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PROJECT TEAM

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**SCHEDULE**

Project Schedule - 09/25/15																																																
	2015																					2016																										
	July			August				September				October				November				December				January				February				March				April				May				June				
	20	27	3	10	17	24	31	7	14	21	28	5	12	19	26	2	9	16	23	30	7	14	21	28	4	11	18	25	1	7	15	22	29	7	14	21	28	4	11	18	25	2	9	16	23	30	6	13
City	DEMO PERMIT																																															
Contractor																DEMOLITION (16 weeks)																																
Phase I Schedule				SCHEMATIC DESIGN/ DESIGN REVIEW UPDATE				DESIGN DEVELOPMENT				CONSTRUCTION DOCUMENTS						CONSTRUCTION ADMINISTRATION (5 months) - completion May 2016																														
Milestones								100% SD SET						100% DD SET						50% CD SET				CD SET																								
ROD/ UnderArmour								UNDERARMOUR REVIEW						UNDERARMOUR REVIEW						UNDERARMOUR REVIEW																												
Contractor				MEP DESIGN/BUILD SUBCONTRACTOR SELECTION				COST ESTIMATE								MEP PERMIT SET																																
City and Neighborhood								PROT		DESIGN REVIEW UPDATE						LIFE SAFETY MTG		NEIGHBORHOOD PRESENTATION		DESIGN REVIEW HEARING		POSSIBLE SECOND HEARING		2 WEEK APPEAL PERIOD																								
	DESIGN REVIEW STAFF REVIEW (8 WEEKS)																						BIDDING/PERMITTING (12 weeks)																									
Phase I - TI Schedule (Lever)	PROGRAMMING										SCHEMATIC DESIGN						DESIGN DEVELOPMENT				CONSTRUCTION DOCUMENTS																											
	SPACE PLANNING/ CONCEPT DESIGN																																PERMITTING															



**SITE CONTEXT**



RUN OUR DREAM, LLC.  
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FAR -	0.75:1 Base
Max. height	30' max
Existing Site	74,590 SF
Existing Bldg.	64,400 SF
Existing Parking	32,000 SF
Existing FAR	0.87:1
Existing Height	37'-2"

\* No increase in FAR or Height Proposed

\*The former YMCA building will have a change in use to an office occupancy. Office is an allowed primary use in CN2 zoning.

The site is zoned CN2D - Commercial Neighborhood 2, subject to Design Review. A small corner of the site is zoned R1 and is the former location of a house which was demolished. This portion of the site will not include any change of use. It will remain as a service entry and landscaped area.





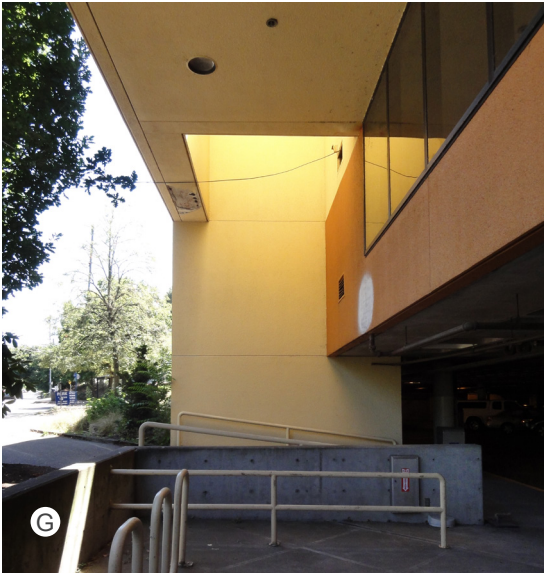
# RUN OUR DREAM, LLC.



- A Duniway Park
- B Lair Hill Park
- C Terwilliger Plaza
- D Parking Structure

- E Parking Structure
- F Single Family Homes
- G Single Family Homes
- H Proposed New Bus Shelter Location





- A From Duniway Park
- B From Barbur Blvd.
- C NE corner at garage
- D Existing bus shelter at entry stair
- E Passenger drop-off
- F Parking Entry
- G Ramp to parking

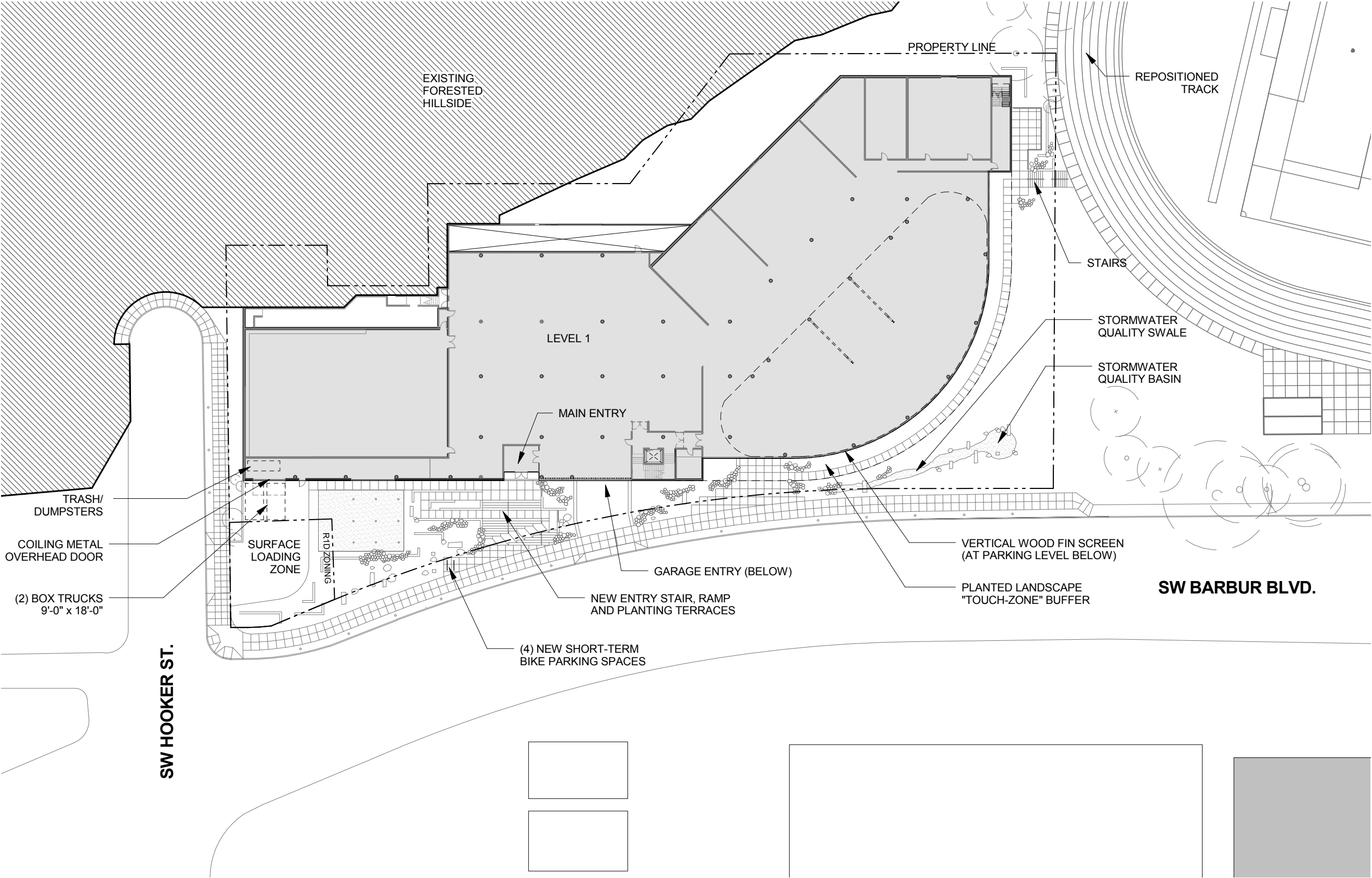




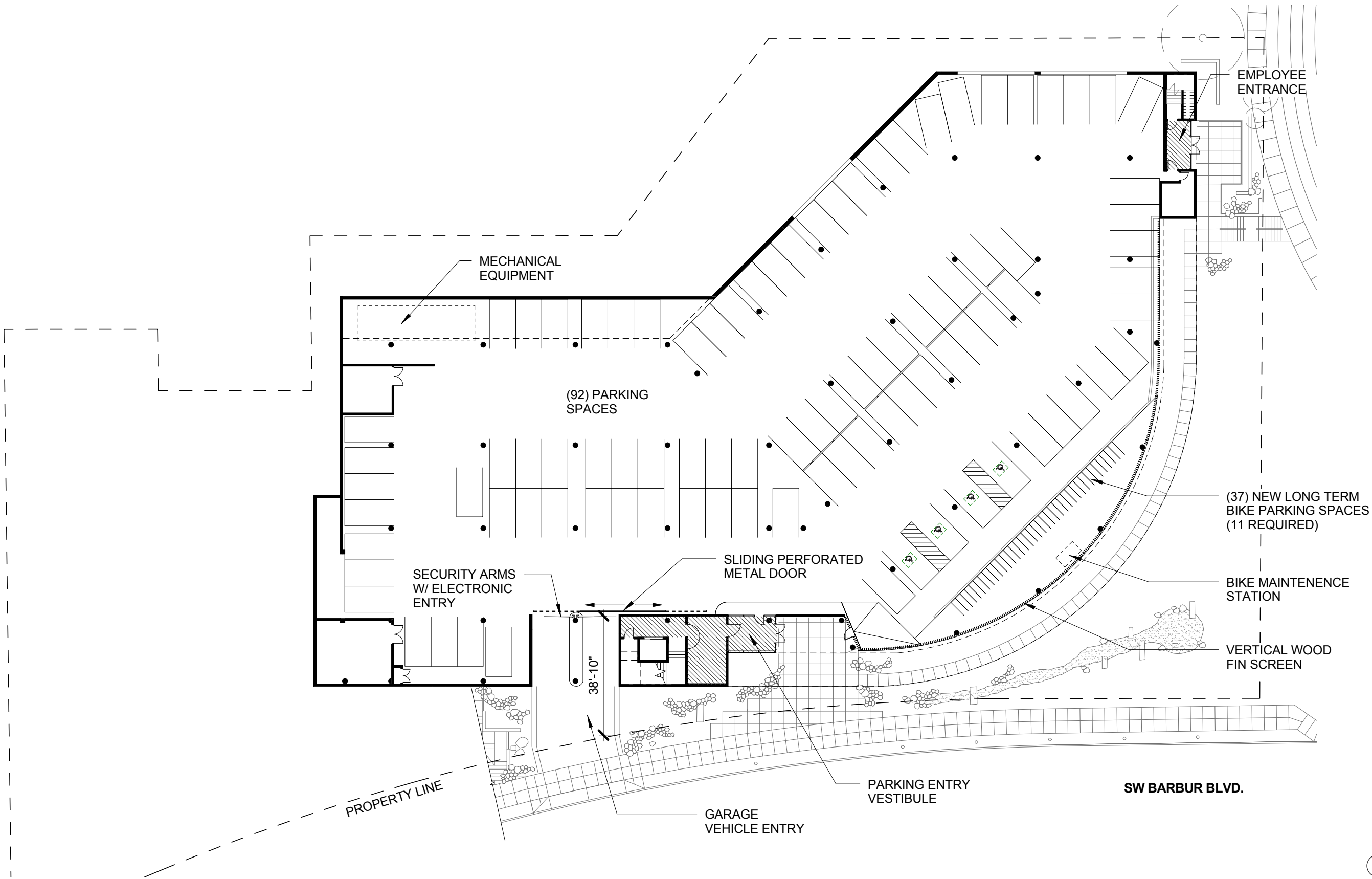
Building From Terwilliger Blvd.



THE SITE



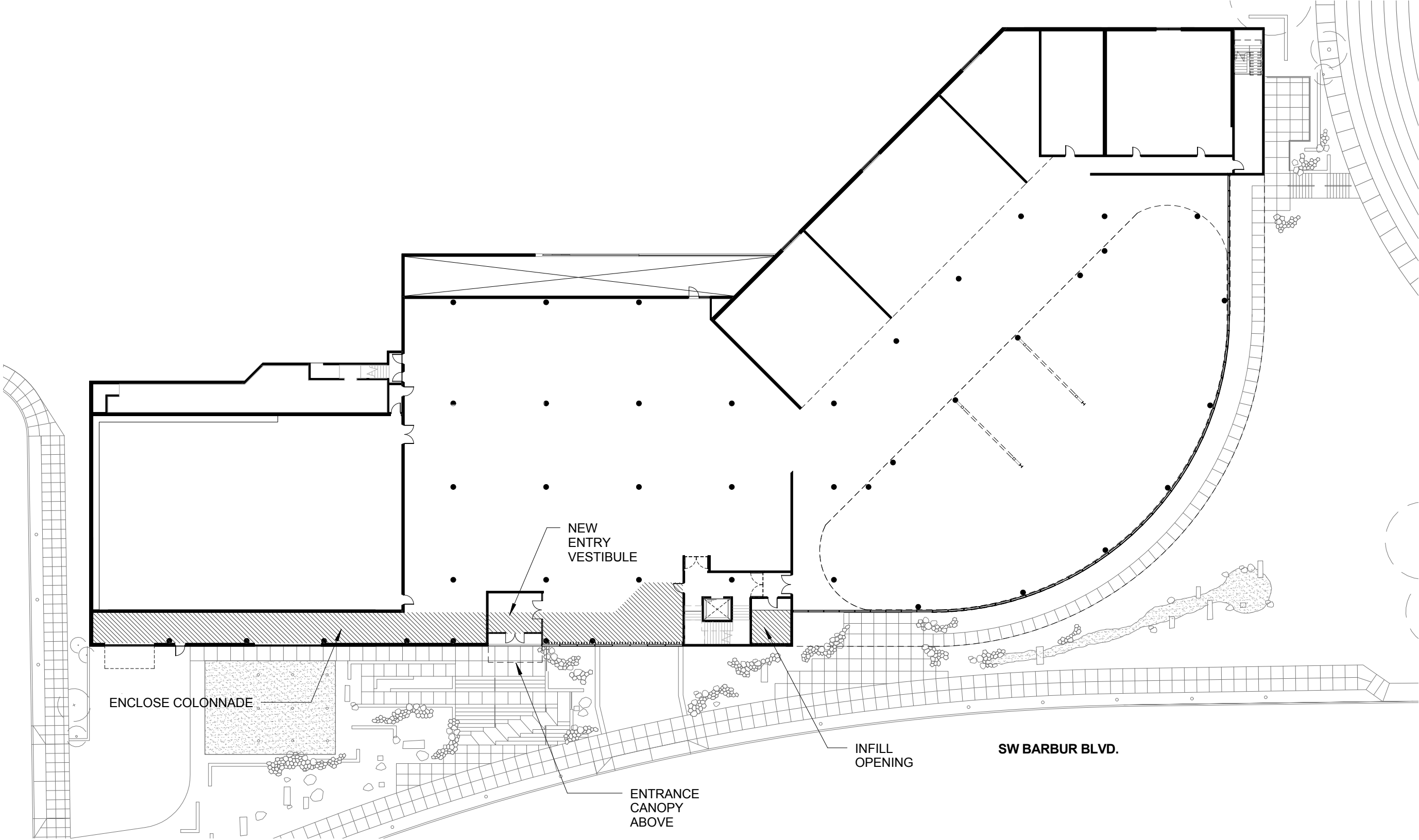
**BUILDING PLANS**



Parking Level Area:  
Existing - 32,000 sf  
Proposed – 38,385 sf

(Increase due to addition of bike parking and parking level lobby. Expansions are within the building footprint, no increase in FAR requested.)

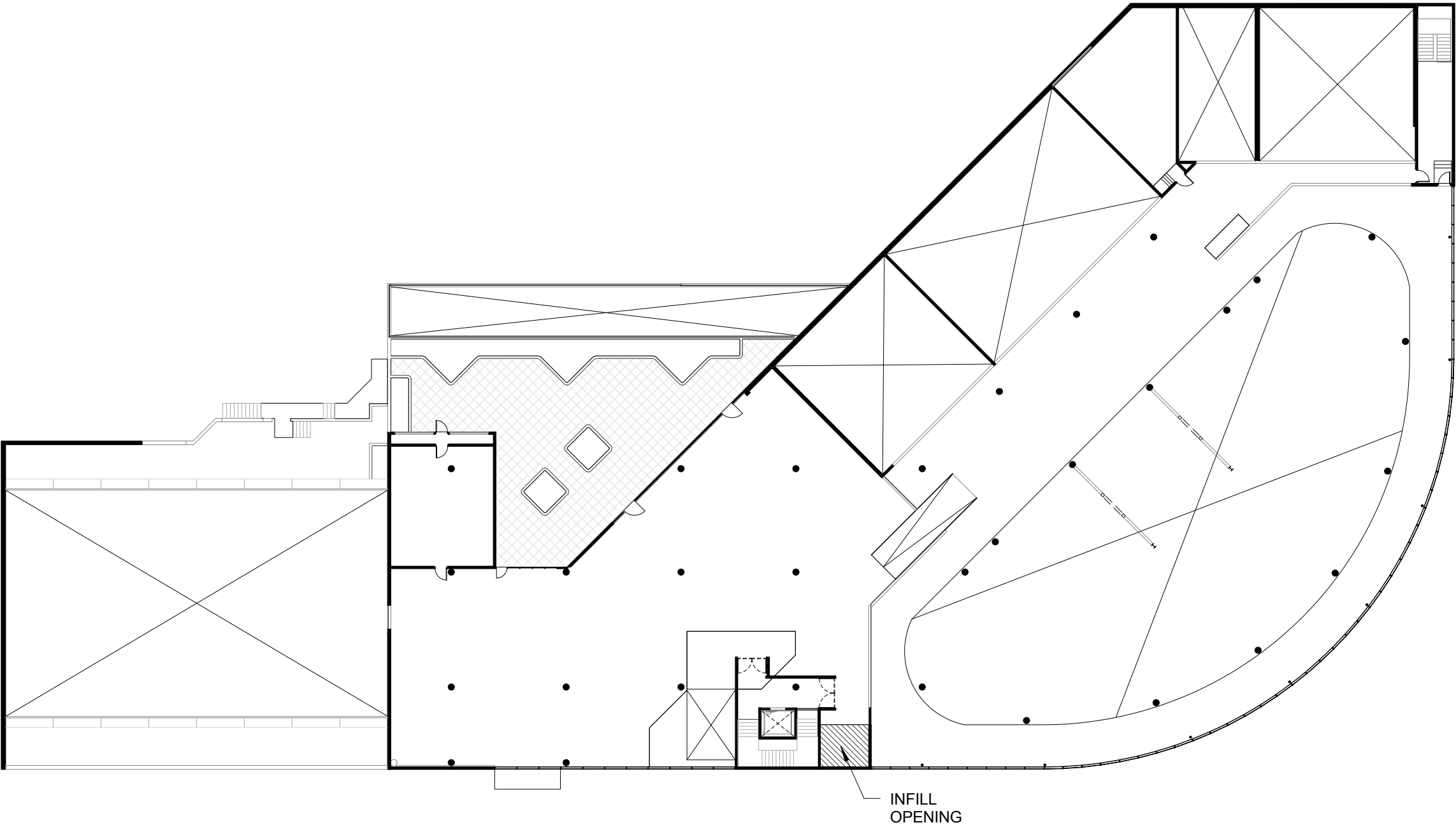
Scale: 1/32" = 1' 0"



Level 1 Area:  
44,987 sf

Scale: 1/32" = 1' 0"

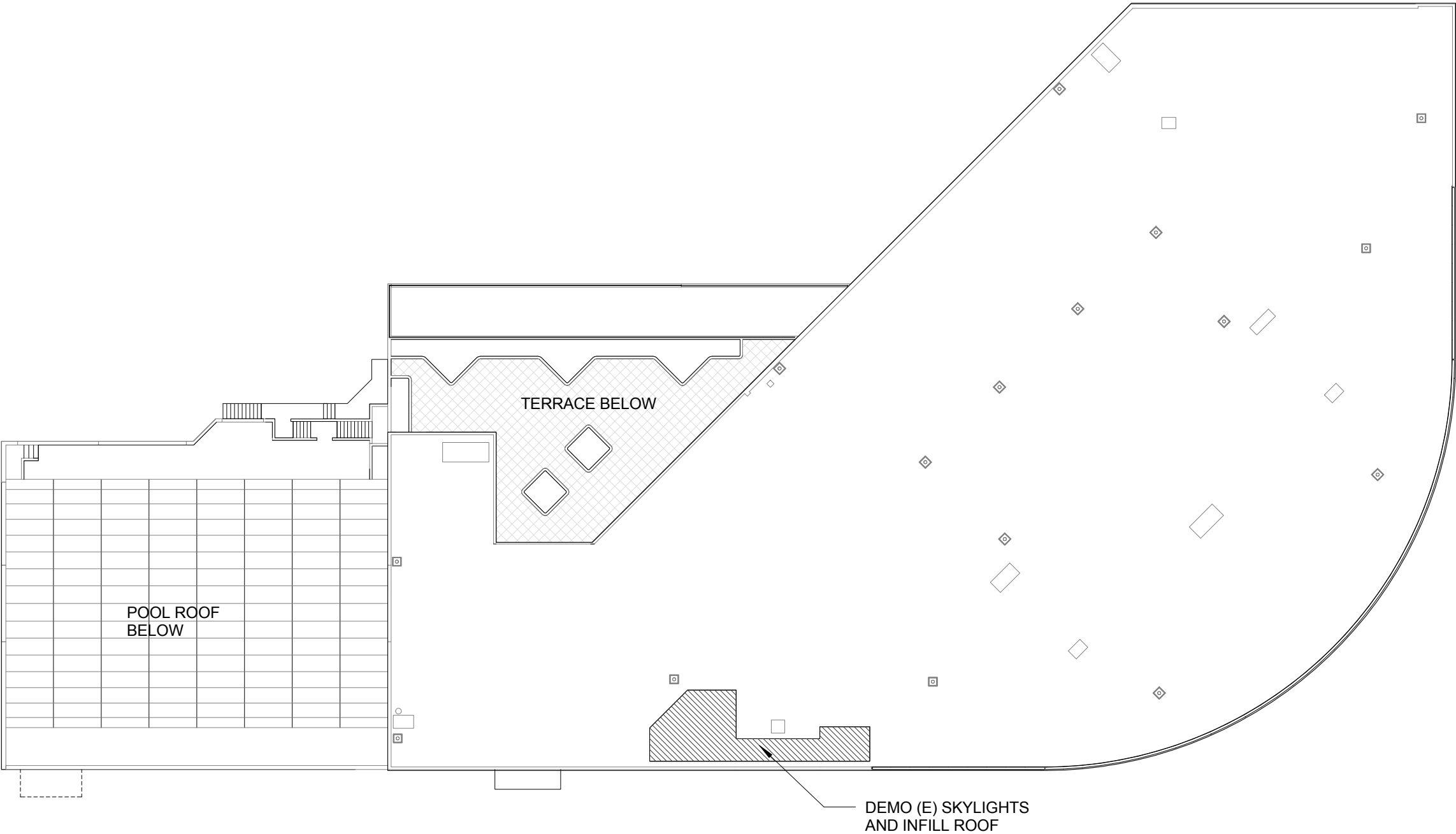




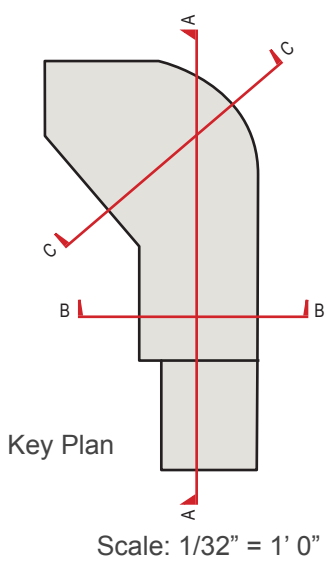
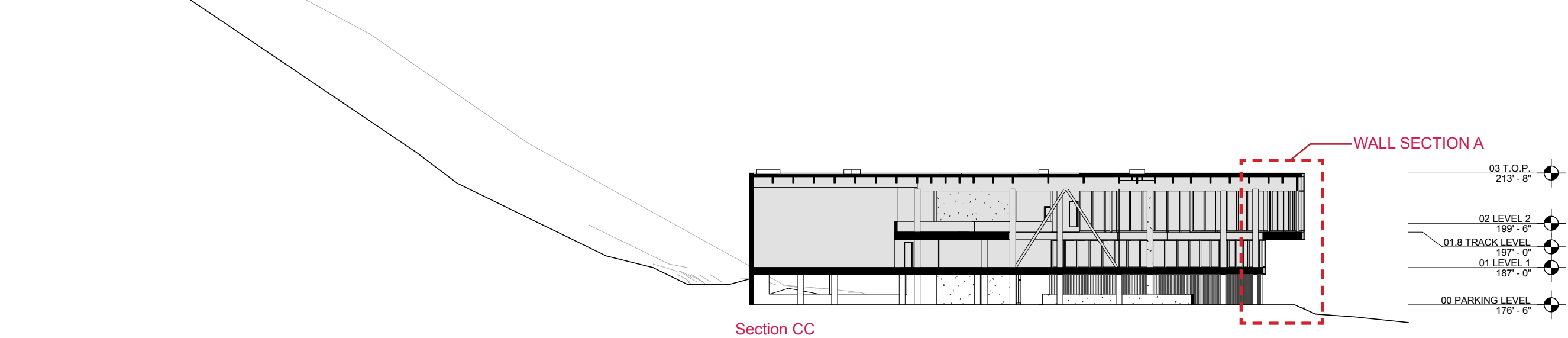
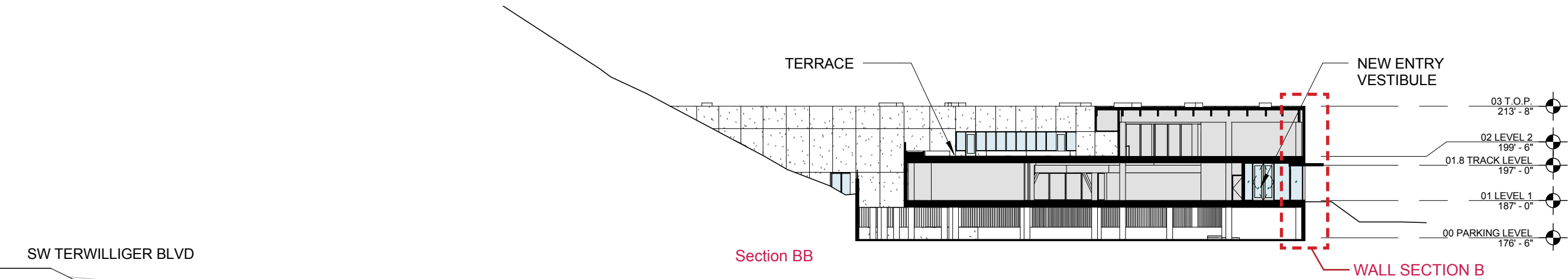
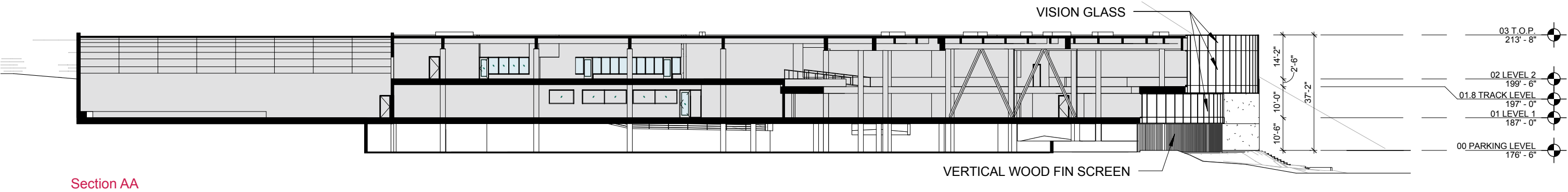
Level 2 Area:  
20,144 sf

Scale: 1/32" = 1' 0"

FILE # LU 15-205150 DZ  
September 28, 2015

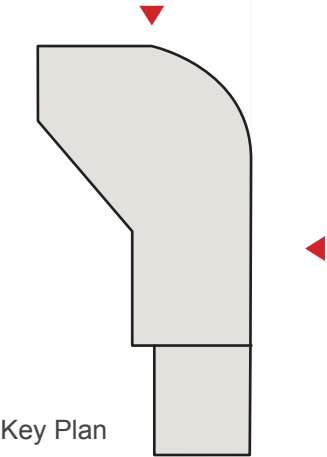
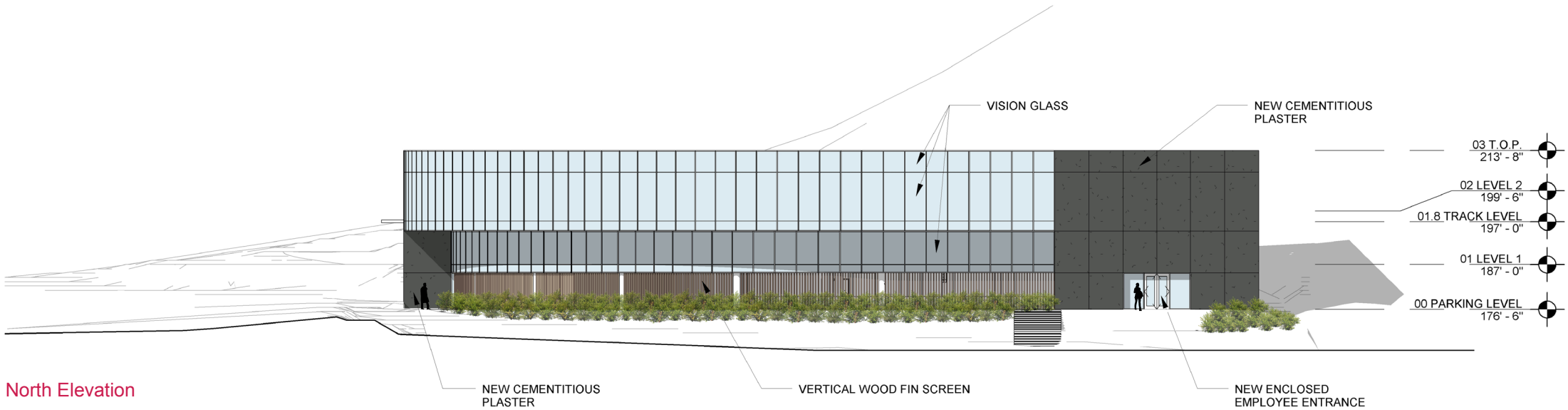
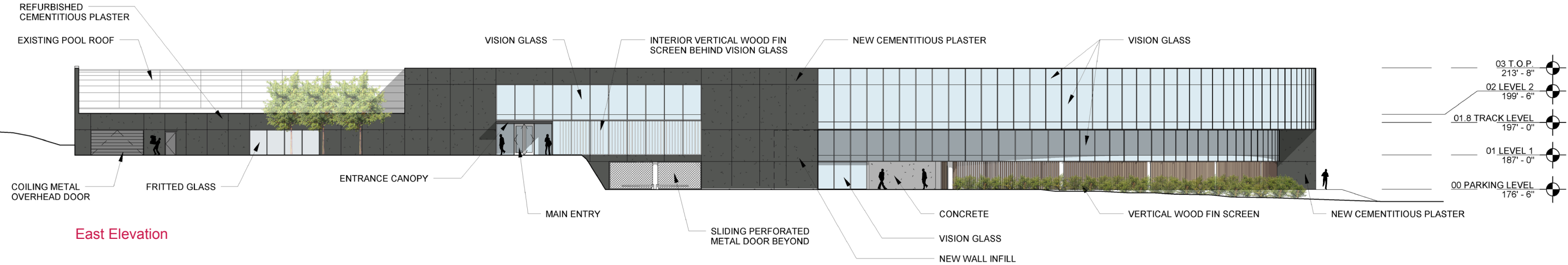


**BUILDING SECTIONS**

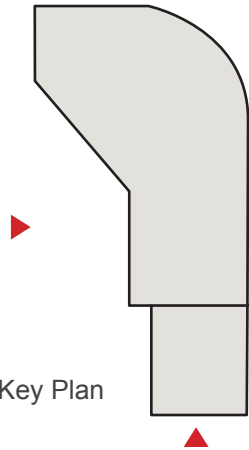
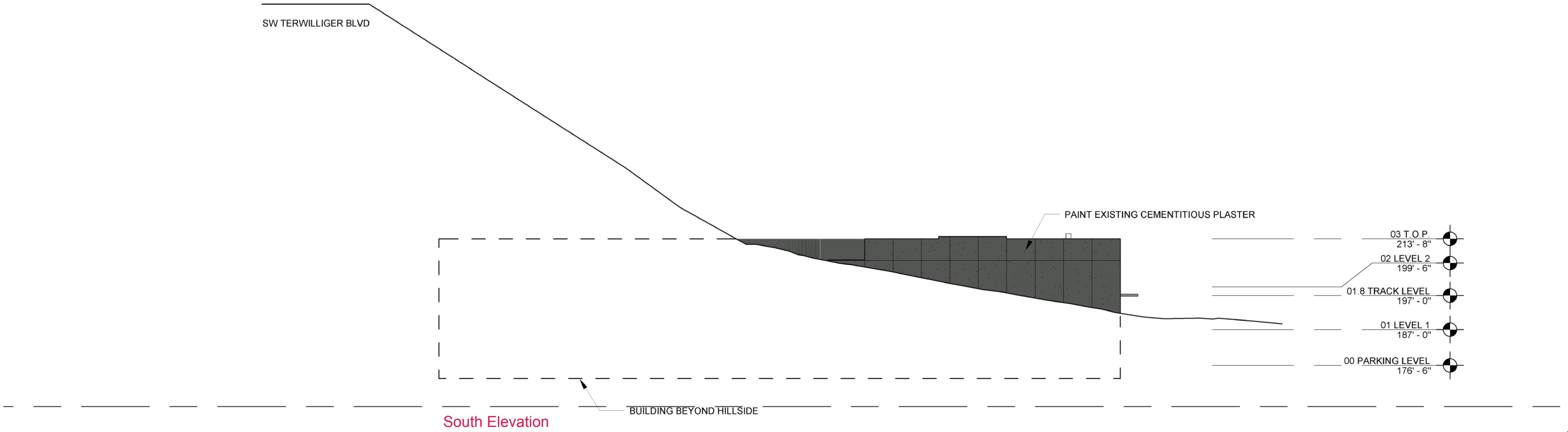
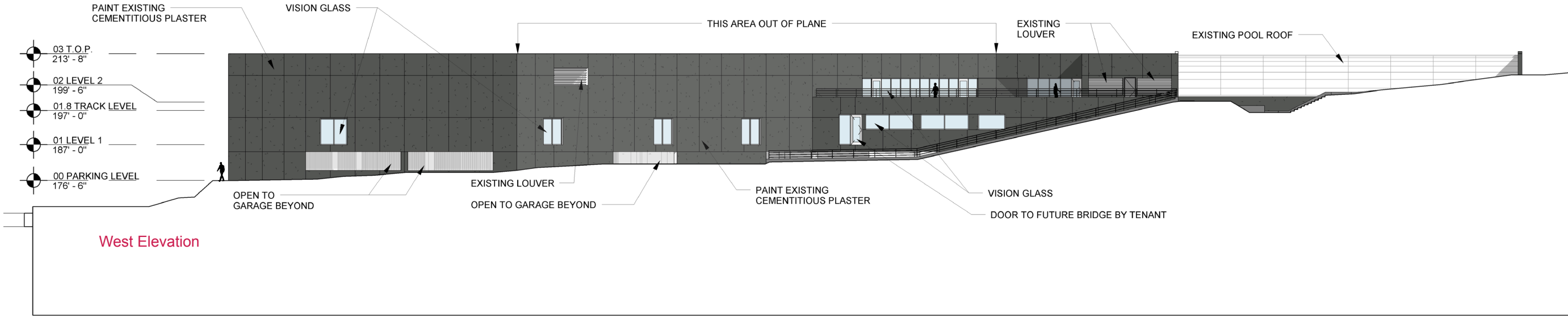


**BUILDING ELEVATIONS**





Scale: 1/32" = 1' 0"



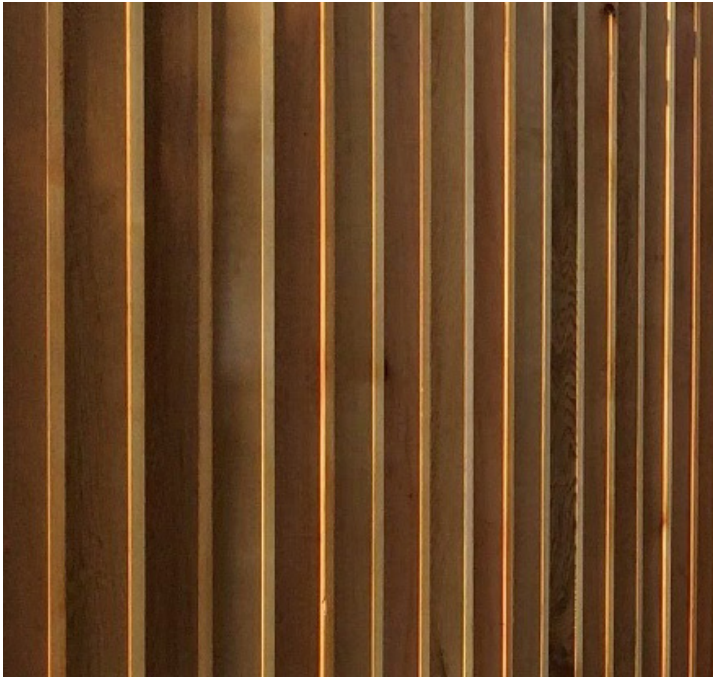
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**BUILDING MATERIALS**





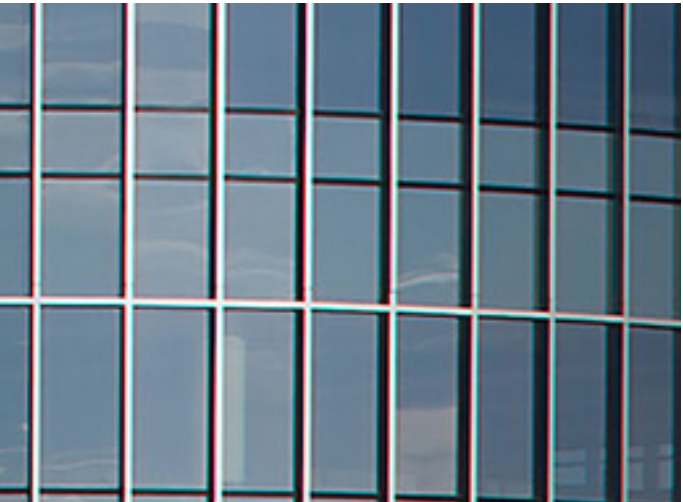
Integral Color Cementitious Plaster



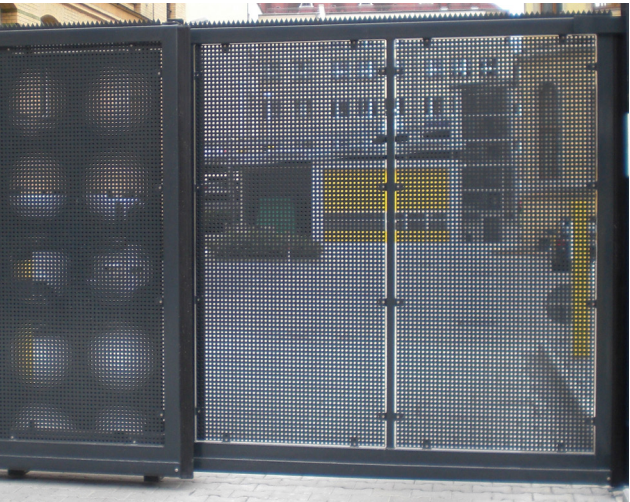
Vertical Wood Fin Screen



Curtain Wall Glazing Revealing Structure Beyond



Structurally Glazed Horizontal Mullions



Sliding Perforated Metal Door

LANDSCAPE

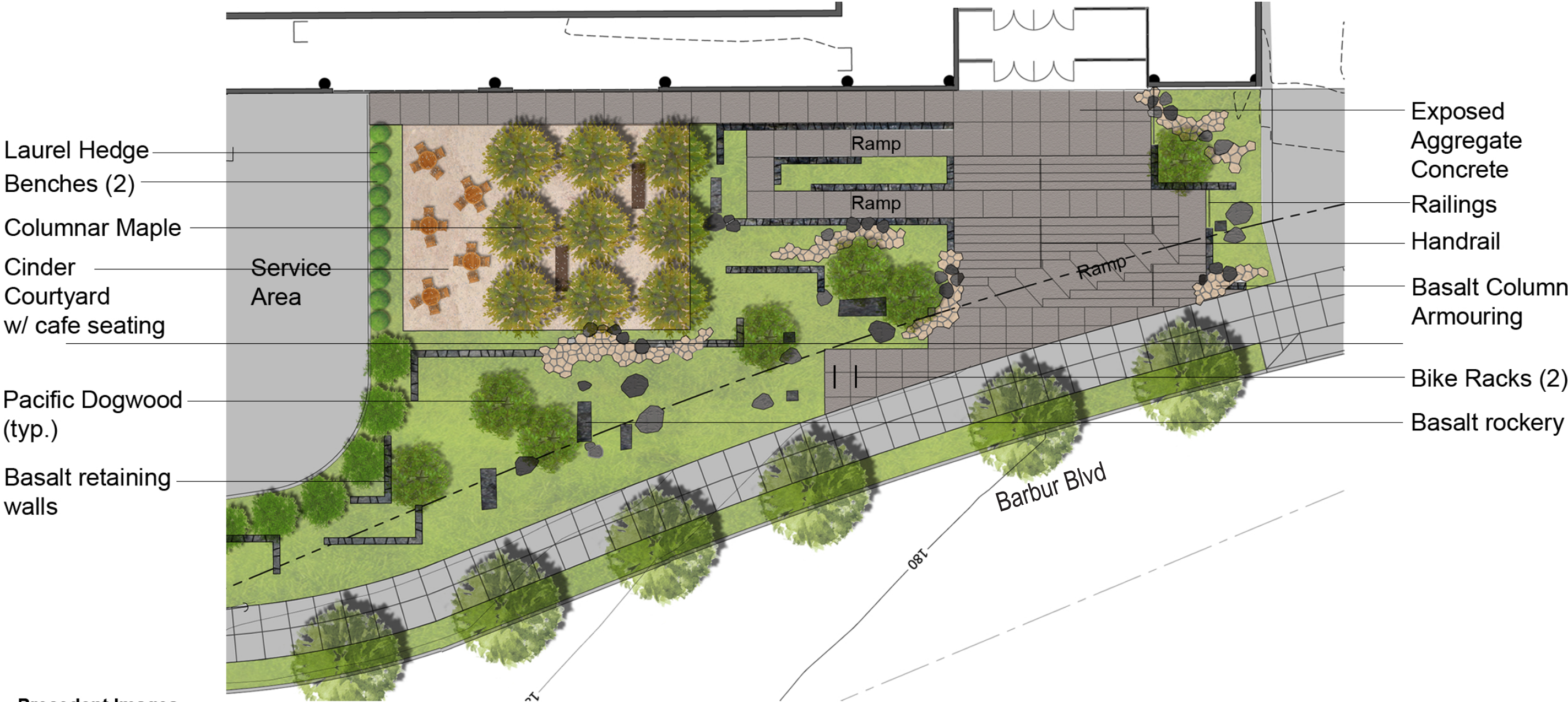




Site Plan

The Site





Precedent Images



Basalt rockery



Urban Prairie



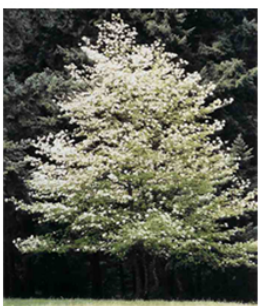
Basalt Column Armouring



Columnar Maple



Basalt walls

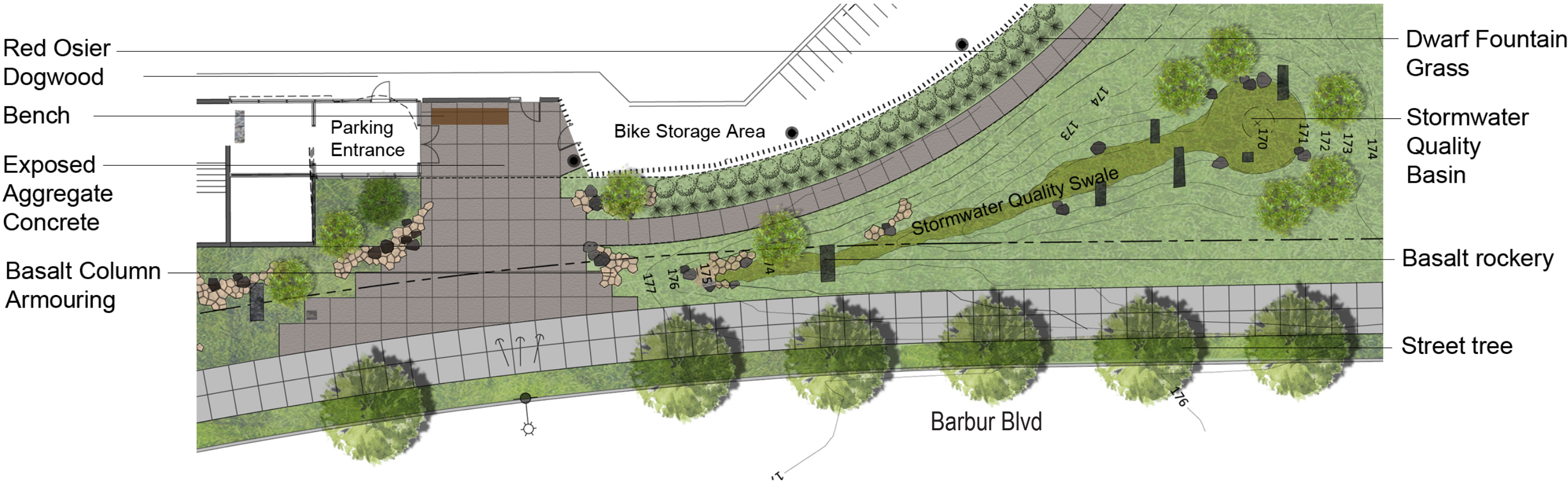


Pacific Dogwood



Cinder Courtyard





Precedent Images



Exposed Aggregate Concrete



Repurposed Timber Bench



Basalt Column Armouring



Red Osier Dogwood



Stormwater Quality Swale



Little Leaf Linden



Precedent Images



Dwarf Fountain Grass



Korean Stewartia



Urban Prairie



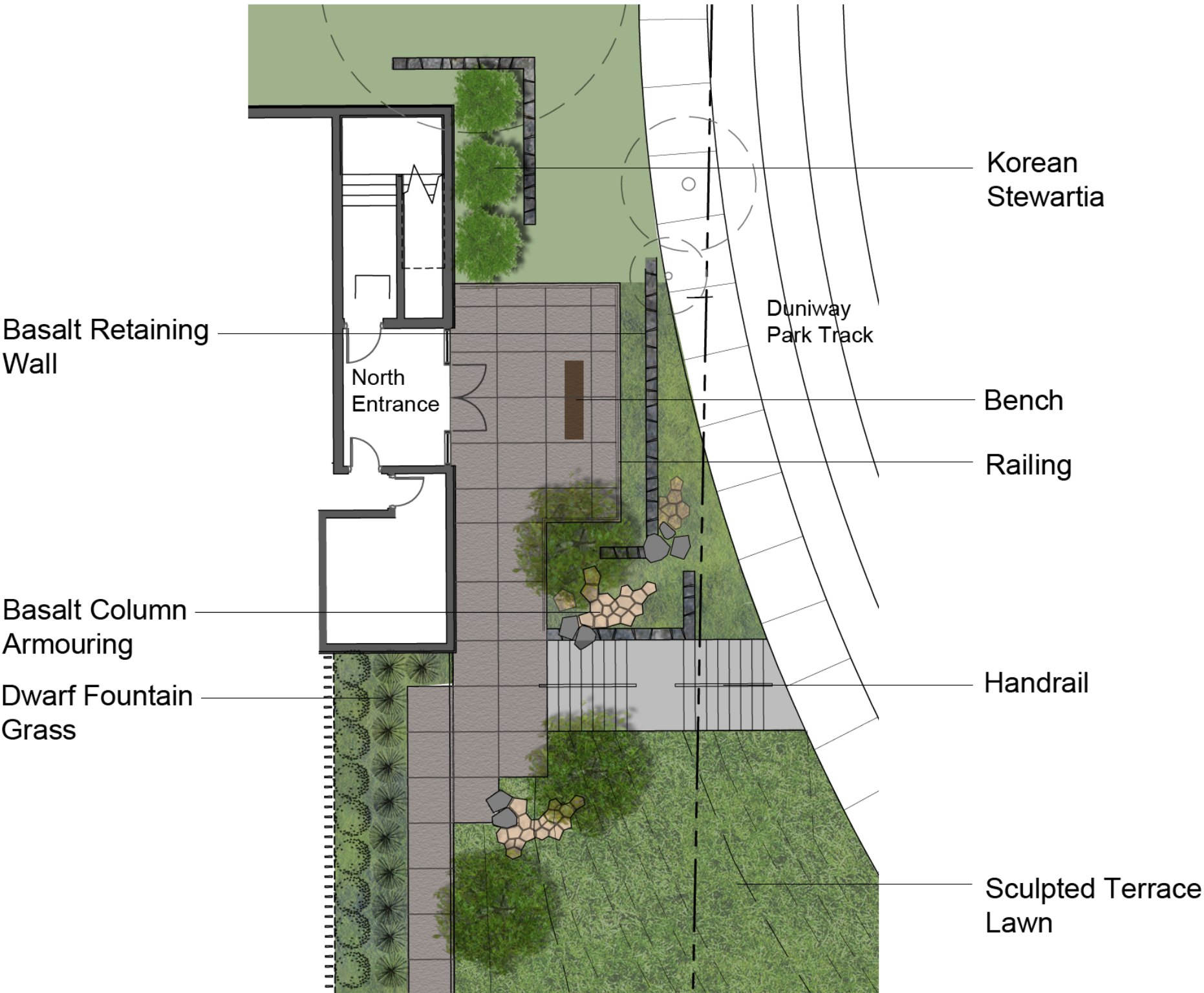
Basalt Column Armouring



Sculpted Terrace Lawn



Basalt Retaining Walls





Landscape Materials



Concrete Paving



Exposed Aggregate Concrete



Basalt Columns



Basalt Retaining Walls



Repurposed Timber Bench



Bike Rack

Landscape Plants



Sword Fern



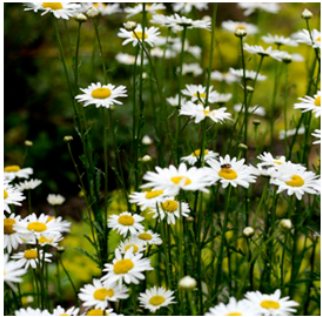
Hakone Grass



Munstead Lavender



Red Osier Dogwood'



Daisies



Dwarf Fountain Grass



Laurel Hedge

Trees



Little Leaf Linden



Pacific Dogwood



Armstrong Maple



Korean Stewertia

Precedent Images



Sculpted Landforms



Stormwater Quality Swale and Basin



Basalt Column Armouring



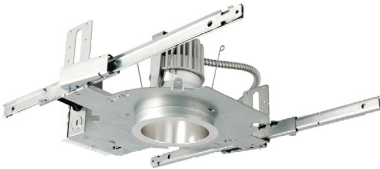
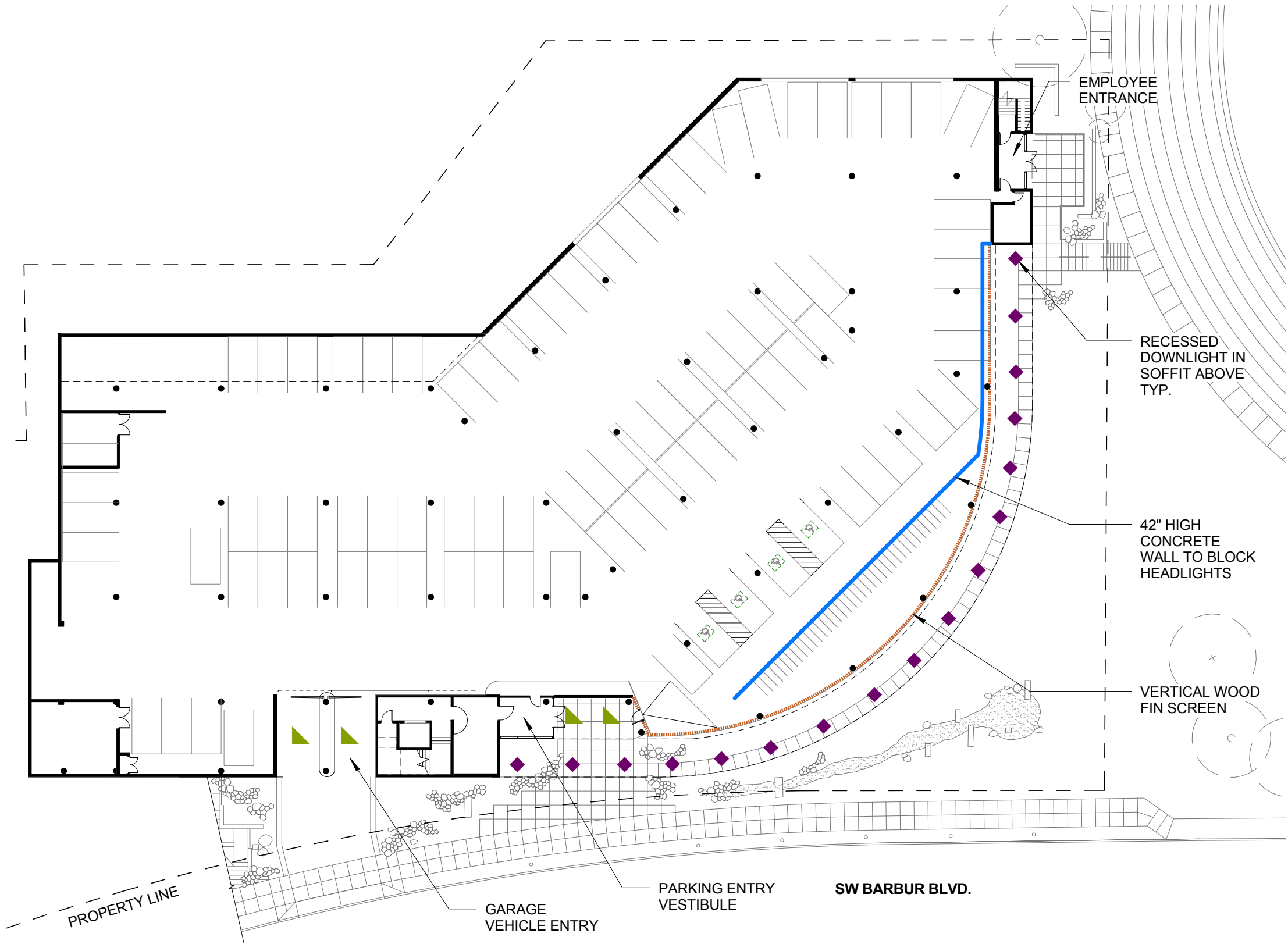
Cinder Courtyard with tree canopy



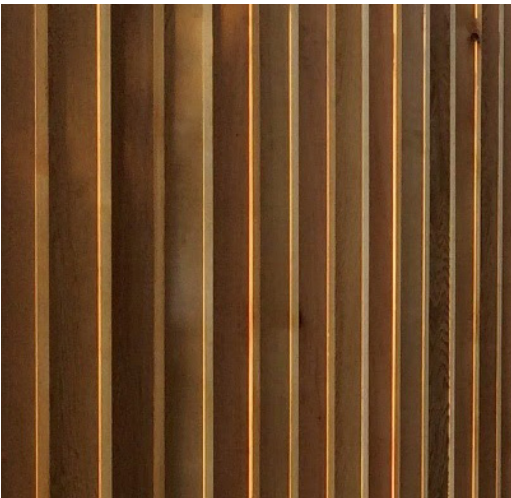
Urban Prairie



LIGHTING



-  New Recessed Downlight
-  Existing Recessed Downlight
-  42" Concrete Wall
-  Vertical Wood Fin Screen



Vertical Wood Fin Screen

**STREET LEVEL ENTRIES**



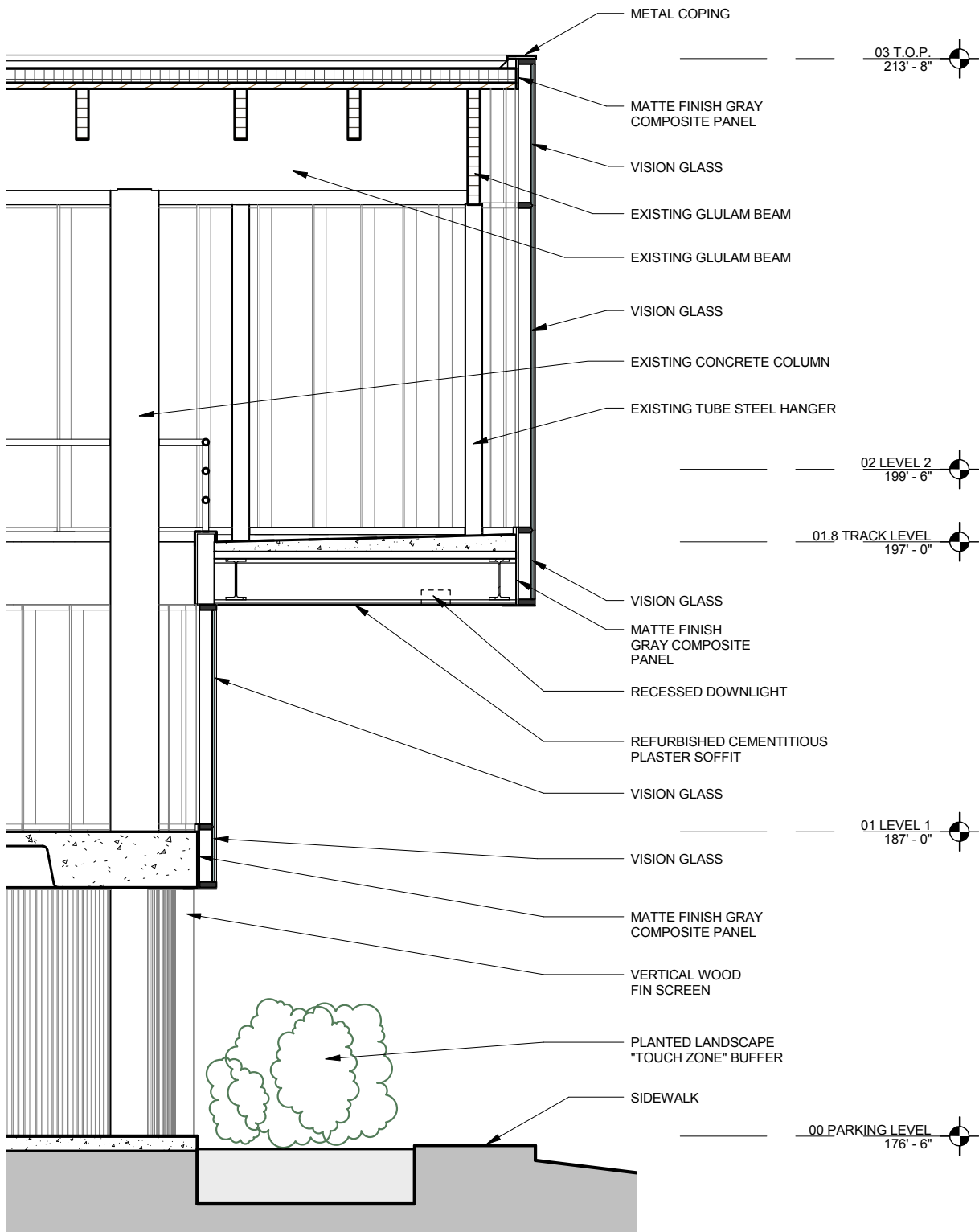


Main Entry - View From Sidewalk Looking Northwest

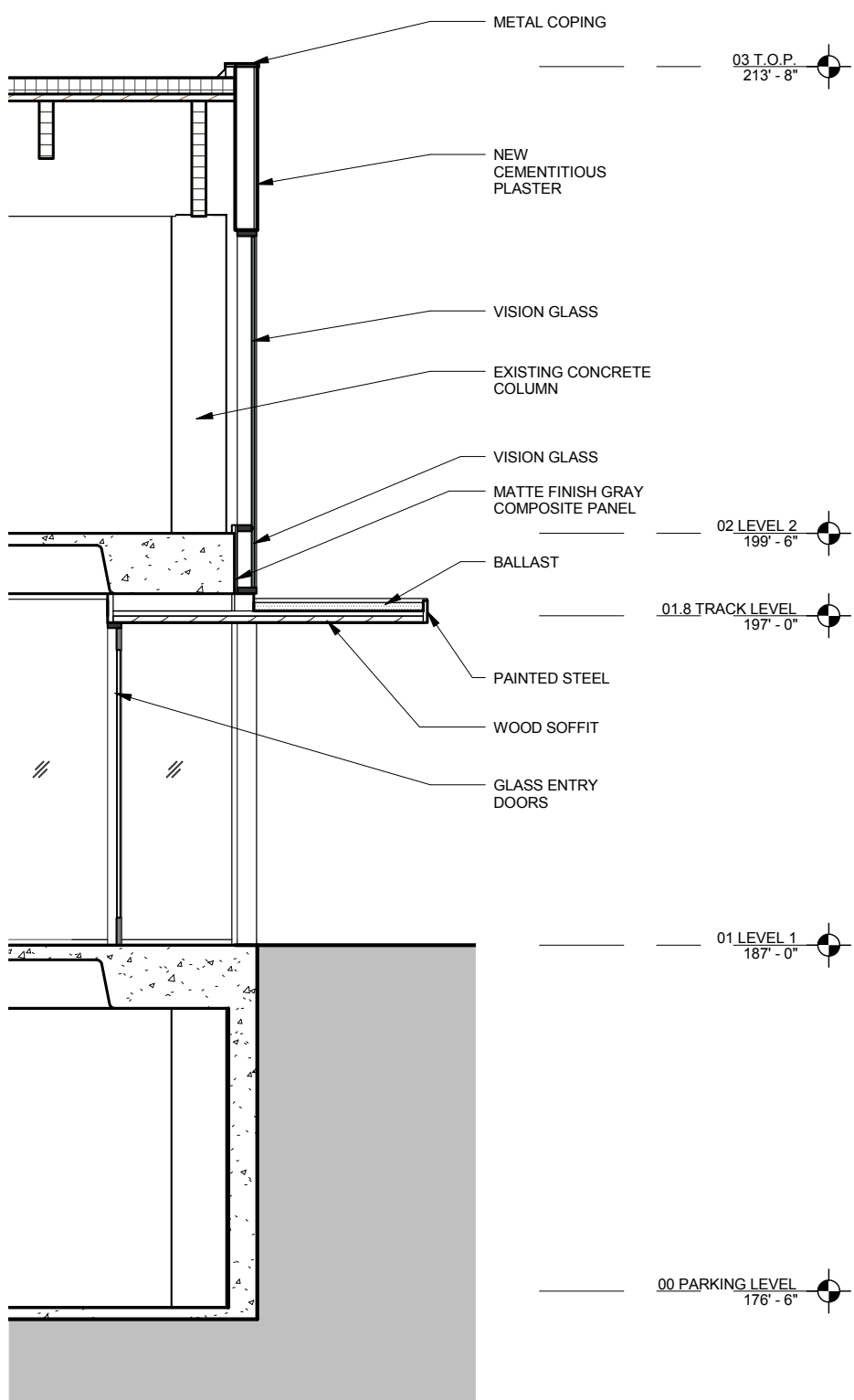


Lower Entry Level - View From Barbur Blvd Looking Southwest

WALL SECTIONS



WALL SECTION A - Section Through Running Track - 3/16" = 1'-0"



WALL SECTION B - Section Through Main Entry Canopy - 3/16" = 1'-0"

**MODIFICATIONS**



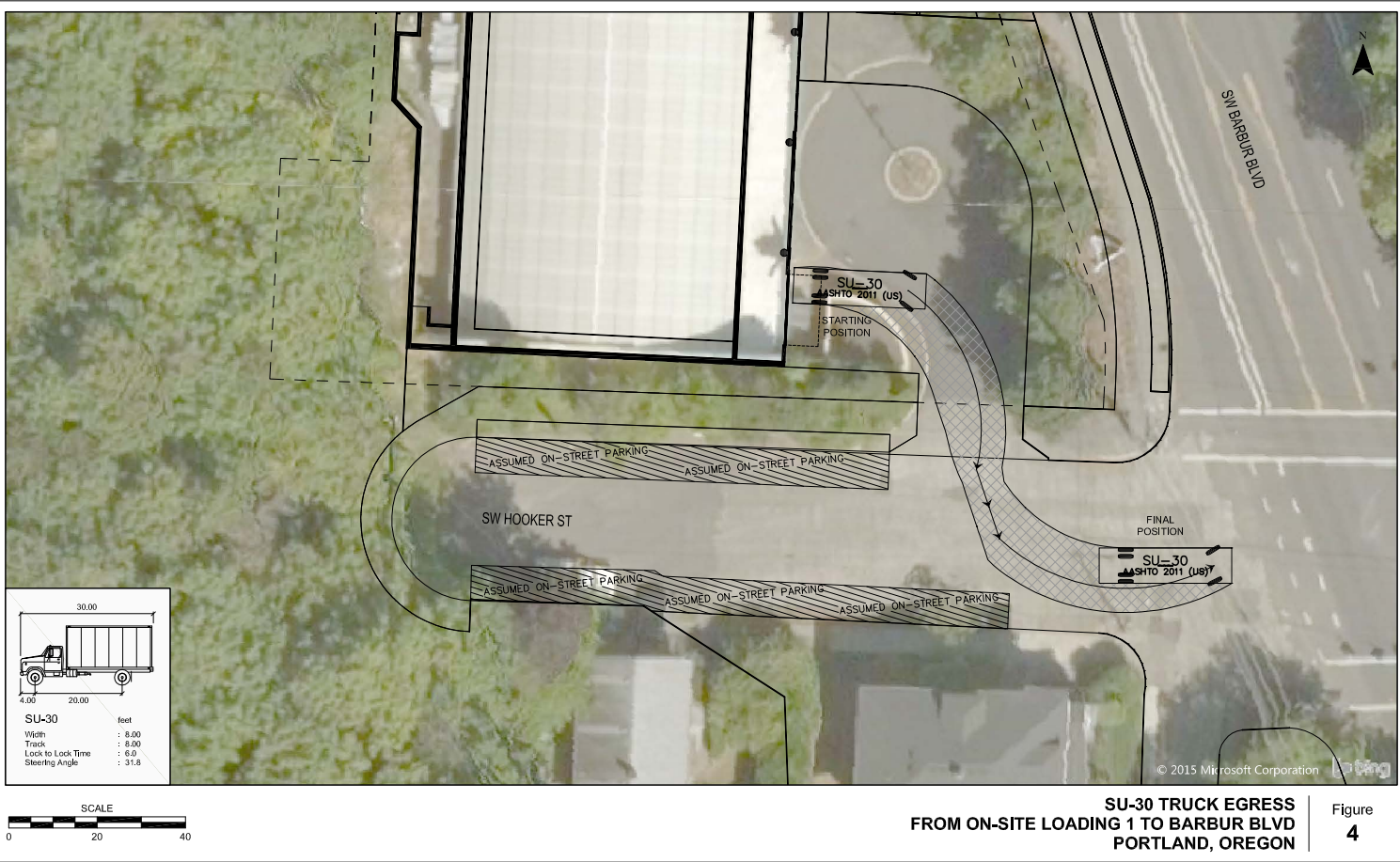
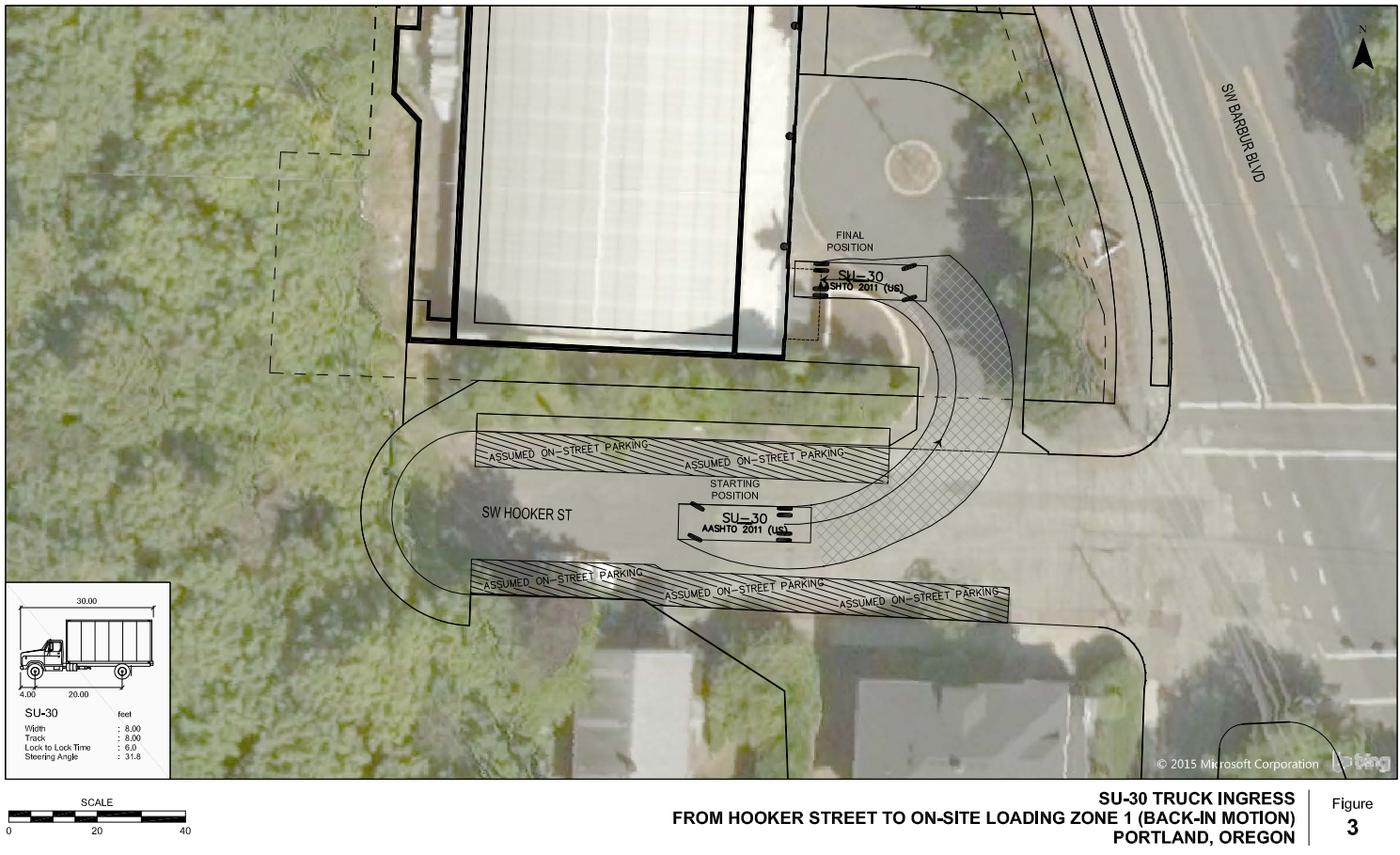
RUN OUR DREAM, LLC.  
boora

MODIFICATIONS:

33.266.310 -Loading Standards

Forward Motion: The existing relationship between the building, curb cut at SW Hooker St, and adjacent intersection at SW Barbur, along with the slope of the site is configured in such a way that it is not physically feasible to enter and exit the loading area in a forward motion. Additional turning radius studies can be provided upon request.

Per our PBOT meeting on 9/3/15, because SW Hooker Street is a dead-end, a modification allowing vehicles to back into the site off SW Hooker St is an approvable modification request.



Forward Motion for (1) SU-30 Truck on site

Modifications



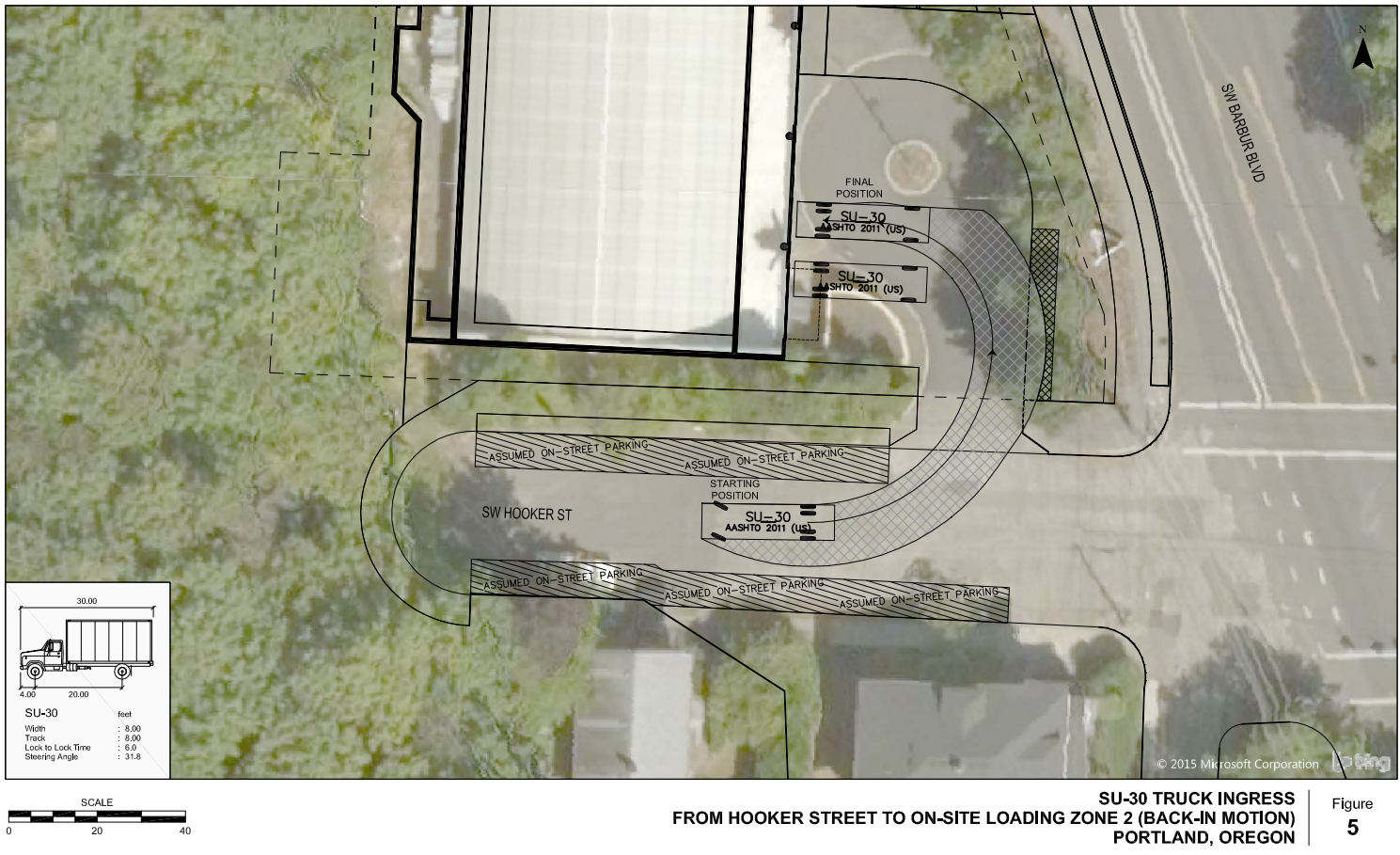
RUN OUR DREAM, LLC.  
boora

MODIFICATIONS:

33.266.310 -Loading Standards

Forward Motion: The existing relationship between the building, curb cut at SW Hooker St, and adjacent intersection at SW Barbur, along with the slope of the site is configured in such a way that it is not physically feasible to enter and exit the loading area in a forward motion. Additional turning radius studies can be provided upon request.

Per our PBOT meeting on 9/3/15, because SW Hooker Street is a dead-end, a modification allowing vehicles to back into the site off SW Hooker St is an approvable modification request.



Forward Motion for (2) SU-30 Trucks on site

Modifications

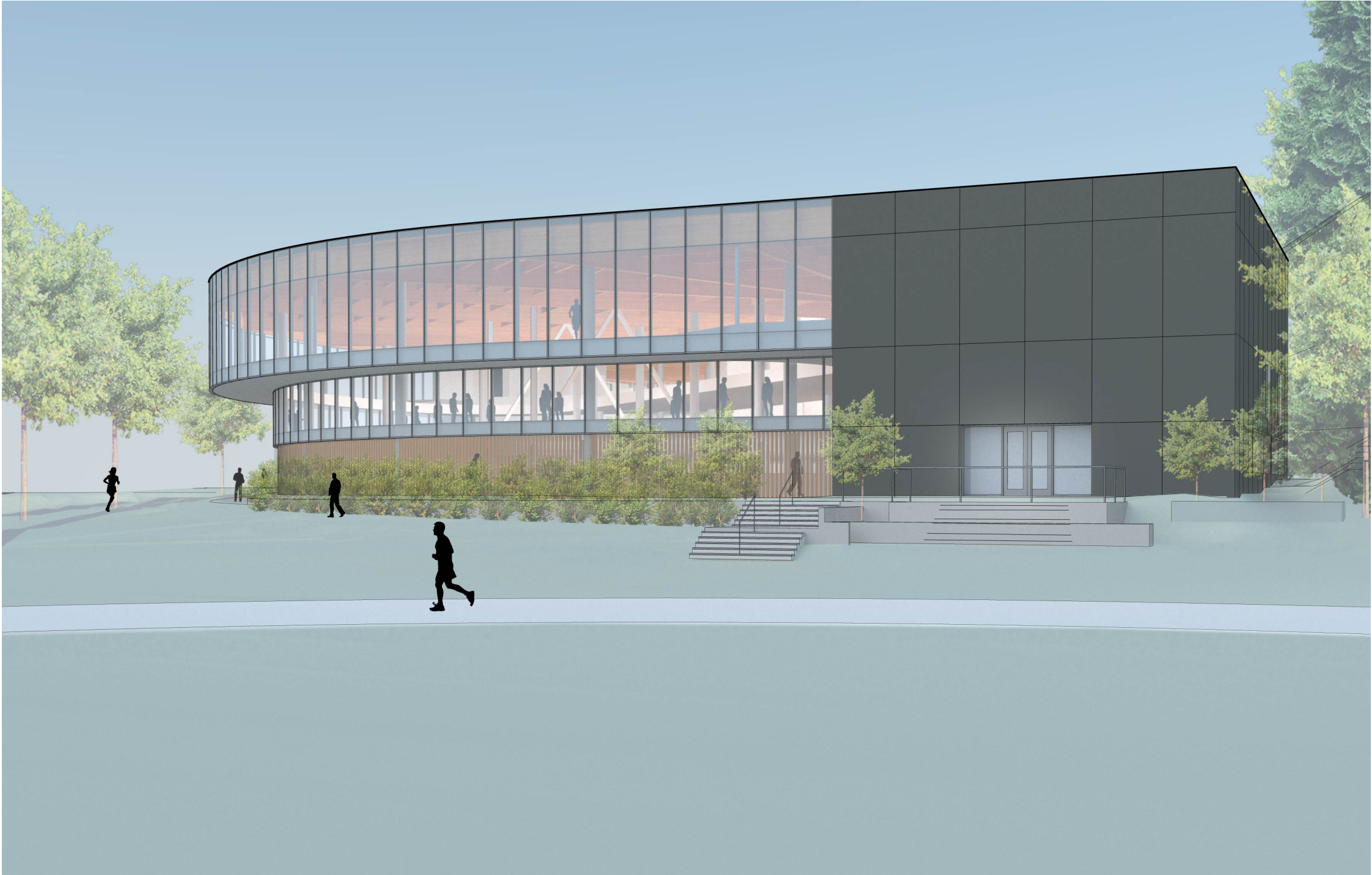
RENDERINGS





Night View from Duniway Park





Perspective from Duniway Park





View from Barbur Blvd. Travelling North





View from Barbur Blvd. Travelling South