

**MEMO**

**Date:** May 19, 2020

**Project:** Albertina Kerr Workforce and Inclusionary Housing, DRE/LL/VAR/TR 20-26000001

**Location:** 930 and 722-876 NE 162<sup>nd</sup> Ave., Gresham OR 97230

**Topic:** Continued Hearing May 20,2020

**From:** Terra Wilcoxson, Associate Development Planner

**To:** Design Commission

**Attachments:** Exhibit A: Design Commission Response, Ankrom Moissan

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On May 6, 2020, the Design Commission Hearing for the Albertina Kerr Workforce and Inclusionary Housing project (DRE/LL/VAR/TR 20-26000001) was continued to May 20, 2020. In response to the Commission’s request for more information and the Commission’s comments on the design, the applicant has provided revised and additional design drawings with a summary of their design response. The summary is attached to this memo (Exhibit A). The revised and additional sheets are located in the Drawings and Hearing Body folders in EPlan.

The proposal’s compliance with the Multifamily Design Standards and Guidelines were originally evaluated in the Staff Report dated April 29, 2020 and at the May 6<sup>th</sup> Design Commission Hearing. This staff memo discusses how the project meets various guidelines. It also contains potential amendments to the conditions of approval.

In addition, staff would like to clarify that in the Hearing Body Folder in EPlan there are two iterations of the project’s parking study (by Kittleson Associates, dated December 2019 and February 2020). The study was updated when the design was revised last winter, and the proposed number of parking spaces was adjusted. There appears to have been an error with the electronic permit system when the February study was uploaded, which resulted in a missing page and table. Staff corrected this document on May 12, 2020. The December and February parking study iterations contain the same methodology and observation results. As noted at the previous hearing, the study has been accepted by staff as complying with section 9.0853(E) – Additional and Motor Vehicle and Bicycle Parking Reductions.

**Multifamily Design Standards and Guidelines:**

7.0103(B)(1)(c)(3) - Building Base.

The prior iteration of the design included a change in siding type at the top of the ground level in various locations. This material transition has been eliminated in order to simplify the façade design. The guideline requires differentiating between the base and the top of the building to enhance the pedestrian realm. Staff would like the Commission’s input on whether the

guideline is met. The Design Commission also has the option to waive the guideline in order to facilitate a particularly creative design.

7.0103(B)(1)(c)(1) – Long, Monotonous, Uninterrupted Walls, 7.0103(B)(1)(c)(2) - Building Modulation and 7.0103(B)(2)(c)(1) - Street Facing Elevations.

The updated design features less overall material transitions. The Commission's feedback is requested regarding whether the street-facing building modulation and façade articulation are appropriate considering the scale of the building. The guidelines require buildings to be modulated to prevent large, uninterrupted monotonous walls and façade treatments to be incorporated to create simple and visually interesting buildings.

7.0103(B)(3)(c)(3) - Entrance Elements.

At the May 6<sup>th</sup> Design Commission Hearing, the Commission requested that the applicant clarify the unit and common entry designs. This request corresponds to the Entrance Elements guideline, which calls for entries to be highlighted and visible from the street. In response, the applicant has provided revised renderings and details illustrating features such as the entry canopies and transition area landscaping.

7.0103(B)(4)(c)(1) and 7.0103(B)(4)(d)(1) - Energy Efficiency.

The proposal has been updated to include sunshades on the west and south facades. The shades are applied to a limited number of windows and a sun study was not submitted. However, the applicant is pursuing a sustainability goal more robust than the standard: producing enough energy to offset the energy consumed by the building. Staff believes that the inclusion of solar panels is sufficient to meet the intent of the guideline. Therefore, Staff maintains the recommendation that the Design Commission find that the guideline is satisfied.

**Conditions of Approval:**

The applicant has amended elevations, details, floor plans, and renderings. Should the Design Commission approve of the revised design, then the proposal's site plans, and landscaping plans will need to be adjusted to coordinate with the recent design revision. Condition of Approval #13e in the Staff Report relates to coordinating drawings based on pre-existing discrepancies in the parking row adjacent to the north of Wing B. Staff recommends the Commission update the condition of approval as follows:

- **AMEND Condition of Approval #13e** to state: *Coordinate all sheets with the revised drawings submitted May 15 to May 18, 2020 and the parking row adjacent to the north of Wing B on Sheet C1.00. Should additional discretionary review be needed for any aspect of the proposal, then the discretionary feature will be reviewed by the Design Commission.*

In addition, based on the Commission's discussion at the previous hearing, the Commission may wish to alter three recommended Conditions of Approval:

- **STRIKE Condition of Approval #15a:** *Provide revised plans and elevations that demonstrate 4-foot deep entry canopies at each building entrance. Entrances used exclusively for emergency access are exempt from this condition.*

- **STRIKE Condition of Approval #15b:** *Provide specifications for high quality unit entry doors made of wood, glass, metal, or fiberglass.*
- **AMEND Condition of Approval # 15e** to state: *Provide bike building elevations, plans, details and a specifications sheet demonstrating the use of powder coated perforated metal panel as presented in the applicant's presentation on May 6, 2020.*

