



## CITY OF ST. HELENS PLANNING DEPARTMENT

# MEMORANDUM

**TO:** Planning Commission  
**FROM:** Jacob A. Graichen, AICP, City Planner  
**RE:** Columbia Blvd/N. 6<sup>th</sup> Street Mixed Use Building proposal  
CUP.2.23, V.1.23, V.2.23, and V.3.23 conditional of approval 2.a.G  
**DATE:** May 2, 2023

This proposal is for Mixed use development consisting of 9 dwelling units and up to three commercial suites, all within a single three-story building at the NW corner of Columbia Boulevard/N. 6<sup>th</sup> Street intersection.

The Planning Commission approved this proposal at the March 2023 meeting with several conditions. This memo pertains to condition 2.a.G:

2. The following shall be required prior to any development or building permit issuance:

a. Final plans as submitted with any development or building permit(s) shall comply with the plans submitted with this Conditional Use Permit/Variations with the following additions and/or corrections:

G. The architectural features and design of the proposed building must reflect those of the neighborhood. **The Commission shall have an opportunity to review and comment on final plans in this regard with plans updated accordingly.**

The applicant has provided a revised set of plans to honor this condition for Planning Commission review and comment at your May 9, 2023 meeting. **See attached for revised plans and accompanying narrative.**

For comparison, the **original elevations** that condition 2.a.G was based on are **below**.



BUILDING ELEVATION - SOUTH D4



BUILDING ELEV



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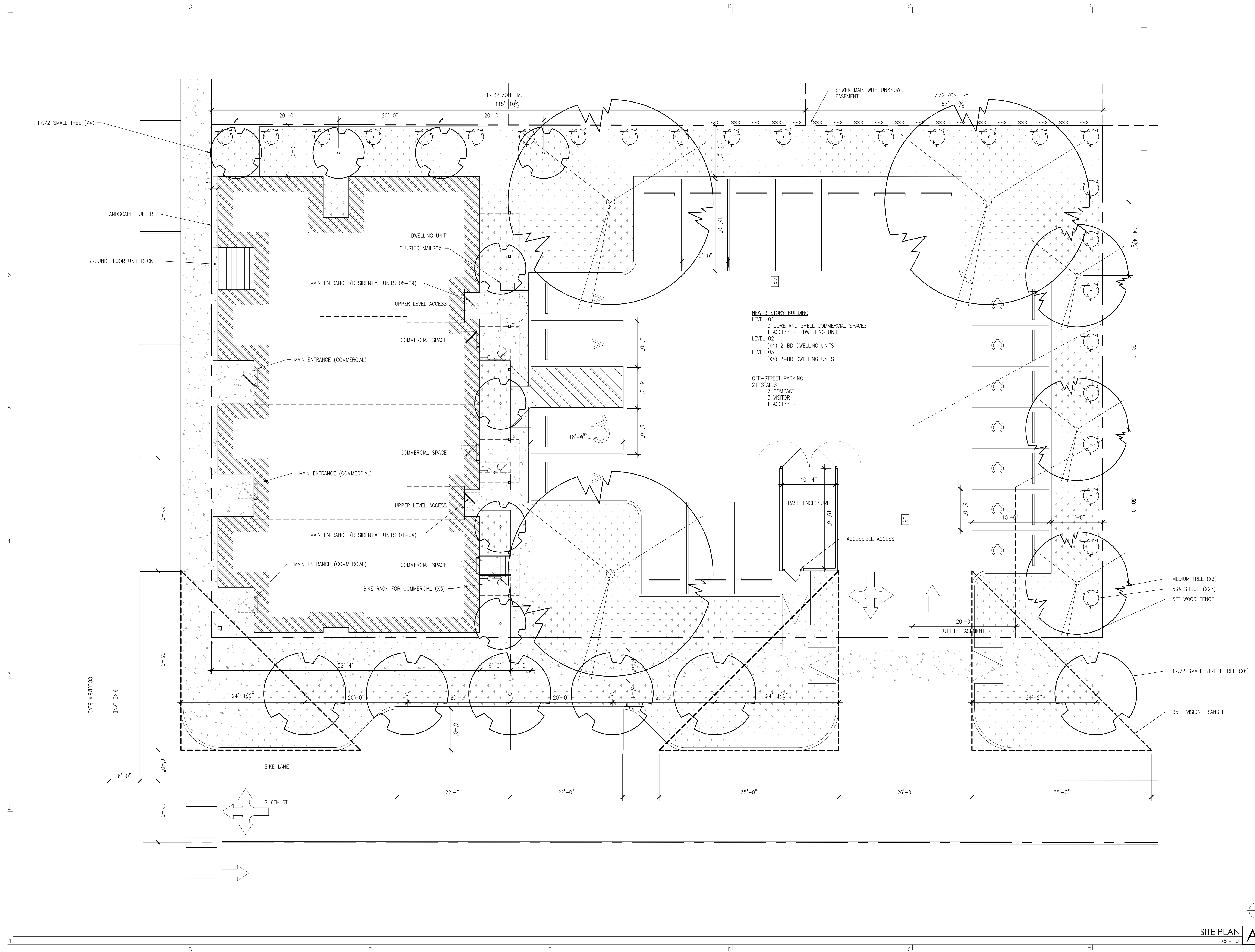
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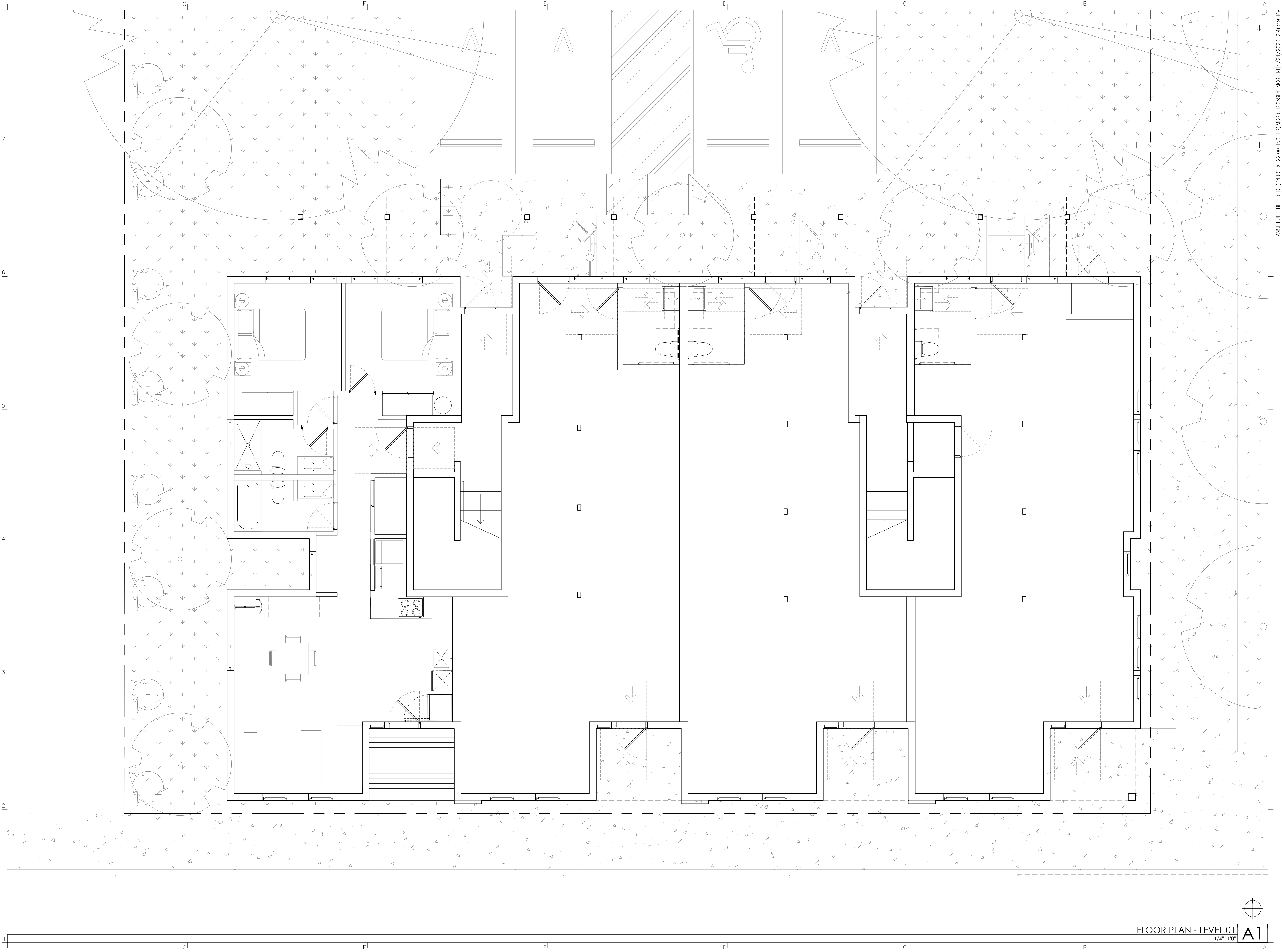
04.24.2023      DATE

## SITE PLAN

**A061**

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FLOOR PLAN - LEVEL 01  
1/4"=1'-0"

A1

119

DESCRIPTION	DATE
REVISIONS	

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PROJECT NO.

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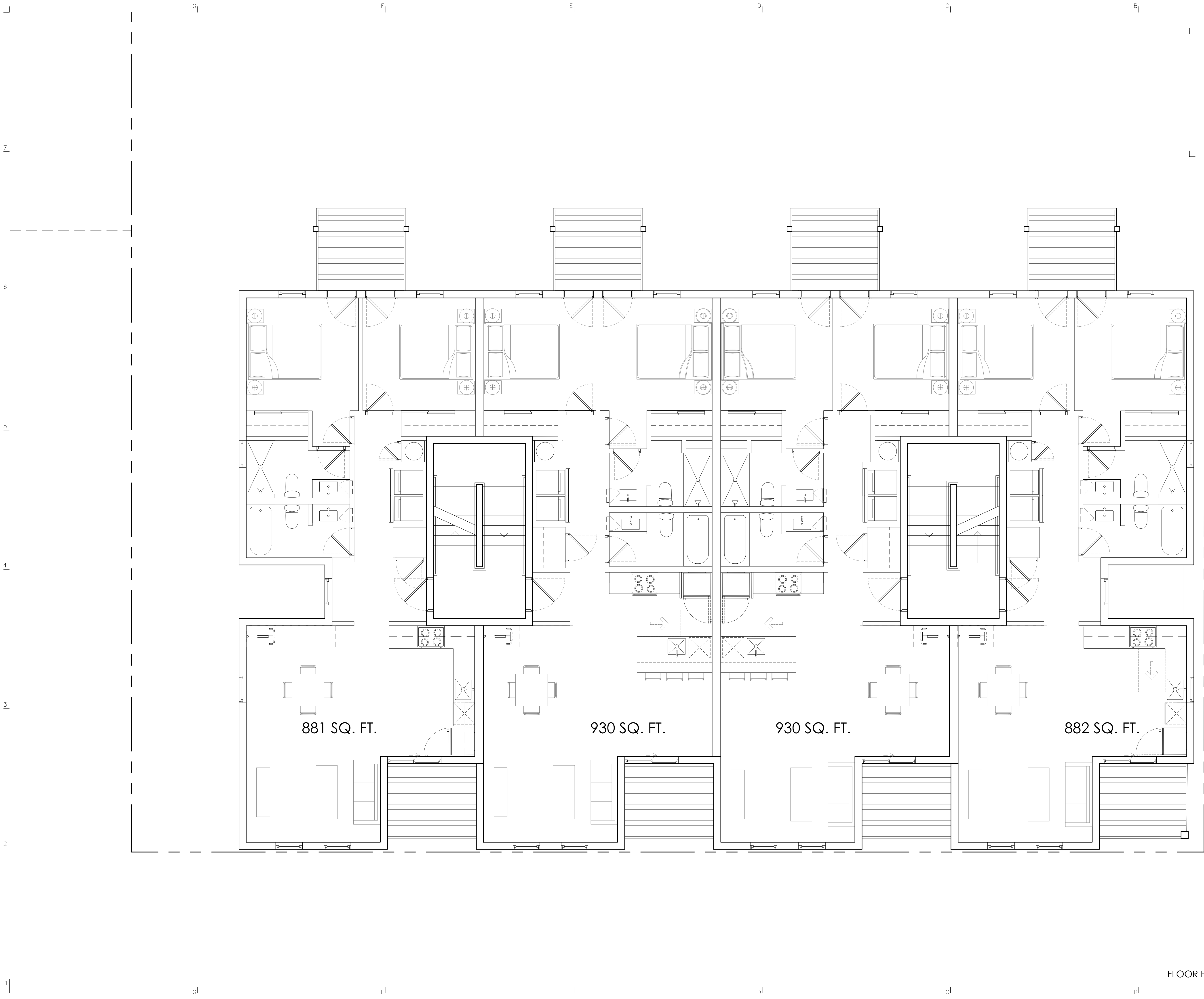
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04.24.2023 DATE

**FLOOR PLAN -  
LEVEL 01**

**A101**

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DESCRIPTION DATE  
REVISIONS

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04.24.2023 DATE

**FLOOR PLAN - LEVEL 02 & 03**

**A102**

FLOOR PLAN - LEVEL 02 & 03  
1/4"=10'

A1

119

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04.24.2023 DATE

**FLOOR PLAN - LEVEL 02 & 03**

**A102**

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DESCRIPTION	DATE
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04.24.2023    DATE

**BUILDING ELEVATIONS I**

A201

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04.24.2023 DATE

**RENDERINGS**



May 1, 2023

**MDA CUP Decision Responsive Narrative**

City of St. Helens 265 Strand Street St. Helens, OR 97051	Project Address: NWC/ 6 <sup>th</sup> Street & Columbia Blvd St. Helens, OR 97051
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Hi Jacob,

Please find attached our narrative of responses to the Conclusion and Decision of the Conditional Use Application we submitted. If any additional information is needed, please let me know.

**ITEM 2AB. TRASH ENCLOSURE DETAILS**

Elevations added to the conditional use permit. Details will be added for the building permit application.

**ITEM 2AC. EACH DWELLING UNIT WITH BICYCLE SPACE**

Each dwelling unit has a bicycle rack located within each dwelling unit.

**ITEM 2AD. STRIPING PLANS**

Striping plan will be provided by civil engineer with permit applications.

**ITEM 2AE. RESIDENTIAL UNITS TO BE CONNECTED VIA WALKWAYS**

All residential units are accessed via the walkway to the north of the building. This walkway connects to 6<sup>th</sup> Avenue as well as the areas to the north including the parking area.

**ITEM 2AF. BUILDING HEIGHT TO NOT EXCEED 40 FEET.**

Adjustment to the roof lines by providing a flat roof has decreased the overall height of the building significantly. The roof surface and parapet walls are both under 40FT as measured from the low point on the northeast corner of the building.

**ITEM 2AG. ARCHITECTURAL FEATURES TO REFLECT THE NEIGHBORHOOD**

With the immediate surrounding of this area, we observed the following:

North and West, consisted of single-family structures. Predominately, single story with gable roof lines and lap siding.

Immediately South, is a single story commercial building. A flat roof with an awning running across the front facade and made of brick and glass.

To the Southwest, is a 3-story structure, with gable/flat roof lines. Materials are lap siding and brick.

To the immediate East, is the church with a high-pitched gable roof line, indicative of its programmatic use. Materials are stucco with some exposed wood elements

Further east two blocks along Columbia, several commercial structures are taller single story structures, with a street presence of flat roofs using parapet walls. Some of which have minor articulations. Materials range significantly including stone base, stucco, metal siding, lap siding, and wood siding.

## **MCGUIRL DESIGNS & ARCHITECTURE**

**811 E Burnside #211 | Portland, OR 97214**

Along the south facade, we provided a brick base with larger fiber cement board panels (in lieu of stucco) at the commercial areas and lap siding with the residential areas. We believe these materials are consistent with our findings of the surrounding areas along Columbia Boulevard. Along the remaining facades, we've provided lap siding which is consistent with the materials found in the surrounding areas not facing Columbia Boulevard.

Windows for the commercial space are larger in nature than the rest of the building to provide a greater visual connection with the sidewalk and streetscape. Windows for the residential areas reflect the proportions and functionality seen on the surrounding residential houses.

The rooflines have been adjusted to be flat with parapets. We believe this works for the size of the building, and keeps the overall height of the structure lower, to help with any potential solar envelope concerns.

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### **ITEM 2AH. MAILBOXES**

Cluster mailboxes shown at the end of the on site sidewalk along the north side of the building. Per our communications with USPS, they did not want to see individual mailboxes for the commercial spaces.

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### **ITEM 2AI. LANDSCAPING PLANS**

Landscaping plans to be provided with building permits.

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### **ITEM 2AJ. LIGHTING PLANS**

Lighting plans to be provided with building permits.

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### **ITEM 2BA. STREET FRONTAGE IMPROVEMENTS**

Submission will comply with notes.

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### **ITEM 2BB. STREET FRONTAGE IMPROVEMENTS**

Parking stall dimensions updated. Final plans to confirm sizes

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### **ITEM 2C-G. SITE CONDITIONS**

Submission requirements and fees acknowledged. City will need to assist specifically with Item 2f once unknown utilities have been located.

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### **ITEM 3. CERTIFICATE OF OCCUPANCY**

Acknowledged

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### **ITEM 4. SERVICE FACILITIES**

Acknowledged. While not shown on site plan, electric meters planned for placement on West Facade.

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### **ITEM 5. SIGNAGE**

Acknowledged. We have made provisions in the design for signage placement, but no signs at this time.

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### **ITEM 6. PARKING**

Acknowledged.

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### **ITEM 7. UTILITIES**

Acknowledged.

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### **ITEM 8. DEQ**

Acknowledged.



**ITEM 9. FIRE MARSHALL**

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Acknowledged.

**ITEM 10. PLAN CONTRADICTIONS**

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Acknowledged.

**ITEM 11. CITY DEVELOPMENT CODE (SHMC 17)**

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Acknowledged.

**ADDITIONAL ITEMS: NOT IN DECISION, BUT DISCUSSED DURING PLANNING COMMISSION**

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**Ground Floor Residential Unit**

- Added guard to exterior area facing Columbia and included a narrow strip of landscaping to buffer the sidewalk from this unit.
- Pulled this area back from the sidewalk a few more inches to assist with landscaped area
- Adjusted the architecture of the building to help designate the materiality of this unit from the commercial spaces while maintaining a overall consistent look to the building