



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: April 4, 2025
To: Kyle Andersen, GBD Architects
From: Benjamin Nielsen, Design & Historic Review Team
503-865-6519, benjamin.nielsen@portlandoregon.gov
Re: EA 25-013501 DA – Sellwood Bluff Multi-Dwelling Residential
Design Advice Request Commission Summary Memo – March 20, 2025

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the March 20, 2025, Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit: <https://efiles.portlandoregon.gov/record/17186942>.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on March 20, 2025. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

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

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

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary.

The Design Commission supports a large housing development at this site. The Design Commission appreciated the constraints on the site and acknowledged that while the scale of the proposed development is not consistent with the patterns in the existing neighborhood, it is within the allowable zoning limits, which are not discretionary.

The Commission's comments focused mainly on helping to successfully integrate such a large development into the site's nearby neighborhood and environment, recommending a more limited approach to the material palette and roof lines and a more substantial and meaningful articulation of the massing without losing any square footage or units.

Commissioners Present. Tina Bue, Brian McCarter (Chair), Chandra Robinson, Zari Santner, Sarah Vaz

Commissioners Absent: Joe Swank (written comments submitted and read by the Chair), Thomas Eldridge

Summary of Comments. Following is a general summary of Commission comments by design tenet and future design guideline approval criteria of the [Portland Citywide Design Guidelines \(PCDG\)](#).

CONTEXT

PCDG 01: Build on context by enhancing the distinctive physical, natural, historic and cultural qualities of the accommodating growth and change.

PCDG 02: Create Positive Relationship with surroundings.

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

- Commissioners acknowledged that they are looking towards the future context of the neighborhood, even if the building is significantly larger than existing development, and they recommended enhancing the gateway at the north, creating great street edges along the east and south frontages of the site, making larger-scale massing shifts or breaks to modulate the length and height of the development, and giving more space to the public realm. The Commissioners and Staff confirmed that the project does not have to lose square footage, nor units, in responding to the design advice.
- The Commission discussed the idea of working within the existing zoning constraints, respecting the neighborhood's block pattern, and breaking up the long wall of the building in one or two places to provide some kind of view through the site.
 - Several commissioners recommended creating two separate buildings with a break near the middle of the proposed building, aligning roughly with SE Harold St, and creating usable open space between them.
 - Building on this idea, commissioners noted that the existing proposal reads as a superblock development at approximately 460 feet (2 blocks) long, and that breaking it into components that make it look like more than one building would be an improvement. Two commissioners also recommended studying shifting dwelling units to the north half of the site and increasing the height in that area to create a tower and a lower podium massing on the south side of the building. They noted the tower would complement and enhance the northern gateway into the neighborhood.
 - Several commissioners also discussed the idea of incorporating more step-downs and step-backs in the massing — creating large-scale modulations and “sculpting the whole

mass of the building” — rather than using material changes on the long, flat façade to better break down the overall scale of the building.

- Commissioners also noted that the development should consider how the proposed building will be viewed from, and engage with, the wildlife refuge and trail below the site and recommended considering how wildlife will respond to the development, asking what materials and colors would work well to serve as a backdrop to the refuge.
 - Some commissioners discussed screening the parking area from the refuge and ensuring that light from the development does not negatively interfere with wildlife in the refuge.
 - Building off the proposed “tree” concept presented by the development team, one commissioner said that adding more balconies would help to establish vertical elements that work with the tree line in the refuge.
- The Commission did not find the proposed material and roofline shifts on the east and south facades and references to European architectural styles to be contextual to the neighborhood.
 - Building on this, one commissioner said the effort to mitigate the length of the building and create a more Sellwood-sized feel to the building, with material and color changes and varying roof lines, was unnecessarily busy and should be simplified. He noted that the western elevations were much calmer and simpler, and that applying a similar approach to the east and south elevations might also help the project’s pro forma.
 - Another cited competing vertical and horizontal elements on the façade and recommended choosing one concept with which to be more rigorous, which may also help the project’s pro forma.
- One commissioner noted that it was appropriate to not propose any retail on the ground floor in this portion of the neighborhood, and the Commission as a whole support the idea of ground floor dwelling units facing SE Milwaukie Ave and SE Ellis St.

PUBLIC REALM

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

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

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

As noted above, the Commission was supportive of the concept for the ground floor dwelling units with individual entries, porches, and landscape buffers.

- One commissioner expressed concern about cantilevering the building over the ground floor setbacks up to the sidewalks along SE Milwaukie Ave and SE Ellis St. He asked if there was instead a way to cantilever the building to the west and provide more space and relief between the building and the public sidewalk. Other commissioners agreed with the concept of providing space in the public realm abutting the site and transferring the overhanging square footage to the rear of the site at the parking area.
- Commissioners appreciated that the parking and other service areas are located off the street frontages and wrapped with residential dwelling units.
- The Commission was supportive of the area near the main entrance providing space to pause, sit, and interact, and they noted that it helped to make the main entrance to the building clear.
 - Commissioners echoed the idea, provided in public comment, of providing an outdoor play area for tenant’s children on the site. One commissioner noted that a landscaped area between the western edge of the building and the bluff edge could be a good

location for this. Another asked if the open spaces around the main entrance to the building could be better used as areas for family recreation than unprogrammed space. Incorporating some of these suggestions might eliminate the need for a Modification to the required common area standard.

- Related to this, commissioners had a mixed response to the proposed “logging raft” space connecting from the lobby courtyard through the building to the parking lot. Commissioners appreciated that the outdoor space was located near the main entrance, but some questioned how comfortable of a space that would be when under full cover and opening directly into the parking garage. Additional study should be given to this space to ensure that it is comfortable and truly useful for tenants and their guests.
- One commissioner encouraged the development team to save existing street trees under the power lines along SE Milwaukie Ave, if possible, noting that any replacement trees would not be allowed to be nearly as tall or have canopies nearly as broad.
- One commissioner asked that, when drawing cross sections that the sections extend through the buildings across the street and down the embankment to better address the context guidelines and *PCDG 04: Design the sidewalk level of buildings to be active and human-scaled.*

QUALITY & PERMANENCE

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

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

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

- Comments related to Quality & Permanence generally worked hand-in-hand with comments related to the overall contextual response. Commissioners did not cite specific issues with proposed materials, and they agreed that the overall concept, material palette and expression of materials, articulation, and related details should be simplified to create a more cohesive design. This simplification should help the project’s pro forma.
- Commissioners appreciated the use of the green roof as both a space for stormwater management and outdoor common area.

POTENTIAL MODIFICATIONS

Zoning Code Section 33.825.040.A, B, & C

- Commissioners expressed no concern regarding a potential Modification to the pedestrian standard requiring a connection from a main entry to the public trail below the bluff.
- The Commission encouraged the development team to find additional areas on the site and/or rooftop to meet the required common area standard, before requesting a Modification.

Exhibit List

- A. Applicant’s Submittals
 1. Initial drawing set
 2. Revised drawing set for the Design Commission
 3. Open space summary

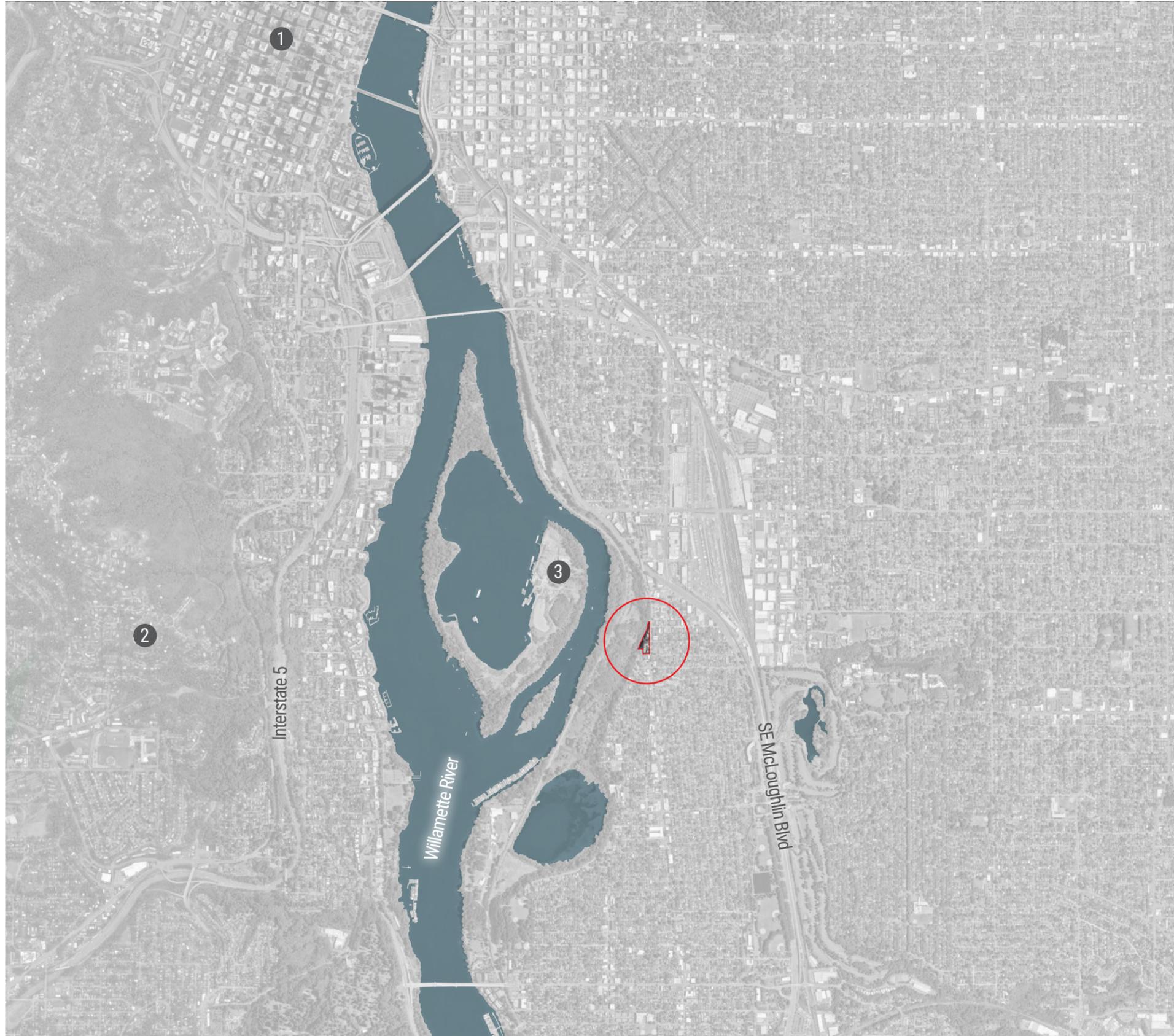
4. Applicant's presentation to the Design Commission
- B. Zoning Map
- C. Drawings
 - 1-38. Revised drawing set as sent to the Design Commission (Exhibit A.3)
- D. Notification
 1. Mailing list
 2. Mailed notice
 3. Posting instructions sent to applicant
 4. Posting notice as sent to applicant
 5. Applicant's statement certifying posting
- E. Service Bureau Comments
 1. PP&D Transportation Review
- F. Public Comments
 1. Susan True, letter with concerns
 2. Lynne Calame, letter with concerns
 3. S.M. Roberts, letter in support
 4. Jenn Lawson, letter with concerns
 5. Nicole Quinn, letter with concerns
 6. Jason Cadman, letter with concerns
 7. Beth Segal, letter with concerns
 8. David Shoellhamer, Sellwood Moreland Improvement League (SMILE) Land Use Committee Chair, and David Dugan, President of SMILE, letter with comments on behalf of neighborhood organization
 9. Tonita Cervantes, letter with concerns
 10. Norton Young, letter with concerns
 11. Andres de Lucca, letter in opposition
 12. Laura Bennett, letter with concerns
 13. Niall Hannan, letter with concerns
 14. Sarah Skog, letter with concerns
 15. List of commenters providing oral comment
- G. Other
 1. Application form
 2. Staff memo to Design Commission 03/14/2025
 3. Staff presentation to Design Commission
 4. Public comments received after the DAR

HIGH STREET RESIDENTIAL - SELLWOOD BLUFF

Design Advice Request / February 14, 2025

CONTEXT/SITE INFORMATION

SITE INFORMATION - ZONING SUMMARY



Address:	515 SE Milwaukie Ave, Portland, OR 97202
Base Zoning:	RM4 - Residential Multi-Dwelling 4
Overlay Zoning:	d - Design, e - River Environmental
Plan District:	None
Neighborhood:	Milwaukie
Total Land Area:	85,197 SF (1.96 acres) <i>*Site area on Portland Maps indicates 93,032 SF</i>
Base FAR @ 6:1	511,182 SF
	<i>*with inclusionary housing bonus</i>
Base Height:	65'-0" / 75'-0"
Parking Sector:	None
Scenic View Corridor:	None

LEGEND

- Site
- Major Water Bodies

- 1 Downtown Portland
- 2 West Hills
- 3 Ross Island

SITE INFORMATION - CONTEXT



LEGEND

- Site
 - Environmental Boundary
 - Recreational Area
 - Major Water Bodies
- 1 Oaks Amusement Park
 - 2 Oaks Bottom Wildlife Refuge
 - 3 Westmoreland Park
 - 4 Reed College
 - 5 Aladdin Theater
 - 6 Westmoreland
 - 7 Llewellyn Elementary School
 - 8 Sellwood Main Street
 - 9 Eastmoreland Golf Course
 - 10 Oaks Bottom Wildlife Refuge
 - 11 Oaks Bottom North Trailhead
 - 12 Ross Island
 - 13 East Island
 - 14 TriMet Bus Stop
 - 15 Max Station



SITE INFORMATION - SITE IN CONTEXT



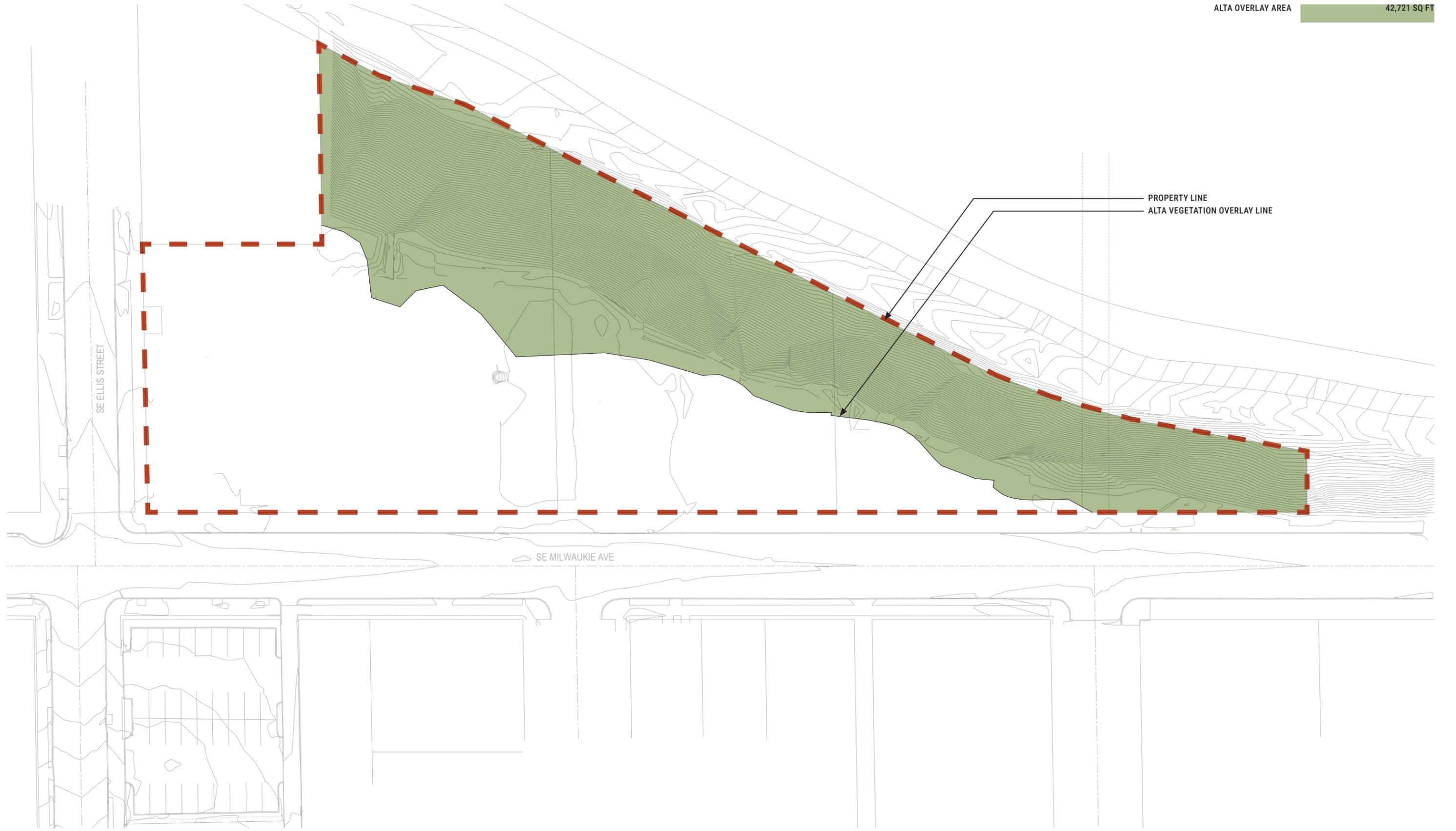
SITE INFORMATION - EXISTING CONDITIONS



SITE PLAN - ALTA OVERLAY LINE

* AREAS CALCULATED WITHIN PROPERTY LINE ONLY

ALTA OVERLAY AREA **42,721 SQ FT**



SITE PLAN - OUTDOOR AREA DIAGRAM AT GRADE

* DOES NOT INCLUDE ANTICIPATED UNIT BALCONIES CONTRIBUTING TO OUTDOOR AREA
* AREAS CALCULATED WITHIN PROPERTY LINE ONLY



OUTDOOR AREA + COMMON OUTDOOR AREA MEETING 20'-0" IN ALL DIRECTIONS, 500 SQ FT MINIMUM, WITHIN 20'-0" OF ENTRY

612 SQ FT

AREA WITHIN VEGETATION OVERLAY

4,711 SQ FT

LANDSCAPING NOT MEETING OUTDOOR COMMON AREA REQUIREMENTS

TOTAL: 20,576 SQ FT

REQUIRED (48 SF X 246 UNITS): 11,808 SQ FT



SITE PLAN - OUTDOOR AREA + ZONING DIAGRAM AT ROOF



* DOES NOT INCLUDE ANTICIPATED UNIT BALCONIES CONTRIBUTING TO OUTDOOR AREA
* AREAS CALCULATED WITHIN PROPERTY LINE ONLY

OUTDOOR AREA + COMMON OUTDOOR AREA MEETING 20'-0" IN ALL DIRECTIONS, 500 SQ FT MINIMUM, WITHIN 20'-0" OF ENTRY

19,964 SQ FT

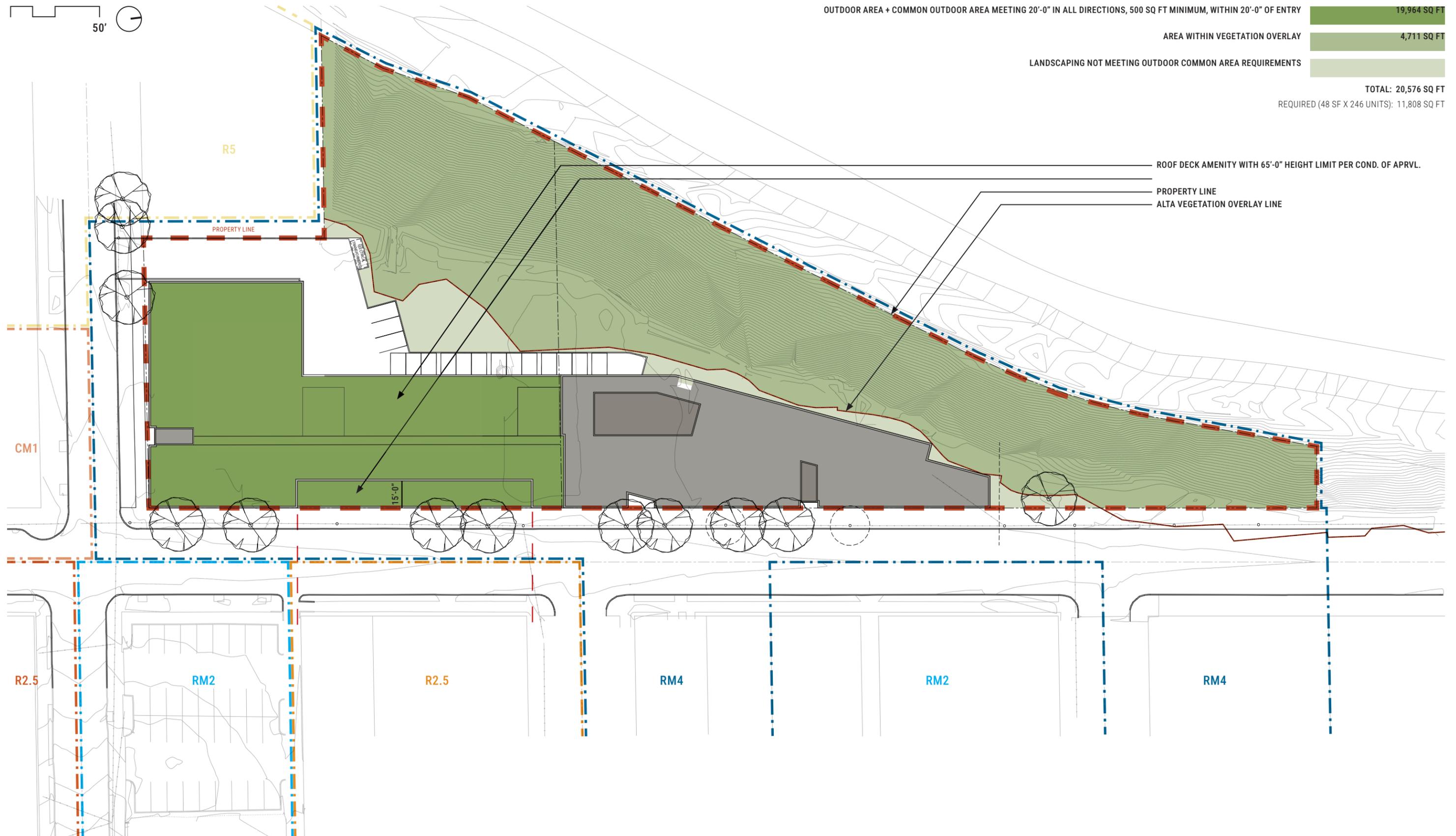
AREA WITHIN VEGETATION OVERLAY

4,711 SQ FT

LANDSCAPING NOT MEETING OUTDOOR COMMON AREA REQUIREMENTS

TOTAL: 20,576 SQ FT

REQUIRED (48 SF X 246 UNITS): 11,808 SQ FT



ROOF DECK AMENITY WITH 65'-0" HEIGHT LIMIT PER COND. OF APRVL.

PROPERTY LINE

ALTA VEGETATION OVERLAY LINE

CM1

R5

PROPERTY LINE

15'-0"

R2.5

RM2

R2.5

RM4

RM2

RM4

BUILDING CONFIGURATION

OPTION A - LEVEL 1 SURFACE + MECHANIZED PARKING - AT GRADE

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L01

GROSS	17,779 SF
NET	12,085 SF
EFFICIENCY	68.0%

TOTAL UNITS/FL 15

STUDIO -

1-BED 8

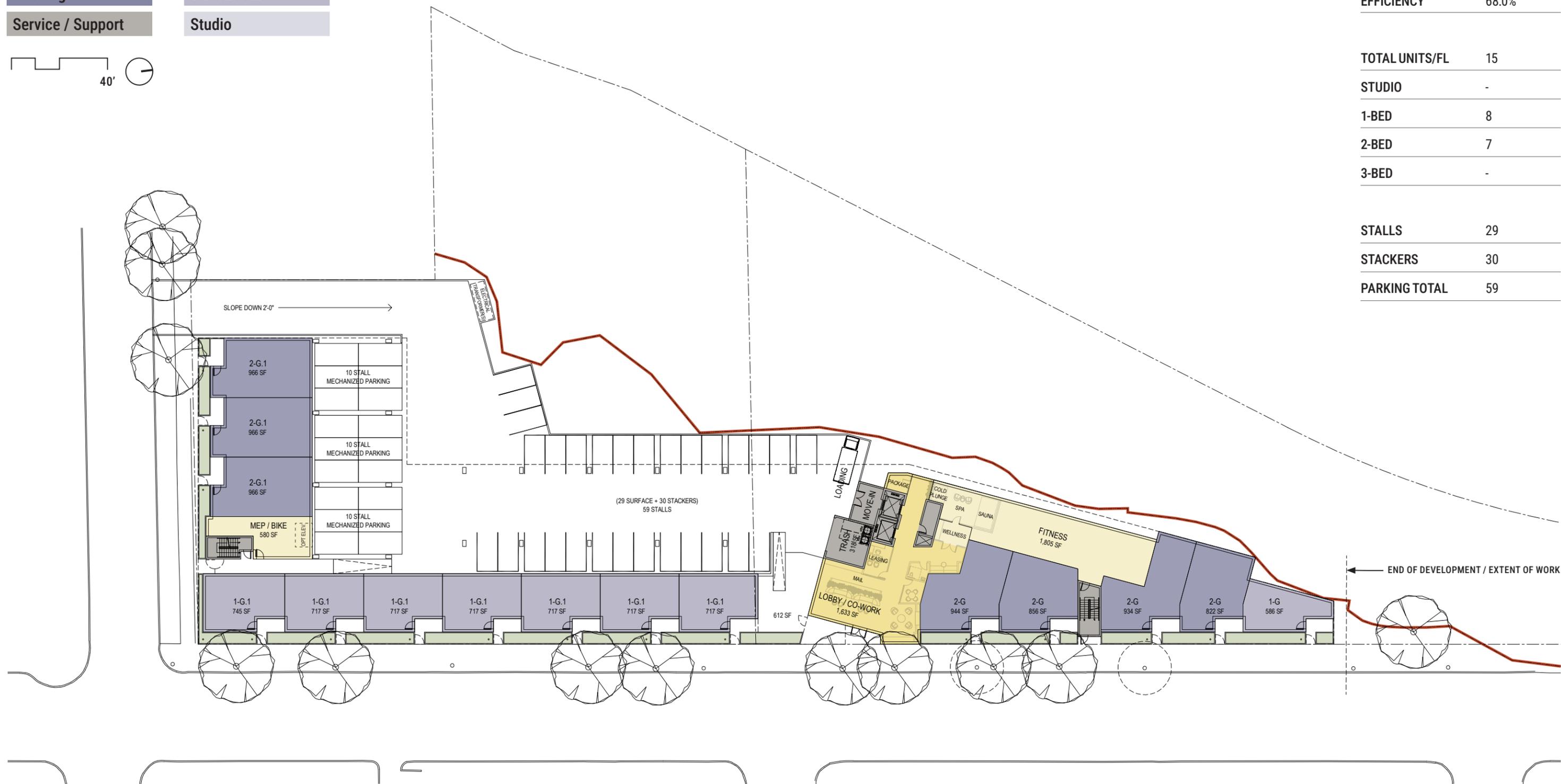
2-BED 7

3-BED -

STALLS 29

STACKERS 30

PARKING TOTAL 59



OPTION A - LEVEL 2-4

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L02-04

GROSS	34,537 SF
NET	29,682 SF
EFFICIENCY	85.9%

TOTAL UNITS/FL	45
STUDIO	11
1-BED	24
2-BED	9
3-BED	1



OPTION A - LEVEL 5

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L05

GROSS	32,587 SF
NET	27,732 SF
EFFICIENCY	85.1%

TOTAL UNITS/FL	41
STUDIO	7
1-BED	24
2-BED	9
3-BED	1



OPTION A - LEVEL 6

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L06

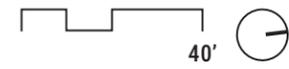
GROSS	32,587 SF
NET	27,732 SF
EFFICIENCY	85.1%

TOTAL UNITS/FL	41
STUDIO	7
1-BED	24
2-BED	9
3-BED	1



OPTION A - LEVEL 7

LEGEND	UNIT TYPES
Landscape	3-Bedroom
Lobby / Amenity	2-Bedroom
Housing	1-Bedroom
Service / Support	Studio

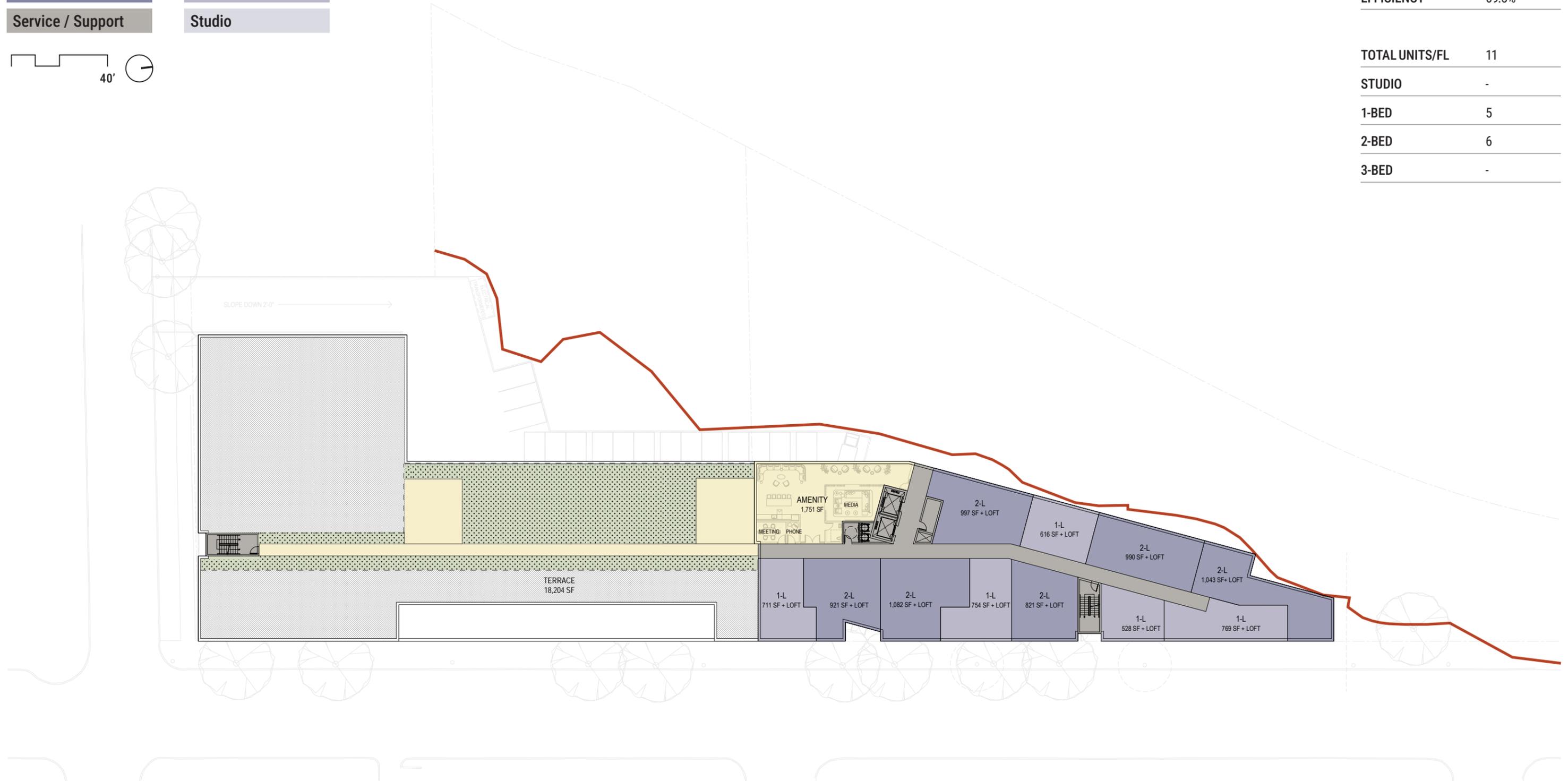


* DOES NOT INCLUDE LOFT AREAS

FIGURES L07

GROSS	13,287 SF
NET	9,233 SF
EFFICIENCY	69.5%

TOTAL UNITS/FL	11
STUDIO	-
1-BED	5
2-BED	6
3-BED	-



PROGRAM - SUMMARY

L07



L06



L05



L02-04



L01



5/2 FULL/HALF EXISTING OVERLAY along BLUFF

* DOES NOT INCLUDE LOFT AREAS

FIGURES SUMMARY

GROSS	199,855 SF
NET	165,828 SF
EFFICIENCY	83.0%

TOTAL UNITS	243
22% STUDIO	47 19%
57% 1-BED	133 55%
19% 2-BED	58 24%
2% 3-BED	5 2%
SQFT/UNIT	682 SF

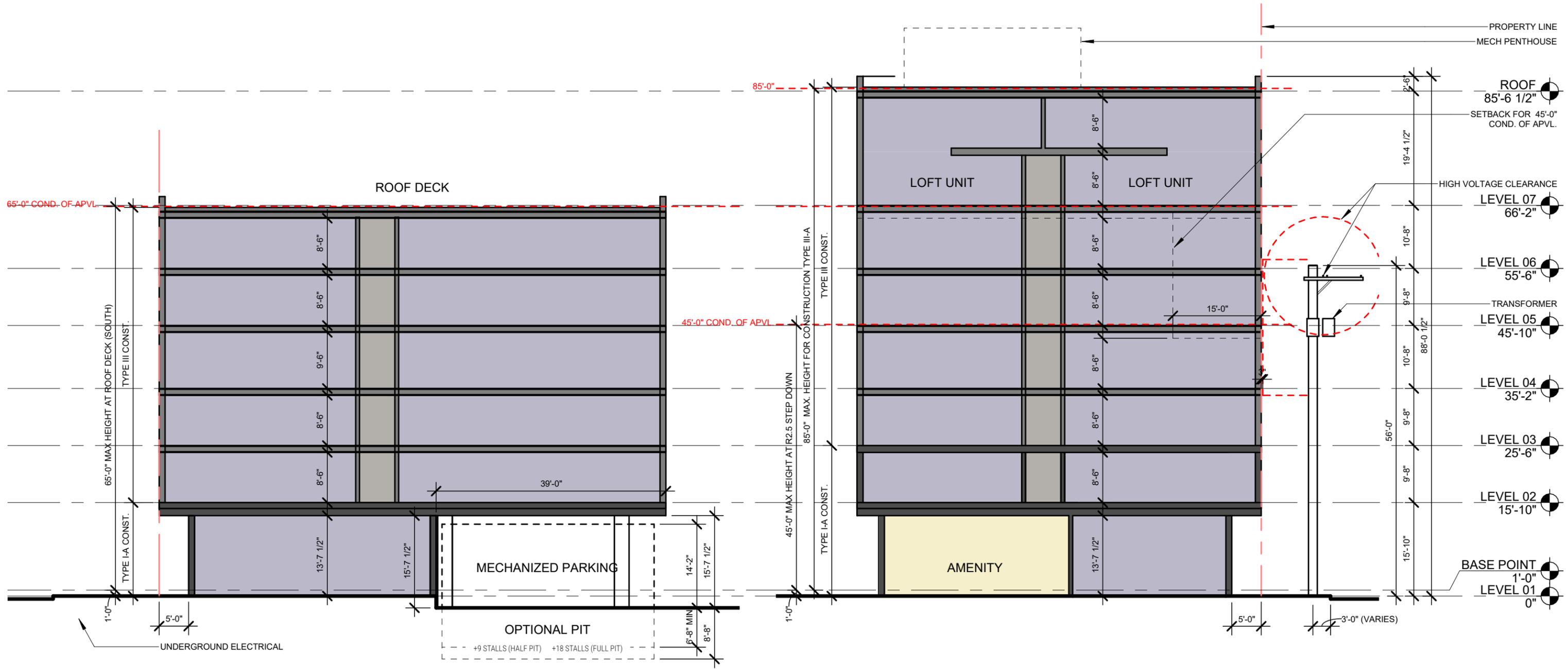
STALLS	29
STACKERS	30
PARKING TOTAL	59+36 = 95
RATIO	.39/UNIT

UNIT SUMMARY - A 02.05.2025

		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL	TOTAL SF	AVERAGE SF
STUDIO	S-A		9	9	9	5	5		37	18,241	493
STUDIO (MICRO)	S-M		2	2	2	2	2		10	3,911	391
1-BED	1-A								0	0	0
1-BED	1-B		2	2	2	2	2		10	6,160	616
1-BED	1-C					4	4		8	4,940	618
1-BED	1-F		11	11	11	7	7		47	28,764	612
1-BED (AT GRADE)	1-G	1							1	586	586
1-BED (AT GRADE)	1-G.1	7							7	5,045	721
1-BED	1-N.1		4	4	4	4	4		20	11,070	554
1-BED	1-N.2		3	3	3	3	3		15	10,057	670
1-BED	1		4	4	4	4	4		20	13,404	670
1-BED (LOFT)	1-L							5	5	3,380	676
2-BED	2		9	9	9	9	9		45	41,989	933
2-BED (AT GRADE)	2-G	4							4	3,557	889
2-BED (AT GRADE)	2-G.1	3							3	2,897	966
2-BED (LOFT)	2-L							6	6	5,853	976
3-BED	3		1	1	1	1	1		5	5,976	1,195

FIGURES	L01	FIGURES	L02-04	FIGURES	L05	FIGURES	L06	FIGURES	L07
GROSS	17,779 SF	GROSS	34,537 SF	GROSS	32,587 SF	GROSS	32,587 SF	GROSS	13,287 SF
NET	12,085 SF	NET	29,682 SF	NET	27,732 SF	NET	27,732 SF	NET	* 9,233 SF
EFFICIENCY	68.0%	EFFICIENCY	85.9%	EFFICIENCY	85.1%	EFFICIENCY	85.1%	EFFICIENCY	69.5%
TOTAL UNITS/FL	15	TOTAL UNITS/FL	45	TOTAL UNITS/FL	41	TOTAL UNITS/FL	41	TOTAL UNITS/FL	11
STUDIO	-	STUDIO	11	STUDIO	7	STUDIO	7	STUDIO	-
1-BED	8	1-BED	24	1-BED	24	1-BED	24	1-BED	5
2-BED	7	2-BED	9	2-BED	9	2-BED	9	2-BED	6
3-BED	-	3-BED	1	3-BED	1	3-BED	1	3-BED	-

BUILDING SECTIONS



2 NS BUILDING SECTION

1/16" = 1'-0"

1 EW BUILDING SECTION

1/16" = 1'-0"

CONCEPT - EXTERIOR DESIGN



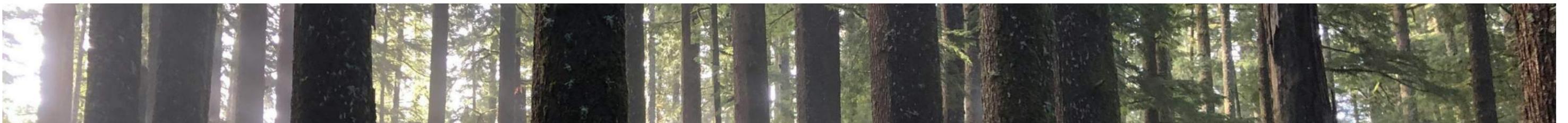
EAST EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN



WEST EXTERIOR ELEVATION



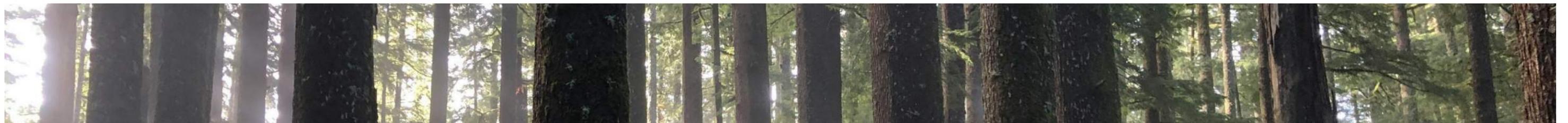
CONCEPT - EXTERIOR DESIGN



NORTH EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN / MATERIALITY BASIS OF DESIGN

1



35,209 SF

2



34,133 SF

3



4,708 SF

4



13,915 SF



CONCEPT - EXTERIOR DESIGN WITH L07 LOFT UNITS



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



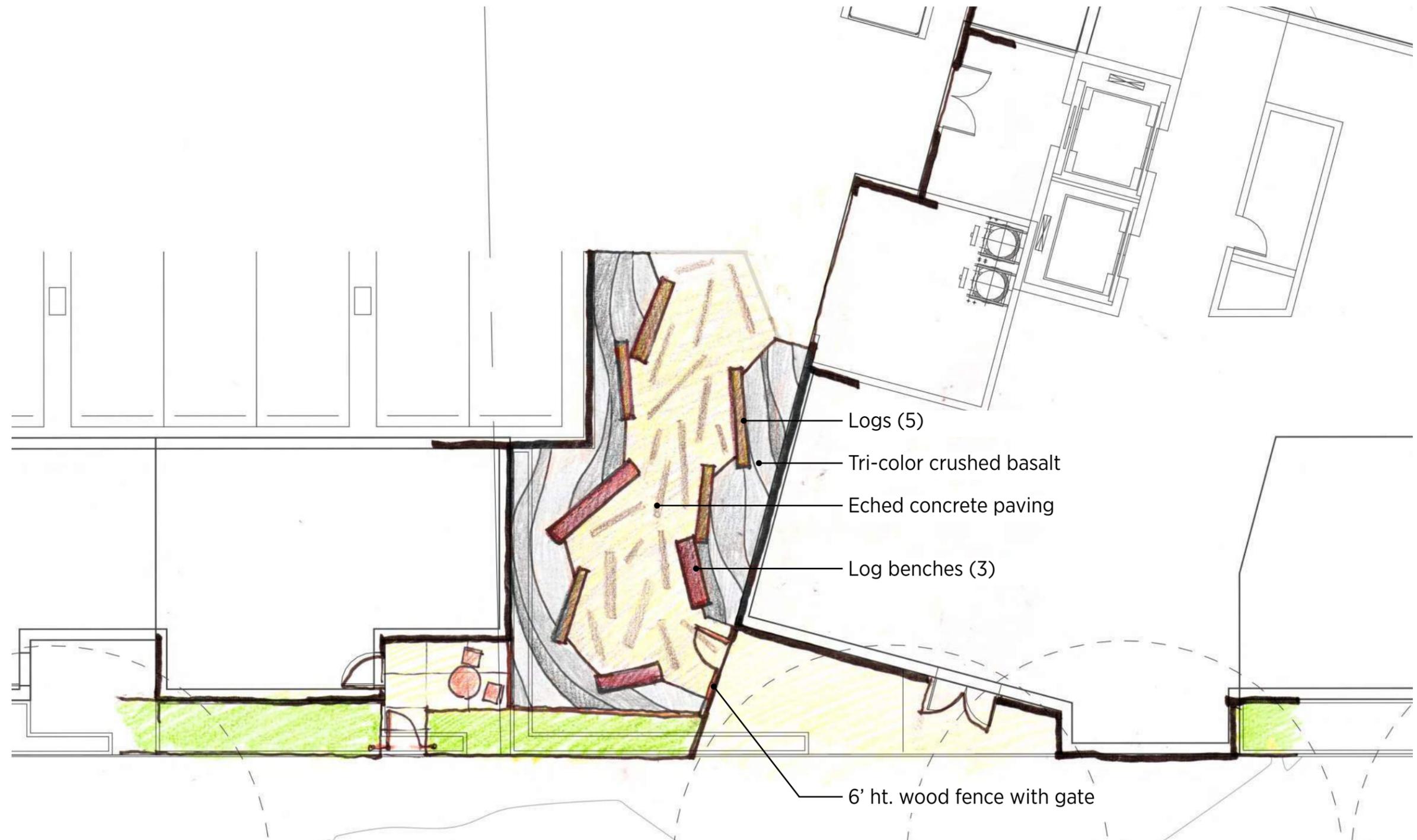
VIEW FROM NORTHEAST

LANDSCAPE

INSPIRATION - A RIVER STORY



FRONT ENTRANCE - LOGGING RAFT



FRONT ENTRANCE - MATERIAL INSPIRATION



Wood fence



Log bench

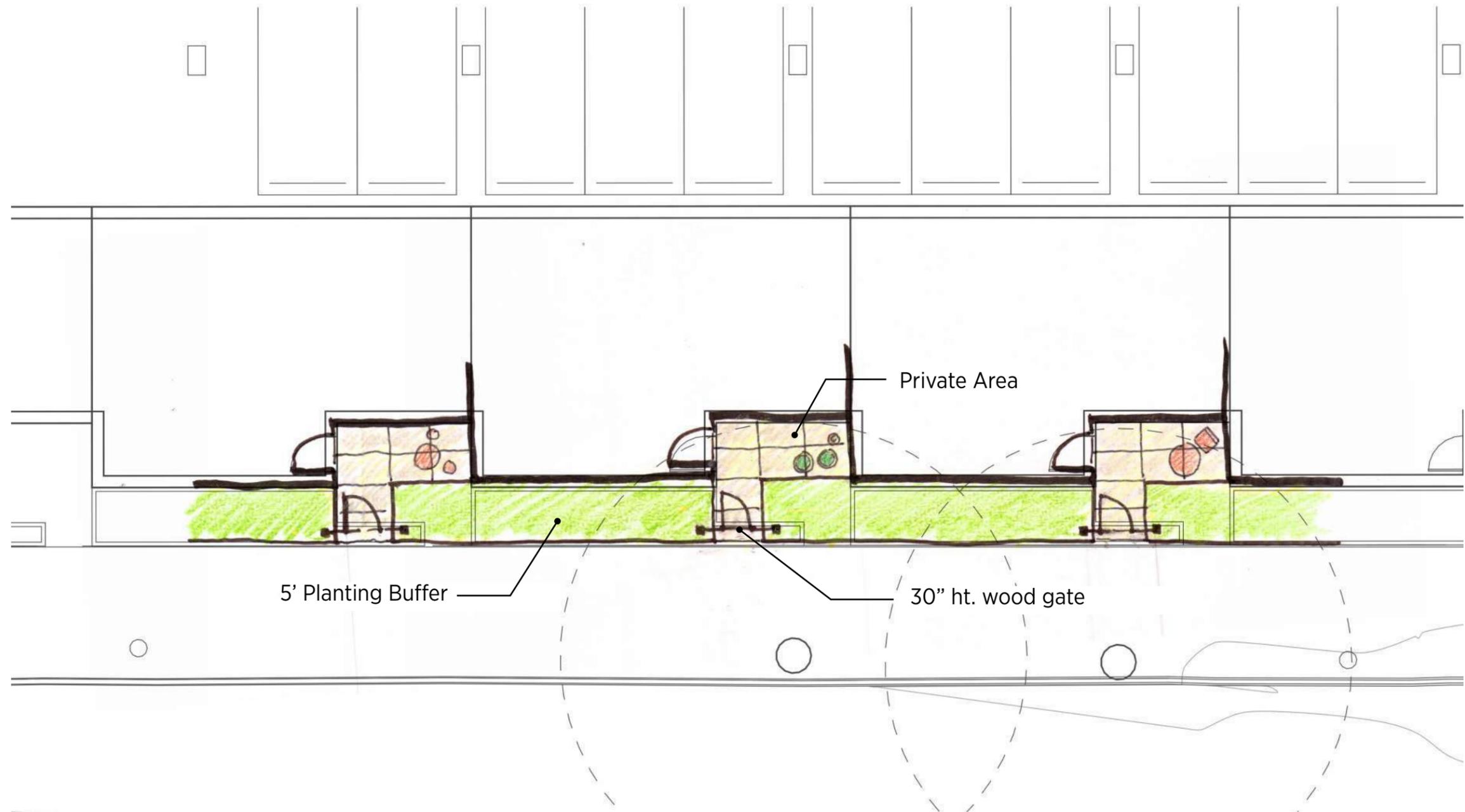


Etched concrete paving



Crushed basalt

UNIT ENTRANCE - TYPICAL PLAN



FRONT ENTRANCE - MATERIAL INSPIRATION



Wood gate



Furnishing

SITE - PLAN

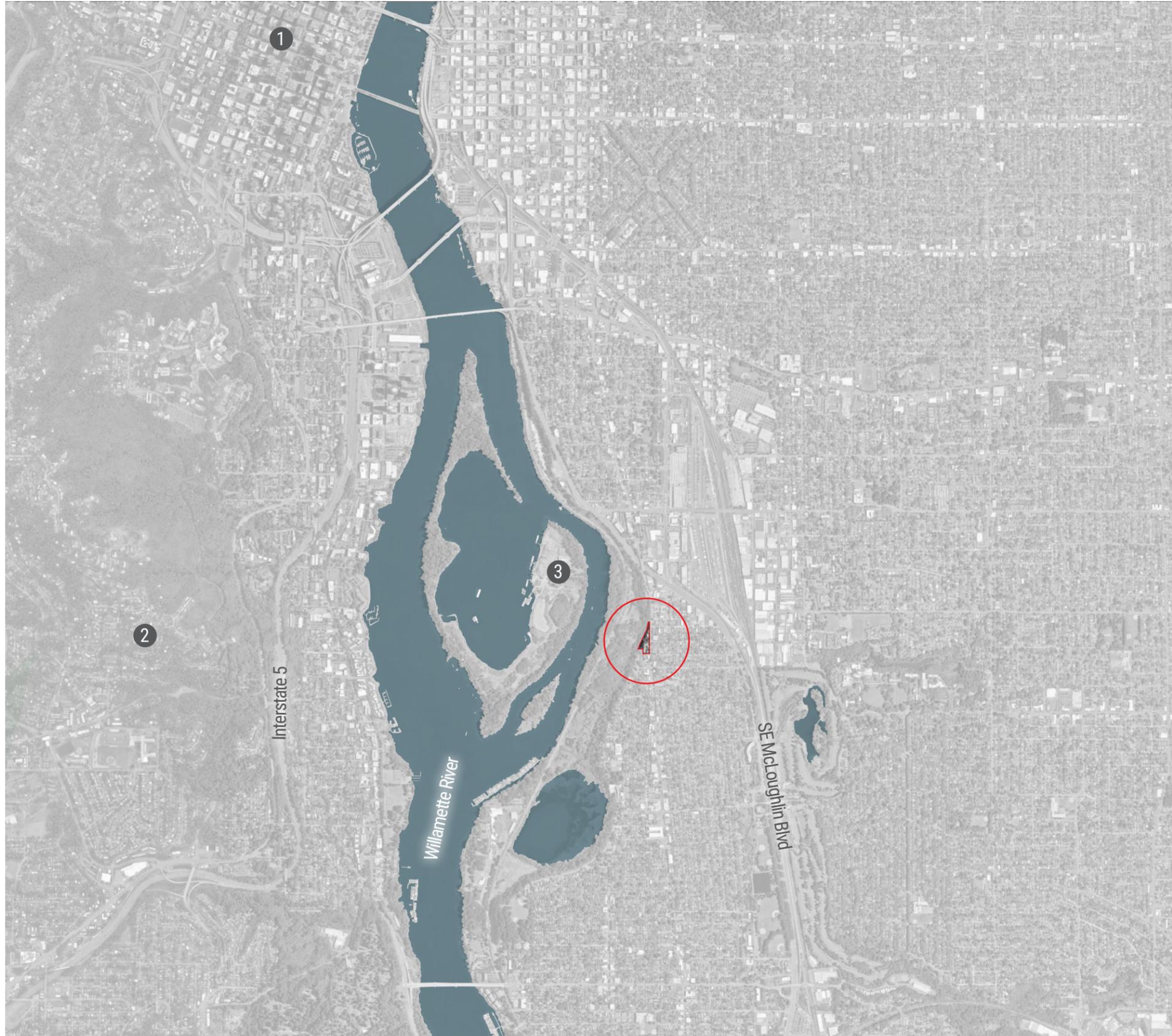


HIGH STREET RESIDENTIAL - SELLWOOD BLUFF

Design Advice Request / February 14, 2025

CONTEXT/SITE INFORMATION

SITE INFORMATION - ZONING SUMMARY



Address:	515 SE Milwaukie Ave, Portland, OR 97202
Base Zoning:	RM4 - Residential Multi-Dwelling 4
Overlay Zoning:	d - Design, e - River Environmental
Plan District:	None
Neighborhood:	Milwaukie
Total Land Area:	85,197 SF (1.96 acres) *Site area on Portland Maps indicates 93,032 SF
Base FAR @ 6:1	511,182 SF
	*with inclusionary housing bonus
Base Height:	65'-0" / 75'-0"
Parking Sector:	None
Scenic View Corridor:	None

LEGEND

- Site
- Major Water Bodies

- 1 Downtown Portland
- 2 West Hills
- 3 Ross Island

SITE INFORMATION - CONTEXT

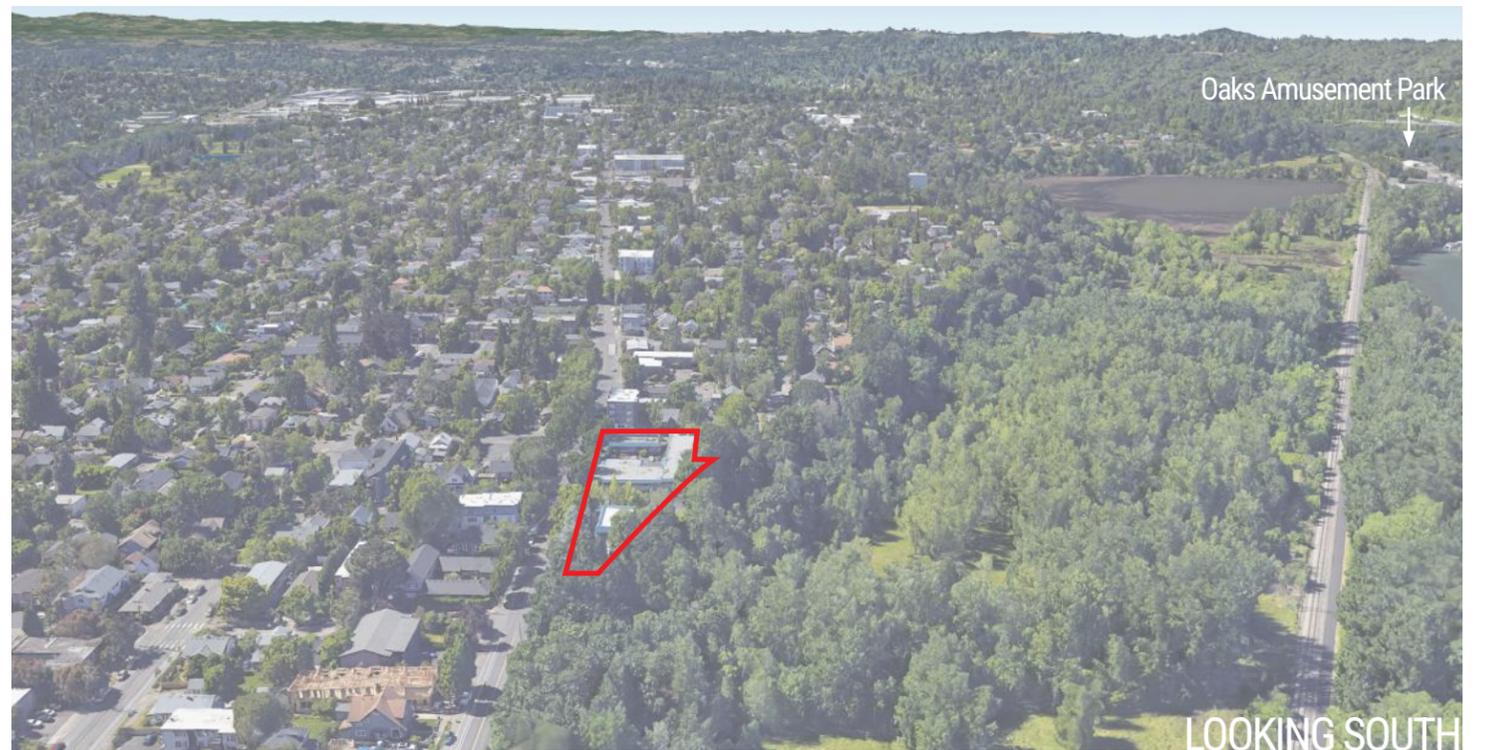


LEGEND

- Site
 - Environmental Boundary
 - Recreational Area
 - Major Water Bodies
- 1 Oaks Amusement Park
 - 2 Oaks Bottom Wildlife Refuge
 - 3 Westmoreland Park
 - 4 Reed College
 - 5 Aladdin Theater
 - 6 Westmoreland
 - 7 Llewellyn Elementary School
 - 8 Sellwood Main Street
 - 9 Eastmoreland Golf Course
 - 10 Oaks Bottom Wildlife Refuge
 - 11 Oaks Bottom North Trailhead
 - 12 Ross Island
 - 13 East Island
 - 14 TriMet Bus Stop
 - 15 Max Station



SITE INFORMATION - SITE IN CONTEXT



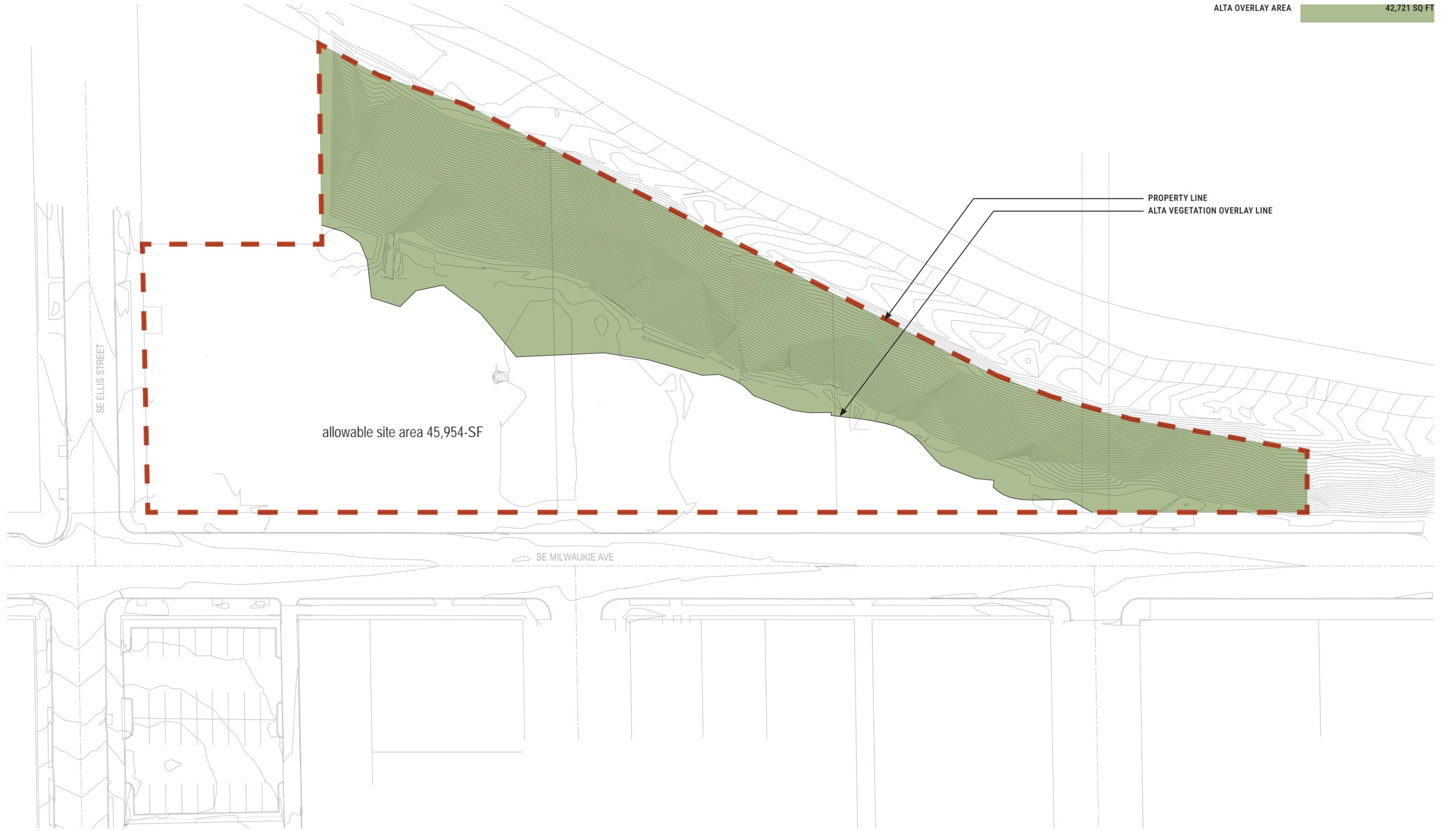
SITE INFORMATION - EXISTING CONDITIONS



SITE PLAN - ALTA OVERLAY LINE

* AREAS CALCULATED WITHIN PROPERTY LINE ONLY

ALTA OVERLAY AREA **42,721 SQ FT**



SUPPLEMENTAL DIAGRAMS OUTDOOR / COMMON SPACE

SITE PLAN - OUTDOOR AREA DIAGRAM AT GRADE

* DOES NOT INCLUDE ANTICIPATED UNIT BALCONIES CONTRIBUTING TO OUTDOOR AREA
* AREAS CALCULATED WITHIN PROPERTY LINE ONLY



OUTDOOR AREA + COMMON OUTDOOR AREA MEETING 20'-0" IN ALL DIRECTIONS, 500 SQ FT MINIMUM, WITHIN 20'-0" OF ENTRY

612 SQ FT

AREA WITHIN VEGETATION OVERLAY

4,711 SQ FT

LANDSCAPING NOT MEETING OUTDOOR COMMON AREA REQUIREMENTS

REQUIRED (48 SF X 243 UNITS): 11,664 SQ FT



SITE PLAN - OUTDOOR AREA + ZONING DIAGRAM AT ROOF

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OUTDOOR AREA + COMMON OUTDOOR AREA MEETING 20'-0" IN ALL DIRECTIONS, 500 SQ FT MINIMUM, WITHIN 20'-0" OF ENTRY

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AREA WITHIN VEGETATION OVERLAY

4,711 SQ FT

LANDSCAPING NOT MEETING OUTDOOR COMMON AREA REQUIREMENTS

REQUIRED (48 SF X 243 UNITS): 11,664 SQ FT



ROOF DECK AMENITY WITH 65'-0" HEIGHT LIMIT PER COND. OF APRVL.

PROPERTY LINE

ALTA VEGETATION OVERLAY LINE

CM1

R5

PROPERTY LINE

838 sf

1,542 sf

1,510 sf

810 sf

15'-0"

R2.5

RM2

R2.5

RM4

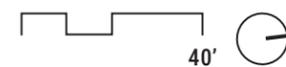
RM2

RM4

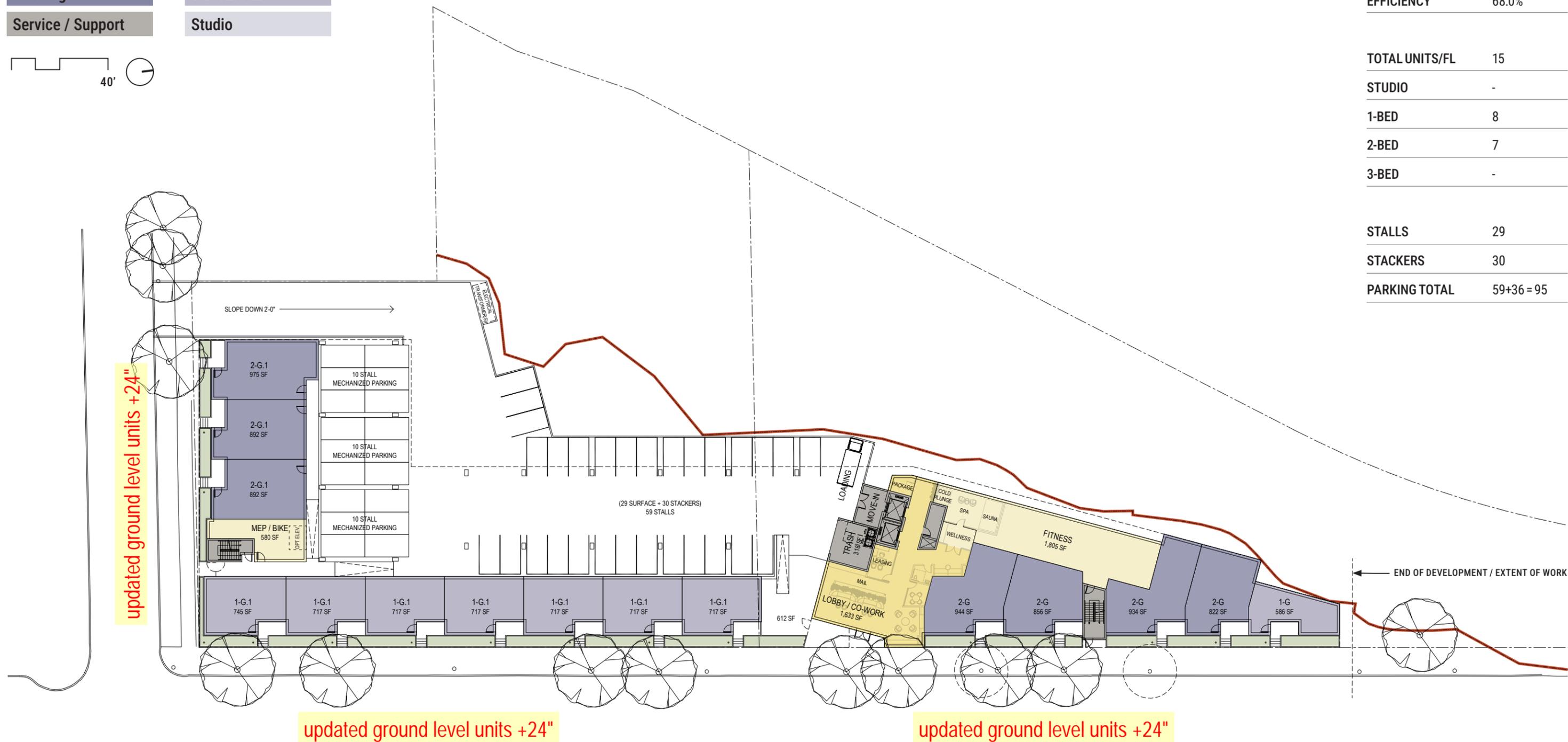
BUILDING CONFIGURATION

OPTION A - LEVEL 1 SURFACE + MECHANIZED PARKING - AT GRADE

LEGEND	UNIT TYPES
Landscape	3-Bedroom
Lobby / Amenity	2-Bedroom
Housing	1-Bedroom
Service / Support	Studio



FIGURES	L01
GROSS	17,779 SF
NET	12,085 SF
EFFICIENCY	68.0%
<hr/>	
TOTAL UNITS/FL	15
STUDIO	-
1-BED	8
2-BED	7
3-BED	-
<hr/>	
STALLS	29
STACKERS	30
PARKING TOTAL	59+36 = 95



OPTION A - LEVEL 2-4

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

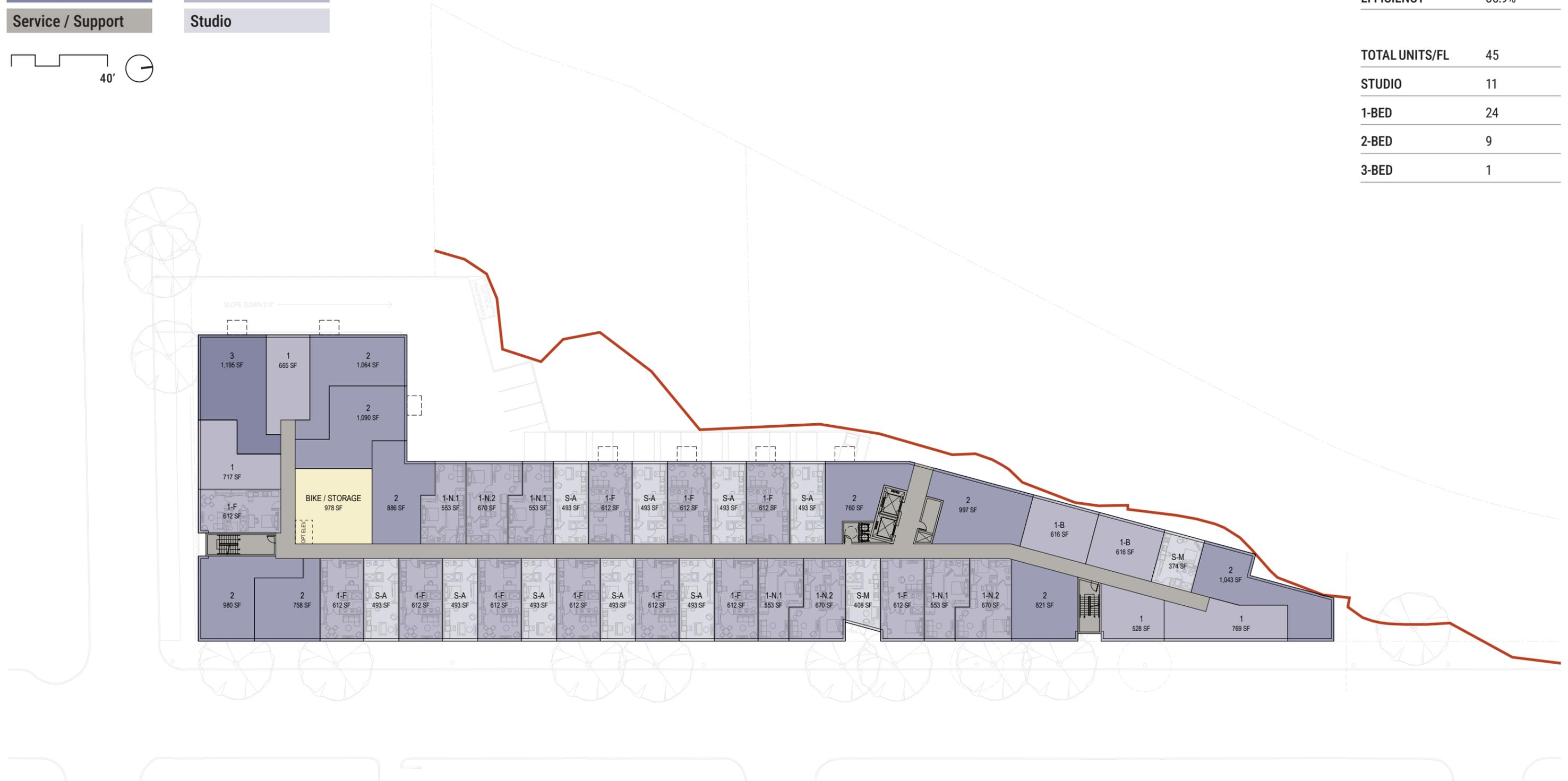
- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L02-04

GROSS	34,537 SF
NET	29,682 SF
EFFICIENCY	85.9%

TOTAL UNITS/FL	45
STUDIO	11
1-BED	24
2-BED	9
3-BED	1



OPTION A - LEVEL 5

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L05

GROSS	32,587 SF
NET	27,732 SF
EFFICIENCY	85.1%

TOTAL UNITS/FL	41
STUDIO	7
1-BED	24
2-BED	9
3-BED	1



OPTION A - LEVEL 6

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L06

GROSS	32,587 SF
NET	27,732 SF
EFFICIENCY	85.1%

TOTAL UNITS/FL	41
STUDIO	7
1-BED	24
2-BED	9
3-BED	1



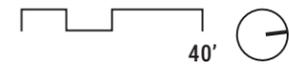
OPTION A - LEVEL 7

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



* DOES NOT INCLUDE LOFT AREAS

FIGURES L07

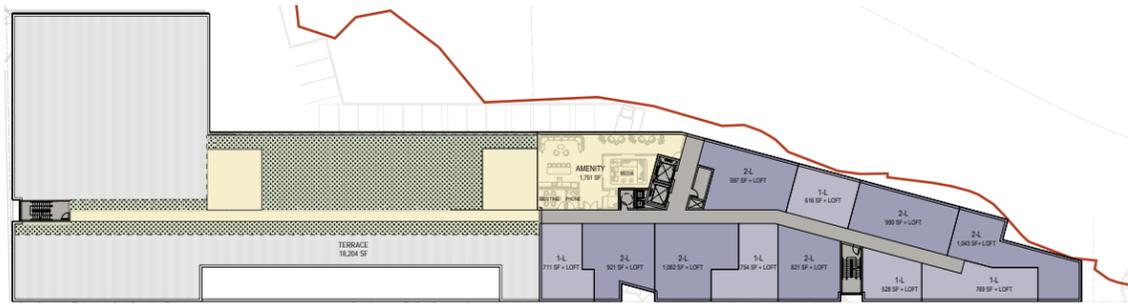
GROSS	13,287 SF
NET	9,233 SF
EFFICIENCY	69.5%

TOTAL UNITS/FL	11
STUDIO	-
1-BED	5
2-BED	6
3-BED	-



PROGRAM - SUMMARY

L07



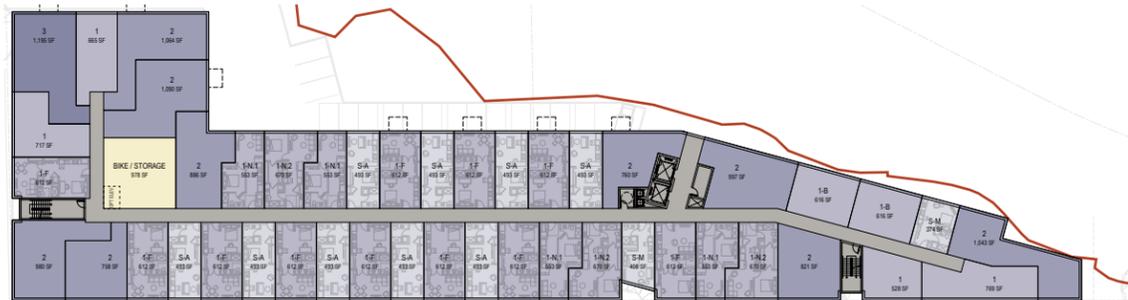
L06



L05



L02-04



L01



5/2 FULL/HALF EXISTING OVERLAY along BLUFF

* DOES NOT INCLUDE LOFT AREAS

FIGURES SUMMARY

GROSS	199,855 SF
NET	165,828 SF
EFFICIENCY	83.0%

TARGET

TOTAL UNITS	243
22% STUDIO	47 19%
57% 1-BED	133 55%
19% 2-BED	58 24%
2% 3-BED	5 2%
SQFT/UNIT	682 SF

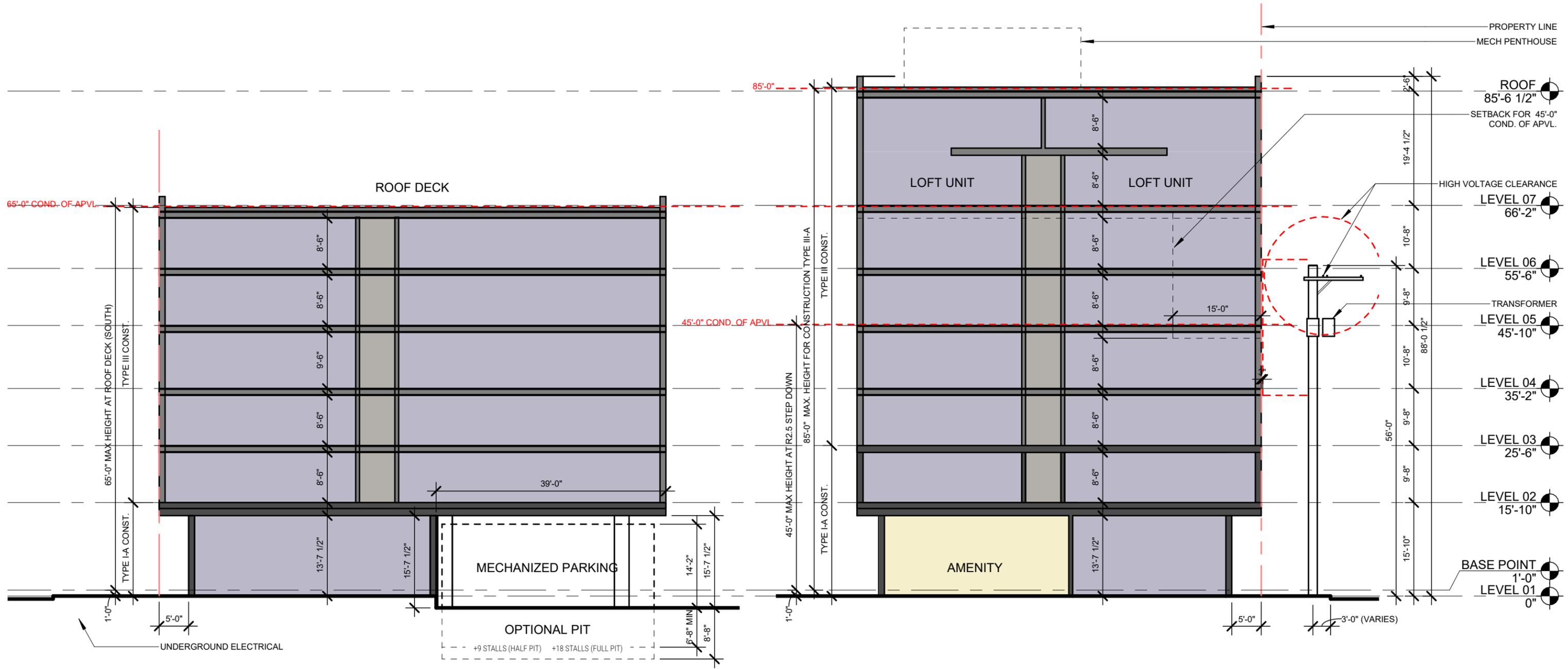
STALLS	29
STACKERS	30
PARKING TOTAL	59+36 = 95
RATIO	.39/UNIT

UNIT SUMMARY - A 02.05.2025

		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL	TOTAL SF	AVERAGE SF
STUDIO	S-A		9	9	9	5	5		37	18,241	493
STUDIO (MICRO)	S-M		2	2	2	2	2		10	3,911	391
1-BED	1-A								0	0	0
1-BED	1-B		2	2	2	2	2		10	6,160	616
1-BED	1-C					4	4		8	4,940	618
1-BED	1-F		11	11	11	7	7		47	28,764	612
1-BED (AT GRADE)	1-G	1							1	586	586
1-BED (AT GRADE)	1-G.1	7							7	5,045	721
1-BED	1-N.1		4	4	4	4	4		20	11,070	554
1-BED	1-N.2		3	3	3	3	3		15	10,057	670
1-BED	1		4	4	4	4	4		20	13,404	670
1-BED (LOFT)	1-L							5	5	3,380	676
2-BED	2		9	9	9	9	9		45	41,989	933
2-BED (AT GRADE)	2-G	4							4	3,557	889
2-BED (AT GRADE)	2-G.1	3							3	2,897	966
2-BED (LOFT)	2-L							6	6	5,853	976
3-BED	3		1	1	1	1	1		5	5,976	1,195

FIGURES	L01	FIGURES	L02-04	FIGURES	L05	FIGURES	L06	FIGURES	L07
GROSS	17,779 SF	GROSS	34,537 SF	GROSS	32,587 SF	GROSS	32,587 SF	GROSS	13,287 SF
NET	12,085 SF	NET	29,682 SF	NET	27,732 SF	NET	27,732 SF	NET	* 9,233 SF
EFFICIENCY	68.0%	EFFICIENCY	85.9%	EFFICIENCY	85.1%	EFFICIENCY	85.1%	EFFICIENCY	69.5%
TOTAL UNITS/FL	15	TOTAL UNITS/FL	45	TOTAL UNITS/FL	41	TOTAL UNITS/FL	41	TOTAL UNITS/FL	11
STUDIO	-	STUDIO	11	STUDIO	7	STUDIO	7	STUDIO	-
1-BED	8	1-BED	24	1-BED	24	1-BED	24	1-BED	5
2-BED	7	2-BED	9	2-BED	9	2-BED	9	2-BED	6
3-BED	-	3-BED	1	3-BED	1	3-BED	1	3-BED	-

BUILDING SECTIONS



CONCEPT - EXTERIOR DESIGN



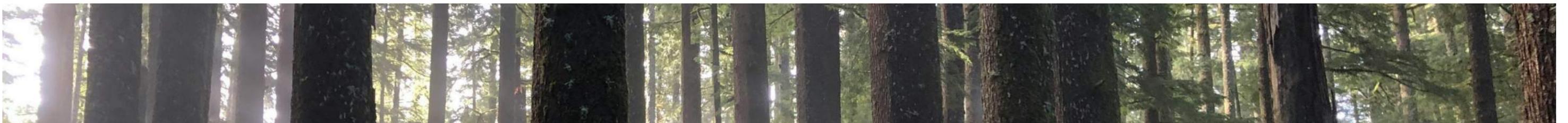
EAST EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN



WEST EXTERIOR ELEVATION



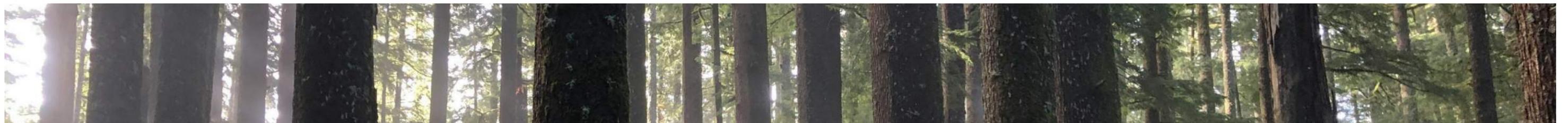
CONCEPT - EXTERIOR DESIGN



NORTH EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN / MATERIALITY BASIS OF DESIGN

1



35,209 SF

2



34,133 SF

3



4,708 SF

4



13,915 SF



CONCEPT - EXTERIOR DESIGN WITH L07 LOFT UNITS



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



VIEW FROM NORTHEAST

SUPPLEMENTAL DIAGRAMS MASSING - BREAKING DOWN

CONCEPT - EXTERIOR DESIGN



EAST EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN

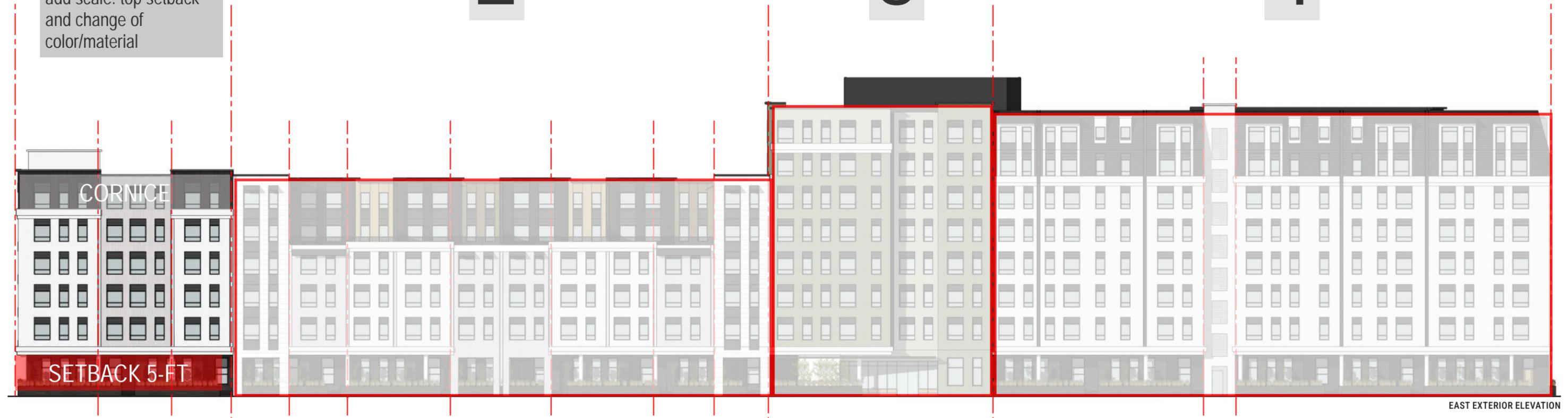
1

setbacks wrap corner, cornice line is broken to add scale. top setback and change of color/material

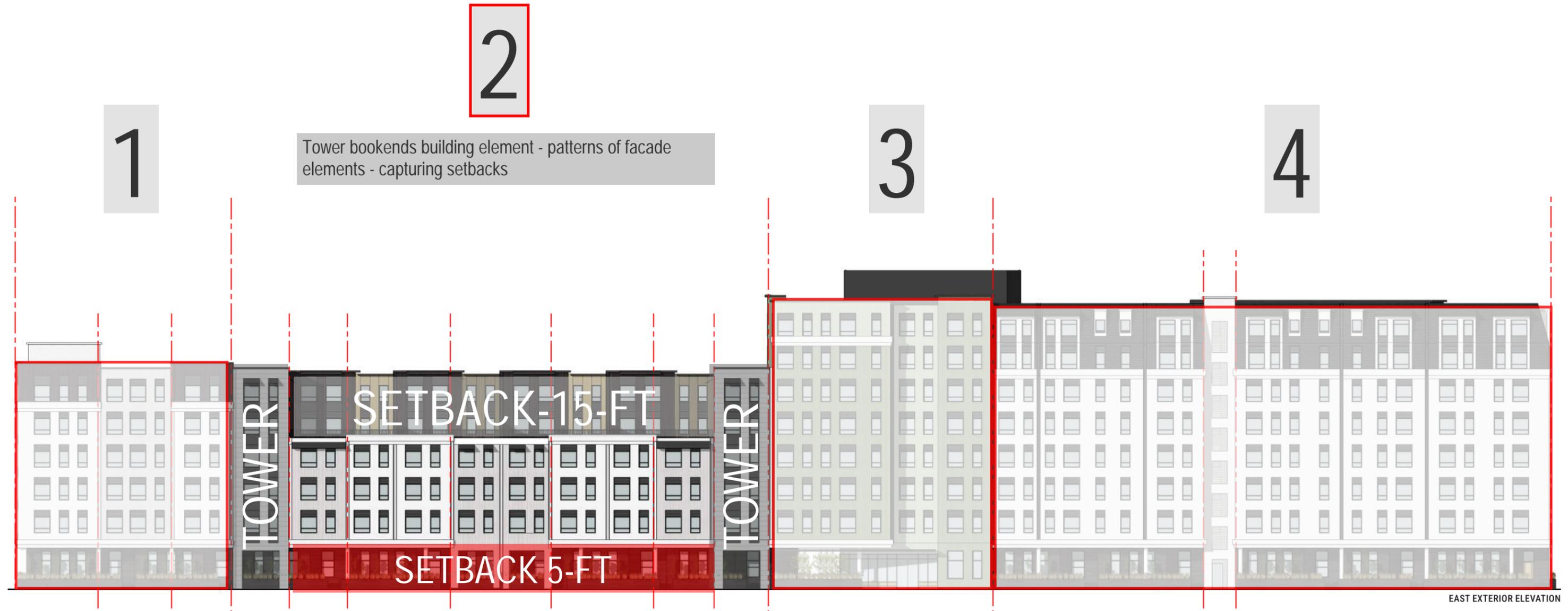
2

3

4



CONCEPT - EXTERIOR DESIGN



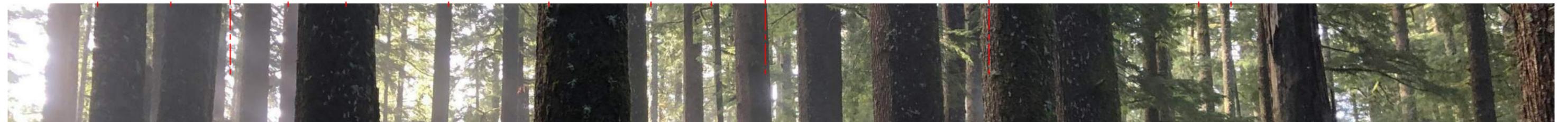
EAST EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN



CONCEPT - EXTERIOR DESIGN

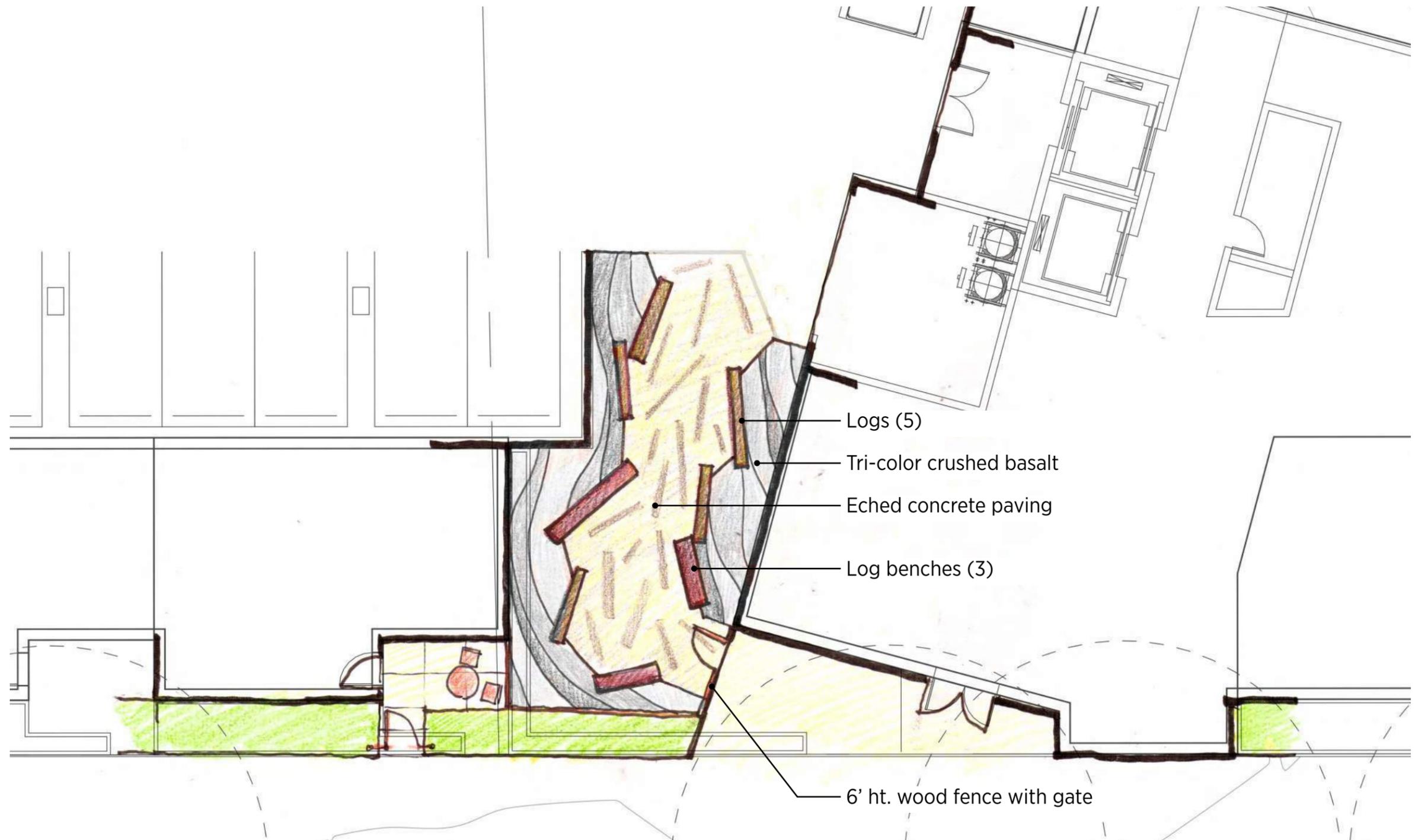


LANDSCAPE

INSPIRATION - A RIVER STORY



FRONT ENTRANCE - LOGGING RAFT



FRONT ENTRANCE - MATERIAL INSPIRATION



Wood fence



Log bench

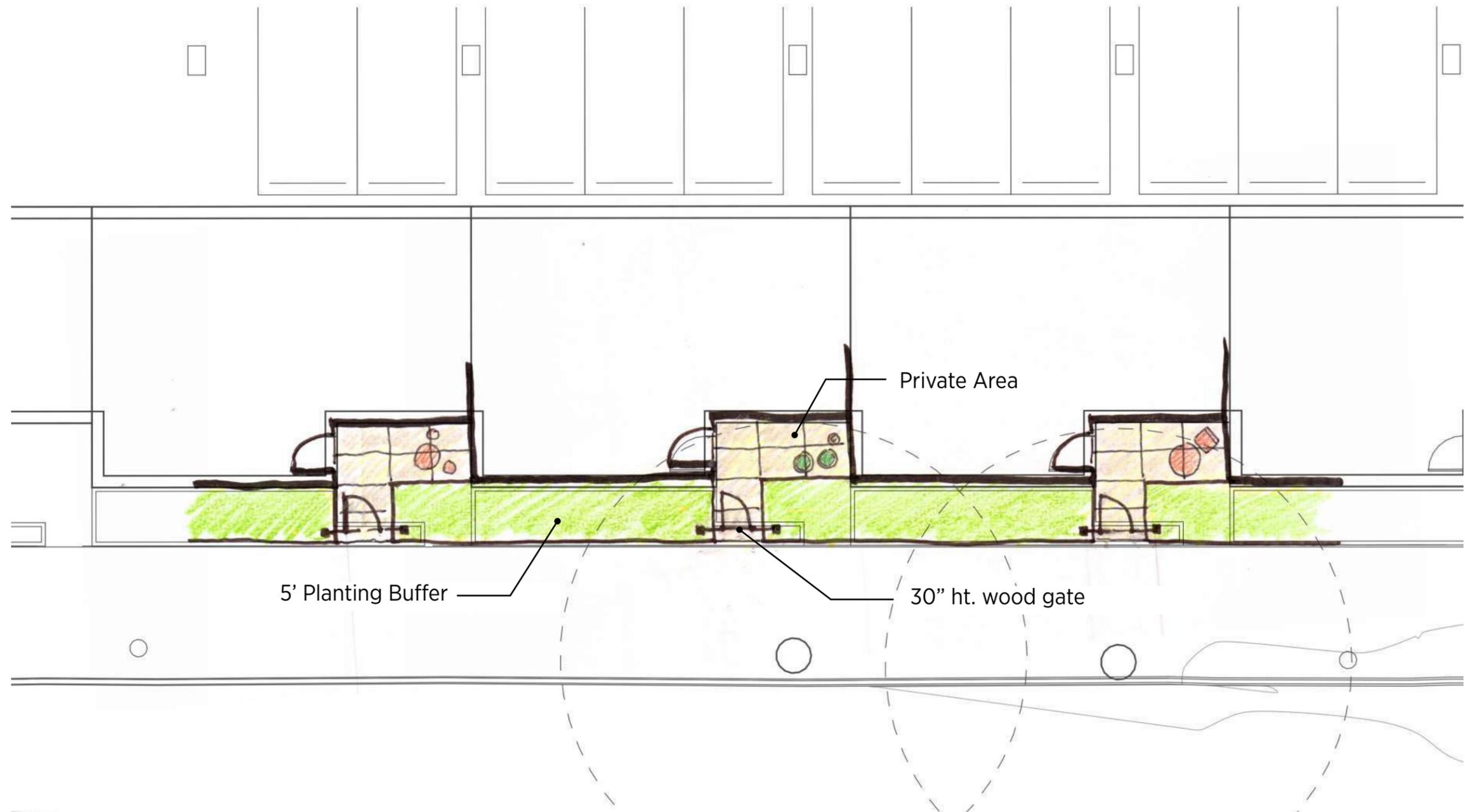


Etched concrete paving



Crushed basalt

UNIT ENTRANCE - TYPICAL PLAN



FRONT ENTRANCE - MATERIAL INSPIRATION



Wood gate



Furnishing

SITE - PLAN



date:	3/10/2025
Project	Milwaukie Bluff / aka Sellwood Bluff
Client	High Street Residential

33.120.240 B REQUIRED OUTDOOR AND COMMON AREAS

33.120.240.B.1.b.RM4 - Required outdoor area

residential UNITS	REQ'D	REQ'D - SF	
243	48	11664	11664

[33.120.240.B.b

33.120.240.B.2.a - Required commons area

Site Area - including overlay		88675
Allowable Site area - excluding overlay		45954
	10%	4595

PRIVATE AREA

35	40	1400	1400
4	455	1820	1820
15	63	945	945
total private outdoor area			4165

balconies
terraces
ground level units

OUTDOOR AREA

rooftop		838	
rooftop		810	
total outdoor area			1648

TOTAL OUTDOOR AREA	5813
---------------------------	-------------

AMENITY

lobby/co-work		1200	
fitness		2200	
upper lounge		1751	
total indoor common			5151

TOTAL COMMON	10964
---------------------	--------------

difference from REQ'D -700

Additional Roof Area - Alternate 700

delta 0

HIGH STREET RESIDENTIAL - SELLWOOD BLUFF

Design Advice Request / March 20, 2025

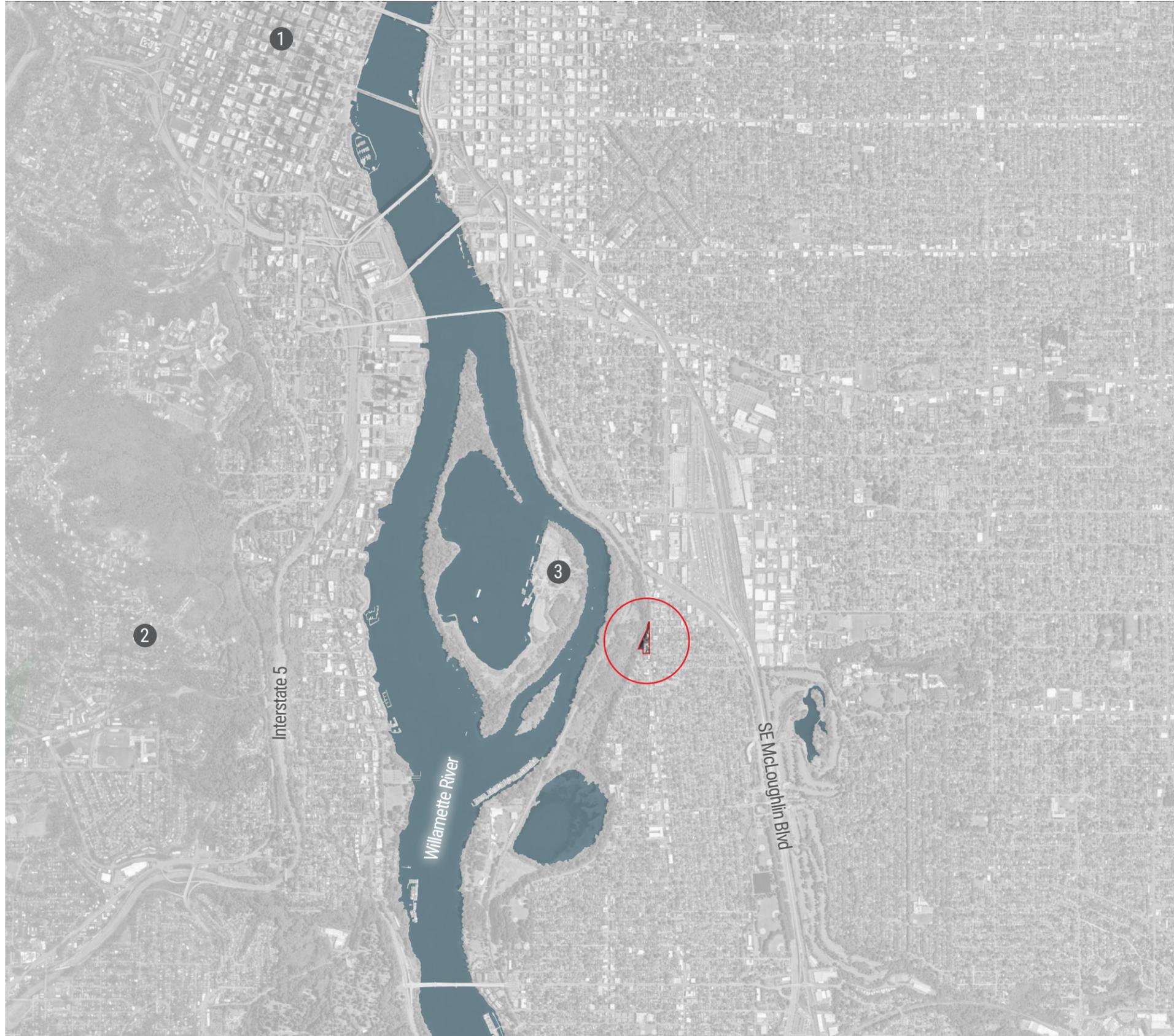
SELLWOOD BLUFF - OUTLINE

- i. Site Constraints
- ii. Stacking of plans
- iii: Elevations
- iv: Massing concepts
- v: Landscape

- Q:
Facade modulation
Materiality
Open space interpretation

CONTEXT/SITE INFORMATION

SITE INFORMATION - ZONING SUMMARY



Address:	5515 SE Milwaukie Ave, Portland, OR 97202
Base Zoning:	RM4 - Residential Multi-Dwelling 4
Overlay Zoning:	d - Design, e - River Environmental
Plan District:	None
Neighborhood:	Milwaukie
Total Land Area:	85,197 SF (1.96 acres) *Site area on Portland Maps indicates 93,032 SF
Base FAR @ 6:1	511,182 SF
	*with inclusionary housing bonus
Base Height:	65'-0" / 75'-0"
Parking Sector:	None
Scenic View Corridor:	None

LEGEND

- Site
- Major Water Bodies

- 1 Downtown Portland
- 2 West Hills
- 3 Ross Island

SITE INFORMATION - CONTEXT



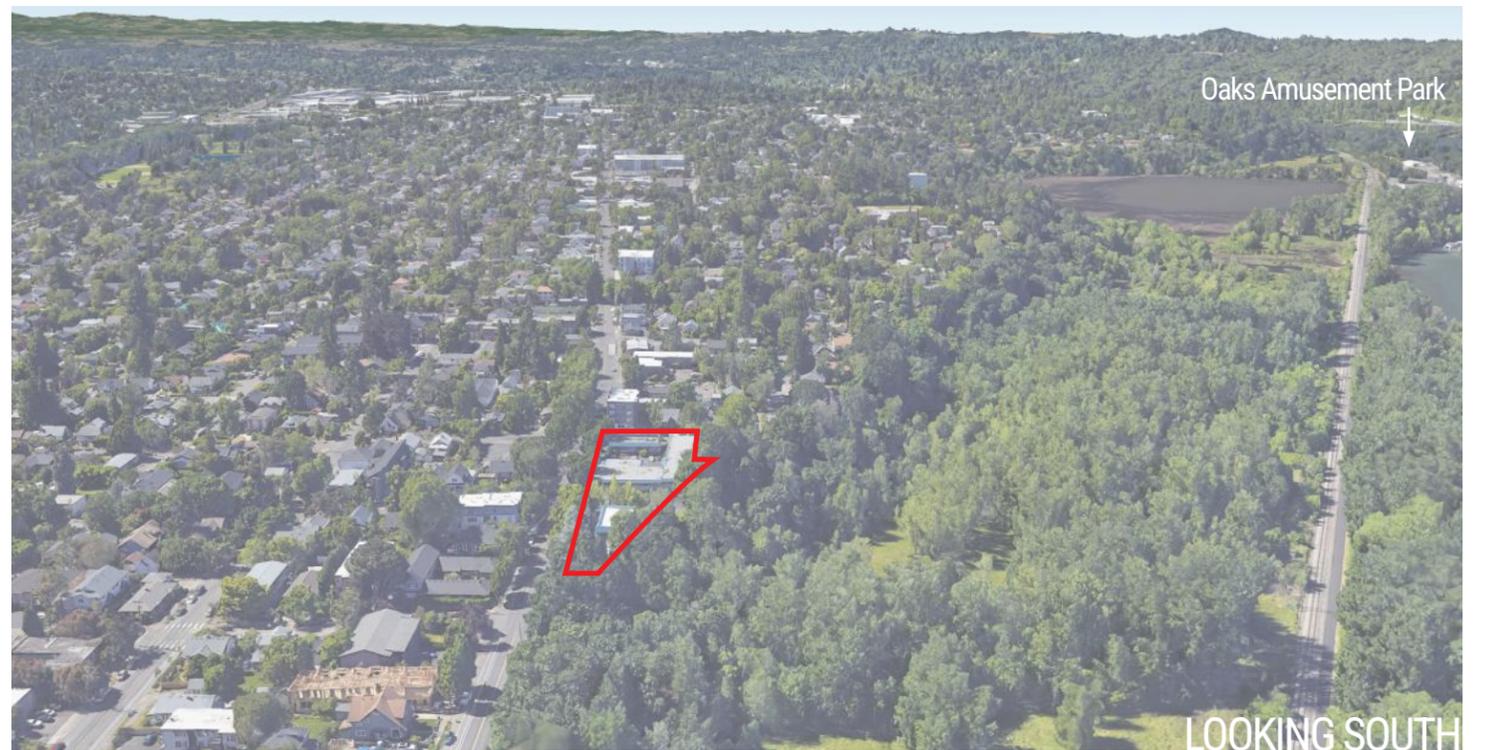
LEGEND

- Site
- Environmental Boundary
- Recreational Area
- Major Water Bodies

- 1 Oaks Amusement Park
- 2 Oaks Bottom Wildlife Refuge
- 3 Westmoreland Park
- 4 Reed College
- 5 Aladdin Theater
- 6 Westmoreland
- 7 Llewellyn Elementary School
- 8 Sellwood Main Street
- 9 Eastmoreland Golf Course
- 10 Oaks Bottom Wildlife Refuge
- 11 Oaks Bottom North Trailhead
- 12 Ross Island
- 13 East Island
- 14 TriMet Bus Stop
- 15 Max Station



SITE INFORMATION - SITE IN CONTEXT



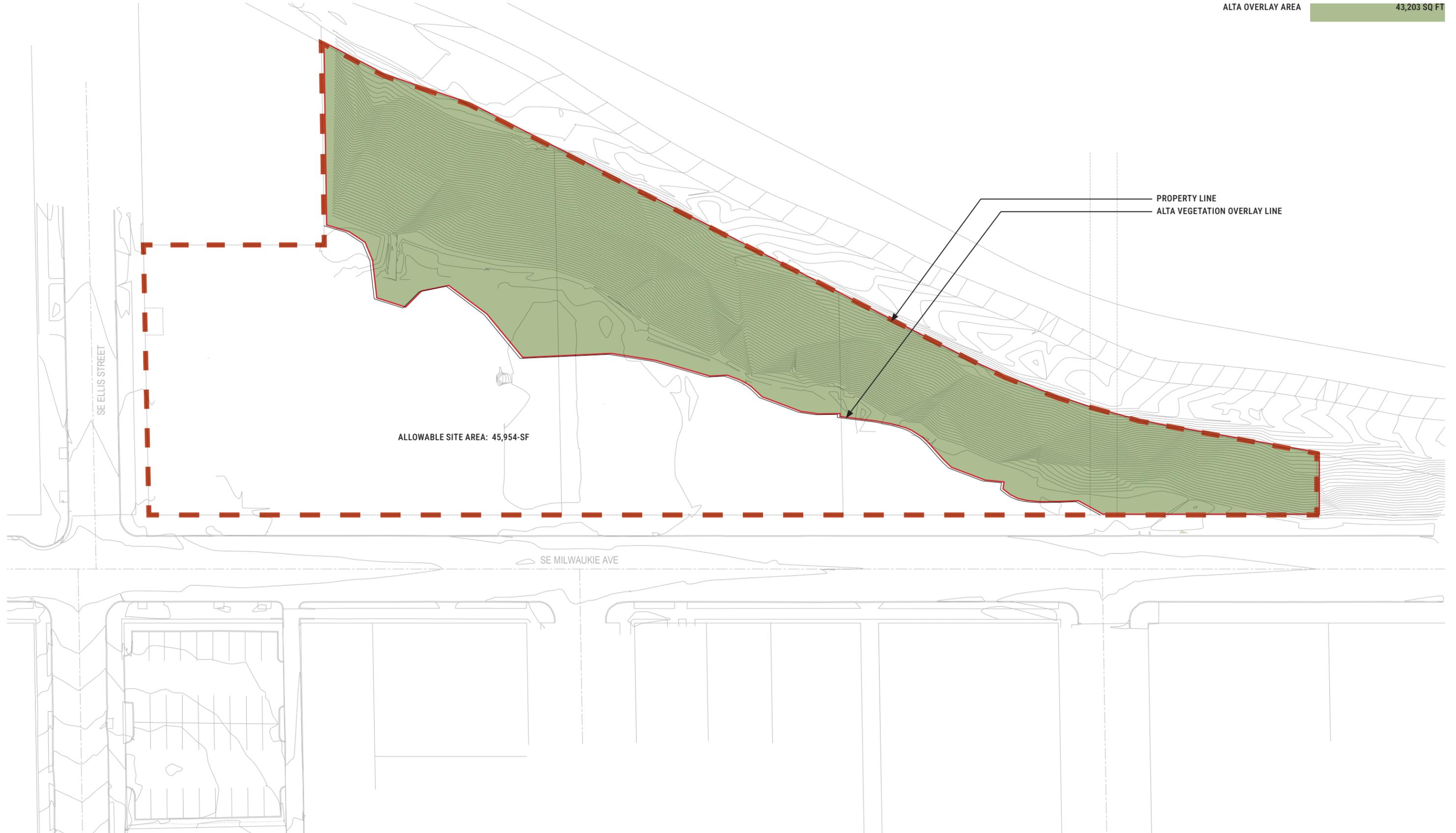
SITE INFORMATION - EXISTING CONDITIONS



SITE PLAN - ALTA OVERLAY LINE

* AREAS CALCULATED WITHIN PROPERTY LINE ONLY

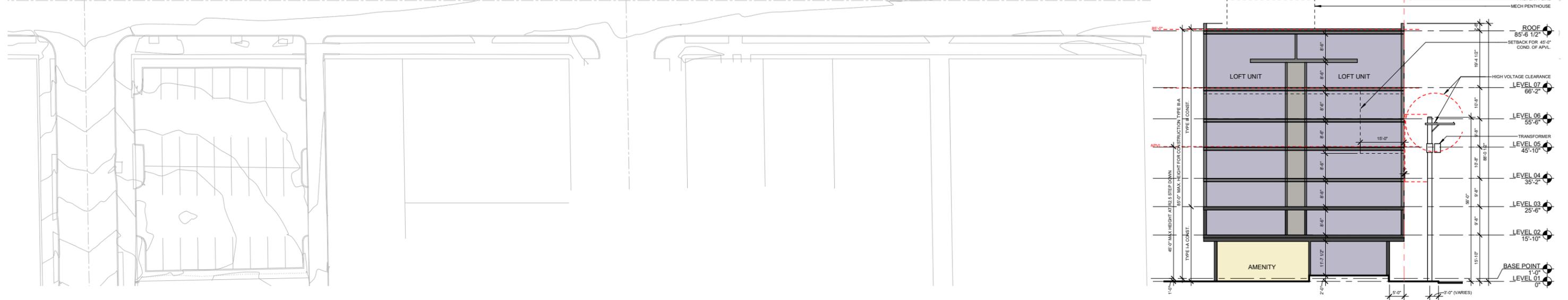
ALTA OVERLAY AREA **43,203 SQ FT**



SITE PLAN - HIGH VOLTAGE POWER LINES

* AREAS CALCULATED WITHIN PROPERTY LINE ONLY

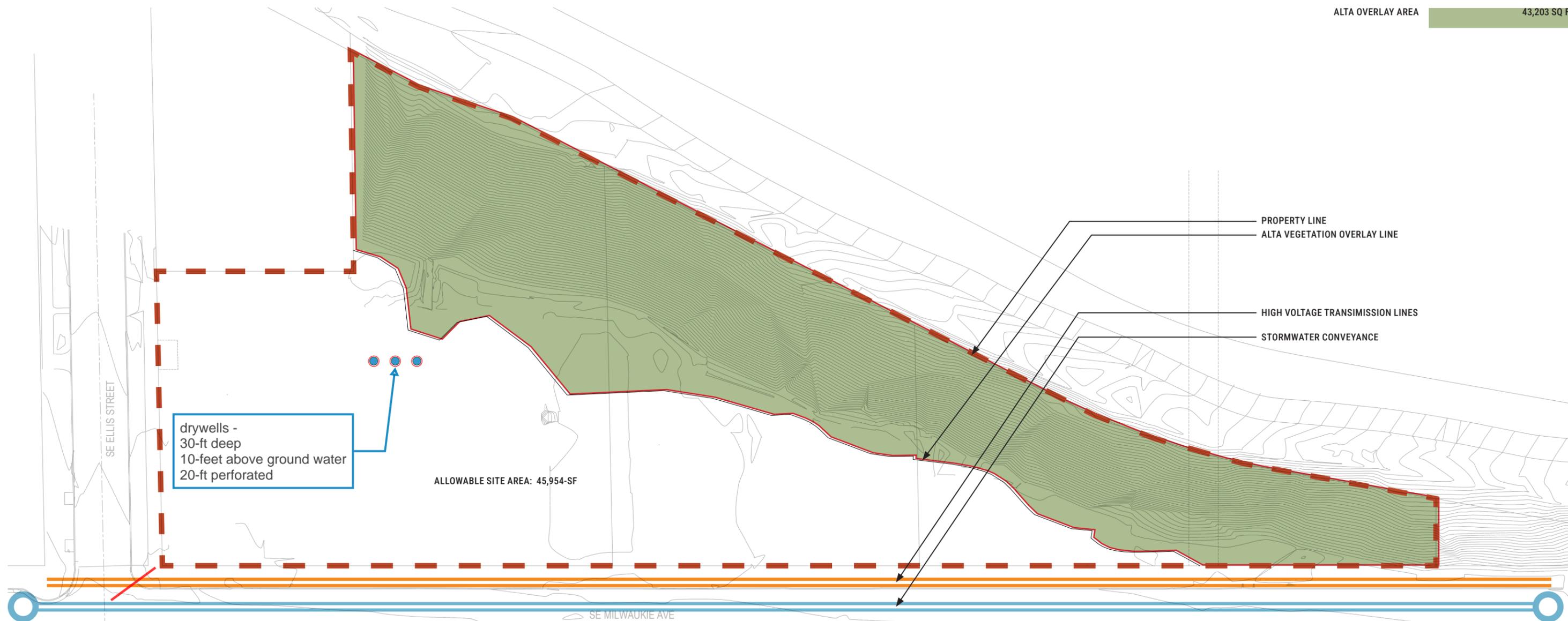
ALTA OVERLAY AREA **43,203 SQ FT**



SITE PLAN - STORMWATER - AVOIDANCE

* AREAS CALCULATED WITHIN PROPERTY LINE ONLY

ALTA OVERLAY AREA 43,203 SQ FT



SLOPE STABILITY:

The foundation design includes supporting the building on cement deep soil mix columns within 40-feet of the top of the slope that transfer new building loads to the very dense gravel.

A slope stability analysis was performed. The analysis indicates global stability factors of safety for static and seismic conditions are above the required standard of care minimums for the City of Portland.

Surface water is not allowed to flow over the face of the slope, the proposed development will have a negligible effect on stability of the adjacent slope.

Dry wells are planned for the site and will be located at least 50-feet from the top of the slope

SITE PLAN - SPLIT ZONE CONDITION



* DOES NOT INCLUDE ANTICIPATED UNIT BALCONIES CONTRIBUTING TO OUTDOOR AREA
* AREAS CALCULATED WITHIN PROPERTY LINE ONLY

OUTDOOR AREA + COMMON OUTDOOR AREA MEETING 20'-0" IN ALL DIRECTIONS, 500 SQ FT MINIMUM, WITHIN 20'-0" OF ENTRY

612 SQ FT

AREA WITHIN VEGETATION OVERLAY

4,711 SQ FT

LANDSCAPING NOT MEETING OUTDOOR COMMON AREA REQUIREMENTS

TOTAL: 20,576 SQ FT

REQUIRED (48 SF X 243 UNITS): 11,664 SQ FT



SITE PLAN - OUTDOOR AREA + ZONING DIAGRAM AT ROOF



* DOES NOT INCLUDE ANTICIPATED UNIT BALCONIES CONTRIBUTING TO OUTDOOR AREA
* AREAS CALCULATED WITHIN PROPERTY LINE ONLY

OUTDOOR AREA + COMMON OUTDOOR AREA MEETING 20'-0" IN ALL DIRECTIONS, 500 SQ FT MINIMUM, WITHIN 20'-0" OF ENTRY

19,964 SQ FT

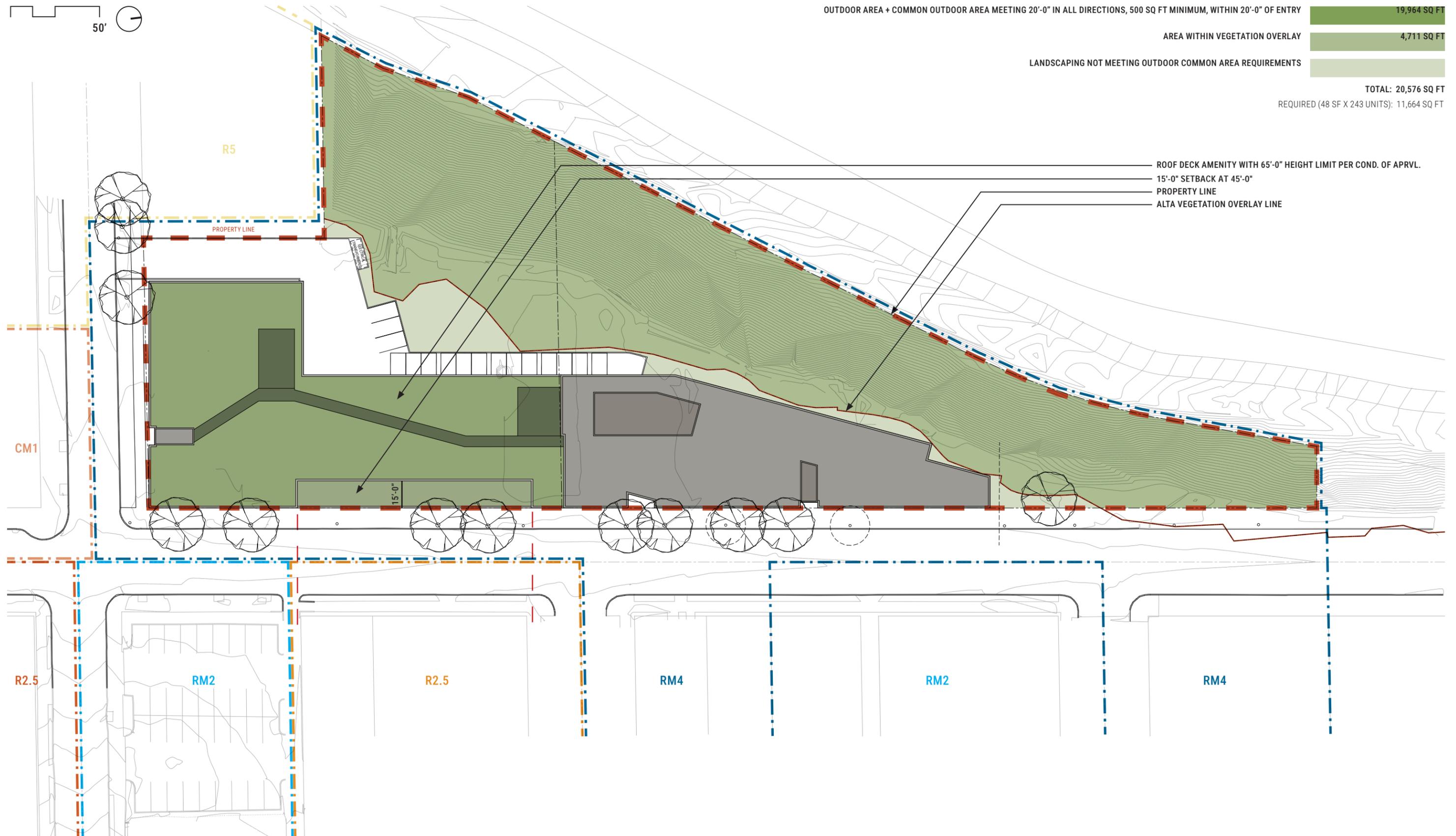
AREA WITHIN VEGETATION OVERLAY

4,711 SQ FT

LANDSCAPING NOT MEETING OUTDOOR COMMON AREA REQUIREMENTS

TOTAL: 20,576 SQ FT

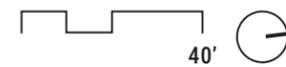
REQUIRED (48 SF X 243 UNITS): 11,664 SQ FT



BUILDING CONFIGURATION

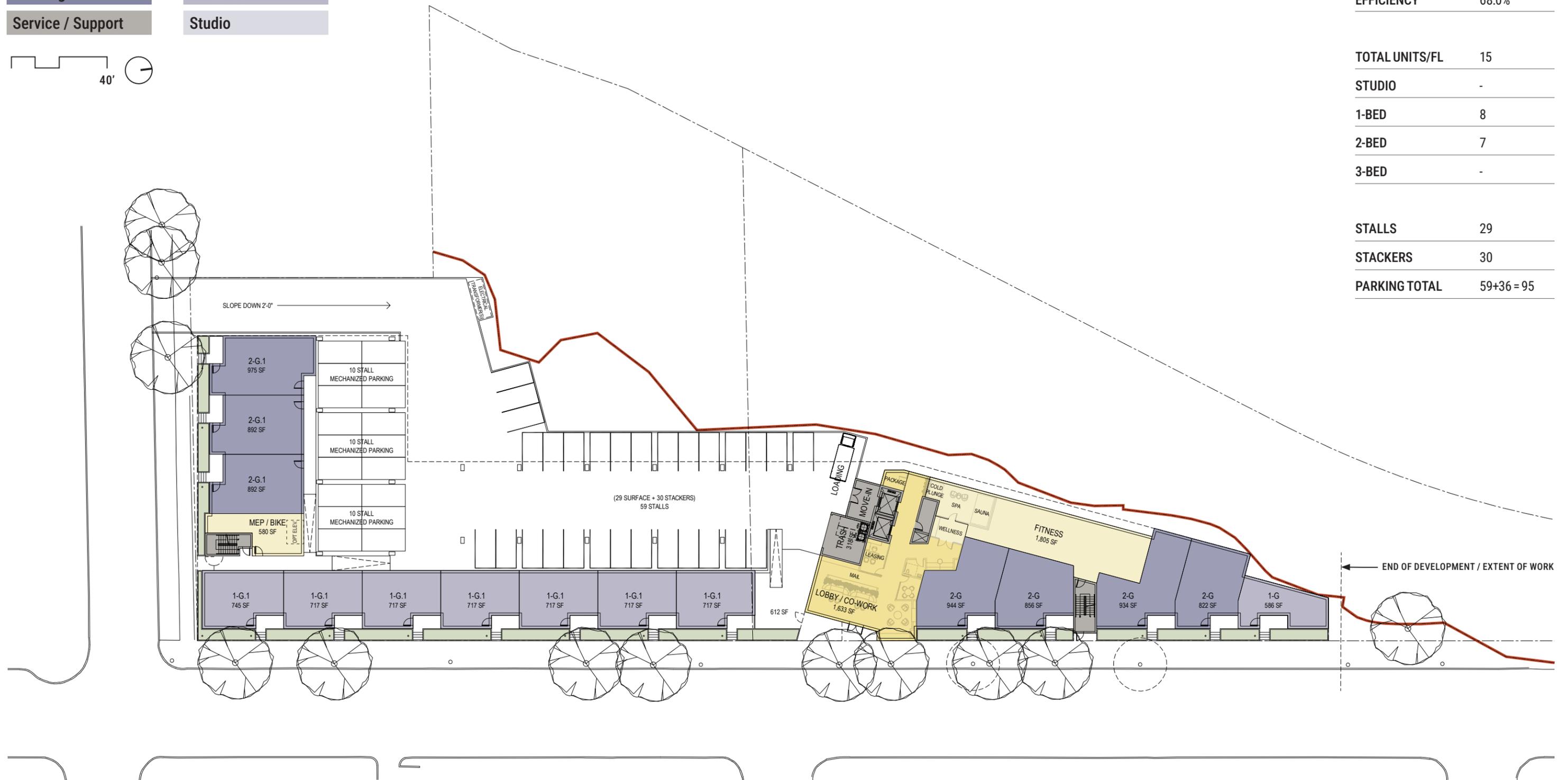
OPTION A - LEVEL 1 SURFACE + MECHANIZED PARKING - AT GRADE

LEGEND	UNIT TYPES
Landscape	3-Bedroom
Lobby / Amenity	2-Bedroom
Housing	1-Bedroom
Service / Support	Studio



FIGURES	L01
GROSS	17,779 SF
NET	12,085 SF
EFFICIENCY	68.0%

TOTAL UNITS/FL	15
STUDIO	-
1-BED	8
2-BED	7
3-BED	-
STALLS	29
STACKERS	30
PARKING TOTAL	59+36 = 95



OPTION A - LEVEL 2-4

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

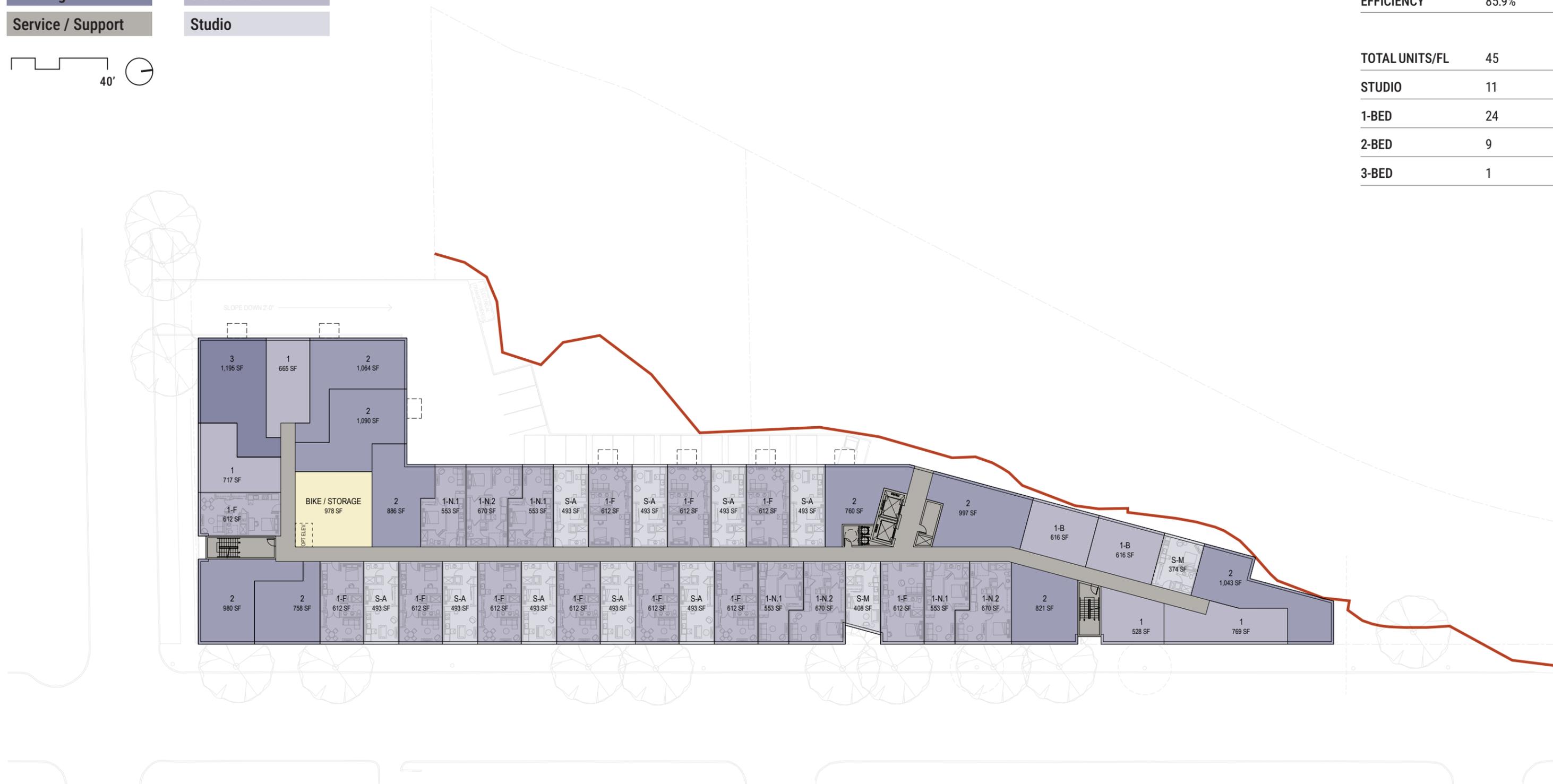
- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L02-04

GROSS	34,537 SF
NET	29,682 SF
EFFICIENCY	85.9%

TOTAL UNITS/FL	45
STUDIO	11
1-BED	24
2-BED	9
3-BED	1



OPTION A - LEVEL 5

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L05

GROSS	32,587 SF
NET	27,732 SF
EFFICIENCY	85.1%

TOTAL UNITS/FL	41
STUDIO	7
1-BED	24
2-BED	9
3-BED	1



OPTION A - LEVEL 6

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L06

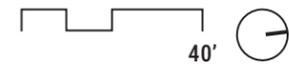
GROSS	32,587 SF
NET	27,732 SF
EFFICIENCY	85.1%

TOTAL UNITS/FL	41
STUDIO	7
1-BED	24
2-BED	9
3-BED	1



OPTION A - LEVEL 7

LEGEND	UNIT TYPES
Landscape	3-Bedroom
Lobby / Amenity	2-Bedroom
Housing	1-Bedroom
Service / Support	Studio



* DOES NOT INCLUDE LOFT AREAS

FIGURES L07

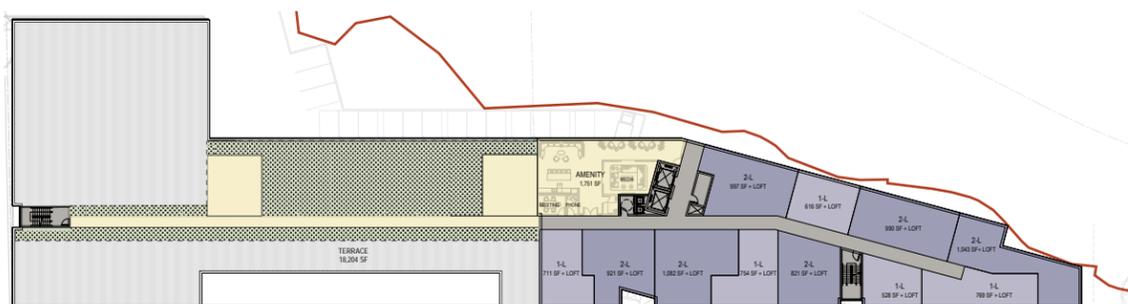
GROSS	13,287 SF
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EFFICIENCY	69.5%

TOTAL UNITS/FL	11
STUDIO	-
1-BED	5
2-BED	6
3-BED	-



PROGRAM - SUMMARY

L07



L06



L05



L02-04



L01



5/2 FULL/HALF EXISTING OVERLAY along BLUFF

* DOES NOT INCLUDE LOFT AREAS

FIGURES SUMMARY

GROSS	199,855 SF
NET	165,828 SF
EFFICIENCY	83.0%

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STUDIO	47 19%
1-BED	133 55%
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3-BED	5 2%
SQFT/UNIT	682 SF

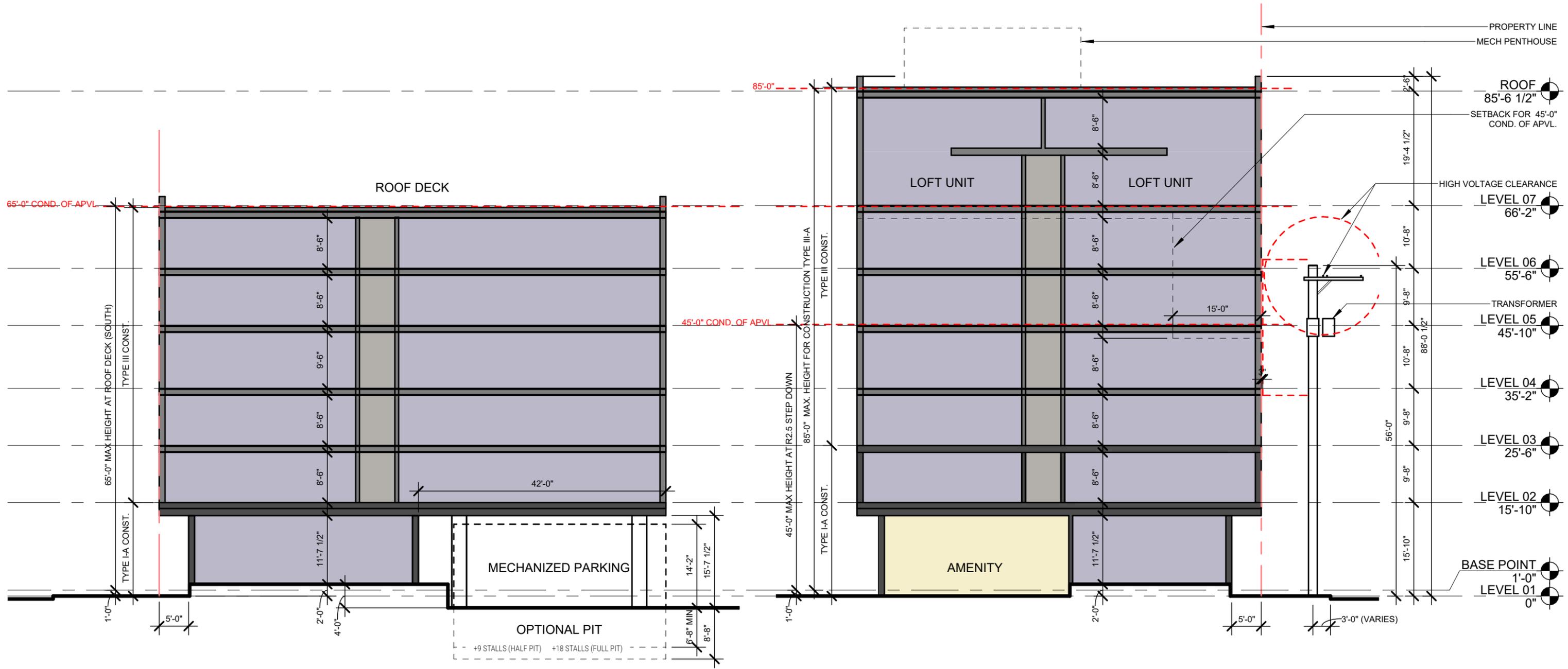
STALLS	29
STACKERS	30
PARKING TOTAL	59
RATIO	.24/UNIT

UNIT SUMMARY - A 02.05.2025

		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL	TOTAL SF	AVERAGE SF
STUDIO	S-A		9	9	9	5	5		37	18,241	493
STUDIO (MICRO)	S-M		2	2	2	2	2		10	3,911	391
1-BED	1-A								0	0	0
1-BED	1-B		2	2	2	2	2		10	6,160	616
1-BED	1-C					4	4		8	4,940	618
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1-BED (LOFT)	1-L							5	5	3,380	676
2-BED	2		9	9	9	9	9		45	41,989	933
2-BED (AT GRADE)	2-G	4							4	3,557	889
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2-BED (LOFT)	2-L							6	6	5,853	976
3-BED	3		1	1	1	1	1		5	5,976	1,195

FIGURES	L01	FIGURES	L02-04	FIGURES	L05	FIGURES	L06	FIGURES	L07
GROSS	17,779 SF	GROSS	34,537 SF	GROSS	32,587 SF	GROSS	32,587 SF	GROSS	13,287 SF
NET	12,085 SF	NET	29,682 SF	NET	27,732 SF	NET	27,732 SF	NET	* 9,233 SF
EFFICIENCY	68.0%	EFFICIENCY	85.9%	EFFICIENCY	85.1%	EFFICIENCY	85.1%	EFFICIENCY	69.5%
TOTAL UNITS/FL	15	TOTAL UNITS/FL	45	TOTAL UNITS/FL	41	TOTAL UNITS/FL	41	TOTAL UNITS/FL	11
STUDIO	-	STUDIO	11	STUDIO	7	STUDIO	7	STUDIO	-
1-BED	8	1-BED	24	1-BED	24	1-BED	24	1-BED	5
2-BED	7	2-BED	9	2-BED	9	2-BED	9	2-BED	6
3-BED	-	3-BED	1	3-BED	1	3-BED	1	3-BED	-

BUILDING SECTIONS



2 NS BUILDING SECTION

1/16" = 1'-0"

1 EW BUILDING SECTION

1/16" = 1'-0"

CONCEPT - EXTERIOR DESIGN



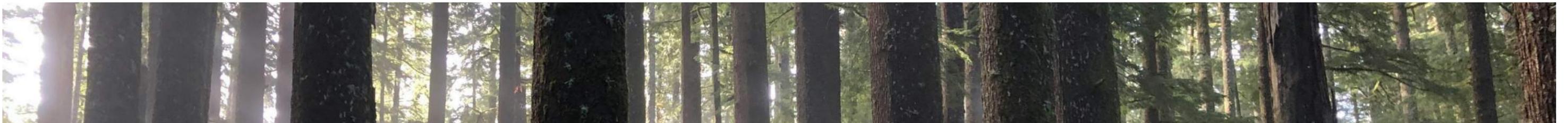
EAST EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN



WEST EXTERIOR ELEVATION



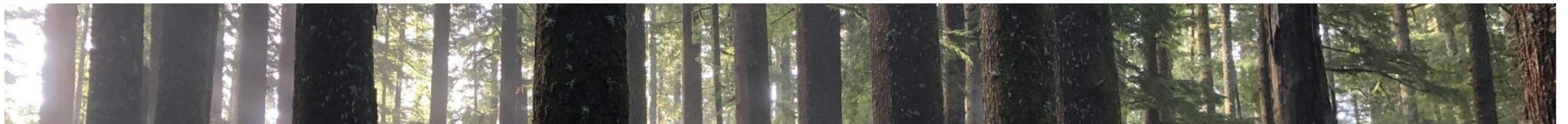
CONCEPT - EXTERIOR DESIGN



NORTH EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN WITH L07 LOFT UNITS



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



VIEW FROM NORTHEAST

SUPPLEMENTAL DIAGRAMS MASSING - BREAKING DOWN

Citywide Design Guideline 1

Build on the Character, Local Identity, and Aspiration of the Place

The community guidelines represent the character, identity, and aspiration of the Sellwood Moreland neighborhood. They were developed by representatives from the Sellwood-Moreland Improvement League (SMILE) Land Use Committee, the Sellwood-Moreland Business Alliance (SMBA), donated support from PDX Main Streets and technical support from design consultants Forage Design, and Qamar Architecture & Town Planning. The year-and-a-half-long public process included public workshops and walking tours, community surveys, outreach at local markets, studying local design patterns, outreach by SMILE list serves, Nextdoor postings, participant lists, Facebook and Instagram, articles in the news, and through SMBA outreach lists. The SMILE Board of Directors approved the guidelines on May 20, 2020. The community design guidelines provide a direct pathway to satisfy Citywide Design Guideline 1.

tripartite, cornice lines, step up units, long facade modulated

Citywide Design Guideline 2

Create positive relationships with surroundings

setbacks, sightlines

Citywide Design Guideline 3

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

activate site - create opportunities for Residential homes

Citywide Design Guideline 4

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

Many of the components of the community design guidelines encourage the sidewalk level of buildings to be active and human-scaled. These include distinctive Base/middle/top, stepbacks, main street storefronts, stacked floorplates (no cantilever), vertically and horizontally aligned human-scale windows that are inset, no blank walls, corner treatments, mid-block passthroughs, courtyards and gathering spaces, arches at entries and ground level, streetscape design and pedestrian amenities, pedestrian oriented signage, and utilities screening.

ground level units help provide this

Citywide Design Guideline 5

Provide opportunities to pause, sit, and interact

The community design guidelines include display windows in storefronts, mid-block passthroughs, courtyards, and gathering places, streetscape design and pedestrian amenities such as landscaping, street seats and benches, public art, bike racks, tree grates, and sidewalk awnings, and pedestrian oriented signage.

entry courtyard - portion could be open for resting - benches.

Citywide Design Guideline 8

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

Relevant components of the community design guidelines are avoiding arbitrary and abstract form articulation, no blank walls, consistent materials, limit the number of materials, and use of natural materials.

In addition to the community design guidelines, please recognize that the site is at the top of the Sellwood bluff adjacent to the Oaks Bottom Wildlife Refuge. We encourage the Commission to visit the Refuge to appreciate this special location. The development should be compatible and complementary to the Refuge in accordance with the following Citywide Design Guidelines:

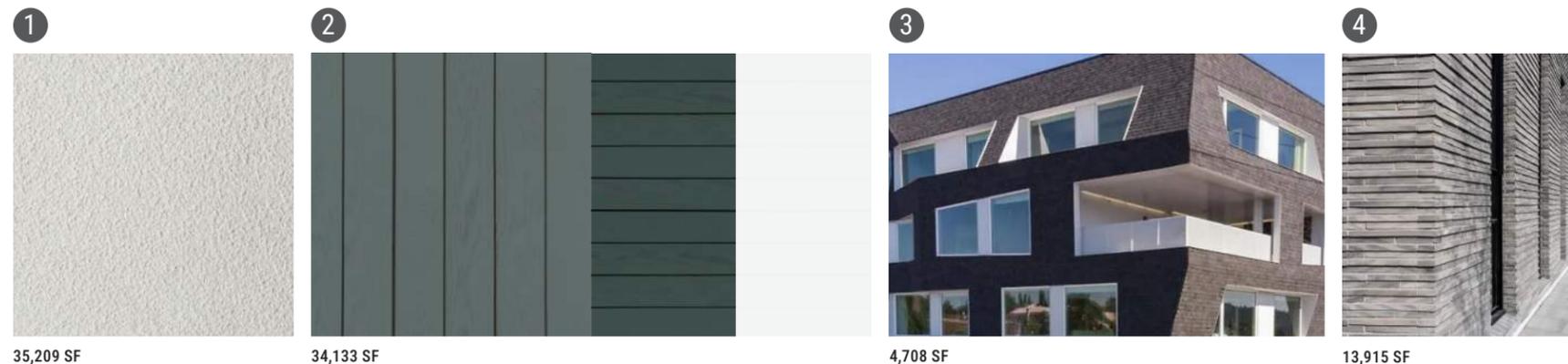
stucco / wood / stone

Citywide Design Guideline 9

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

researching certification options - researching regional materials, energy savings and project will treat all stormwater on site with infiltration drywells.

CONCEPT - EXTERIOR DESIGN / MATERIALITY BASIS OF DESIGN



35,209 SF 34,133 SF 4,708 SF 13,915 SF

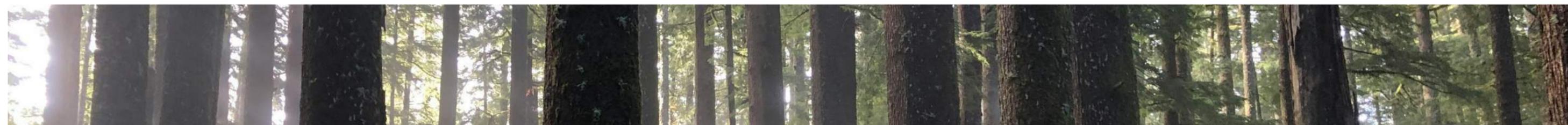
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stucco / wood / stone



CONCEPT - EXTERIOR DESIGN



EAST EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN - tripartite

Citywide Design Guideline 1

Build on the Character, Local Identity, and Aspiration of the Place

The community guidelines represent the character, identity, and aspiration of the Sellwood Moreland neighborhood. They were developed by representatives from the Sellwood-Moreland Improvement League (SMILE) Land Use Committee, the Sellwood-Moreland Business Alliance (SMBA), donated support from PDX Main Streets and technical support from design consultants Forage Design, and Qamar Architecture & Town Planning. The year-and-a-half-long public process included public workshops and walking tours, community surveys, outreach at local markets, studying local design patterns, outreach by SMILE list serves, Nextdoor postings, participant lists, Facebook and Instagram, articles in the news, and through SMBA outreach lists. The SMILE Board of Directors approved the guidelines on May 20, 2020. The community design guidelines provide a direct pathway to satisfy Citywide Design Guideline 1.

tripartite, cornice lines, step up units, long facade modulated



CONCEPT - EXTERIOR DESIGN - tripartite



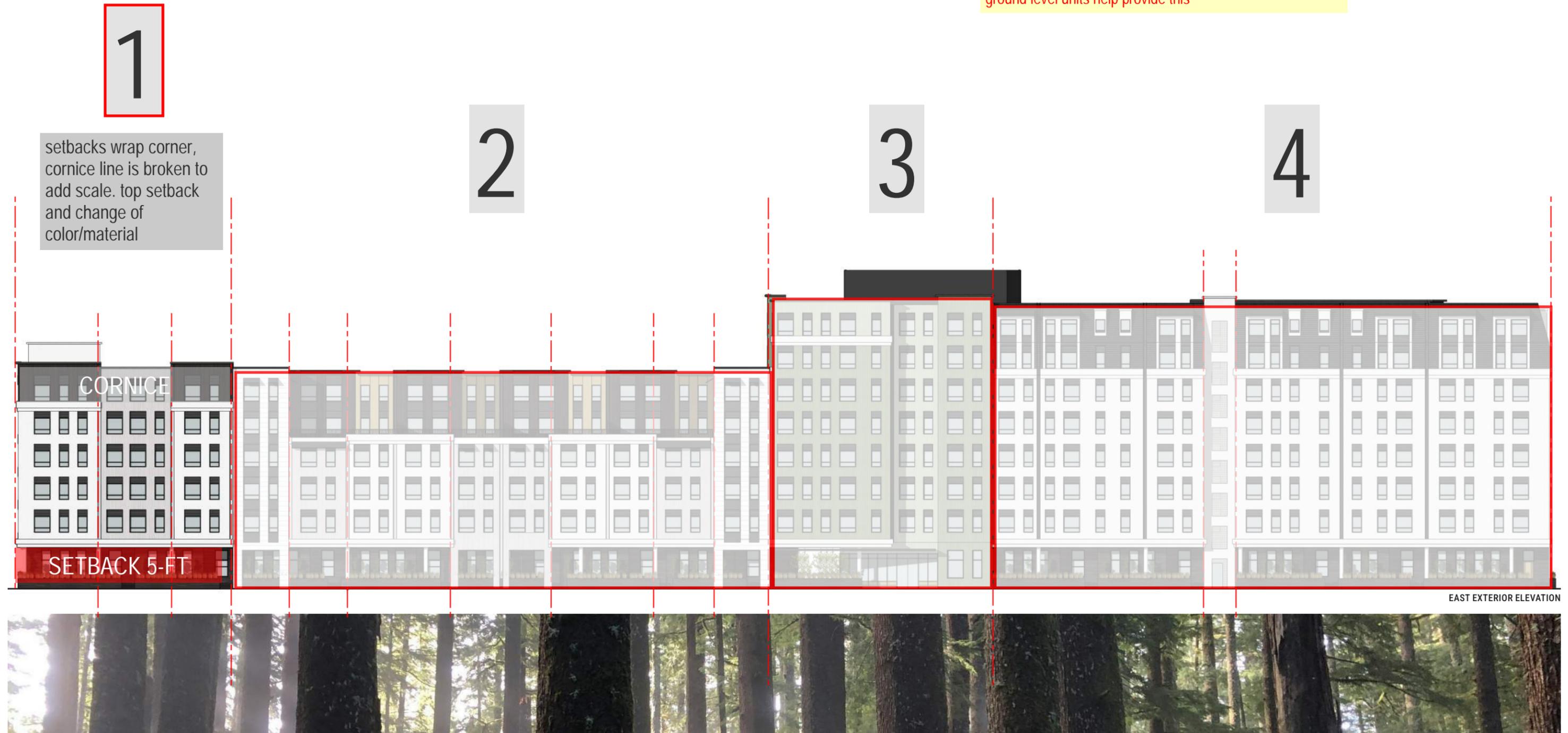
CONCEPT - EXTERIOR DESIGN

Citywide Design Guideline 4

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

Many of the components of the community design guidelines encourage the sidewalk level of buildings to be active and human-scaled. These include distinctive Base/middle/top, stepbacks, main street storefronts, stacked floorplates (no cantilever), vertically and horizontally aligned human-scale windows that are inset, no blank walls, corner treatments, mid-block passthroughs, courtyards and gathering spaces, arches at entries and ground level, streetscape design and pedestrian amenities, pedestrian oriented signage, and utilities screening.

ground level units help provide this



1

setbacks wrap corner, cornice line is broken to add scale. top setback and change of color/material

2

3

4

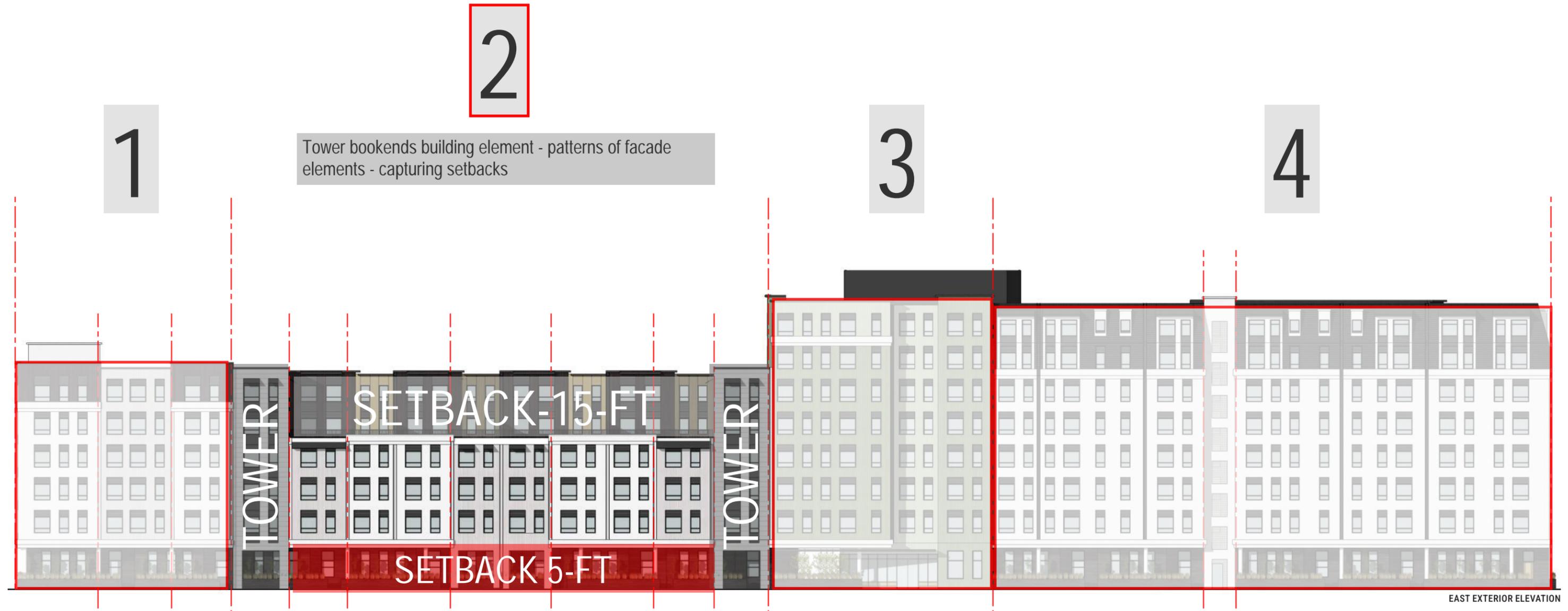
CORNICE

SETBACK 5-FT

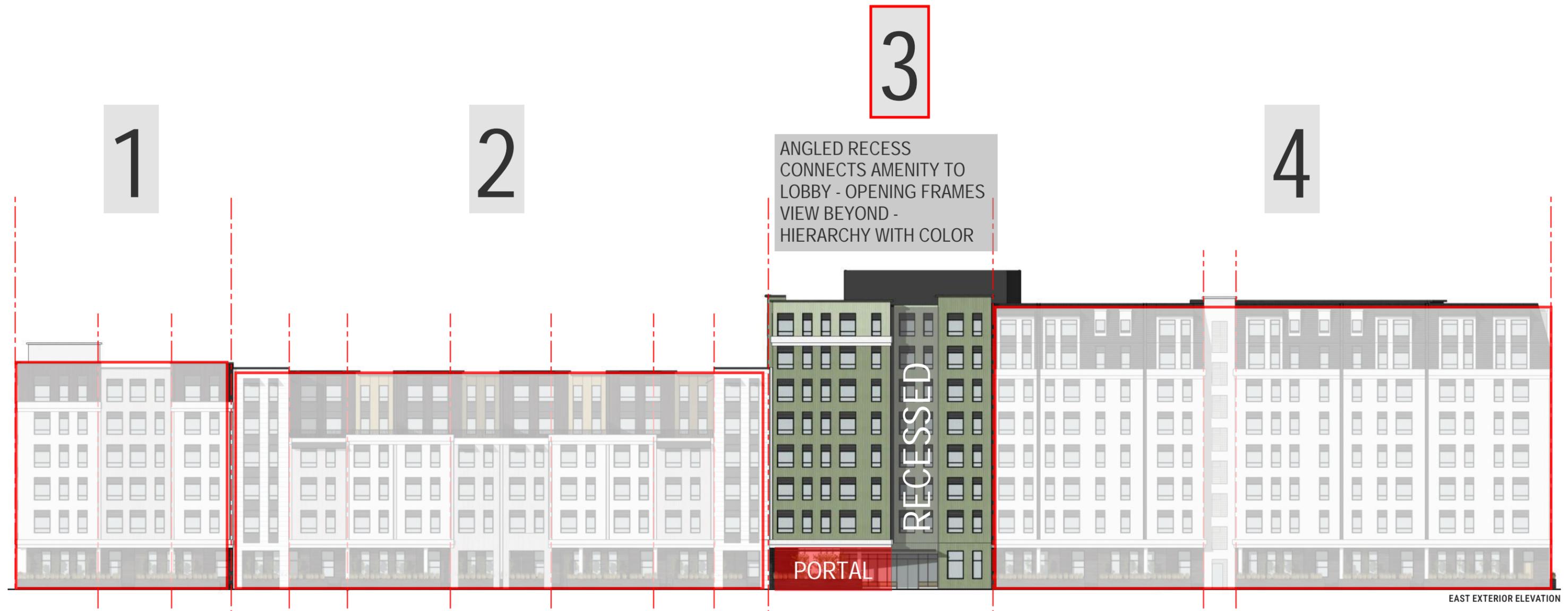
EAST EXTERIOR ELEVATION

CONCEPT - EXTERIOR DESIGN

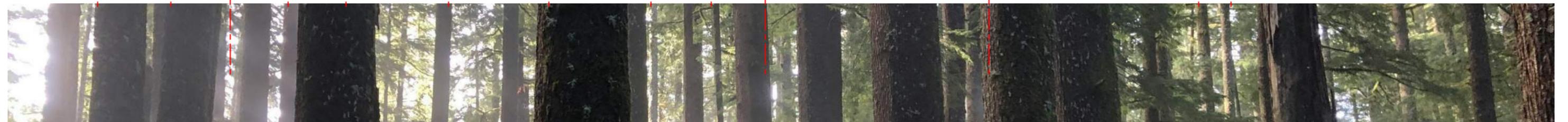
Citywide Design Guideline 2
Create positive relationships with surroundings
setbacks, sightlines



CONCEPT - EXTERIOR DESIGN



CONCEPT - EXTERIOR DESIGN



LANDSCAPE

INSPIRATION - A RIVER STORY



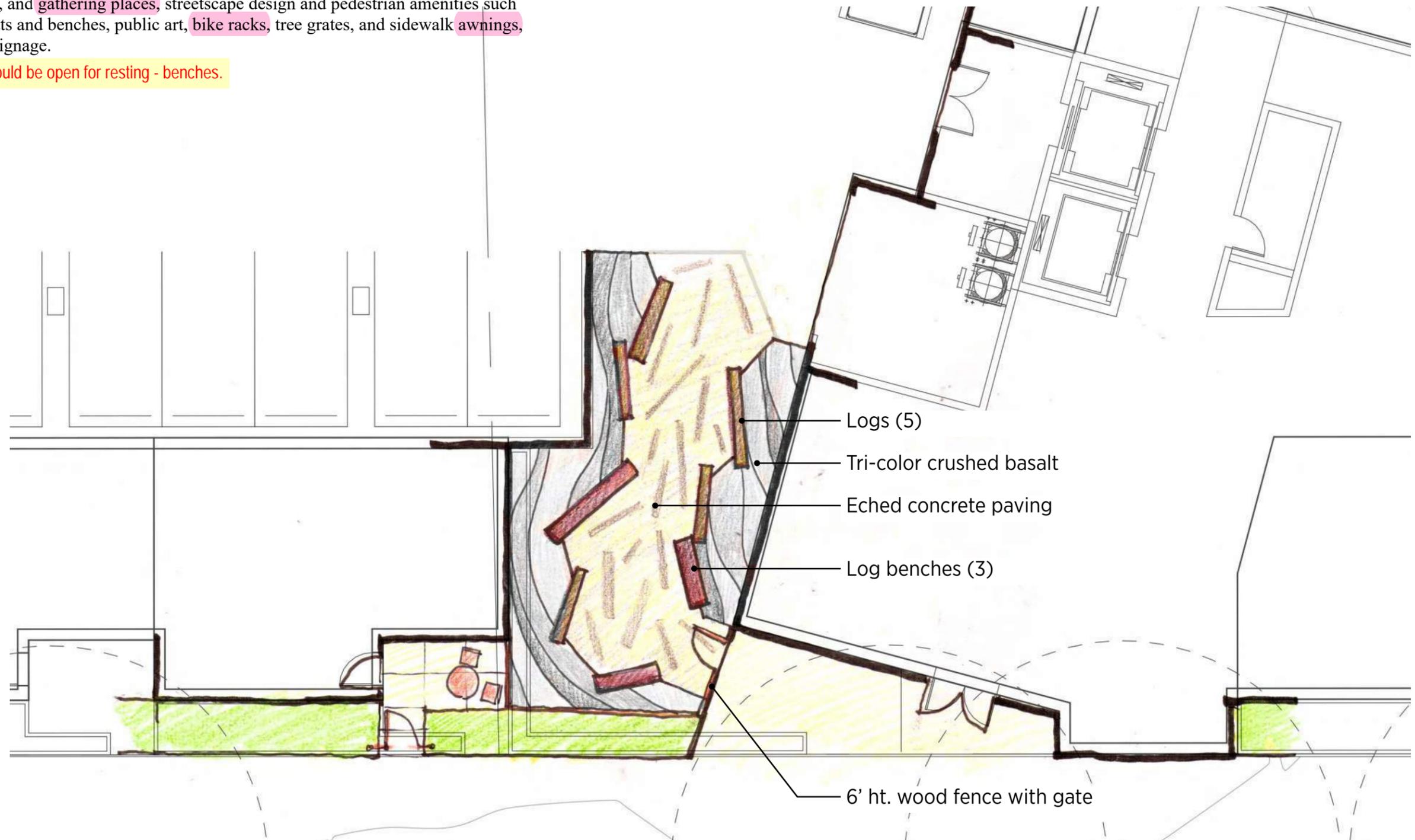
FRONT ENTRANCE - LOGGING RAFT

Citywide Design Guideline 5

Provide opportunities to pause, sit, and interact

The community design guidelines include display windows in storefronts, mid-block passthroughs, courtyards, and gathering places, streetscape design and pedestrian amenities such as landscaping, street seats and benches, public art, bike racks, tree grates, and sidewalk awnings, and pedestrian oriented signage.

entry courtyard - portion could be open for resting - benches.



FRONT ENTRANCE - MATERIAL INSPIRATION



Wood fence



Log bench

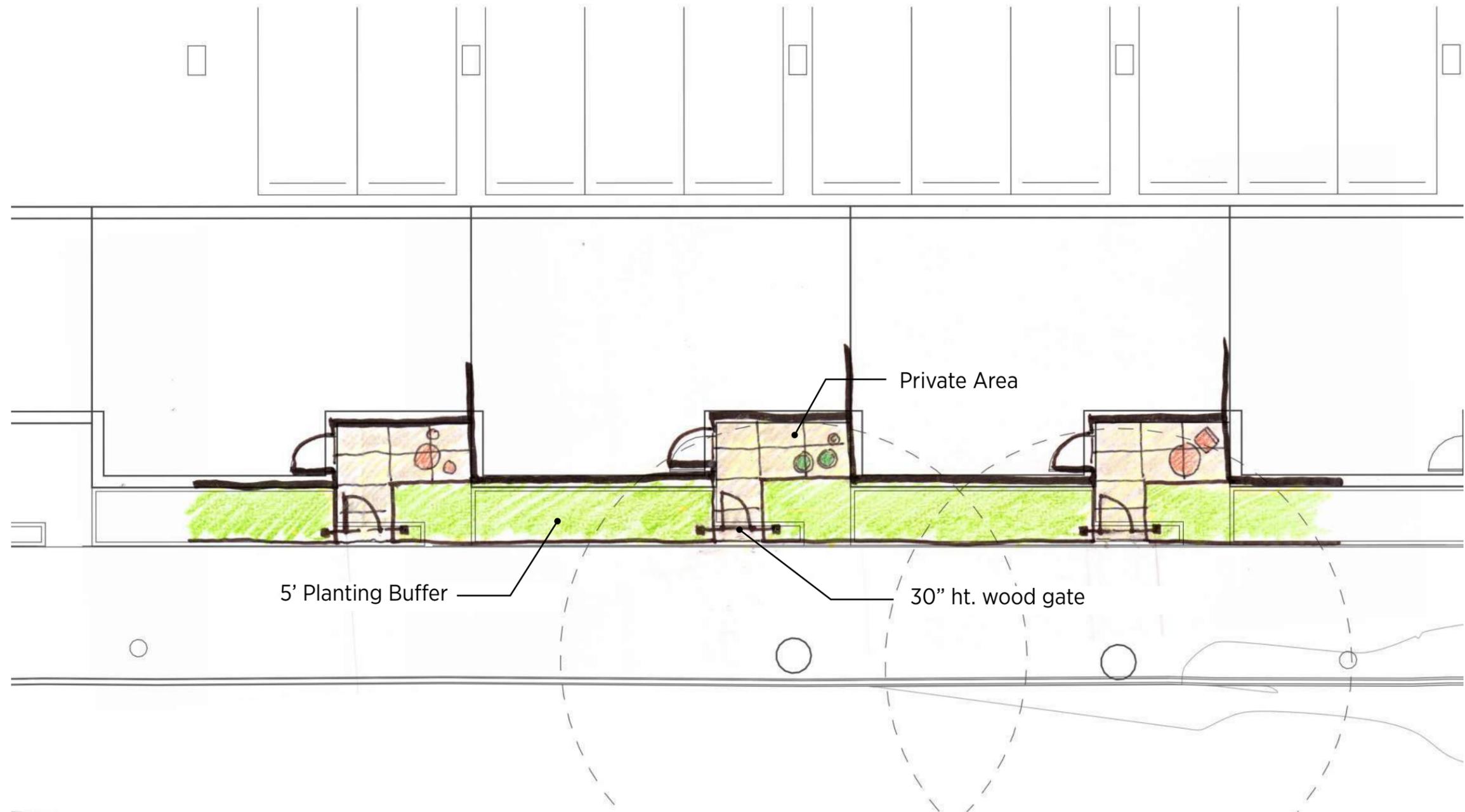


Etched concrete paving



Crushed basalt

UNIT ENTRANCE - TYPICAL PLAN



FRONT ENTRANCE - MATERIAL INSPIRATION



Wood gate



Furnishing

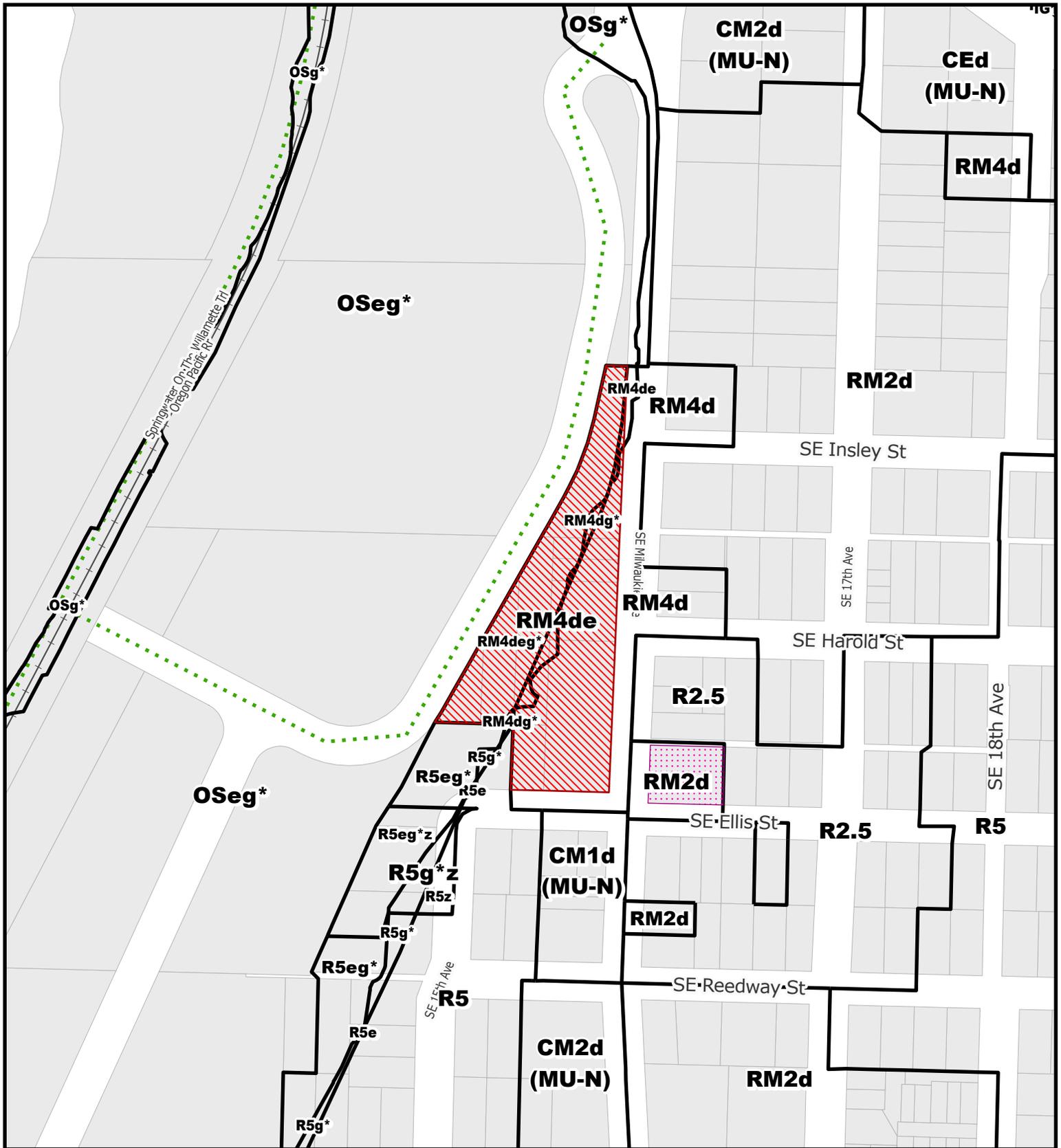
SITE - PLAN



SELLWOOD BLUFF - OUTLINE

- i. Site Constraints
- ii. Stacking of plans
- iii: Elevations
- iv: Massing concepts
- v: Landscape

- Q:
Facade modulation
Materiality
Open space interpretation



For Zoning Code in Effect Post October 1, 2024

ZONING

-  Site
-  Also Owned Parcels
-  Recreational Trails

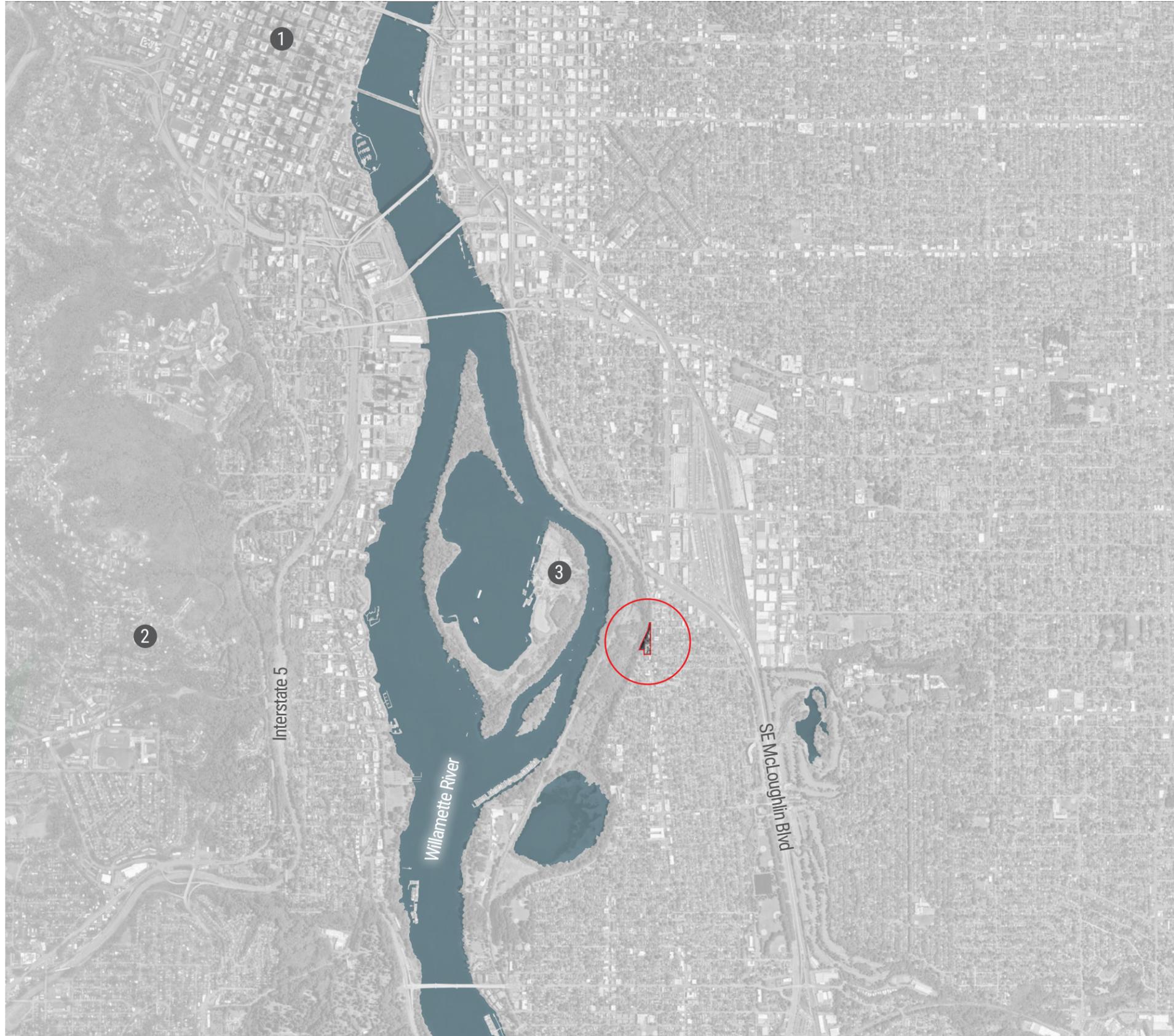
File No.	<u>EA 25 - 013501 DA</u>
1/4 Section	<u>3532 & 3632</u>
Scale	<u>1 inch = 200 feet</u>
State ID	<u>1S1E14DB 17000</u>
Exhibit	<u>B Feb 20, 2025</u>

HIGH STREET RESIDENTIAL - SELLWOOD BLUFF

Design Advice Request / February 14, 2025

CONTEXT/SITE INFORMATION

SITE INFORMATION - ZONING SUMMARY



Address:	515 SE Milwaukie Ave, Portland, OR 97202
Base Zoning:	RM4 - Residential Multi-Dwelling 4
Overlay Zoning:	d - Design, e - River Environmental
Plan District:	None
Neighborhood:	Milwaukie
Total Land Area:	85,197 SF (1.96 acres) <i>*Site area on Portland Maps indicates 93,032 SF</i>
Base FAR @ 6:1	511,182 SF
	<i>*with inclusionary housing bonus</i>
Base Height:	65'-0" / 75'-0"
Parking Sector:	None
Scenic View Corridor:	None

LEGEND

- Site
- Major Water Bodies

- 1 Downtown Portland
- 2 West Hills
- 3 Ross Island

SITE INFORMATION - CONTEXT

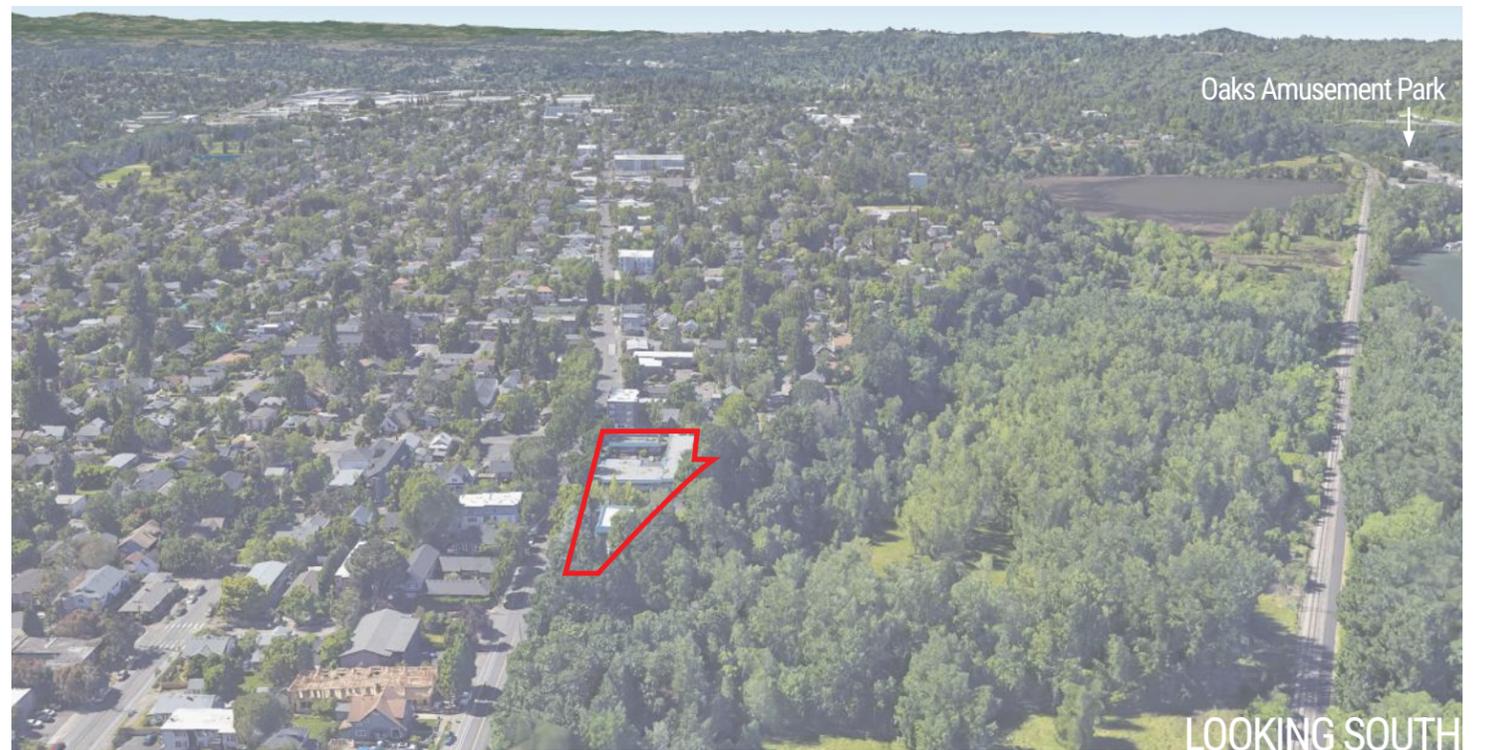


LEGEND

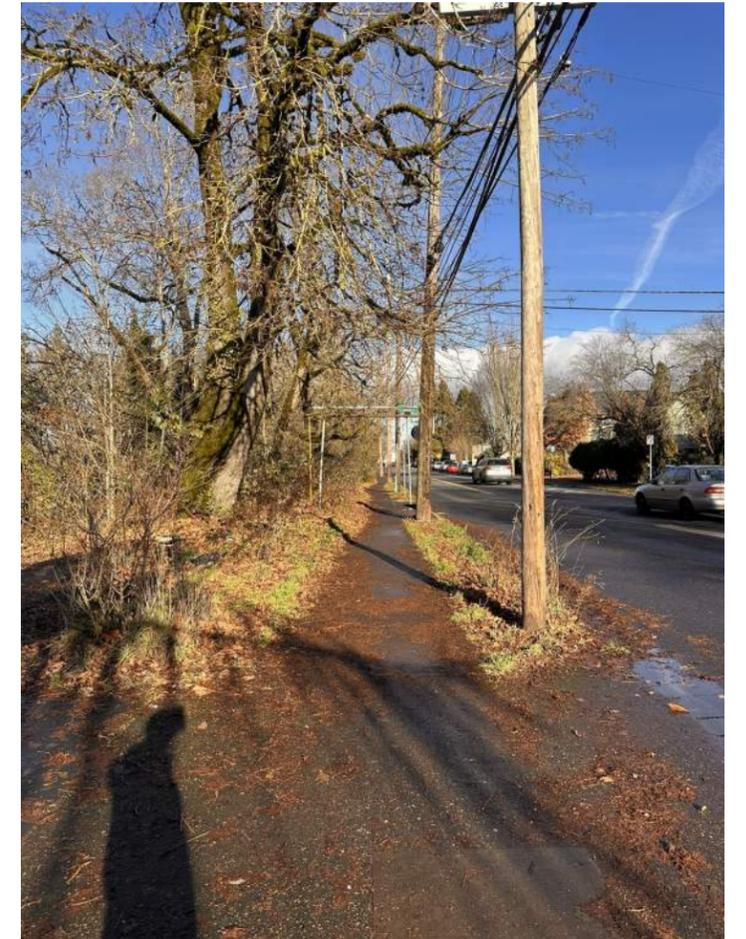
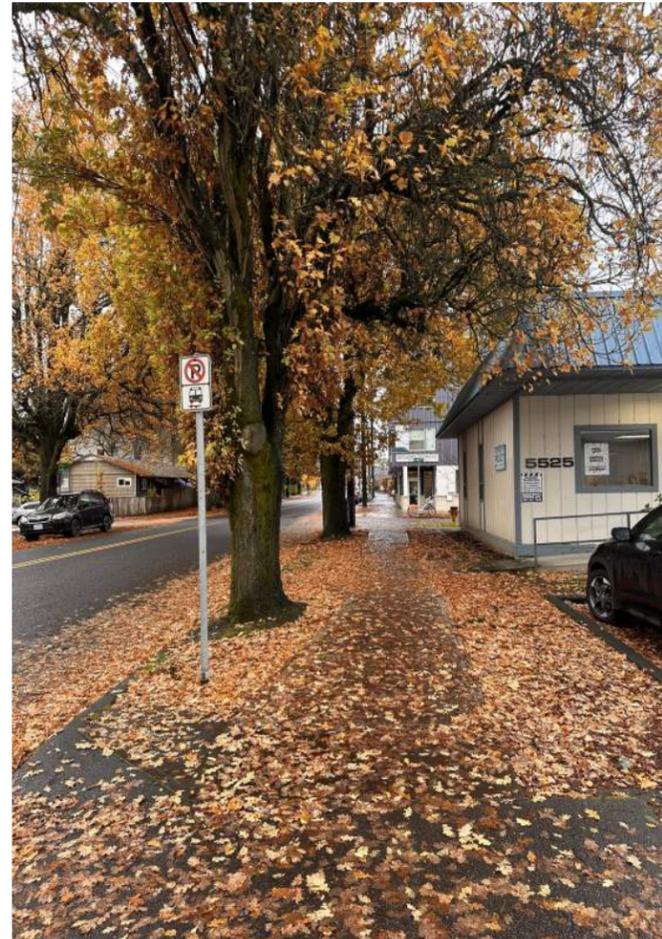
- Site
 - Environmental Boundary
 - Recreational Area
 - Major Water Bodies
- 1 Oaks Amusement Park
 - 2 Oaks Bottom Wildlife Refuge
 - 3 Westmoreland Park
 - 4 Reed College
 - 5 Aladdin Theater
 - 6 Westmoreland
 - 7 Llewellyn Elementary School
 - 8 Sellwood Main Street
 - 9 Eastmoreland Golf Course
 - 10 Oaks Bottom Wildlife Refuge
 - 11 Oaks Bottom North Trailhead
 - 12 Ross Island
 - 13 East Island
 - 14 TriMet Bus Stop
 - 15 Max Station



SITE INFORMATION - SITE IN CONTEXT



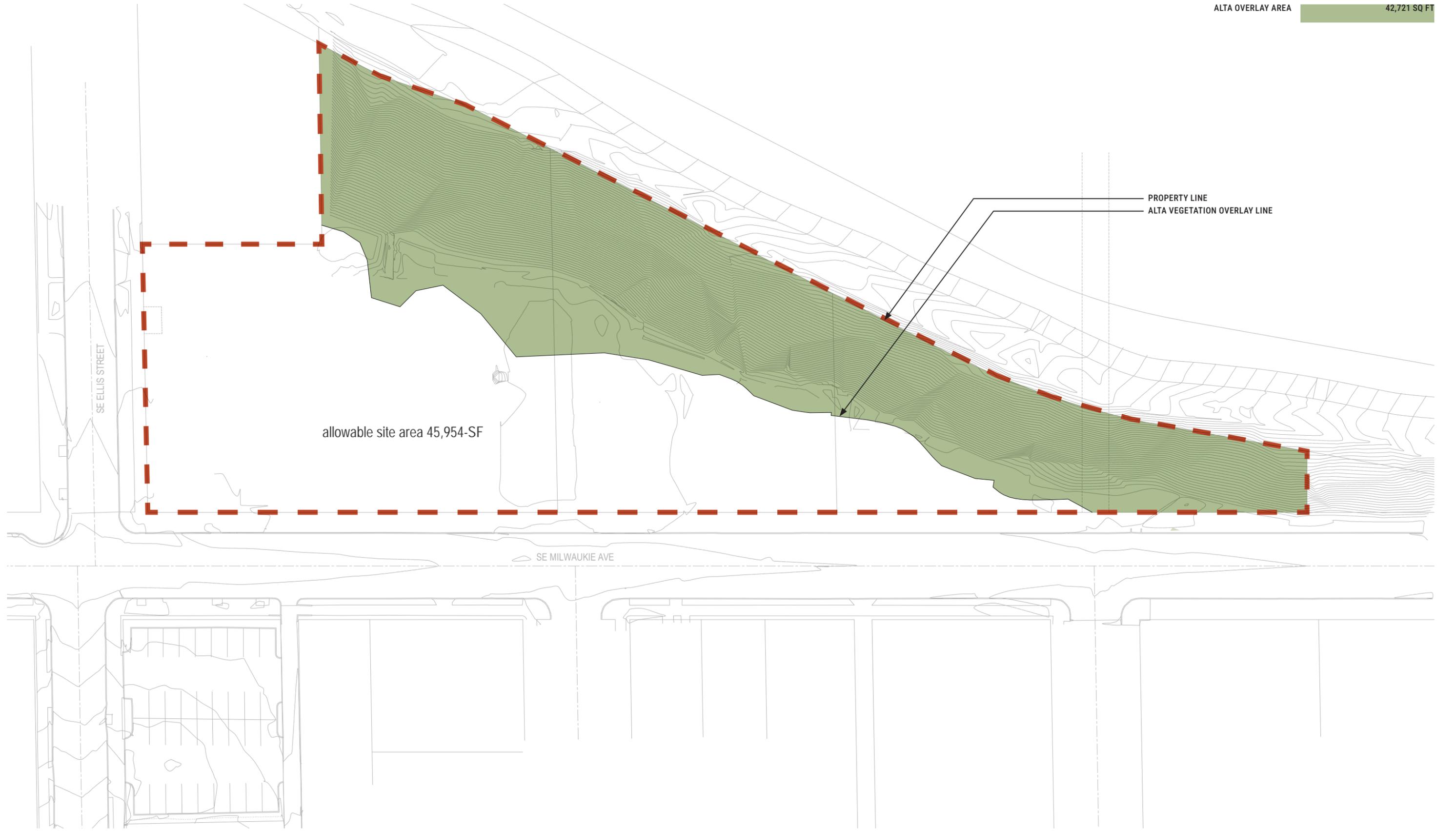
SITE INFORMATION - EXISTING CONDITIONS



SITE PLAN - ALTA OVERLAY LINE

* AREAS CALCULATED WITHIN PROPERTY LINE ONLY

ALTA OVERLAY AREA **42,721 SQ FT**



SUPPLEMENTAL DIAGRAMS OUTDOOR / COMMON SPACE

SITE PLAN - OUTDOOR AREA DIAGRAM AT GRADE

* DOES NOT INCLUDE ANTICIPATED UNIT BALCONIES CONTRIBUTING TO OUTDOOR AREA
* AREAS CALCULATED WITHIN PROPERTY LINE ONLY



OUTDOOR AREA + COMMON OUTDOOR AREA MEETING 20'-0" IN ALL DIRECTIONS, 500 SQ FT MINIMUM, WITHIN 20'-0" OF ENTRY

612 SQ FT

AREA WITHIN VEGETATION OVERLAY

4,711 SQ FT

LANDSCAPING NOT MEETING OUTDOOR COMMON AREA REQUIREMENTS

REQUIRED (48 SF X 243 UNITS): 11,664 SQ FT



SITE PLAN - OUTDOOR AREA + ZONING DIAGRAM AT ROOF

* DOES NOT INCLUDE ANTICIPATED UNIT BALCONIES CONTRIBUTING TO OUTDOOR AREA
* AREAS CALCULATED WITHIN PROPERTY LINE ONLY



OUTDOOR AREA + COMMON OUTDOOR AREA MEETING 20'-0" IN ALL DIRECTIONS, 500 SQ FT MINIMUM, WITHIN 20'-0" OF ENTRY

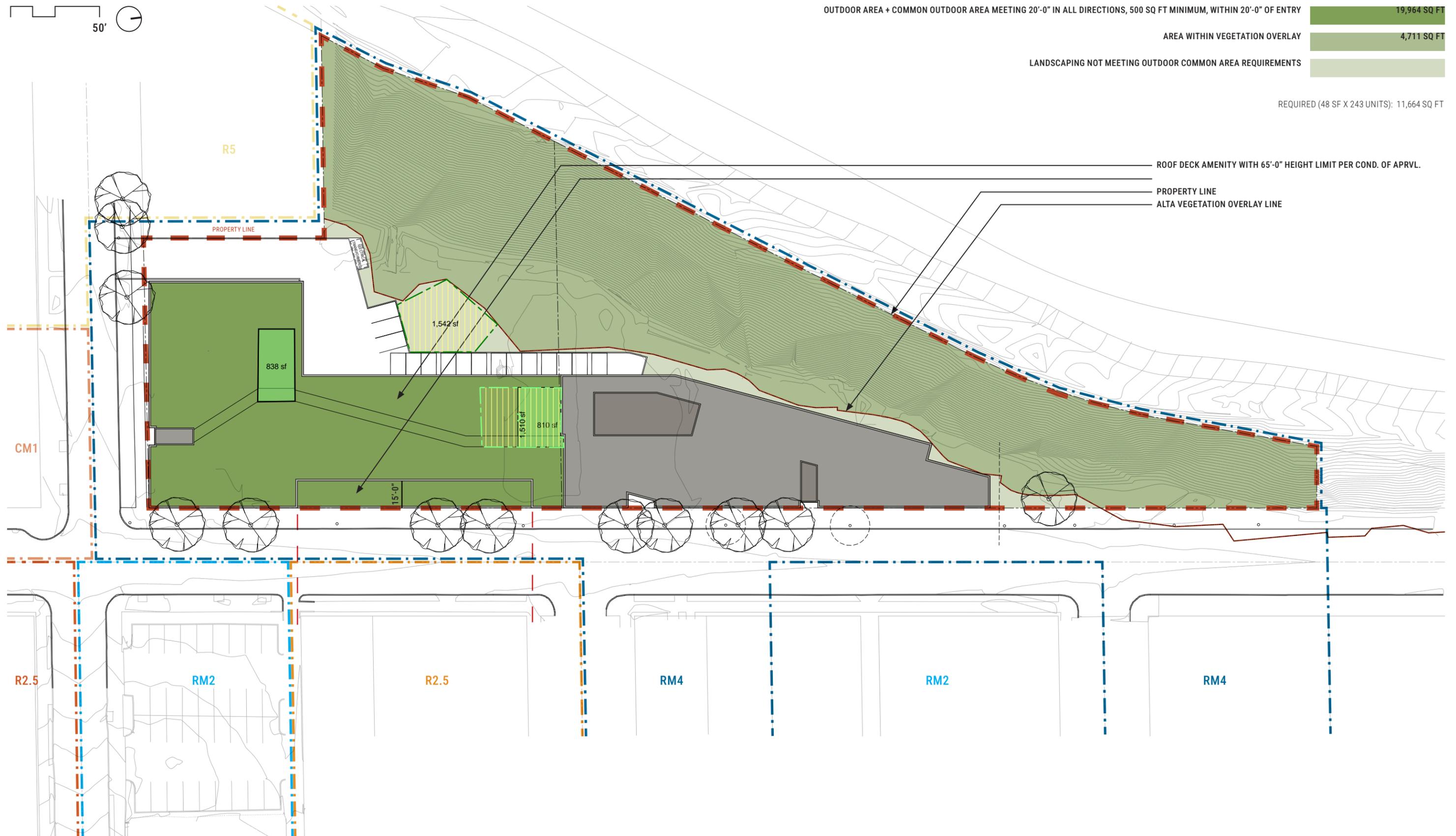
19,964 SQ FT

AREA WITHIN VEGETATION OVERLAY

4,711 SQ FT

LANDSCAPING NOT MEETING OUTDOOR COMMON AREA REQUIREMENTS

REQUIRED (48 SF X 243 UNITS): 11,664 SQ FT



ROOF DECK AMENITY WITH 65'-0" HEIGHT LIMIT PER COND. OF APRVL.

PROPERTY LINE

ALTA VEGETATION OVERLAY LINE

BUILDING CONFIGURATION

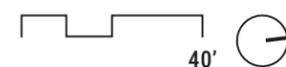
OPTION A - LEVEL 1 SURFACE + MECHANIZED PARKING - AT GRADE

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio

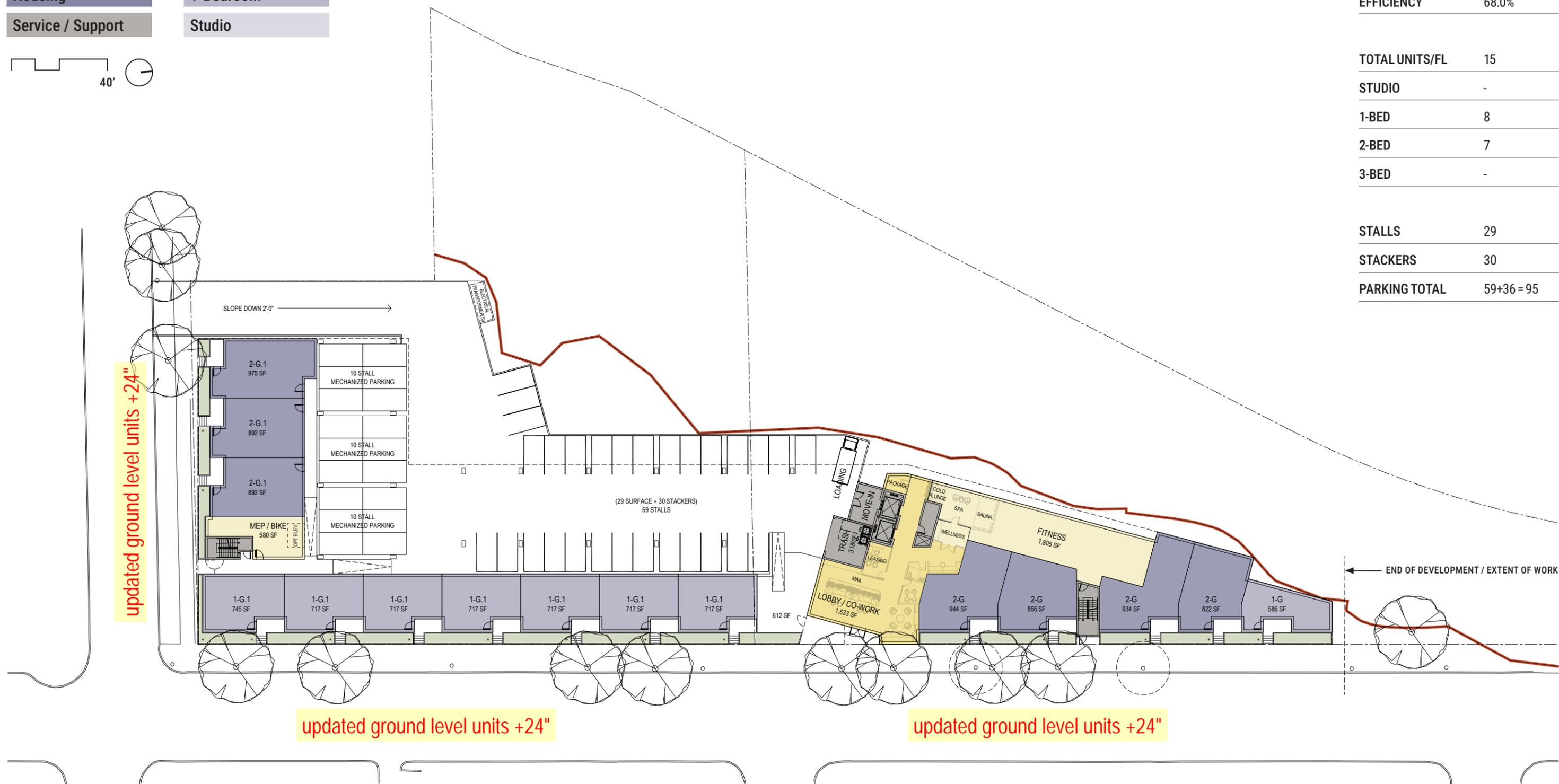


FIGURES L01

GROSS	17,779 SF
NET	12,085 SF
EFFICIENCY	68.0%

TOTAL UNITS/FL	15
STUDIO	-
1-BED	8
2-BED	7
3-BED	-

STALLS	29
STACKERS	30
PARKING TOTAL	59+36 = 95



OPTION A - LEVEL 2-4

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

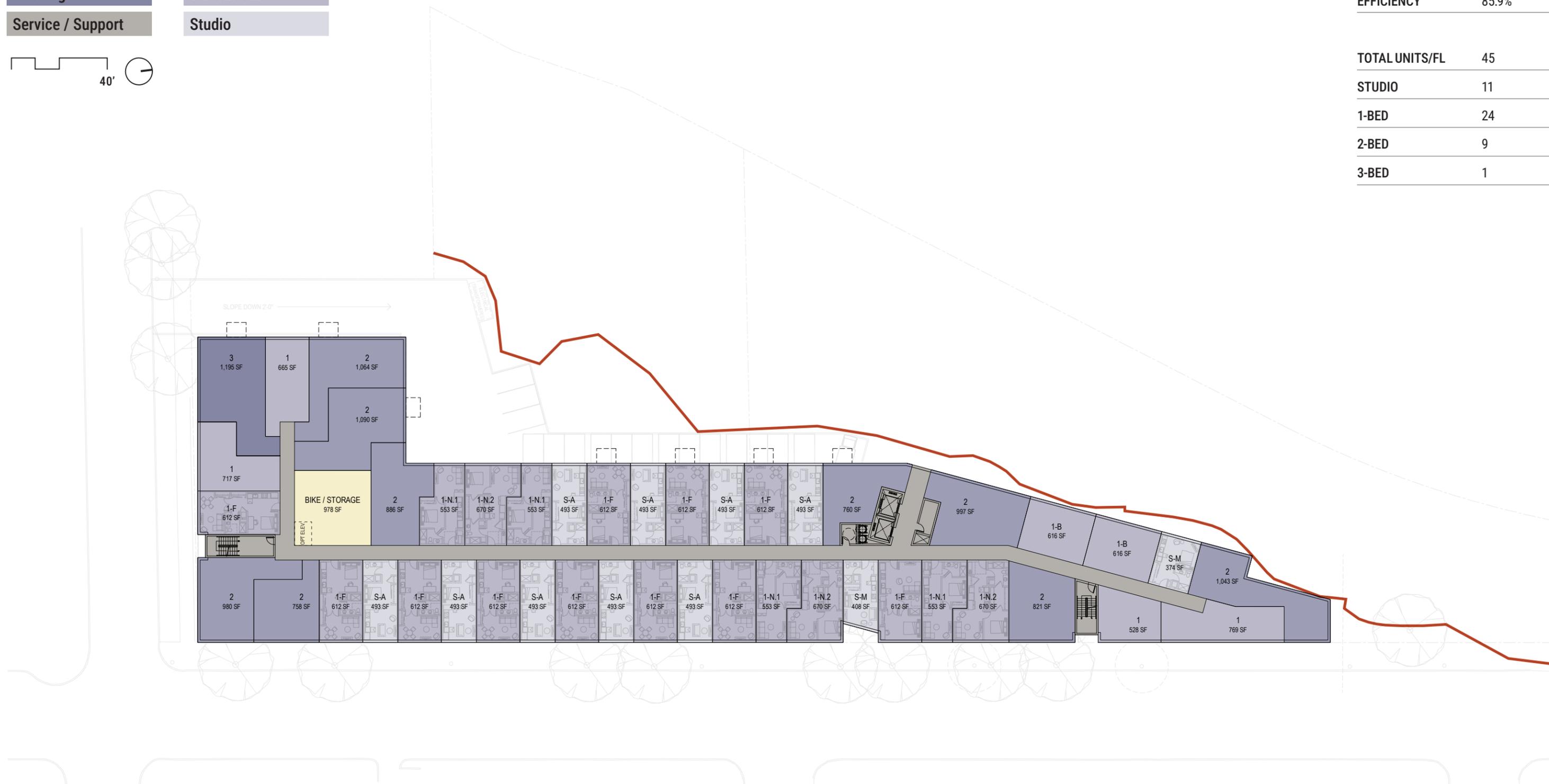
- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L02-04

GROSS	34,537 SF
NET	29,682 SF
EFFICIENCY	85.9%

TOTAL UNITS/FL	45
STUDIO	11
1-BED	24
2-BED	9
3-BED	1



OPTION A - LEVEL 5

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L05

GROSS	32,587 SF
NET	27,732 SF
EFFICIENCY	85.1%

TOTAL UNITS/FL	41
STUDIO	7
1-BED	24
2-BED	9
3-BED	1



OPTION A - LEVEL 6

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



FIGURES L06

GROSS	32,587 SF
NET	27,732 SF
EFFICIENCY	85.1%

TOTAL UNITS/FL	41
STUDIO	7
1-BED	24
2-BED	9
3-BED	1



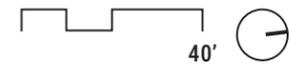
OPTION A - LEVEL 7

LEGEND

- Landscape
- Lobby / Amenity
- Housing
- Service / Support

UNIT TYPES

- 3-Bedroom
- 2-Bedroom
- 1-Bedroom
- Studio



* DOES NOT INCLUDE LOFT AREAS

FIGURES L07

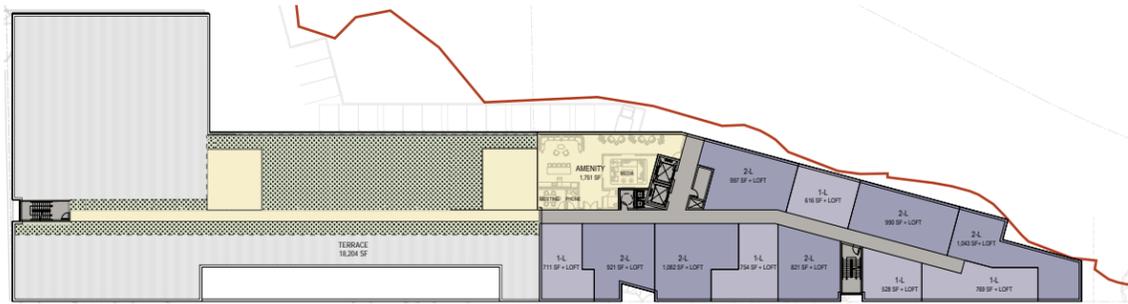
GROSS	13,287 SF
NET	9,233 SF
EFFICIENCY	69.5%

TOTAL UNITS/FL	11
STUDIO	-
1-BED	5
2-BED	6
3-BED	-



PROGRAM - SUMMARY

L07



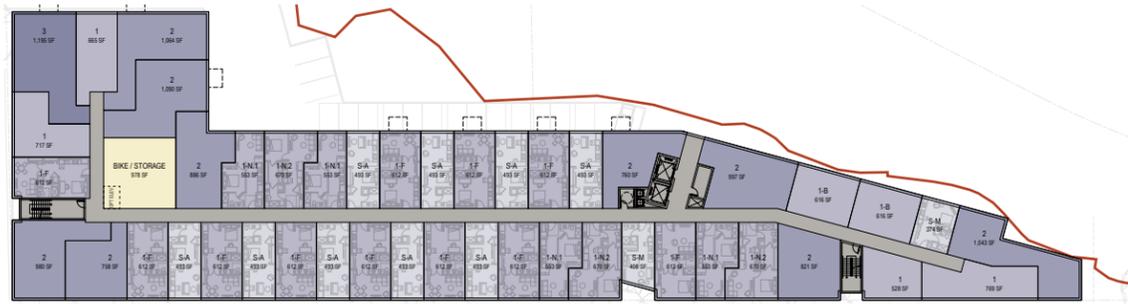
L06



L05



L02-04



L01



5/2 FULL/HALF EXISTING OVERLAY along BLUFF

* DOES NOT INCLUDE LOFT AREAS

FIGURES SUMMARY

GROSS	199,855 SF
NET	165,828 SF
EFFICIENCY	83.0%

TOTAL UNITS	243
22% STUDIO	47 19%
57% 1-BED	133 55%
19% 2-BED	58 24%
2% 3-BED	5 2%
SQFT/UNIT	682 SF

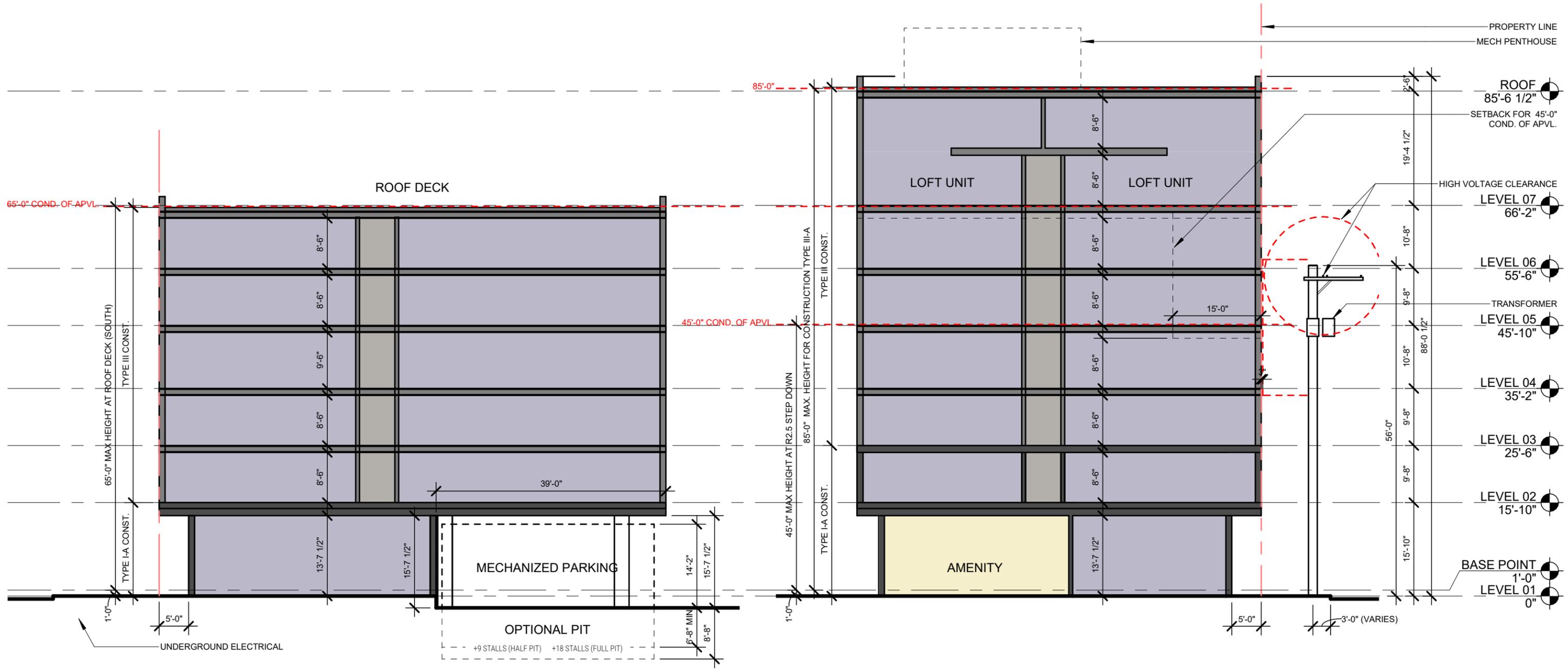
STALLS	29
STACKERS	30
PARKING TOTAL	59+36 = 95
RATIO	.39/UNIT

UNIT SUMMARY - A 02.05.2025

		LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	TOTAL	TOTAL SF	AVERAGE SF
STUDIO	S-A		9	9	9	5	5		37	18,241	493
STUDIO (MICRO)	S-M		2	2	2	2	2		10	3,911	391
1-BED	1-A								0	0	0
1-BED	1-B		2	2	2	2	2		10	6,160	616
1-BED	1-C					4	4		8	4,940	618
1-BED	1-F		11	11	11	7	7		47	28,764	612
1-BED (AT GRADE)	1-G	1							1	586	586
1-BED (AT GRADE)	1-G.1	7							7	5,045	721
1-BED	1-N.1		4	4	4	4	4		20	11,070	554
1-BED	1-N.2		3	3	3	3	3		15	10,057	670
1-BED	1		4	4	4	4	4		20	13,404	670
1-BED (LOFT)	1-L							5	5	3,380	676
2-BED	2		9	9	9	9	9		45	41,989	933
2-BED (AT GRADE)	2-G	4							4	3,557	889
2-BED (AT GRADE)	2-G.1	3							3	2,897	966
2-BED (LOFT)	2-L							6	6	5,853	976
3-BED	3		1	1	1	1	1		5	5,976	1,195

FIGURES	L01	FIGURES	L02-04	FIGURES	L05	FIGURES	L06	FIGURES	L07
GROSS	17,779 SF	GROSS	34,537 SF	GROSS	32,587 SF	GROSS	32,587 SF	GROSS	13,287 SF
NET	12,085 SF	NET	29,682 SF	NET	27,732 SF	NET	27,732 SF	NET	* 9,233 SF
EFFICIENCY	68.0%	EFFICIENCY	85.9%	EFFICIENCY	85.1%	EFFICIENCY	85.1%	EFFICIENCY	69.5%
TOTAL UNITS/FL	15	TOTAL UNITS/FL	45	TOTAL UNITS/FL	41	TOTAL UNITS/FL	41	TOTAL UNITS/FL	11
STUDIO	-	STUDIO	11	STUDIO	7	STUDIO	7	STUDIO	-
1-BED	8	1-BED	24	1-BED	24	1-BED	24	1-BED	5
2-BED	7	2-BED	9	2-BED	9	2-BED	9	2-BED	6
3-BED	-	3-BED	1	3-BED	1	3-BED	1	3-BED	-

BUILDING SECTIONS



CONCEPT - EXTERIOR DESIGN



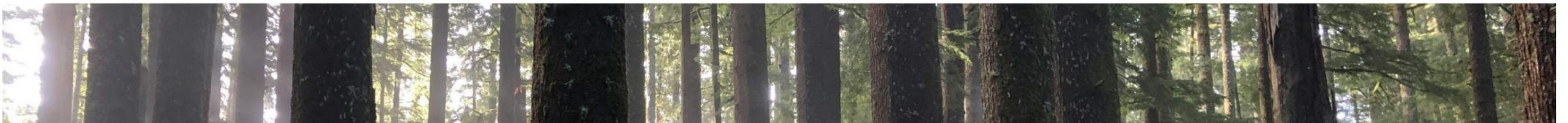
EAST EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN



WEST EXTERIOR ELEVATION



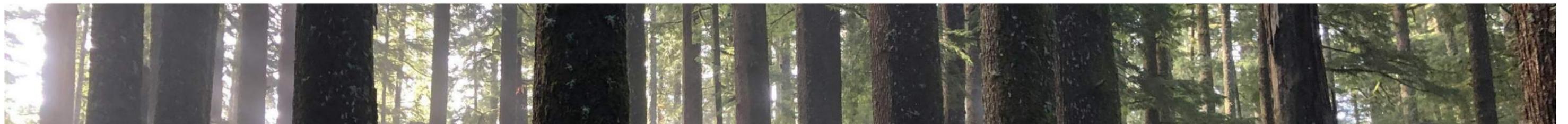
CONCEPT - EXTERIOR DESIGN



NORTH EXTERIOR ELEVATION



SOUTH EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN / MATERIALITY BASIS OF DESIGN

1



35,209 SF

2



34,133 SF

3



4,708 SF

4



13,915 SF



CONCEPT - EXTERIOR DESIGN WITH L07 LOFT UNITS



VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



VIEW FROM NORTHEAST

SUPPLEMENTAL DIAGRAMS MASSING - BREAKING DOWN

CONCEPT - EXTERIOR DESIGN



EAST EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN

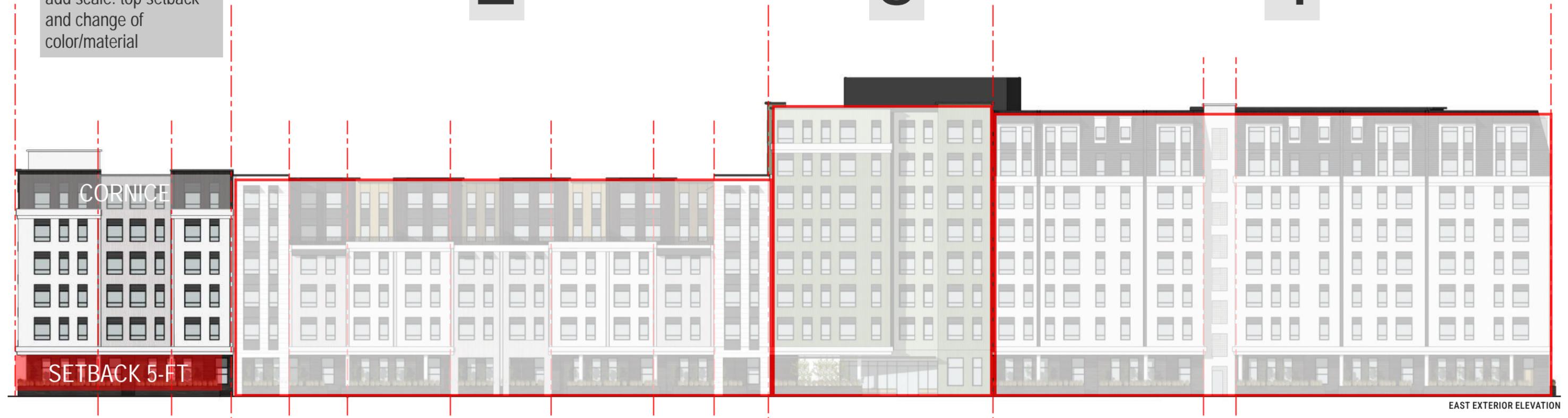
1

setbacks wrap corner, cornice line is broken to add scale. top setback and change of color/material

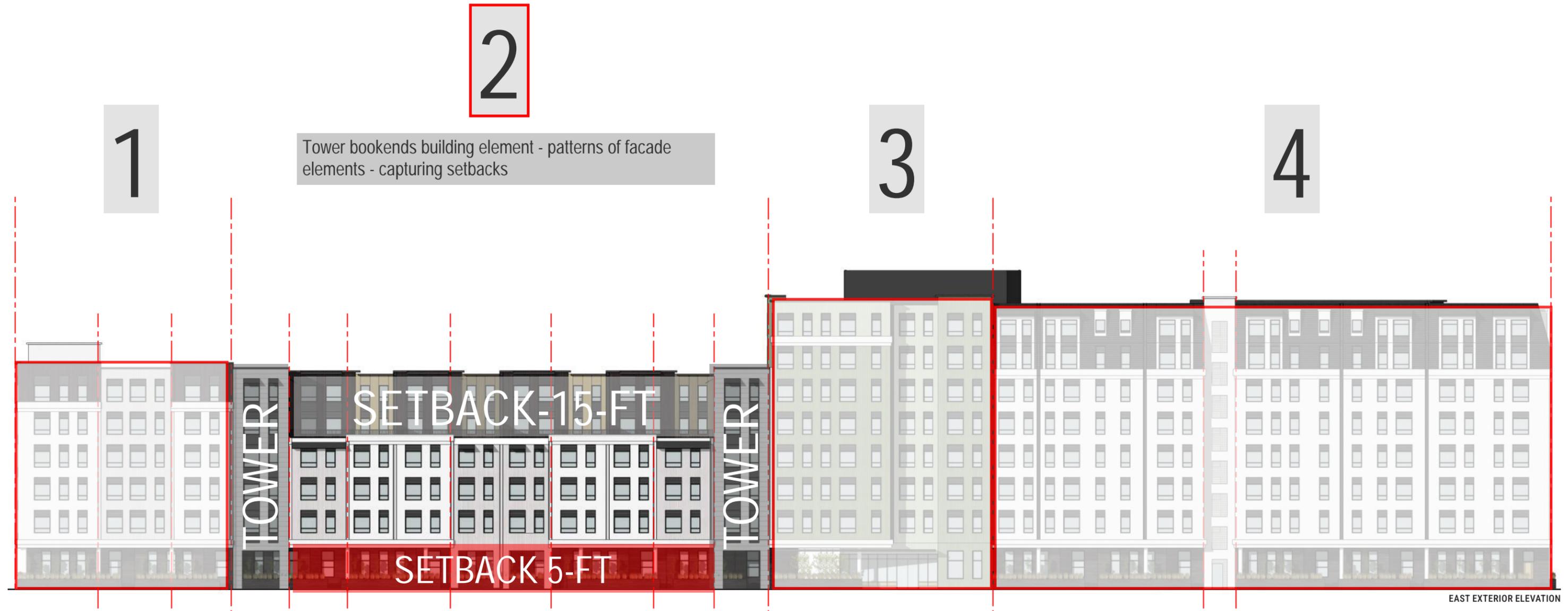
2

3

4



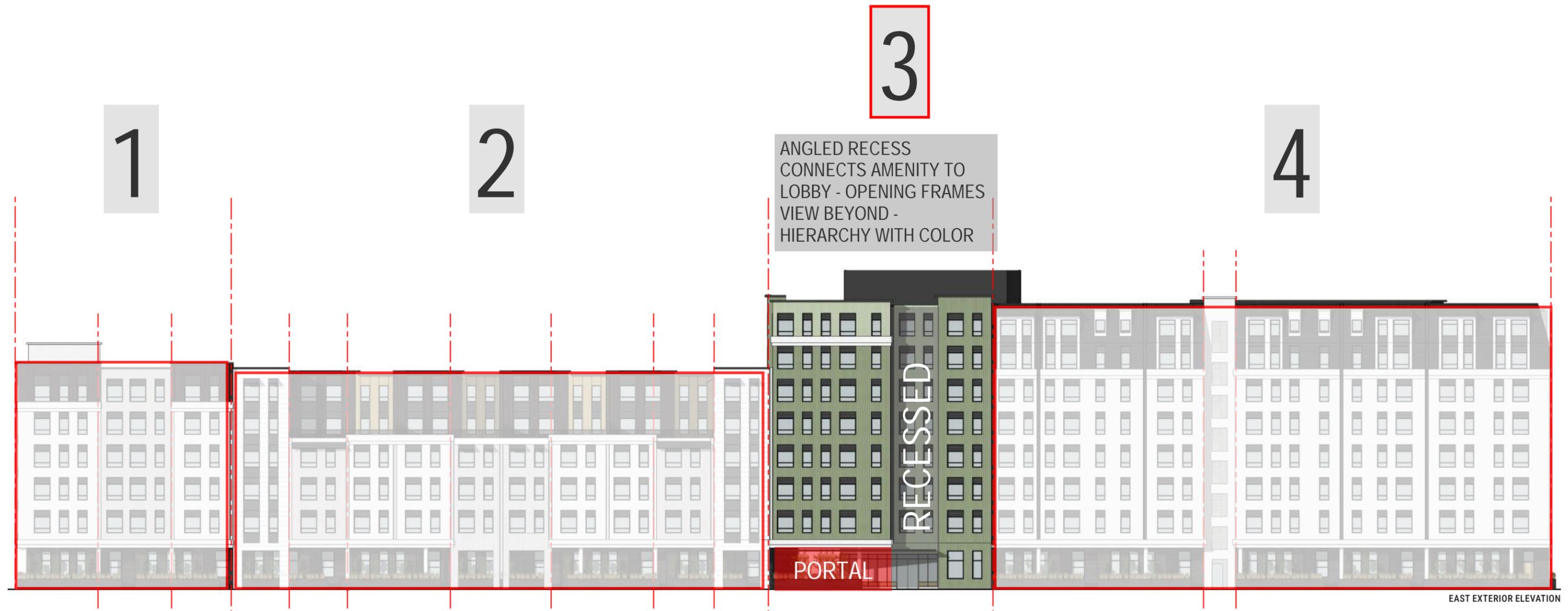
CONCEPT - EXTERIOR DESIGN



EAST EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN



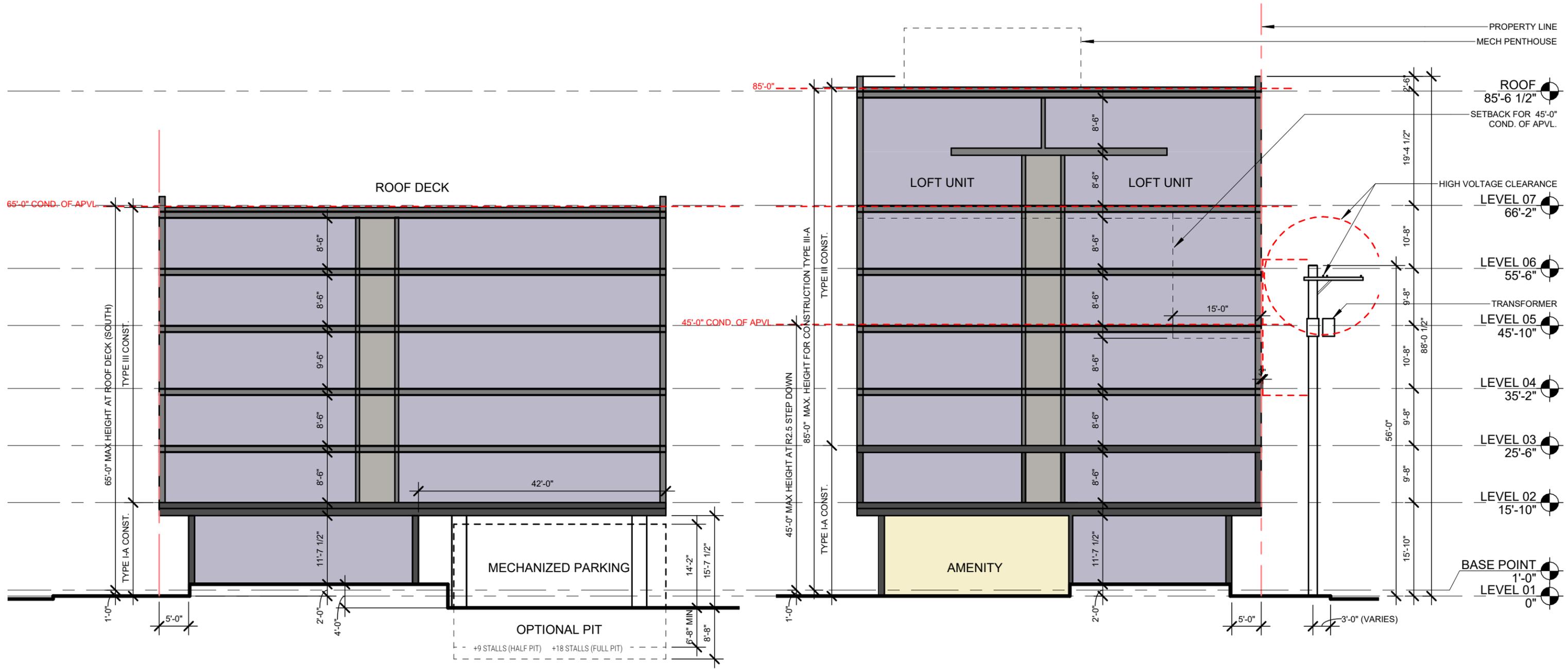
EAST EXTERIOR ELEVATION



CONCEPT - EXTERIOR DESIGN



BUILDING SECTIONS

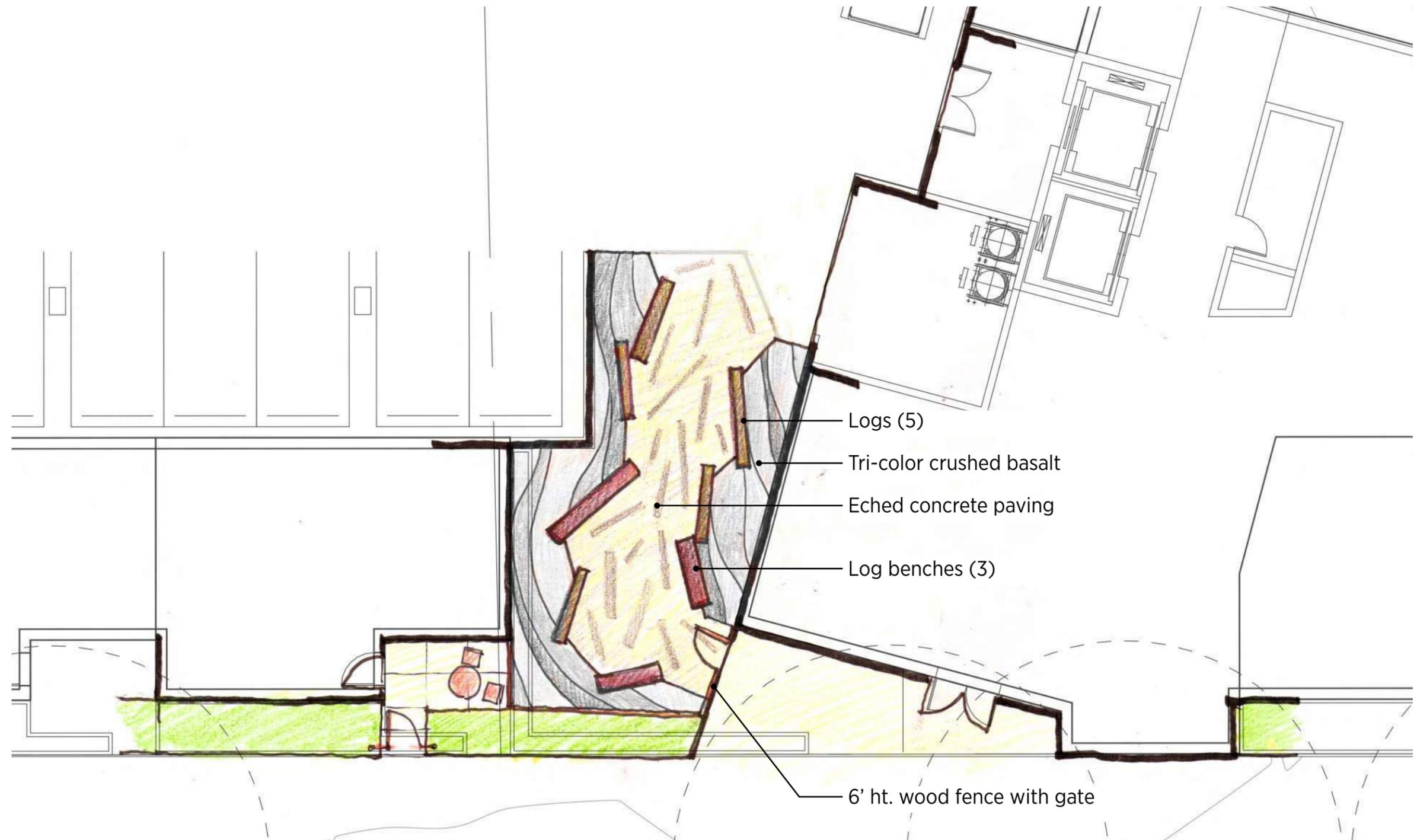


LANDSCAPE

INSPIRATION - A RIVER STORY



FRONT ENTRANCE - LOGGING RAFT



FRONT ENTRANCE - MATERIAL INSPIRATION



Wood fence



Log bench

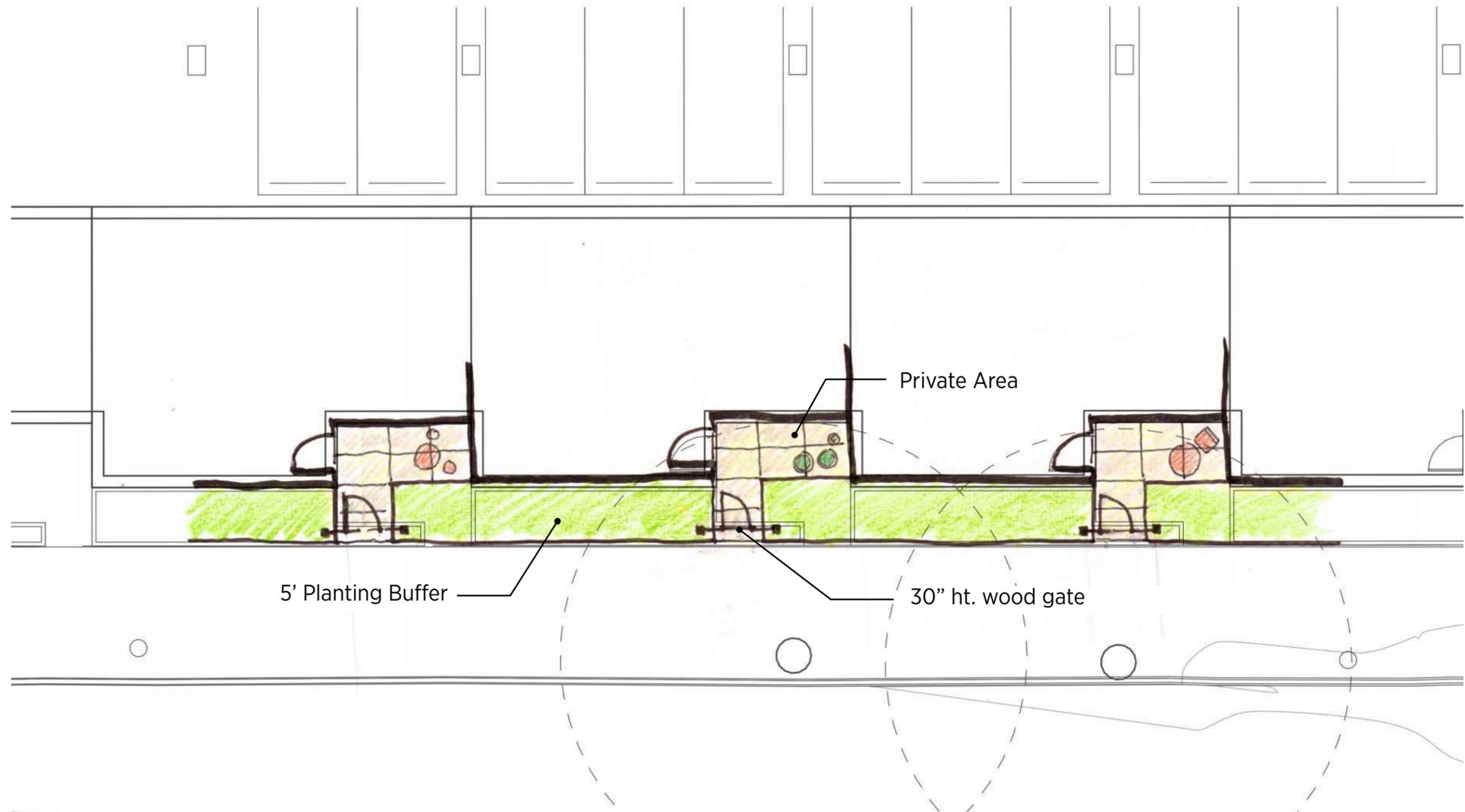


Etched concrete paving



Crushed basalt

UNIT ENTRANCE - TYPICAL PLAN



FRONT ENTRANCE - MATERIAL INSPIRATION



Wood gate



Furnishing

SITE - PLAN



	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITYSTATEZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED		1S1E14A 300	PORTLAND CITY OF	1120 SW 5TH AVE #1204	PORTLAND OR 97204-1912
3	RETURN SERVICE REQUESTED		1S1E14AC 3400	BERRIAN TRAVIS	5306 SE 17TH AVE	PORTLAND OR 97202
4	RETURN SERVICE REQUESTED		1S1E14AC 3500	KLISAK ROBERT	5314 SE 17TH AVE	PORTLAND OR 97202
5	RETURN SERVICE REQUESTED		1S1E14AC 3600	BROOKS JUSTICE	1327 SE TACOMA ST #188	PORTLAND OR 97202
6	RETURN SERVICE REQUESTED		1S1E14AC 3700	HANEY POST 65 LLC	133 NE FLORAL PL	PORTLAND OR 97232
7	RETURN SERVICE REQUESTED		1S1E14AC 3800	SCARBROUGH ROGER D & WILLIAMS ROBYN L	1647 SE INSLEY ST	PORTLAND OR 97202
8	RETURN SERVICE REQUESTED		1S1E14AC 3900	GIROUX PATRICIA A	11716 SE LEXINGTON ST	PORTLAND OR 97266
9	RETURN SERVICE REQUESTED		1S1E14AC 4000	STALEY ENTERPRISES LLC	15350 SW SEQUIOIA PKWY STE 190	PORTLAND OR 97224
10	RETURN SERVICE REQUESTED		1S1E14AC 4100	BJORKLUND JERALD	5325 SE 17TH AVE	PORTLAND OR 97202-4811
11	RETURN SERVICE REQUESTED		1S1E14AC 4200	6-PLEX LLC	183 FURNACE ST	LAKE OSWEGO OR 97034
12	RETURN SERVICE REQUESTED		1S1E14AC 4300	HOLLEY FAMILY TRUST	6005 SE 19TH AVE	PORTLAND OR 97202
13	RETURN SERVICE REQUESTED		1S1E14AC 4400	WESTMORELAND APARTMENTS LLC	2611 NW WESTOVER RD	PORTLAND OR 97210
14	RETURN SERVICE REQUESTED		1S1E14AC 4500	RENSLA PROPERTIES LLC	3015 NE DUNCKLEY ST	PORTLAND OR 97212
15	RETURN SERVICE REQUESTED		1S1E14AC 5100	TILGNER JOSIE F TR	PO BOX 127	HEISSON WA 98622
16	RETURN SERVICE REQUESTED		1S1E14AC 5200	ROSENBLUM STUART	1201 SW RIVINGTON DR	PORTLAND OR 97201-3151
17	RETURN SERVICE REQUESTED		1S1E14AC 5400	NGUYEN ETHAN M & CHANG EVELYN S	5306 SE MILWAUKIE AVE	PORTLAND OR 97202-4821
18	RETURN SERVICE REQUESTED		1S1E14AC 5500	NGUYEN JEANIE M & ELLIOTT TAYLOR B	5314 SE MILWAUKIE AVE	PORTLAND OR 97202
19	RETURN SERVICE REQUESTED		1S1E14AC 5700	SELLWOOD EQUITY PARTNERS LLC	6030 SEABLUFF DR #302	LOS ANGELES CA 90049
20	RETURN SERVICE REQUESTED		1S1E14AC 6000	WESTERN PSYCH & COUNSELING SVCS INC	PO BOX 82819	PORTLAND OR 97282
21	RETURN SERVICE REQUESTED		1S1E14AC 6000	CASCADIA BEHAVIORAL HEALTHCARE INC	PO BOX 8459	PORTLAND OR 97207
22	RETURN SERVICE REQUESTED	1S1E14AC 60000	JASMINE PLACE CONDO UNIT OWNERS ASSOC	INC ATTN DEZ DEVELOPMENT LLC	10117 SE SUNNYSIDE RD #F PMB 1123	CLACKAMAS OR 97015-6798
23	RETURN SERVICE REQUESTED		1S1E14AC 6200	A FARO PROPERTY LLC	95 LAIDLEY ST	SAN FRANCISCO CA 94131
24	RETURN SERVICE REQUESTED		1S1E14AC 6300	BRIGHT ANITA	1638 SE INSLEY ST	PORTLAND OR 97202
25	RETURN SERVICE REQUESTED		1S1E14AC 6400	KIRKPATRICK BRYAN D	PO BOX 1308	GRESHAM OR 97030-0271
26	RETURN SERVICE REQUESTED		1S1E14AC 6500	STIPE KELLEY C & STIPE DAVID L	1630 SE TOLMAN ST	PORTLAND OR 97202
27	RETURN SERVICE REQUESTED		1S1E14AC 80000	HAROLD PARK CONDO OWNERS ASSOC INC	3223 SW NAITO PKWY	PORTLAND OR 97239
28	RETURN SERVICE REQUESTED		1S1E14AC 80001	SORRELS GARY & ZIPAGANG JOSEPH	1645 SE HAROLD ST	PORTLAND OR 97202
29	RETURN SERVICE REQUESTED		1S1E14AC 80002	NAPOLI KYLE & MALAND JANE	5429 SE 17TH AVE	PORTLAND OR 97202
30	RETURN SERVICE REQUESTED		1S1E14AC 80003	ETTLIN GALEN & ETTLIN RICHARD	5431 SE 17TH AVE	PORTLAND OR 97202
31	RETURN SERVICE REQUESTED		1S1E14AC 80004	BRADFORD JOEY L	5433 SE 17TH AVE	PORTLAND OR 97202
32	RETURN SERVICE REQUESTED		1S1E14AC 80005	JEPSEN ELIZABETH S	5435 SE 17TH AVE	PORTLAND OR 97202
33	RETURN SERVICE REQUESTED		1S1E14AC 8601	TRAVERS PETER G & WILCOX KELLY K	2403 CALLE LINARES	SANTA BARBARA CA 93109
34	RETURN SERVICE REQUESTED		1S1E14AC 8602	MAHAN WESLEY L & MAHAN JANE E	5436 SE 17TH AVE	PORTLAND OR 97202-4906
35	RETURN SERVICE REQUESTED		1S1E14AC 8603	ETZEL TIFFANY N	5442 SE 17TH AVE	PORTLAND OR 97202
36	RETURN SERVICE REQUESTED		1S1E14AC 8604	HEINECK DAVID P & HEINECK CARRE J	14323 SW 133RD AVE	TIGARD OR 97224-1702
37	RETURN SERVICE REQUESTED		1S1E14AC 8800	TEMKIN ANDRE B & TEMKIN ALMA	1637 SE HAROLD ST	PORTLAND OR 97202
38	RETURN SERVICE REQUESTED		1S1E14AC 8900	ERIC PETERSEN TR	1627 SE HAROLD ST	PORTLAND OR 97202
39	RETURN SERVICE REQUESTED		1S1E14AC 9000	DONJIM REALTY LLC	376 HILL ST	SAN FRANCISCO CA 94114
40	RETURN SERVICE REQUESTED		1S1E14AC 90000	ASSOC OF UNIT OWNERS OF WESTMORELAND	2525 NE GLISAN ST #100	PORTLAND OR 97232
41	RETURN SERVICE REQUESTED		1S1E14AC 90001	THOMAS LISA M & BEVERLY S & TIMOTHY D	11521 SE BATELEUR WAY	HAPPY VALLEY OR 97086-4714
42	RETURN SERVICE REQUESTED		1S1E14AC 90003	MCVEIGH-MURPHY BRANDON & ANNA	4134 S CORBETT AVE	PORTLAND OR 97239-4202
43	RETURN SERVICE REQUESTED		1S1E14AC 90004	CHOI BRADLEY	5406 SE MILWAUKIE AVE	PORTLAND OR 97202
44	RETURN SERVICE REQUESTED		1S1E14AC 90005	WEEKS-EARP ERIN M	5408 SE MILWAUKIE AVE	PORTLAND OR 97202
45	RETURN SERVICE REQUESTED		1S1E14AC 90006	KELLEY SARAH	5410 SE MILWAUKIE AVE	PORTLAND OR 97202
46	RETURN SERVICE REQUESTED		1S1E14AC 90007	WILLIAM E WYATT & POPPY P WYATT	30320 SW HEATER RD	SHERWOOD OR 97140
47	RETURN SERVICE REQUESTED		1S1E14AC 90008	BUTLER EMILIE J	5414 SE MILWAUKIE AVE	PORTLAND OR 97202
48	RETURN SERVICE REQUESTED		1S1E14AC 90009	BAUMAN FAMILY TR	3017 SE TOLMAN ST	PORTLAND OR 97202
49	RETURN SERVICE REQUESTED		1S1E14AC 90010	ANCHOR HOLDINGS LLC	7025 SE 20TH AVE	PORTLAND OR 97202
50	RETURN SERVICE REQUESTED		1S1E14AC 90011	CHRISTENSEN LARA & CHRISTENSEN GRANT	1408 SE LAMBERT ST	PORTLAND OR 97202
51	RETURN SERVICE REQUESTED		1S1E14AC 9100	MILWAUKIE APARTMENTS LLC	5331 S MACADAM AVE #258 PMB 208	PORTLAND OR 97239
52	RETURN SERVICE REQUESTED		1S1E14AC 9200	CRAMER ERIC & CRAMER KENNETH	5428 SE MILWAUKIE AVE	PORTLAND OR 97202
53	RETURN SERVICE REQUESTED	1S1E14DB 10500	CALLAWAY KEITH JR	& FARR REBECCA KATHRYN	5714 SE 15TH AVE	PORTLAND OR 97202-4904
54	RETURN SERVICE REQUESTED		1S1E14DB 10600	LEE STANLEY W	1512 SE REEDWAY ST	PORTLAND OR 97202-4927
55	RETURN SERVICE REQUESTED		1S1E14DB 10700	WEST LAND APARTMENTS LLC	PO BOX 820190	PORTLAND OR 97282
56	RETURN SERVICE REQUESTED		1S1E14DB 10800	4-PLEX LLC	183 FURNACE ST	LAKE OSWEGO OR 97034
57	RETURN SERVICE REQUESTED	1S1E14DB 10900	ARCHER JANICE & NOLAN LYNNE	& WERRES MICHAEL	1505 SE DIVISION ST	PORTLAND OR 97202
58	RETURN SERVICE REQUESTED		1S1E14DB 11900	MISSE BRIAN & SWYT KENNETH	1632 SE REEDWAY ST	PORTLAND OR 97202
59	RETURN SERVICE REQUESTED		1S1E14DB 13500	HARRIS LAURA K & PALMER DANIEL E	1647 SE REEDWAY ST	PORTLAND OR 97202
60	RETURN SERVICE REQUESTED		1S1E14DB 13600	NIELSEN GEOFFREY L	1639 SE REEDWAY ST	PORTLAND OR 97202-5125
61	RETURN SERVICE REQUESTED		1S1E14DB 13700	REEDWAY LLC	3225 MCLEOD DR #100	LAS VEGAS NV 89121
62	RETURN SERVICE REQUESTED		1S1E14DB 13800	MERTENS MICHAEL & SOROA IBAN J	3340 2ND AVE	SAN DIEGO CA 92103
63	RETURN SERVICE REQUESTED		1S1E14DB 13900	MITCHOFF MICHAEL T & MITCHOFF AMY A	2211 SE SPOKANE ST	PORTLAND OR 97202-6830
64	RETURN SERVICE REQUESTED		1S1E14DB 14000	SYKES RUSSELL G TR & SYKES KAREN E TR	625 ATWATER RD	LAKE OSWEGO OR 97034
65	RETURN SERVICE REQUESTED		1S1E14DB 14100	LABERGE JOSEPH E T	5606 SE MILWAUKIE AVE	PORTLAND OR 97202-4918

	A	B	C	D	E	F
66	RETURN SERVICE REQUESTED		1S1E14DB 14200	KOLSTAD GEOFFREY M	1612 SE ELLIS ST	PORTLAND OR 97202
67	RETURN SERVICE REQUESTED		1S1E14DB 14300	COLLAZO GERMAN & COLLAZO KELLY A	1618 SE ELLIS ST	PORTLAND OR 97202
68	RETURN SERVICE REQUESTED		1S1E14DB 14400	DAVENPORT TR	PO BOX 82002	PORTLAND OR 97282
69	RETURN SERVICE REQUESTED		1S1E14DB 14500	OKAMOTO PROPERTIES LLC	PO BOX 152	EAGLE CREEK OR 97022
70	RETURN SERVICE REQUESTED	1S1E14DB 14600	BRIDGETOWN CHURCH	ATTN EXECUTIVE DIRECTOR	2120 NE TILLAMOOK ST	PORTLAND OR 97212
71	RETURN SERVICE REQUESTED		1S1E14DB 14800	PULLIAM DAVID D	4043 SW 48TH PL	PORTLAND OR 97221
72	RETURN SERVICE REQUESTED		1S1E14DB 15500	SMITH JAMES H II	5107 SE BUSH ST	PORTLAND OR 97206-3065
73	RETURN SERVICE REQUESTED		1S1E14DB 15600	5533 & 5535 SE 17TH AVE LLC	2324 NE 26TH AVE	PORTLAND OR 97212
74	RETURN SERVICE REQUESTED		1S1E14DB 15700	MCCANN KATHLEEN F	1639 SE ELLIS ST	PORTLAND OR 97202-5112
75	RETURN SERVICE REQUESTED		1S1E14DB 15800	MACMILLAN PEGGY A	1629 SE ELLIS ST	PORTLAND OR 97202-5112
76	RETURN SERVICE REQUESTED		1S1E14DB 16000	REDDING DIANA L	5520 SE MILWAUKIE AVE	PORTLAND OR 97202
77	RETURN SERVICE REQUESTED		1S1E14DB 16100	SANSERI NICK & KRISTIN E & HUGHES EVA	5514 SE MILWAUKIE AVE	PORTLAND OR 97202-4916
78	RETURN SERVICE REQUESTED		1S1E14DB 16200	FIELDS KEVIN H & FIELDS AUDREY L	1618 SE HAROLD ST	PORTLAND OR 97202
79	RETURN SERVICE REQUESTED		1S1E14DB 16300	LIEBHARDT FREDERICK C & MICHELLE M	1624 SE HAROLD ST	PORTLAND OR 97202
80	RETURN SERVICE REQUESTED		1S1E14DB 16400	LINDAHL DOUGLAS D & LINDAHL VIOLET Y	22375 S FOREST PARK RD	BEAVERCREEK OR 97004
81	RETURN SERVICE REQUESTED		1S1E14DB 16500	HERMOSA STREET PROPERTIES LLC	PO BOX 19914	PORTLAND OR 97280-0914
82	RETURN SERVICE REQUESTED		1S1E14DB 16600	RAYNALDS DONNA J	1704 SE HAROLD ST	PORTLAND OR 97202-4912
83	RETURN SERVICE REQUESTED		1S1E14DB 17000	OHSU	3181 SW SAM JACKSON PARK RDPP22E	PORTLAND OR 97239
84	RETURN SERVICE REQUESTED		1S1E14DB 17000	K H 2 A ENGINEERING INC	5515 SE MILWAUKIE AVE	PORTLAND OR 97202
85	RETURN SERVICE REQUESTED		1S1E14DB 17000	LAPORTE & ASSOCIATES INC	5515 SE MILWAUKIE AVE	PORTLAND OR 97202
86	RETURN SERVICE REQUESTED		1S1E14DB 17400	ELLIS GLEN M	4629 SE 17TH AVE	PORTLAND OR 97202
87	RETURN SERVICE REQUESTED		1S1E14DB 17600	HORNE DAVID L & POIRIER CLAIRE A	1524 SE ELLIS ST	PORTLAND OR 97202
88	RETURN SERVICE REQUESTED		1S1E14DB 17700	STUDIO POINTE LLC	737 OLIVE WAY #3400	SEATTLE WA 98101-3760
89	RETURN SERVICE REQUESTED		1S1E14DB 17800	MCGUIRE MAX & SWEENEY KATHLEEN C	49 BUCK LN	GOLDENDALE WA 98620-2102
90	RETURN SERVICE REQUESTED		1S1E14DB 17800	WILCOX PRINTERY INC	3440 SE FRANCIS T	PORTLAND OR 97202
91	RETURN SERVICE REQUESTED		1S1E14DB 18000	THOMAS O CARTER & SUSAN E CARTER	7640 SE 30TH AVE	PORTLAND OR 97202-8843
92	RETURN SERVICE REQUESTED		1S1E14DB 18100	DAVISON RICKY L	1515 SE REEDWAY ST	PORTLAND OR 97202
93	RETURN SERVICE REQUESTED		1S1E14DB 18200	MCCORMICK-GOLDBERG FAM TR	5632 SE 15TH AVE	PORTLAND OR 97202
94	RETURN SERVICE REQUESTED		1S1E14DB 18300	KRUSE SUZANNE H	5606 SE 15TH AVE	PORTLAND OR 97202
95	RETURN SERVICE REQUESTED		1S1E14DB 18400	STILL TAMARA & DENMAN-STILL DAVID A	1514 SE ELLIS ST	PORTLAND OR 97202
96	RETURN SERVICE REQUESTED		1S1E14DB 18600	GRAY MYLES & GRAY ROSLYN	5611 SE 15TH AVE	PORTLAND OR 97202
97	RETURN SERVICE REQUESTED		1S1E14DB 18700	JOHNSRUD STEPHEN R TR	5625 SE 15TH AVE	PORTLAND OR 97202-4901
98	RETURN SERVICE REQUESTED		1S1E14DB 18800	KIM DAVID D	1433 SE REEDWAY ST	PORTLAND OR 97202
99	RETURN SERVICE REQUESTED		1S1E14DB 18900	KLEIN TRACY A TR	5703 SE 15TH AVE	PORTLAND OR 97202
100	RETURN SERVICE REQUESTED		1S1E14DB 19000	ANKENY JOHN K & EVANS ROSEMARIE	5715 SE 15TH AVE	PORTLAND OR 97202-4903
101	RETURN SERVICE REQUESTED	OWNERS	1S1E14AC 6000	LA PORTE SUSAN J & LA PORTE MARVIN J	5515 SE MILWAUKIE AVE	PORTLAND OR 97202
102	RETURN SERVICE REQUESTED	PARTY OF INTEREST	CITY OF PORTLAND P&D	ALVEY CHANDRA	1900 SW 5TH AVE #5000	PORTLAND OR 97201-3151
103	RETURN SERVICE REQUESTED	PARTY OF INTEREST	HIGH STREET RESIDENTIAL	TARLOW DAMIN	1300 SW 5TH AVE STE 3350	PORTLAND OR 97201-3151
104	RETURN SERVICE REQUESTED	APPLICANT	GBD ARCHITECTS	ANDERSEN KYLE	1120 NW COUCH STE 300	PORTLAND OR 97209
105	RETURN SERVICE REQUESTED		LAND USE CONTACT	DISTRICT 4 NEIGHBORHOOD COALITION	434 NW 6TH AVE SUITE 202	PORTLAND OR 97209
106	RETURN SERVICE REQUESTED		SELLWOOD-MORELAND IMPROVEMENT LEAGUE	DAVID SCHOELLHAMER	8210 SE 13TH AVE	PORTLAND OR 97202
107	RETURN SERVICE REQUESTED		SELLWOOD-WESTMORELAND BUSINESS ASSOC	BROWN TOM	PO BOX 82001	PORTLAND OR 97282
108	RETURN SERVICE REQUESTED			TRANSIT DEVELOPMENT	101 SW MAIN STREET SUITE 700	PORTLAND OR 97204
109					PORTLAND PARK TRAIL	B106/R1302/TRAILS
110					PROSPER PORTLAND LAND USE CONTACT	129/PROSPER

Design Advice Request

SELLWOOD BLUFF MULTI-DWELLING RESIDENTIAL

CASE FILE	EA 25-013501 DA		
WHEN	Thursday, March 20, 2025 @ 1:30 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/ppd/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at benjamin.nielsen@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required Design Review.		
PROPOSAL	Design Advice Request for a new 7-story, 243 unit, multi-dwelling residential building at 5515 SE Milwaukie Ave. The southern half of the building is 65'-0" tall, and the northern half is approx. 85'-6" tall. The ground floor includes dwelling units with entry porches and planters facing SE Milwaukie Ave and SE Ellis St, with a lobby entry near the center of the building. Parking is provided at the ground level behind these units. The building includes a variety of roof forms and cornice lines strive to break up the massing and create a variety of scale on the elevations. Potential Modifications may be requested to the building setback, landscaping, additional pedestrian connection, required outdoor area, and required common area development standards. River Review may also be required.		
REVIEW APPROVAL CRITERIA	For Design Review: Portland Citywide Design Guidelines For River Review: PZC Section 33.865.100.A For Modifications: PZC Section 33.825.040		
SITE ADDRESS	5515 SE Milwaukie Ave		
ZONING/ DESIGNATION	RM4d, RM4dg*, RM4de, RM4deg*		
APPLICANT(S)	Kyle Andersen, GBD Architects	OWNER(S)	Susan La Porte and Marvin La Porte
QUESTIONS? BDS CONTACT	Benjamin Nielsen, City Planner (503) 865-6519, benjamin.nielsen@PortlandOregon.gov Portland Permitting & Development, 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
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 503-823-7300
  BDS@PortlandOregon.gov
 www.PortlandOregon.gov/bds/translated
 TTY: 503-823-6868
 Relay Service: 711



City of Portland, Oregon
Portland Permitting & Development
Land Use Services

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

DESIGN ADVICE REQUEST PROCESS OVERVIEW

Purpose

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

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

Public Participation

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

Meeting Order

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

- PP&D Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

Guiding Criteria

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

Outside DAR Scope

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

Bureau of Planning and Sustainability (BPS)
503-823-7700 | portlandoregon.gov/bps

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

Bureau of Transportation (PBOT) | 503-823-5185 | portlandoregon.gov/transportation

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

Office of Community & Civic Life
503-823-4519 | portlandoregon.gov/civic

- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation



City of Portland, Oregon
Portland Permitting & Development
Land Use Services

David Kuhnhausen, Interim Director
Phone: (503) 823-7300
TTY: 711
www.portland.gov/ppd

Date: February 20, 2025

To: Kyle Andersen, GBD Architects

From: Benjamin Nielsen, Land Use Services, benjamin.nielsen@portlandoregon.gov

RE: Design Advice Request posting for EA 25-013501 DA

Dear Kyle:

I have received your application for a Design Advice Request (DA) at 5515 SE Milwaukie Ave. Your case number is given above. The first meeting with the Design Commission is scheduled for **March 20, 2025**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for March 20, 2025, you must post the notice by February 28, 2025, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by March 6, 2025, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Kyle Andersen
GBD Architects
1120 NW Couch St, #300
Portland, OR 97209

DATE: _____

TO: Benjamin Nielsen, benjamin.nielsen@portlandoregon.gov
Portland Permitting & Development
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 25-013501 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **March 20, 2025**, at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

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

I understand that this form must be returned to Portland Permitting & Development no later than March 6, 2025, 14 days before the scheduled meeting. I also understand that if I do not post the notices by February 28, 2025, or return this form by March 6, 2025, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature

Print Name

Address

City/State/Zip Code

Design Advice Request

SELLWOOD BLUFF MULTI-DWELLING RESIDENTIAL

CASE FILE	EA 25-013501 DA		
WHEN	Thursday, March 20, 2025 @ 1:30 PM <i>(This is the hearing start time - see Commission agenda for estimated project start time)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/ppd/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at benjamin.nielsen@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	<p>A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required Design Review.</p>		
PROPOSAL	<p>Design Advice Request for a new 7-story, 243 unit, multi-dwelling residential building at 5515 SE Milwaukie Ave. The southern half of the building is 65'-0" tall, and the northern half is approx. 85'-6" tall. The ground floor includes dwelling units with entry porches and planters facing SE Milwaukie Ave and SE Ellis St, with a lobby entry near the center of the building. Parking is provided at the ground level behind these units. The building includes a variety of roof forms and cornice lines strive to break up the massing and create a variety of scale on the elevations. Potential Modifications may be requested to the building setback, landscaping, additional pedestrian connection, required outdoor area, and required common area development standards. River Review may also be required.</p>		
REVIEW APPROVAL CRITERIA	<p>For Design Review: Portland Citywide Design Guidelines For River Review: PZC Section 33.865.100.A For Modifications: PZC Section 33.825.040</p>		
SITE ADDRESS	5515 SE Milwaukie Ave		
ZONING/ DESIGNATION	RM4d, RM4dg*, RM4de, RM4deg*		
APPLICANT(S)	Kyle Andersen, GBD Architects	OWNER(S)	Damin Tarlow, High Street Residential
QUESTIONS? BDS CONTACT	Benjamin Nielsen, City Planner (503) 865-6519, benjamin.nielsen@PortlandOregon.gov Portland Permitting & Development, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

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 TTY: 503-823-6868
 Relay Service: 711

Nielsen, Benjamin

From: Katie Windsor <KatieW@gbdarchitects.com>
Sent: Friday, February 28, 2025 10:36 AM
To: Nielsen, Benjamin
Cc: Kyle Andersen
Subject: RE: Sellwood Bluff (EA 25-013501 DA) - posting boards
Attachments: EA 25-013501 DA - Statement DAR Posted_signed.pdf

You don't often get email from katiw@gbdarchitects.com. [Learn why this is important](#)

Hi Benjamin,

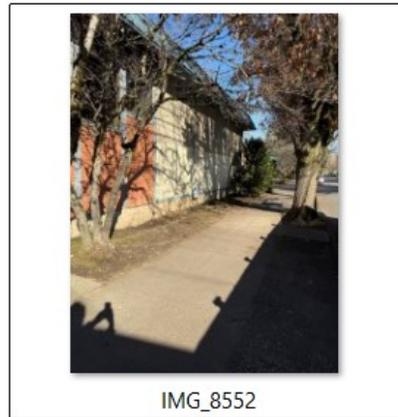
Signs posted for the Sellwood Bluff project.



IMG_8550



IMG_8551



IMG_8552



IMG_85

Thank you,

KATIE WINDSOR, CDT

Associate Principal
GBD Architects
D (503) 548-2401 M (503) 866-0026 www.gbdarchitects.com

From: Nielsen, Benjamin <Benjamin.Nielsen@portlandoregon.gov>
Sent: Friday, February 21, 2025 11:37:58 AM
To: kyle@gbdarchitects.com <kyle@gbdarchitects.com>
Cc: Tarlow, Damin @ Portland <dtarlow@trammellcrow.com>
Subject: Sellwood Bluff (EA 25-013501 DA) - posting boards

External

Hi Kyle:

Attached to this email are the posting board text, templates, and instructions for you to use to post the site, as required by zoning code. Please ensure that the site is posted by 2/28 and that you return the certification form in order to keep your 3/20 DAR date with the Design Commission.

Thanks,

Benjamin Nielsen (he/him)

City Planner

Land Use Services Division, Design & Historic Resource Review Team

Portland Permitting & Development – City of Portland

1900 SW Fourth Ave., Suite 5000

Portland, OR 97201

503-865-6519 (Office/Cell)

Benjamin.Nielsen@portlandoregon.gov

www.portland.gov/ppd

Work Hours: M-F, 9am-6pm PT

The City of Portland ensures meaningful access to City programs, services, and activities to comply with Civil Rights Title VI and ADA Title II laws and reasonably provides: translation, interpretation, modifications, accommodations, alternative formats, auxiliary aids and services. Request these services [online](#) or call 503-823-4000, Relay Service: 711.

503-823-4000 Traducción e Interpretación | Biên Dịch và Thông Dịch | □笔译服务 | Устный и письменный перевод | Turjumaad iyo Fasiraad | Письмовий і усний переклад | Traducere și interpretariat | Chiaku me Awewen Kapas | अनुवादन तथा व्याख्या

Kyle Andersen
GBD Architects
1120 NW Couch St, #300
Portland, OR 97209

DATE: 02/28/2025

TO: Benjamin Nielsen, benjamin.nielsen@portlandoregon.gov
Portland Permitting & Development
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST POSTING

Case File EA 25-013501 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for **March 20, 2025**, at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 02/28/2025 (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to Portland Permitting & Development no later than March 6, 2025, 14 days before the scheduled meeting. I also understand that if I do not post the notices by February 28, 2025, or return this form by March 6, 2025, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.

Signature



Kyle Andersen

Print Name

1120 NW Couch St #300

Address

Portland, OR 97209

City/State/Zip Code



Transportation Design Advice Request Response

Date: March 6, 2025

To: Benjamin Nielsen, PP&D Land Use Services
503-865-6519, Benjamin.Nielsen@portlandoregon.gov

From: Tyler Mann, PP&D Transportation Development Review
503-823-3044, Tyler.Mann@portlandoregon.gov

Case File: EA 25-013501

Location: 5515 SE MILWAUKIE AVE

R#: R122531, R122533, R122534, R122535, R122536, R122537, R122538, R122539, R122540, R122541, R122542, R328424

Proposal: DZ HEARING: The proposal is for a 6-story residential building with approximately 243 units and associated parking. The 5 over 1 construction allows for tall ground level units with partial mechanized parking and screened surface parking behind. The upper level will include a shared terrace and amenity for the residences to gather. The building is broken into three distinct ELEMENTS along SE Milwaukie Avenue. The first element in the center contains the elevators, entry lobby with views through to the bluff beyond. The second element to the south is 5 over 1 at 65-feet with a setback at 45- feet anchored by two vertical stacks of units. The third element to the north is a 5 over 2 at 75-feet, and will have lofts within the units but not defined as a floor because they are less than 50% of the dwelling area. The project strives to take advantage of a recent zone change to create a multi-family housing project with a variety of dwelling units including ground level units with entry porches and planters to help screen them. The variety of roof forms and cornice lines strive to break up the massing and create a variety of scale at both the pedestrian and street elevations.

The following comments are in response to the applicant's Design Advice Request scheduled for Thursday, March 20th, 2025.

KEY ISSUES

Frontage Improvements / Dedication: As noted in Pre-Application Conference response PC 24-085365, the existing sidewalk corridors for the entire site need to be upgraded to current standards through a separate Public Works Permit. All corners and midblock crossings need to be upgraded to current ADA, and any unused driveways must be closed. In addition, certain corners must include curb extension. Please see the transportation response for 24-085365.

Public Works Alternative Review: The applicant has submitted for a Public Works Alternative Review to maintain the existing sidewalk corridor located within the River Environmental zone to avoid disturbance within the zone and River Review for work in the right-of-way. If approved, the separate Public Works Permit will need to receive 30% concept design approval and be financially secured prior to approval of the building permits.

If the alternative is not approved, and work in the right-of-way must be reviewed through the River Review associated with the project, the separate Public Works Permit must receive 30% concept design approval prior to transportation supporting the land use review.

Driveways & Garages. In accordance with TRN-10.40. D.1, no portion of a driveway shall be located closer than 25 feet from the corner of a lot where two streets intersect. In addition, driveway access must be from the lowest classified street in the Transportation System Plan (TSP). The proposed location meets this standard.

If new access gates are proposed, gates are required to be set back 20-feet from the street property line to prevent entering vehicles from queuing within the street or across a sidewalk. A [Driveway Design Exception](#) (DDE) is required for a setback less than 20-feet, to be approved prior to Land Use approval.

For multi-dwelling residential uses, the minimum width of a driveway is 20 feet, and the maximum is 24 feet. This can be reduced to 10 feet if there are 10 or fewer parking spaces, the driveway is located on a Local Service Traffic Street and the site is designed to allow vehicles to exit in a forward motion. Any driveway approach that does not meet this standard must be approved through a Driveway Design Exception prior to approval of the land use review.

All existing driveways that will no longer lead to parking or loading spaces must be closed through the Public Works Permit.

Encroachments: It is unclear if the proposal will include any encroachments into the right-of-way. Any door, window, security gate, architectural feature, or below grade structures that encroach into the right-of-way must meet [TRN-8.08](#), Encroachments in the Public Right-of-Way.

Electrical Vault: In Accordance with TRN 8.13, Electrical vaults are to be located on-site and not within the Public Right-of-Way (ROW). It appears the electrical needs of the building will be provided on-site. The City of Portland requires utility vaults to be located on private property. Please see TRN 8.13 at <https://www.portland.gov/policies/transportation/right-way-access/trn-813-utility-vault-or-structure-benefit-adjacent>. Please plan early in your design process to provide for the power needs of the building on site. There is a process to pursue a design exception to allow for a vault to be placed in the right-of-way, but the exception process is rigorous and there is no assumption an approval will be granted. The process is explained in TRN 8.13 and begins as follows:

Professional Engineer Confirmation: A letter from a registered professional engineer confirming that there is no viable location on private property to house the infrastructure in question must be submitted. This includes documentation that the property cannot meet zoning code and/or design/historic overlay (if applicable) requirements with the utility room at the building's street facing edge AND that the applicant was unable to identify another suitable location on private property (inside or outside of the building) that is supported by the utility provider. The letter must include utility provider concurrence. Architectural choices or increasing leasable space are not a viable rationale for placement of infrastructure outside of private property.

Please note PGE also has a vault guide available for sites that are within the PGE service area available at [https://assets.ctfassets.net/416ywc1laqmd/5VCguJ010uZGgSigWIDGb/82779b6d4bec639a40b567c52e452c10/Class A Vault Guide 2023.pdf](https://assets.ctfassets.net/416ywc1laqmd/5VCguJ010uZGgSigWIDGb/82779b6d4bec639a40b567c52e452c10/Class_A_Vault_Guide_2023.pdf)

Nielsen, Benjamin

From: Susan True <susantrue@icloud.com>
Sent: Monday, March 10, 2025 11:03 AM
To: Nielsen, Benjamin
Subject: Sellwood Bluff Multi-dwelling residential project

Follow Up Flag: Follow up
Flag Status: Flagged

[You don't often get email from susantrue@icloud.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Hello,

I would love to voice my concern about the Sellwood-Moreland bluff multi-dwelling residential project.

I know at this point you are only at the design review for the development, but there are numerous very large trees that could potentially be impacted by the tear down and development for residential housing.

What is being done to mitigate any damage to these trees? The roots of these trees are very close to the property- and disturbing these trees could impact them negatively and or kill them.

We all benefit from the tree canopy throughout the city, and these trees are part of the oaks bottom area. I am not sure what type of trees they are - but any disturbance to Elm tree roots - will allow dutch elm disease to take over.

For too long, the city has assumed that we can develop and if a tree dies - just plant a new one - without taking into account these 100+ year old trees do not grow quickly.

I am attaching photos so you can see the scale of these trees, as well as how close these tres are to the property lines.

Looking forward to your response.

Susan True





Nielsen, Benjamin

From: M LYNN CALAME FOR, M L CALAME <lynnecalame@msn.com>
Sent: Monday, March 10, 2025 3:54 PM
To: Nielsen, Benjamin
Subject: Project/Construction @ 5515 SE Milwaukie Avenue

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from lynnecalame@msn.com. [Learn why this is important](#)

Good Afternoon Ben:

- I've lived in Sellwood/Westmorland for 12 years, but have visited this area for 20 years and have noticed a steady increase in large apartment buildings & with no access to parking.
- These complexes are getting larger and taller.
- They are taking away from the ambience of a little slice of small town feeling that Sellwood brings to the area.
- This project @ 5515 SE Milwaukie Avenue will block the view, create congestion and is simply too big for the space.
- Could we please come to the table and talk. Instead of 7 stories, how about 4?

With Hope, Lynne Calame
1414 SE Knight Street 97202
801-278-0379

Nielsen, Benjamin

From: S ROBERTS <sroberts1040@gmail.com>
Sent: Tuesday, March 11, 2025 5:18 PM
To: Nielsen, Benjamin
Subject: EA 25-013501-DA Sellwood Bluff Multi-Dwelling Residential

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from sroberts1040@gmail.com. [Learn why this is important](#)

I wish to record my support for this development opportunity as I feel that carefully considered use of this land will be beneficial to the adjacent natural area. While I have no objection to the continued present use, the current structure was built a number of years ago and a thorough re-evaluation of the condition of the slope of the bluff needs to be made to protect the natural area.

Other important considerations are the positive impact of such a project on the housing situation in Portland and providing increased taxable value to the site.

While some community members may be concerned about having so much housing development so close to the steep slope, I feel that proper engineering of the new project will mitigate past errors and correct conditions that have developed since the last engineering study.

This parcel borders a very sensitive area demanding the closest study of existing conditions as well as possible preemptive actions, the expense of which can best be met during the planning of a high value residential building. I expect that the fine views from the upper floors will command premium rents/purchase price which will help absorb any extra costs to protect the adjacent slope.

S.M.Roberts

Nielsen, Benjamin

From: Jenn Lawson <j.keytelawson@gmail.com>
Sent: Wednesday, March 12, 2025 1:29 PM
To: Nielsen, Benjamin
Cc: Norton Young
Subject: Sellwood Bluff Project

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from j.keytelawson@gmail.com. [Learn why this is important](#)

Hello Ben -

I'm writing to express my significant concerns about the Sellwood Bluff Project ahead of the March 20 design hearing.

First, I want to emphasize that I am not opposed to urban development. In fact, my husband and I deliberately chose to remain in the city despite the higher tax burden specifically because we value the walkable nature of Sellwood-Moreland. We regularly patronize local businesses and enjoy our neighborhood parks, all within walking distance of our home.

However, the proposed scale of the Sellwood Bluff Project threatens the very qualities that make our neighborhood livable. Since moving here, we've already witnessed Southeast Milwaukie Avenue transform into an increasingly hazardous thoroughfare:

- Pedestrian crossings have become dangerous (I've formally documented these concerns with the transportation department)
- Parked cars severely restrict visibility for vehicles attempting to enter the avenue
- Traffic regularly exceeds the 25 mph speed limit by 10-15 mph

Adding 200+ additional vehicles to this already stressed infrastructure without conducting a traffic study is not just an oversight—it's negligent planning that jeopardizes public safety and neighborhood accessibility. How can a project of this magnitude move forward without properly assessing its impact on existing traffic patterns?

Even more concerning is the environmental impact. The project's location adjacent to Oaks Bottom Wildlife Refuge raises serious questions about ecological preservation. Just yesterday, I inspected the proposed development site and observed the asphalt nearest to the refuge literally collapsing into Oaks Bottom. Have you personally visited the site to witness these concerning conditions?

I'm including my husband's previous correspondence below, which details additional concerns regarding the requested variance to build closer to the bluff than ordinances typically permit.

Several neighbors and I plan to attend the online hearing. Could you please confirm the specific time the Sellwood Bluff issue will be addressed on the March 20 agenda? As you know, these schedules often shift, and we want to ensure our community's voice is heard.

Thank you for your thoughtful consideration of these legitimate concerns.

Sincerely, Jenn

Jenn Lawson :: 503.807.5434

From: Norton Young <nortony@icloud.com>

Date: May 31, 2022 at 5:26:09 PM PDT

To: cctestimony@portlandoregon.gov

Subject: LU 21 -094203 CP ZC

Good afternoon,

I strongly support Sellwood Moreland Improvement League in its opposition to the proposed amendment to Portland's 2035 Comprehensive Plan and the rezoning with regard to the property on the bluff overlooking Oaks Bottom. It is dangerous to allow the rezoning as proposed to proceed given how sensitive the entire hillside overlooking Oaks Bottom is to seasonal rain-saturation and subsequent landslides. These conditions will only get more serious as we continue to endure the catastrophic impact of climate change not only to Portland specifically, but to global security as well.

I have lived at 5932 SE 14th Avenue (just a few blocks from the property in question) for twenty years and in that time have known 3 homeowners along the bluff that have had to perform major engineering and subsequent reinforcement projects in order to prevent their homes from sliding off their foundations and down the slope into Oaks Bottom. It is also a serious threat to the environmental stability of the area and its natural inhabitants. We as citizens who live here cannot in good conscience allow this poorly planned, unsubstantiated land grab simply because a developer and commercial landowner wish to cash in on the natural beauty of the Oaks Bottom refuge.

No to this rezoning plan. No to allowing this type and scale of the development to proceed as proposed in this incredible sensitive area. Just say no.

Thank you for your serious attention to this rezoning and development matter.

Sincerely,

Norton Young

Homeowner

5932 SE 14th Avenue

Portland 97202

503-702-7982

Nielsen, Benjamin

From: Nicole Quinn <nvquinn@gmail.com>
Sent: Wednesday, March 12, 2025 3:48 PM
To: Nielsen, Benjamin
Subject: Westmoreland/ Sellwood Bluff Project

Follow Up Flag: Follow up
Flag Status: Flagged

You don't often get email from nvquinn@gmail.com. [Learn why this is important](#)

Hello Ben,

I'm reaching out to express my strong concerns regarding the proposed 7-story, 243-unit development at 5515 SE Milwaukie Ave in advance of the March 20th hearing. When my partner and I moved to the Westmorland neighborhood nearly four years ago, we were immediately drawn to its charm, thoughtful design, and unique proximity to nature. The connection to Oaks Bottom is what makes this community so special, and it's essential to preserve that balance.

There are several critical concerns with this new project:

- **Traffic & Safety Issues** – SE Milwaukie and surrounding streets are already heavily congested, with drivers frequently speeding through intersections, ignoring stop signs, and failing to yield to pedestrians. Adding approximately 200 new cars will only worsen these hazards. Has a thorough traffic impact analysis been conducted?
- **Out-of-Scale Development** – A seven-story structure is entirely disproportionate to the surrounding one- to two-story homes, dramatically altering the neighborhood's character. It will also obstruct existing residents' views for the benefit of a single development. Westmoreland has no precedent for a building of this size, making this a drastic and unnecessary shift.
- **Environmental & Structural Risks** – The proposed site sits on a fragile bluff with steep slopes that are already at risk of erosion and instability. Large-scale construction in this area could lead to serious structural and environmental consequences. Has a comprehensive structural review been conducted to assess the risks associated with the cliff?
- **Disruption to Oaks Bottom Preserve** – Oaks Bottom is home to a diverse ecosystem, including native birds, owls, deer, and other wildlife that rely on this protected area. Construction on this scale could permanently disrupt this sensitive habitat and beauty. Has a comprehensive environmental review been completed to evaluate these risks?

The city belongs to all of us—not just a single developer with an agreement in place. This project must be reviewed with full community input. I strongly oppose the construction of a seven-story structure in this location and urge the planning team to reconsider the scale of the project. A more modest, four-story design would better align with the neighborhood's character while demonstrating environmental responsibility.

I appreciate your time and attention to this important decision.

Warm regards,
Nicole Quinn, homeowner

1431 SE Knight St.

Nielsen, Benjamin

From: Jason Cadman <jcadman@yahoo.com>
Sent: Thursday, March 13, 2025 9:05 AM
To: Nielsen, Benjamin
Subject: Development feedback for 5515 SE Milwaukie Ave

You don't often get email from jcadman@yahoo.com. [Learn why this is important](#)

Hello Benjamin,

My name is Jason Cadman, I live at 1415 SE Yukon Street. I am writing in support of a housing development at 5515 SE Milwaukie Ave. I do have concerns with the size and building design however. The proposed 7 story design in no way fits with the neighborhood and would have detrimental affects on people currently living close by. A more modest proposal of a 4 story building is a better fit for the neighborhood. Even though the current proposal does come with some parking, it will lead to increased street parking along Milwaukee Ave in an area that is already crowded with street parking. A smaller development will still work towards fulfilling the city's desire to increase housing while maintaining neighborhood livability.

Thank you for taking my feedback,
Jason Cadman
jcadman@yahoo.com

Nielsen, Benjamin

From: Beth Segal <bethksegal@gmail.com>
Sent: Thursday, March 13, 2025 10:40 AM
To: Nielsen, Benjamin
Subject: Sellwood Bluff Project

You don't often get email from bethksegal@gmail.com. [Learn why this is important](#)

Hi Ben,

I'm writing to express my concern about the Sellwood Bluff Project ahead of the March 20 design hearing.

First, I want to emphasize that I am not opposed to urban development. I lived in NYC for years and appreciate the need for affordable housing.

However, the proposed scale of the Sellwood Bluff Project seems too large for the area and poses problems with traffic and pedestrian safety. Since moving here, we've already witnessed Southeast Milwaukie Avenue transform into an increasingly hazardous thoroughfare:

- Pedestrian crossings have become dangerous (stop signs near Llewellyn Elementary School that cannot be seen due to trees and more significantly have NO white line on the road to indicate a stop); NOT a single pedestrian crossing on Milwaukie Ave between Tolman St and north towards the homeless shelter;
- Parked cars severely restrict visibility for vehicles attempting to enter the avenue
- Traffic regularly exceeds the 25 mph speed limit by 10-15 mph

I am a huge supporter of alternative transport, but bicyclists cannot safely use Milwaukie Ave. Since Milwaukie Ave is the entrance to Oaks Bottom, bikes and pedestrians use this road all the time. Adding 200+ additional vehicles to this already stressed infrastructure without conducting a traffic study is irresponsible. How can a project of this magnitude move forward without properly assessing its impact on existing traffic patterns?

Even more concerning is the environmental impact. The project's location adjacent to Oaks Bottom Wildlife Refuge raises serious questions about ecological preservation. The bluff is collapsing. 2 of our neighbors had to move their houses and still the bluff suffers slides every winter.

Several neighbors and I plan to attend the online hearing. Could you please confirm the specific time the Sellwood Bluff issue will be addressed on the March 20 agenda? As you know, these schedules often shift, and we want to ensure our community's voice is heard.

Thank you for your thoughtful consideration of these legitimate concerns.

Beth Segal

Nielsen, Benjamin

From: David Schoellhamer <land-use-chair@sellwood.org>
Sent: Thursday, March 13, 2025 8:47 PM
To: Nielsen, Benjamin
Subject: SMILE testimony for 3/20 DAR, EA 25-013501 DA
Attachments: SMILE Design Advice Request_2025.03.12.pdf

You don't often get email from land-use-chair@sellwood.org. [Learn why this is important](#)

Mr. Nielsen:

Attached is written testimony from the Sellwood Moreland Improvement League (SMILE) regarding the Design Advice Request the Design Commission will consider at the March 20 meeting. Please forward this to the Design Commission. Unfortunately March 20 all of our Land Use Committee members have commitments at the time of the hearing so we probably will not be represented. The architect has kindly reached out to us and we will try to arrange a meeting after the hearing.

--

David Schoellhamer
Sellwood Moreland Improvement League (SMILE)
Land Use Committee Chair
land-use-chair@sellwood.org
Webpage: <https://sellwood.org/land-use/>

S·M·I·L·E

SELLWOOD MORELAND IMPROVEMENT LEAGUE
8210 SE 13th AVENUE, PORTLAND, OR 97202
STATION 503-234-3570 • CHURCH 503-233-1497

March 12, 2025

To: Portland Design Commission

Re: Written testimony regarding Design Advice Request EA 25-013501 DA, 5515 SE Milwaukie Ave

The Sellwood Moreland Improvement League (SMILE) is looking forward to the redevelopment of this property. The location of the property at a gateway to our neighborhood and adjacent to the Oaks Bottom Wildlife Refuge provides the potential for a landmark building.

In 2020 after extensive community engagement, SMILE adopted the voluntary Sellwood Moreland Main Street Design Guidelines which highlight local design and building patterns, identify community design preferences, and document a vision for an evolving community with vibrant main streets and an enhanced streetscape. Attached is a summary of the Guidelines that are available at <http://www.sellwood.org/wp-content/uploads/2020/07/FINAL-SMILE-Design-Guidelines-7-13-2020.pdf>.



We request that the developer and Design Commission utilize these community guidelines to the extent possible. We have not seen any details of the design of the new building beyond the site plan. Thus, the following written comments explain how the community guidelines and special location of the development relate to the Citywide Design Guidelines that are the approval criteria for the proposed development.

Citywide Design Guideline 1

Build on the Character, Local Identity, and Aspiration of the Place

The community guidelines represent the character, identity, and aspiration of the Sellwood Moreland neighborhood. They were developed by representatives from the Sellwood-Moreland Improvement League (SMILE) Land Use Committee, the Sellwood-Moreland Business Alliance (SMBA), donated support from PDX Main Streets and technical support from design consultants Forage Design, and Qamar Architecture & Town Planning. The year-and-a-half-long public process included public workshops and walking tours, community surveys, outreach at local markets, studying local design patterns, outreach by SMILE list serves, Nextdoor postings, participant lists, Facebook and Instagram, articles in the news, and through SMBA outreach lists. The SMILE Board of Directors approved the guidelines on May 20, 2020. The community design guidelines provide a direct pathway to satisfy Citywide Design Guideline 1.

Citywide Design Guideline 4

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

Many of the components of the community design guidelines encourage the sidewalk level of buildings to be active and human-scaled. These include distinctive Base/middle/top, stepbacks, main street storefronts, stacked floorplates (no cantilever), vertically and horizontally aligned human-scale windows that are inset, no blank walls, corner treatments, mid-block passthroughs, courtyards and gathering spaces, arches at entries and ground level, streetscape design and pedestrian amenities, pedestrian oriented signage, and utilities screening.

Citywide Design Guideline 5

Provide opportunities to pause, sit, and interact

The community design guidelines include display windows in storefronts, mid-block passthroughs, courtyards, and gathering places, streetscape design and pedestrian amenities such as landscaping, street seats and benches, public art, bike racks, tree grates, and sidewalk awnings, and pedestrian oriented signage.

Citywide Design Guideline 8

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

Relevant components of the community design guidelines are avoiding arbitrary and abstract form articulation, no blank walls, consistent materials, limit the number of materials, and use of natural materials.

In addition to the community design guidelines, please recognize that the site is at the top of the Sellwood bluff adjacent to the Oaks Bottom Wildlife Refuge. We encourage the Commission to visit the Refuge to appreciate this special location. The development should be compatible and complementary to the Refuge in accordance with the following Citywide Design Guidelines:

Citywide Design Guideline 2

Create positive relationships with surroundings

Citywide Design Guideline 3

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

Citywide Design Guideline 9

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

We ask the developer and Commission to utilize the Sellwood Moreland Main Street Design Guidelines and consider Oaks Bottom Wildlife Refuge for this project. Our Land Use Committee would be happy to meet with the developer prior to the formal Design Review.

Sincerely,

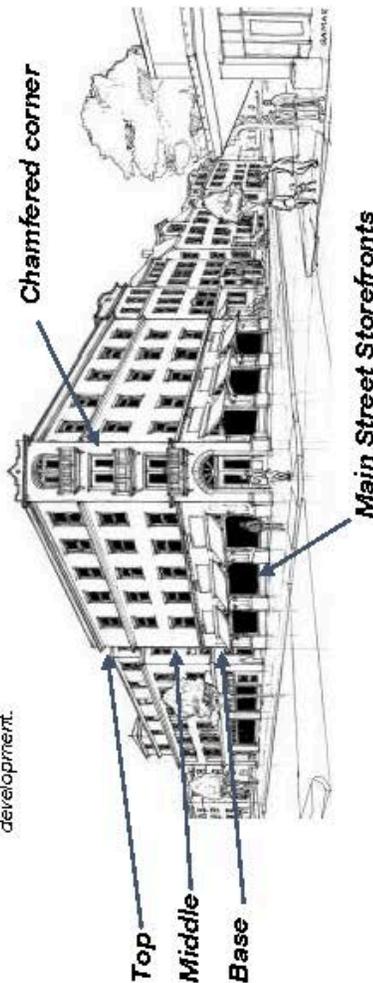
David Dugan
President (president@sellwood.org)

SELLWOOD-MORELAND "GUIDELINES AT A GLANCE" Encouraged Mixed Use Design Patterns + Building Form

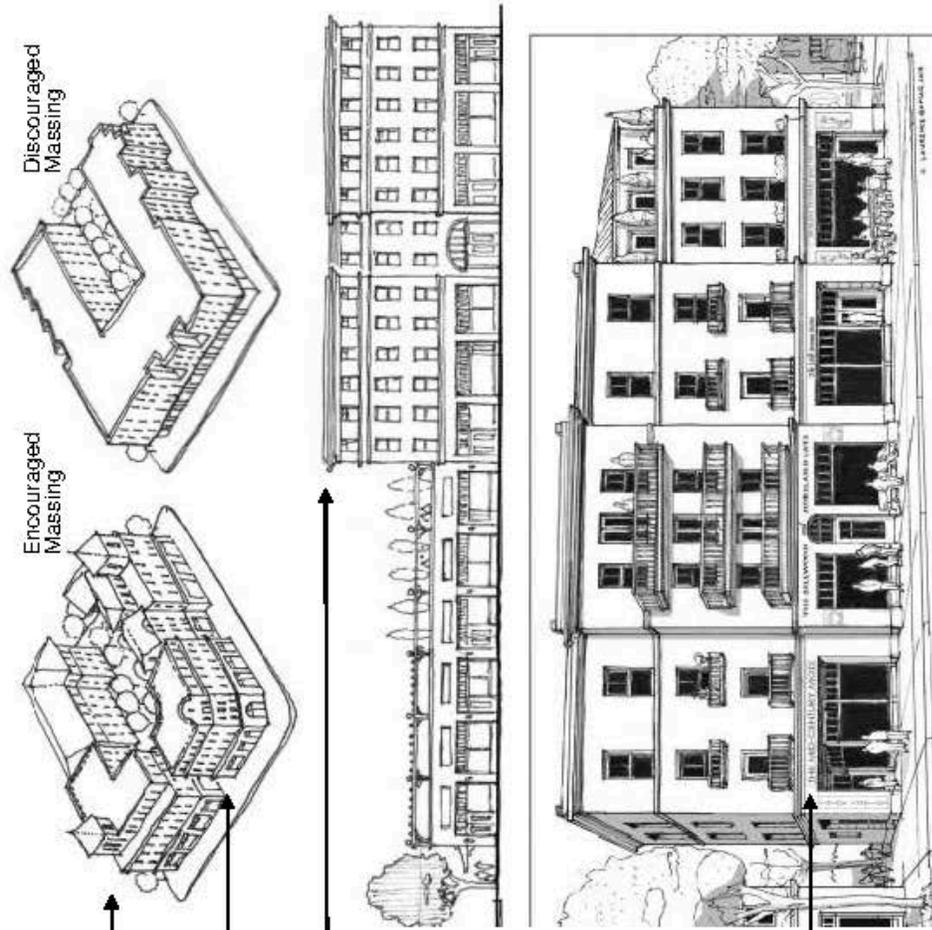


Images above and below demonstrate main street patterns, harmonious design on all sides, and tall vertical inset windows that reflect human scale proportions. (Illustrations by Laurence Qamar) These illustrations are intended to show all the features described on this page. It is not expected that all features would be included in one new development.

- **Upper Level Stepbacks** (maintain density and minimize scale contrasts)
- **Base-Middle-Top**
Articulated rooflines
Horizontal bands/cornices
Storefronts
- **Main Street Storefronts**
Recessed Entries, raised sills, display windows with clerestory windows above
- **Cost Efficient Design**
Stacked floorplates (no cantilevers)
Vertically + horizontally aligned windows/doors
Avoid arbitrary and abstract Form articulation
- **Windows**
Human-scale proportioning
Tall vertical inset windows
Divided panes in larger windows
Symmetrical window patterns
Avoid excessive material framing
- **Harmonious Design on All Sides**
No blank walls, consistent materials
- **Corner Treatments**
Chamfers, Entries, Arches, Balconies,
Simple Ornament or Artistic Details
- **Balconies + Bays**



SELLWOOD-MORELAND “GUIDELINES AT A GLANCE” Encouraged Mixed Use Design Patterns + Building Form



- **Building Massing/Building Form**
Divide large building projects into smaller multiple buildings
- **Create Mid-block Passthroughs, Courtyards + Gathering Spaces**
where possible
- **Relate to Neighborhood Patterns**
Minimize appearance of scale contrasts with newer larger buildings through main street base-middle-top, storefront design, etc
- **Materials & Craftsmanship**
Limit number of materials and use natural materials (brick, stucco, concrete, wood, clapboard)
- **Arches at Entries, Upper Windows & Ground Level**
- **Streetscape Design & Pedestrian Amenities**
Landscaping, street seats and benches, public art, bike racks, tree grates, sidewalk awnings.
- **Pedestrian Oriented Signage**
Neon and Portland marquee blade signs
- **Facade Lighting**
- **Utilities Screening**

These illustrations are intended to show all the features described on this page. It is not expected that all features would be included in one new development.

Nielsen, Benjamin

From: Toni Cervantes <sacredstonelive@gmail.com>
Sent: Friday, March 14, 2025 1:10 PM
To: Nielsen, Benjamin; Toni Cervantes
Subject: 1515 SE Knight St & 5515 SE Milwaukie

You don't often get email from sacredstonelive@gmail.com. [Learn why this is important](#)

Hello Benjamin,

My name is Tonita Cervantes, I live at 1431 SE Knight St. I am writing to voice my concern for the proposed large construction at 1515 SE Knight St and 5515 SE Milwaukie Ave.

1515 SE Knight St:

One of the reasons I moved to Sellwood/West Moreland was because of the vintage suburban quaintness of the homes and business districts. Since arriving here, I have seen horrific multi-unit residential buildings being built that look like something out of the 1970's - characterless, ugly and out of sync with our beloved neighborhoods. No design style has been thought out, only crunching in as many units as possible with NO parking.

In particular, the units on the corner of SE 15th and Se Knight are an indication of the office building quality of unimaginative and out-of-place architectural design invading our neighborhood. Squeezing 4-units onto a small space such as John's lot, next to a vintage style home is irresponsible. It indicates that you, the developer, do not live in this charming neighborhood and don't have to look at what you have created.

5515 SE Milwaukie

You say you will have parking - but for how many? Our neighborhood is already highly impacted by greedy developers who put as many units on to a small space as possible and forego the expense parking. I want to know how many parking spaces will be provided!!!!

Also the area on which you are planning to build a completely out of character monstrosity in Sellwood/West Moreland **is in a landslide zone**. If your foundation fails during an unpredictable rain or snow storm, what will the impact on Oak Bottom be? The city has already salvaged the area one time from being a toxic waste dump zone. How will you mitigate another disaster - oh you won't be held responsible. The taxpayer will have to clean up your mess.

If you must build, build something beautiful, smaller and more in keeping with SMILE vibe.

Thank you - Tonita Cervantes

Nielsen, Benjamin

From: Norton Young <airrow@comcast.net>
Sent: Tuesday, March 18, 2025 9:21 AM
To: Nielsen, Benjamin
Subject: Oaks Bottom bluff apartment project

You don't often get email from airrow@comcast.net. [Learn why this is important](#)

Good morning Ben,

In advance of the March 20th hearing this email is to express my serious concerns regarding the proposed 7-story, 243-unit development at 5515 SE Milwaukie Ave.

I have lived at 5932 SE 14th Avenue (just a few blocks from the property in question) for twenty years and in that time have known 3 homeowners along the bluff that have had to perform major engineering and subsequent reinforcement projects in order to prevent their homes from sliding off their foundations and down the slope into Oaks Bottom.

- It is dangerous to allow the project to proceed as proposed given how sensitive the entire hillside overlooking Oaks Bottom is to seasonal rain-saturation and subsequent landslides. These conditions will only get more serious as we continue to endure the catastrophic impact of climate change not only globally but to the Pacific Northwest specifically. There can be no argument that the proposed site sits on a fragile bluff with steep slopes that already experience steady erosion and instability. A construction project of this magnitude in this area could lead to serious structural and environmental problems.
- It is a serious threat to the environmental stability of the area and its natural inhabitants. We as citizens who live here cannot in good conscience allow this over-ambitious (to say the least) plan to proceed based primarily on a developer and commercial landowner's wish to take maximum financial advantage over the environmental significance, health and natural beauty of the Oaks Bottom refuge.

Has a comprehensive structural review been conducted to assess the actual natural impact and geological risks to the cliff?

- SE Milwaukie is a heavily traveled intra-city north/south link to Milwaukie, Oregon City, Damascus, etc. with virtually no turn lanes and no traffic signals between Holgate and Bybee Blvd. Due to earlier plans implemented in the SE neighborhoods the surrounding streets are already heavily congested with an inordinate amount of street parking already in play.

Has any traffic impact analysis been conducted in this corridor to assess the actual changes and traffic/pedestrian impact that the proposed project would incur?

- A seven-story structure is foreign to the surrounding one and two-story homes and would dramatically alter the neighborhood's welcoming qualities and character. It would obstruct not only existing views but interrupt the physical link to this natural resource for the benefit of a single development. Westmoreland has no precedent for a building of this size making this a drastic and unwarranted shift in the neighborhood.

- Oaks Bottom is a diverse mix of wetlands, meadows and riparian forest. It is home to a varied and sensitive ecosystem that includes native and migrating birds, owls, deer, beavers and other wildlife that depend on this protected area. Construction of this scale could permanently disrupt this sensitive habitat and dramatically alter its beauty.

Has a comprehensive environmental review been completed to evaluate these risks?

- The city belongs to all residents; not just a single developer with an agreement in place. This project must be reviewed (again if necessary) with full community input and include the environmental, traffic and visual impact it will have on all affected parties. I strongly oppose the construction of a seven-story structure in this location and urge the planning team to reconsider the scale of the project. A more modest design that insured adequate parking for the tenants as well as safe street access would better align with the neighborhood's character and demonstrate a commitment to environmental responsibility.

Thank you for your time and attention to this critical decision.

Norton Young

5932 SE 14th Ave. Portland

Nielsen, Benjamin

From: Andres de Lucca <andres.delucca@gmail.com>
Sent: Wednesday, March 19, 2025 10:52 AM
To: Nielsen, Benjamin
Subject: Re: EA 25-013501 DA – Sellwood Bluff Multi-Dwelling Residential

Follow Up Flag: Follow up
Flag Status: Completed

You don't often get email from andres.delucca@gmail.com. [Learn why this is important](#)

Dear Benjamin,

This is the same letter my wife and I are sending in. We are two different people but wrote it together. I am writing to express my opposition to the proposed 7-story multi-unit development at 5515 SE Milwaukie Avenue. As a resident of this neighborhood for 14 years, I have witnessed firsthand the evolving landscape of Westmoreland and Sellwood, and I am deeply concerned that this project represents a significant departure from responsible and context-sensitive development.

While I acknowledge the need for increased housing density in Portland, this proposal demonstrates a severe lack of consideration for the unique environmental and aesthetic character of the Oaks Bottoms Preserve and the surrounding neighborhood. Instead of contributing to the community, this project prioritizes maximum density at the expense of livability and environmental sustainability.

My specific concerns are as follows:

- **Visual Intrusion and Destruction of Neighborhood Scale:**

The proposed 7-story structure represents a blatant violation of neighborhood scale. The existing built environment along the bluff maintains a low-profile character, the tallest structure currently being the historic Wilhelm's Mausoleum at 4 stories above bluff grade. This proposed development, doubling the height of any nearby structure, will create an incongruous and dominating presence, impacting the visual integrity of the surrounding neighborhood and degrade the enjoyment of the Oaks Bottoms Preserve that it looms over.

- **Environmental Degradation and Bluff Instability:**

The location and scale of this development, directly adjacent to the sensitive ecosystem of Oaks Bottoms, raises serious concerns about environmental impact. The construction and subsequent occupancy of a building of this magnitude will inevitably disrupt the delicate balance of the preserve. The potential for slope instability, erosion, and negative impacts on groundwater flow must be thoroughly assessed..

- **Traffic Congestion and Parking Deficiencies:**

The proposed 243-unit development, with an inadequate number of parking spaces, will exacerbate existing traffic congestion and parking shortages. This transportation impact will negatively affect the quality of life for residents and businesses in the area. The lack of adequate parking will lead to spillover parking into adjacent residential streets, further diminishing the livability of the neighborhood.

I strongly oppose the development currently proposed for the reasons listed above. Any development on this site should take into account impacts on both the immediate surrounding neighborhood as well as the preserve that it borders. A more appropriate proposal would 1) be a **smaller development** in keeping with current

neighborhood aesthetic (no more than 4 stories), 2) carefully **consider environmental impacts** (assess any loss of trees and carefully assess impacts of construction and future use on the preserve below), 3) incorporate **ground-level activation**, such as retail or community space, to serve the needs of both new residents and the surrounding neighborhood. I strongly urge you to reject the proposed development at 5515 SE Milwaukie Avenue.

Sincerely,
Andres de Lucca
1306 SE Yukon St

On Tue, Mar 18, 2025 at 10:20 PM Alexis de Lucca <alexisbdelucca@gmail.com> wrote:

Dear Benjamin,

I am writing to express my opposition to the proposed 7-story multi-unit development at 5515 SE Milwaukie Avenue. As a resident of this neighborhood for 14 years, I have witnessed firsthand the evolving landscape of Westmoreland and Sellwood, and I am deeply concerned that this project represents a significant departure from responsible and context-sensitive development.

While I acknowledge the need for increased housing density in Portland, this proposal demonstrates a severe lack of consideration for the unique environmental and aesthetic character of the Oaks Bottoms Preserve and the surrounding neighborhood. Instead of contributing to the community, this project prioritizes maximum density at the expense of livability and environmental sustainability.

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- **Environmental Degradation and Bluff Instability:**

The location and scale of this development, directly adjacent to the sensitive ecosystem of Oaks Bottoms, raises serious concerns about environmental impact. The construction and subsequent occupancy of a building of this magnitude will inevitably disrupt the delicate balance of the preserve. The potential for slope instability, erosion, and negative impacts on groundwater flow must be thoroughly assessed..

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preserve that it borders. A more appropriate proposal would 1) be a **smaller development** in keeping with current neighborhood aesthetic (no more than 4 stories), 2) carefully **consider environmental impacts** (assess any loss of trees and carefully assess impacts of construction and future use on the preserve below), 3) incorporate **ground-level activation**, such as retail or community space, to serve the needs of both new residents and the surrounding neighborhood. I strongly urge you to reject the proposed development at 5515 SE Milwaukie Avenue.

Sincerely,

Alexis de Lucca
1306 SE Yukon St

Nielsen, Benjamin

From: Laura Bennett <lsbennett@comcast.net>
Sent: Wednesday, March 19, 2025 2:12 PM
To: Nielsen, Benjamin
Subject: Development in Sellwood/meeting tomorrow night

You don't often get email from lsbennett@comcast.net. [Learn why this is important](#)

Hi Mr. Nielsen,

I am writing to express my concerns about the large development being planned at 5515 SE Milwaukie. I have taken a look at the plans and it seems that the size of the project exceeds what this part of the neighborhood can reasonably handle. Milwaukie is only two lanes and is already choked with cars during busy times of day - especially when trying to leave the neighborhood in the morning to go to work. I don't see how there is enough space to add another 243 units (which could equal upwards of 500 additional people), with less than half of these units having an allotment for a place to park a car. Our neighborhood parking situation has already been negatively impacted by the two apartment buildings on Milwaukie that were built in recent years. A number of people in the neighborhood don't have driveways, and this influx of cars has been particularly hard for them. I can't imagine adding 100 more cars to this area. These practical concerns don't even include the potential environmental impact to Oaks Bottom and the animals that live within. There have been landslides in our neighborhood and a development of this size seems particularly concerning in this regard.

Please consider some of the concerns that are also shared by many of my neighbors. Thank you so much for your time.

Best,

Laura Bennett
1426 SE Yukon St.
Portland, OR 97202
503-816-8222

Nielsen, Benjamin

From: Niall Hannan <66.niall@gmail.com>
Sent: Wednesday, March 19, 2025 9:53 PM
To: Nielsen, Benjamin
Subject: 5515 SE Milwaukie Ave.

You don't often get email from 66.niall@gmail.com. [Learn why this is important](#)

Hello Benjamin,

My name is Niall Hannan and I live at 6007 Se 14th Ave....Quite close to this proposed project at 5515 Se Milwaukie Ave

While I applaud the redevelopment of what I consider to be nearly abandoned buildings, the proposed building, (I have not seen drawings) seem to be overscaled for the site in question.

Having lived in upper NW Portland for 4 or 5 years in the late 80's, I was used to living around tons of people living in mostly tall half block buildings built from around 1905 to around 1935. Those buildings were built for trolley and pedestrian traffic and it worked well for us into the 90's.(And They Were Cheap!)

My question for you and the others approving this project is this.

- 1: How many people are expected to live there?
- 2: How many will be incentivized to prove they don't have a car?
- 3: How many will be well below market so that the young and older people renting can experience my wonderful walkable neighborhood, just as I do now and did living in NW?

At the moment, I can't support this project as it stands, purely due to the fact that the neighborhood can't absorb another 200 or so cars into an already saturated area....Especially, in regards to the fact that with the proximity to Oaks Bottom and the large houseless population... adding a huge influx of new cars lining the streets, it will skyrocket the number of break-ins and theft.

I am all for density and have been a voice in the wilderness as a proponent, because of my wonderful life as a young person living in a vibrant NW Portland.

That being said... NW happened over a period of over 75 years.

The city can't slam 6 and 8 story buildings into a one and two story neighborhood and say "Deal with it".... It smacks of Robert Moses, and he already "F***** up!" this once before.

At the moment, I can't in good conscience sign on to this project until these concerns are addressed.

Sincerely,
Niall Hannan
6007 SE 14th Ave
503-307-3005

Nielsen, Benjamin

From: Sarah Skog <saraheskog@gmail.com>
Sent: Wednesday, March 19, 2025 10:30 PM
To: Nielsen, Benjamin
Subject: 5515 SE Milwaukie Ave

You don't often get email from saraheskog@gmail.com. [Learn why this is important](#)

Dear Benjamin,

My name is Sarah Skog, I live at 2048 SE Harold St. I am writing to voice my deep concern for the proposed construction at 5515 SE Milwaukie Ave along the Oaks Bottom Wildlife Refuge (Oaks Bottom). As a resident of this community and an advocate for preserving nature, I believe that this development could have a significant negative impact on both the local wildlife and the broader environment.

Oaks Bottom is a vital sanctuary for various species (including bald eagles!), offering a crucial habitat for wildlife and providing residents and visitors alike with an opportunity to connect with nature. The proposed construction raises several critical issues:

- **Disruption to Wildlife:** The area surrounding the refuge is home to numerous species, including the national bald eagle which you may remember was near extinction until the government enlisted important protections. The development could lead to the destruction of critical habitats, disrupt migration patterns, and disturb the delicate balance of the natural ecosystem

- **Environmental Impact:** Large-scale construction projects typically result in the degradation of natural resources, including the potential for increased pollution, reduced air and water quality, and the destruction of green spaces that play a role in mitigating climate change.

- **Impact on Local Quality of Life:** While urban development can be beneficial in many ways, the proximity of a large complex right next to a wildlife refuge will undoubtedly significantly alter the local community's character, leading to increased traffic (which I don't know if Milwaukie Ave is adequate to handle), noise, and light pollution.

- **Loss of Recreational Space:** The refuge is a treasured location for outdoor activities such as hiking, biking, walking / running, birdwatching, and nature walks. Should this development proceed, access to these recreational spaces could be restricted or lost altogether.

I fully understand the need for housing, however, I strongly urge that careful consideration be given to the environmental and ecological consequences of this particular project. I believe that alternative solutions should be explored (lower the number of stories?, noise ordinance?, avoiding building too close to refuge, to name a few) to meet the housing needs of the community without compromising the integrity of the wildlife refuge and the invaluable resources it provides. I hope there will be a comprehensive and thorough environmental review process and open dialogue with local residents, conservationists, and environmental groups to ensure that this project, if it moves forward, does so in a way that minimizes harm to our environment and respects the importance of the wildlife refuge.

Thank you for your time and consideration.

Sarah Skog
2048 SE Harold St

EA 25-013501 DA – Sellwood Bluff Multi-Dwelling Residential

ATTENDEES

	FIRST NAME	LAST NAME	EMAIL	ADDRESS	ZIP	WOULD LIKE TO TESTIFY	ARE YOU FOR OR AGAINST
1	David	M.	davidmontesano@hotmail.com	1431 SE Knight Street	97202	YES	AGAINST
2	ameena	lacey	ameenalacey@gmail.com	1523 SE Knight Street	97202	YES	AGAINST
3	Brenda Ray	Scott	adept_diva@hotmail.com	7823 SE 16th Ave	97202	YES	AGAINST
4	Norton	Young	airrow@comcast.net	5932 SE 14th	97202	YES	N/A
5	Myles	Gray	mylesgray@gmail.com	5611 se 15th ave	97202	YES	FOR
	Roslyn	Gray	roslyn.gray@portlandoregon.gov	5611 SE 15th Ave	97202	YES	FOR
	Nicole	Quinn	nvquinn@gmail.com	1431 SE Knight St	97202	NO	AGAINST
	Jenn	Lawson	j.keytelawson@gmail.com	5932 SE 14th	97202	NO	AGAINST
	LaJune	Thorson	lajune.thorson@gmail.com	255 SW Harrison St	97201	N/A, NO	N/A
	MG	Wilson	markgriswoldwilson@gmail.com	1123 SE Harney Street	97202	NO	AGAINST
	Peggy	MacMillan	Antpmac@gmail.com	1629 SE Ellis St	97202	NO	AGAINST
	Alexis	de Lucca	alexisbdelucca@gmail.com	1306 SE Yukon St	97202	NO	AGAINST
	Ken	Thrasher	ken.thrasher49@gmail.com	1001 NW Lovejoy st, Unit 1301	97209	NO	N/A
	Bill	Cunningham	bill.cunningham@portlandoregon.gov	1810 SW 5th Avenue, Suite 710	97201	NO	N/A
	Marianne	Nelson	manelson316@yahoo.com	1644 SE Rex St.	97202-6061	NO	AGAINST
	Lisa	Keeney	lisakeeney@aurumhomespdx.com	12451 Orchard Hill Rd	97035	NO	N/A
	Tyler	Mann	tyler.mann@portlandoregon.gov	1900 SW 4th Ave.	97206	NO	N/A
	Lisa	Yeo	iam.lmyeo@gmail.com	1414 SE Ramona St	97202	NO	AGAINST
	Chuck	Slothower	cslothower@djcoregon.com	221B Baker St.	97201	NO	N/A
	Ryan	Werner	rwerner@trammellcrow.com	1300 SW 5th Ave	97201	NO	FOR



TESTIFIED

X
X
X
X
X



City of Portland, Oregon - Portland Permitting & Development

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/ppd

Early Assistance Application

File Number: _____

Appt Date/Time: _____

FOR INTAKE, STAFF USE ONLY

Date Rec _____ by _____

LU Reviews Expected _____

Related cases _____

Y N Unincorporated MC

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

Y N Combined Flood Hazard Area

Y N DOGAMI (high)

Qtr Sec Map(s) _____ Zoning _____

Plan District _____

Historic and/or Design District _____

Neighborhood _____

District Coalition _____

Business Assoc _____

Neighborhood within 400/1000 ft _____

APPLICANT: Complete all sections below. Email this application and supporting documents (listed on page 2) to: LandUseIntake@portlandoregon.gov.
Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting, if you're requesting a meeting.

Site Address _____ Site Size/Area _____

Property ID(s) R _____ R _____ R _____ R _____ R _____ R _____ R _____

Short Project Description:

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

\$

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

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided	No meeting, written notes provided
<input type="checkbox"/> Pre-application Conference This option is only for proposals that need a Type III or IV land use review. Check here if the proposal includes a street vacation <input type="checkbox"/>	Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed		
<input type="checkbox"/> Design Advice Request Public Zoom meeting with Design Commission or Historic Landmarks Commission	Land Use Services and Design Commission or Historic Landmarks Commission		
<input type="checkbox"/> Zoning and Infrastructure Bureaus Check here if the proposal includes a street vacation <input type="checkbox"/>	Land Use Services, Transportation, Environmental Services, Water, Parks		
<input type="checkbox"/> Zoning Only	Land Use Services		
<input type="checkbox"/> Residential Infill & Middle Housing Land Divisions Discussion of options-no plans will be reviewed. The fee is \$776.	Land Use Services		
<input type="checkbox"/> Pre-Permit Zoning Plan Check	Land Use Services		
<input type="checkbox"/> Public Works Inquiry for 1-2 housing units This option is only for proposals for 1-2 units that don't require a land use review or property line adjustment	Transportation, Environmental Services, Water		

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

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

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ Email _____

Check all that apply: Owner Owner's Representative Other (please list party's role) _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ Email _____

Check all that apply: Owner Owner's Representative Other (please list party's role) _____

Name _____ Company _____

Mailing Address _____

City _____ State _____ Zip Code _____

Day Phone _____ Email _____

Please submit the following materials with your application to LandUseIntake@portlandoregon.gov

- Written project description, including proposed stormwater disposal system and additional property IDs, if not included on Page 1.
- List of questions to be discussed.
- If you've selected the Residential Infill / Middle Housing Land Division option, we will only accept this completed application & your list of questions (please don't submit anything else). If you want review of site plans for a residential infill option or middle housing land division, please be select either the Zoning Only or the Zoning and Infrastructure Bureaus option.
- Site plans & elevations, drawn to a measurable scale (with scale and scale bar identified). If the site is in a design overlay and you intend to meet community design standards, full-sized drawings are needed to confirm the standards are met.
- If the site is in a design overlay and you're planning to meet design standards, completed scorecards are required. Scorecards are available at <https://www.portland.gov/ppd/land-use-review-fees-and-types/design-standards>.

Note the following:

1. See the Land Use Services fee schedule for detailed fee information: www.portland.gov/ppd/current-fee-schedules.
2. Public notice (email and internet posting) is provided for Pre-application conferences and Design Advice Requests.
3. Only materials that are submitted with the original Early Assistance application will be addressed by City staff; we are unable to address any additional or edited materials submitted after the application is received.
4. Estimates for System Development Charges (SDCs) are not provided at Early Assistance Meetings. Please refer to [SDC information on the PP&D website](#).
5. Plans examiners (building code specialists) do not participate in Early Assistance in any capacity. For life safety and building code questions, consult with a plans examiner by [scheduling a 15-minute appointment](#) or applying for a [Life Safety Preliminary Meeting](#)



Design Advice Request

DISCUSSION MEMO

Date: March 14, 2025
To: Portland Design Commission
From: Benjamin Nielsen, Design & Historic Review Team
503-865-6519, benjamin.nielsen@portlandoregon.gov
Re: EA 25-013501 DA – Sellwood Bluff Multi-Dwelling Residential
Design Advice Request Memo – March 20, 2025

This memo is regarding the upcoming DAR on March 20, 2025, for the Sellwood Bluff Multi-Dwelling Residential project. The following supporting documents are available as follows:

- Drawings. Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix
- Public comments received to date
- All documents may be found here: <https://efiles.portlandoregon.gov/record/17186942>

I. PROGRAM OVERVIEW

Design Advice Request for a new 6- to 7-story, 243 unit, multi-dwelling residential building at 5515 SE Milwaukie Ave. The southern half of the building is 65'-0" tall, and the northern half is approx. 85'-6" tall. The ground floor includes dwelling units with entry porches and planters facing SE Milwaukie Ave and SE Ellis St, with a lobby entry near the center of the building. Parking is provided at the ground level behind these units. The building includes a variety of roof forms and cornice lines strive to break up the massing and create a variety of scale on the elevations. Potential Modifications may be requested to the additional pedestrian connection and required common area development standards. River Review may also be required.

II. DEVELOPMENT TEAM BIO

Architect	Kyle Andersen, GBD Architects
Owner's Representative	Damin Tarlow, High Street Residential
Project Valuation	\$ 39,000,000

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: Portland Citywide Design Guidelines: <https://www.portland.gov/bps/planning/documents/portland-citywide-design-guidelines-2022/download> (see attached matrix)

IV. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on March 20, 2025:

CONTEXT

1. **Policy.** The following summarizes key policy context as it applies to the subject site.
 - a. **Plan – 2035 Comprehensive Plan / Sellwood-Moreland Neighborhood Plan (1998).**
 - b. **Development Standards – RM2 & RM4 base zones. River General (g*) and River Environmental (e) overlays.**
 - The RM4 zone covers the entire portion of the site that is proposed for development. The RM2 zone covers a portion of the site to the east of SE Milwaukie Ave that is not proposed for development.
 - The southern half of the site is subject to a condition of approval from a 2021 Zone Change/Comprehensive Plan amendment that limits the height to 65 feet. The northern half of the site is subject to the RM4 base zone standards, which limits height to 100 feet.
 - Step-down height limits apply to portions of the site:
 - On the portion of a site within 25 feet of the lot line abutting the R5 zone to the west of the site, the step-down height is 35 feet. Although the drawings provided for the DAR are not scaled, the building currently appears to be lying slightly closer than 25 feet to the lot line and extending taller than 35 feet.
 - On the portion of a site within 15 feet of the lot line that is across SE Ellis St from the R5-zoned lot line at the southwest corner of the site, the step-down height is 45 feet. It is unclear from the drawings provided whether this step-down height standard is met, but it appears that a portion of the building at the southwest corner extends above the step-down height limit here.
 - The 45-foot step down height limit also applies within 15 feet of the lot line that is across SE Milwaukie Ave from the lots zoned R2.5. The standard appears to be met in this area.
 - c. **Streets – TSP Designations.**
 - **SE Milwaukie Ave:** Major City Walkway, City Bikeway, Transit Access Street Truck Access Street, Neighborhood Corridor, Major Emergency Response Street, Neighborhood Collector Street
 - **SE Ellis St:** Neighborhood Walkway, City Bikeway, local service for all other modes
 - **SE River Oaks Dr:** Neighborhood Walkway, City Bikeway, local service for all other modes
 - **Unnamed segment extending southwest from SE River Oaks Dr:** Neighborhood Walkway
2. **Natural.**
 - a. The site overlooks the Oaks Bottom Wildlife Refuge, and the western portion of the site is steeply sloped—dropping approximately 50 feet down to the public trail connecting to Oaks Bottom and the Springwater on the Willamette recreational trail. This portion of the site lies almost entirely within the River Environmental (e) overlay zone, and any development within this area is subject to the River Overlay development standards or, if the standards are not met, River Review.

- b. The west side of the development, including the surface/tuck-under parking and loading area, should have a well-designed interface between the built development and natural area beyond. The parking and loading area should be well-screened from the natural area, particularly to keep headlights from shining into the wildlife refuge. Other opportunities should be pursued to integrate natural features that relate to the wildlife refuge into the overall development. The provision of balconies on the west side of the building and roof terraces on the roof provides useful and pleasant outdoor area for residents of the building with views over the refuge. Are there opportunities for more? (*Guidelines 01: Build on the character, local identity, and aspiration of the place; 02: Create positive relationships with surroundings; 03: Integrate and enhance on-site features and opportunities to contribute to a location's uniqueness; 06: Integrate and minimize the impact of parking and building services; & 09: Design for resilience, health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city*)

3. Built.

- a. The proposed development is significantly larger in both height and overall scale than any other development in this part of the Sellwood-Moreland neighborhood; however, its scale is consistent with the RM4 zoning and the city's Comprehensive Plan. Nearby development comprises a mixture of single-dwelling-scaled development to one to four story multi-dwelling and mixed-use development on relatively small sites. The proposed development attempts to break down its scale to better meet the existing context of development in the neighborhood (*Guidelines 01 & 02*), though, as noted under "coherency" below, staff believes the proposal is not yet fully successful in this regard.

PUBLIC REALM

1. Site organization.

- b. The proposal places ground level dwelling units (generally elevated from the sidewalk and set behind landscaping) along the SE Milwaukie Ave and SE Ellis St frontages. Parking, loading, and trash/recycling areas are placed on the riverward side of these units. The lobby and most residential amenities are located at the central part of the building.

2. Circulation System.

- a. A very limited on-site circulation system is proposed adjacent to the lobby. All other circulation is provided by public sidewalks.
- b. A pedestrian connection is required by zoning code from the building to the public trail below the bluff. Staff believes a Modification to not provide that connection is both supportable and best for the health of the natural area. The existing public connection to the trail lies approximately 3 blocks to the north at the intersection of SE Milwaukie Ave & Mitchell St.

3. Ground Level Dwelling Units.

- a. Proposed ground level dwelling units have individual entries off of the SE Milwaukie Ave and SE Ellis St sidewalks. The units are elevated above grade and set behind landscape planters. The types of planting are not yet fully clear, and the unit layouts are not yet indicated to show relationships between the interior public and private spaces and the public realm. Entrances into each unit are shown as being at a 90 degree angle to the public sidewalk. This may help to foster greater usable space on the porches for residents while providing for additional setback area for more private interior uses, such as bedrooms (*Guidelines 04: Design the sidewalk level of buildings to be active and human-*

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

QUALITY & PERMANENCE

1. Exterior materials.

- a. Proposed materials include Stuc-o-flex, various configurations of fiber cement siding (specific manufacturer is not cited), stone cladding at large portions of the ground floor, and asphalt shingle. VPI vinyl windows are proposed. Overall quality of the materials remains to be seen.
 - Stuc-o-flex is an elastomeric acrylic stucco finish which has not been approved through any recent Design Review projects. The material still appears to allow for a 3-coat stucco system, with Stuc-o-flex as the top coat, which should allow it to be a resilient and durable material.
 - Fiber cement siding should be of high quality and durability. Hardie Artisan siding is thicker and more durable than traditional Hardieplank or board and would be a suitable choice for the building and neighborhood. Other products may be similarly suitable.
 - Proposed asphalt shingles are limited to a mansard-roofed portion of the building, and the material would be appropriate for this type of application. The Jupiter Next hotel also provides a good point of reference for its use in large-scale cladding applications.
 - *Guideline 08: Design for quality, using enduring materials and strategies with a coherent approach*

2. Coherency.

- a. The proposed design concept breaks the building down into a series of narrower massing columns or bays (there is no massing break to delineate these) along the street frontages, which are reminiscent of rowhouses in a European city. A more simplified exterior expression is used on the western and northern facades of the building. The design expression on the street-facing facades is somewhat inconsistent, however, in that there is no apparent differentiation between each bay at the ground level and the window patterns across the façade are consistent rather than varying with their respective materials. Ultimately, staff believes a simpler approach to façade articulation and detailing would result in a more cohesive overall design.
 - Two useful points of reference for this type of design concept are found in Northwest Portland.
 - The Overton Park Apartments building at NW 23rd Ave & Savier is broken up into simpler distinct masses, with different materials and window patterns used

on each at all levels of the building.



- The LL Hawkins building in Slabtown is perhaps a better point of reference, since the scale of the building is closer to that of the Sellwood Bluffs building. The facades are more simply divided into distinct bays, with similar but distinct window patterns used in each to maintain overall coherency. Other developments in Slabtown incorporate similar strategies.



- b. The design concept incorporates many material-to-material transitions, and these transitions generally occur within the same building plane. The design drawings show some form of reveal between materials, though this is not described or detailed in the drawing set.
- c. The addition of balconies (most likely Juliet balconies due to the power lines along SE Milwaukie) would be useful to add variety and texture to the street-facing facades.
- d. Please ensure that the Commission comments on the proposed compositional and material concepts to provide clear direction to the development team (*Guideline 08*).

V. POTENTIAL MODIFICATIONS

Subject to the following approval criteria:

- A. Better meets design guidelines. The resulting development will better meet the applicable design guidelines; and
- B. Purpose of the standard. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested; and
- C. Mitigation of impacts. Any impacts resulting from the modifications are mitigated to the extent practical.

Following Modifications may be requested:

1. 33.120.255.B.1.a.(2), Pedestrian Standards.

- These standards state that an additional connection, which does not have to be a straight line connection, is required between each of the other streets and a pedestrian entrance. However, if at least 50 percent of a street facing facade is within 10 feet of the street, no connection is required to that street.
- This site has three street frontages, per zoning code definition of “street”. No connection is currently proposed to SE River Oaks Drive (the recreational pathway to Oaks Bottom), but one is required by this standard. Since the design guidelines would be better met by not providing this connection, staff believes a Modification to this standard is supportable.

2. 33.120.240.B.2, Required Common Area.

- 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. At least 50 percent of the required common area must be outdoor area, such as outdoor courtyards or outdoor play areas. Up to 50 percent of the required common area may be indoor common area, such as indoor recreation facilities or indoor community rooms.
- For an 88,675 SF site, a minimum of 8,876 SF of common area is required. (This calculation does not exclude the site area under the River Environmental overlay.) The minimum required amount of *outdoor* common area is therefore 4,438 SF. Total outdoor common area proposed is only 1,648 SF. Total *indoor* common area proposed is 5,151 SF, but may also only be up to 4,438 SF. Total common area proposed, taken altogether, equals only 6,799 SF, short of the minimum requirement.
- Because the portion of the site that lies outside the River Environmental overlay is nearly fully built out, the only additional space that may be used for common outdoor area would be additional areas of the roof of the building. There is also a relatively flat area near the bend in the parking area, though this may not fully meet dimensional requirements for the outdoor common area.
- Staff believes that additional outdoor common area should be provided to bring the development closer to meeting the standard before any Modification should be considered.



CONTEXT	COMMENTS
<p>01: Build on the character, local identity, and aspiration of the place. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none">- Community- Architecture- Nature	
<p>02: Create Positive Relationship with surroundings. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none">- Building Massing- Street Wall- Connectivity- Adjacent Historic Landmarks	
<p>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:</p> <ul style="list-style-type: none">- Natural Resources- Viewpoints- On-site Older Buildings and Historic Resources- Social and Cultural Significance	
PUBLIC REALM	COMMENTS

<p>04: Design the sidewalk level of buildings to be active and human-scaled. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Ground Floor Heights - Multiple Entries and Windows - Weather Protection - Lighting - Residential Setbacks 	
<p>05: Provide opportunities to pause, sit, and interact. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Seating - Integrate Bicycles - Art/Water - Enclosure - Trees and Landscaping 	
<p>06: Integrate and minimize the impact of parking and building services. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Vehicles and Parking - Utilities, Trash and Recycling - Vaults - Stormwater Planters - Long-Term Bicycle Parking 	
<p>QUALITY & PERMANENCE</p>	<p>COMMENTS</p>
<p>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:</p> <ul style="list-style-type: none"> - Internal Open Spaces - Internal Connections - Vehicles Areas - Solar Access - Windows and Entries 	

<p>08: Design for quality, using enduring materials and strategies with a coherent approach. Possible design approaches may include, but are not limited to:</p> <ul style="list-style-type: none"> - Unity - Articulation - Application of Exterior Materials - Quality of Materials - Building Openings 	
<p>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:</p> <ul style="list-style-type: none"> - Adaptable Buildings - Resource Conservation - Native Landscaping - Ecoroofs - Bird-Safe - Daylight and Air - On-Site Stormwater 	



City of Portland
Design Commission

Design Advice Request

EA 25-013501 DA

Sellwood Bluff Multi-Dwelling Residential

March 20, 2025

Staff Presentation

Context

Location
Zoning
Approval Criteria
Context
Program Overview

Applicant Presentation

Staff Discussion Items

Context
Public Realm
Quality & Permanence
Potential Modifications

Next Steps

Public Comment

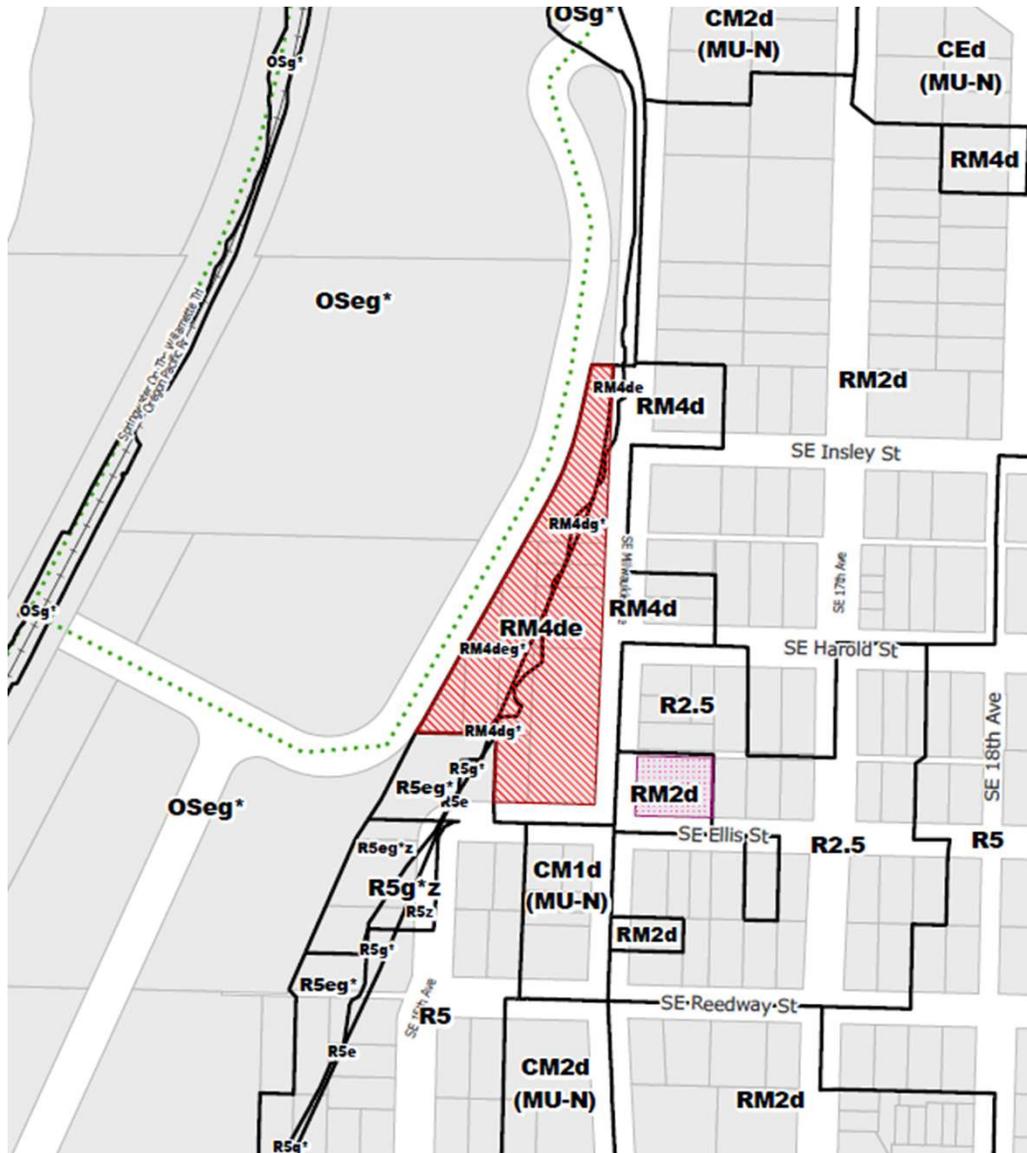
Commission Discussion

Context



Location

Sellwood-Moreland
Neighborhood



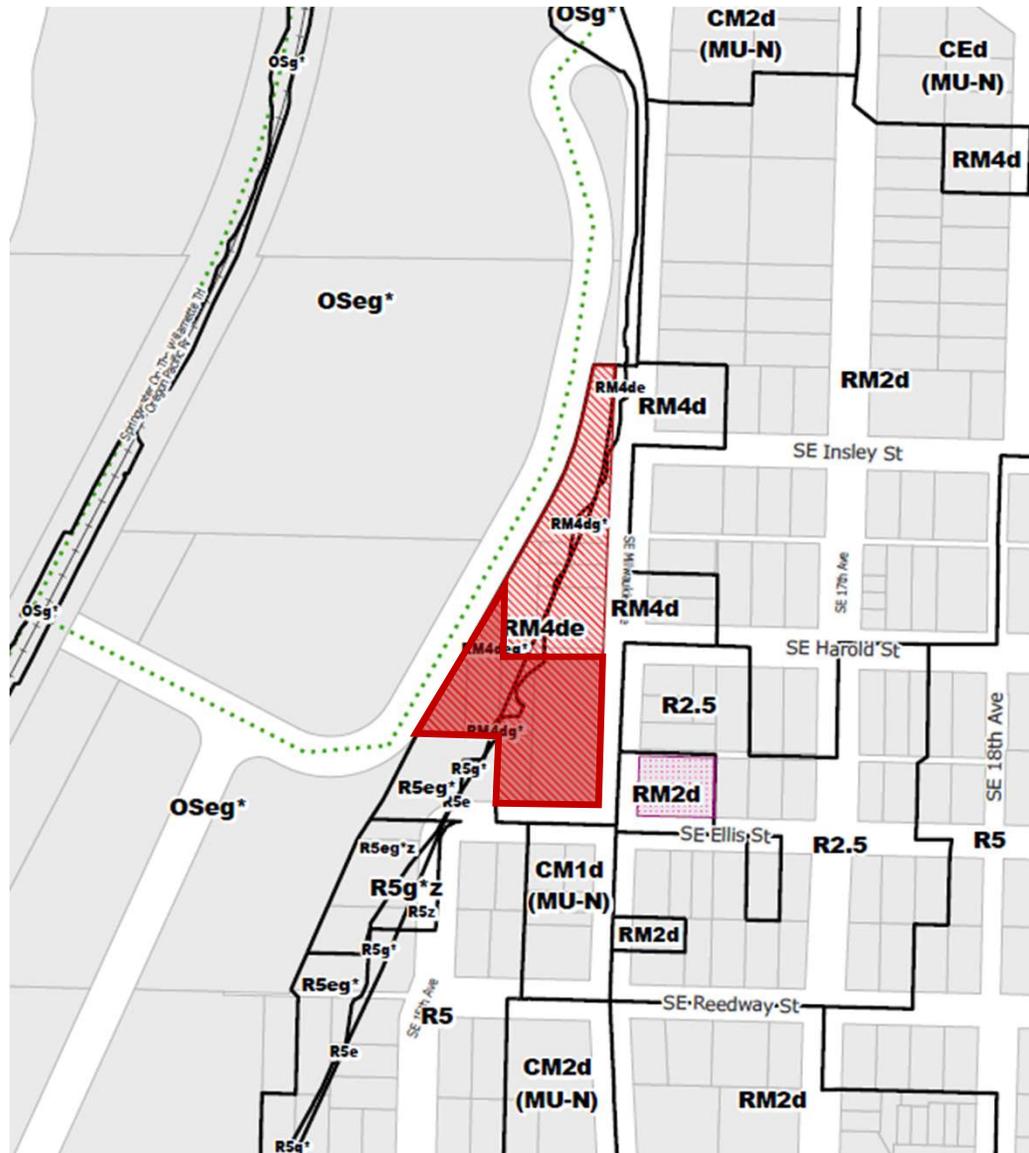
Zoning

Base Zone:
 RM4, Multi-Dwelling
 Residential 4

Overlays:
 d, Design
 e, River Environmental
 g*, River General

Floor Area Ratio:
 4:1 base
 6:1 FAR with inclusionary
 housing bonus
 7:1 FAR with deeper housing
 affordability bonus

Height:
 65' max for southern portion
 of site
 100' max for northern portion
 of site



Zoning

Base Zone:
 RM4, Multi-Dwelling
 Residential 4

Overlays:
 d, Design
 e, River Environmental
 g*, River General

Floor Area Ratio:
 4:1 base
 6:1 FAR with inclusionary
 housing bonus
 7:1 FAR with deeper housing
 affordability bonus

Height:
 65' max for southern portion
 of site
 100' max for northern portion
 of site

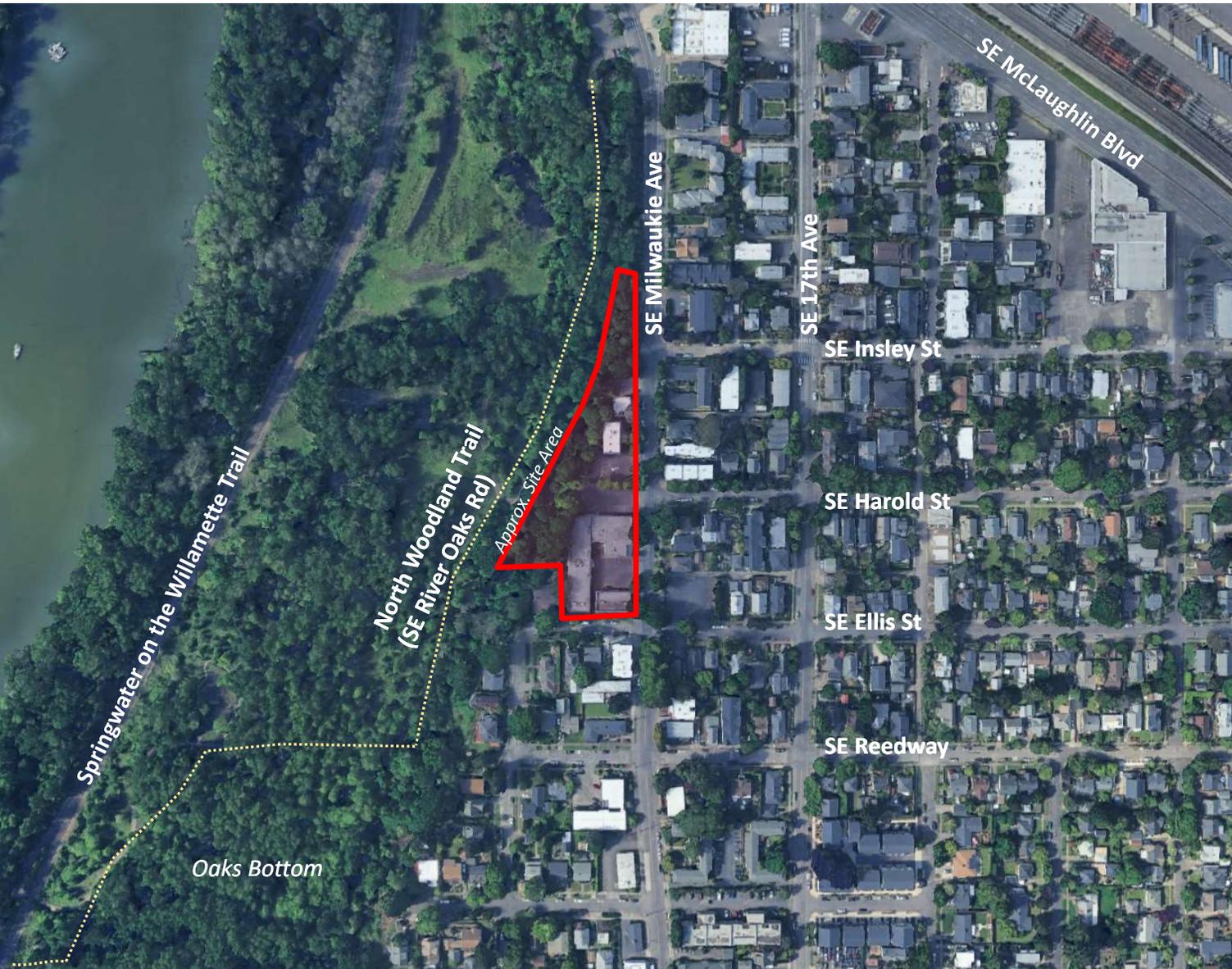


Approval Criteria

Design Review: Portland
Citywide Design Guidelines

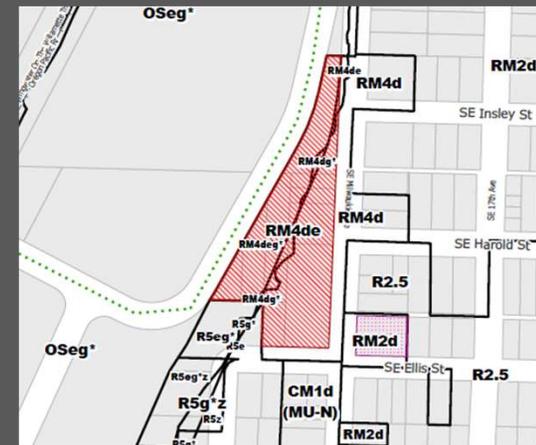
Modifications: PZC
33.825.040

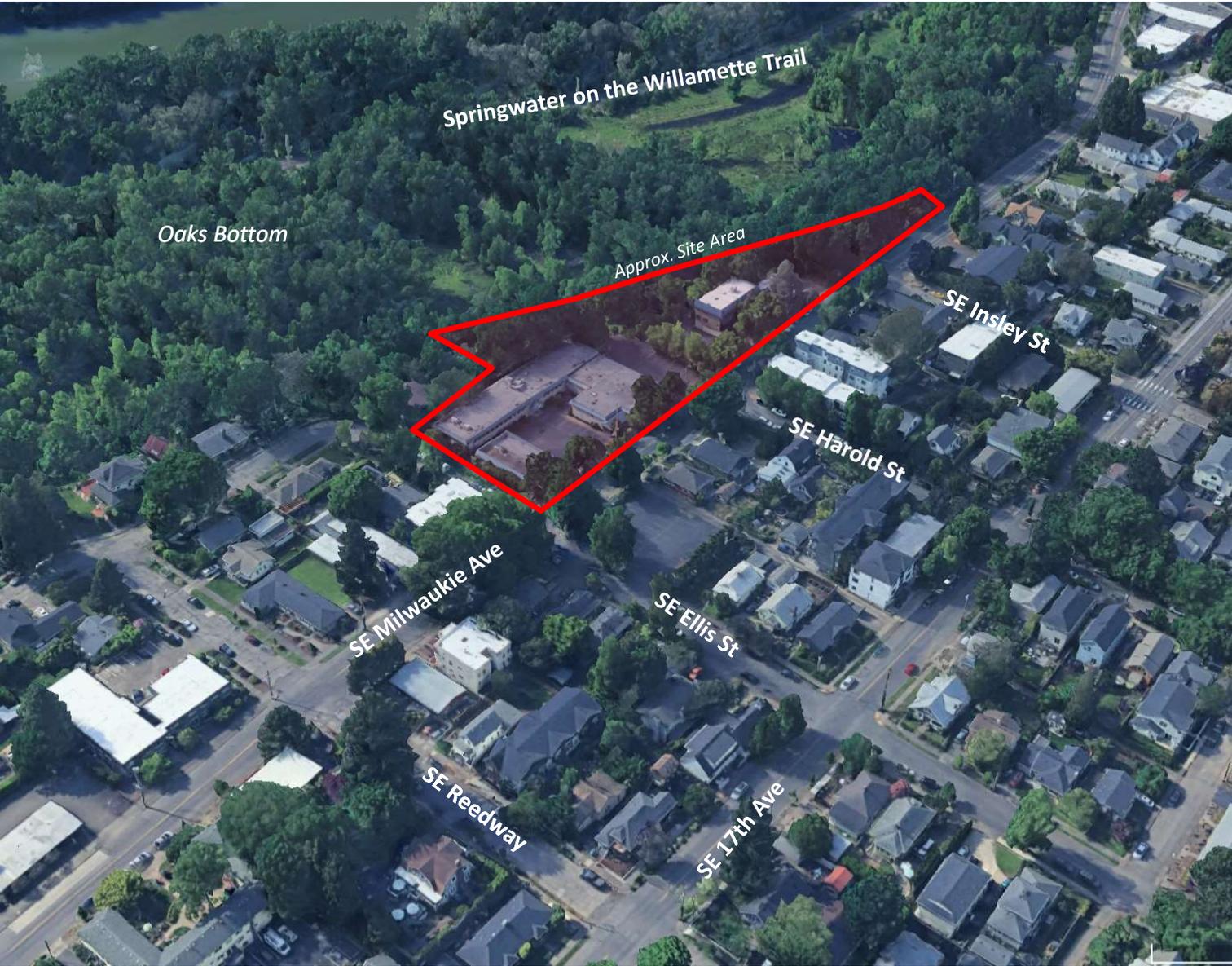
River Review (if needed):
PZC 33.865.100



Context

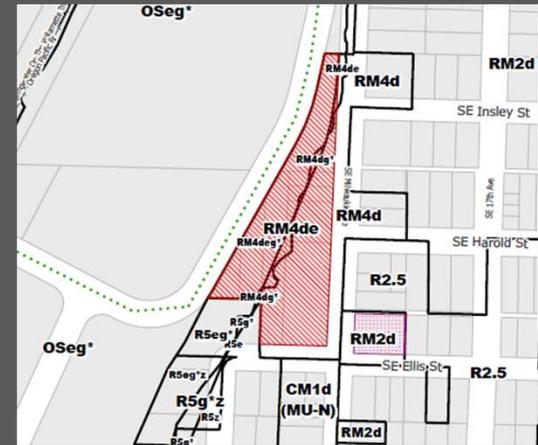
- Located at the north end of the neighborhood
- Overlooks Oaks Bottom Wildlife Refuge, bluff, trails, and Willamette River





Context

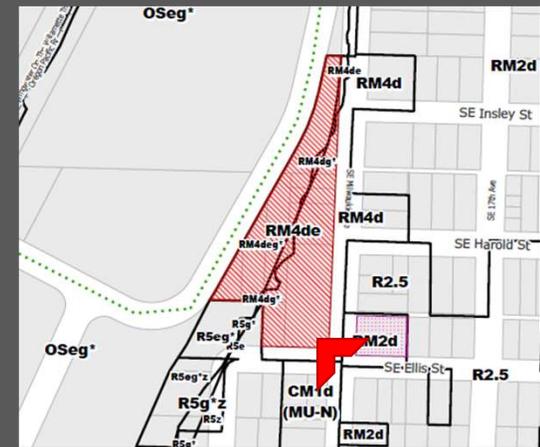
- Located at the north end of the neighborhood
- Overlooks Oaks Bottom Wildlife Refuge, bluff, trails, and Willamette River





Context

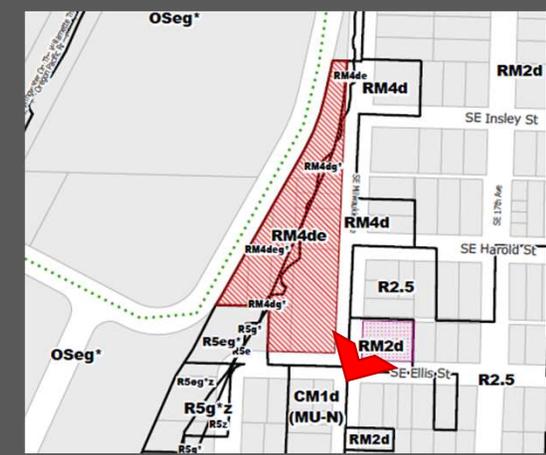
- View looking NW from SE Milwaukie Ave & Ellis St





Context

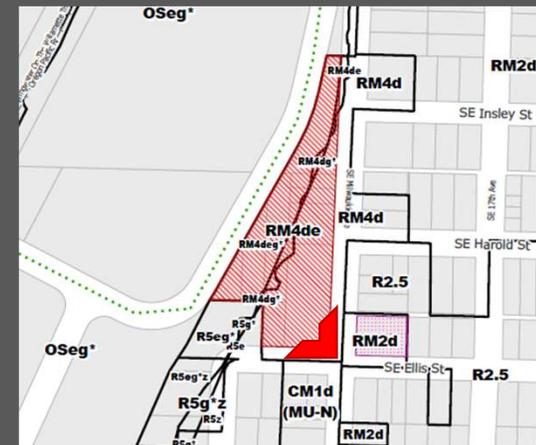
- View looking SW from SE Milwaukie Ave & Ellis St





Context

- View looking SE from SE Milwaukie Ave & Ellis St





Context

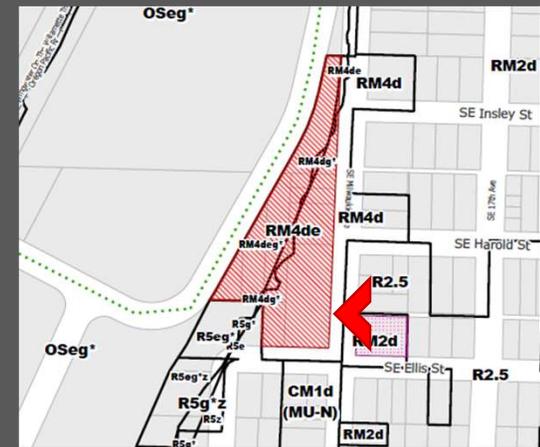
- View looking ENE from SE Milwaukie Ave & Ellis St





Context

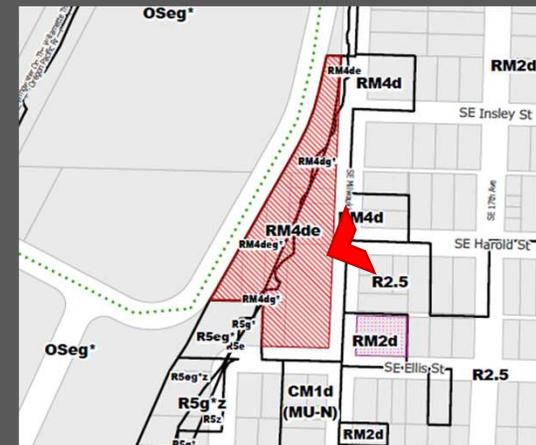
- View looking W from SE Milwaukie Ave





Context

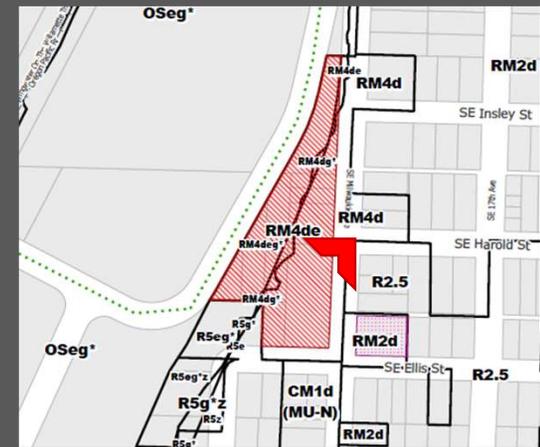
- View looking WSW from SE Milwaukie Ave & Harold St





Context

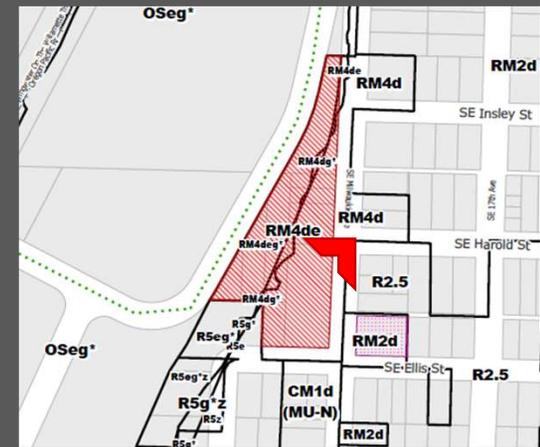
- View looking NE from SE Milwaukie Ave & Harold St





Context

- View looking SE from SE Milwaukie Ave & Harold St





Context

- View looking W from SE Milwaukie Ave





Context

- View looking E from SE Milwaukie Ave





Context

- View looking SSW from SE Milwaukie Ave from N end of the site





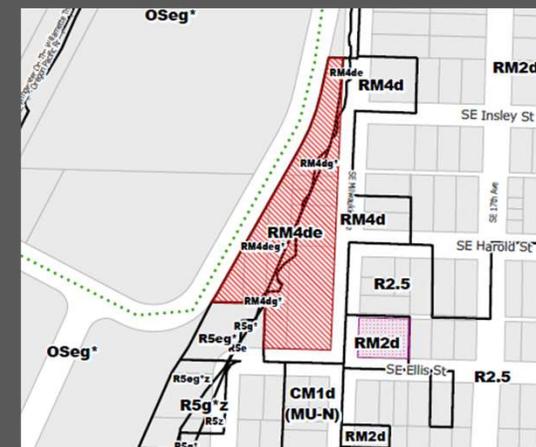
Context

- View looking E from SE Milwaukie Ave from N end of the site



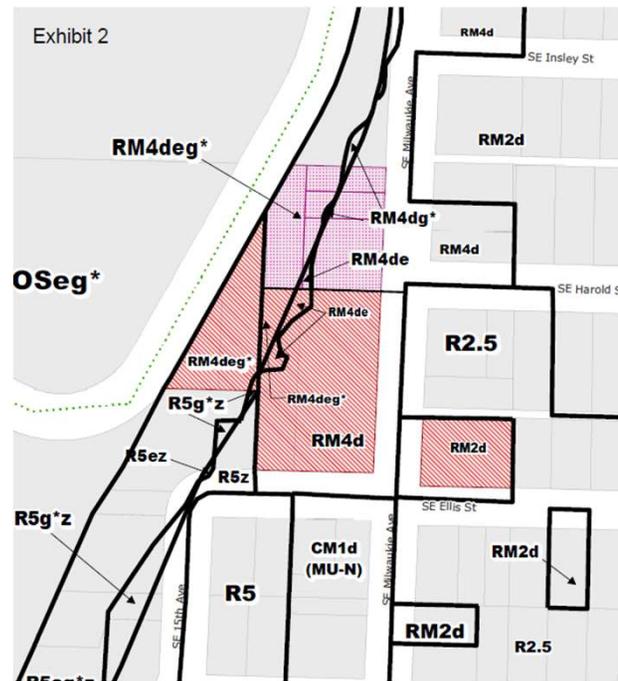
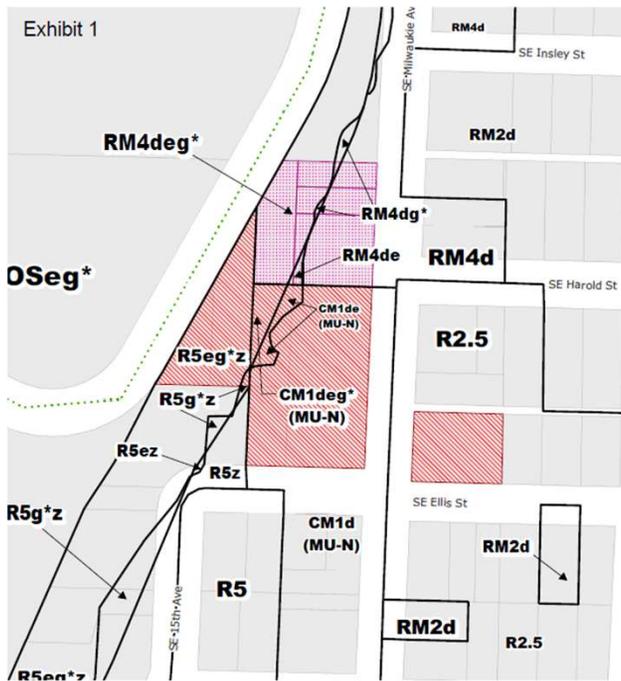
Program Overview

- 243 Dwelling Units
- 95 Parking Spaces
- Residential amenities on ground floor
- Roof deck



Applicant Presentation

Discussion Topics

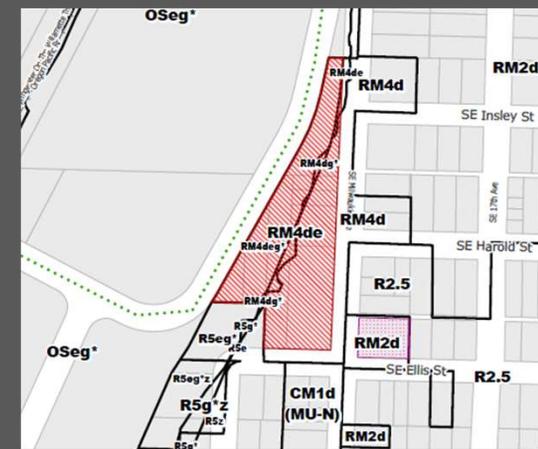


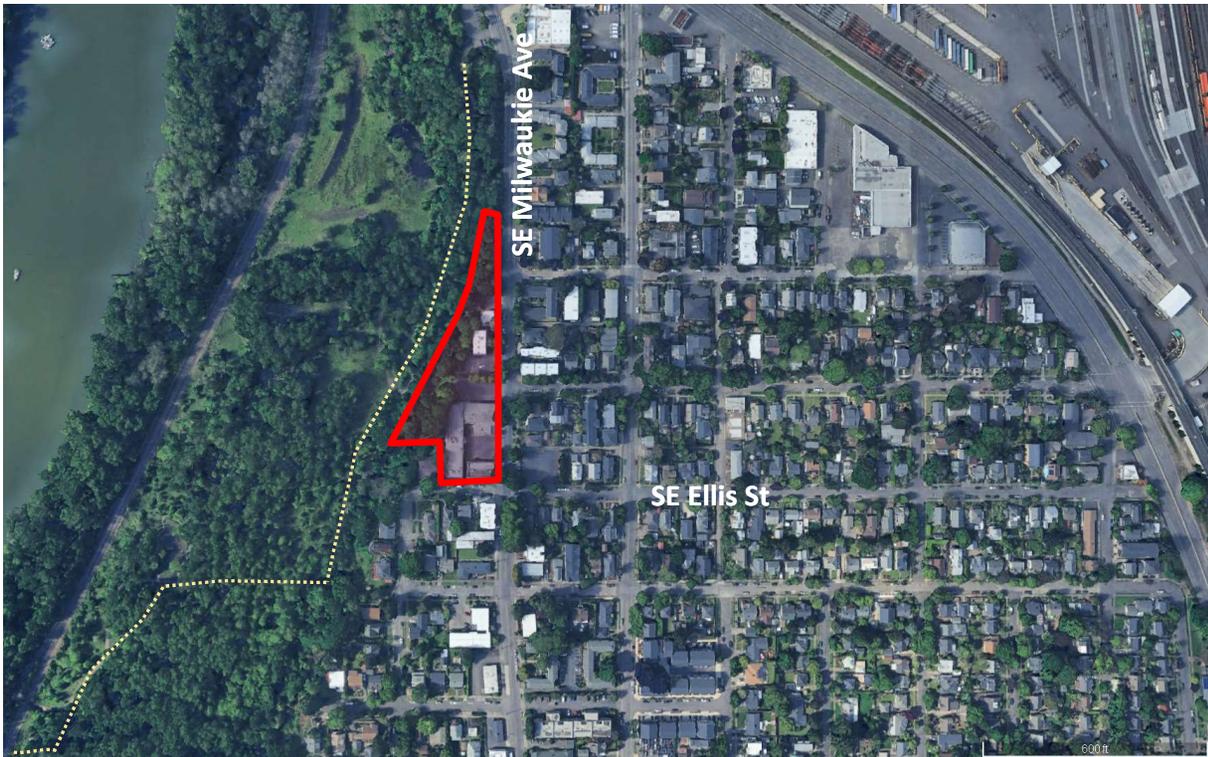
Previous Zone Change

The southern half of the site is subject to a condition of approval from a 2021 Zone Change/Comprehensive Plan amendment that limits the height to 65 feet. The northern half of the site is subject to the RM4 base zone standards, which limits height to 100 feet.

Context

1. Previous Zone Change
2. Oaks Bottom
3. Built Scale



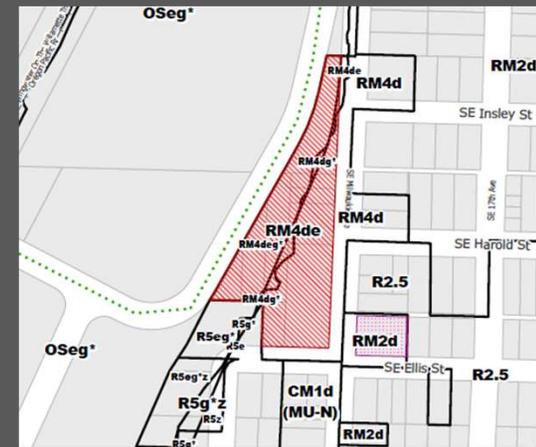


Oaks Bottom

The site overlooks the Oaks Bottom Wildlife Refuge, and the western portion of the site is steeply sloped—dropping approximately 50 feet down to the public trail connecting to Oaks Bottom and the Springwater on the Willamette recreational trail. This portion of the site lies almost entirely within the River Environmental (e) overlay zone, and any development within this area is subject to the River Overlay development standards or, if the standards are not met, River Review

Context

1. Previous Zone Change
2. Oaks Bottom
3. Built Scale



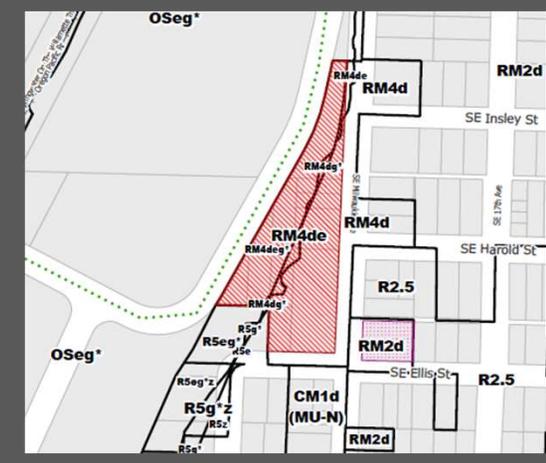


Context

1. Previous Zone Change
2. Oaks Bottom
3. Built Scale

Oaks Bottom

The west side of the development, including the surface/tuck-under parking and loading area, should have a well-designed interface between the built development and natural area beyond. The parking and loading area should be well-screened from the natural area, particularly to keep headlights from shining into the wildlife refuge. Other opportunities should be pursued to integrate natural features that relate to the wildlife refuge into the overall development.



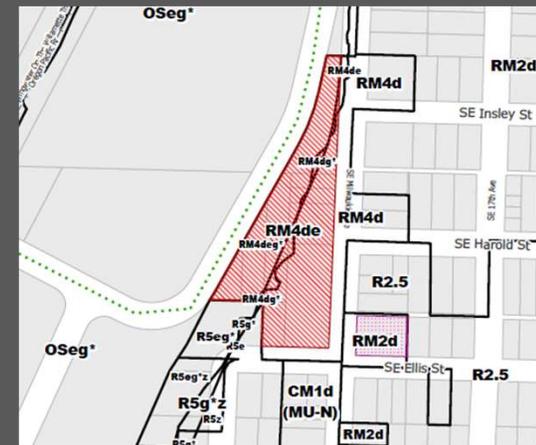


Oaks Bottom

The provision of balconies on the west side of the building and roof terraces on the roof provides useful and pleasant outdoor area for residents of the building with views over the refuge. Are there opportunities for more? (*Guidelines 01: Build on the character, local identity, and aspiration of the place; 02: Create positive relationships with surroundings; 03: Integrate and enhance on-site features and opportunities to contribute to a location's uniqueness; 06: Integrate and minimize the impact of parking and building services; & 09: Design for resilience, health, and stewardship of the environment, ensuring adaptability to climate change and the evolving needs of the city.*)

Context

1. Previous Zone Change
2. Oaks Bottom
3. Built Scale





VIEW FROM SOUTHWEST



VIEW FROM SOUTHEAST



VIEW FROM NORTHWEST



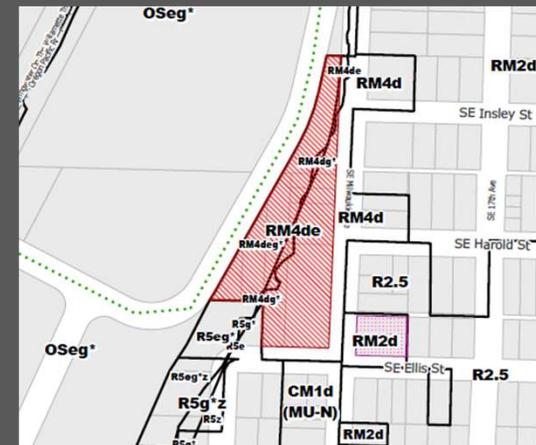
VIEW FROM NORTHEAST

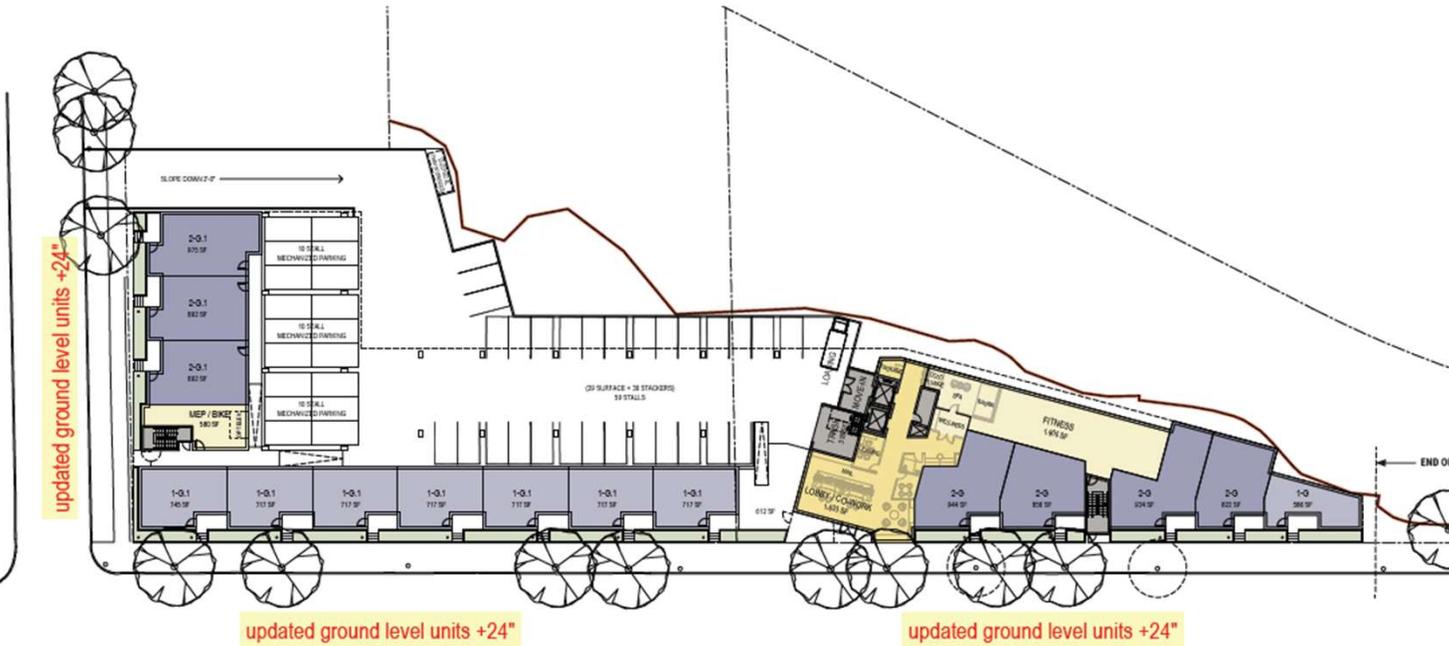
Built Scale

The proposed development is significantly larger in both height and overall scale than any other development in this part of the Sellwood-Moreland neighborhood; however, its scale is consistent with the RM4 zoning and the city's Comprehensive Plan. Nearby development comprises a mixture of single-dwelling-scaled development to one to four story multi-dwelling and mixed-use development on relatively small sites. The proposed development attempts to break down its scale to better meet the existing context of development in the neighborhood (Guidelines 01 & 02), though, as noted under "coherency" below, staff believes the proposal is not yet fully successful in this regard.

Context

1. Previous Zone Change
2. Oaks Bottom
3. Built Scale



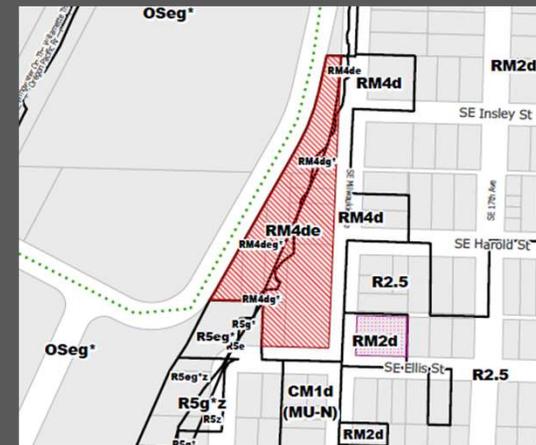


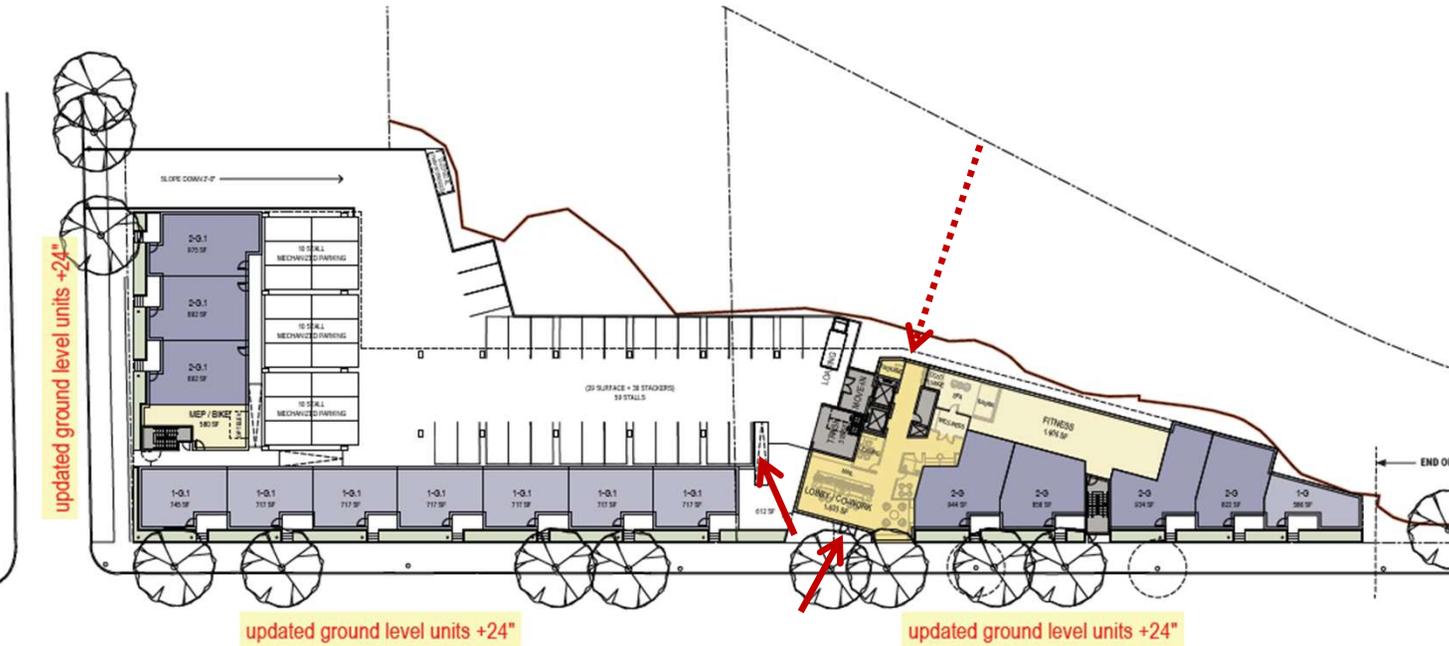
Ground Floor

The proposal places ground level dwelling units (generally elevated from the sidewalk and set behind landscaping) along the SE Milwaukie Ave and SE Ellis St frontages. Parking, loading, and trash/recycling areas are placed on the riverward side of these units. The lobby and most residential amenities are located at the central part of the building.

Public Realm

1. Ground Floor Organization
2. Circulation System
3. Ground Level Dwelling Units





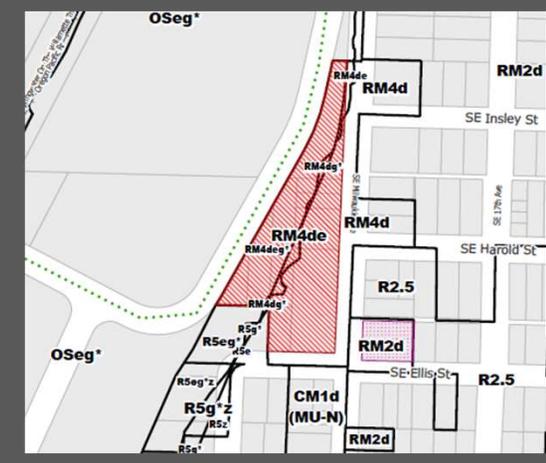
Public Realm

1. Ground Floor Organization
2. Circulation System
3. Ground Level Dwelling Units

Circulation System

A very limited on-site circulation system is proposed adjacent to the lobby. All other circulation is provided by public sidewalks.

A pedestrian connection is required by zoning code from the building to the public trail below the bluff. The existing public connection to the trail lies approximately 3 blocks to the north at the intersection of SE Milwaukie Ave & Mitchell St.



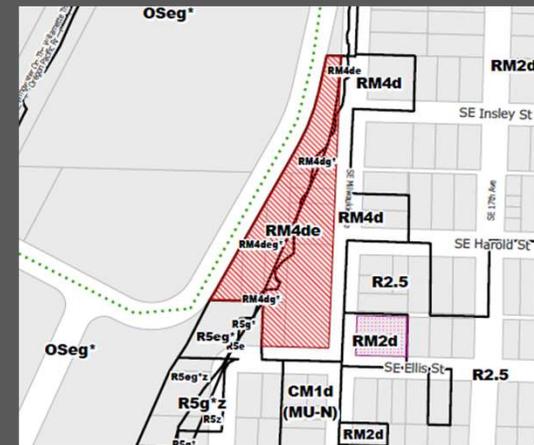


Ground Level Dwelling Units

Proposed ground level dwelling units have individual entries off of the SE Milwaukie Ave and SE Ellis St sidewalks. The units are elevated above grade and set behind landscape planters. The types of planting are not yet fully clear, and the unit layouts are not yet indicated to show relationships between the interior public and private spaces and the public realm. Entrances into each unit are shown at 90-degree angles to the public sidewalk. This may help to foster greater usable space on the porches for residents while providing for additional setback area for more private interior uses, such as bedrooms (*Guidelines 04: Design the sidewalk level of buildings to be active and human-scaled; & 07: Support the comfort, safety, and dignity of residents, workers, and visitors through thoughtful site and building design.*)

Public Realm

1. Ground Floor Organization
2. Circulation System
3. Ground Level Dwelling Units



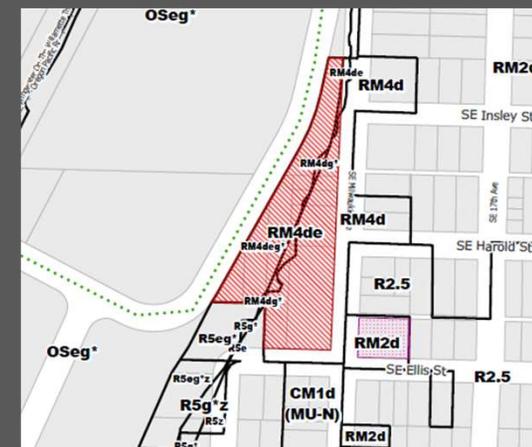


Materials

Proposed materials include Stuc-o-flex, various configurations of fiber cement siding (specific manufacturer is not cited), stone cladding at large portions of the ground floor, and asphalt shingle. VPI vinyl windows are proposed. Overall quality of the materials remains to be seen, but there are materials within these categories that can be considered of enduring quality and detailed to ensure that they are *(Guideline 08 - Design for quality, using enduring materials and strategies with a coherent approach)*.

Quality & Permanence

1. Materials
2. Coherency



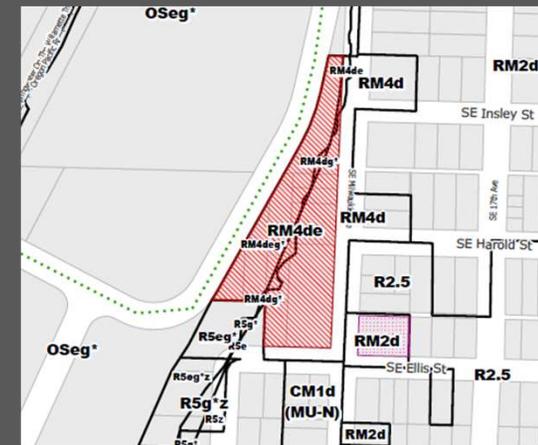


Quality & Permanence

1. Materials
2. Coherency

Coherency

The proposed design concept breaks the building down into a series of narrower massing columns or bays (there is no massing break to delineate these) along the street frontages, which are reminiscent of rowhouses in a European city. A more simplified exterior expression is used on the western and northern facades of the building. The design expression on the street-facing facades is somewhat inconsistent, however, in that there is no apparent differentiation between each bay at the ground level and the window patterns across the façade are consistent rather than varying with their respective materials. Ultimately, staff believes a simpler approach to façade articulation and detailing would result in a more cohesive overall design.



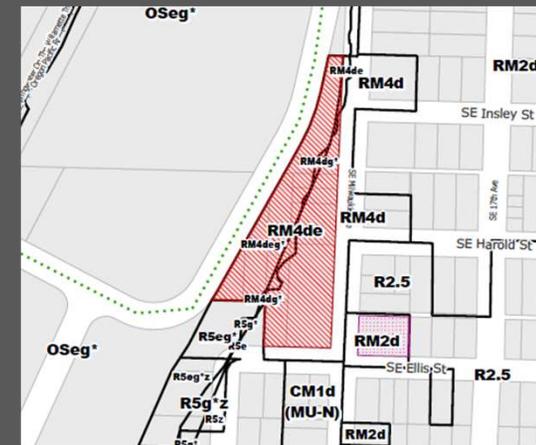


Coherency

The proposed design concept breaks the building down into a series of narrower massing columns or bays (there is no massing break to delineate these) along the street frontages, which are reminiscent of rowhouses in a European city. A more simplified exterior expression is used on the western and northern facades of the building. The design expression on the street-facing facades is somewhat inconsistent, however, in that there is no apparent differentiation between each bay at the ground level and the window patterns across the façade are consistent rather than varying with their respective materials. Ultimately, staff believes a simpler approach to façade articulation and detailing would result in a more cohesive overall design.

Quality & Permanence

1. Materials
2. Coherency





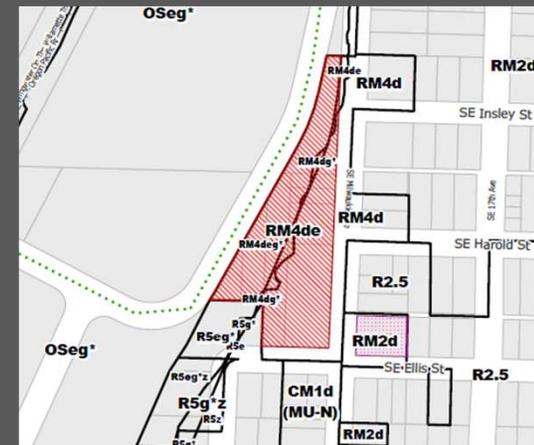
Coherency

Two useful points of reference for this type of design concept are found in Northwest Portland.

The Overton Park Apartments building at NW 23rd Ave & Savier is broken up into simpler distinct masses, with different materials and window patterns used on each at all levels of the building.

Quality & Permanence

1. Materials
2. Coherency





Coherency

The LL Hawkins building in Slabtown is perhaps a better point of reference, since the scale of the building is closer to that of the Sellwood Bluffs building. The facades are more simply divided into distinct bays, with similar but distinct window patterns used in each to maintain overall coherency.

Quality & Permanence

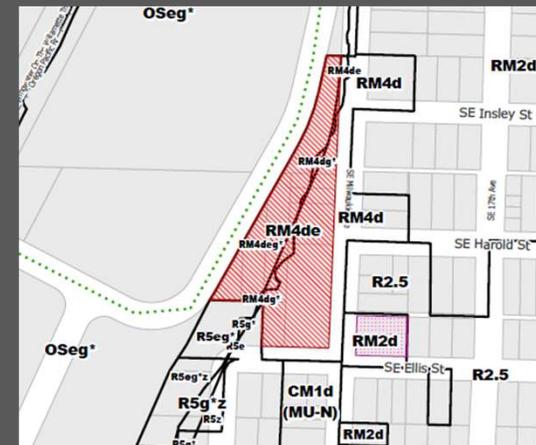
1. Materials
2. Coherency

Quality & Permanence

1. Materials
2. Coherency

Coherency

Other developments in Slabtown incorporate similar strategies.



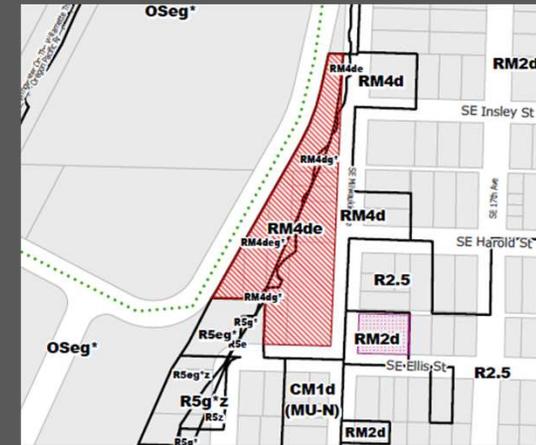


Coherency

Other developments in Slabtown incorporate similar strategies.

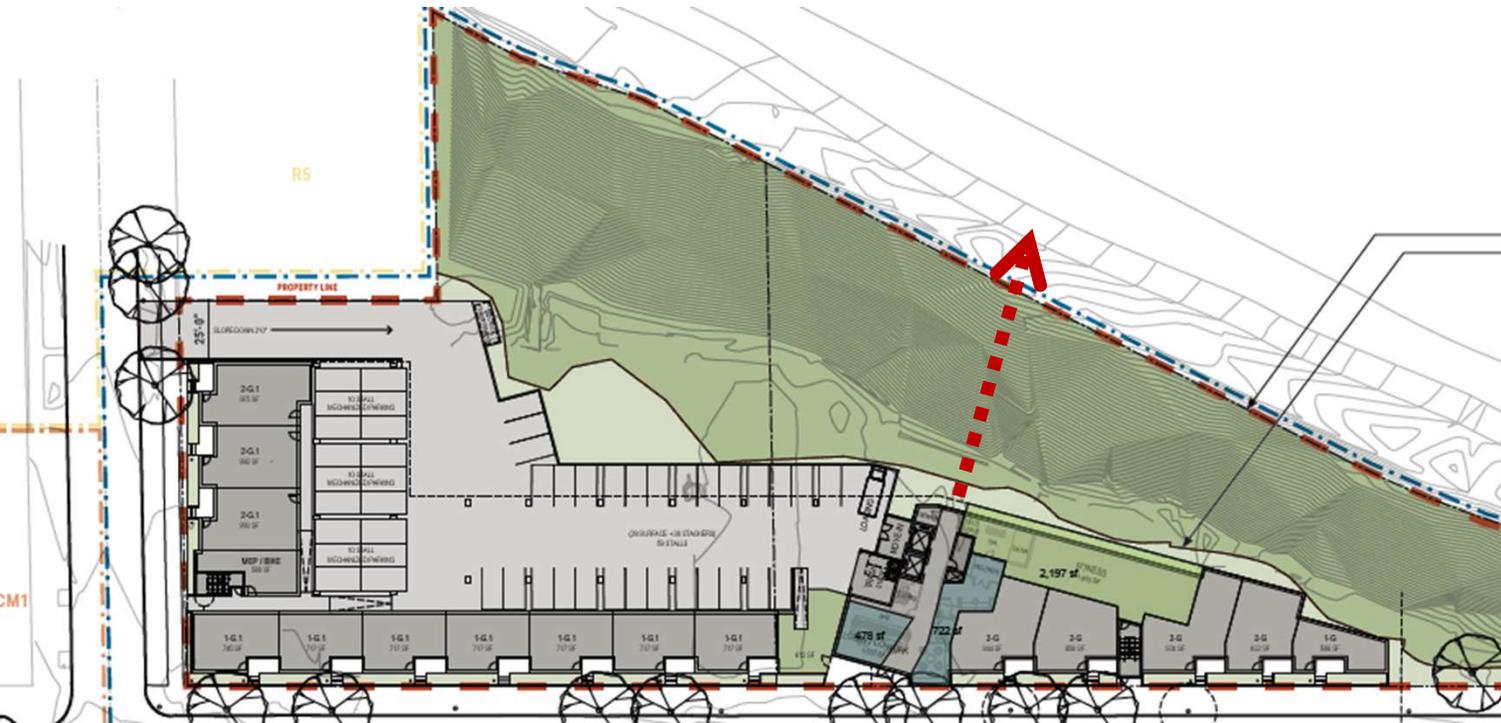
Quality & Permanence

1. Materials
2. Coherency



Potential Modifications

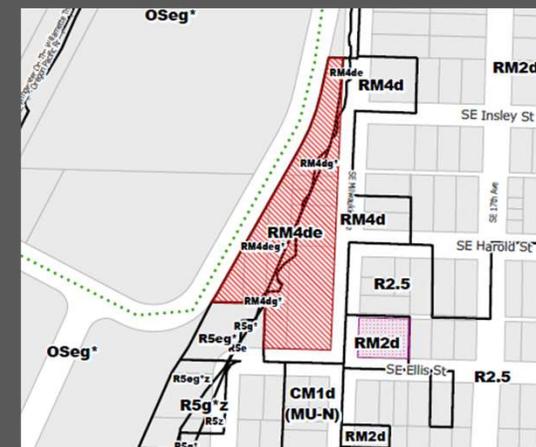
1. Pedestrian Standards
2. Required Common Area



Connection Between Streets & Entrances

The Standard: Sites with more than one street frontage. Where the site has more than one street frontage, the following must be met:

- The standard of B.1.a(1) must be met to connect the main entrance of each building located within 40 feet of a street lot line to the closest sidewalk or roadway if there are no sidewalks.
- An additional connection, which does not have to be a straight line connection, is required between each of the other streets and a pedestrian entrance. However, if at least 50 percent of a street facing facade is within 10 feet of the street, no connection is required to that street.

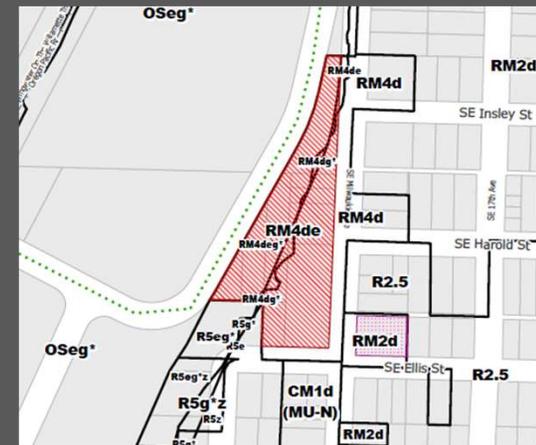


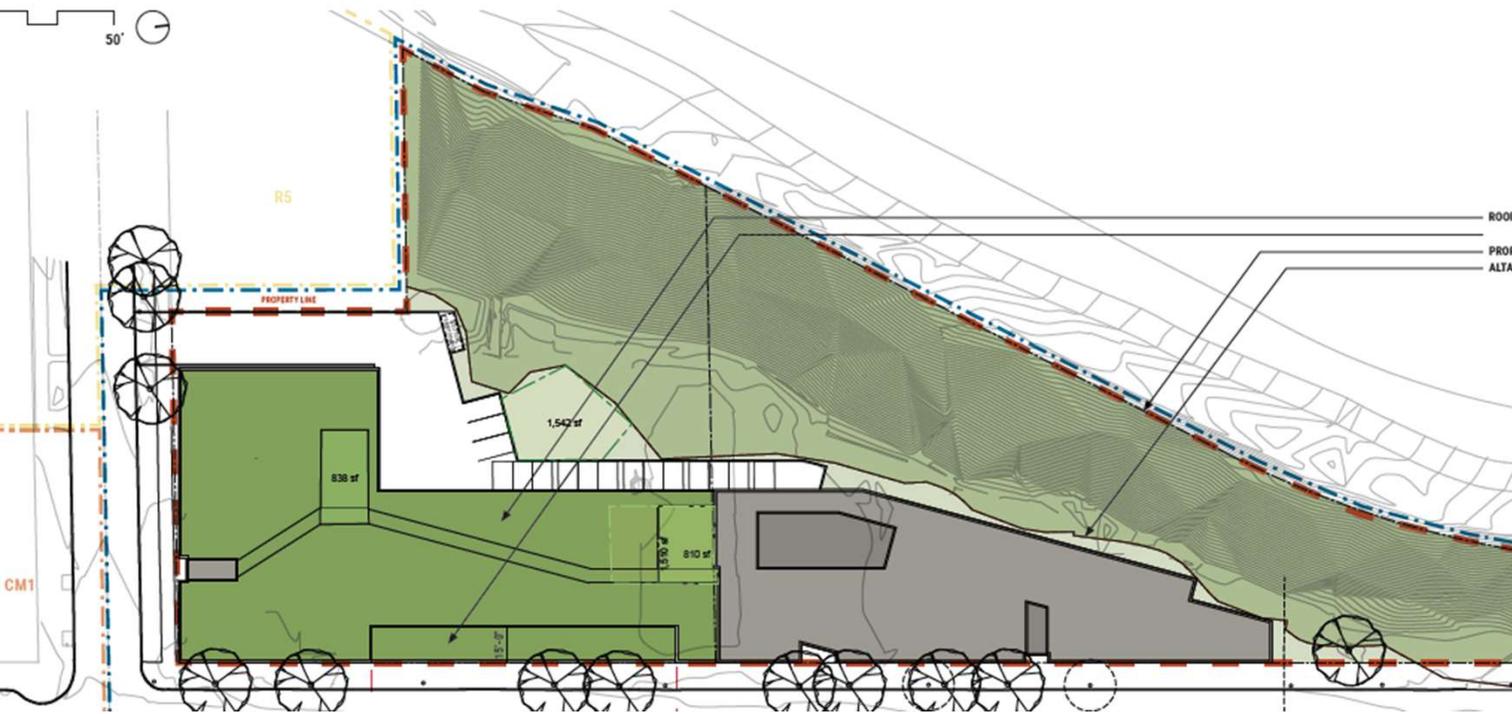
Potential Modifications

1. Pedestrian Standards
2. Required Common Area

Connection Between Streets & Entrances

This site has three street frontages, per zoning code definition of “street”. No connection is currently proposed to SE River Oaks Drive (the recreational pathway to Oaks Bottom), but one is required by this standard. Since the design guidelines would be better met by not providing this connection, staff believes a Modification to this standard is supportable.





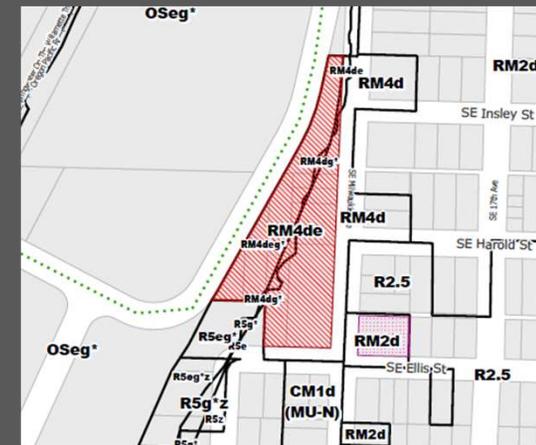
Required Common Area

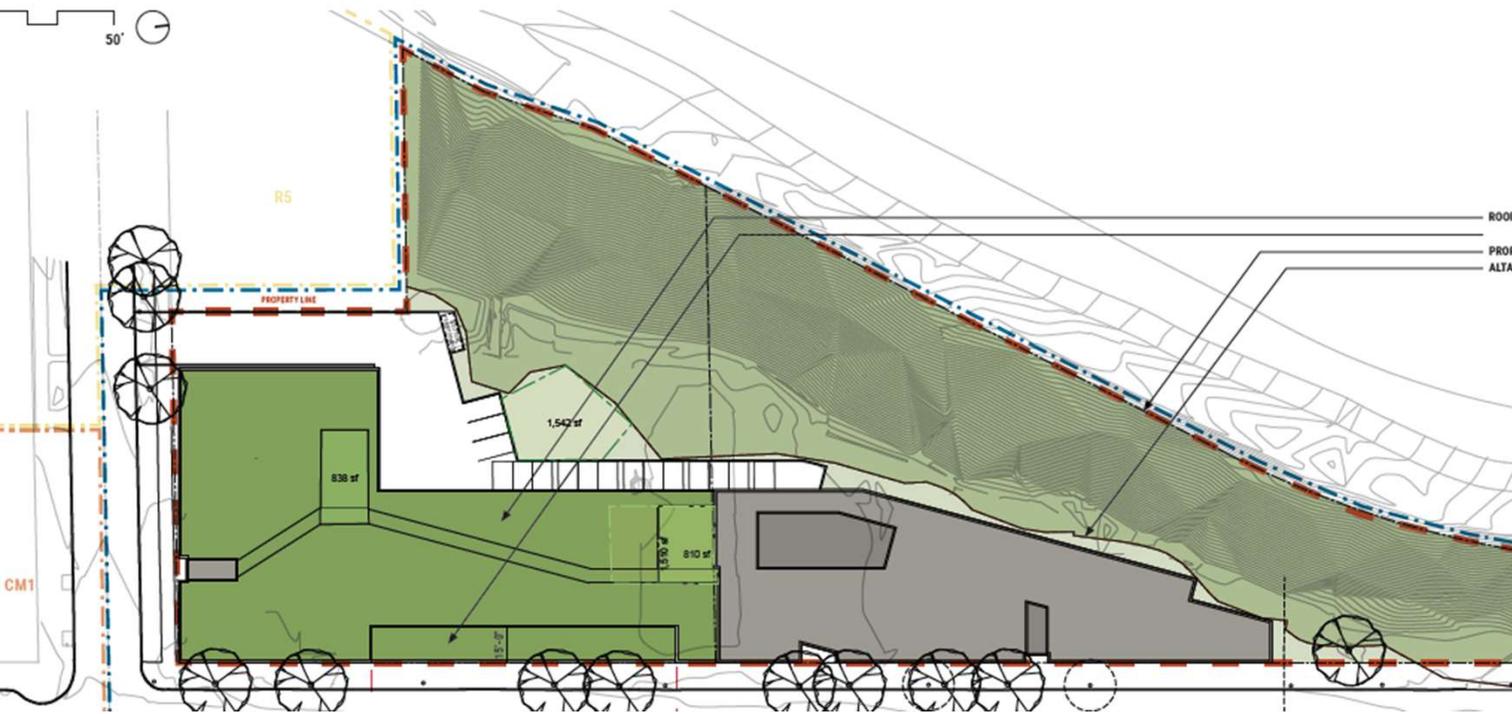
The Standard: On sites that are more than 20,000 square feet in total site area, at least 10 percent of total site area must be provided as common area. At least 50 percent of the required common area must be outdoor area, such as outdoor courtyards or outdoor play areas. Up to 50 percent of the required common area may be indoor common area, such as indoor recreation facilities or indoor community rooms.

Where an outdoor, shared common area is provided, it must be designed so that it is at least 500 square feet in area and must measure at least 20 feet in all directions. The outdoor common area must be located within 20 feet of a building entrance providing access to residential units.

Potential Modifications

1. Pedestrian Standards
2. Required Common Area





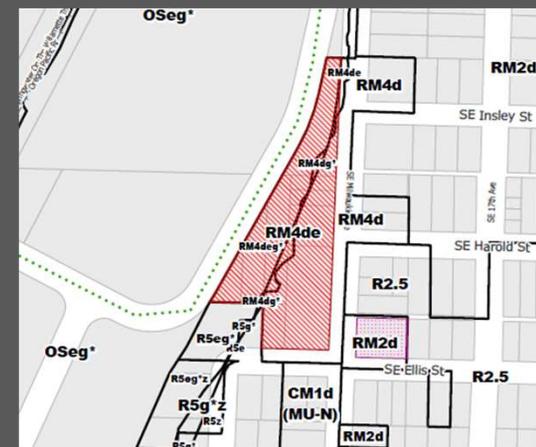
Required Common Area

For an 88,675 SF site, a minimum of 8,876 SF of common area is required. (This calculation does not exclude the site area under the River Environmental overlay.) The minimum required amount of outdoor common area is therefore 4,438 SF.

Total outdoor common area proposed is only 1,648 SF. Total indoor common area proposed is 5,151 SF, but may only be counted up to 4,438 SF. Total common area proposed, taken altogether, equals only 6,799 SF, short of the minimum overall requirement.

Potential Modifications

1. Pedestrian Standards
2. Required Common Area



Next Steps

Design Review

The proposal is subject to a Type III Design Review, except that the applicant may choose a Type II Design Review until Jan 1, 2029, since the proposal includes a residential use (PZC 33.825.025.A.2.a).

Factors Reviewed During Design Review

The review may evaluate the architectural style; structure placement, dimensions, height, and bulk; lot coverage by structures; and exterior alterations of the proposal, including building materials, color, off-street parking areas, open areas, landscaping, and tree preservation.

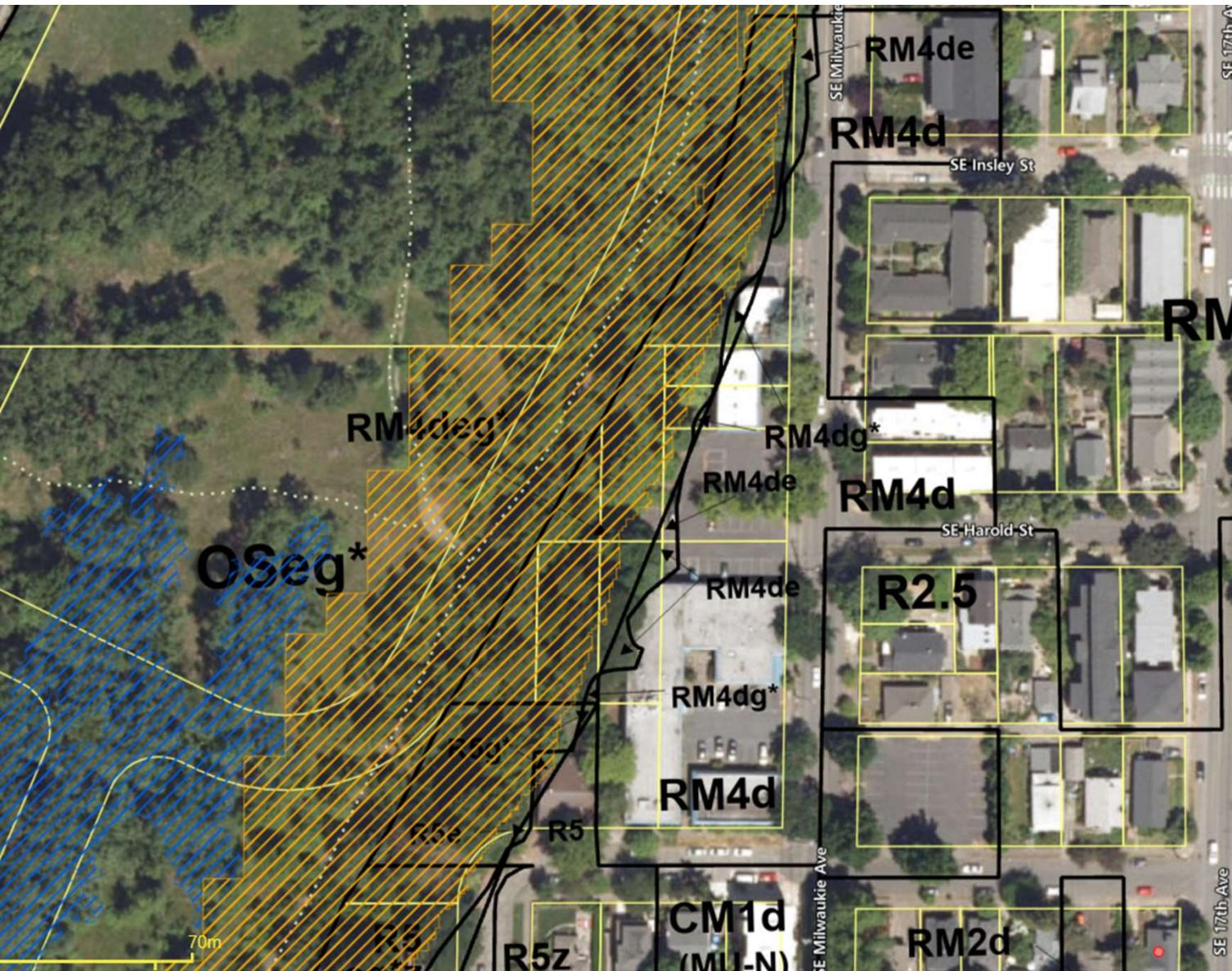
While the review may evaluate the distribution of massing and placement of structures on the site, the review may not require the applicant to reduce or increase the total floor area or height, except when the height being proposed includes bonus height, and the bonus requires approval through design review or a modification through design review.

The review body is not obligated to approve modifications or adjustments that are requested in order to achieve the proposed development intensity.
(PZC 33.825.035)

Next steps

Questions

Landslide Hazard Area



Nielsen, Benjamin

From: iam.lmyeo@gmail.com
Sent: Friday, March 21, 2025 12:04 PM
To: Nielsen, Benjamin
Subject: Follow up Sellwood Bluff design review meeting 3-20-25

You don't often get email from iam.lmyeo@gmail.com. [Learn why this is important](#)

Ben,

Thank you for hosting the design meeting yesterday on the Sellwood Bluff multi-dwelling residential proposal.

- I heard the developer said that reducing the number of stories or square feet was a 'no go' – the project would not pencil out.
- Given that, **I hope the city and developer will not waste more time trying to make this particular project work.**
- It is simply WAY TO LARGE given the location and, as the “gateway” to the Moreland-Sellwood neighborhood, is completely out of character with it.
- The tallest structure in the neighborhood should not be a “wall” along the bluff overlooking green space, blocking the green space from everyone else living here.

I live 3 blocks away at 1414 SE Ramona St, in an 1884 arts and crafts house that we have restored completely over the 30 years we've lived here. We were careful to preserve the original architecture inside and out. Many neighbors in this area are doing the same thing – there is value in preserving the character of this historic neighborhood.

It's a unique piece of property that should be developed and used, and as the “gateway” to Moreland-Sellwood and to Oaks Bottom, it should be consistent in design and scale. Could the property be used for other needs?

- We need shared gathering spaces in the north end of Moreland for the many other multi-dwelling residential projects nearby and to the north on Milwaukie Ave.
- Ideas – playground, coffee shop, mini-market - also serving those going to Oaks Bottom to hike/picnic. A restaurant with sunset viewing?

Thanks for your consideration. Lisa

Lisa Yeo

1414 SE Ramona St

Portland, OR 97202

Cell: 503-577-0373

Nielsen, Benjamin

From: lyeoconsulting@gmail.com
Sent: Friday, March 21, 2025 12:08 PM
To: Nielsen, Benjamin
Subject: Lisa Yeo photo - see previous email
Attachments: IMG_3122.jpg

[You don't often get email from lyeoconsulting@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Ben, I meant to include a photo of my house with my message to you. It represents the original architecture of the neighborhood. Thanks again,
Lisa

Lisa Yeo
1414 SE Ramona St
Portland OR 97202
Cell: 503-577-0373



Hello
wm

Nielsen, Benjamin

From: Chris Dunning <chris.g.dunning@gmail.com>
Sent: Monday, March 31, 2025 7:29 PM
To: Nielsen, Benjamin
Subject: Comment in support of Sellwood Bluff development

You don't often get email from chris.g.dunning@gmail.com. [Learn why this is important](#)

Hello Benjamin -

I am a 20 year resident of Westmoreland and would like to voice my full “YIMBY” support for the Sellwood Bluff development at 5515 SE Milwaukie Ave. I love this neighborhood including the wonderful schools, shops and parks. Adding multi family dwellings such as Sellwood Bluffs will make the neighborhood accessible to more folks for whom our many detached single family homes are unaffordable or don’t make sense. Also, as we all know, new housing developments such as Sellwood Bluffs are desperately needed to address the cost of living and homelessness crises facing Oregon currently.

I did read that the Commission had some feedback about the look and design of the building. That makes sense, and the developer should take action on that feedback in good faith. But the Commission should seek to assist the developer in building out the full program they have planned.

Kind regards,

Chris Dunning
7118 SE 20th Ave