



## DESIGN COMMISSION CONSULT – QUESTIONS

### RKM Lifeworks - PAM 17-26000460

#### Applicant / Owner

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#### Property Description

**State ID#(s):** R515001670; R515001660; R515001650

**Assessor's R#(s):** 1N3E32CC 5300; 5400; 4700

**Site Address:** 18449 SE Pine Street  
Gresham, Oregon 97233

Please see attached plans and renderings. We have made significant design changes through changes in materials, glazing, massing, and site improvements to add interest and diversity to the facades. Please see our questions below pertaining to Development Standards.

#### Questions:

- 1. Street Frontage (7.0503(A)(3)(D)(3)): The proportions of the site resulted in a layout of the building does not comply with the minimum street frontage requirements. A plaza on both Oak & Pine and site landscaping help to diminish this issue. Please review.**

*Note from Pre-App: Approximately 71 percent of the Pine Street frontage is occupied, and 36 percent of the Oak Street frontage is occupied (less the driveway). A discretionary request will be required for insufficient building frontage.*

- 2. Parking (7.0503(A)(6)(d)(7)): The proportions of the site resulted in a layout of the parking that does not comply with parking orientation requirements. As discussed with Planning this was the only potential area for parking. Please review.**

*Note from Pre-App: The parking layout along Oak Street will not comply with the standard, therefore a discretionary request will be required*

- 3. Facade Composition and Building Articulation (7.0503(B)(2): Both stair enclosures brick pattern have been modified to add additional interest. The stair enclosure on Oak will incorporate an additional design feature. Currently we are showing a green wall but this could be a mural. Given the smaller scale of the Pine Street stair enclosure we believe a change in brick pattern is adequate.**

*Note from Pre-App: Additional design consideration needs to be given to the stair enclosures facing the street which, as shown, present a large blank facade on Pine Street and particularly on Oak Street, where the stair enclosure is wider. Consider at least two of the following strategies: including street facing windows, changes in brick pattern (varying shades of individual bricks, banding, or brick orientation), a green wall/trellis element, or varying recesses/projections*

- 4. Ground Level Details (7.0503(B)(3)(D)(3 and 4): To create a significant base of the building we are increasing the height of the brick to 12'-6" and increasing the size of the first floor windows to 8'-6" (6" off finished floor).**

*Note from Pre-App: The elevations/renderings do not demonstrate a base in compliance with the standard. Inclusion of a different material or material application for a portion of the ground floor or a change in fenestration pattern on the ground floor with larger windows systems (taller x wider) could meet the standard.*

- 5. Building Entry (7.0503(B)(5): We have added an entry door facing Oak, but maintain the door facing the parking for ease of use. At the Pine entrance we have added an awning, additional glazing, a partial height wall, plaza, and landscaping to help create a more substantial street presence. Landscaping, site lighting and paving design help draw people along the walkway to the main entrance.**

*Note from Pre-App: In order to better address the standard and the guideline the location of the primary entry needs to be better sited at the corner of the building/lobby area adjacent to Oak Street – consider a second primary doorway facing Oak Street. The entry/facade on Pine Street as currently presented is underwhelming. Consider inclusion of better pedestrian amenities or bolder design elements on the facade (a small courtyard or larger, more prominent steel canopy structure which wraps around the corner and projects over a portion of the walkway). This facade should not look like the back of the building or as an afterthought.*