



## U-STORE SELF STORAGE : PEARL DISTRICT

U-STORE | PORTLAND, OR | EA 16-264801 PC

SEPTEMBER 7, 2017



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PROJECT TEAM

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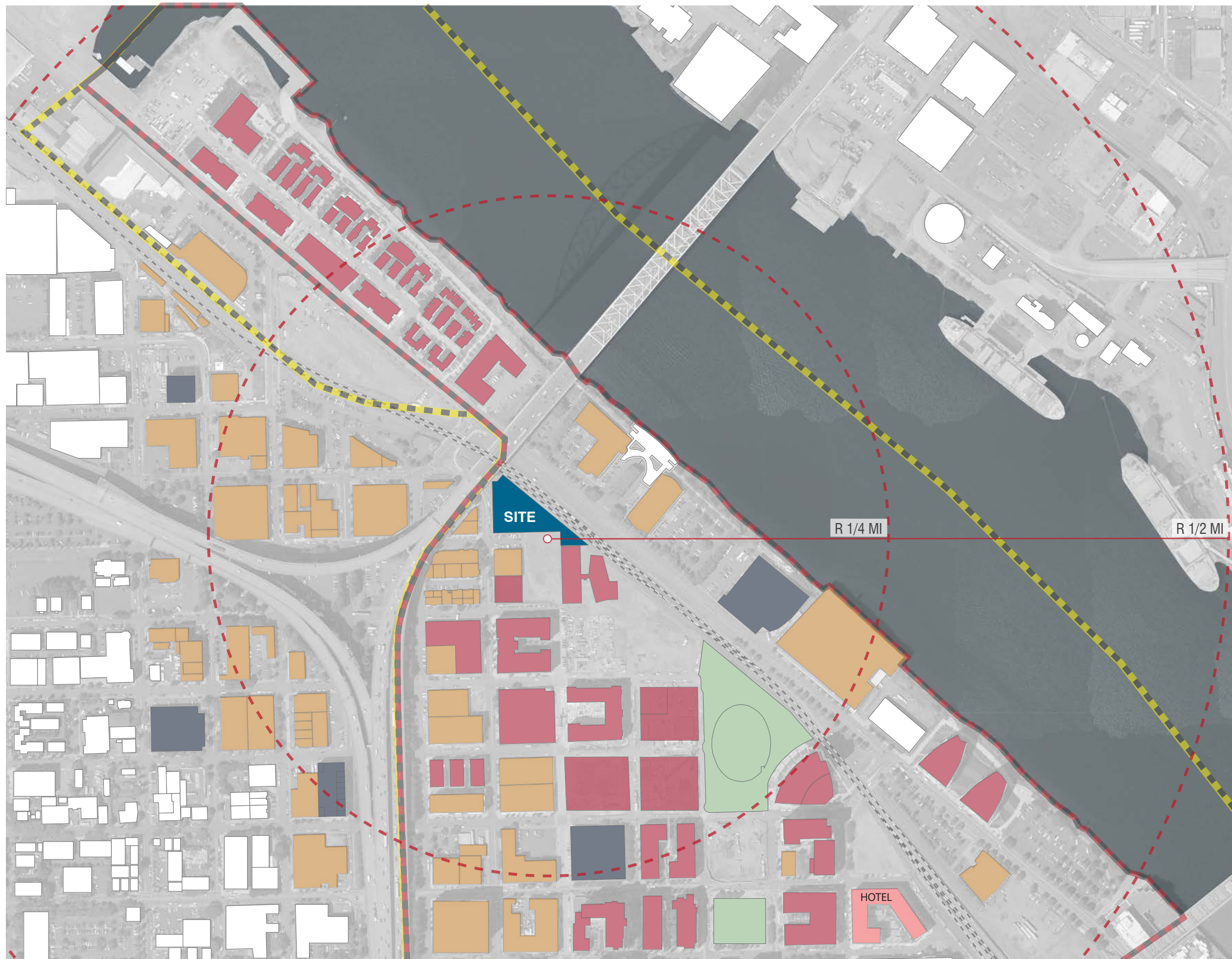
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PROJECT INFORMATION

|                               |                                   |                             |                  |
|-------------------------------|-----------------------------------|-----------------------------|------------------|
| Site Area                     |                                   |                             | 42,494 sf        |
| Total Building Square Footage |                                   |                             | 142,050 sf       |
| First floor                   | S-1                               | Storage - Medium hazard     | 10,610 sf        |
|                               | B                                 | Office                      | 770 sf           |
|                               | M                                 | Retail / Office             | <u>6,680 sf</u>  |
|                               | First Floor Total Occupancy Area  |                             | 18,060 sf        |
| Mezzanine                     | M                                 | Retail / Office             | <u>2,990 sf</u>  |
|                               | Mezzanine Total Occupancy Area    |                             | 2,990 sf         |
| Second Floor                  | S-1                               | Storage – Medium Hazard     | <u>24,200 sf</u> |
|                               | Second Floor Total Occupancy Area |                             | 24,200 sf        |
| Third Floor                   | S-1                               | Storage – Medium Hazard     | <u>24,200 sf</u> |
|                               | Third Floor Total Occupancy Area  |                             | 24,200 sf        |
| Fourth Floor                  | S-1                               | Storage – Medium Hazard     | <u>24,200 sf</u> |
|                               | Fourth Floor Total Occupancy Area |                             | 24,200 sf        |
| Fifth Floor                   | S-1                               | Storage – Medium Hazard     | <u>24,200 sf</u> |
|                               | Fifth Floor Total Occupancy Area  |                             | 24,200 sf        |
| Sixth Floor                   | S-1                               | Storage – Medium Hazard     | <u>24,200 sf</u> |
|                               | Fifth Floor Total Occupancy Area  |                             | 24,200 sf        |
| Total Building Height         |                                   |                             | 100'             |
| Parking Spaces                |                                   | 1 ADA Accessible, 4 Regular |                  |
| Loading Spaces                |                                   | 5                           |                  |





- N N.T.S.
- Site
- Residential
- Office, Commercial, Retail
- Industrial
- Parks
- River District
- North Pearl Subarea

## CONTEXT : EXISTING OVERVIEW

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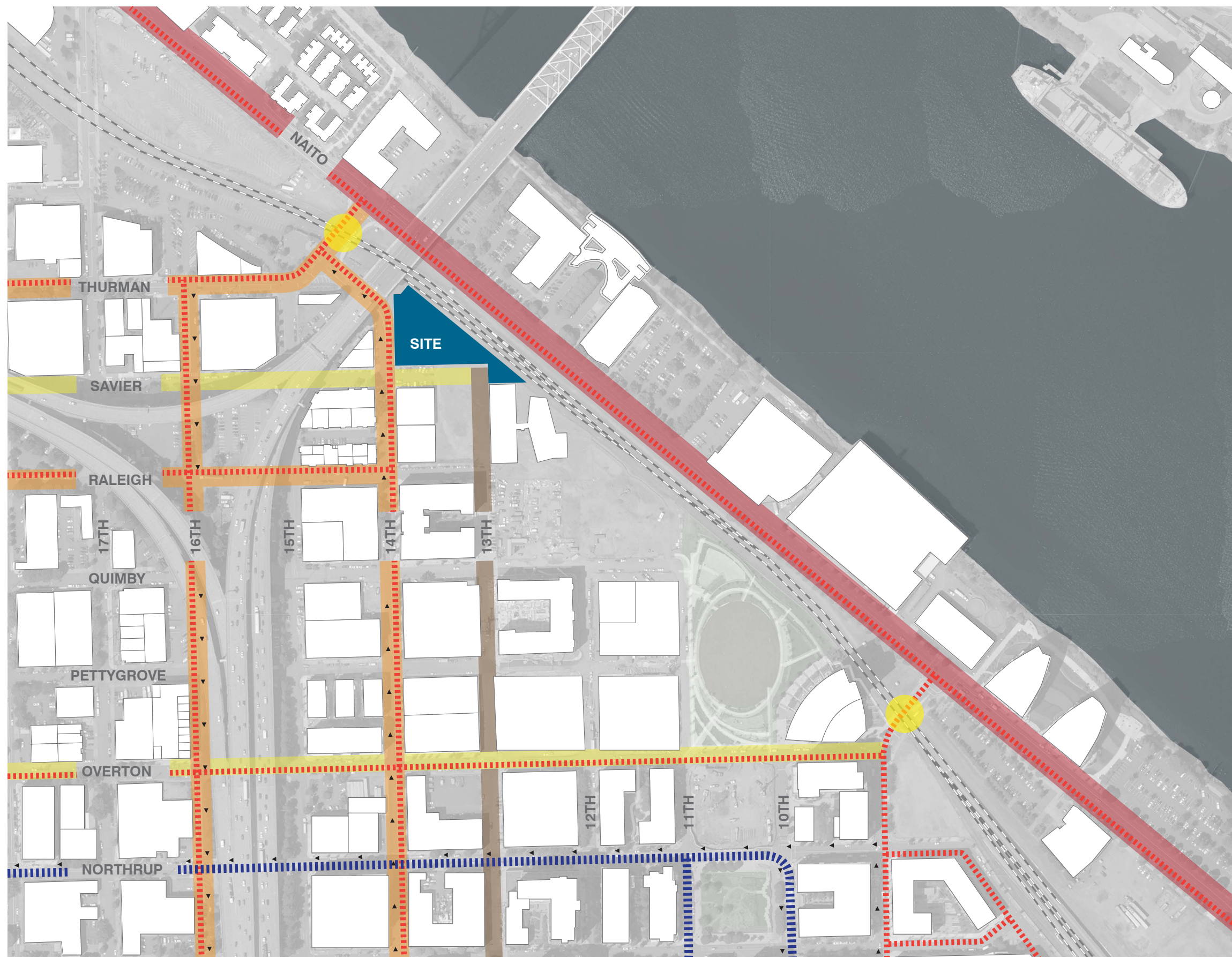
- ▲ N N.T.S.  
 ■ Site  
 ■ FAR 5:1, 100' Height Zone  
 ■ FAR 4:1, 100' Height Zone  
 ■ FAR 2:1, 100' Height Zone  
 ■ 75' Height Zone  
 ■ 225' Height Zone

## CONTEXT : PLANNING & ZONING

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- ▲ N N.T.S.
- Site
- ▶▶▶ One Ways
- Urban Throughway
- Community Corridor
- Minor Corridor
- Character Street
- 13th Avenue Loading Docks
- ... Bike Lanes
- ... Street Car
- Railroad Crossings

## CONTEXT : CIRCULATION

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1. Fremont Bridge



6. Raleigh Square



2. Railroad Co 15th and Naito Crossing



7. Pavelcomm



3. Magnum Opus



8. The Abigail



4. Metro Montessori



9. Ramona Apartments



5. Kinesis Marketing Firm



10. The Parker Apartments

## CONTEXT : SURROUNDING BUILDINGS

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# SITE PLAN

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## LANDSCAPE : OVERALL

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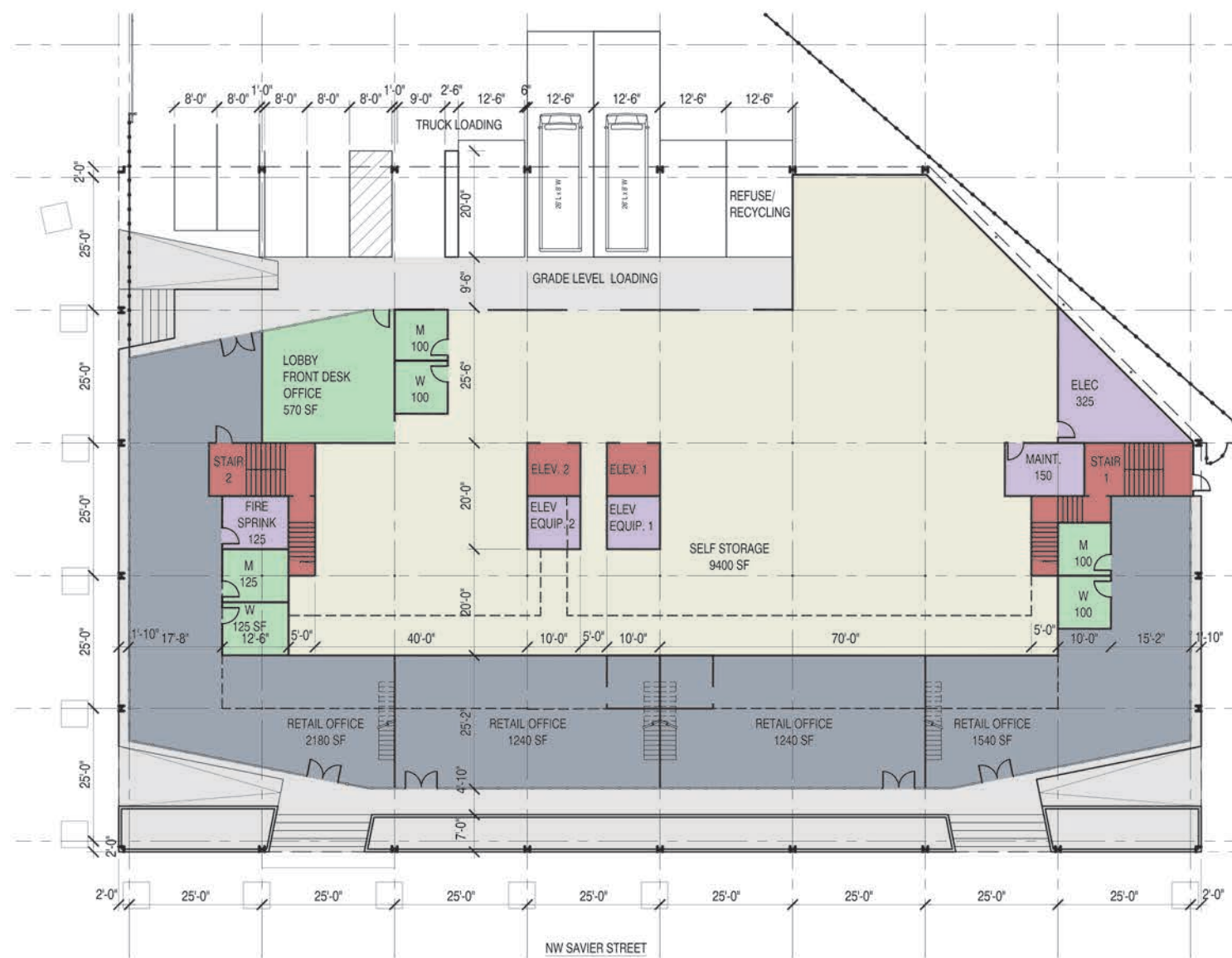


## LANDSCAPE : PLAZA

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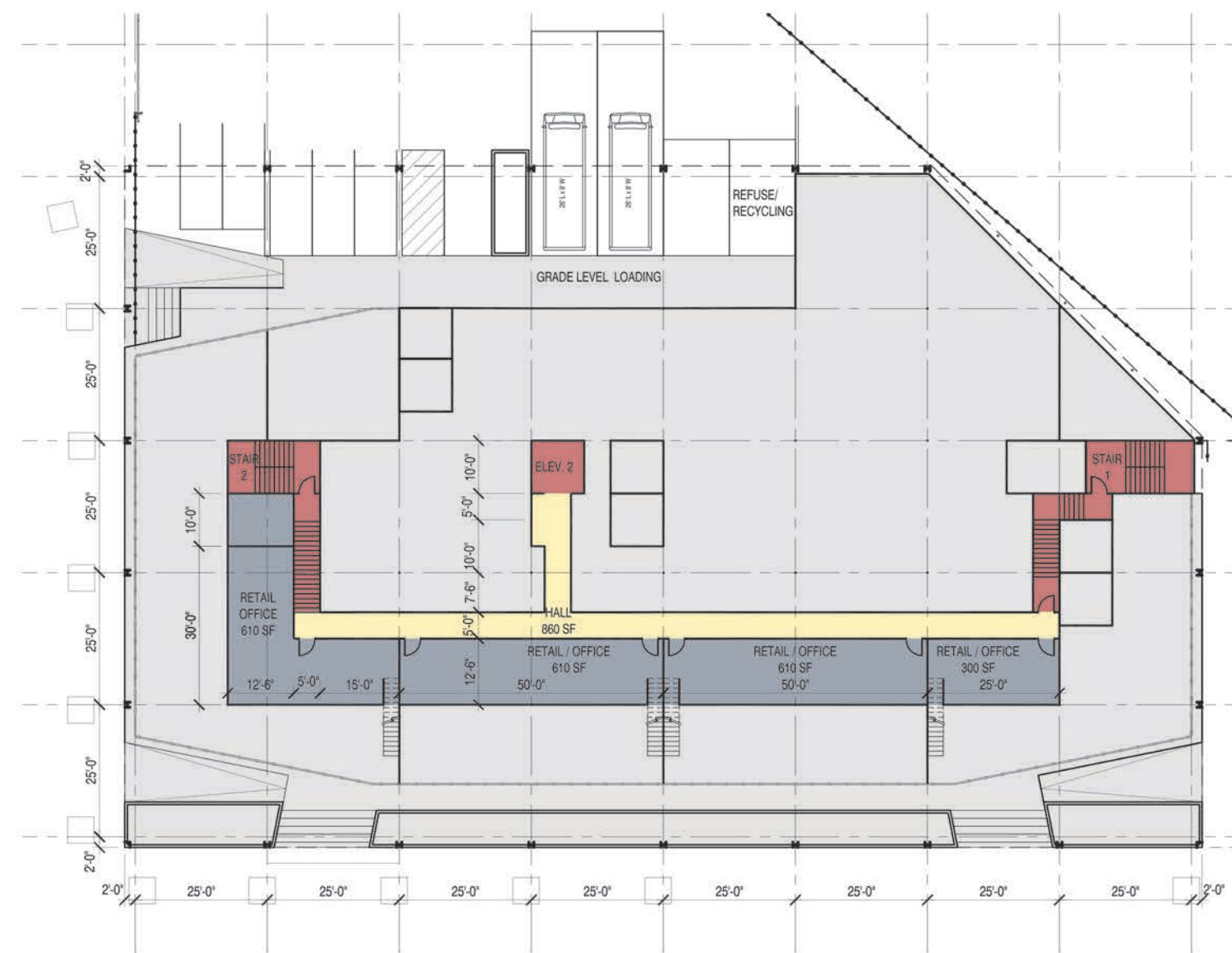
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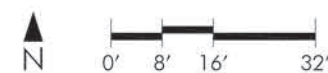


Ground Floor Plan

- |                                                                                                                                                         |                                                                                                                                         |
|---------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------|
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #4a698d; border: 1px solid black;"></span> Retail / Office             | <span style="display: inline-block; width: 15px; height: 15px; background-color: #c00000; border: 1px solid black;"></span> Egress      |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #90d090; border: 1px solid black;"></span> Self Service Storage Office | <span style="display: inline-block; width: 15px; height: 15px; background-color: #ffcc00; border: 1px solid black;"></span> Circulation |
| <span style="display: inline-block; width: 15px; height: 15px; background-color: #d4c08d; border: 1px solid black;"></span> Self Service Storage        | <span style="display: inline-block; width: 15px; height: 15px; background-color: #c0c0ff; border: 1px solid black;"></span> Mechanical  |



Mezzanine Plan

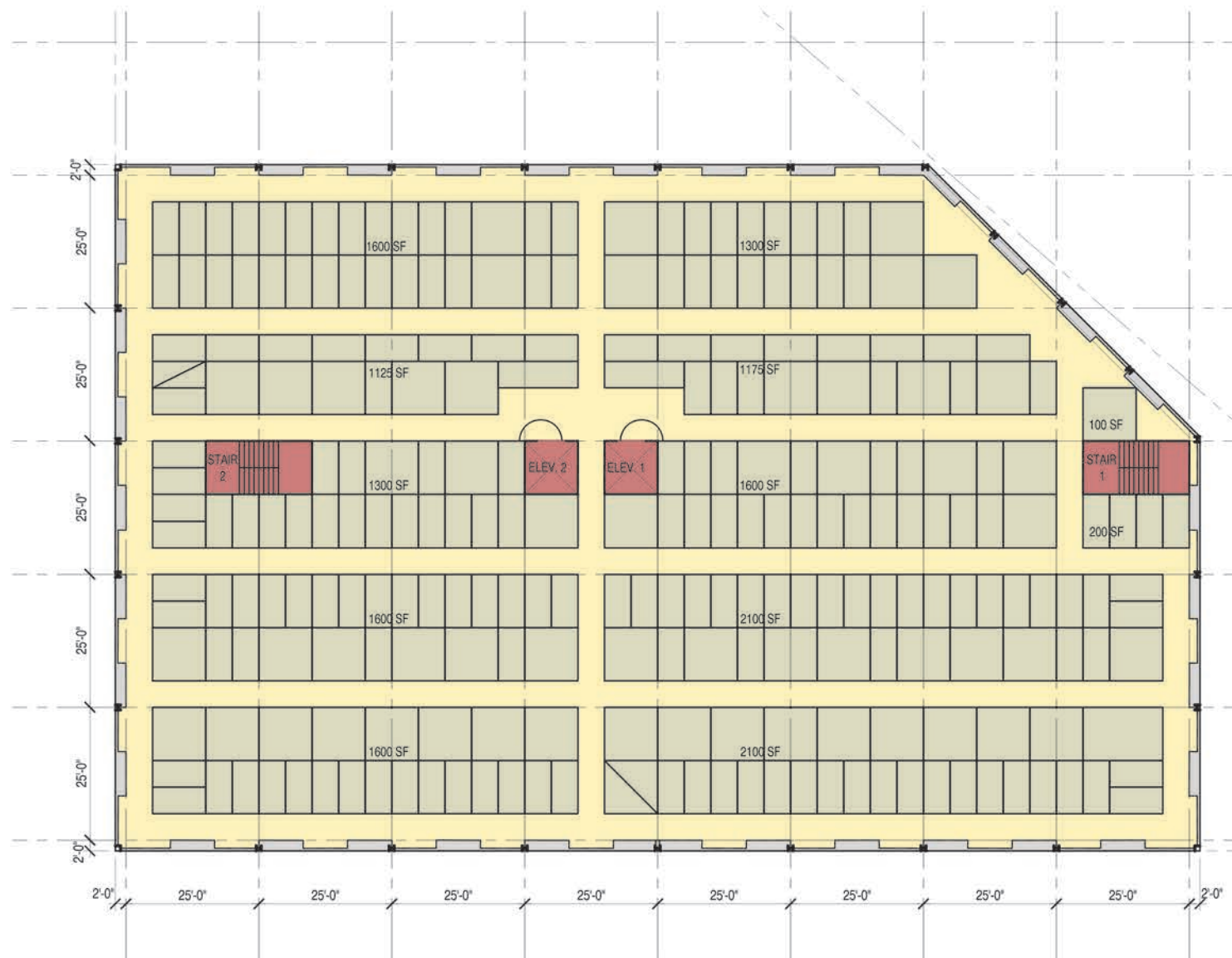


## PLAN : GROUND FLOOR & MEZZANINE

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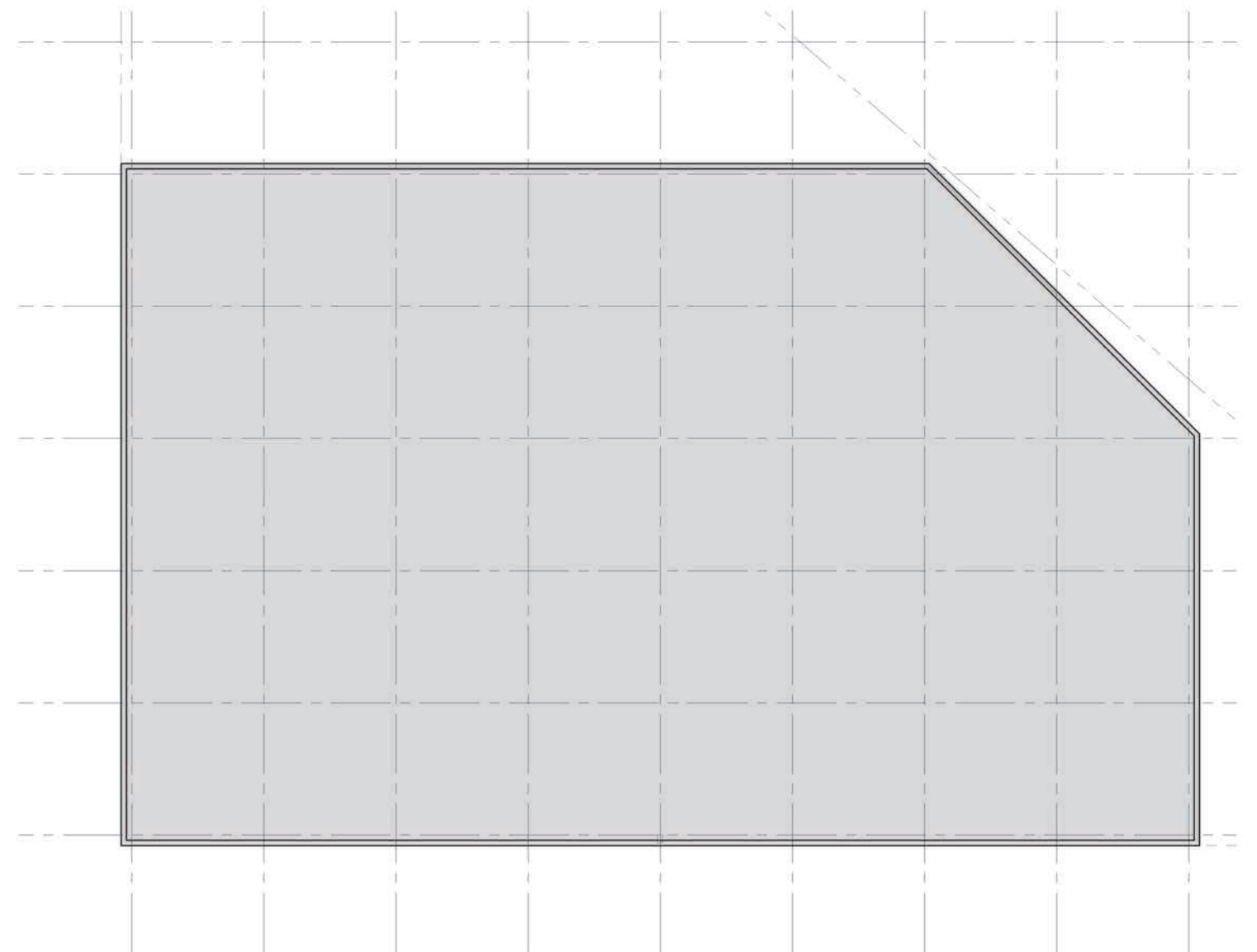
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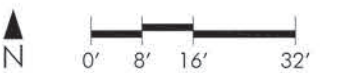


2nd Floor to 6th Floor Plan (Similar)

- Retail / Office
- Self Service Storage Office
- Self Service Storage
- Egress
- Circulation
- Mechanical



Roof Plan

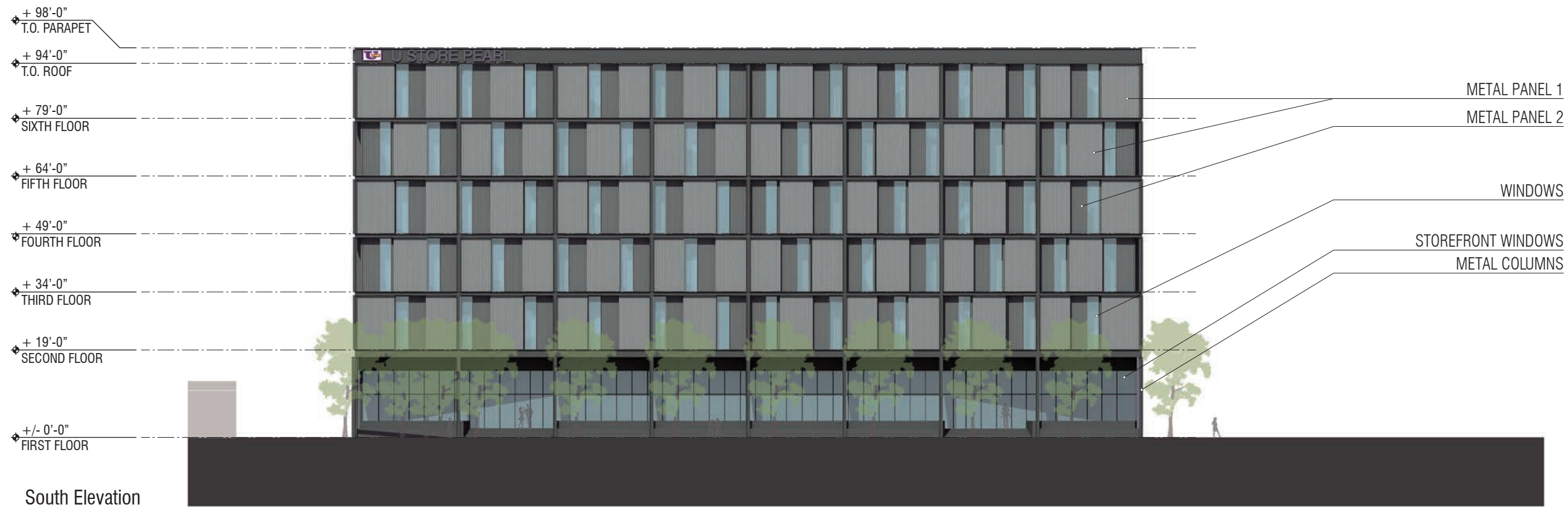


## PLAN : 2ND TO 6TH FLOOR & ROOF

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## ELEVATION : SOUTH & WEST

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Top Corner Close Up



Metal Panel 2

Metal Panel 2 Close Up



## ELEVATION : NORTH & EAST

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## RENDER : SOUTHEAST CORNER VIEW

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## RENDER : SOUTHEAST CORNER VIEW

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## RENDER : SOUTHWEST CORNER VIEW

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SHEET : 17





## RENDER : SOUTHWEST CORNER VIEW

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**RENDER : NORTHWEST CORNER VIEW**

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SHEET : 19





## RENDER : NORTHWEST CORNER VIEW

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SHEET : 20





## RENDER : SOUTHWEST CORNER NIGHT VIEW

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