



VWR Development, LLC

3330 NW Yeon Ave, Suite 100. | Portland, OR 97210
phone 503.726.7060 | fax 503.726.7106

Project Summary

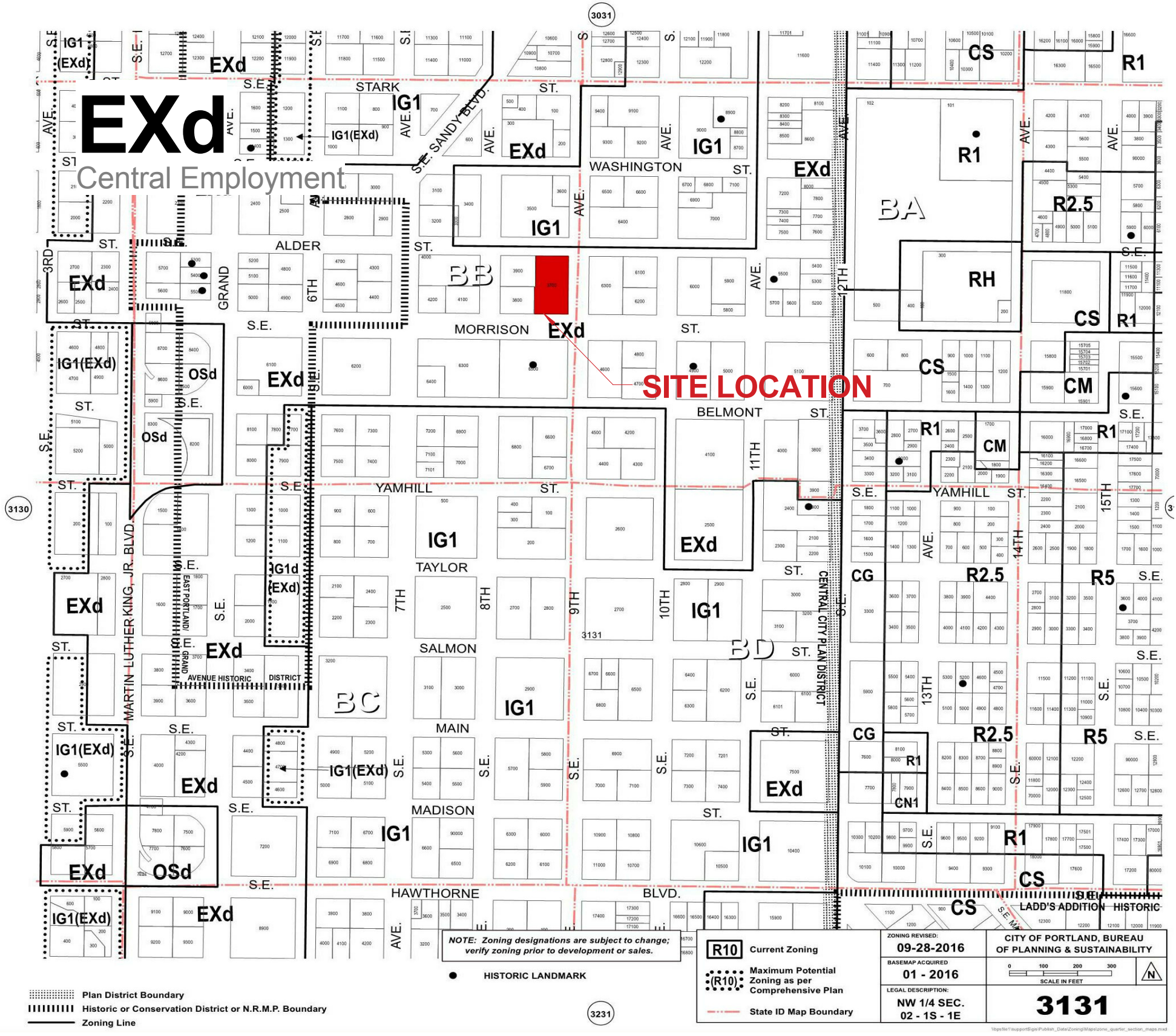
Address	820 SE Alder St.
Plan District	Central City (CC)
Neighborhood	Buckman
Use	Retail / Multi-Unit Residential
Zoning	EXd
Site Area	18,785 sf
Allowed F.A.R.	4:1 Base + 3:1 Bonus
Calculated F.A.R.	6.83:1

	provided	req/allowed
Building Area	128,343 sf	131,495 sf
Number of Stories	9 Stories	n/a
Building Height	99'-5"	100'-0"
Total Units	155 Units	n/a
Parking	96	0
Long Term Bike Parking	>234	234
Short Term Bike Parking	12	12
Loading	2 Std B	1 Std A or 2 Std B

DESIGN ADVICE #2

Alder.9th

Portland, OR
07.06.2017



ZONING MAP

ALDER.9TH

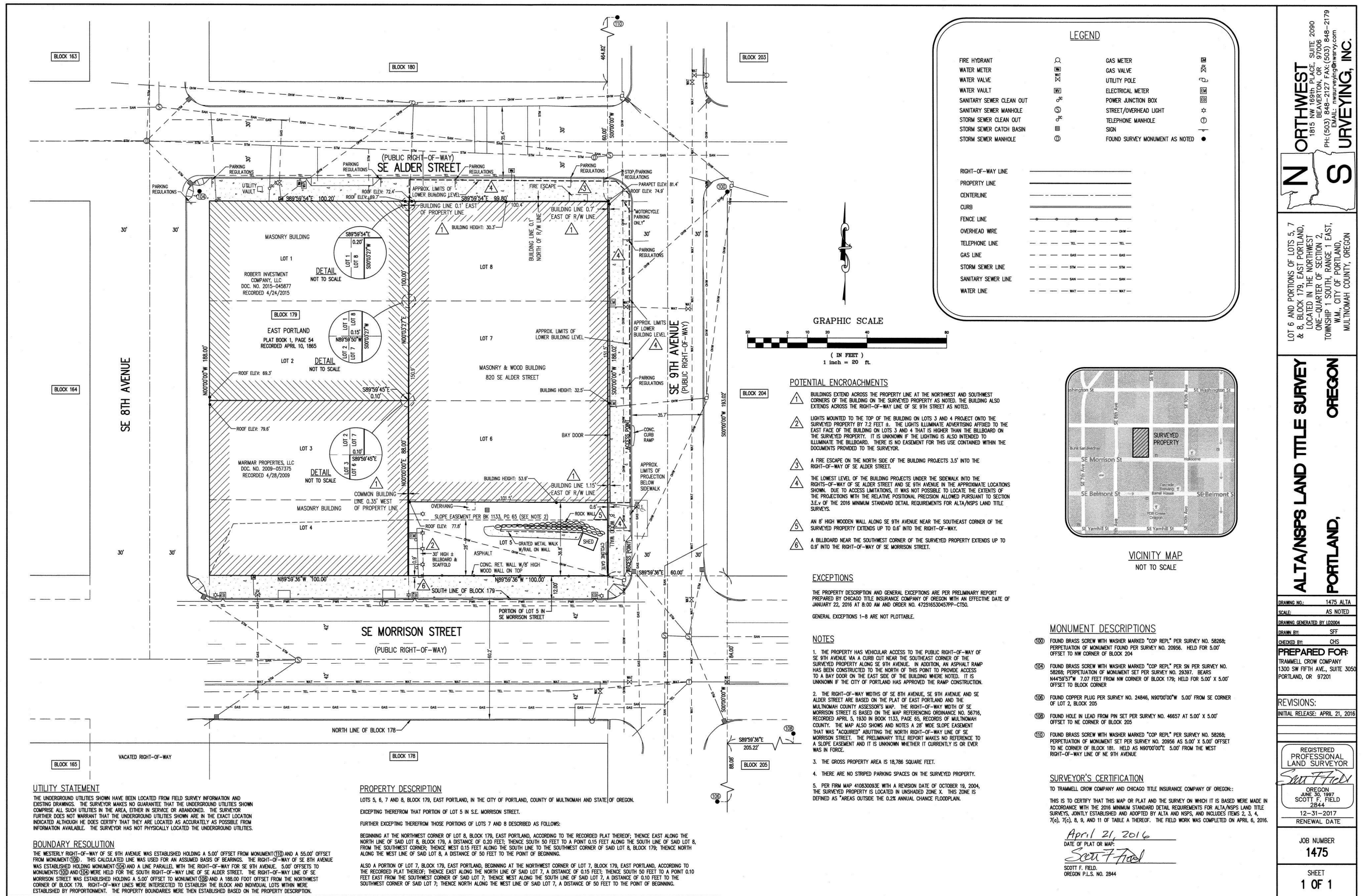
Design Advice #2 EA 17-107653 DA

07.06.2017

820 SE ALDER STREET



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NORTHWEST
1815 NW 18TH PLACE, SUITE 2090
BEAVERTON, OR 97006
PH: (503) 848-2127 FAX: (503) 848-2179
EMAIL: nwsurveying@nwary.com



LOT 6 AND PORTIONS OF LOTS 5, 7
& 8, BLOCK 179, EAST PORTLAND,
LOCATED IN THE NORTHWEST
ONE-QUARTER OF SECTION 2,
TOWNSHIP 1 SOUTH, RANGE 1 EAST,
W.M., CITY OF PORTLAND,
MULTNOMAH COUNTY, OREGON

ALTA/NSPS LAND TITLE SURVEY
PORTLAND, OREGON

DRAWING NO.:	1475 ALTA
SCALE:	AS NOTED
DRAWING GENERATED BY:	102004
DRAWN BY:	SFT
CHECKED BY:	CHS
PREPARED FOR:	TRAMMELL CROW COMPANY 1300 SW FIFTH AVE., SUITE 3050 PORTLAND, OR 97201
REVISIONS:	
INITIAL RELEASE:	APRIL 21, 2016
REGISTERED PROFESSIONAL LAND SURVEYOR	<i>Scott F. Field</i> OREGON JUNE 30, 1997 SCOTT F. FIELD 2844 12-31-2017 RENEWAL DATE
JOB NUMBER	1475
SHEET	1 OF 1

I. PROJECT SUMMARY

Applicant/Owner

Victor Remmers
VWR Development, LLP
3330 NW Yeon Ave, Suite 100
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Telephone: 503-726-7060
E-mail: vic@everetthomesnw.com

Architect

Robert Thompson, FAIA
TVA Architects
920 SW 6th Avenue
Suite 1500
Portland, OR 97201
Telephone: 503.220.0668
E-mail: bobt@tvaarchitects.com

Request

Design Advice Request for the 9th & Alder apartments. The project will include 155 units, approximately 5,000 sq ft of ground floor retail, and at-grade mechanical parking. Stormwater will be handled via flow through planters at a second floor exterior courtyard.

Location

820 SE Alder St., in the Buckman Neighborhood.

Site Size

18,785 Square Feet (No dedications required)

Property Description

Property ID: R150343
County: Multnomah
Map No: 3131

Zoning

Central Employment (EX) with Design Review (d) Overlay.



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BIRD'S EYE VIEW OF PROPOSED SITE DEVELOPMENT



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BUILDING CONTEXT

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VIEW OF SITE LOOKING SW FROM THE INTERSECTION OF SE 9TH AVE AND SE ALDER ST



VIEW OF SITE LOOKING NW FROM THE INTERSECTION OF SE MORRISON St AND SE 9TH AVE



VIEW OF THE EAST EXTERIOR FACADE OF THE EXISTING BUILDING



LITTLE LOCA



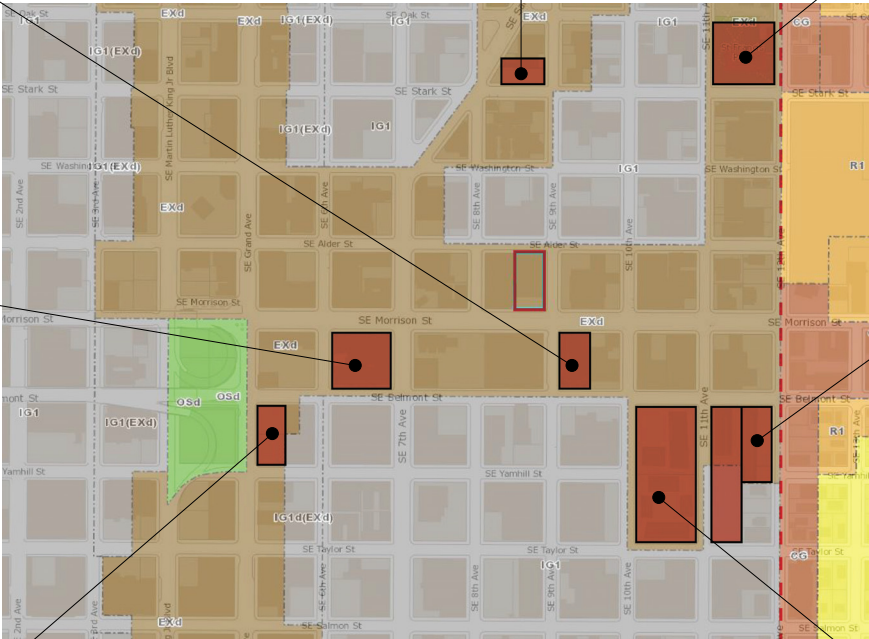
811 SE STARK



ST FRANCIS PARK APARTMENTS



MODERA BELMONT



VICINITY MAP



MODERA BUCKMAN



GRAND BELMONT



THE GOAT BLOCKS

RESPONSE TO DAR #1

What we heard and how we responded:

1. **While the overall massing is sucessful, the building needs to belong to the Central Eastside.** Since DAR #1 the building has grown from 7 stories to 9, though keeps the same basic parti. In response to comments and the need to respond to the larger building, the facade has been completely redesigned. The facade expression is based on the precedent of the muscular warehouses built in the district at the turn of the century. The dominate theme is a double height grid influenced by, though not intending to replicate, the poured concrete grid at the iconic Olympic Mills Commerce Center.
2. **Ground floor colonade is not sucessful.** The exterior columns have been eliminated, and the ground floor piers brought to the property line. Storefronts are located at the property line, or recessed 3' - 6" to allow door swing and the potential for outdoor seating.
3. **Street presence scale.** The brick that was shown at the upper levels has been brought to the ground, adding 1/8" detail to the pedestrian realm. Additionally, the floor-to-floor height at the ground level has been increased from 15'-0" to 17'-0" to emphasize the importance of the pedstrian realm and make more sucessful retail spaces.
4. **Balconies at west elevation are not sucessful.** The balconies have been removed at the west elevation. The gable wall is sufficiently pulled back from the property line to allow 25% glazing. This allows residents of the west units to have views of the river and downtown.
5. **Needs to read as a residential building.** Since DAR #1 we have added balconies on the street facing facades, as well as to the shotgun units at the center of the plan. In total, 40% of the units in the building now have balconies. A roof terrace for the use of residents has been added at the top level.



DAR #1



DAR #2



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RESPONSE TO DAR #1

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STRONG EXPRESSED CORNER

DOUBLE HEIGHT GRID

LARGE WINDOWS

PIERS EXTEND TO GROUND



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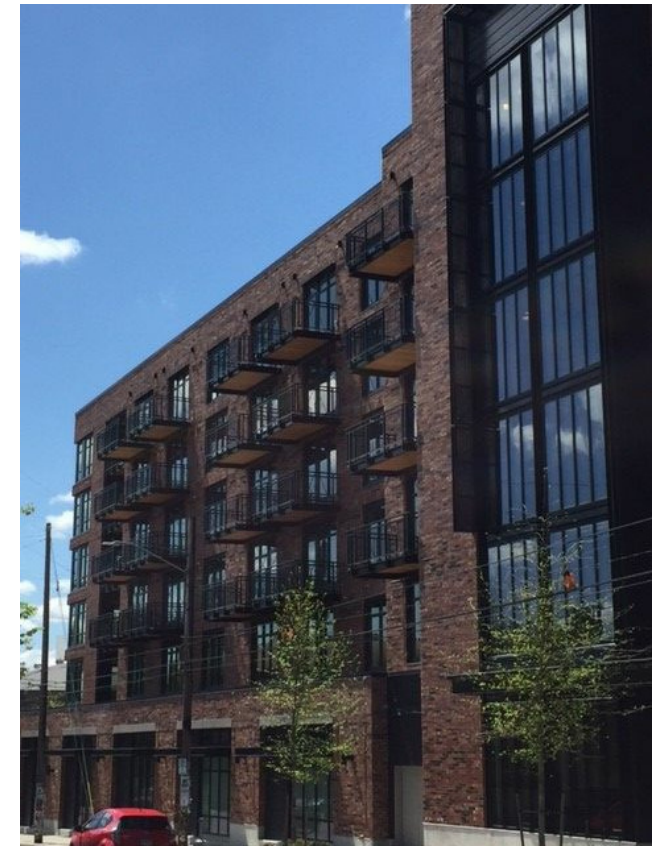
PRECEDENT

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CONTEXT

ALDER.9TH

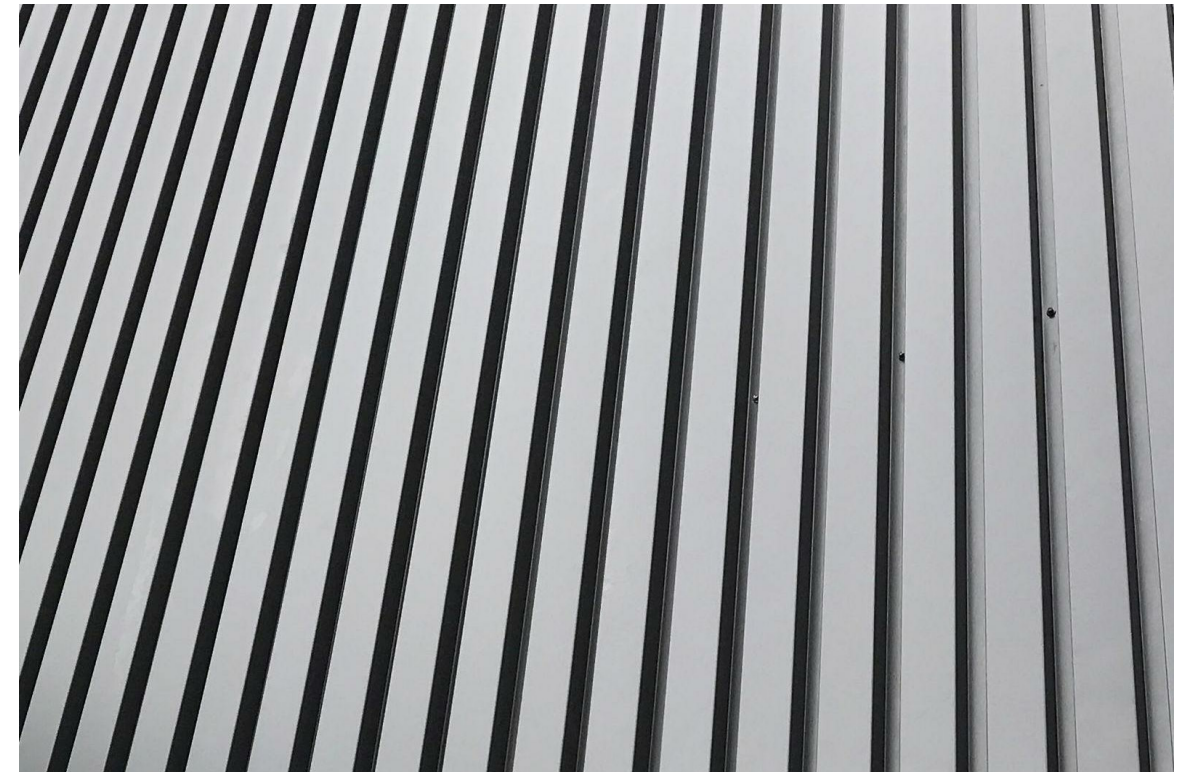
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ACM METAL PANEL



BOX RIB METAL PANEL



POWDER COATED PERFORATED METAL @ BALCONIES



NORMAN BRICK



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EXTERIOR MATERIALS

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CORNER OF SE 9TH & ALDER



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RENDERING VIEW

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ENLARGED CORNER



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RENDERING VIEW

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ELEVATION ON SE 9TH AVE



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RENDERING VIEW

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CORNER OF SE 9TH & MORRISON



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RENDERING VIEW

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CORNER OF SE 9TH & MORRISON



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RENDERING VIEW

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LOOKING ALONG SE MORRISON TO 9TH AVE (AS SUBMITTED 6/22)



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RENDERING VIEW

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LOOKING ALONG SE ALDER TO 9TH AVE



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ENLARGED VIEW OF BALCONIES



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STREET LEVEL VIEW LOOKING NORTH ON SE 9TH AVE



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ENLARGED VIEW AT GROUND LEVEL



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RENDERING VIEW

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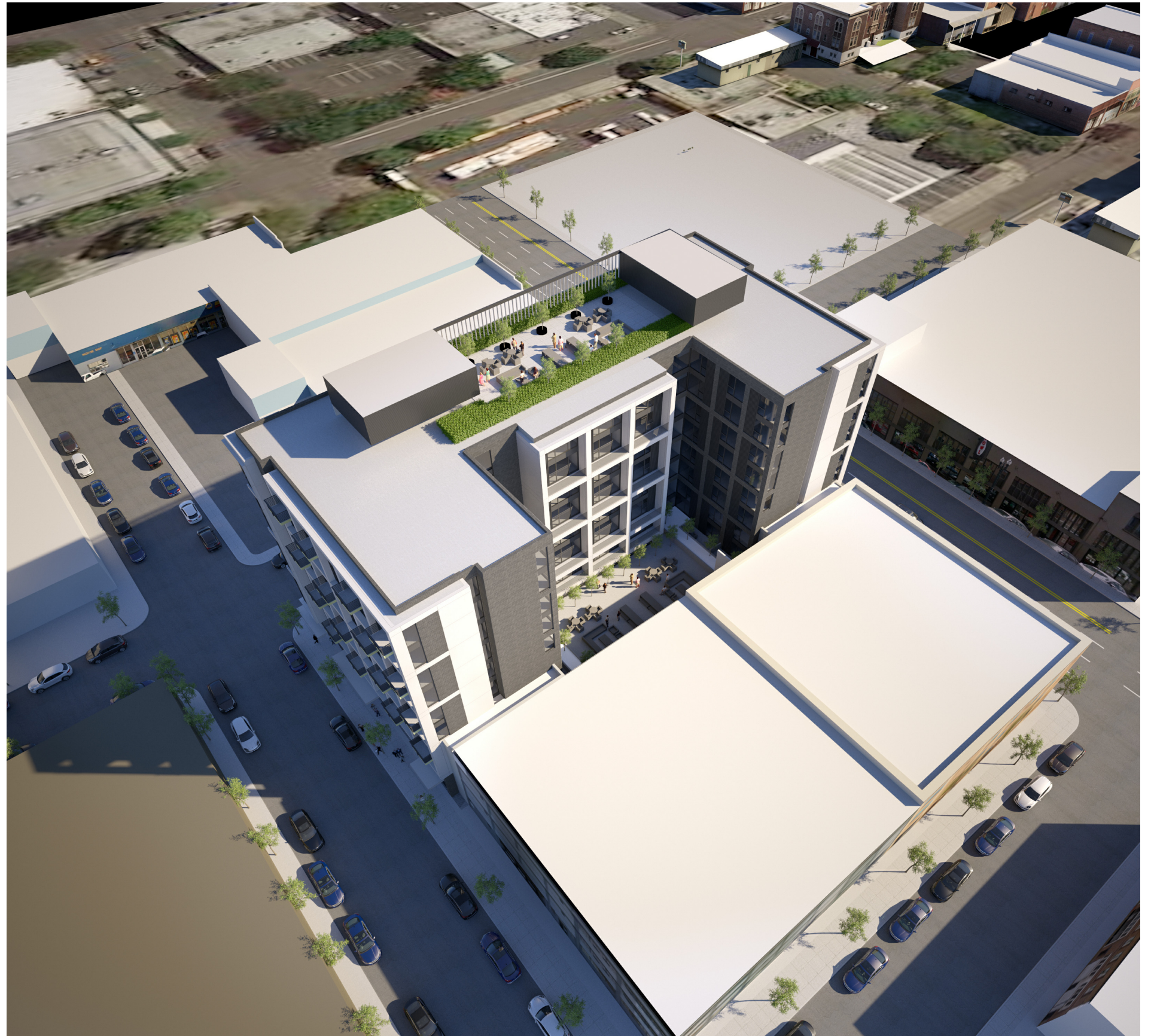
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AERIAL VIEW LOOKING AT COURTYARD



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AERIAL VIEW LOOKING AT ROOFTOP DECK



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RENDERING VIEW

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ELEVATION ON SE 9TH AVE



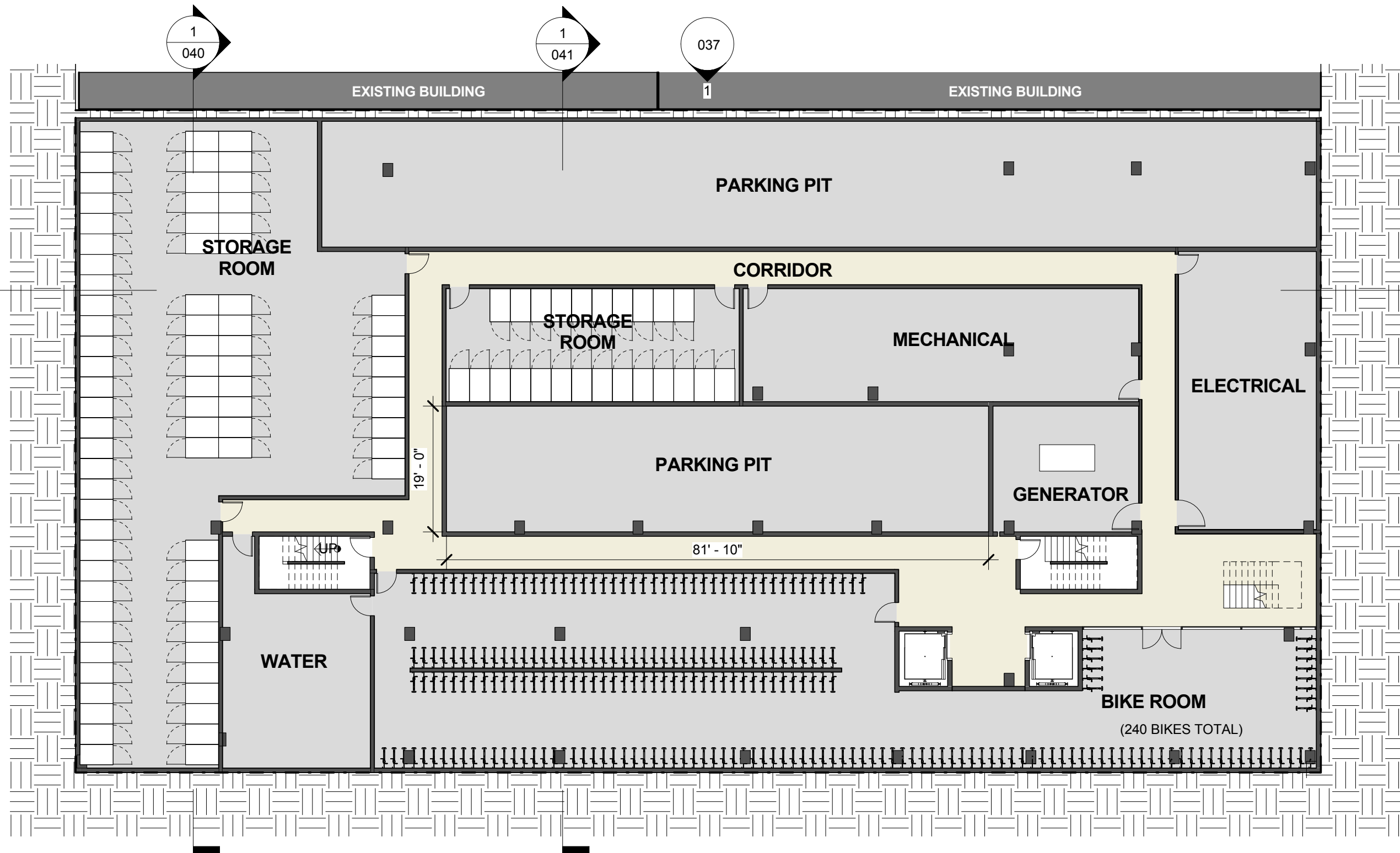
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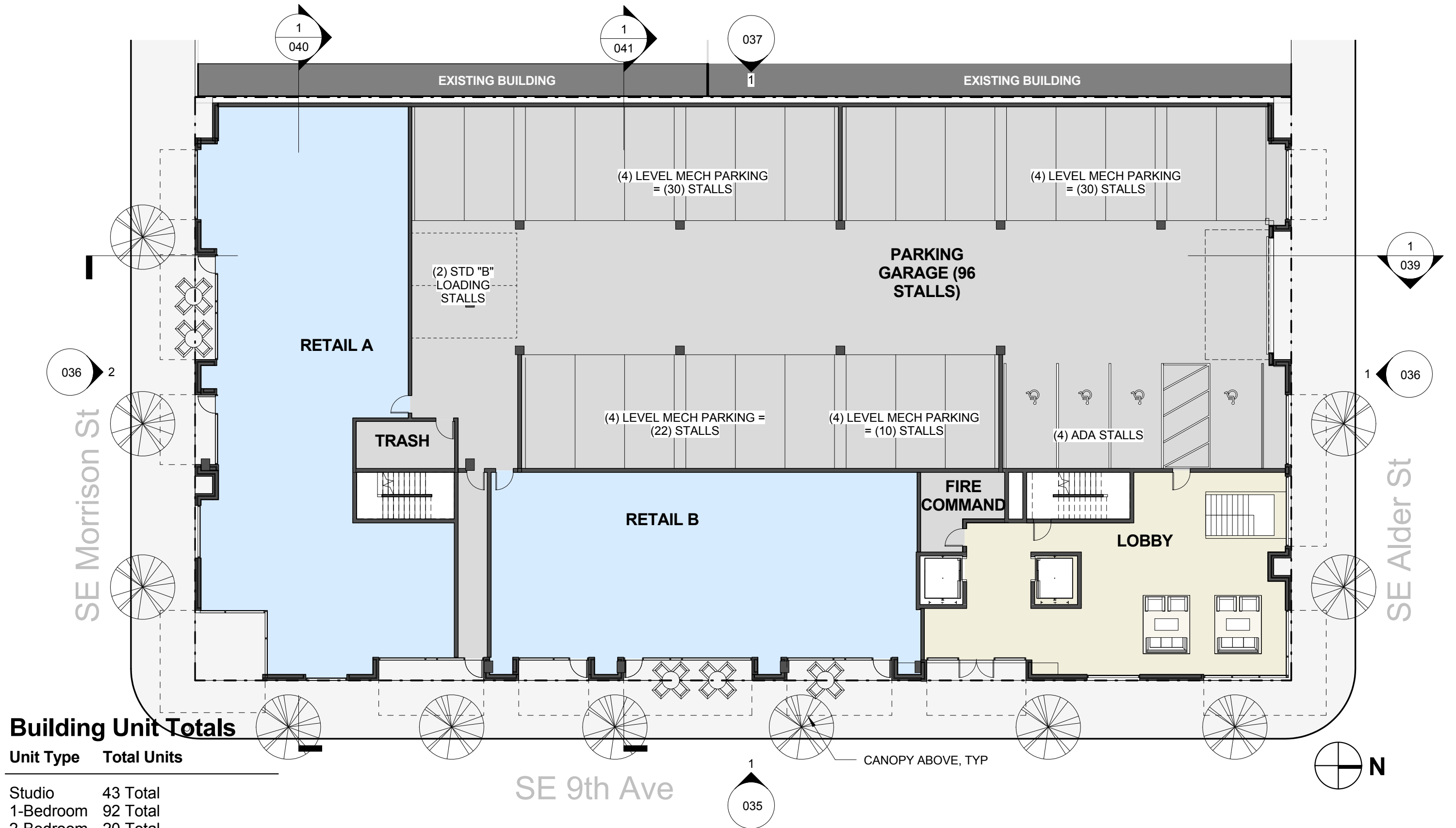
RENDERING VIEW

ALDER.9TH

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Building Unit Totals

Unit Type	Total Units
Studio	43 Total
1-Bedroom	92 Total
2-Bedroom	20 Total
Retail	5,730 sf

155 Units



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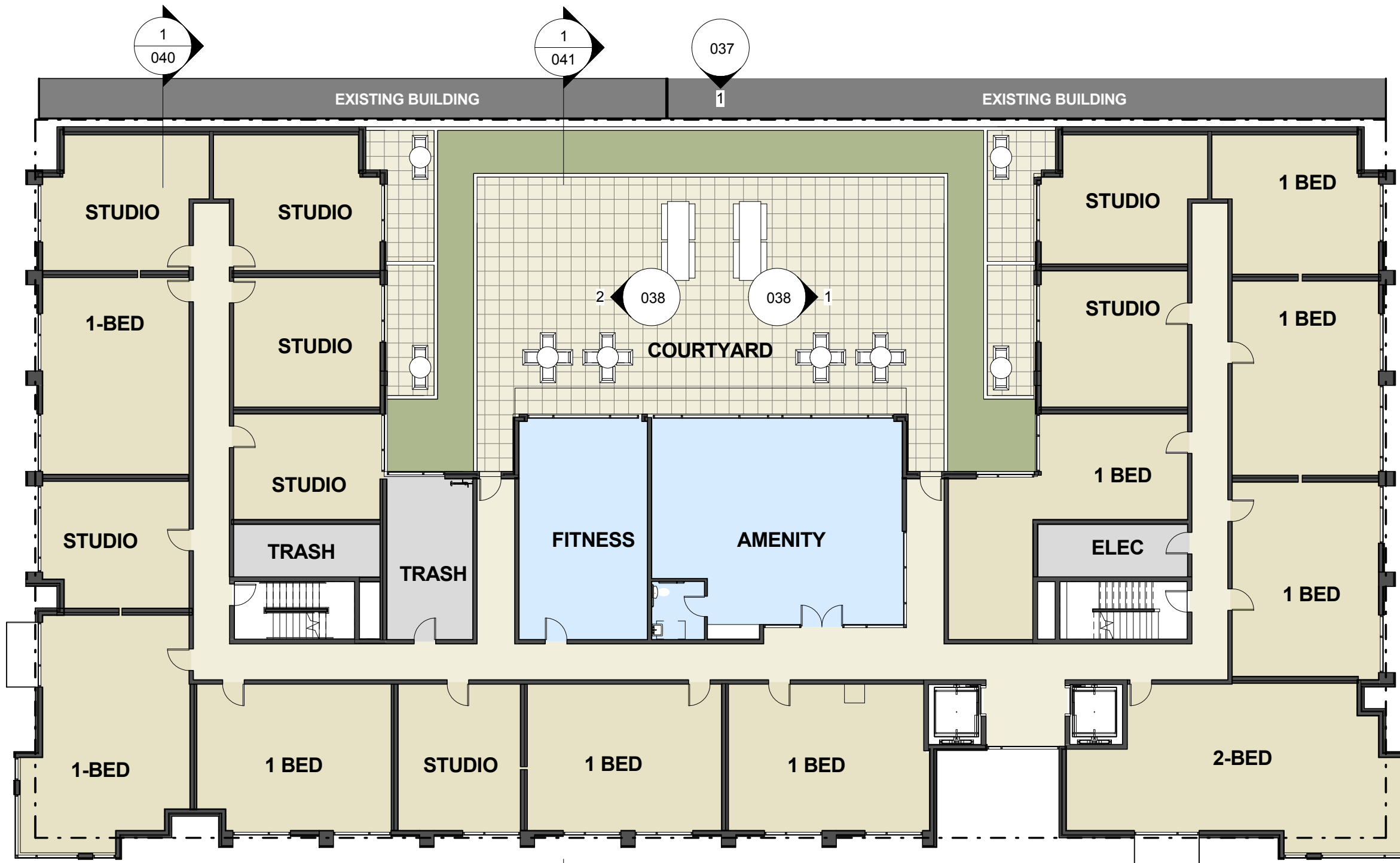
SITE PLAN/LEVEL 01 FLOOR PLAN

ALDER.9TH

1/16" = 1'-0" 07.06.2017

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Levels 02 Unit Totals

Unit Type	Total Units
Studio	8 Total
1-Bedroom	9 Total
2-Bedroom	1 Total

Studio 8 Total
1-Bedroom 9 Total
2-Bedroom 1 Total

18 Units/Floor



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LEVEL 02 FLOOR PLAN

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1/16" = 1'-0" 07.06.2017

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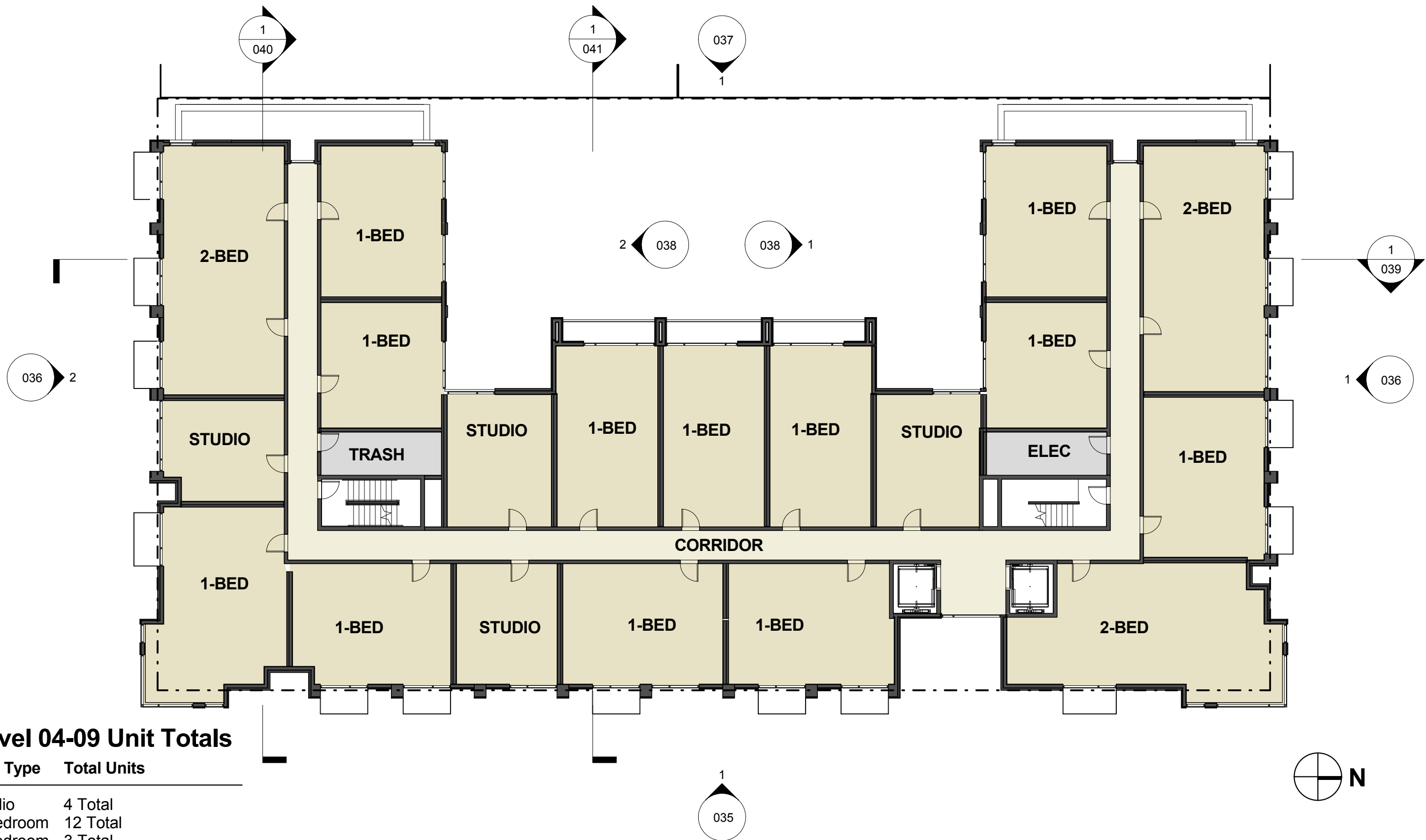
820 SE ALDER STREET



Levels 03 Unit Totals

Unit Type	Total Units
Studio	11 Total
1-Bedroom	11 Total
2-Bedroom	1 Total

23 Units/Floor



Level 04-09 Unit Totals

Unit Type	Total Units
Studio	4 Total
1-Bedroom	12 Total
2-Bedroom	3 Total

19 Units/Floor



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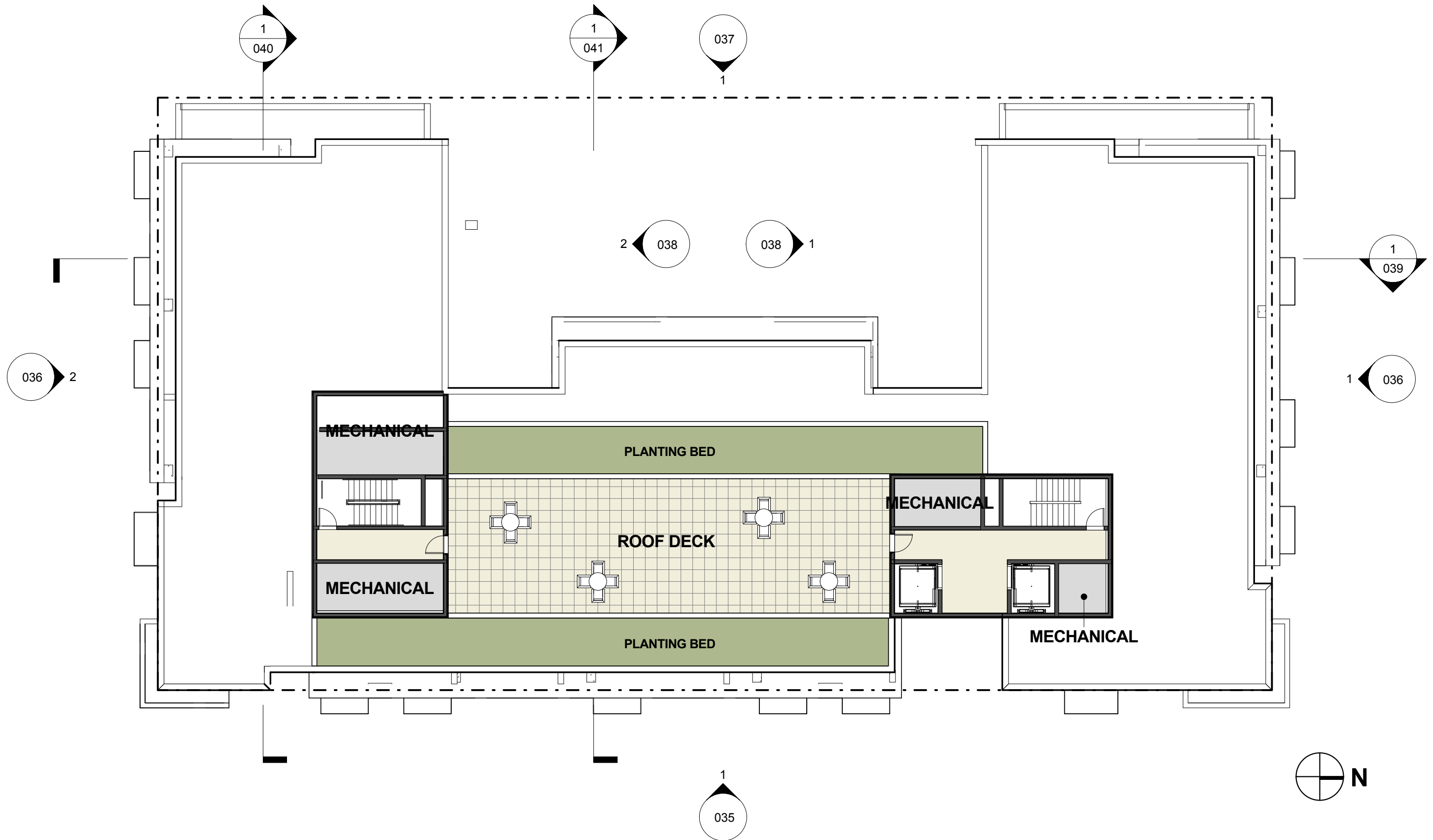
LEVELS 04-09 FLOOR PLAN

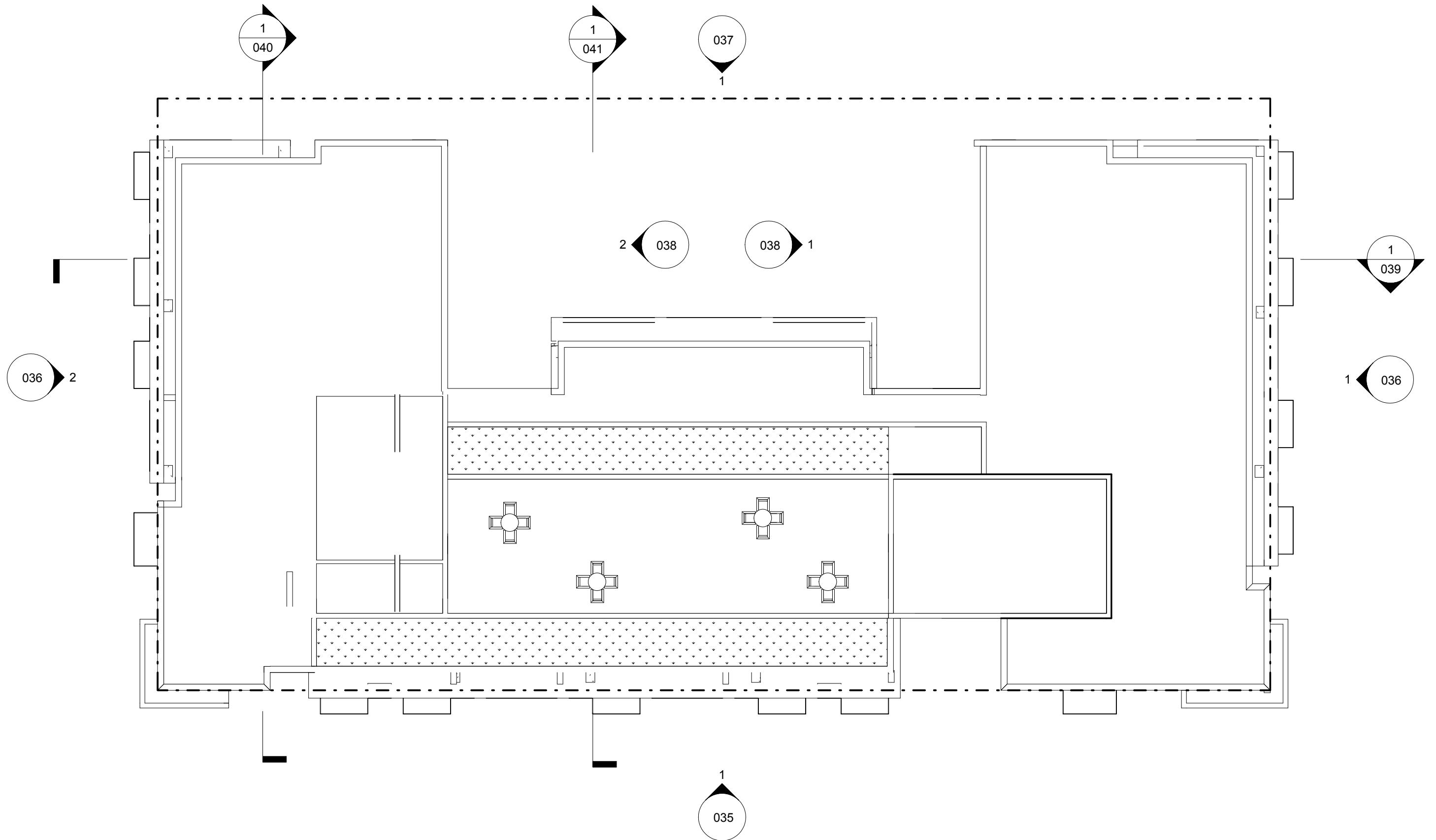
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1/16" = 1'-0" 07.06.2017

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UPPER ROOF PLAN

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EAST ELEVATION (SE 9TH AVE)



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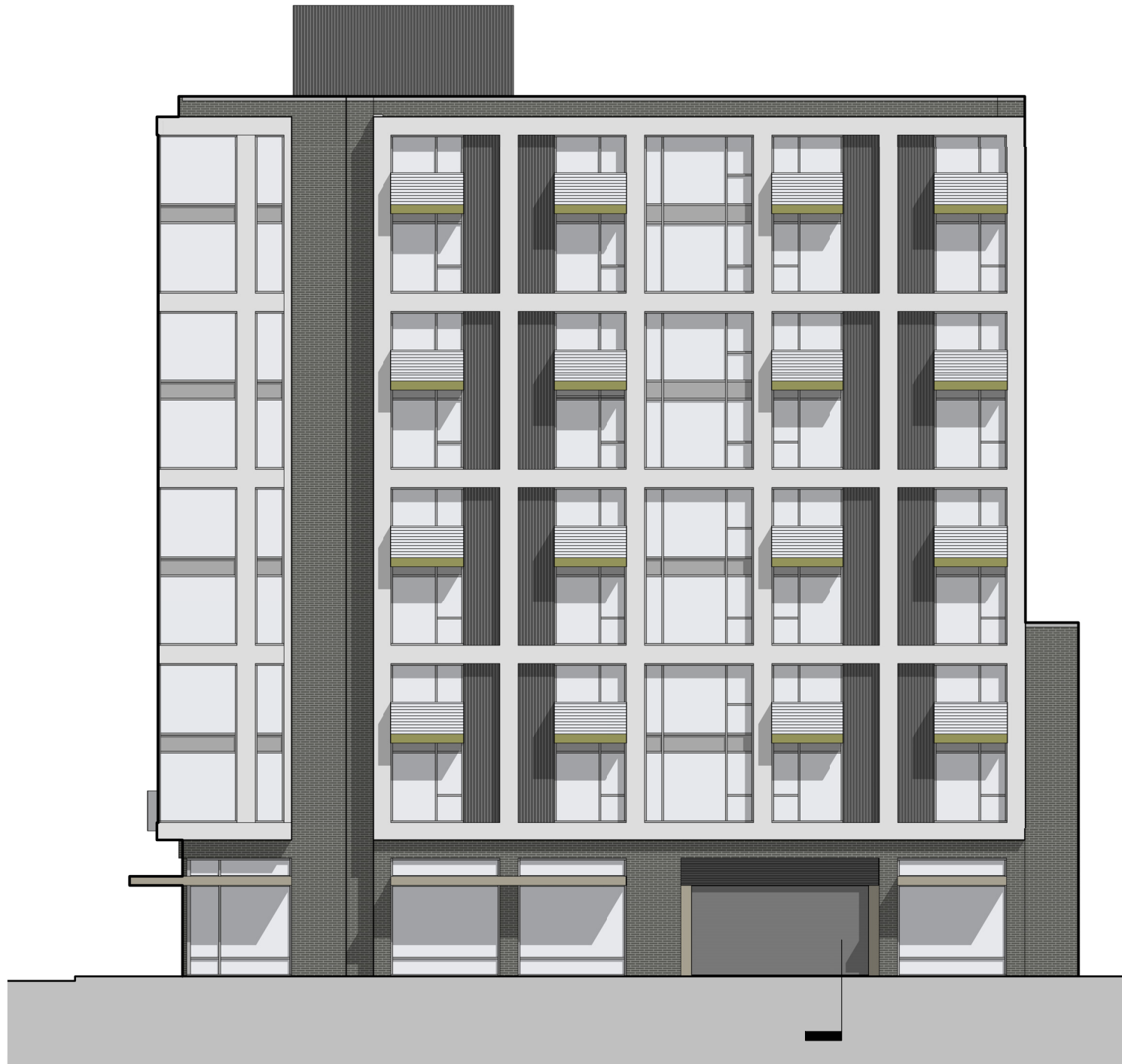
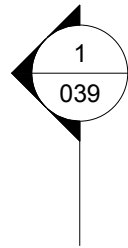
ELEVATIONS

ALDER.9TH

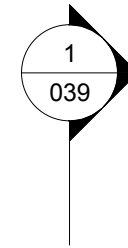
1/16" = 1'-0" 07.06.2017

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NORTH ELEVATION (SE ALDER)



SOUTH ELEVATION (SE MORRISON)

ELEVATIONS

ALDER.9TH

1/16" = 1'-0"

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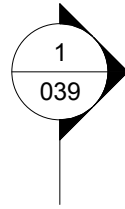
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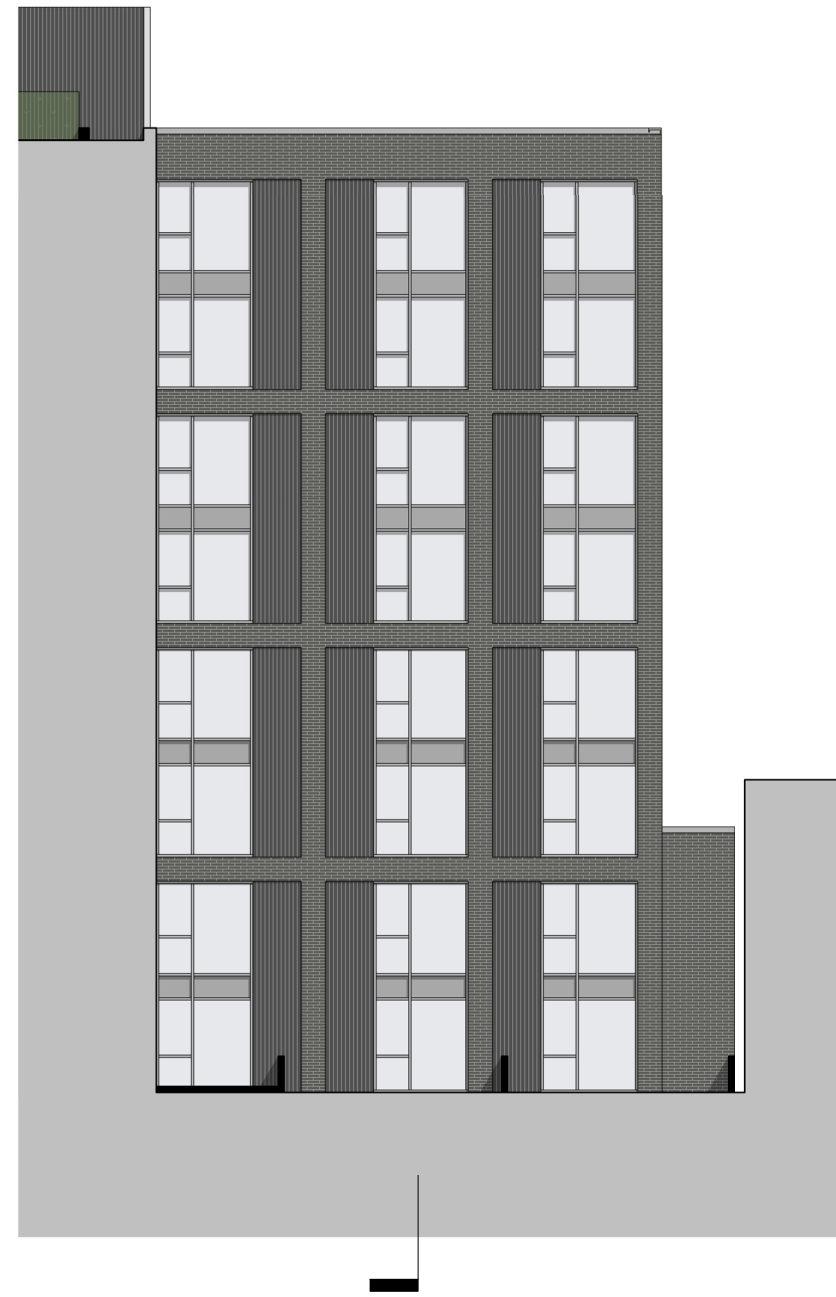
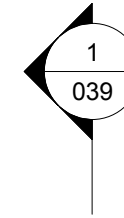
(E) BUILDING

(E) BUILDING

WEST ELEVATION



NORTH COURTYARD ELEVATION



SOUTH COURTYARD ELEVATION

ELEVATIONS

ALDER.9TH

1/16" = 1'-0"

07.06.2017

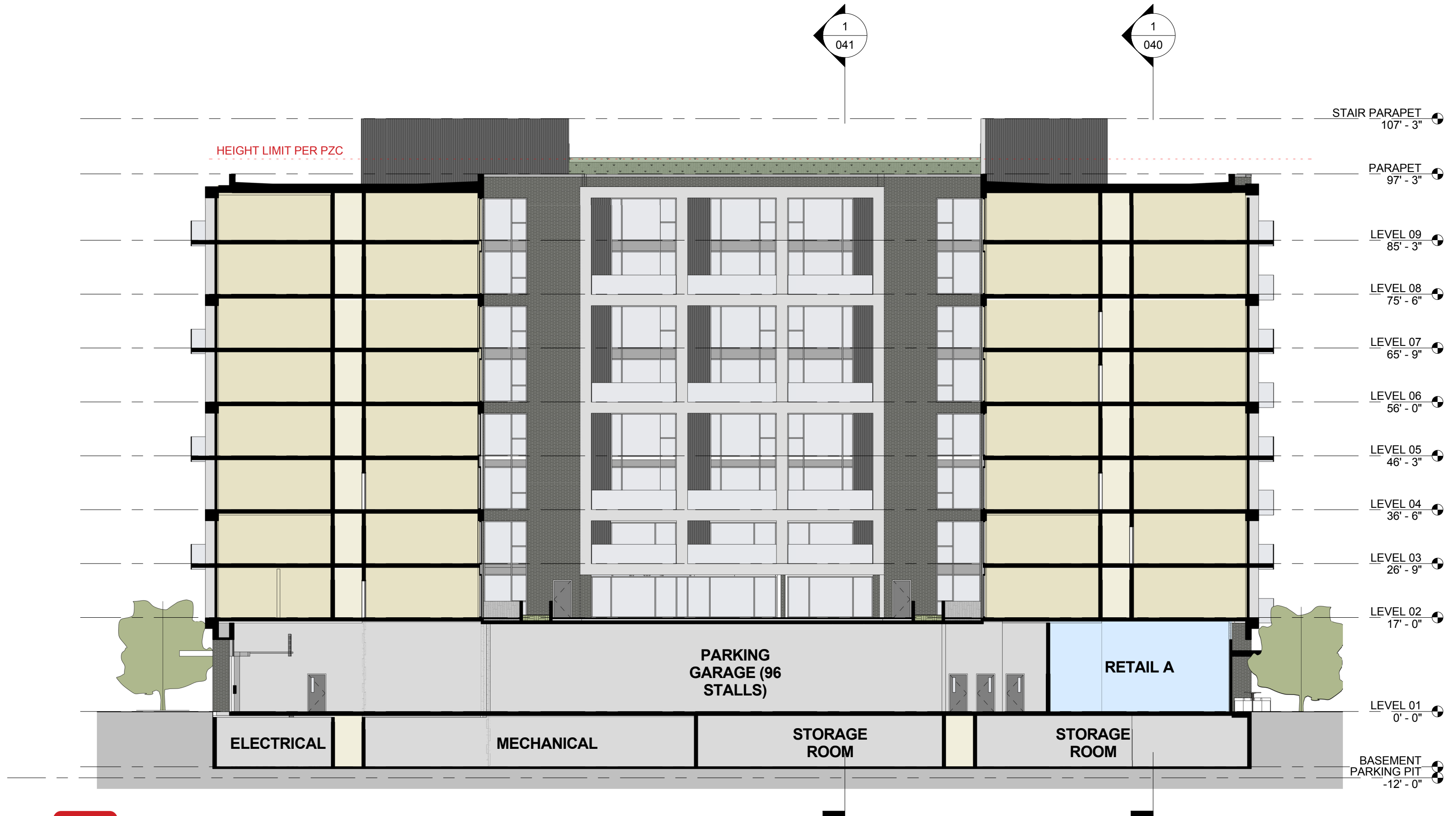
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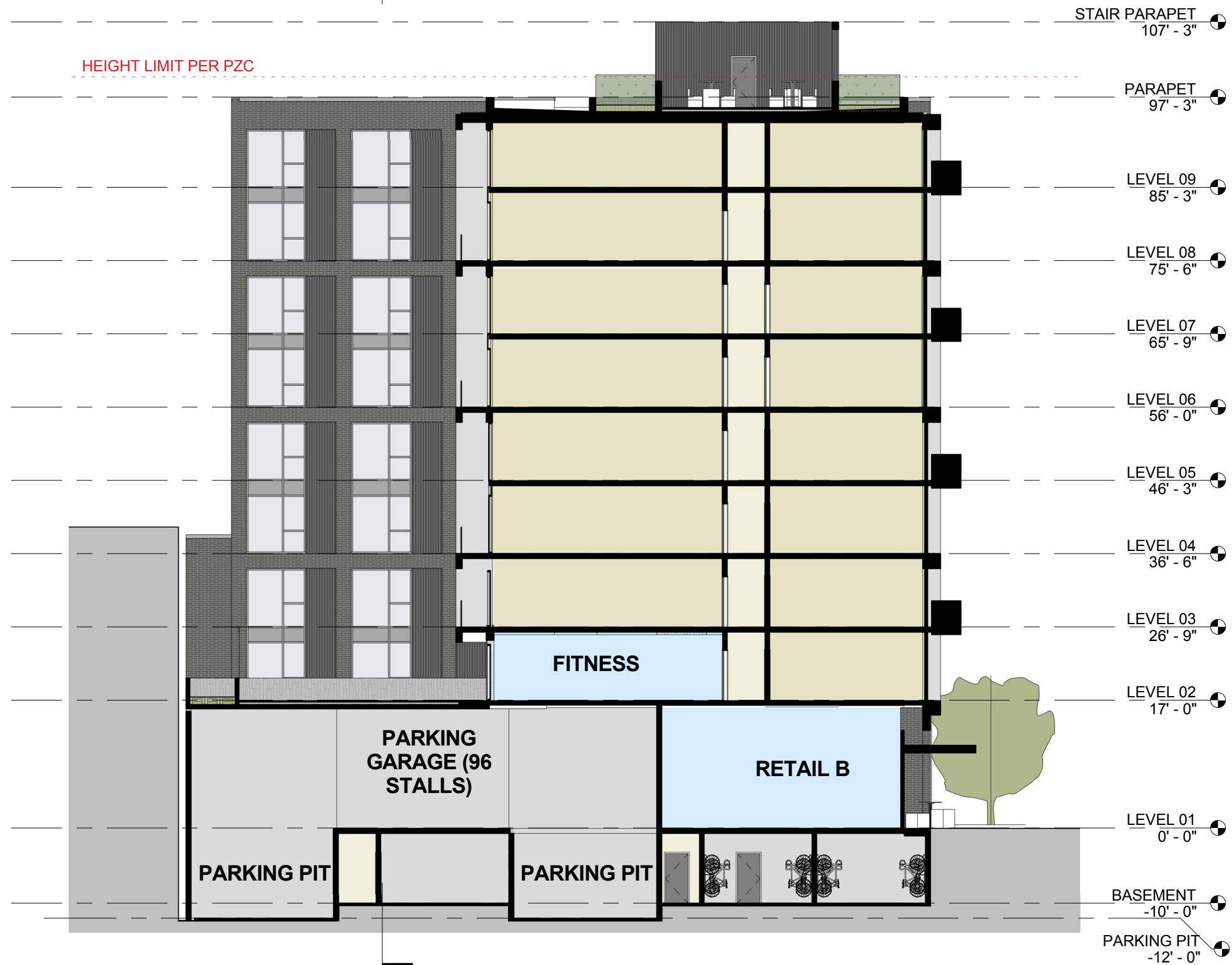
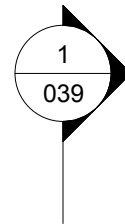
SECTION 01 N/S

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1/16" = 1'-0" 07.06.2017

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SECTION 02 E/W

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1/16" = 1'-0" 07.06.2017

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