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# REACH Elmonica Affordable Housing

ADJ2022-0003 / DR2022-0067 / TP2022-0009 /  
LLD2022-0005 / ADJ2023-0001

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Planning Commission Hearing  
August 16, 2023

Brittany Gada, Associate Planner



# Project Summary

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Development of an 81-unit regulated affordable housing multi-family building and associated site improvements

- **Design Review Three:** Project addressing a combination of Design Standards and Design Guidelines
- **Major Adjustment – Affordable Housing (2):** Request for relief from off-street vehicular parking requirement and two-way drive aisle width
- **Tree Plan Two:** Removal of 12 Community Trees
- **Legal Lot Determination:** Determine lot's legal status

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# Subject Site

- At the SW corner of the Baseline & 170<sup>th</sup>
- Sharing access to Baseline with adjacent development, Elmonica Mixed Use
- Approx. 750 feet from Elmonica/SW 170<sup>th</sup> MAX Station
- REACH Property: 1.07 ac



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SW 170<sup>th</sup> Ave



SW Baseline Rd

FUTURE PUBLIC PEDESTRIAN EASEMENT TO CONNECT BASELINE TO 170TH THROUGH THE SITE

4 SHORT TERM BIKE PARKING SPOTS FOR TENANTS

4' FROM PROPERTY LINE

FUTURE PUBLIC PEDESTRIAN EASEMENT TO CONNECT BASELINE TO 170TH THROUGH THE SITE

BUILDING 5 - RETAIL

BUILDING 2 - RESIDENTIAL

BUILDING 3 - RESIDENTIAL AND RETAIL

REACH Property

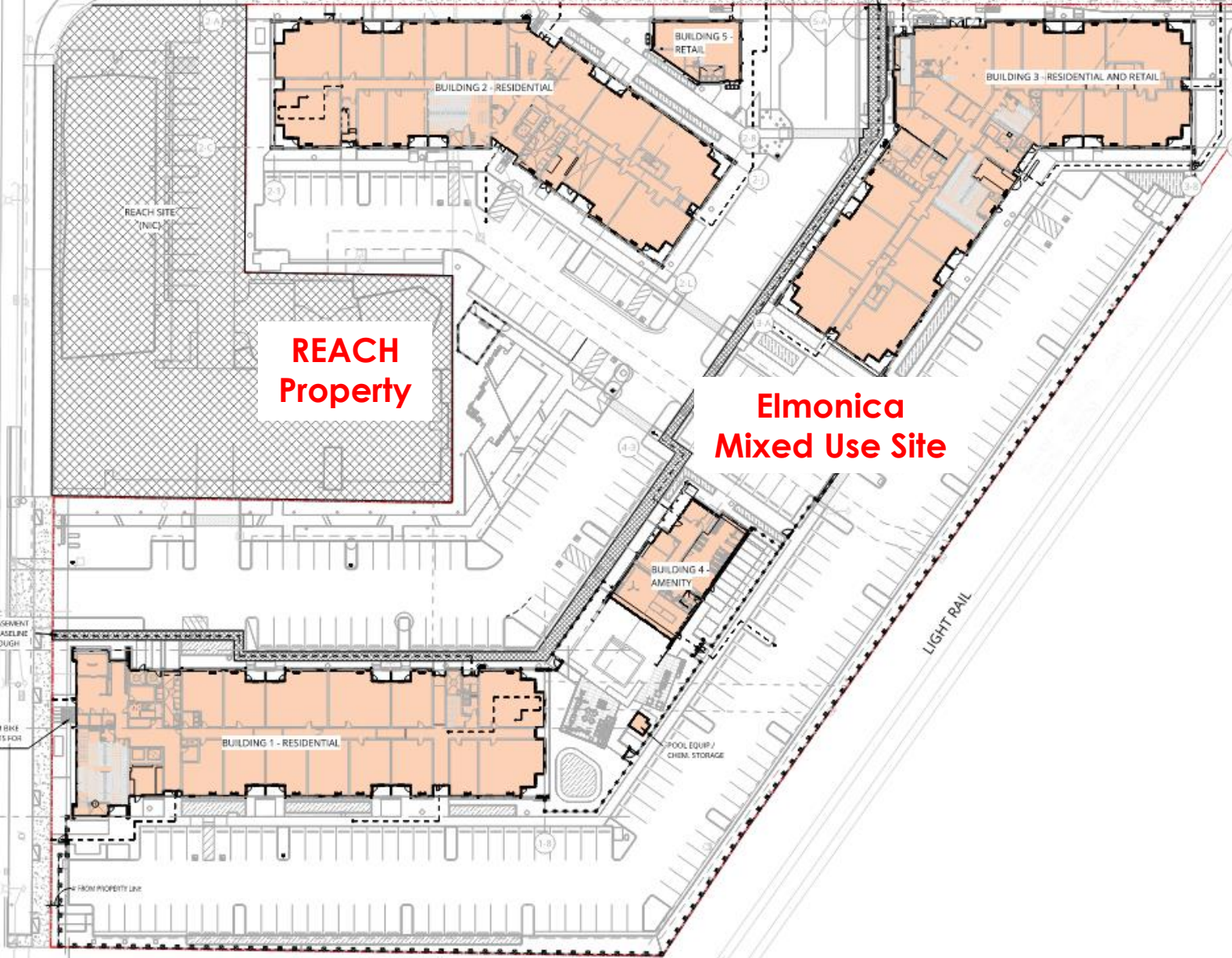
Elmonica Mixed Use Site

BUILDING 4 - AMENITY

BUILDING 1 - RESIDENTIAL

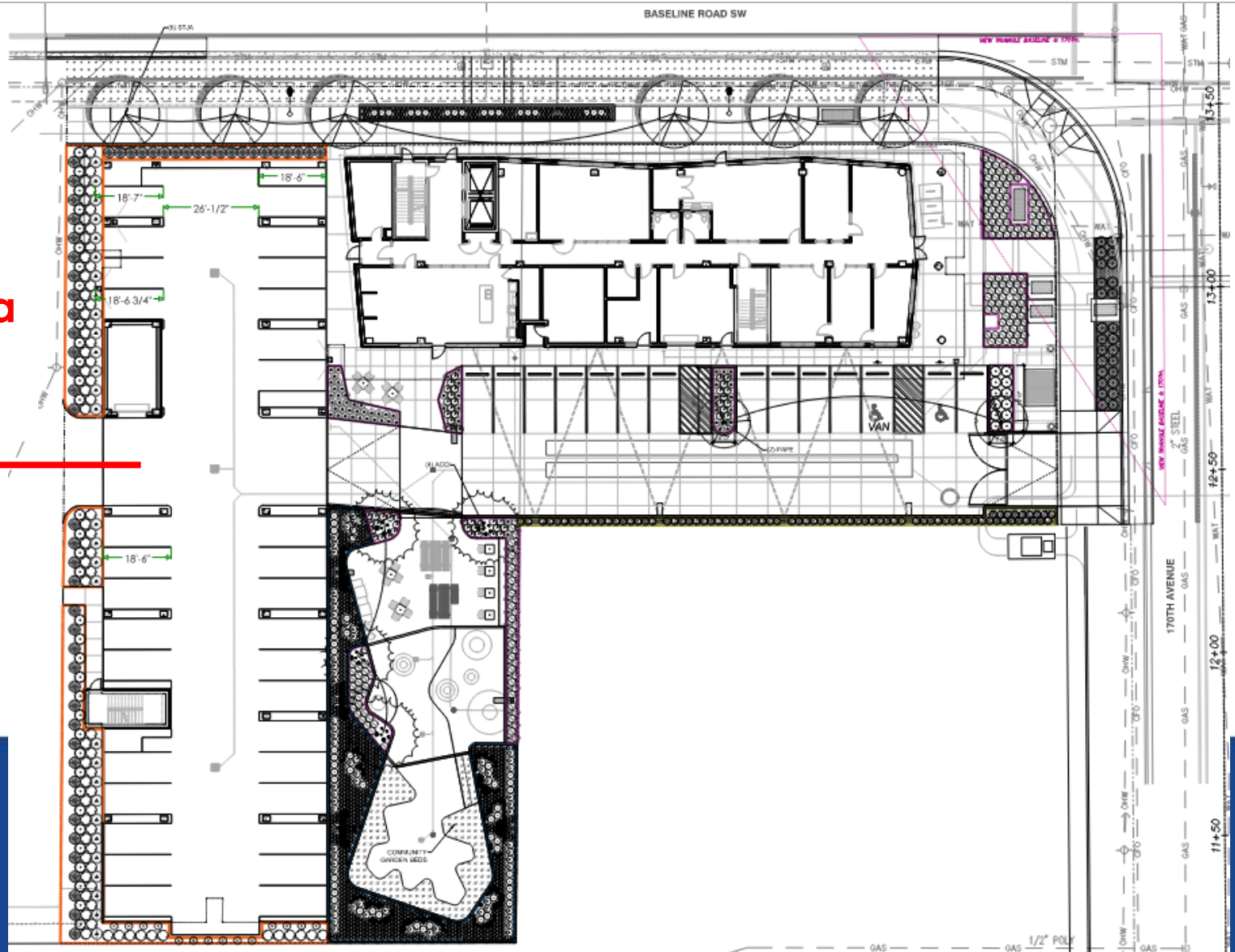
POOL EQUIP / CHEM. STORAGE

LIGHT RAIL



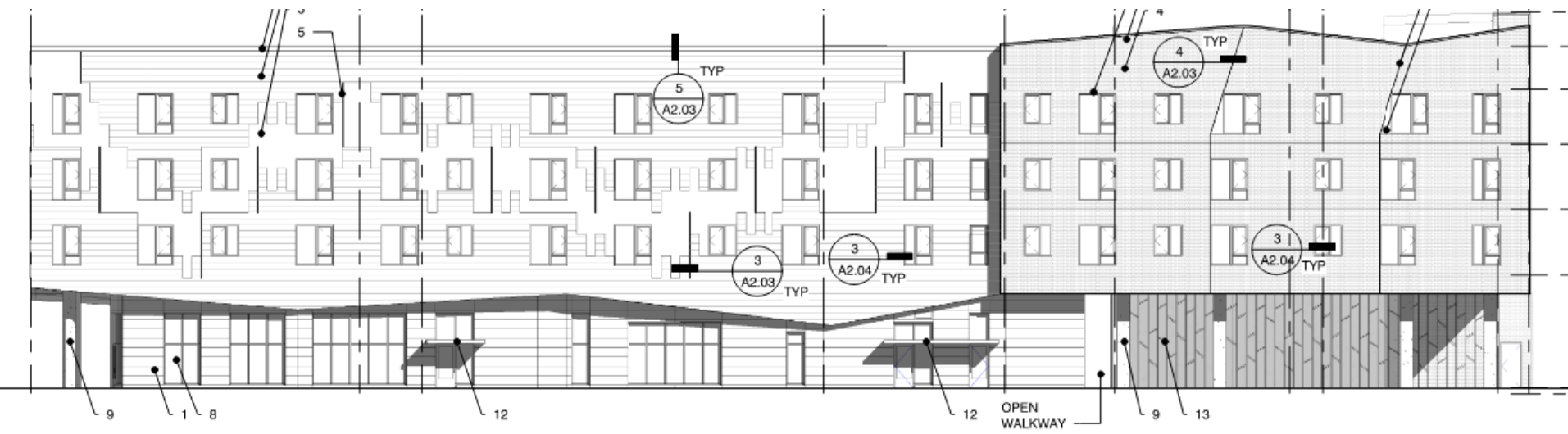
# Proposed Site Plan

**Elmonica  
Mixed  
Use Site**



# Design Review Three

- Addressing Design Guidelines related to Building Design & Orientation, Circulation & Parking, Landscaping, & Lighting
- Project meets all applicable standards and guidelines by meeting the conditions of approval



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# Major Adjustment – Afford. Housing

- Requests a 43% reduction in the required number of off-street vehicular parking spaces
- 46 spaces proposed, 81 required
- Proximity and connectivity to MAX station, on-site bicycle amenities, and site design compensate for reduction

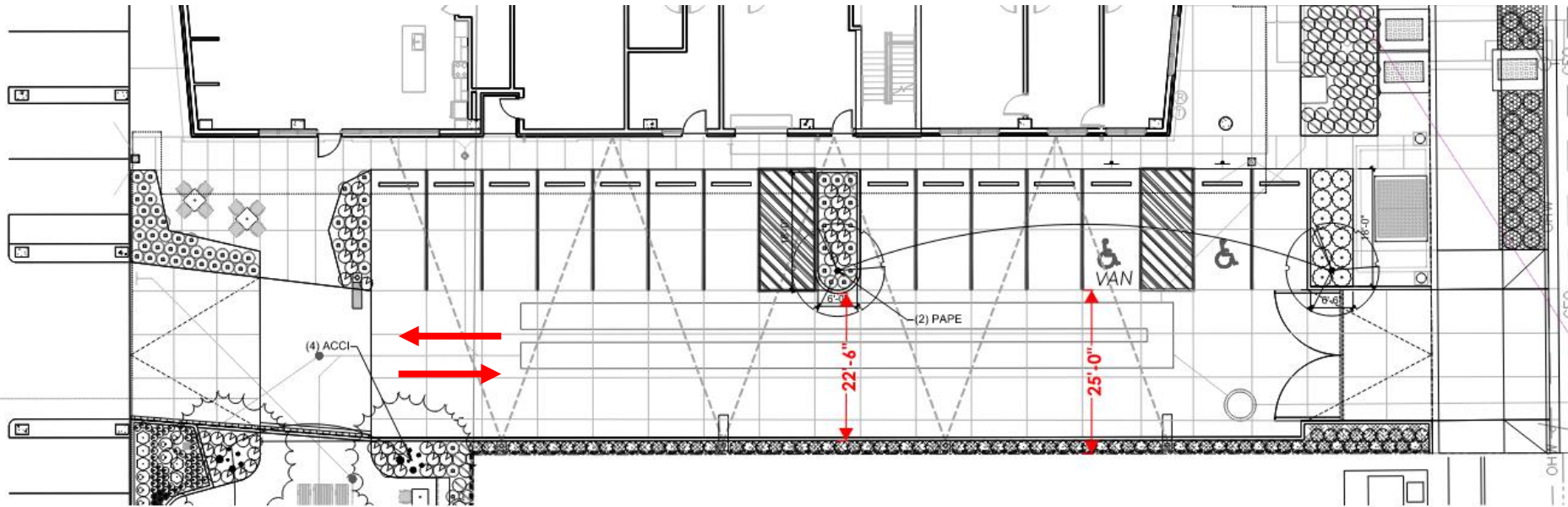
Development	Address	# Of Units	# Of Parking Spaces Provided	Max. # of Parked Vehicles	Max. Parking Ratio (Max. Parked Vehicles/# Units)
Cedar Grove Apartments	13400 NW Cornell Rd, Portland	44	30	29	0.66
Sunset View Apartments	1455 SW 163rd Ave, Beaverton	236	169	161	0.68
Alma Gardens Apartments	6300 NE Cherry Dr, Hillsboro	45	20	16	0.36
				<b>Average</b>	<b>0.57</b>

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# Major Adjustment – Afford. Housing

- Requesting a 22.5' wide two-way drive aisle, 24 feet is required
- Landscape strip planted with low height plants for backing maneuvers compensates for reduction



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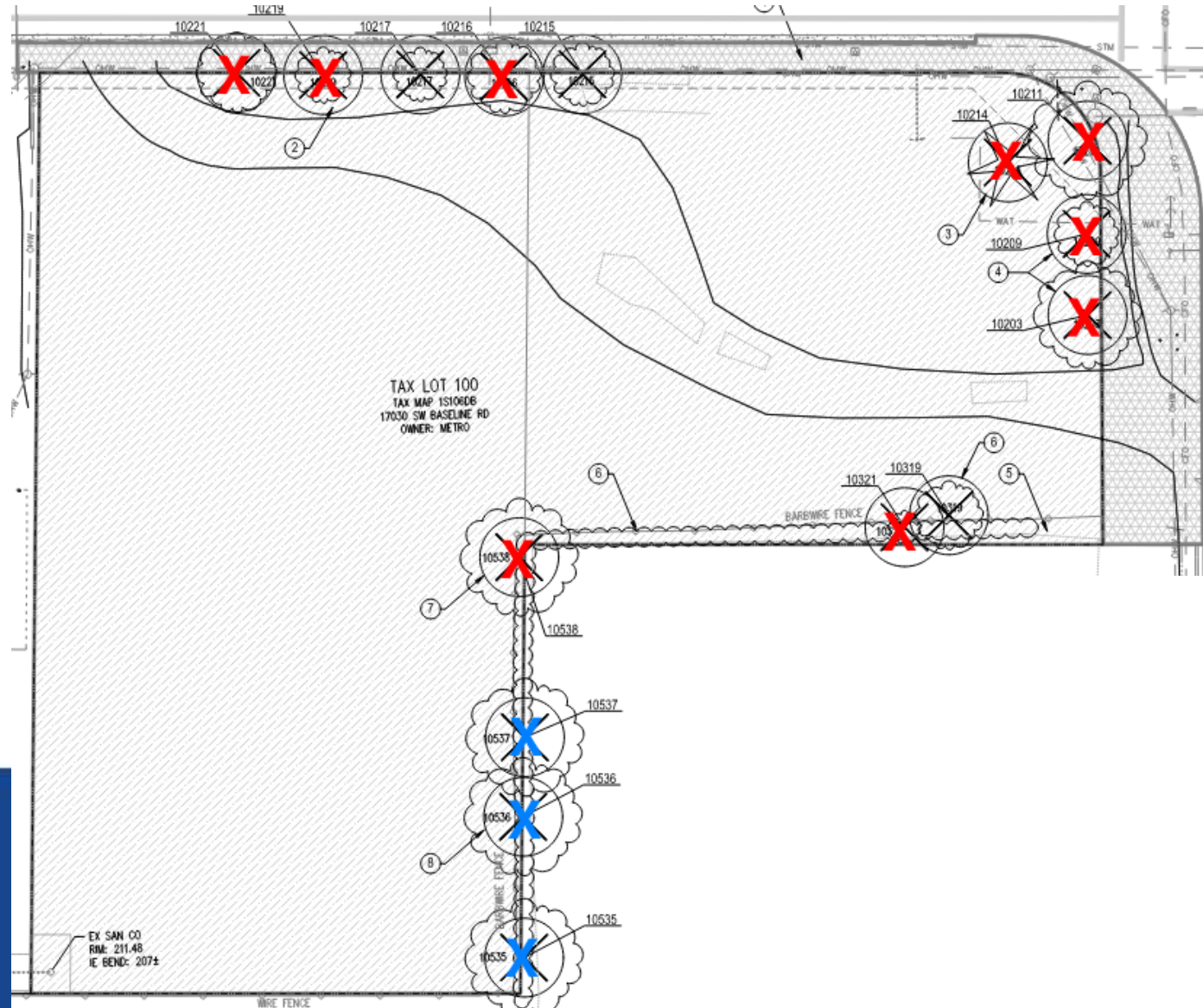
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# Tree Plan Two

Requesting to remove 12 Community Trees

- 9 from REACH Property
- 3 from Adj. Development Site



# Staff Recommendation

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Staff recommends **APPROVAL** of  
**REACH Elmonica Affordable Housing**

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Subject to the conditions of approval  
identified in the August 9, 2023 staff report

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