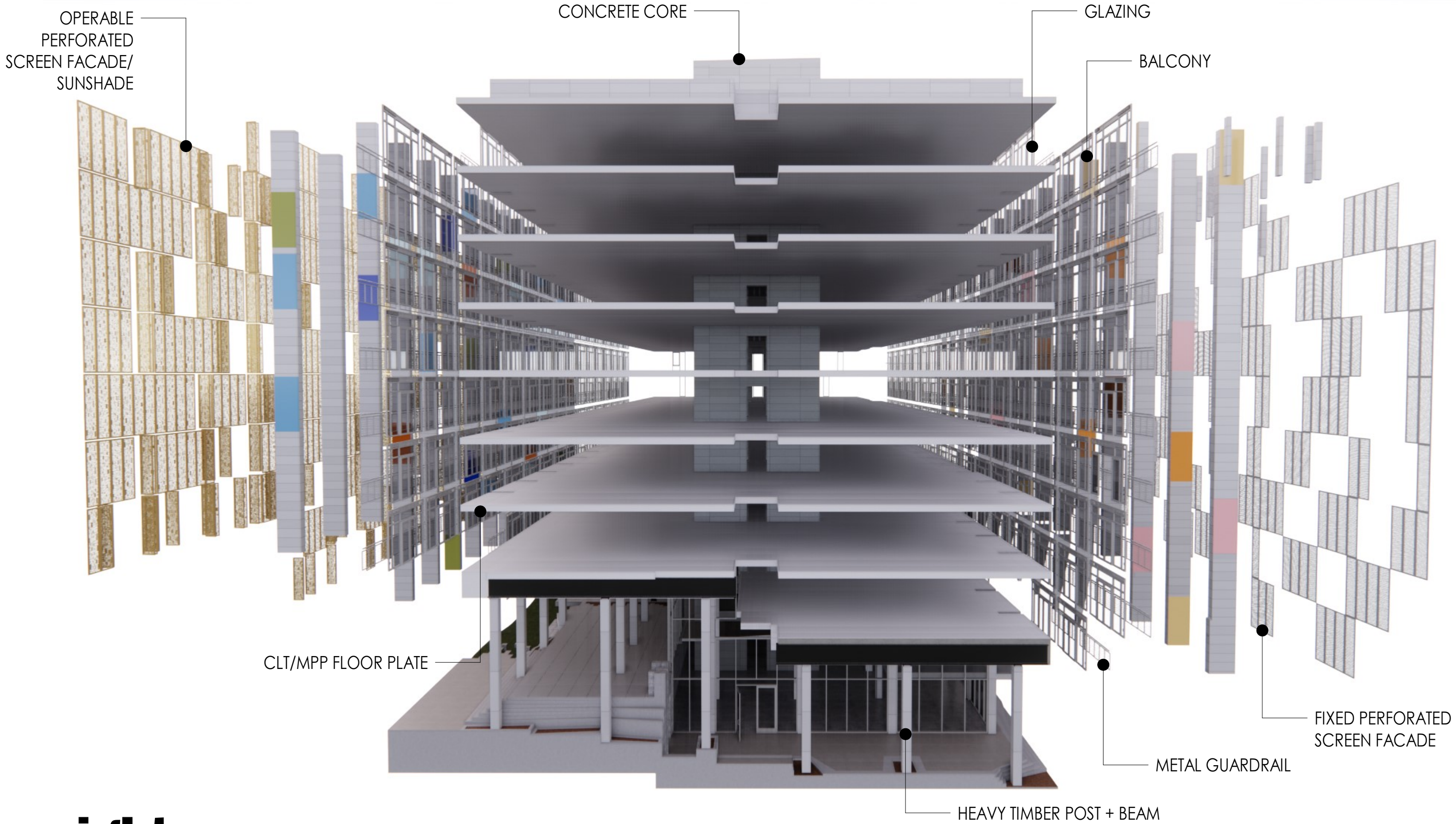
PLACEMAKING

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.

DESIGN GUIDELINES

- 02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS
- 03 INTEGRATE AND ENHANCE ON-SITE FEATURES AND OPPORTUNITIES TO CONTRIBUTE TO A LOCATION'S UNIQUENESS
- 04 DESIGN THE SIDEWALK LEVEL OF BUILDINGS TO BE ACTIVE AND HUMAN-SCALED
- 05 PROVIDE OPPORTUNITIES TO PAUSE, SIT AND INTERACT:





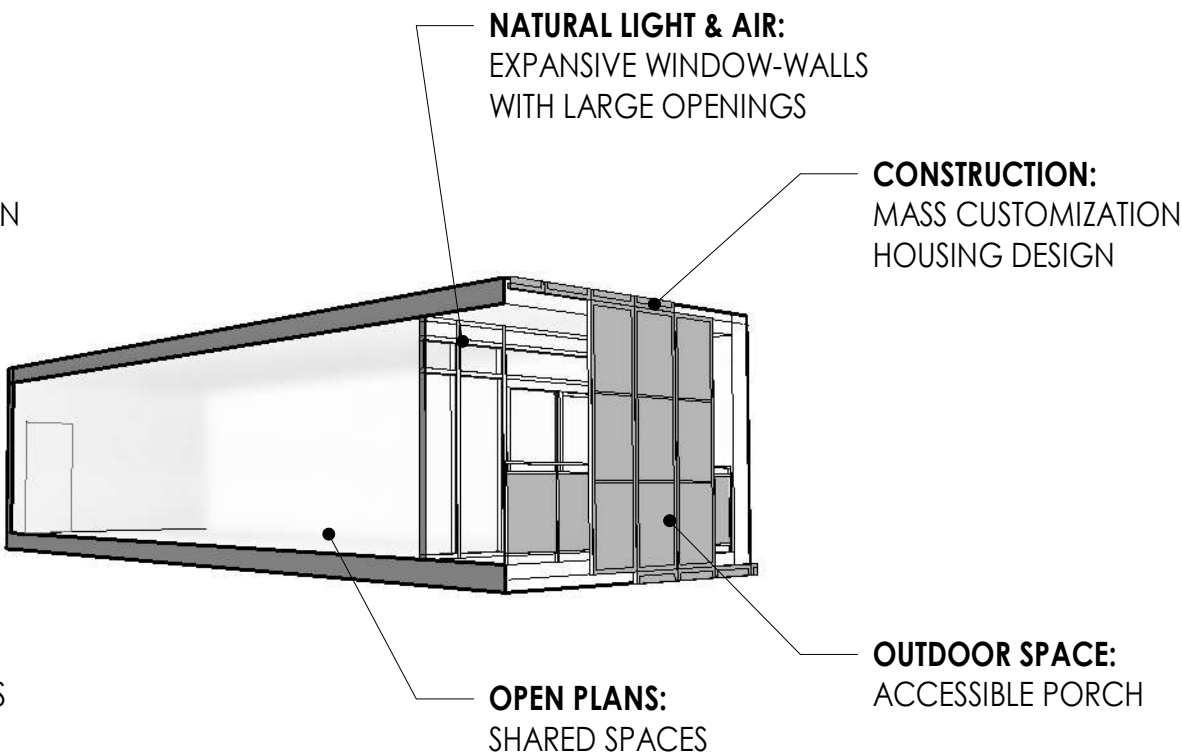
CONTEXT TENET: ALBINA PLAN AREA CHARACTER

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.



20th CENTURY
WORKFORCE HOUSING

- DESIGN GUIDELINES
- 01 BUILD ON THE CHARACTER, LOCAL IDENTITY, AND ASPIRATION OF THE PLACE
 - 02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS



21st CENTURY
WORKFORCE HOUSING

01 - COMMUNITY:
THIS SITE ACTS AS A BARRIER BETWEEN THE
INDUSTRIAL AREA TO THE NORTH AND THE
CONSERVATION DISTRICT TO THE SOUTH.



I-5 FREEWAY PERSPECTIVE - VIEW FROM NE LOOKING SW

01 - COMMUNITY:

THIS LOCATION WILL “REINFORCE THE POTENTIAL SUCCESS OF THE DENVER AVENUE BUSINESSES BY FOSTERING DEVELOPMENT OF ADDITIONAL HOUSING WITHIN WALKING DISTANCE.”

01 - COMMUNITY:

THE SITE IS A “GOOD LOCATION” FOR HIGHER DENSITY HOUSING BECAUSE IT IS “CLOSE TO LIGHT RAIL, THE DENVER AVENUE BUSINESS DISTRICT, AND OTHER KENTON NEIGHBORHOOD AMENITIES.”

CONTEXT - KENTON STATION



KENTON STATION PERSPECTIVE - VIEW FROM SW LOOKING NE

02 - BUILDING MASSING:
THE SPLIT BAR PARTI AND ERODED CORNERS BREAK THE BUILDING DOWN INTO SMALLER MASSES THAT RELATE TO THE SCALE OF THE EXISTING URBAN FABRIC FROM THE 20TH CENTURY.



DENVER AVENUE PERSPECTIVE - VIEW FROM SW LOOKING NE

02 - BUILDING MASSING:
THE ENTRANCES ARE LOCATED TO DIRECT RESIDENTS FROM THE INSIDE OF THE BUILDING TOWARD THE COMMERCIAL STRIP ALONG DENVER AVENUE AND THE NEARBY MAX STATION.



ARGYLE & INTERSTATE CORNER PERSPECTIVE - VIEW FROM NW LOOKING SE

04 - WEATHER PROTECTION:
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.



05 - SEATING:
THE PERIMETER LANDSCAPING AND ENTRY PLAZAS PROVIDE NUMEROUS OPPORTUNITIES FOR SEATING AND RESTING BY UTILIZING THE TOPOGRAPHIC VARIATION TO CREATE INTEGRATED STEPPED BENCHES.

ACCESSIBLE ENTRANCE

GROUND FLOOR ELEVATION - ARGYLE STREET NW BUILDING CORNER



04 - MULTIPLE ENTRIES AND WINDOWS:
RESIDENTIAL UNITS OFF THE STREET HAVE ENTRANCES AND BALCONIES THAT PROVIDE ADDITIONAL EYES ON THE STREET.

05 - TREES AND LANDSCAPING:
SITE TREES AROUND THE PROJECT PROVIDE SHADING, WHILE NATIVE VEGETATION BUFFERS THE BUILDING, CREATES VISUAL INTEREST, CAPTURES STORMWATER, AND PROMOTES TENANT WELL-BEING.

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



- 06 - UTILITY, TRASH, AND RECYCLING:**
TRASH AND RECYCLING ARE LOCATED WITHIN AN ENCLOSED LOADING BAY, TO MINIMIZE DISTURBANCE TO THE STREET AND PEDESTRIANS.
- 06 - BICYCLE PARKING:**
BICYCLE PARKING IS INTEGRATED INTO THE BASEMENT WITH DIRECT ENTRANCE OFF OF THE STREET, AND A TRANSLUCENT FACADE TO INCREASE VISIBILITY AND ACCESS FOR THE TENANTS.
- 05 - SEATING:**
THE PERIMETER LANDSCAPING AND ENTRY PLAZAS PROVIDE NUMEROUS OPPORTUNITIES FOR SEATING AND RESTING BY UTILIZING THE TOPOGRAPHIC VARIATION TO CREATE INTEGRATED STEPPED BENCHES.

GROUND FLOOR ELEVATION - ARGYLE STREET MIDBLOCK AT BICYCLE PARKING



05 - INTEGRATE BICYCLES:
OUTDOOR BIKE PARKING IS PROVIDED AT THE ENTRY PLAZAS, TO ENCOURAGE MORE ACTIVE MODES AND INCREASE FOOT TRAFFIC.

04 - GROUND FLOOR HEIGHT AND MULTIPLE ENTRIES AND WINDOWS:
THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

05 - ART, TREES AND LANDSCAPING:
NATIVE VEGETATION AND GREEN WALLS BUFFER AND SHADE THE BUILDING, CREATE VISUAL INTEREST & TEXTURE, CAPTURE STORMWATER, AND PROMOTE TENANT WELL-BEING.

GROUND FLOOR ELEVATION - ARGYLE STREET NE BUILDING CORNER



04 - GROUND FLOOR HEIGHT AND MULTIPLE ENTRIES AND WINDOWS:
THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

05 - INTEGRATE BICYCLES:
OUTDOOR BIKE PARKING IS PROVIDED AT THE ENTRY PLAZAS, TO ENCOURAGE MORE ACTIVE MODES AND INCREASE FOOT TRAFFIC.

GROUND FLOOR ELEVATION - NORTHERN FENWICK AVENUE AT LOWER ENTRY



05 - SEATING:
ENTRY PLAZAS PROVIDE NUMEROUS OPPORTUNITIES FOR SEATING AND RESTING FOR RESIDENTS OR THE PUBLIC.

04 - GROUND FLOOR HEIGHT AND MULTIPLE ENTRIES AND WINDOWS:
THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

05 - ART, TREES AND LANDSCAPING:
NATIVE VEGETATION AND GREEN WALLS BUFFER AND SHADE THE BUILDING, CREATE VISUAL INTEREST & TEXTURE, CAPTURE STORMWATER, AND PROMOTE TENANT WELL-BEING.

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

06 - STORMWATER
A STORMWATER PLANTER AT THE SE ENTRY CAPTURES RAINWATER, PROVIDES NATIVE VEGETATION AND VISUAL INTEREST, AND IS A UNIQUE DESIGN ELEMENT FOR THE SITE.

04 - WEATHER PROTECTION:
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.



UPPER FENWICK ENTRY SEQUENCE - VIEW FROM SE LOOKING NW



UPPER ARGYLE ENTRY & LAUNDRY COURTYARD - VIEW FROM NW LOOKING SE AT DUSK

04 - WEATHER PROTECTION:
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.



GROUND FLOOR PERSPECTIVE - ARGYLE STREET CORNER LOOKING WEST



UPPER ARGYLE ENTRY SEQUENCE - VIEW FROM NW LOOKING SE

07 - OPEN SPACE:
GENEROUS ENTRY PLAZAS AND LANDSCAPING CREATE A BUFFER FOR THE
RESIDENTIAL COMMUNITY AND SPACE FOR SOCIALIZING.



LAUNDRY COURTYARD - VIEW FROM SOUTH LOOKING NORTH

07 - OPEN SPACE:
THE MAJORITY OF UNITS
HAVE A DIRECT BALCONY
FROM THEIR UNIT.

08 - BUILDING OPENNESS:
THE FIXED AND MOVEABLE PERFORATED SCREEN
PANELS OFFER PRIVACY AND SHADE FOR THE UNITS,
WHILE REMAINING TRANSPARENT AND LIGHT.

09 - DAYLIGHT & AIR:
EVERY UNIT HAS LARGE WINDOWS
AND ACCESS TO A SHADED PRIVATE
BALCONY FOR LIGHT AND AIR.





07 - SOLAR ACCESS:
OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE MOVEABLE SCREENS GIVE TENANTS INDIVIDUAL CONTROL OVER SHADING. THE HIGH CEILINGS AND A SET BACK RETAINING WALL ALLOW LIGHT DEEP INTO THE GROUND FLOOR.

NW CORNER - VIEW FROM NW LOOKING SE

07 - SOLAR ACCESS:
OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE
MOVEABLE SCREENS GIVE TENANTS INDIVIDUAL CONTROL OVER SHADING. THE HIGH
CEILINGS AND A SET BACK RETAINING WALL ALLOW LIGHT DEEP INTO THE GROUND FLOOR.



NE CORNER - VIEW FROM NE LOOKING SW



SE CORNER PERSPECTIVE - VIEW FROM SE LOOKING NW



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

09 - NATIVE LANDSCAPING + ECO-ROOF:
NATIVE LANDSCAPING IS PROVIDED AT THE ROOFTOP AREAS TO SLOW DOWN & ABSORB STORMWATER, CREATE HABITAT & FOOD FOR POLLINATORS, PROVIDE RELIEF TO RESIDENTS, AND IMPROVE AIR QUALITY.

07 - OPEN SPACE:
THE MAJORITY OF UNITS HAVE A DIRECT BALCONY FROM THEIR UNIT, AS WELL AS ROOFTOP TERRACES AND COMMUNITY SPACES.



COMMUNITY PLAYGROUND - VIEW FROM SW LOOKING NE

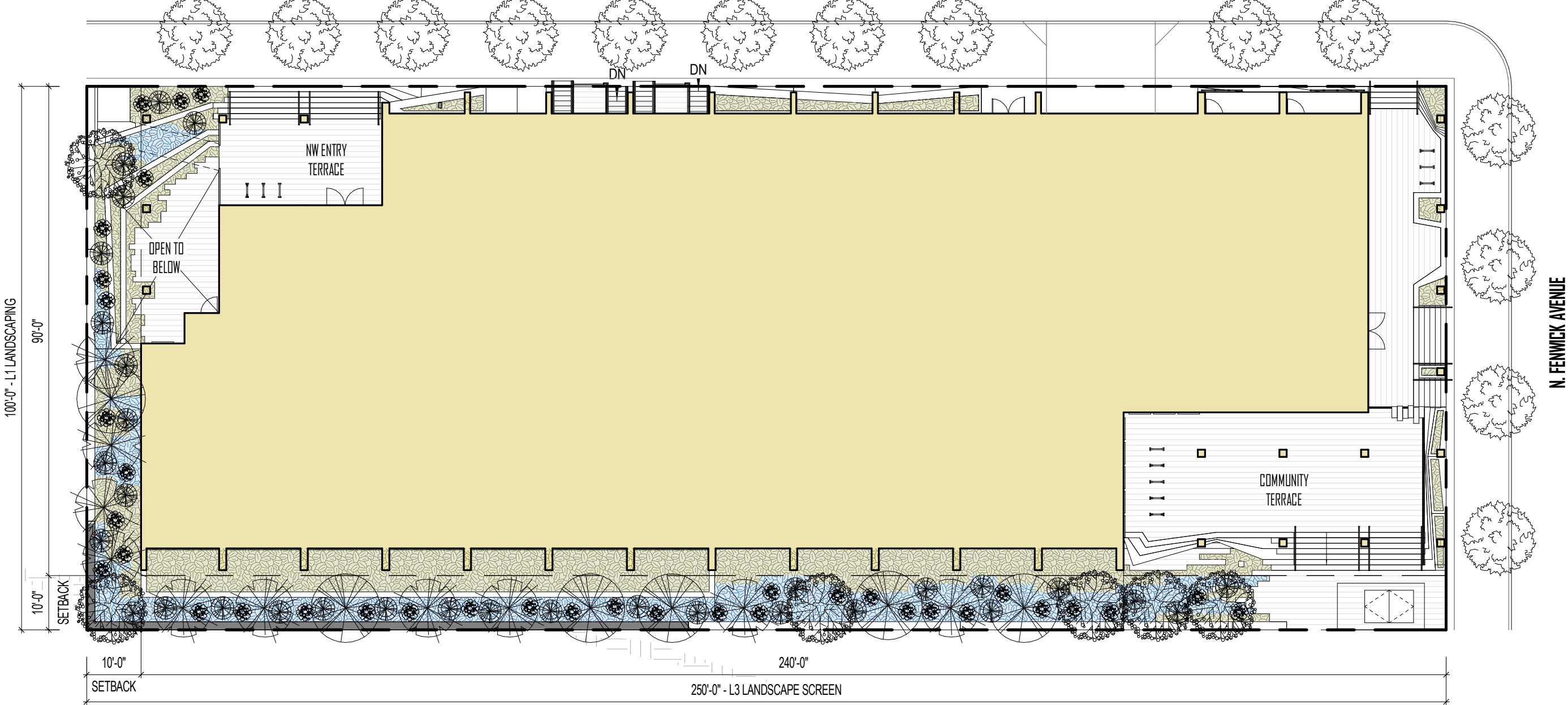
07 - SOLAR ACCESS:
OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE MOVEABLE SCREENS GIVE TENANTS INDIVIDUAL CONTROL OVER SHADING.

08 - UNITY:
THE DESIGN FEATURES A STRUCTURAL RHYTHM, EXTERIOR SCREEN PATTERN, AND MATERIALS THAT CREATE A UNIFIED AND COMPOSED ORDER TO THE BUILDING.



ROOF TERRACE - VIEW FROM SW LOOKING NE

DRAWINGS



PLAN KEY:

| | | | |
|--|-----------------------------------|--|---|
| | STREET TREE* | | LIGUSTRUM JAPONICUM 'TEXANUM' - JAPANESE PRIVET |
| | STAR MAGNOLIA (MAGNOLIA STELLATA) | | CAMELLIA SASANQUA |
| | HERITAGE RIVER BIRCH | | MAHONIA REPENS - CREEPING OREGON GRAPE |
| | GINKGO, MAIDENHAIR | | POLYSTICHUM MUNITUM - SWORD FERN |

*JAPANESE ZELKOVA, LINDEN, OR SIMILAR
SUBJECT TO PBOT AND URBAN FORESTRY APPROVAL

LANDSCAPING PLAN - GROUND FLOOR

1" = 20'-0"



Japanese Zelkova*
Zelkova serrata



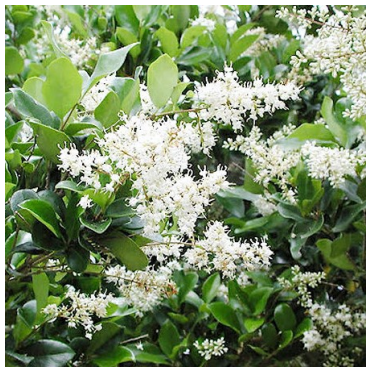
Star Magnolia
Magnolia stellata



Heritage River Birch
Betula nigra



Ginkgo Maidenhair
Ginkgo biloba



Japanese Privet
Ligustrum Japonicum
'Texanum'



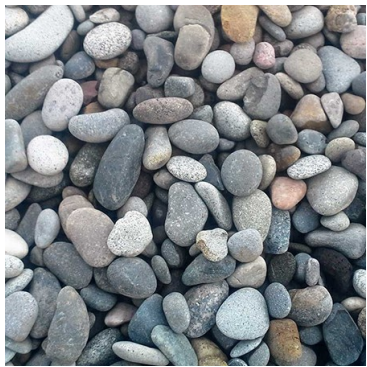
Sasanqua Camellia
Camellia sasanqua



Creeping Oregon Grape
Mahonia repens



Sword Fern
Polystichum Munitum



River rock



Cast concrete
linear pavers

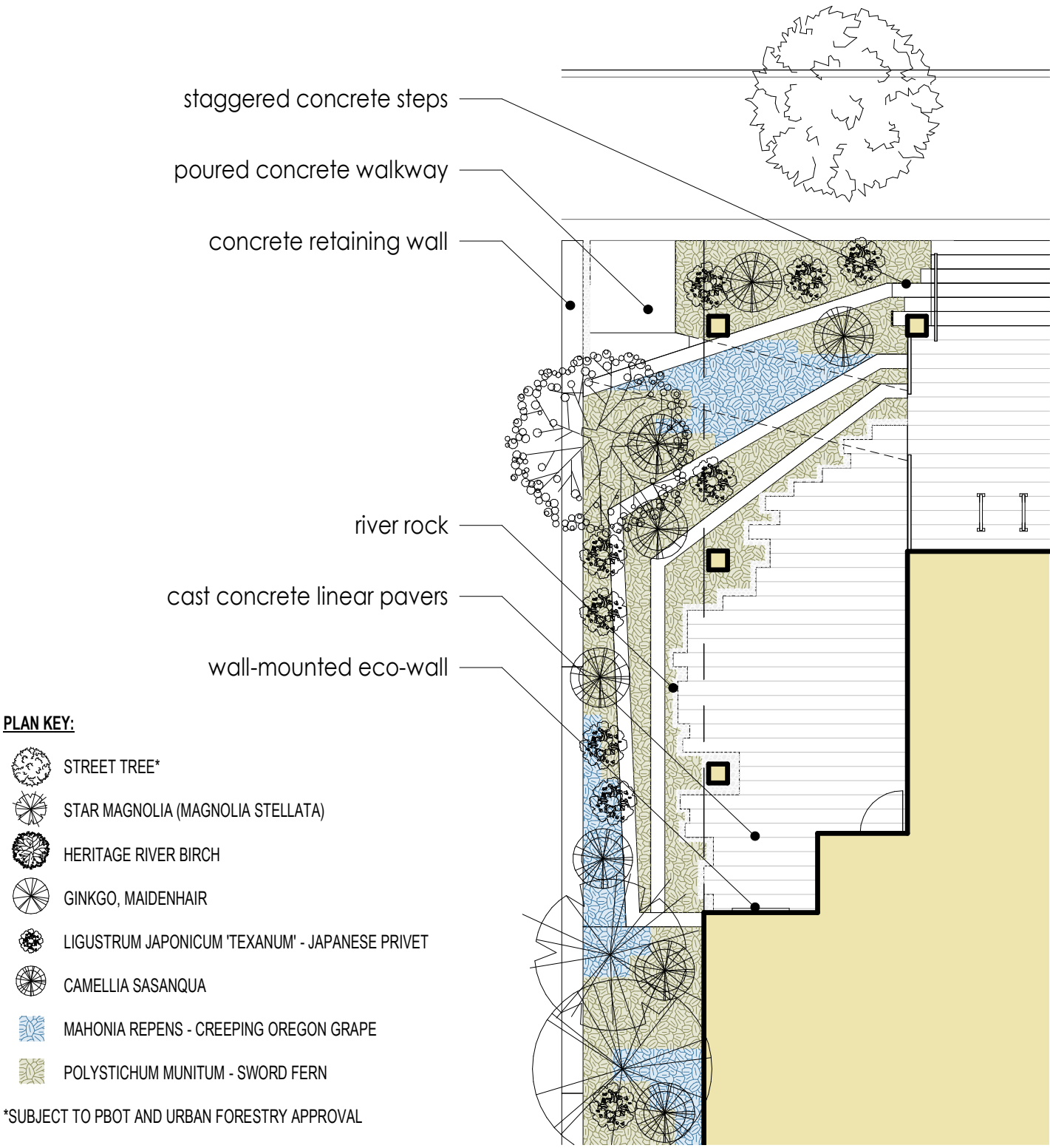


Staggered cast
concrete steps



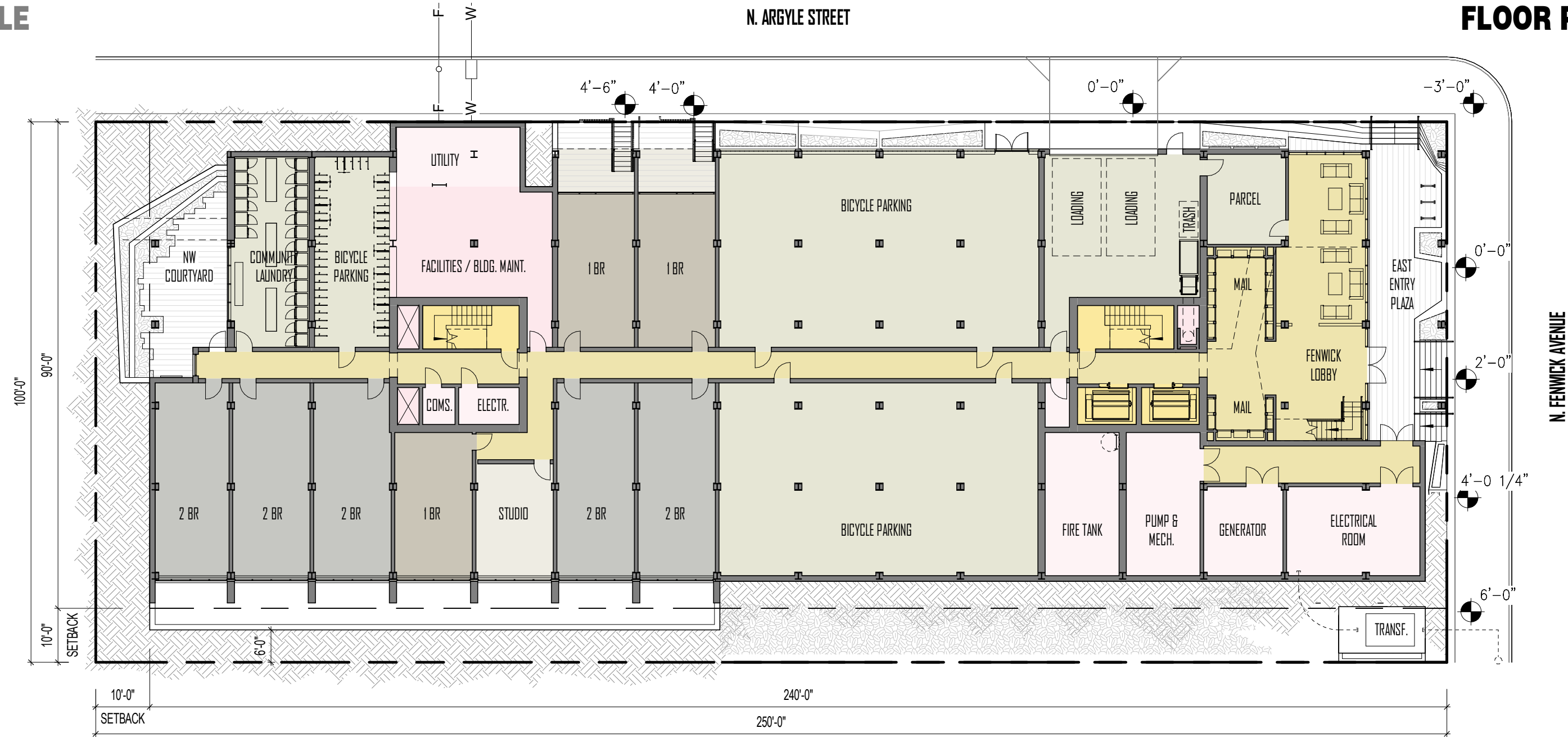
Wall-mounted wire mesh
eco wall panels

LANDSCAPING DETAILS



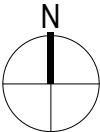
LANDSCAPING PLAN - ENLARGED

1" = 10'-0"



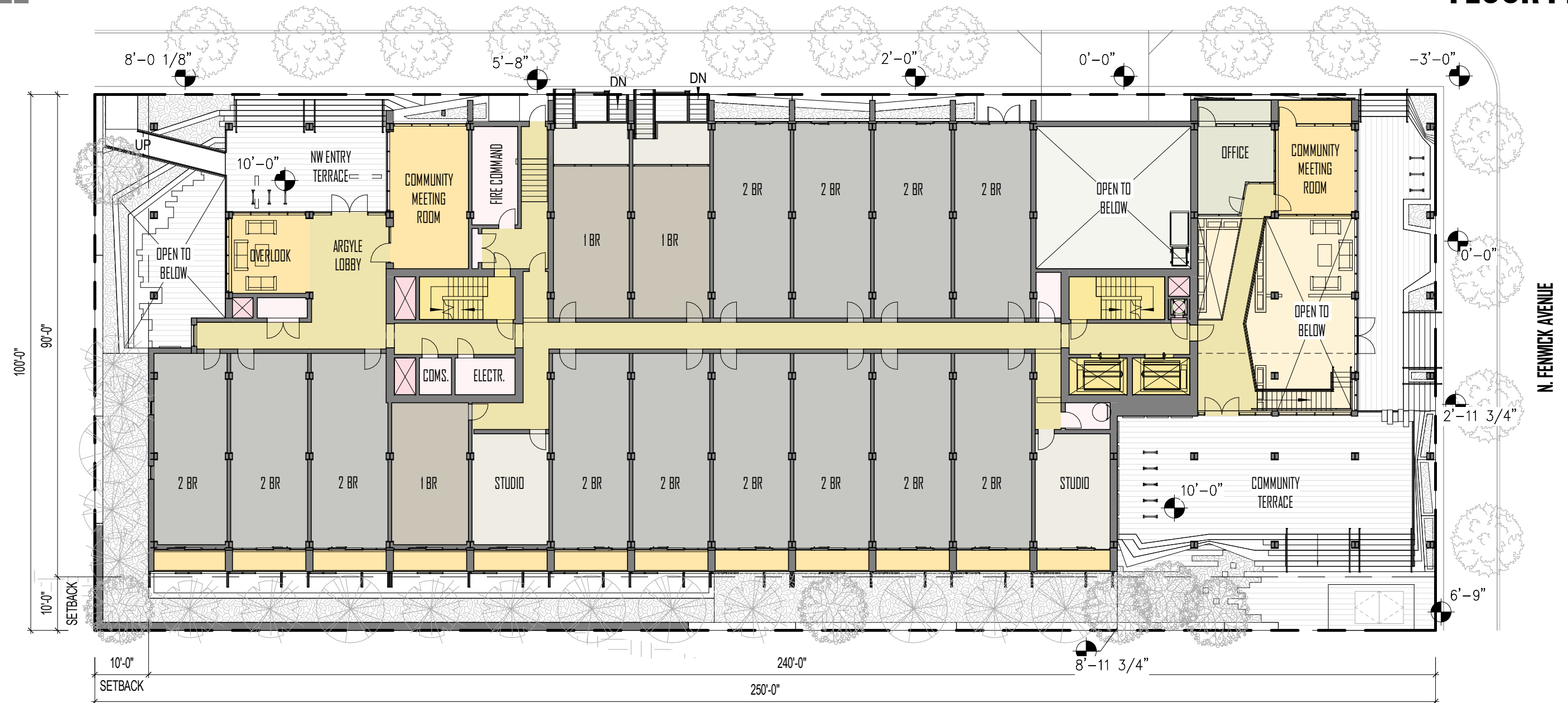
- PLAN KEY:**
- STUDIO UNIT
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

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










S. ELEVATION DIAGRAM



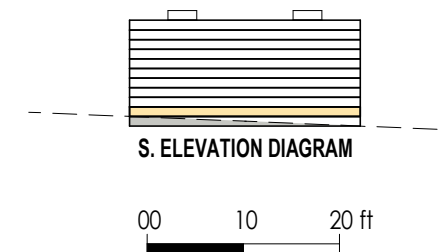
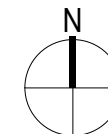


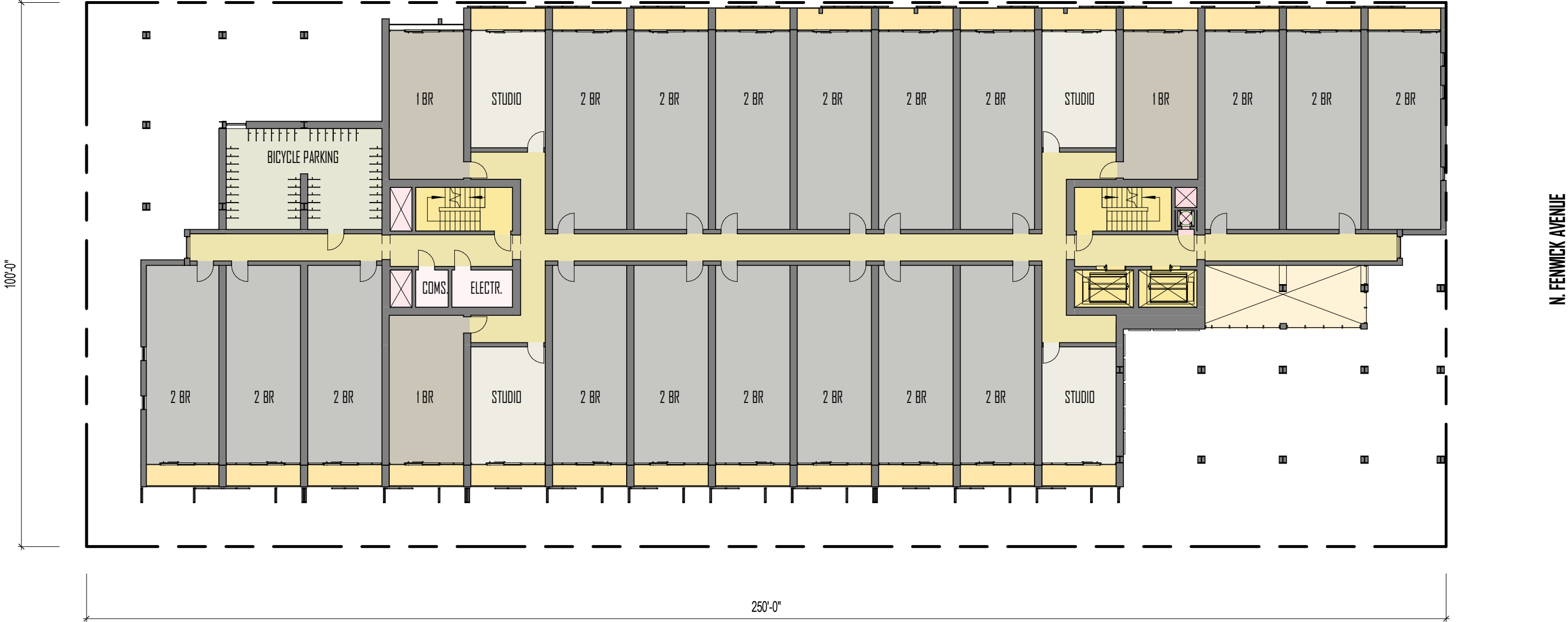
PLAN KEY:

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

FLOOR PLAN LEVEL 2 - GROUND FLOOR

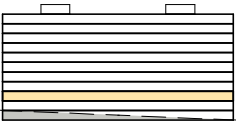
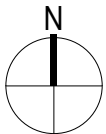
1" = 20'-0"





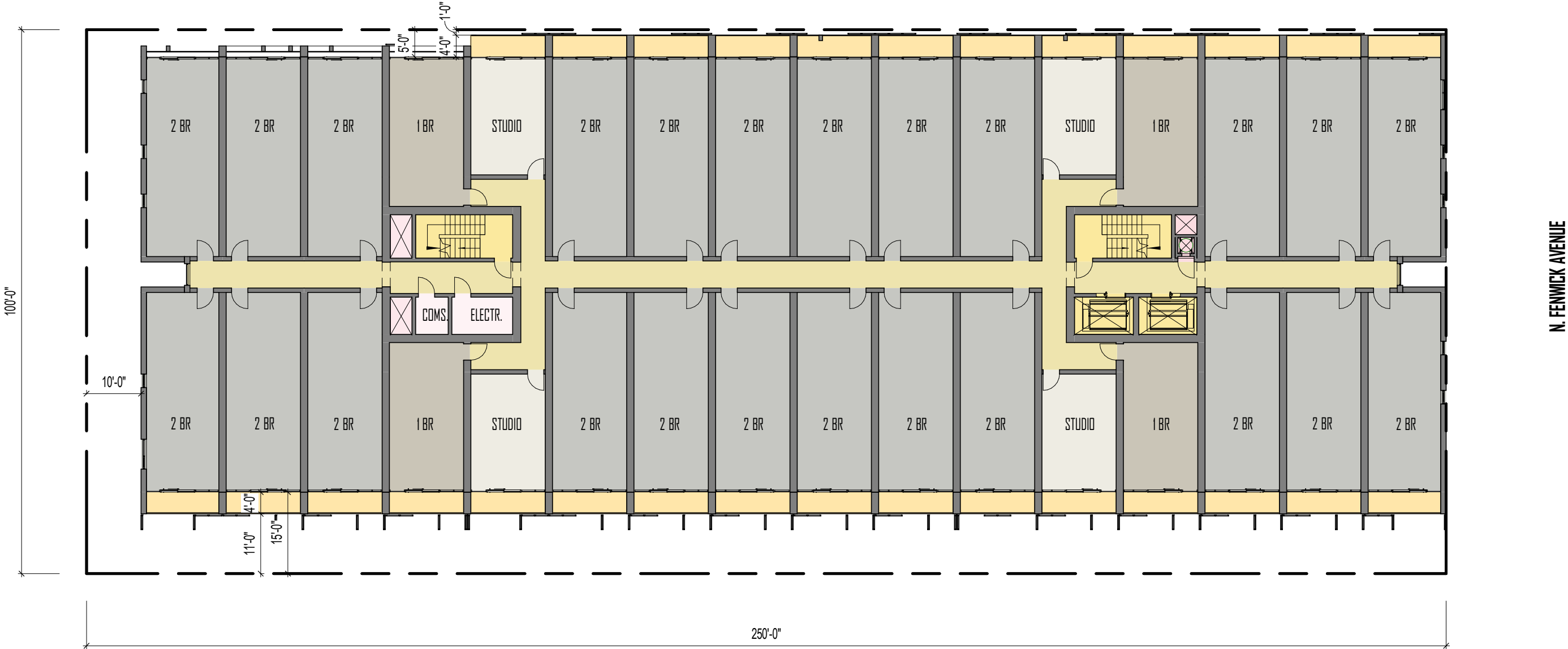
- PLAN KEY:
- STUDIO UNIT
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

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



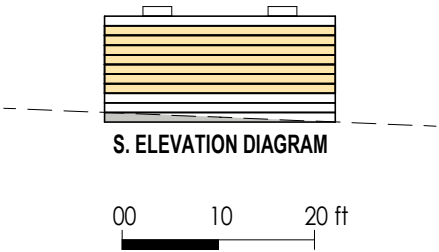
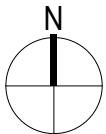
S. ELEVATION DIAGRAM

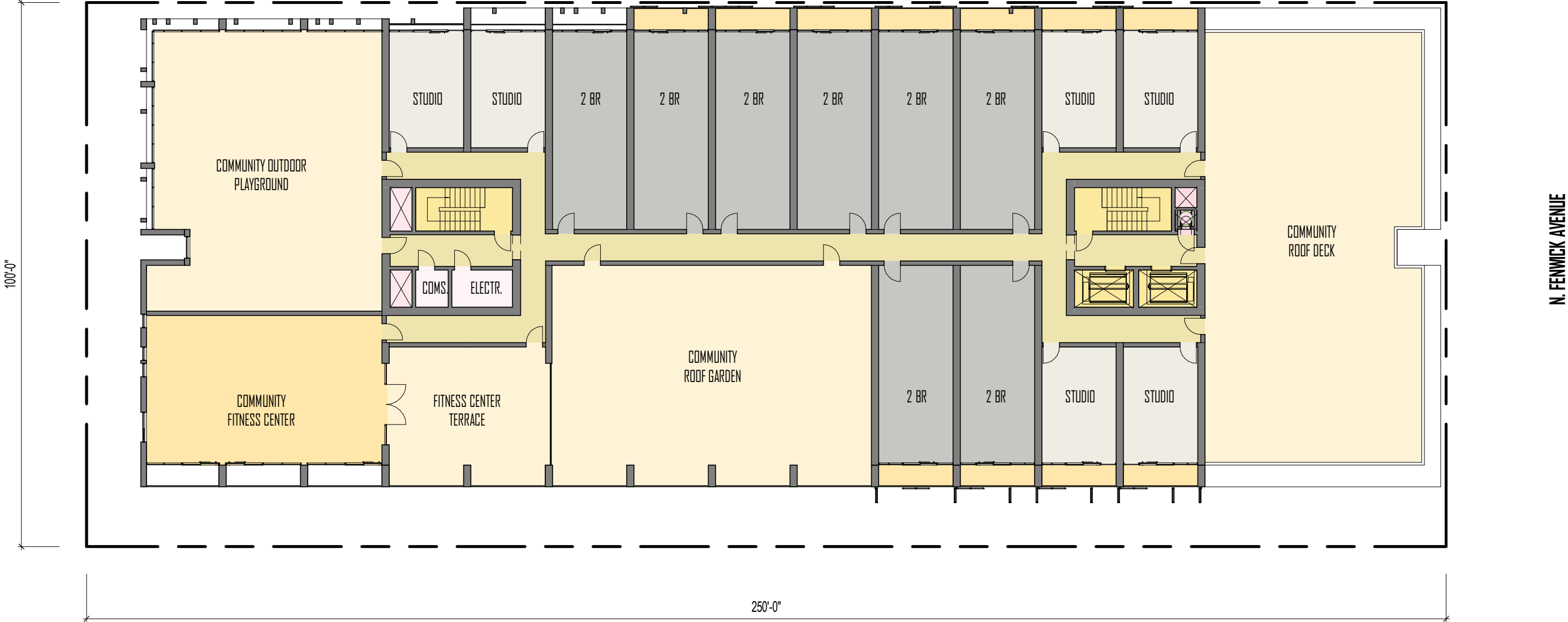




- PLAN KEY:**
- STUDIO UNIT
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

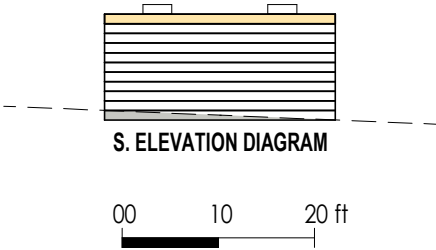
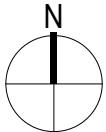
TYPICAL FLOOR PLAN LEVELS 4-10
1" = 20'-0"

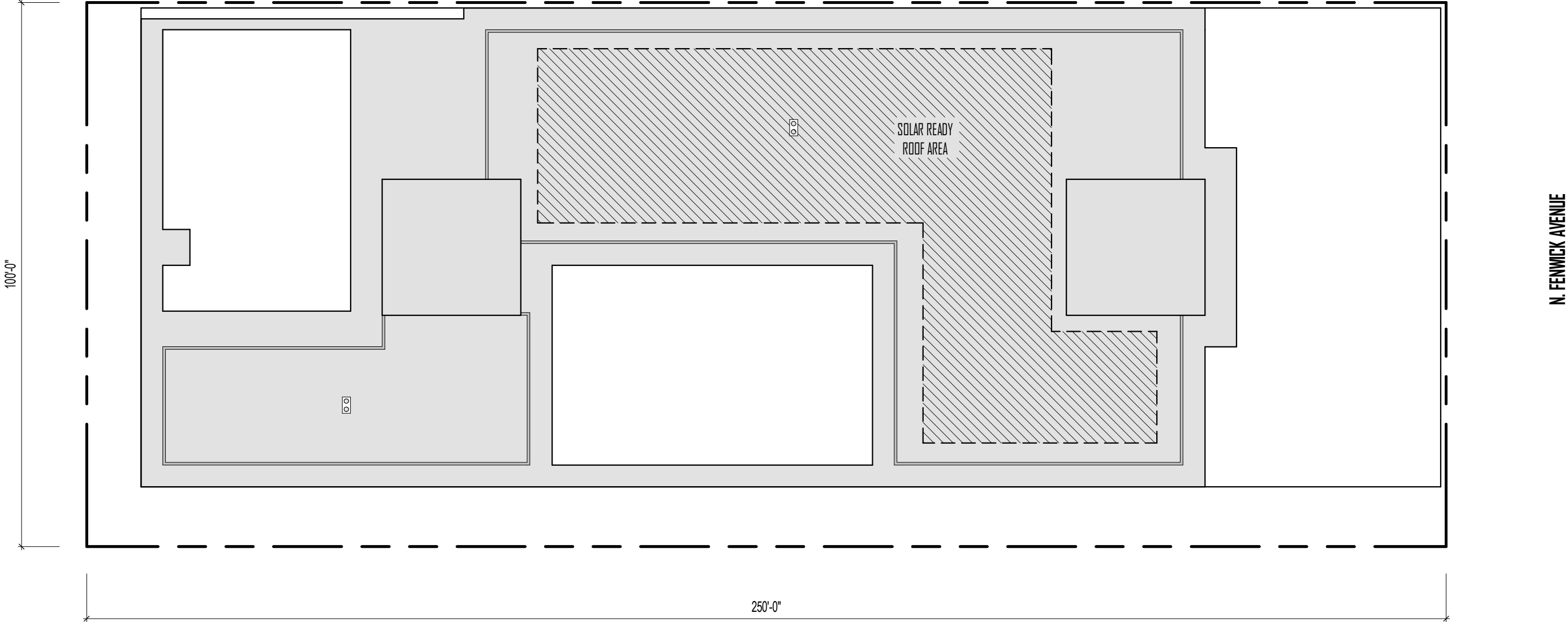




- PLAN KEY:**
- STUDIO UNIT
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

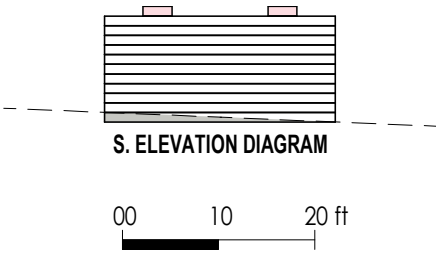
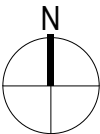
FLOOR PLAN LEVEL 11
1" = 20'-0"





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

ROOF PLAN
1" = 20'-0"





TYPICAL S. CLADDING:
ÖKO SKIN WALL SYSTEM
COLOR: POLAR

TYPICAL N. CLADDING:
ÖKO SKIN WALL SYSTEM
COLOR: SAHARA

ZONING HEIGHT = 105'-0"



- 112'-0" T.O. ROOF
- 100'-0" FINISH FLOOR LEVEL 11
- 90'-0" FINISH FLOOR LEVEL 10
- 80'-0" FINISH FLOOR LEVEL 9
- 70'-0" FINISH FLOOR LEVEL 8
- 60'-0" FINISH FLOOR LEVEL 7
- 50'-0" FINISH FLOOR LEVEL 6
- 40'-0" FINISH FLOOR LEVEL 5
- 30'-0" FINISH FLOOR LEVEL 4
- 20'-0" FINISH FLOOR LEVEL 3
- 10'-0" FINISH FLOOR LEVEL 2
- 0'-0" FINISH FLOOR LEVEL 1

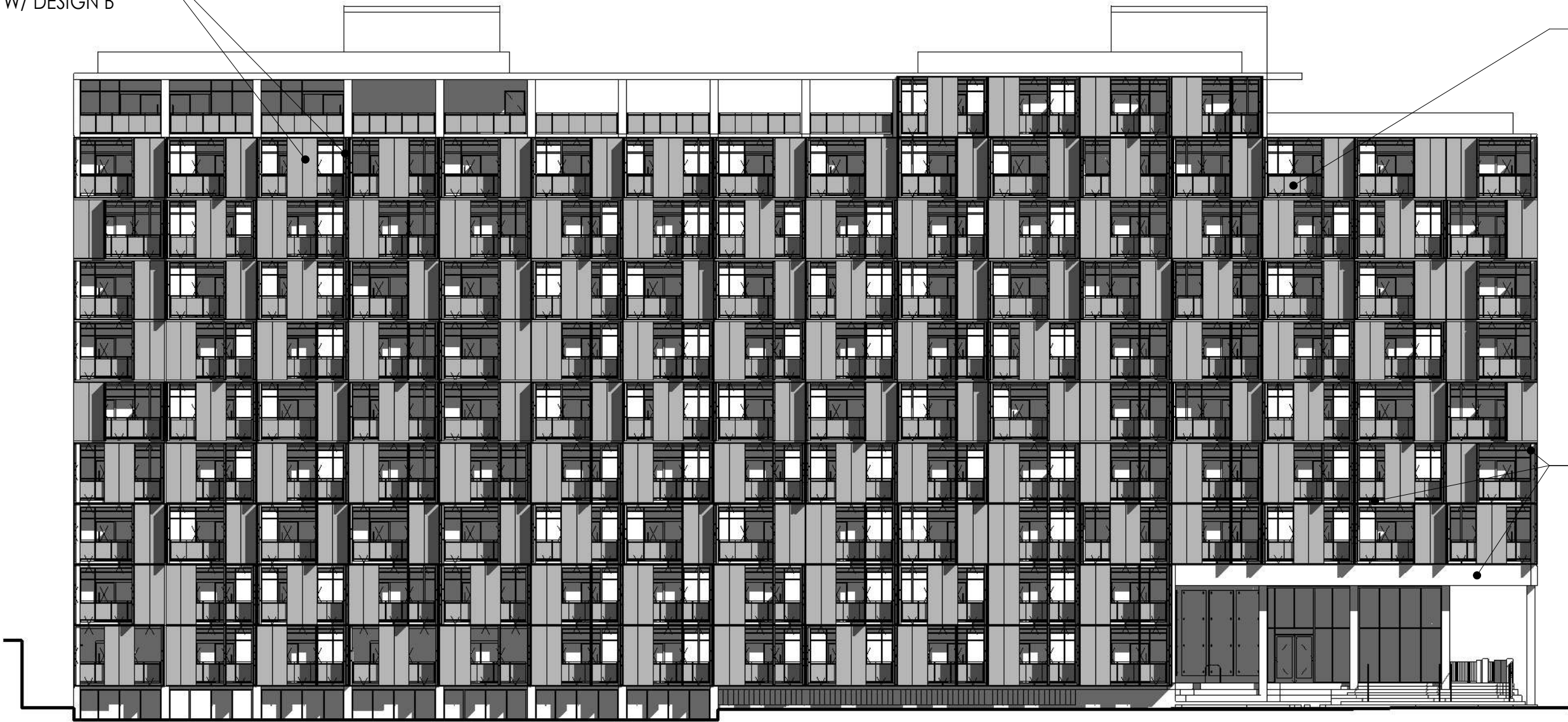
GROUND FLOOR

EAST ELEVATION
1" = 20'-0"

TYPICAL S. SCREEN:
FIXED + OPERABLE PERFORATED
METAL PANELS W/ DESIGN B

TYPICAL UNIT GUARDRAIL:
PAINTED METAL RAILS W/
3" WELDED WIRE PANELS

TYPICAL CLADDING:
ÖKO SKIN WALL SYSTEM
COLOR: POLAR



SOUTH ELEVATION
1" = 20'-0"

TYPICAL N. CLADDING:
ÖKO SKIN WALL SYSTEM
COLOR: SAHARA

TYPICAL S. CLADDING:
ÖKO SKIN WALL SYSTEM
COLOR: POLAR

ZONING HEIGHT = 105'-0"



WEST ELEVATION

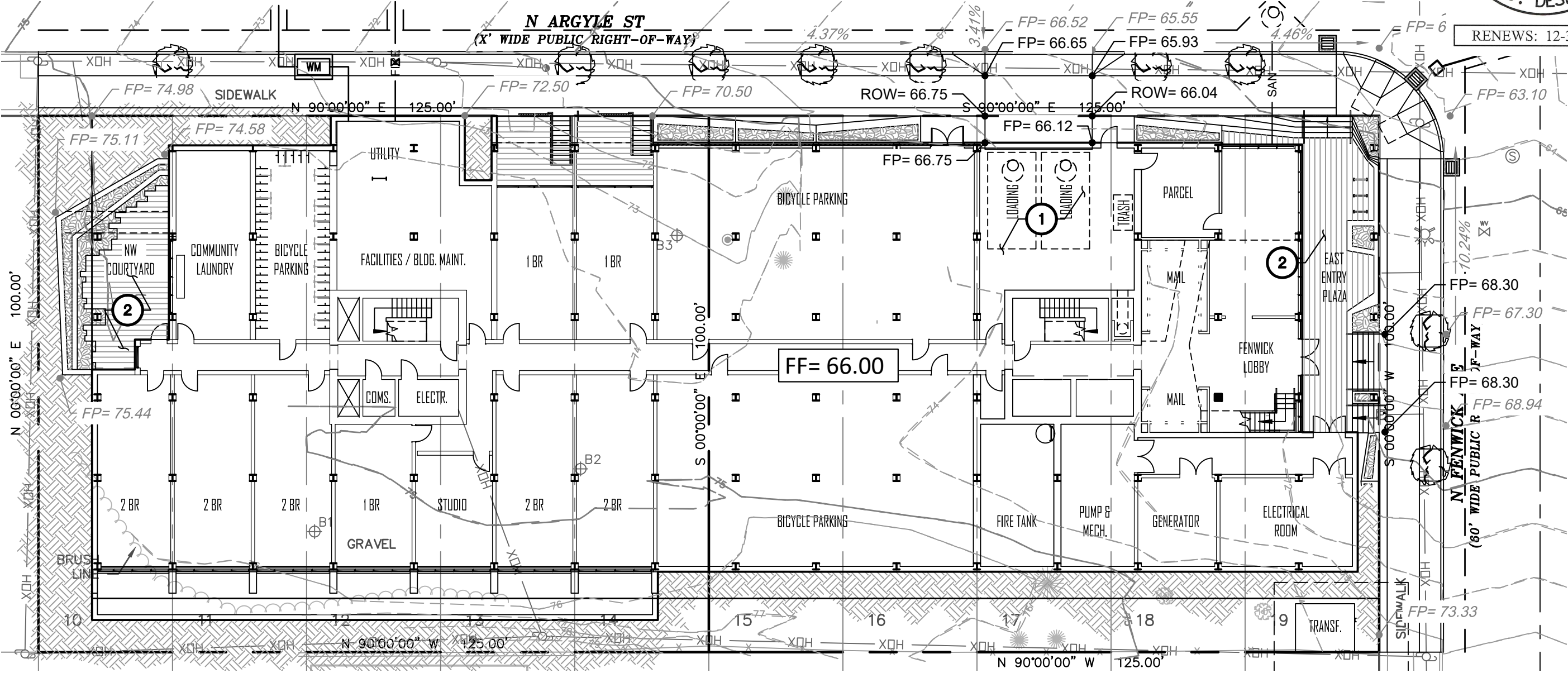
1" = 20'-0"

| KEYNOTES FOR THIS SHEET | |
|-------------------------|--|
| MARK | DESCRIPTION |
| 1 | CONCRETE LOADING ZONE. |
| 2 | PATIO COURTYARD WITH PAVERS OR APPROVED OTHER. |

Preliminary

09/01/2021 6:16:11 PM

RENEWALS: 12-31-2021

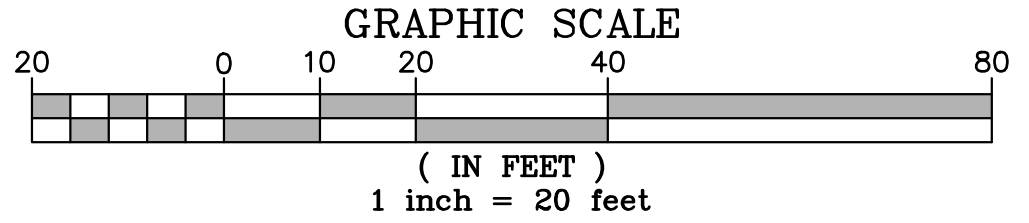


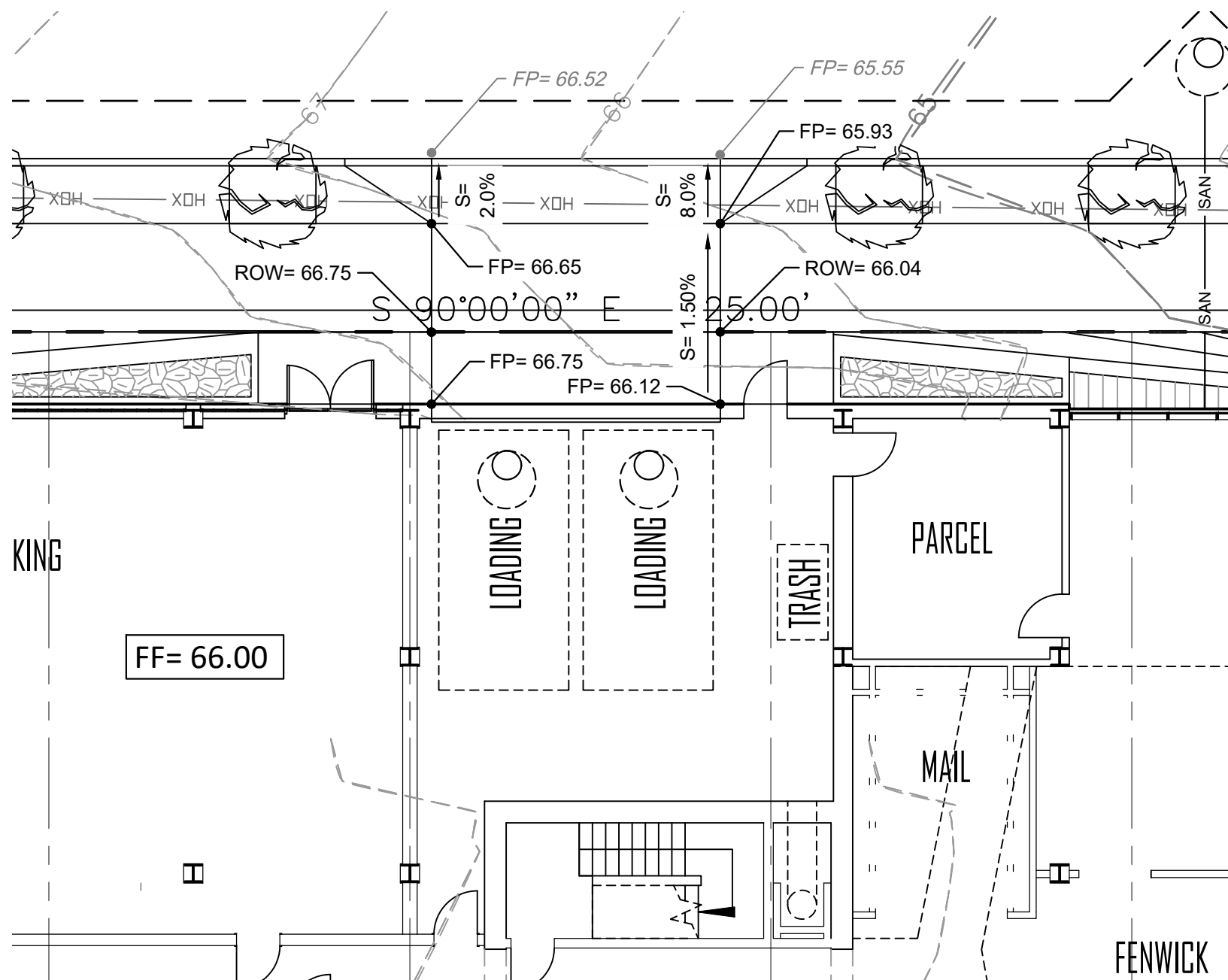
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C2.1

1ST FLOOR GRADING PLAN

SCALE: 1" = 20'





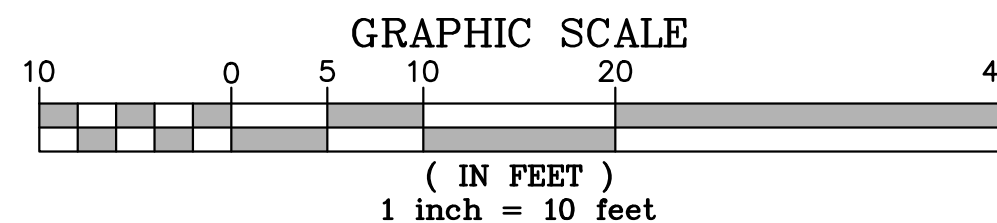
1
C2.2 **LOADING ZONE GRADING PLAN**
SCALE: 1" = 10'

| KEYNOTES FOR THIS SHEET | |
|-------------------------|--|
| MARK | DESCRIPTION |
| ① | INSTALL DRIVEWAY APRON TO PROVIDE FOR DOUBLE PARKING |

Preliminary



RENEWS: 12-31-2021



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TMR **T.M. RIPPEY**
CONSULTING ENGINEERS

7650 SW Beveland, Suite 100
Tigard, Oregon 97223
Phone: (503) 443-3900
Fax: (503) 443-3700

ARGYLE APARTMENTS
1810 + 1838 N ARGYLE ST
PORTLAND, OR 97217

REVISIONS

LOADING ZONE GRADING PLAN

DATE 09/3/2021

DRWN. PRM

JOB NO. 21346

CHKD. CJD

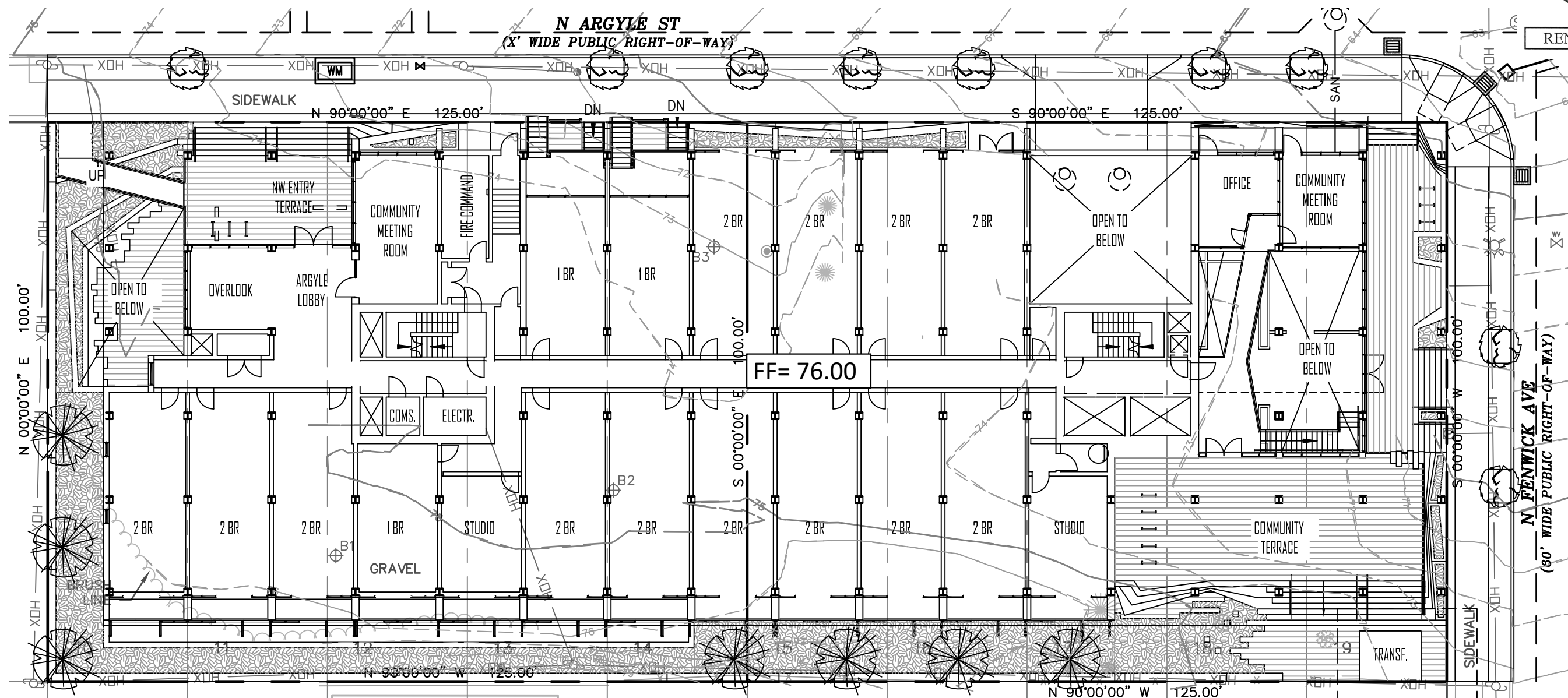
SHEET

C2.2

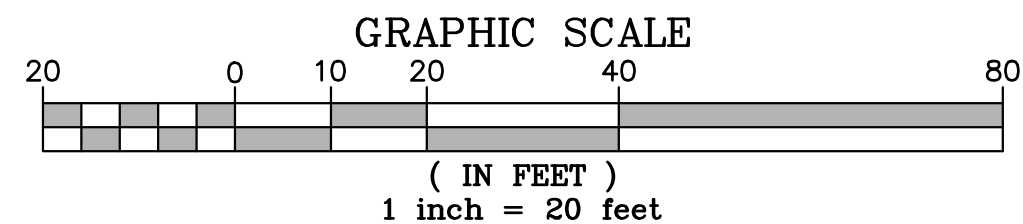
LU 21-108433 DZ

LU 21-108433 DZ Exh A1

RENEWS: 12-31-2021



1 2ND FLOOR GRADING PLAN
C2.3 SCALE: 1" = 20'



T.M. RIPPEY
CONSULTING ENGINEERS

7650 SW Beveland, Suite 100
Tigard, Oregon 97223
Phone: (503) 443-3900
Fax: (503) 443-3700

ARGYLE APARTMENTS
1810 + 1838 N ARGYLE ST
PORTLAND, OR 97217

REVISIONS

2ND FLOOR GRADING PLAN

DATE 09/3/2021

DRWN. PRM

JOB NO. 21346

CHKD. CJD

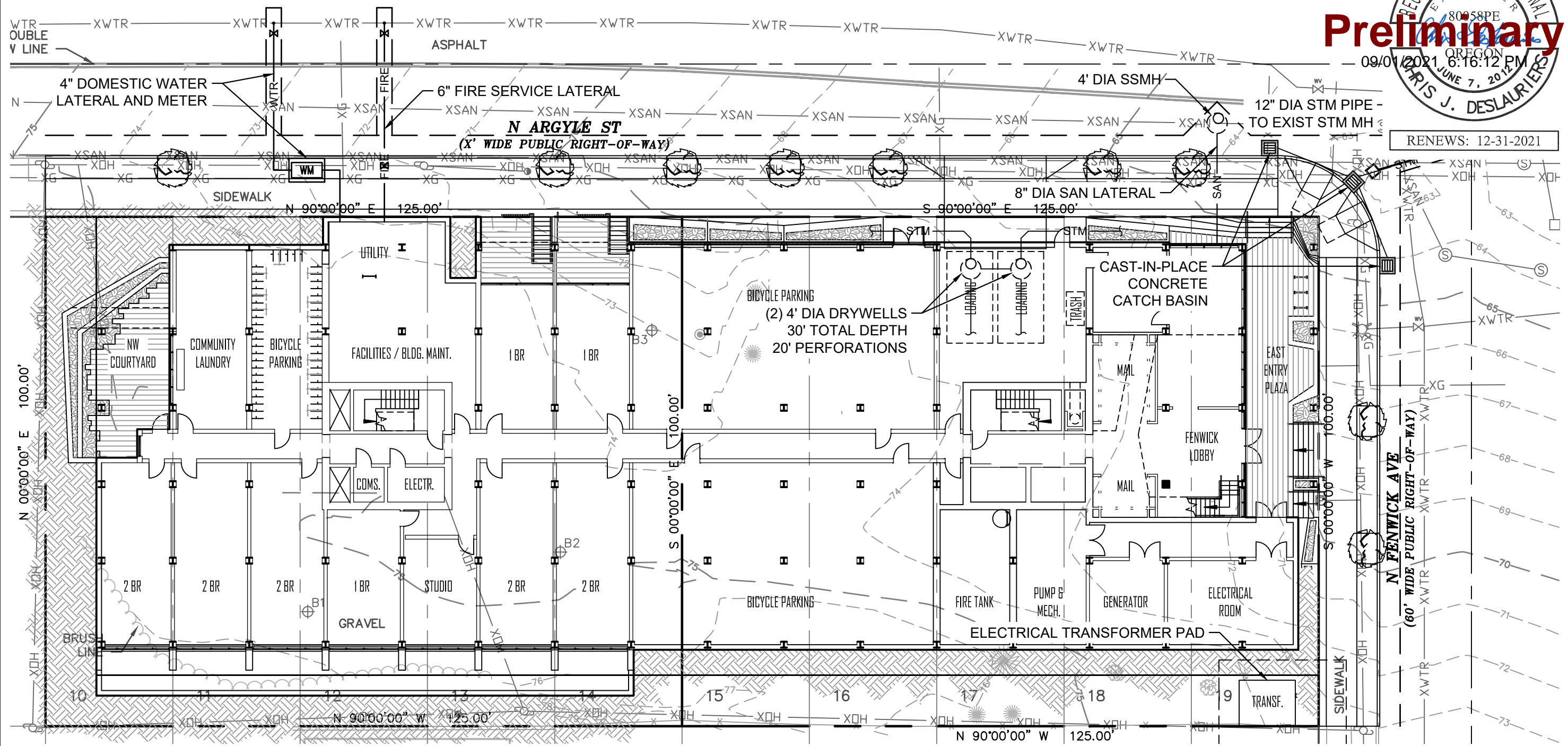
SHEET

C2.3

LU 21-108433 DZ

LU 21-108433 DZ Exh A1

RENEWS: 12-31-2021

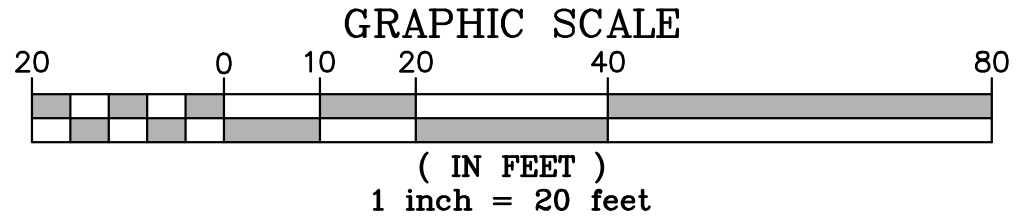


1

UTILITY PLAN

C2.4

SCALE: 1" = 20'



| REVISIONS | | UTILITY PLAN | |
|-----------|---------|--------------|-----------|
| | DATE | 09/3/2021 | DRWN. PRM |
| | JOB NO. | 21346 | CHKD. CJD |

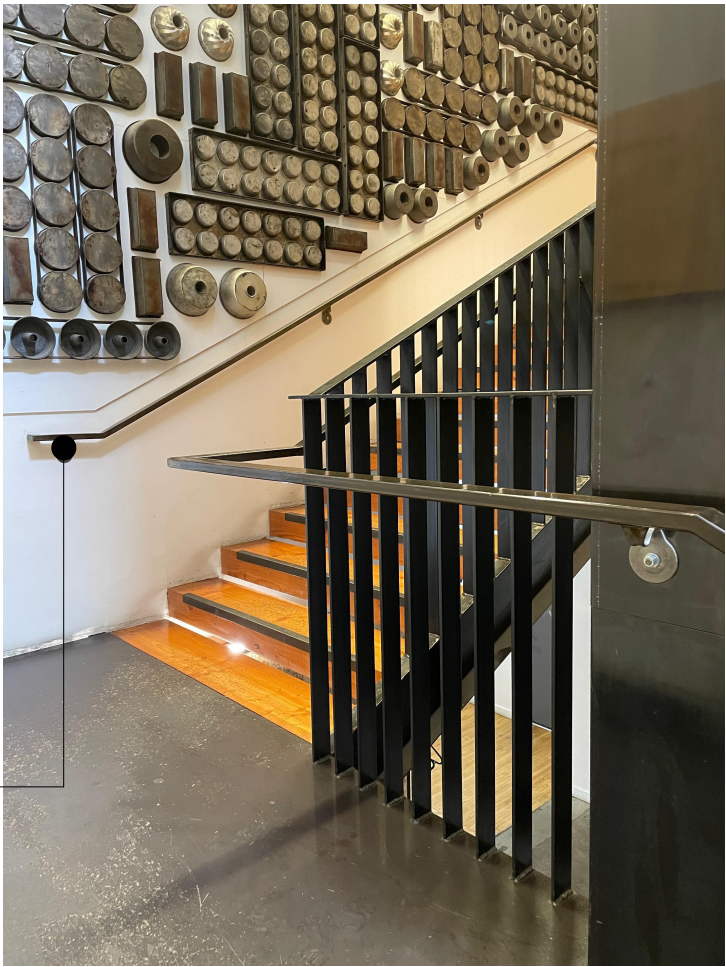
APPENDIX



FLAT BAR
TOPRAIL & BALUSTERS



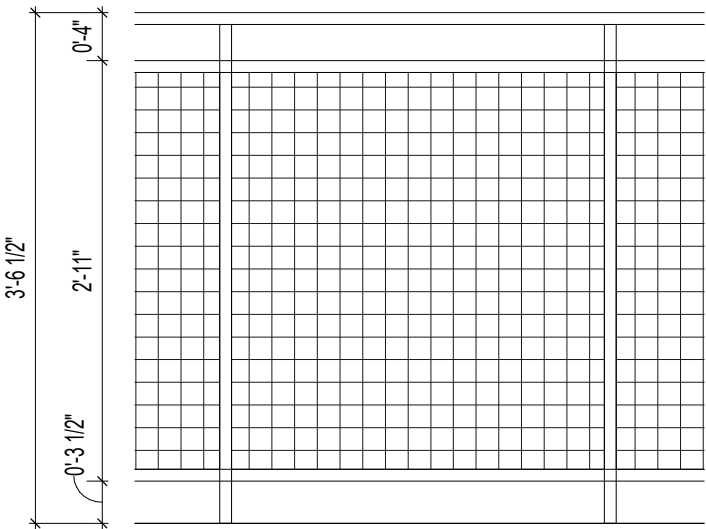
TUBE STEEL
HANDRAIL



WELDED WIRE MESH PANELS



PAINTED
METAL RAILS



ELEVATION @ TYP. UNIT GUARDRAIL

3/4" = 1'-0"



LOCAL EXAMPLE: GALLAGHER PLAZA, NW PORTLAND, OR
HOLST ARCHITECTURE, INC.

ÖKO SKIN GLASSFIBER
REINFORCED CONCRETE
WALL PANEL SYSTEM

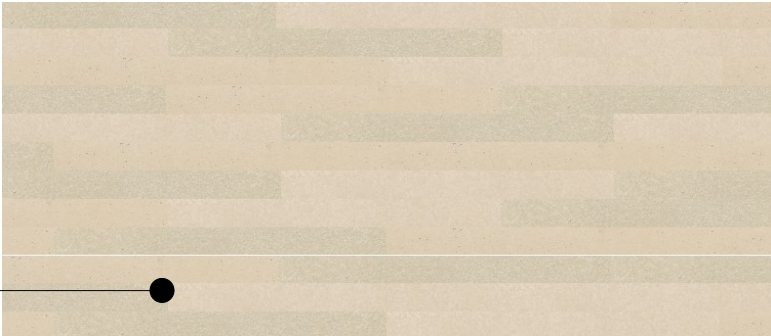
RIEDER NORAM INC.



POLAR SERIES
147X1800MM



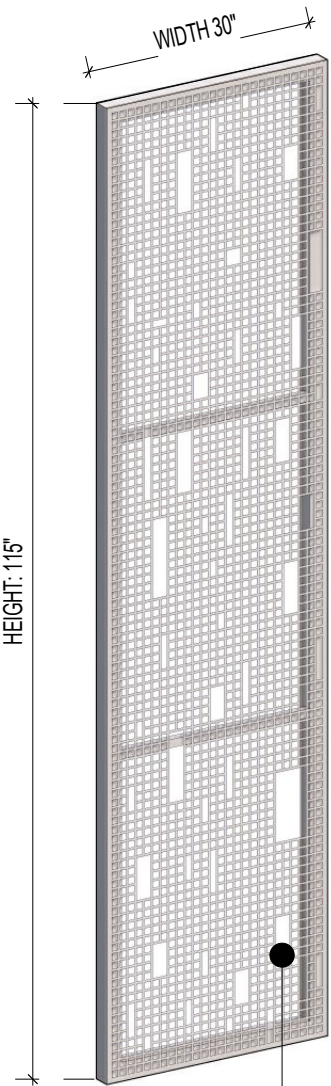
SAHARA SERIES
147X1800MM





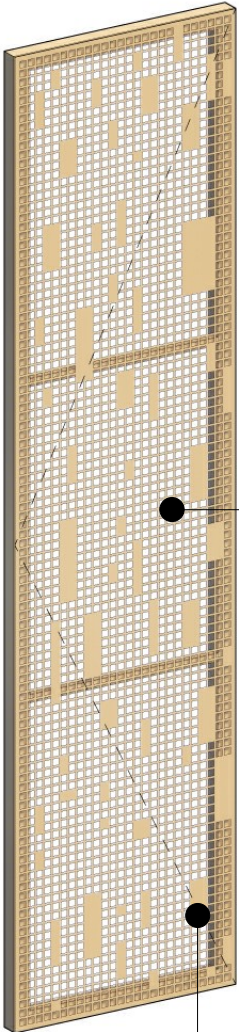
DESIGN INSPIRATION: THE KISS
GUSTAV KLIMT

PERFORATION
DESIGN A



LARGER VOIDS

PERFORATION
DESIGN B



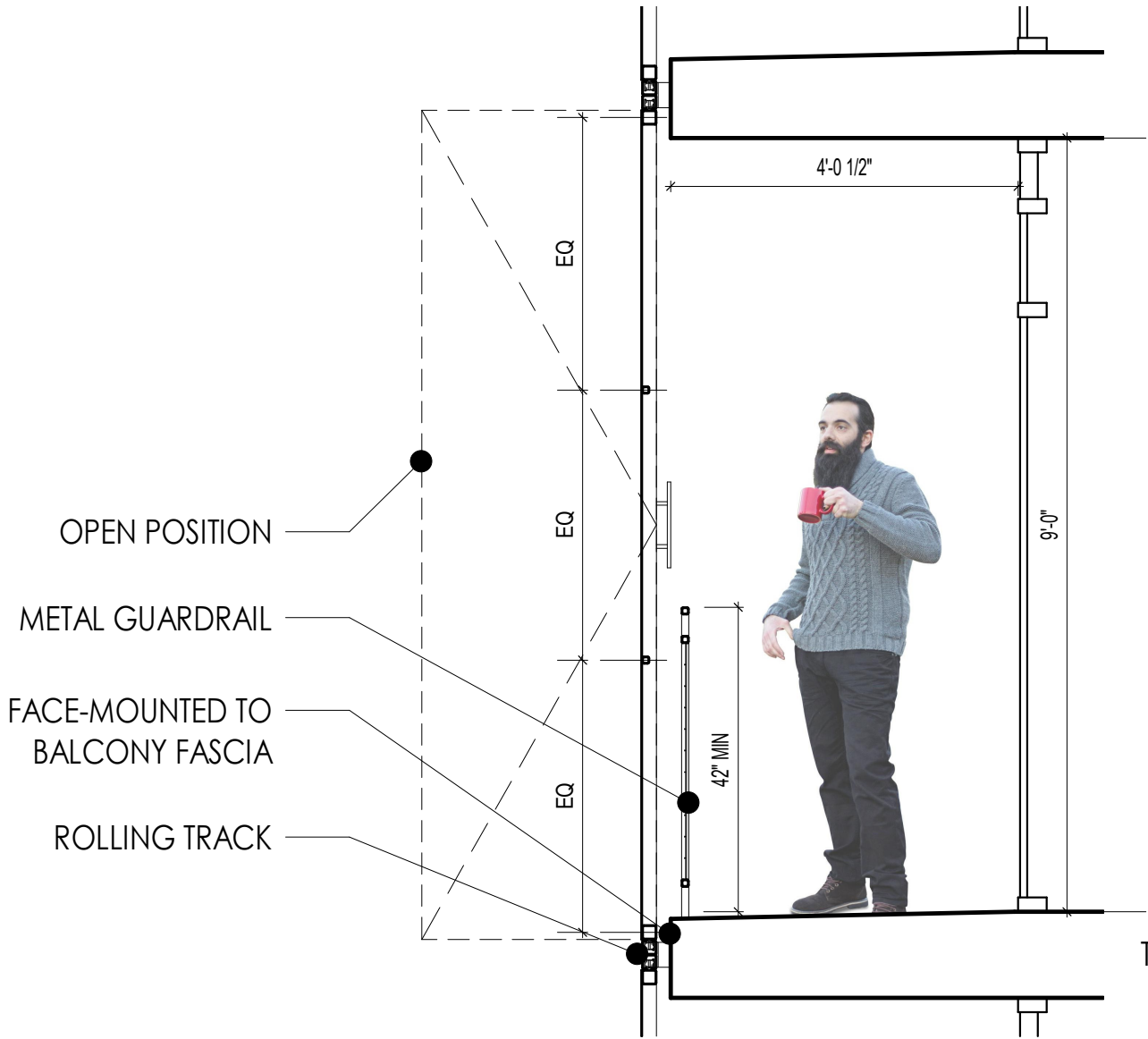
LARGER SOLIDS

SHOP-PAINTED METAL SCREEN
WITH WATER JET CUT
PERFORATED PATTERN
1" OPENING TYPICAL
25% OPAQUE MAX

NORTH FACADE SCREEN



SOUTH FACADE SCREEN



FIXED SCREEN PANELS
VARIABLE PATTERN

3" METAL WIRE MESH
GUARDRAIL

3" METAL WIRE MESH
GUARDRAIL

TRACK-MOUNTED OPERABLE
BI-FOLD PANELS
VARIABLE PATTERN

OPERABLE SCREEN SECTION DETAIL

1/2" = 1'-0"

SSG STOREFRONT SYSTEM

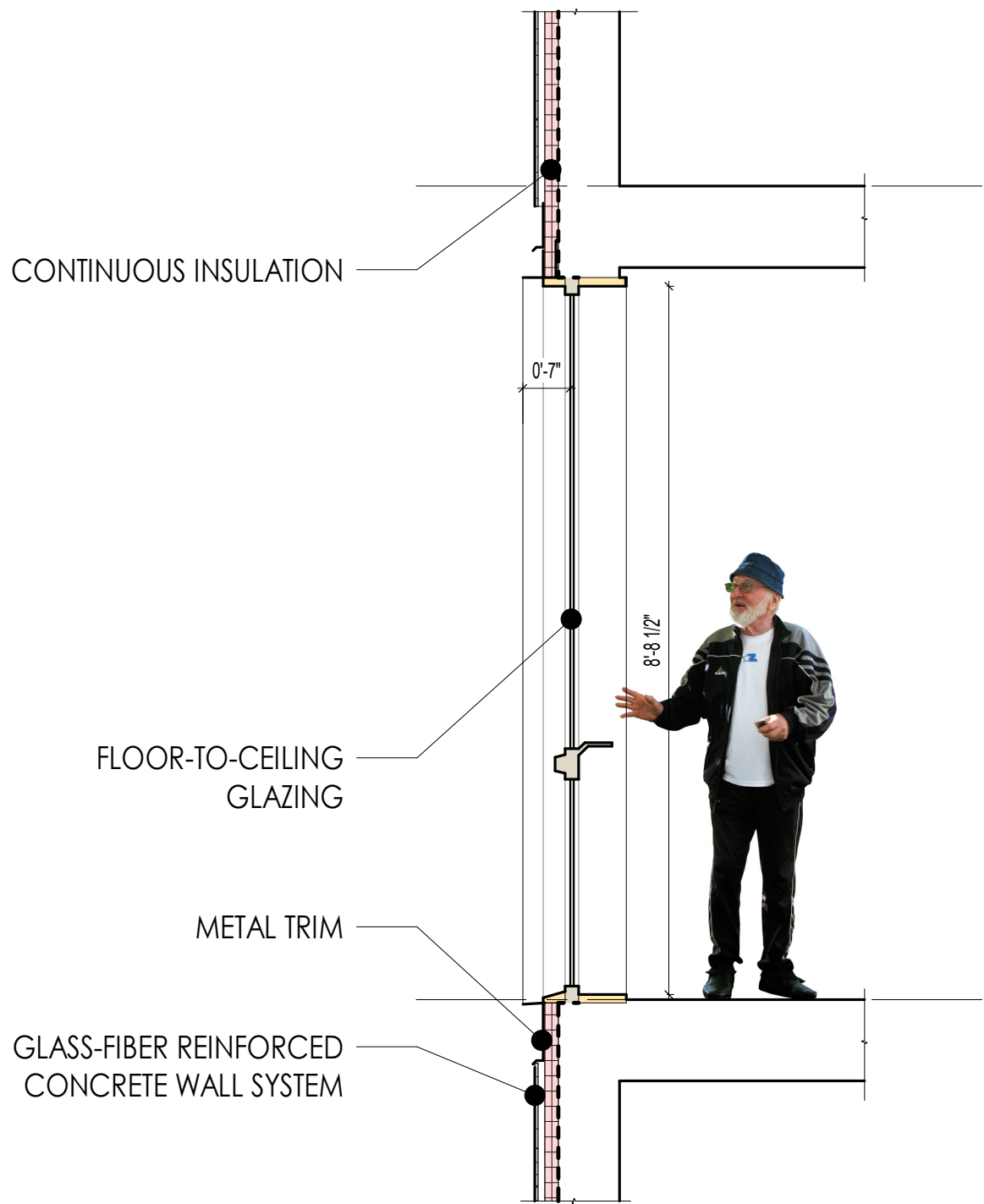


CHANNEL GLASS WALL SYSTEM



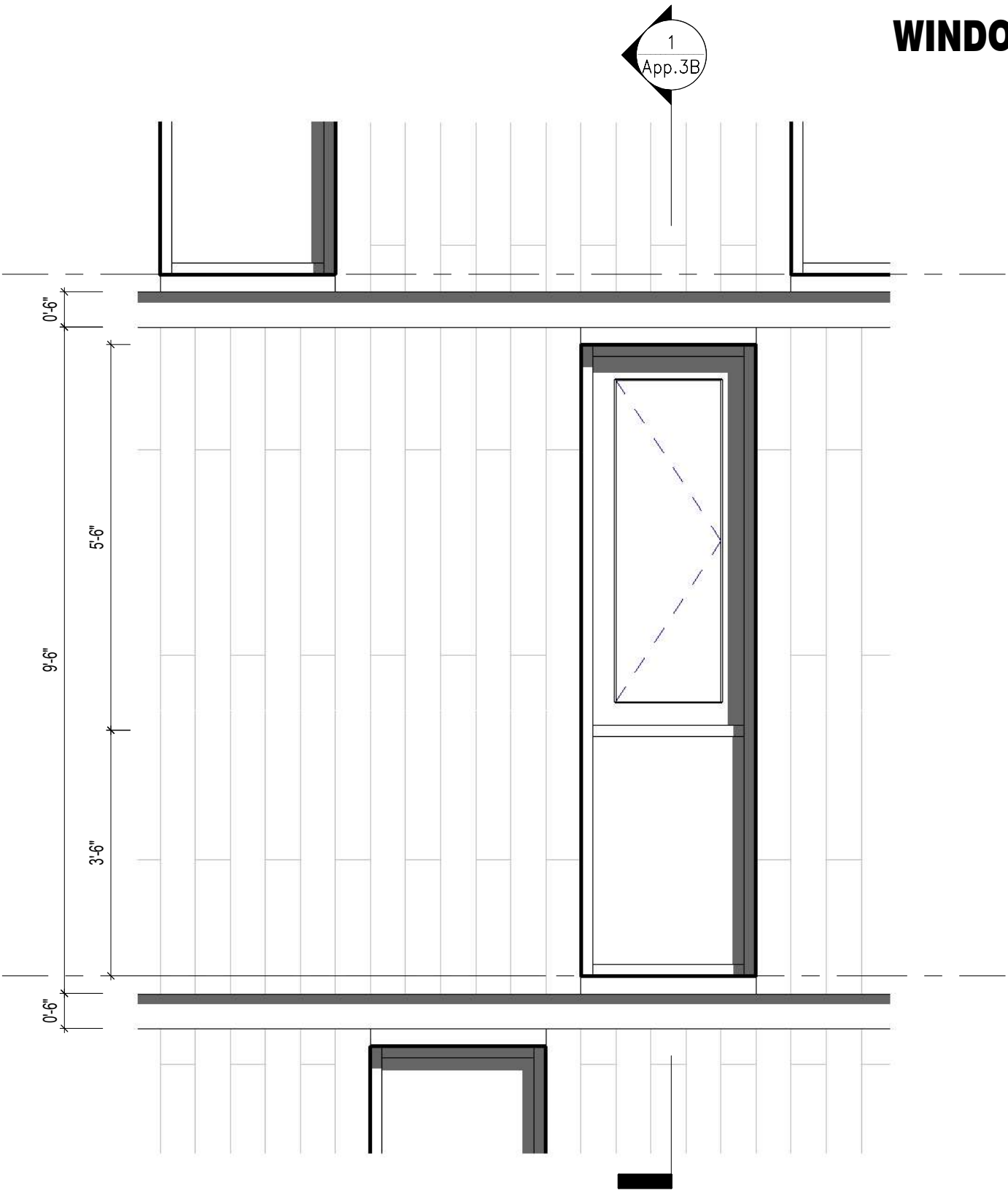
UNIT BALCONY WINDOW WALL





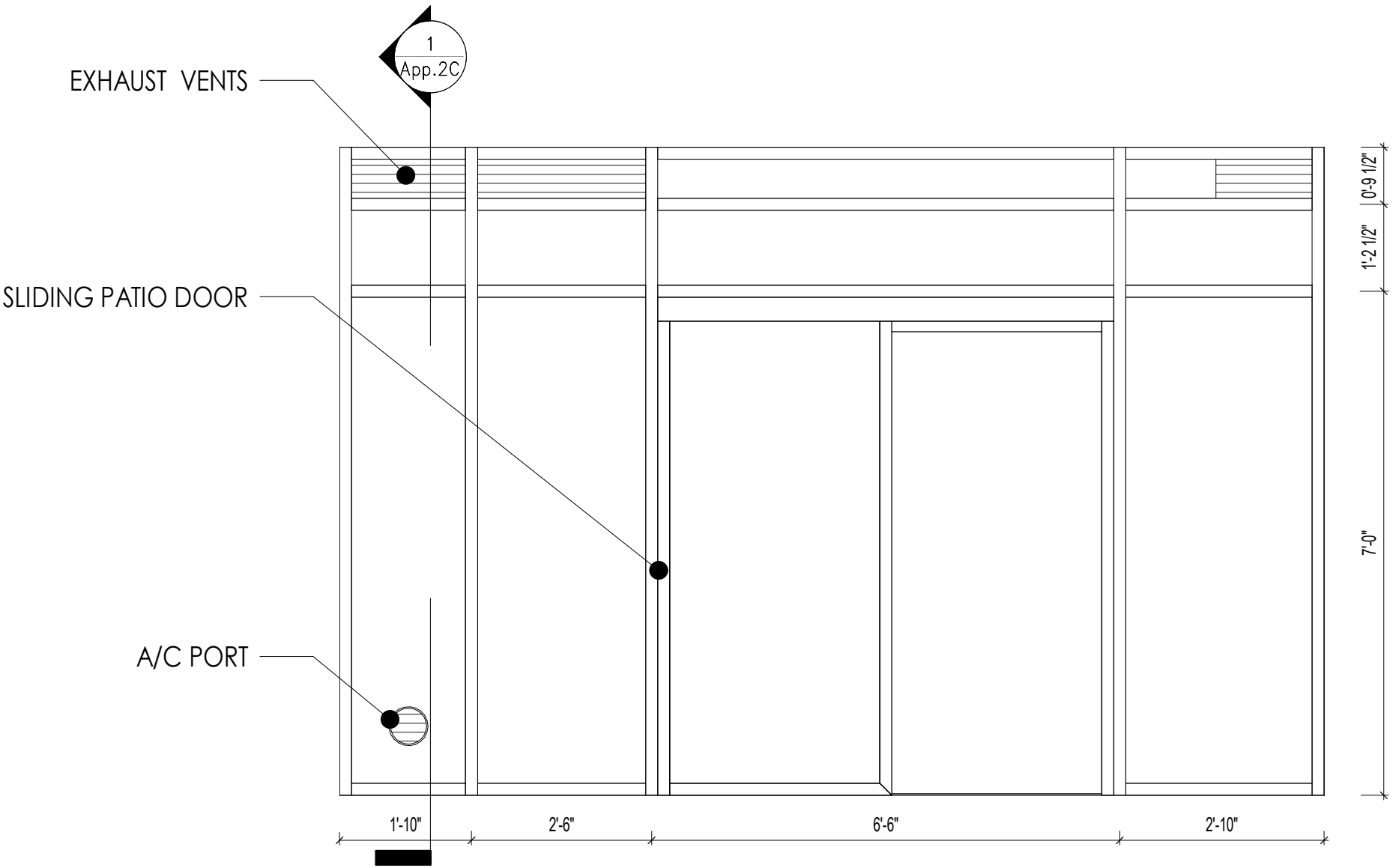
SECTION @ TYP. E-W WINDOW

1/2" = 1'-0"



ELEVATION @ TYP. E-W WINDOW

1/2" = 1'-0"



ELEVATION @ TYP. UNIT WINDOW-WALL

1/2" = 1'-0"



EA 21-040329 - JUNE 3, 2021

COMMISSIONERS PRESENT:

Julie Livingston, Brian McCarter, Chandra Robinson, Don Vallaster.

EXECUTIVE SUMMARY:

- Your stated goals of Permanence, Innovation, Quality of Life, and Placemaking align well with the Community Design Guidelines.
- While this building is much larger than the adjacent neighborhood, a building of this size in this location could act as a buffer for the residential areas from the industrial area to the north. However, further consideration of scale will be needed to reduce the monolithic nature of the massing and lessen the abrupt relationships to existing context, especially to the smaller scaled Kenton Conservation district to the south.
- The split bar massing helps modulate the scale of the building to the east and west; however, the street-facing Fenwick elevation needs further engagement with the street.
- The screen layer along with the generous window/ wall ratio behind has potential to provide a rich backdrop to the neighborhood. The challenge will be how to give texture to the screen layer without making the building appear solid when viewed obliquely, as slats tend to do.
- The Argyle frontage needs further activation, at grade, especially at the east and west corners.
- At the SE corner raised terrace, take another look at the stairs, ramps, and terraced landscaping, and study how to create places where groups of people can gather in addition to accommodating level changes.
- At the NW corner, better engage Argyle with active spaces at grade, perhaps even with public places to gather.
- At the NW sunken courtyard, consider cutting back the building at SW corner, and/or shifting this space towards the SW corner of the building to allow in more light and solar access.



KENTON NEIGHBORHOOD ASSOCIATION - GENERAL MEETING 7.14.21:

BOARD MEMBERS PRESENT:

Ryan Born, Ian Cawley, Angela Moos, Cassie Graves, Chris Guthrie, Lindsey Leason, Ryan McCluckie, T.J. McHugh, Aja Murray, Anthony Nickerson, Ryan Pittel, Tyler Roppe, Linda Wysong

WHAT WE HEARD - BOARD COMMENTS:

MIXED HOUSING:

- Q. A BOARD MEMBER INQUIRED IF MIXED-INCOME UNITS HAD BEEN CONSIDERED.
- R. ADDING MIXED-INCOME WOULD LIMIT FUNDING OPTIONS, AND REDUCE AFFORDABLE UNITS.

COMMERCIAL SPACE:

- Q. WAS ANY COMMERCIAL SPACE INCLUDED AT THE GROUND FLOOR?
- R. FUTURE COMMERCIAL PLANS COULD HAPPEN AT THE ADJACENT PROPERTIES, WHERE BUSINESSES OFFERING SUPPORTIVE SERVICES COULD BE LOCATED.

AESTHETICS:

- Q. HOW DOES THE PROJECT FACADE REPRESENT THE KENTON NEIGHBORHOOD AESTHETICALLY?
- R. THE LARGE WINDOWS AND 'FRONT PORCHES' MIMIC WORKER CRAFTSMAN HOUSING PROTOTYPES.

NATURAL LIGHT:

- Q. IT WAS POINTED OUT THAT THE BEDROOMS LACKED DAYLIGHT OR AIR CONDITIONING.
- R. HAVING THE BEDROOMS INTERNALLY ALLOWS FOR FLOOR-TO-CEILING WINDOW WALLS FOR FULL NATURAL LIGHT AND NATURAL VENTILATION, AND PORTS ARE ADDED FOR FUTURE A/C.

WHAT WE HEARD - NEIGHBORHOOD COMMENTS:

INCLUSIONARY HOUSING:

- Q. THERE WERE SOME QUESTIONS ABOUT THE DEFINITION OF AFFORDABLE HOUSING.
- R. THE PROPOSAL IS FOR 100% OF THE UNITS TO BE AT 60% AMI.

RELOCATION:

- Q. THERE WERE CONCERNS ABOUT CURRENT RESIDENTS BEING DISPLACED WITHOUT ENOUGH COMPENSATION OR PROVIDED ALTERNATIVES.
- R. THE OWNER OFFERED TO REHOUSE ANY CURRENT TENANTS, ONCE THE NEW BUILDING IS COMPLETE.

PARKING:

- Q. AUTOMOBILE PARKING AND ACCESS WAS A CONCERN FOR SOME IMMEDIATE NEIGHBORS.
- R. A TRANSPORTATION DEMAND MANAGEMENT PROGRAM WILL BE INCLUDED WITH FREE TRANSIT PASSES FOR THE FIRST YEAR, AND ABUNDANT BICYCLE PARKING TO ENCOURAGE ALTERNATIVE MODES.

TRAFFIC:

- Q. SOME RESIDENTS WERE CONCERNED WITH EXISTING INDUSTRIAL TRAFFIC AT THE INTERSECTION OF N. ARGYLE AND INTERSTATE.
- R. THE PROPOSAL PRIORITIZES PEDESTRIAN AND NON-AUTO MODES, AND WILL NOT AFFECT THE AMOUNT OF INDUSTRIAL TRAFFIC.



Request for an Evidentiary Hearing and Waiver of Right to a Decision within 120 Days

State law requires the City to issue a final decision on your land use proposal within 120 days of receiving a complete application. In order to ensure that the decision on your land use review application is rendered within 120 days, any appeal of your proposal to City Council will be held based on evidence submitted as part of your first hearing to the Hearings Officer, Design Commission, or Historic Landmarks Commission.

If you prefer a hearing on appeal to City Council where anyone may bring in new facts and evidence (an "evidentiary hearing"), you must request a full 245-day extension of the 120-day review period by completing this form within 21 days of submitting your land use review application. You may choose to extend the 120-day review period for up to 245 days at any point in the land use review process. However, if the request is received more than 21 days after the application date, any appeal to City Council will be on-the-record and no new evidence can be submitted.

STAFF USE ONLYDate Land Use Application received by BDS 11-22-21 Case File No. LU 21-108433 DZDate this form is due to BDS for evidentiary hearing 12-13-21**APPLICANT: Complete all sections below. Please Print Legibly.**DATE: November 30, 2021

TO: Bureau of Development Services
Attention: Case Planner
1900 SW Fourth Avenue, Suite 4500
Portland, OR 97201

REGARDING: Type of Land Use Review Type IIISite Address/Street 1810 and 1838 N ARGYLE STTax Account Number(s) R196150 and R196149**I understand the following information:**

1. I have the right, under State law, to a final decision on my application no more than 120 days after my application is determined to be complete by BDS staff.
2. I am not required to sign this form. If I do not sign this form, the City of Portland will process my application to meet the 120-day requirement.
3. By signing this form, I am making an irrevocable decision to extend the review period a full 245 days, and may not change my mind later except by withdrawing this application, filing a new application, and paying the associated fee.
4. By signing this form, I am waiving my right under State law to a final decision on my application with the 120-day review period. I am waiving my right to file any legal action to enforce the 120-day review period.

All applicants must print their name and sign this form.Print Name John M. Wright Day Phone 503-206-8380Signature [Signature]

Print Name _____ Day Phone _____

Signature _____

SITE AREA:.....25,000 SF (.58 acres)

LIVING UNIT NET RENTABLE AND GROSS LIVING AREA:

| LIVING UNIT | # OF UNITS | NET RENTABLE | TOTAL | GROSS LIVING AREA | TOTAL |
|--|------------|--------------|------------|-------------------|------------|
| LEVEL 1 | | | | | |
| STUDIO | 1 x | 305 SF | = 305 SF | 331 SF | = 331 SF |
| ONE BR 'A' | 4 x | 401 SF | = 1,604 SF | 437 SF | = 1,748 SF |
| TWO BR 'A' | 6 x | 520 SF | = 3,120 SF | 562 SF | = 3,372 SF |
| SUBTOTAL | | | 5,029 SF | | 5,451 SF |
| CIRCULATION AND OTHER GROSS FLOOR AREA | | | | | 11,567 SF |
| | | | | | 17,018 SF |
| LEVEL 2 (GROUND FLOOR) | | | | | |
| STUDIO | 1 x | 305 SF | = 305 SF | 331 SF | = 331 SF |
| ONE BR 'A' | 2 x | 401 SF | = 802 SF | 437 SF | = 874 SF |
| TWO BR 'A' | 10 x | 520 SF | = 5,200 SF | 562 SF | = 5,620 SF |
| SUBTOTAL | | | 6,307 SF | | 6,526 SF |
| CIRCULATION AND OTHER GROSS FLOOR AREA | | | | | 7,495 SF |
| | | | | | 14,021 SF |
| LEVEL 3 | | | | | |
| STUDIO | 3 x | 305 SF | = 915 SF | 331 SF | = 993 SF |
| ONE BR 'A' | 3 x | 401 SF | = 1,203 SF | 437 SF | = 1,311 SF |
| ONE BR 'B' | 1 x | 496 SF | = 496 SF | 557 SF | = 557 SF |
| TWO BR 'A' | 16 x | 520 SF | = 8,320 SF | 562 SF | = 8,320 SF |
| TWO BR 'B' | 1 x | 496 SF | = 496 SF | 557 SF | = 557 SF |
| TWO BR 'C' | 1 x | 610 SF | = 610 SF | 661 SF | = 661 SF |
| SUBTOTAL | | | 11,147 SF | | 12,277 SF |
| CIRCULATION AND OTHER GROSS FLOOR AREA | | | | | 2,836 SF |
| | | | | | 15,113 SF |
| LEVEL 4-6, 8-10 | | | | | |
| STUDIO | 5 x | 305 SF | = 1,525 SF | 331 SF | = 1,655 SF |
| ONE BR 'A' | 3 x | 401 SF | = 1,203 SF | 437 SF | = 1,311 SF |
| TWO BR 'A' | 20 x | 520 SF | =10,400 SF | 562 SF | =11,240 SF |
| TWO BR 'B' | 4 x | 496 SF | = 1,984 SF | 557 SF | = 2,228 SF |
| SUBTOTAL | | | 15,112 SF | | 16,434 SF |
| CIRCULATION AND OTHER GROSS FLOOR AREA | | | | | 2,815 SF |
| | | | | | 19,249 SF |

LIVING UNIT NET RENTABLE AND GROSS LIVING AREA:

| LIVING UNIT | # OF UNITS | NET RENTABLE | TOTAL | GROSS LIVING AREA | TOTAL |
|---|------------|--------------|-------------|-------------------|-------------|
| LEVEL 7 | | | | | |
| STUDIO | 3 x | 305 SF | = 915 SF | 331 SF | = 993 SF |
| ONE BR 'A' | 3 x | 401 SF | = 1,203 SF | 437 SF | = 1,311 SF |
| ONE BR 'B' | 1 x | 496 SF | = 496 SF | 557 SF | = 557 SF |
| TWO BR 'A' | 19 x | 520 SF | = 9,880 SF | 562 SF | =10,678 SF |
| TWO BR 'B' | 4 x | 496 SF | = 1,984 SF | 557 SF | = 2,228 SF |
| TWO BR 'C' | 1 x | 610 SF | = 610 SF | 661 SF | = 661 SF |
| SUBTOTAL | | | 15,088 SF | | 16,428 SF |
| CIRCULATION AND OTHER GROSS FLOOR AREA | | | | | 2,815 SF |
| | | | | | 19,243 SF |
| LEVEL 11 | | | | | |
| STUDIO | 3 x | 305 SF | = 915 SF | 331 SF | = 993 SF |
| ONE BR 'A' | 3 x | 401 SF | = 1,203 SF | 437 SF | = 1,311 SF |
| ONE BR 'B' | 1 x | 496 SF | = 496 SF | 557 SF | = 557 SF |
| TWO BR 'A' | 10 x | 520 SF | = 5,200 SF | 562 SF | = 5,620 SF |
| TWO BR 'B' | 1 x | 496 SF | = 496 SF | 557 SF | = 557 SF |
| TWO BR 'C' | 1 x | 610 SF | = 610 SF | 661 SF | = 661 SF |
| SUBTOTAL | | | 8,920 SF | | 9,699 SF |
| CIRCULATION AND OTHER GROSS FLOOR AREA | | | | | 4,514 SF |
| | | | | | 14,213 SF |
| TOTAL BUILDING | | | | | |
| STUDIO | 41 x | 305 SF | = 12,505 SF | 331 SF | = 13,571 SF |
| ONE BR 'A' | 33 x | 401 SF | = 13,233 SF | 437 SF | = 14,421 SF |
| ONE BR 'B' | 3 x | 496 SF | = 1,488 SF | 557 SF | = 1,671 SF |
| TWO BR 'A' | 180 x | 520 SF | = 93,600 SF | 562 SF | =101,160 SF |
| TWO BR 'B' | 30 x | 496 SF | = 14,880 SF | 557 SF | = 16,710 SF |
| TWO BR 'C' | 3 x | 610 SF | = 1,830 SF | 661 SF | = 1,983 SF |
| TOTAL | 290 | | 137,536 SF | | 149,516 SF |
| BUILDING GROSS FLOOR AREA: | | | | | 195,102 SF |
| NON-FAR | | | | | |
| BASEMENT AREA: | | | | | 10,627 SF |
| BICYCLE PARKING: | | | | | 6,720 SF |
| COMMON INDOOR AREA: | | | | | 2,474 SF |
| SUBTOTAL: | | | | | 20,277 SF |
| BALCONIES AND OUTDOOR AREA NOT INCLUDED | | | | | |
| FAR AREA:..... | | | | | 174,825 SF |

| | | | |
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PROJECT TEAM

WRIGHT ARCHITECTURE
ATTAINABLE DEVELOPMENT, LLC
TM RIPPEY CONSULTING ENGINEER

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 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.



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) |

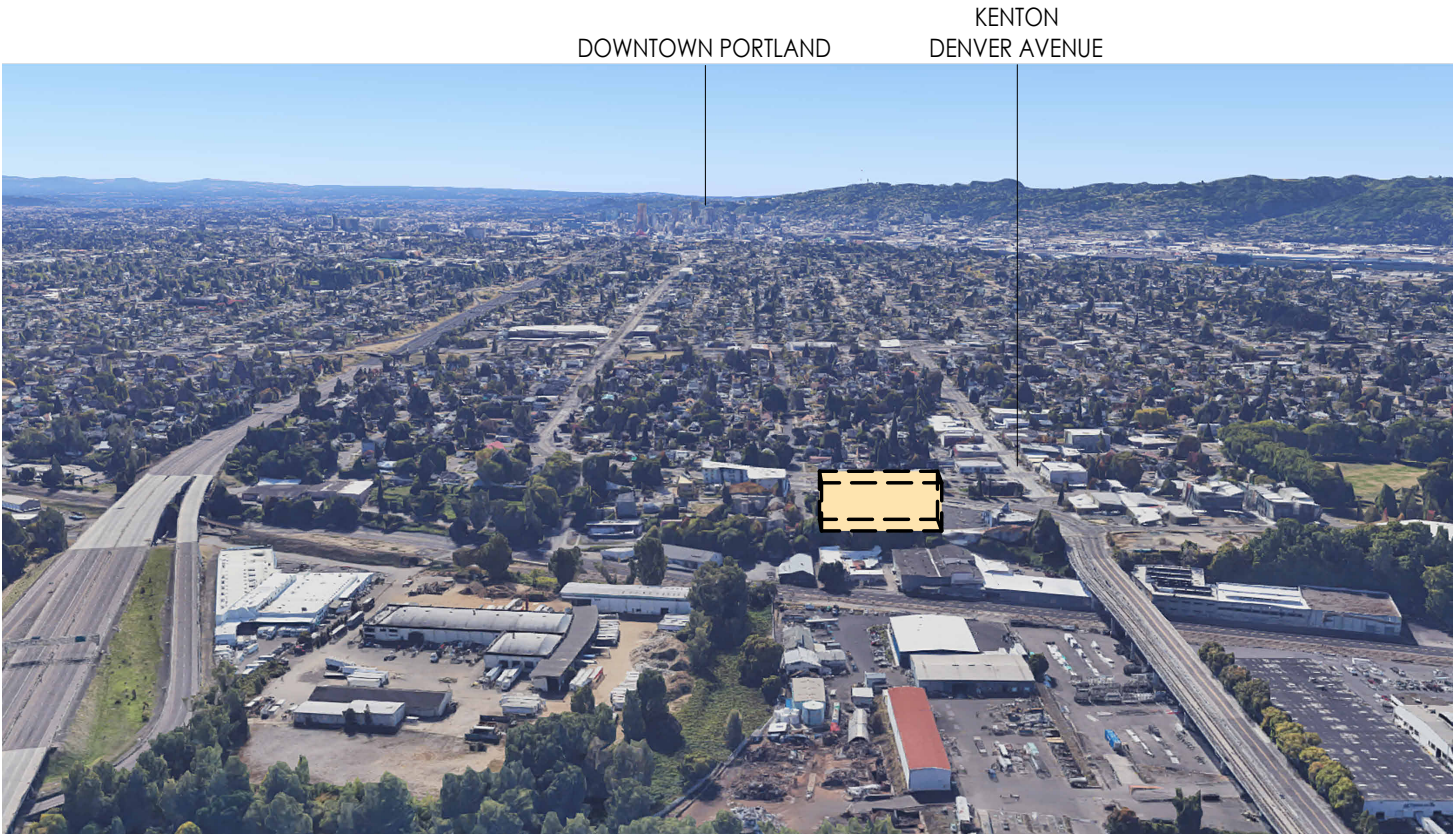


DESIGN REVIEW

SITE CONTEXT



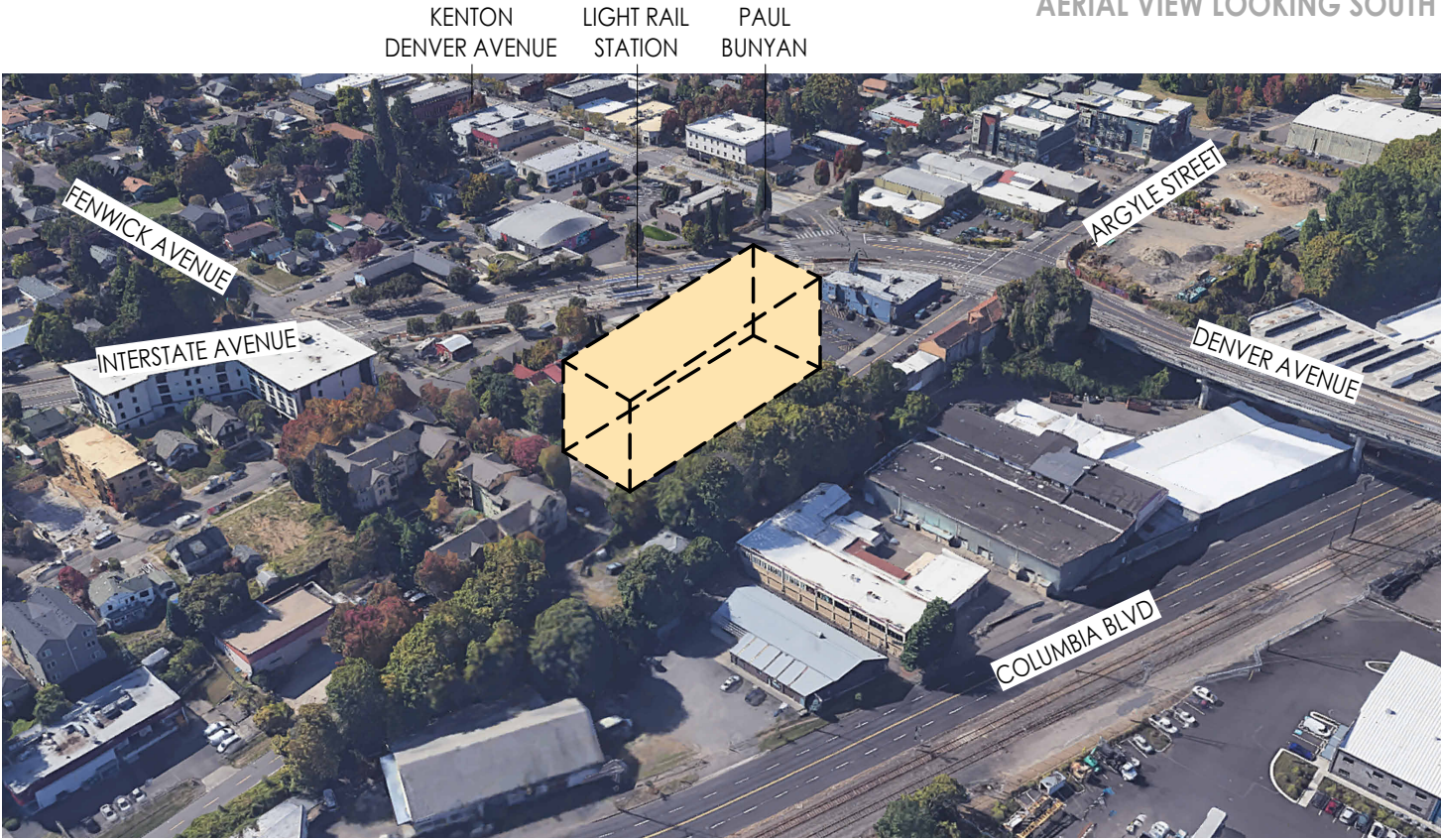
AERIAL VIEW LOOKING SOUTHEAST



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

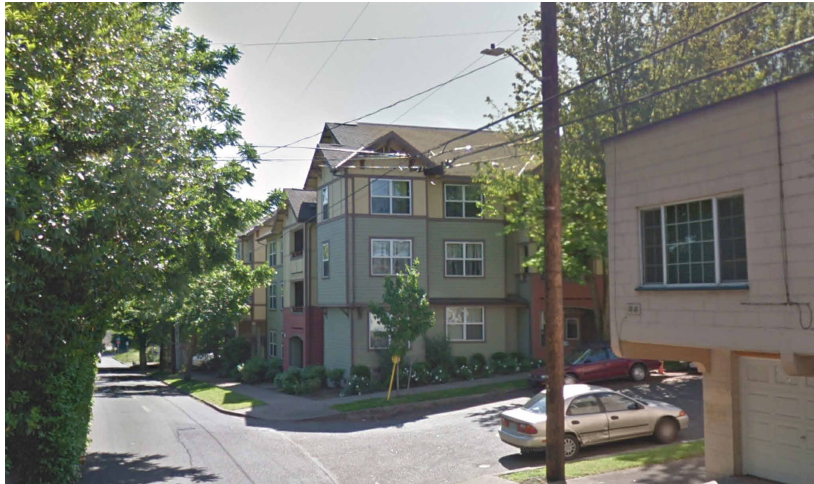


RAILROAD CROSSING - COLUMBIA BLVD.

INDUSTRIAL SANCTUARY

DESIGN REVIEW

EXISTING CONDITIONS



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."

33.120.237 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.

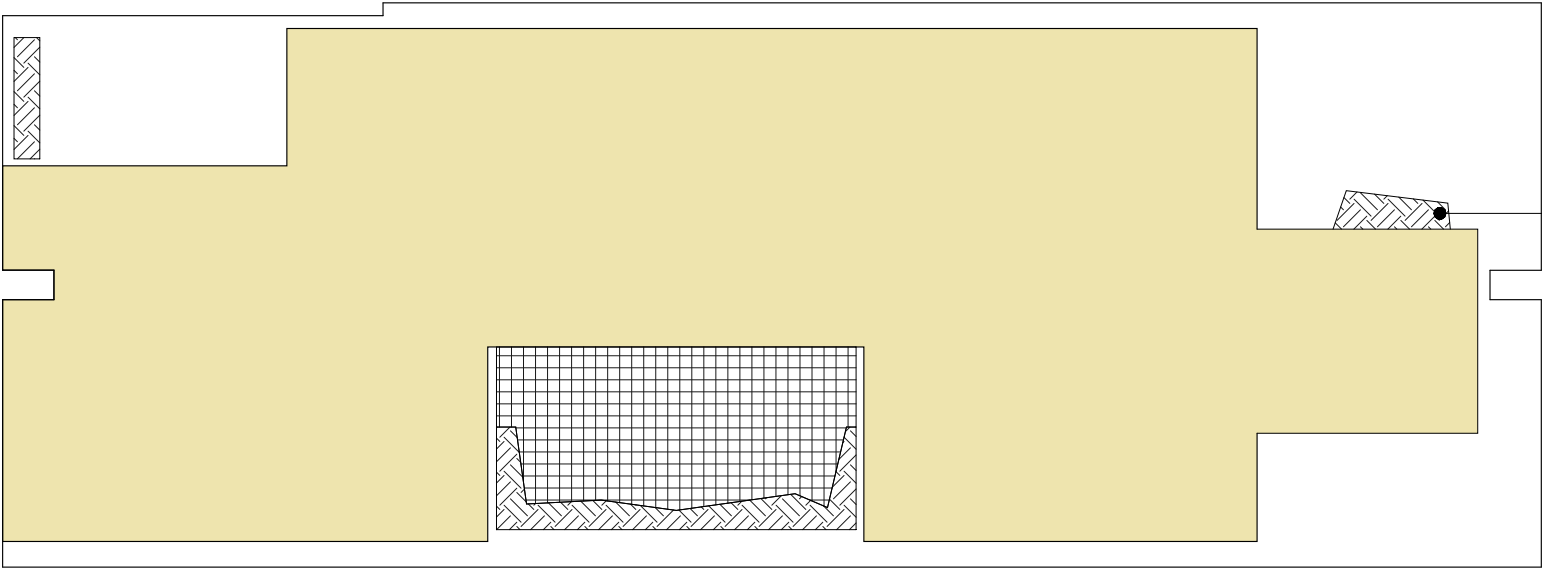
DESIGN REVIEW

BASE ZONING - REQUIRED LANDSCAPING

REQUIRED LANDSCAPING DIAGRAM

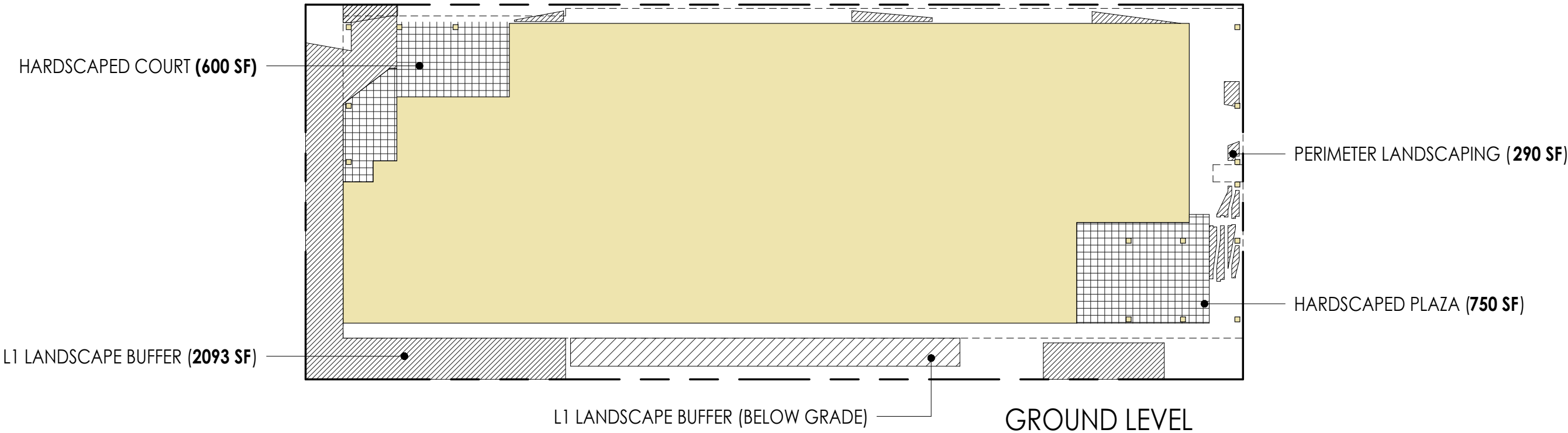
| | |
|-----------------------|------------------------------|
| SITE | 25,000 SF (.58 acres) |
| BASE ZONE | RM4d |
| REQ. LANDSCAPE AREA | 3,750 SF (15% OF SITE AREA) |
| LANDSCAPING AREA | 2,400 SF |
| HARDSCAPING AREA | 1,250 SF (1/3 OF REQ'D AREA) |
| ECOROOF AREA | 125 SF (500 SF / 4) |
| TOTAL LANDSCAPED AREA | 3,775SF |

-  PASSIVE RECREATIONAL AREAS
-  LANDSCAPING AREAS
-  LANDSCAPING BELOW GRADE
-  ECOROOF (4 SF : 1 SF REQ'D)



ECOROOF AREAS
(500 SF / 4 = **125 SF**)

ROOF LEVEL



HARDSCAPED COURT (**600 SF**)

PERIMETER LANDSCAPING (**290 SF**)

HARDSCAPED PLAZA (**750 SF**)

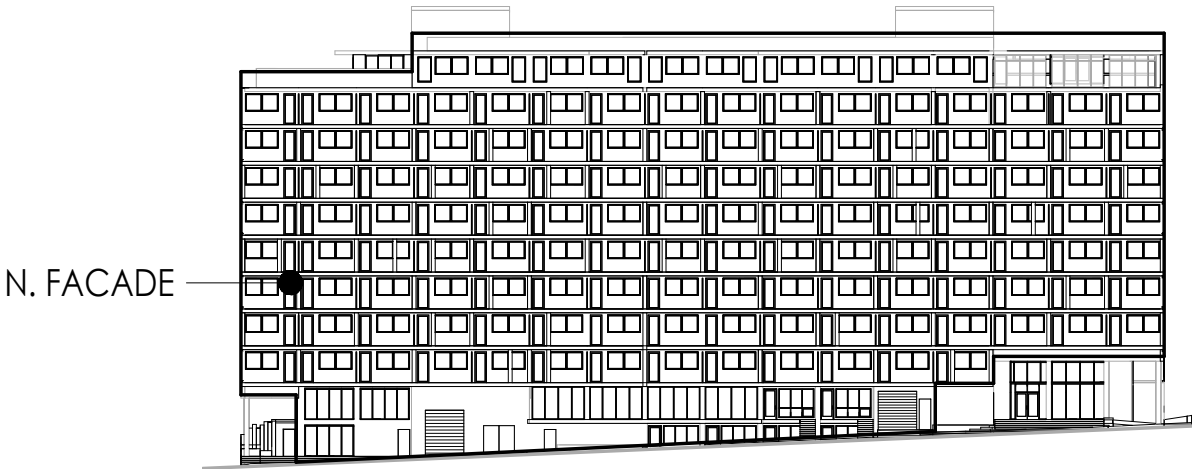
L1 LANDSCAPE BUFFER (**2093 SF**)

L1 LANDSCAPE BUFFER (BELOW GRADE)

GROUND LEVEL

LANDSCAPING PLAN DIAGRAM

1" = 30'-0"



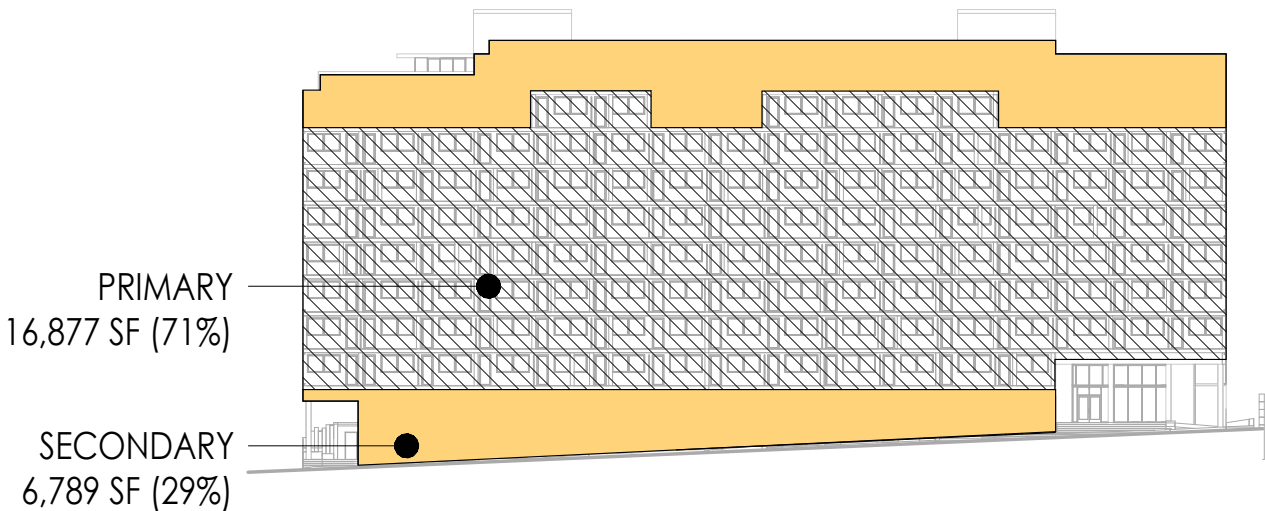
25% FACADE ARTICULATION

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

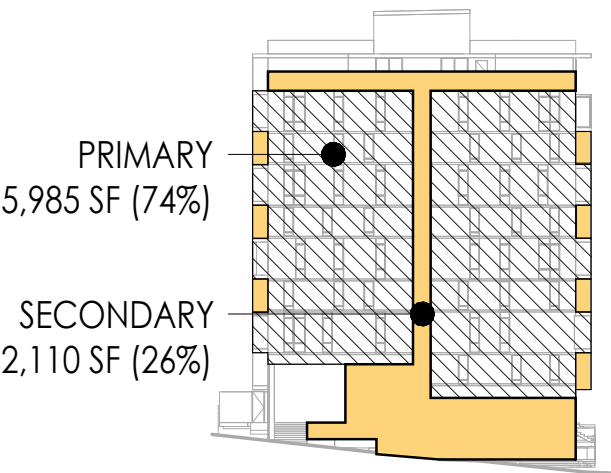
THE EAST AND WEST WALLS OF THE STACKED TUBES ARE MOSTLY SOLID, WHEREAS THE NORTH AND SOUTH WALLS ARE MOSTLY OPEN GLAZING THAT IS RECESSED 4 FT FROM THE END OF THE TUBE WALLS.

ALONG ARGYLE STREET, THE PRIMARY BUILDING FACADE PLANE IS DEFINED BY AN EXTERIOR SCREEN AT THE FACE OF THE TUBES 4 FT IN FRONT OF THE SECONDARY FACADE, WITH OPENINGS TO ALLOW FOR LIGHT AND VIEWS IN THE RESIDENCES. INSIDE THE TUBES, THE OPEN GLAZING, IS RECESSED 5 FT FROM THE RIGHT-OF-WAY. THE LAST 4 BAYS ON THE NW CORNER AND THE GROUND FLOOR ARE RECESSED 2-4FT TO DEFINE THE SECONDARY FACADE PLANE.

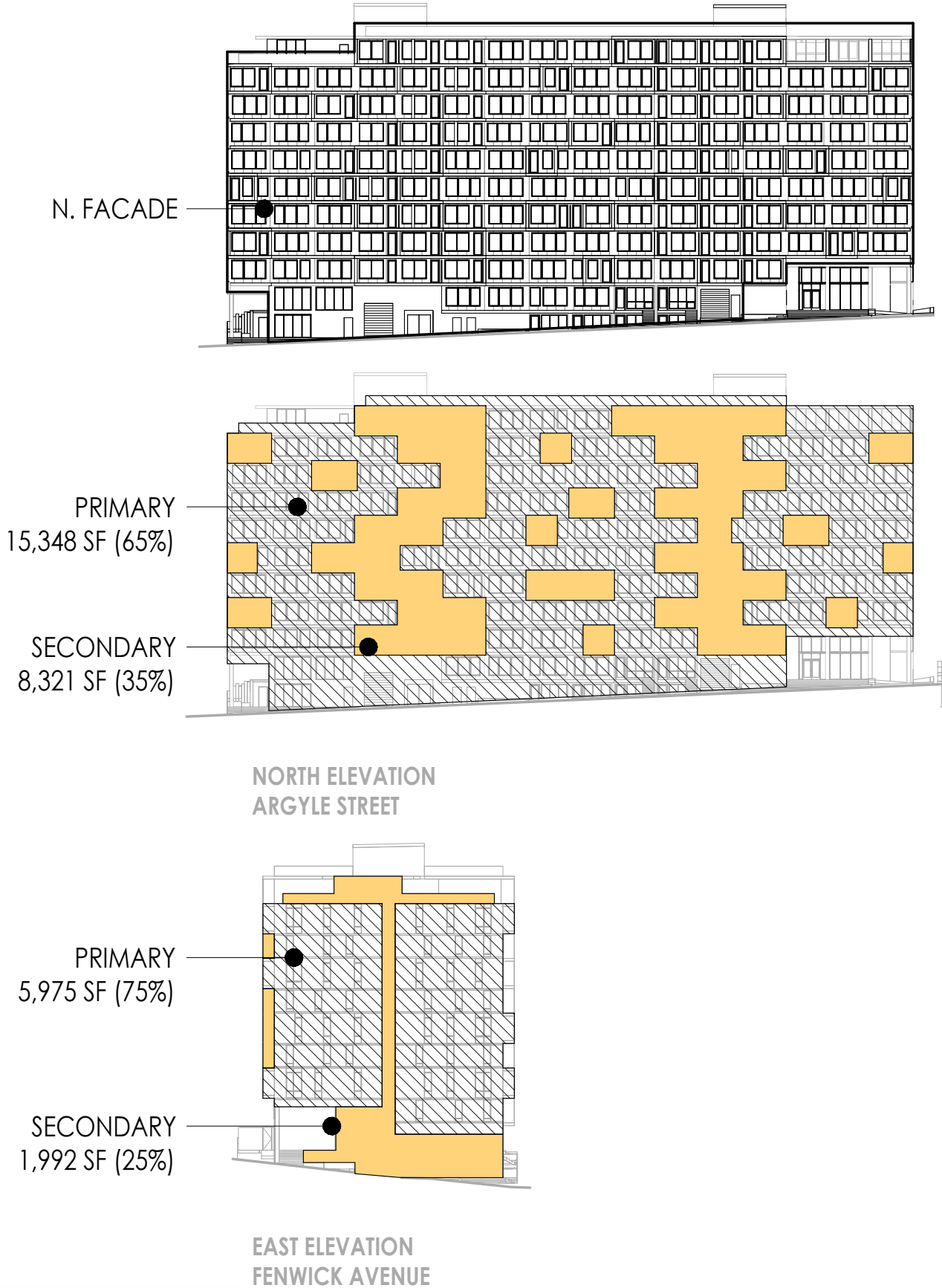
THE FENWICK AVENUE SIDE CAN BE SEEN AS BACK-TO-BACK BOOK ENDS, WITH A SMALL 8 FT DEEP BY 5 FT WIDE RECESS DIVIDING THE TWO. THIS RECESS PLUS THE DOUBLE HEIGHT ENTRY AREA CREATES THE REQUIRED FACADE ARTICULATION FACING EAST.



NORTH ELEVATION
ARGYLE STREET



EAST ELEVATION
FENWICK AVENUE



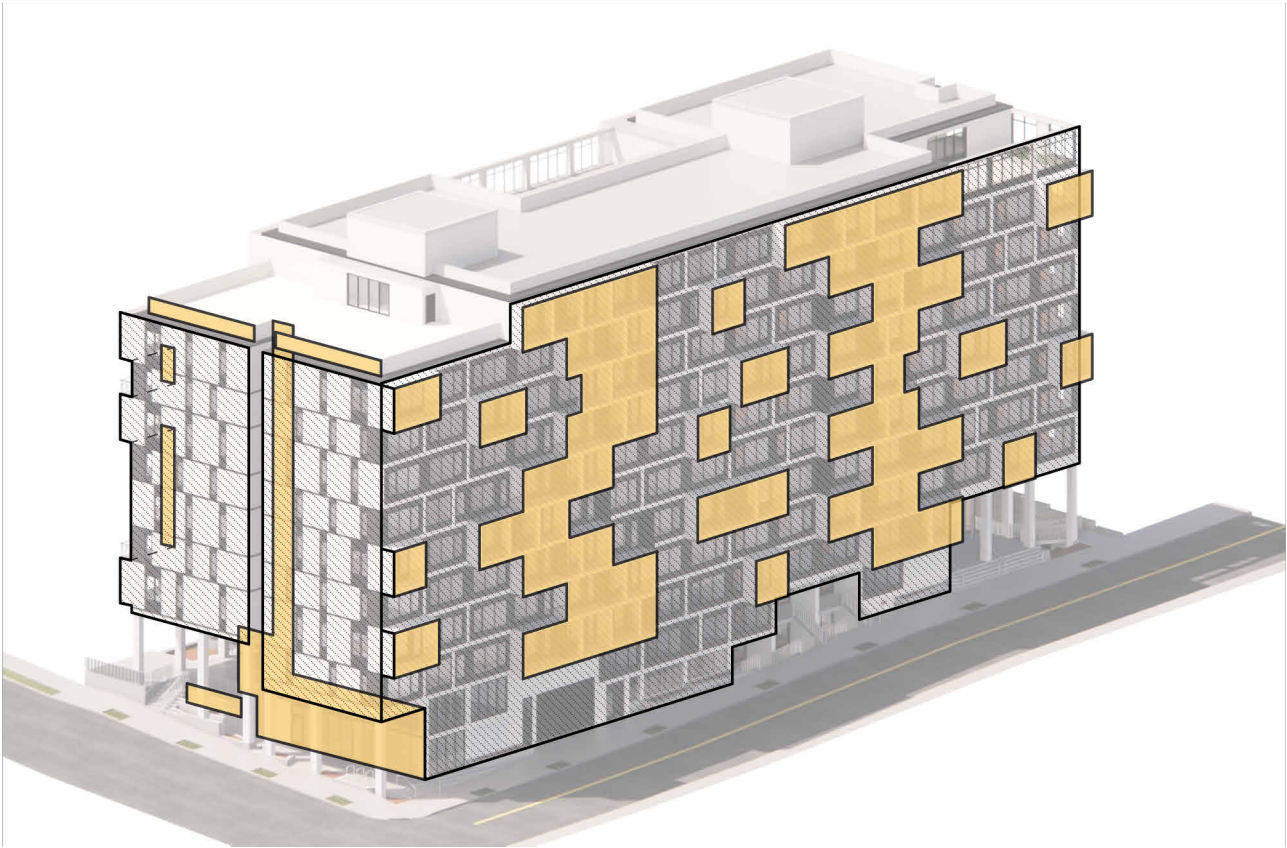
25% FACADE ARTICULATION

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

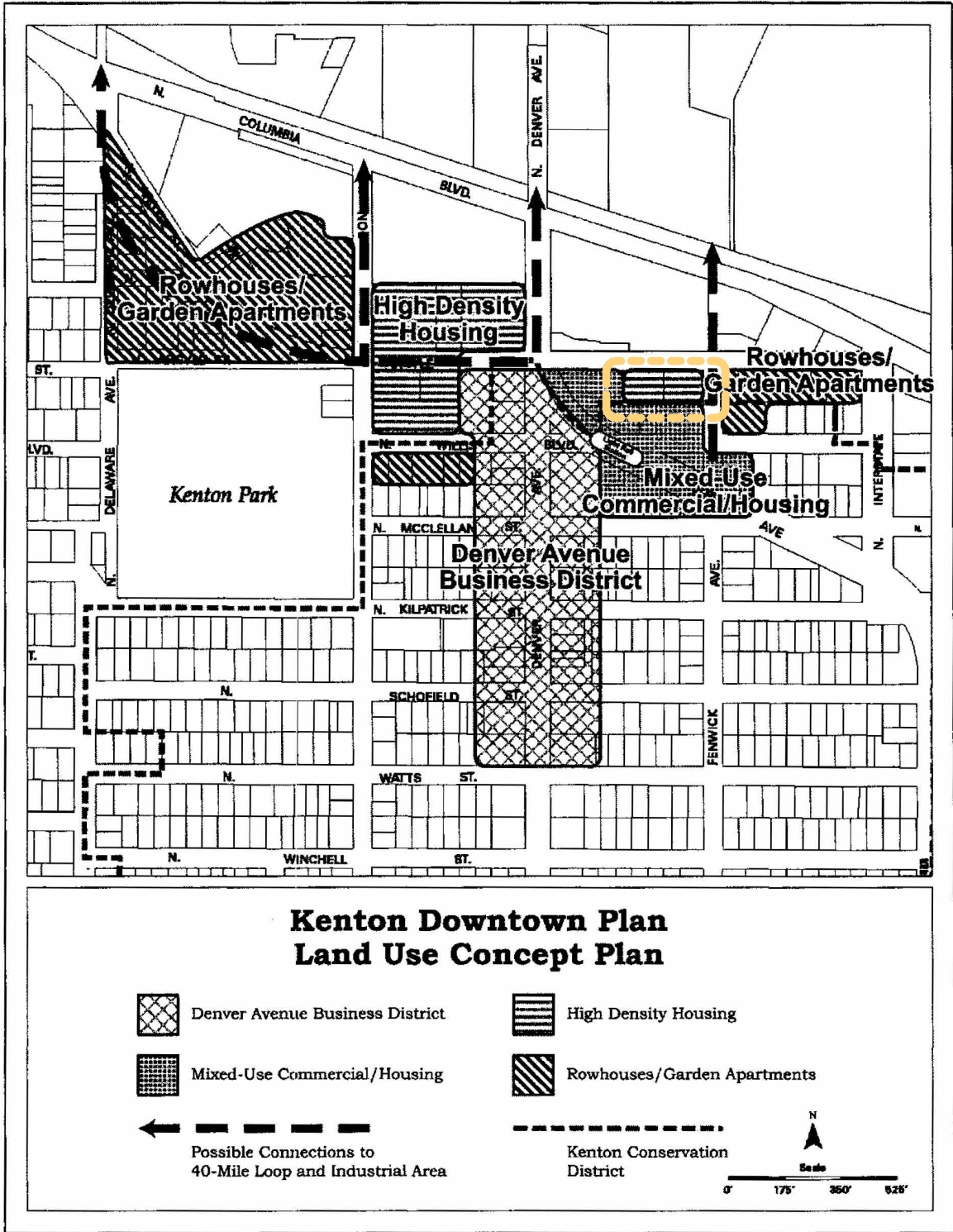
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THE FENWICK AVENUE SIDE CAN BE SEEN AS BACK-TO-BACK BOOK ENDS, WITH A SMALL 8 FT DEEP BY 5 FT WIDE RECESS DIVIDING THE TWO. THIS RECESS PLUS THE DOUBLE HEIGHT ENTRY AREA CREATES THE REQUIRED FACADE ARTICULATION FACING EAST.



3D ISOMETRIC DIAGRAM
NE CORNER



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.

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.

DESIGN GUIDELINES TENET: RESPONSE TO CONTEXT

01 BUILD ON THE CHARACTER, LOCAL IDENTITY, AND ASPIRATION OF THE PLACE:
COMMUNITY APPROACH

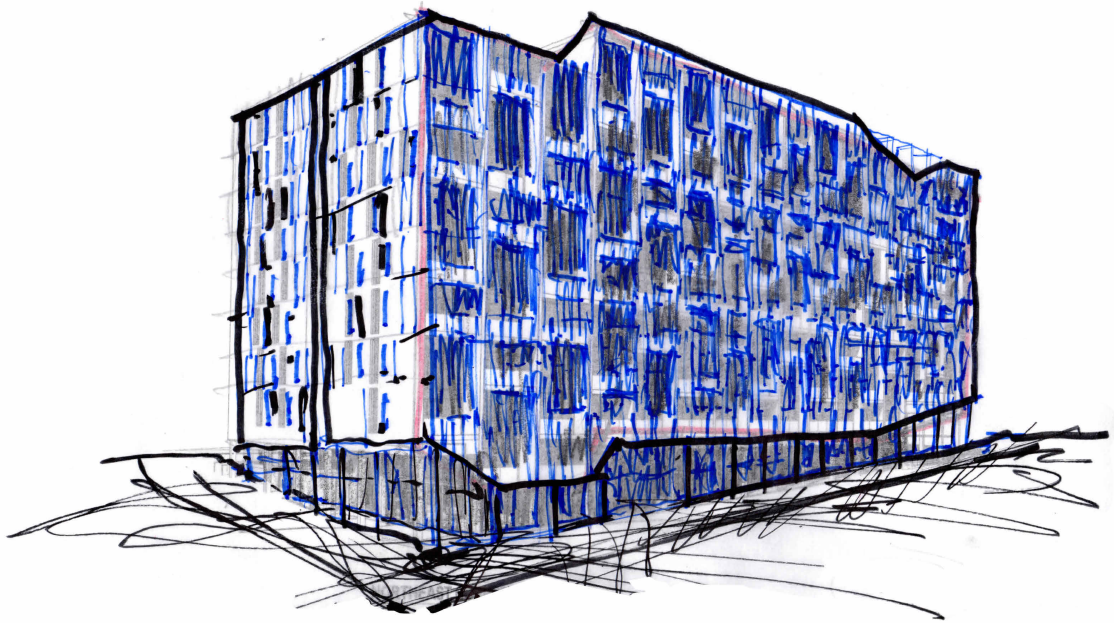
RELATING TO THE LOCAL COMMUNITY'S IDENTITY, HISTORY, AND CULTURAL VALUES AND PLACES.
THE KENTON DOWNTOWN PLAN IDENTIFIES THIS SITE AS BEING A PRIME LOCATION FOR TALL, HIGH-DENSITY HOUSING, NOTING THAT THE SLOPED TOPOGRAPHY LIMITS BLOCKED VIEWS, REDUCED PRIVACY AND SHADOWS CAST ON NEARBY RESIDENTIAL LOTS. 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. " THIS SITE ALSO ACTS AS A BARRIER BETWEEN THE INDUSTRIAL AREA TO THE NORTH AND THE CONSERVATION DISTRICT TO THE SOUTH. 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.

02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS:
BUILDING MASSING APPROACH

DEVELOPING EFFECTIVE PLACEMENT AND PROPORTION OF BUILDING MASSING TOWARD ADJACENT LOWER-SCALE DEVELOPMENT AND RESIDENTIAL USES.
THE PROPOSED SPLIT BAR PARTI AND ERODED CORNERS BREAK THE BUILDING DOWN INTO SMALLER MASSES THAT RELATE TO THE SCALE OF THE EXISTING URBAN FABRIC FROM THE 20TH CENTURY. THE STRUCTURE IS PROPOSED TO BE SET BACK 10 FEET FROM THE SOUTH PROPERTY LINE TO GIVE SOME DISTANCE TO THE ADJACENT CONSERVATION DISTRICT. THE ENTRANCES ARE LOCATED TO DIRECT RESIDENTS FROM THE INSIDE OF THE BUILDING TOWARD THE COMMERCIAL STRIP ALONG DENVER AVENUE AND THE NEARBY MAX STATION.

03 INTEGRATE AND ENHANCE ON-SITE FEATURES AND
OPPORTUNITIES TO CONTRIBUTE TO A LOCATION'S UNIQUENESS:
SOCIAL AND CULTURAL SIGNIFICANCE APPROACH

INCORPORATING A SITE'S SIGNIFICANT CULTURAL OR SOCIAL HISTORY.
THE LANDSCAPING AND MASSING RESPOND TO THE EXISTING SLOPED TOPOGRAPHY IN AN INTERESTING WAY, ENHANCING THE SITE WITH SUNKEN COURTYARDS, BRIDGES, PLANTING, AND FEATURES THAT EVOKE THE GEOLOGY AND HISTORY OF THE PACIFIC NORTHWEST.



DESIGN GUIDELINES TENET: PUBLIC REALM AND GROUND FLOOR DESIGN

04 DESIGN THE SIDEWALK LEVEL OF BUILDINGS TO BE ACTIVE AND HUMAN-SCALED:

GROUND FLOOR HEIGHT APPROACH

DESIGNING BUILDINGS WITH TALLER, MORE ADAPTABLE GROUND FLOORS. THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

MULTIPLE ENTRIES AND WINDOWS APPROACH

OFFERING MORE THAN ONE ENTRANCE ALONG THE GROUND FLOORS OF BUILDINGS TO PROVIDE "EYES ON THE STREET" AND AVOID BLANK EXPANSES OF WALLS. PUBLIC ENTRY PLAZAS, OUTDOOR COMMON AREAS AND COMMUNITY ROOMS, ARE PROVIDED AT TWO PROMINENT BUILDING CORNERS, WITH LARGE AREAS OF GLAZING TO INCREASE VISIBILITY. RESIDENTIAL UNITS OFF THE STREET HAVE ENTRANCES AND BALCONIES INSPIRED BY TYPICAL BROWNSTONE ROWHOUSES THAT PROVIDE ADDITIONAL EYES ON THE STREET.

WEATHER PROTECTION APPROACH

PROVIDING PROTECTION FROM WIND, RAIN, AND SUN. THE BUILDING ENTRANCES AND COMMUNITY SPACES ARE SET BACK FROM THE BUILDING FACE, CREATING A COVERED AREA THAT ENHANCES THE COMFORT OF PEDESTRIANS AND CONTROLS THE ADVERSE EFFECTS OF SUN, SHADOW, GLARE, REFLECTION, WIND, AND RAIN.

05 PROVIDE OPPORTUNITIES TO PAUSE, SIT AND INTERACT:

SEATING APPROACH

PROVIDING A VARIETY OF SEATING FOR PASSERBY AND BUILDING USERS. THE PERIMETER LANDSCAPING AND ENTRY PLAZAS PROVIDE NUMEROUS OPPORTUNITIES FOR SEATING AND RESTING BY UTILIZING THE TOPOGRAPHIC VARIATION TO CREATE INTEGRATED STEPPED BENCHES.

INTEGRATE BICYCLES APPROACH

DESIGNING OPEN SPACES THAT ACCOMODATE PARKING FOR BICYCLES. OUTDOOR BIKE PARKING IS PROVIDED AT THE ENTRY PLAZAS, WITH ADDITIONAL BIKE PARKING IN THE BASEMENT, TO ENCOURAGE MORE ACTIVE MODES AND INCREASE FOOT TRAFFIC.

TREES AND LANDSCAPING APPROACH

PROMOTING HEALTH AND WELLNESS BY HELPING TO MITIGATE THE EFFECTS OF URBAN HEAT ISLAND. SITE TREES AROUND THE PROJECT PROVIDE SHADING, WHILE NATIVE VEGETATION BUFFERS THE BUILDING, CREATES VISUAL INTEREST, CAPTURES STORMWATER, AND PROMOTES TENANT WELL-BEING.

06 INTEGRATE AND MINIMIZE THE IMPACT OF PARKING AND BUILDING SERVICES:

UTILITY, TRASH, AND RECYCLING APPROACH

SITING AND SCREENING UTILITIES, TRASH, & RECYCLING ENCLOSURES AWAY FROM PUBLIC REALM. TRASH AND RECYCLING ARE LOCATED WITHIN AN ENCLOSED LOADING BAY, TO MINIMIZE DISTURBANCE TO THE STREET AND PEDESTRIANS. ELECTRICAL & MECHANICAL EQUIPMENT WILL ALSO BE CONCEALED UNDERGROUND OR WITH SCREENS.

BICYCLE PARKING APPROACH

DESIGNING BICYCLE PARKING TO ENCOURAGE USE BY ADDING BIKE LOBBIES AND BIKE REPAIR AMENITIES. BICYCLE PARKING IS INTEGRATED INTO THE BASEMENT WITH DIRECT ENTRANCE OFF THE STREET FOR TENANT AND VISITOR ACCESS.

DESIGN GUIDELINES TENET: QUALITY AND RESILIENCE

07 SUPPORT THE COMFORT, SAFETY, AND DIGNITY OF RESIDENTS, WORKERS, AND VISITORS THROUGH THOUGHTFUL SITE AND BUILDING DESIGN:

INTERNAL OPEN SPACE APPROACH

OFFERING A VARIETY OF MULTIFUNCTIONAL SPACES. GENEROUS ENTRY PLAZAS AND LANDSCAPING CREATE A BUFFER FOR THE RESIDENTIAL COMMUNITY AND SPACE FOR SOCIALIZING. THE MAJORITY OF UNITS HAVE A DIRECT BALCONY FROM THEIR UNIT, AS WELL AS ROOFTOP TERRACES AND COMMUNITY SPACES.

SOLAR ACCESS APPROACH

PROVIDING SOLAR ACCESS TO OPEN AREAS. OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE BEING SHADED FROM INTENSE SOLAR HEAT GAIN BY THE BALCONIES ABOVE. THE NORTH-FACING UNITS HAVE AMBIENT DAYLIGHT FROM LARGE WINDOWS. HIGH CEILINGS AND STEPPED RETAINING WALL ALLOW LIGHT INTO THE GROUND FLOOR.

WINDOW AND ENTRIES APPROACH

ORIENTING WINDOWS AND ENTRIES TOWARD ON-SITE CIRCULATION AND OPEN AREAS. GYM AND COMMUNITY SPACES LOOK OUT ONTO THE ROOF TERRACES, GARDENS, AND COMMON SPACES AND UNITS FACING THE STREET LEVEL HELP TO INCREASE SECURITY AND VISIBILITY.

08 DESIGN FOR QUALITY, USING ENDURING MATERIALS AND STRATEGIES WITH A COHERENT APPROACH: UNITY APPROACH

EXPRESSING A CLEAR AND COHERENT DESIGN APPROACH TO UNIFY BUILDING. THE DESIGN FEATURES AN ALTERNATING BRICK-BOND STRUCTURAL RHYTHM, AND MATERIALS THAT CREATE A UNIFIED AND COMPOSED ORDER TO THE BUILDING.

ARTICULATION APPROACH

HIGHLIGHTING FUNCTION, HIERARCHY, OR SPACES THROUGH SMALL BREAKS IN FORM. ARTICULATION IS ACHIEVED WITH A SHIFTED PATTERN OF BALCONIES, DECORATIVE COLUMNS, AND RECESSED PLANES.

EXTERIOR MATERIAL APPLICATION APPROACH

DURABLE, HIGH-QUALITY MATERIALS LIKE CONTINUOUS INSULATION SYNTHETIC STUCCO REQUIRE MINIMAL MAINTENANCE AND WHILE MEETING THE PROJECT BUDGET.

09 DESIGN FOR RESILIENCE, HEALTH, AND STEWARDSHIP OF THE ENVIRONMENT, ENSURING ADAPTABILITY TO CLIMATE CHANGE AND THE EVOLVING NEEDS OF THE CITY:

NATIVE LANDSCAPING + ECO-ROOF APPROACH

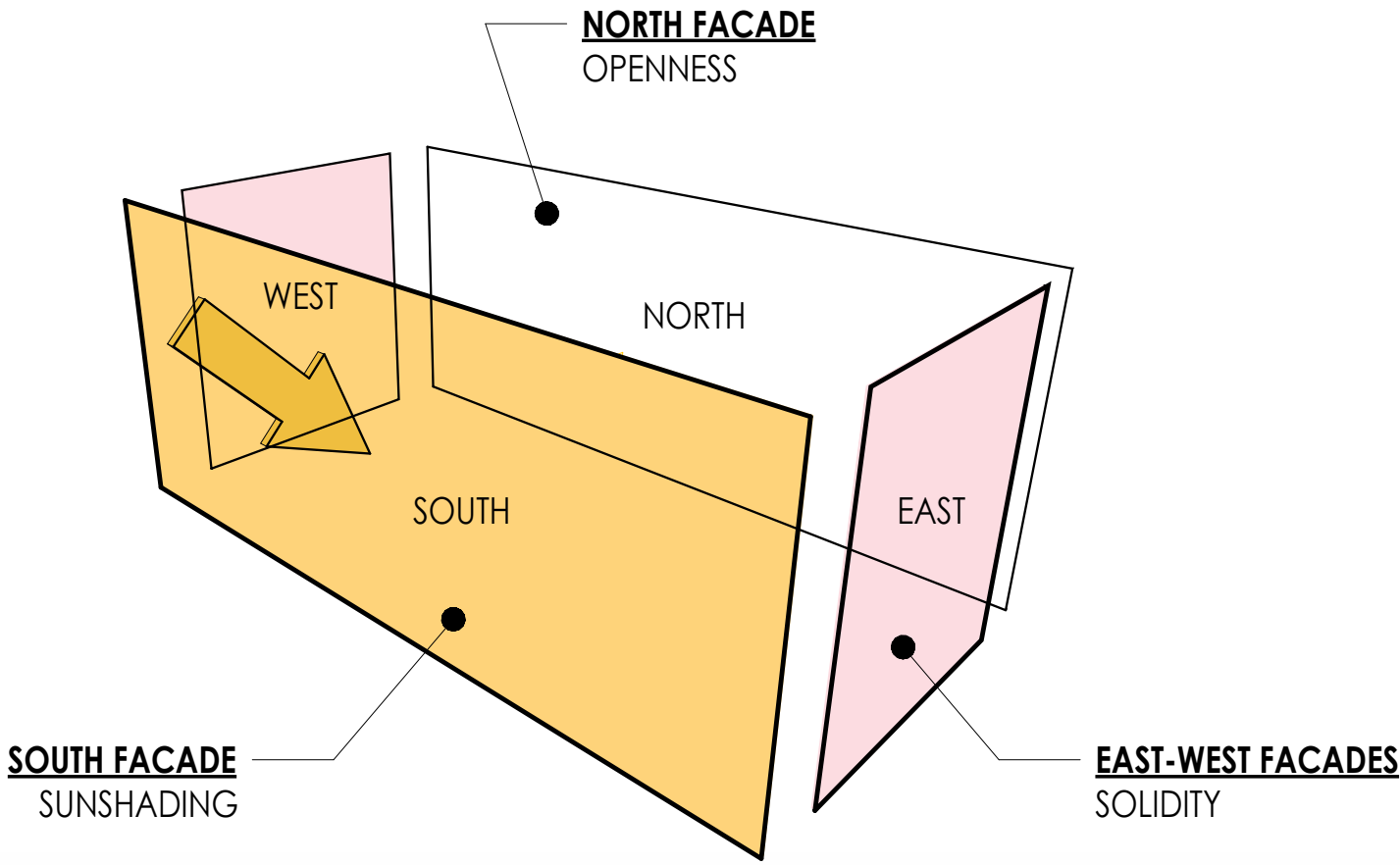
INTEGRATING NATIVE LANDSCAPING AND LARGE CANOPY TREES TO ADDRESS HEAT ISLAND AND PROVIDE FOR POLLINATORS. NATIVE LANDSCAPING AND TREES ARE PROVIDED AROUND THE PERIMETER, AT ENTRY PLAZAS, IN THE STORMWATER PLANTER, AND AT ROOFTOP AREAS TO SHADE THE SITE, SLOW DOWN & ABSORB STORMWATER, CREATE HABITAT & FOOD FOR POLLINATORS, PROVIDE RELIEF TO RESIDENTS, AND IMPROVE AIR QUALITY.

DAYLIGHT, AIR , AND EFFICIENCY APPROACH

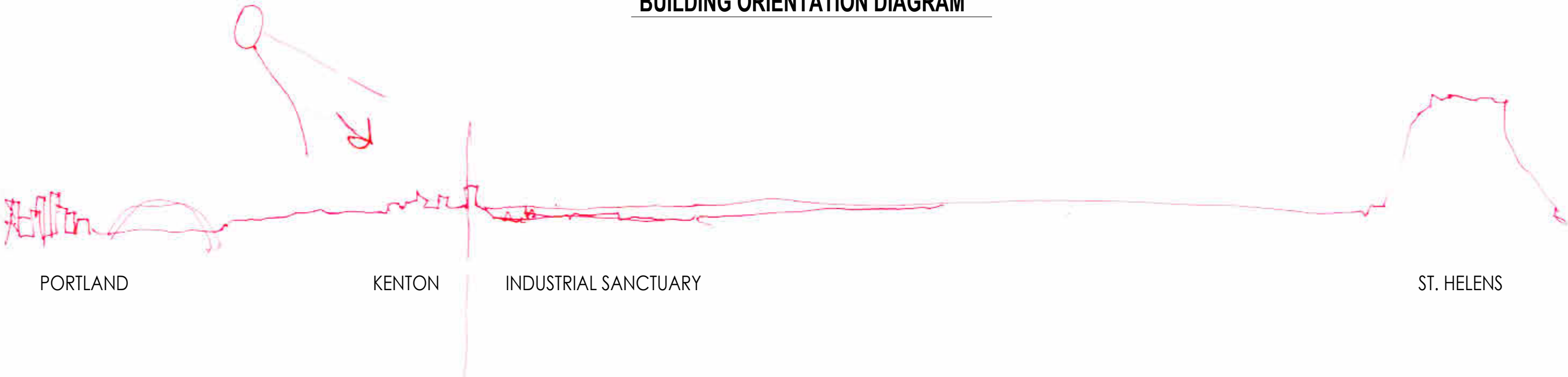
PROVIDING DAYLIGHT AND VENTILATION AND IMPROVING INDOOR AIR QUALITY. EVERY UNIT HAS LARGE WINDOW-WALLS AND ACCESS TO A SHADED PRIVATE BALCONY FOR LIGHT AND AIR, AND DEEP OVERHANGS, EXTERIOR INSULATION, HEAT-PUMP COOLING AND A SOLAR-READY ROOF MAKE THE BUILDING MORE EFFICIENT AND SUSTAINABLE.

LOW-CARBON CONSTRUCTION

THE BUILDING WILL UTILIZE MASS-TIMBER TYPE IV-B CONSTRUCTION, WHICH IS LESS WASTEFUL AND HAS A LOWER EMBODIED CARBON FOOTPRINT.



BUILDING ORIENTATION DIAGRAM



PORTLAND

KENTON

INDUSTRIAL SANCTUARY

ST. HELENS



DESIGN INSPIRATION: OHLA HOTEL
BARCELONA, SPAIN - ISERN ASSOCIATS

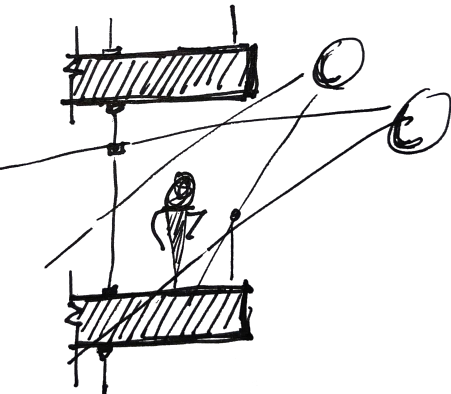


DESIGN INSPIRATION: DWELLING ZAC SEGUIN
RESIDENTIAL ESTATE, BOULOGNE-BILLANCOURT, FRANCE - ALDRIC BECKMANN ARCHITECTES

INNOVATION IN CRAFT & DESIGN

EACH INDIVIDUAL UNIT WILL HAVE DIRECT ACCESS TO NATURAL LIGHT AND AIR, WITH A TRANSITIONAL ZONE OF OUTDOOR SPACE TO PROVIDE SHADE AND PRIVACY. DEPENDING ON THE UNITS' LOCATION AND ORIENTATION THE LAYERS DISSIPATE OR ACCUMULATE TO OPTIMIZE THE CORPOREAL EXPERIENCE.

THIS PROJECT WILL UTILIZE NEW INNOVATIONS IN PRE-FAB DESIGN AND MASS TIMBER CONSTRUCTION. PRE-FAB ALLOWS FOR THE PRODUCTION OF BUILDING ELEMENTS IN A FACTORY SETTING WITH CONTROLLED CONDITIONS AND ALL TOOLS AND SUPPLIES ON HAND. THIS ALLOWS FOR CONSTRUCTION EFFICIENCIES, QUALITY CONTROL, WASTE REDUCTION, AND TRADE SCHEDULING. THE FLOORS OF THE BUILDING WILL BE MASS PLYWOOD PANELS (MPP) SUPPORTED BY MASS TIMBER POSTS & BEAMS THAT ARE MADE IN OREGON AND DESIGNED WITH THE SPECIAL OREGON IV-B CONSTRUCTION TYPE, UTILIZING QUALITY, ENDURING MATERIALS AND A COHERENT CONSTRUCTION APPROACH, THAT ALSO REDUCES THE EMBODIED CARBON OF THE PROJECT.

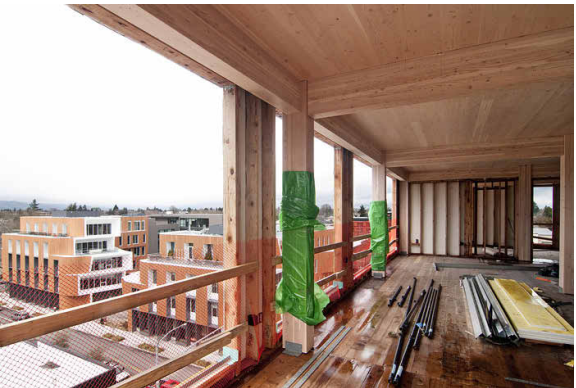


DESIGN GUIDELINES

02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS

04 DESIGN THE SIDEWALK LEVEL OF BUILDINGS TO BE ACTIVE AND HUMAN-SCALED

08 DESIGN FOR QUALITY, USING ENDURING MATERIALS AND STRATEGIES WITH A COHERENT APPROACH:



HEAVY TIMBER POST + BEAM



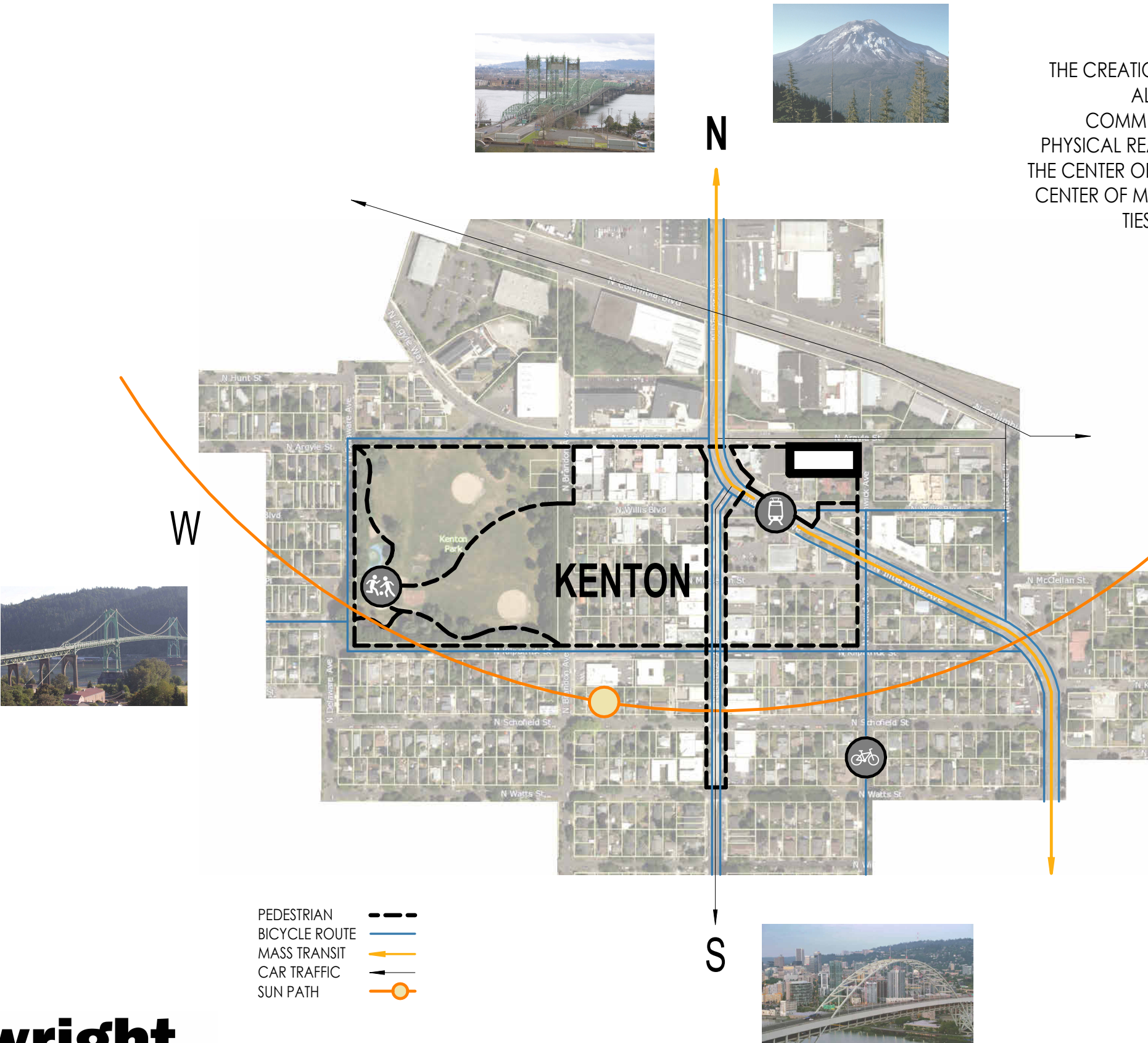
MASS TIMBER PANEL

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.

DESIGN GUIDELINES

- 02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS
- 03 INTEGRATE AND ENHANCE ON-SITE FEATURES AND OPPORTUNITIES TO CONTRIBUTE TO A LOCATION'S UNIQUENESS
- 04 DESIGN THE SIDEWALK LEVEL OF BUILDINGS TO BE ACTIVE AND HUMAN-SCALED
- 05 PROVIDE OPPORTUNITIES TO PAUSE, SIT AND INTERACT:





CONTEXT TENET: ALBINA PLAN AREA CHARACTER

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.

DESIGN GUIDELINES

01 BUILD ON THE CHARACTER, LOCAL IDENTITY, AND ASPIRATION OF THE PLACE

02 CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS



CONSTRUCTION :
MASS PRODUCTION
HOUSING DESIGN

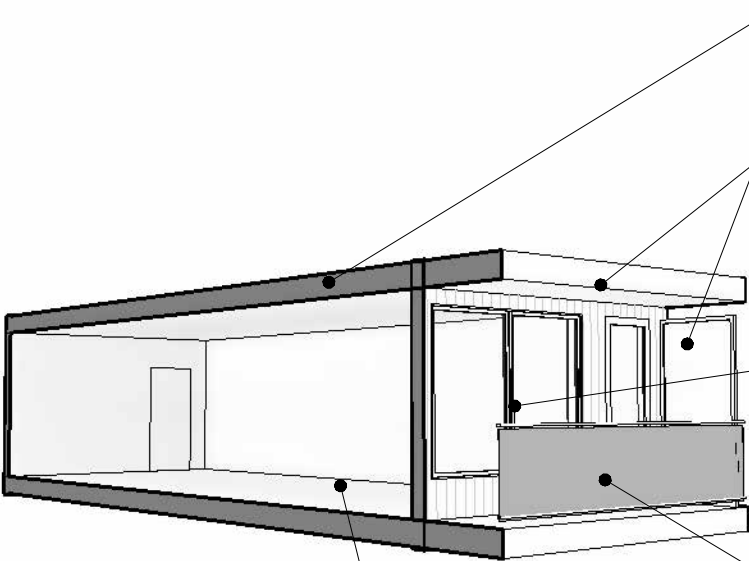
PASSIVE DESIGN:
LARGE EAVES &
PORCHES FOR SHADE

NATURAL LIGHT & AIR:
PUNCTURE WINDOWS
WITH SMALL OPENINGS

OUTDOOR SPACE:
PORCH WITH STEPS

TRADITIONAL PLANS:
SEPARATED SPACES

20th CENTURY
WORKFORCE HOUSING



CONSTRUCTION :
MASS PLYWOOD &
HEAVY TIMBER

PASSIVE DESIGN:
LARGE OVERHANGS
& DIVIDERS FOR SHADE

NATURAL LIGHT & AIR:
EXPANSIVE WINDOW-
WALLS WITH LARGE
OPENINGS

OUTDOOR SPACE:
ACCESSIBLE PORCH

OPEN PLANS:
SHARED SPACES

21st CENTURY
WORKFORCE HOUSING

01 - COMMUNITY:
THIS SITE ACTS AS A BARRIER BETWEEN THE
INDUSTRIAL AREA TO THE NORTH AND THE
CONSERVATION DISTRICT TO THE SOUTH.



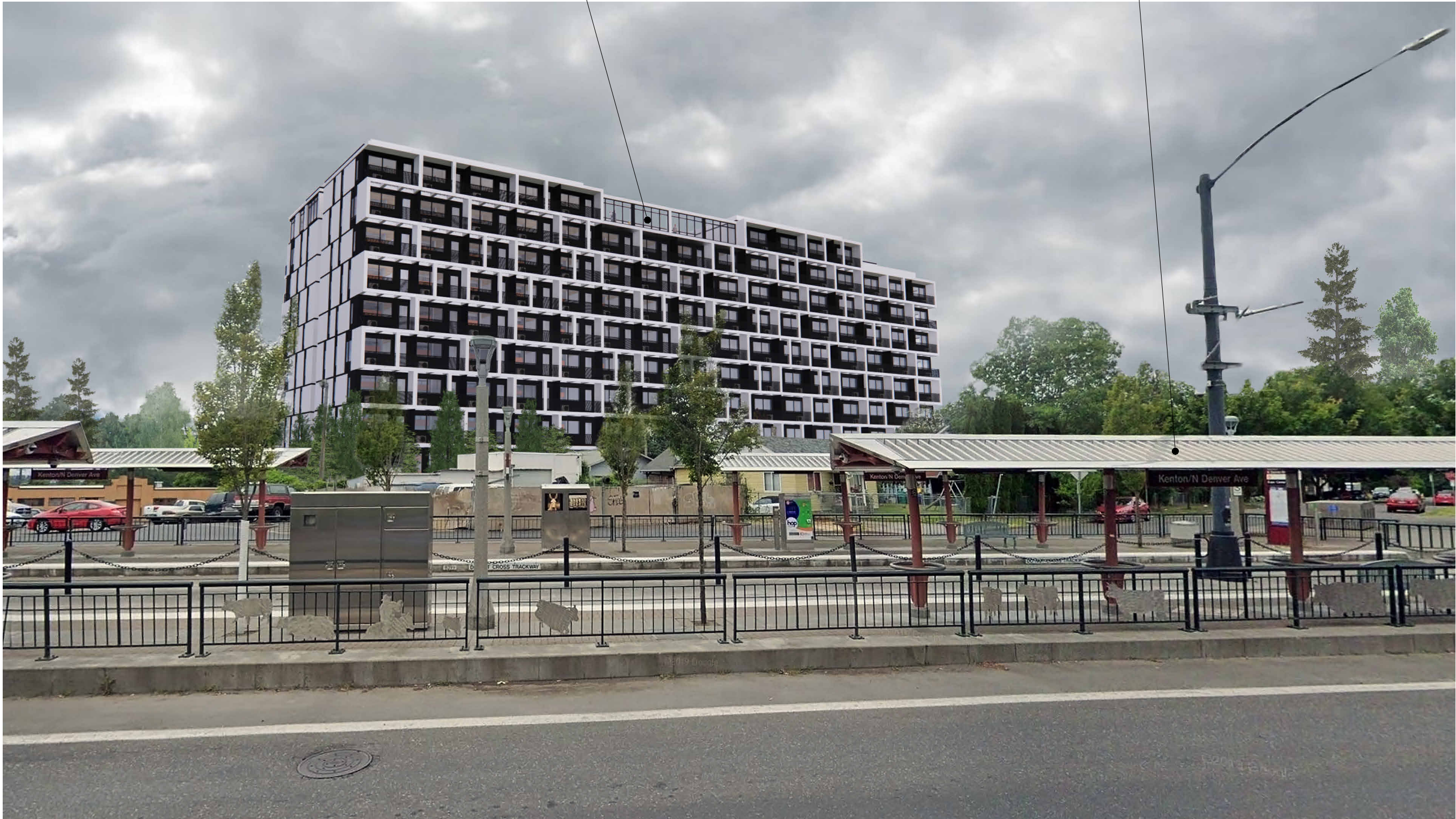
I-5 FREEWAY PERSPECTIVE - VIEW FROM NE LOOKING SW

DESIGN REVIEW

01 - COMMUNITY:
THIS LOCATION WILL “REINFORCE THE POTENTIAL
SUCCESS OF THE DENVER AVENUE BUSINESSES BY FOSTERING
DEVELOPMENT OF ADDITIONAL HOUSING WITHIN WALKING DISTANCE.”

01 - COMMUNITY:
THE SITE IS A “GOOD LOCATION” FOR HIGHER DENSITY HOUSING
BECAUSE IT IS “CLOSE TO LIGHT RAIL, THE DENVER AVENUE BUSINESS
DISTRICT, AND OTHER KENTON NEIGHBORHOOD AMENITIES. ”

CONTEXT - KENTON STATION



KENTON STATION PERSPECTIVE - VIEW FROM SW LOOKING NE

02 - BUILDING MASSING:
THE SPLIT BAR PARTI AND ERODED CORNERS BREAK THE BUILDING
DOWN INTO SMALLER MASSES THAT RELATE TO THE SCALE OF THE
EXISTING URBAN FABRIC FROM THE 20TH CENTURY.



DENVER AVENUE PERSPECTIVE - VIEW FROM SW LOOKING NE

02 - BUILDING MASSING:
THE ENTRANCES ARE LOCATED TO DIRECT RESIDENTS FROM THE
INSIDE OF THE BUILDING TOWARD THE COMMERCIAL STRIP
ALONG DENVER AVENUE AND THE NEARBY MAX STATION.



ARGYLE & INTERSTATE CORNER PERSPECTIVE - VIEW FROM NW LOOKING SE

02 - BUILDING MASSING:
THE ENTRANCES ARE LOCATED TO DIRECT RESIDENTS FROM THE INSIDE OF THE BUILDING TOWARD THE COMMERCIAL STRIP ALONG DENVER AVENUE AND THE NEARBY MAX STATION.



ARGYLE & INTERSTATE CORNER PERSPECTIVE - VIEW FROM NW LOOKING SE

04 - WEATHER PROTECTION:
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.



ACCESSIBLE ENTRANCE

GROUND FLOOR ELEVATION - ARGYLE STREET NW BUILDING CORNER



04 - MULTIPLE ENTRIES AND WINDOWS:
RESIDENTIAL UNITS OFF THE STREET HAVE ENTRANCES
AND BALCONIES THAT PROVIDE ADDITIONAL EYES
ON THE STREET.

05 - TREES AND LANDSCAPING:
SITE TREES AROUND THE PROJECT PROVIDE SHADING, WHILE NATIVE
VEGETATION BUFFERS THE BUILDING, CREATES VISUAL INTEREST,
CAPTURES STORMWATER, AND PROMOTES TENANT WELL-BEING.

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



06 - UTILITY, TRASH, AND RECYCLING:
TRASH AND RECYCLING ARE LOCATED WITHIN AN ENCLOSED LOADING BAY, TO MINIMIZE DISTURBANCE TO THE STREET AND PEDESTRIANS.

06 - BICYCLE PARKING:
BICYCLE PARKING IS INTEGRATED INTO THE BASEMENT WITH DIRECT ENTRANCE OFF OF THE STREET, AND A TRANSLUCENT FACADE TO INCREASE VISIBILITY AND ACCESS FOR THE TENANTS.

05 - SEATING:
THE PERIMETER LANDSCAPING AND ENTRY PLAZAS PROVIDE NUMEROUS OPPORTUNITIES FOR SEATING AND RESTING BY UTILIZING THE TOPOGRAPHIC VARIATION TO CREATE INTEGRATED STEPPED BENCHES.

GROUND FLOOR ELEVATION - ARGYLE STREET MIDBLOCK AT BICYCLE PARKING



05 - INTEGRATE BICYCLES:
OUTDOOR BIKE PARKING IS PROVIDED AT THE ENTRY PLAZAS, TO ENCOURAGE MORE ACTIVE MODES AND INCREASE FOOT TRAFFIC.

04 - GROUND FLOOR HEIGHT AND MULTIPLE ENTRIES AND WINDOWS:
THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

05 - ART, TREES AND LANDSCAPING:
NATIVE VEGETATION AND GREEN WALLS BUFFER AND SHADE THE BUILDING, CREATE VISUAL INTEREST & TEXTURE, CAPTURE STORMWATER, AND PROMOTE TENANT WELL-BEING.

GROUND FLOOR ELEVATION - ARGYLE STREET NE BUILDING CORNER



04 - GROUND FLOOR HEIGHT AND MULTIPLE ENTRIES AND WINDOWS:
THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

05 - INTEGRATE BICYCLES:
OUTDOOR BIKE PARKING IS PROVIDED AT THE ENTRY PLAZAS, TO ENCOURAGE MORE ACTIVE MODES AND INCREASE FOOT TRAFFIC.

GROUND FLOOR ELEVATION - NORTHERN FENWICK AVENUE AT LOWER ENTRY



05 - ART, TREES AND LANDSCAPING:
NATIVE VEGETATION AND GREEN WALLS BUFFER AND SHADE THE BUILDING, CREATE VISUAL INTEREST & TEXTURE, CAPTURE STORMWATER, AND PROMOTE TENANT WELL-BEING.

04 - GROUND FLOOR HEIGHT AND MULTIPLE ENTRIES AND WINDOWS:
THE ENTRY AREAS ARE DOUBLE-HEIGHT SPACES, WITH LARGE GLAZING AREAS AND SEATING AREAS, TO PROVIDE AN ACTIVE, PEDESTRIAN-ORIENTED STREET LEVEL.

05 - SEATING:
ENTRY PLAZAS PROVIDE NUMEROUS OPPORTUNITIES FOR SEATING AND RESTING FOR RESIDENTS OR THE PUBLIC.

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

04 - WEATHER PROTECTION:
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.



UPPER FENWICK ENTRY SEQUENCE - VIEW FROM SE LOOKING NW



UPPER ARGYLE ENTRY & LAUNDRY COURTYARD - VIEW FROM NW LOOKING SE AT DUSK

04 - WEATHER PROTECTION:
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.



GROUND FLOOR PERSPECTIVE - ARGYLE STREET CORNER LOOKING WEST

04 - WEATHER PROTECTION:
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.



GROUND FLOOR PERSPECTIVE - ARGYLE STREET CORNER LOOKING WEST



UPPER ARGYLE ENTRY SEQUENCE - VIEW FROM NW LOOKING SE



UPPER ARGYLE ENTRY SEQUENCE - VIEW FROM NW LOOKING SE

07 - OPEN SPACE:
GENEROUS ENTRY PLAZAS AND LANDSCAPING CREATE A BUFFER FOR THE
RESIDENTIAL COMMUNITY AND SPACE FOR SOCIALIZING.



LAUNDRY COURTYARD - VIEW FROM SOUTH LOOKING NORTH

DESIGN REVIEW

07 - OPEN SPACE:
THE MAJORITY OF UNITS
HAVE A DIRECT BALCONY
FROM THEIR UNIT.

QUALITY & RESILIENCE - BUILDING FACADE PERSPECTIVE

09 - DAYLIGHT & AIR:
MANY UNITS HAVE LARGE WINDOWS
AND ACCESS TO A SHADED PRIVATE
BALCONY FOR LIGHT AND AIR.





07 - SOLAR ACCESS:
OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE BEING SHADED FROM INTENSE SOLAR HEAT GAIN BY THE BALCONIES ABOVE. THE HIGH CEILINGS AND A SET BACK RETAINING WALL ALLOW LIGHT DEEP INTO THE GROUND FLOOR.

NW CORNER - VIEW FROM NW LOOKING SE



07 - SOLAR ACCESS:
OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE BEING SHADED FROM INTENSE SOLAR HEAT GAIN BY THE BALCONIES ABOVE. THE HIGH CEILINGS AND A SET BACK RETAINING WALL ALLOW LIGHT DEEP INTO THE GROUND FLOOR.

NW CORNER - VIEW FROM NW LOOKING SE

07 - SOLAR ACCESS:
OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE BEING SHADED FROM INTENSE SOLAR HEAT GAIN BY THE BALCONIES ABOVE. THE HIGH CEILINGS AND A SET BACK RETAINING WALL ALLOW LIGHT DEEP INTO THE GROUND FLOOR.



NE CORNER - VIEW FROM NE LOOKING SW

07 - SOLAR ACCESS:
OPEN ROOF DECKS, AND SOUTH-FACING UNITS HAVE ABUNDANT SOLAR ACCESS, WHILE BEING SHADED FROM INTENSE SOLAR HEAT GAIN BY THE BALCONIES ABOVE. THE HIGH CEILINGS AND A SET BACK RETAINING WALL ALLOW LIGHT DEEP INTO THE GROUND FLOOR.



NE CORNER - VIEW FROM NE LOOKING SW

08 - ARTICULATION & EXTERIOR MATERIALS:
ARTICULATION IS ACHIEVED WITH A SHIFTED
PATTERN OF BALCONIES, DECORATIVE COLUMNS,
AND RECESSED PLANES.

08 - UNITY:
THE DESIGN FEATURES AN ALTERNATING BRICK-BOND
STRUCTURAL RHYTHM, AND MATERIALS THAT CREATE A
UNIFIED AND COMPOSED ORDER TO THE BUILDING.



SE CORNER PERSPECTIVE - VIEW FROM SE LOOKING NW

08 - ARTICULATION & EXTERIOR MATERIALS:
ARTICULATION IS ACHIEVED WITH A SHIFTED
PATTERN OF BALCONIES, DECORATIVE COLUMNS,
AND RECESSED PLANES.

08 - UNITY:
THE DESIGN FEATURES AN ALTERNATING BRICK-BOND
STRUCTURAL RHYTHM, AND MATERIALS THAT CREATE A
UNIFIED AND COMPOSED ORDER TO THE BUILDING.



SE CORNER PERSPECTIVE - VIEW FROM SE LOOKING NW



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

09 - NATIVE LANDSCAPING + ECO-ROOF:

NATIVE LANDSCAPING IS PROVIDED AT THE ROOFTOP AREAS TO SLOW DOWN & ABSORB STORMWATER, CREATE HABITAT & FOOD FOR POLLINATORS, PROVIDE RELIEF TO RESIDENTS, AND IMPROVE AIR QUALITY.

07 - OPEN SPACE:

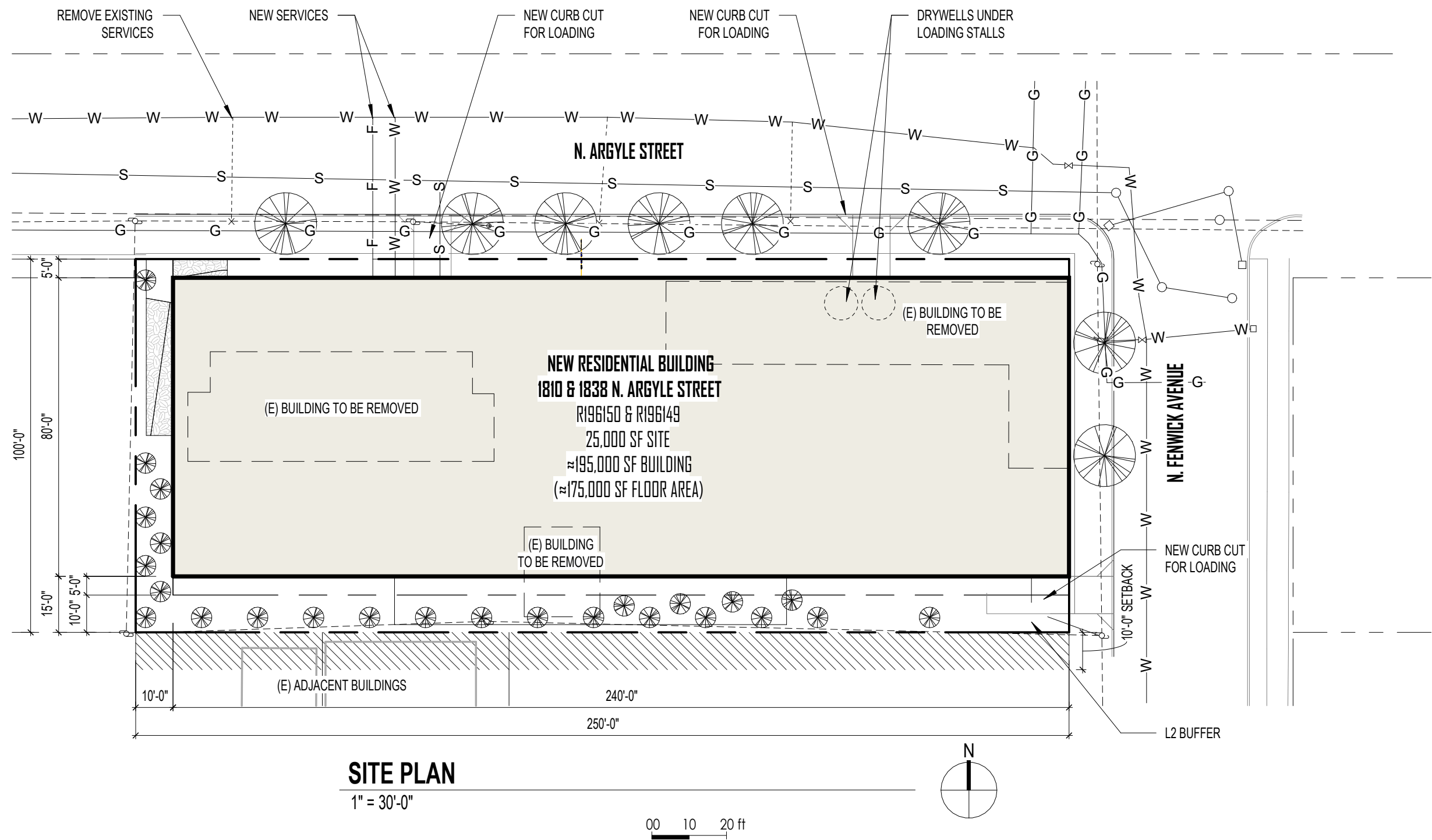
COMMON SPACES LIKE THE FITNESS CENTER & WORKOUT TERRACE PROVIDE TENANTS ACCESS TO OUTDOOR SPACE AND RECREATION.

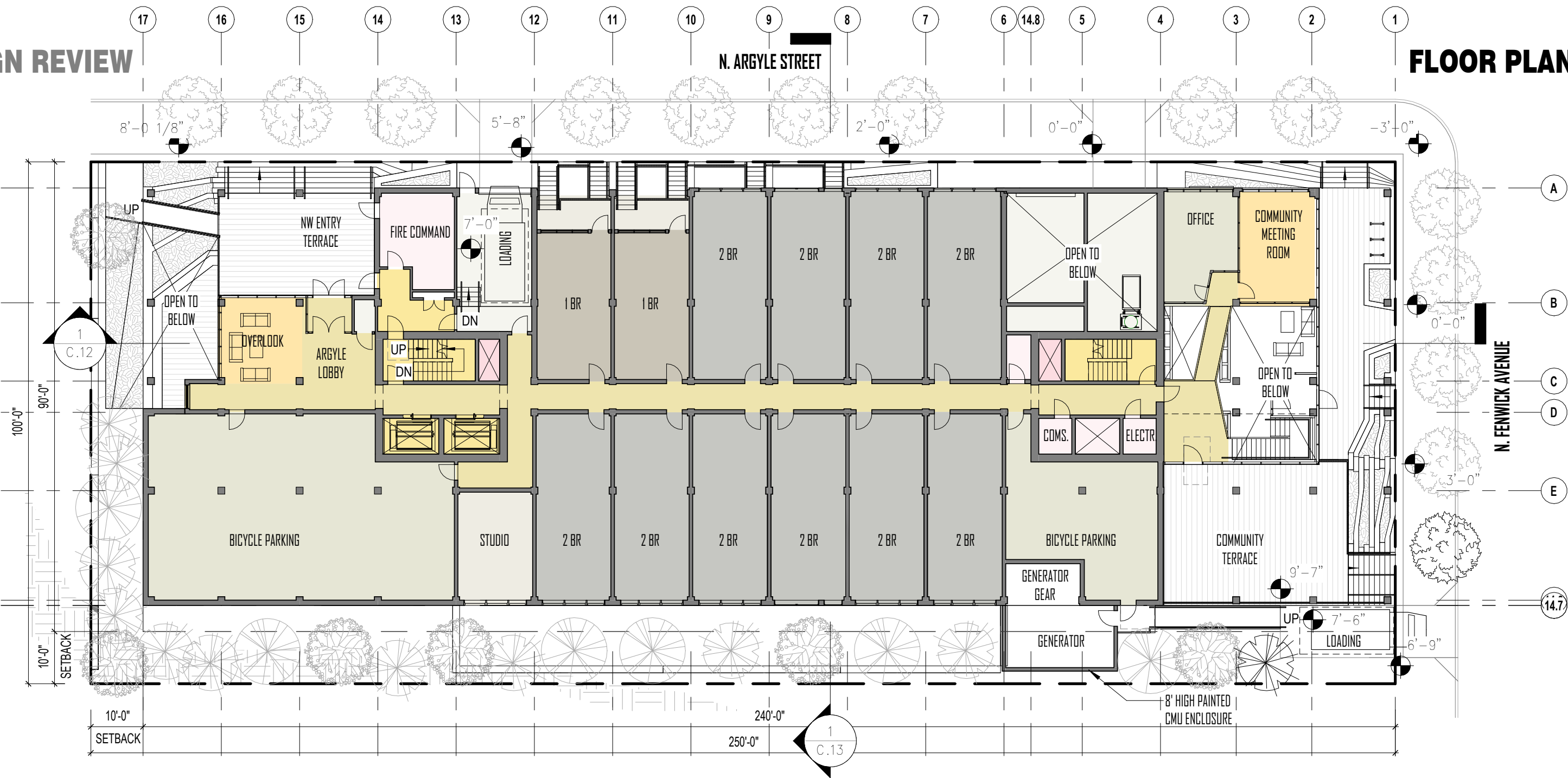


COMMUNITY FITNESS CENTER - VIEW FROM SE LOOKING NW



ROOF TERRACE - VIEW FROM SW LOOKING NE

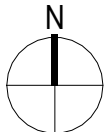




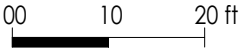
- PLAN KEY:**
- STUDIO UNIT
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

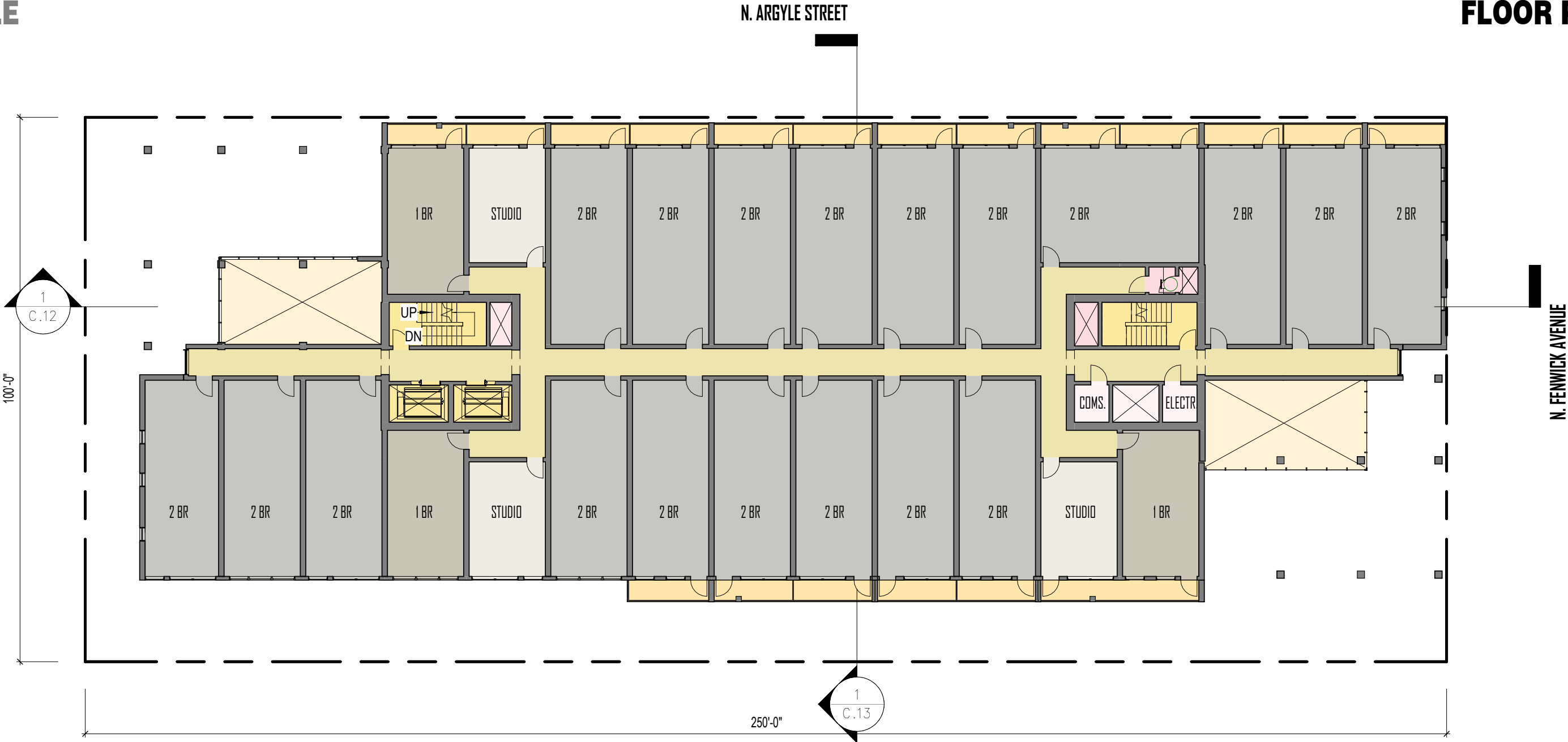
FLOOR PLAN LEVEL 2 - GROUND FLOOR

1" = 20'-0"



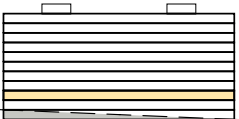
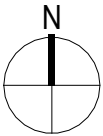
S. ELEVATION DIAGRAM





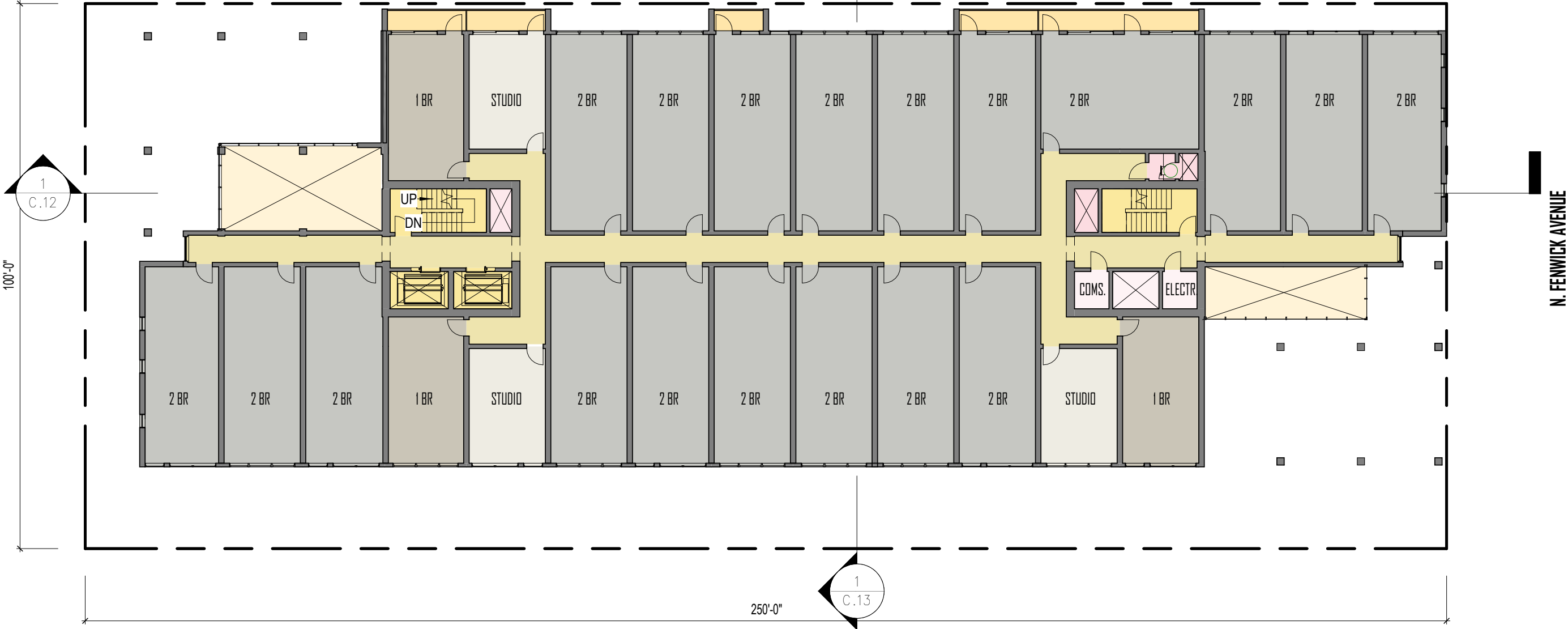
- PLAN KEY:**
- STUDIO UNIT
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

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



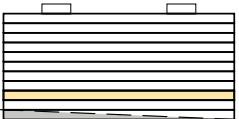
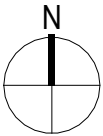
S. ELEVATION DIAGRAM



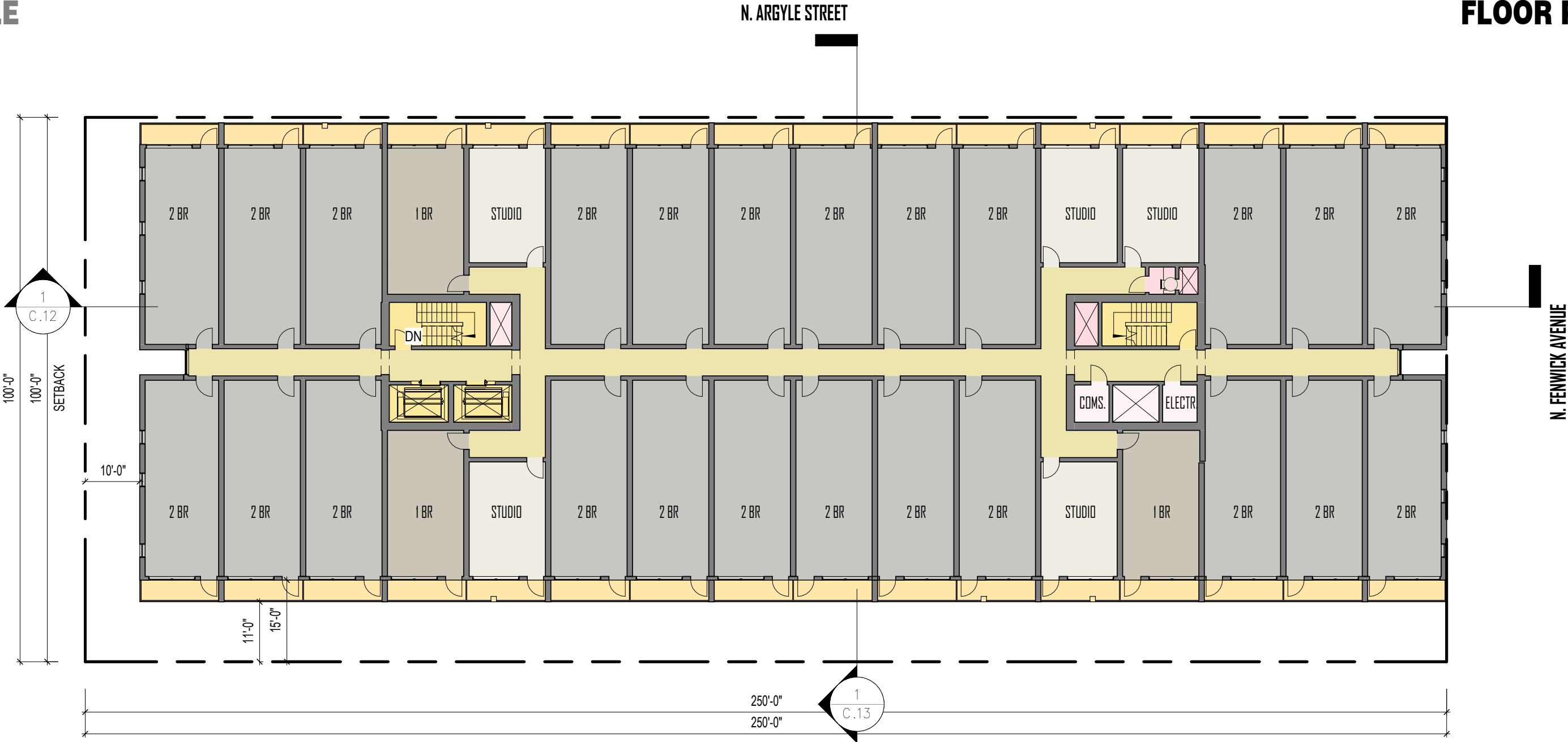


- PLAN KEY:**
- STUDIO UNIT
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

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

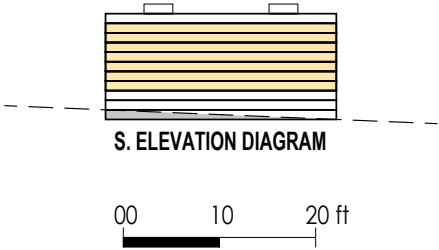
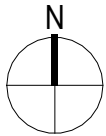


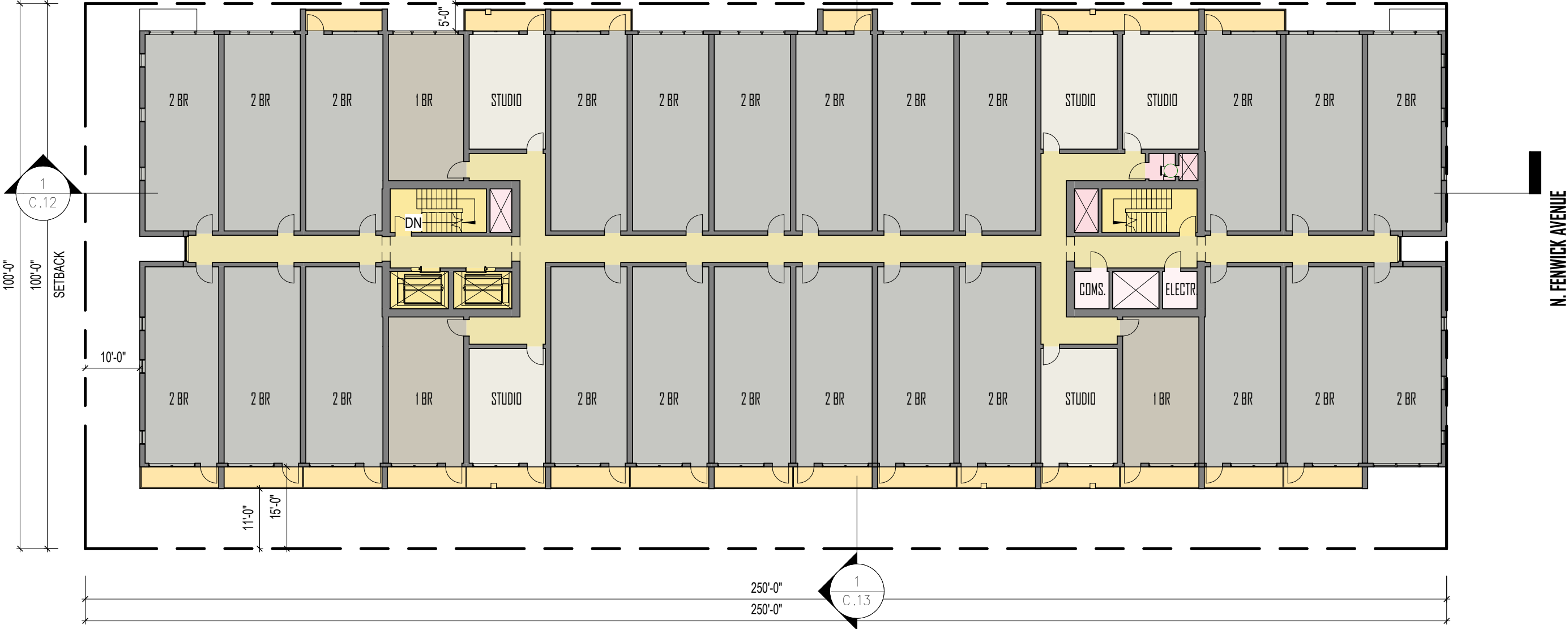
S. ELEVATION DIAGRAM
00 10 20 ft



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

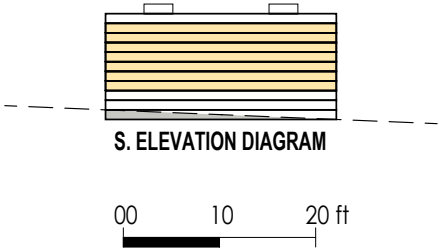
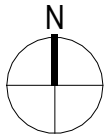
TYPICAL FLOOR PLAN LEVELS 4-10
1" = 20'-0"

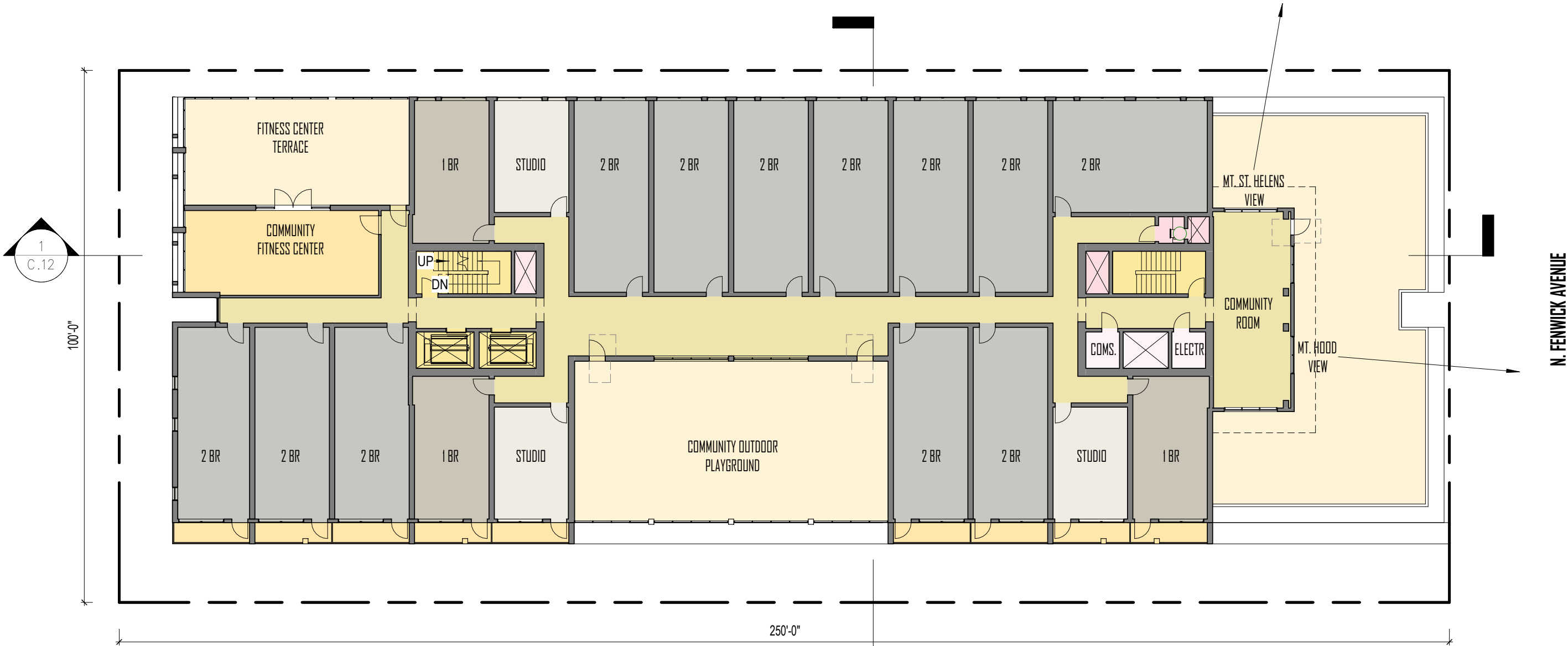




- PLAN KEY:**
- STUDIO UNIT
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

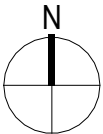
TYPICAL FLOOR PLAN LEVELS 4-10
1" = 20'-0"





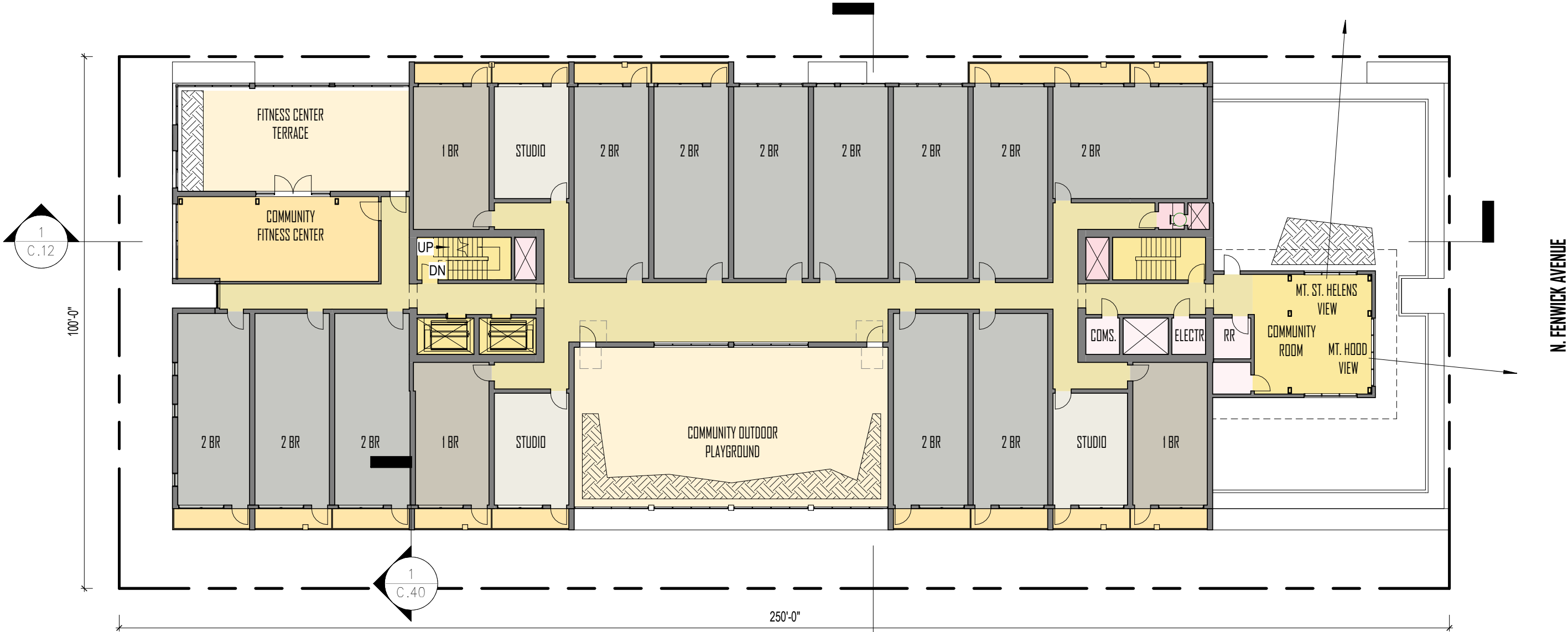
- PLAN KEY:**
- STUDIO UNIT
 - 1-BEDROOM UNIT
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 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

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



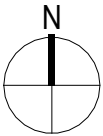
S. ELEVATION DIAGRAM



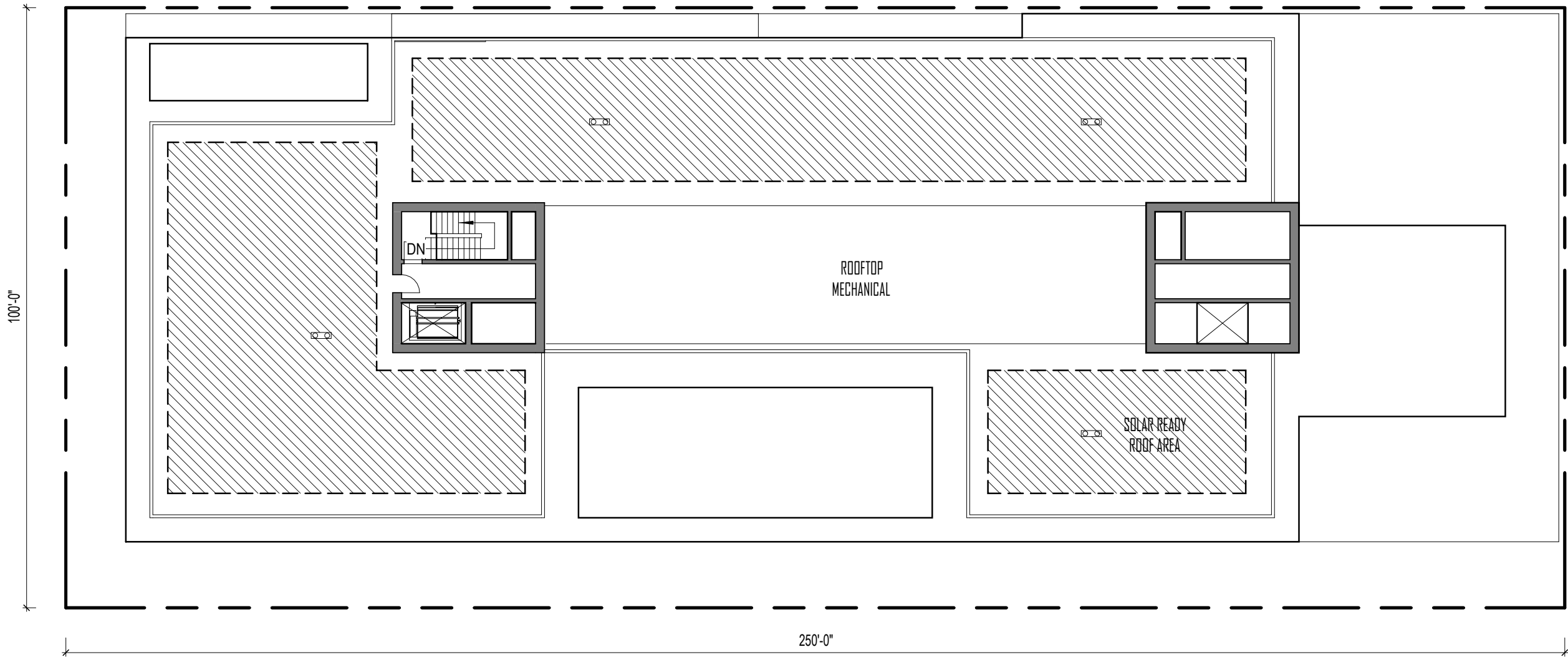


- PLAN KEY:**
- STUDIO UNIT
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

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

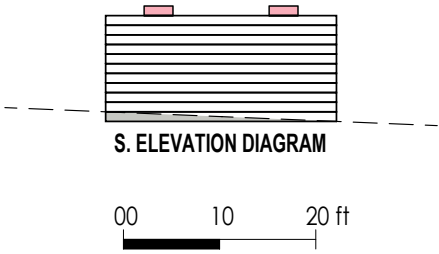
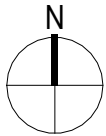


S. ELEVATION DIAGRAM
00 10 20 ft



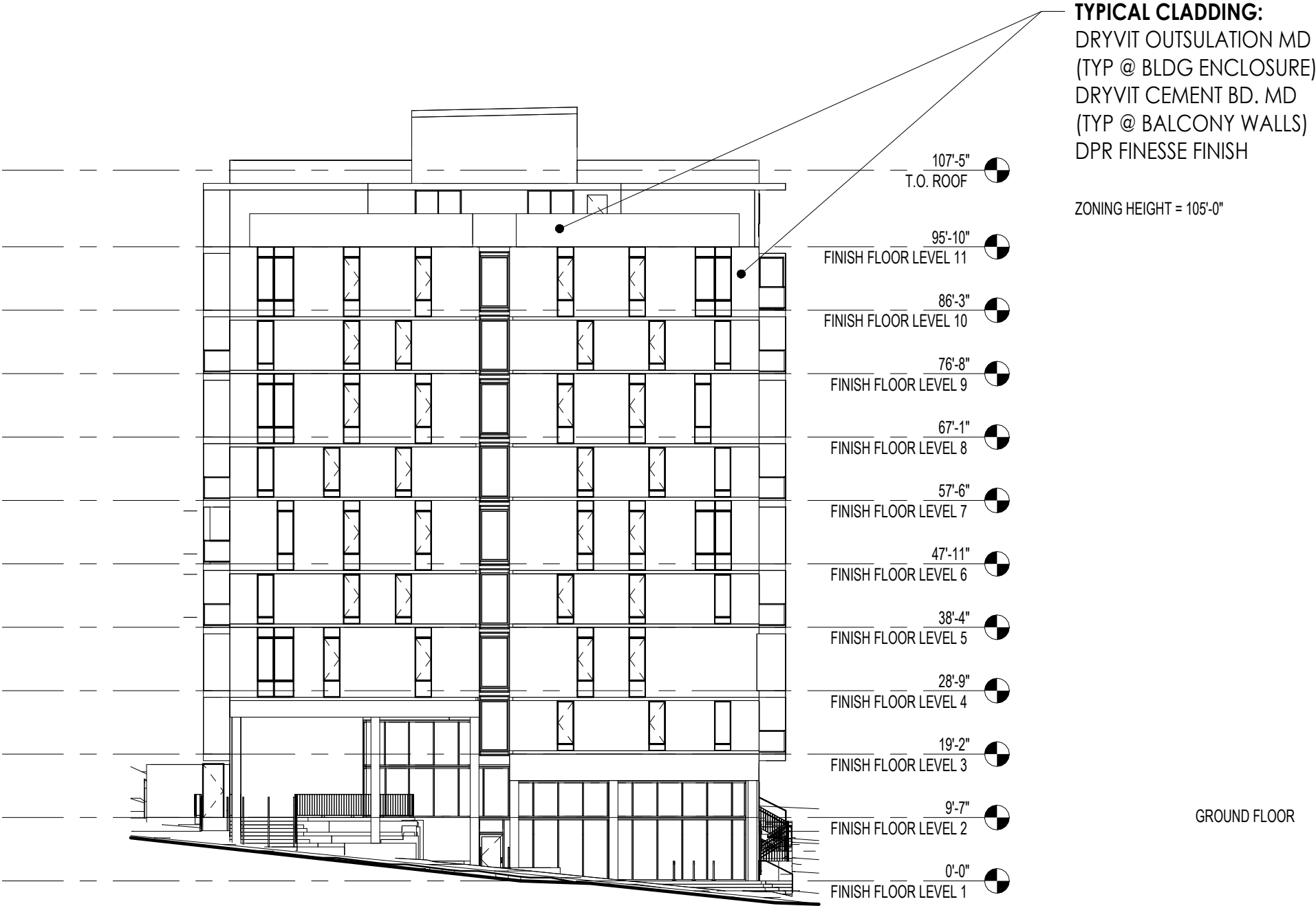
- PLAN KEY:**
- STUDIO UNIT
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

ROOF PLAN
1" = 20'-0"









EAST ELEVATION
1" = 20'-0"



EAST ELEVATION
1" = 20'-0"



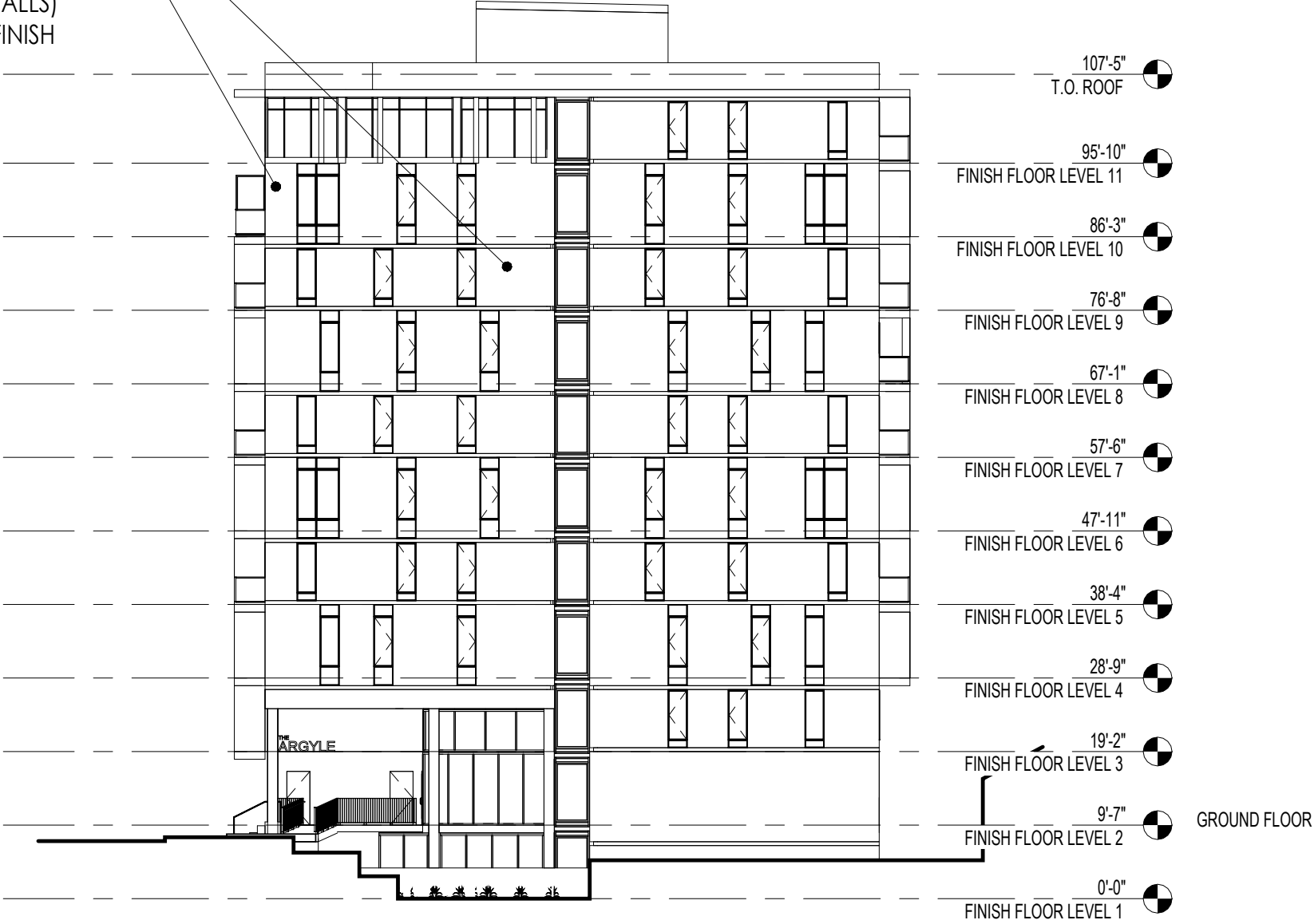
SOUTH ELEVATION
1" = 20'-0"



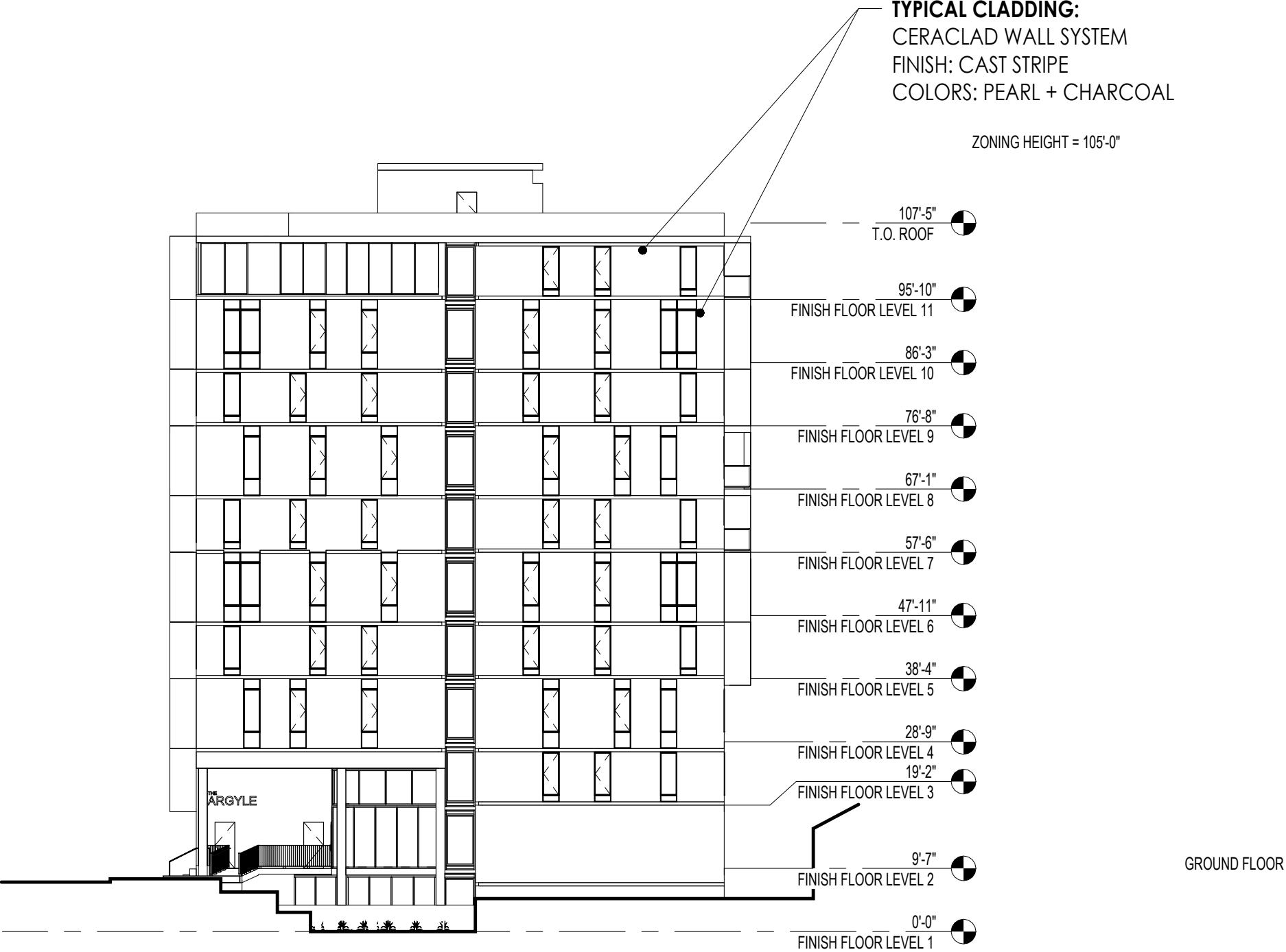
SOUTH ELEVATION
1" = 20'-0"

TYPICAL CLADDING:
DRYVIT OUTSULATION MD
(TYP @ BLDG ENCLOSURE)
DRYVIT CEMENT BD. MD
(TYP @ BALCONY WALLS)
DPR FINESSE FINISH

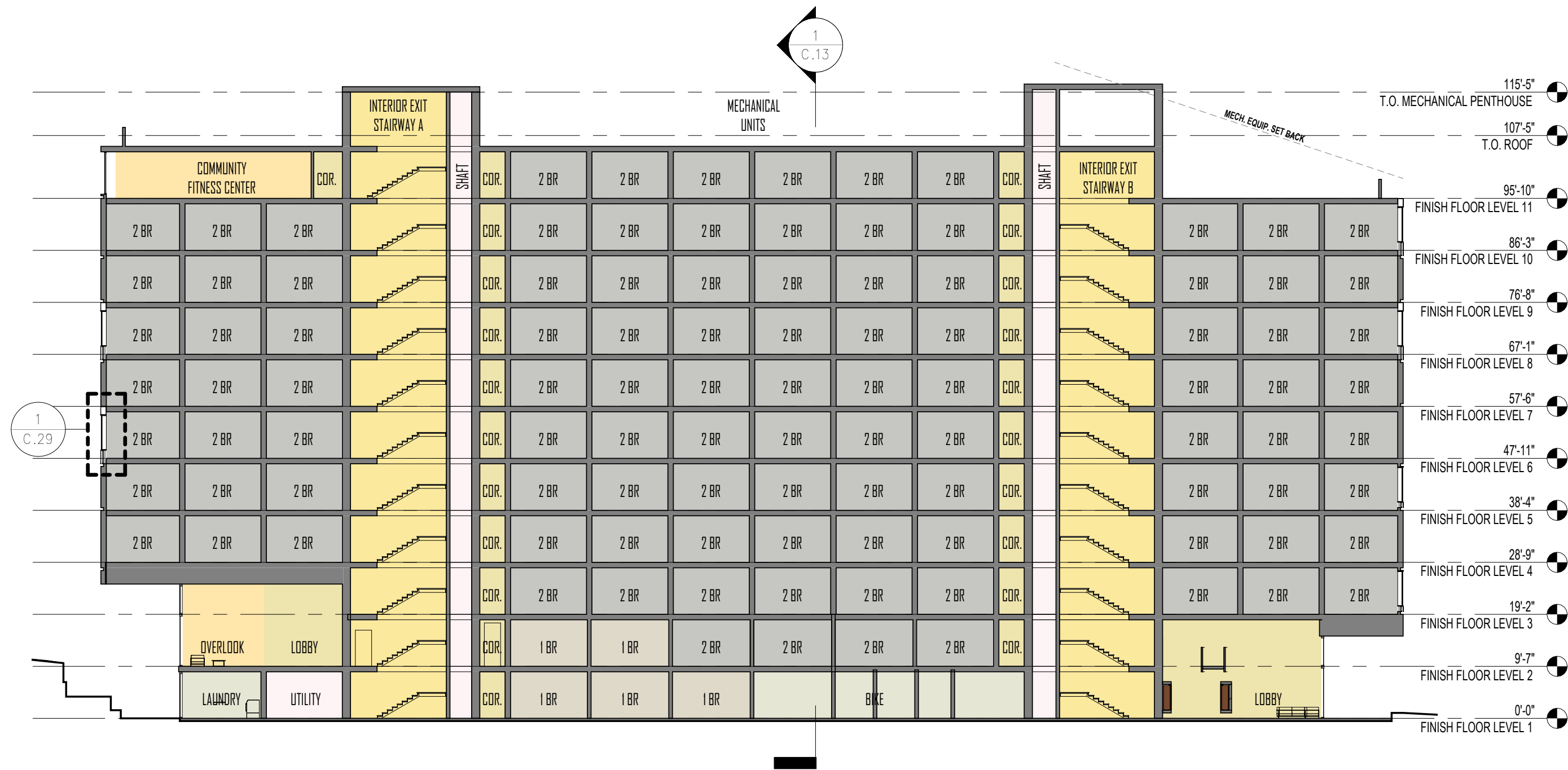
ZONING HEIGHT = 105'-0"



WEST ELEVATION
1" = 20'-0"

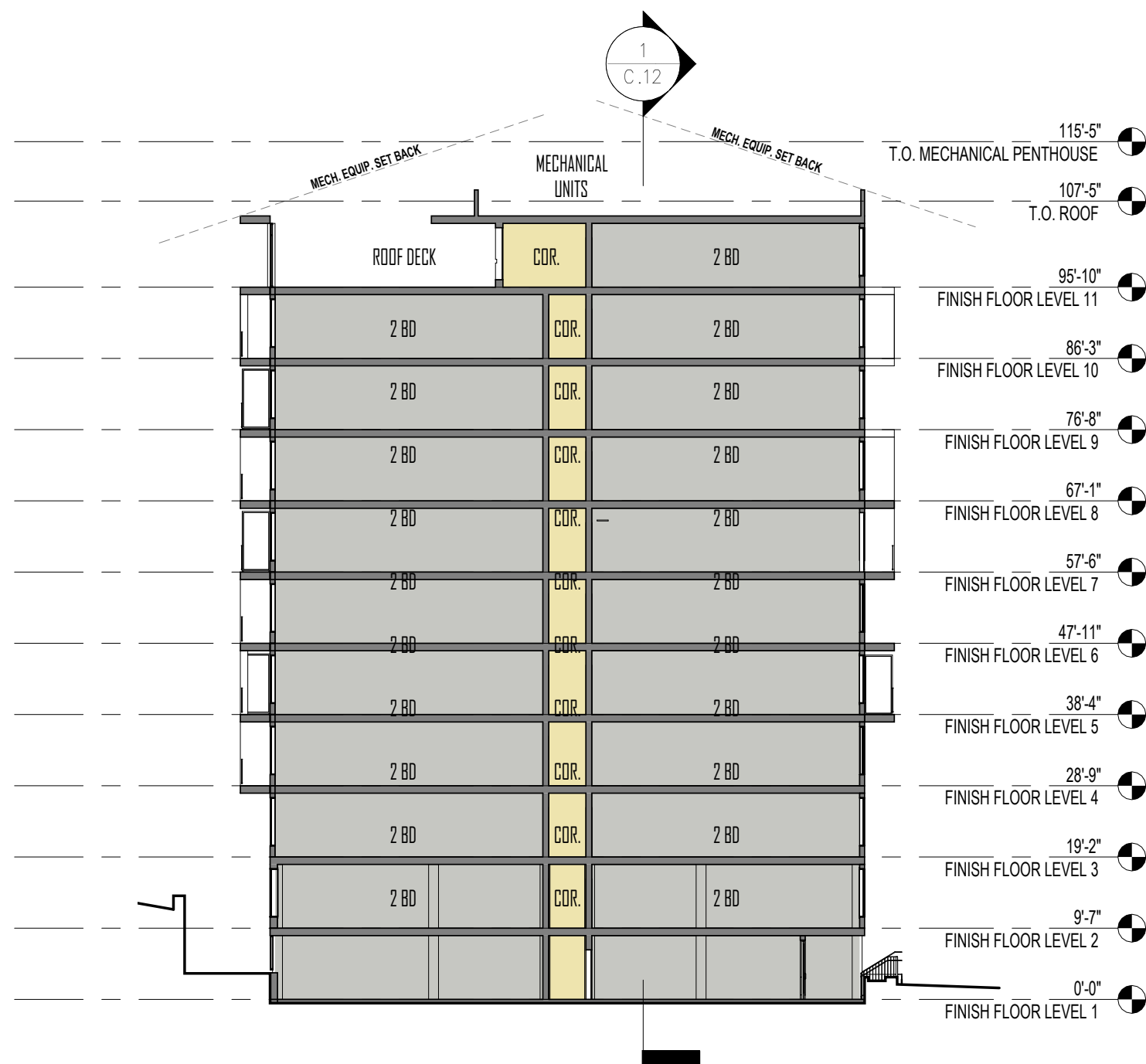


WEST ELEVATION
1" = 20'-0"



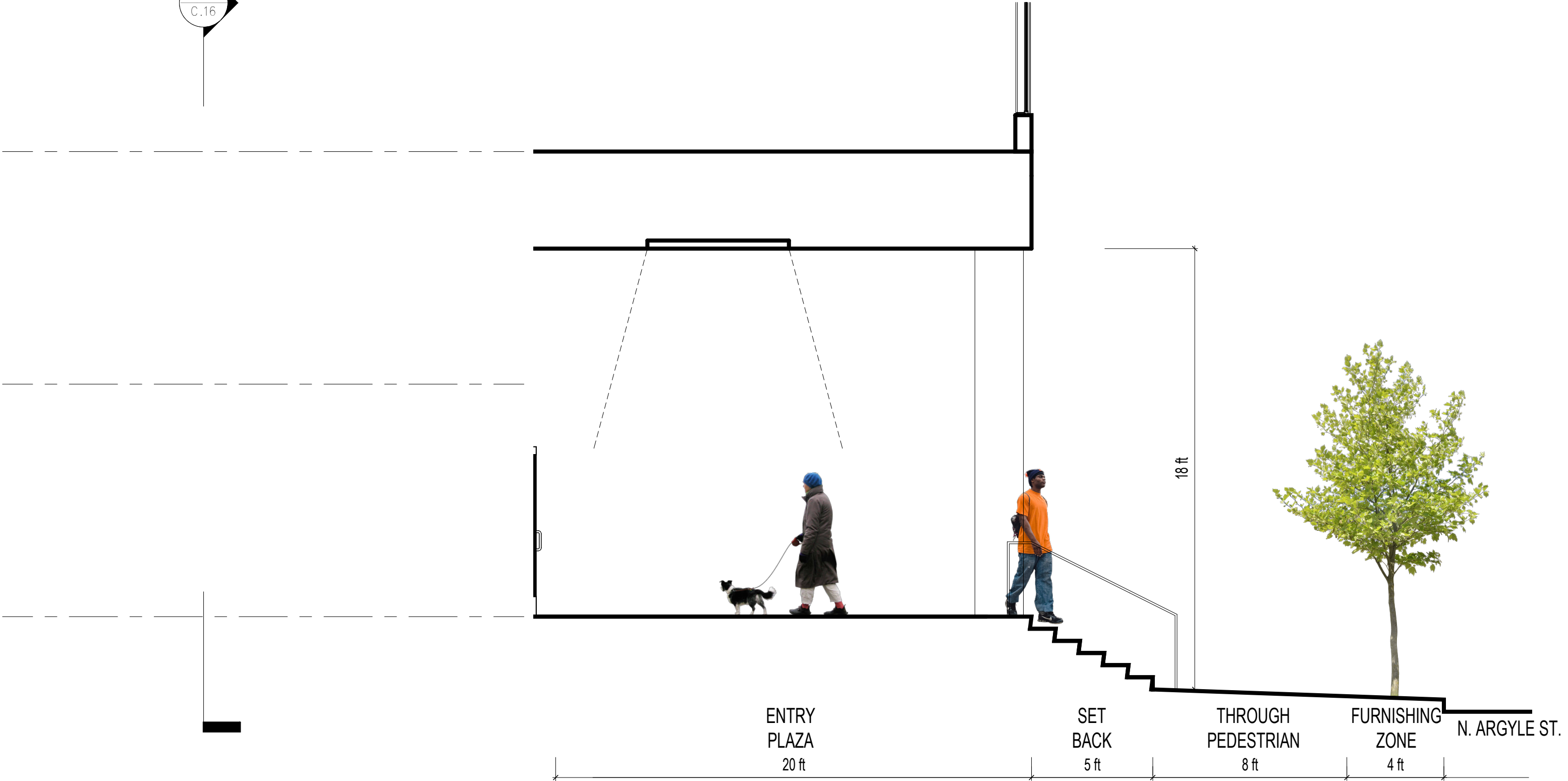
BUILDING SECTION - E-W

1" = 20'-0"



BUILDING SECTION - N-S

1" = 20'-0"

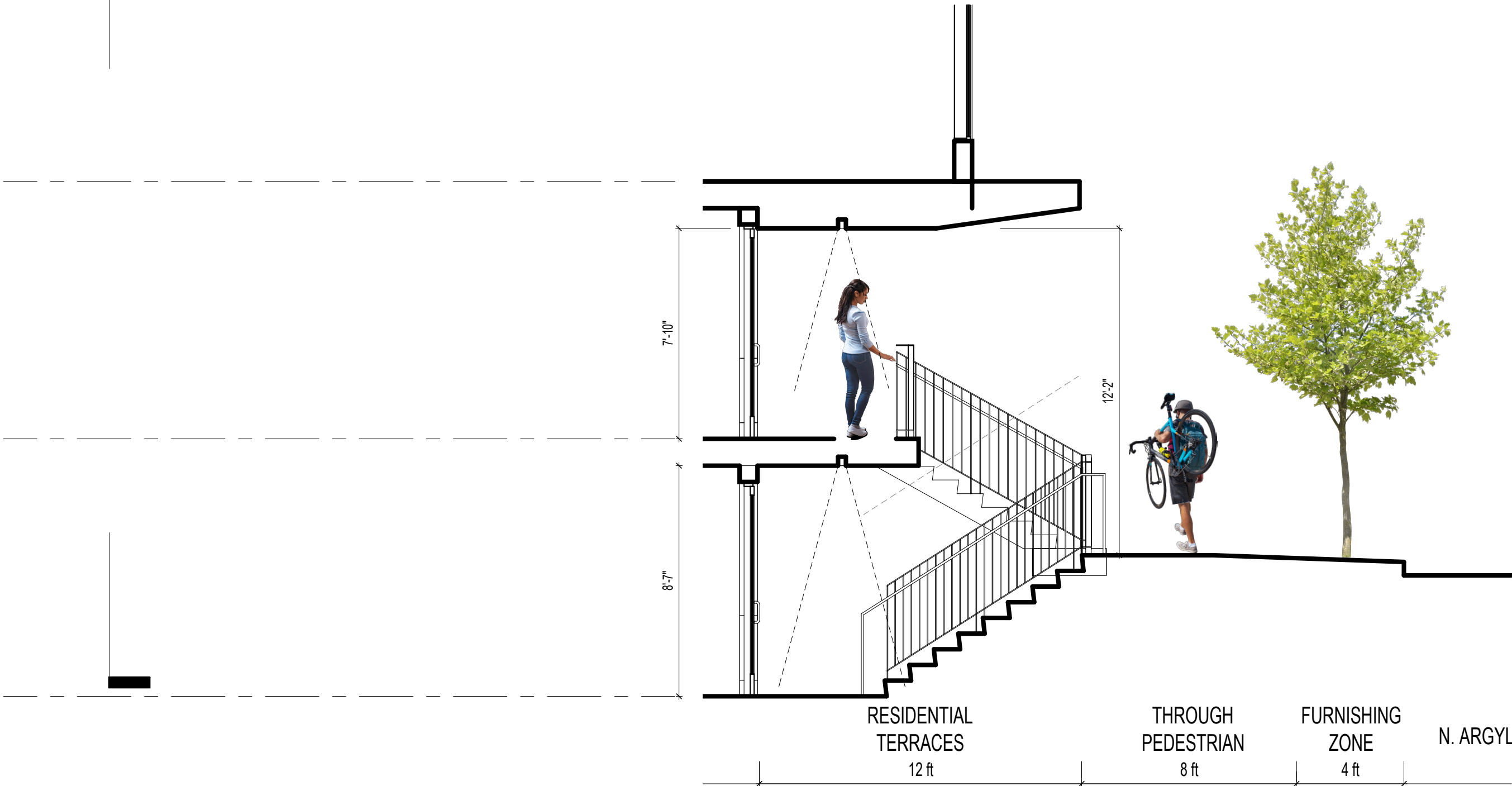
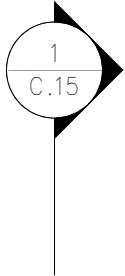


RENDERED ELEVATION - NW ENTRANCE

1/4" = 1'-0"

STREET SECTION - NW ENTRANCE

1/4" = 1'-0"

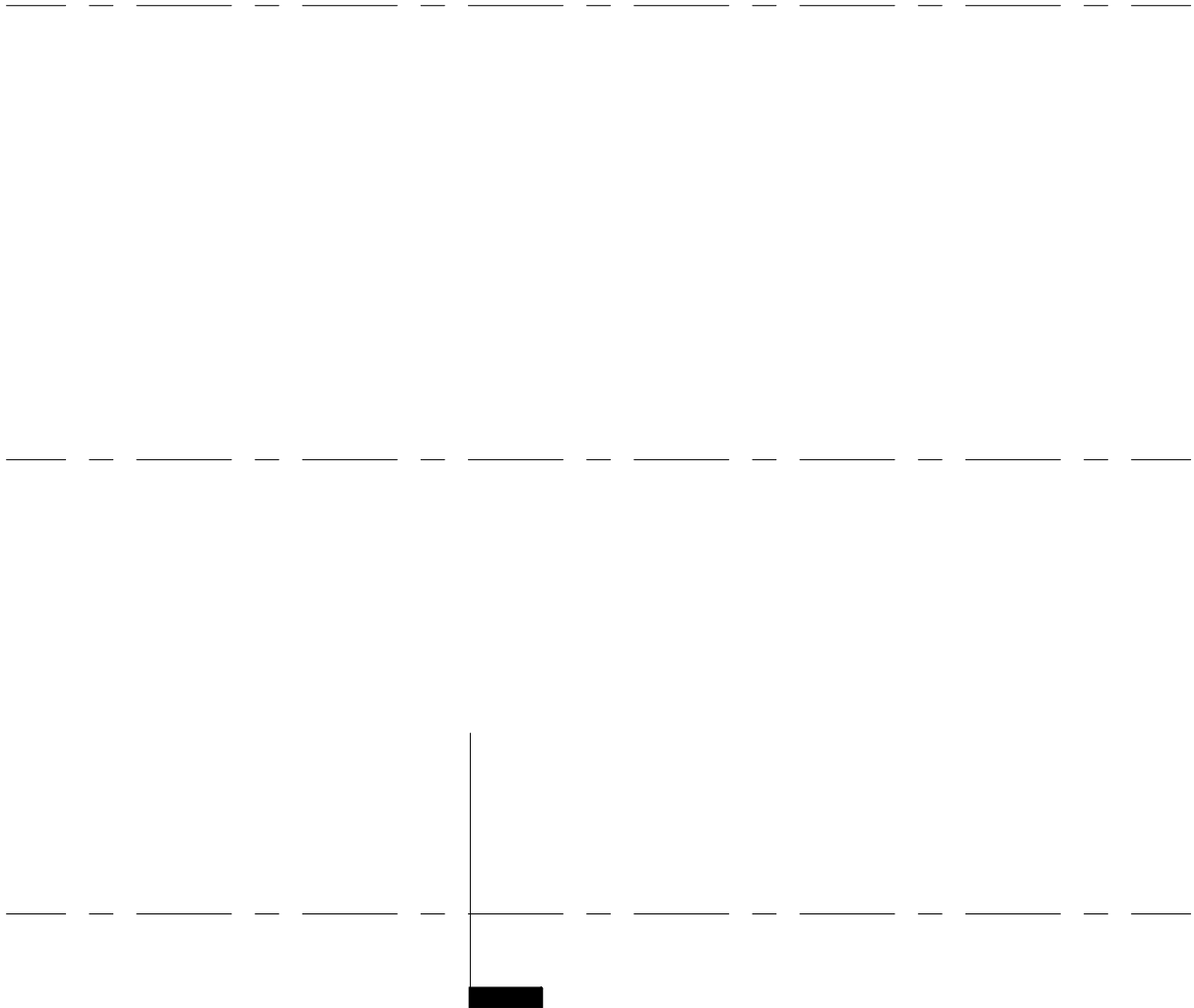
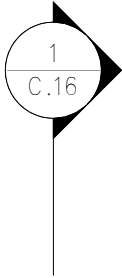


RENDERED ELEVATION - TERRACE UNITS

1/4" = 1'-0"

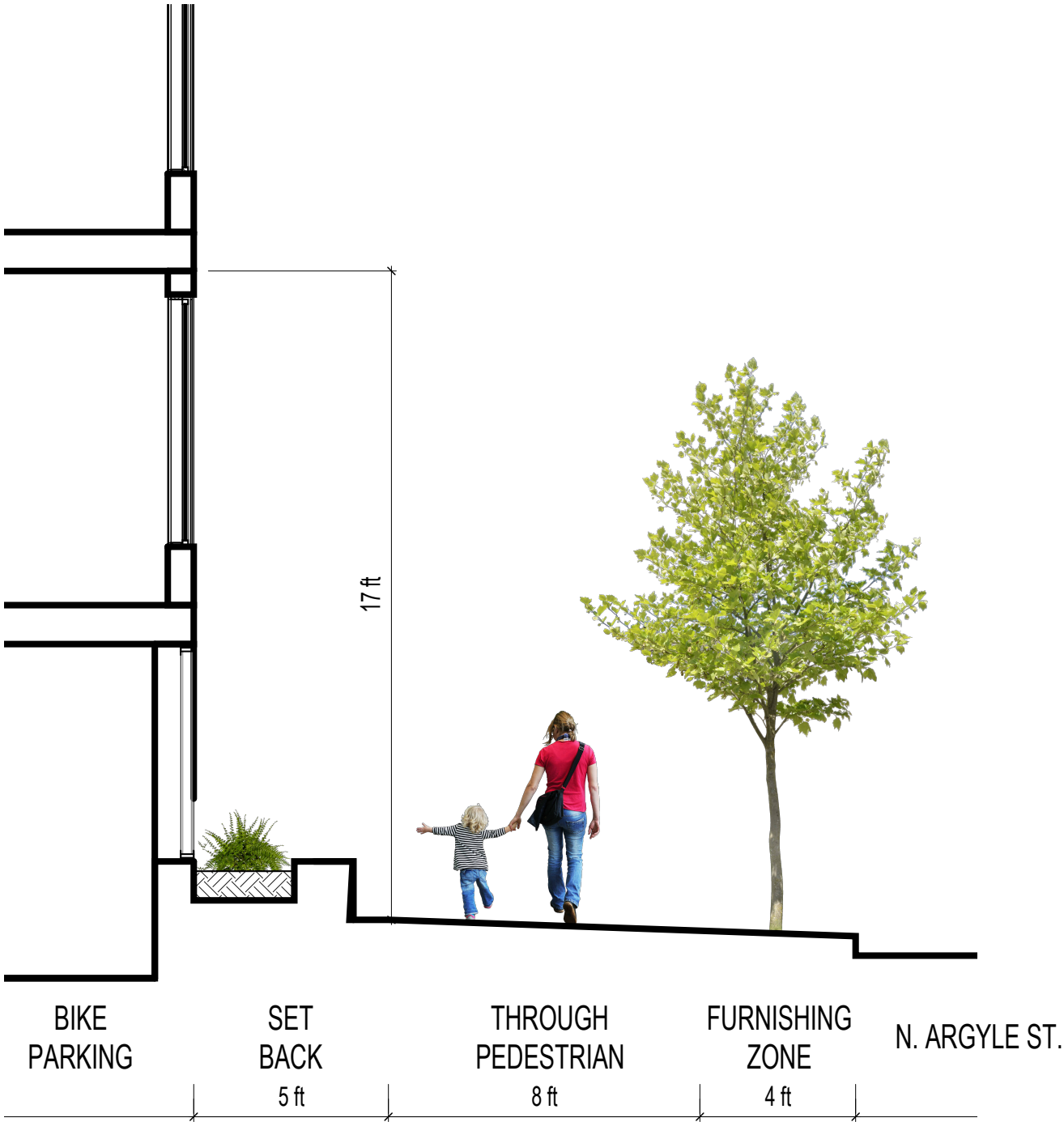
STREET SECTION - TERRACE UNITS

1/4" = 1'-0"



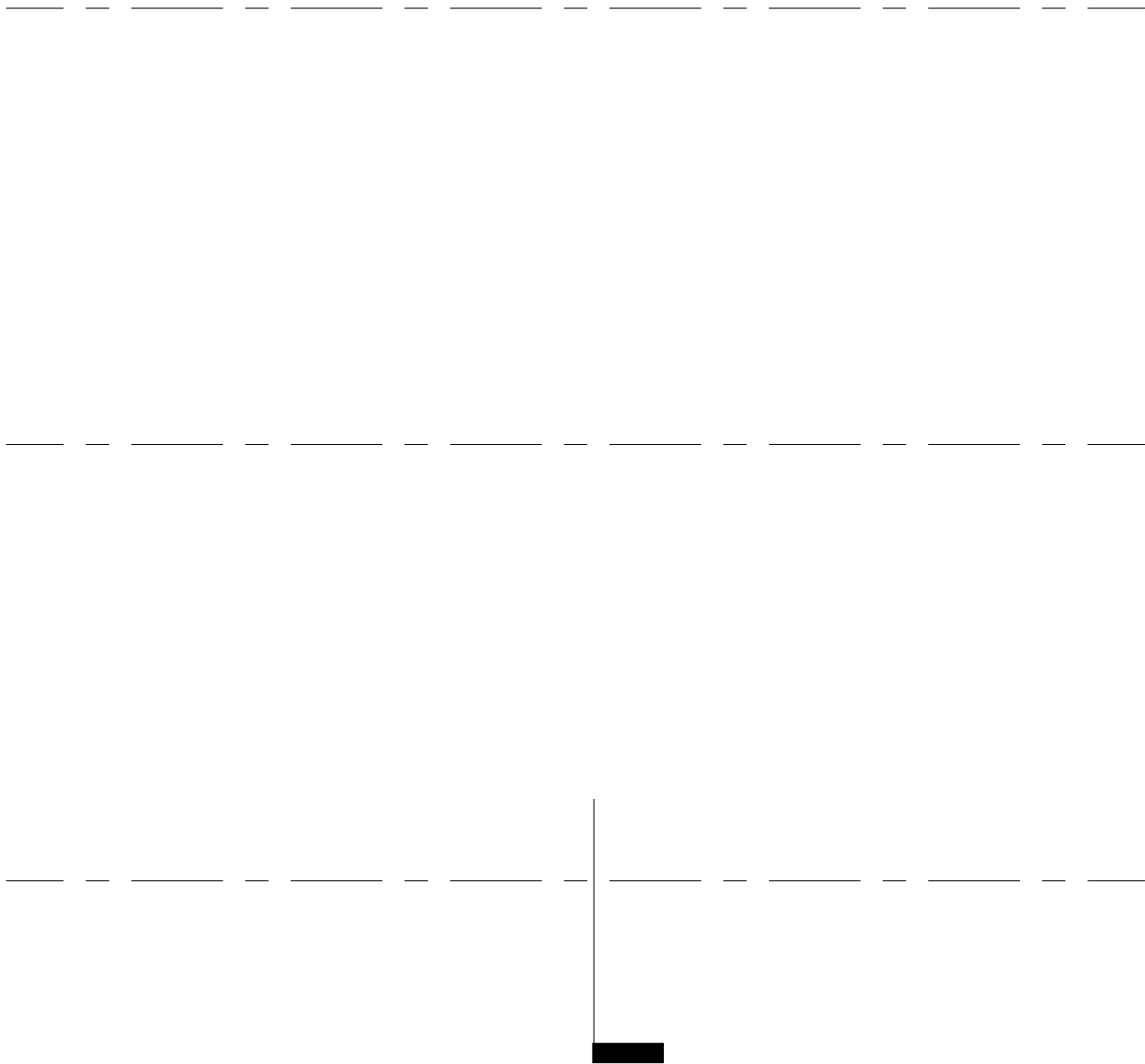
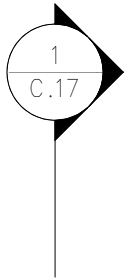
RENDERED ELEVATION - BIKE PARKING

1/4" = 1'-0"



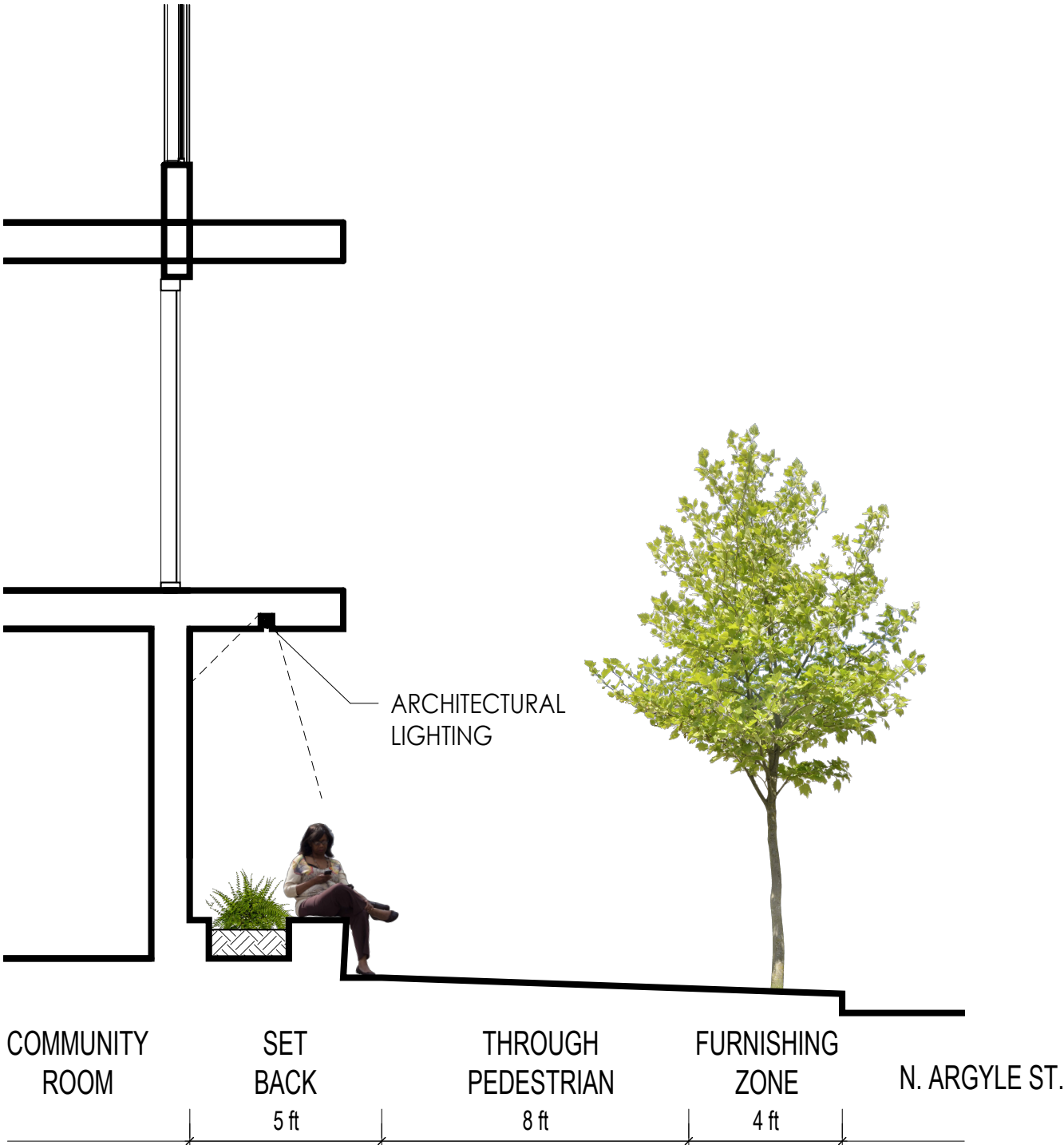
STREET SECTION - BIKE PARKING

1/4" = 1'-0"



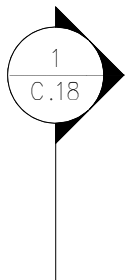
RENDERED ELEVATION - COMMUNITY AREA

1/4" = 1'-0"



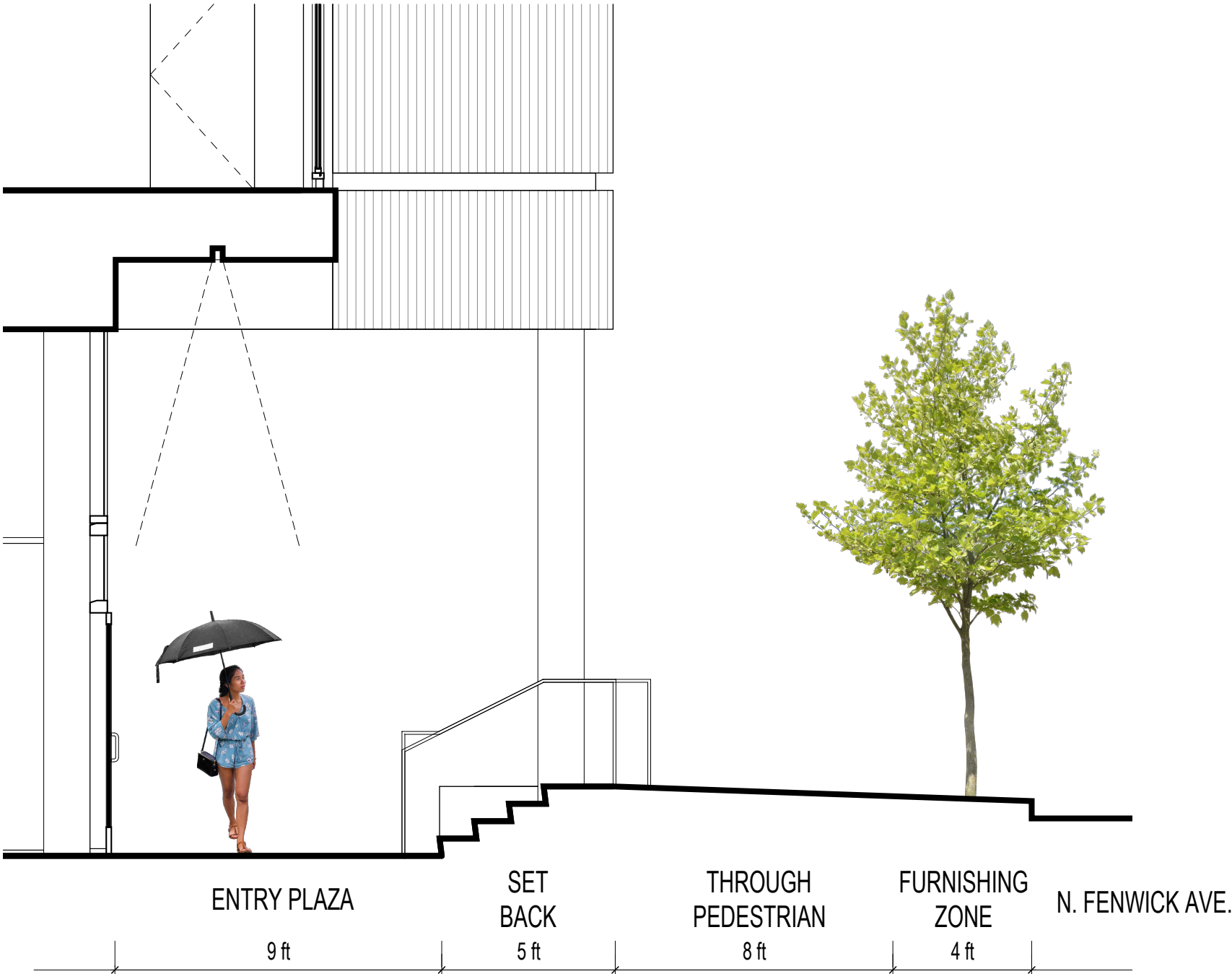
STREET SECTION - COMMUNITY AREA

1/4" = 1'-0"



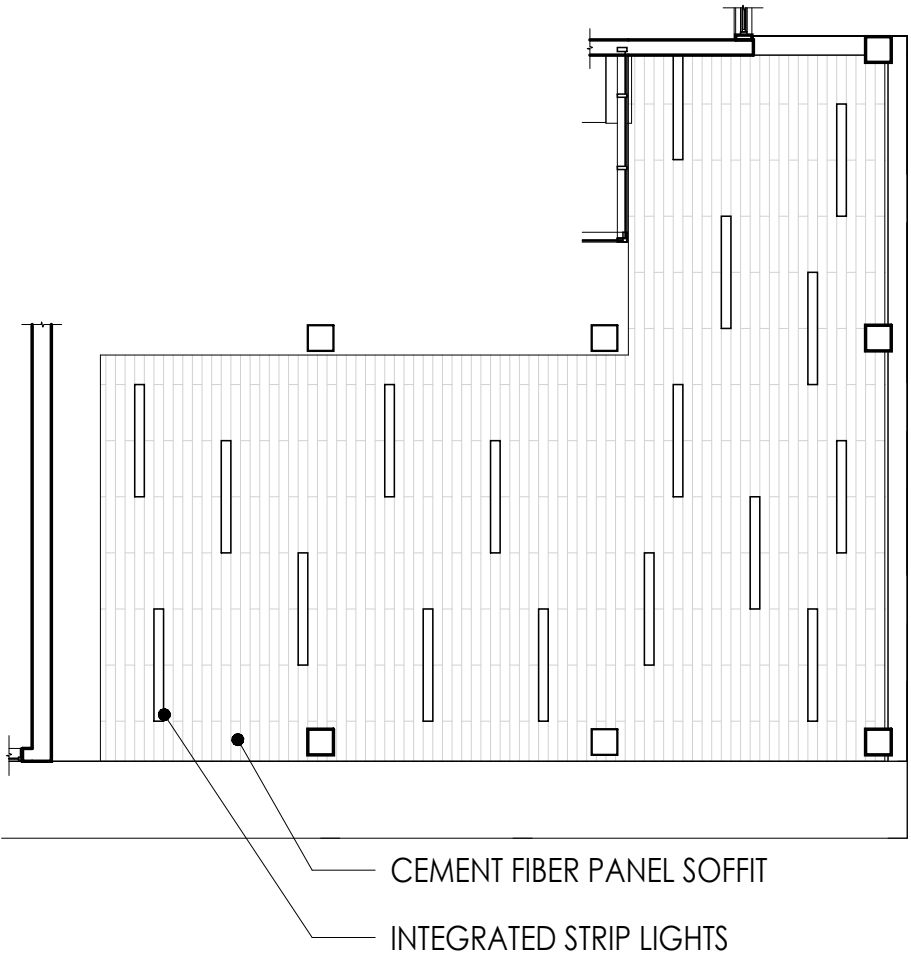
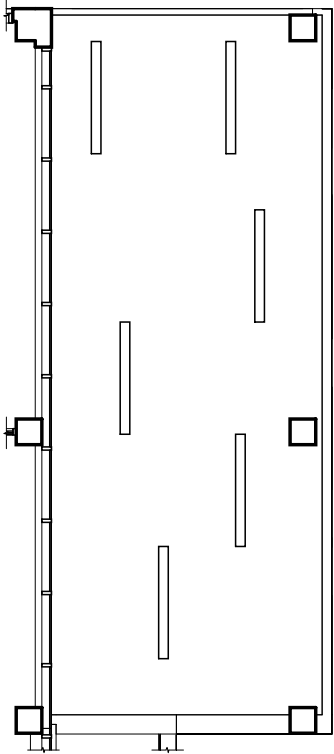
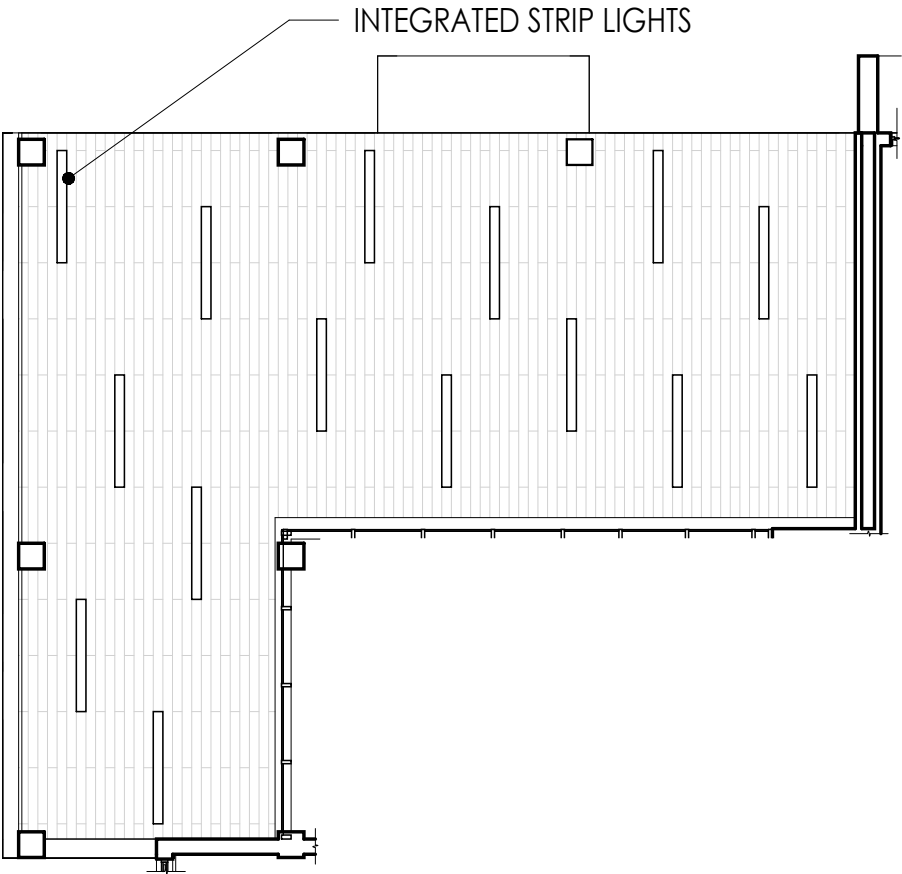
RENDERED ELEVATION - NE ENTRANCE

1/4" = 1'-0"



STREET SECTION - NE ENTRANCE

1/4" = 1'-0"



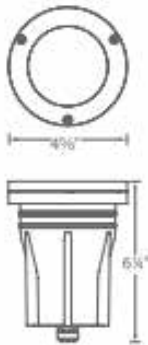
REFLECTED CEILING PLAN - NW ENTRY
1" = 10'-0"

REFLECTED CEILING PLAN - NE ENTRY
1" = 10'-0"

REFLECTED CEILING PLAN - COMMUNITY PLAZA
1" = 10'-0"

3" INGROUND 120V

5032



PRODUCT DESCRIPTION

Landscape Wall Wash luminaire

FEATURES

- Adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 listed
- Not suitable to use with external dimmers

ORDERING NUMBER

| | Color Temp | Finish |
|-------------------------|------------|--|
| 5032 - 3" Inground 120V | 30 3000K | BZ BBR Bronze on Aluminum Bronze on Brass |

5032-30

Example: 5032-30BBR

WAC

LANDSCAPE LIGHTING

Fixture Type:

Catalog Number:

Project:

Location:

SPECIFICATIONS

Input: 110V - 120VAC
Power: 3W to 11.5W
Brightness: 65 lm to 515 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 45,000 hours

| IEC safety Standard | Walk over | Drive over |
|---|---------------|---------------|
| Resistance to static load test | Yes (1125lbs) | Yes (4496lbs) |
| Resistance to torque and shear loads test | N/A | Yes |

Module Replacement

| | |
|-------|--------------|
| 3000K | M5032LE-30BZ |
|-------|--------------|



wacighting.com
Phone (800) 526.2588
Fax (800) 526.2585

Headquarters/Eastern Distribution Center
44 Harbor Park Drive
Port Washington, NY 11050

Central Distribution Center
1600 Distribution Ct.
Lithia Springs, GA 30122

Western Distribution Center
1750 Archibald Avenue
Ontario, CA 91760

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017

NULITE

DATE: PROJECT:
CATALOG #: TYPE: QTY:



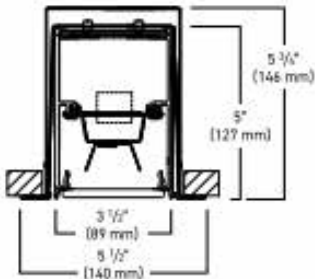
REGOLO IP65 RATED

RXT-F

Direct

Recessed / Flush Lens

Integral Driver



- IP65 rated exterior linear luminaire designed for demanding environments for protection against water, dust, oil, and non-corrosive material.
- Rugged three-sided .125" thick aluminum housing with welded seams and end caps. Housing standard finish is electrostatically applied textured white powder coat paint. Optional silver, black, or custom color paints finishes.
- Long life distributed LED array in a variety of lumen output packages. LED color is available in 3000K, 3500K or 4000K with a CRI of 80 or 90. Custom outputs are available. Module is replaceable. L90>100,000 hrs.
- Fully sealed gasketed lens and electrical fittings.

RXT-F (Flush Frosted Lens)
100% Downlight



Light Output and Energy Consumption*

| Light Level | lm/ft | Watts/ft | Efficacy |
|-------------|-------|----------|----------|
| 32 | 300 | 3.4 | 49.8 |
| 36 | 497 | 5.6 | 88.3 |
| 37 | 852 | 7.9 | 85.6 |
| 39 | 878 | 18.8 | 65.7 |

Lumen output may vary. 3500K used for above results.

ORDERING INFORMATION

SAMPLE NUMBER: RXT-F-FF-07L35-1C-U-D-W-4

| RXT-F | FF | LUMEN PACKAGE ¹ | CRI/ CCT | CIRCUIT ⁴ |
|---|--------------------|---|--|--|
| SERIES | DIRECT SHIELDING | | | |
| RXT-F - Regolo 4" wide IP65 rated recessed fixtures, designed for installation in ceilings ¹ | FF - Flush Frosted | 03 - ~300 lm/ft 05 - ~500 lm/ft 07 - ~700 lm/ft 09 - ~900 lm/ft XX ² | L30 - 80 CRI, 3000K L35 - 80 CRI, 3500K L40 - 80 CRI, 4000K H30 - 90 CRI, 3000K H35 - 90 CRI, 3500K H40 - 90 CRI, 4000K | 1C - Single Circuit 1E - Single Circuit with EM Circuit 1B5 - Single Circuit with 5W Battery Pack 1B7 - Single Circuit with 7W Battery Pack 1B10 - Single Circuit with 10W Battery Pack 1B12 - Single Circuit with 12W Battery Pack CEC - CEC Compliant (10W Battery Pack) |

Notes:
1. RXT-F is designed for installation in ceilings only and not in wall applications.
2. Nominal lumen output for 3000K, 80 CRI.
3. Consult factory for custom lumen package.
4. In order to have a battery or emergency circuit, luminaire is required to be 1-1/2" (38mm) factory for additional options.
5. Consult factory for specifications and custom dimming options. See page 2 for additional information.
6. Consult factory for additional options.
7. Specify run length in 1' increments.
8. Please select 1 - 120 volt or 2 - 277 volt.

| VOLTAGE | DRIVER ³ | LUMINAIRE FINISH | LENGTH | OPTIONS |
|---|--|--|---|--|
| 0 - Universal 1 - 127 Volt 2 - 277 Volt | Dimming 0-10V 0 - dims to 1% (Standard) 00 - dims to 1%, fade to off 002 - Eddsted Soliddrive, dims to 0% 002 - Eddsted Soliddrive, dims to 0% | W - White (Standard) S - Silver B - Black CC - Custom Color | 2 - 2 ft 3 - 3 ft 4 - 4 ft 5 - 5 ft 6 - 6 ft 7 - 7 ft 8 - 8 ft XX - x ft | GT0 ⁵ - Generator transfer device ETS ⁶ - Electronic transfer switch GLR - Fusing VR - Vandal resistant |

NULITE 10770 EAST 51ST AVE DENVER, CO 80239 P. 303.287.9646 NULITE-LIGHTING.COM

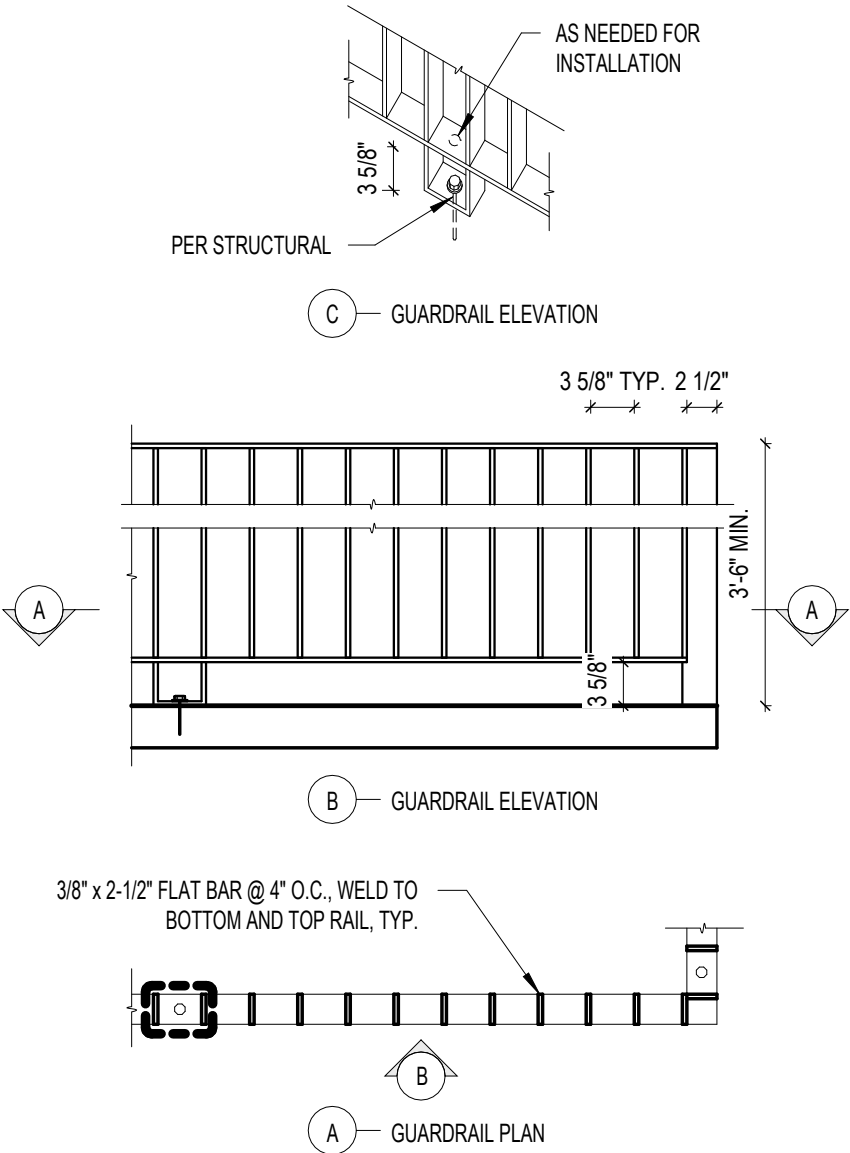
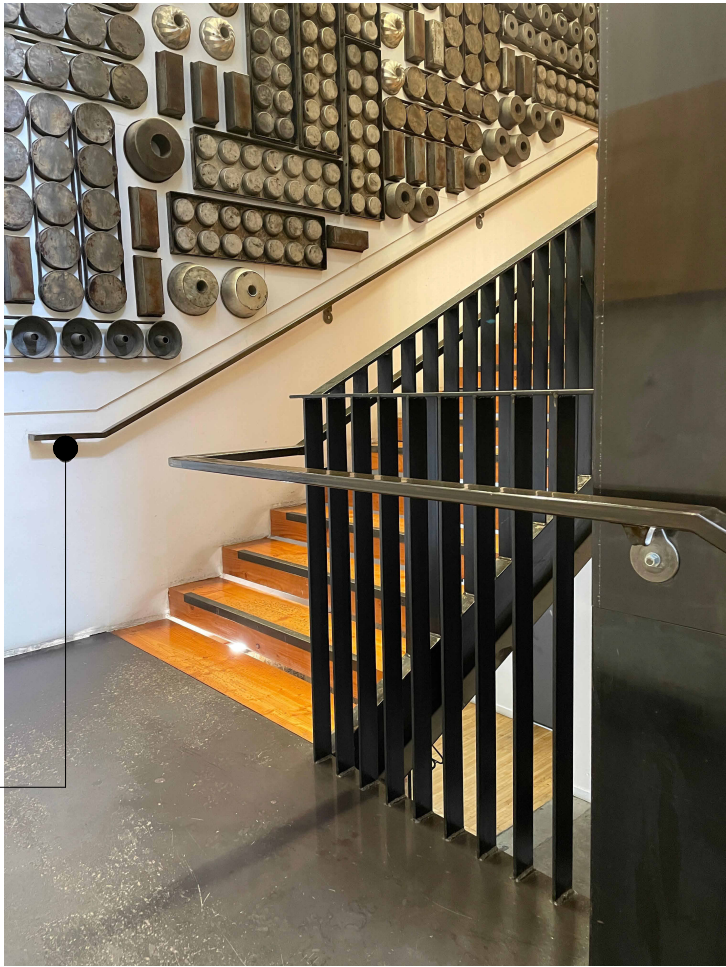
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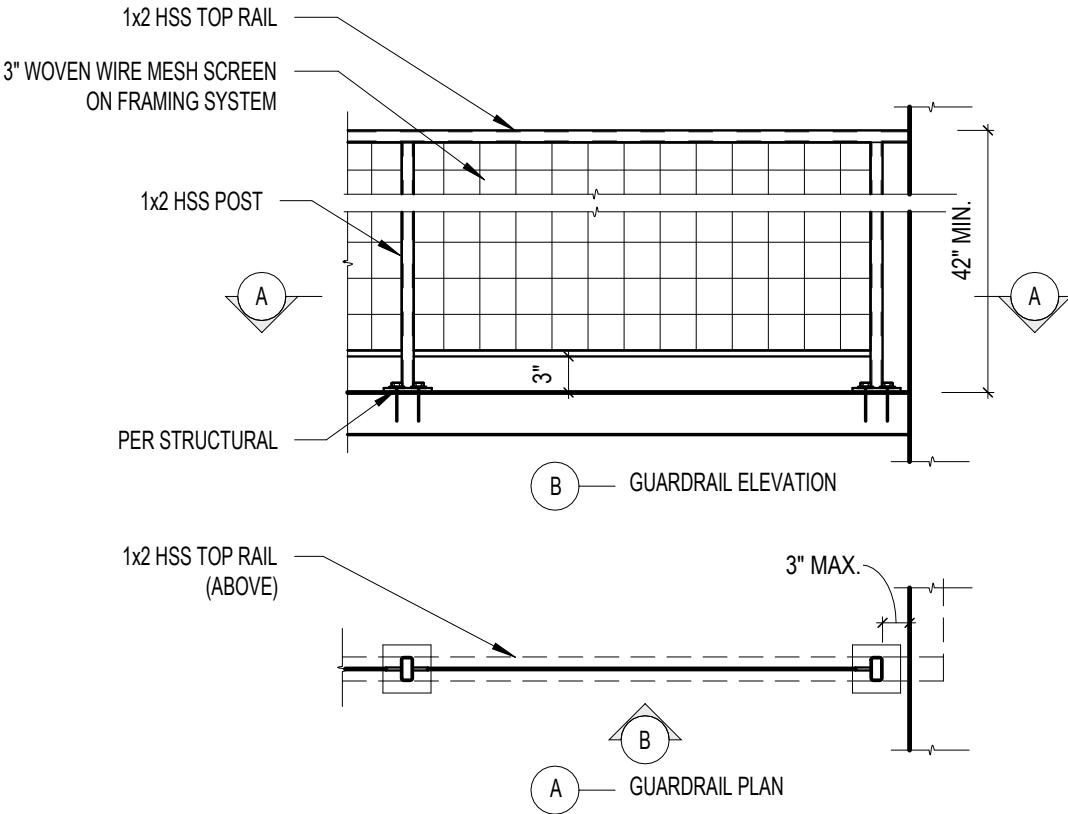
1

FLAT BAR
TOPRAIL & BALUSTERS



TUBE STEEL
HANDRAIL





TYPICAL GUARDRAIL @ UNIT

3/4" = 1'-0"

CERACLAD TRIPLE-COATED CERAMIC
RAINSCREEN SIDING SYSTEM



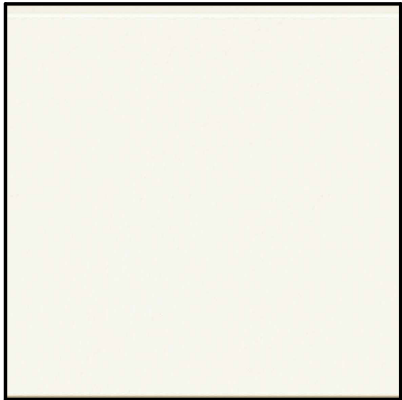
THE MAXWELL HOTEL, REDMOND, WA
JENSEN FEY ARCHITECTS



SAWYER'S ROW, NW PORTLAND, OR
HOLST ARCHITECTURE, INC.



8-REVEAL - CHARCOAL (VERTICAL)
EAST & WEST FACADE
10'W'x18"L



CONTEMPRARY SMOOTH - PEARL
NORTH & SOUTH FACADE
10'W'x18"L

SSG STOREFRONT SYSTEM

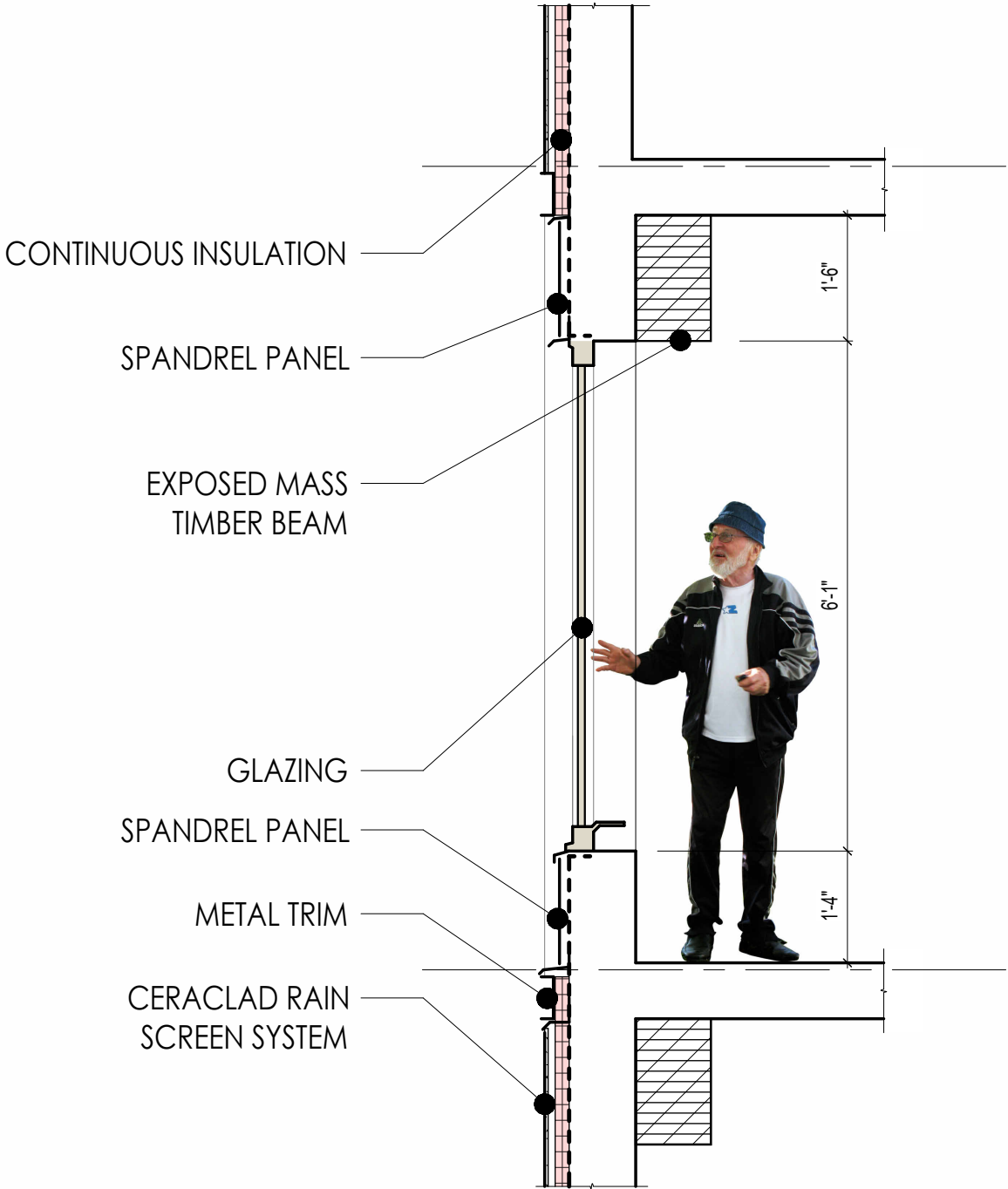


UNIT VINYL WINDOWS



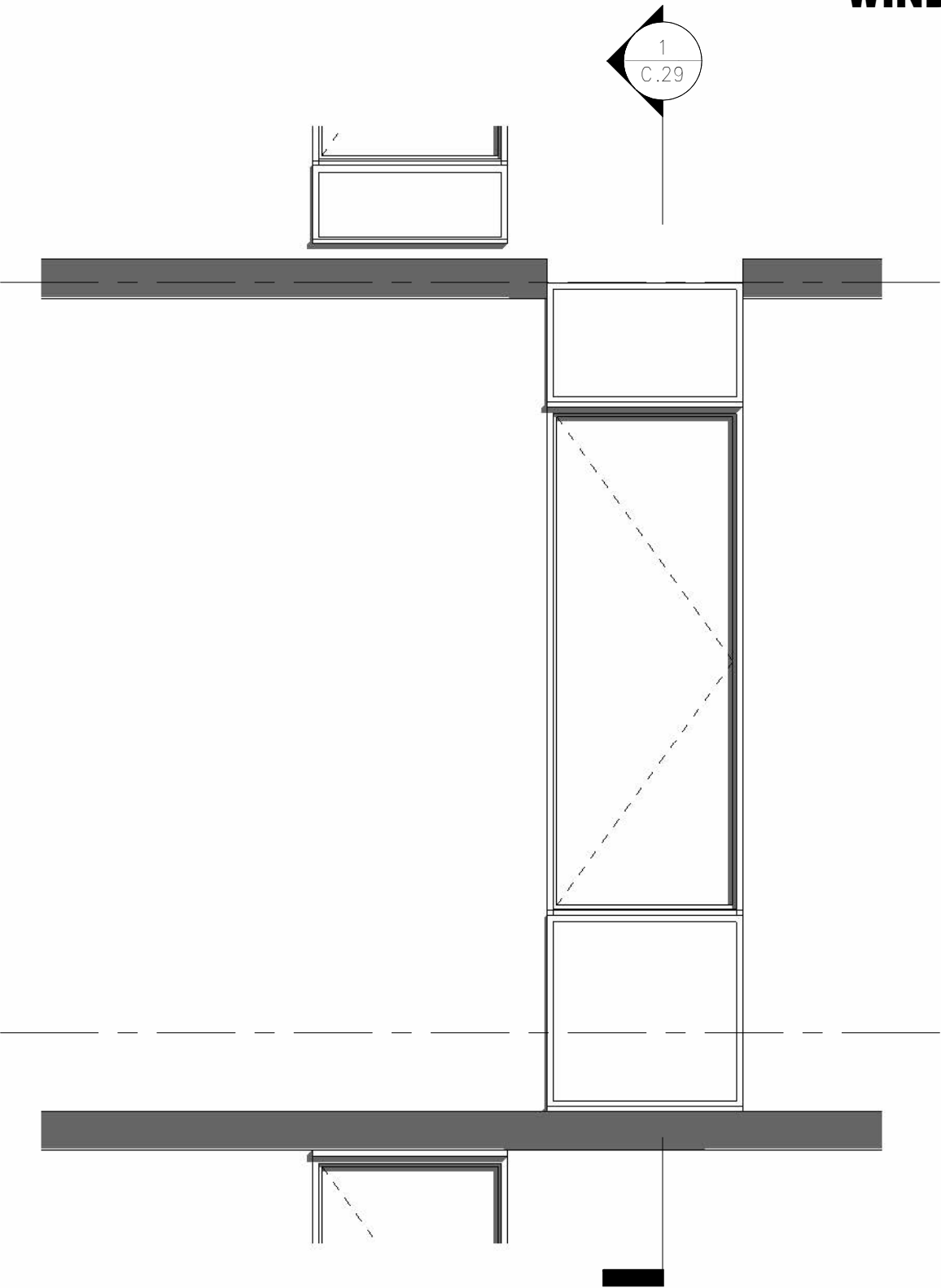
UNIT BALCONY WINDOW WALL





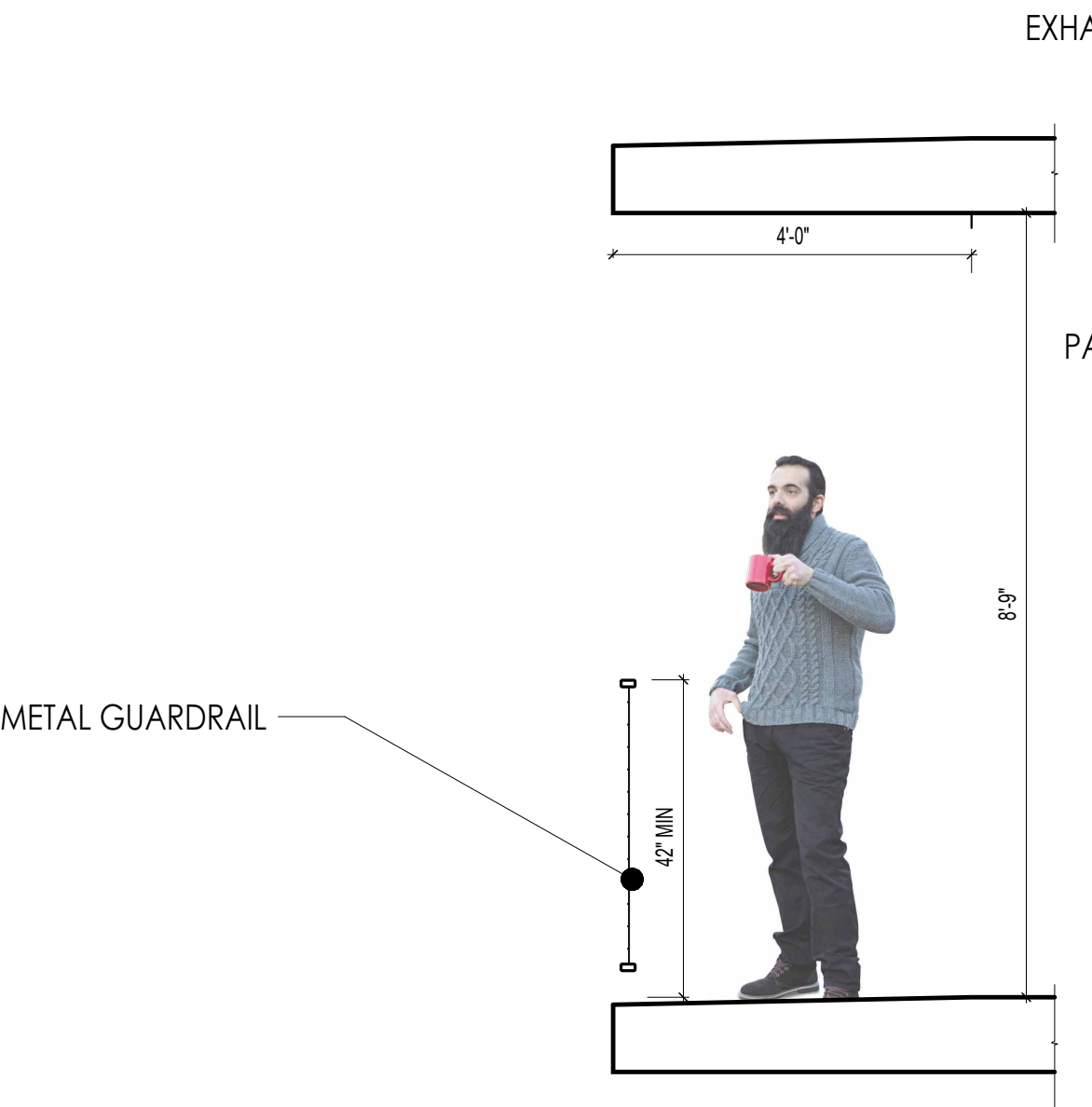
SECTION @ TYP. E-W WINDOW

1/2" = 1'-0"



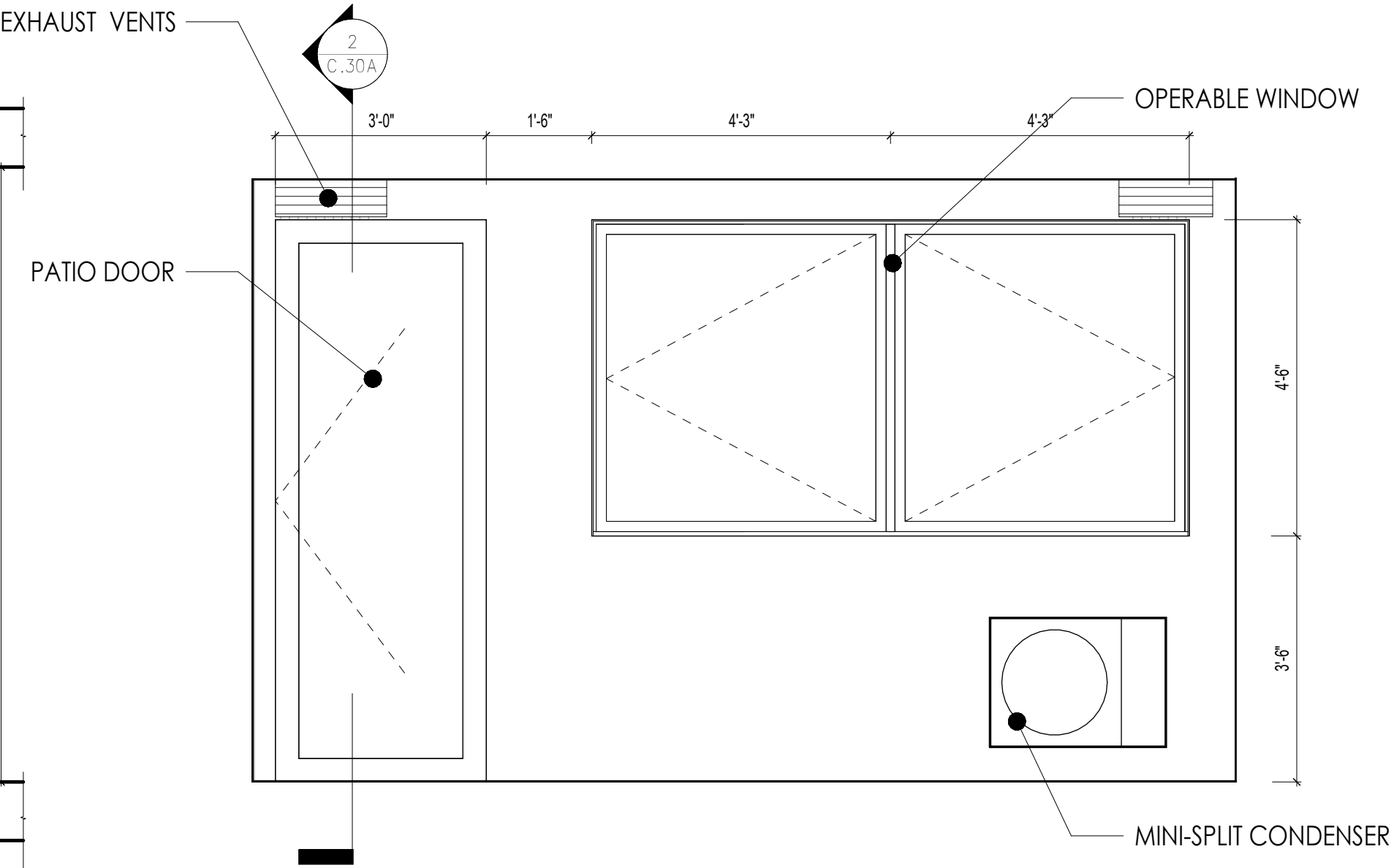
ELEVATION @ TYP. E-W WINDOW

1/2" = 1'-0"



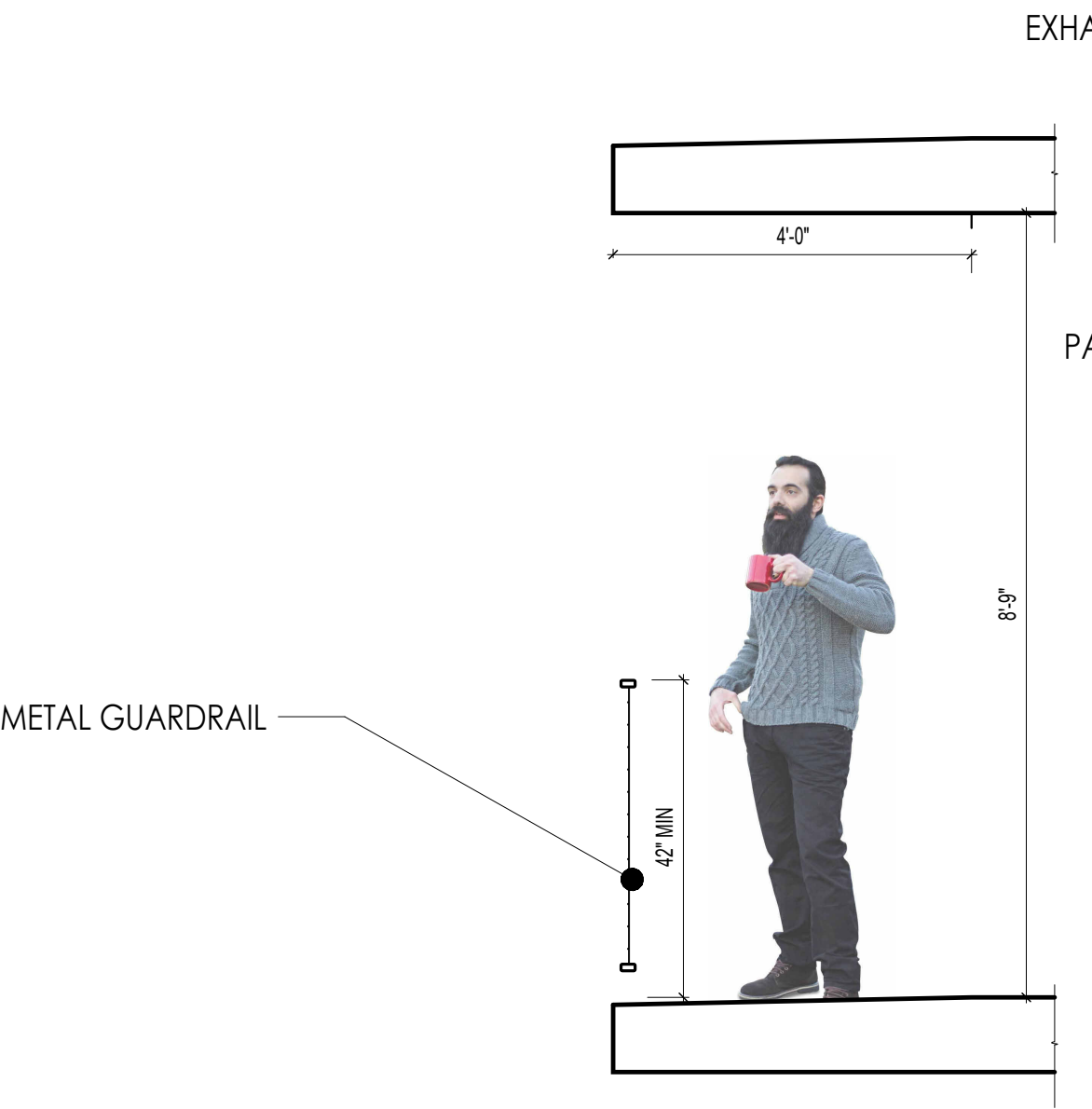
SECTION @ TYP. UNIT WINDOW-WALL

1/2" = 1'-0"



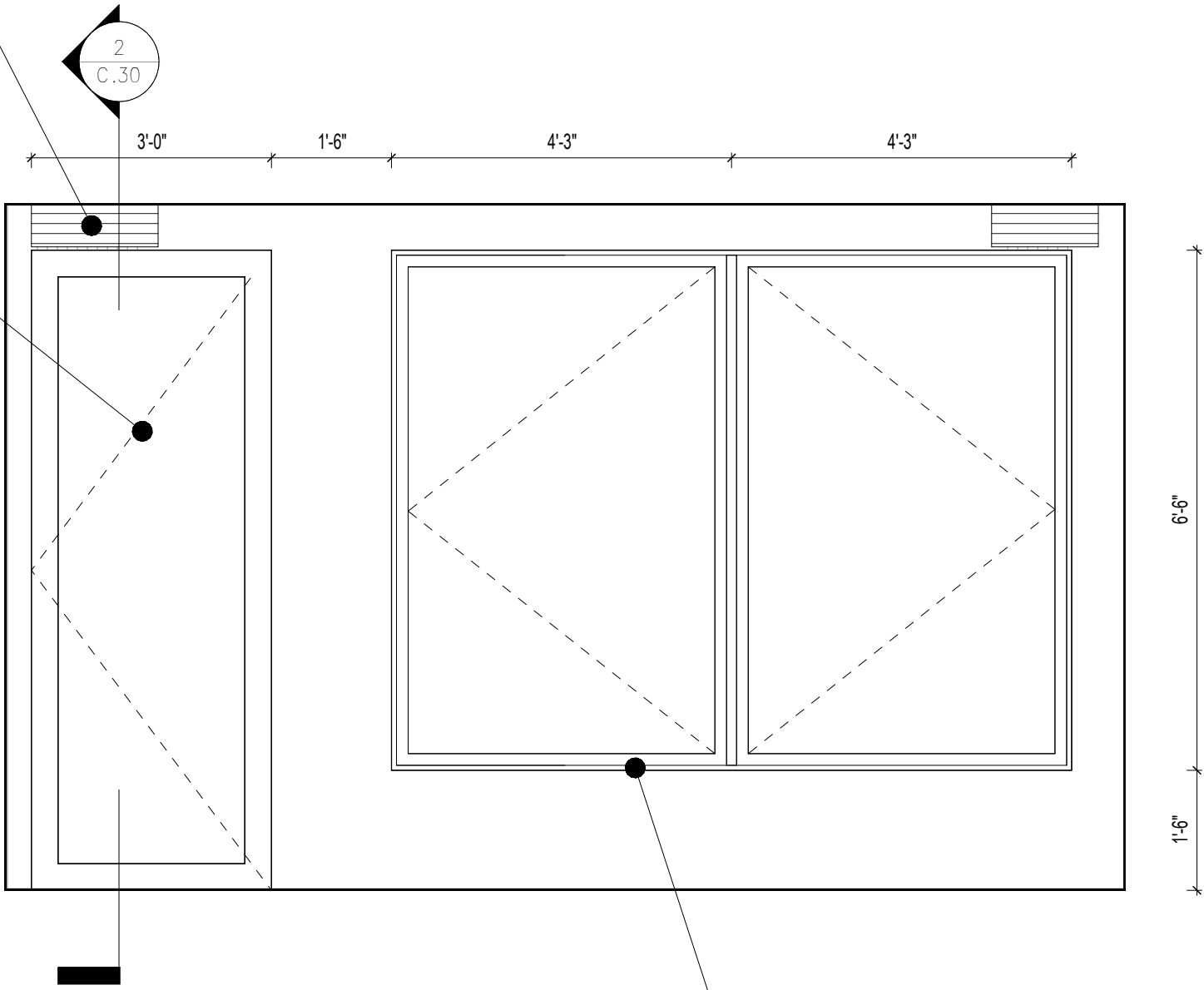
ELEVATION @ TYP. UNIT WINDOW-WALL

1/2" = 1'-0"



SECTION @ TYP. UNIT WINDOW-WALL

1/2" = 1'-0"

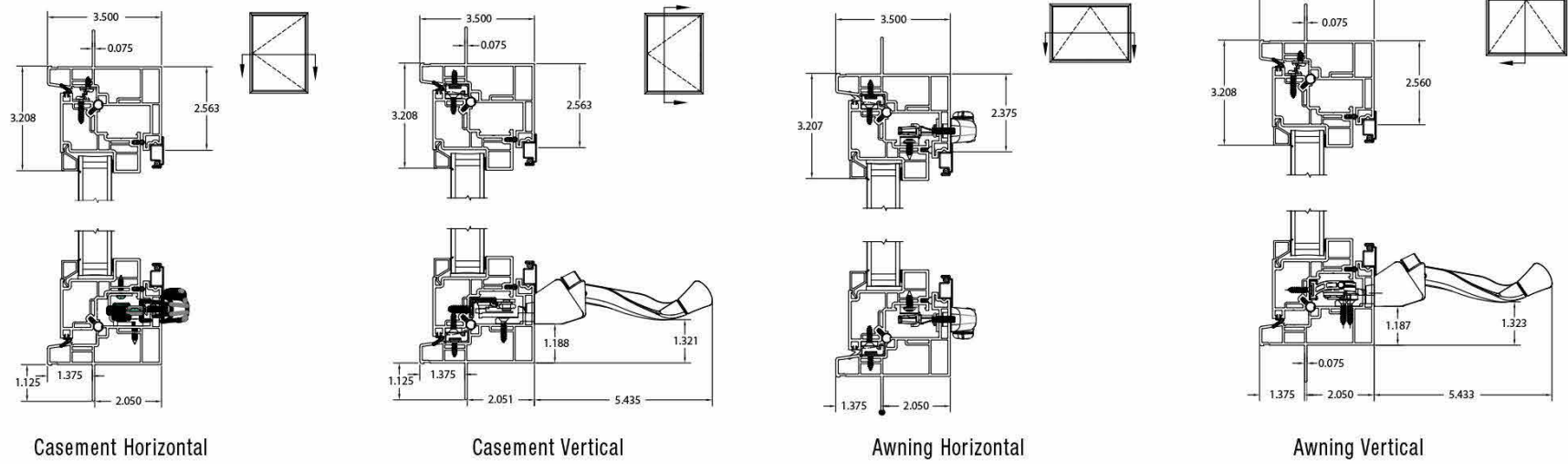


ELEVATION @ TYP. UNIT WINDOW-WALL

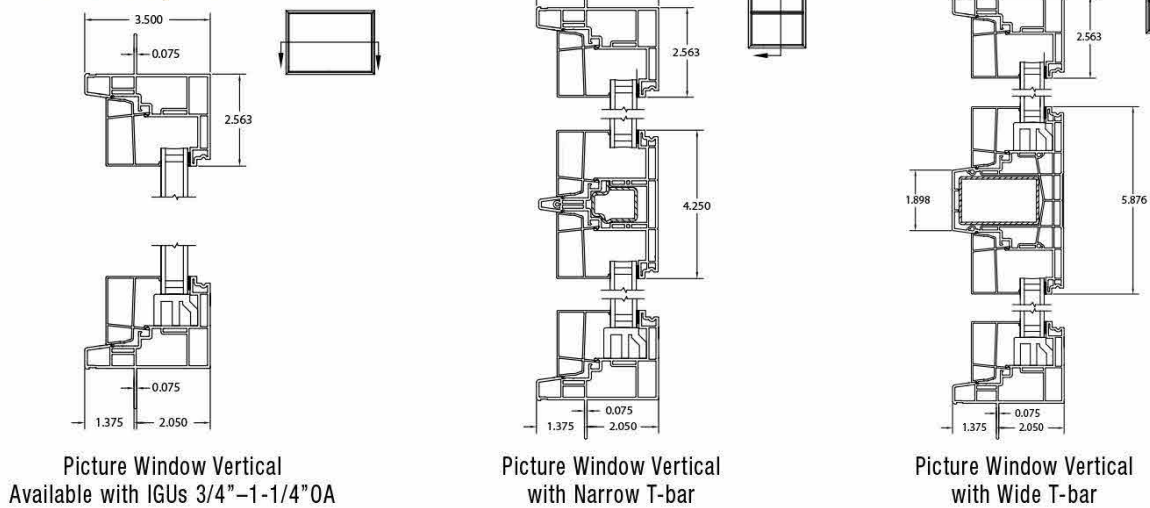
1/2" = 1'-0"



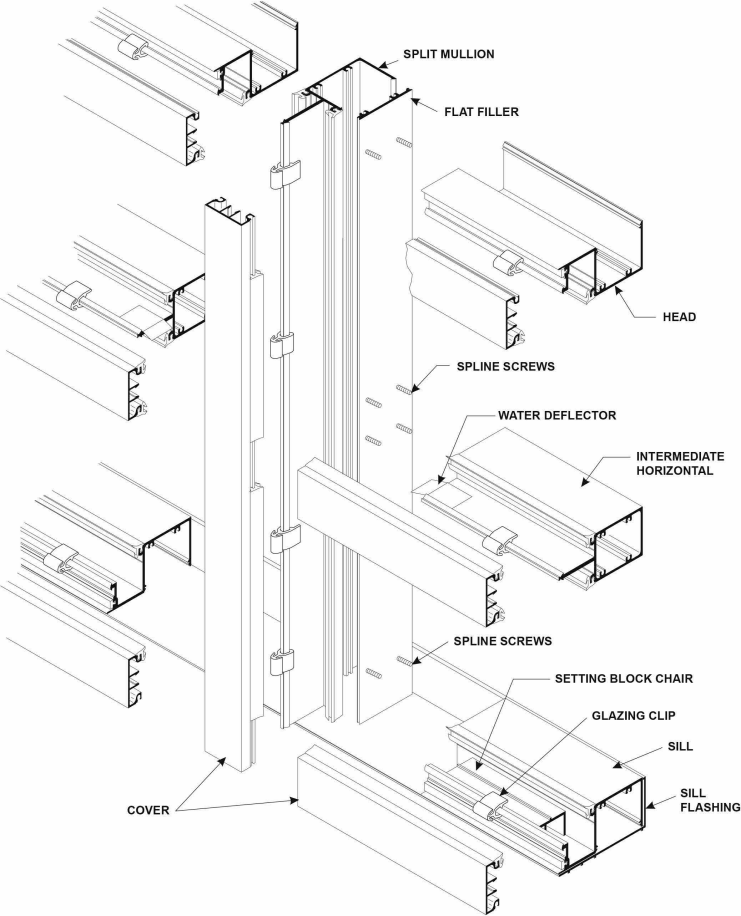
Casement Awning 3 1/2" Frame Depth



Fixed Window 3 1/2" Frame Depth

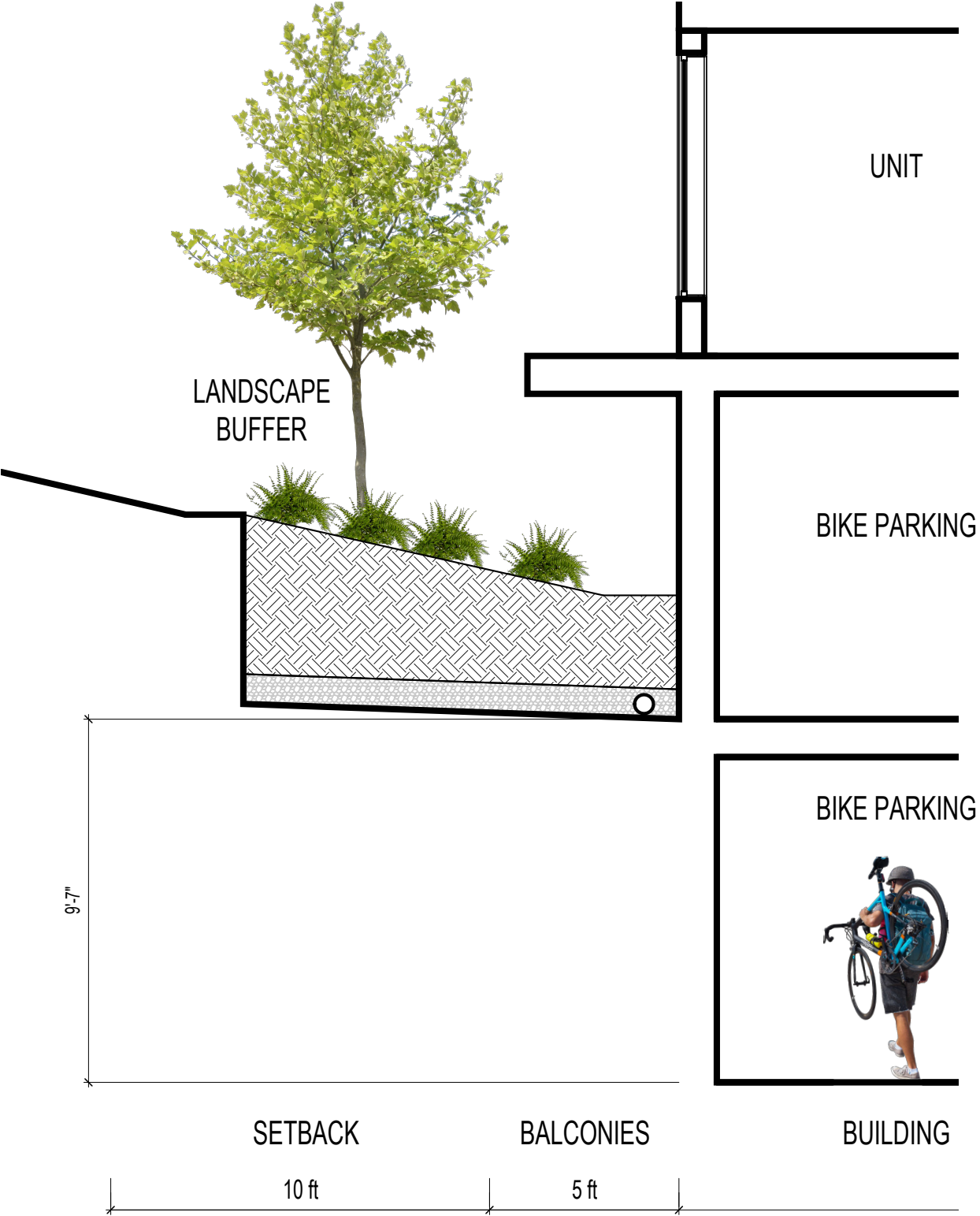


VINYL WINDOWS AT RESIDENTIAL UNITS
VPI OR SIM



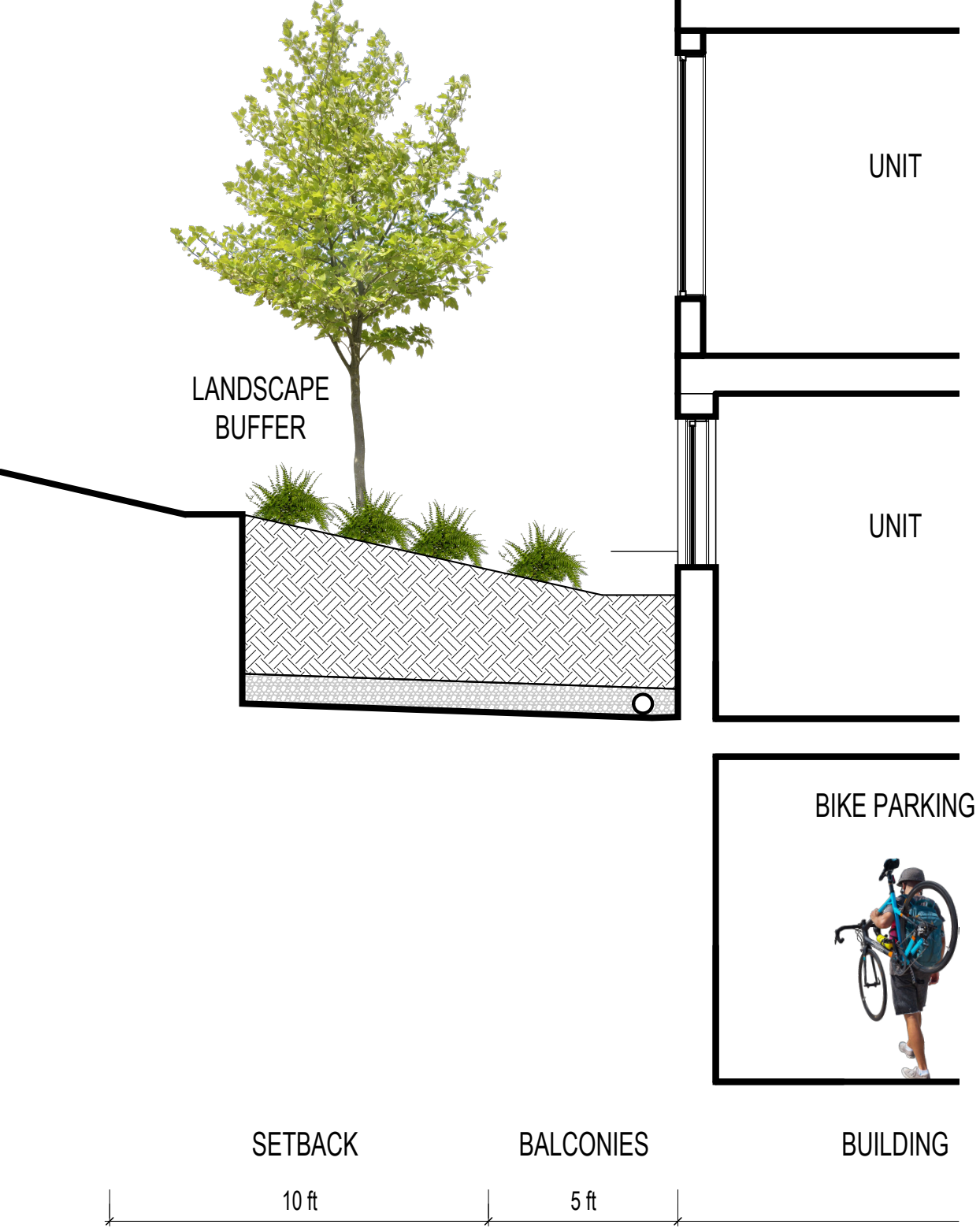
- 1-3/4" sight line with a 3-9/16", 4-1/2" or 6" depth
- SSG option
- Infill options up to 1-1/8"
- Thermal break via. Polymer glazing clip
- 1-1/4" perimeter sight line
- Project specific U-factors (See Thermal Charts)
- Storefront, Ribbon Window or Punched Openings

ALUMINUM STOREFRONT AT GROUND LEVEL ENTRIES
KAWNEER OR SIM



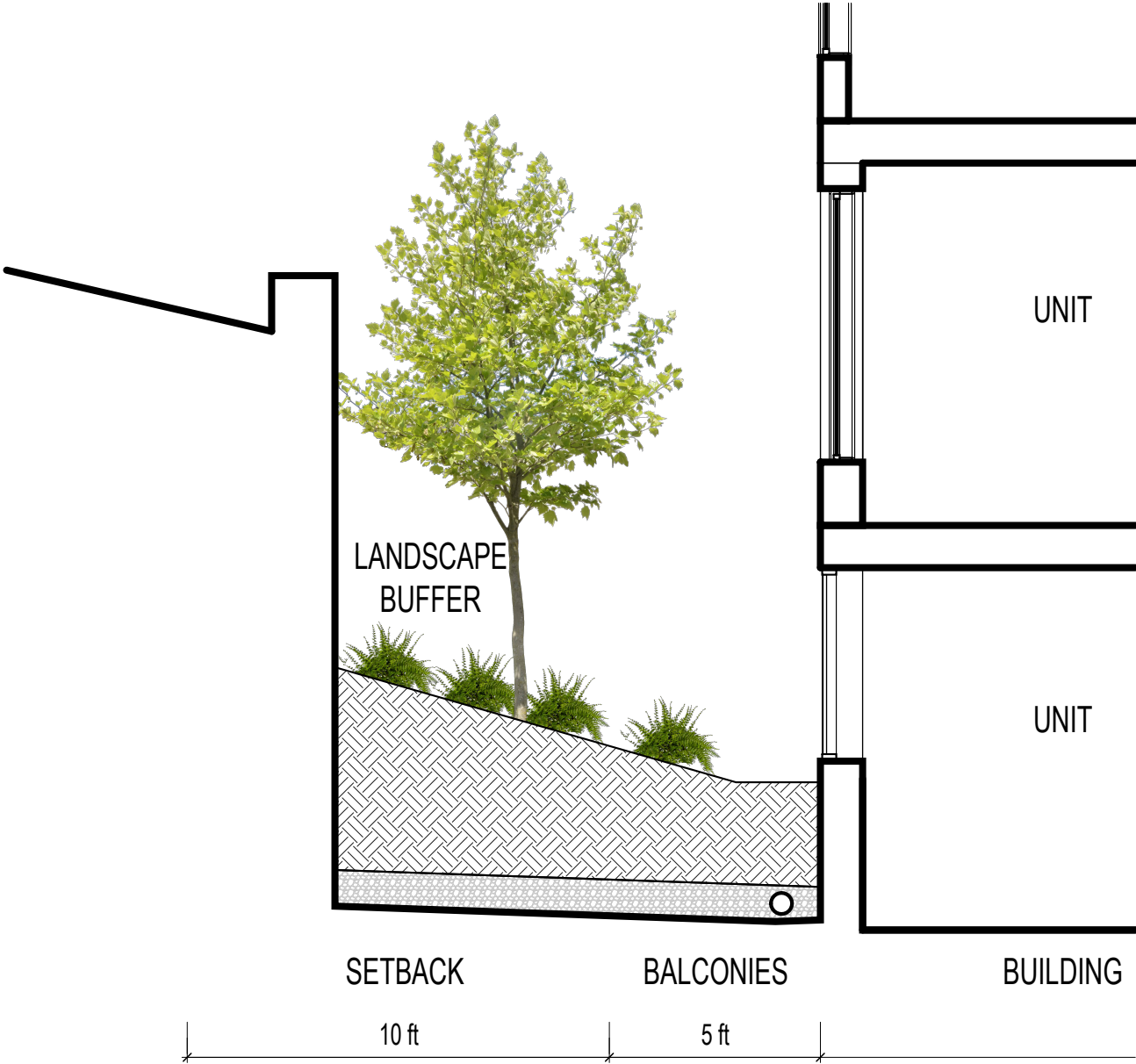
LANDSCAPE SECTION - BIKE PARKING

1/4" = 1'-0"



LANDSCAPE SECTION - BIKE PARKING + UNIT

1/4" = 1'-0"



LANDSCAPE SECTION - UNITS

1/4" = 1'-0"

LVL 1 PLANTING PLAN

| TREES | CODE | BOTANICAL / COMMON NAME | SIZE | HT | CAL |
|-------|------|---|-------|---------|----------|
| | CF | CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM | B & B | | 1.5" CAL |
| | CL | CRATAEGUS X LAVALLEI / HAWTHORN | B & B | | 2.5" CAL |
| | GP | GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE | B & B | | 1.5" CAL |
| | LT | LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR | B&B | 12'-15' | 2.5" CAL |
| | MS | MAGNOLIA STELLATA / STAR MAGNOLIA | B & B | | 1.5" CAL |
| | PS | PINUS CONTORTA / SHORE PINE | B & B | 10' | 2.5" CAL |
| | QS | QUERCUS ROBUR 'FASTIGIATA' TM / SKYROCKET ENGLISH OAK | B & B | | 1.5" CAL |

| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE |
|--------|------|--|-------|
| | BS | BUXUS SEMPERVIRENS / COMMON BOXWOOD | 2 GAL |
| | DF | DRYOPTERIS FILIX-MAS / MALE FERN | 3 GAL |
| | DT | DRYOPTERIS TOKYOENSIS / TOKYO WOOD FERN | 3 GAL |
| | FJ | FATSIA JAPONICA / JAPANESE FATSIA | 5 GAL |
| | PM | POLYSTICHUM MUNITUM / WESTERN SWORD FERN | 1 GAL |

| VINE | CODE | BOTANICAL / COMMON NAME | SIZE |
|------|------|---|-------|
| | TC | TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE | 1 GAL |

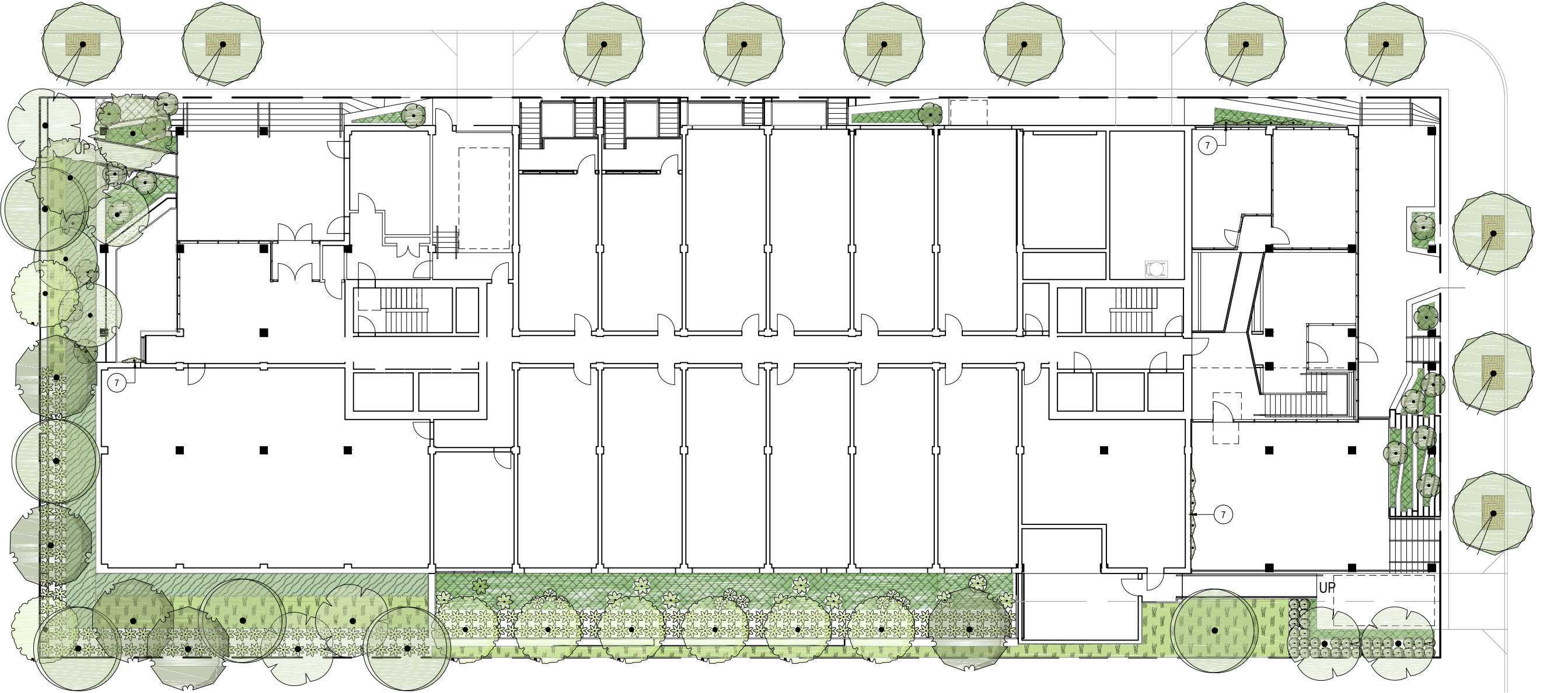
| CONCEPT PLANT SCHEDULE | |
|---|--------|
| SHADE MIX | 940 SF |
| CAREX OSHIMENSIS 'EVERILLO' TM / EVERCOLOR EVERILLO JAPANESE SEDGE | 977 |
| EUONYMUS FORTUNEI 'KEWENSIS' / KEW WINTERCREEPER | 977 |
| OPHIOPOGON JABURAN 'CRYSTAL FALLS' TM / CRYSTAL FALLS CLUMPING LILYTURF | 977 |

| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | |
|---------------|------|---|-------|
| | CP | CAREX TESTACEA 'PRAIRIE FIRE' / PRAIRIE FIRE ORANGE SEDGE | 1 GAL |
| | LB | LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF | 1 GAL |
| | MR | MAHONIA REPENS / CREEPING MAHONIA | 1 GAL |

REFERENCE NOTES SCHEDULE

| SYMBOL | DESCRIPTION | DETAIL |
|--------|---|--------|
| 7 | GREENSCREEN WALL MOUNTED TRELLIS, WITH AN 18" WIDE PLANTING SPACE IN HARDSCAPE AREA | 4/L6.1 |

LVL 1 PLANTING PLAN



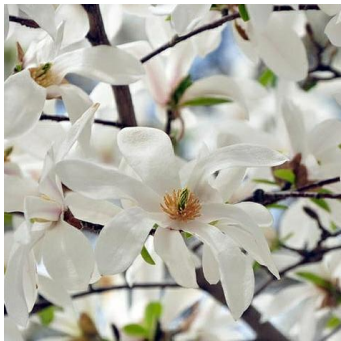
01 LVL 1 PLANTING PLAN

0 20 40 feet
SCALE: 1" = 20'

LVL 1 PLANTING IMAGES



HAWTHORN



STAR MAGNOLIA



SHORE PINE



PRINCETON SENTRY
MAIDENHAIR TREE



SKYROCKET ENGLISH OAK



ARNOLD TULIP POPLAR



FRANS FONTAINE HORNBEAM



CRYSTAL FALLS CLUMPING
LILYTURF



KEW WINTERCREEPER



EVERCOLOR EVERILLO
JAPANESE SEDGE



CREEPING MAHONIA



LIRIODENDRON TULIPIFERA
'ARNOLD'



CONFEDERATE JASMINE



COMMON BOXWOOD



PRAIRIE FIRE ORANGE SEDGE



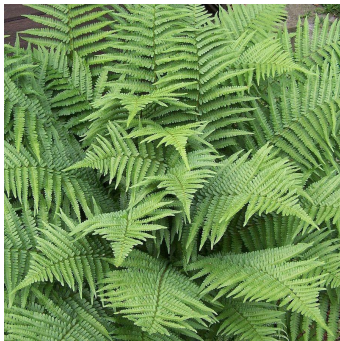
JAPANESE FATSIA



WESTERN SWORD FERN



TOKYO WOOD FERN

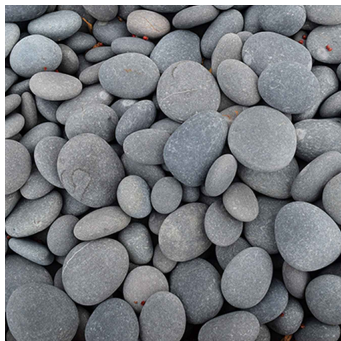


MALE FERN

LVL 11 PLANTING PLAN



5 UP LIGHTS



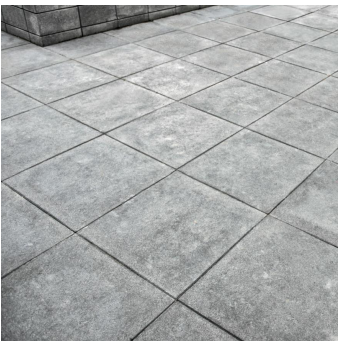
4 2 1/2" GREY STONE



3 RUBBER FLOORING TILES (COLOR TBD)

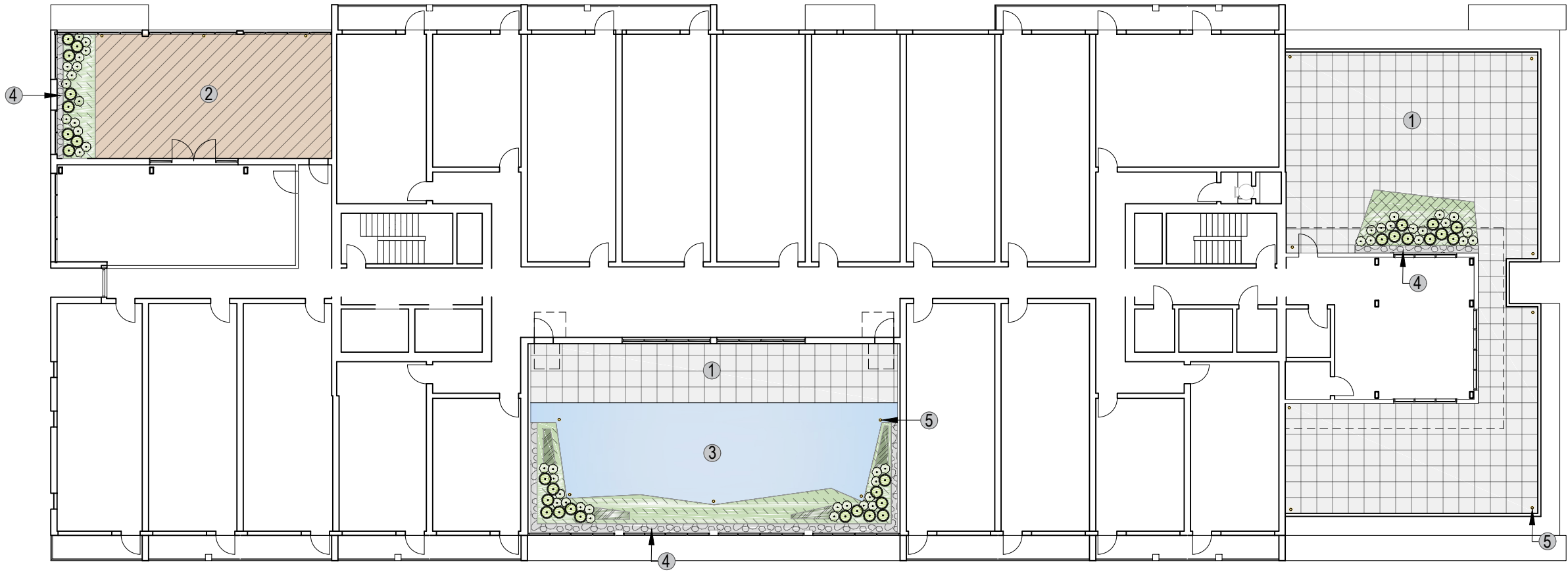


2 WOOD TILE



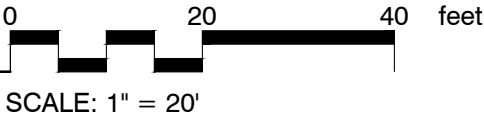
1 24" x 24" PAVERS

| LVL 11 PLANTING PLAN | | | | |
|----------------------|------|---|---------|----------|
| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE | |
| | CI | CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE | 1 GAL | |
| | NP | NASSELLA TENUISSIMA 'PONY TAILS' / PONY TAILS MEXICAN FEATHER GRASS | 1 GAL | |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | SPACING | |
| | JP | JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER | 1 GAL | 12" o.c. |
| | SEDM | SEDUM MIX / COLOR MAX SEDUM CUTTINGS- 150 LBS. PER 1,000 SF | | |



01

LVL 11 PLANTING PLAN



LVL 11 PLANTING IMAGES



SEDUM MIX



DWARF JAPANESE GARDEN
JUNIPER



PONY TAIL MEXICAN FEATHER
GRASS



ICE DANCE JAPANESE SEDGE

Layered System for Semi-Intensive Green Roofs

Description:

The Semi-Intensive Green Roof System has a thicker media depth, which gives designers the flexibility to add grasses and perennials in addition to sedum on their vegetative roofs which can add planting design options and biodiversity. Columbia Green Semi-intensive growing media, engineered to support a wider variety of plant materials is used in this system. It consists of a drainage layer, filter layer, and water retention layer below the growing media. It is easy to install- layers can be cut in the field to fit curves and irregular shapes.

The Semi-intensive Layered System is designed to retain water and decrease stormwater runoff. Once saturated, any excess water moves efficiently through the system and to the nearest roof drain. The Semi-intensive Layered Green Roof promotes plant health, allowing airflow in the drainage layer and through the media. The underlying membrane is protected with a Columbia Green root barrier. Growing media depths should be based on root space requirements for plant material selected, structural requirements, and stormwater retention goals. Depths typically range from 5" to 8". Consult with structural engineer to ensure your building accommodates the saturated weight of system.

System Components:

1. Columbia Green Root Barrier

A physical barrier preventing root intrusion into underlying waterproofing membrane

- Description: 15-16 mils thick

2. 0.75" Drainage Layer

Designed to mitigate excess moisture through ventilation and promote efficient drainage of the growing media

- Description: .75" Thick highly permeable three dimensional entangled polypropylene matrix
- Installation: Do not overlap material. Install parallel to slope.

3. Filtration layer

Adhered to the Drainage Layer, prevents erosion of the growing media

- Description: Durable spun-bonded polyester with non-directional weave
- Installation: Overlap using provided 3" seams

4. 0.5" Water Retention Layer:

Provides supplemental moisture retention for green roof plants, and anchorage for plant roots

- Description: High loft nonwoven polyester blanket with anchorage points for promoting solid root structures
- Installation: Do not overlap material. Install perpendicular to slope.

5. Growing Media: Columbia Green Semi-intensive Growing Media, Regionally Sourced

See Columbia Green Growing Media Technical Information Sheet

6. Plants: Selected by Designer, typically sedum, perennials, and ornamental grasses

Storage:

- Store components in a dry area.
- Store away from sources of ignition and extremely high temperatures.

Precautions:

- Avoid prolonged exposure to sunlight, heat, sparks and open flames.
- Wash exposed skin prior to eating, drinking or smoking and at the end of each shift.



Concrete Architectural Pavers

Description:

Columbia Green Concrete Pavers are a high-density concrete suited for a beautiful flat walking surface on amenity decks and terraces. Our rooftop concrete pavers are typically pedestal set, which provides uniform spacing and can achieve a dead level installation while allow for free drainage. A variety of colors, textures and sizes offer the designer flexibility to achieve their vision.

Installation

- Pavers set on pedestals or otherwise supported at the corner or edge should sit on a minimum of 2" of support.
- Pavers that are cracked or damaged in any way should not be used.
- Concrete pavers are designed for pedestrian traffic. They are not designed to handle any type of vehicular traffic

Storage:

- Pavers delivered to site in steel banded, plastic banded, or plastic wrapped cubes on wooden pallets capable of transfer by forklift
- Unload pavers carefully at job site so that no damage occurs to product.

Precautions:

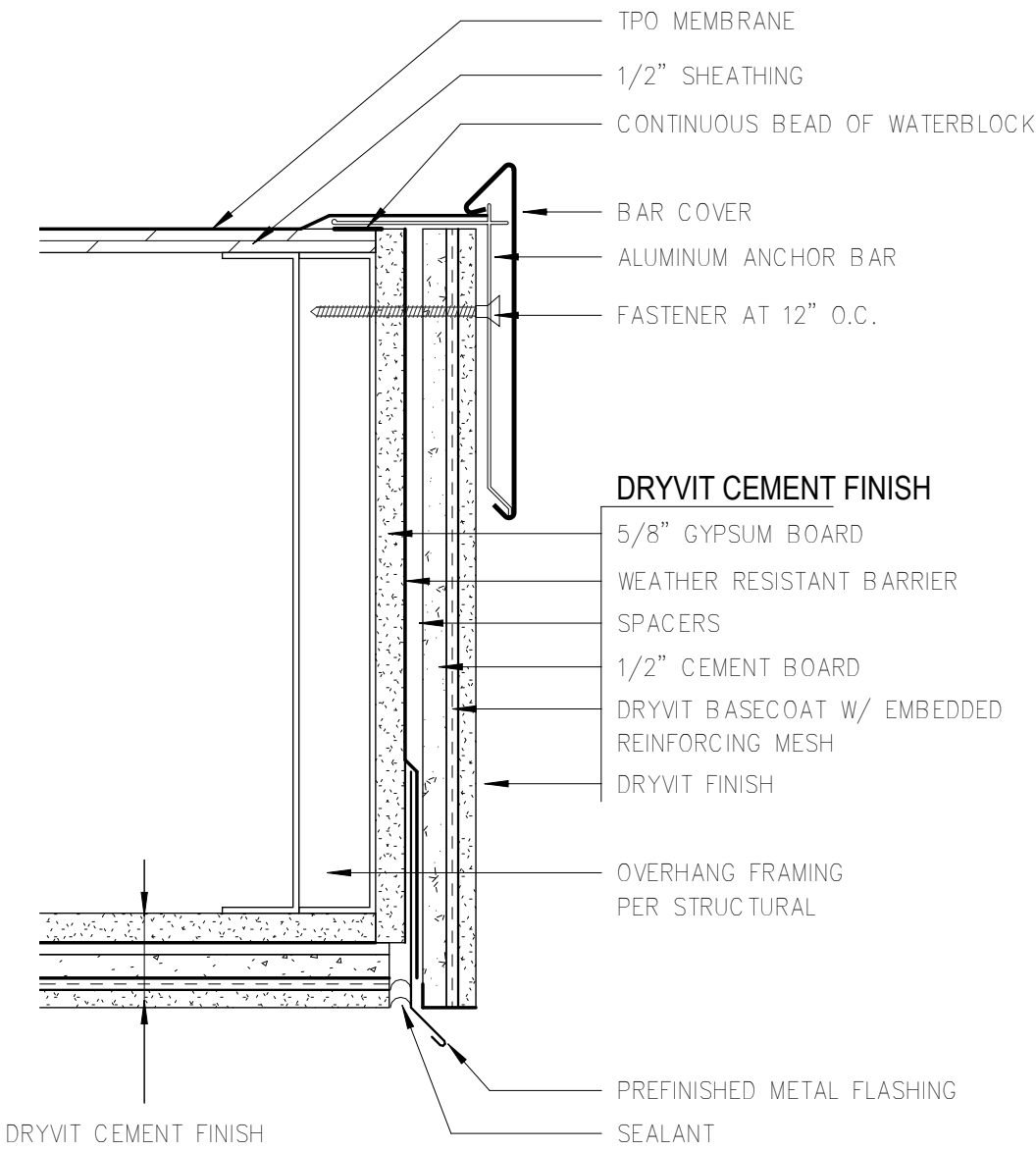
- Wash exposed skin prior to eating, drinking or smoking and at the end of each shift.
- Use caution when cutting and laying product.



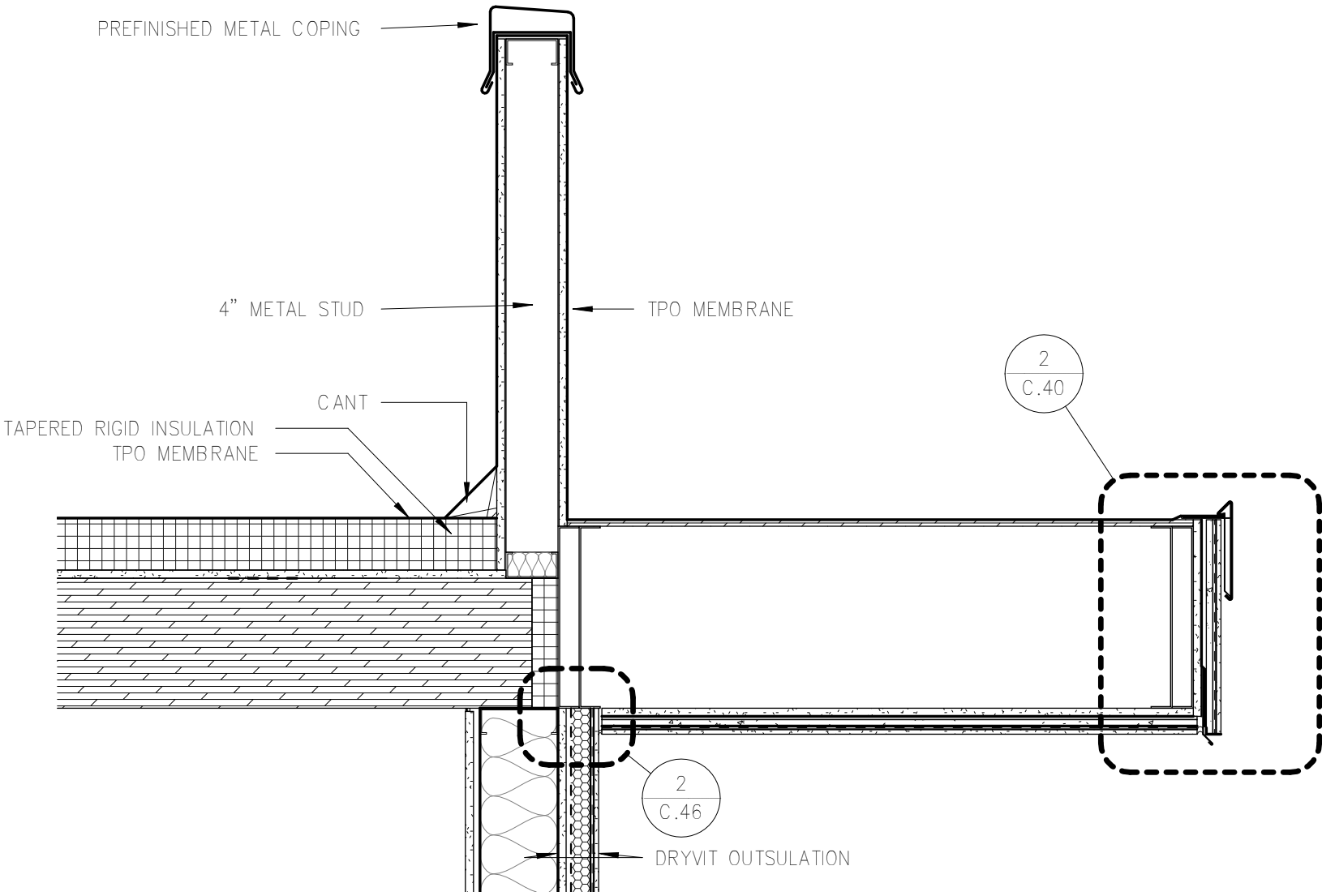
Technical Data:

| Physical Property | Test Method | Value |
|-----------------------|-------------|--|
| Dimensions | | 24"x 24"x 1 7/8", Non-standard sizes available |
| Weight | | 23 lbs. per s.f. |
| Dimensional Tolerance | | +/- 1/8" in any direction |
| Compressive Strength | ASTM C140 | 8,500 PSI |
| Water Absorptions | ASTM C140 | Less than 5% |
| Flexural Strength | ASTM C293 | Minimum 725 PSI |
| Freeze Thaw | ASTM C67 | Less than 1% loss in weight after 40 cycles |

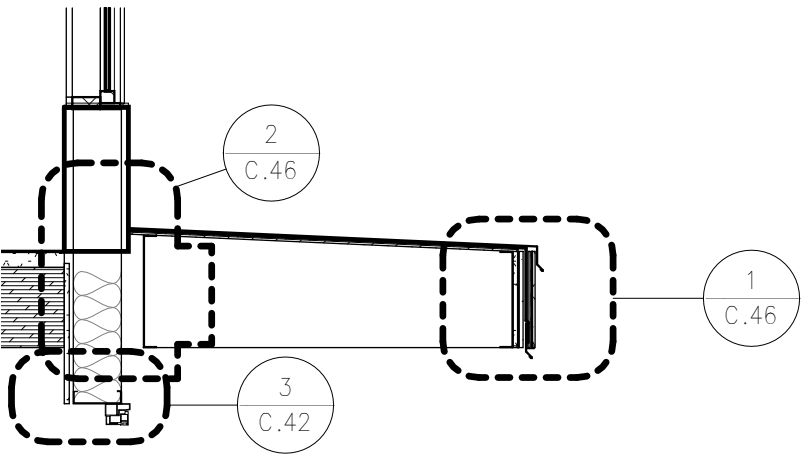
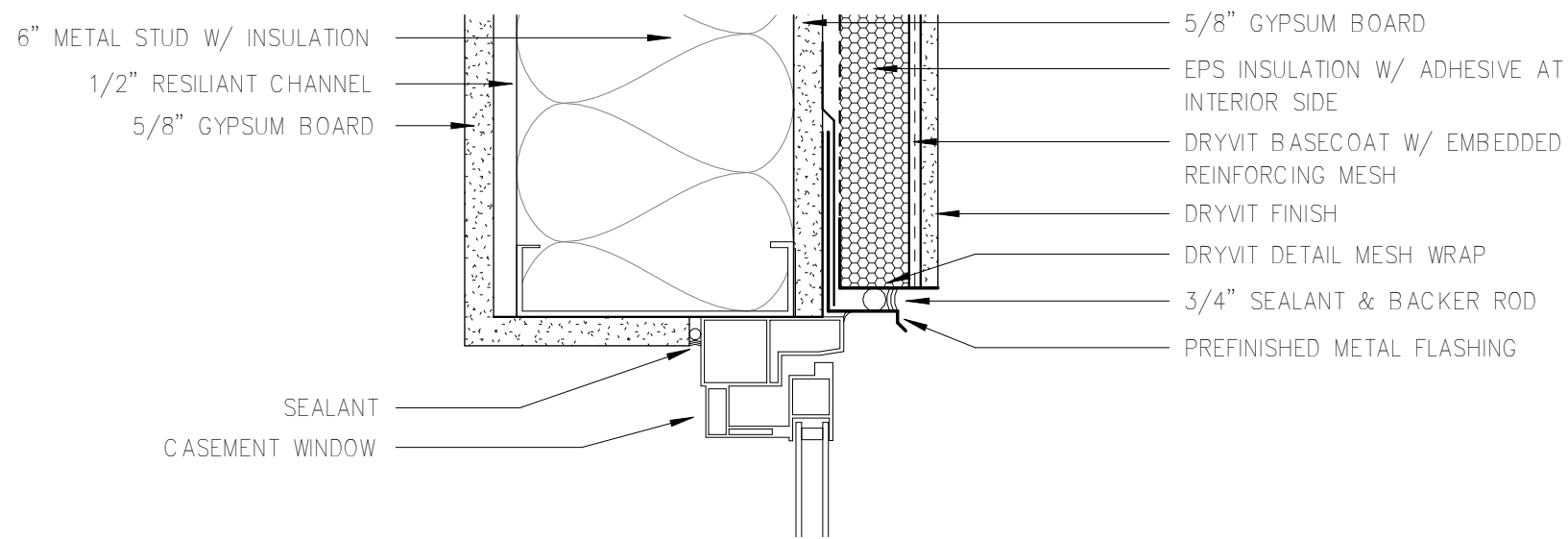
IN PROGRESS.
REFERENCE ONLY.



2 ROOF EDGE SECTION - EIFS
3" = 1'-0"

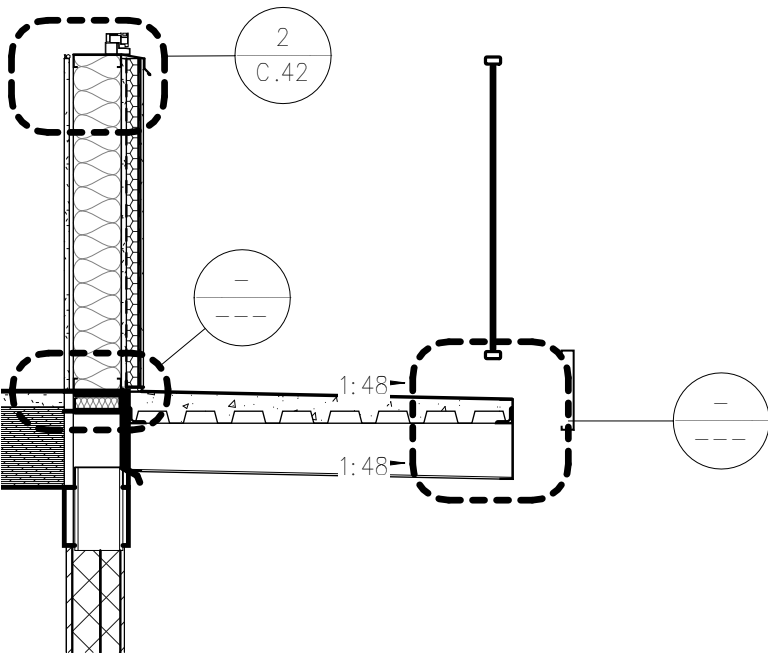
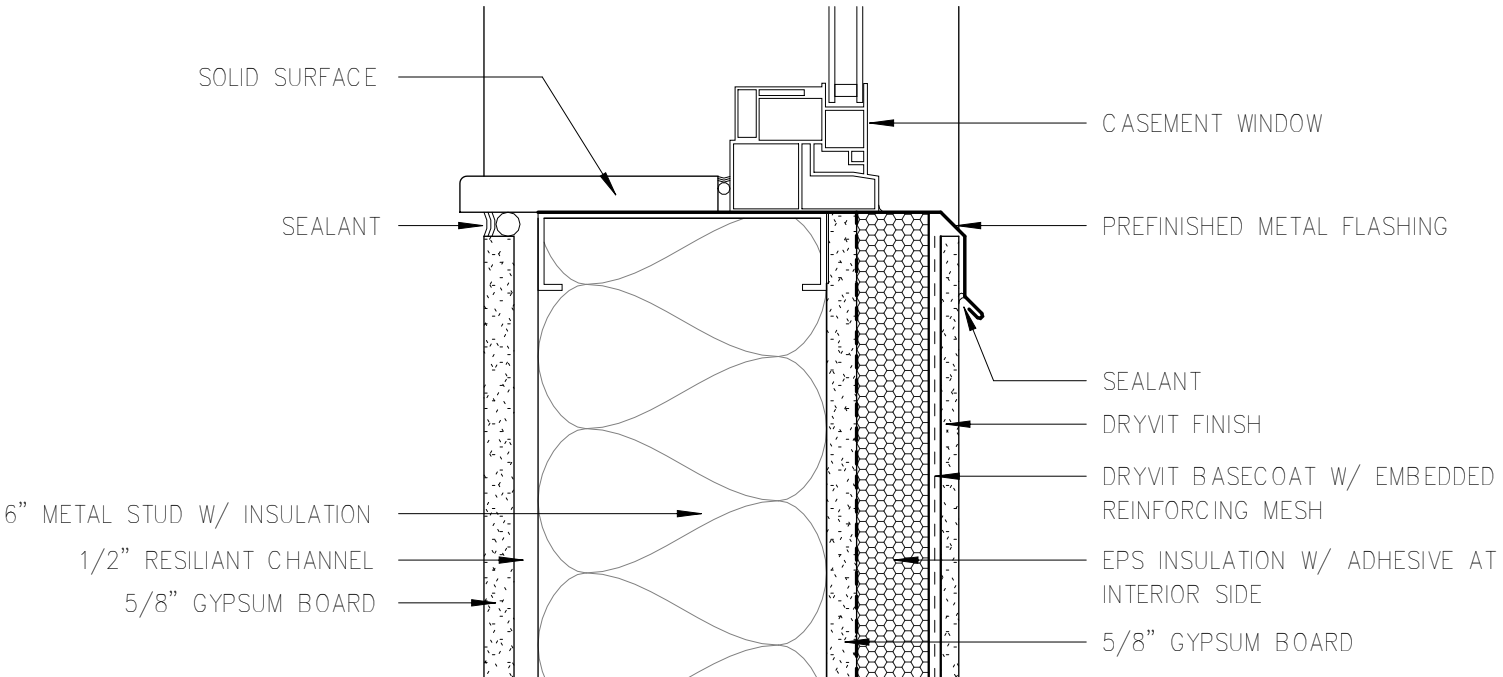


1 ROOF SECTION - EIFS
1" = 1'-0"



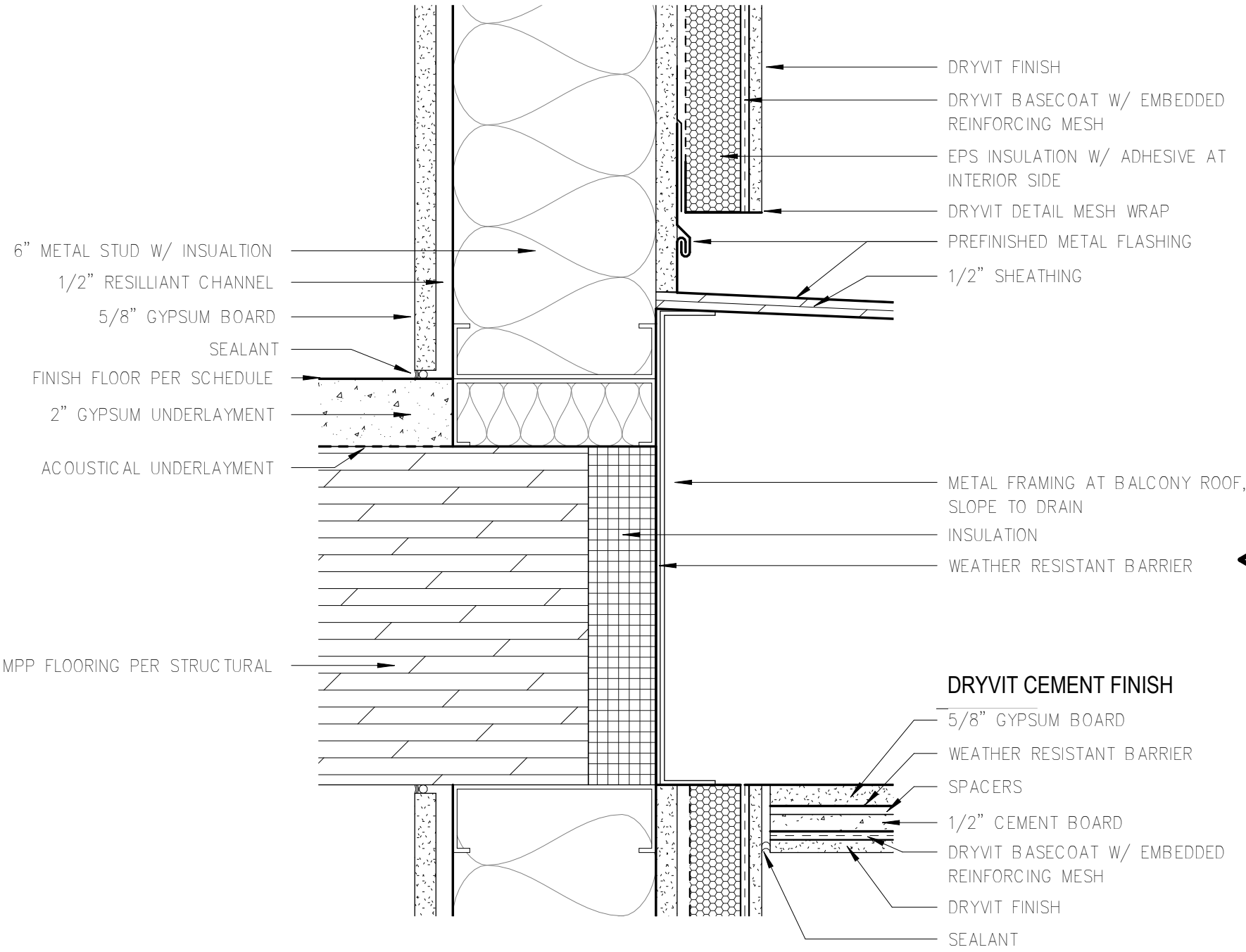
IN PROGRESS.
REFERENCE ONLY.

3 WINDOW HEADER DETAIL
3" = 1'-0"

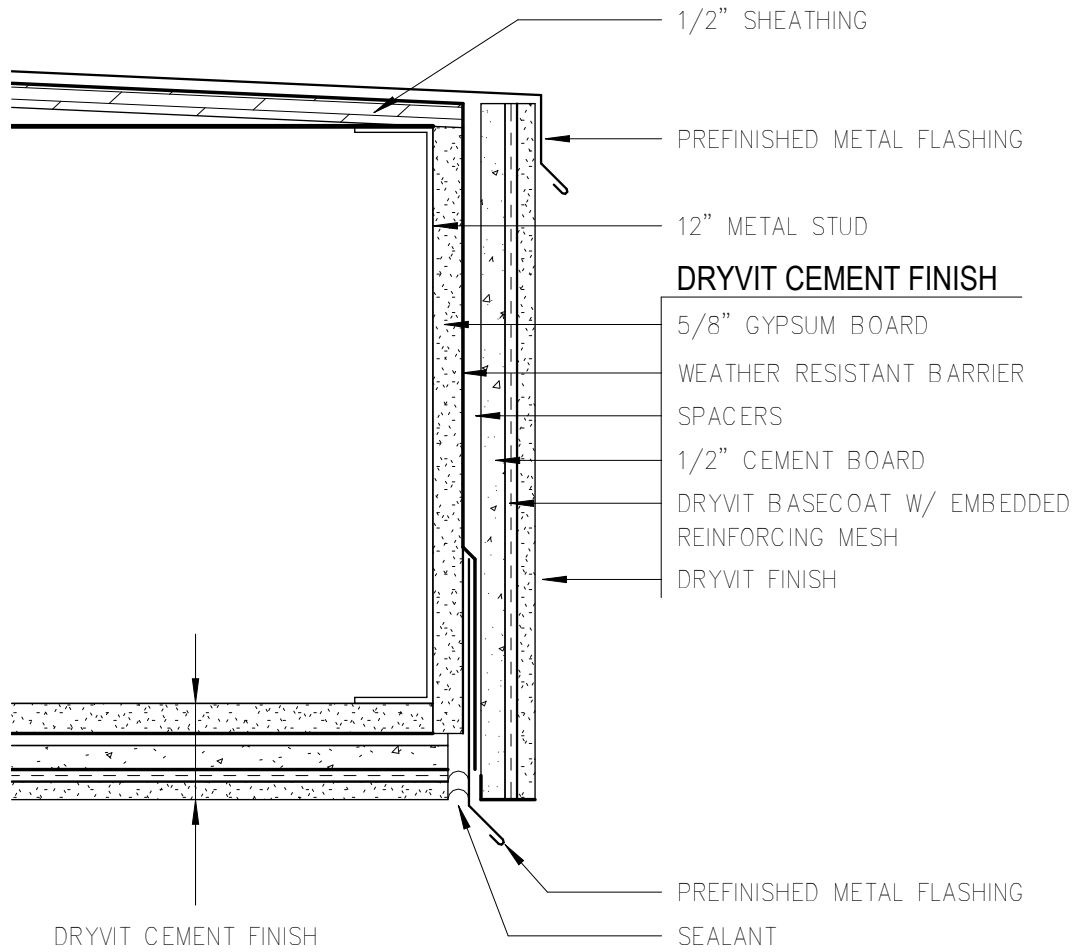


2 WINDOW SILL DETAIL
3" = 1'-0"

1 BALCONY SECTION
1/2" = 1'-0"



IN PROGRESS.
REFERENCE ONLY.



2

BALCONY ROOF AT WALL DETAIL

3" = 1'-0"

wright
architecture

2222 NE Oregon Street, Suite 213
Portland, Oregon 97232

www.wright-architecture.com

503.206.8380

01.13.2022

DESIGN REVIEW SUBMITTAL

C.46

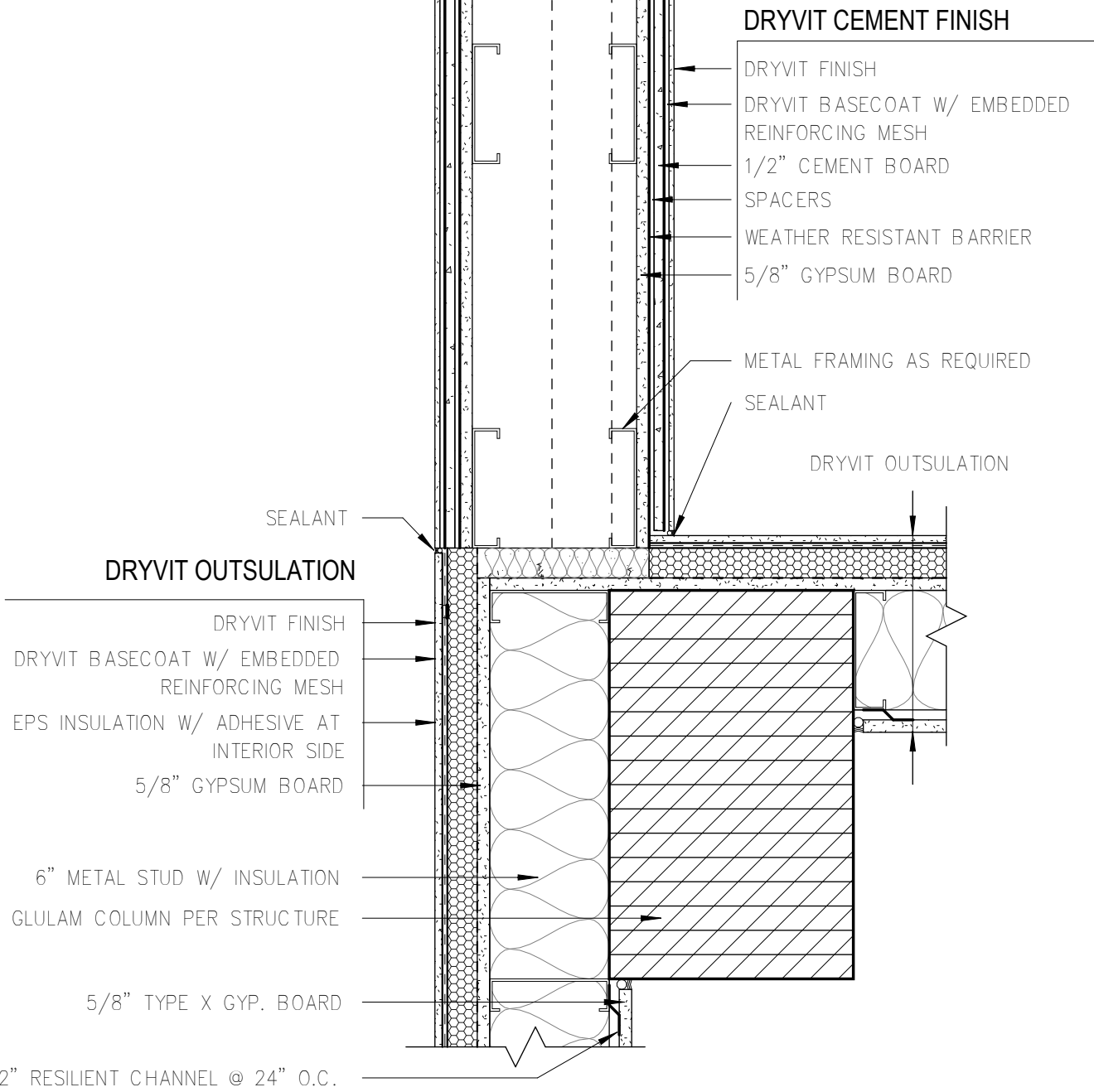
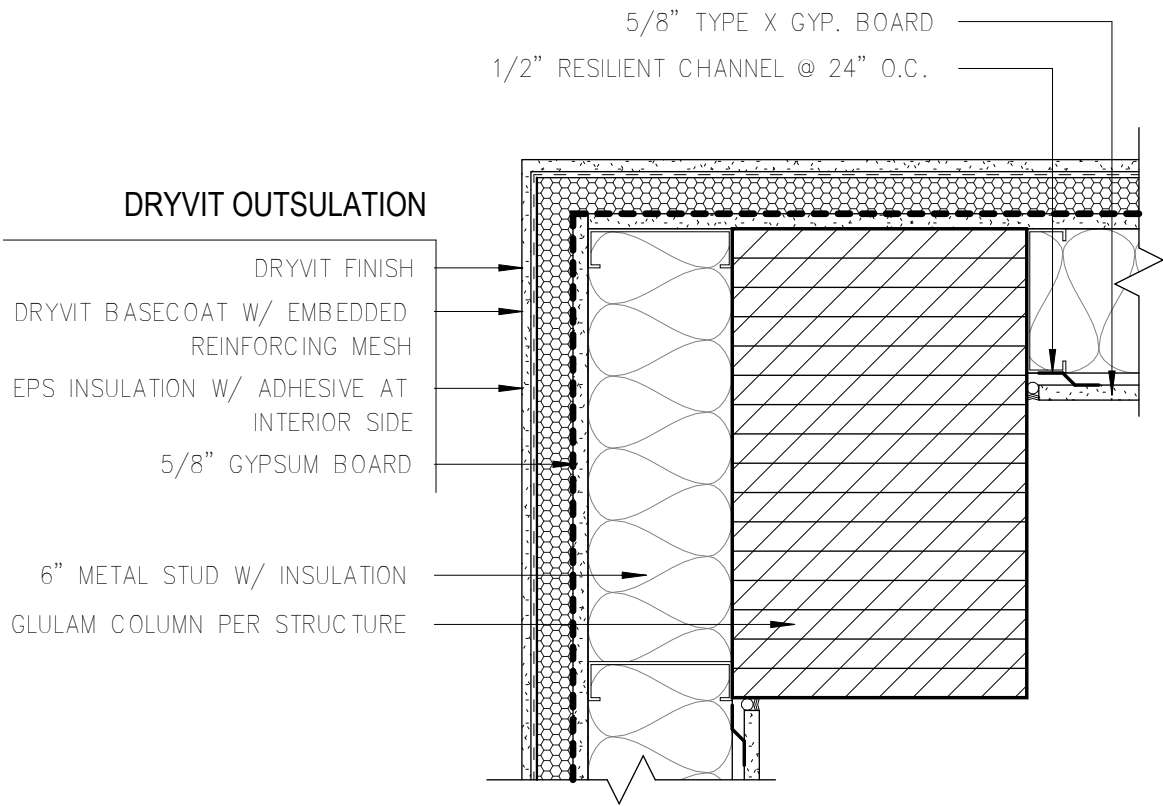
LU 21-108433 DZ Exh A3

1

BALCONY ROOF DETAIL

3" = 1'-0"

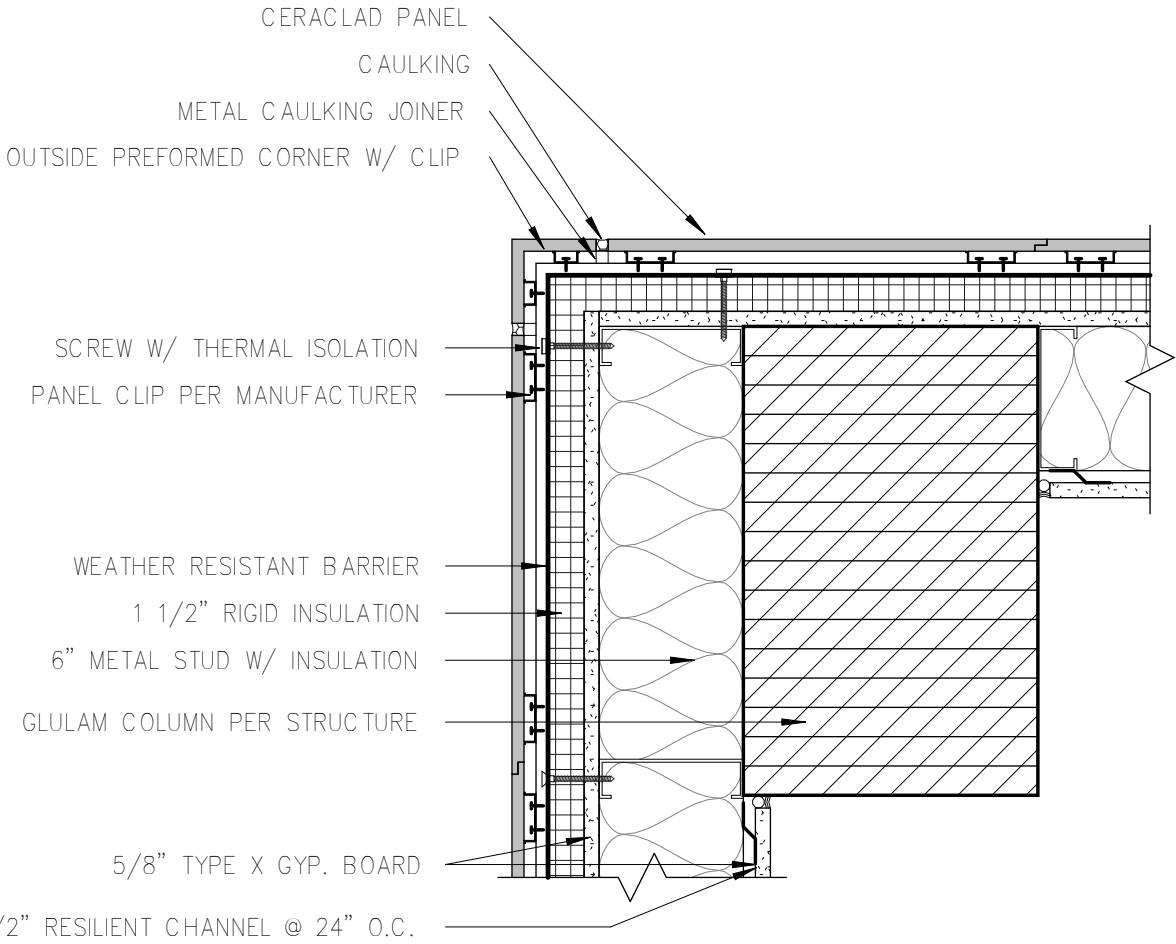
IN PROGRESS.
REFERENCE ONLY.



2 EXTERIOR DETAILS
1 1/2" = 1'-0"

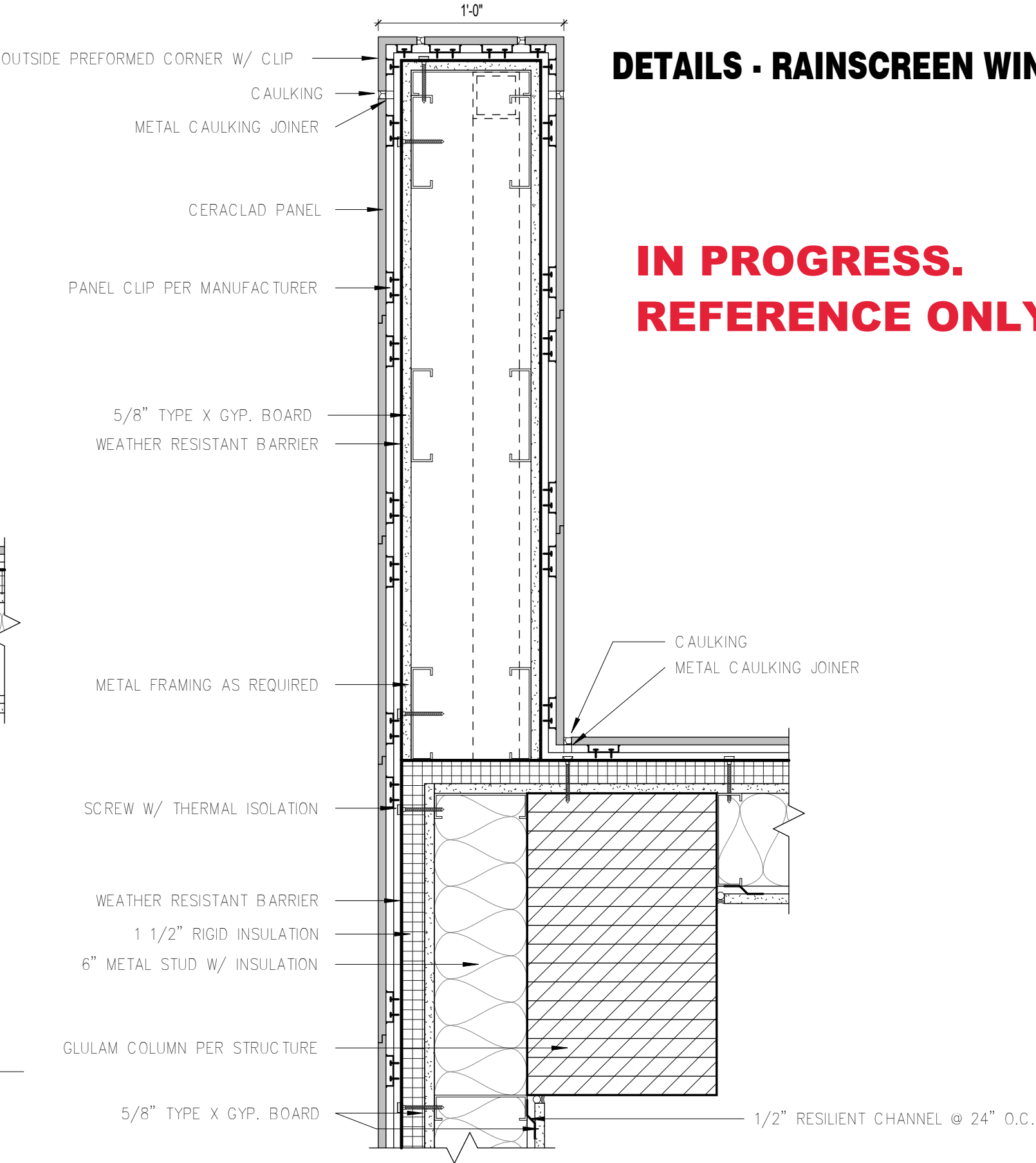
1 EIFS WING WALL DETAIL
1 1/2" = 1'-0"

IN PROGRESS.
REFERENCE ONLY.



2 RAINSCREEN OUTSIDE CORNER DETAIL

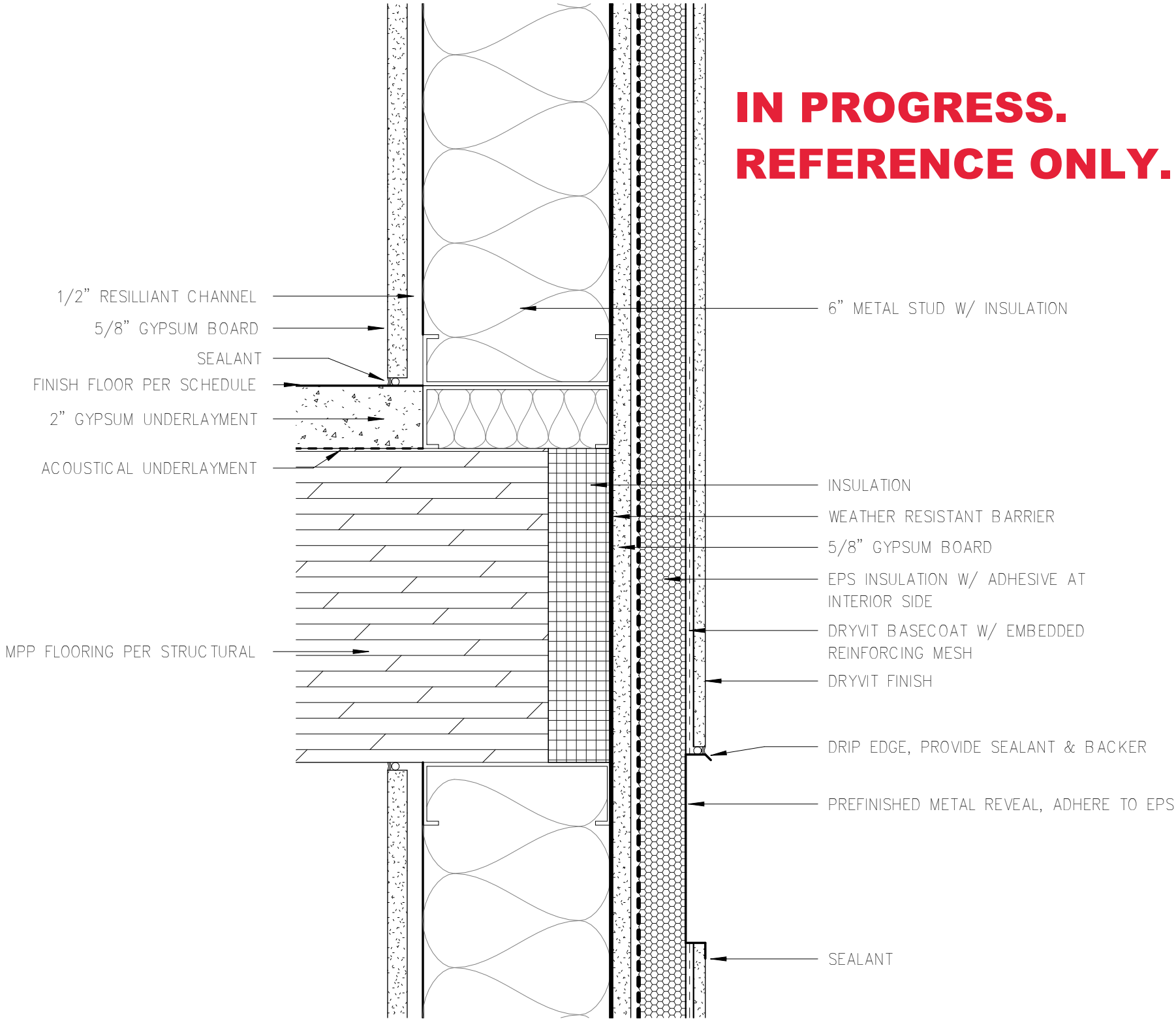
1 1/2" = 1'-0"



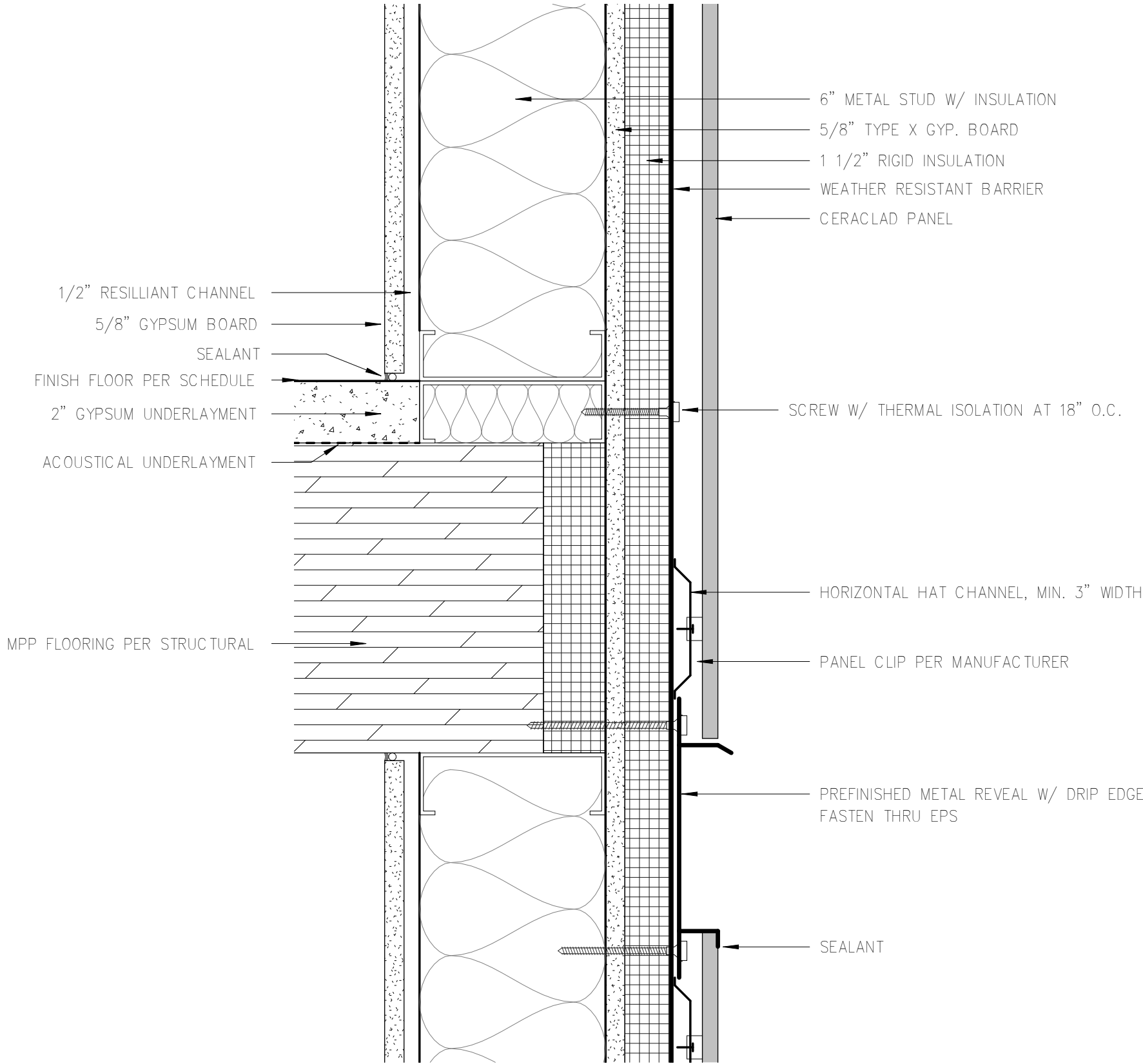
1 RAINSCREEN WING WALL DETAIL

1 1/2" = 1'-0"

IN PROGRESS.
REFERENCE ONLY.



1 REVEAL DETAIL - EIFS
3" = 1'-0"



1

REVEAL DETAIL - RAINSCREEN

3" = 1'-0"

From: [John Wright](#)
To: [Heron, Tim](#)
Cc: matthew@wright-architecture.com; [Nathan Day](#)
Subject: Re: Argyle check in
Date: Monday, December 20, 2021 12:28:37 PM

Hi Tim,

We would like to reschedule the hearing to Feb. 17, 2022 with the caveat that there are so many VE items to coordinate, we may need to extend to March.

If by the new posting date of January 18th, we are not ready we will let you know.

Let me know if this works for you and the city or any other thoughts...

Best Regards,

John Wright AIA



| wright-architecture.com

2222 NE Oregon St. #213 | Portland, Oregon 97232
C 503.460.7994 | O 503.206.8380

On Sat, Dec 18, 2021 at 7:35 AM Heron, Tim <Tim.Heron@portlandoregon.gov> wrote:

Microsoft Teams meeting

Join on your computer or mobile app

[Click here to join the meeting](#)

Or call in (audio only)

[+1 971-323-0035,340734387#](tel:+1971-323-0035,340734387#) United States, Portland

Phone Conference ID: 340 734 387#

[Find a local number](#) | [Reset PIN](#)



[Learn More](#) | [Help](#) | [Meeting options](#) | [Legal](#)

From: [John Wright](#)
To: [Heron, Tim](#)
Cc: [Matthew Stoll](#); [Nathan Day](#)
Subject: Re: Argyle timeline to 2/17/22 DC Hearings
Date: Monday, January 31, 2022 7:20:26 PM

Yes, that works for the team at this time.

Thank you for the recent input.

As I've mentioned, I do really think it would benefit the project if we could include some of the development team in a process meeting.

I know it is late and last minute, buty if possible I would like to include them in tomorrow's 11:00 discussion.

Let me know if this works for you.

I will say that with recent requests and some creative thinking and recent quick sketchup work from Matthew and details from Augustin, we are close to a solution. That said- there are still a variety of options and many details to resolve.

Best Regards,

John Wright AIA



| wright-architecture.com

2222 NE Oregon St. #210 | Portland, Oregon 97232
C 503.460.7994 | O 503.206.8380

On Thu, Jan 27, 2022 at 5:24 PM Heron, Tim <Tim.Heron@portlandoregon.gov> wrote:

Thanks John – you are requesting to postpone the hearing to the next available hearing date – which will be Thursday March 17, 2022.

Does 3/17/22 work for the Team? Next date after that is April . . . but I assume not.

With your confirmation, I can work on resetting the Posting Boards, and the Notice of Proposal. There are additional fees for the Proposal Notice being resent, I'll work with the hearings Clerk to generate that bill, and include the deferred hearing. I recommend we keep our regularly scheduled Tuesday meeting and dive further into the revisions raised today and next steps

Timothy Heron, Senior City Planner

From: [Matthew Stoll](#)
To: [Heron, Tim](#)
Cc: [Nathan Day](#); [John Wright](#); [Augustin McLaughlin](#)
Subject: Re: TESTIMONY - FW: CASE FILE LU 21-108433 DZ - North Argyle Housing (PC#20-202695)
Date: Tuesday, March 15, 2022 9:51:24 AM

Hello Tim,

Here are our written responses to the neighborhood comments. Please let me know if you have any suggestions or if you would like a formal letter.

F1 Response:

The project meets all required zoning setbacks. Street closures are governed by PBOT and outside of the control of the project team.

F2 Response:

There are no automobile parking requirements for this project, due to its zoning, proximity to transit, bicycle parking, and inclusionary housing. This follows the city's and district's plans to reduce automobile dependence and "discourage auto-oriented uses and development" (KPD 2001) and meets all Zoning Code requirements. The project funding and inclusionary housing bonuses require that 100% of the units will be affordable—or 60% of average mean income—as required and enforced by the Zoning Code. The development team is committed to provide housing that will be deeply affordable for hundreds of families for the next 99 years, with a high caliber of design and community space for the dignity of the residents.

F3 Response:

The project has a variety of studio, 1br, and 2br units for flexibility of family size and needs. The majority of units have private outdoor space, north or south facing windows, and relite windows into the bedrooms to provide natural daylight and ventilation to the residents, as well as outdoor common areas and community rooms for recreation.

F4 Response:

The *Kenton Downtown Plan* (2001) and the *Kenton Plan District* were created for and approved by the community, through a "citizen-initiated" public process that identified this site as a "good location for high density housing because [it is] close to light rail, the Denver Avenue Business District, and other Kenton neighborhood amenities. Most of the sites are not adjacent to existing single family neighborhoods so the typical negative impacts of higher density housing, such as blocked views and reduced privacy, will be at a minimum" [emphasis added.] The RM4 zoning of this site was adopted by City Council at the direction of these community-based plans, which makes the scale, density, and orientation of this project the direct result of and

compatible with the community's vision. For instance, this site was identified in the KDP as a prime location for tall, high-density housing and permits a maximum zoning base height of 100' (+10' with inclusionary housing bonus.) The RM4 zoning—as noted in the staff report—is a “high density, urban-scale multi-dwelling zone applied near... station areas, and along civic corridors” for “housing characterized by mid- to high-rise buildings” and the project follows these guidelines. The Portland Citywide Design Guidelines identifies these areas as “poised for growth,” and the proposal builds on the aspiration and character identified in the adopted *Kenton Plan District*, satisfying *Guideline 01*.

As noted in the KDP: “the site slopes away from the neighborhood. The visual impact of a large building is reduced when the building, or part of the building, is lower than the existing area.” The design takes advantage of this by building 1 ½ stories into the slope, reducing its massing to 9 stories above Interstate Ave. The surrounding district is zoned CM2 which allows for 4-5 stories, making the building more fitting to the context as the neighborhood grows. The site is abutted by general employment and industrial uses to the north, minimizing any impacts of shading from the development. Landscape buffers, entry areas, eroded corners, and building massing articulation all contribute to a positive relationship to its surroundings (*Guideline 02*.) The site lacks any significant historic structures to integrate or enhance (*Guideline 03*.)

Portland is in serious need of new housing to meet the insufficient supply created by single-family zoning and underutilization of land, as identified in the Portland Inclusionary Housing program created in 2017. The building will provide the maximum density of new units to help meet this demand, reducing housing costs for vulnerable Portland residents. The owners are well within their legal rights to maximize the FAR with affordable housing bonuses, as established by this zone and the *Kenton Plan District*.

The site is in close proximity to a transit station and several bicycle routes, and residents will have access to subsidized transit passes in the first year, as well as 430+ bicycle parking spaces. The zoning requires no automobile parking for this development, which is in line with the city's goal to reduce automobile dependence, as well as the *Kenton Plan District* which aims to “discourage auto-oriented uses and development.” The lack of automobile parking and well-integrated bike parking and services minimize impacts to the pedestrian environment (*Guideline 06*.)

This project has been designed by a team of dedicated professional civil, structural, and mechanical engineers, architects, and landscape architects who have studied the environmental impact of the proposal and designed it accordingly to provide a high density of housing using the latest low-carbon building techniques, high-efficiency HVAC systems, durable materials, and landscaping to minimize its environmental impact and ensure a lasting positive impact on the neighborhood and region

(Guideline 09.)

Thanks,

Matthew Stoll CPHC



| wright-architecture.com

We've moved office spaces!

2222 NE Oregon St. #210 | Portland, Oregon 97232
C 330.232.3892 | O 503.206.8380

On Fri, Mar 11, 2022 at 4:17 PM Matthew Stoll <matthew@wright-architecture.com> wrote:

Thank you Tim, we are drafting up a full response and will send you a copy next week before our meeting.

Take care,

Matthew

On Thu, Mar 10, 2022, 5:54 PM Heron, Tim <Tim.Heron@portlandoregon.gov> wrote:

Hi. Testimony, along with the previous 3, should be responded to directly in written and at the Hearing because Commissioners will ask for a response. Tim

Timothy Heron, Senior City Planner

(He, Him) [why I list my pronouns](#)

City of Portland - Bureau of Development Services

Development Services Center: <https://www.portlandoregon.gov/bds/37988>

Land Use Services Division, Design and Historic Review

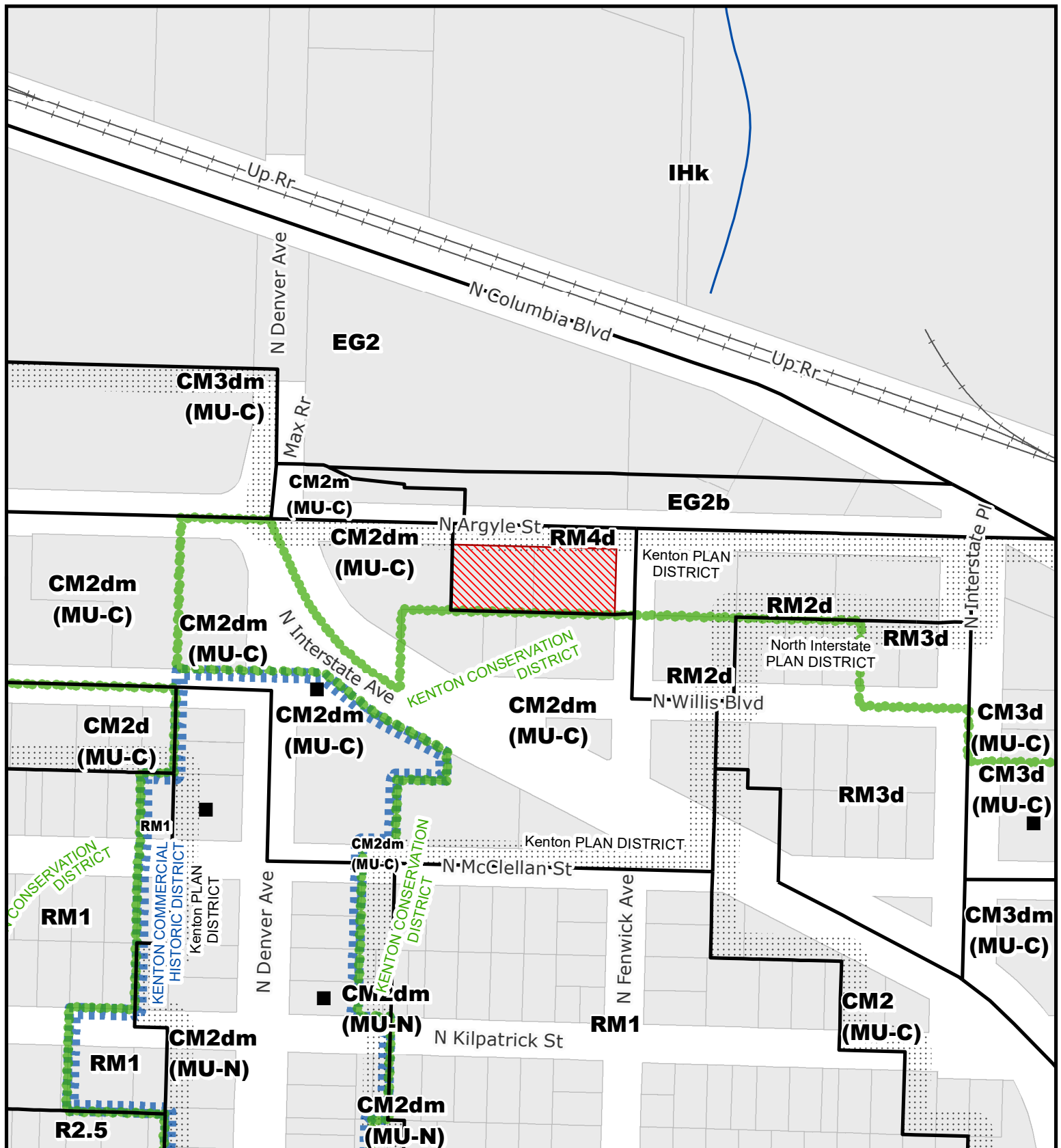
1900 SW 4th Avenue, Suite 5000

Portland, OR 97201

Tim.Heron@portlandoregon.gov

503-823-7726

Work Hours: M-Th, every other F: 6a-730a, 9a-430p



ZONING



For Zoning Code in effect Post August 1, 2021

KENTON PLAN DISTRICT



Site

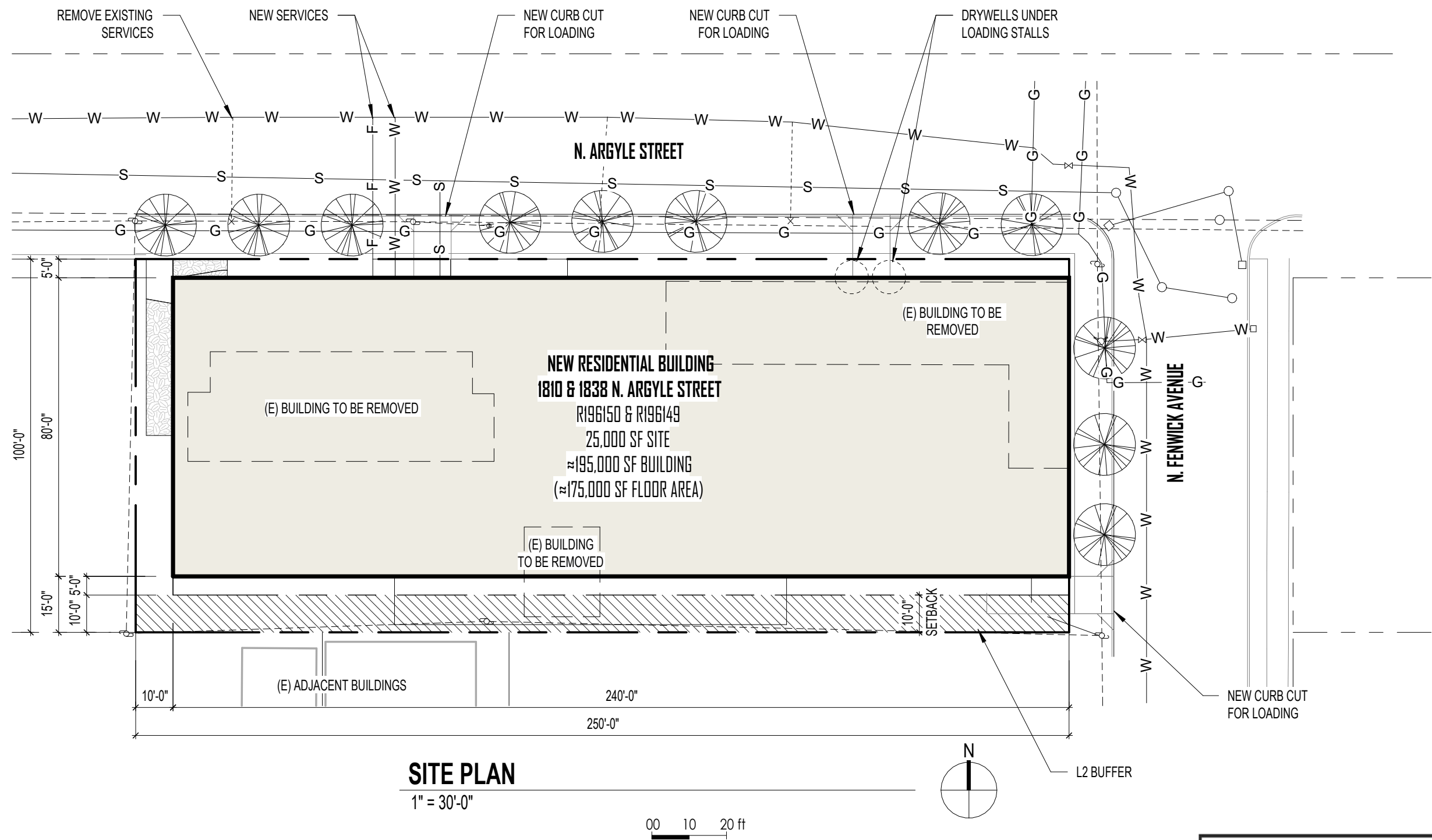


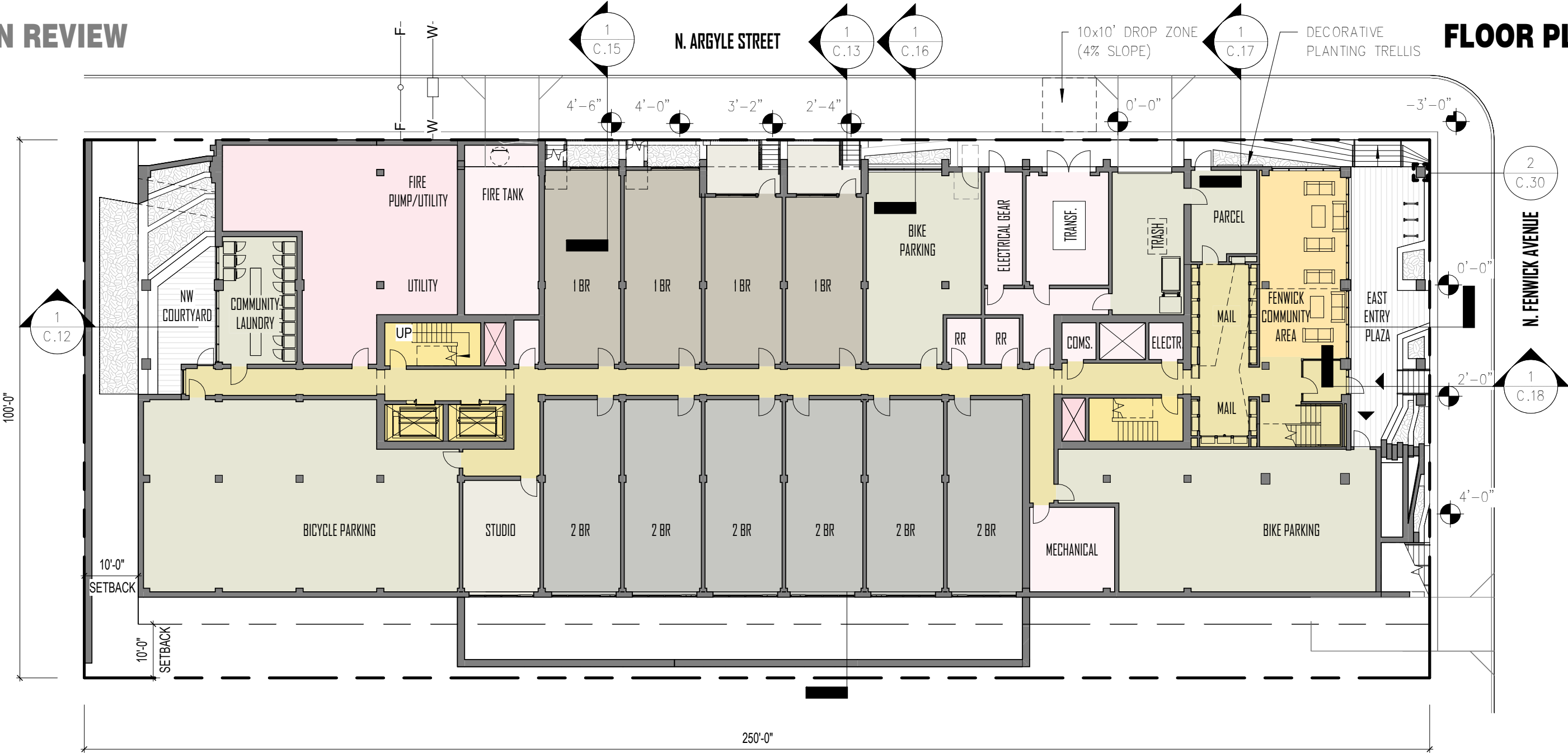
Stream



Historic Landmark

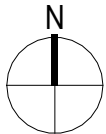
| | |
|-------------|-------------------|
| File No. | LU 21 - 108433 DZ |
| 1/4 Section | 2128,2228 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E09DA 600 |
| Exhibit | B Nov 22, 2021 |





- 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

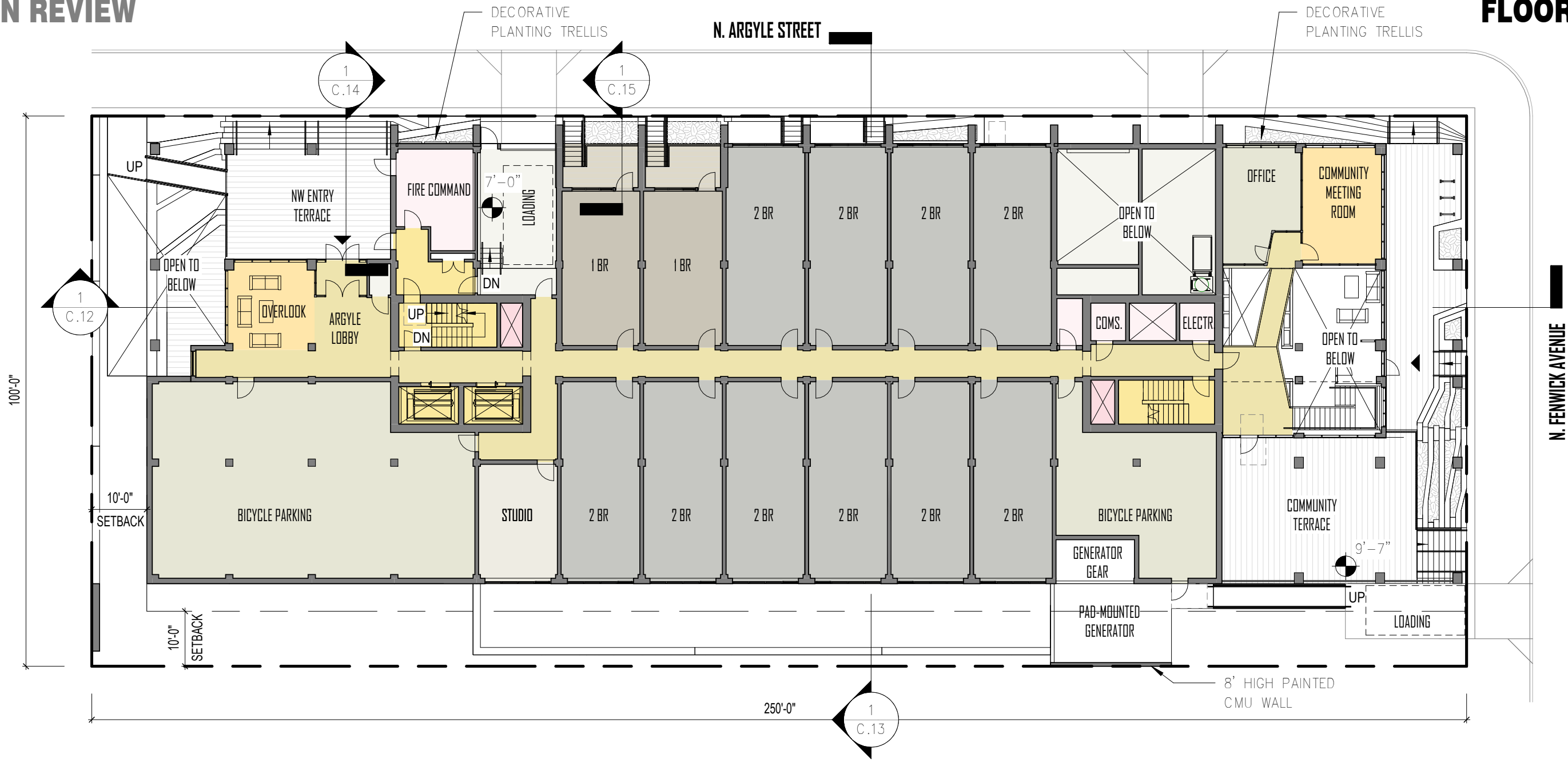


Approved
City of Portland
Bureau of Development Services

Planner

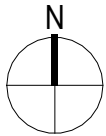
Date **4-7-2022**

*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

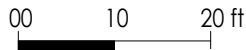


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 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

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



S. ELEVATION DIAGRAM

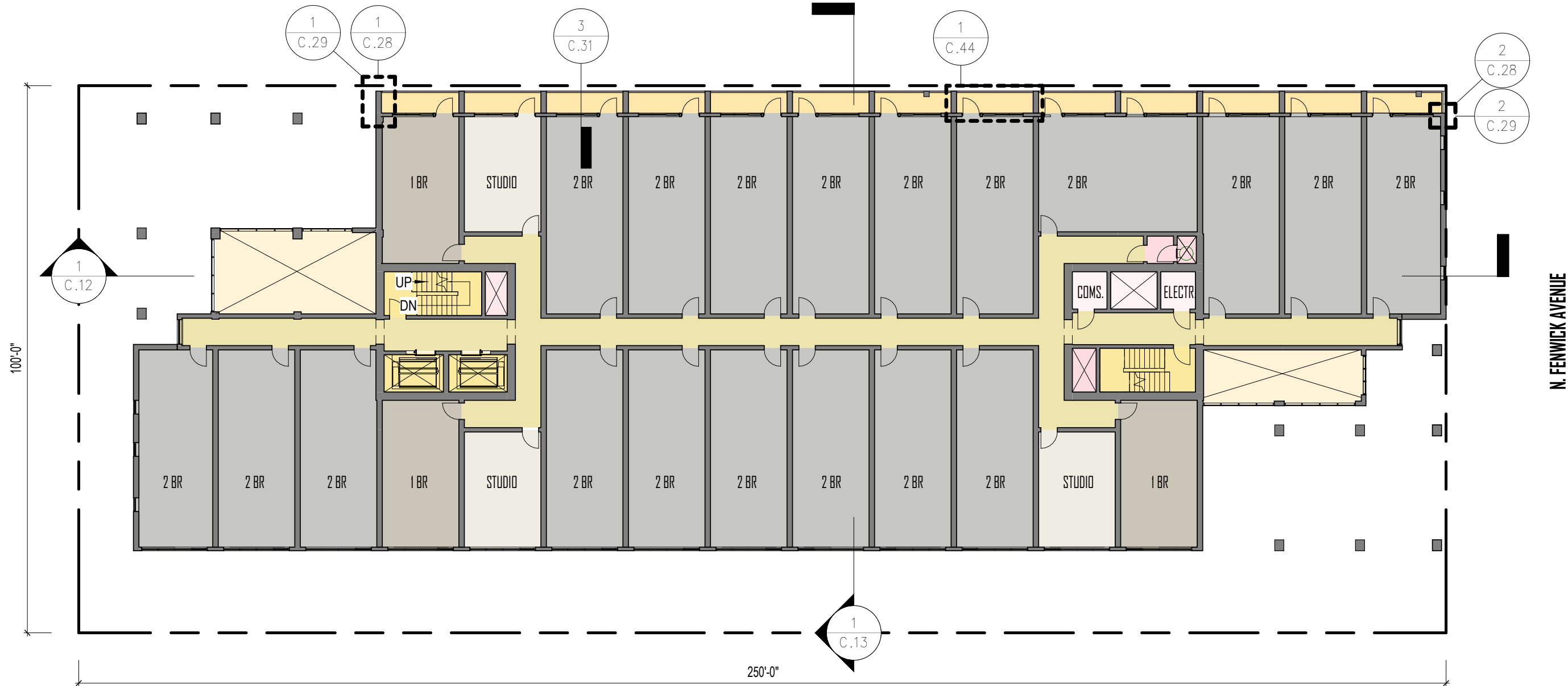


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City of Portland
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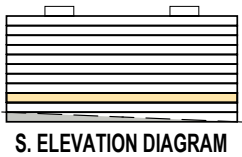
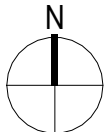
Date **4-7-2022**

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

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



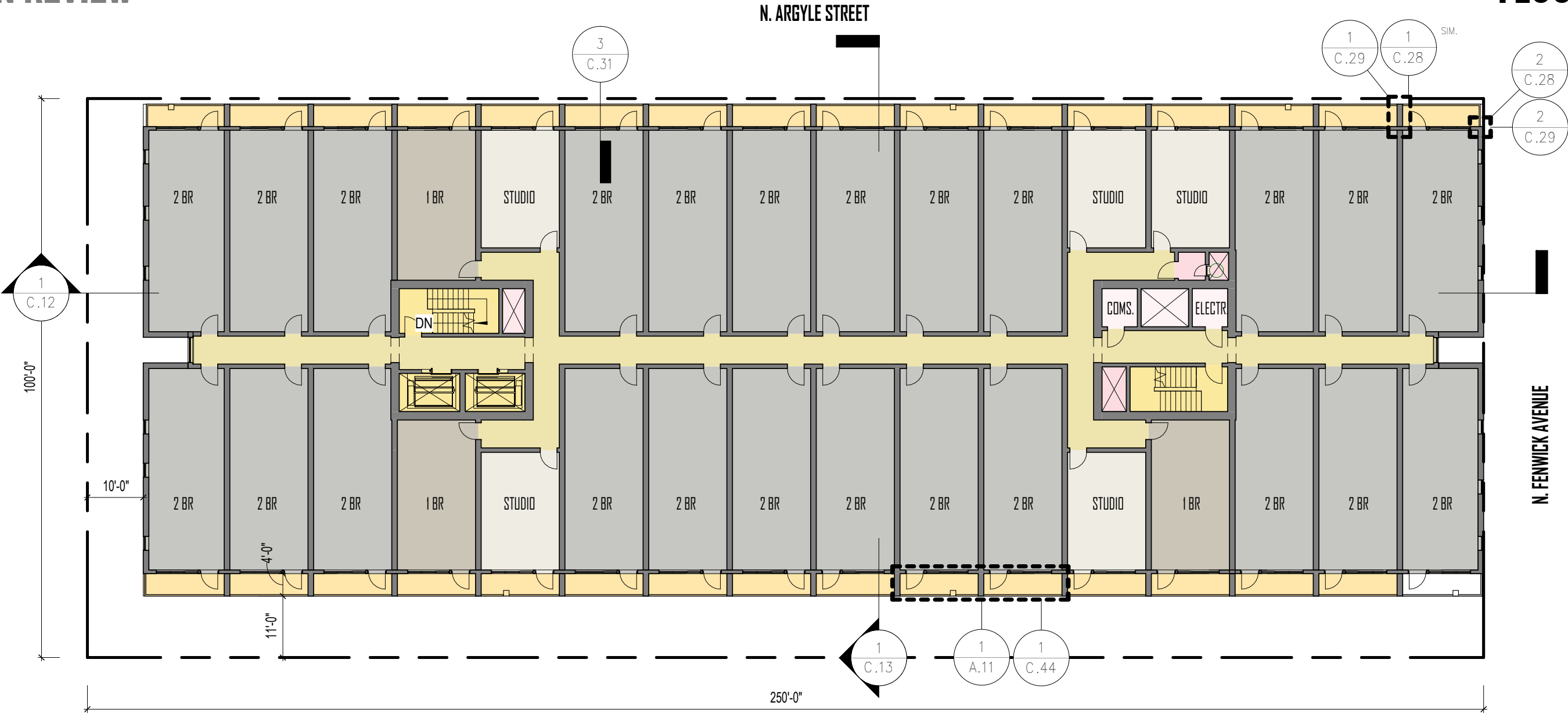
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Approved
City of Portland
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Planner

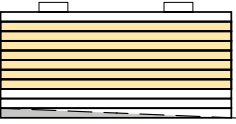
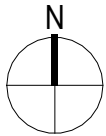
Date **4-7-2022**

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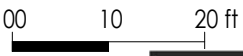


- PLAN KEY:**
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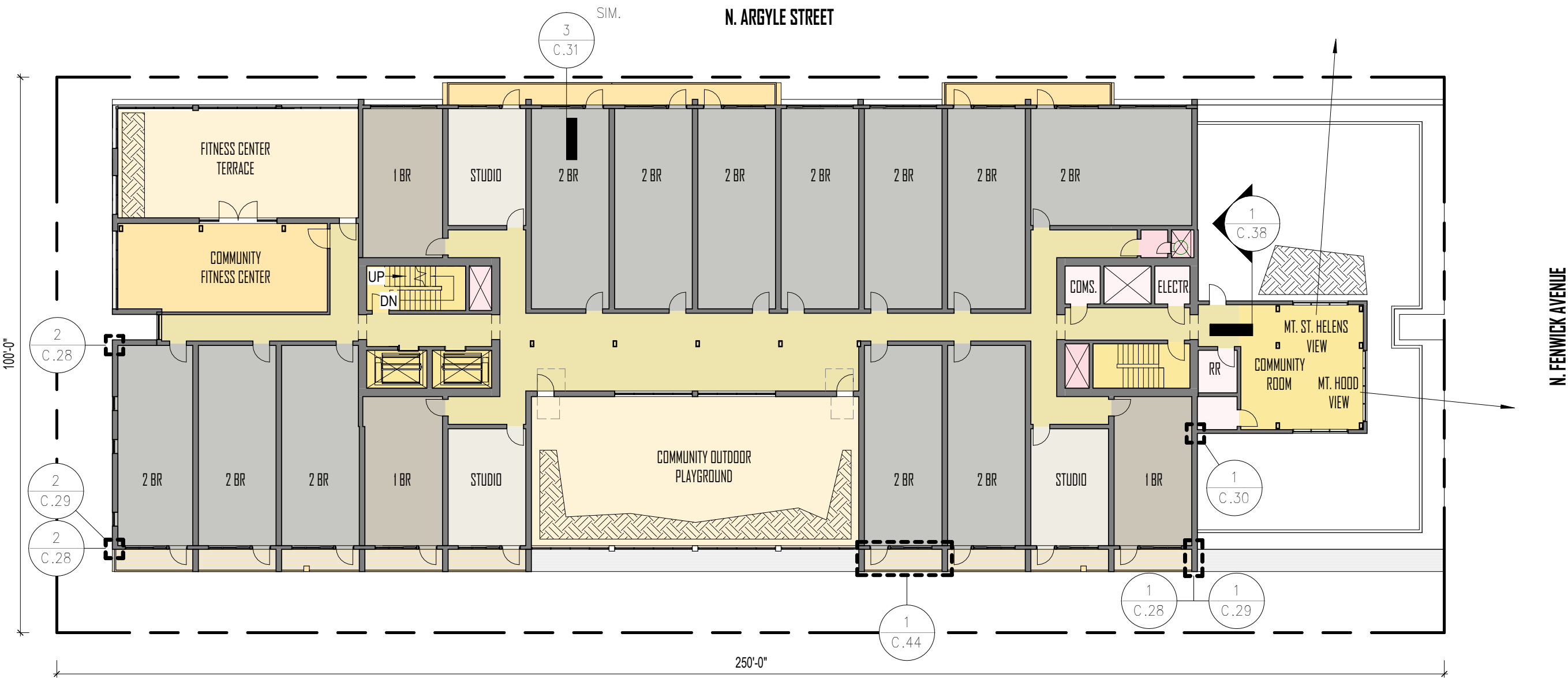
TYPICAL FLOOR PLAN LEVELS 4-10
1" = 20'-0"



S. ELEVATION DIAGRAM

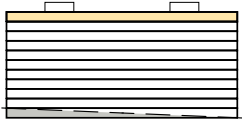
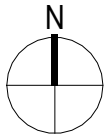


Approved
City of Portland
Bureau of Development Services
Planner
Date **4-7-2022**
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FLOOR PLAN LEVEL 11
1" = 20'-0"

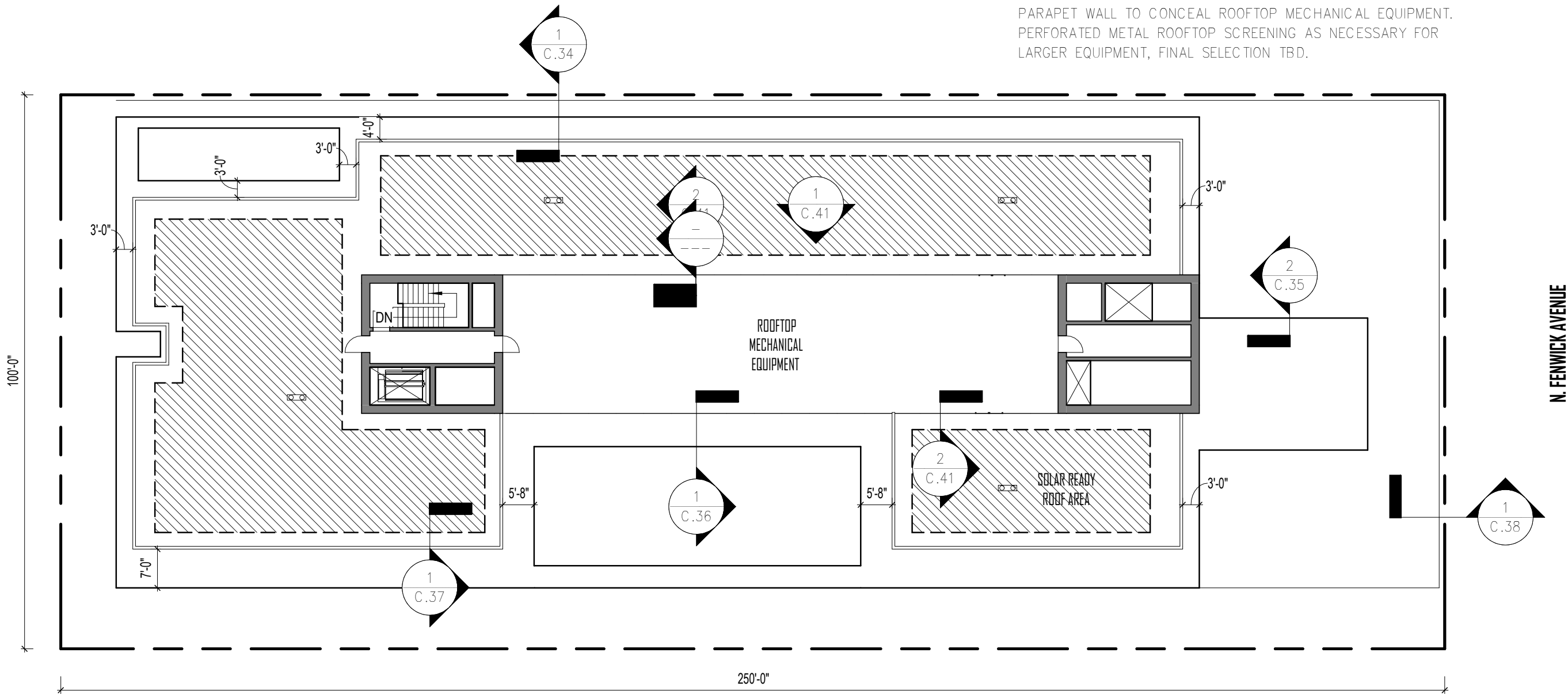


S. ELEVATION DIAGRAM



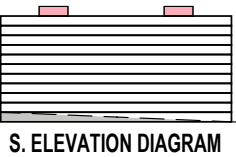
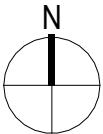
Approved
City of Portland
Bureau of Development Services
Planner 
Date **4-7-2022**
This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

NOTE:
PARAPET WALL TO CONCEAL ROOFTOP MECHANICAL EQUIPMENT.
PERFORATED METAL ROOFTOP SCREENING AS NECESSARY FOR
LARGER EQUIPMENT, FINAL SELECTION TBD.



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

ROOF PLAN
1" = 20'-0"



Approved
City of Portland
Bureau of Development Services
Planner *Ti*
Date **4-7-2022**
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

DESIGN REVIEW

ELEVATIONS

TYPICAL DARK CLADDING:
CERACLAD CONTEMPORARY SMOOTH
COLOR: SUMI
ALTERNATE: DRYVIT OUTSULATION
FINISH: GRANITE GRAY, FREESTYLE DPR

TYPICAL UNIT GUARDRAIL:
DARK PAINTED METAL RAILS
W/ 1/2' WIRE MESH

TYPICAL BALCONY CLADDING:
CERACLAD CAST STRIPE
COLORS: PEARL

TYPICAL STAIR PENTHOUSE:
DRYVIT - CHINA WHITE



NORTH ELEVATION

1/16" = 1'-0"

OVERHEAD LOADING DOOR
PAINTED METAL TO MATCH TRIM

TYPICAL ENTRY GUARDRAIL:
PAINTED WELDED METAL BAR
STOCK RAILS + BALUSTERS

Approved
City of Portland
Bureau of Development Services
Planner T.L.
Date **4-7-2022**
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wright
architecture

2222 NE Oregon Street, Suite 213
Portland, Oregon 97232

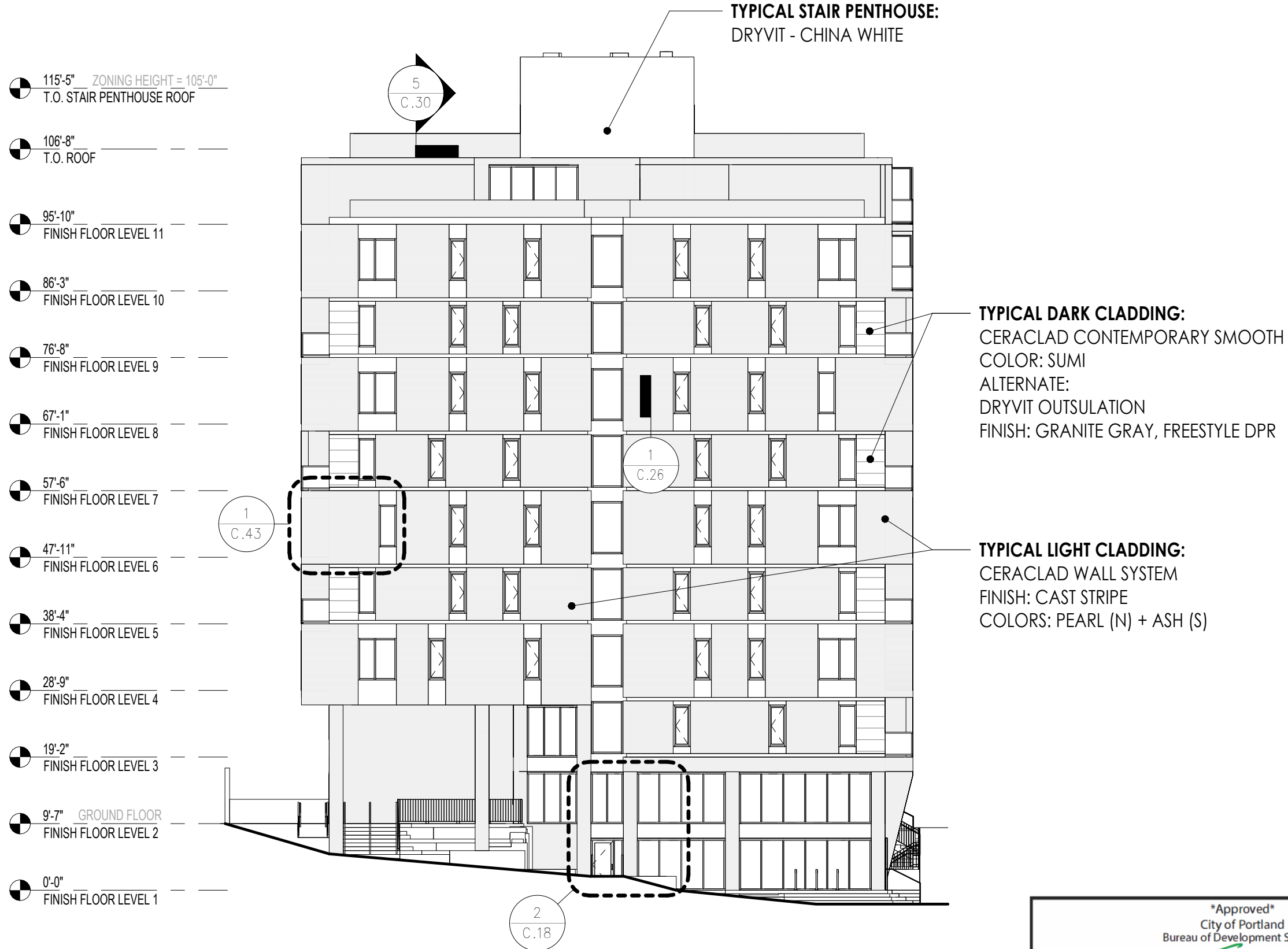
www.wright-architecture.com

503.206.8380

04.07.2022

DESIGN REVIEW SUBMITTAL
LU 21-108433 DZ


C.8



EAST ELEVATION

1/16" = 1'-0"

Approved
City of Portland
Bureau of Development Services

Planner 


Date **4-7-2022**

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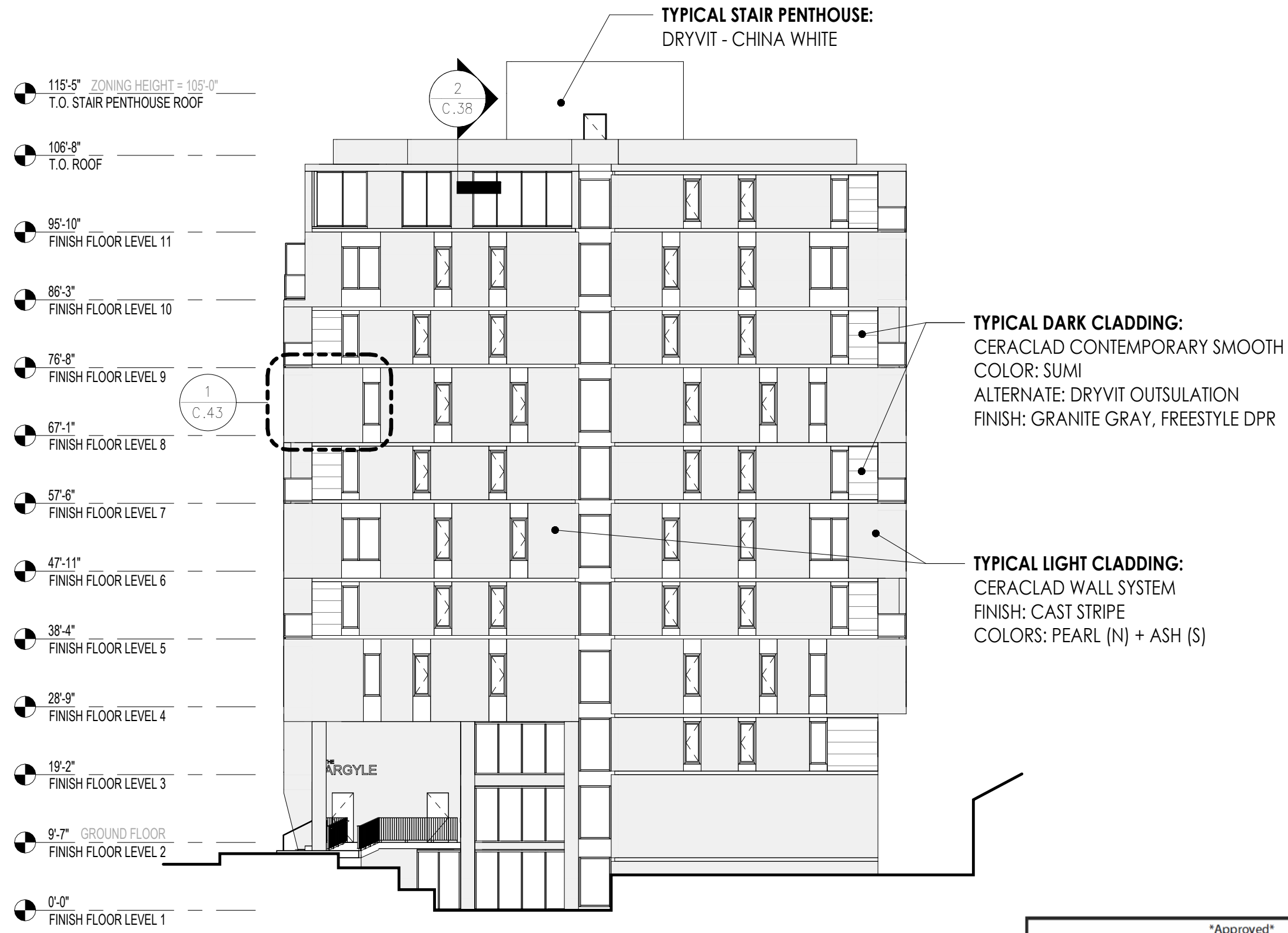
SOUTH ELEVATION
1/16" = 1'-0"

Approved
City of Portland
Bureau of Development Services

Planner 

Date **4-7-2022**

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WEST ELEVATION

1/16" = 1'-0"

Approved

City of Portland
Bureau of Development Services

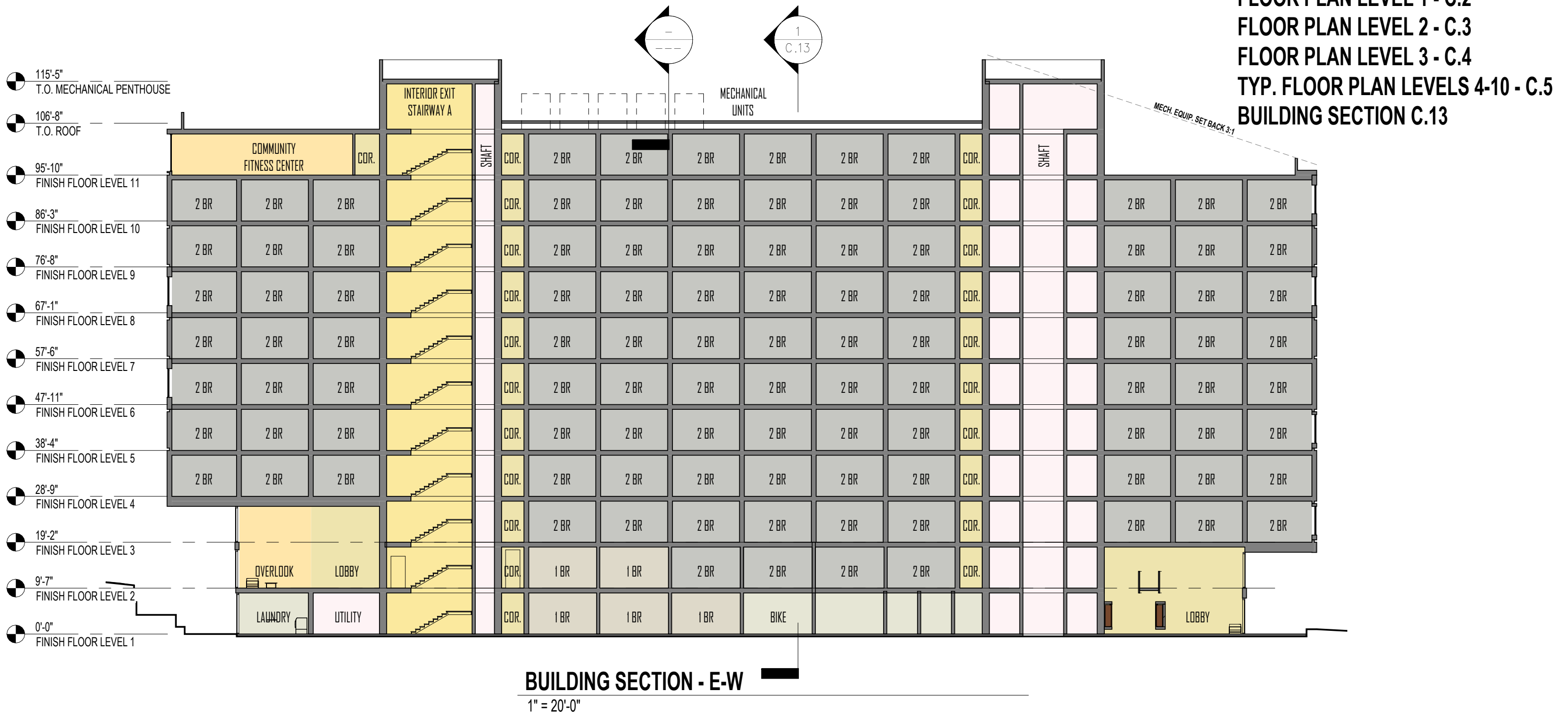
Planner 

Date **4-7-2022**

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DESIGN REVIEW

BUILDING SECTIONS



wright
architecture

2222 NE Oregon Street, Suite 213
Portland, Oregon 97232


www.wright-architecture.com

503.206.8380

04.07.2022

Approved

City of Portland
Bureau of Development Services

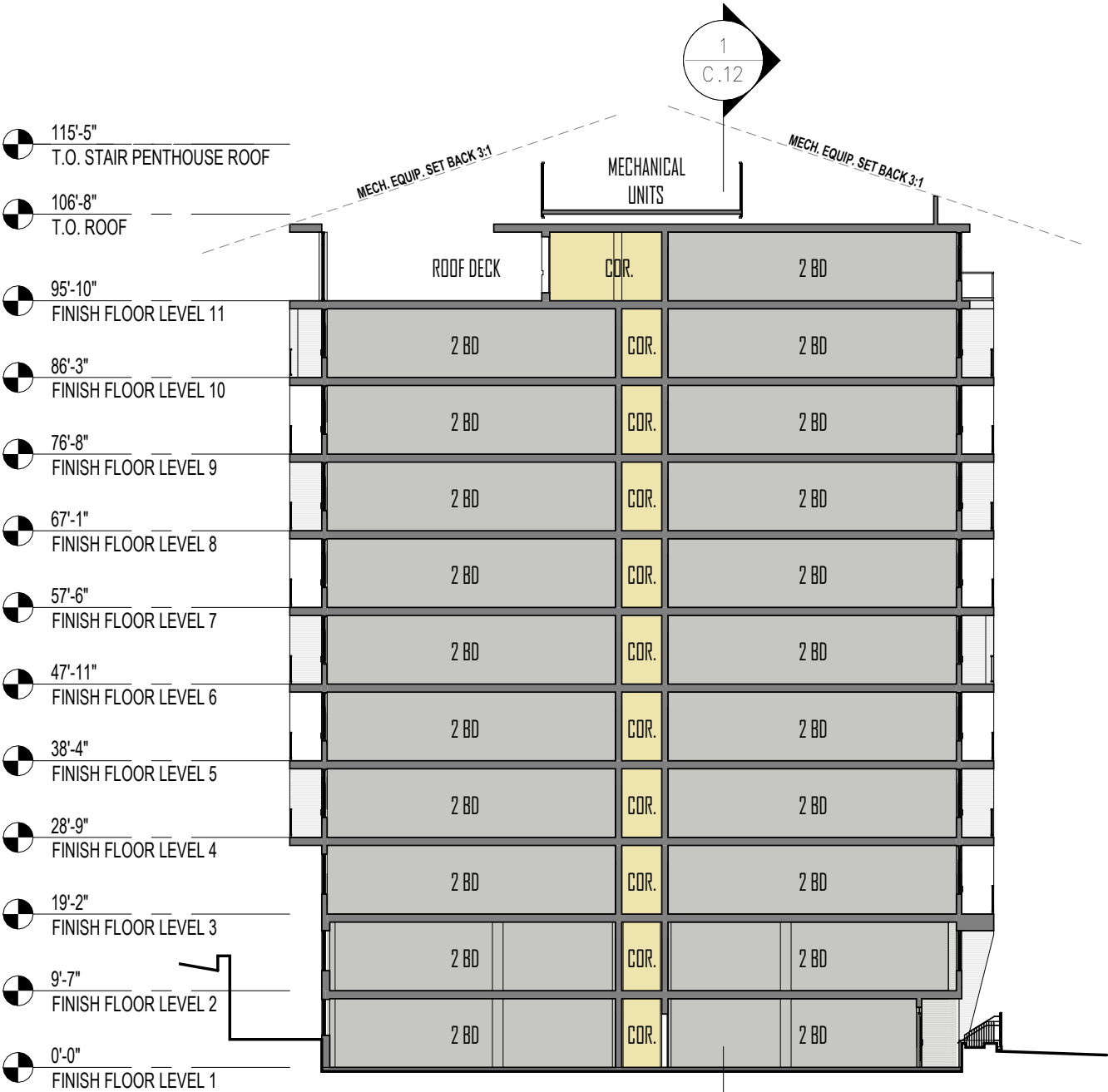
Planner 

Date **4-7-2022**

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DESIGN REVIEW SUBMITTAL
LU 21-108433 DZ

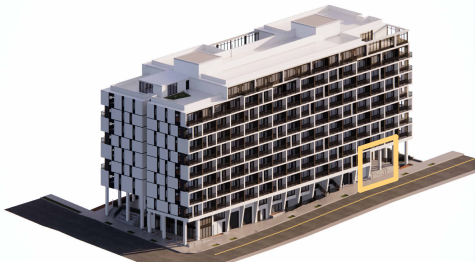
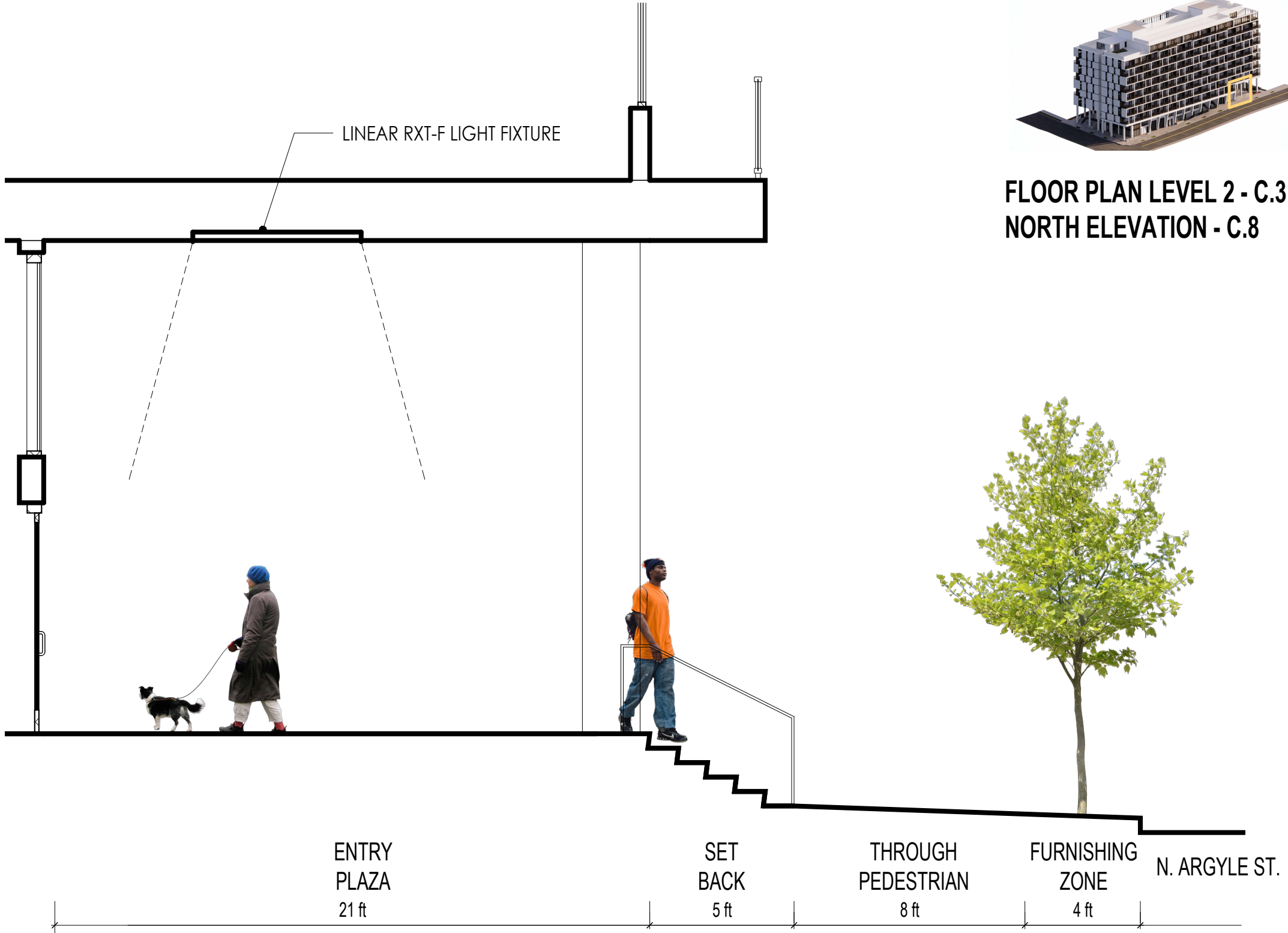
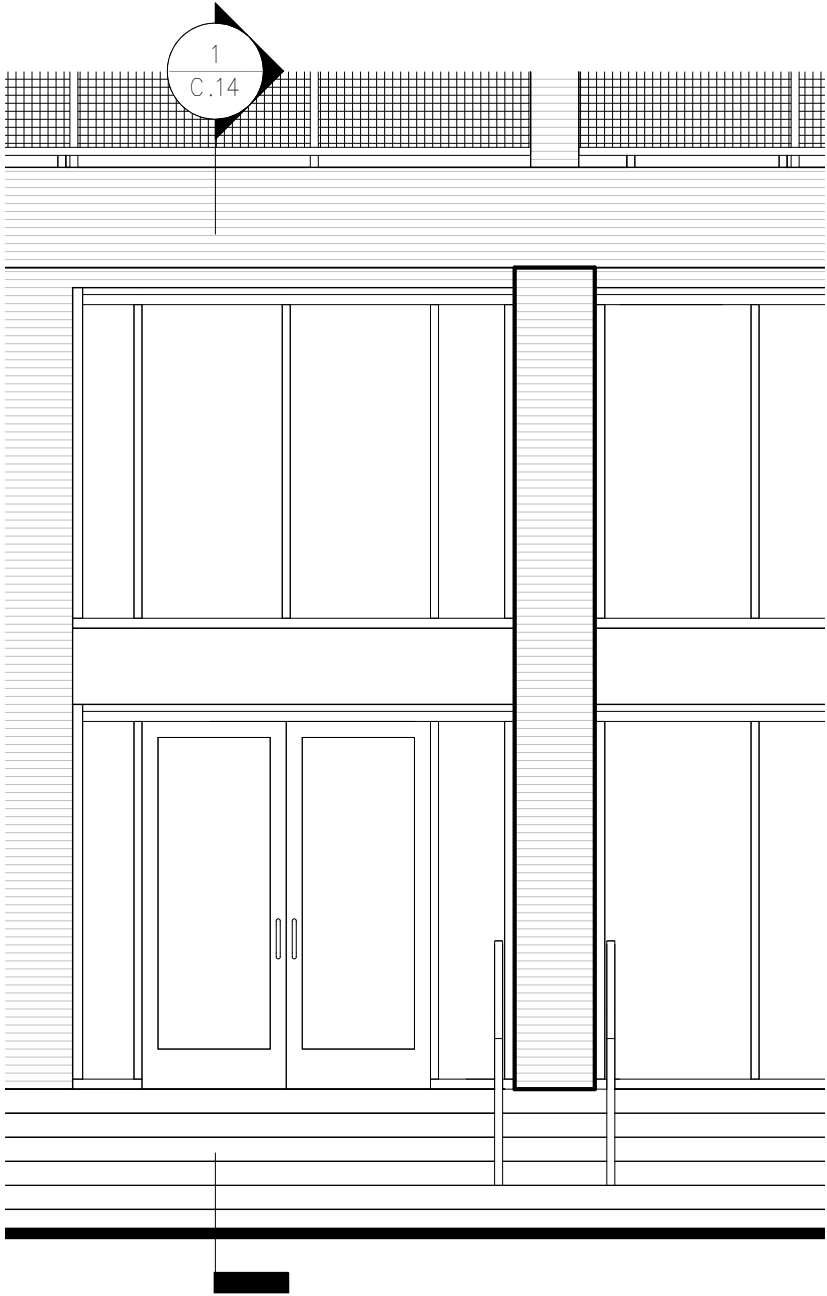
C.12



BUILDING SECTION - N-S

1" = 20'-0"

FLOOR PLAN LEVEL 1 - C.2
FLOOR PLAN LEVEL 2 - C.3
FLOOR PLAN LEVEL 3 - C.4
TYP. FLOOR PLAN LEVELS 4-10 - C.5
BUILDING SECTION C.12



FLOOR PLAN LEVEL 2 - C.3
NORTH ELEVATION - C.8

2 ENLARGED ELEVATION - NW ARGYLE ENTRY
1/4" = 1'-0"

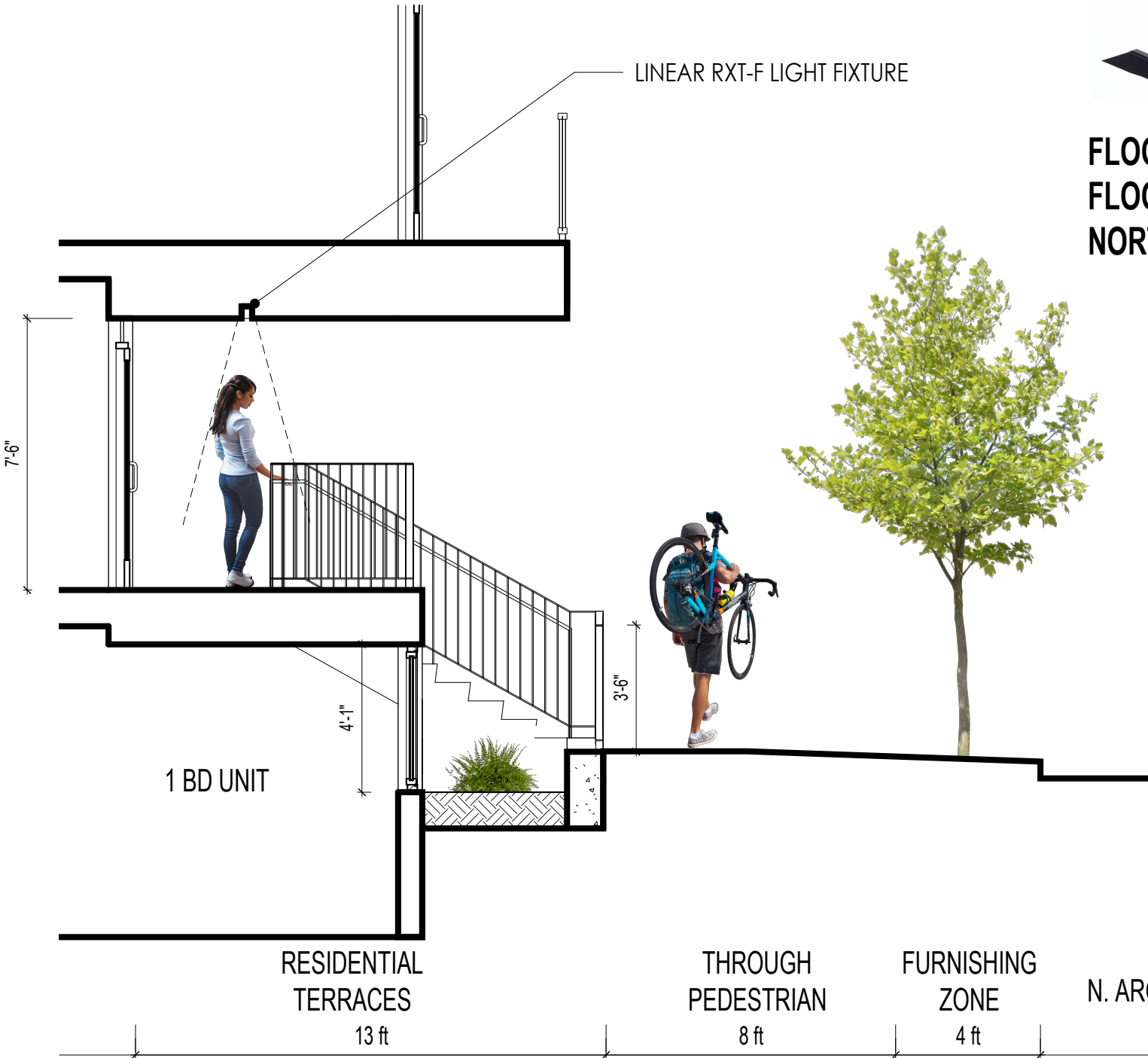
1 STREET SECTION - NW ENTRANCE
1/4" = 1'-0"

Approved
City of Portland
Bureau of Development Services

Planner 

Date **4-7-2022**

*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



FLOOR PLAN LEVEL 1 - C.2
FLOOR PLAN LEVEL 2 - C.3
NORTH ELEVATION - C.8

2 ENLARGED ELEVATION - TYPICAL TERRACE UNIT
1/4" = 1'-0"

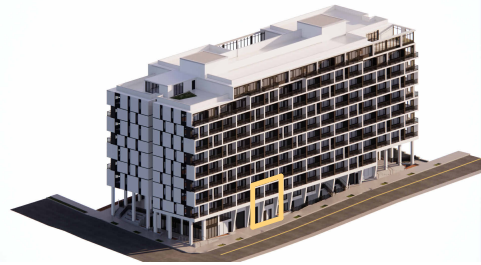
1 STREET SECTION - TERRACE UNITS
1/4" = 1'-0"

Approved
City of Portland
Bureau of Development Services

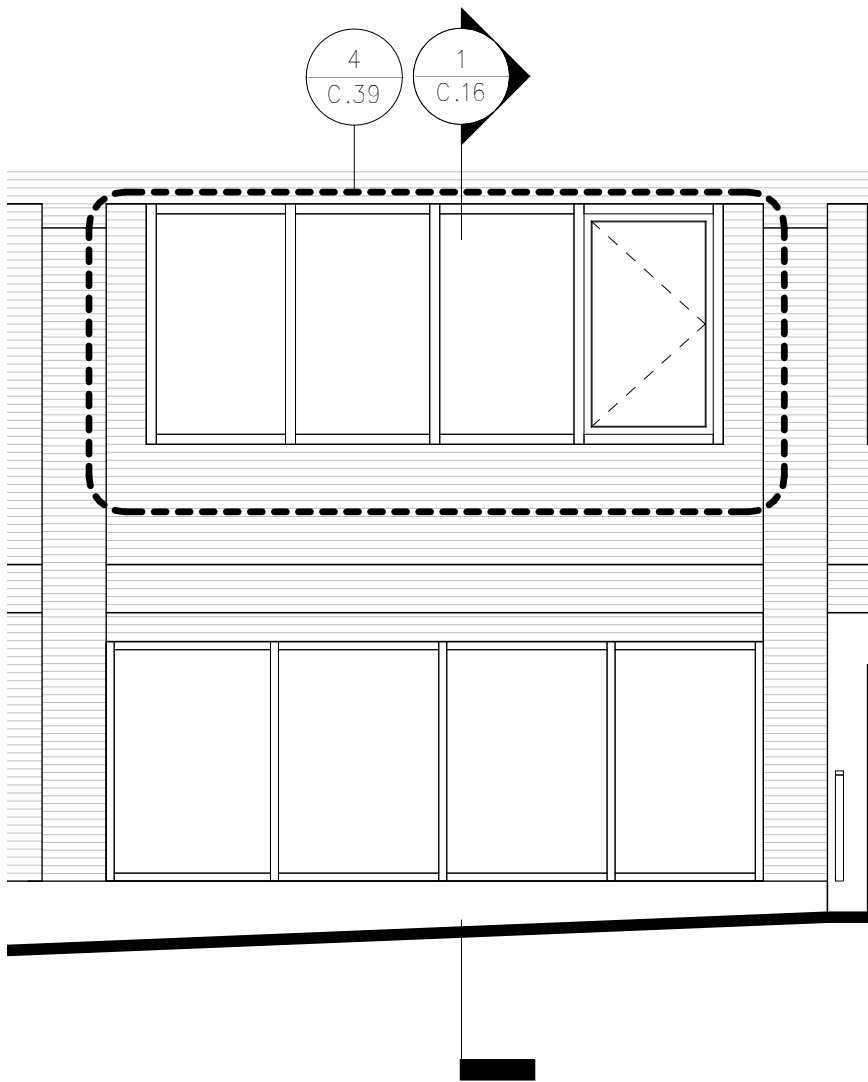
Planner 

Date **4-7-2022**

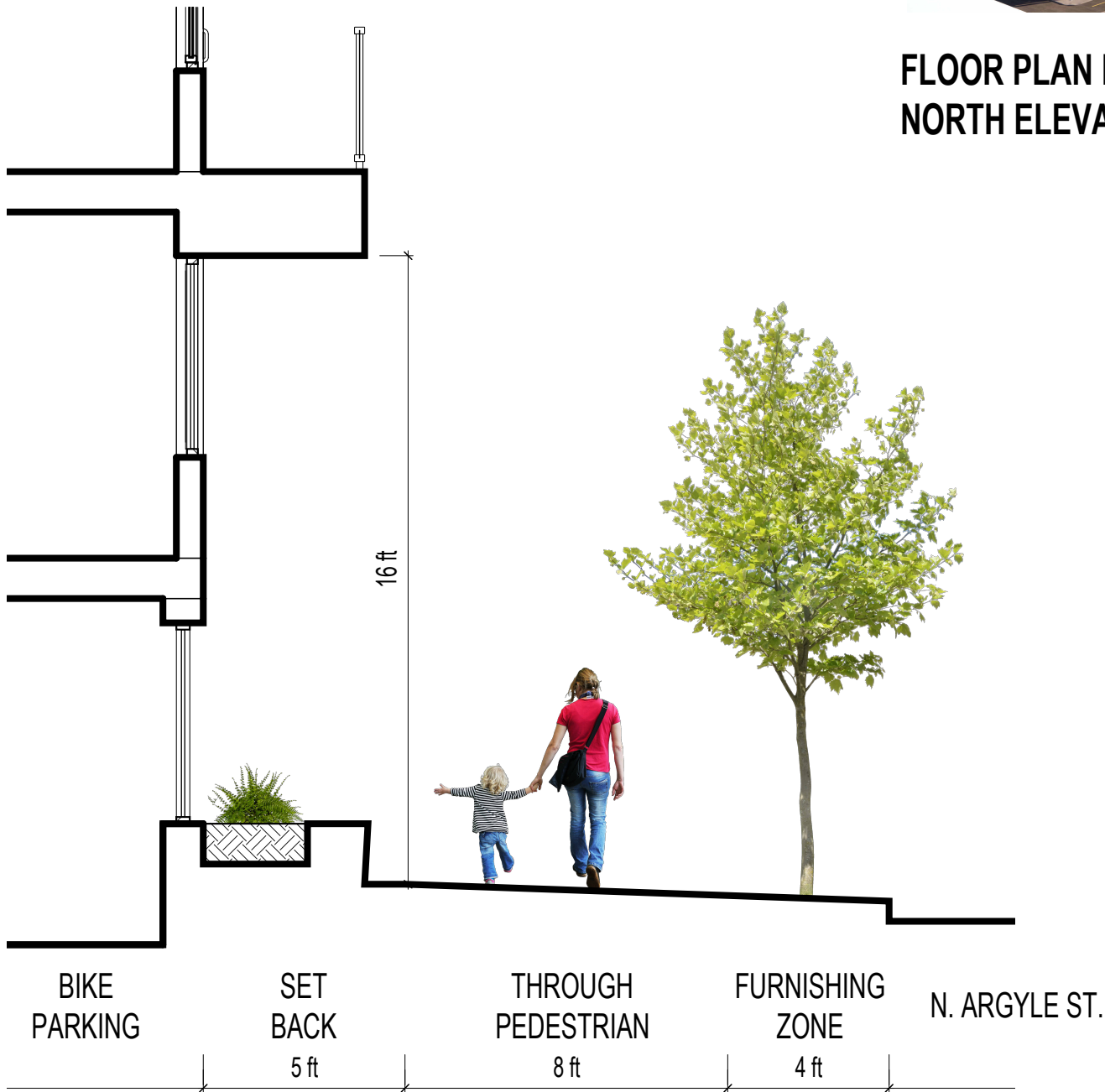
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



FLOOR PLAN LEVEL 1 - C.2
NORTH ELEVATION - C.8



2 ENLARGED ELEVATION - BIKE STORAGE
1/4" = 1'-0"



1 STREET SECTION - BIKE PARKING
1/4" = 1'-0"

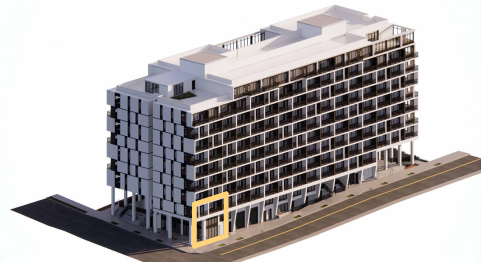
Approved

City of Portland
Bureau of Development Services

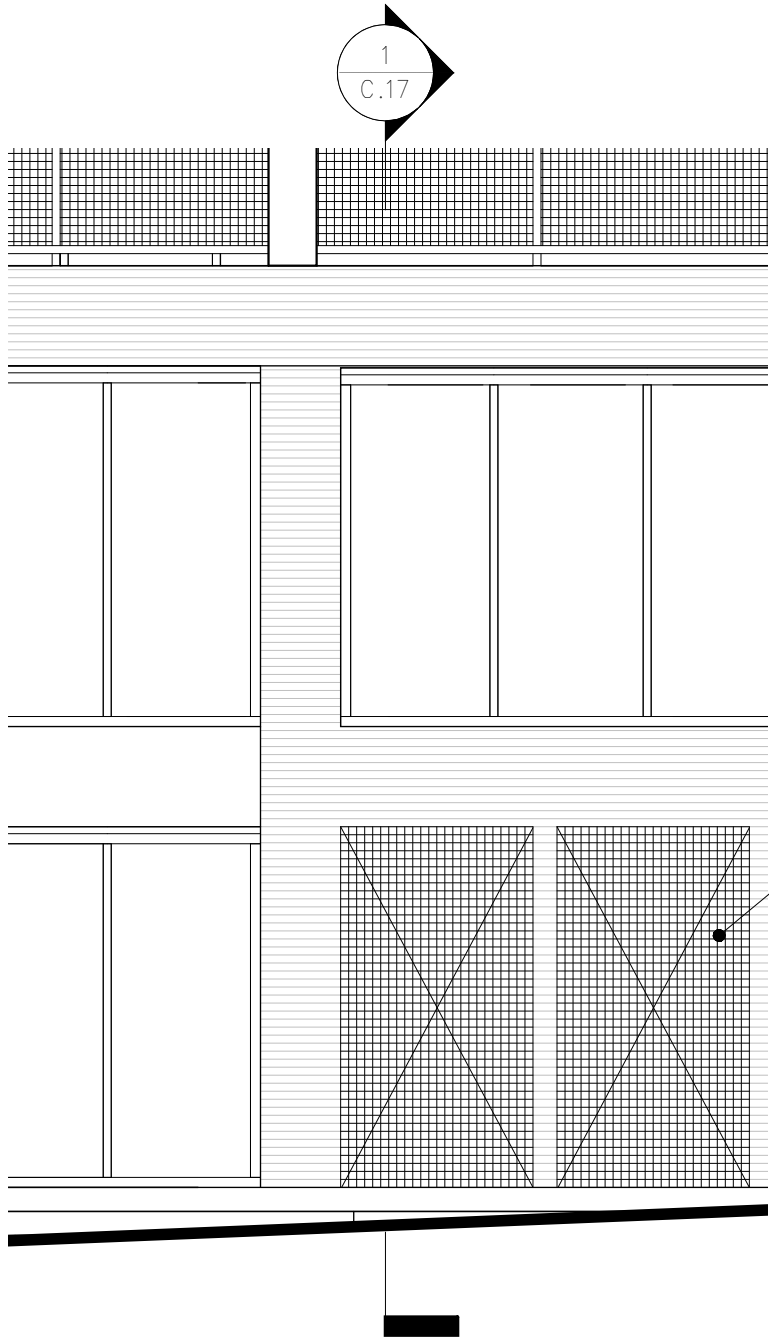
Planner 

Date **4-7-2022**

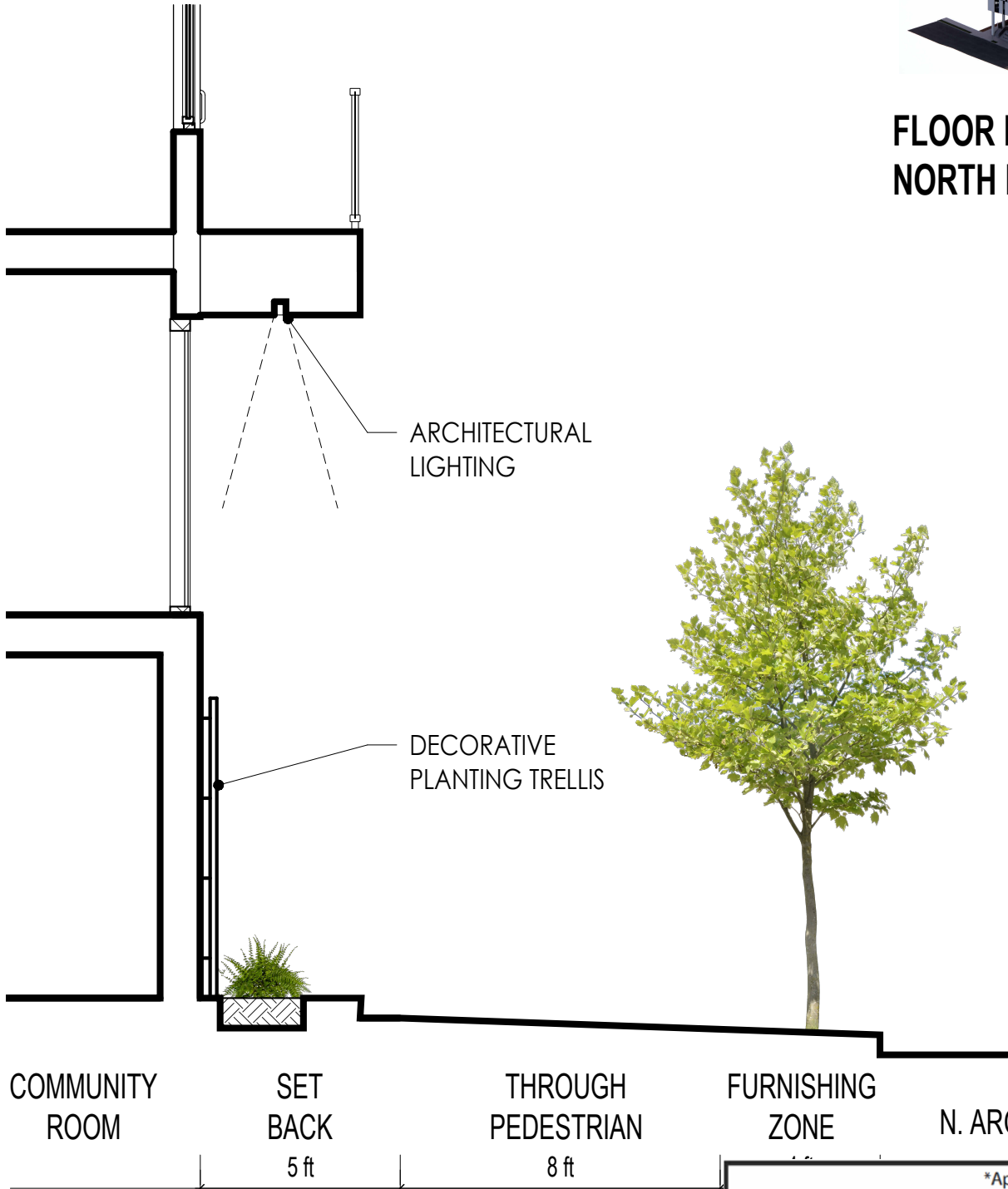
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



FLOOR PLAN LEVEL 1 - C.2
NORTH ELEVATION - C.8



2 ENLARGED ELEVATION - COMMUNITY AREA
1/4" = 1'-0"



1 STREET SECTION - COMMUNITY AREA
1/4" = 1'-0"

Approved

City of Portland

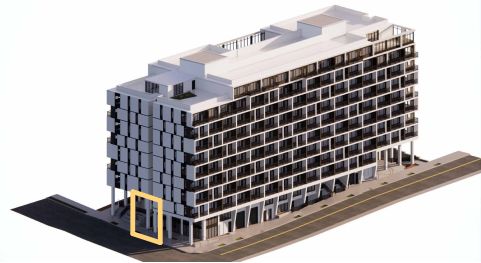
Bureau of Development Services

Planner

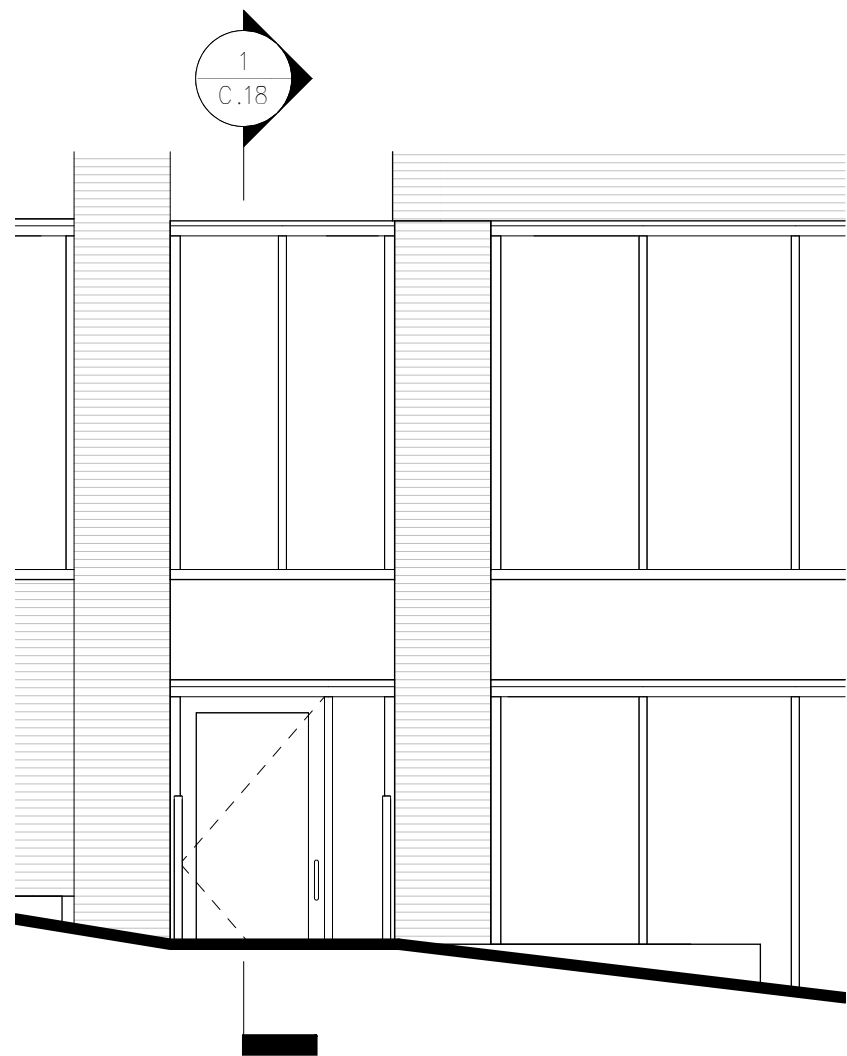
Date

4-7-2022

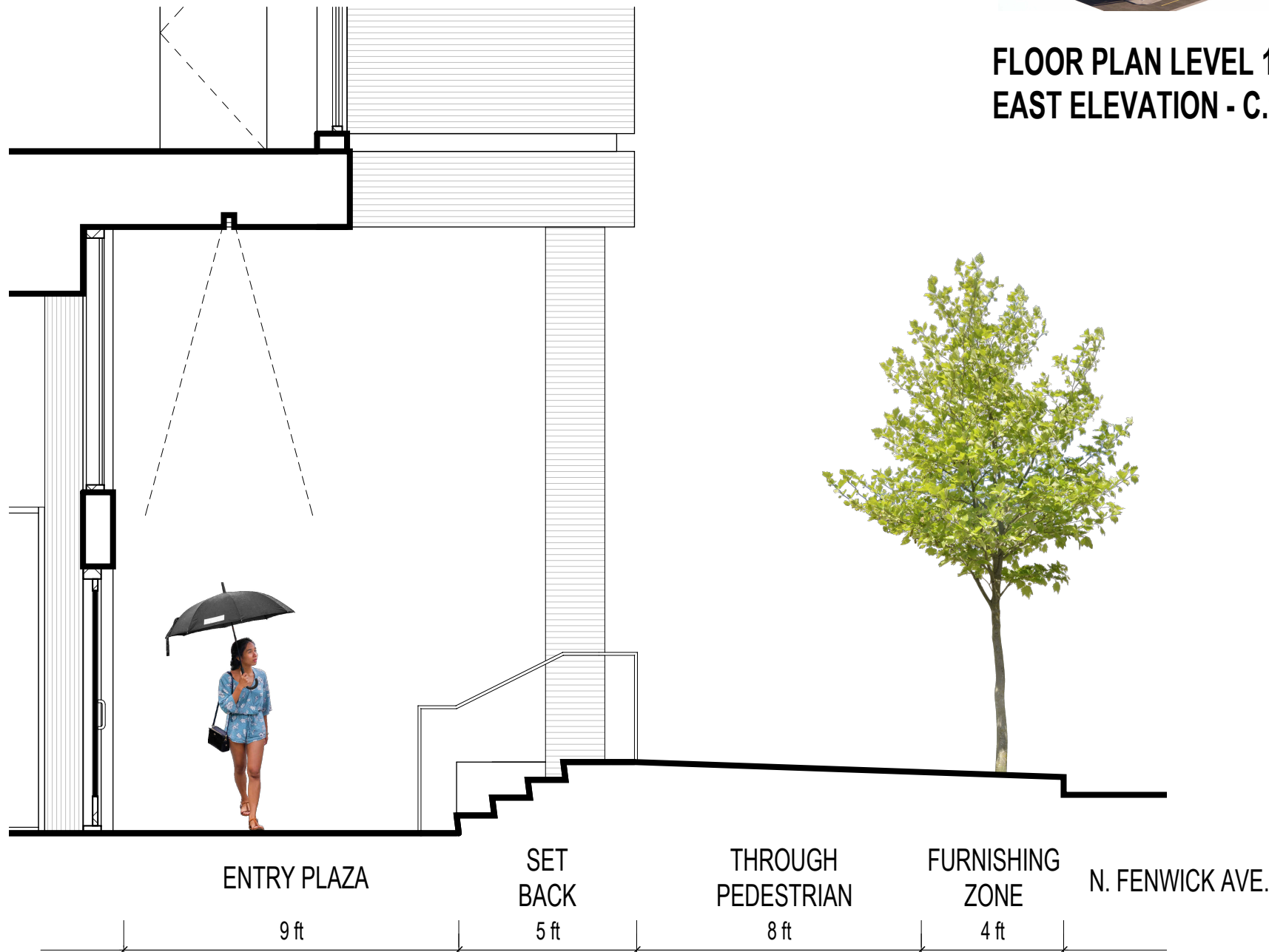
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



FLOOR PLAN LEVEL 1 - C.2
EAST ELEVATION - C.9



2 ENLARGED ELEVATION - NE ENTRANCE
1/4" = 1'-0"



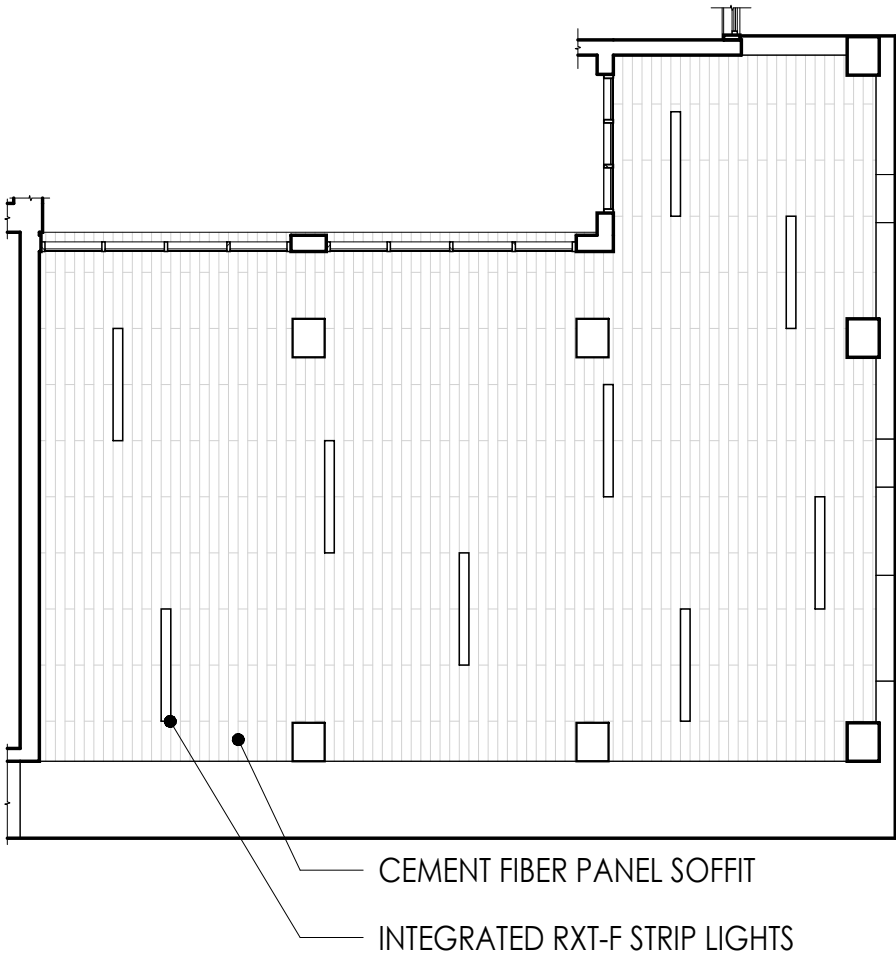
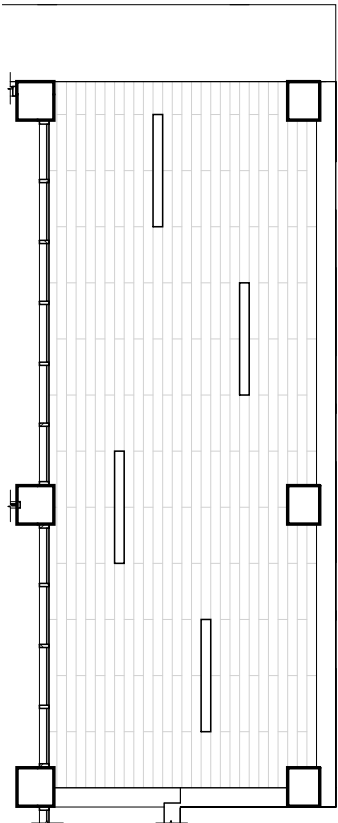
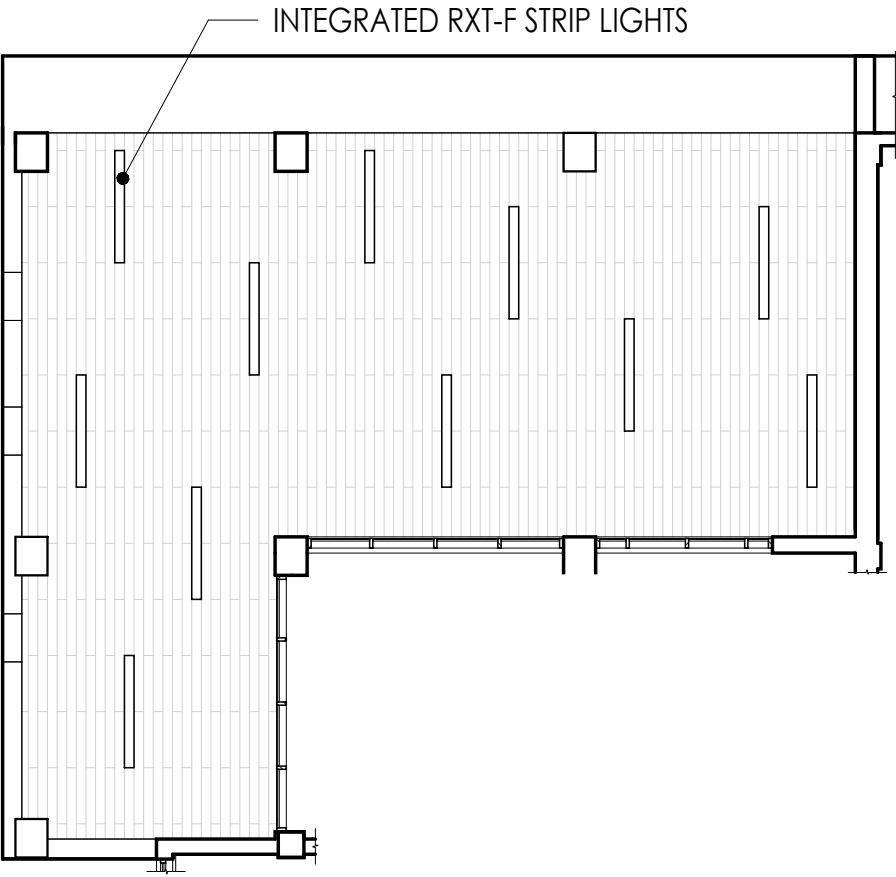
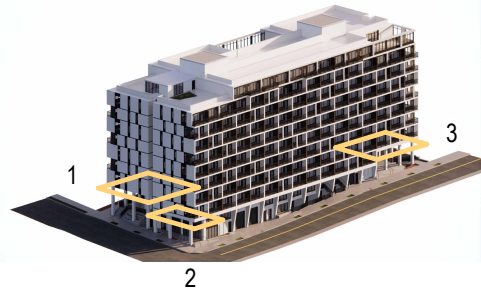
1 STREET SECTION - NE ENTRANCE
1/4" = 1'-0"

Approved
City of Portland
Bureau of Development Services

Planner 

Date **4-7-2022**

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3 REFLECTED CEILING PLAN - NW ENTRY
1" = 10'-0"

2 REFLECTED CEILING PLAN - NE ENTRY
1" = 10'-0"

1 REFLECTED CEILING PLAN - COMMUNITY PLAZA
1" = 10'-0"

DATE:PROJECT:

CATALOG #:TYPE:QTY:

REGOLO IP65 RATED

RXT-F

Direct

Recessed / Flush Lens

Integral Driver

- IP65 rated exterior linear luminaire designed for demanding environments for protection against water, dust, oil, and non-corrosive material.
- Rugged three-sided .125" thick aluminum housing with welded seams and end caps. Housing standard finish is electrostatically applied textured white powder coat paint. Optional silver, black, or custom color paint finishes.
- Long life distributed LED array in a variety of lumen output packages. LED color is available in 3000K, 3500K or 4000K with a CRI of 80 or 90. Custom outputs are available. Module is replaceable. L90>100,000 hrs.
- Fully sealed gasketed lens and electrical fittings.

RXT-F (Flush Frosted Lens)
100% Downlight

Light Output and Energy Consumption*

| Light Level | lm/ft | Watts/ft | Efficacy |
|-------------|-------|----------|----------|
| 01 | 300 | 3.4 | 88.0 |
| 05 | 497 | 5.6 | 88.7 |
| 07 | 682 | 7.9 | 86.6 |
| 09 | 978 | 10.8 | 85.7 |

Lumen output may vary. 3500K used for above results.

ORDERING INFORMATION

SAMPLE NUMBER: RXT-F-FF-07L35-1C-U-D-W-4

| RXT-F | FF | | | |
|---|--------------------|---|--|--|
| SERIES | DIRECT SHIELDING | LUMEN PACKAGE ¹ | CRI/ CCT | CIRCUIT ⁴ |
| RXT-F - Regolo 4" wide IP65 rated recessed fixtures, designed for installation in ceilings ¹ | FF - Flush Frosted | 03 - ~300 lm/ft 05 - ~500 lm/ft 07 - ~700 lm/ft 09 - ~900 lm/ft XX ³ | L30 - 80 CRI, 3000K L35 - 80 CRI, 3500K L40 - 80 CRI, 4000K H30 - 90 CRI, 3000K H35 - 90 CRI, 3500K H40 - 90 CRI, 4000K | 1C - Single Circuit 1E - Single Circuit with EM Circuit 1B5 - Single Circuit with 5W Battery Pack 1B7 - Single Circuit with 7W Battery Pack 1B10 - Single Circuit with 10W Battery Pack 1B12 - Single Circuit with 12W Battery Pack CEC - CEC Compliant (10W Battery Pack) |

Notes:
1. RXT-F is designed for installation in ceilings only and not in wall applications.
2. Nominal lumen output for 3000K, 80 CRI.
3. Consult factory for custom lumen package.
4. In order to have a battery or emergency circuit, luminaire is required to be 14". Consult factory for additional options.
5. Consult factory for specifications and custom dimming options. See page 2 for additional information.
6. Consult factory for additional options.
7. Specify run length in 1' increments.
8. Please select 1 - 120 volt or 2 - 277 volt.

| VOLTAGE | DRIVER ⁴ | | LUMINAIRE FINISH | LENGTH | OPTIONS |
|---|--|---|---|--|--|
| 0 - Universal 1 - 127 Volt 2 - 277 Volt | Dimming 0-10V 0 - Dims to 1% (Standard) 00 - Dims to 1%, fade to off 002 - Eddsted Soliddrive, dims to 0% Lutron Dimming L12 - Lutron HiLume™ 2-Wire 120V Forward Phase, dims to 1% L15 - Lutron HiLume™ H-Series, dims to 1% L16 - Lutron HiLume™ S-Series, dims to 5% | DAI Dimming ELE - Eddsted Ecodrive, dims to 1% ELS - Eddsted Soliddrive, dims to 0% Lutron Dimming L12 - Lutron HiLume™ 2-Wire 120V Forward Phase, dims to 1% L15 - Lutron HiLume™ H-Series, dims to 1% L16 - Lutron HiLume™ S-Series, dims to 5% | W - White (Standard) S - Silver B - Black CC ⁵ - Custom Color | 2 - 2 ft 3 - 3 ft 4 - 4 ft 5 - 5 ft 6 - 6 ft 7 - 7 ft 8 - 8 ft XX ³ - x ft | GTD ⁶ - Generator transfer device ETS ⁶ - Electronic transfer switch GLR - Gasing VR - Vandal resistant |

Approved

City of Portland
Bureau of Development Services

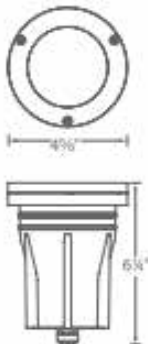
Planner

Date **4-7-2022**

*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

3" INGROUND 120V
5032

WAC
LANDSCAPE LIGHTING



Fixture Type:

Catalog Number:

Project:

Location:

PRODUCT DESCRIPTION

Landscape Wall Wash luminaire

FEATURES

- Adjustable beam angle
- Integral dimmer
- IP67 rated, protected from temporary immersion under water
- Drive over up to 4500lbs
- Solid diecast brass or corrosion resistant aluminum
- Available concrete pour kit
- 6' lead wire and wire nuts included
- Maintains constant lumen output against voltage drop
- UL 1598 listed
- Not suitable to use with external dimmers

SPECIFICATIONS

Input: 110V - 120VAC
Power: 3W to 11.5W
Brightness: 65 lm to 515 lm
Beam Angle: 15° to 60°
CRI: 85
Rated Life: 45,000 hours

| IEC safety Standard | Walk over | Drive over |
|---|---------------|---------------|
| Resistance to static load test | Yes (1125lbs) | Yes (4496lbs) |
| Resistance to torque and shear loads test | N/A | Yes |

ORDERING NUMBER

| | Color Temp | Finish |
|-----------------------|------------|--|
| 5032 3" Inground 120V | 30 3000K | BZ Bronze on Aluminum BBR Bronze on Brass |

Module Replacement

| | |
|-------|--------------|
| 3000K | M5032LE-30BZ |
|-------|--------------|



5032-30

Example: 5032-30BBR

| | | | |
|--|---|---|---|
| wacighting.com Phone (800) 526.2588 Fax (800) 526.2585 | Headquarters/Eastern Distribution Center 44 Harbor Park Drive Port Washington, NY 11050 | Central Distribution Center 1600 Distribution Ct Lithia Springs, GA 30122 | Western Distribution Center 1750 Archibald Avenue Ontario, CA 91760 |
|--|---|---|---|

WAC Lighting retains the right to modify the design of our products at any time as part of the company's continuous improvement program. AUG 2017

Approved

City of Portland
Bureau of Development Services

Planner

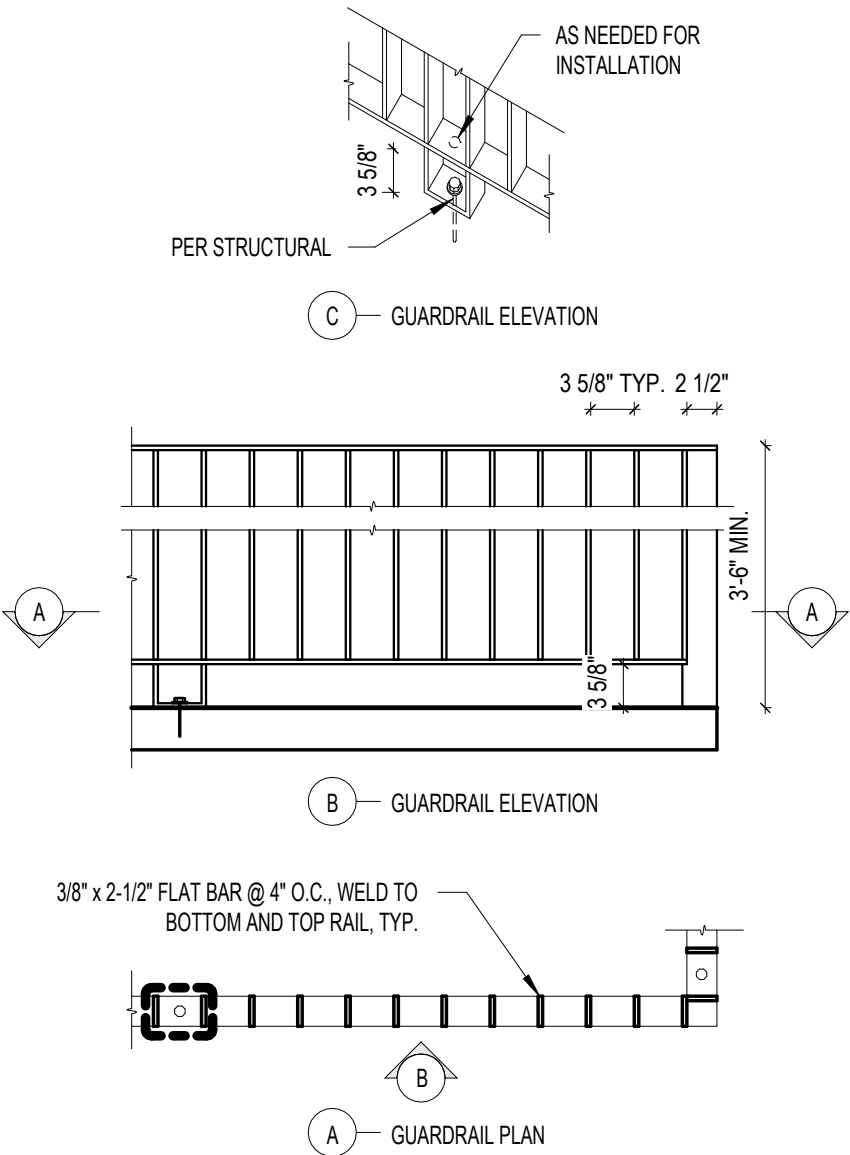
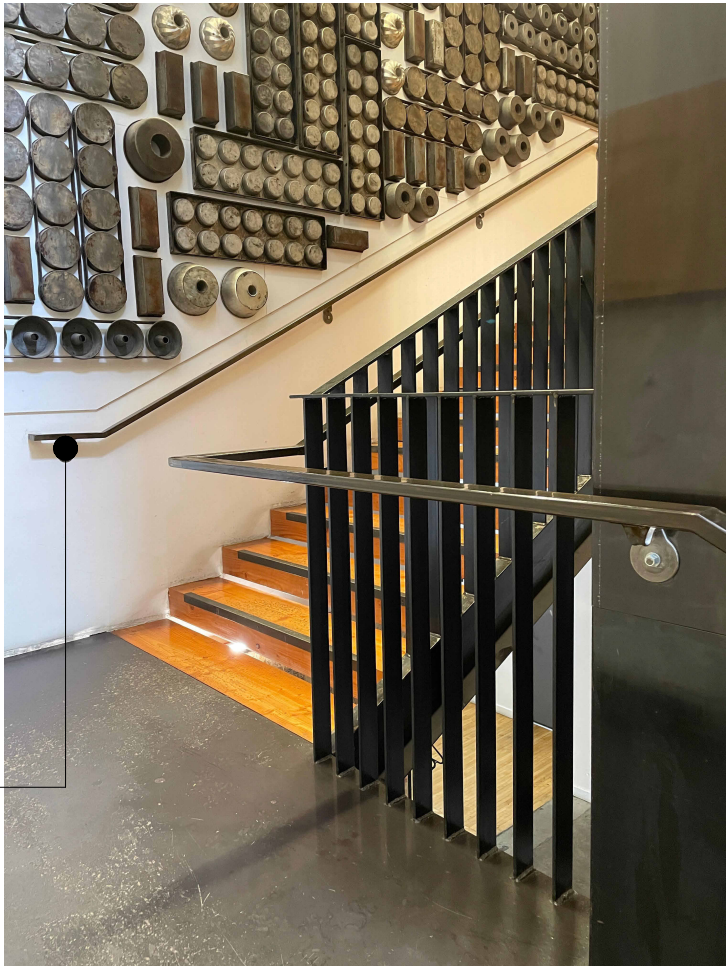
Date 4-7-2022

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FLAT BAR
TOPRAIL & BALUSTERS



TUBE STEEL
HANDRAIL



1 TYPICAL GUARDRAIL @ COMMON AREAS
3/4" = 1'-0"

Approved

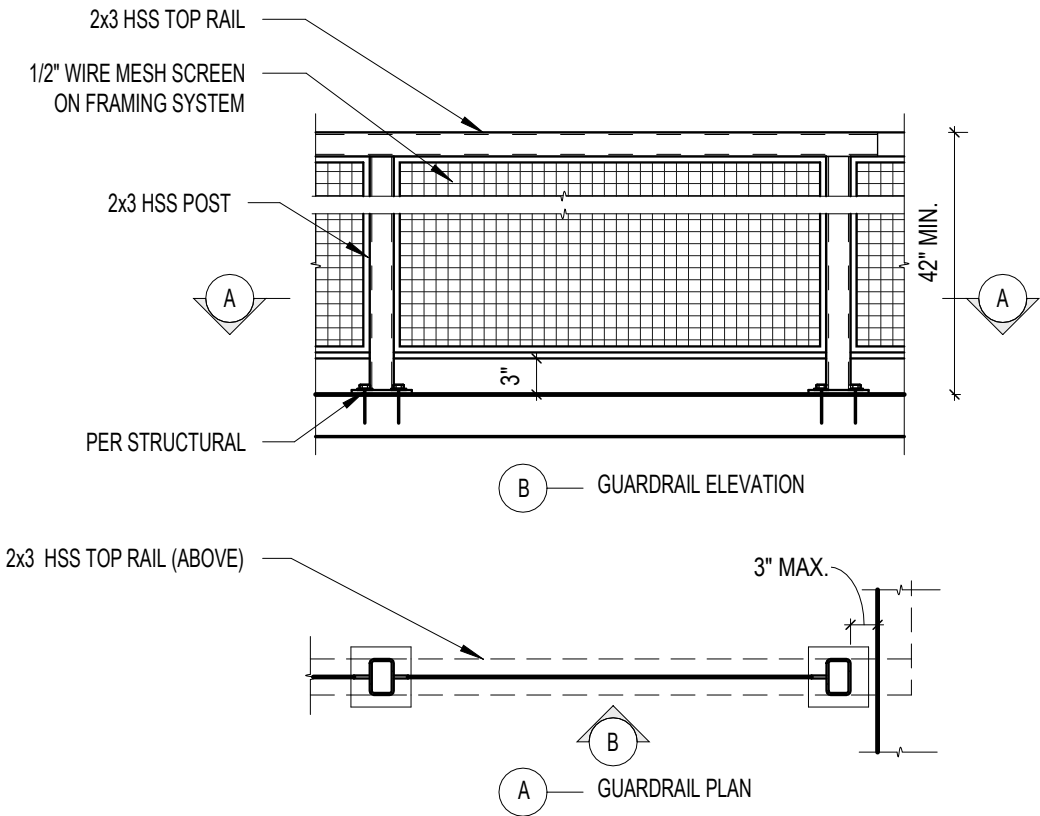
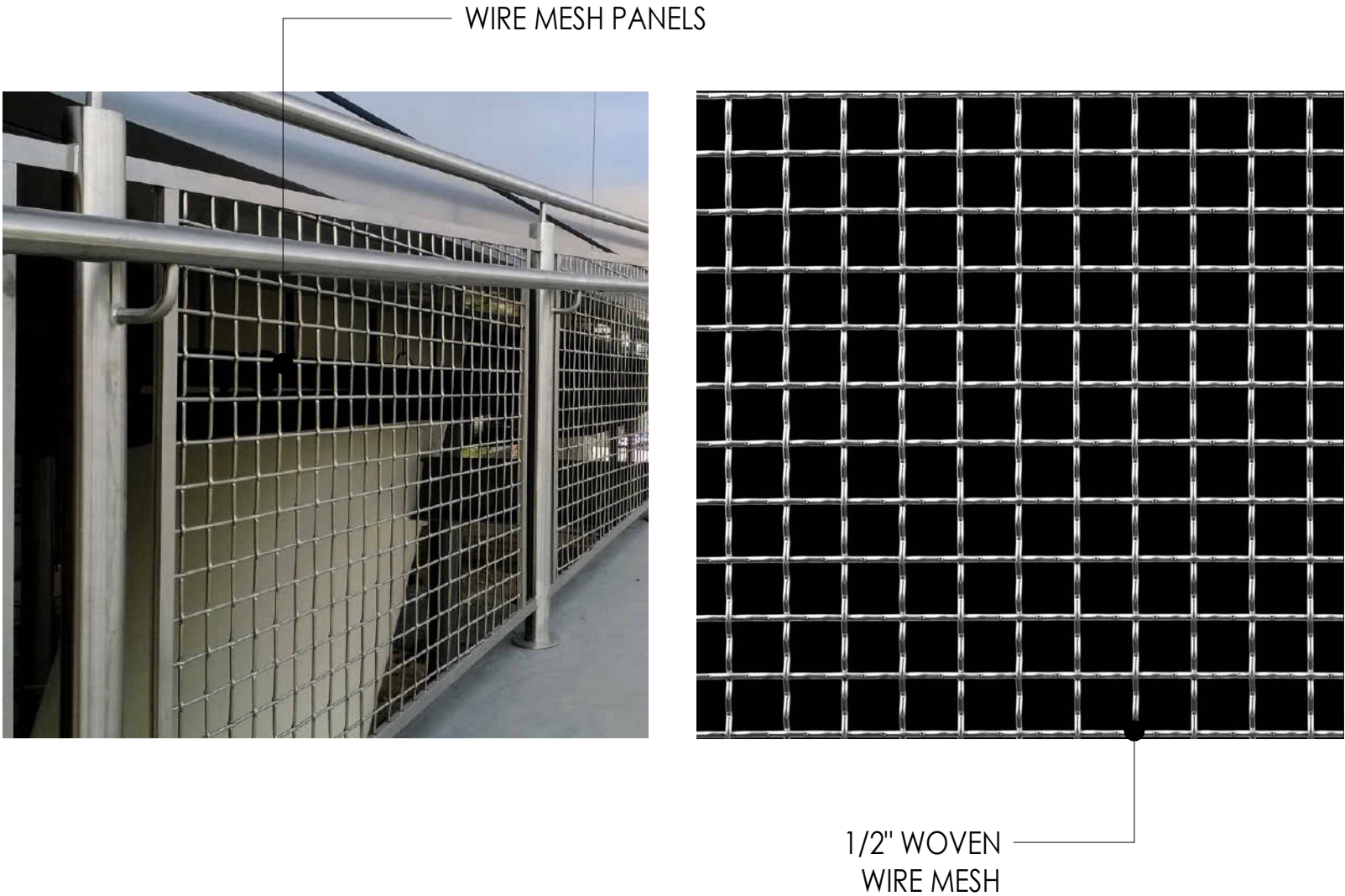
City of Portland

Bureau of Development Services

Planner

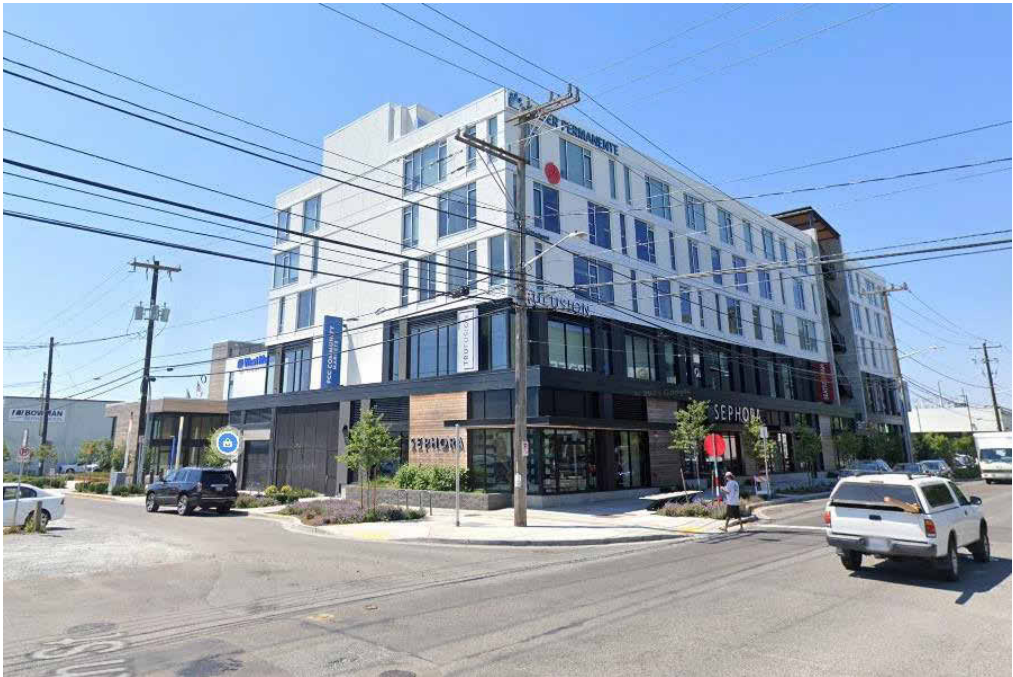
Date **4-7-2022**

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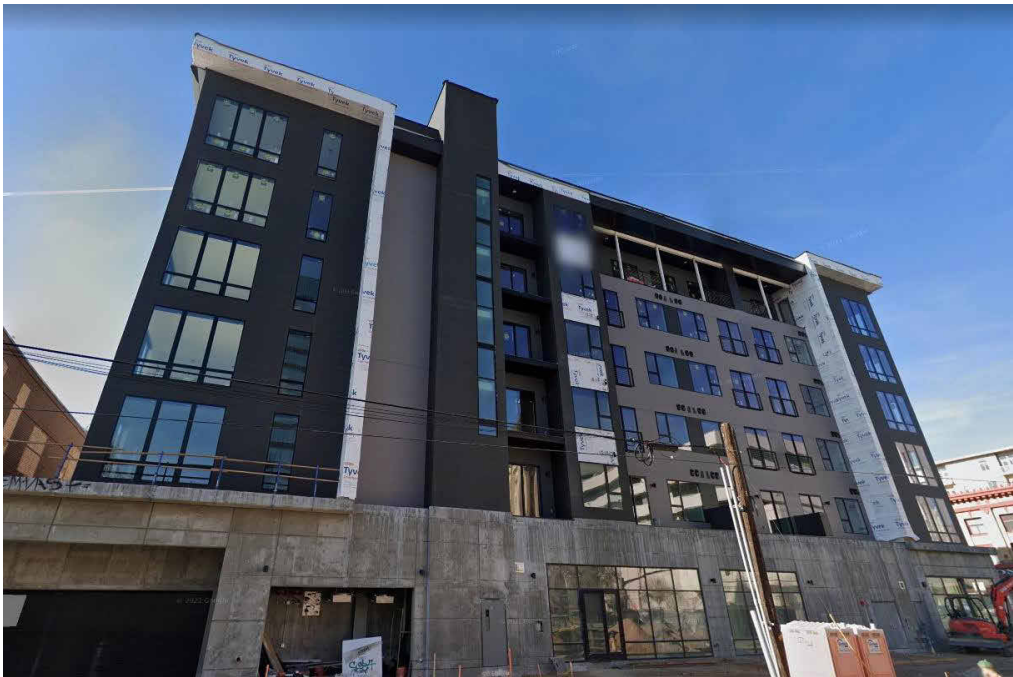


1 TYPICAL UNIT GUARDRAIL
3/4" = 1'-0"

DESIGN REVIEW



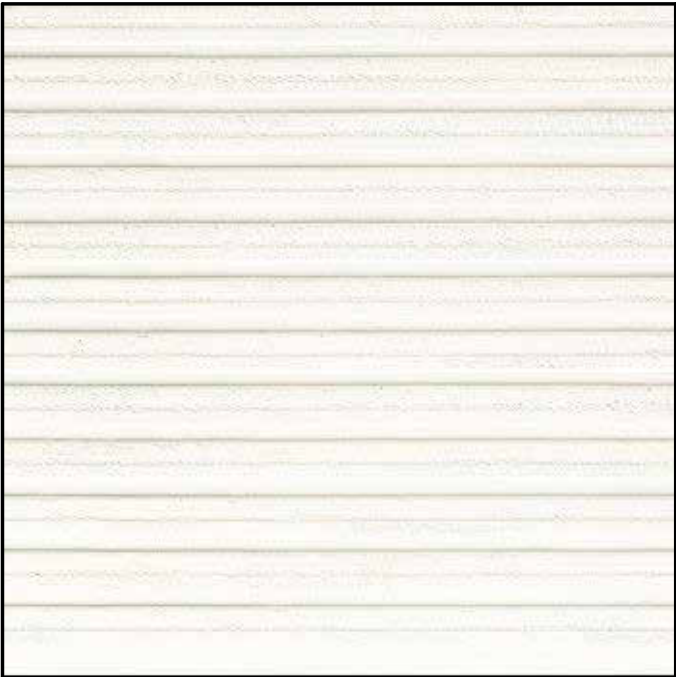
BALLARD BLOCKS, SEATTLE WA
K. CLEMENS | ARCHITECT



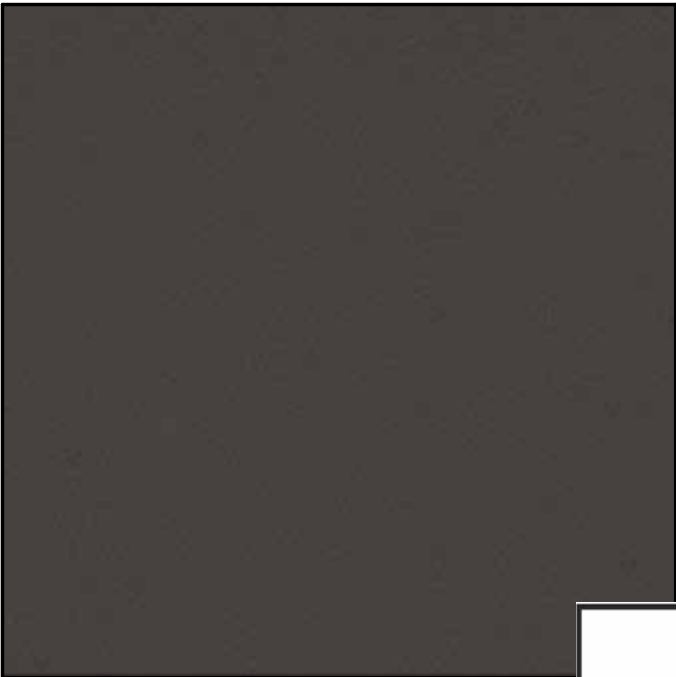
THE RANDI, SALT LAKE CITY UTAH
C.W. URBAN

CERACLAD CERAMIC
RAINSCREEN SIDING SYSTEM

CLADDING SYSTEM



CAST STRIPE - PEARL (HORIZONTAL)
EAST & WEST FACADE
10'W'x18"L



CONTEMPRARY SMOOTH - SUMI
RECESSED AREAS
10'W'x18"L

Approved

City of Portland

Bureau of Development Services

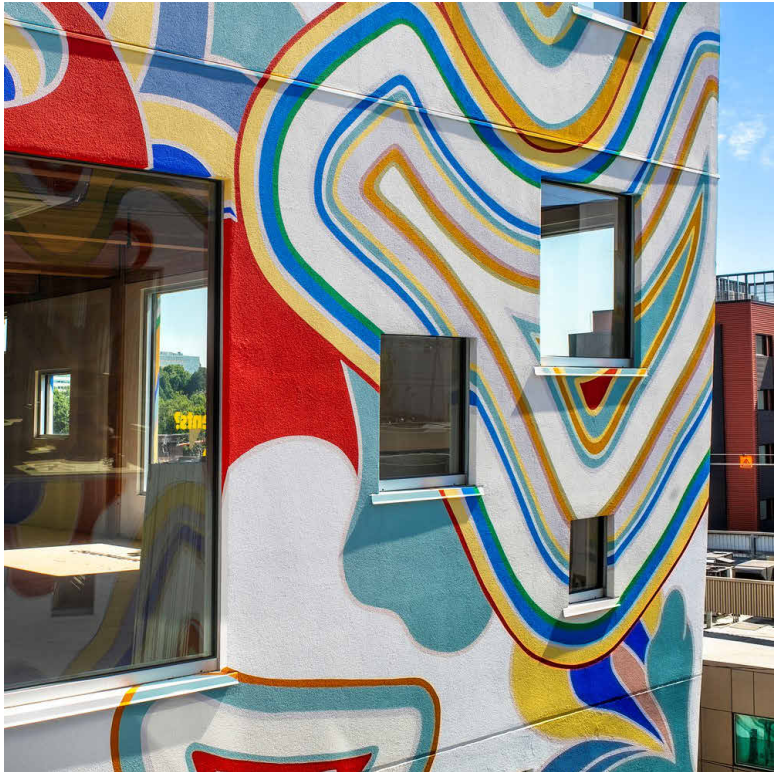
Planner

Date

4-7-2022

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DRYVIT OUTSULATION PLUS MD
EXTERIOR INSULATION AND FINISH SYSTEM

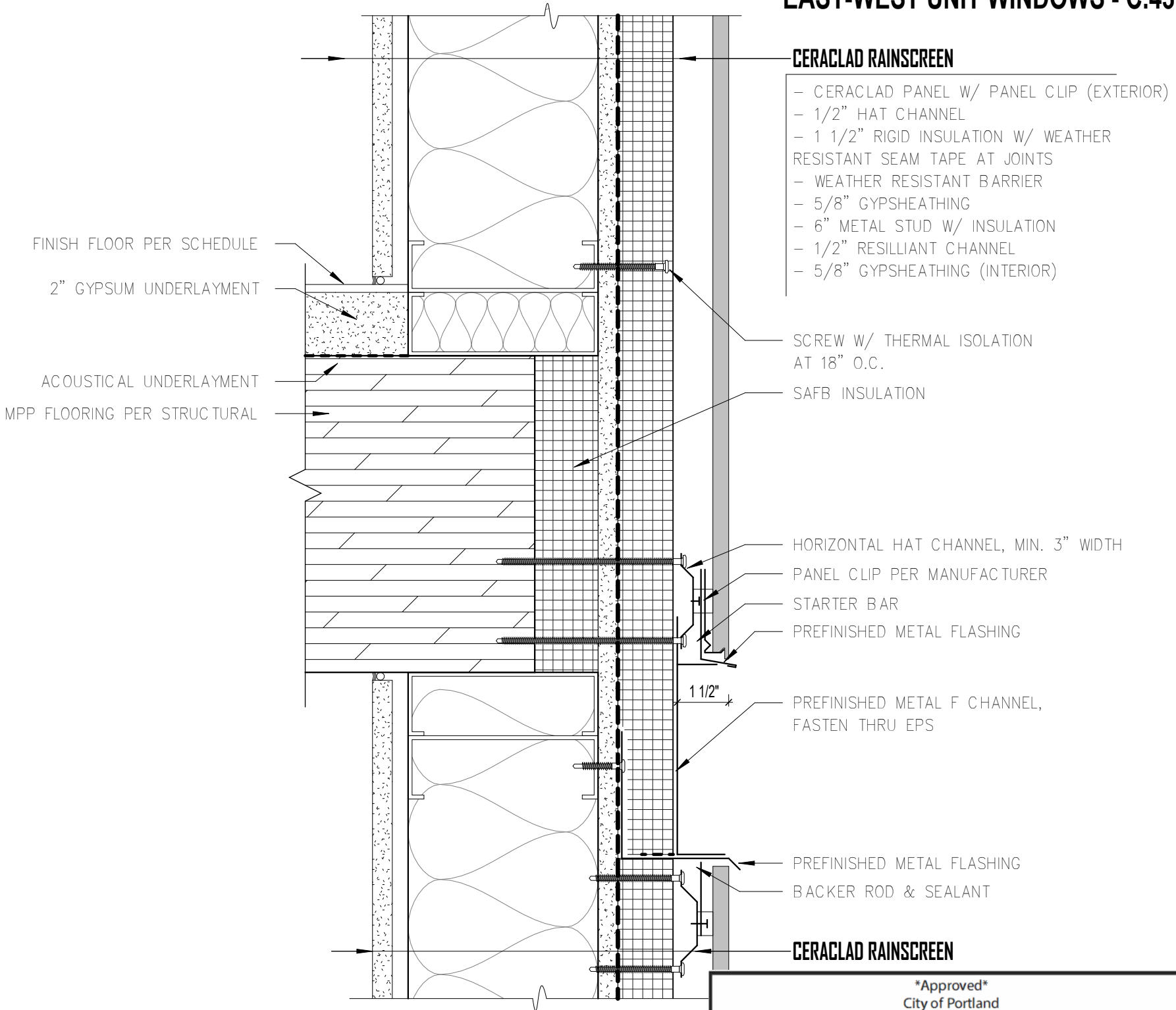


FAIR-HAIRED DUMBBELL, NE PORTLAND, OR
FFA ARCHITECTURE & INTERIORS, INC.



DRYVIT FINISH
DPR FINISH / FREESTYLE TEXTURE - CHINA WHITE OR SIM.
STAIR PENTHOUSE

EAST-WEST UNIT WINDOWS - C.43



1 REVEAL DETAIL
3" = 1'-0"

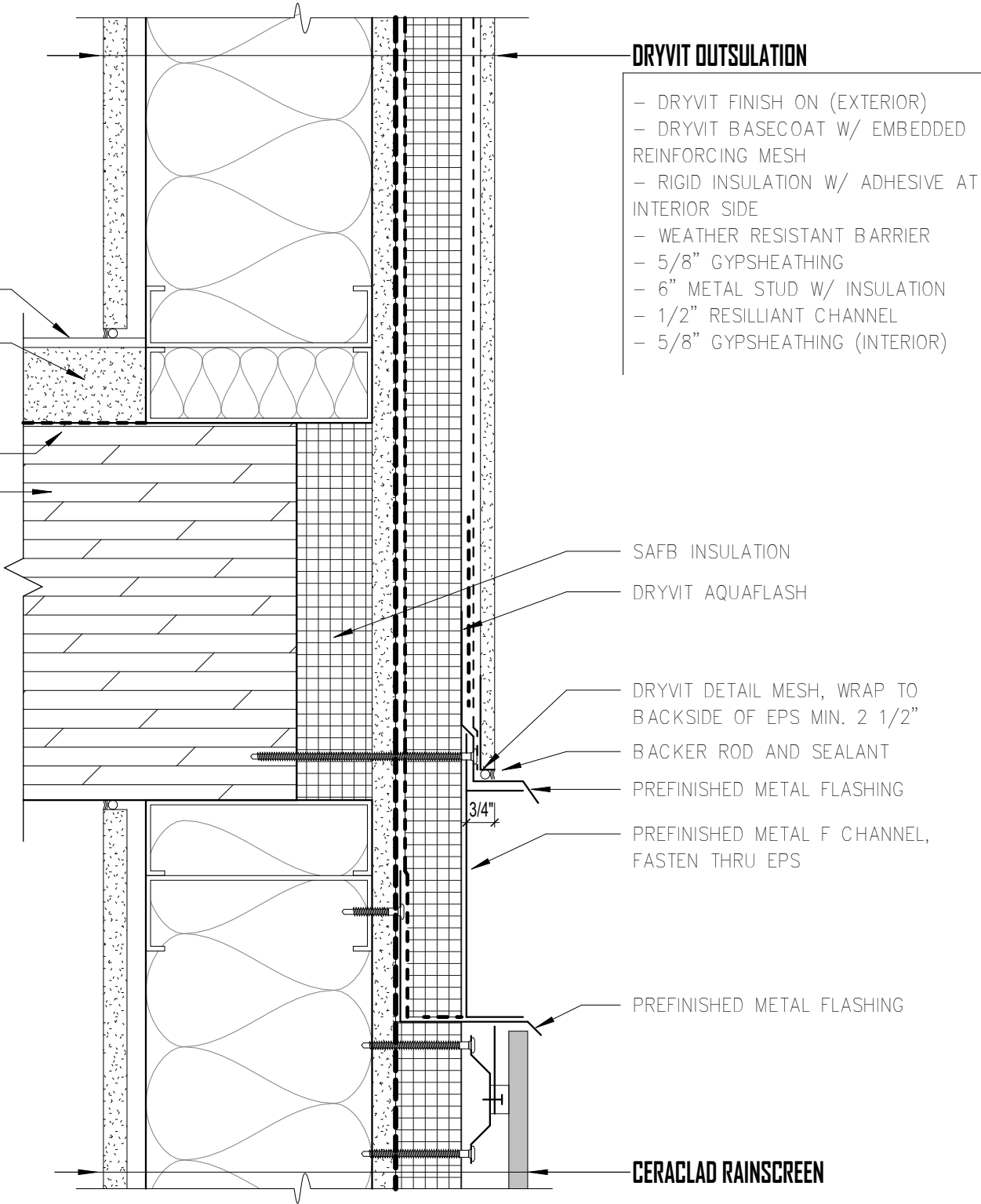
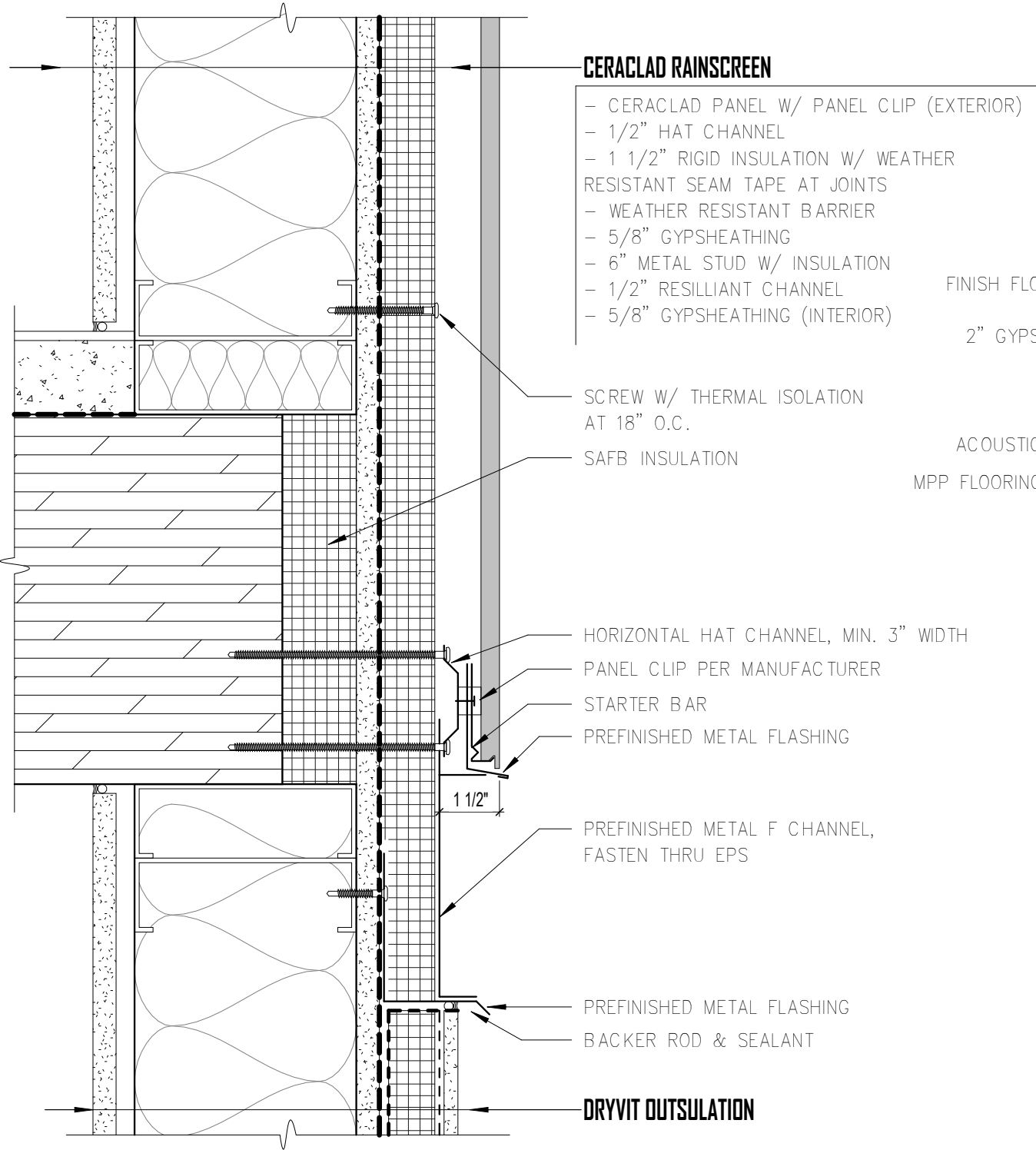
Approved

City of Portland
Bureau of Development Services

Planner

Date **4-7-2022**

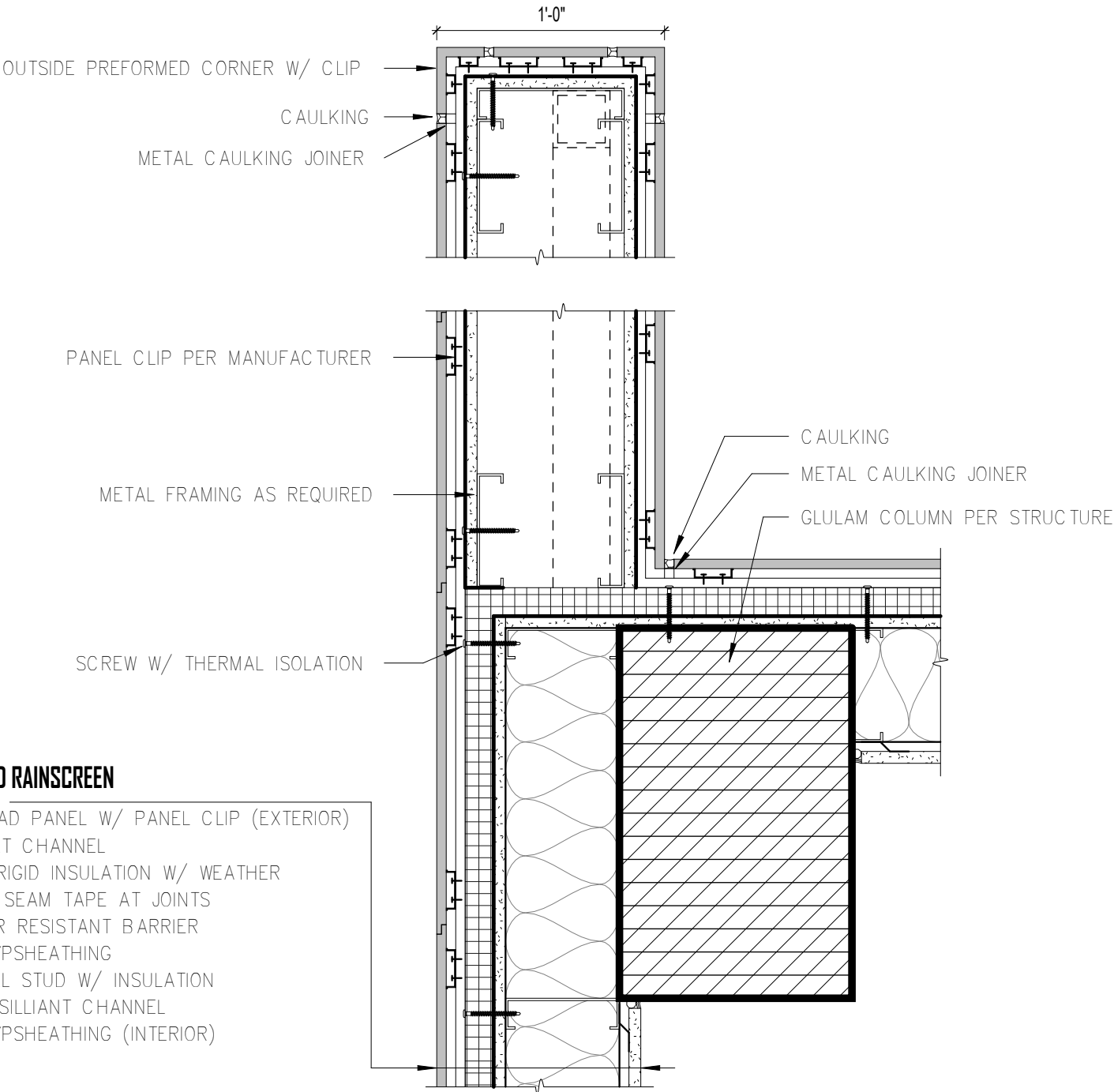
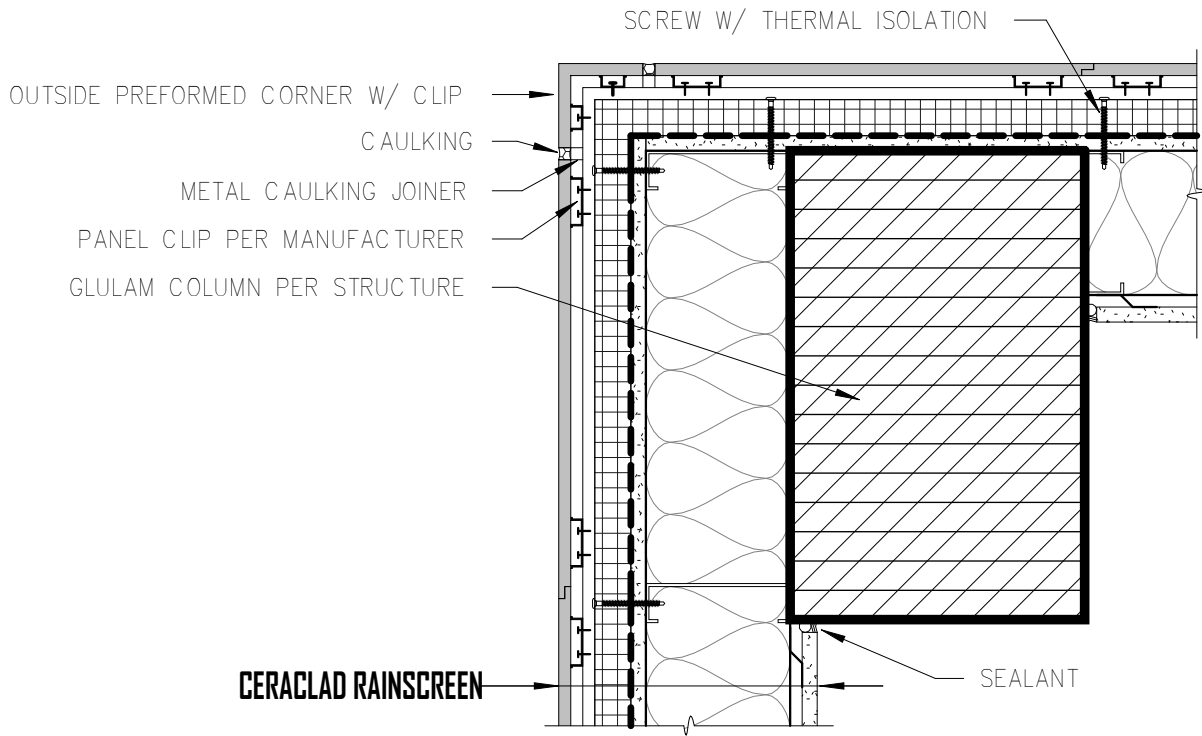
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2 REVEAL DETAIL- RAINSCREEN / EIFS ALTERNATE
3" = 1'-0"

1 REVEAL DETAIL - EIFS / RAINSCREEN ALTERNATE
3" = 1'-0"

FLOOR PLAN LEVEL 3 - C.4
TYPICAL FLOOR PLAN LEVELS 4-10 - C.5
FLOOR PLAN LEVEL 11 - C.6
NORTH-SOUTH UNIT WINDOWS - C.44



- CERACLAD RAINSCREEN**
- CERACLAD PANEL W/ PANEL CLIP (EXTERIOR)
 - 1/2" HAT CHANNEL
 - 1 1/2" RIGID INSULATION W/ WEATHER RESISTANT SEAM TAPE AT JOINTS
 - WEATHER RESISTANT BARRIER
 - 5/8" GYPSEATHING
 - 6" METAL STUD W/ INSULATION
 - 1/2" RESILLIANT CHANNEL
 - 5/8" GYPSEATHING (INTERIOR)

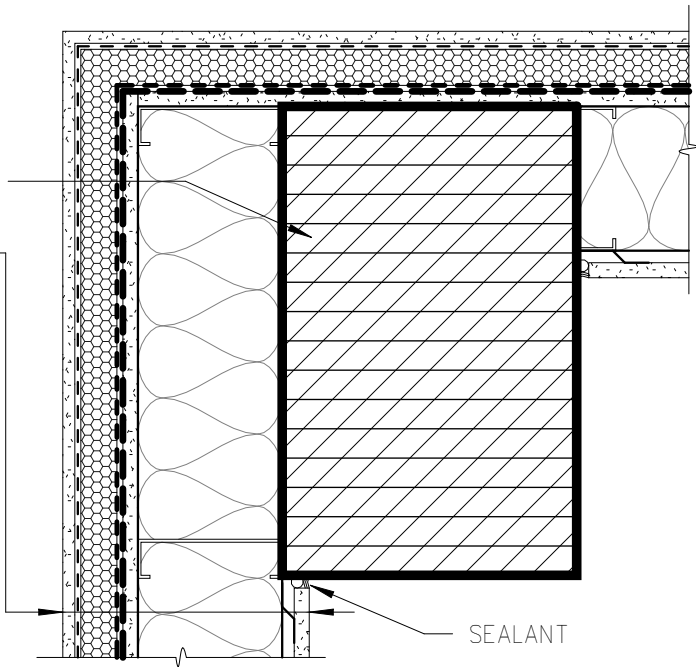
2 RAINSCREEN OUTSIDE CORNER DETAIL
1 1/2" = 1'-0"

1 WING WALL SECTION
1 1/2" = 1'-0"

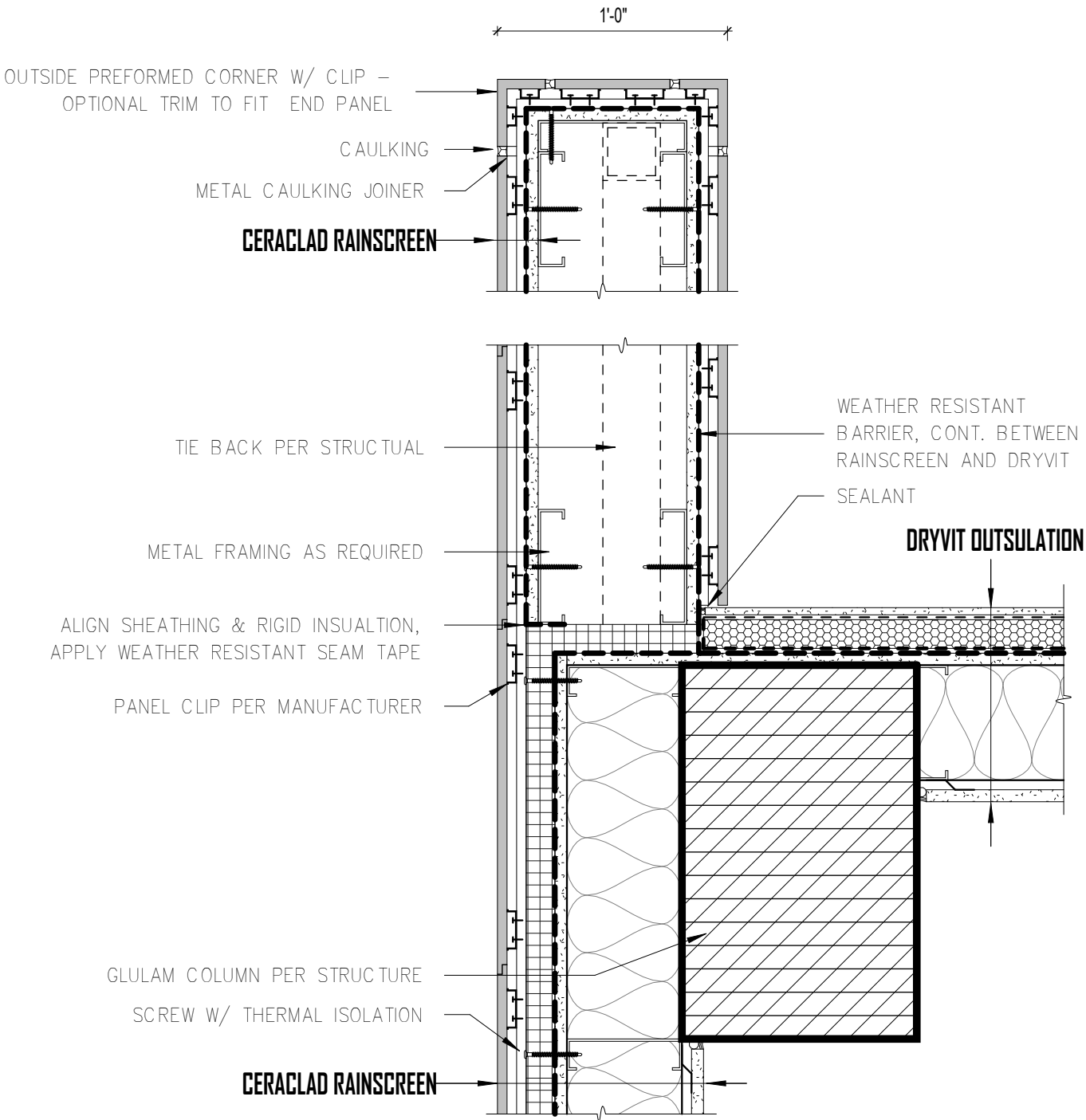
FLOOR PLAN LEVEL 3 - C.4
TYPICAL FLOOR PLAN LEVELS 4-10 - C.5
FLOOR PLAN LEVEL 11 - C.6
NORTH-SOUTH UNIT WINDOWS - C.44

DRYVIT OUTSULATION

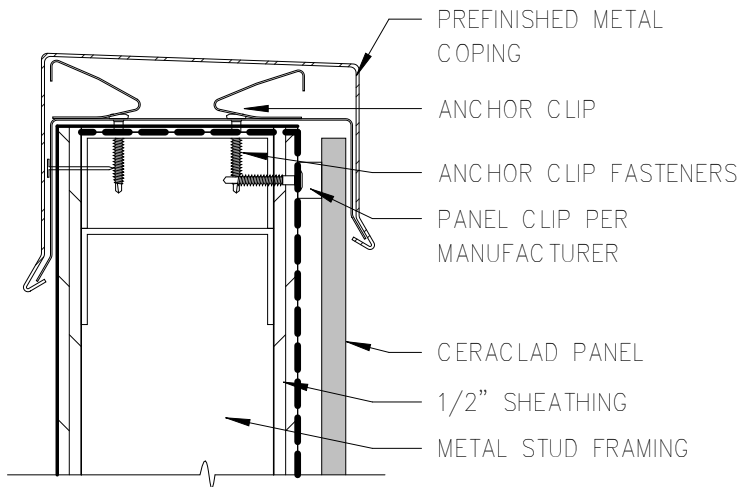
- DRYVIT FINISH ON (EXTERIOR)
- DRYVIT BASECOAT W/ EMBEDDED REINFORCING MESH
- RIGID INSULATION W/ ADHESIVE AT INTERIOR SIDE
- WEATHER RESISTANT BARRIER
- 5/8" GYP SHEATHING
- 6" METAL STUD W/ INSULATION
- 1/2" RESILLIANT CHANNEL
- 5/8" GYP SHEATHING (INTERIOR)



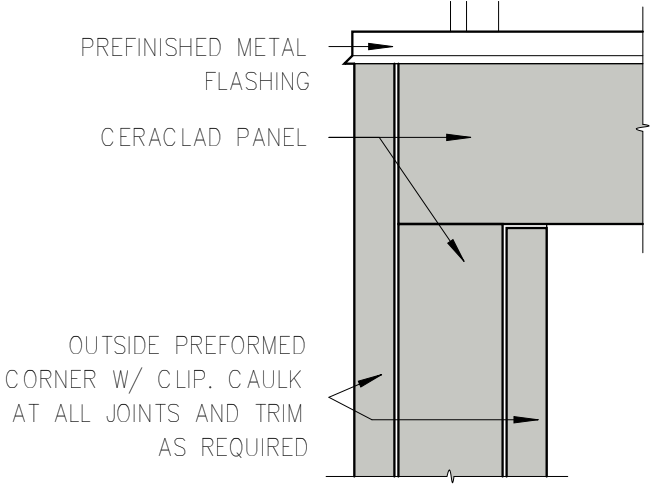
2 EIFS OUTSIDE CORNER DETAIL
1 1/2" = 1'-0"



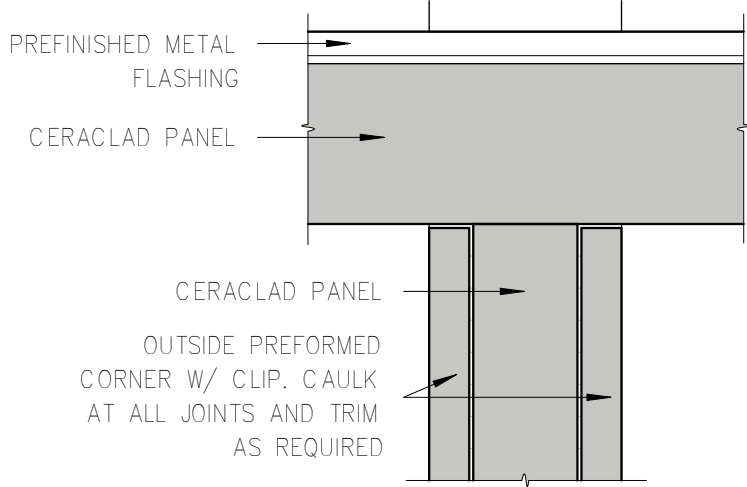
1 WING WALL SECTION - ALTERNATE
1 1/2" = 1'-0"



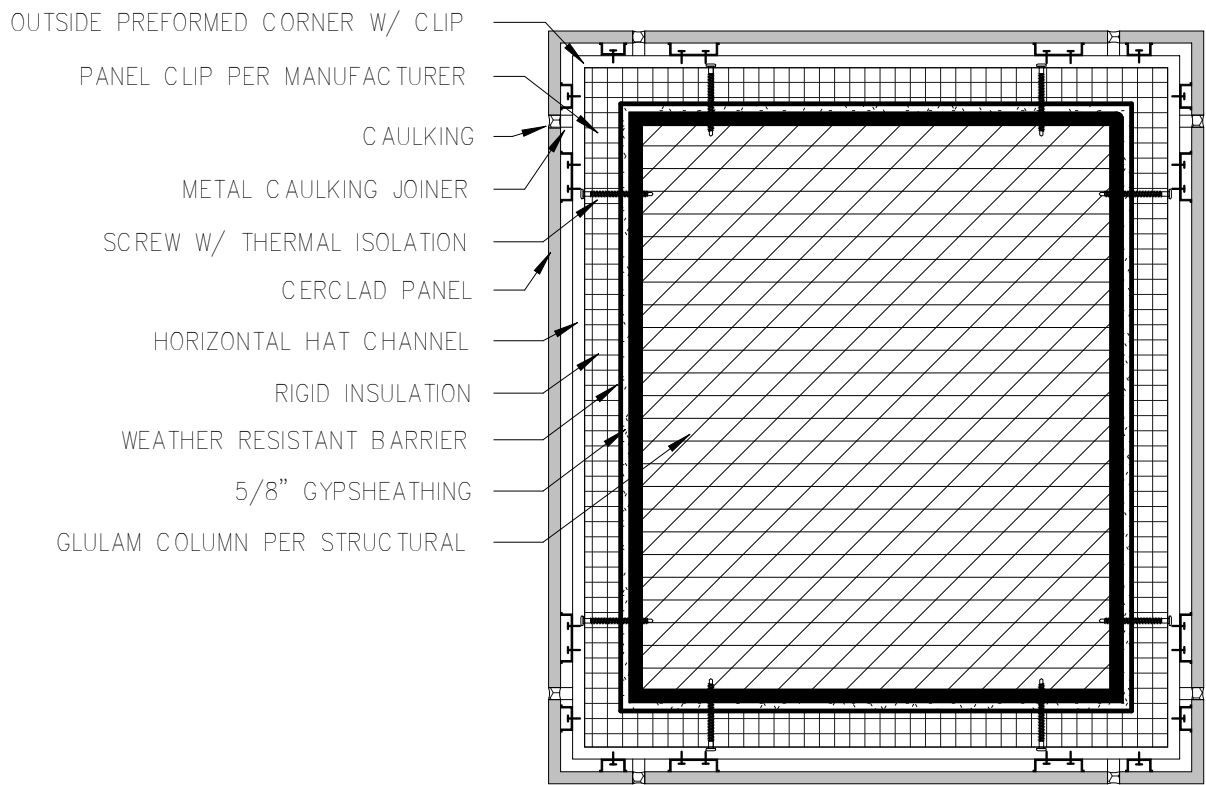
5 ROOF PARAPET SECTION
3" = 1'-0"



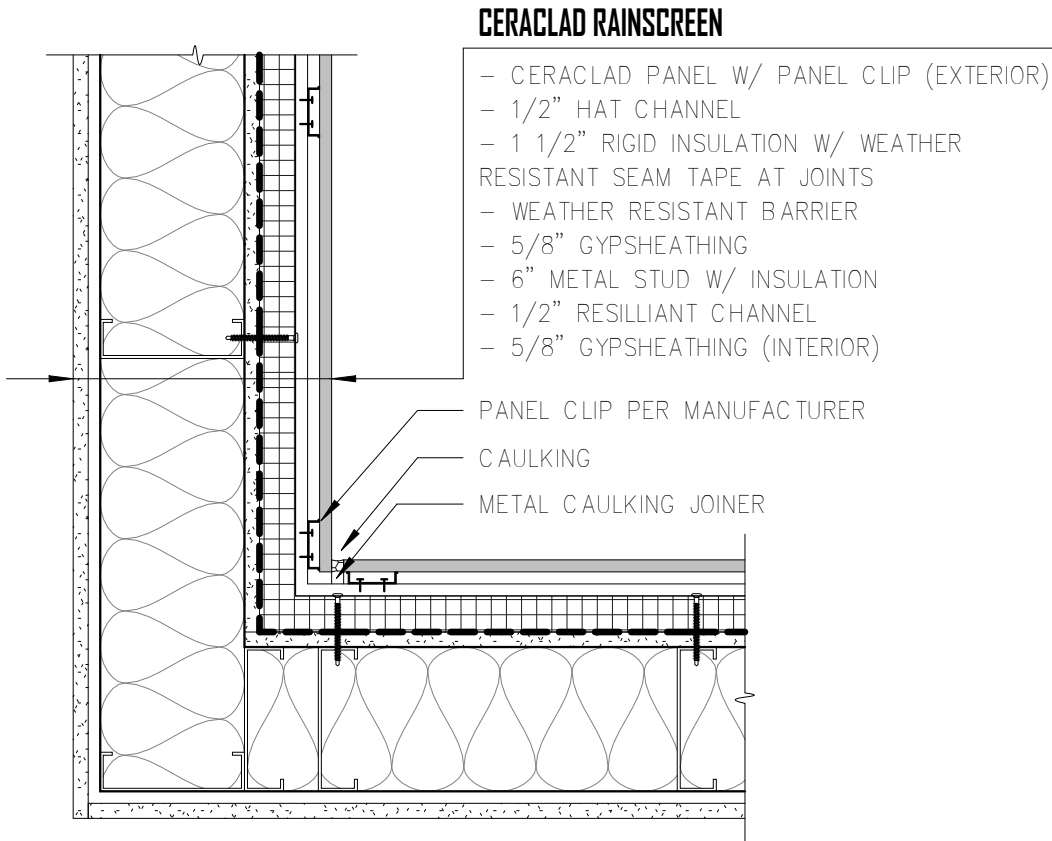
4 RAINSCREEN AT BUILDING CORNER
1" = 1'-0"



3 RAINSCREEN AT WING WALL
1" = 1'-0"



2 COLUMN DETAIL
1 1/2" = 1'-0"



1 RAINSCREEN INSIDE CORNER
1 1/2" = 1'-0"

Approved

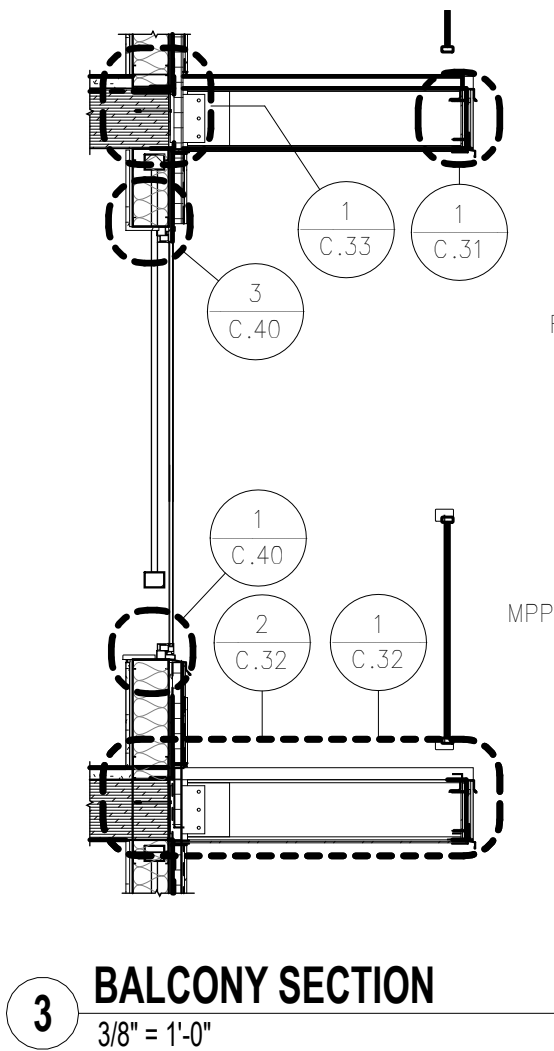
City of Portland
Bureau of Development Services

Planner 

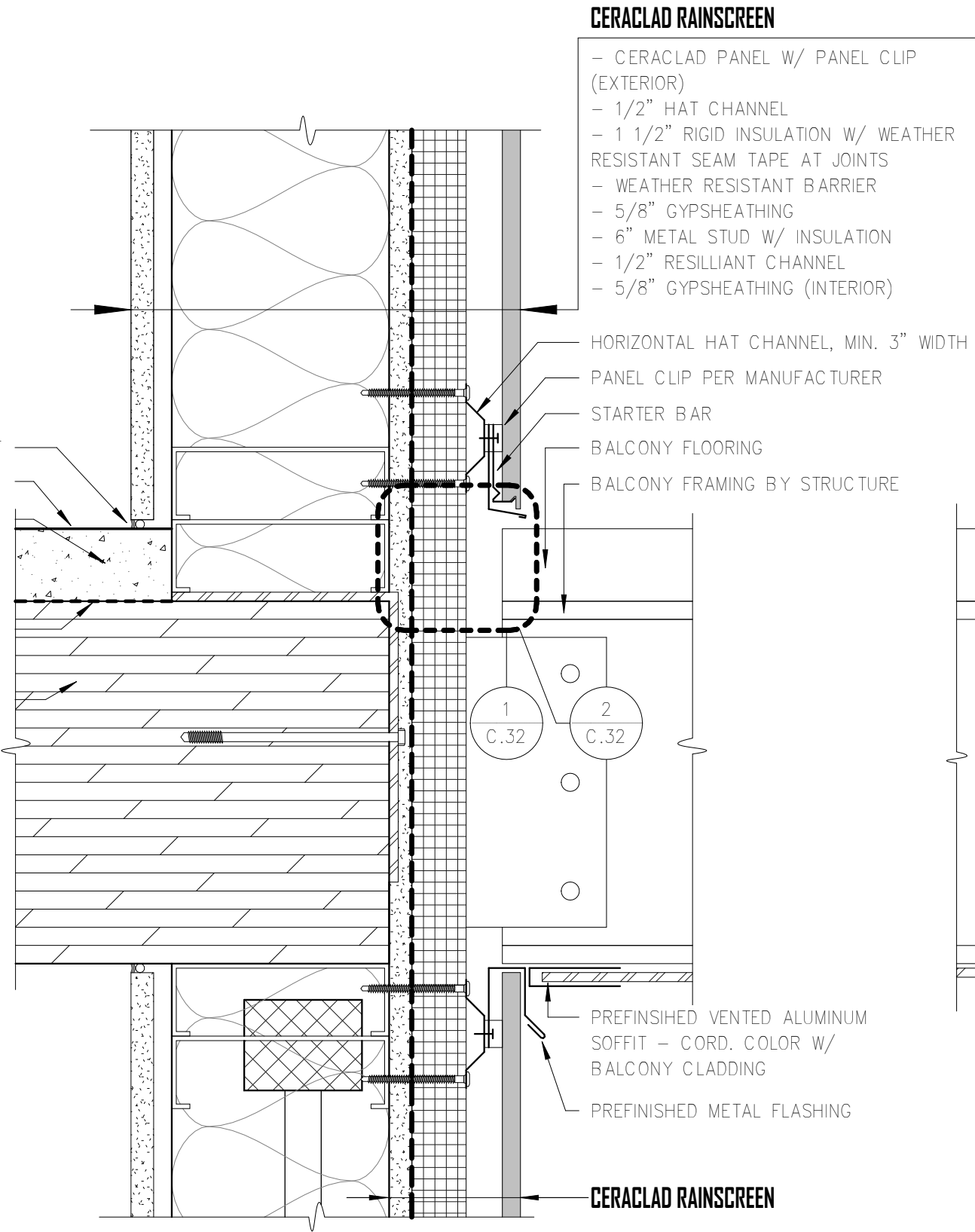
Date **4-7-2022**

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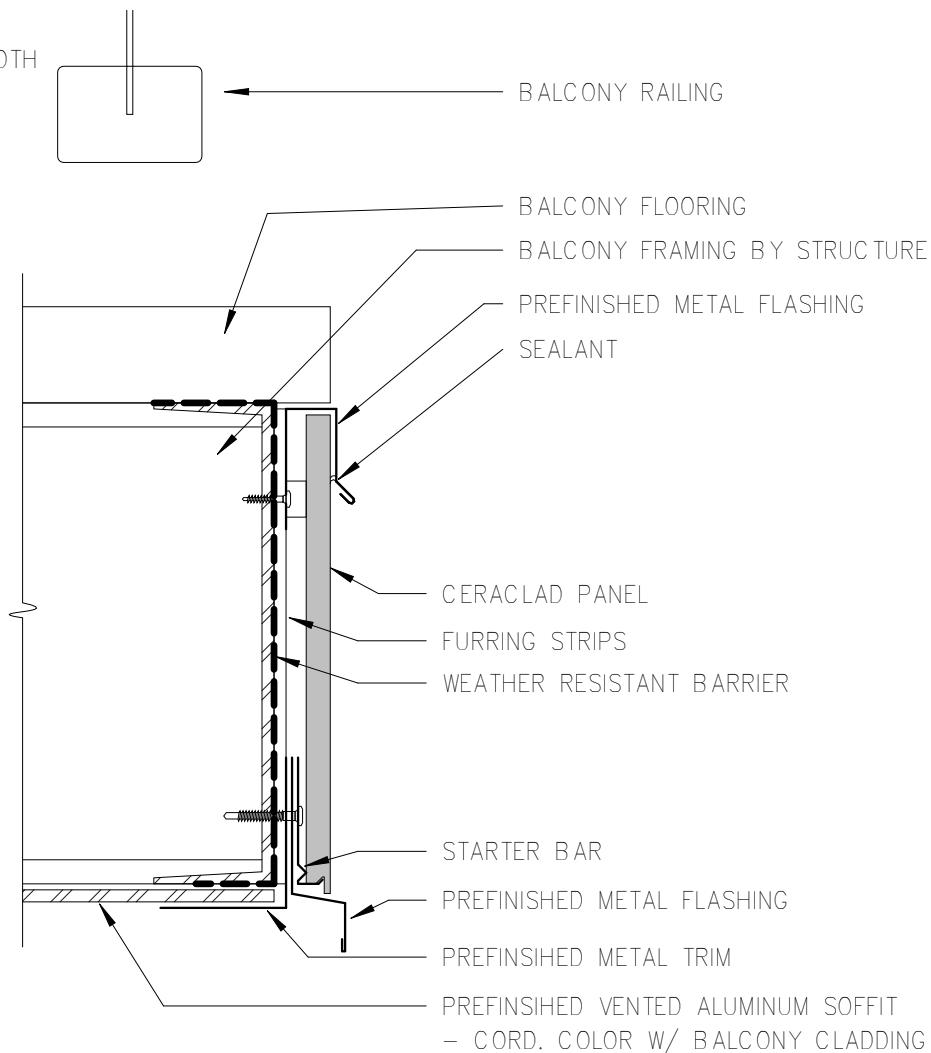
FLOOR PLAN LEVEL 11 - C.6
EAST ELEVATION - C.9
WEST ELEVATION - C.11
DETAILS - OVERHANG - C.34
NORTH-SOUTH UNIT WINDOWS - C.44



2
BALCONY FLOOR AT WALL
3" = 1'-0"



1
BALCONY EDGE DETAIL
3" = 1'-0"



Approved
City of Portland
Bureau of Development Services

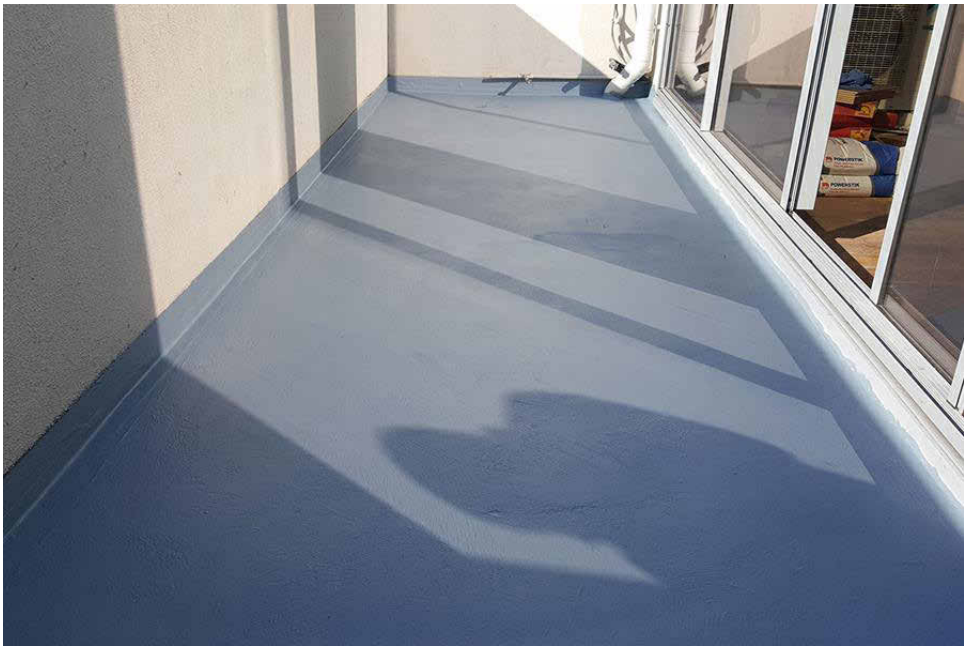
Planner

Date **4-7-2022**

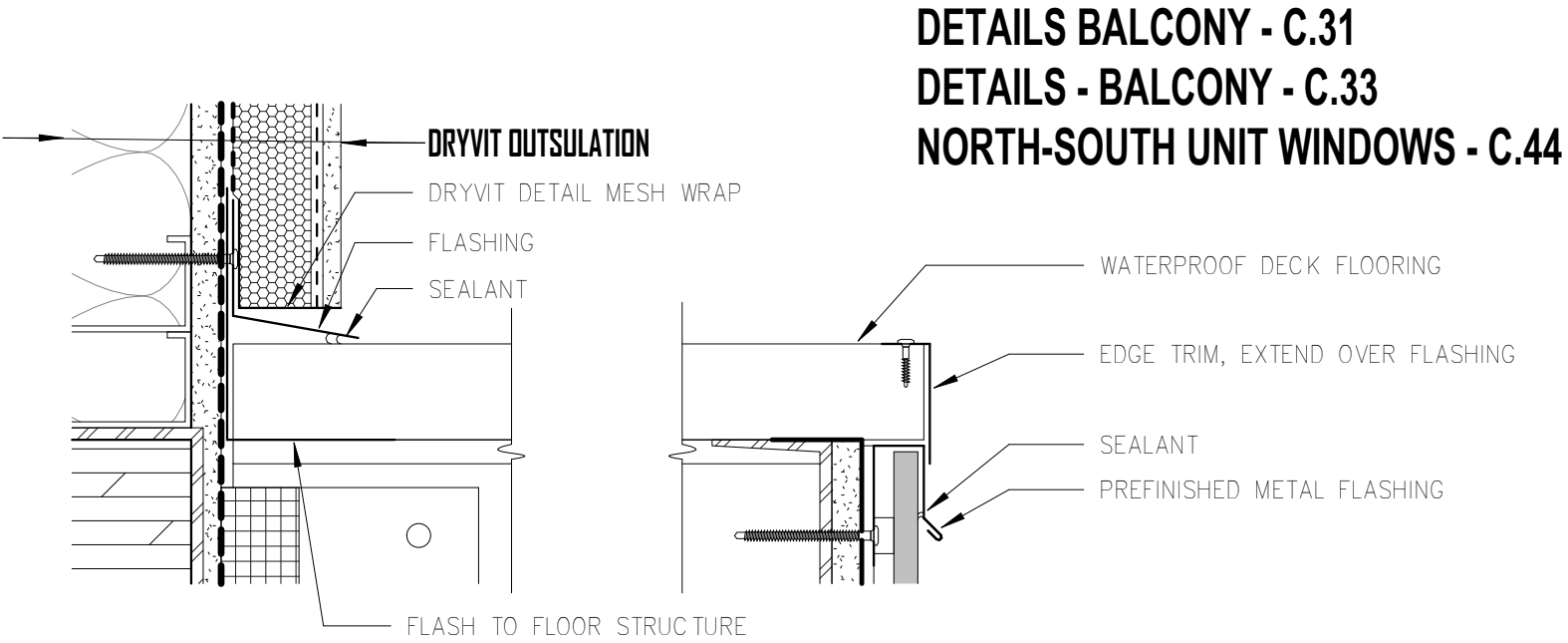
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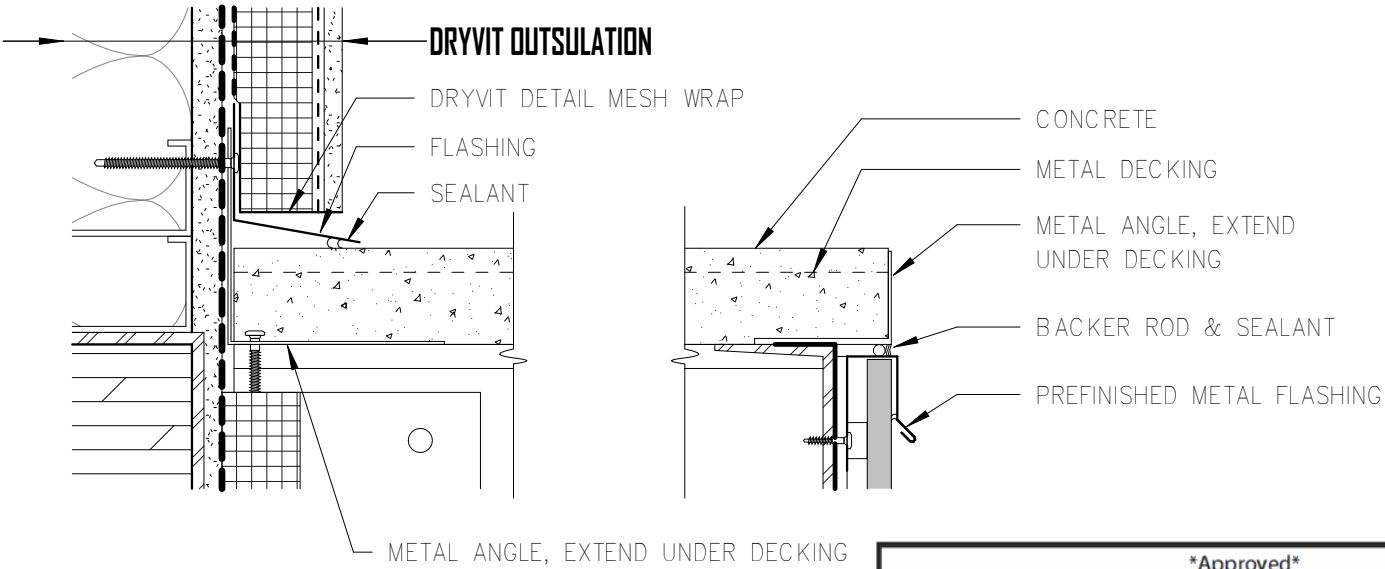
ALUMINUM DECK



CONCRETE / METAL DECKING BALCONY



2 ALUMINUM DECKING SECTION
3" = 1'-0"



1 CONCRETE / METAL DECKING SECTION
3" = 1'-0"

Approved

City of Portland

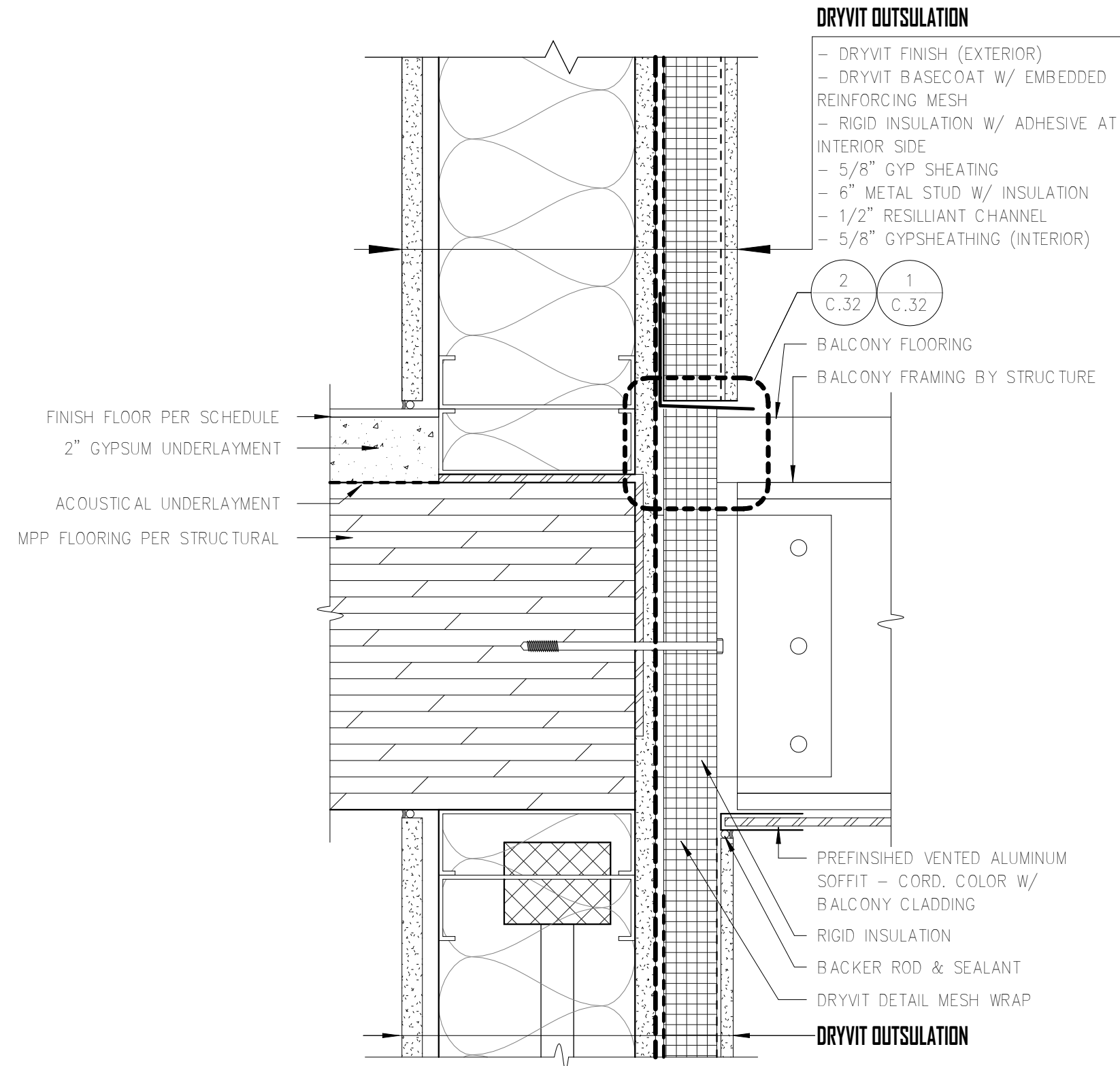
Bureau of Development Services

Planner

Date

4-7-2022

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1 BALCONY FLOOR AT WALL - ALTERNATE
3" = 1'-0"

ROOF PLAN - C.7

Approved

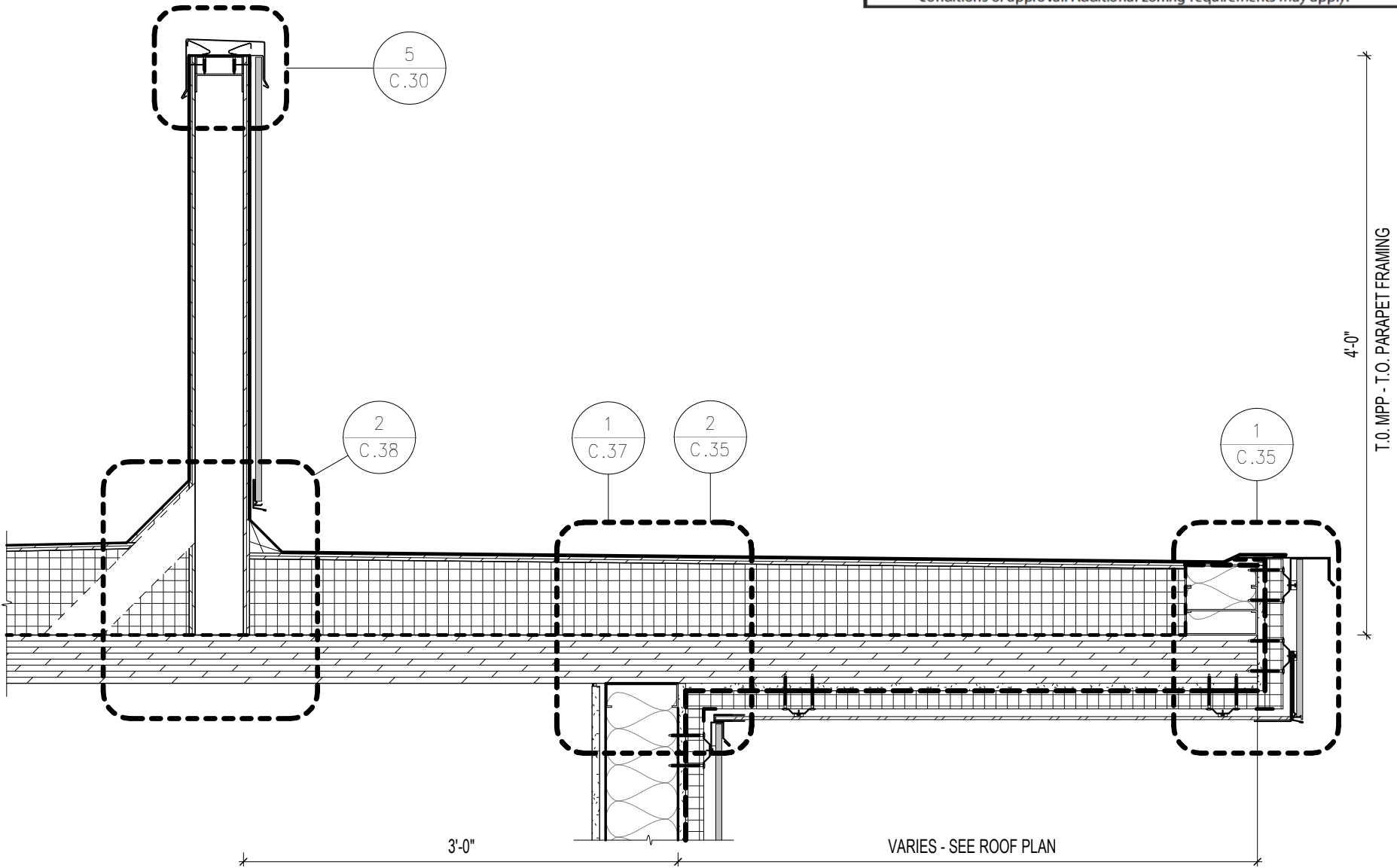
City of Portland

Bureau of Development Services

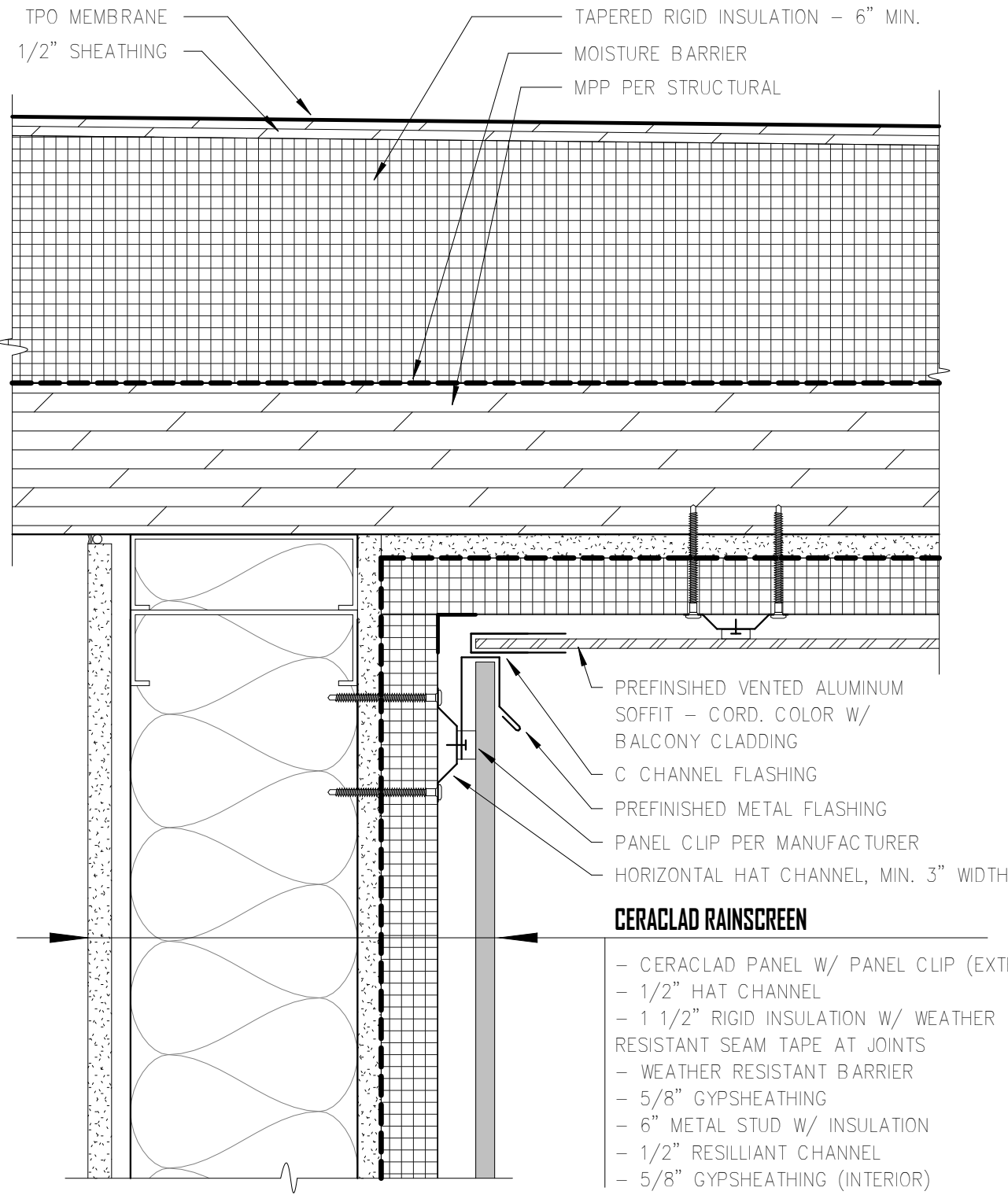
Planner 

Date **4-7-2022**

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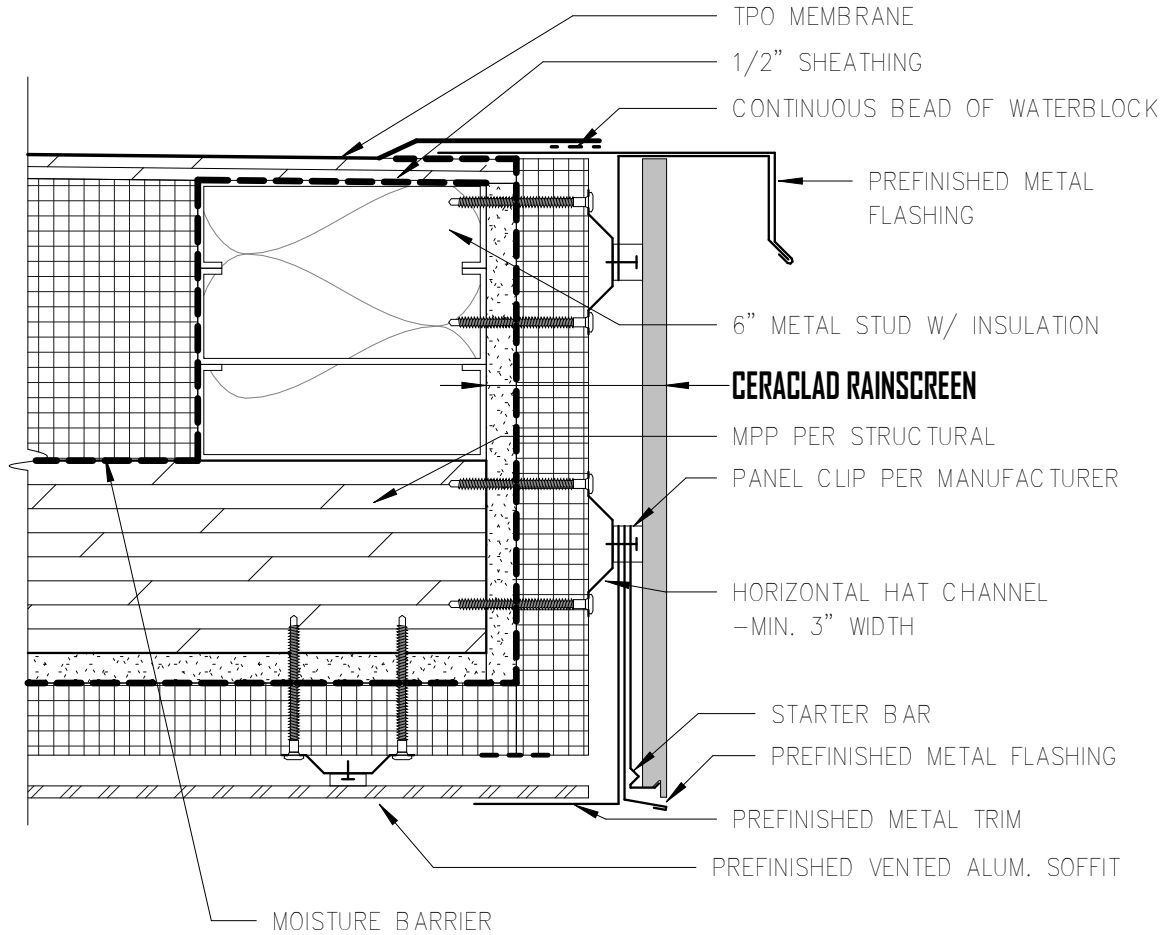


1 TYPICAL ROOF OVERHANG
1" = 1'-0"



2 OVERHANG AT WALL
3" = 1'-0"

ROOF PLAN - C.7
TYPICAL ROOF OVERHANG - C.34



1 ROOF EDGE SECTION (OVERHANG)
3" = 1'-0"

Approved

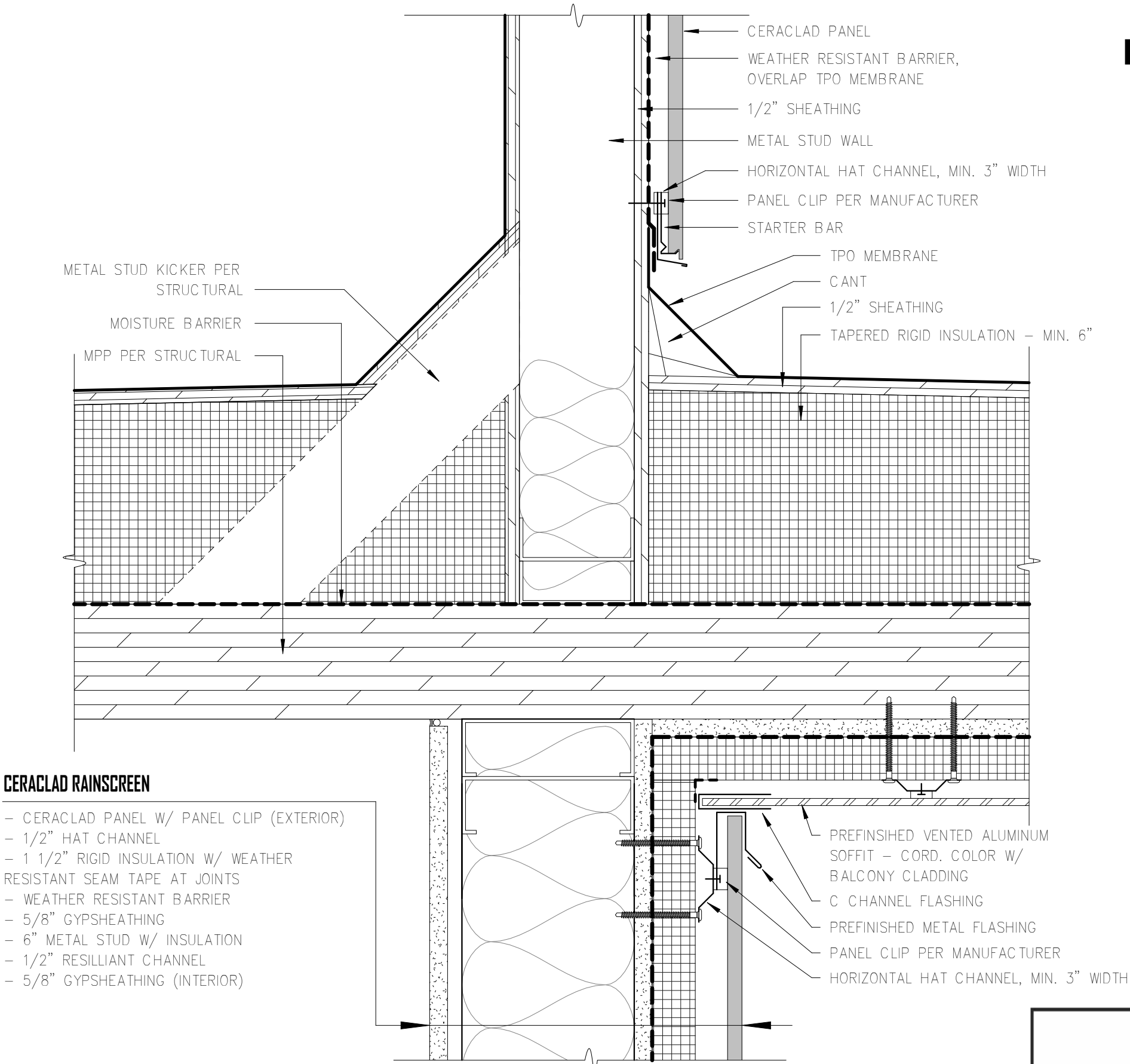
City of Portland
Bureau of Development Services

Planner

Date

4-7-2022

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CERACLAD RAINSCREEN

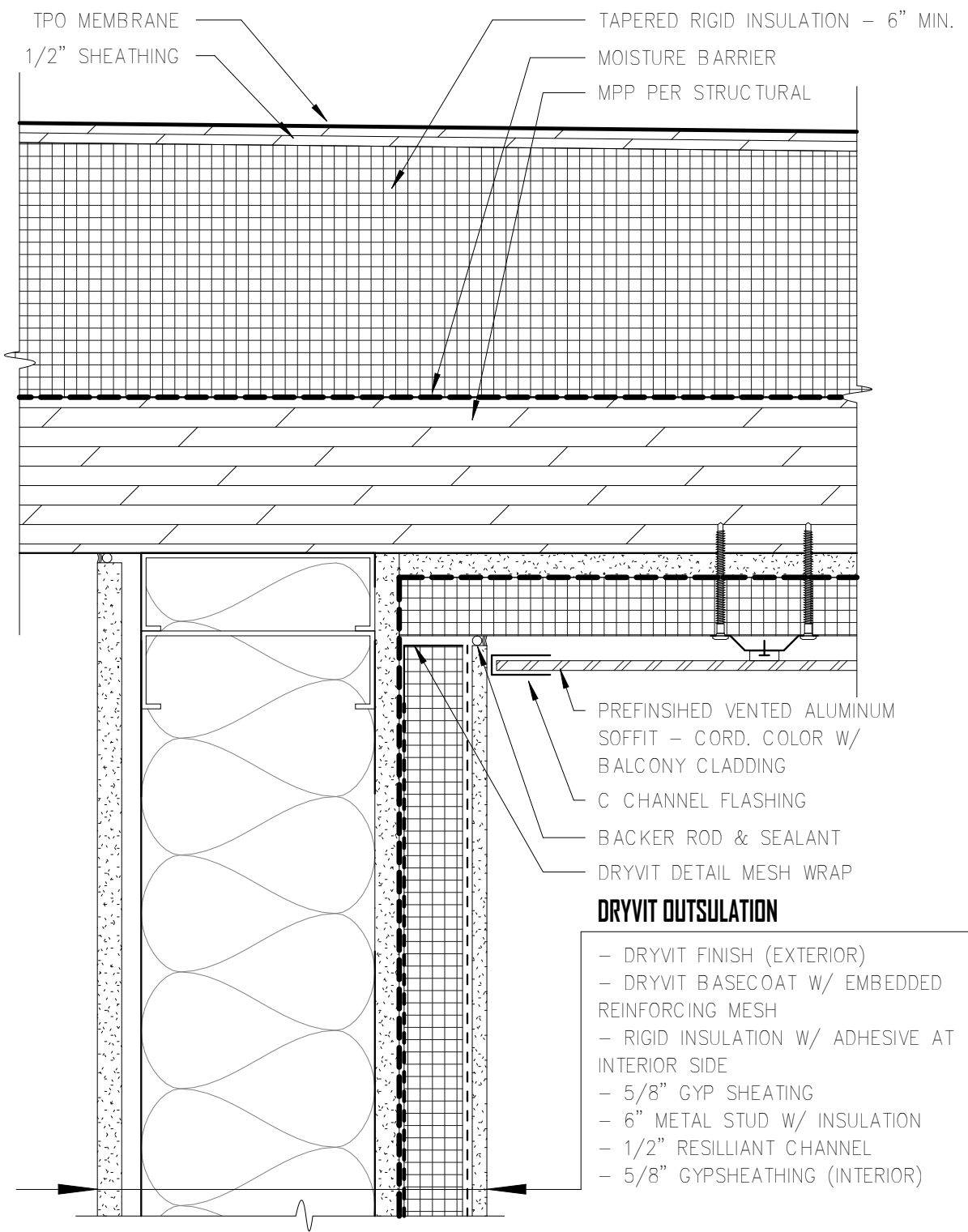
- CERACLAD PANEL W/ PANEL CLIP (EXTERIOR)
- 1/2" HAT CHANNEL
- 1 1/2" RIGID INSULATION W/ WEATHER RESISTANT SEAM TAPE AT JOINTS
- WEATHER RESISTANT BARRIER
- 5/8" GYPSHEATHING
- 6" METAL STUD W/ INSULATION
- 1/2" RESILLIANT CHANNEL
- 5/8" GYPSHEATHING (INTERIOR)

OVERHANG AT WALL (COMMUNITY SPACE)

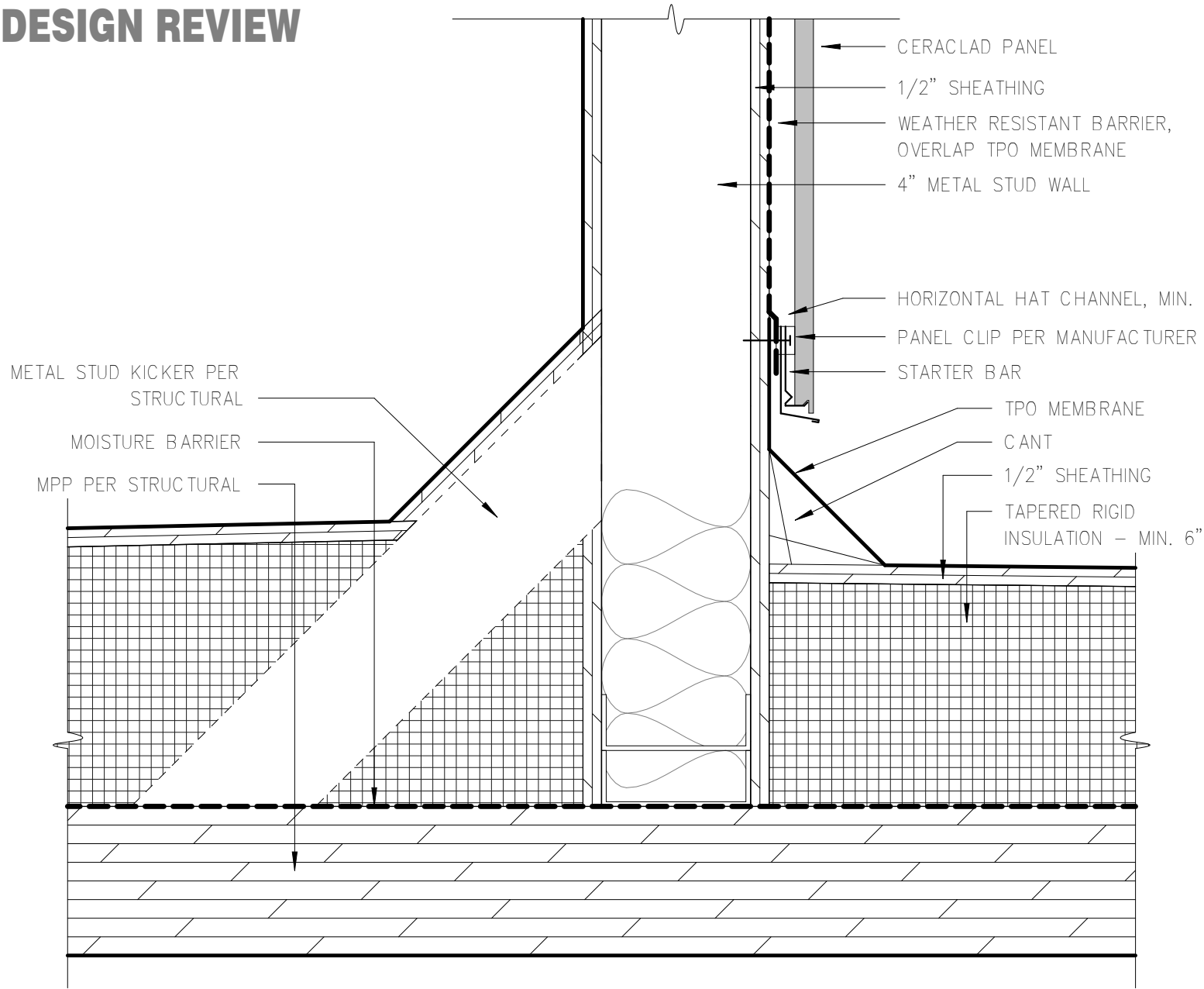
3" = 1'-0"

1

ROOF PLAN - C.7
TYPICAL ROOF OVERHANG - C.34

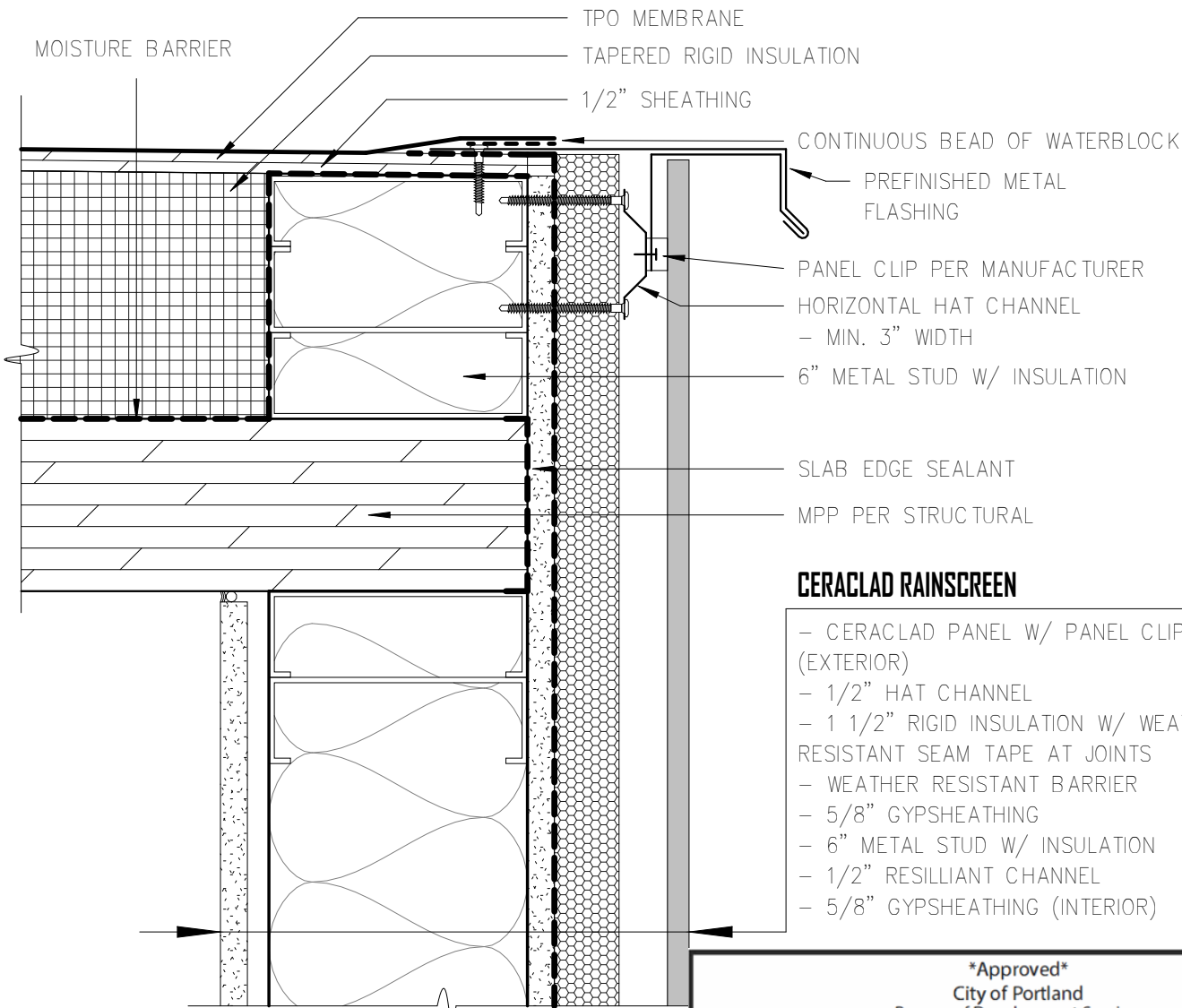


1 OVERHANG AT WALL - ALTERNATE
3" = 1'-0"



2 PARAPET SECTION
3" = 1'-0"

FLOOR PLAN LEVEL 11 - C.6
ROOF PLAN - C.7
TYPICAL ROOF OVERHANG - C.34



1 ROOF EDGE SECTION
3" = 1'-0"

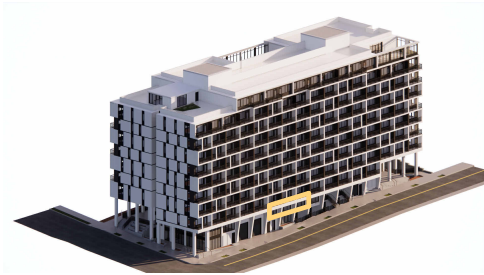
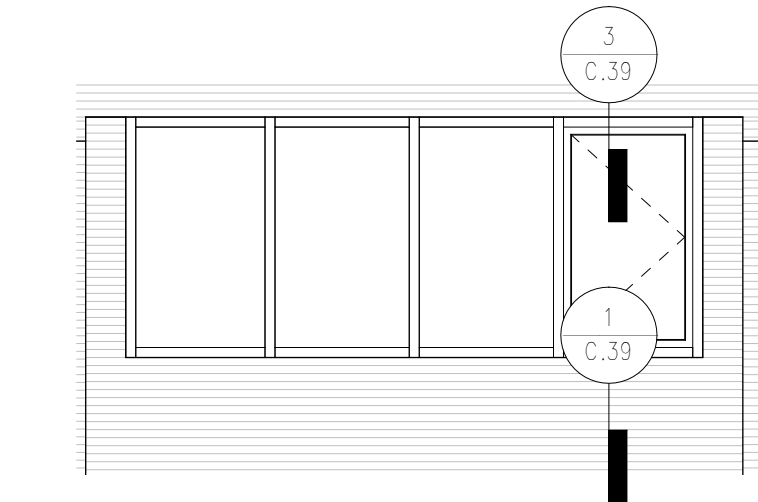
Approved
City of Portland
Bureau of Development Services

Planner 

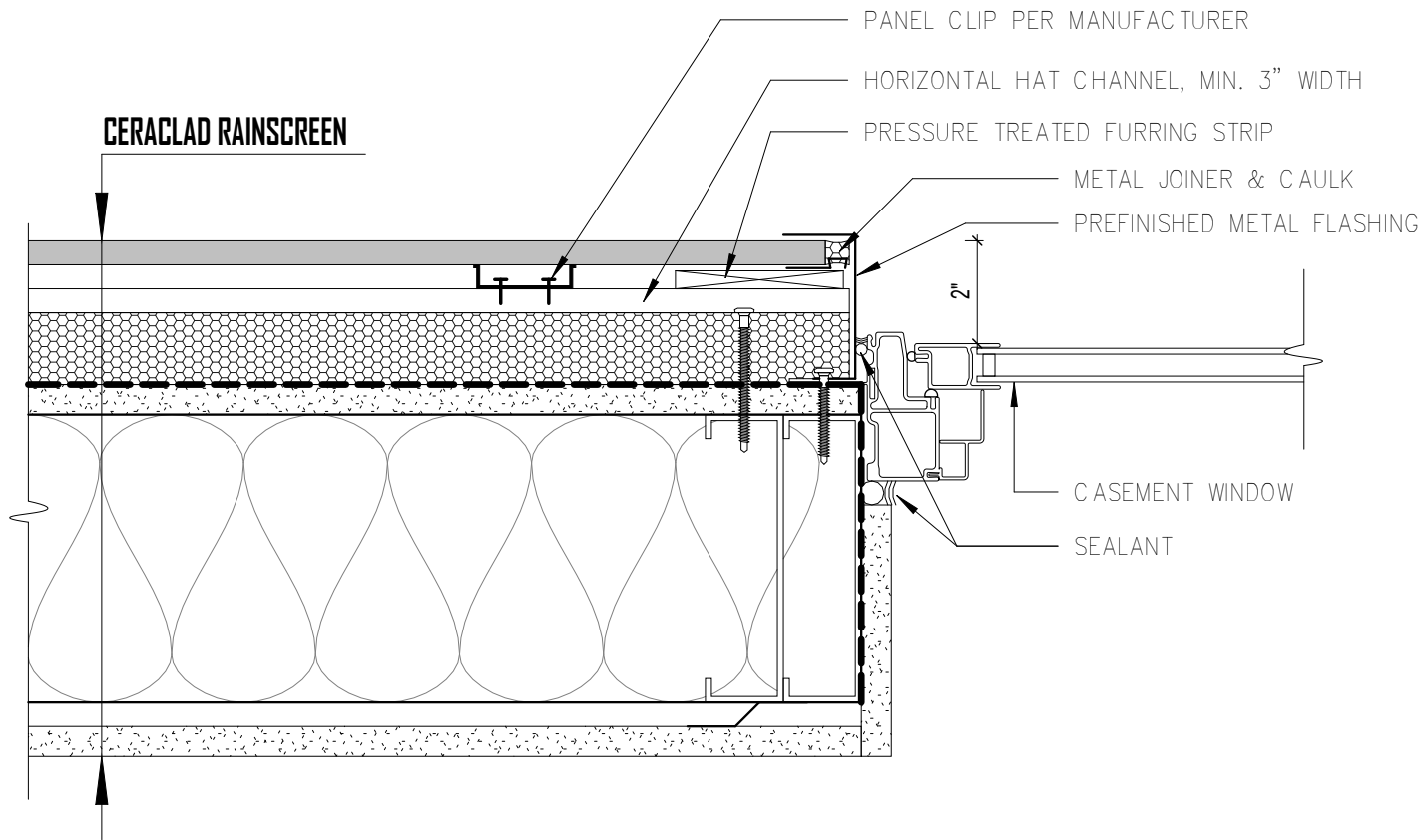
Date **4-7-2022**

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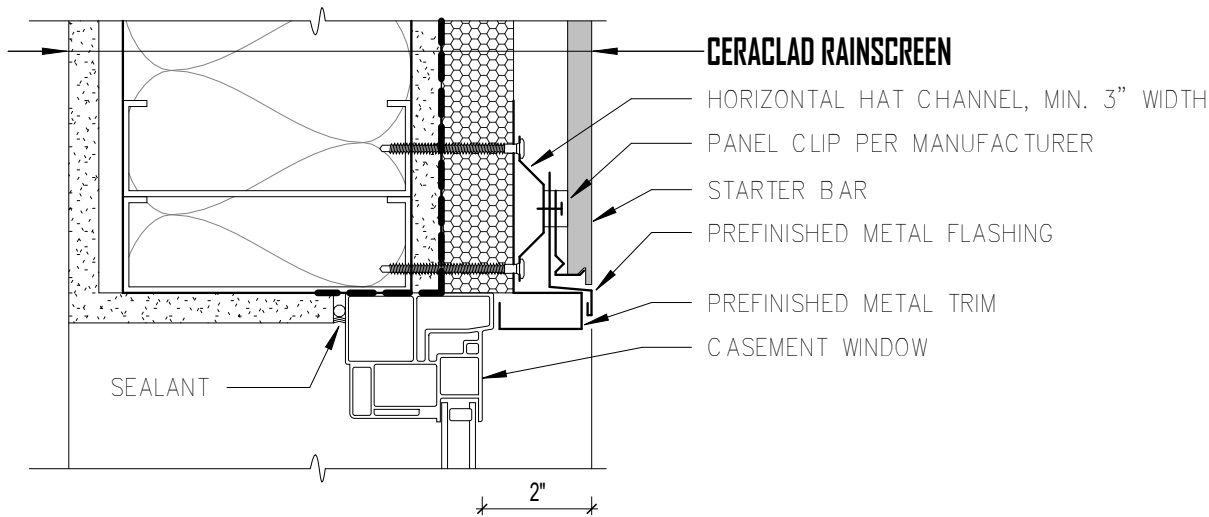
ENLARGED ELEVATION - BIKE STORAGE C.16



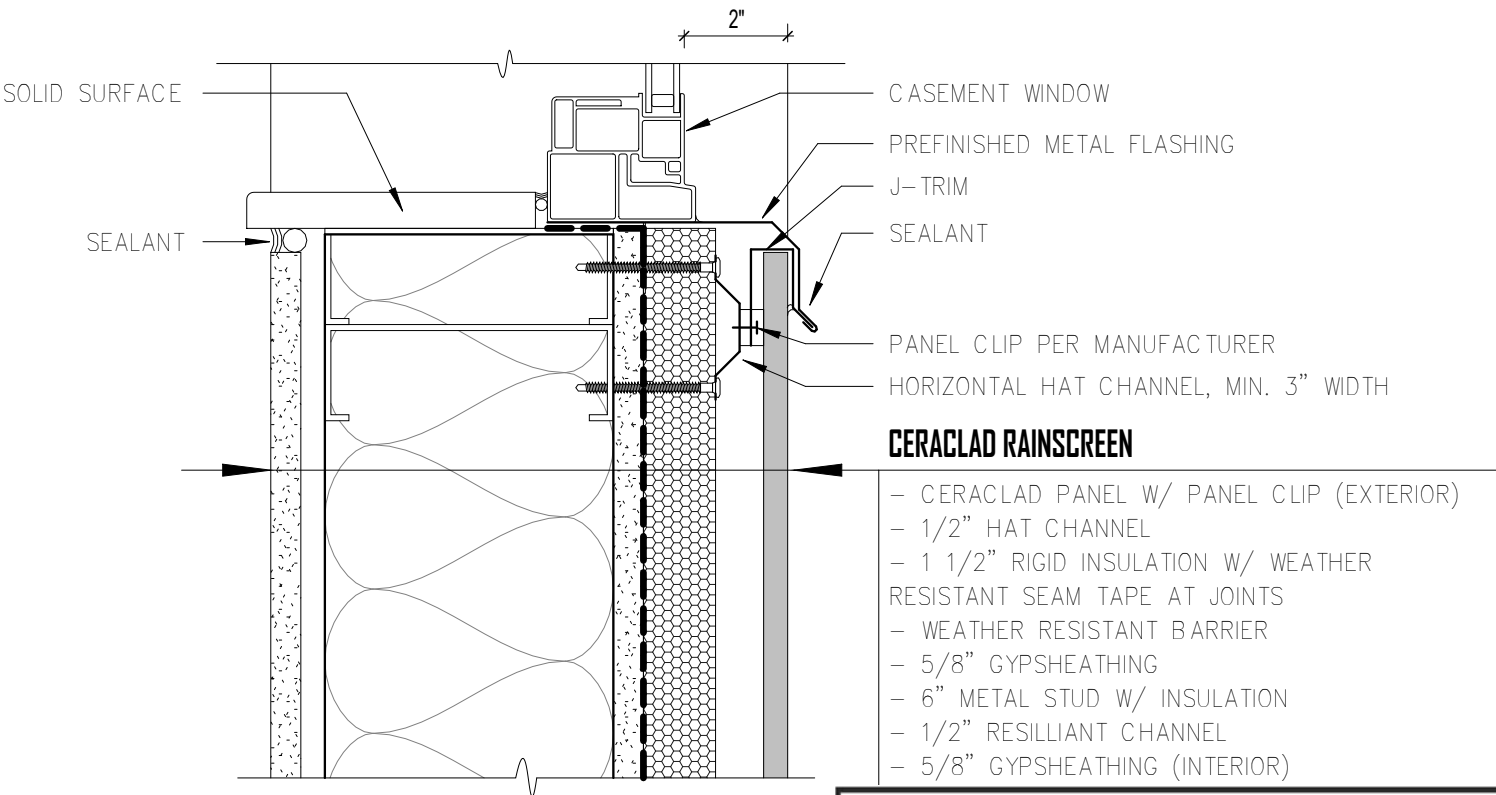
4 SECOND FLOOR UNIT WINDOWS
1/4" = 1'-0"



2 WINDOW JAMB - RAINSCREEN
3" = 1'-0"

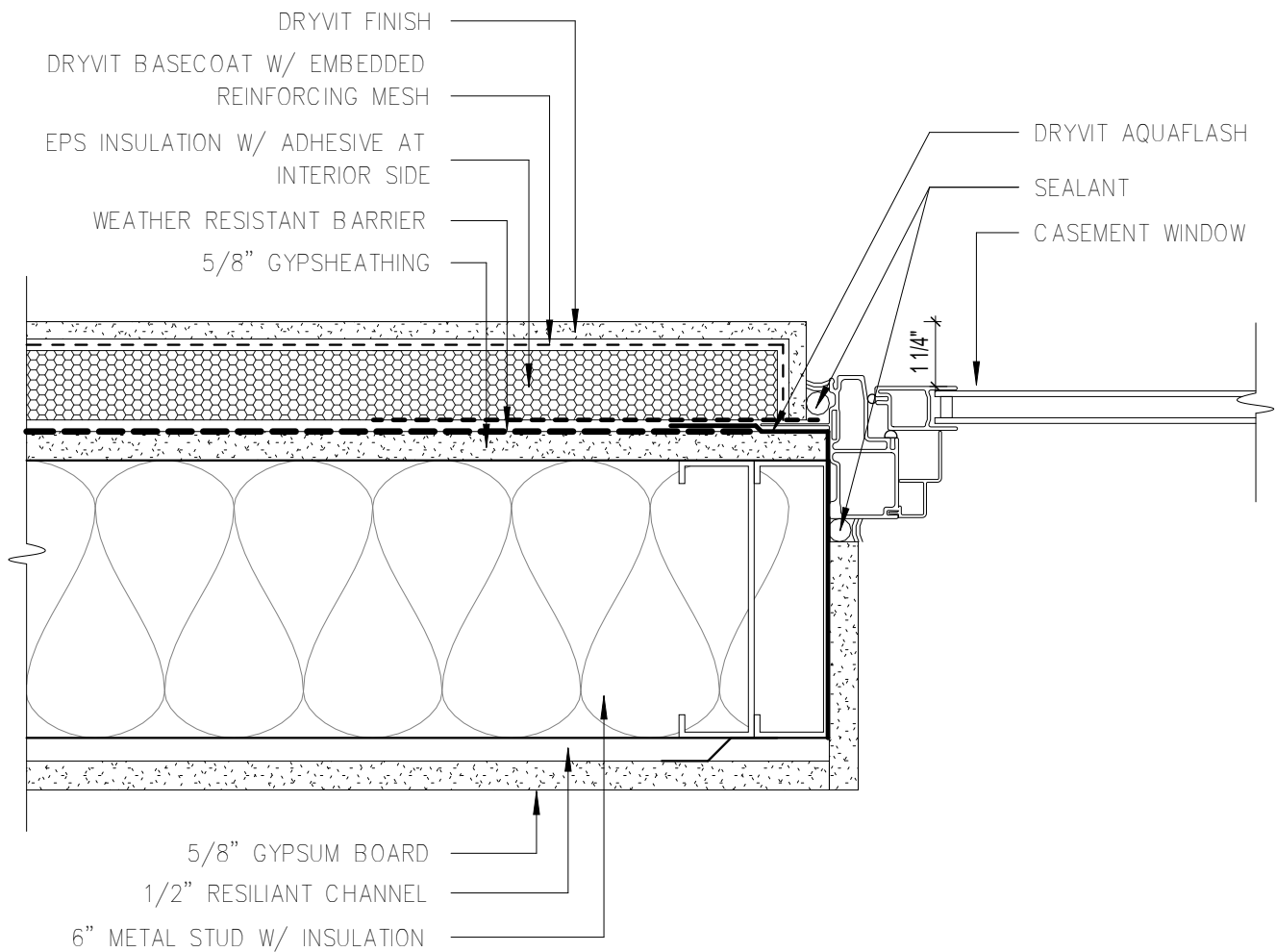


3 WINDOW HEADER DETAIL - RAINSCREEN
3" = 1'-0"

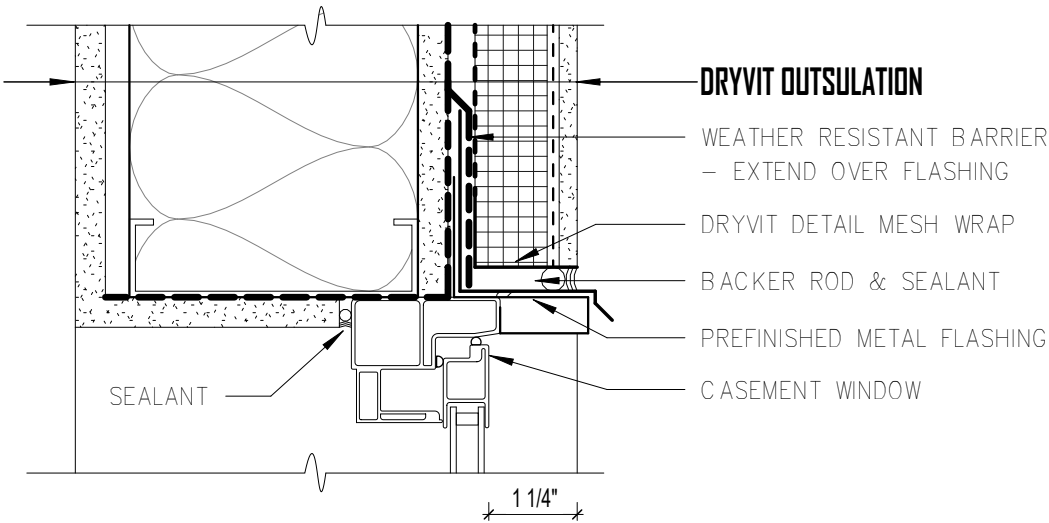


1 WINDOW SILL DETAIL - RAINSCREEN
3" = 1'-0"

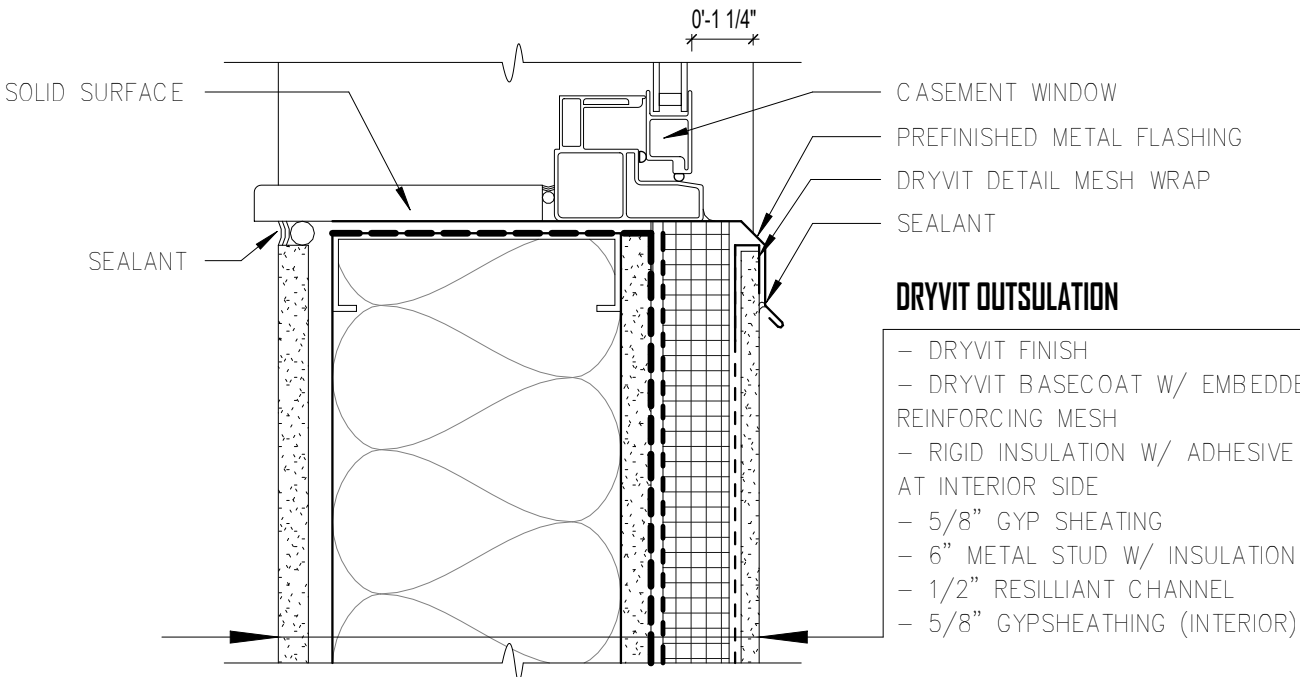
NORTH-SOUTH UNIT WINDOWS - C.44



2 WINDOW JAMB - EIFS
3" = 1'-0"



3 WINDOW HEADER DETAIL - EIFS
3" = 1'-0"



1 WINDOW SILL DETAIL - EIFS
3" = 1'-0"

Approved

City of Portland

Bureau of Development Services

Planner

Date

4-7-2022

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ROOF PLAN - C.7



Approved

City of Portland

Bureau of Development Services

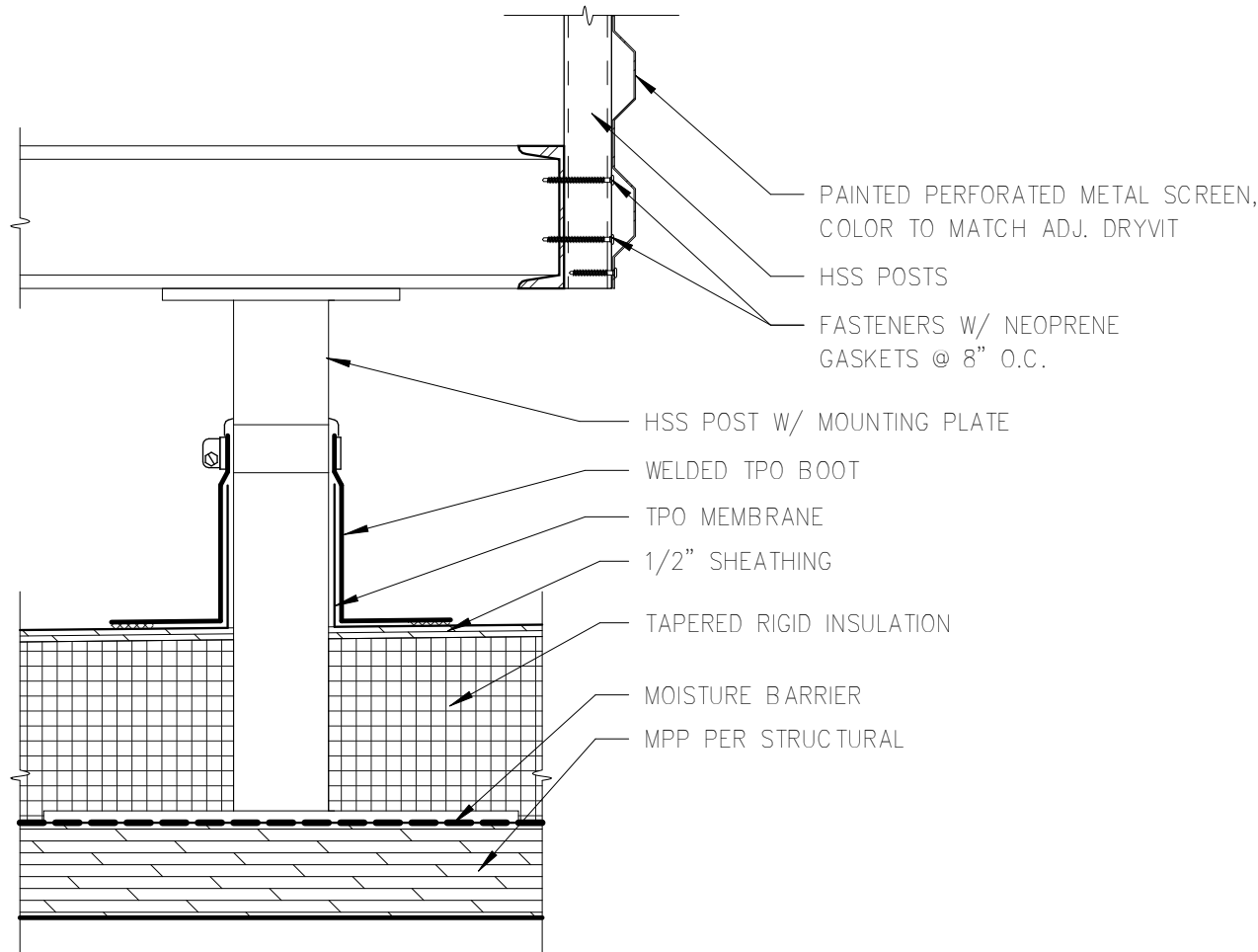
Planner

Date

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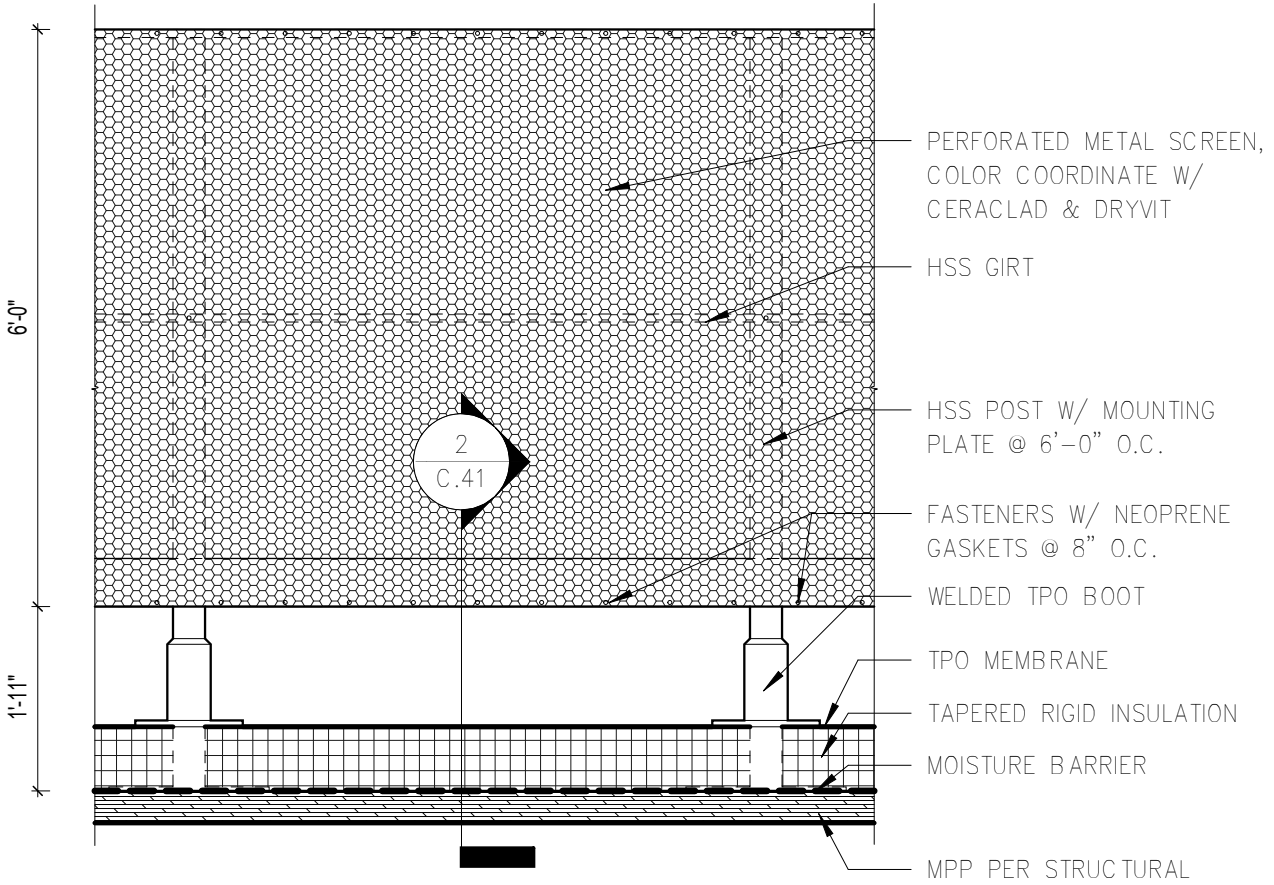
PERFORATED METAL SCREEN



2

MECHANICAL PLATFORM + SCREEN SECTION

1 1/2" = 1'-0"

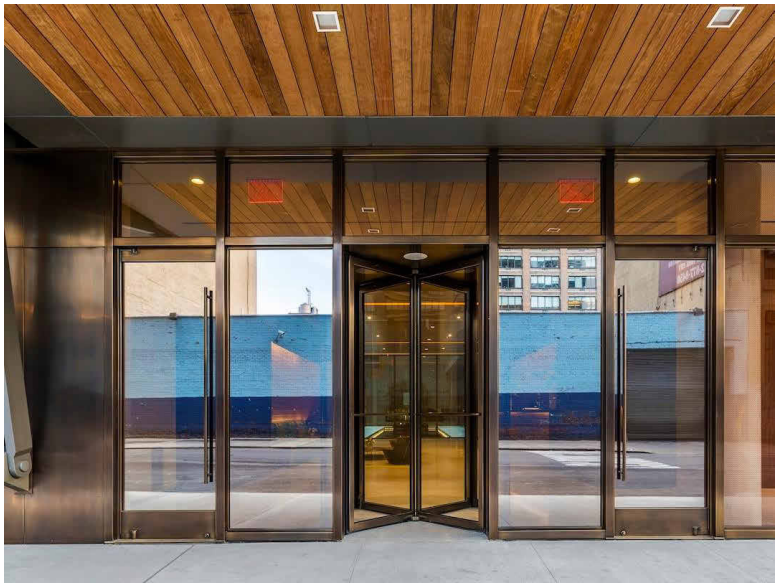


1

MECHANICAL SCREENING ELEVATION

1/2" = 1'-0"

DARK BRONZE STOREFRONT

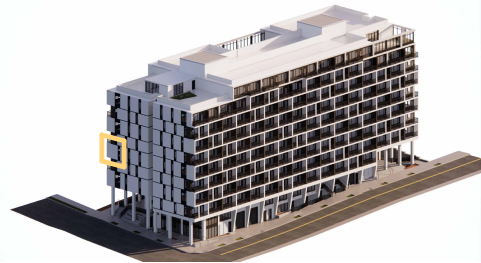


UNIT VINYL WINDOWS - EXTERIOR

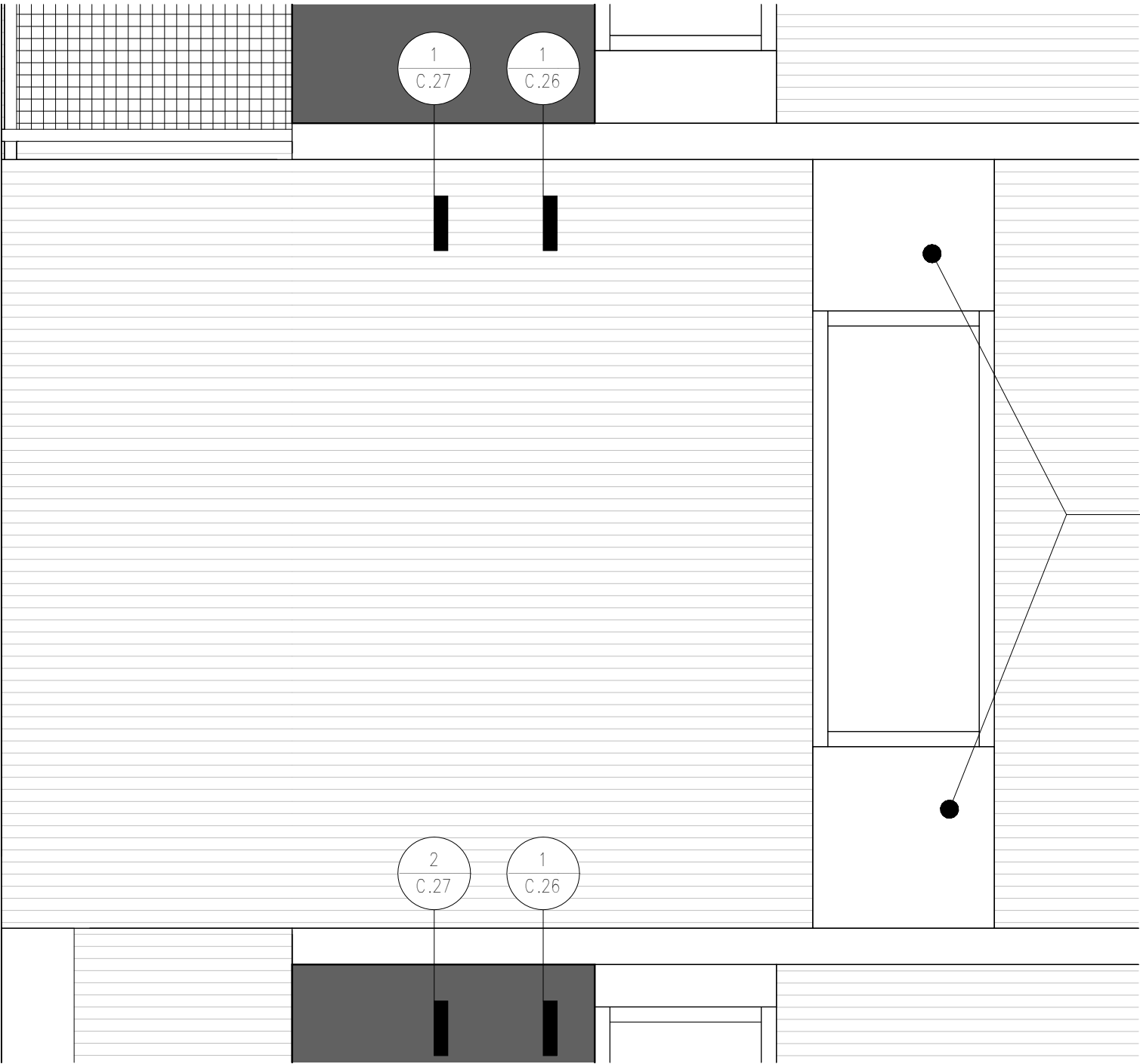


UNIT VINYL WINDOWS - INTERIOR





EAST ELEVATION - C.9
WEST ELEVATION - C.11



METAL PANEL - DARK BRONZE

1 TYPICAL EAST / WEST WINDOW ELEVATION
1/2" = 1'-0"

Approved

City of Portland

Bureau of Development Services

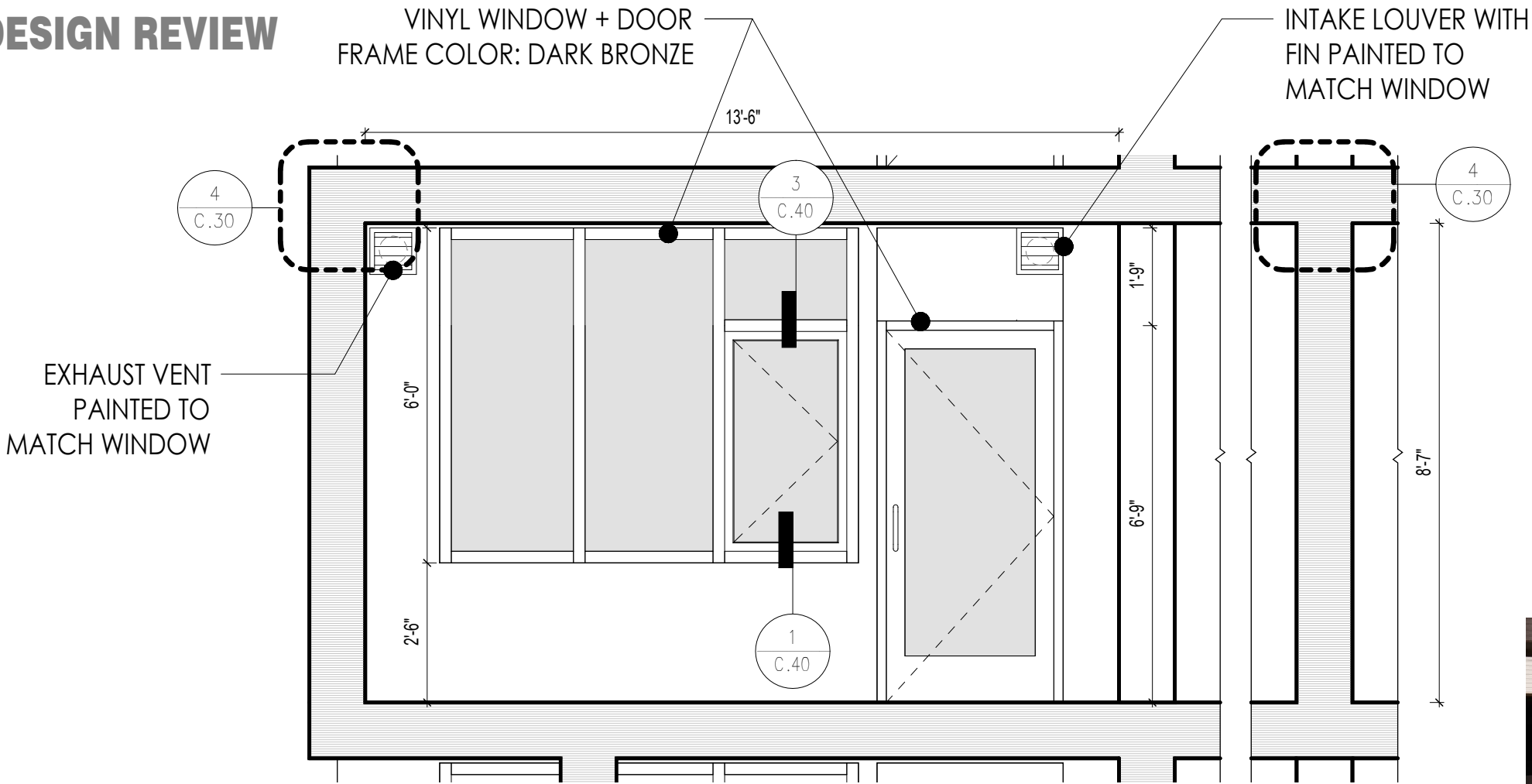
Planner

Date

4-7-2022

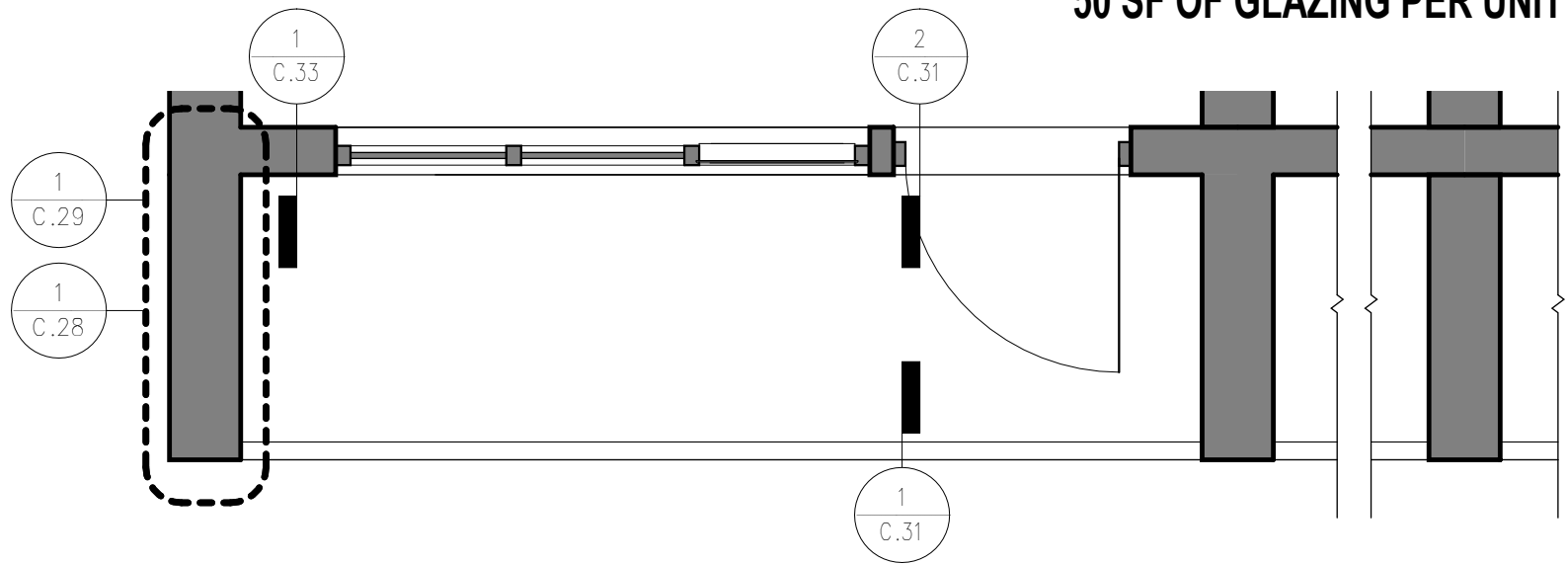
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DESIGN REVIEW



2 TYPICAL NORTH / SOUTH UNIT WALL ELEVATION
3/8" = 1'-0"

50 SF OF GLAZING PER UNIT



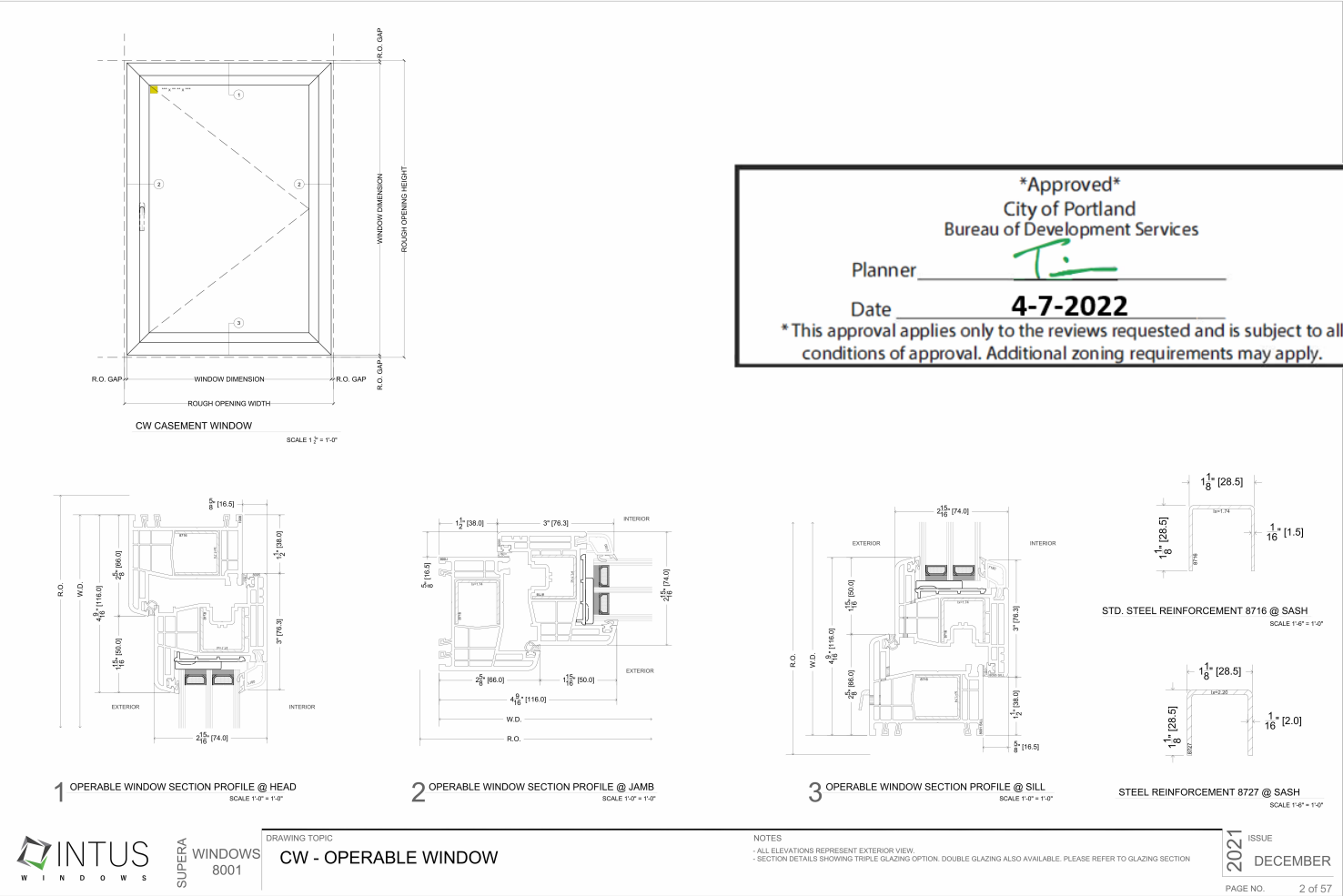
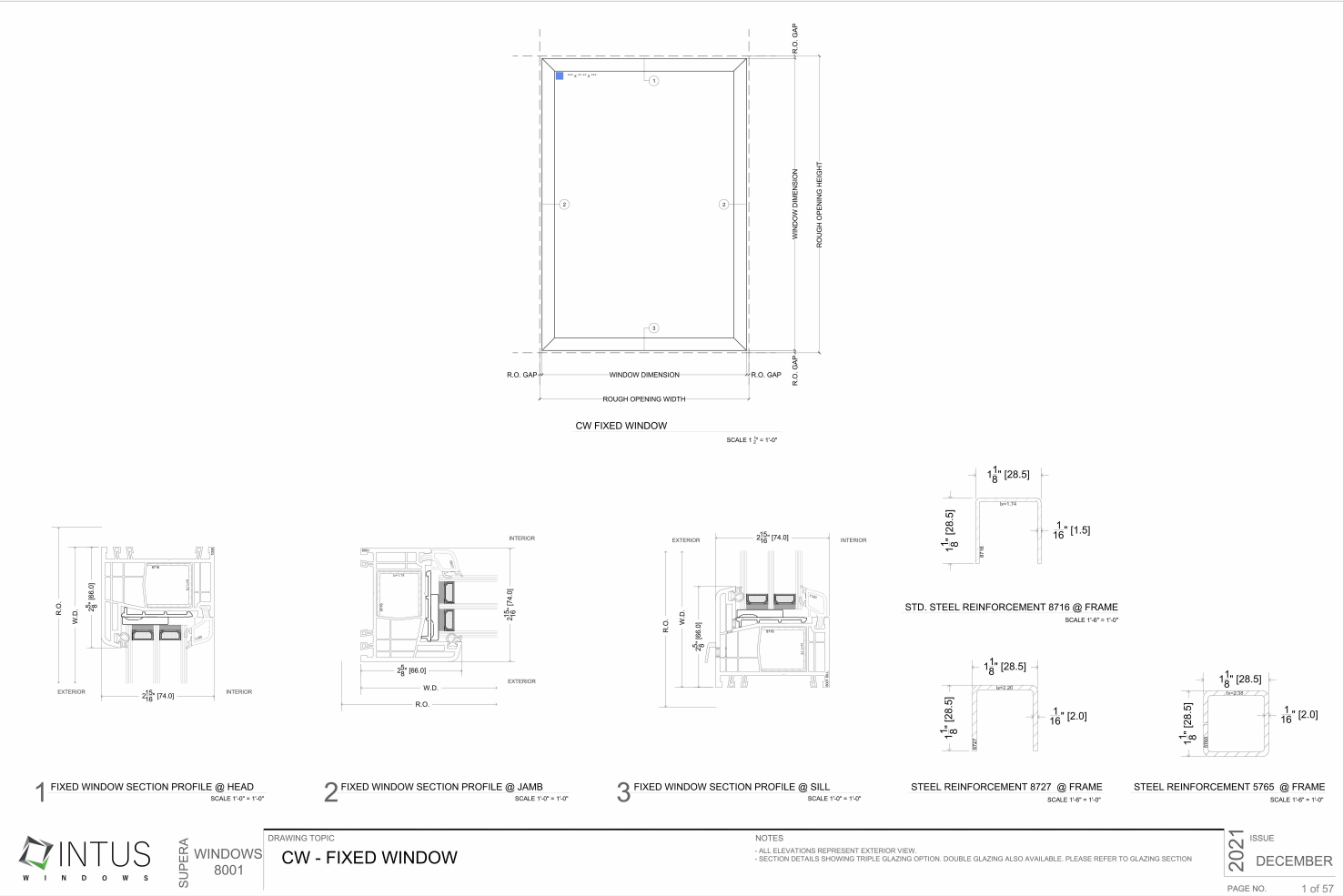
1 TYPICAL BALCONY ENLARGED PLAN
3/8" = 1'-0"

NORTH-SOUTH UNIT WINDOWS



FLOOR PLAN LEVEL 3 - C.4
TYP. FLOOR PLAN LEVELS 4-10 - C.5
FLOOR PLAN LEVEL 11 - C.6





Approved
City of Portland
Bureau of Development Services
Planner 
Date **4-7-2022**
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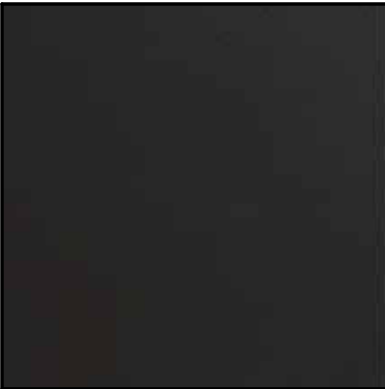


EXTERIOR APPEARANCE

GLASS COLOR
CARDINAL OR SIM



VINYL - WHITE
ALTERNATE
FRAME COLOR
INTUS WINDOWS OR SIM





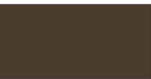




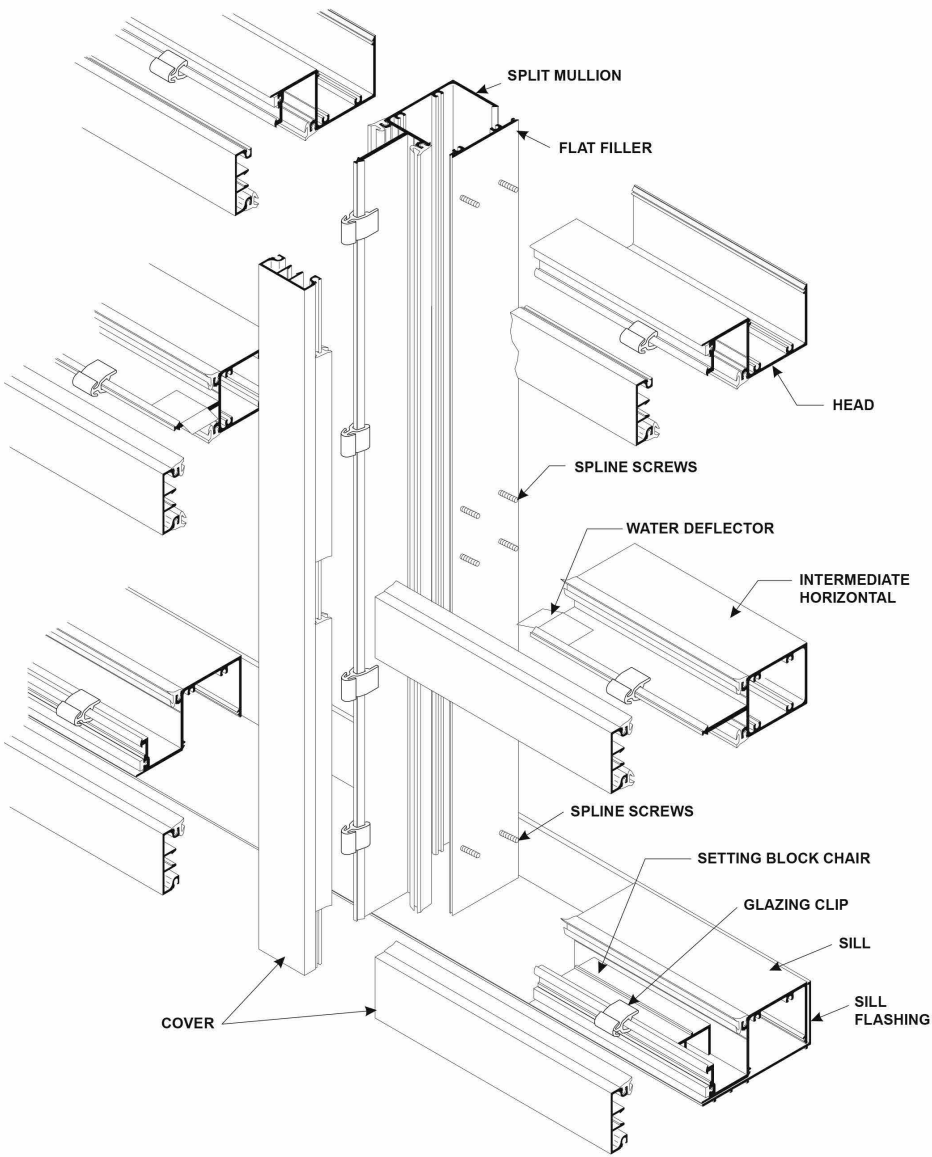
VINYL - DARK BRONZE



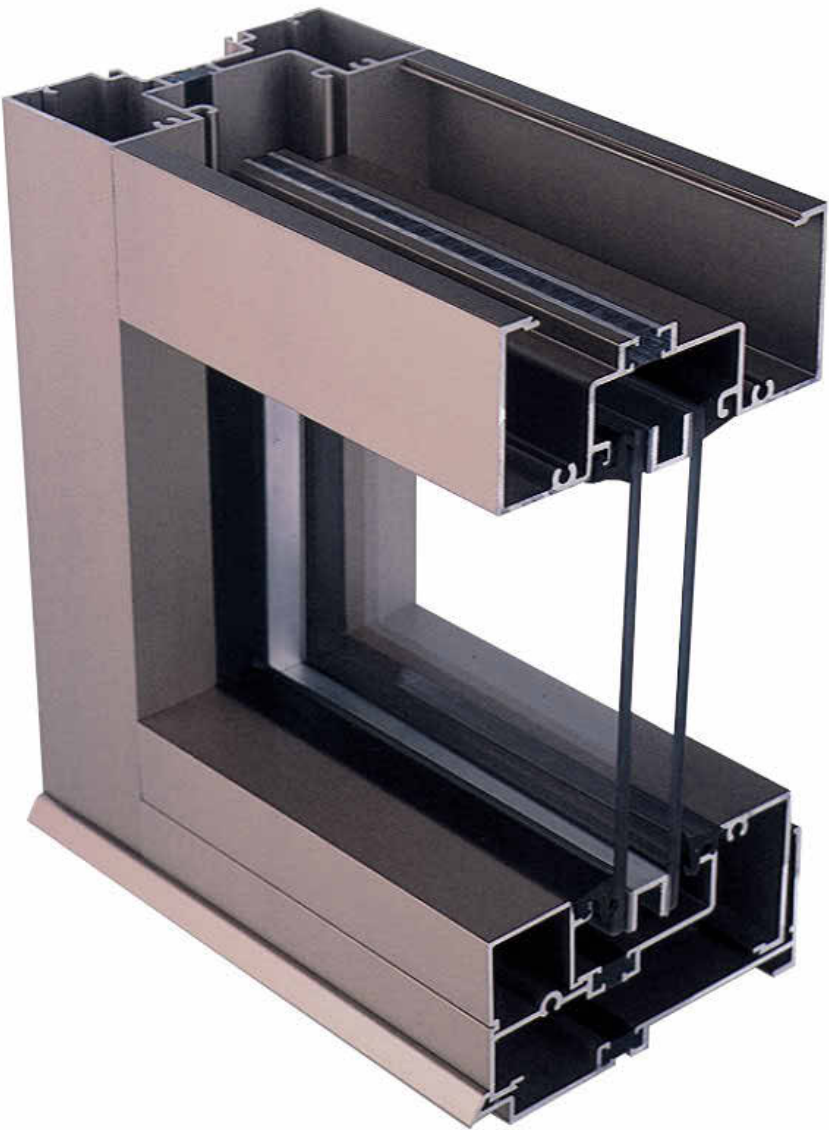
Kawneer Anodize finishes
Kawneer gives you a wide variety of anodized finishes with attractive alternatives. The benefit of a durable, anodized finish is married to the beauty of some very dynamic and exciting colors.

At the start of every design, there's a choice of how you want to finish. Contact your Kawneer sales rep for the information on these and other finishes available from Kawneer.

| | KAWNEER FINISH NO. | COLOR | ALUMINUM ASSOCIATION SPECIFICATION | OTHER COMMENTS |
|---|-----------------------|---------------|--|---|
|  | #14 | CLEAR | AA-M10C21A41 | Architectural Class I (.7 mils minimum) |
|  | #17 | CLEAR | AA-M10C21A31 | Architectural Class II (.4 mils minimum) |
|  | #18 | CHAMPAGNE | AA-M10C21A44 | Architectural Class I (.7 mils minimum) |
|  | #26 | LIGHT BRONZE | AA-M10C21A44 | Architectural Class I (.7 mils minimum) |
|  | #28 | MEDIUM BRONZE | AA-M10C21A44 | Architectural Class I (.7 mils minimum) |
|  | #40 | DARK BRONZE | AA-M10C21A44 | Architectural Class I (.7 mils minimum) |
|  | #29 | BLACK | AA-M10C21A44 | Architectural Class I (.7 mils minimum) |



- 1-3/4" sight line with a 3-9/16", 4-1/2" or 6" depth
- SSG option
- Infill options up to 1-1/8"
- Thermal break via. Polymer glazing clip
- 1-1/4" perimeter sight line
- Project specific U-factors (See Thermal Charts)
- Storefront, Ribbon Window or Punched Openings



ALUMINUM STOREFRONT AT
GROUND LEVEL ENTRIES

KAWNEER OR SIM

Approved

City of Portland
Bureau of Development Services

Planner 

Date **4-7-2022**

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DESIGN REVIEW SUBMITTAL
LU 21-108433 DZ


SEE NORTH ELEVATION - C.8

Approved

City of Portland

Bureau of Development Services

Planner



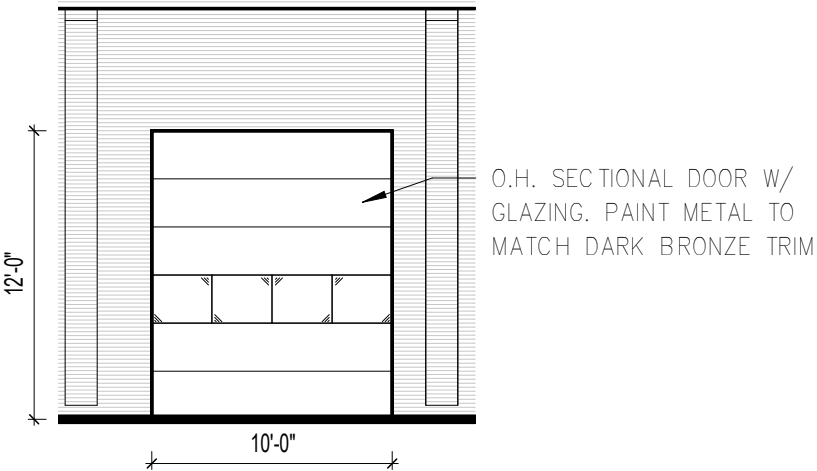
Date

4-7-2022

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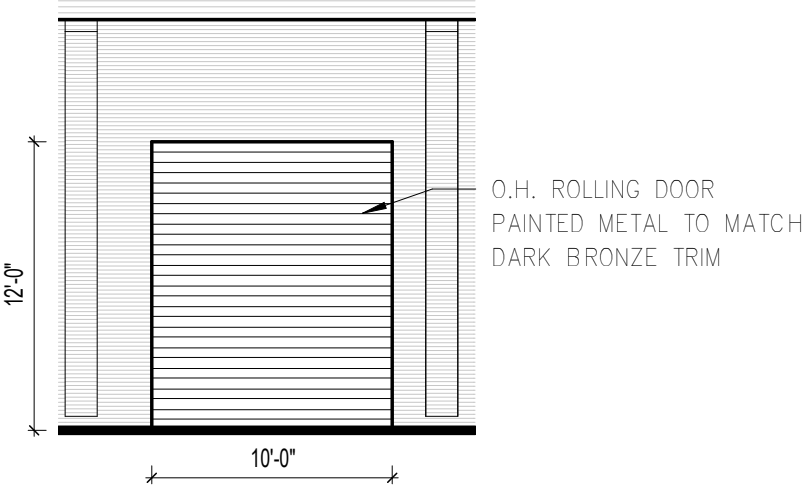
OVERHEAD SECTIONAL DOOR (ALTERNATE)



2 OVERHEAD DOOR ELEVATION - ALTERNATE
1/8" = 1'-0"
















OVERHEAD ROLLING DOOR







1 OVERHEAD DOOR ELEVATION
1/8" = 1'-0"

LVL 1 PLANTING PLAN

| TREES | CODE | BOTANICAL / COMMON NAME | SIZE | HT | CAL |
|---|------|---|-------|---------|----------|
|  | CF | CARPINUS BETULUS 'FRANS FONTAINE' / FRANS FONTAINE HORNBEAM | B & B | | 1.5" CAL |
|  | CL | CRATAEGUS X LAVALLEI / HAWTHORN | B & B | | 2.5" CAL |
|  | GP | GINKGO BILOBA 'PRINCETON SENTRY' / PRINCETON SENTRY MAIDENHAIR TREE | B & B | | 1.5" CAL |
|  | LT | LIRIODENDRON TULIPIFERA 'ARNOLD' / ARNOLD TULIP POPLAR | B&B | 12'-15' | 2.5" CAL |
|  | MS | MAGNOLIA STELLATA / STAR MAGNOLIA | B & B | | 1.5" CAL |
|  | PS | PINUS CONTORTA / SHORE PINE | B & B | 10' | 2.5" CAL |
|  | QS | QUERCUS ROBUR 'FASTIGIATA' TM / SKYROCKET ENGLISH OAK | B & B | | 1.5" CAL |

| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE |
|---|---|---|-----------------------------|
|  | BS | BUXUS SEMPERVIRENS / COMMON BOXWOOD | 2 GAL |
|  | DF | DRYOPTERIS FILIX-MAS / MALE FERN | 3 GAL |
|  | DT | DRYOPTERIS TOKYOENSIS / TOKYO WOOD FERN | 3 GAL |
|  | FJ | FATSIA JAPONICA / JAPANESE FATSIA | 5 GAL |
|  | PM | POLYSTICHUM MUNITUM / WESTERN SWORD FERN | 1 GAL |
| VINE | CODE | BOTANICAL / COMMON NAME | SIZE |
|  | TC | TRACHELOSPERMUM JASMINOIDES 'CONFEDERATE' / CONFEDERATE JASMINE | 1 GAL |
| CONCEPT PLANT SCHEDULE | | | |
|  | SHADE MIX CAREX OSHIMENSIS 'EVERILLO' TM / EVERCOLOR EVERILLO JAPANESE SEDGE EUONYMUS FORTUNEI 'KEWENSIS' / KEW WINTERCREEPER OPHIPOGON JABURAN 'CRYSTAL FALLS' TM / CRYSTAL FALLS CLUMPING LILYTURF | | 940 SF 977 977 977 |

| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | SIZE |
|---|------|---|-------|
|  | CP | CAREX TESTACEA 'PRAIRIE FIRE' / PRAIRIE FIRE ORANGE SEDGE | 1 GAL |
|  | LB | LIRIOPE MUSCARI 'BIG BLUE' / BIG BLUE LILYTURF | 1 GAL |
|  | MR | MAHONIA REPENS / CREEPING MAHONIA | 1 GAL |

| REFERENCE NOTES SCHEDULE | | |
|---|---|--------|
| SYMBOL | DESCRIPTION | DETAIL |
|  | GREENSCREEN WALL MOUNTED TRELLIS, WITH AN 18" WIDE PLANTING SPACE IN HARDSCAPE AREA | 4/L6.1 |

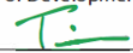
LVL 1 PLANTING PLAN

Approved

City of Portland

Bureau of Development Services

Planner



Date

4-7-2022

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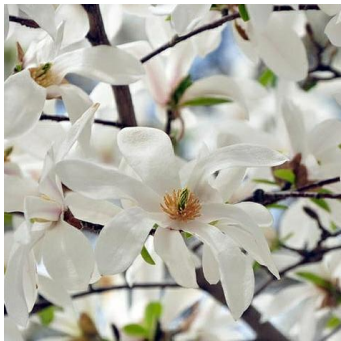
01 LVL 1 PLANTING PLAN

0 20 40 feet
SCALE: 1" = 20'

LVL 1 PLANTING IMAGES



HAWTHORN



STAR MAGNOLIA



SHORE PINE



PRINCETON SENTRY
MAIDENHAIR TREE



SKYROCKET ENGLISH OAK



ARNOLD TULIP POPLAR



FRANS FONTAINE HORNBEAM



CRYSTAL FALLS CLUMPING
LILYTURF



KEW WINTERCREEPER



EVERCOLOR EVERILLO
JAPANESE SEDGE



CREEPING MAHONIA



LIRIODENDRON TULIPIFERA
'ARNOLD'



CONFEDERATE JASMINE



COMMON BOXWOOD



PRAIRIE FIRE ORANGE SEDGE



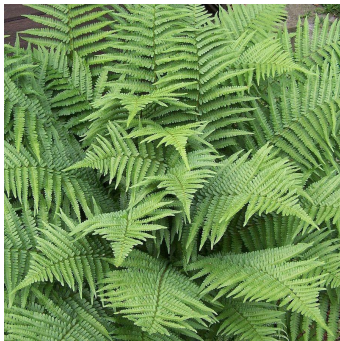
JAPANESE FATSIA



WESTERN SWORD FERN



TOKYO WOOD FERN



MALE FERN

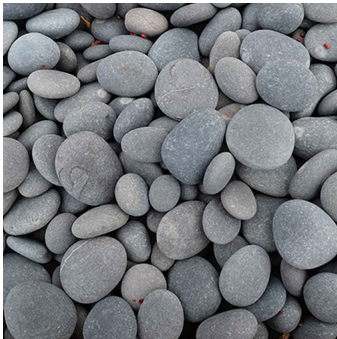
LVL 11 PLANTING PLAN



6 CORTEN EDGING



5 UP LIGHTS



4 2 1/2" GREY STONE



3 RUBBER FLOORING TILES (COLOR TBD)



2 WOOD TILE



1 24" x 24" PAVERS

| LVL 11 PLANTING PLAN | | | | |
|----------------------|------|---|---------|----------|
| SHRUBS | CODE | BOTANICAL / COMMON NAME | SIZE | |
| | CI | CAREX MORROWII 'ICE DANCE' / ICE DANCE JAPANESE SEDGE | 1 GAL | |
| | NP | NASSELLA TENUISSIMA 'PONY TAILS' / PONY TAILS MEXICAN FEATHER GRASS | 1 GAL | |
| GROUND COVERS | CODE | BOTANICAL / COMMON NAME | SPACING | |
| | JP | JUNIPERUS PROCUMBENS 'NANA' / DWARF JAPANESE GARDEN JUNIPER | 1 GAL | 12" o.c. |
| | SEDM | SEDUM MIX / COLOR MAX SEDUM CUTTINGS: 150 LBS. PER 1,000 SF | | |

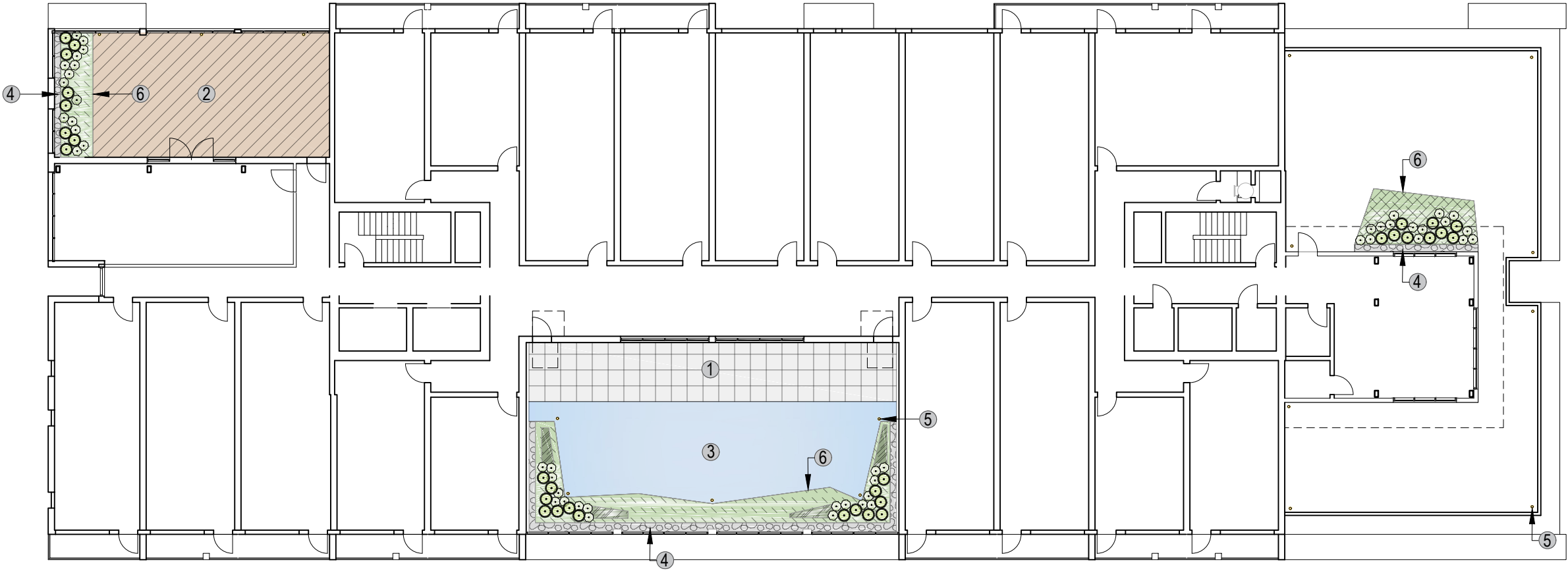
Approved

City of Portland
Bureau of Development Services

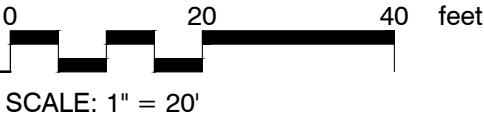
Planner

Date **4-7-2022**

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LVL 11 PLANTING PLAN



LVL 11 PLANTING IMAGES



SEDUM MIX



DWARF JAPANESE GARDEN
JUNIPER

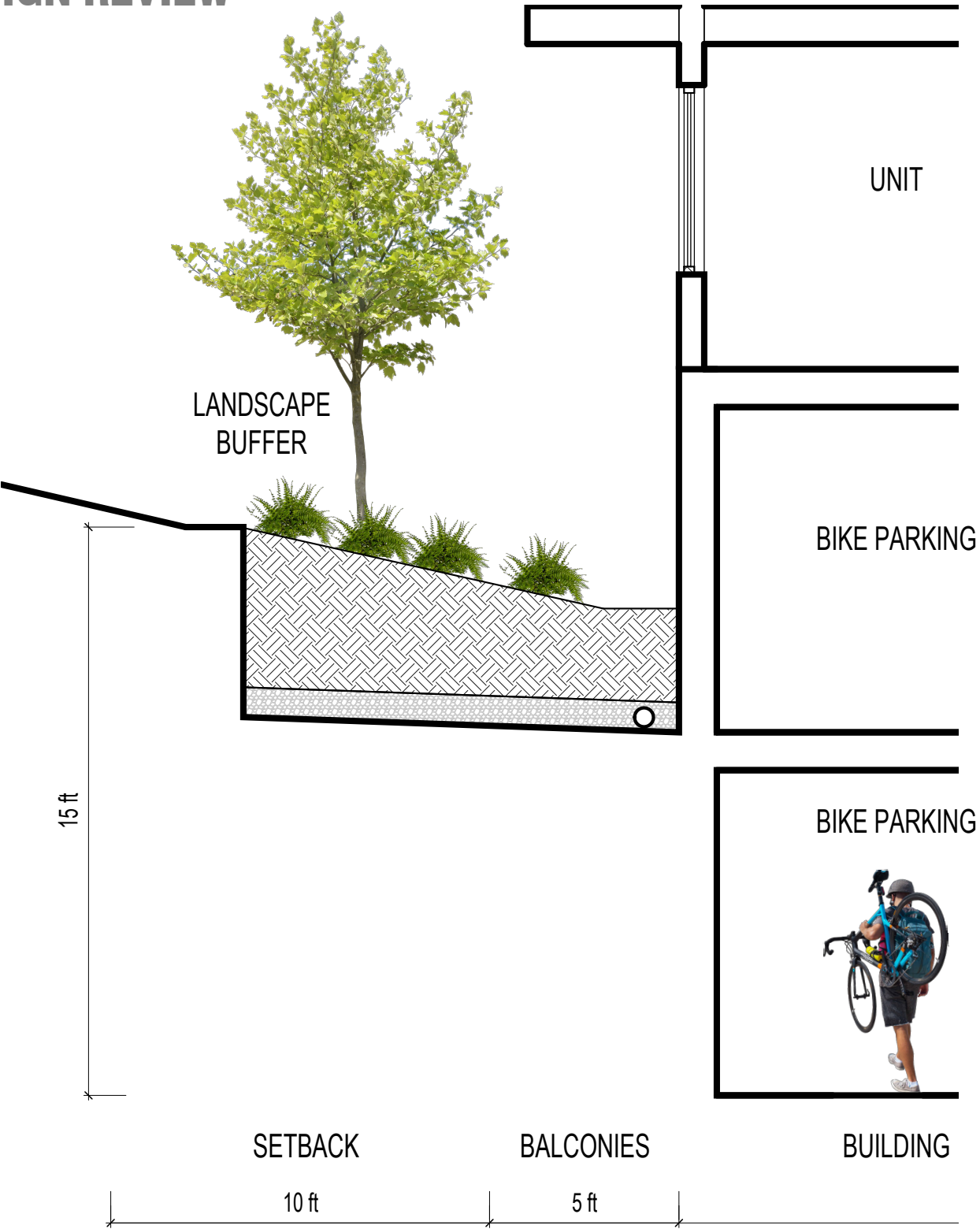


PONY TAIL MEXICAN FEATHER
GRASS



ICE DANCE JAPANESE SEDGE

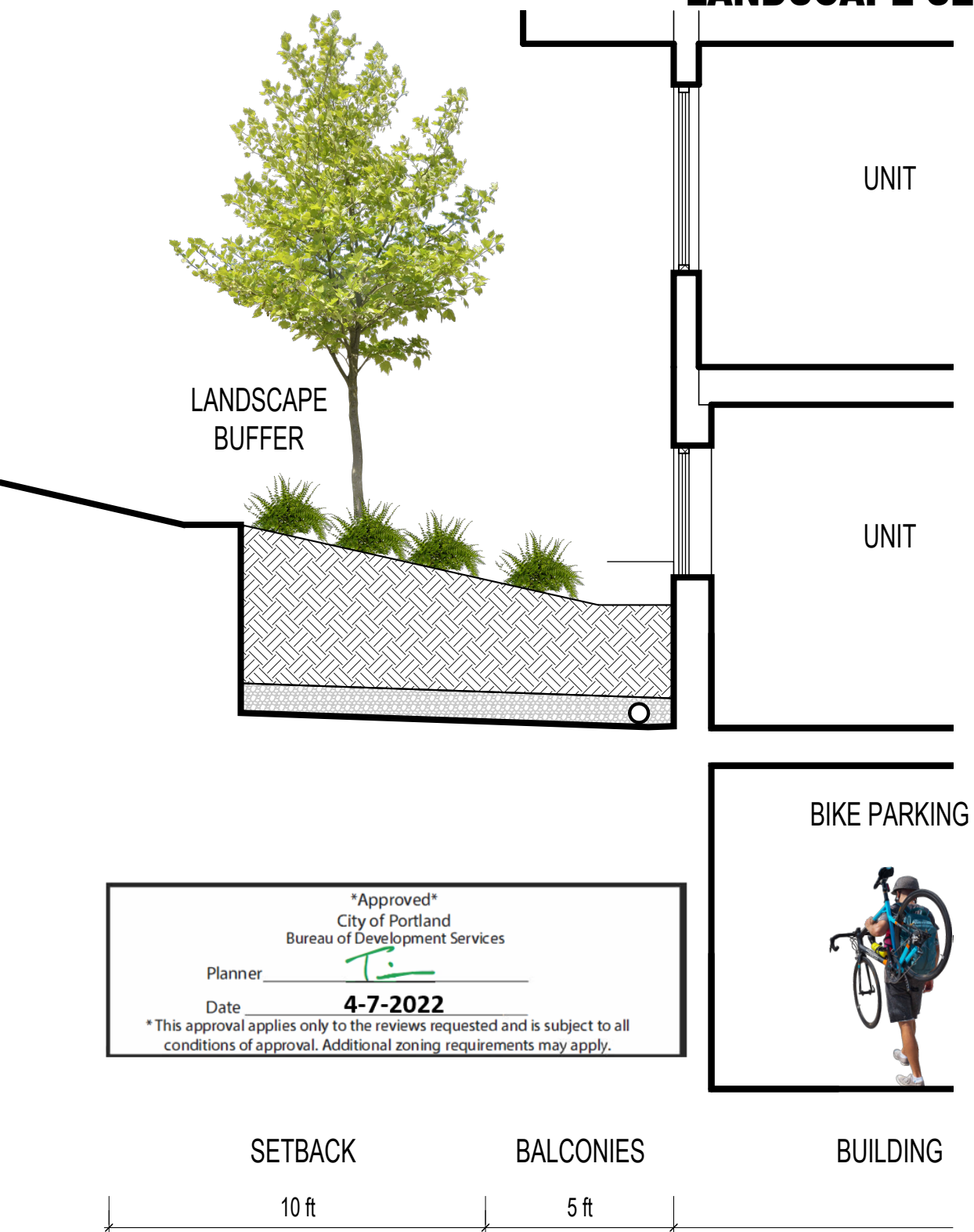
DESIGN REVIEW



LANDSCAPE SECTION - BIKE PARKING

1/4" = 1'-0"

LANDSCAPE SECTIONS



LANDSCAPE SECTION - BIKE PARKING + UNIT

1/4" = 1'-0"

Approved

City of Portland

Bureau of Development Services

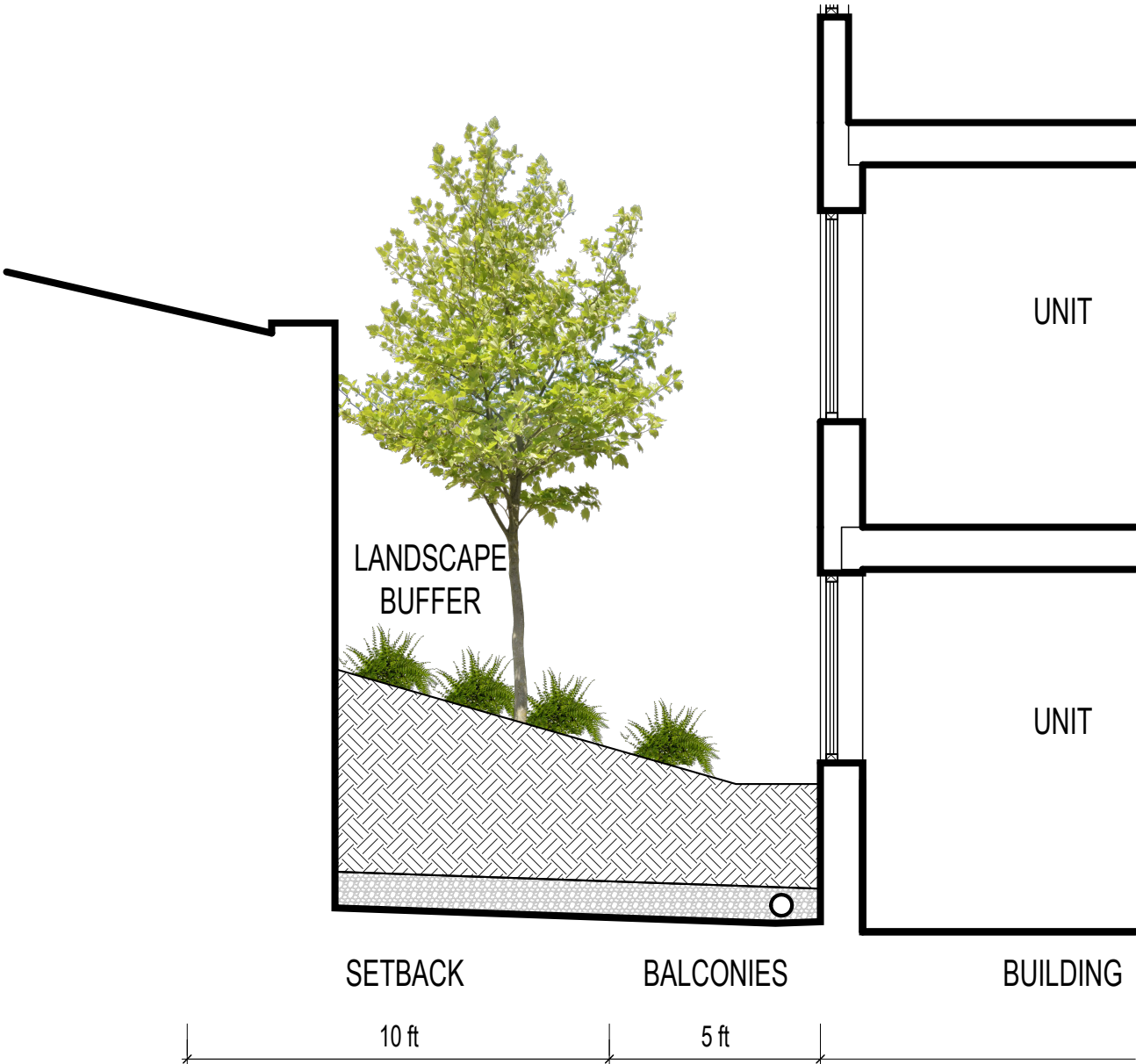
Planner



Date

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LANDSCAPE SECTION - UNITS

1/4" = 1'-0"



TECHNICAL INFORMATION SHEET

Layered System for Semi-Intensive Green Roofs

Description:

The Semi-Intensive Green Roof System has a thicker media depth, which gives designers the flexibility to add grasses and perennials in addition to sedum on their vegetative roofs which can add planting design options and biodiversity. Columbia Green Semi-intensive growing media, engineered to support a wider variety of plant materials is used in this system. It consists of a drainage layer, filter layer, and water retention layer below the growing media. It is easy to install- layers can be cut in the field to fit curves and irregular shapes.



The Semi-intensive Layered System is designed to retain water and decrease stormwater runoff. Once saturated, any excess water moves efficiently through the system and to the nearest roof drain. The Semi-intensive Layered Green Roof promotes plant health, allowing airflow in the drainage layer and through the media. The underlying membrane is protected with a Columbia Green root barrier. Growing media depths should be based on root space requirements for plant material selected, structural requirements, and stormwater retention goals. Depths typically range from 5" to 8". Consult with structural engineer to ensure your building accommodates the saturated weight of system.

System Components:

1. Columbia Green Root Barrier
 - A physical barrier preventing root intrusion into underlying waterproofing membrane
 - Description: 15-16 mils thick
2. 0.75" Drainage Layer
 - Designed to mitigate excess moisture through ventilation and promote efficient drainage of the growing media
 - Description: .75" Thick highly permeable three dimensional entangled polypropylene matrix
 - Installation: Do not overlap material. Install parallel to slope.
3. Filtration layer
 - Adhered to the Drainage Layer, prevents erosion of the growing media
 - Description: Durable spun-bonded polyester with non-directional weave
 - Installation: Overlap using provided 3" seams
4. 0.5" Water Retention Layer:
 - Provides supplemental moisture retention for green roof plants, and anchorage for plant roots
 - Description: High loft nonwoven polyester blanket with anchorage points for promoting solid root structures
 - Installation: Do not overlap material. Install perpendicular to slope.
5. Growing Media: Columbia Green Semi-intensive Growing Media, Regionally Sourced
 - See Columbia Green Growing Media Technical Information Sheet
6. Plants: Selected by Designer, typically sedum, perennials, and ornamental grasses

Storage:

- Store components in a dry area.
- Store away from sources of ignition and extremely high temperatures.

Precautions:

- Avoid prolonged exposure to sunlight, heat, sparks and open flames.
- Wash exposed skin prior to eating, drinking or smoking and at the end of each shift.



TECHNICAL INFORMATION SHEET

Concrete Architectural Pavers

Description:

Columbia Green Concrete Pavers are a high-density concrete suited for a beautiful flat walking surface on amenity decks and terraces. Our rooftop concrete pavers are typically pedestal set, which provides uniform spacing and can achieve a dead level installation while allow for free drainage. A variety of colors, textures and sizes offer the designer flexibility to achieve their vision.

Installation

- Pavers set on pedestals or otherwise supported at the corner or edge should sit on a minimum of 2" of support.
- Pavers that are cracked or damaged in any way should not be used.
- Concrete pavers are designed for pedestrian traffic. They are not designed to handle any type of vehicular traffic

Storage:

- Pavers delivered to site in steel banded, plastic banded, or plastic wrapped cubes on wooden pallets capable of transfer by forklift
- Unload pavers carefully at job site so that no damage occurs to product.



Precautions:

- Wash exposed skin prior to eating, drinking or smoking and at the end of each shift.
- Use caution when cutting and laying product.


Technical Data:

| Physical Property | Test Method | Value |
|-----------------------|-------------|--|
| Dimensions | | 24"x 24"x 1 7/8", Non-standard sizes available |
| Weight | | 23 lbs. per s.f. |
| Dimensional Tolerance | | +/- 1/8" in any direction |
| Compressive Strength | ASTM C140 | 8,500 PSI |
| Water Absorptions | ASTM C140 | Less than 5% |
| Flexural Strength | ASTM C293 | Minimum 725 PSI |
| Freeze Thaw | ASTM C67 | Less than 1% loss in weight after 40 cycles |

Approved

City of Portland

Bureau of Development Services

Planner 

Date **4-7-2022**

*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

DESIGN REVIEW

MATERIAL PALLETE



PRIMARY DESIGN - MATERIALS



PRIMARY DESIGN - NE PERSPECTIVE RENDERING

Approved

City of Portland

Bureau of Development Services

Planner

Date

4-7-2022

*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.

A solid dark bronze or black square color swatch.

INTUS
DARK BRONZE
ALL FACADES

wright
architecture

2222 NE Oregon Street, Suite 213
Portland, Oregon 97232
www.wright-architecture.com
503.206.8380

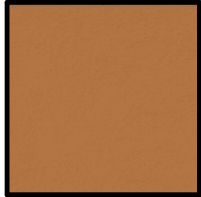
04.07.2022

DESIGN REVIEW SUBMITTAL
LU 21-108433 DZ

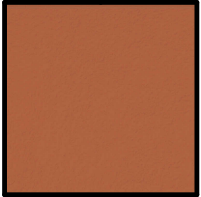
C.55



ALTERNATE COLOR SCHEME - SE VIEW



CERACLAD
SMOOTH
ORANGE



CERACLAD
SMOOTH
SAFFRON



CERACLAD
CAST-STRIPE
PEARL



CERACLAD
CAST-STRIPE
PEARL



SW VIEW - NOON



NW VIEW - DUSK

Approved
City of Portland
Bureau of Development Services

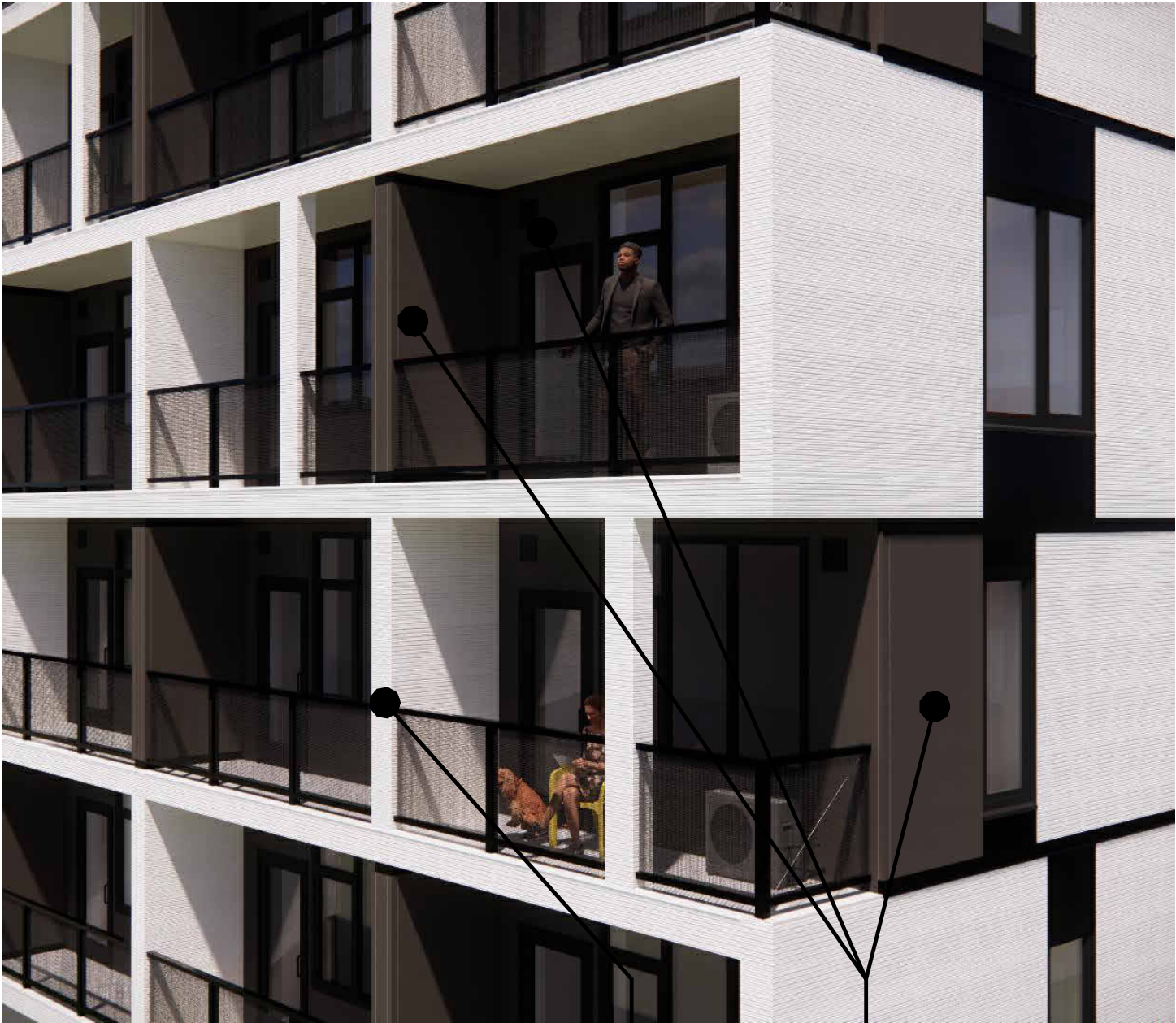
Planner 

Date **4-7-2022**

* This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



PRIMARY DESIGN - MATERIALS



PRIMARY DESIGN - BALCONY RENDERING

Approved
City of Portland
Bureau of Development Services
Planner Ti
Date 4-7-2022
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



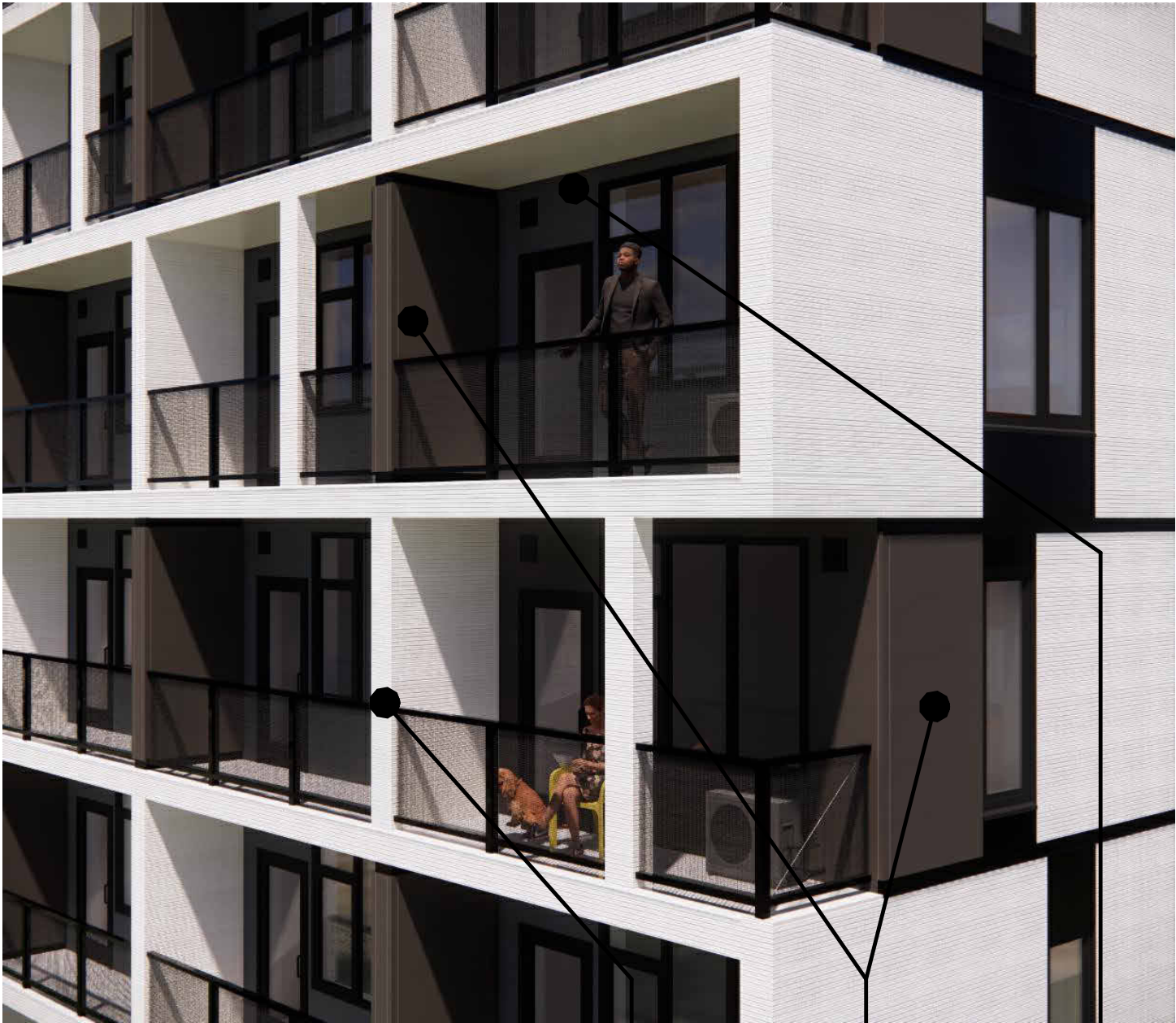
CERACLAD
CAST-STRIPE
PEARL



CERACLAD
SMOOTH
SUMI



ALTERNATE 1 - MATERIALS



ALTERNATE 1 - BALCONY RENDERING

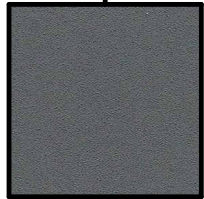
Approved
City of Portland
Bureau of Development Services
Planner Ti
Date 4-7-2022
*This approval applies only to the reviews requested and is subject to all conditions of approval. Additional zoning requirements may apply.



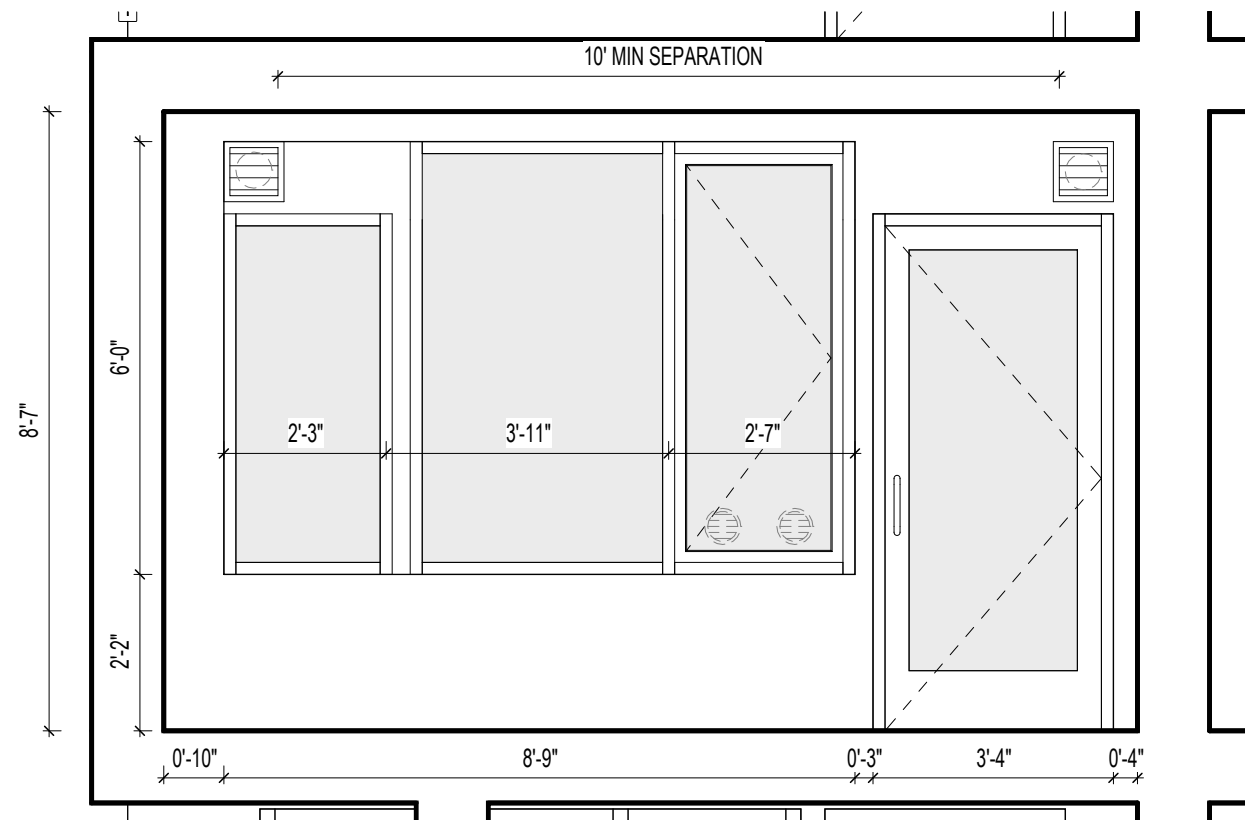
CERACLAD
CAST-STRIPE
PEARL



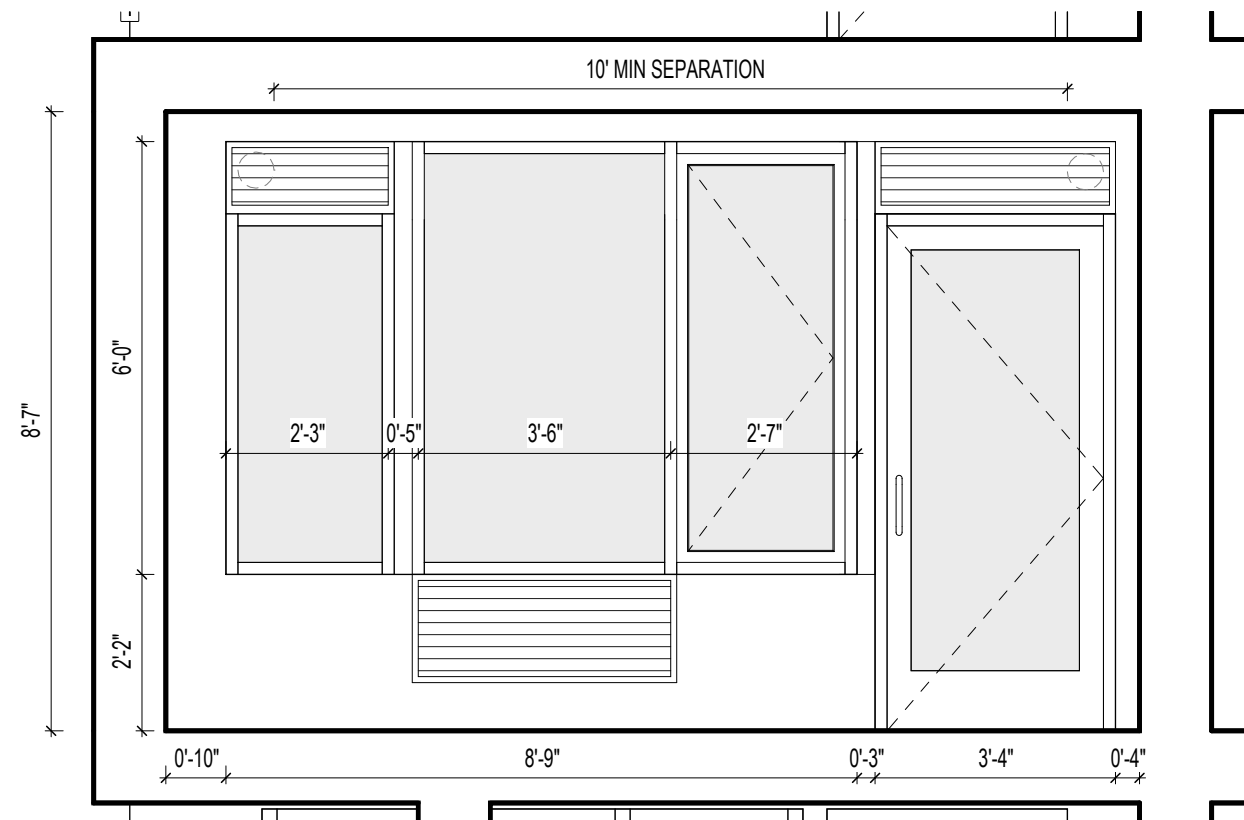
CERACLAD
SMOOTH
SUMI



DRYVIT
GRANITE
GRAY



2 TYPICAL NORTH / SOUTH UNIT ALTERNATE 2 - ELEVATION
PORTABLE AC UNIT W/ INTEGRATED PORT
3/8" = 1'-0"



1 TYPICAL NORTH / SOUTH UNIT ALTERNATE 1 - ELEVATION
PTAC W/ INTEGRATED GRILLES
3/8" = 1'-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

Date: December 3, 2021

From: Tim Heron, Land Use Services
503-823-7726 / Tim.Heron@portlandoregon.gov

REQUEST FOR RESPONSE

Case File: LU 21-108433 DZ – N Argyle Housing
[Previously LU 21-085216 DZ]
Pre App: PC # 20-202695

This notice is being sent to all service and technical review agencies for their input on the proposal described below. Neighborhood Associations also receive this advance notice via e-mail. Your timely response, as indicated below, will help the assigned planner determine if applicable approval criteria can be met, or what conditions might be required.

- The approval criteria are listed below. Although we are interested in any comments you may have, please consider your response in terms of these criteria.
- All agencies are encouraged to use this as an opportunity to inform the applicant of any additional requirements that may be imposed by your agency during building permit phase – especially those that would significantly affect the proposal.
- Please note in your response which requirements are specifically associated with the applicable land use review approval criteria, and which requirements you have the independent authority to impose at time of building permits.
- Neighborhood Associations are encouraged to submit comments by the deadline noted below. To comment, you may write to Tim Heron at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201. You can also e-mail your comments to me at my e-mail address identified above. After the staff report is published, please submit your comments to the Design Commission at 1900 SW Fourth Ave., Suite 4500, Portland, OR 97201 and fax them to 503-823-5630.

The Bureau of Development Services recommendation will be published ten days before the scheduled hearing date. You will also receive a Notice of Public Hearing for this proposal, with hearing date and time confirmed, mailed twenty days prior to the hearing.

- **Please send your response to BDS no later than: December 23, 2021 – 20 days after the date of this RFR** (If I receive comments after this date, I may not have enough time to include them in the staff report).
- **We must publish our report by January 3, 2022**
- **A public hearing before the Design Commission is tentatively scheduled for January 13, 2022 at 1:30 PM**

Applicant: Matthew Stoll, Wright Architecture, matthew@wright-architecture.com
 John Wright, Nathan Day
 2222 NE Oregon St, #213
 Portland OR 97232

Owners Agent: Rowen Rystadt, Attainable Development LLC
 1509 SW Sunset 2b
 Portland OR 97239

Owner: John Wolz
 1620 NE Broadway #536
 Portland, OR 97232-1871

Site Address: 1838 N ARGYLE ST

Legal Description: BLOCK 1 LOT 10-14, KENTON; BLOCK 1 LOT 15-19, KENTON
Tax Account No.: R445900140, R445900190
State ID No.: 1N1E09DA 00600, 1N1E09DA 00500
Quarter Section: 2128 & 2228

Neighborhood: Kenton, contact at knalanduse@gmail.com
Business District: Kenton Business Association, contact at info@kentonbusiness.com.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-8877.

Plan District: Kenton

Zoning: RM4d, Multi-dwelling 4 with design overlay
Case Type: DZ, Design Review
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Proposed new construction of approximately 290 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 building materials will be concrete and glass fiber reinforced concrete skin cladding, recessed balconies with operable screens, and common outdoor areas throughout the building internally, on the rooftop, and at the sidewalk level.

Because the proposal is for new construction in a design overlay zone greater than 75' in height, design review is required.

PBOT and BES note: Request for Completeness [RFC] for this project were already sent under LU 21-085216 DZ, a Type 2 Review. Due to a affordable housing certification letter delay to enable the Type 2 Design Review procedure, the applicant has chosen to submit for a Type 3 Design Review.

Submittal Drawings can be found here: \\bdsfile2\LandUse\BDS_LUS\LU 21-108433 DZ

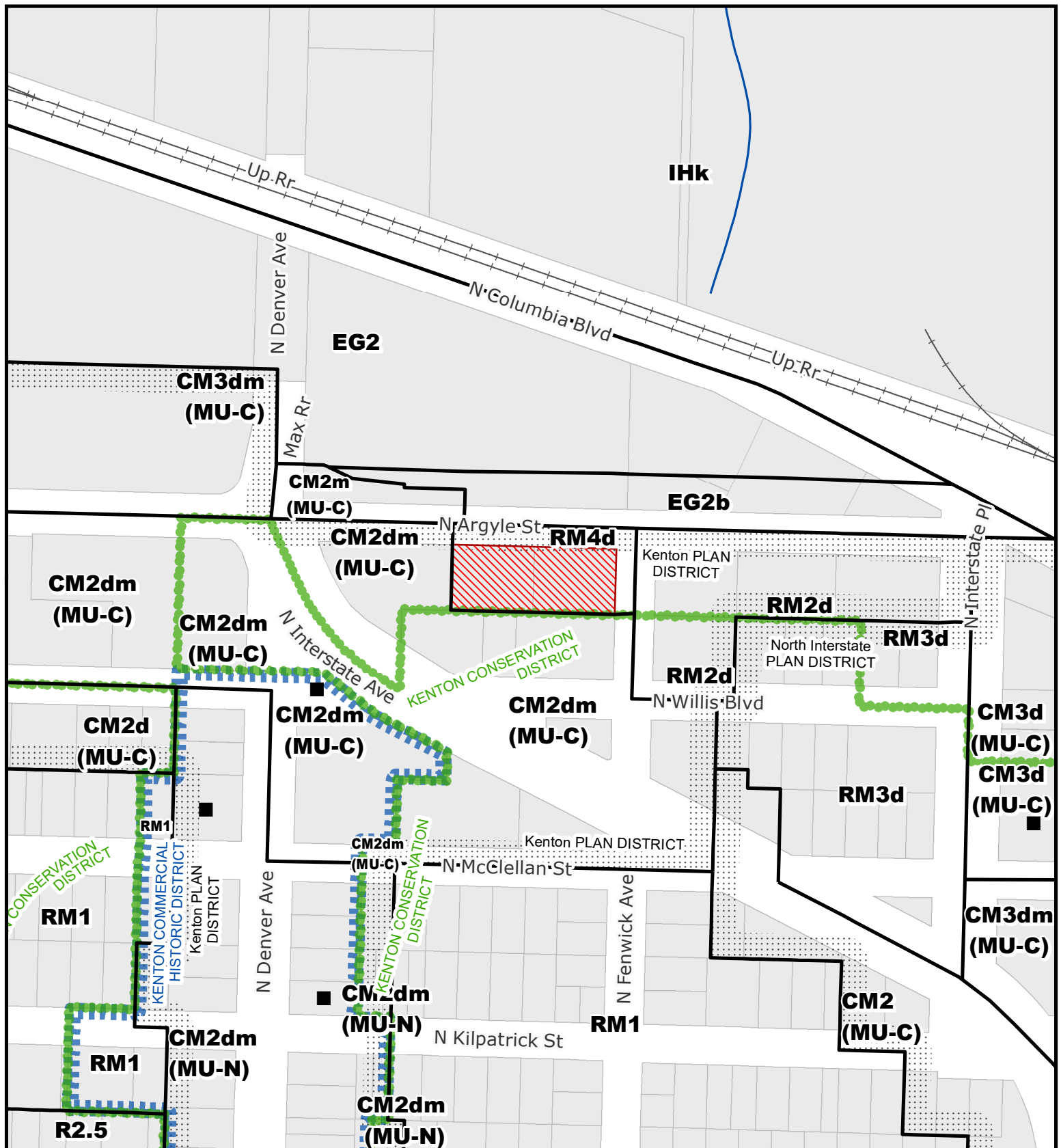
Approval Criteria:

In order to be approved, this proposal must comply with the approval criteria of Title 33, Portland Zoning Code. The applicable approval criteria are:

- Portland Citywide Design Guidelines

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was filed, provided that the application is complete at the time of filing, or complete within 180 days. This application was filed on November 22, 2021 and determined to be complete on **December 1, 2021**.

Enclosures: Zoning Map, Site Plan, Renderings



ZONING



For Zoning Code in effect Post August 1, 2021

KENTON PLAN DISTRICT



Site



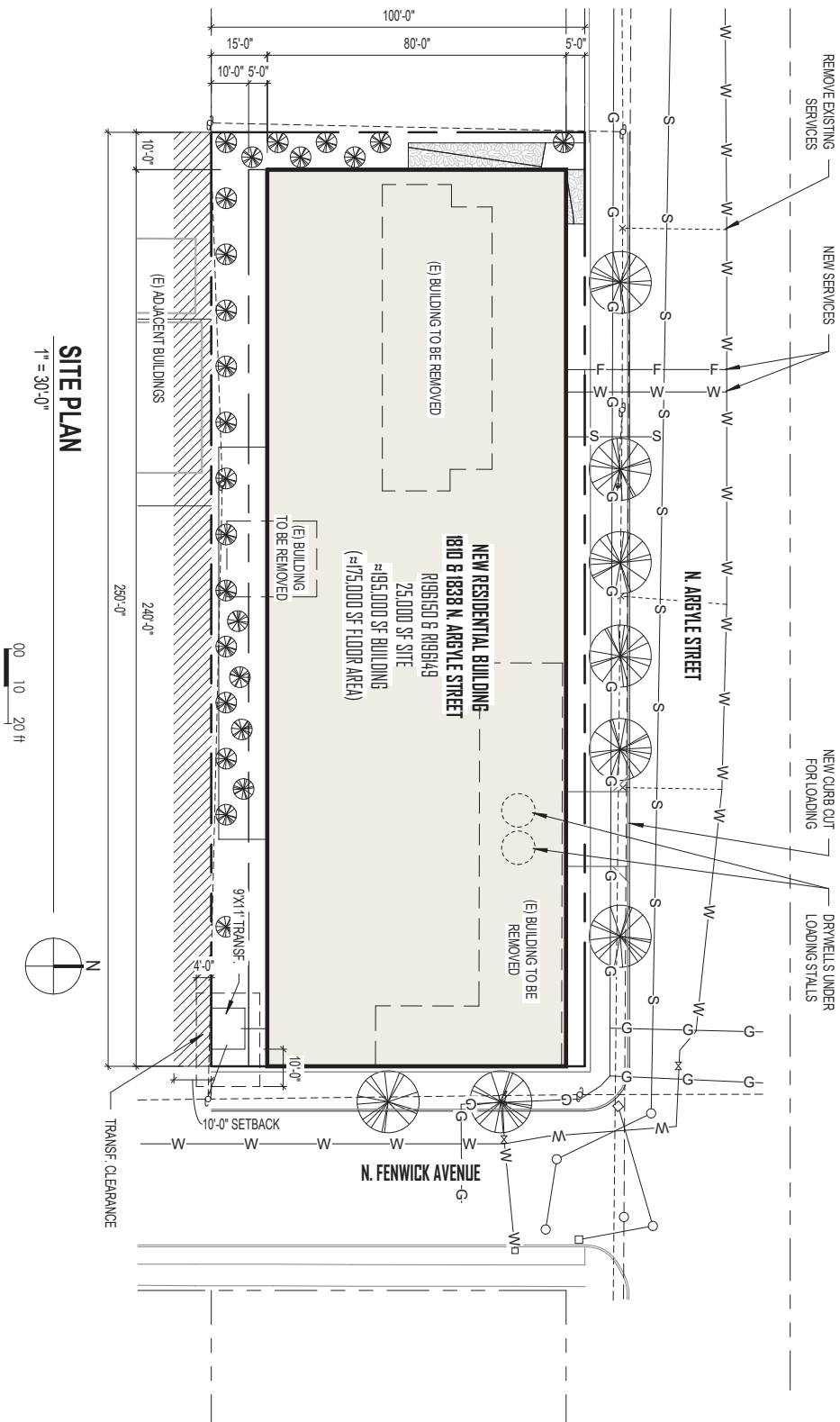
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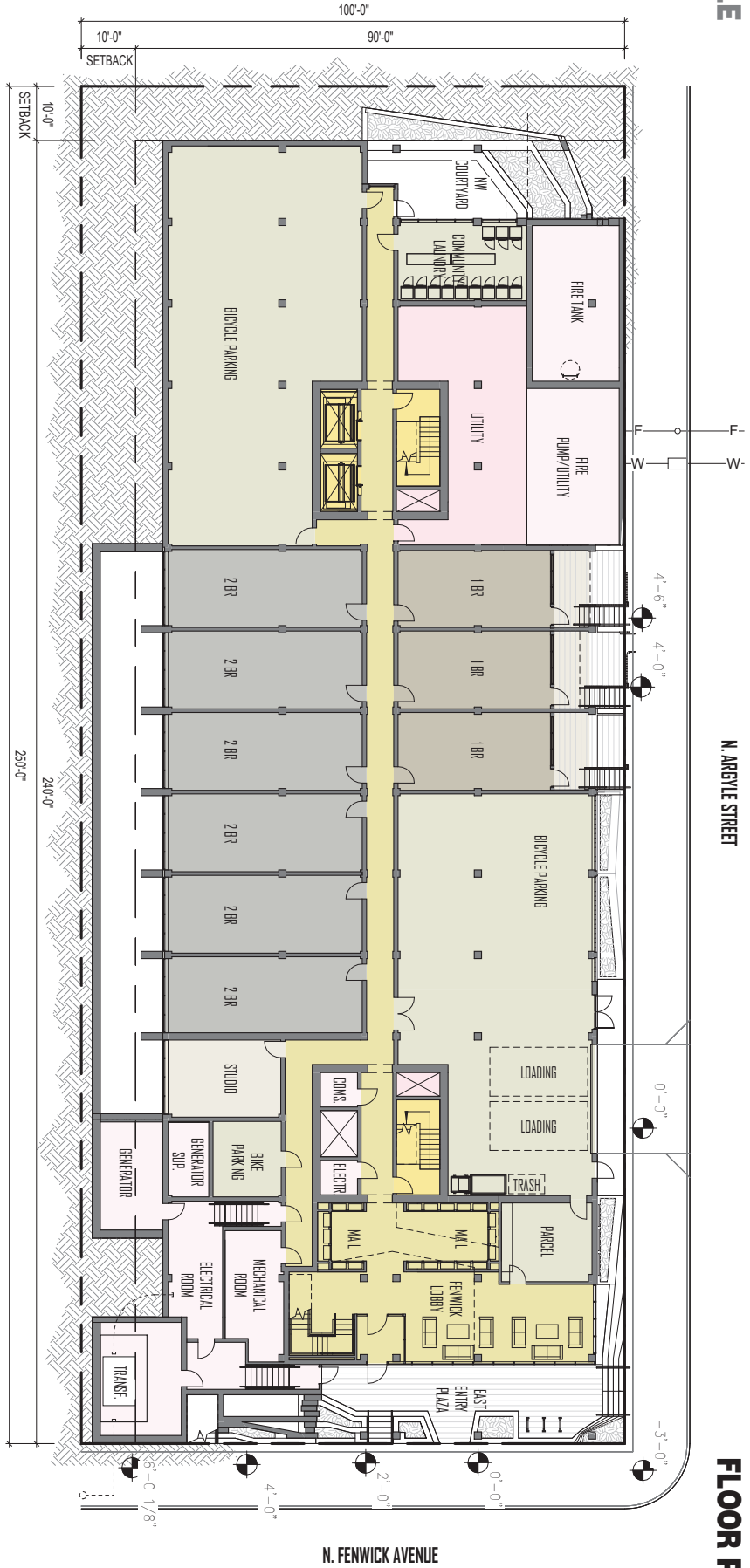


Historic Landmark

| | |
|-------------|-------------------|
| File No. | LU 21 - 108433 DZ |
| 1/4 Section | 2128,2228 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E09DA 600 |
| Exhibit | B Nov 22, 2021 |

LU 21-108433 DZ Exh D1



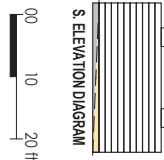
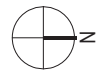


PLAN KEY:

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

FLOOR PLAN LEVEL 1

1" = 20'-0"



FLOOR PLANS



LU 21-108433 DZ Exh 51

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



wright
architecture

2222 NE Oregon Street, Suite 213
Portland, Oregon 97232

www.wright-architecture.com

503.206.8380

11.03.2021

DESIGN REVIEW SUBMITTAL

6.6

LU 21-108433 DZ

TYPICAL N. SCREEN:
FIXED PERFORATED METAL
PANELS W/ DESIGN A

TYPICAL BIKE PARKING GLAZING:
CHANNEL GLASS WALL SYSTEM

NORTH ELEVATION
1" = 20'-0"

TYPICAL ENTRY GUARDRAIL:
PAINTED WELDED METAL BAR
STOCK RAILS + BALUSTERS

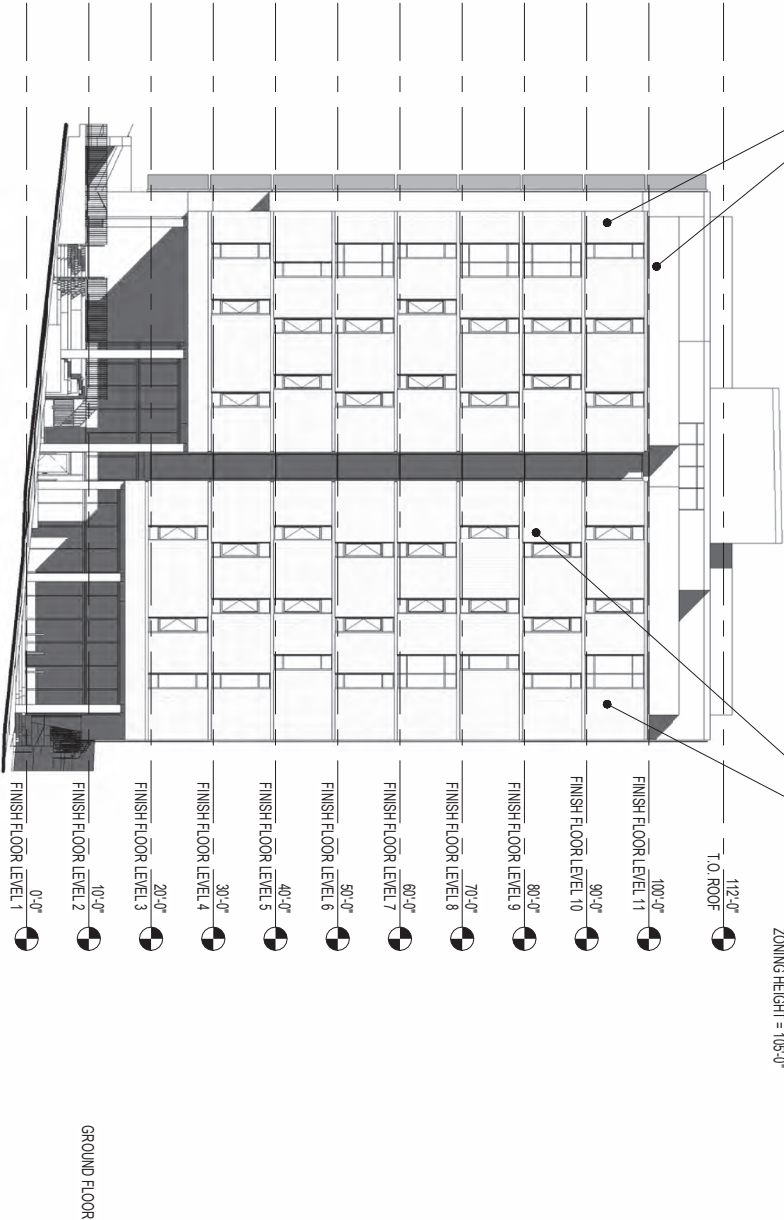
TYPICAL UNIT GUARDRAIL:
PAINTED METAL RAILS W/
3" WELDED WIRE PANELS

TYPICAL CLADDING:
BKO SKIN WALL SYSTEM
COLOR: POLAR

TYPICAL S. CLADDING:
ØKO SKIN WALL SYSTEM
COLOR: POLAR

TYPICAL N. CLADDING:
ØKO SKIN WALL SYSTEM
COLOR: SAHARA

ZONING HEIGHT = 105'-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

Date: December 9, 2021

To: John Wright, Applicant
WRIGHT ARCHITECTURE
2222 NE Oregon St, #213
Portland OR 97232
(503) 206-8380

From: Tim Heron

RE: LU 21-108433 DZ – N Argyle Housing

Dear Applicant:

I have received your application for a Design Review at 1838 N ARGYLE ST. Your application was deemed complete on **December 1, 2021**. Your case number is given above; the hearing is scheduled for **January 13, 2022 at 130pm**. 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 30 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. A total of 2 signs must be posted. Your site has 250 feet of frontage on N Argyle Street. You must post 1 sign along this street. Your site has 100 feet of frontage on N Fenwick Avenue. You must post 1 sign along this street.
- 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 hearing for your case is scheduled for **January 13, 2022 at 130pm**, you must post the notice by **December 14, 2021**, 30 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. In addition, time limits on our processing of your case will be waived. You must return this statement to us by **December 30, 2021**, 14 days before the hearing.
- E. You should not remove the notice before the hearing, but it must be taken down within two weeks after the final decision is made on your request.

Encl: Posting Notice
Statement Certifying Posting

cc: Application Case File

John Wright, Applicant
WRIGHT ARCHITECTURE
2222 NE Oregon St, #213
Portland OR 97232
(503) 206-8380

DATE: _____

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

APPLICANT'S STATEMENT CERTIFYING POSTING

Case File LU 21-108433 DZ – N. Argyle Housing

This certifies that I have posted notice on my site as required by the Zoning Code. I understand that the hearing is scheduled for **January 13, 2022 at 130pm**, and that I was required to post the property at least 30 days before the hearing.

The required number of poster boards, with the notices attached, were set up on _____(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 **December 30, 2021**, 14 days before the scheduled hearing. I also understand that if I do not post the notices by 30 days before the hearing or return this form by 14 days before the hearing, my hearing will automatically be postponed. I also understand this will result in a waiver of the time limits for processing my case.

In addition, I understand that I may not remove the notices before the hearing but am required to remove them within two weeks of the final decision on my request.

Signature


Print Name

Address

City/State/Zip Code

Type III Land Use Review

North Argyle Housing

| | |
|--------------------------|---|
| CASE FILE | LU 21-108433 DZ |
| WHEN | THURSDAY, January 13, 2022 @ 1:30 PM <i>(This is the hearing start time –see Design Commission agenda for estimated project start time.)</i> |
| WHERE |  ONLINE: Link to hearing is available at www.portlandoregon.gov/bds/dcagenda |
| HOW | TO TESTIFY: Follow instructions on the Design Commission agenda <u>or</u> email the planner at Tim.Heron@portlandoregon.gov |
| REVIEW BY | DESIGN COMMISSION |
| LAND USE REVIEW TYPE | DESIGN REVIEW |
| PROPOSAL | Type III Design Review for construction of approximately 290 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 project includes main entrances along both street frontages, outdoor areas at the ground level and the rooftop, individual balconies, and common spaces through the building. |
| REVIEW APPROVAL CRITERIA | Portland Citywide Design Guidelines |
| SITE ADDRESS | 1810-1838 N. Argyle Street |
| ZONING/ DESIGNATION | RM4d – Multi-Dwelling Residential 4 with Design Overlay Kenton Plan District |
| FURTHER INFO | Available online at www.portlandoregon.gov/bds/dcagenda or contact the planner listed below at the Bureau of Development Services. |
| QUESTIONS? BDS CONTACT | Tim Heron, City Planner (503) 823-7726 / Tim.Heron@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201 |

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



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
Relay Service: 711

John Wright, Applicant
WRIGHT ARCHITECTURE
2222 NE Oregon St, #213
Portland OR 97232
(503) 206-8380

DATE: 2/15/22

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

APPLICANT'S STATEMENT CERTIFYING POSTING

Case File LU 21-108433 DZ - N. Argyle Housing

This certifies that I have posted notice on my site as required by the Zoning Code. I understand that the hearing is scheduled for **March 17, 2022 at 130pm**, and that I was required to post the property at least 30 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 2/15/22 (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 **March 3, 2022**, 14 days before the scheduled hearing. I also understand that if I do not post the notices by 30 days before the hearing or return this form by 14 days before the hearing, my hearing will automatically be postponed. I also understand this will result in a waiver of the time limits for processing my case.

In addition, I understand that I may not remove the notices before the hearing but am required to remove them within two weeks of the final decision on my request.


Signature

CASEY COLTON
Print Name

1509 SW Sunset Blvd., Suite 2B
Address

Portland, OR 97239
City/State/Zip Code



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

Date: February 15, 2022
To: Interested Person
From: Tim Heron, Land Use Services
503-823-7726 / Tim.Heron@portlandoregon.gov

**NOTICE OF A PUBLIC HEARING ON A PROPOSAL
IN YOUR NEIGHBORHOOD**

***** REVISED HEARING DATE *****

CASE FILE: LU 21-108433 DZ – North Argyle Housing
(PC # 20-202695)

REVIEW BY: Design Commission

WHEN: March 17, 2022 at 1:30 PM

REMOTE ACCESS: Design Commission Agenda

<https://www.portlandoregon.gov/bds/dcagenda>

Due to the City's Emergency Response to COVID19, this land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

Development has been proposed in your neighborhood requiring a land use review. The proposal, review process, and information on how to respond to this notice are described below. A copy of the site plan and zoning map are attached. I am the staff person handling the case. Please call me if you have questions regarding this proposal. Please contact the applicant if you have questions regarding any future development on the site.

Applicant: John Wright, Wright Architecture, john@wright-architecture.com
2222 NE Oregon St, #213
Portland, OR 97232

Owner: John Wolz
1620 NE Broadway #536
Portland, OR 97232-1871

**Owner
Representatives:** Rowen Rystadt
Attainable Development LLC
1509 SW Sunset 2B
Portland, OR 97239

Site Address: 1838 N ARGYLE ST

Legal Description: BLOCK 1 LOT 10-14, KENTON; BLOCK 1 LOT 15-19, KENTON
Tax Account No.: R445900140, R445900190
State ID No.: 1N1E09DA 00600, 1N1E09DA 00500
Quarter Section: 2128 & 2228

Neighborhood: Kenton, contact at knalanduse@gmail.com
Business District: Kenton Business Association, contact at info@kentonbusiness.com.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron Kelley at 503-823-8877.

Plan District: Kenton
Zoning: RM4d, Multi-Dwelling Residential 4 with design overlay

Case Type: DZ, Design Review
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Type III Design Review for construction of approximately 290 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 project includes main entrances along both street frontages, outdoor areas at the ground level and the rooftop, individual balconies, and common spaces through the building. A composite rain screen cladding is proposed above a concrete base with metal storefront systems at the ground level.

Because the proposal is for new development in the Design Overlay Zone, Design Review is required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the criteria of Title 33. The relevant criteria are:

- [Portland Citywide Design Guidelines](#)

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. This application was submitted on November 22, 2021 and determined to be complete on December 1, 2021.

DECISION MAKING PROCESS

The Bureau of Development Services will be making a recommendation on this proposal; our report and recommendation will be available 10 days before the hearing. The Staff report will be posted on the Bureau of Development Services website at <http://www.portlandoregon.gov/bds/35625>. Land use review notices are listed on the website by the District Coalition in which the site is located; the District Coalition for this site is identified at the beginning of this notice. The file and all evidence on this case are available for your review by appointment only. Please call the Request Line at our office, 1900 SW Fourth Avenue, Suite 5000, phone 503-823-7617, to schedule an appointment. I can provide some information over the phone. Copies of all information in the file can be obtained for a fee equal to the cost of services. Additional information about the City of Portland, city bureaus, and a digital copy of the Portland Zoning Code is available on the City's website at <http://www.portlandoregon.gov>.

The neighborhood association, listed on the first page of this notice, may take a position on this application and may have scheduled an open meeting prior to making their recommendation to

the Bureau of Development Services. Please contact the person listed as the neighborhood contact to determine the time and date of this meeting.

We are seeking your comments on this proposal. To comment, you may write or testify at the remote hearing. Please refer to the file number when seeking information or submitting testimony. In your comments, you must address the approval criteria as stated in the administrative report and decision which you previously received. Please note that all correspondence and testimony received will become part of the public record.

Written comments must be received by the close of the record and should include the case file number. Any new written testimony should be emailed to Tim Heron at Tim.Heron@portlandoregon.gov.

Please note regarding USPS mail: If you choose to mail written testimony via USPS, due to the Covid-19 Emergency, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

Thank you for any information you can provide regarding this case. Note: If you have already written, it is not necessary to write again; your correspondence will be given to the Design Commission.

If you plan to testify at the hearing, please refer to instructions included with this notice.

The applicant and proponents have the burden of proof to show that each and every element of the approval criteria are satisfied. In order to prevail, the opponents must persuade the Design Commission to find that the applicant has not carried the burden of proof with regard to one or more of the approval criteria. The opponents may also explain to the Design Commission how or why the facts asserted by the applicant are not supported by evidence in the record. Opponents may wish to recommend conditions of approval which will make the proposal more acceptable, if approved.

Prior to the conclusion of the hearing before the Design Commission, any participant may request an opportunity to present additional evidence or testimony regarding the application. If such a request is made, the record will be held open for seven days to receive the new evidence and the record shall be held open for at least an additional seven days to provide the other parties an opportunity to respond to that new evidence.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be extended at the request of the applicant.

APPEAL PROCESS

You can appeal the decision of the Design Commission to the City Council. If appealed, City Council will hold an evidentiary hearing. New evidence can be submitted to the City Council in the event of an appeal of an evidentiary hearing.

A fee is charged for appeals. Recognized neighborhood associations may qualify for an appeal fee waiver. The City Council's decision may be appealed to the Oregon Land Use Board of Appeals (LUBA).

Failure to raise an issue in person or in writing by the close of the record at or following the final evidentiary hearing on this case may preclude an appeal to LUBA on that issue. Also, if you do not provide enough detailed information to the Design Commission, they may not be able to respond to the issue you are trying to raise. In such a situation an appeal to LUBA based on that issue may not be allowed.

HEARING CANCELLATION

This public hearing will be cancelled due the inclement weather or other similar emergency.

- Hearings Officer: This public hearing will be cancelled if the City of Portland is closed. Check local television or the City of Portland website (www.portlandoregon.gov) for closures. Contact the Hearings Office at 503-823-7307, for immediate information regarding cancellations or rescheduling.
- Design Commission, Historic Landmarks Commission or Adjustment Committee: This public hearing will be cancelled if Portland Public Schools close due to inclement weather or other similar emergency. Check local television and radio reports for school closures. Please call the Bureau of Development Services at 503-823-7617, for information regarding cancellations or rescheduling.

The hearing will be rescheduled for the earliest possible date. A renotification notice will not be sent.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

Enclosures: Information for Observing or Testifying at the Portland Design Commission or Historic Landmarks Commission Webinar Hearings, Zoning Map, Site Plan, Floor Plans, Elevation/Rendering

Observing or Testifying at the Portland Design Commission or Historic Landmarks Commission Webinar Hearings

Thank you for your interest in attending the Design Commission or Landmarks Commission Hearing. Due to the City's Emergency response to Covid-19, for the foreseeable future, we will be virtually adapting these hearings. To that end, Hearings will become ZOOM Webinars. The information below will help you get connected.

Preparing for the Hearing:

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

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

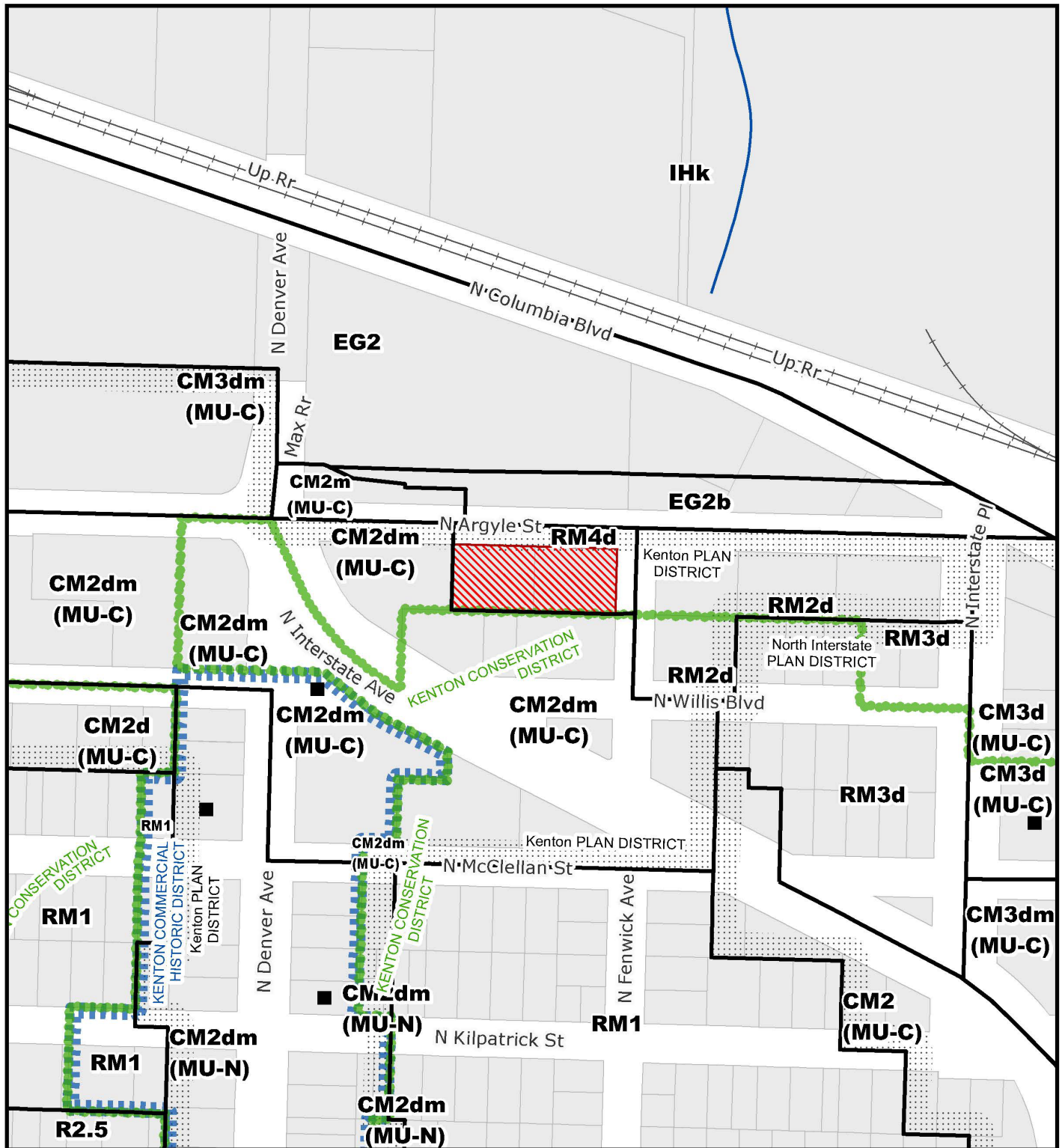
1. In order to observe or testify in the hearing, please be sure to Register for the Webinar as soon as possible.
 - The Webinar Link is posted to the Agenda typically 20-days prior to the hearing date.
2. Once you are registered you will receive an email notification of how to log-in or access the Webinar.
3. You can enter the Webinar no sooner than 1:20 PM on the date of the hearing.
4. You will be held in the ZOOM [waiting room](#) until the Webinar starts at 1:30 PM. (Please note each individual agenda item has an estimated start time.)
5. If using a smartphone or tablet, download the [Zoom app](#) for easy entry into the Webinar.

Public participation in the Hearing:

1. After Staff and Applicant presentations, the Chair will announce public testimony is open, and will ask if anyone else would like to testify.
2. You can provide public comment in this Webinar in several ways:
 - If during registration you indicated you would like to testify, we will put your name in order of request.
 - Members of the public will be automatically muted except for when they are called by the Hearings Clerk for their public comment. During the Webinar, the Hearings Clerk will unmute participants in the order of Webinar Registrations received.
 - If you indicated in your registration that you did not want to testify but later changed your mind, when testimony is open:
 - Click the "raise your hand" function in ZOOM, and the Hearings Clerk will add you to the list of testifiers.
 - If you will be participating by call-in, raise your hand by pressing *9 – the Webinar host will see this notification.
 - When you are unmuted, your name will be announced by the Hearings Clerk. Please be prepared to provide testimony.
 - Each testifier is allotted 2 minutes of testimony.
 - Please manage your time when testifying, the Hearings Clerk will provide a 15 second warning.
3. We will enable video sharing only for Design and Landmarks Commission members, project teams, and staff participating in the Webinar.

Follow-up:

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



ZONING



For Zoning Code in effect Post August 1, 2021

KENTON PLAN DISTRICT



Site

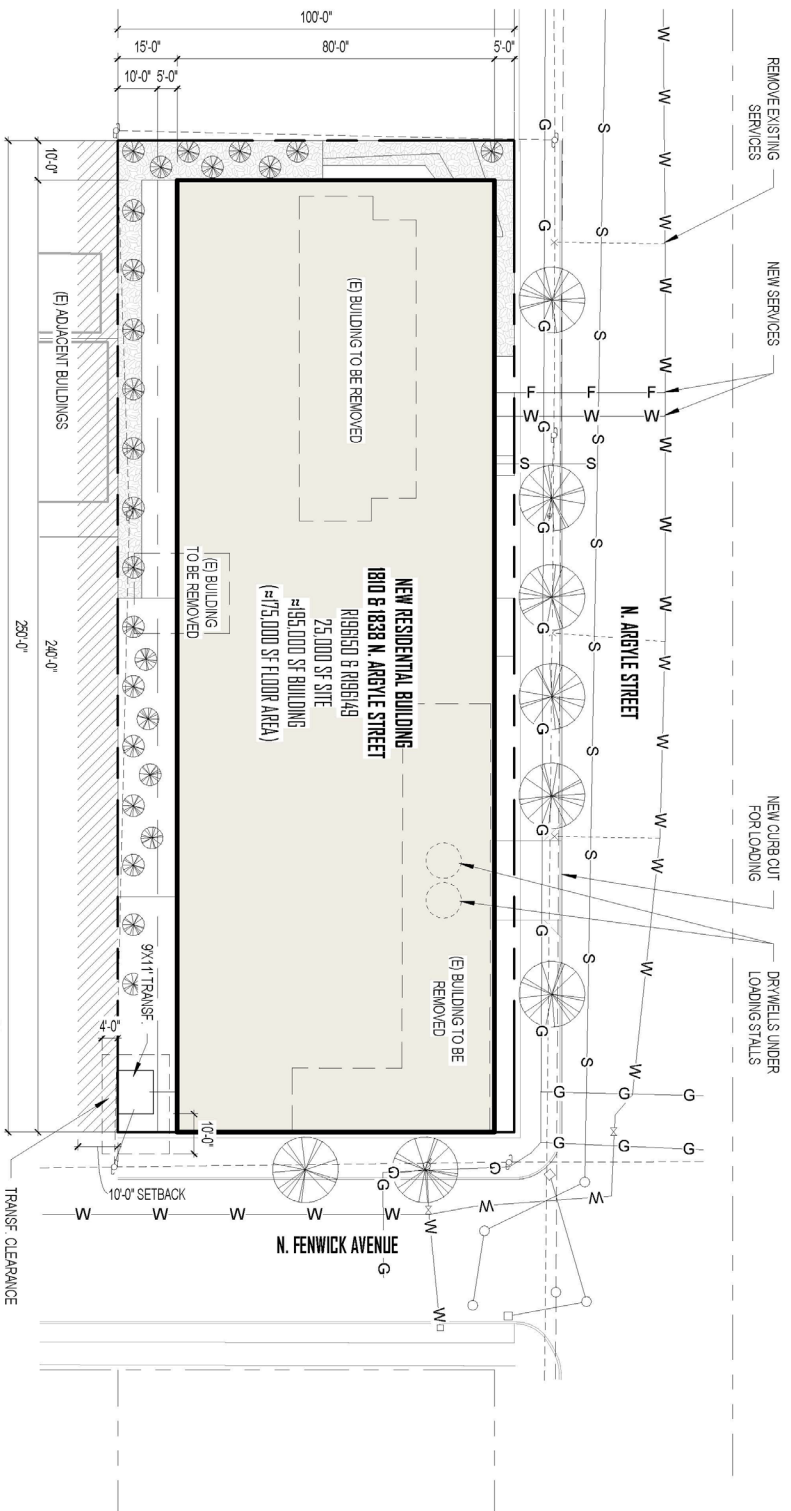


Stream



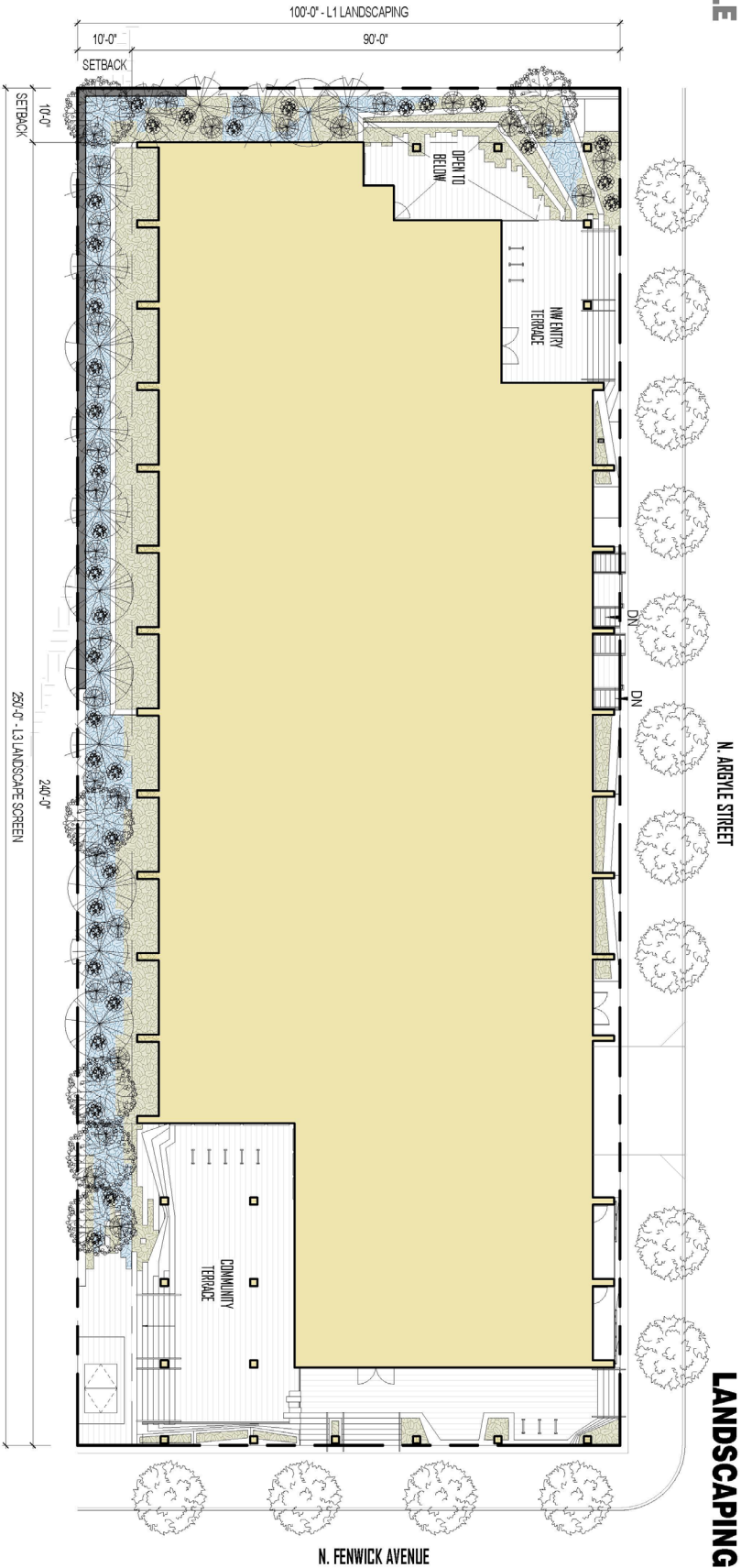
Historic Landmark

| | |
|-------------|-------------------|
| File No. | LU 21 - 108433 DZ |
| 1/4 Section | 2128,2228 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E09DA 600 |
| Exhibit | B Nov 22, 2021 |



ARGYLE

LANDSCAPING PLAN



PLAN KEY:

- STREET TREE
 - STAR MAGNOLIA (MAGNOLIA STELLATA)
 - HERITAGE RIVER BIRCH
 - GINKGO, MAIDENHAIR
 - LIGULSTRUM ARONICUM 'TEXANUM' - JAPANESE PRIVET
 - CAMELLIA SASAKIYA
 - MAHONIA REPENS - CREEPING OREGON GRAPE
 - POLYSTICHUM MUNITUM - SWORD FERN
 - JAPANESE ZELKOYA, LINDEN, OR SIMILAR
- SUBJECT TO PBOT AND URBAN FORESTRY APPROVAL

LANDSCAPING PLAN - GROUND FLOOR

1" = 20'-0"



wright
architecture

2222 NE Oregon Street, Suite 219
Portland, Oregon 97232

www.wright-architecture.com

503.226.8580

09.02.2021

DESIGN REVIEW SUBMITTAL

C.2

LU 21-108433 DZ



PLAN KEY:

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

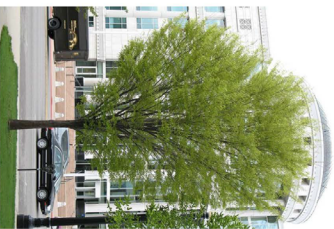
FLOOR PLAN LEVEL 1

1" = 20'-0"



00 10 20 ft

ARGYLE



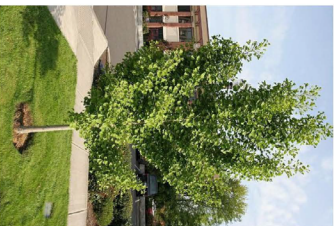
Japanese Zelkova*
Zelkova serrata



Star Magnolia
Magnolia stellata



Heritage River Birch
Betula nigra



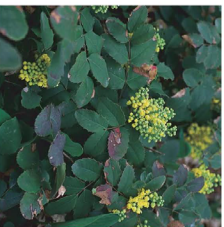
Ginkgo Maidenhair
Ginkgo biloba



Japanese Privet
Ligustrum japonicum
*Texanum**



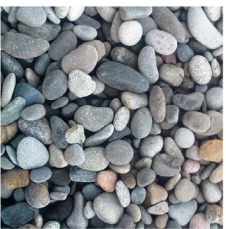
Sasanqua Camellia
Camellia sasanqua



Creeping Oregon Grape
Mahonia repens



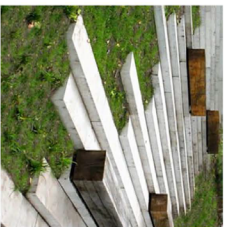
Sword Fern
Polystichum Munium



River rock



Cast concrete
linear pavers

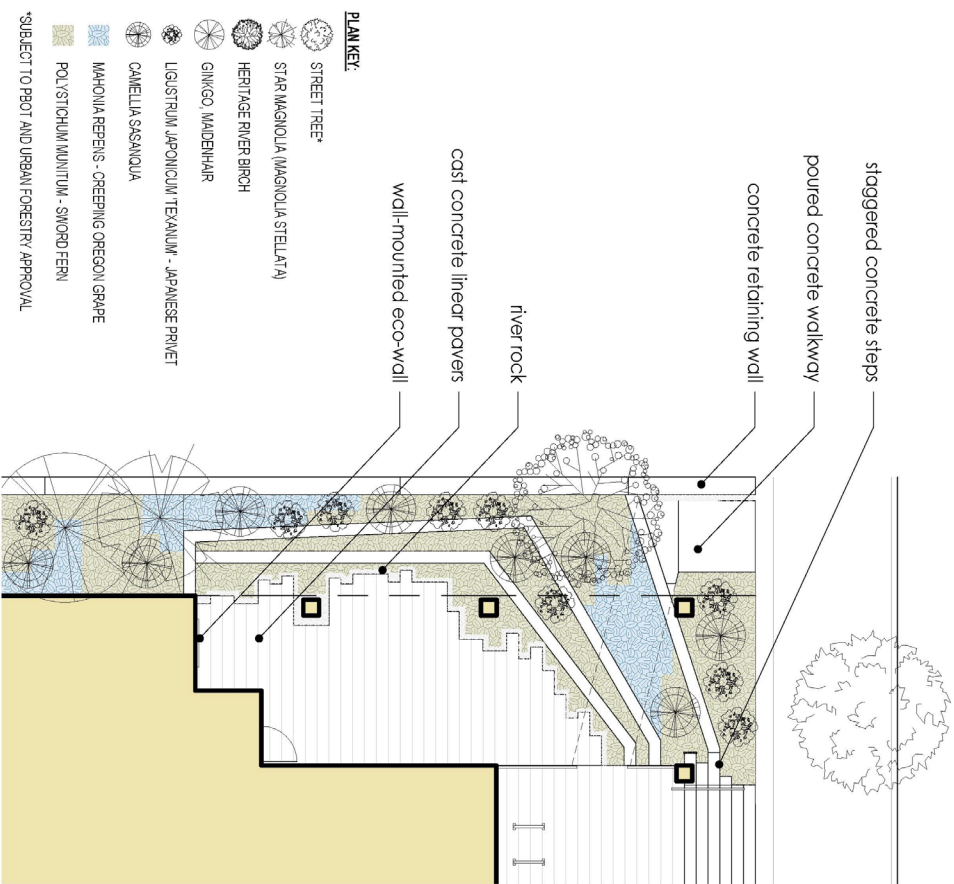


Staggered cast
concrete steps



Wall-mounted wire mesh
eco wall panels

LANDSCAPING DETAILS





LU 21-108433 DZ

| | A | B | C | D | E | F |
|----|--------------------------|---------------|------------------------------|-------------------------------------|-------------------------------------|------------------------|
| 1 | ENDORSEMENT | INFO1 | INFO2 | NAME | ADDRESS/IO ADDRESS | CITYSTATEZIP/ADDRESSEE |
| 2 | RETURN SERVICE REQUESTED | | 1N1E09A 100 | BROWN JEFFREY T | PO BOX 83602 | PORTLAND OR 97283-0602 |
| 3 | RETURN SERVICE REQUESTED | | 1N1E09A 100 | LAWRENCE B STONE PROPERTIES #66 LLC | PO BOX 3949 | SPOKANE WA 99220 |
| 4 | RETURN SERVICE REQUESTED | | 1N1E09A 200 | MDRI PROPERTIES LLC | PO BOX 10074 | PORTLAND OR 97296-0074 |
| 5 | RETURN SERVICE REQUESTED | | 1N1E09A 300 | BOB'S METALS INC | PO BOX 10074 | PORTLAND OR 97296-0074 |
| 6 | RETURN SERVICE REQUESTED | | 1N1E09A 300 | FERGUSON ENTERPRISES INC | PO BOX 71970 | PHOENIX AZ 85050 |
| 7 | RETURN SERVICE REQUESTED | | 1N1E09AC 300 | PENDLETON WOOLEN MILLS INC | PO BOX 3030 | PORTLAND OR 97208-3030 |
| 8 | RETURN SERVICE REQUESTED | 1N1E09AC 400 | REACH ARGYLE LP | REACH COMMUNITY DEVELOPMENT INC | 4150 S MOODY AVE | PORTLAND OR 97239 |
| 9 | RETURN SERVICE REQUESTED | 1N1E09AD 1100 | OREGON STATE OF LEASE-PELETT | WALTER ATTN PROPERTY MGMT #6011017 | 4040 FAIRVIEW INDUSTRIAL DR SE M9#2 | SALEM OR 97302-1142 |
| 10 | RETURN SERVICE REQUESTED | | 1N1E09AD 400 | CITY LIQUIDATORS INC | 823 SE 3RD AVE | PORTLAND OR 97214 |
| 11 | RETURN SERVICE REQUESTED | | 1N1E09AD 400 | WALT & PAM PELETT 2016 TR | 823 SE 3RD AVE | PORTLAND OR 97214-2101 |
| 12 | RETURN SERVICE REQUESTED | | 1N1E09AD 500 | AMERICAN CINEMA EQUIPMENT INC | 1927 N ARGYLE ST | PORTLAND OR 97217 |
| 13 | RETURN SERVICE REQUESTED | | 1N1E09AD 500 | DOVER LANE LLC | 14424 DORIS AVE | LAKE OSWEGO OR 97035 |
| 14 | RETURN SERVICE REQUESTED | | 1N1E09AD 700 | B & B PAPPENHEIM LLC | 9323 N POLK AVE | PORTLAND OR 97203-2323 |
| 15 | RETURN SERVICE REQUESTED | | 1N1E09AD 800 | KENTON STUDIOS LLC | 3501 N MICHIGAN AVE | PORTLAND OR 97227 |
| 16 | RETURN SERVICE REQUESTED | | 1N1E09DA 100 | BROADWAY 310 LLC | PO BOX 2160 | PORTLAND OR 97208 |
| 17 | RETURN SERVICE REQUESTED | | 1N1E09DA 100 | FAIRMOUNT FIN INVESTMENT GROUP INC | 5611 NE COLUMBIA BLVD | PORTLAND OR 97218-1237 |
| 18 | RETURN SERVICE REQUESTED | | 1N1E09DA 100 | PAWNEE LEASING CORPORATION | 1611 N INTERSTATE 35E #428 | CARROLLTON TX 75006 |
| 19 | RETURN SERVICE REQUESTED | | 1N1E09DA 1000 | PREMSINGH JOYCE & PREMSINGH J | 1815 N WILLIS BLVD | PORTLAND OR 97217-6734 |
| 20 | RETURN SERVICE REQUESTED | | 1N1E09DA 1200 | HOUSING AUTHORITY OF PORTLAND OR | 135 SW ASH ST | PORTLAND OR 97204-3540 |
| 21 | RETURN SERVICE REQUESTED | | 1N1E09DA 1300 | GEZA DEVELOPMENT LLC | 6931 NE M L KING BLVD | PORTLAND OR 97211-2921 |
| 22 | RETURN SERVICE REQUESTED | | 1N1E09DA 1400 | 1615 N WILLIS APARTMENTS LLC | 931 SW KING AVE | PORTLAND OR 97205 |
| 23 | RETURN SERVICE REQUESTED | | 1N1E09DA 1500 | WILLIS APARTMENTS LLC | 5331 S MACADAM AVE #258 PMB 208 | PORTLAND OR 97239-3871 |
| 24 | RETURN SERVICE REQUESTED | | 1N1E09DA 1600 | GREENBERG JODY | 590 NELLO DR #1 | CAMPBELL CA 95008-4749 |
| 25 | RETURN SERVICE REQUESTED | | 1N1E09DA 1900 | COMPASS HOMES LLC | 4101 NE 119TH ST | VANCOUVER WA 98686 |
| 26 | RETURN SERVICE REQUESTED | | 1N1E09DA 1900 | WILLIS PDX LLC | 3521 N ALBINA AVE | PORTLAND OR 97227 |
| 27 | RETURN SERVICE REQUESTED | | 1N1E09DA 2100 | SHELDON RYAN & SHELDON STEFANI | 33099 SW CALLAHAN RD | SCAPPOOSE OR 97056 |
| 28 | RETURN SERVICE REQUESTED | | 1N1E09DA 2300 | SMITH PATRICK R & DRAUGHON MARCUS | 1704 N WILLIS BLVD | PORTLAND OR 97217-6766 |
| 29 | RETURN SERVICE REQUESTED | | 1N1E09DA 2400 | 8338 N INTERSTATE APARTMENTS LLC | 23185 LA CADENA DR #102 | LAGUNA HILLS CA 92653 |
| 30 | RETURN SERVICE REQUESTED | | 1N1E09DA 2600 | FIRST INTERSTATE BANK OF OR | PO BOX 2609 | CARLSBAD CA 92018-2609 |
| 31 | RETURN SERVICE REQUESTED | | 1N1E09DA 2600 | WELLS FARGO BANK | PO BOX 2609 | CARLSBAD CA 92018-2609 |
| 32 | RETURN SERVICE REQUESTED | 1N1E09DA 2700 | DISJECTA INTERDISCIPLINARY | ARTS CENTER INC | 8371 N INTERSTATE AVE | PORTLAND OR 97217 |
| 33 | RETURN SERVICE REQUESTED | | 1N1E09DA 2800 | GRUNBAUM ERIC A | 853 MARCO PL | VENICE CA 90291 |
| 34 | RETURN SERVICE REQUESTED | | 1N1E09DA 2800 | EMMANUEL COMMUNITY GENERAL SRVCS | 1033 N SUMNER ST | PORTLAND OR 97217 |
| 35 | RETURN SERVICE REQUESTED | | 1N1E09DA 2800 | MAKE KENTON GREAT AGAIN LLC | 1619 NE KILLINGSWORTH ST #A | PORTLAND OR 97211 |
| 36 | RETURN SERVICE REQUESTED | | 1N1E09DA 300 | ARGYLE INVESTMENTS LLC | 1608 N ARGYLE ST | PORTLAND OR 97217-6759 |
| 37 | RETURN SERVICE REQUESTED | | 1N1E09DA 3000 | BEHR JENNIFER J | 1615 N MCCLELLAN ST | PORTLAND OR 97217-6742 |
| 38 | RETURN SERVICE REQUESTED | | 1N1E09DA 500 | WILD GOOSE HOLDINGS LLC | 2207 NE BROADWAY #300 | PORTLAND OR 97232-1608 |
| 39 | RETURN SERVICE REQUESTED | | 1N1E09DA 700 | DANIELS DANIEL J | 8440 N INTERSTATE AVE | PORTLAND OR 97217 |
| 40 | RETURN SERVICE REQUESTED | | 1N1E09DA 700 | DOUBLE D SALOON | 8440 N INTERSTATE AVE | PORTLAND OR 97217 |
| 41 | RETURN SERVICE REQUESTED | | 1N1E09DB 200 | FREDRICKSON DAVID | 8411 N DENVER AVE | PORTLAND OR 97217 |
| 42 | RETURN SERVICE REQUESTED | | 1N1E09DB 200 | PDC DBA PROSPER PORTLAND | 222 NW 5TH AVE | PORTLAND OR 97209-3812 |
| 43 | RETURN SERVICE REQUESTED | | 1N1E09DB 200 | SALVAGE WORKS LLC | 2024 N ARGYLE ST | PORTLAND OR 97217 |
| 44 | RETURN SERVICE REQUESTED | | 1N1E09DB 700 | JOHNSON JERRIE L | 6336 N CAMPBELL AVE | PORTLAND OR 97217-4915 |
| 45 | | | | CURRENT RESIDENT | 1555 N WILLIS BLVD #1 | PORTLAND OR 97217 |
| 46 | | | | CURRENT RESIDENT | 1555 N WILLIS BLVD #2 | PORTLAND OR 97217 |
| 47 | | | | CURRENT RESIDENT | 1555 N WILLIS BLVD #3 | PORTLAND OR 97217 |
| 48 | | | | CURRENT RESIDENT | 1555 N WILLIS BLVD #4 | PORTLAND OR 97217 |
| 49 | | | | CURRENT RESIDENT | 1555 N WILLIS BLVD #5 | PORTLAND OR 97217 |
| 50 | | | | CURRENT RESIDENT | 1555 N WILLIS BLVD #6 | PORTLAND OR 97217 |
| 51 | | | | CURRENT RESIDENT | 1570 N WILLIS BLVD | PORTLAND OR 97217 |
| 52 | | | | CURRENT RESIDENT | 1600 N WILLIS BLVD | PORTLAND OR 97217 |
| 53 | | | | CURRENT RESIDENT | 1601 N COLUMBIA BLVD | PORTLAND OR 97217 |
| 54 | | | | CURRENT RESIDENT | 1602 N COLUMBIA BLVD | PORTLAND OR 97217 |
| 55 | | | | CURRENT RESIDENT | 1603 N WILLIS BLVD | PORTLAND OR 97217 |
| 56 | | | | CURRENT RESIDENT | 1608 N COLUMBIA BLVD | PORTLAND OR 97217 |
| 57 | | | | CURRENT RESIDENT | 1615 N WILLIS BLVD | PORTLAND OR 97217 |
| 58 | | | | CURRENT RESIDENT | 1617 N COLUMBIA BLVD | PORTLAND OR 97217 |
| 59 | | | | CURRENT RESIDENT | 1626 N WILLIS BLVD | PORTLAND OR 97217 |
| 60 | | | | CURRENT RESIDENT | 1628 N COLUMBIA BLVD #A | PORTLAND OR 97217 |
| 61 | | | | CURRENT RESIDENT | 1628 N COLUMBIA BLVD #F | PORTLAND OR 97217 |
| 62 | | | | CURRENT RESIDENT | 1725 N ARGYLE ST | PORTLAND OR 97217 |
| 63 | | | | CURRENT RESIDENT | 1810 N ARGYLE ST #1 | PORTLAND OR 97217 |
| 64 | | | | CURRENT RESIDENT | 1810 N ARGYLE ST #10 | PORTLAND OR 97217 |
| 65 | | | | CURRENT RESIDENT | 1810 N ARGYLE ST #2 | PORTLAND OR 97217 |
| 66 | | | | CURRENT RESIDENT | 1810 N ARGYLE ST #3 | PORTLAND OR 97217 |
| 67 | | | | CURRENT RESIDENT | 1810 N ARGYLE ST #4 | PORTLAND OR 97217 |
| 68 | | | | CURRENT RESIDENT | 1810 N ARGYLE ST #5 | PORTLAND OR 97217 |
| 69 | | | | CURRENT RESIDENT | 1810 N ARGYLE ST #6 | PORTLAND OR 97217 |
| 70 | | | | CURRENT RESIDENT | 1810 N ARGYLE ST #7 | PORTLAND OR 97217 |
| 71 | | | | CURRENT RESIDENT | 1810 N ARGYLE ST #8 | PORTLAND OR 97217 |
| 72 | | | | CURRENT RESIDENT | 1810 N ARGYLE ST #9 | PORTLAND OR 97217 |
| 73 | | | | CURRENT RESIDENT | 1810 N COLUMBIA BLVD | PORTLAND OR 97217 |

| | A | B | C | D | E | F |
|-----|--------------------------|-----------------------------|---------------------------------|------------------------------|----------------------------|------------------------|
| 74 | | | | CURRENT RESIDENT | 1812 N COLUMBIA BLVD | PORTLAND OR 97217 |
| 75 | | | | CURRENT RESIDENT | 1815 N COLUMBIA BLVD | PORTLAND OR 97217 |
| 76 | | | | CURRENT RESIDENT | 1838 N ARGYLE ST #1 | PORTLAND OR 97217 |
| 77 | | | | CURRENT RESIDENT | 1838 N ARGYLE ST #2 | PORTLAND OR 97217 |
| 78 | | | | CURRENT RESIDENT | 1838 N ARGYLE ST #3 | PORTLAND OR 97217 |
| 79 | | | | CURRENT RESIDENT | 1838 N ARGYLE ST #4 | PORTLAND OR 97217 |
| 80 | | | | CURRENT RESIDENT | 1841 N WILLIS BLVD | PORTLAND OR 97217 |
| 81 | | | | CURRENT RESIDENT | 1935 N ARGYLE ST | PORTLAND OR 97217 |
| 82 | | | | CURRENT RESIDENT | 2040 N ARGYLE ST | PORTLAND OR 97217 |
| 83 | | | | CURRENT RESIDENT | 2133 N ARGYLE ST | PORTLAND OR 97217 |
| 84 | | | | CURRENT RESIDENT | 8327 N DENVER AVE | PORTLAND OR 97217 |
| 85 | | | | CURRENT RESIDENT | 8334 N DENVER AVE | PORTLAND OR 97217 |
| 86 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #100 | PORTLAND OR 97217 |
| 87 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #101 | PORTLAND OR 97217 |
| 88 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #104 | PORTLAND OR 97217 |
| 89 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #105 | PORTLAND OR 97217 |
| 90 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #201 | PORTLAND OR 97217 |
| 91 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #204 | PORTLAND OR 97217 |
| 92 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #206 | PORTLAND OR 97217 |
| 93 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #210 | PORTLAND OR 97217 |
| 94 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #213 | PORTLAND OR 97217 |
| 95 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #214 | PORTLAND OR 97217 |
| 96 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #215 | PORTLAND OR 97217 |
| 97 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #304 | PORTLAND OR 97217 |
| 98 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #305 | PORTLAND OR 97217 |
| 99 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #308 | PORTLAND OR 97217 |
| 100 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #311 | PORTLAND OR 97217 |
| 101 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #312 | PORTLAND OR 97217 |
| 102 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #315 | PORTLAND OR 97217 |
| 103 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #402 | PORTLAND OR 97217 |
| 104 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #403 | PORTLAND OR 97217 |
| 105 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #405 | PORTLAND OR 97217 |
| 106 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #406 | PORTLAND OR 97217 |
| 107 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #407 | PORTLAND OR 97217 |
| 108 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #413 | PORTLAND OR 97217 |
| 109 | | | | CURRENT RESIDENT | 8338 N INTERSTATE AVE #416 | PORTLAND OR 97217 |
| 110 | | | | CURRENT RESIDENT | 8355 N INTERSTATE AVE | PORTLAND OR 97217 |
| 111 | | | | CURRENT RESIDENT | 8360 N INTERSTATE AVE | PORTLAND OR 97217 |
| 112 | | | | CURRENT RESIDENT | 8400 N INTERSTATE AVE | PORTLAND OR 97217 |
| 113 | | | | CURRENT RESIDENT | 8419 N DENVER AVE | PORTLAND OR 97217 |
| 114 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #1 | PORTLAND OR 97217 |
| 115 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #10 | PORTLAND OR 97217 |
| 116 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #11 | PORTLAND OR 97217 |
| 117 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #12 | PORTLAND OR 97217 |
| 118 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #13 | PORTLAND OR 97217 |
| 119 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #14 | PORTLAND OR 97217 |
| 120 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #15 | PORTLAND OR 97217 |
| 121 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #16 | PORTLAND OR 97217 |
| 122 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #17 | PORTLAND OR 97217 |
| 123 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #18 | PORTLAND OR 97217 |
| 124 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #19 | PORTLAND OR 97217 |
| 125 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #2 | PORTLAND OR 97217 |
| 126 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #20 | PORTLAND OR 97217 |
| 127 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #21 | PORTLAND OR 97217 |
| 128 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #22 | PORTLAND OR 97217 |
| 129 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #23 | PORTLAND OR 97217 |
| 130 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #24 | PORTLAND OR 97217 |
| 131 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #25 | PORTLAND OR 97217 |
| 132 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #26 | PORTLAND OR 97217 |
| 133 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #27 | PORTLAND OR 97217 |
| 134 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #3 | PORTLAND OR 97217 |
| 135 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #4 | PORTLAND OR 97217 |
| 136 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #5 | PORTLAND OR 97217 |
| 137 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #6 | PORTLAND OR 97217 |
| 138 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #7 | PORTLAND OR 97217 |
| 139 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #8 | PORTLAND OR 97217 |
| 140 | | | | CURRENT RESIDENT | 8428 N FENWICK AVE #9 | PORTLAND OR 97217 |
| 141 | | | | CURRENT RESIDENT | 8435 N INTERSTATE PL | PORTLAND OR 97217 |
| 142 | RETURN SERVICE REQUESTED | OWNER | 1N1E09DA 600 | WOLZ JOHN L | 1620 NE BROADWAY #536 | PORTLAND OR 97232-1871 |
| 143 | RETURN SERVICE REQUESTED | APPLICANT/PARTY OF INTEREST | WRIGHT ARCHITECTURE WRIGHT JOHN | & DAY NATHAN & STOLL MATTHEW | 2222 NE OREGON ST #213 | PORTLAND OR 97232 |
| 144 | RETURN SERVICE REQUESTED | OWNERS AGENT | ATTAINABLE DEVELOPMENT LLC | RYSTADT ROWEN | 1509 SW SUNSET 2B | PORTLAND OR 97239 |
| 145 | RETURN SERVICE REQUESTED | | PAYOR | COLTON CASEY | 1288 ROCKINGHORSE LANE | LAKE OSWEGO OR 97034 |
| 146 | RETURN SERVICE REQUESTED | | NPMS | KELLEY MARY JARON | 2209 N SCHOFIELD ST | PORTLAND OR 97217 |

| | A | B | C | D | E | F |
|-----|--------------------------|-----------|------------------------|------------------------------------|------------------------|------------------------|
| 147 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | COLUMBIA CORRIDOR ASSOCIATION | PO BOX 55651 | PORTLAND OR 97238 |
| 148 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | KENTON BUSINESS ASSOCIATION | 2209 N SCHOFIELD | PORTLAND OR 97217 |
| 149 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | KENTON NA C/O NPNS | 2209 N SCHOFIELD ST | PORTLAND OR 97217 |
| 150 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | AIA URBAN DESIGN COMMITTEE | 422 NW 13TH AVE | PORTLAND OR 97209 |
| 151 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PARKS & GREENSPACES | 600 NE GRAND AVE | PORTLAND OR 97232 |
| 152 | RETURN SERVICE REQUESTED | | RISK & LAND DEPARTMENT | NW NATURAL | 250 SW TAYLOR STREET | PORTLAND OR 97204-3038 |
| 153 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PACIFIC POWER & LIGHT | 7544 NE 33RD DR | PORTLAND OR 97211 |
| 154 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PLAN AMENDMENT SPECIALIST | 635 CAPITAL ST NE #150 | SALEM OR 97301 |
| 155 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PORT OF PORTLAND PLANNING | PO BOX 3529 | PORTLAND OR 97208 |
| 156 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PORTLAND SCHOOL DISTRICT | 501 N DIXON | PORTLAND OR 97227 |
| 157 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | STATE HISTORIC PRESERVATION OFFICE | 725 SUMMER NE #C | SALEM OR 97301 |
| 158 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | TRANSIT DEVELOPMENT | 1800 SW FIRST AVE #300 | PORTLAND OR 97201 |
| 159 | RETURN SERVICE REQUESTED | | LAND USE CONTACT | PENINSULA DRAINAGE DISTRICT NO 1&2 | 1880 NE ELROD DR | PORTLAND OR 97211 |
| 160 | RETURN SERVICE REQUESTED | | | DOUG KLOTZ | 1908 SE 35TH PLACE | PORTLAND OR 97214 |
| 161 | RETURN SERVICE REQUESTED | | | JUDY PETERS | 6916 NE 40TH ST | VANCOUVER WA 98661 |
| 162 | RETURN SERVICE REQUESTED | | | KARLA MOORE-LOVE (CITY HALL) | 1221 SW 4TH AVE #130 | PORTLAND OR 97204 |
| 163 | | | | PORTLAND PARK TRAIL | TATE WHITE | B106/R1302 |
| 164 | | | | LAND USE CONTACT | PROSPER PORTLAND | 129/PROSPER |
| 165 | | | | | DAWN KRANTZ | B299/R5000 |
| 166 | | | | | HEARINGS CLERK | 299/3100 |
| 167 | RETURN SERVICE REQUESTED | 21-108433 | REV HRNG 02-15-2022 | CASE FILE HERON | 1900 SW 4TH AVE #5000 | PORTLAND OR 97201 |



CITY OF PORTLAND ENVIRONMENTAL SERVICES



1120 SW Fifth Avenue, Suite 613, Portland, Oregon 97204 ■ Mingus Mapps, Commissioner ■ Michael Jordan, Director

Land Use Response

Date: January 13, 2021
To: Tim Heron, BDS Land Use Services
503-823-7726, Tim.Heron@portlandoregon.gov
From: Rosa Lehman, BES Systems Development
503-823-5519, Rosa.Lehman@portlandoregon.gov
Case File: LU 21-108433
Location: 1838 N ARGYLE ST
R#: R196149, R196150
Proposal: DZ HEARING - Proposed new construction of approximately 290 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 building materials will be concrete and glass fiber reinforced concrete skin cladding, recessed balconies with operable screens, and common outdoor areas throughout the building internally, on the rooftop, and at the sidewalk level. Because the proposal is for new construction in a design overlay zone greater than 75' in height, design review is required.

The following comments are based on the land use review plans and documents provided to the Bureau of Environmental Services (BES). Some references to Portland City Code (PCC) are included below; the applicant may also refer to the Auditor's Office [Online Charter and Code page](#).

A. RESPONSE SUMMARY

BES does not object to approval of the design review application. The proposed development will be subject to BES standards and requirements during the permit review process.

B. SANITARY SERVICE

For BES to recommend approval of the design review application, the applicant must demonstrate that the proposed project will accommodate sanitary disposal facilities that are approvable under PCC 17.32. The comments below relate to this requirement.

1. **Existing Sanitary Infrastructure:** According to available GIS data, the following sewer infrastructure is located in the vicinity of the project site:
 - a. Public 144-inch RCP combined Sewer Overflow Tunnel in N Argyle St (BES as-built # 6182). Note that new connections to CSO tunnels are not allowed.
 - b. Public 8-inch combined sewer in N Argyle St (BES as-built # 00072). Note that this combined main has known capacity issues.
 - c. Public 38X66 inch MONO sanitary sewer in N Argyle St (BES as-built # 22283).

- d. Public 20-inch VSP combined sewer in N Fenwick Ave (BES as-built # 00072). Note that this is the preferred sanitary connection location for this development. This may be a complex connection due to depth.
2. *Service Availability:* Sanitary connections from private property that are to be permitted according to PCC 17.32.090 must be separately conveyed to the property line and connected through individual laterals to a City sanitary or combined sewer. All discharge must be connected via a route of service approved by the BES Chief Engineer.
 - a. *Existing Development:* According to City records, there are existing connections to the sewers in N Argyle St and N Fenwick Ave.
 - b. *Proposed Development:* The submitted plans show a new connection to a sewer in Argyle, however instead the development should be served by a new connection to the sewer in N Fenwick Ave within its frontage. This is due to various constraints of the sewers in Argyle that make N Fenwick Ave the preferred connection point. Please note that due to the depth of the sewer, this connection may be challenging. The applicant should contact 503-823-7761 option 4 for additional information.
3. *Water Main and Sewer Main Locations:* According to available GIS data, a water main is located between the proposed development site and the combined main in N Fenwick Ave. Any new connection(s) to the sewer main will cross the water main and will therefore require a [Water Utility Protection Plan](#). Sanitary laterals must meet required separation distances according to the Water Bureau; the applicant should contact the assigned Water Bureau reviewer or the Water Bureau general email (devrev@portlandoregon.gov) with questions related to required separation distances.
4. *Connection Requirements:* Connections to the City sewer system must meet the standards of the City of Portland's [Sewer and Drainage Facilities Design Manual](#), [PCC 17.32.090](#), administrative rules [ENB-4.07](#) and [ENB-4.17](#), and all other relevant City codes and rules. Sanitary sewage from private property must be separately conveyed to the property line and connected through individual laterals for discharge to the City separate sanitary or combined sewer. Per [ENB-4.07](#), sewer connection permits are required to make new connections to City mains and laterals, relocate or upsize existing laterals, and repair sewers in City right-of-way. The permittee is responsible for verifying the location, depth and size of an existing sewer lateral and for ensuring the lateral is clear of obstructions prior to connection.

BES does not have specific approval criteria related to design reviews. Staff has provided the above information in order to assist BDS Land Use Services with review of relevant approval criteria and to inform the applicant of sewer requirements that will apply to future development of the site.

C. STORMWATER MANAGEMENT

For BES to recommend approval of the design review application, the applicant must demonstrate that the proposed project will accommodate stormwater management facilities that are approvable under PCC 17.38. The comments below relate to this requirement.

1. *Existing Stormwater Infrastructure:* According to available GIS data, the following stormwater infrastructure is located in the vicinity of the project site:
 - a. There are no public storm-only sewers available to this property.
 - b. Public 22-inch VSP storm sewer in the intersection of N Argyle and N Fenwick (BES as-built # 0072).
 - c. Currently, stormwater from the public right-of-way discharges to the public storm sewer.
2. *General Stormwater Management Requirements:* Development and redevelopment sites

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

3. *Private Property Stormwater Management:* Stormwater runoff from this project must comply with all applicable standards of the SWMM and the SCM and be conveyed to a discharge point along a route of service approved by the BES Director or the Director's designee. Staff review the submitted Presumptive/Performance Approach stormwater report from TM Rippey (January 6, 2022) and infiltration testing report/geotechnical report from Hardman Geotechnical Services (October 19, 2020). The submitted infiltration testing report/geotechnical report includes Open Pit infiltration test results of 58 inches per hour (unfactored) on this site for drywells 25' bgs and deeper. The applicant proposes to infiltrate runoff from the development onsite via drywells. The submitted materials also discuss a potential ecoroof and/or planter however full information regarding those facilities was not submitted. Because they are not necessary to meet the SWMM, BES does not require additional information at this time.

The proposed stormwater management system includes drywells located with reduced setbacks to the proposed building. BES has determined that the proposed facility is an allowable method of stormwater management per the SWMM and the submitted sizing information is sufficient. The drywells have been sized for the 100-year storm event and located in the loading area. The submitted information is sufficient for the purpose of this land use review. However, to address the proposed setback encroachment, at the time of permit review the applicant must submit additional documentation and analysis from a geotechnical engineer, structural engineer, registered geologist or other environmental professional as described in Section 2.2.4.2 of the SWMM. In addition, structural design of the building will need to accommodate the drywell and will be reviewed by BDS during permit review.

Per the submitted materials, it appears that the proposed stormwater facilities do not meet setback requirements to slopes. Based on the submitted materials and confirmation from BDS Site Development, the reduced setback is approvable per the SWMM; however, additional information may be required at permit review.

4. *Public Right-of-Way Stormwater Management:* Stormwater runoff from public right-of-way improvements as required by the City of Portland Bureau of Transportation (PBOT) must be managed according to the standards of the SWMM and the Sewer and Drainage Facilities Design Manual.
 - a. PBOT requires construction, expansion or replacement of sidewalk behind the existing curb, which qualifies for payment of an offsite management fee-in-lieu of building public stormwater facilities. BES staff has reviewed the documentation in the form of an email

which indicates the applicant's intent to pay the offsite management fee. Therefore, no public stormwater facilities will be built for the qualifying frontage. This information is adequate for the purpose of this land use review. However, if the applicant decides at a future stage to build facilities instead of paying the offsite management fee, this change may impact right-of-way dedication amounts and/or necessitate revisions to the land use decision or Public Works Permit. Payment of the offsite management fee will occur with the Public Works Permit.

5. *Clean River Rewards Program*: Clean River Rewards, Portland's stormwater discount program, offers discounts up to 100% of the City's onsite stormwater management charge to ratepayers who manage stormwater runoff on their property. Please note that this discount is not automatically applied; ratepayers must register their property and describe how stormwater is being managed to qualify. Be aware that some properties discharging to the Multnomah County Drainage Districts (within the Columbia Slough watershed) are not charged an onsite stormwater management fee by the City and are therefore ineligible to register for this program. See the [Clean River Rewards website](#) or call 503-823-1371 for more information.

BES does not have specific approval criteria related to design reviews. Staff has provided the above information in order to assist BDS Land Use Services with review of relevant approval criteria and to inform the applicant of stormwater management requirements that will apply to future development of the site.

D. CONDITIONS OF APPROVAL

BES has no recommended conditions of approval.

E. PERMIT INFORMATION

At the time of permit review the applicant should be aware of the following:

1. *Connection Fees*: Sewer system development charges and connection fees are assessed at the time of building plan review and change every fiscal year on July 1st. For additional information on these fees use the [BDS Online Fee Estimator](#) or call the BES Development Review Team at 503-823-7761, option 2.
2. *Building Plans*: Building plans for this project must include a detailed site utility plan which shows proposed and existing sanitary connections, as well as stormwater management that meets the requirements of the version of the SWMM that is in effect at the time permit applications are submitted.
3. *UIC Registration*: The Oregon Department of Environmental Quality (DEQ) regulates underground injection control (UIC) facilities to protect groundwater. Drywells and soakage trenches are examples of UICs. It is the applicant's responsibility to register all onsite UICs with DEQ, as appropriate. To learn more visit [DEQ's website](#) or contact the DEQ UIC Program at 503-229-5623. The SWMM also includes general UIC information.
4. *Source Control Requirements*: Source control requirements from the [Source Control Manual \(SCM\)](#), [Portland City Code \(PCC\) Title 17](#), and [BES Administrative Rules](#) that may be applicable to this project are listed below with the corresponding chapter, section, code, and/or rule. For specific questions on the following, please contact BES Source Control at 503-823-7122.
 - a. *Site Use and Activity-Based Source Control Requirements (SCM Chapter 6)*: BES recommends the applicant review the following SCM sections to understand the structural, treatment, and operational BMP requirements that may impact the project design.

- 1) *Waste and Recycling Storage (SCM Section 6.1)*
- 2) *Covered Vehicle Parking (SCM Section 6.3)*
- b. *Site Dewatering Requirements (SCM Chapter 9, [PCC 17.34](#), [PCC 17.36](#), [PCC 17.38](#), [PCC 17.39](#), [ENB 4.32](#))* BES evaluates requests for temporary and long-term stormwater and groundwater dewatering discharges into the city sewer system for approval or denial. See Appendix 1 of the SCM for the Construction Dewatering Discharge Application Form. If approved, a Discharge Permit for the storm or combined sewer may be required.
 - 1) Fees are assessed for temporary construction discharges to the public sewer system – navigate [HERE](#) for current rates and information about dewatering as it relates to [construction projects](#).
 - 2) Construction discharges to City UICs are prohibited.
 - 3) Construction discharges to private UICs (e.g., drywells or soakage trenches) must be authorized by DEQ's UIC Program.

G. ADMINISTRATIVE REVIEW

The applicant may request a modification of a decision presented in this response, as applicable, via an administrative review as outlined in PCC sections 17.06.050, 17.32.150, 17.33.100, 17.34.115, 17.36.110, 17.38.060 and 17.39.120 and in those sections' associated administrative rules. Some portions of this response are not decisions, but guidance related to requirements that this proposal may be subject to during City review of other processes, such as a building permit or public works permit review. While these are not decisions that are ripe to be considered through an administrative review, if the outcome of a future administrative review needs to be anticipated at this time in order to inform the land use action, the administrative review process may be utilized. Some items, such as technical standards, are not reviewable. For guidance on whether a modification can be requested and whether the land use process is the proper time to request it, consult with the BES staff identified above prior to submitting a request.

There is no fee charged for an administrative review, and all BES penalties and late fees will be stayed pending the outcome of the review process, as applicable. To request an administrative review, the applicant must complete the Administrative Review Request Form (located here: www.portlandoregon.gov/bes/68285) and submit it to the Systems Development staff listed above within 20 business days of the mailing date of this response. The applicant should coordinate with the BDS planner to determine whether applying for an administrative review would have an impact on state-mandated land use timelines.



PORTLAND BUREAU OF TRANSPORTATION

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

Jo Ann Hardesty Commissioner Chris Warner Director

**RESPONSE TO THE BUREAU OF DEVELOPMENT SERVICES
LAND USE REVIEW REQUEST**

**Portland Transportation
Development Review
Bureau of Transportation Engineering & Development**

LU: 21-108433-000-00-LU Date: February 28, 2022
To: Tim Heron, Bureau of Development Services, B299/R5000
From: Robert Haley, B106/800, 503-823-5171
Applicant: Wright Architecture *John Wright*
WRIGHT ARCHITECTURE
2222 NE OREGON ST, #213
PORTLAND OR 97232

Location: 1838 N ARGYLE ST

TYPE OF REQUEST: Type 3 procedure DZ - Design Review

DESCRIPTION OF PROJECT

DZ HEARING - Proposed new construction of approximately 290 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 building materials will be concrete and glass fiber reinforced concrete skin cladding, recessed balconies with operable screens, and common outdoor areas throughout the building internally, on the rooftop, and at the sidewalk level. Because the proposal is for new construction in a design overlay zone greater than 75' in height, design review is required.

RESPONSE

Portland Transportation/Development Review has reviewed the application for its potential impacts regarding the public right-of-way, traffic impacts and conformance with adopted policies, street designations, Title 33, Title 17, and for potential impacts upon transportation services.

- No dedications appear needed. The applicant must provide a current survey to document that there is a minimum of 11-ft from the face of the existing curb to the property line.
- Both frontages including ADA corners must be reconstructed to current City standards under a separate public works permit. Both frontages must be constructed with a 4.5-6-1.5 configuration all hardscaped with tree wells. The applicant is encouraged to begin the public

works permit as soon as possible. Approved 30% public works permit plans are required prior to building permit approval. BES indicated that there is a public sewer line adjacent to the curb on N Argyle near the intersection with N Fenwick. PBOT will not support curb extensions for private utility vaults in the right-of-way.

- The residential part of the project will be subject to providing a Transportation Demand Management Plan (TDM) as a condition of building permit approval. More information regarding the required TDM plans can be found at the following link:
<https://www.portlandoregon.gov/transportation/75487>.

Both N Argyle and N Fenwick are classified as Minor Emergency Response Streets, and Local Service Streets for all other modes. Based on City GIS, both frontages are improved with 12-ft sidewalk corridors with a 5-6-1 configuration.

Transportation System Development Charges (Chapter 17.15)

System Development Charges (SDCs) may be assessed for this development. The applicant can receive an estimate of the SDC amount prior to submission of building permits by contacting Rich Eisenhauer at 503-823-6108.

Driveways and Curb Cuts (Section 17.28)

Curb cuts and driveway construction must meet the requirements in Title 17. The Title 17 driveway requirements will be enforced during the review of building permits.

RECOMMENDATION

No objection to approval.

NOTE: The frontage improvements identified above shall be conditions of building permit approval.

Water Bureau

DATE: December 9, 2021

TO: Tim Heron
Bureau of Development Services

FROM: Michael Puckett
Development Review and Services

SUBJECT: Review of **21-108433 DZ**

The Water Bureau has reviewed the proposed action and has the following comments:

No Issue with the Design Review

Water is available to this site from the 8" DI water main in N Argyle Street.

1838 N Argyle Street is currently served through a 5/8" meter on a 3/4" service. 1810 N Argyle Street is currently served through 5/8" meter on a 3/4" service. An additional 5/8" meter on a 3/4" service is located on the frontage of 1810 N Argyle Street, though it is not currently in service. Services will be evaluated at the time of PWB permit review. If the services are found to be inadequate, they will be resized at the expense of the applicant. If an existing service is not used for the new development, it must be removed. All fees to remove services are the responsibility of the applicant.

Conditions of Approval: None

Please call me if you have any questions or comments. My phone number is 503-865-6374.



PORTLAND FIRE & RESCUE



Jo Ann Hardesty, Commissioner
Sara Boone, Fire Chief
AJ Jackson, Fire Marshal
Prevention Division
1300 SE Gideon Street
Portland, OR, 97202
Phone: (503) 823-3770

LAND USE REVIEW RESPONSE

TO: Tim Heron, City of Portland, Land Use Review
FROM: Dawn Krantz, Portland Fire Bureau 503-823-3718
DATE: December 27, 2021
SUBJECT: LU 21-108433 DZ
SITE LOCATION : 1838 N ARGYLE ST

The following conditions of approval and informational comments are based on the land use review information provided to the Fire Bureau. Fire Bureau requirements are generated from the 2021 Portland Fire Code. All current Fire Code requirements apply and are required to be met. If these conditions cannot be met, an appeal providing an alternative method is an option for the applicant. If the applicant chooses to appeal a requirement, the appeal must be listed as a condition in the decision. Fire Code Appeals can be obtained at the Fire Bureau web page, www.portlandonline.com.

CONDITIONS OF APPROVAL AT TIME OF DEVELOPMENT

| |
|---|
| A separate building permit is required for this proposal. All applicable Fire Code requirements shall apply at the time of permit review and development. |
|---|



Urban Forestry

Land Use Review Response

Date: December 15, 2021
From: Dan Gleason
503-823-1691, Daniel.Gleason@portlandoregon.gov
Case File: 21-108433-000-00-LU
Location: 1838 N ARGYLE ST
Proposal: DZ HEARING - Proposed new construction of approximately 290 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 building materials will be concrete and glass fiber reinforced concrete skin cladding, recessed balconies with operable screens, and common outdoor areas throughout the building internally, on the rooftop, and at the sidewalk level.

Because the proposal is for new construction in a design overlay zone greater than 75' in height, design review is required.

Urban Forestry has reviewed the proposal for its impact on existing street trees and heritage trees, street tree planting requirements and related mitigation, in accordance with Title 11, Trees.

PLEASE NOTE THERE MAY BE OTHER APPLICABLE TREE REQUIREMENTS AS PER TITLE 33 PLANNING & ZONING.

A. Response Summary

Urban Forestry does not object to approval of the proposed development. The development will be subject to Urban Forestry standards and requirements during the permit review process.

B. Tree Plan (11.50.060)

A tree plan must be submitted with each phase of review including land use reviews, building permit applications, and public works permits. A tree plan was submitted with the EA application, but additional tree information is required. The plan must include the following information for street trees:

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

C. Street Trees

1. Existing Street Conditions



- a. N Argyle St: The site has approximately 252 feet of street frontage. The right-of-way is improved with pavement, curbs, some planting strip, and sidewalks. There are overhead high voltage power lines. There are no street trees.
- b. N Fenwick St: The site has approximately 100 feet of street frontage. The right-of-way is improved with pavement, curbs, planting strip, and sidewalks. There are overhead high voltage power lines. There are no street trees.

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

The applicant has provided a conceptual street tree planting plan showing new street trees on both frontages. Street tree planting must be maximized with new utilities being placed with 25 feet of required or existing streetlights. Plans show a gas line on N Argyle. If this conflicts with new street tree planting the gas line will have to be relocated.

Street trees must be planted at a minimum 2.5 caliper inches and be a species chosen from approved list. Ensure street tree diversity standards are met.

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

D. Heritage Trees

1. *Heritage Trees* (11.20.060):

There is not a heritage tree located on or adjacent to the site that is on the City of Portland's Heritage Tree list.

E. Conditions of Approval

Urban Forestry has no objections to the proposal.





URBAN FORESTRY TREE REQUIREMENTS

Early Assistance and Land Use Review

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

Tree Plan Submittal Requirements (11.50.070)

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

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

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

Tree Mitigation (11.50.040.C.2)

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

On City-owned or managed sites, healthy, non-nuisance trees $\geq 6"$ DBH that are approved for removal shall be replanted per the Administrative Rule PRK-2.04 for tree replacement standards, below:



Tree Replacement for Development on City Owned or Managed Sites

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

Street Tree Planting Standards (11.50.050)

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

Table 60-1 Broadleaf Tree Size Requirements

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

Tree Planting Specifications

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

All required street trees shall be planted in-ground following Standard Drawing Number P-581 "Typical Street Tree installation," except when in raised planters that are used to meet Bureau of Environmental Services storm water management requirements. Please include the Standard Drawing Number P-581 as part of the Public Works permit application. Plant materials shall be installed to current nursery industry standards and proper arboricultural practices [American National Standards Institute, *ANSI A300 Part 6: Tree, Shrub, and Other Woody Plant Maintenance-Standard Practices (Planting and Transplanting)* 2012, Tree Care Industry Association, Inc. Londonderry, NH]. Plant materials shall be properly supported to ensure survival.



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

Tree Protection Specifications (11.60.030)

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



Land Use Review Response

Site Development Section, BDS

To: Tim Heron, LUR Division
From: Ye Zhuang, Site Development (503-823-7901)

Location/Legal: BLOCK 1 LOT 10-14, KENTON; BLOCK 1 LOT 15-19, KENTON
Land Use Review: LU 21-108433
Proposal: DZ HEARING - Proposed new construction of approximately 290 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 building materials will be concrete and glass fiber reinforced concrete skin cladding, recessed balconies with operable screens, and common outdoor areas throughout the building internally, on the rooftop, and at the sidewalk level. Because the proposal is for new construction in a design overlay zone greater than 75' in height, design review is required.

Quarter Sec. Map: 2128 & 2228
Date: December 22, 2021

Site topography. It is gently sloped.

Geotechnical. At the time of building permit application, a geotechnical investigation and engineering report will be required. The report shall provide recommendations for foundation support, seismic design parameters, remediation of potential impact on adjoining properties and adjacent structures, and general earthwork. The geotechnical report must be prepared in compliance with the 2019 Oregon Structural Specialty Code and by a professional engineer licensed in the State of Oregon.

Please direct questions to Ye Zhuang, at 503-823-7901.

Potential Landslide Hazard Area. The site is not located in the Potential Landslide Hazard Area.

Floodplain. The site is not within the 100-year floodplain.

Stormwater discharge and treatment. The geotechnical recommendations must consider the potential impact of the onsite stormwater treatment facilities that are located inside the building footprint and adjacent to the footings.



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



LIFE SAFETY COMMERCIAL PLAN REVIEW RESPONSE

To: Tim Heron
From: Chanel Horn, Life Safety Plans Examiner
Date: December 20, 2021
RE: 1838 N ARGYLE ST, 21-108433-LU

The following comments are based on the plans and documents provided to the Life Safety Plan Reviewer. They are intended to provide the applicant with preliminary Building Code information that could affect this Land Use review and/or future Building Permit reviews. The comments may not identify all conflicts between this proposal and the Building Codes. A complete Life Safety plan review will be provided at the time of Building Permit submittal. The comments are based on the 2019 Oregon Structural Specialty Code (OSSC), or the 2019 Oregon Mechanical Specialty Code (OMSC), henceforward referred to as the Building Code.

RESPONSE SUMMARY

Life Safety Plan Review does not object to the approval of this proposal. Based on the information provided, there appears to be no conflicts between the proposal and applicable building codes.

GENERAL LIFE SAFETY COMMENTS

| Item # | Comment |
|--------|---------|
|--------|---------|

- | | |
|---|--|
| 1 | Separate Building Permits are required for the demolition and new work proposed. The proposals must be designed to meet all applicable building codes and ordinances. (OSSC 105.1) |
| 2 | A separate Mechanical Permit is required for the work proposed. OMSC 106.1 |
| 3 | It is recommended the applicant contact the project Process Manager to arrange a Preliminary Fire and Life Safety Meeting. |
| 4 | Exterior walls less than 30 feet to property line must be 1-hour fire-rated construction. Exterior walls located less than or equal to 10 feet to a property line must be one-hour fire-rated for exposure to fire from both sides. Exterior walls located more than 10 feet to a property line must be one-hour fire-rated for exposure to fire from the inside only. OSSC 602.1, 705.5 |
| 5 | The maximum area of unprotected and protected openings permitted in exterior wall in any story of a building must not exceed the percentages specified in Table 705.8 based on fire separation distance of each individual story. |

Building Code information is also available online at: <http://www.portlandonline.com/bds/> or by calling (503) 823-1456.

From: [R.Prem Singh](#)
To: [Heron, Tim](#)
Subject: CASE FILE: LU 21-108433 DZ- North Argyle Housing
Date: Friday, February 18, 2022 3:48:56 PM

From: Ramasurdial Prem Singh. Phone No.: 503 735 4928
Date Sent: Feb. 18, 2022

I need to know the setback between the North Property Line (northern eastern corner) and the southern side of the 9x11 TRANSF as shown on page C.1 of the DESIGN REVIEW SUBMITTAL and 2) if there is any date for reopening the closed section of N. Fenwick Street between N. Interstate Avenue and N. Willis Blvd. and reopening the right turning lane immediately east of the stop light at the junction of N. Interstate Avenue and N. Fenwick Street.

Thank you in anticipation,

Ramasurdial Prem Singh.
1815 North Willis Blvd.,
Portland, Oregon 97217.

From: [Taylor Tremain](#)
To: [Heron, Tim](#)
Subject: LU 21-108433 DZ - North Argyle Housing
Date: Tuesday, February 22, 2022 6:51:34 AM

Hi Tim,

The following are my comments regarding the proposed housing structure planned for development near N Argyle and N Fenwick.

I am concerned about the complete lack of parking in the building design. The street parking on Fenwick and Willis are at capacity as it is with the current housing units available—not including the other two developments in progress. Those who live here all have jobs that require a vehicle to get to and the streets were not planned for the high density housing that is now the reality. The 11-story building planned for 290 units needs to have vehicle parking incorporated into the plans. Otherwise those who live here will need to park further afield, encroaching into other neighborhoods and increasing commute times for all the residents—new and existing.

I also have concerns on how the city plans to hold the developers accountable to providing affordable housing in this development project?

Thanks for incorporating these comments into the discussion.

Cheers,
Taylor

From: [Shane Boland](#)
To: [Heron, Tim](#)
Subject: LU 21-108433 DZ – North Argyle Housing - 2 br Unit Plans
Date: Tuesday, February 22, 2022 9:22:58 AM

Good morning Tim,

I was reviewing the submitted materials for the upcoming land use hearing and am very surprised and confused to see the proposed project is primarily comprised of 2 br units that only have 1 exterior facing wall that is 14-15' in width and a single story in height. It truly does not seem possible to provide a 2 br unit in the proposed layout. I know Interior layouts are not usually a component of the DR process but I believe that if the project is presenting itself as having family sized units that may not be feasible it is a significant misrepresentation of the project. My request is that sample unit plans be made available as part of the DR submittal package for public review.

Thank you,

From: [Taffy Everts](#)
To: [Heron, Tim](#)
Cc: ["Taffy Brecht Everts"; "Angela Moos"; "Kenton Neighborhood"; tyler.roppe@gmail.com](#)
Subject: RE: CASE FILE LU 21-108433 DZ - North Argyle Housing (PC#20-202695)
Date: Thursday, March 10, 2022 5:52:00 PM

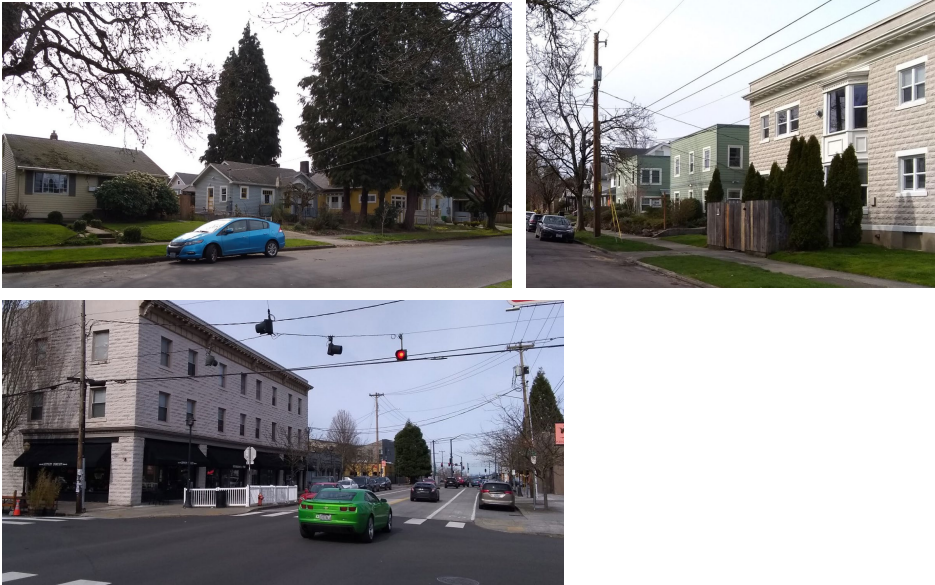
RE: CASE FILE LU 21-108433 DZ – North Argyle Housing (PC#20-202695)

To: Tim Heron, Design Commission, City of Portland, Oregon, Bureau of Development Services
From: Taffy Everts, 7915 N Denver Ave., Portland 97217 taffy@cruzio.com

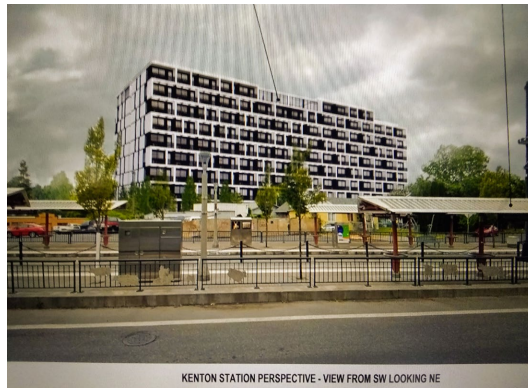
Dear Design Commission members:

I live in the Kenton neighborhood of North Portland, less than half a mile from the North Argyle Housing project's proposed location. Although it was recommended for approval by the Bureau of Development Services, I urge you to **reject or reconsider** this project based on its failure to meet Portland City-wide design guidelines of context, public realm, and quality & resilience as follows:

- **Incompatibility with the neighborhood (01).** Kenton is a residential neighborhood of mostly single-family or small multifamily wood frame houses with a few historic concrete block homes and apartments and more recent multistory apartment buildings of (generally) no more than 4 stories. The proposed 11-story building is **nearly 3 times taller than any other residential building in downtown Kenton**. Despite the developer's claim, an institutional scale building of 290 narrow apartments with windows & a balcony at one end can't replicate the single-family, wooden bungalows of "20th century workforce housing."



- **Negative relationship with surrounding homes & businesses (02).** An 11-story, 290-unit building crammed onto a 100x250-ft site will overwhelm the single-family & apartment homes and businesses on the narrow streets that surround it. Sitting on the north edge of the Kenton Business District, the lot is hemmed in by the MAX tracks, the N Columbia Blvd. manufacturing & warehouse district, and the I-5 freeway. Its size and bulk will loom over its neighbors and the small shops in downtown Kenton and **seems more appropriate to downtown Portland. (How did this site get zoned RM4d?)**



KENTON STATION PERSPECTIVE - VIEW FROM SW LOOKING NE

- **Lack of integration with historic resources (03).** Kenton's historic buildings have a low profile, none exceeding 3 or 4 stories. An 11-story, 290+ unit modern monolith constructed on a small site above the downtown will stick out like a sore thumb.



- **Severe impact on neighborhood parking (06).** N Argyle and Fenwick are narrow streets in a cramped neighborhood already short on parking. Businesses & homes in downtown Kenton also lack parking on weekends and Farmer's Market days. Reducing automobile use in Portland is a laudable goal, but many Portland families and seniors own cars because Portland doesn't (yet) have a transportation infrastructure like NYC, London, or Barcelona. How many of the 500+ residents will own cars? Where will they park? (Below I to r: N Willis E of Fenwick;

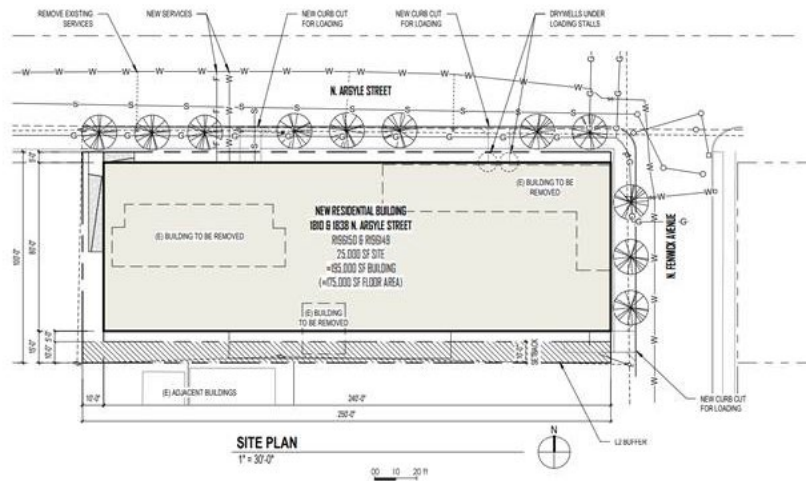
N Argyle & Fenwick looking E; current apts on site w/parking)



- **Massive building overwhelms site & local residents (07).** One commissioner at the June 3, 2021 design review called the project “a very big building shoehorned into a tight site.” A neighborhood restricted by MAX tracks, main arteries, and geography and already home to several multistory apartment buildings will be overwhelmed by the mass of the proposed structure and its hundreds of residents. (Below L: Fenwick Apts across from site; Northwood Apts at N Interstate & Fenwick)



- **Underestimation of environmental impact (09).** The proposed landscaping and other nice features won’t mitigate the environmental impacts of a monumental-scale 110-foot structure of 500+ residents perched on a 100x250-foot hillside lot. Have structural engineers investigated building support, drainage, and sewage on the hillside? The electrical pull of 290 heat pumps/HVAC units? Will the building be truly bird- and stormwater-safe? Etc.



I urge you to send the project back to the drawing board. We urgently need affordable housing in Portland, near transit corridors. This project has many positive features, but is inappropriate for the Kenton neighborhood. Consider instead approving a shorter structure with native landscaping, eco-roof, balconies, and window walls—a 6-story building with underground parking, say—for the site, or locating the project in the high-density urban area of downtown Portland or near the Willamette River in South Portland or the inner SE.

Sincerely,
Taffy Everts

taffy@cruzio.com

971-302-6048 (call)

503-960-0426 (text)

(copying Kenton Neighborhood Association (KNA) board members)

From: [Nichole Haffner](#)
To: [Heron, Tim](#)
Subject: Case File #LU 21-10833 DZ - North Argyle Housing (PC#20-202695)
Date: Thursday, March 17, 2022 10:54:26 AM

Good Morning, Tim!!

I'm writing this in regards to the proposal for the 250+ Unit apartment complex at 1838 N Argyle St. The only thing I have to ask is please please please please make them add parking to the Unit (At least for half of units). I currently rent a house on Willis Blvd, right down from the Max stop. There is already no parking available or very hard to find at times. It will not help that, they are already building another 44 unit building across the street with no parking, an 11-unit complex with no parking is being finished up next to it & there is another 24 unit building that has stopped construction for now (and just collects garbage) that also will have no parking. So, they are already adding another roughly 79 apartments that do not have parking. Not to mention, the Tap House at the end of the block has a COVID permit for an outside tent (that they use only for the non-vaccinated people to sit in) that is blocking off a whole side block of parking for both sides of that street. This Tap Room usually has performers/shows on the weekends and their customers take up even more of the parking that is not already there for tenants.

I spoke with one of the parking attendants a couple weeks ago. He explained that the approval of apartments with no parking is due to the City's plan of more "sustainable living" with less cars. I get the idea of that. However, the reality is that are all 250+ people really not going to have car? No.... (For example, there is one guy in the apartments down the block from us that has 4 cars himself...all taking up parking on the street.) It is just not realistic to believe 250+ more people will not have any cars; even if the Max is right there.

So, there is my plea. I really appreciate your time reading this!!

Take Care & Have a Good Day!

Nichole Haffner (1704 N. Willis Blvd)

March 17, 2022

Case file: LU 21-108433 DZ

N Argyle Housing

Portland Design Commission Hearing:

Though I cannot argue the facts stated in the Kenton Downtown Plan for developing this 96,000 sq ft into high density housing, I do not feel it was the actual intended historic concept for a graceless design wedged into the northern boundary of downtown Kenton. As designed it certainly doesn't bring in any element of the historic character of the Kenton neighborhood or business district.

I would ask for your consideration of the following:

01: BUILD ON THE CHARACTER, LOCAL IDENTITY, AND ASPIRATION OF THE PLACE:

It is a huge leap of imagination to consider that horizontal tube units are anywhere close to the replication or the traditional design element in the Kenton neighborhood for workforce housing. The last century's housing may have been built quickly and actually so efficiently, that the housing structures are still in use today. It was evident the housing was built for more than just for shelter, with the welcoming front porch that allowed for community amongst with local neighbors, a porch to relax upon, front windows that looked onto the activity of the neighborhood, interior rooms with windows for light and cross ventilation.

02: CREATE POSITIVE RELATIONSHIPS WITH SURROUNDINGS:

A huge building mass, taller than most trees in Portland, the design looks like an institution. Viewed from a distance it will appear as cruise ship that has lost its moorage and is balancing in a sea of an urban neighborhood. This is not a positive vision, there is nothing in Kenton's built landscape to complement its design or mass.

02: THE CREATION OF UNIQUE AND HOLISTIC PLACES STARTS WITH ORIENTATION AND WHAT IS ALREADY THERE:

It's great that the Kenton Neighborhood is known for its history and communal grit with the passion and perseverance. Part of the perseverance in today's constant noise and air pollution, primarily from the industrial activities such as the Portland International Raceway (PIR).

I really haven't read any material on the design that will mitigate either air or noise pollution.

As for the PAUL BUNYAN statue being the fourth pillar for the district's center of gravity, the statue, which is on the National Historic Registrar will be dwarfed by the mass of the design's height. It will be hard for Paul to hold his head up high when he's lost his stature in the neighborhood. This does not tie the nodes (pillars) of gravity together when mass is out of proportion.

CONTEXT TENET:

ALBINA PLAN AREA CHARACTER

Again, there is not a mental or image connection to the proposed unit design that is a replication of the traditional workforce housing built from the last century. It is a major disconnect in the design justification.

It is an insult to these anticipated workers that a narrow tube and balcony, windowless interior rooms and one large window replaces the concept of home and community. There's no porch, no neighbor contact unless leaning over deck railing or pounding on the adjacent wall, no natural light except balcony window. Design shouldn't be justified for the concept of just get up, go to work, ride public transit, eat a meal and sleep - no gardens, play space, no cross ventilation. If you want community, just jump in the elevator and ride to roof, or go down the laundry.

Other considerations of the façade:

I did not read any indication of how this design will be kept clean. The pattern of the ceraclad has indentations that will blur overtime with gathering air pollution soot, dirt and grime, algae and moss.

I did not see any information on how the balconies will drain from harsh rainstorms or winter snow. Nor did I read how the HVAC system is integrated into the design plan.

Thank you for considering my concerns.

Sincerely,

Angela Moos
3417 N Russet St
Portland, OR 97217
amoos49@comcast.net



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Land Use Review Application

File Number: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

☐ Type I ☐ Type Ix ☐ Type II ☐ Type IIx ☐ Type III ☐ Type IV

LU Reviews _____

[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

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Related File # _____

APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.

Email this application and supporting documents to: LandUseIntake@portlandoregon.gov

Development Site

Address or Location _____

Cross Street _____ Sq. ft./Acreage _____

Site tax account number(s)

R _____ R _____ R _____

R _____ R _____ R _____

Adjacent property (in same ownership) tax account number(s)

R _____ R _____ R _____

Describe project (attach additional page if necessary)

Describe proposed stormwater disposal methods

Identify requested land use reviews

- **Design & Historic Reviews** - For **new development**, provide project valuation.

For **renovation**, provide exterior alteration value.

AND provide total project valuation.

\$ _____

\$ _____

\$ _____

- **Land Divisions** - Identify number of lots (include lots for existing development).

New street (public or private)?

☐ yes ☐ no

- **Affordable Housing** - For buildings containing five or more dwelling units, will 50% or more of the units be affordable to households with incomes equal to or less than 60% of the median family income for the county or state, whichever is greater?

☐ yes ☐ no ☐ N/A

continued / over

Applicant Information

- Identify the primary contact person, applicant, property owner and contract purchaser. Include any person that has an interest in your property or anyone you want to be notified. Information provided, including telephone numbers and e-mail addresses, will be included in public notices.
- For all reviews, the applicant must sign the Responsibility Statement.
- For land divisions, all property owners must sign the application.

PRIMARY CONTACT:

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

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Company/Organization _____

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Check all that apply ☐ Applicant ☐ Owner ☐ Other

Typed Full Name _____ I acknowledge this typed name as my signature

Company/Organization _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ FAX _____ email _____

Check all that apply ☐ Applicant ☐ Owner ☐ Other

Responsibility Statement As the applicant submitting this application for a land use review, I am responsible for the accuracy of the information submitted. The information being submitted includes a description of the site conditions. I am also responsible for gaining the permission of the owner(s) of the property listed above in order to apply for this review and for reviewing the responsibility statement with them. If the proposal is approved, the decision and any conditions of the approval must be recorded in the County Deed Records for the property. The City of Portland is not liable if any of these actions are taken without the consent of the owner(s) of the property. In order to process this review, City staff may visit the site, photograph the property, or otherwise document the site as part of the review. I understand that the completeness of this application is determined by the Director. By my signature, I indicate my understanding and agreement to the Responsibility Statement.

Name of person submitting this application agrees to the above Responsibility Statement and acknowledges typed name as signature:

Date: _____

Phone number: _____

Email this application and supporting documents to
LandUseIntake@portlandoregon.gov

Submittal of locked or password protected documents will delay intake of your application. 2



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

STAFF REPORT AND RECOMMENDATION TO THE DESIGN COMMISSION

CASE FILE: LU 21-108433 DZ - North Argyle Housing
PC # 20-202695
REVIEW BY: Design Commission
WHEN: March 17, 2022 at 1:30 PM
REMOTE ACCESS: Design Commission Agenda:
<https://www.portlandoregon.gov/bds/42441>

This land use hearing will be limited to remote participation via Zoom. Please refer to the instructions included with this notice to observe and participate remotely.

Bureau of Development Services Staff: Tim Heron 503-823-7726 /
Tim.Heron@portlandoregon.gov

GENERAL INFORMATION

Representative: John Wright, john@wright-architecture.com
Matthew Stoll, Nathan Day, Wright Architecture
2222 NE Oregon St, #213
Portland OR 97232

Owner Rowen Rystadt John Wolz
Representatives: Attainable Development LLC 1620 NE Broadway #536
1509 SW Sunset 2b Portland, OR 97232-1871
Portland OR 97239

Site Address: 1838 N ARGYLE ST

Legal Description: BLOCK 1 LOT 10-14, KENTON; BLOCK 1 LOT 15-19, KENTON
Tax Account No.: R445900140, R445900190
State ID No.: 1N1E09DA 00600, 1N1E09DA 00500
Quarter Section: 2128 & 2228

Neighborhood: Kenton, contact at knalanduse@gmail.com
Business District: Kenton Business Association, contact at
info@kentonbusiness.com.
District Coalition: North Portland Neighborhood Services, contact Mary Jaron
Kelley at 503-823-8877.

Plan District: Kenton
Zoning: RM4d, Multi-Dwelling Residential 4 with design overlay

Case Type: DZ, Design Review
Procedure: Type III, with a public hearing before the Design Commission. The decision of the Design Commission can be appealed to City Council.

Proposal:

Type III Design Review for construction of approximately 290 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 project includes main entrances along both street frontages, outdoor areas at the ground level and the rooftop, individual balconies, and common spaces through the building. A composite rain screen cladding is proposed above a concrete base with metal storefront systems at the ground level.

Because the proposal is for new development in the Design Overlay Zone, Design Review is required.

Relevant Approval Criteria:

In order to be approved, this proposal must comply with the criteria of Title 33. The relevant criteria are:

- [Portland Citywide Design Guidelines](#)

ANALYSIS

Site and Vicinity: The 25,000 site is located within the Kenton Plan District, next to the Kenton Neighborhood Conservation District and within 200 feet of the Kenton Commercial Historic District. The site currently contains a four-plex built in 1946 and a 10-unit apartment building from 1949, both of which will be removed. The surrounding development in the immediate vicinity is made up of predominantly residential housing of 2-6 stories in scale, as well as industrial and commercial uses located in adjacent Commercial and other Multi-Dwelling zoning.

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.

The Kenton Commercial Historic District spans a four-block stretch of N. Denver Ave. Development includes commercial and multi-dwelling buildings. The period of significance begins in 1909 and ends in 1949 which corresponds to the District's origins as a company town for the Chicago meat packing firm of Swift and Company and as a center of commerce and entertainment for workers and managers for other industries located between the district and the Columbia Slough. By 1911 there were at least twelve major manufacturing firms located along the Columbia Slough, north of Kenton. The Kenton streetcar line connected Lower Albina to the Kenton stockyards. The surviving commercial architecture of Kenton is typical of streetcar era buildings: well-defined building bases with storefront windows and entry niches, residential or office overstories, and deep cornice lines and pronounced parapets.

The Kenton Neighborhood Conservation District includes the residential blocks surrounding the commercial center. Worker housing was located on 50 x 100 feet lots in a range of architectural styles including Bungalow and American Basic. Some of these houses are made entirely of cast stone while others have cement foundations, retaining walls, porch columns, and window details.

Zoning: The Multi-Dwelling Residential 4 Zone [RM4] 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.

The Design Overlay Zone [d] promotes the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. This is achieved through the creation of design districts and applying the Design Overlay Zone as part of community planning projects, development of design guidelines for each district, and by requiring design review. In addition, design review ensures that certain types of infill development will be compatible with the neighborhood and enhance the area.

Kenton Plan District use regulations foster a vital retail corridor along Denver Avenue. The Kenton plan district development standards ensure that the design of new buildings, and modifications to existing 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.

Land Use History: City records indicate there are no prior land use reviews for this site.

Agency Review: A “Notice of proposal in Your Neighborhood” was mailed **February 15, 2022**. The following Bureaus have responded with no issue or concerns:

- The Bureau of Environmental Services, please see Exhibit E-1 for additional details.
- The Bureau of Transportation Engineering, please see Exhibit E-2 for additional details.
- The Water Bureau responded, please see Exhibit E-3 for additional details.
- The Fire Bureau responded, please see Exhibit E-4 for additional details.
- The Bureau of Parks-Forestry Division, please see Exhibit E-5 for additional details.
- The Site Development Section of BDS, please see Exhibit E-6 for additional details.
- Life Safety Review Section of BDS, please see Exhibit E-7 for additional details.

Neighborhood Review: A Notice of Proposal in Your Neighborhood was mailed on **February 15, 2022**.

Three written responses have been received from either the Neighborhood Association or notified property owners in response to the proposal.

1. Ramasurdial Prem Singh, email 2-18-22, concerns with setback and N Fenwick Street closure. Exhibit F1.
2. Taylor Tremain, email 2-22-22, concerns with no parking provided and how affordable housing will be provided. Exhibit F2.
3. Shane Boland, email 2-22-22, concerns with unit sizes. Exhibit F3.

Staff Responses:

- The Portland Bureau of Transportation controls the timing and nature of street closures, please contact PBOT Street Closures at Phone: 503.823.7365, Fax: 503.865.3442, or Email: cpac@portlandoregon.gov.
- All required Zoning Code setbacks are met or exceeded by the proposal.
- The Zoning Code does not require parking for this site.
- Affordable housing will be required per Zoning Code in coordination with the Portland Housing Bureau prior to building completion.
- The unit sizes are a range of studio, one-, and two-bedroom units distributed across the building floors.

Procedural History:

- Application submitted: November 22, 2021
- Application deemed complete: December 1, 2021
- First Hearing scheduled: January 13, 2022 [rescheduled]
- Second Hearing scheduled: February 17, 2022 [rescheduled]
- Third Hearing scheduled: March 17, 2022

ZONING CODE APPROVAL CRITERIA

Chapter 33.825 Design Review

Section 33.825.010 Purpose of Design Review

Design review implements the Design overlay zone, strengthening these areas as places designed for people. Design review supports development that builds on context, contributes to the public realm, and provides high quality and resilient buildings and public spaces.

Section 33.825.055 Design Review Approval Criteria

A design review application will be approved if the review body finds the applicant to have shown that the proposal complies with the design guidelines for the area.

Findings: The site is designated with design overlay zoning (d), therefore the proposal requires Design Review approval. Because of the site's location, the applicable design guidelines are the Portland Citywide Design Guidelines.

Portland Citywide Design Guidelines

The Portland Citywide Design Guidelines consist of a set of guidelines for design cases in community planning areas outside of the Central City. The Portland Community Design Guidelines focus on three tenets: **Context**, balancing the aspirations of the future desired character with today's setting; **Public Realm**, strengthening a building and site's relationship with the public rights-of-way and open spaces; and **Quality And Resilience**, underscoring holistic site and building designs that benefit people and climate.

CONTEXT GUIDELINES 01-03: BUILD ON CONTEXT BY ENHANCING THE DISTINCTIVE PHYSICAL, NATURAL, HISTORIC AND CULTURAL QUALITIES OF THE LOCATION WHILE ACCOMMODATING GROWTH AND CHANGE.

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

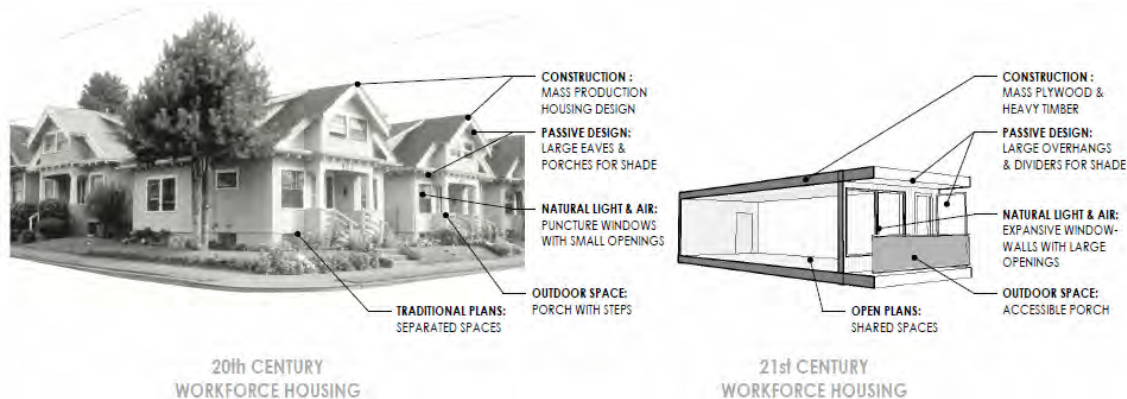
Possible design approaches may include, but are not limited to:

- Community - Relating to the local community's identity, history, and cultural values and places.
- Architecture - Taking cues from desired character of existing architecture.
- Nature - Reflecting and enhancing local natural resources such as rivers, streams, buttes and vegetation.

Findings: 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 residential lots. The site sits at the nexus of zoning, district plans, and neighborhood aspirations which makes it highly suitable for a project of this scale and density. The project is receiving Oregon Housing and Community Services [OHCS] 4% Low-Income Tax Credits, Metro Transit Oriented Development Grant, and Oregon Multifamily Energy Program funding and forwards the goal to build housing that will be affordable for hundreds of families for the next 99 years, with a high caliber of design and community space for the dignity of the residents.

Per the Kenton Downtown Plan and Land Use Concept 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”. This site also acts as a barrier between the industrial area to the north and the conservation district to the south.

100% of the proposed residences are to be affordable for at least 99 years. Each unit is designed to replicate the traditional workforce housing built in the last century; housing that was built with urgency and efficiency 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 simplified construction, while simultaneously crafting spaces that are designed for 21st century living with large windows, open plans, and barrier-free spaces, an approach that builds on the character, local identity, and aspiration of the Albina Plan Area and Kenton Downtown Plan Districts [Exhibit A.21 below]. This in turn supports positive relationships to the surroundings by generating high-quality, affordable housing and community amenities.



This guideline is met.

02: Create Positive Relationship with surroundings.

Possible design approaches may include, but are not limited to:

- Building Massing - Developing effective placement and proportion of building massing toward adjacent lower-scale development and residential uses.
- Street Wall - Maintaining a vibrant street wall with continuous storefronts along historic main streets.
- Connectivity - Creating visual and physical links to adjacent pedestrian pathways and neighboring open spaces.
- Adjacent Historic Landmarks - Deferring to the neighboring historic landmark through massing and urban form.

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

Possible design approaches may include, but are not limited to:

- Natural Resources - Minimizing site disturbance and integrating topography and natural resources found on-site.
- Viewpoints - Integrating views to community points of interest.
- On-site Older Buildings and Historic Resources - Retaining existing older buildings and historic resources.
- Social and Cultural Significance - Incorporating a site's significant cultural or social history.

Findings: The building orientation, with the units oriented south towards Kenton and the city or north towards St. Helens, responds to the identity and character of the site. The east & west facades provide more solidity and the north & south facades more openness. The balcony pattern provides variation and openness, for the north & south, while also controlling sun and privacy on the south.

The building massing is a split bar parti with eroded corners to break the building down into smaller masses that relate to the scale of the existing urban fabric from the 20th century. The structure is proposed to be set back 10 feet from the south property line to give some distance to the adjacent conservation district. The entrances are located to direct residents from the inside of the building toward the commercial strip along Denver Avenue and the nearby max station.

The design of the site further reinforces these relationships and creates places that are designed to be active community spaces adjacent to N Fenwick Avenue and N Argyle Street, providing main entrances at all three corners of the building's street frontages,

which are designed with deep setbacks from the street edges to allow for pausing, sitting, and interacting with neighbors.

The landscaping and massing respond to the existing sloped topography in an interesting way, enhancing the site with sunken courtyards, bridges, planting, and features that evoke the geology and history of the Pacific Northwest.

These guidelines are met.

PUBLIC REALM GUIDELINES 04-06: CONTRIBUTE TO A PUBLIC HUMAN-SCALED REALM THAT ENCOURAGES SOCIAL INTERACTION AND FOSTERS INCLUSIVITY

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

Possible design approaches may include, but are not limited to:

- Ground Floor Heights - Designing buildings with taller, more adaptable ground floors.
- Multiple Entries and Windows - Offering more than one entrance along the ground floors of buildings to provide “eyes on the street” and avoid blank expanses of walls.
- Weather Protection - Providing protection from wind, rain, and sun.
- Lighting - Enhancing safety and visibility for pedestrians and highlighting special building features.
- Residential Setbacks - Creating soft transitions while separating private spaces from public spaces.

Findings: The ground floor of the building has been designed with tall, two-story high recessed corner entrances, glazed storefronts & seating areas, ground floor residential walk-up units and utilitarian areas dispersed and minimized along the 100’ frontage of N Fenwick Avenue and along the 250’ frontage of N Argyle Street to promote an active, pedestrian-oriented street level.

Public entry plazas, outdoor common areas and community rooms are provided at two prominent building corners, with large areas of glazing to increase visibility. Residential units off N Argyle Street have entrances and balconies inspired by walk-up rowhouses with front porches that provide additional eyes on the street.

The building provides weather protection at public and private entrances and community spaces with deep “front porch” setbacks from the building face, creating a covered area that enhances the comfort of pedestrians and controls the adverse effects of sun, shadow, glare, reflection, wind, and rain.

This guideline is met.

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

Possible design approaches may include, but are not limited to:

- Seating - Providing a variety of seating types for passersby and building users.
- Integrate Bicycles - Designing open spaces that accommodate parking for bicycles.
- Art/Water - Designing spaces that can integrate opportunities for art, stormwater or water features.
- Enclosure - Offering a comfortable buffer and distinction from the public realm.
- Trees and Landscaping - Promoting health and wellness by helping to mitigate the effects of urban heat island.

Findings: The building is constructed with a layered façade that separates the units from the street with individual balconies, providing privacy, security, and eyes on the street while also giving outdoor space and solar access to the residents.

The perimeter landscaping and entry plazas provide numerous opportunities for seating and resting by utilizing the topographic variation to create integrated stepped benches.

Covered outdoor bike parking is provided at the entry plazas, with additional bike parking in the basement, to encourage more active modes of transportation and increase foot traffic.

Site trees around the project provide shading, while native vegetation buffers the building, creates visual interest, captures stormwater, and promotes tenant well-being.

This guideline is met.

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

Possible design approaches may include, but are not limited to:

- Vehicles and Parking - Screening and buffering vehicle areas from pedestrians and integrating parking into the building design.
- Utilities, Trash and Recycling - Siting and screening utilities, trash, and recycling enclosures away from public realm.
- Vaults - Integrating and concealing vaults within open areas.
- Stormwater Planters - Integrating stormwater with multiple uses, such as buffering, placemaking, and seating opportunities.
- Long-Term Bicycle Parking - Designing bicycle parking to encourage use by adding bike lobbies and bike repair amenities.

Findings: The ground floor has been designed to screen the utilities and trash from view, but also give direct street access to a generous bike parking area and lobby to encourage use.

Trash and recycling are located within an enclosed loading bay, to minimize disturbance to the street and pedestrians.

Bicycle parking is integrated into the basement with direct entrance off the street for tenant and visitor access.

This guideline is met.

QUALITY AND RESILIENCE GUIDELINES 07-09: PROMOTE QUALITY AND LONG-TERM RESILIENCE IN THE FACE OF CHANGING DEMOGRAPHICS, CLIMATE AND ECONOMY

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

Possible design approaches may include, but are not limited to:

- Internal Open Spaces - Offering a variety of multi-functional spaces such as balconies, stoops, plazas, play areas, and passive sitting areas.
- Internal Connections - Creating safe and visible pedestrian circulation through sites.
- Vehicles Areas - Ensuring that vehicle areas do not impair the usability and enjoyment of the site.
- Solar Access - Providing solar access to open areas.
- Windows and Entries - Orienting windows and entries toward on-site circulation and open areas.

Findings: Generous two story tall, recessed entry plazas and landscaping create a buffer for the residential community and space for socializing. The majority of units have a direct balcony from their unit, as well as rooftop terraces and community spaces.

Open roof decks, and south-facing units have abundant solar access, while being shaded from intense solar heat gain by the balconies above. The north-facing units have ambient daylight from large windows. High ground floor ceilings and stepped retaining wall allow light into the ground floor.

Gym and community spaces look out onto the roof terraces, gardens, and common spaces and units facing the street level help to increase security and visibility.

The building is constructed with a layered façade that separates the units from the street with individual balconies, providing privacy, security, and eyes on the street while also giving outdoor space and solar access to the residents. The ground floor was also carefully considered to screen the utilities and trash from view, but also give direct street access to a generous bike parking area and lobby to encourage use.

This guideline is met.

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

Possible design approaches may include, but are not limited to:

- Unity - Expressing a clear and coherent design approach to unify building.
- Articulation - Highlighting function, hierarchy, or spaces through small breaks in form.
- Application of Exterior Materials - Expressing the building design with hierarchy, shifts or repetition.
- Quality of Materials - Providing quality, resilience, and durability in construction and execution of details.
- Building Openings - Offering permeability, depth, and texture.

Findings: The design features an alternating brick-bond structural rhythm, and materials that create a unified and composed order to the building.

The building façade is clearly articulated with a balconies, decorative columns, and recessed planes. A shifted pattern of large vertical windows, reveals, and contrasting colored cladding further breaks down the east & west façade massing towards the neighborhood in all directions.

Durable, high-quality materials like Ceraclad ceramic panels and Continuous Insulation Synthetic Stucco require minimal maintenance and allow for more affordable construction.

This guideline is met.

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

Possible design approaches may include, but are not limited to:

- Adaptable Buildings - Providing flexibility in building programming, floor.
- Resource Conservation - Prioritizing the use of existing structures or reclaimed and recycled materials.
- Native Landscaping - Integrating native landscaping and large canopy trees to address heat island and provide for pollinators.
- Ecoroofs - Providing and integrating ecoroofs for pollinators and people.

- Bird-Safe - Reducing bird strikes through careful design.
- Daylight and Air - Providing daylight and ventilation and improving indoor air quality.
- On-Site Stormwater - Allowing rain to soak into the ground and filter through lush vegetation and landscaping.

Findings: Native landscaping and trees are provided around the perimeter, at entry plazas, and at rooftop areas to shade the site, slow down & absorb stormwater, create habitat & food for pollinators, provide relief to residents, and improve air quality.

All the residential units have large window-walls and access to a shaded private balcony for light and air, and deep overhangs, exterior insulation, and a solar-ready roof make the building more efficient and sustainable. Each individual unit will have direct access to natural light and air, with a transitional zone of outdoor space to provide shade and privacy.

The building will utilize a pre-fab mass timber Type IV-B construction to minimize construction waste, simplify construction, reduce construction impacts on the surrounding site and neighborhood, and lower the embodied carbon footprint.

Pre-fab allows for the production of building elements in a factory setting with controlled conditions and all tools and supplies on hand. This allows for construction efficiencies, quality control, waste reduction, and trade scheduling. The floors of the building will be mass plywood panels (MPP) supported by mass timber posts & beams that are made in Oregon and designed with the special Oregon IV-B construction type, utilizing quality, enduring materials and a coherent construction approach that also reduces the embodied carbon of the project. This construction type also has a lower embodied carbon footprint than concrete & steel and is seismically resistant, further ensuring stewardship of the environment and climate change adaptation.

This guideline is met.

DEVELOPMENT STANDARDS

Unless specifically required in the approval criteria listed above, this proposal does not have to meet the development standards in order to be approved during this review process. The plans submitted for a building or zoning permit must demonstrate that all requirements of Title 11 can be met, and that all development standards of Title 33 can be met or have received an Adjustment or Modification via a land use review, prior to the approval of a building or zoning permit.

CONCLUSIONS

The design review process exists to promote the conservation, enhancement, and continued vitality of areas of the City with special scenic, architectural, or cultural value. The proposal meets the applicable design guidelines and therefore warrants approval.

TENTATIVE STAFF RECOMMENDATION

(May be revised upon receipt of new information at any time to the Design Commission decision)

Approval Type III Design Review for construction of 290 residential units in an eleven-story building in the Kenton Plan District.

Approval per Exhibits C.1-62, subject to the following conditions:

- A. As part of the building permit application submittal, the following development-related conditions (B through C) must be noted on each of the 4 required site plans or included as a sheet in the numbered set of plans. The sheet on which this information appears must be labeled "ZONING COMPLIANCE PAGE - Case File LU 21-108433 DZ". All requirements must be graphically represented on the site plan, landscape, or other required plan and must be labeled "REQUIRED."
- B. At the time of building permit submittal, a signed Certificate of Compliance form (<https://www.portlandoregon.gov/bds/article/623658>) must be submitted to ensure the permit plans comply with the Design/Historic Resource Review decision and approved exhibits.
- C. No field changes allowed.

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Procedural Information. The application for this land use review was submitted on November 22, 2021, and was determined to be complete on **December 1, 2021**.

Zoning Code Section 33.700.080 states that Land Use Review applications are reviewed under the regulations in effect at the time the application was submitted, provided that the application is complete at the time of submittal, or complete within 180 days. Therefore this application was reviewed against the Zoning Code in effect on November 22, 2021.

ORS 227.178 states the City must issue a final decision on Land Use Review applications within 120-days of the application being deemed complete. The 120-day review period may be waived or extended at the request of the applicant. In this case, the applicant waived the 120-day review period, as stated with Exhibit A.2. Unless further extended by the applicant, **the 120 days will expire on: December 1, 2022.**

Some of the information contained in this report was provided by the applicant. As required by Section 33.800.060 of the Portland Zoning Code, the burden of proof is on the applicant to show that the approval criteria are met. The Bureau of Development Services has independently reviewed the information submitted by the applicant and has included this information only where the Bureau of Development Services has determined the information satisfactorily demonstrates compliance with the applicable approval criteria. This report is the recommendation of the Bureau of Development Services with input from other City and public agencies.

This report is not a decision. The review body for this proposal is the Design Commission who will make the decision on this case. This report is a recommendation to the Design Commission by the Bureau of Development Services. The review body may adopt, modify, or reject this recommendation. The Design Commission will make a decision about this proposal at the hearing or will grant a continuance. Any new written testimony should be emailed to **Tim Heron** at tim.heron@portlandoregon.gov. If you cannot email comments and must mail comments via USPS mail, your comments to the Design Commission can be mailed c/o the Design Commission, 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Please note regarding USPS mail: If you choose to mail written testimony via USPS, USPS mail is only received a couple times a week, and testimony must be received before the close of the record. Therefore, please mail testimony well in advance of the hearing date.

If you are interested in viewing information in the file, please contact the planner listed on this decision. The planner can provide information over the phone or via email. Please note that only digital copies of material in the file are available for viewing. A digital copy of the Portland Zoning Code is available on the internet at <http://www.portlandoregon.gov/zoningcode>.

You will receive mailed notice of the decision if you write a letter received before the hearing or testify at the hearing, or if you are the property owner or applicant. This Staff Report will be posted on the Bureau of Development Services website. Look at www.portlandonline.com. On the left side of the page use the search box to find Development Services, then click on the Zoning/Land Use section, select Notices and Hearings. Land use review notices are listed by the District Coalition shown at the beginning of this document. You may review the file on this case at the Development Services Building at 1900 SW Fourth Ave., Suite 5000, Portland, OR 97201.

Appeal of the decision. The decision of the Design Commission may be appealed to City Council, who will hold a public hearing. If you or anyone else appeals the decision of the review body, only evidence previously presented to the review body will be considered by the City Council.

Who can appeal: You may appeal the decision only if you write a letter which is received before the close of the record for the hearing, if you testify at the hearing, or if you are the property owner/applicant. **Appeals must be filed within 14 days of the decision. An appeal fee of \$5,513.00 will be charged (one-half of the BDS LUS application fee for this case).**

Additional information on how to file and the deadline for filing an appeal will be included with the decision. Assistance in filing the appeal and information on fee waivers are available from the Bureau of Development Services website: <https://www.portlandoregon.gov/bds/article/411635>. Neighborhood associations recognized by the Office of Neighborhood Involvement may qualify for a waiver of the appeal fee provided that the association has standing to appeal. The appeal must contain the signature of the Chair person or other person authorized by the association, confirming the vote to appeal was done in accordance with the organization's bylaws.

Neighborhood associations, who wish to qualify for a fee waiver, must complete the Type III Appeal Fee Waiver Request for Organizations Form and submit it prior to the appeal deadline. The Type III Appeal Fee Waiver Request for Organizations Form contains instructions on how to apply for a fee waiver, including the required vote to appeal.

Recording the final decision.

If this Land Use Review is approved the final decision will be recorded with the Multnomah County Recorder.

- *Unless appealed*, the final decision will be recorded after **the mailing date of the final decision** by the Bureau of Development Services.

The applicant, builder, or a representative does not need to record the final decision with the Multnomah County Recorder.

For further information on your recording documents please call the Bureau of Development Services Land Use Services Division at 503-823-0625.

Expiration of this approval. An approval expires three years from the date the final decision is rendered unless a building permit has been issued, or the approved activity has begun.

Where a site has received approval for multiple developments, and a building permit is not issued for all of the approved development within three years of the date of the final decision, a new land use review will be required before a permit will be issued for the remaining development, subject to the Zoning Code in effect at that time.

Zone Change and Comprehensive Plan Map Amendment approvals do not expire.

Applying for your permits. A building permit, occupancy permit, or development permit must be obtained before carrying out this project. At the time they apply for a permit, permittees must demonstrate compliance with:

- All conditions imposed here.
- All applicable development standards, unless specifically exempted as part of this land use review.
- All requirements of the building code.
- All provisions of the Municipal Code of the City of Portland, and all other applicable ordinances, provisions and regulations of the city.

The Bureau of Development Services is committed to providing equal access to information and hearings. Please notify us no less than five business days prior to the event if you need special accommodations. Call 503-823-7300 (TTY 503-823-6868).

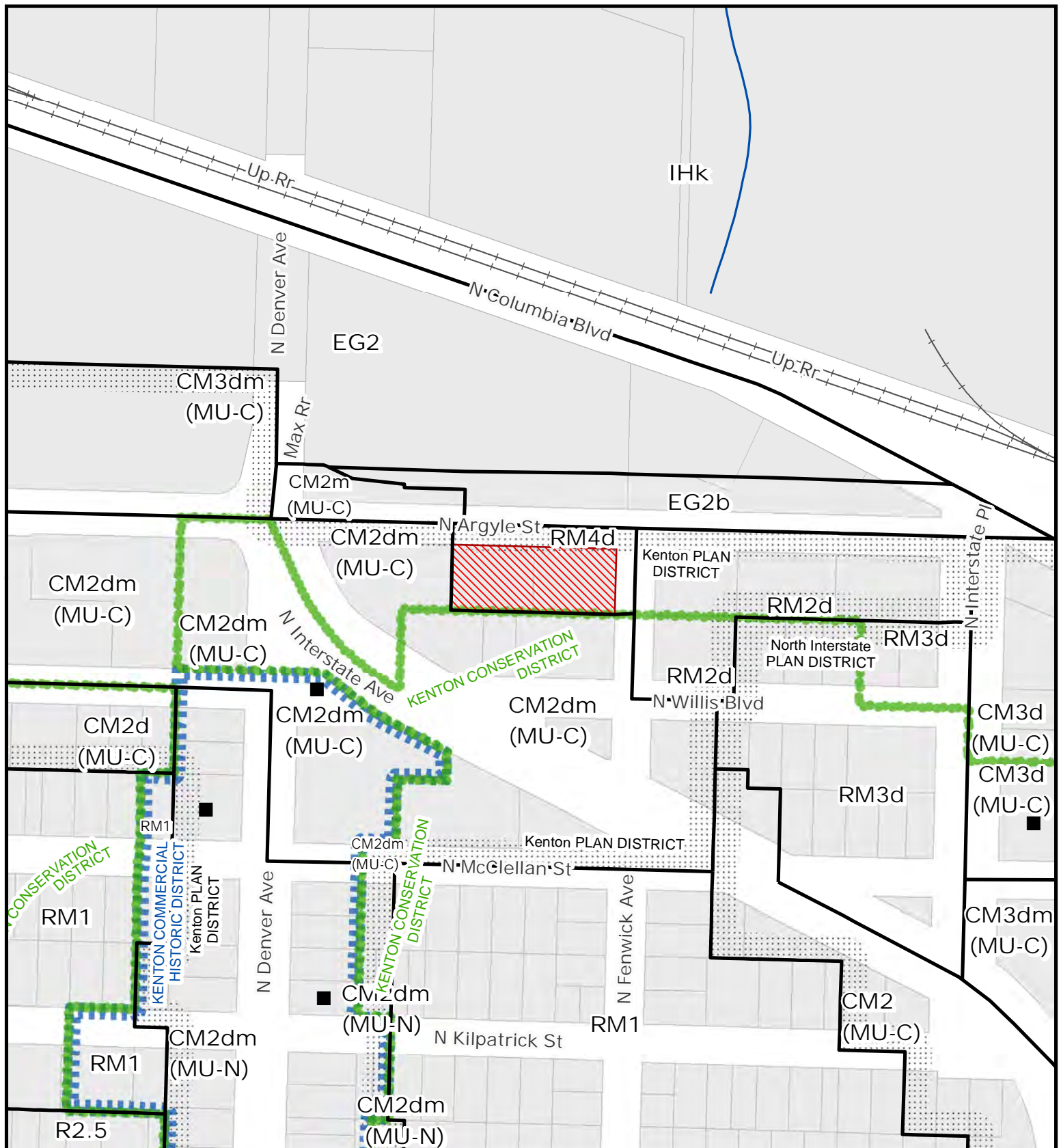
Tim Heron
March 7, 2022

EXHIBITS – NOT ATTACHED UNLESS INDICATED

- A. Applicant's Statement
 - 1. Original Submittal – drawings and narrative
 - 2. 120-day waiver, denovo
 - 3. Revised Submittal
 - 4. Request to postpone Design Commission Hearing 1/13/22 to 2/17/22
 - 5. Request to postpone Design Commission Hearing 2/17/22 to 3/17/22
- B. Zoning Map (attached)
- C. Plan & Drawings
 - 1. SITE PLAN
 - 2. FLOOR PLAN - LEVEL 1
 - 3. FLOOR PLAN - LEVEL 2
 - 4. FLOOR PLAN - LEVEL 3
 - 5. FLOOR PLAN - LEVEL 4-10
 - 6. FLOOR PLAN - LEVEL 11
 - 7. ROOF PLAN
 - 8. BUILDING ELEVATION - NORTH
 - 9. BUILDING ELEVATION - EAST
 - 10. BUILDING ELEVATION - SOUTH
 - 11. BUILDING ELEVATION - WEST
 - 12. BUILDING SECTIONS

13. BUILDING SECTIONS
 14. STREET SECTIONS + RENDERED ELEVATIONS
 15. STREET SECTIONS + RENDERED ELEVATIONS
 16. STREET SECTIONS + RENDERED ELEVATIONS
 17. STREET SECTIONS + RENDERED ELEVATIONS
 18. STREET SECTIONS + RENDERED ELEVATIONS
 19. EXTERIOR REFLECTED CEILING PLANS
 20. ARCHITECTURAL LIGHTING CUTSHEETS
 21. ARCHITECTURAL LIGHTING CUTSHEETS
 22. GUARDRAIL DETAILS
 23. GUARDRAIL DETAILS
 24. CLADDING SYSTEMS
 25. CLADDING SYSTEMS
 26. DETAILS – REVEAL
 27. DETAILS – REVEAL
 28. DETAILS - WING WALL
 29. DETAILS - WING WALL
 30. DETAILS - RAINSCREEN
 31. DETAILS – BALCONY
 32. DETAILS - BALCONY
 33. DETAILS - BALCONY
 34. DETAILS – OVERHANG
 35. DETAILS – OVERHANG
 36. DETAILS – OVERHANG
 37. DETAILS – OVERHANG
 38. DETAILS - ROOF EDGE
 39. DETAILS – WINDOWS
 40. DETAILS – WINDOWS
 41. DETAILS – MISCELLANEOUS
 42. GLAZING SYSTEMS
 43. EAST-WEST UNIT WINDOWS
 44. NORTH-SOUTH UNIT WINDOWS
 45. GLAZING CUTSHEETS
 46. GLAZING CUTSHEETS
 47. OVERHEAD DOORS
 48. LANDSCAPING PLANTING PLAN - LEVEL 1
 49. LANDSCAPING PLANTING IMAGES - LEVEL 1
 50. LANDSCAPING PLANTING PLAN - LEVEL 11
 51. LANDSCAPING PLANTING IMAGES - LEVEL 11
 52. LANDSCAPE SECTIONS
 53. LANDSCAPE SECTIONS
 54. LANDSCAPING MATERIAL CUTSHEETS
 55. RENDERING – ALTERNATE COLOR SCHEMES
 56. RENDERING – ALTERNATE COLOR SCHEMES
 57. RENDERING – ALTERNATE COLOR SCHEMES
 58. RENDERING – ALTERNATE COLOR SCHEMES
 59. RENDERING – ALTERNATE COLOR SCHEMES
 60. RENDERING – ALTERNATE COLOR SCHEMES
 61. RENDERING – ALTERNATE COLOR SCHEMES
 62. RENDERING – ALTERNATE COLOR SCHEMES
- D. Notification information:
1. Request for response
 2. Posting letter sent to applicant
 3. Notice to be posted
 4. Applicant's statement certifying posting

- 5. Mailed notice
- 6. Mailing list
- E. Agency Responses:
 - 1. Bureau of Environmental Services
 - 2. Bureau of Transportation Engineering and Development Review
 - 3. Water Bureau
 - 4. Fire Bureau
 - 5. Bureau of Parks, Forestry Division
 - 6. Site Development Review Section of BDS
 - 7. Life Safety Review Section of BDS
- F. Letters
 - 1. Ramasurdial Premsingh, email 2-18-22, concerns with setback and N Fenwick Street closure
 - 2. Taylor Tremain, email 2-22-22, concerns with no parking provided and how affordable housing will be provided
 - 3. Shane Boland, email 2-22-22, concerns with unit sizes
- G. Other
 - 1. Original LUR Application



ZONING



For Zoning Code in effect Post August 1, 2021

KENTON PLAN DISTRICT



Site



Stream



Historic Landmark

| | |
|-------------|-------------------|
| File No. | LU 21 - 108433 DZ |
| 1/4 Section | 2128,2228 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E09DA 600 |
| Exhibit | B Nov 22, 2021 |

LU 21-108433 DZ Exh H1



City of Portland
Design Commission

Type III Land Use Review

LU 21-108433 DZ

N Argyle Housing

March 17, 2022

Staff Presentation

Context

Location

Zoning

Approval Criteria

Context

Project History

Program Overview

Project Materials

Applicant Presentation

Approvability Items

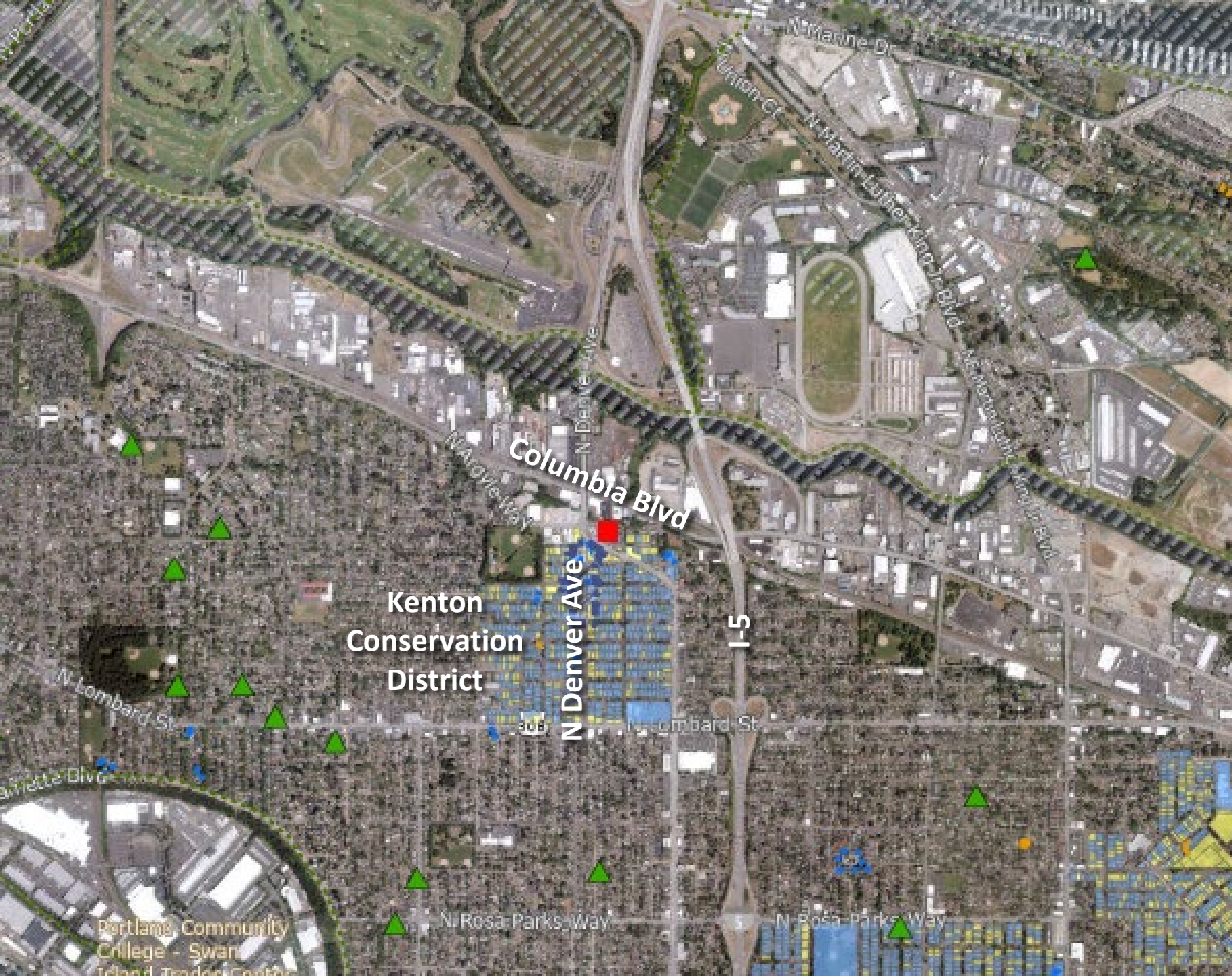
Context

Public Realm

Quality & Resilience

Staff Recommendation

Conditions of Approval



Location

At northern edge of residential development and Kenton Conservation District

Columbia Blvd acts to separate Commercial/Industrial area to the north

Address:

- 1838 N Argyle St
- Kenton Plan District

Site Area:

- 25,000 SF; ½ block plus

Existing Condition

- Steeply sloped site
- Two 2-story multi-dwelling structures [4-plex and 10-plex]
- Surface parking

Street Frontages

- N Argyle Street
- N Fenwick Avenue

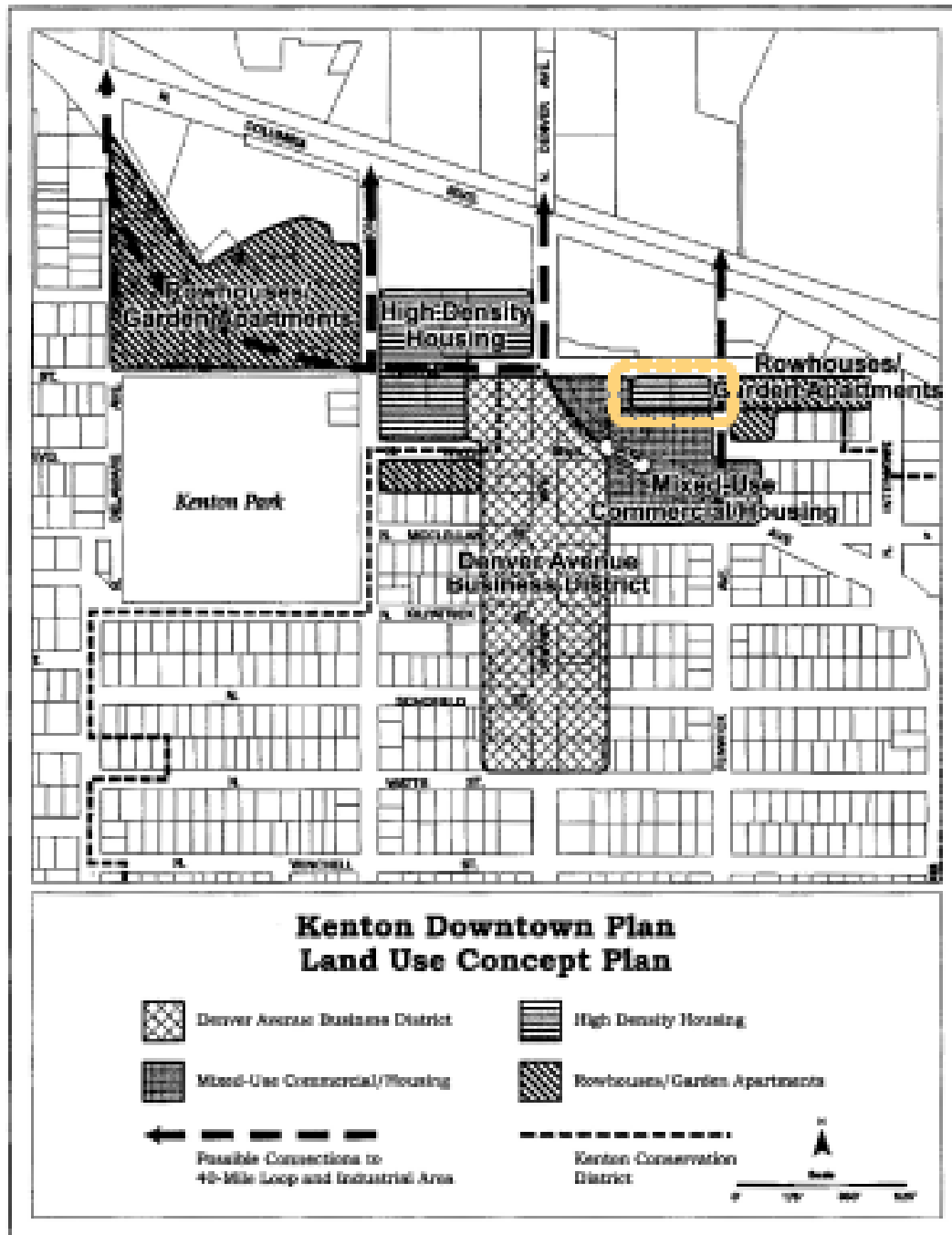
Location

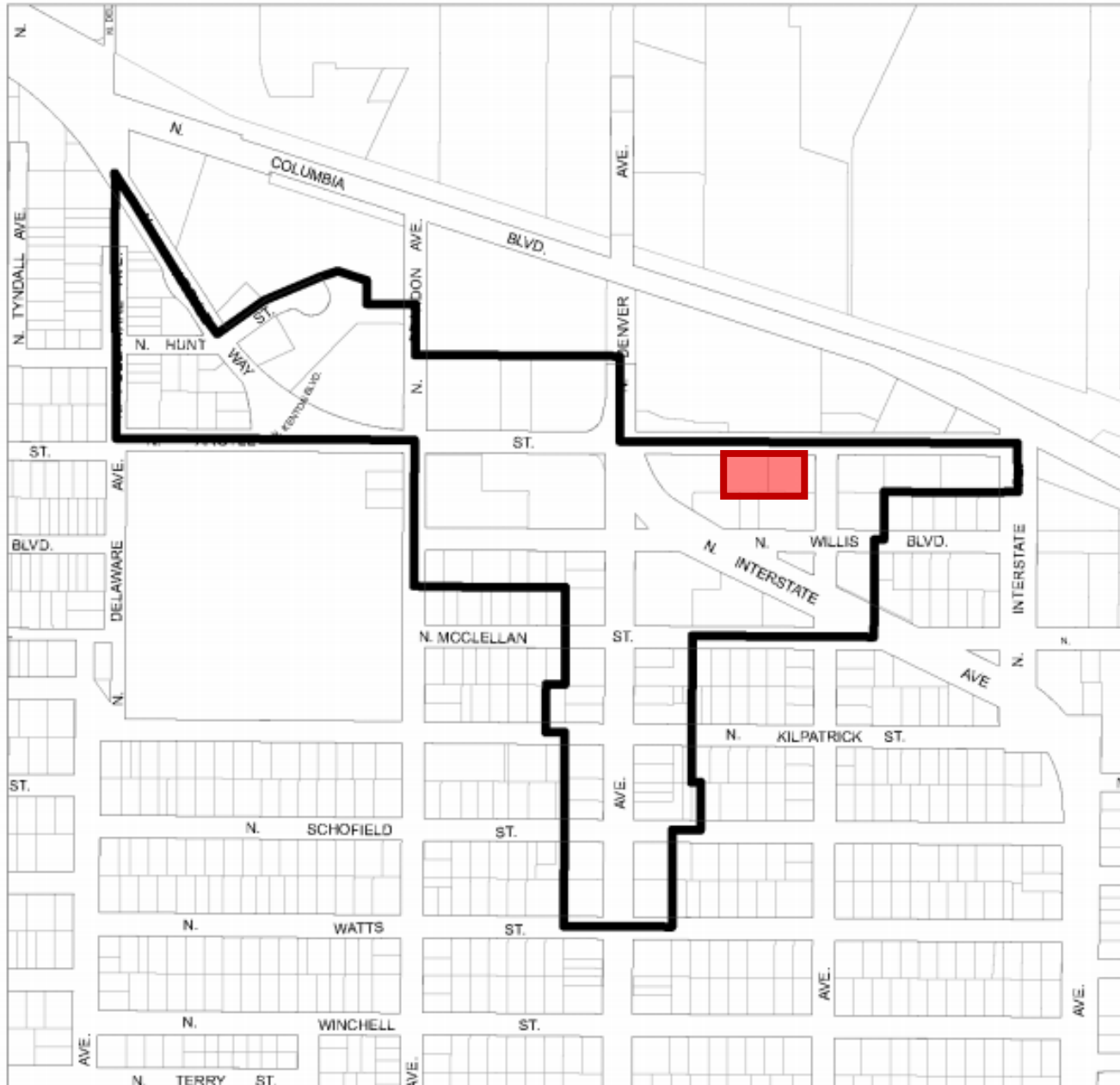
Kenton Downtown Plan

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.





Location

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.**

Zoning

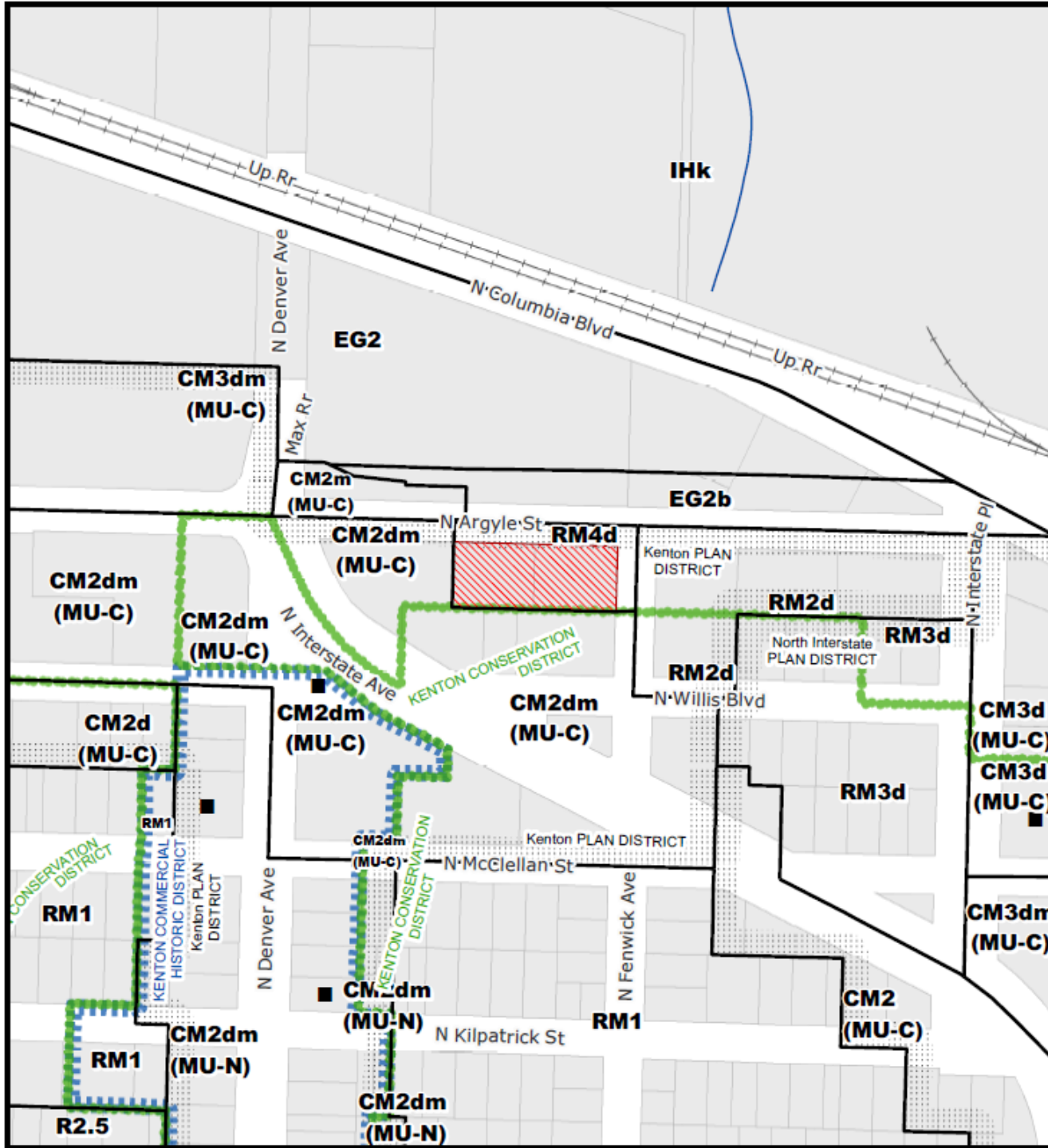
Base Zone: RM4d
Multi-dwelling residential
[RM4]
Design overlay [d]

Floor Area Ratio:
6:1 + Bonus 1:1 for affordable
Proposed: 6.9:1

Height:
100' + Bonus 10' for
affordable
Proposed: 106'-0"

Approval Criteria

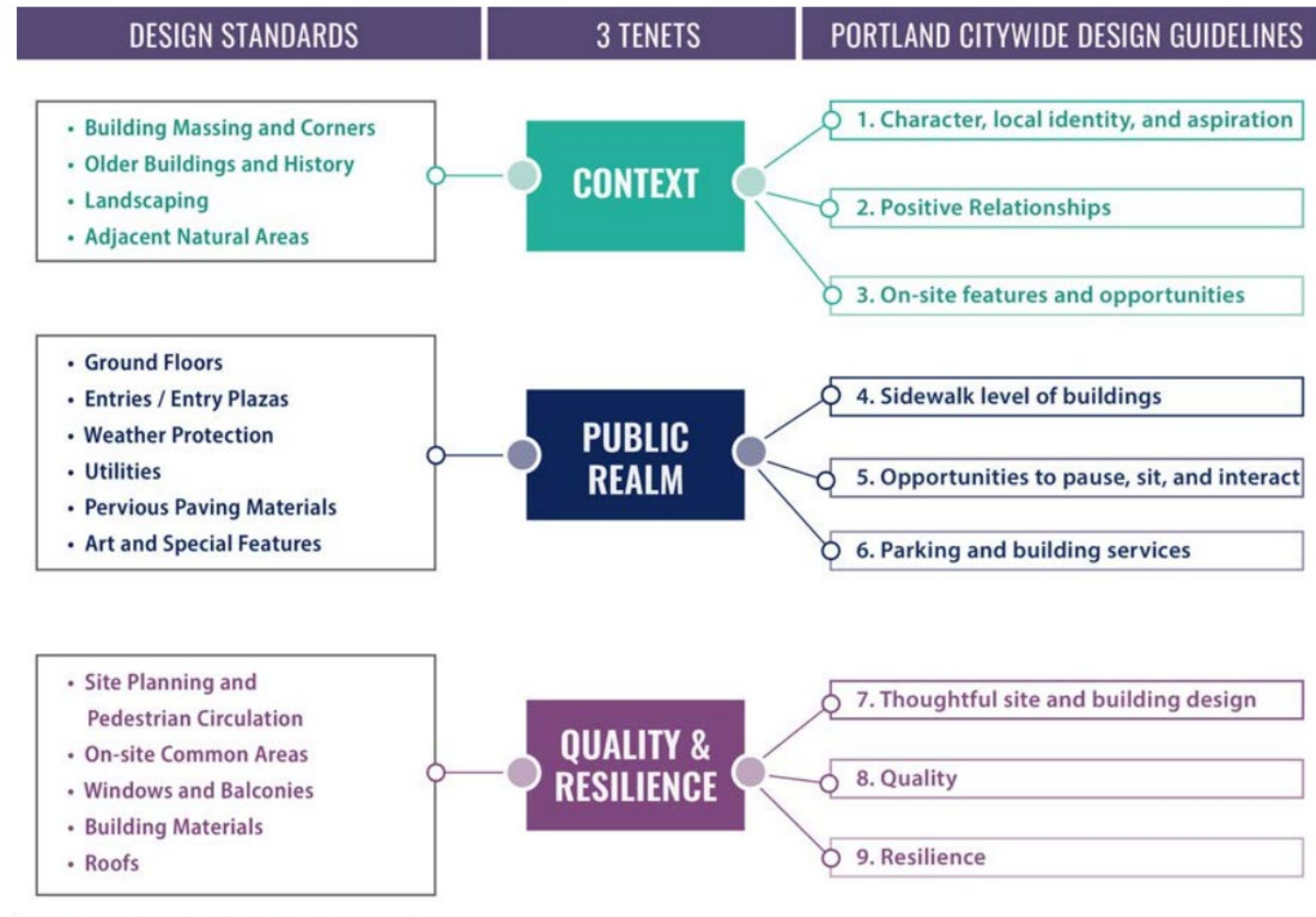
*Portland Citywide Design
Guidelines*



Portland Citywide Design Guidelines

ADOPTED BY
THE PORTLAND CITY COUNCIL

JUNE 2021
ORDINANCE 190477



8 PORTLAND CITYWIDE DESIGN GUIDELINES

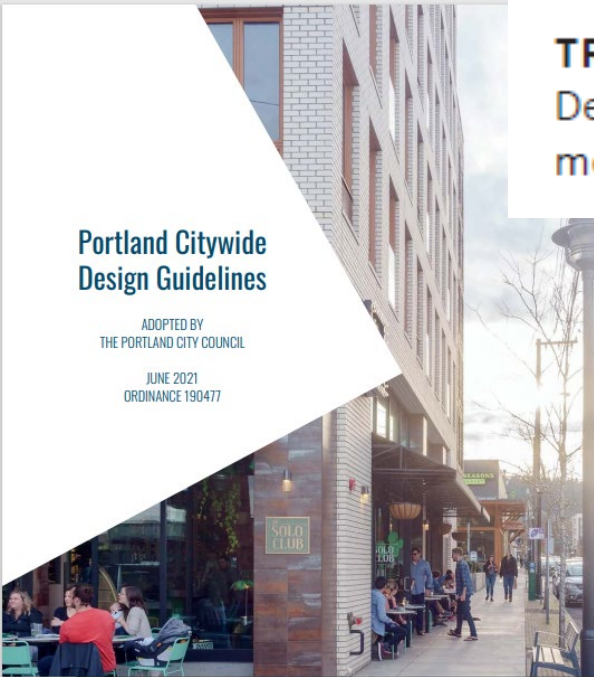
Design Guidelines

LU 21-108433 DZ Exh H2

Portland Citywide Design Guidelines

ADOPTED BY
THE PORTLAND CITY COUNCIL

JUNE 2021
ORDINANCE 190477



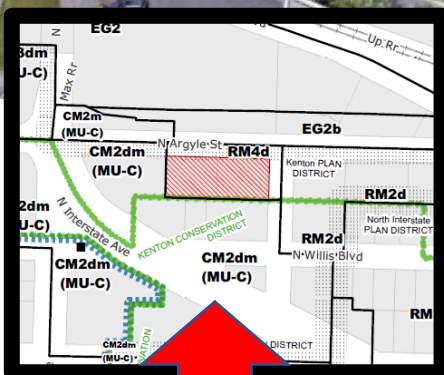
TRANSIT STATION AREAS

Development at Transit Station Areas should offer pedestrian- and bicycle-friendly access to transit, augmented with places to sit, wait, and interact.

Within **Transit Neighborhood Station Areas**, development should include mixed-income residential development and supportive commercial services close to transit neighborhood stations. Transit neighborhood stations serve mixed-use areas that are not in major centers.



Design Guidelines



Street Hierarchy

N Argyle Street

- Pedestrian Street
- City Bikeway
- Local Service Street

N Fenwick Avenue

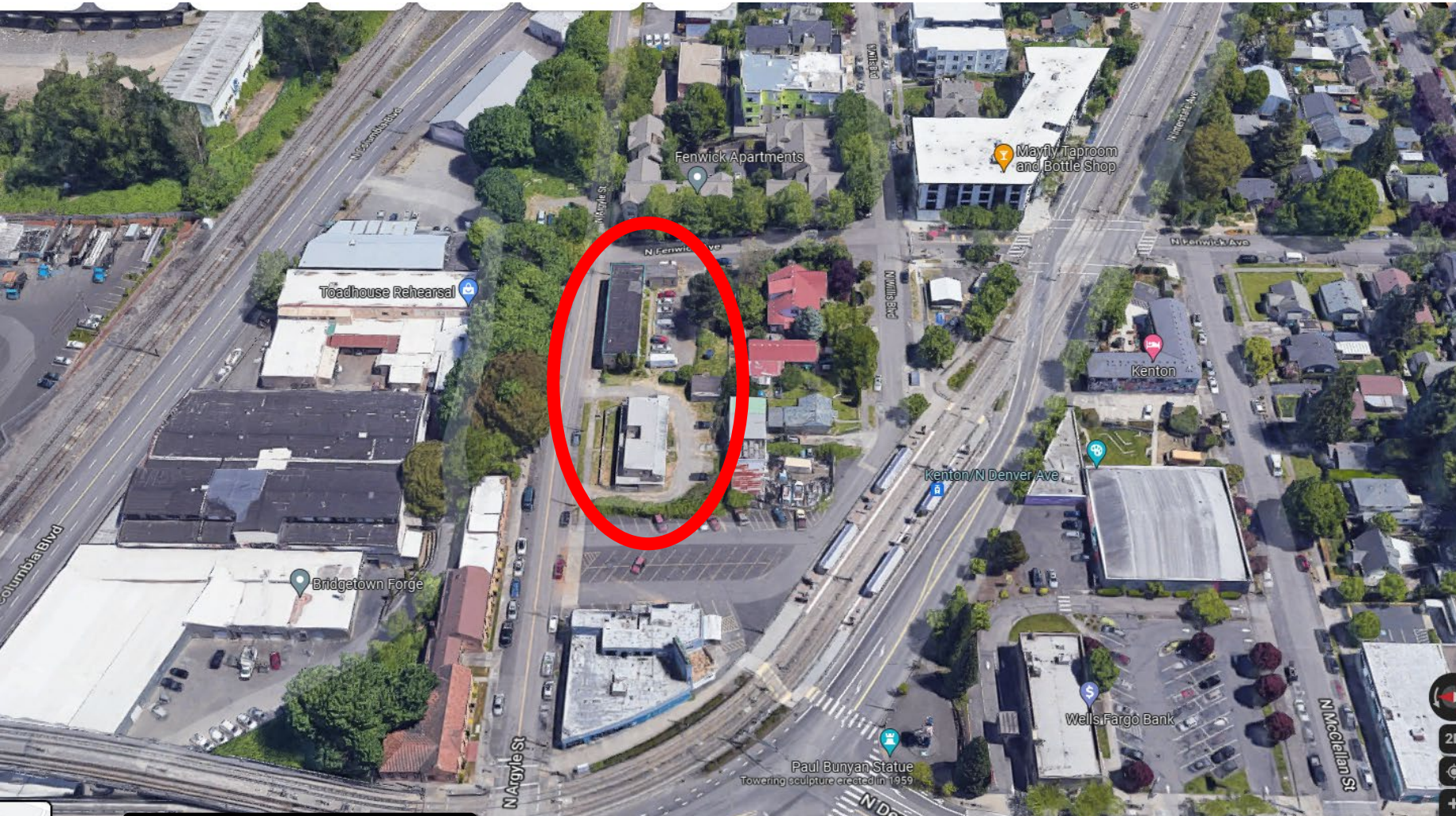
- Pedestrian Street
- Major City Bikeway
- Local Service Street

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)



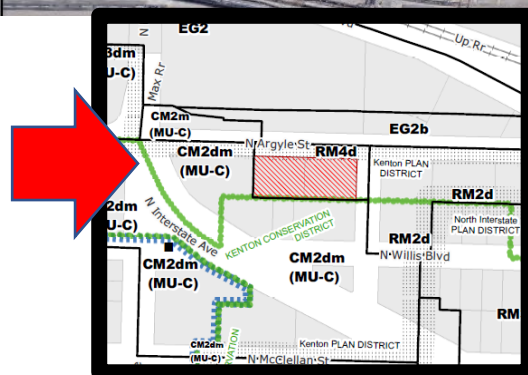


Context

25,000 SF ½ block plus lot at N Argyle Street and N Fenwick Avenue

High-Density Residential Development at the north end of the Kenton Plan District.

The surrounding development in the immediate vicinity is made up of predominantly residential housing of 2-6 stories in scale, as well as industrial and commercial uses located in adjacent Commercial and other Multi-Dwelling zoning.



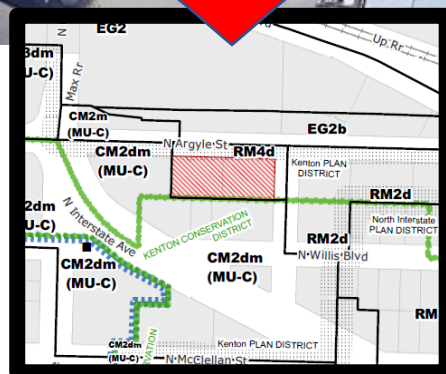


Context

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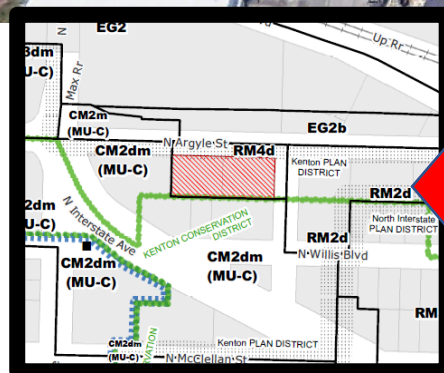


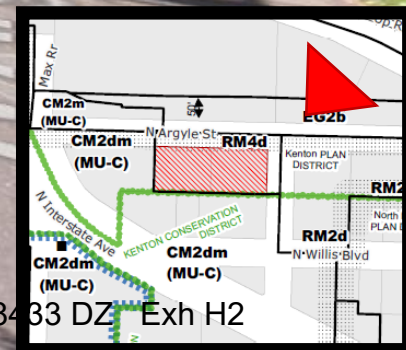
Context

25,000 SF ½ block plus lot at N Argyle Street and N Fenwick Avenue

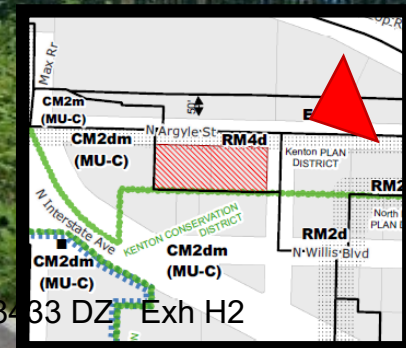
High-Density Residential Development at the north end of the Kenton Plan District.

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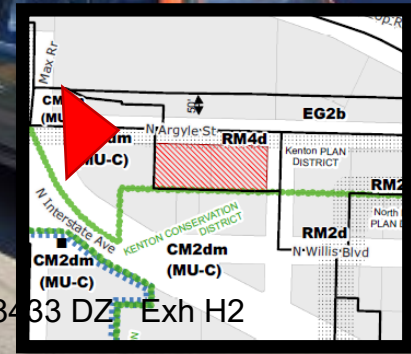




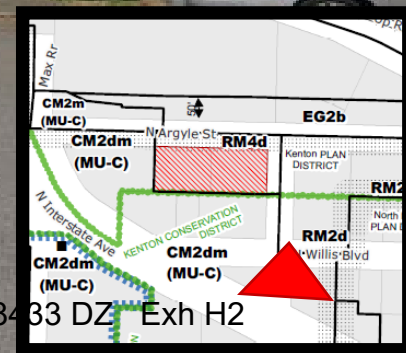
LU 21-108433 DZ Exh H2



LU 21-108433 DZ Exh H2



LU 21-108433 DZ Exh H2



LU 21-108433 DZ Exh H2



June 3, 2021 DAR Executive Summary

- Your stated goals of Permanence, Innovation, Quality of Life, and Placemaking align well with the Community Design Guidelines.
- While this building is much larger than the adjacent neighborhood, a building of this size in this location could act as a buffer for the residential areas from the industrial area to the north. However, further consideration of scale will be needed to reduce the monolithic nature of the massing and lessen the abrupt relationships to existing context, especially to the smaller scaled Kenton Conservation district to the south.

Program History

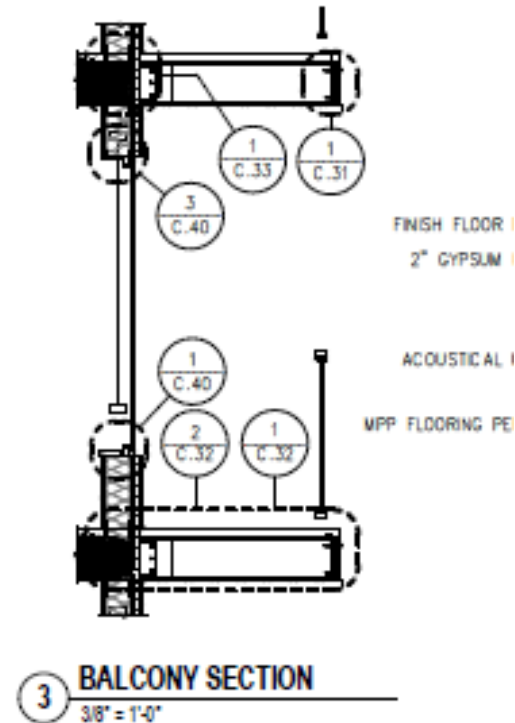
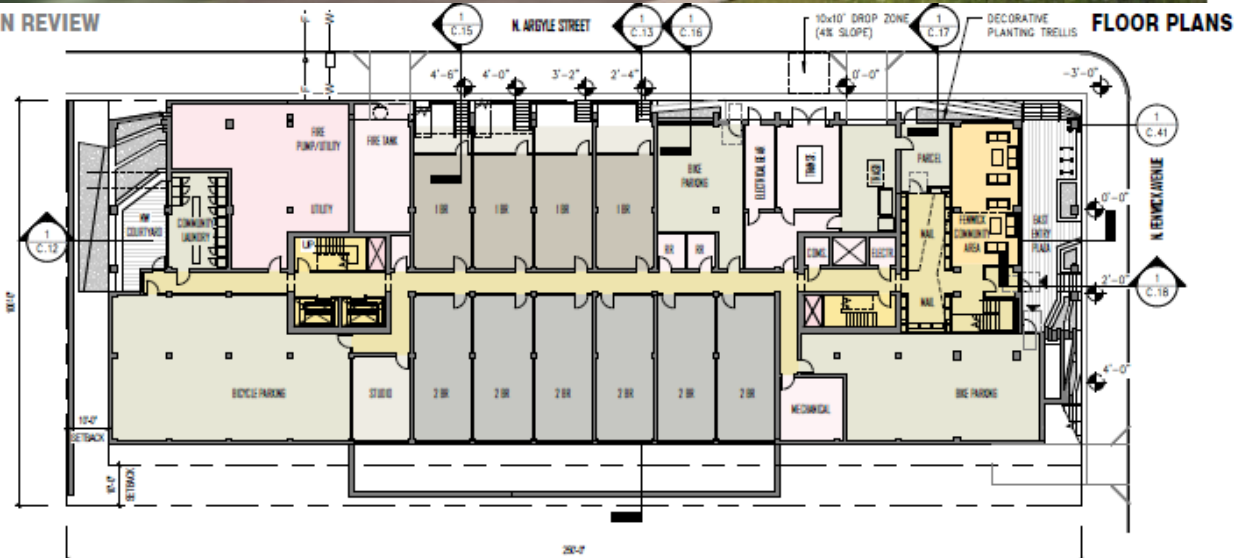
- **June 3, 2021 Design Advice Request Hearing (EA 21-040329 DA)**
- **Modular constructed, mass timber structure will provide approximately 300 residential units and 10,000 SF of user amenities and bicycle parking.**
- **100% of the units will be offered at 60% Average Median Income (AMI), as a mix of two-bedroom, one-bedroom, and studio apartments.**

Program Overview

- Eleven-story. 290 residential unit building
- 100% affordable housing
- The project includes:
 - main entrances along both street frontages,
 - outdoor areas at the ground level and the rooftop,
 - individual balconies, and
 - common spaces through the building.
- A composite rain screen cladding is proposed above a concrete base with metal storefront systems at the ground level.



DESIGN REVIEW

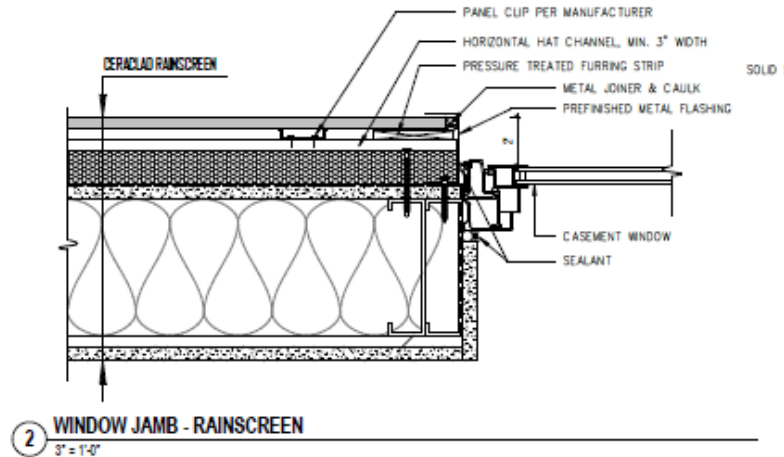
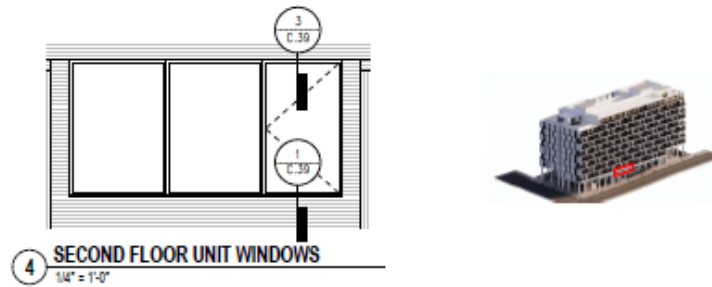
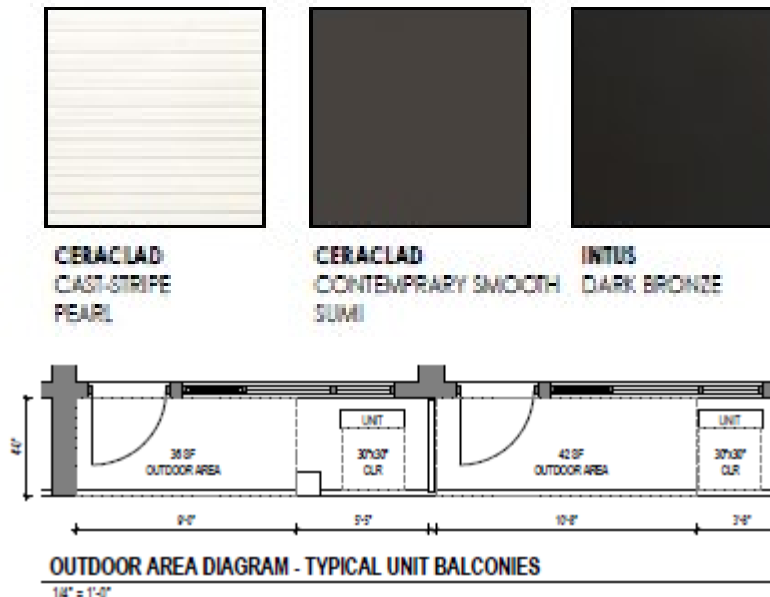


Project Materials Overview

- Ceraclad ceramic rainscreen siding system with dryvit finish at balconies
- Aluminum storefront window systems at ground floor, steel reinforced vinyl windows with dark finish
- Balconies with concrete decking and woven wire mesh guardrails
- Landscaped public plazas, landscaped courtyard, and roof deck outdoor space

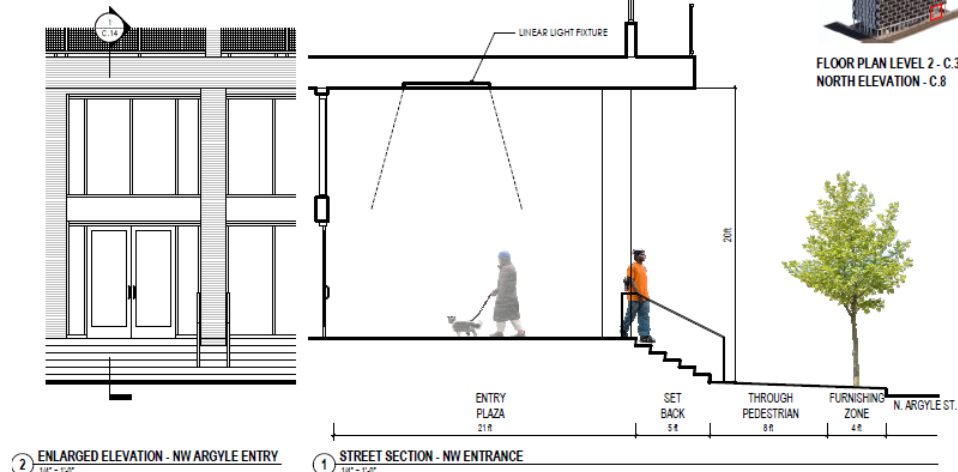


MAIN DESIGN - BALCONY



DESIGN REVIEW

STREET SECTIONS



Applicant Presentation

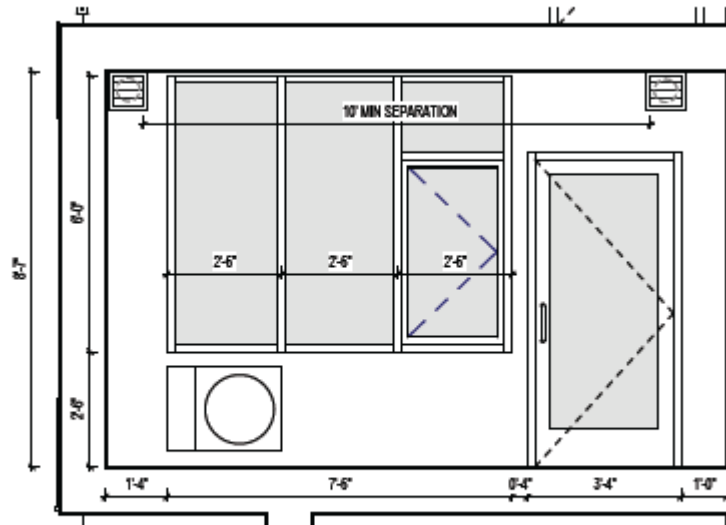
LU 21-108433 DZ Exh H2

Discussion Topics

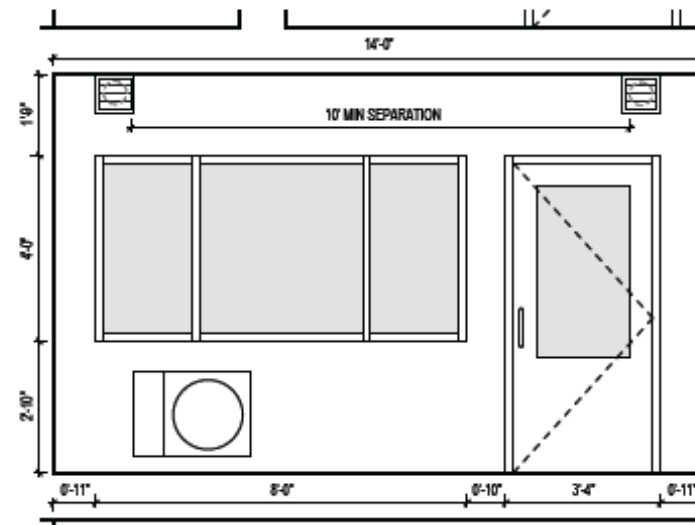
LU 21-108433 DZ Exh H2

Window Area

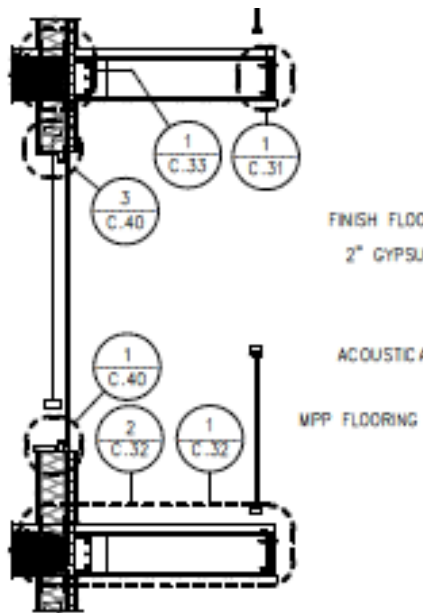
- Alternate proposed for approval includes a smaller glazing area, reduced from 50 sf to 35 sf.
- While the balconies are clearly an incredible asset to livability, Staff does not feel a smaller window area, particularly considering the setback of the window face from the balcony edge – especially on the north elevation – would create too dark a condition a detract from the livability of these spaces.



2 TYPICAL NORTH / SOUTH UNIT ALTERNATE 2 - ELEVATION
3/8" = 1'-0"
50 SF OF GLAZING PER UNIT



1 TYPICAL NORTH / SOUTH UNIT ALTERNATE 1 - ELEVATION
3/8" = 1'-0"
35 SF OF GLAZING PER UNIT



3 BALCONY SECTION
3/8" = 1'-0"

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

WINDOW COLOR ALTERNATES



PRIMARY DESIGN - NE PERSPECTIVE RENDERING



INTUS
DARK BRONZE
ALL FACADES

WINDOW COLOR ALTERNATES



ALTERNATE 1 - NE PERSPECTIVE RENDERING



INTUS
DARK BRONZE
E-W FACADE



INTUS
WHITE
BALCONIES

WINDOW COLOR ALTERNATES



ALTERNATE 2 - NE PERSPECTIVE RENDERING



INTUS
WHITE
ALL FACADES

Material and Color Alternates

- Staff supports a consistent dark color vinyl window frame through the building
- Staff would support all three alternative details proposed for material shifts at the balcony intersections with adjacent wall planes.

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

CLADDING ALTERNATES



PRIMARY DESIGN - BALCONY RENDERING



CERACLAD
CAST-STRIPE
PEARL



CERACLAD
SMOOTH
SUMI

CLADDING ALTERNATES



ALTERNATE 1 - BALCONY RENDERING



CERACLAD
CAST-STRIPE
PEARL



CERACLAD
SMOOTH
SUMI



DRYVIT
GRANITE
GRAY

CLADDING ALTERNATES



ALTERNATE 2 - BALCONY RENDERING



CERACLAD
CAST-STRIPE
PEARL



DRYVIT
GRANITE
GRAY

Cladding/ Color Alternates

- Staff would support all three alternative details proposed

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

Staff Recommendations

LU 21-108433 DZ Exh H2

Conditions of Approval

A. B. & C. are standard Conditions of Approval.

Staff recommends approval with standard Conditions of Approval

Additional Conditions of Approval may be added to resolve options proposed related to window area, materials and colors.

Questions
LU 21-108433 DZ Exh H2

LU 21-108433 DZ – North Argyle Housing

[illegible]

| FIRST NAME | LAST NAME | EMAIL | ADDRESS | CITY | ZIP | ARE YOU ATTENDING FOR: | WOULD YOU LIKE TO TESTIFY | FOR OR AGAINST |
|------------|-----------|--------------------------|--------------------|--------------|-------|------------------------|---------------------------|----------------|
| Taffy | Everts | taffy@cruzio.com | 7915 N Denver Ave. | Portland | 97217 | YES | YES | AGAINST |
| Doug | Bean | dougb@dougbbean.com | PO Box 2519 | Portland | 97208 | YES | NO | N/A |
| MALACHI | HINDLE | malachi.hindle@gmail.com | 2625 N Farragut St | PORTLAND | 97217 | YES | NO | FOR |
| Alex | Jensen | ajensen@djcoregon.com | 12865 SE 126th Ave | Happy Valley | 97086 | YES | N/A | N/A |
| Jacob | Loeb | info@montavilla.net | 19 SE 78th Ave | Portland | 97215 | YES | NO | N/A |
| PAT | LAWSON | patmlawson@comcast.net | 7630 N Brandon | Portland | 97217 | YES | NO | N/A |



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

Type III Land Use Review

MEMORANDUM - REVISED

Date: April 4, 2022
To: Design Commission
From: Tim Heron, Design / Historic Review Team
503-823-7726 | tim.heron@portlandoregon.gov
Re: LU 21-108433 DZ – North Argyle Housing - REVISED
Type III Design Review – April 7, 2022

This **REVISED** memo is regarding the upcoming Type III hearing on **April 7, 2022** for North Argyle Housing. **A REVISED Staff Report Recommending Full Approval and associated drawings are attached and linked below.** A short-version of changes is detailed below, along with a Response from the Applicant and associated drawing changes to the C-Approval set.

The following issues have been addressed:

- 1. Ground Floor Units: Resolution of safety, comfort, design of at least two of the four ground floor dwelling units along Argyle.**
Response: The ground floor has been redesigned with the 2 deepest walk-down units replaced with 1 bd units that have half-height windows facing the street and a landscaping buffer for privacy. See sheets C.2, C.3, C.15
- 2. White window frames: The window frames will need to be all dark colored.**
Response: Alternate 2 (C.59) with all white windows is no longer proposed. Alternate 1 (C.58) is still proposed for a potential VE savings once window pricing is finalized, though the primary design (C.57) is preferred architecturally.
- 3. Unit Window Area: The window area no less than 50 sf.**
Response: Alternate 2 (2/C.55) is now proposed as the primary design, and Alternate 1 (1/C.55) has been eliminated. C.9, C.11, C.44, C.63
- 4. Cera-clad and Dry-Vit: The Commission was split on Dryvit.**
Response: The primary design (C.60) is still proposed as primarily Ceraclad, with Alternate 1 (C.61) proposed as a VE alternate, with Dryvit only in areas that are recessed within balconies and not at high exposure. Alternate 2 (C.62) has been eliminated. C.8, C.9, C.10, C.11, C.60, C.61, C.62.

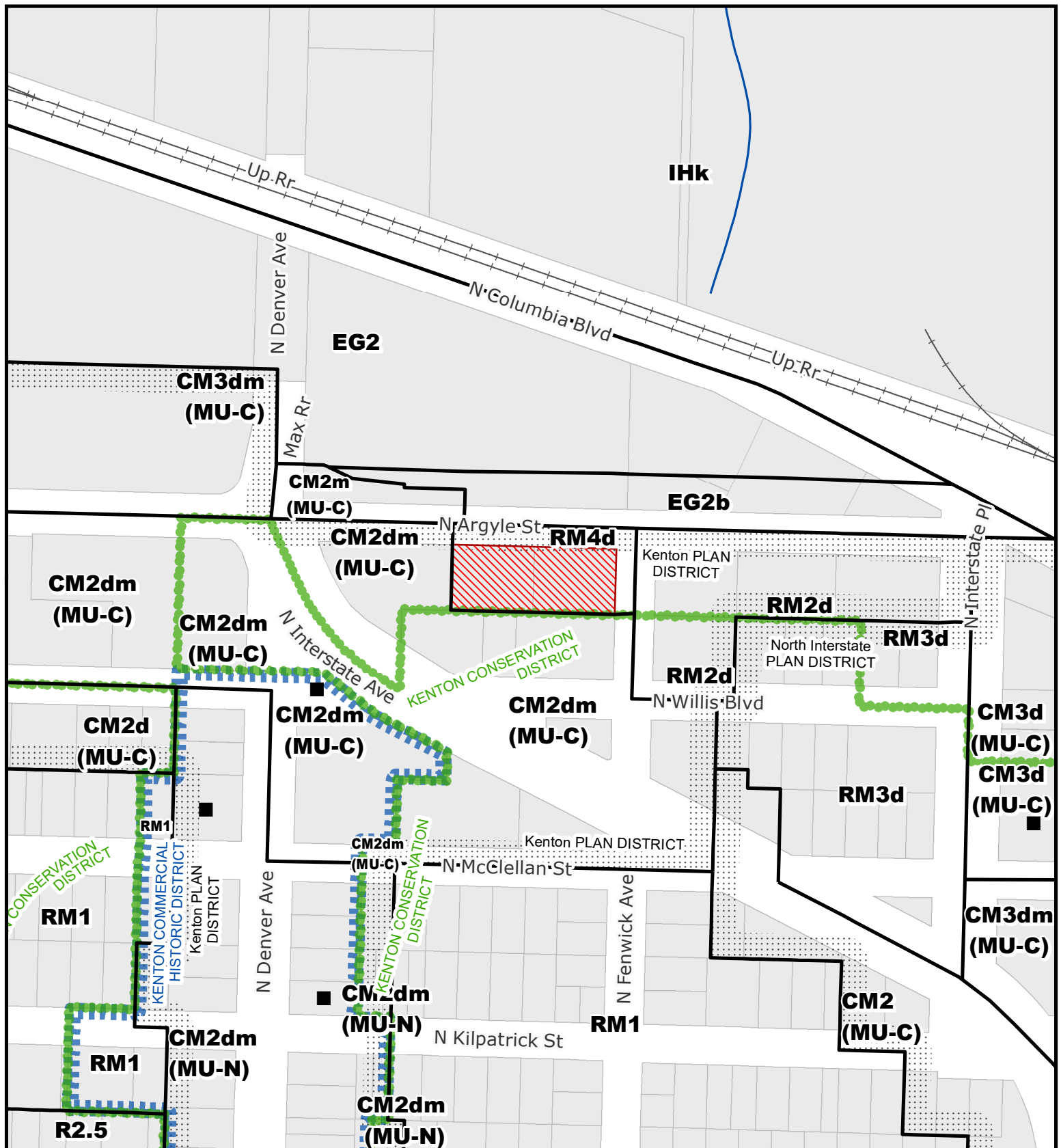
- 5. Mini splits on Balconies.** The mini splits need to be painted to match the background color, tucked further away in the corner, increased the density of the balcony mesh as well as painting dark. Or put them on the roof or introduce thru wall systems.

Response: The revised proposal is to place all mechanical units on the roof. Alternate 1 (C.63) has thru-wall PTHP units with architectural grille to match the window colors. Alternate 2 (C.63) has only radiant heating and window ports for portable AC units. These options would eliminate the need for units on each individual balcony and thus the need for screening. C.44, C.63

- 6. Reconsider Color.**

Response. The Applicant has explored a variety of options, using the standard colors available in Ceraclad. The dual scheme of Pearl (off white) at the north and Ash (light gray) at the south works well to further break down the massing. We also introduced some scattered accents of Saffron and Daisy Orange to the recessed areas of the units and found this increased the vibrancy and character of the façade without taking away from the cohesiveness of the design. These are proposed as alternate to the original color scheme. C.64, C.65

Attachments/ Links: Zone Map
 Updated Sheet from C-Exhibit Set
 Full REVISED Staff Report, and Full REVISED Drawings, and Guideline matrix can [all be accessed here](#)



ZONING



For Zoning Code in effect Post August 1, 2021

KENTON PLAN DISTRICT



Site



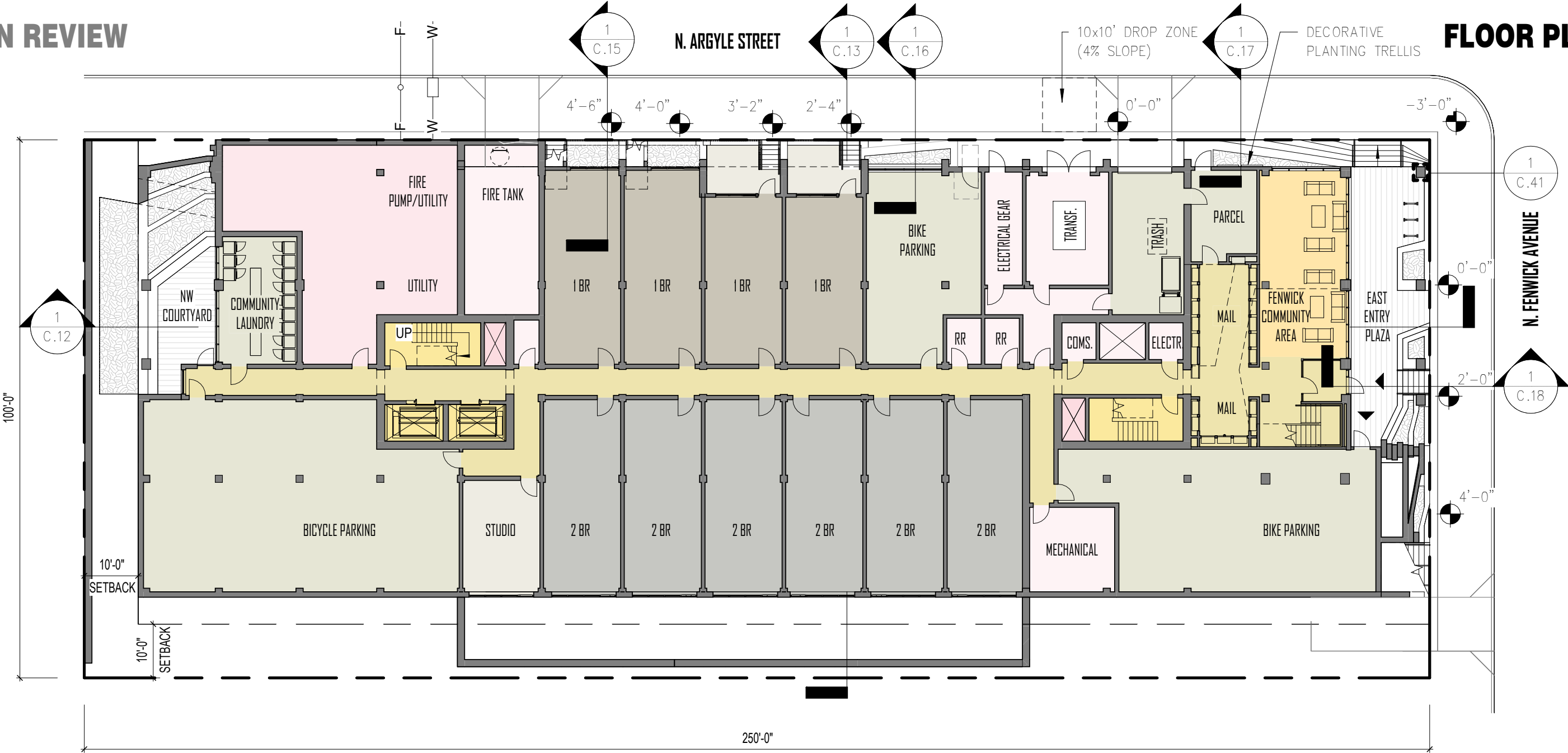
Stream



Historic Landmark

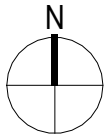
| | |
|-------------|-------------------|
| File No. | LU 21 - 108433 DZ |
| 1/4 Section | 2128,2228 |
| Scale | 1 inch = 200 feet |
| State ID | 1N1E09DA 600 |
| Exhibit | B Nov 22, 2021 |

LU 21-108433 DZ Exh H4



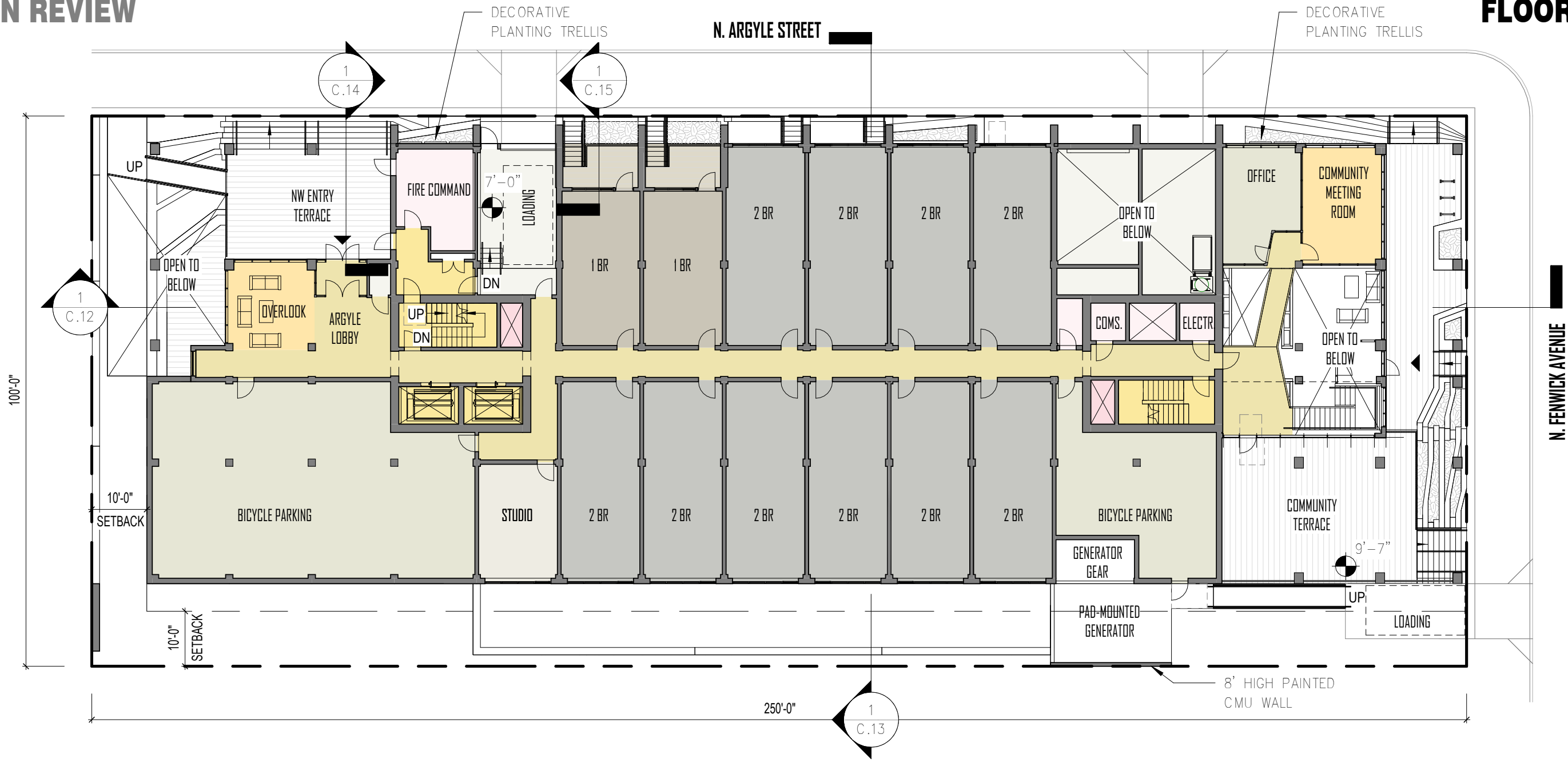
- PLAN KEY:**
- STUDIO UNIT
 - 1-BEDROOM UNIT
 - 2-BEDROOM UNIT
 - COMMUNITY / OUTDOOR AREAS
 - CIRCULATION
 - USER AMENITY
 - UTILITY / FACILITY

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



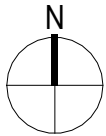
S. ELEVATION DIAGRAM

00 10 20 ft



- 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



DESIGN REVIEW

ELEVATIONS

TYPICAL DARK CLADDING:
CERACLAD CONTEMPORARY SMOOTH
COLOR: SUMI
ALTERNATE: DRYVIT OUTSULATION
FINISH: GRANITE GRAY, FREESTYLE DPR

TYPICAL UNIT GUARDRAIL:
DARK PAINTED METAL RAILS
W/ 1/2' WIRE MESH

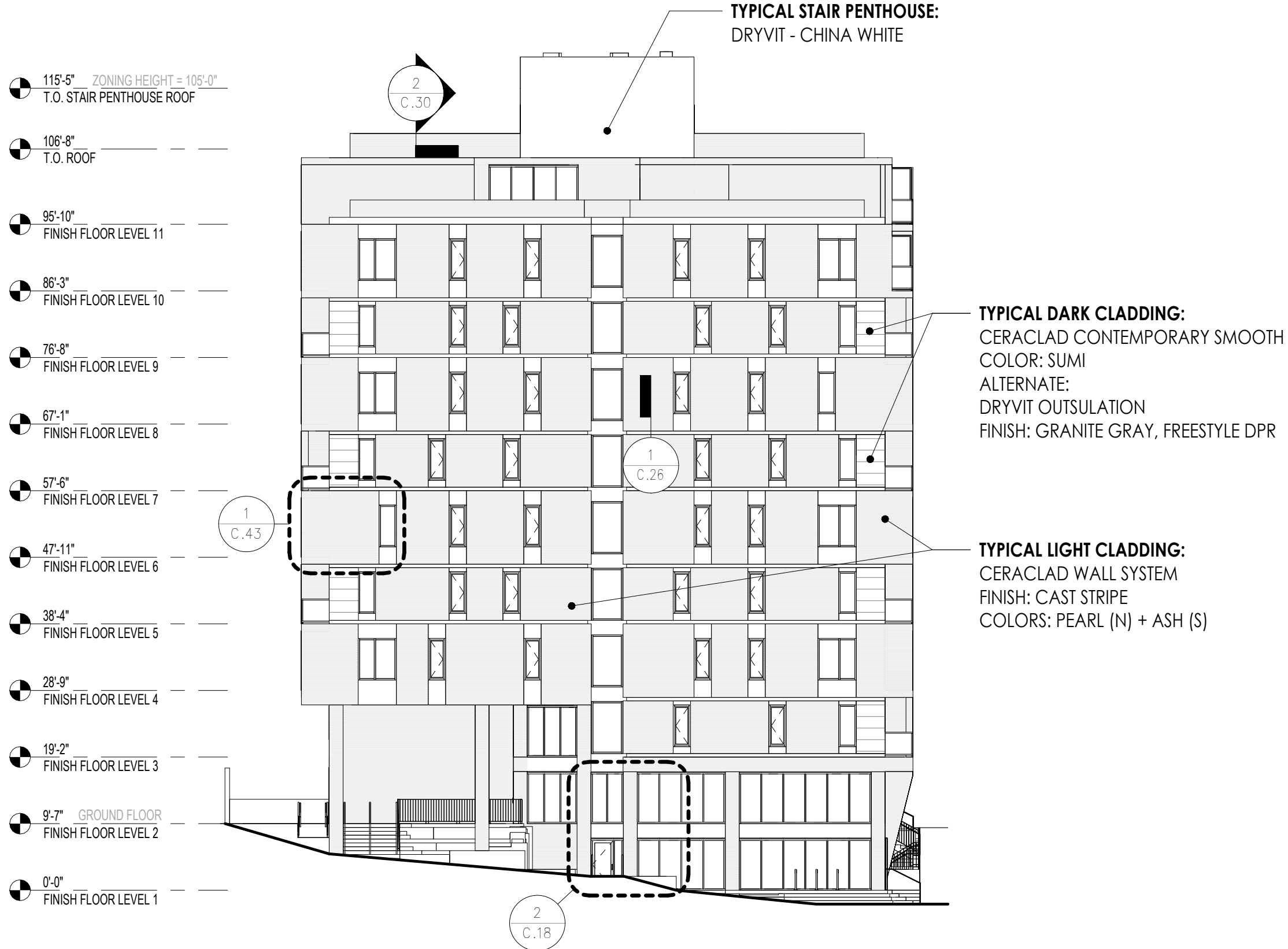
TYPICAL BALCONY CLADDING:
CERACLAD CAST STRIPE
COLORS: PEARL

TYPICAL STAIR PENTHOUSE:
DRYVIT - CHINA WHITE



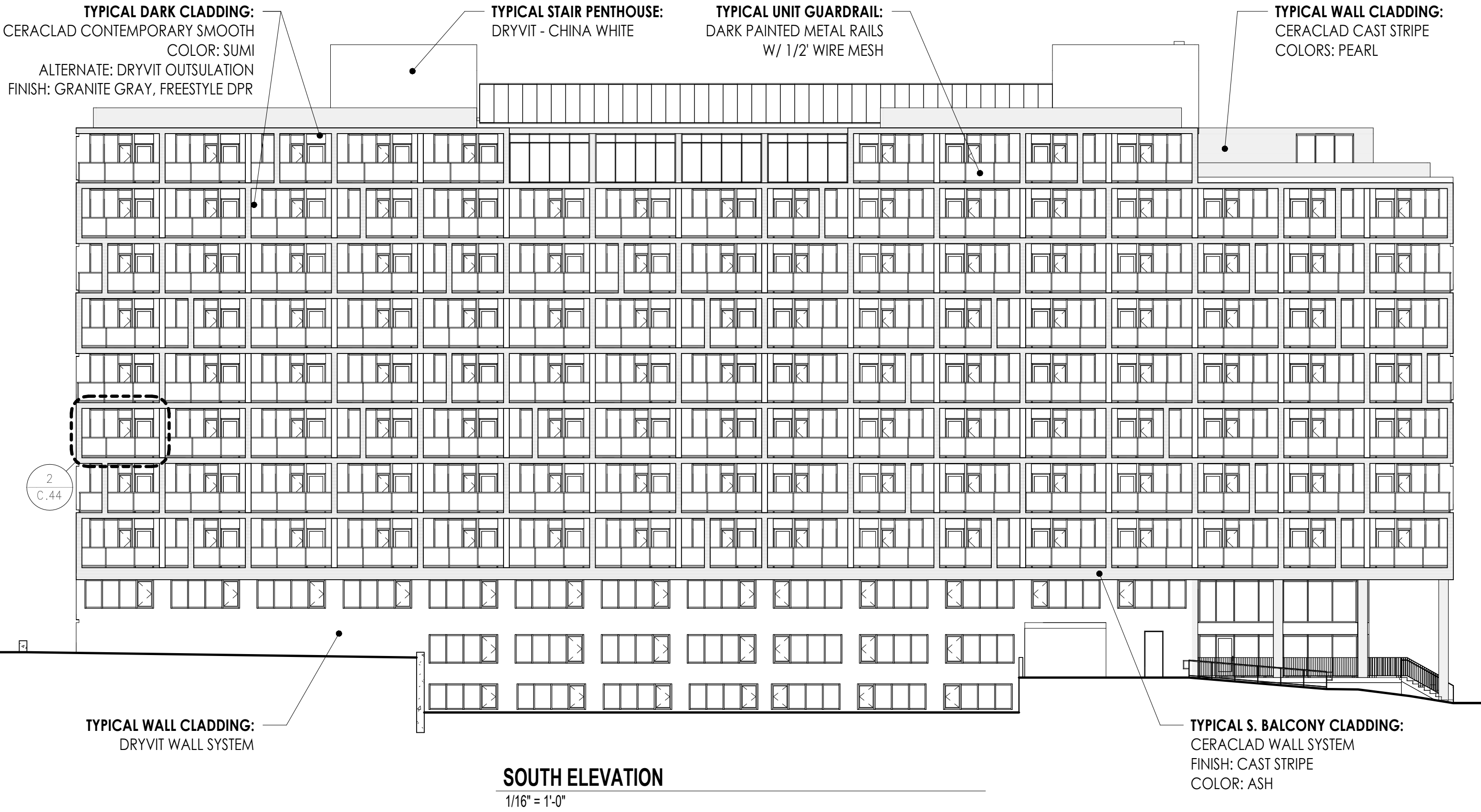
NORTH ELEVATION

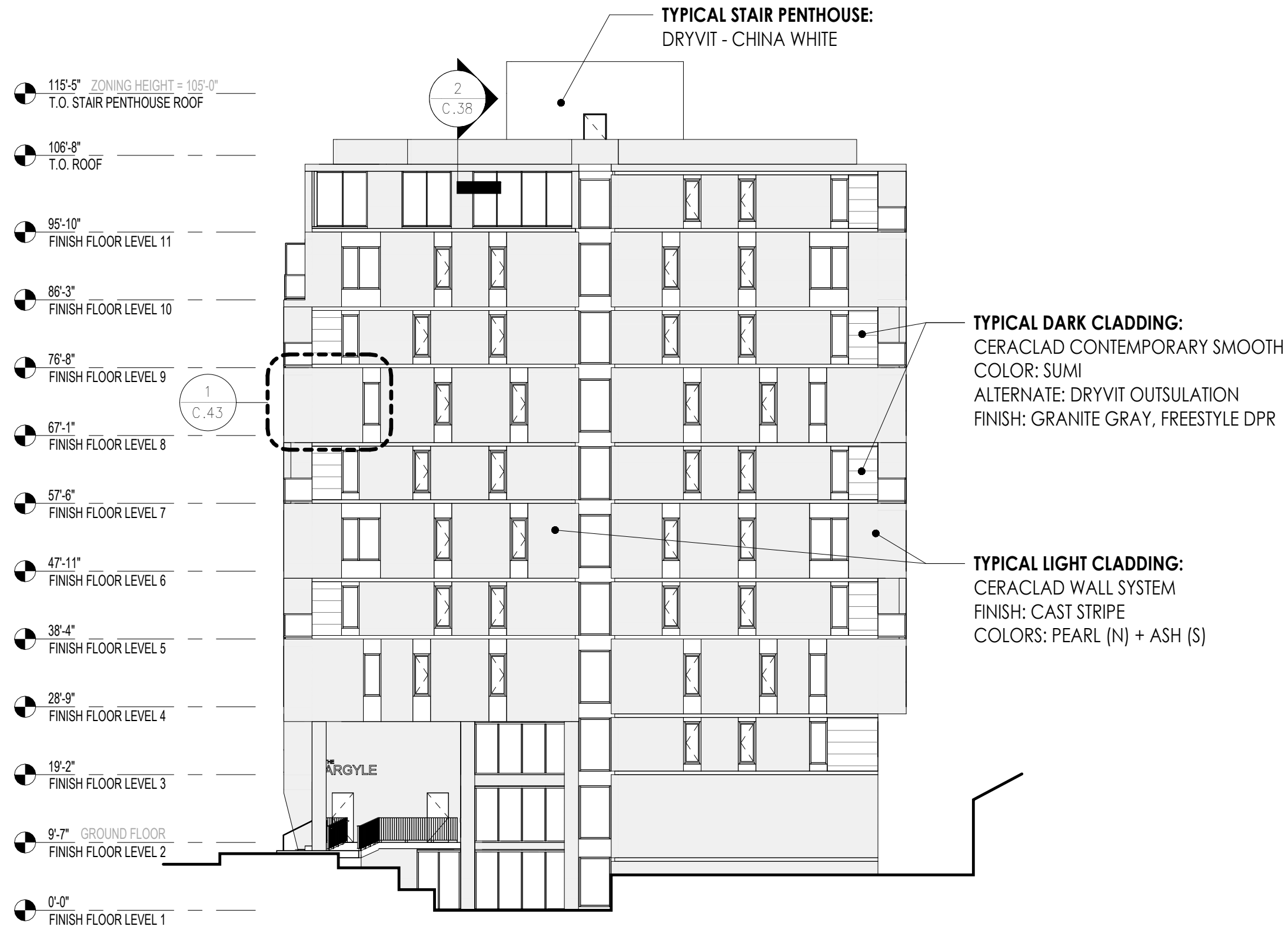
1/16" = 1'-0"



EAST ELEVATION

1/16" = 1'-0"



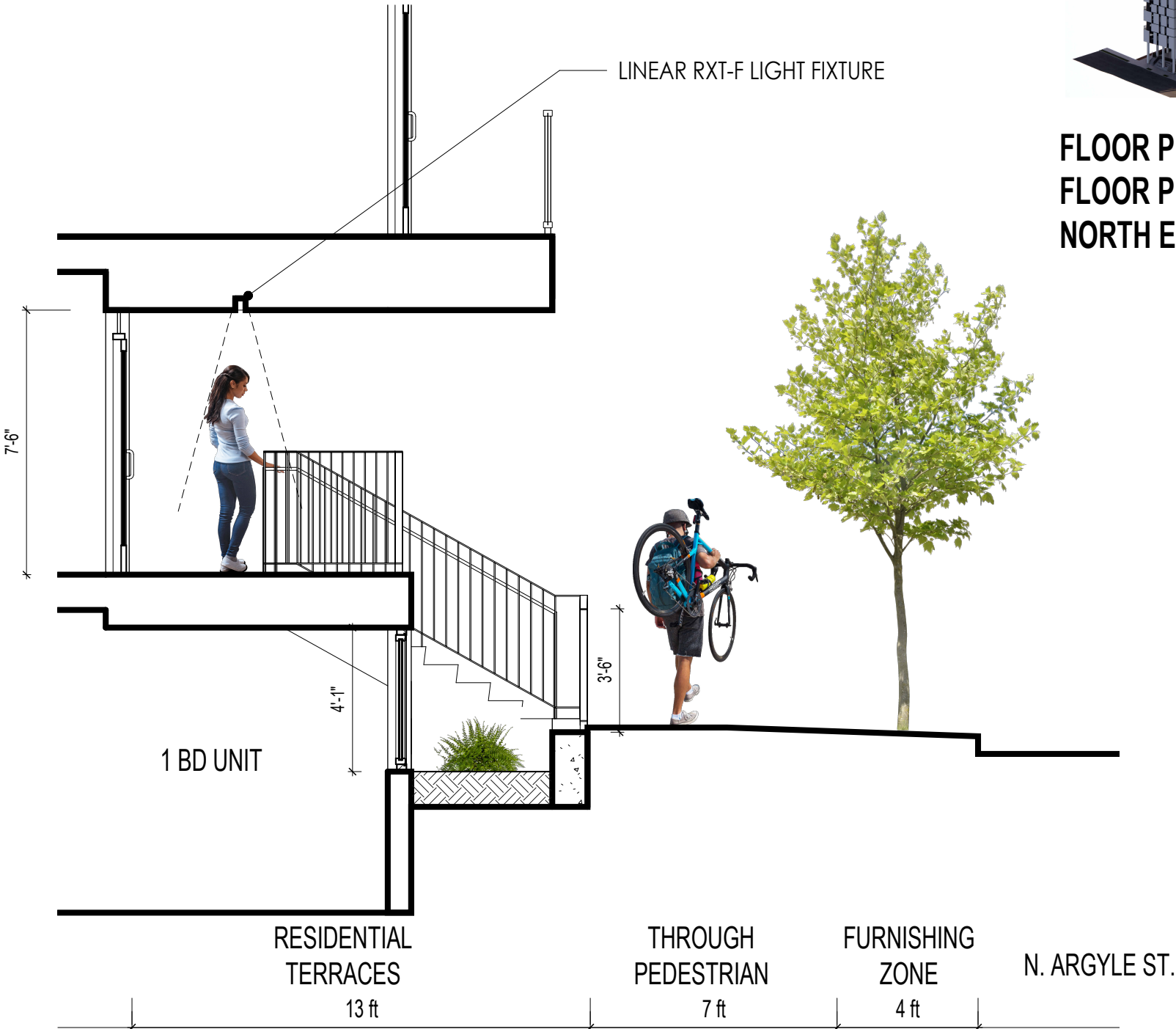


WEST ELEVATION

1/16" = 1'-0"



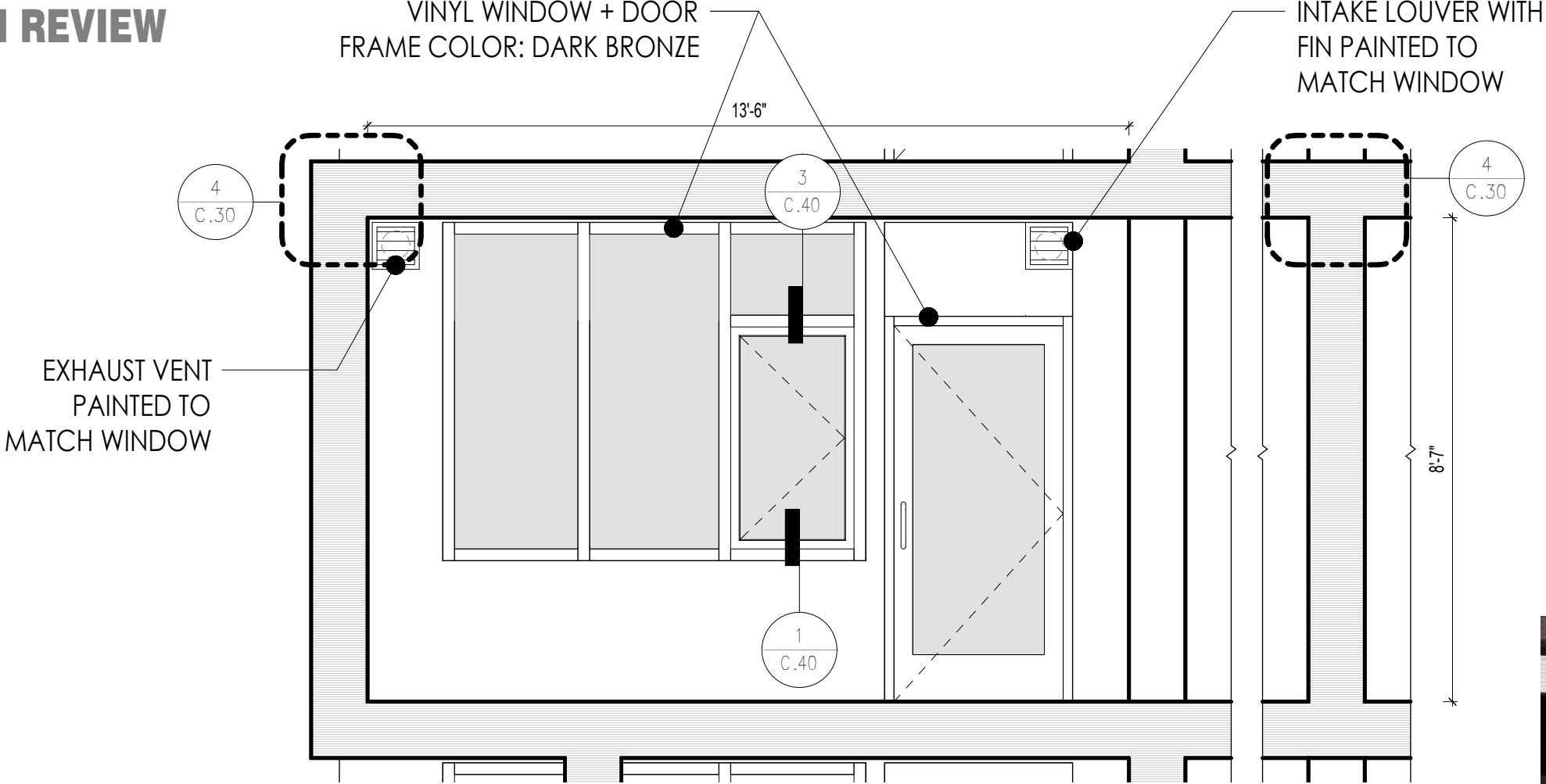
FLOOR PLAN LEVEL 1 - C.2
FLOOR PLAN LEVEL 2 - C.3
NORTH ELEVATION - C.8



2 ENLARGED ELEVATION - TYPICAL TERRACE UNIT
1/4" = 1'-0"

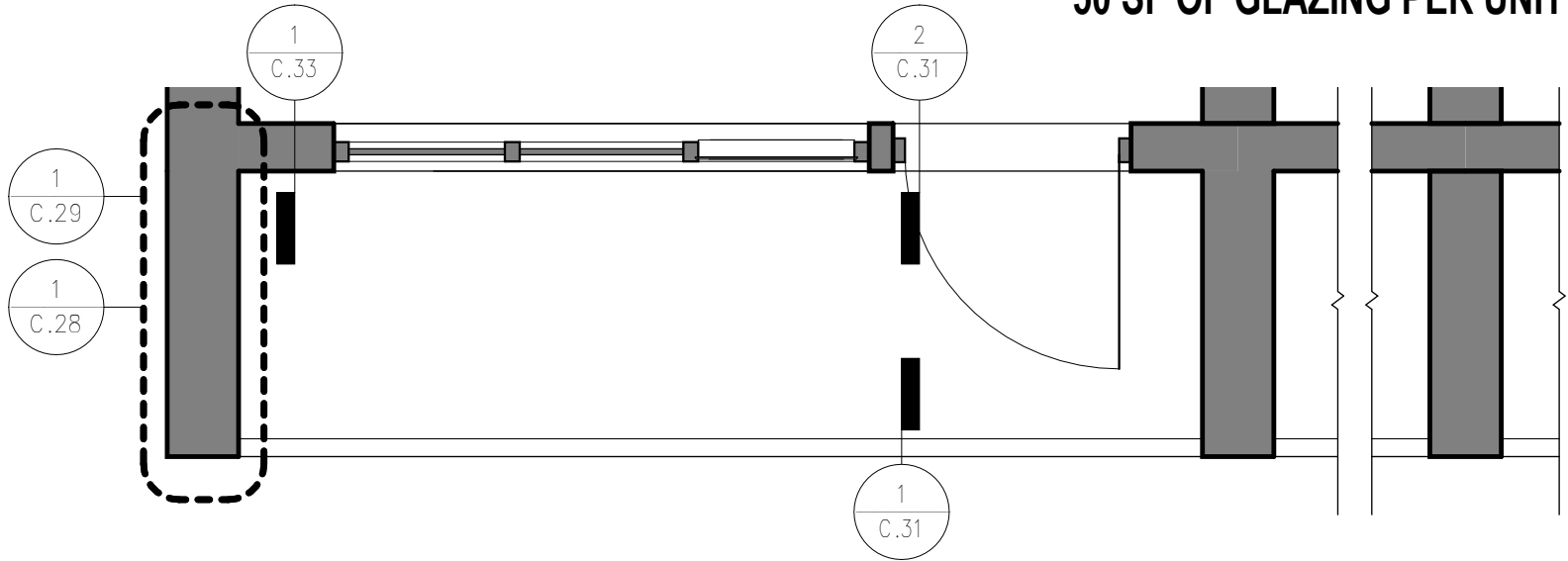
1 STREET SECTION - TERRACE UNITS
1/4" = 1'-0"

DESIGN REVIEW



2 TYPICAL NORTH / SOUTH UNIT WALL ELEVATION
3/8" = 1'-0"

50 SF OF GLAZING PER UNIT



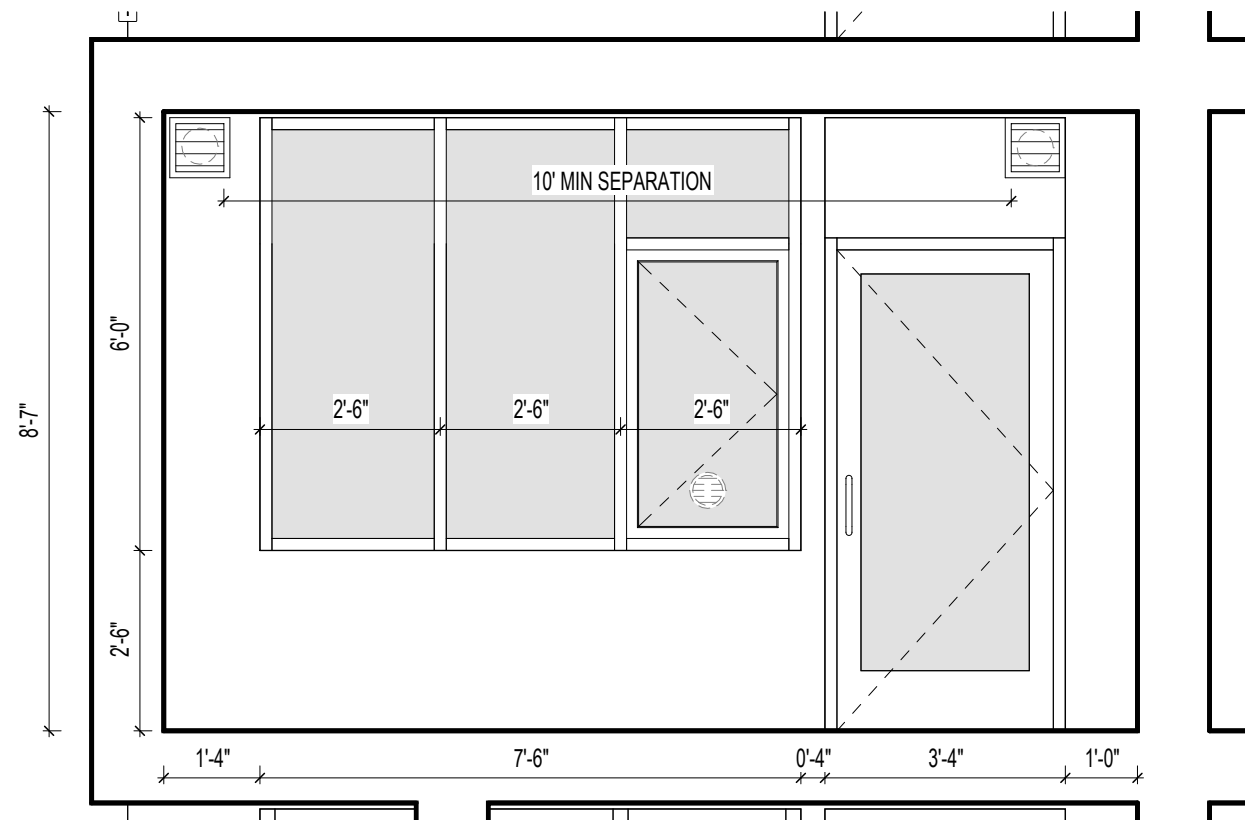
1 TYPICAL BALCONY ENLARGED PLAN
3/8" = 1'-0"

NORTH-SOUTH UNIT WINDOWS

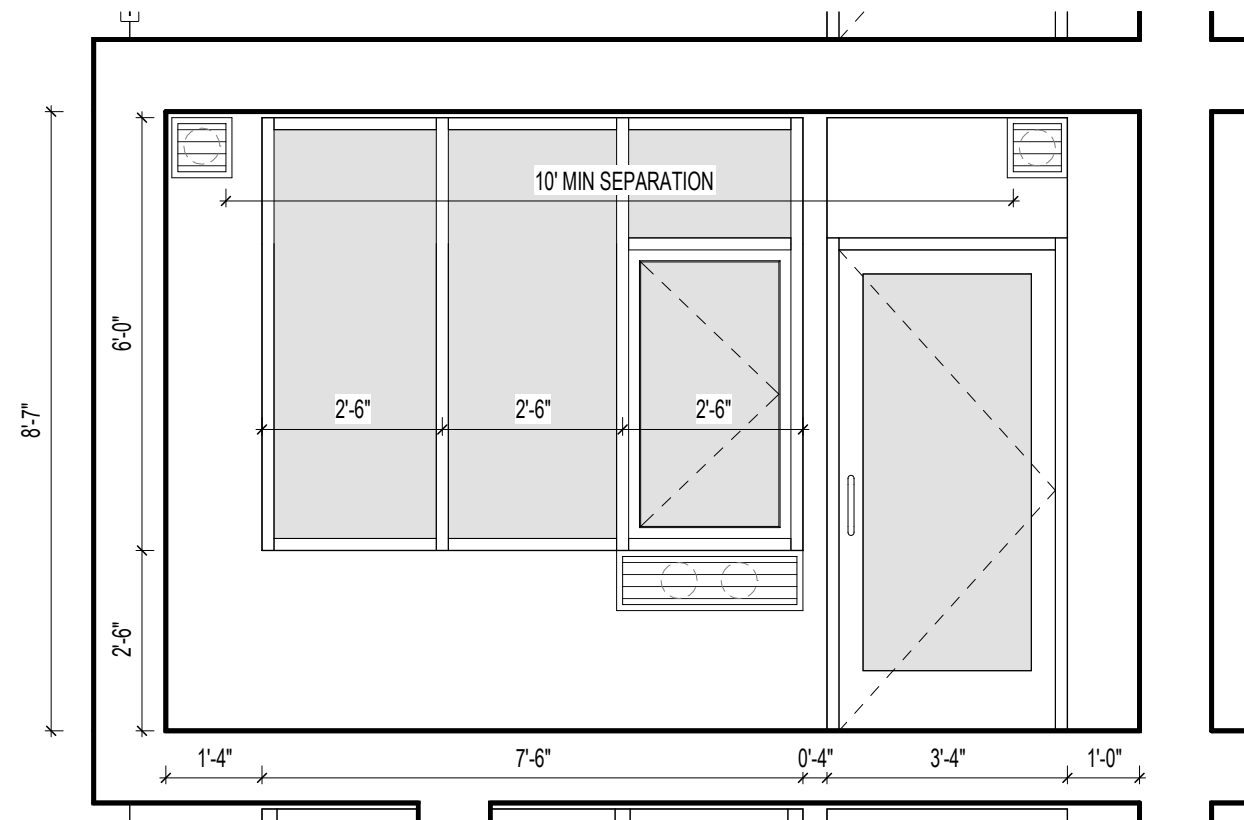


FLOOR PLAN LEVEL 3 - C.4
TYP. FLOOR PLAN LEVELS 4-10 - C.5
FLOOR PLAN LEVEL 11 - C.6





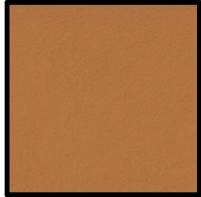
2 TYPICAL NORTH / SOUTH UNIT ALTERNATE 2 - ELEVATION
PORTABLE AC UNIT W/ INTEGRATED PORT
3/8" = 1'-0"



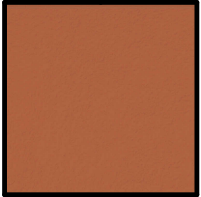
1 TYPICAL NORTH / SOUTH UNIT ALTERNATE 1 - ELEVATION
PTAC W/ ARCHITECTURAL GRILLE
3/8" = 1'-0"



ALTERNATE COLOR SCHEME - SE VIEW



CERACLAD
SMOOTH
ORANGE



CERACLAD
SMOOTH
SAFFRON



CERACLAD
CAST-STRIPE
PEARL



CERACLAD
CAST-STRIPE
PEARL



SW VIEW - NOON



NW VIEW - DUSK

DESIGN REVIEW

COLOR STUDIES



ADDITIONAL COLOR EXPLORATIONS

4/7/22 - DESIGN COMMISSION HEARING

LU 21-108433 DZ – North Argyle Housing

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 TESTIFY |
|------------|-----------|------------------------|----------------------------|--------------|-------|------------------------|---------------------------|----------------|-----------|-----------------|
| Matt | Jackman | matt@shapirodidway.com | 1204 SE Water Ave | Portland | 97214 | YES | YES | FOR | | |
| JOHN | CZARNECKI | JRCA@AOL.COM | 1020 SW TAYLOR ST #234 | PORTLAND | 97205 | YES | NO | N/A | | |
| Kyle | Andersen | Kyle@gbdachitects.com | 7080 SW Canyon Crest drive | Portland | 97225 | YES | NO | N/A | | |
| Doug | Bean | dougb@dougbean.com | PO Box 2519 | Portland | 97208 | YES | NO | N/A | | |
| Jacob | Loeb | Info@montavilla.net | 19 SE 78th Ave | Portland | 97215 | YES | NO | N/A | | |
| Alex | Jensen | ajensen@djcoregon.com | 12865 SE 126th Ave. | Happy Valley | 97086 | YES | N/A | N/A | | |

LU 21-108433 DZ Exh H5