



PERSPECTIVE FROM N. WILLIAMS AVE AT N. COOK ST

SITE INFORMATION:

BASE ZONE: RX, HIGH DENSITY MULTI-DWELLING
 OVERLAY: D, DOWNTOWN RESIDENTIAL
 ALBINA COMMUNITY PLAN DISTRICT
 LAND USE PROCESS: TYPE II, PER TABLE 825-1

QTR SECTION: 2730
 TAX ROLL: WILLIAMS AVE ADD, BLOCK 3, LOT 1&2
 PROPERTY ID: R308607
 STATE ID: 1N1E27AB 11100

LAND AREA PER SURVEY: 16,293 SF, PRIOR TO DEDICATION
 MAX HEIGHT PER ZONING: 100 FT
 MIN SETBACKS: 0 FT
 MAX FAR PER ZONING: 4 TO 1,
 ALLOWABLE AREA PER FAR: 65,172
 PROPOSED BUILDING FLOOR AREA (ABOVE GRADE): 65,172

NUMBER OF UNITS: 73
 PARKING REQUIRED: $73 \times .33 = 25$
 PARKING PROVIDED: 19
 MOTORCYCLE PARKING PROVIDED 4 (1 parking stall reduction)
 LONG TERM BICYCLE PARKING REQUIRED: 108
 ($1.1 \times 73 = 81 + 2$ commercial + 5×5 parking reduction = 108)
 (67 IN BIKE ROOM, 41 IN RESIDENTIAL UNITS)
 LONG TERM BICYCLE PARKING PROVIDED: 113
 SHORT TERM BICYCLE PARKING REQUIRED: 6
 SHORT TERM BICYCLE PARKING PROVIDED: 0

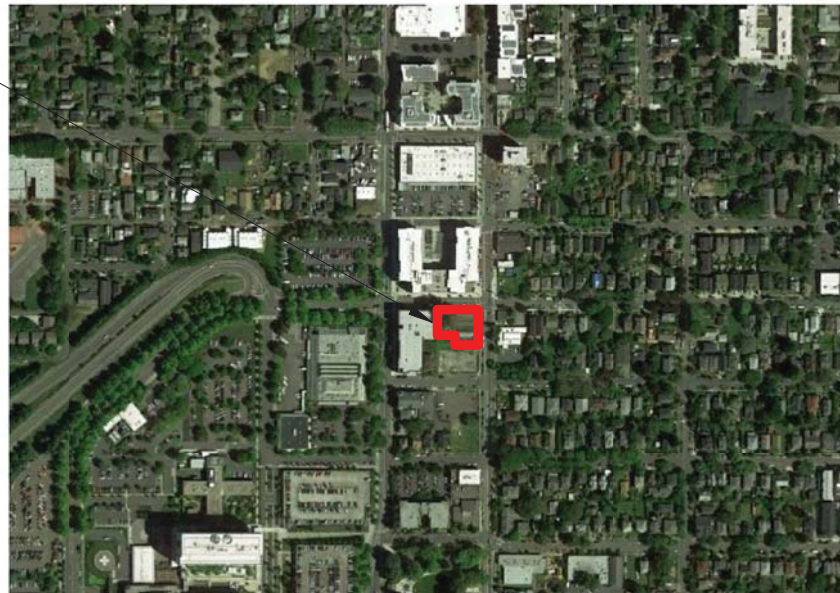
TEAM:

OWNER/DEVELOPER:
 DEBORAH D. PARKER
 PO BOX 861441
 LOS ANGELES, CA 90086-1441

ARCHITECT OF RECORD:
 WILLIAM WILSON ARCHITECTS
 CONTACT: JENNIFER NYE
 (503) 223-6693 EXT. 216
 1022 SW SALMON STREET, SUITE 350
 PORTLAND, OR 97205

ARCHITECT:
 KENNETH MOHOLT-SIEBERT ARCHITECT
 (503) 227-0321
 PO BOX 4690
 SANTA ROSA, CA 95402

SITE

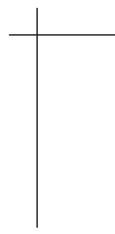


VICINITY MAP



SITE MAP









FUSED BAMBOO SIDING (DASSO XTR)
 STEEL TUBING POWDER COATED CANOPY
 HIGH DENSITY CEMENT BOARD
 LIGHT COLOR CLADDING ATTACHED TO METAL DECK

GUTTER DOWN SPOUT / STORM DRAINAGE PIPE
 SURFACE MOUNT DOWN LIGHT FIXTURE TYPE L-4

UP AND DOWN LIGHT FIXTURE TYPE L-1

CALL BOX
 ADA DOOR PUSH BUTTON

FUSED BAMBOO SIDING
 FUSED BAMBOO DECKING BENCH

SMOOTH FINISHED CONCRETE

STOREFRONT DOOR AND SIDELIT

WATER FEATURE TOP BASIN
 BLACK SPLIT BASALT STONE CHISELED



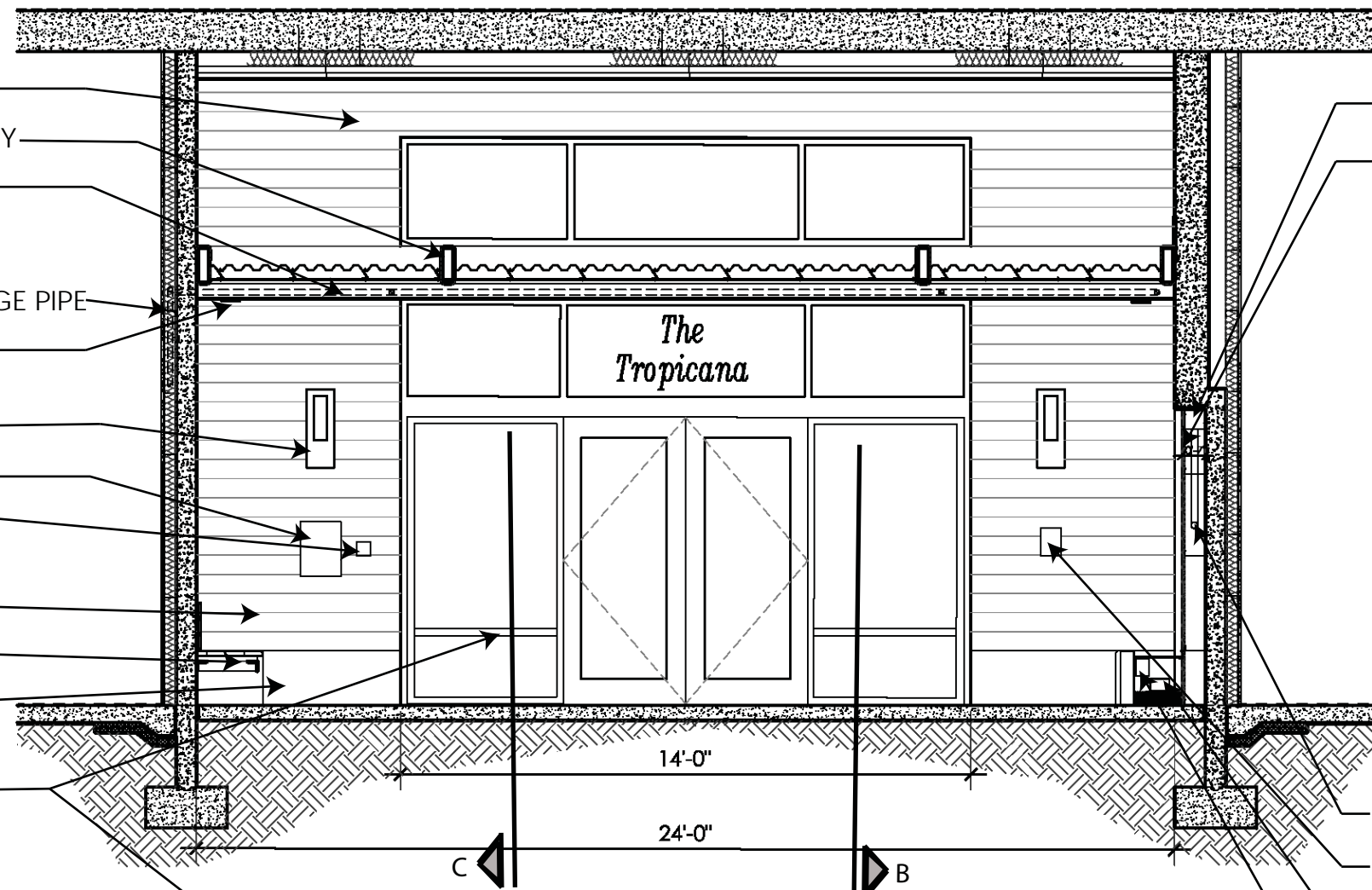
FUSED BAMBOO SIDING (DASSO XTR)

WATER FEATURE PIPING
 KNOX BOX

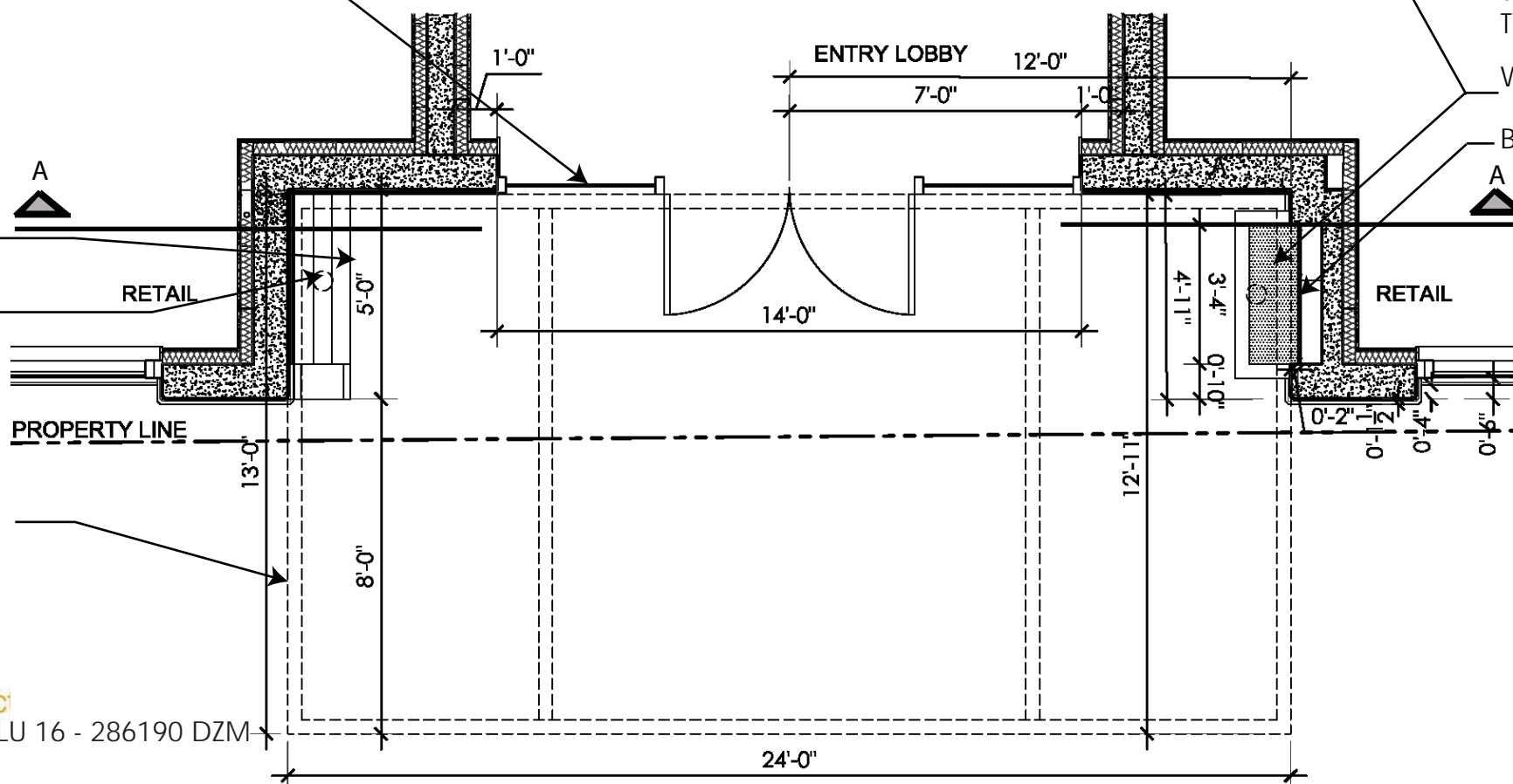
SUBMERGED UP LIGHT FIXTURE TYPE L-3 IN WATER FEATURE

WALL WATER FEATURE LOWER BASIN

BLACK SPLIT BASALT STONE CHISELED



SECTION A-A



FUSED BAMBOO DECKING BENCH
 SURFACE MOUNT DOWN LIGHT FIXTURE TYPE L-4 OVERHEAD

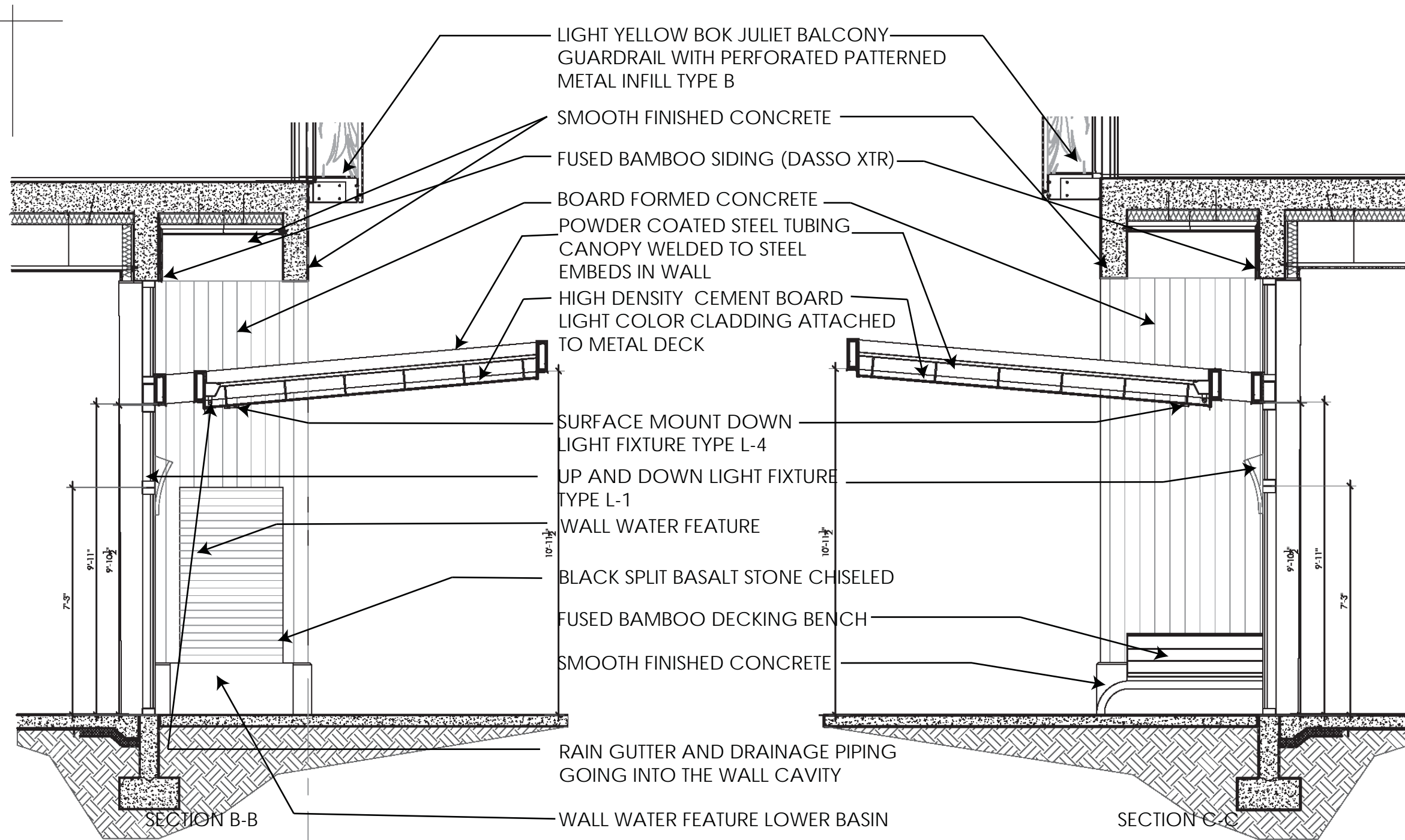
STEEL TUBING POWDER COATED CANOPY OVERHEAD



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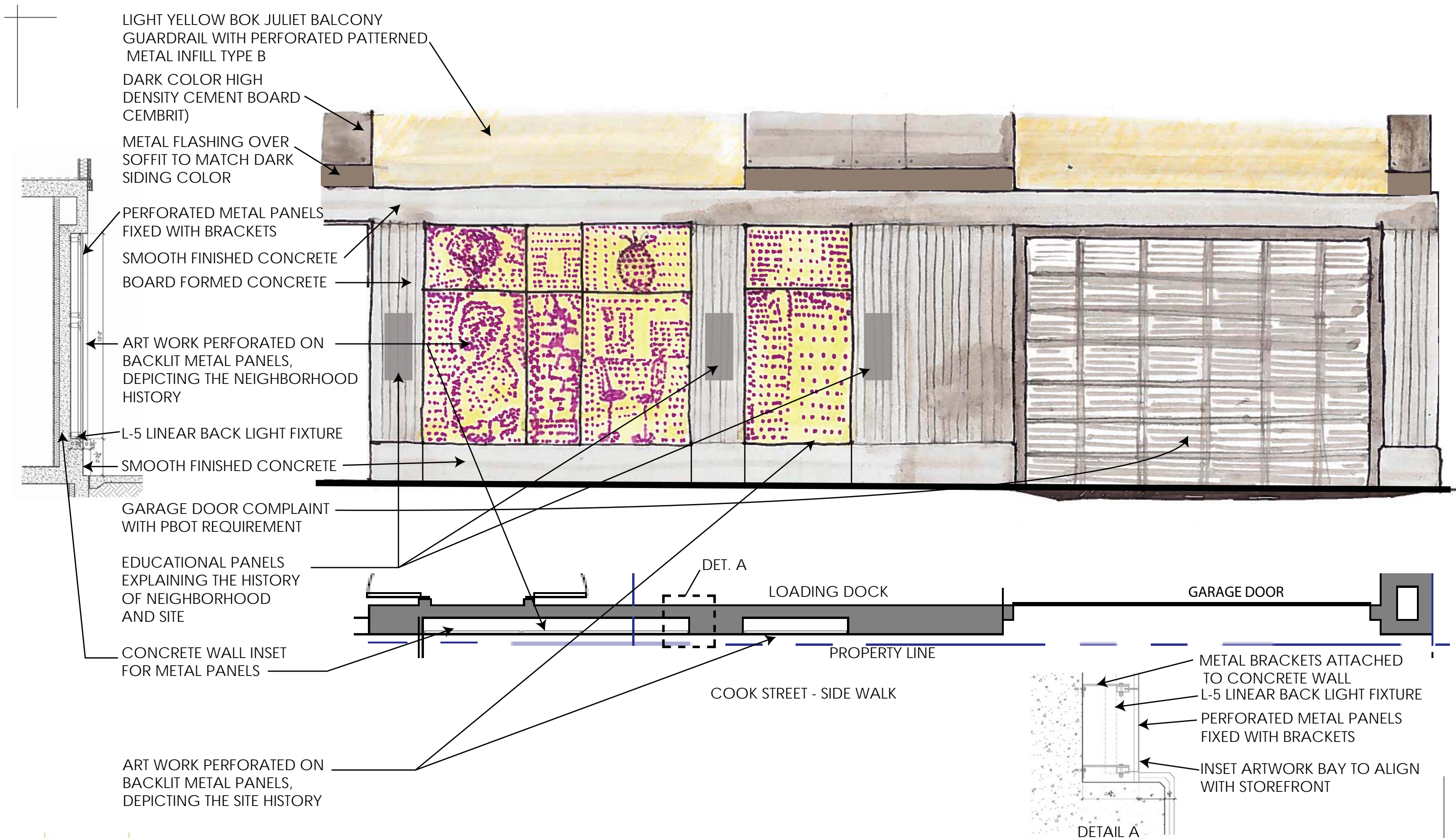
SCALE 1/4" = 1'-0"

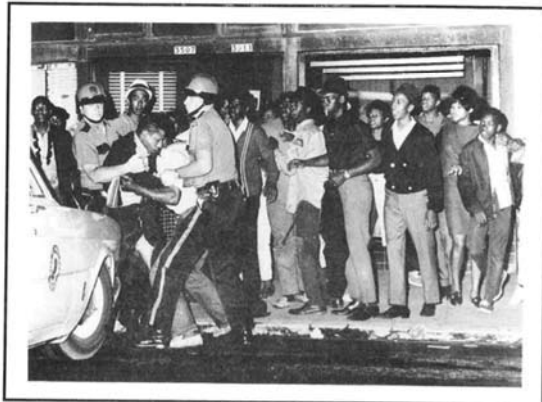
ENTRY
 EX 20



WATER FEATURE INSPIRATIONAL IMAGES







Fight on 3500 block of NE Union Avenue
July 15, 1966
(courtesy of OHS)



HONORING THE BLACK HISTORY OF WILLIAMS AVE.



Emanuel Hospital Protesters, 1972
(courtesy of OHS)



W.W. II Veterans at the Urban League meeting
regarding jobs and educational assistance (courtesy of OHS)



Williams Ave., c.1910



Williams Ave., c.1960s



N Williams Avenue and Russell Street, 1962
(courtesy of OHS)

DESIGN COMMISSION APPEAL
CASE NO. LU 16-286190
IN SUPPORT OF APPELLANT

Good Afternoon, Design Commission Review Board:

I would like to introduce myself and present my comments in a written form, as I am unable to attend today's hearing.

I'm Lula M. Parker, retired owner of Tropicana Restaurant, 3217 N. Williams Avenue. I owned and operated the restaurant for over 56 years until my retirement in 2013, due to medical issues. Currently, People's Pig leases the property and this arrangement has proved both successful; i.e., providing food and beverage, as well as a positive community atmosphere.

In the late '50s, Tropicana "Barbeque" was one of many African-American businesses that is reminiscent of a lifestyle and culture that no longer exists on the Williams Avenue Corridor. It was a good place to eat, laugh and talk about "politics" – whatever the subject, it was always "politics."

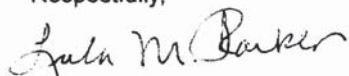
On North Williams Avenue, between North Fargo and North Cook, Tropicana remained open 24 hours a day and was surrounded by vibrant businesses, stacked very, very close together: Whitney's Grocery Store; Bop City Records; Fluffy's Shoe Shine Parlor; a real estate office; a large syndicated dry cleaners; Mr. Patton, Builder/Contractor and Nurnberg Scientific.

In 1967, Nurnberg Scientific suffered a devastating fire which destroyed many of the businesses north of the restaurant. As years past, businesses either changed hands and/or went out of business. Later, what was once the corner flagship location of Whitney's Grocery Store, it too was destroyed by fire. The grocery store had been converted to a pool hall in the '70s and above the pool hall concern was a rooming house. Due to a smoker's carelessness, the business was destroyed by fire.

Tropicana – now People's Pig – has remained the lone business occupying the entire block for many, many years. I have included several photographs as to Tropicana's "facelift" progression over the years. The latter photo is what Tropicana resembled upon my retirement – with the support of the Portland Development Commission's Storefront Program.

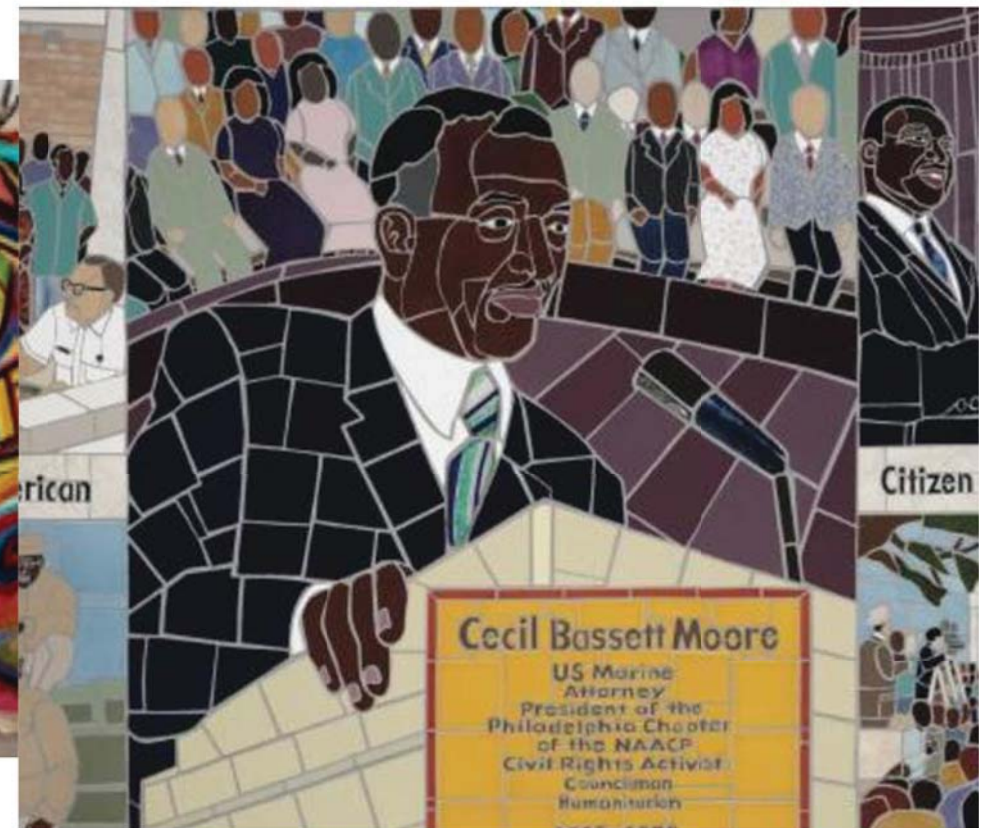
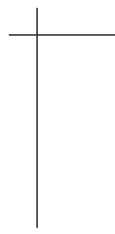
With these few brief comments I've shared, I hope you'll understand my passion and belief that the plans being submitted to build would offer, I believe, a positive extension of Tropicana, its legacy and speak volumes to what was once a very vibrant, proud and hard-working community that has contributed to the City's existence and, yet, will forever be remembered.

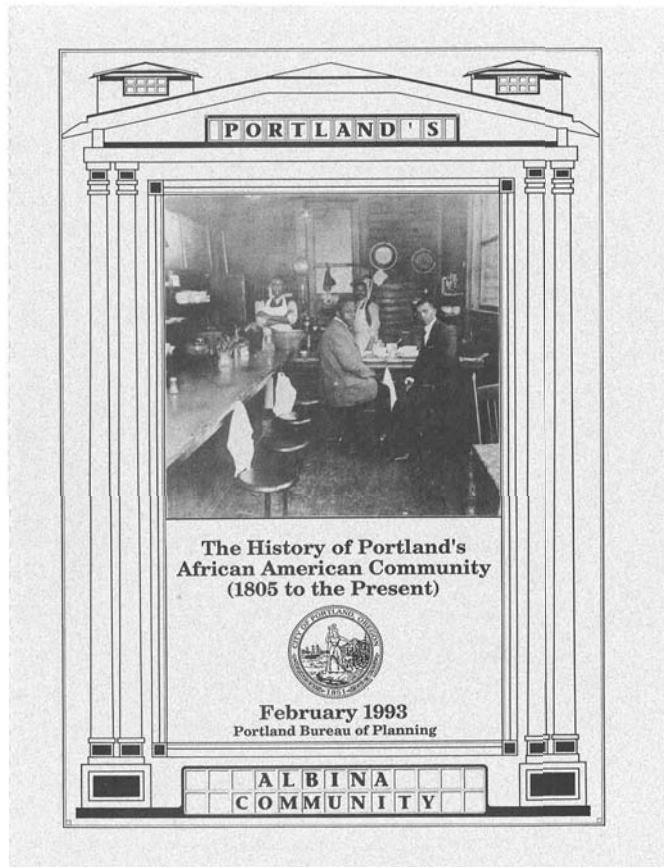
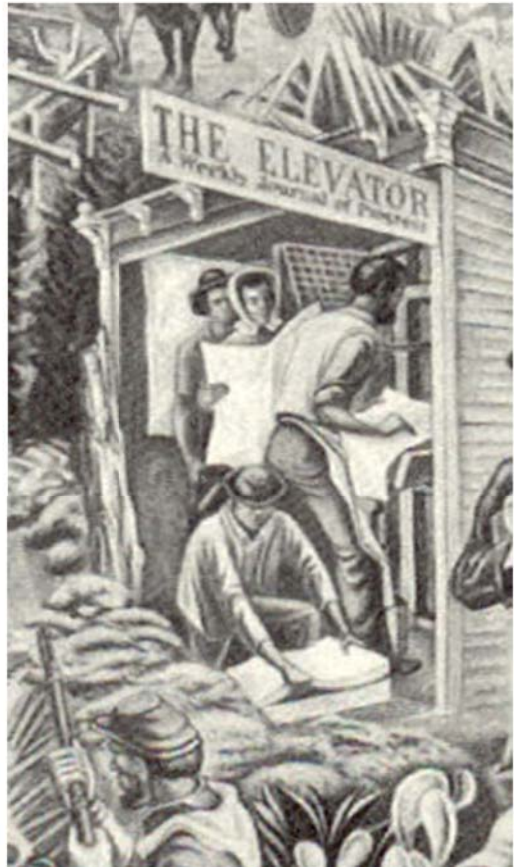
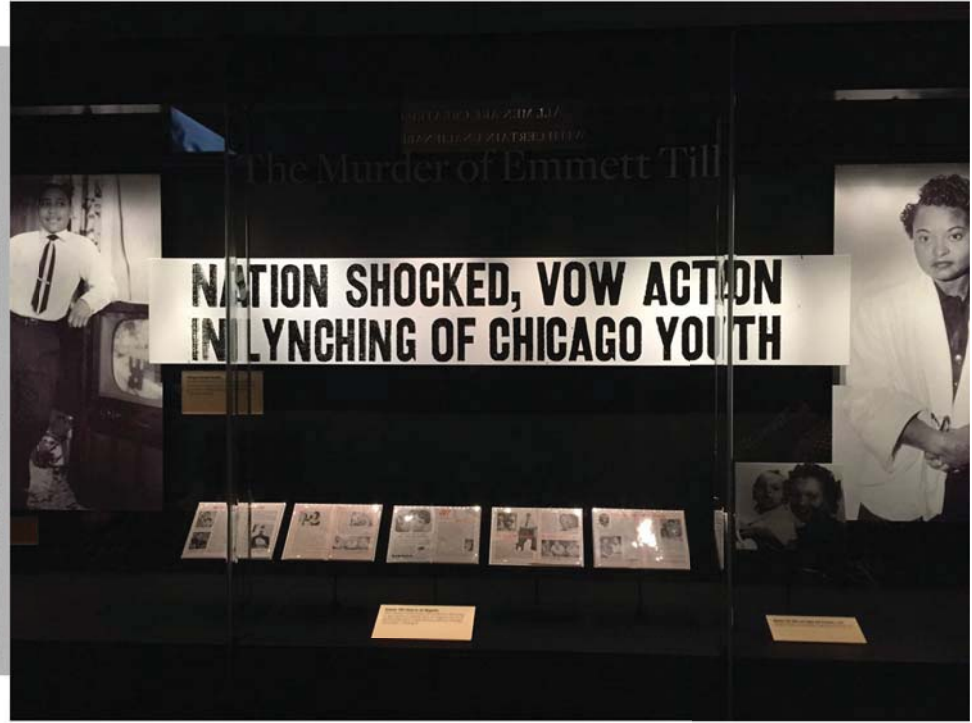
Respectfully,

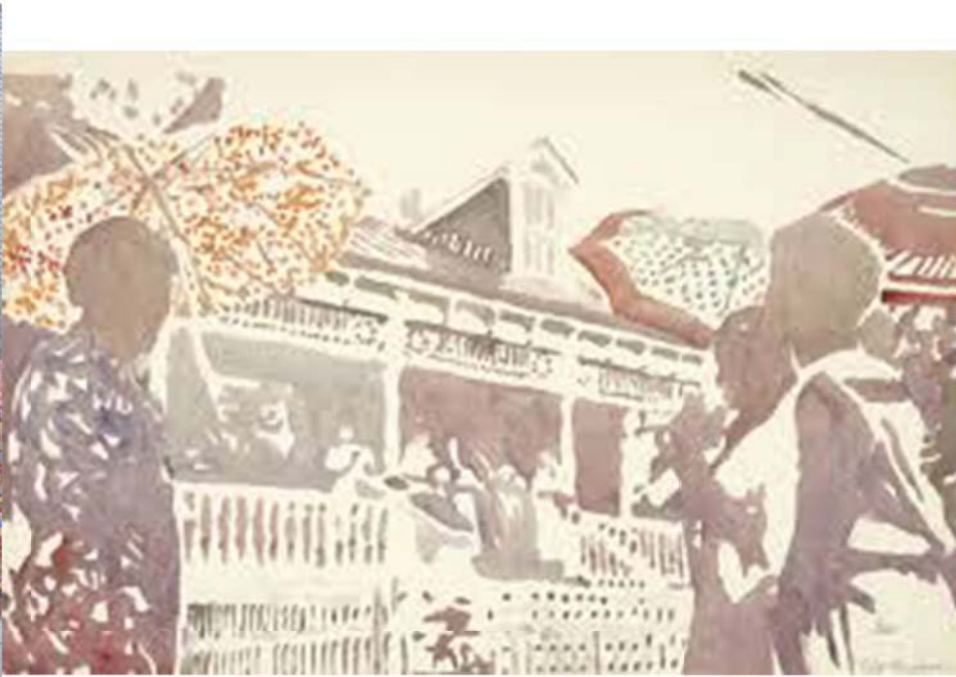


Lula M. Parker
May 17, 2018













N WILLIAMS (EAST ELEVATION)

EAST GROUND FLOOR WINDOWS

TOTAL WALL LENGTH	126'-5.5"
GLAZING LENGTH REQUIRED	63'-3"
GLAZING LENGTH PROPOSED	68'
% OF GLAZING LENGTH REQUIRED	50%
% OF GLAZING LENGTH PROPOSED	54%
TOTAL WALL AREA	1138
GLAZING AREA REQUIRED	284.5 SF
GLAZING AREA PROPOSED	502 SF
% OF GLAZING AREA REQUIRED	25%
% OF GLAZING AREA PROPOSED	44%

NORTH GROUND FLOOR WINDOWS

TOTAL WALL LENGTH	131'-10"	TOTAL WALL AREA	1186 SF
GLAZING LENGTH REQUIRED	65'-10"	GLAZING AREA REQUIRED	296.5 SF
GLAZING LENGTH PROPOSED	48'	GLAZING AREA PROPOSED	342.5 SF
% OF GLAZING LENGTH REQUIRED	50%	% OF GLAZING AREA REQUIRED	25%
% OF GLAZING LENGTH PROPOSED	36%	% OF GLAZING AREA PROPOSED	29%
DECORATIVE SCREEN LENGTH PROPOSED	21'	DECORATIVE SCREEN AREA PROPOSED	189 SF
% OF DECORATIVE SCREEN PROPOSED	16%	% OF DECORATIVE SCREEN PROPOSED	15.94%
TOTAL LENGTH	69' (52%)	TOTAL LENGTH	531 SF (44.8%)



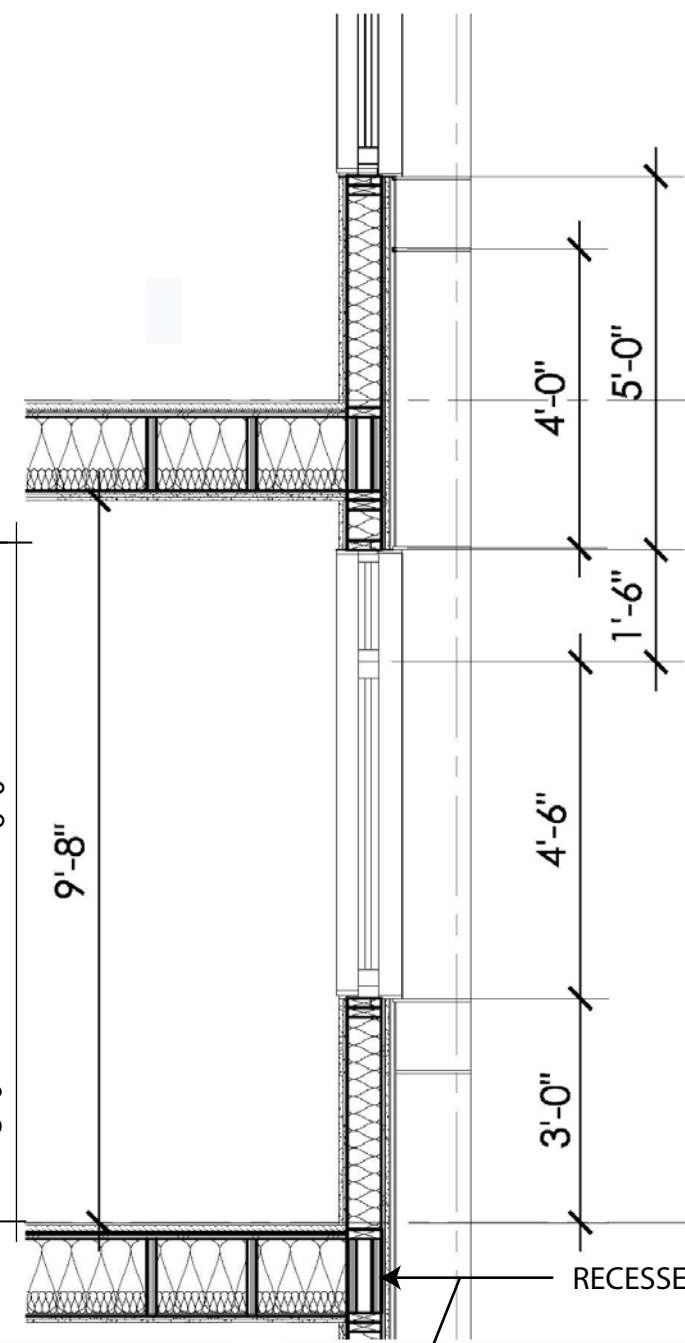
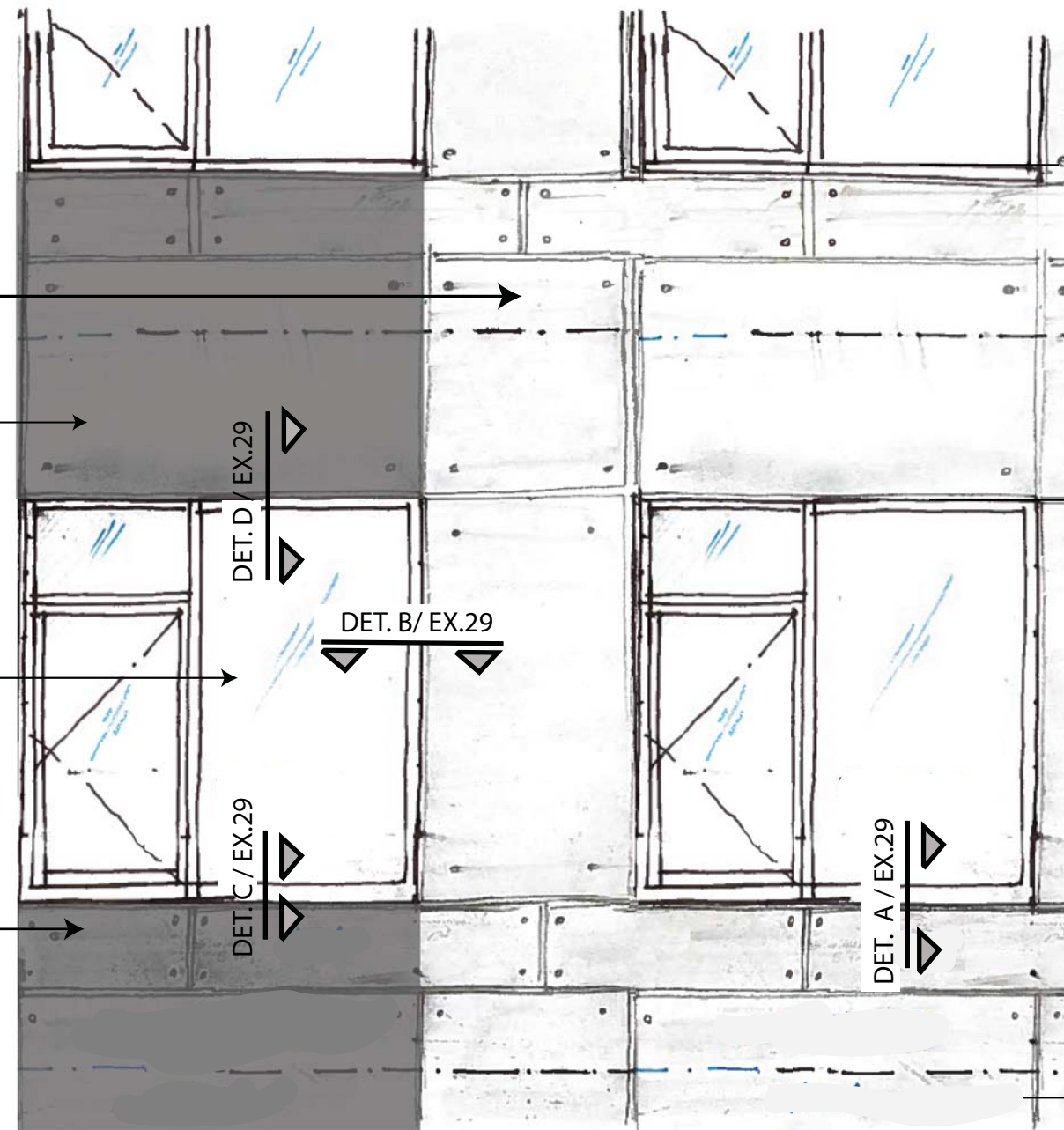
N COOK (NORTH ELEVATION)

LIGHT COLOR HIGH DENSITY CEMENT BOARD (CEMBRIT)

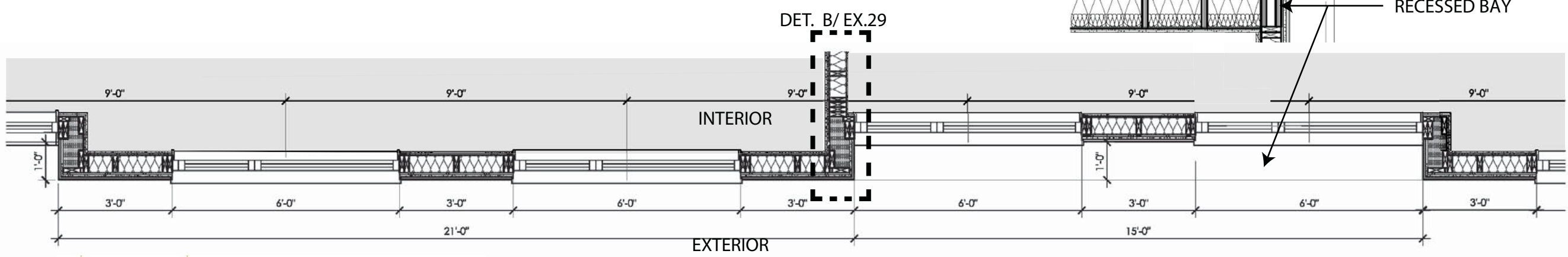
DARK COLOR HIGH DENSITY CEMENT BOARD (CEMBRIT)

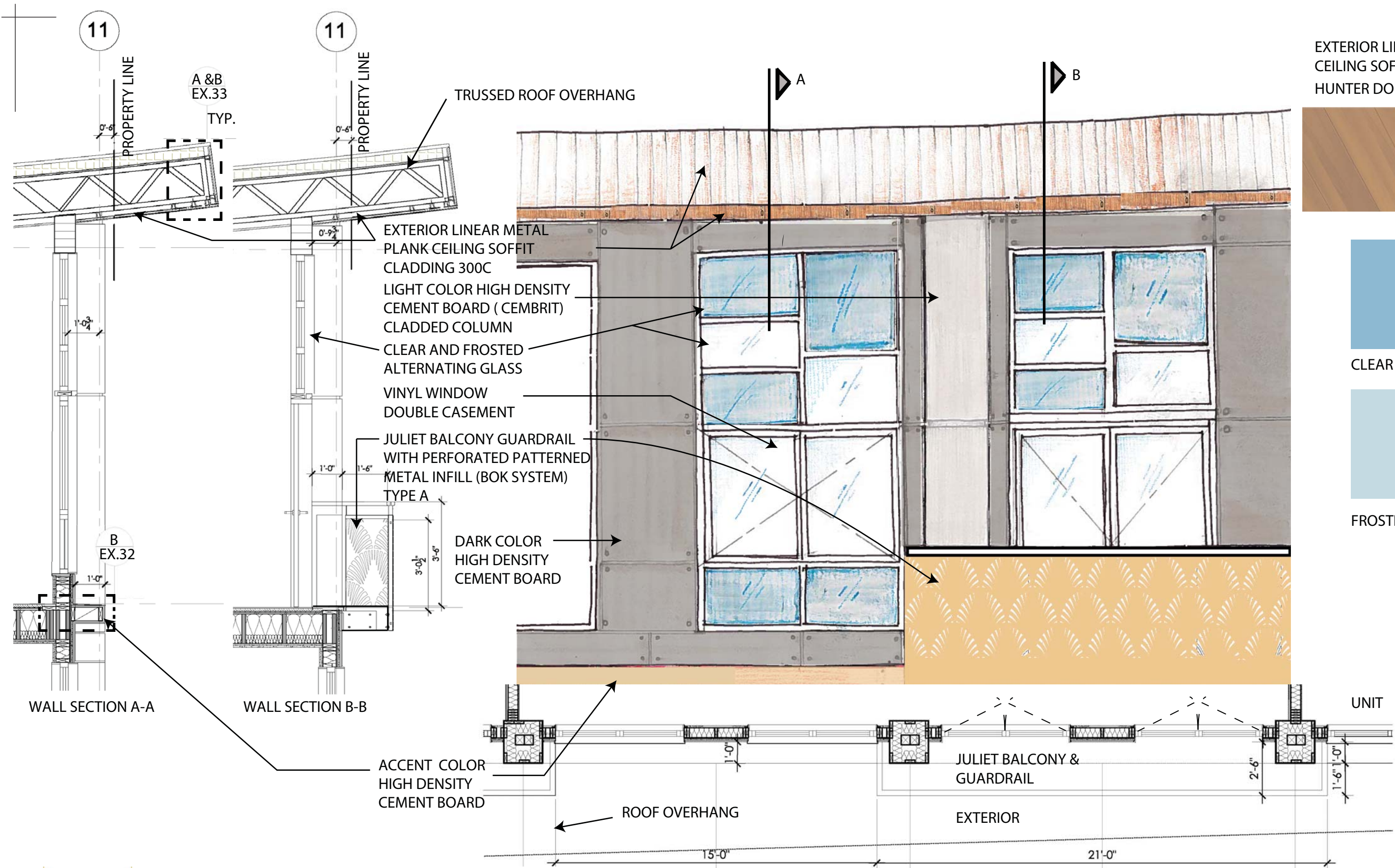
VINYL WINDOW 6'-0" X 6'-0", CASEMENT AND FIXED PICTURE FRAME

RECESSED BAY



HIGH DENSITY CEMENT BOARD (CEMBRIT)
LIGHT COLOR & DARK COLOR

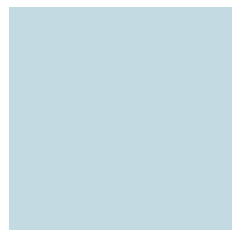




EXTERIOR LINEAR METAL PLANK
 CEILING SOFFIT CLADDING
 HUNTER DOUGLAS 300C



CLEAR GLASS

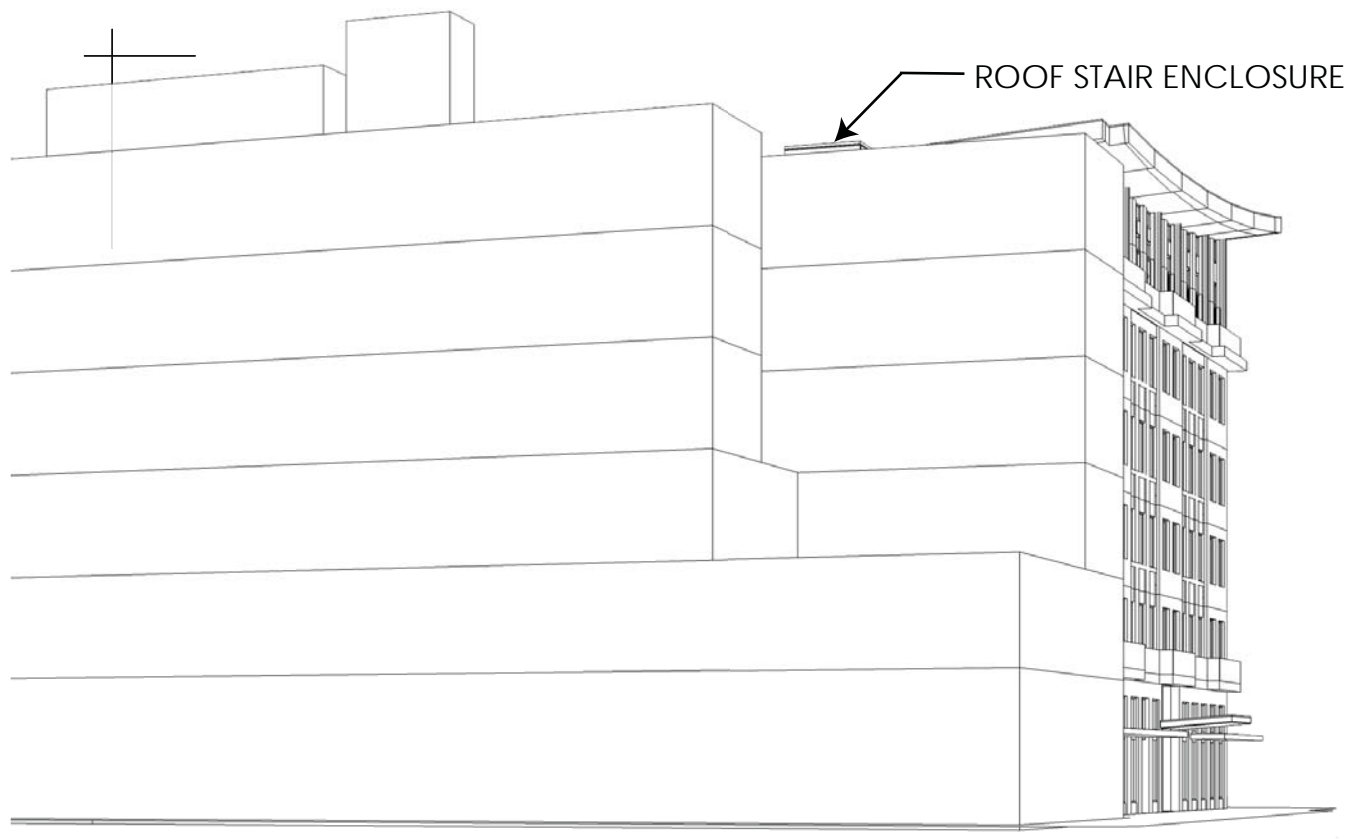


FROSTED GLASS

WALL SECTION A-A

WALL SECTION B-B

UNIT

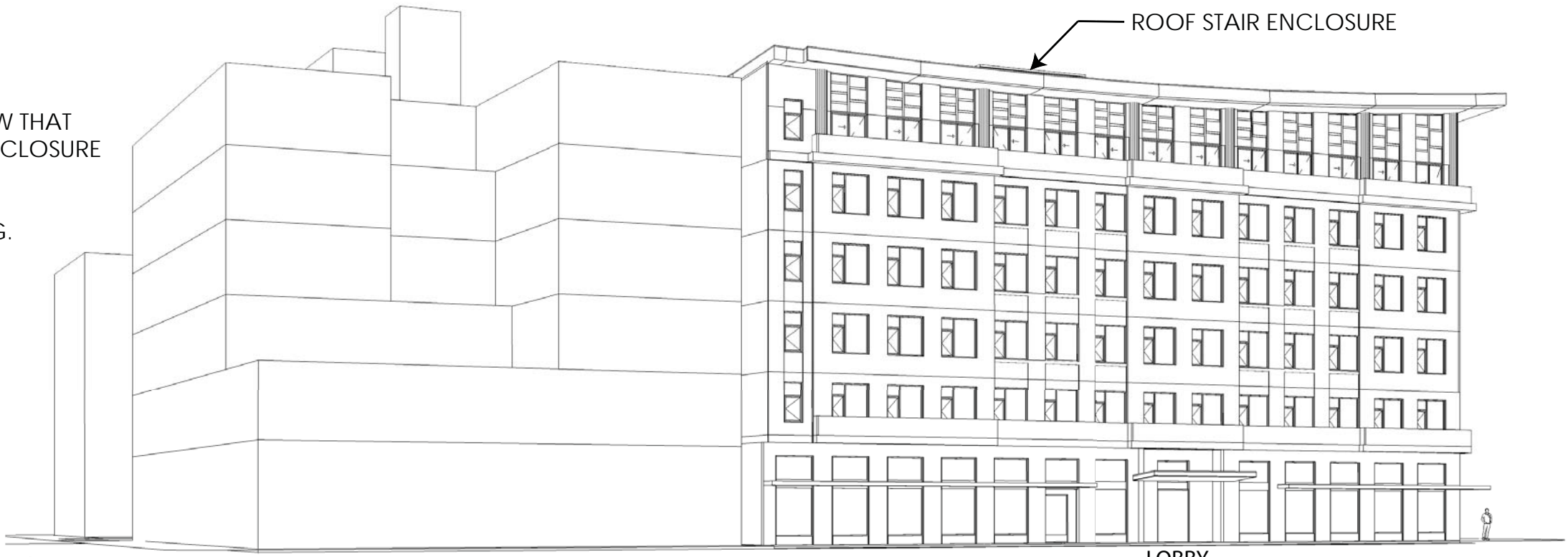


LOOKING FROM SOUTHEAST OF CORNER OF WILLIAMS AND MONROE



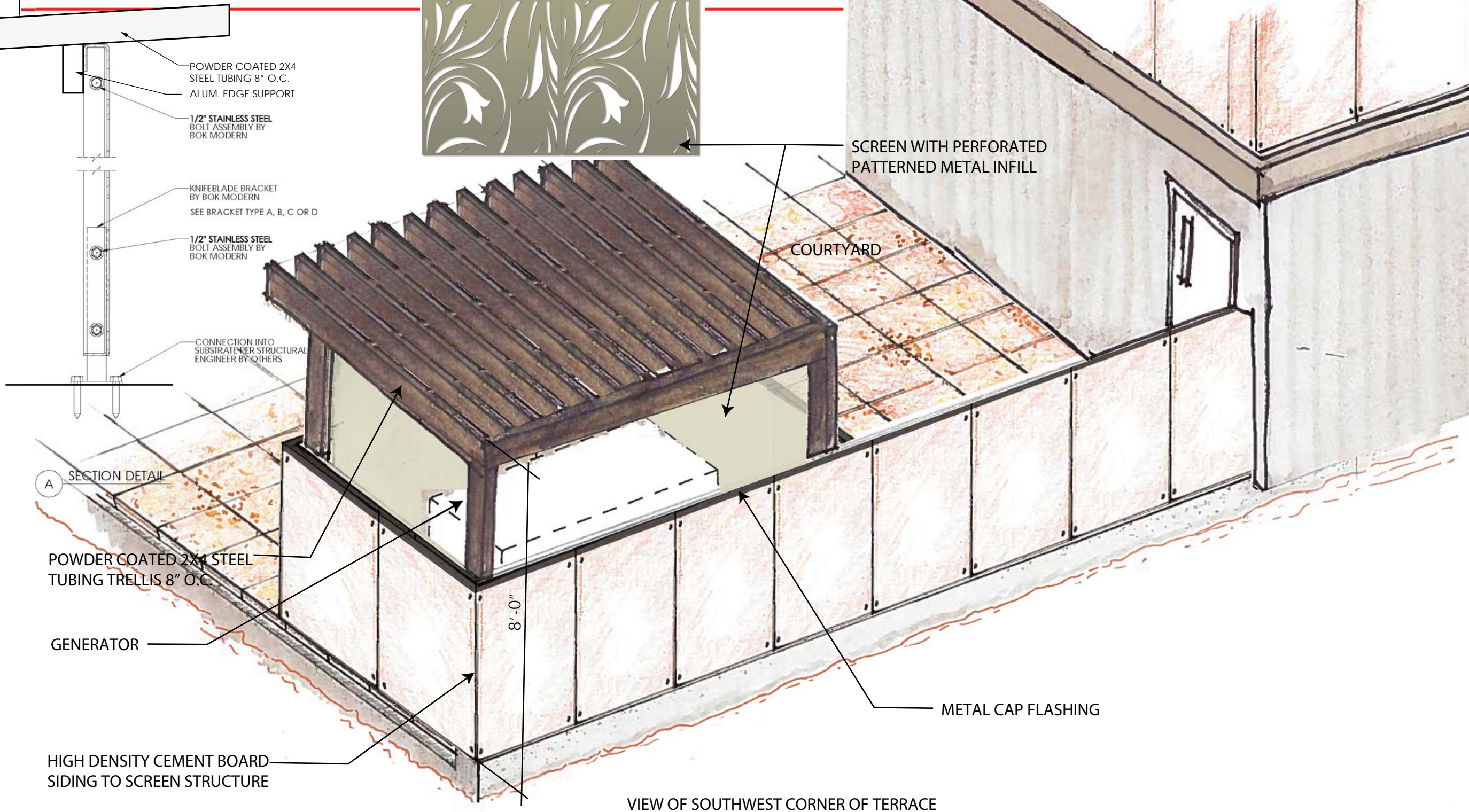
LOOKING FROM DOWN NE FARGO

THESE MASSING STUDY PERSPECTIVES SHOW THAT ONLY THE VERY TOP OF THE ROOF STAIR ENCLOSURE IS SEEN FROM OVER 300 FEET AWAY. MECHANICAL EQUIPMENT ON STREET FACING SIDE(S) WILL NOT NEED SCREENING. SEE ALSO ELEVATION DRAWINGS.

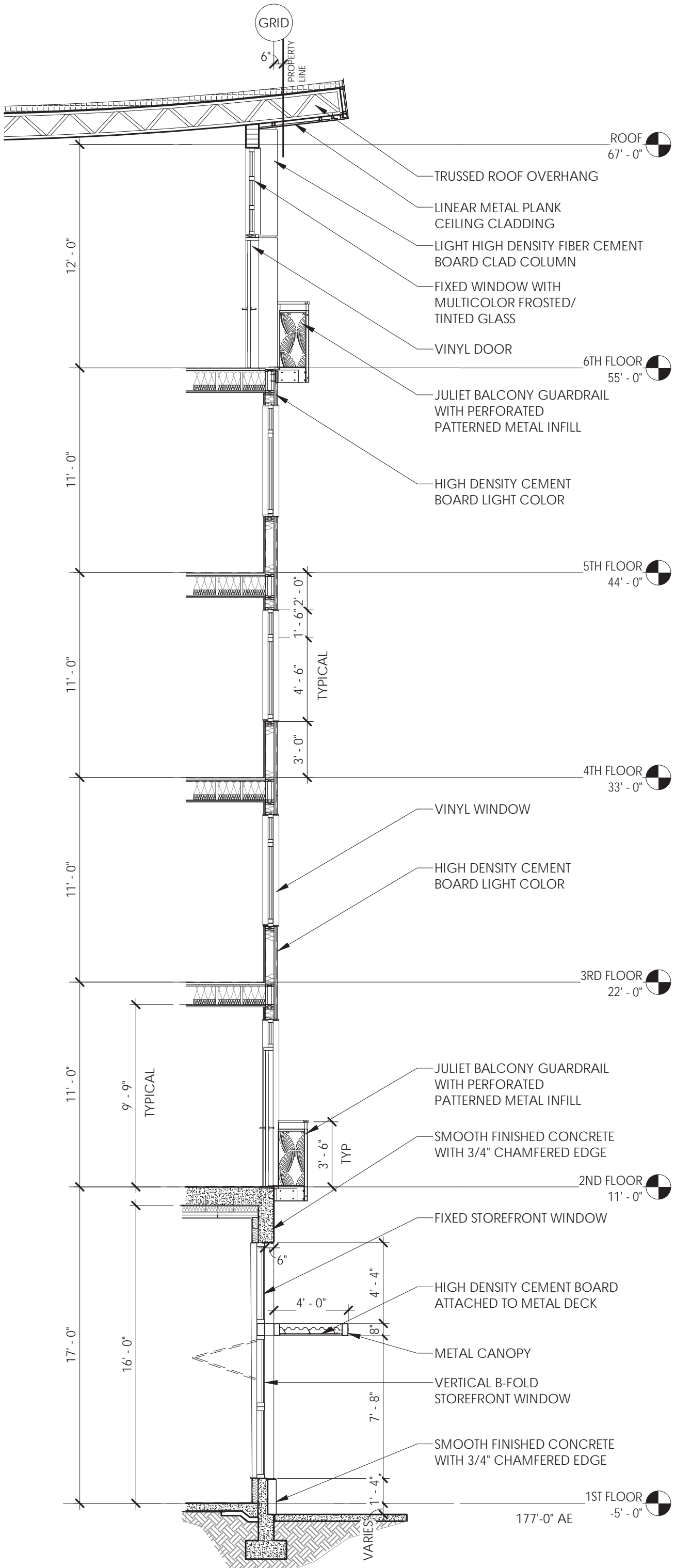


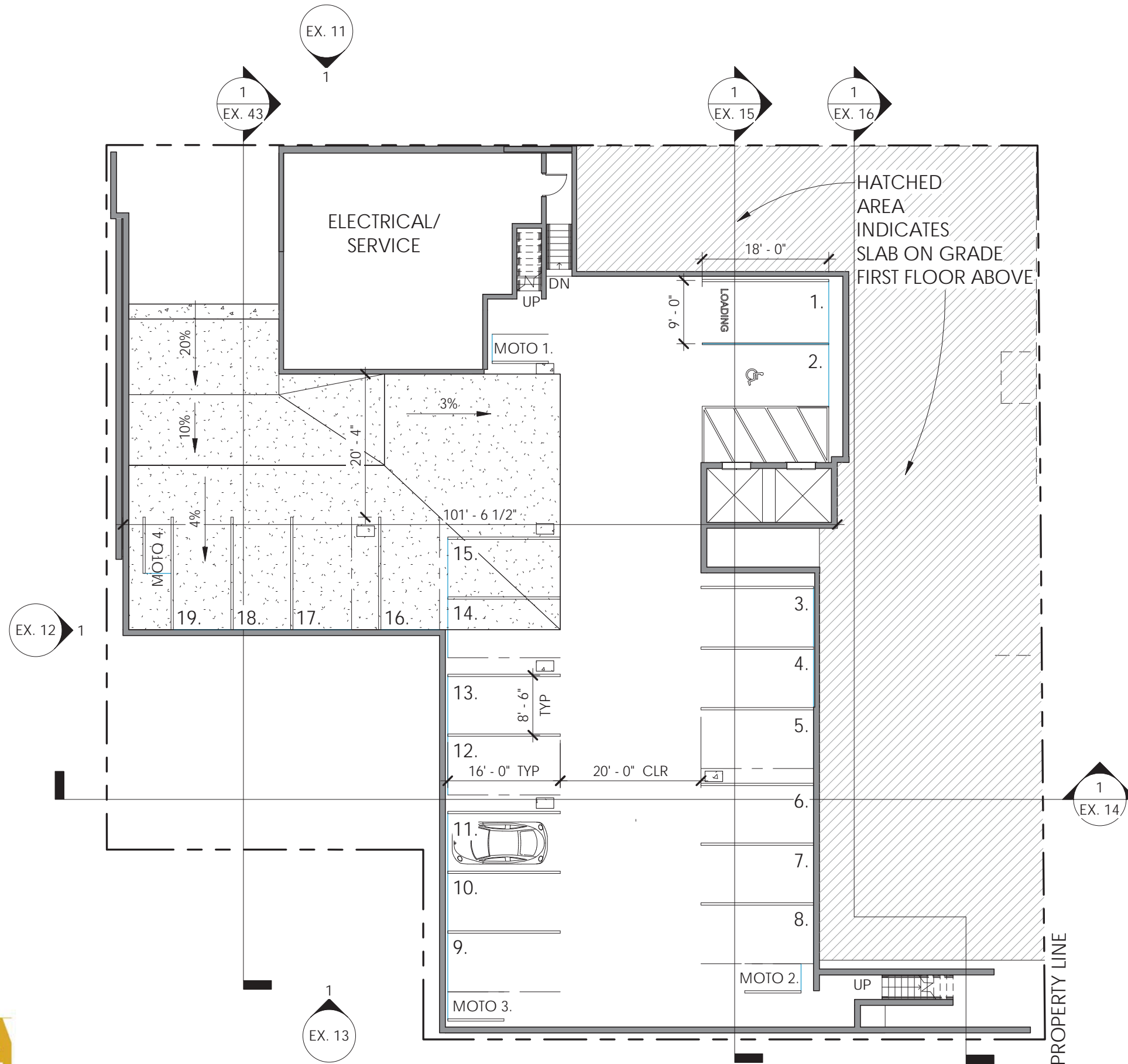
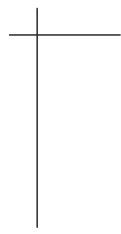
LOOKING FROM THE NW CORNER OF IVY AND WILLIAMS

**BOK MODERN
DIVIDER/GATE SYSTEMS**



VIEW OF SOUTHWEST CORNER OF TERRACE

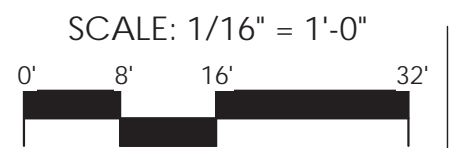
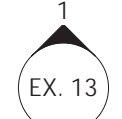




SITE INFORMATION:

THE FOLLOWING SITE INFORMATION ON THE COVER SHEET IS TO BE REVISED IF THE ALTERNATE IS APPROVED.

- PARKING REQUIRED: $73 \times .33 = 25$
- PARKING PROVIDED: 18
- MOTORCYCLE PARKING PROVIDED 4 (1 parking stall reduction)
- LONG TERM BICYCLE PARKING REQUIRED: 113
($1.1 \times 73 = 81 + 2$ commercial + 5×6 parking reduction = 113)
- (67 IN BIKE ROOM, 46 IN RESIDENTIAL UNITS)
- LONG TERM BICYCLE PARKING PROVIDED: 113
- SHORT TERM BICYCLE PARKING REQUIRED: 6
- SHORT TERM BICYCLE PARKING PROVIDED: 0



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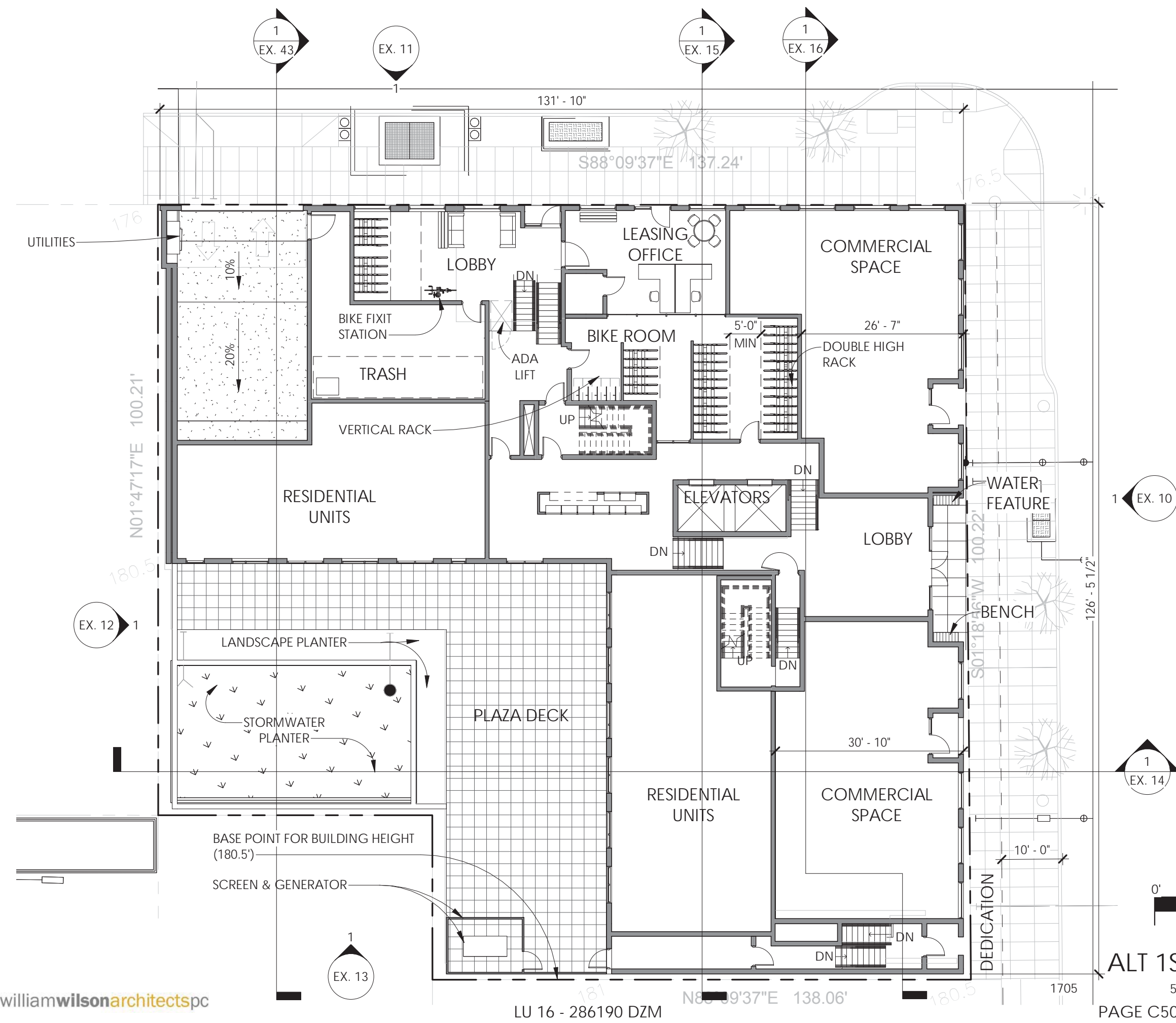
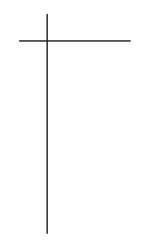
ALT BASEMENT FLOOR PLAN

1705

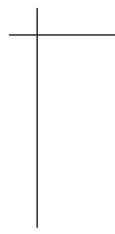
5.31.2018

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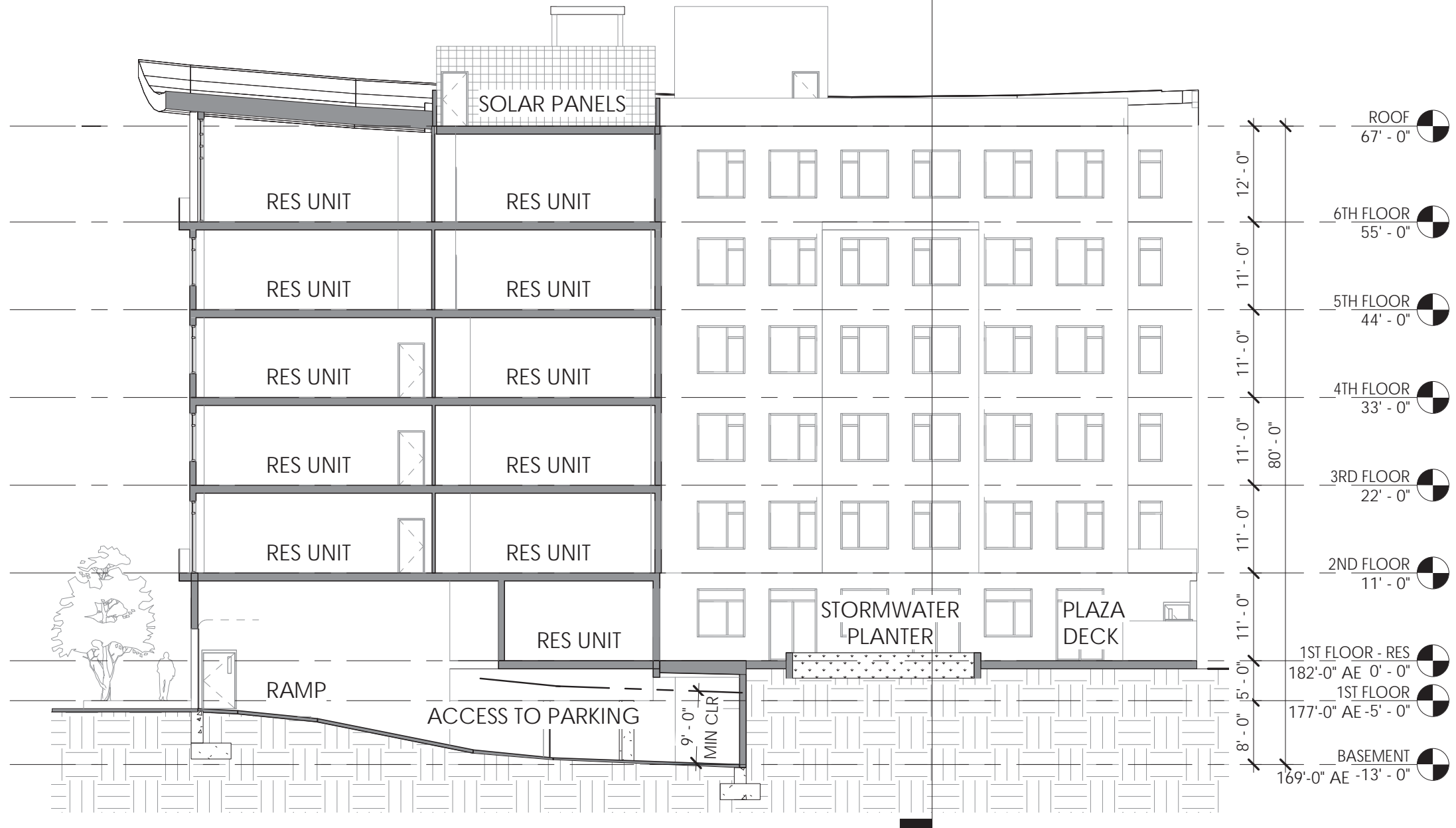
EX. 40







1
EX. 14



SCALE: 1/16" = 1'-0"





EAST GROUND FLOOR WINDOWS

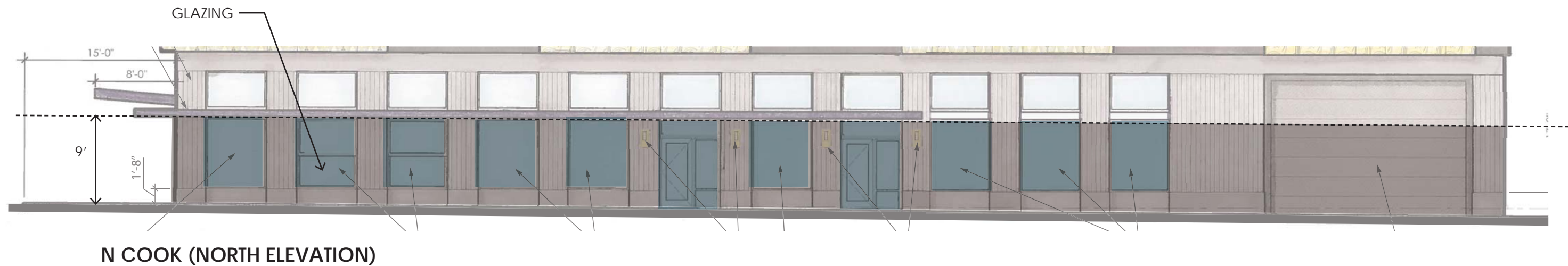
TOTAL WALL LENGTH	126'-5.5"
GLAZING LENGTH REQUIRED	63'-3"
GLAZING LENGTH PROPOSED	68'
% OF GLAZING LENGTH REQUIRED	50%
% OF GLAZING LENGTH PROPOSED	54%

ALT NORTH GROUND FLOOR WINDOWS

TOTAL WALL LENGTH	131'-10"
GLAZING LENGTH REQUIRED	65'-10"
GLAZING LENGTH PROPOSED	66'
% OF GLAZING LENGTH REQUIRED	50%
% OF GLAZING LENGTH PROPOSED	50%

TOTAL WALL AREA	1138
GLAZING AREA REQUIRED	284.5 SF
GLAZING AREA PROPOSED	502 SF
% OF GLAZING AREA REQUIRED	25%
% OF GLAZING AREA PROPOSED	44%

TOTAL WALL AREA	1186 SF
GLAZING AREA REQUIRED	296.5 SF
GLAZING AREA PROPOSED	460 SF
% OF GLAZING AREA REQUIRED	25%
% OF GLAZING AREA PROPOSED	39%

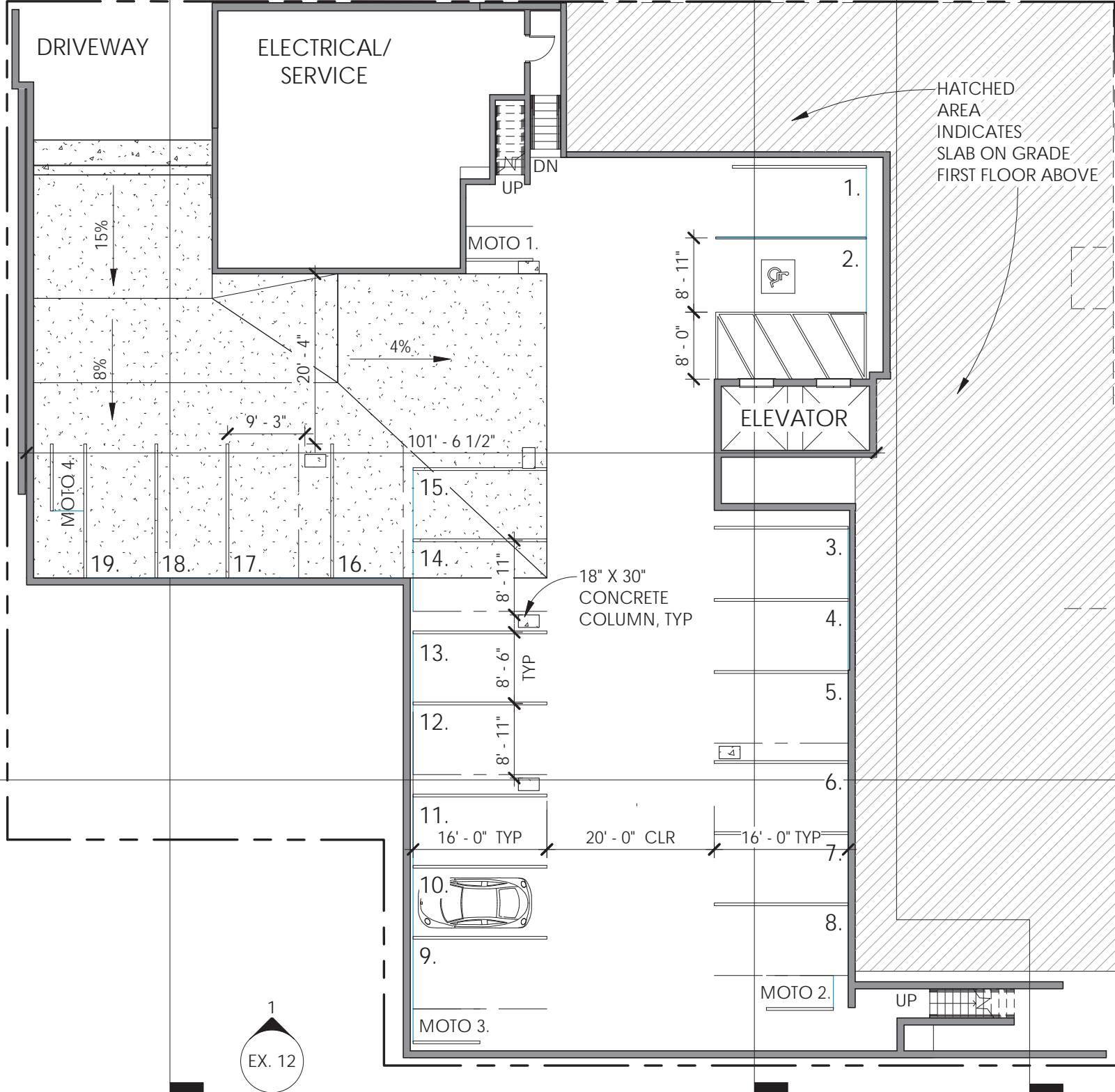


EX. 11

EX. 17

EX. 15

EX. 16



PARKING SUMMARY:

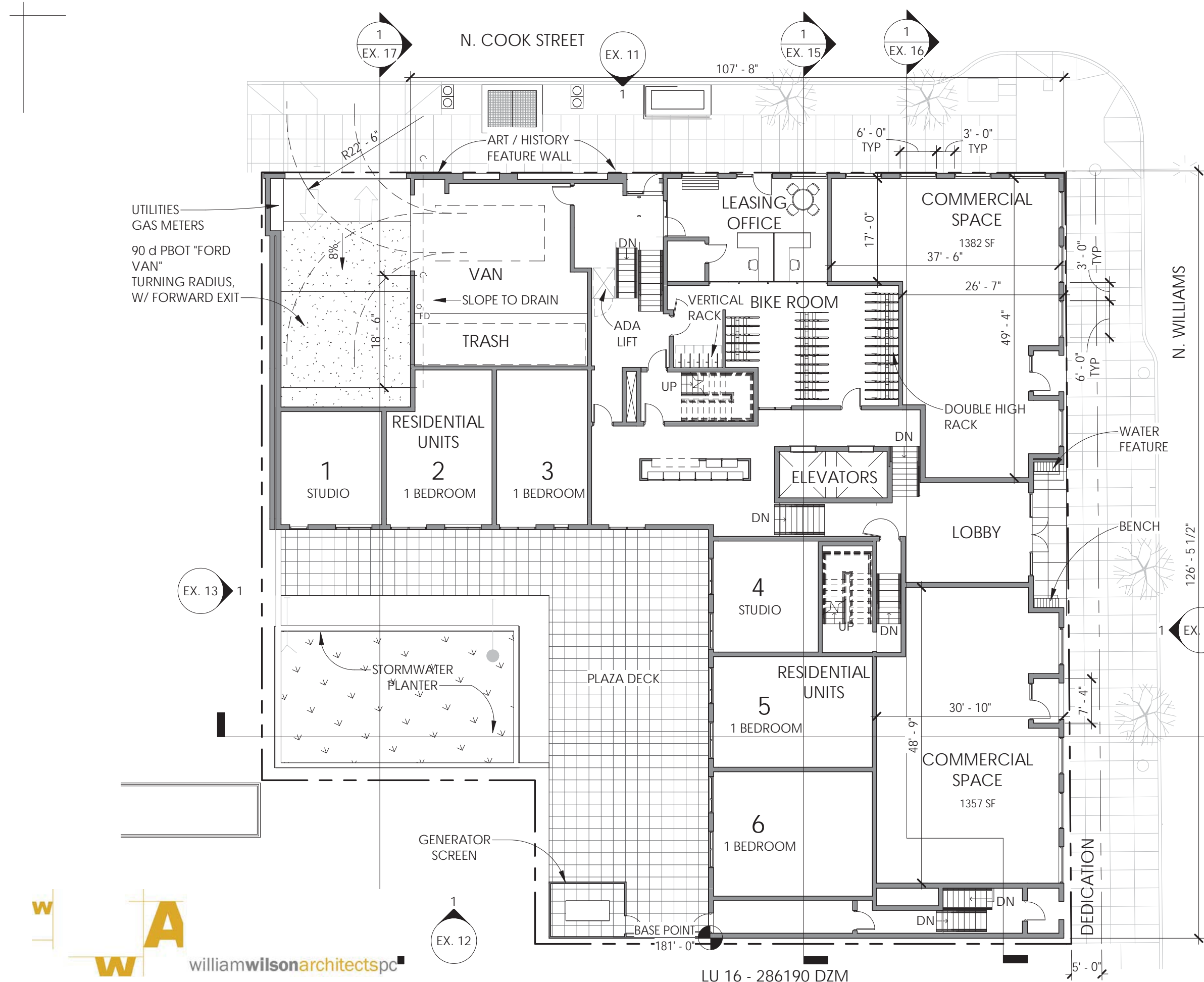
CAR PARKING	18
ADA PARKING	01
MOTORCYCLE PARKING	04

EX. 13

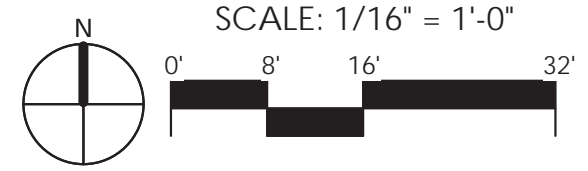
EX. 10

EX. 14

EX. 12



UTILITIES
GAS METERS
90 d PBOT "FORD
VAN"
TURNING RADIUS,
W/ FORWARD EXIT



SD 1ST FLOOR PLAN
EX.3

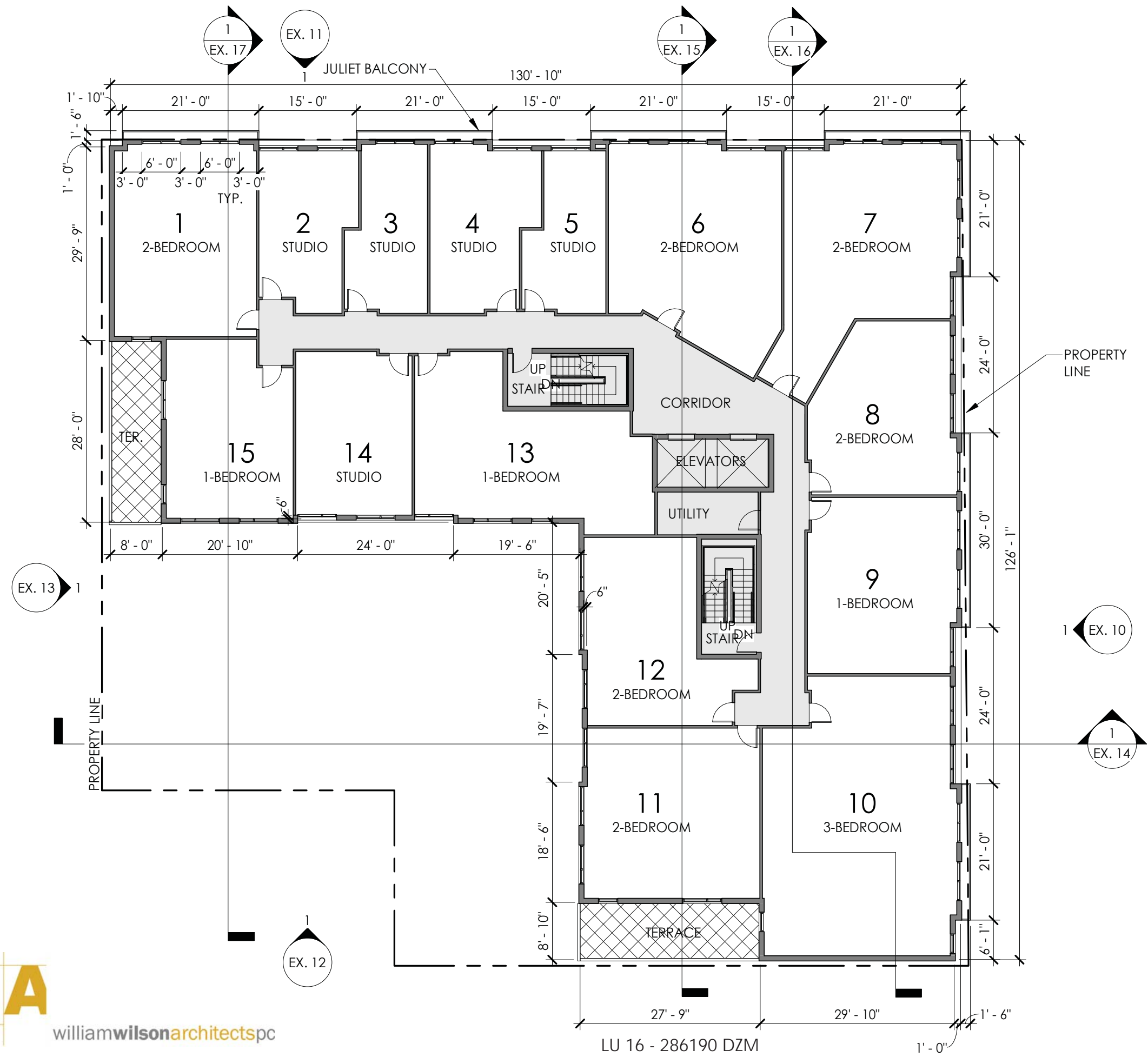


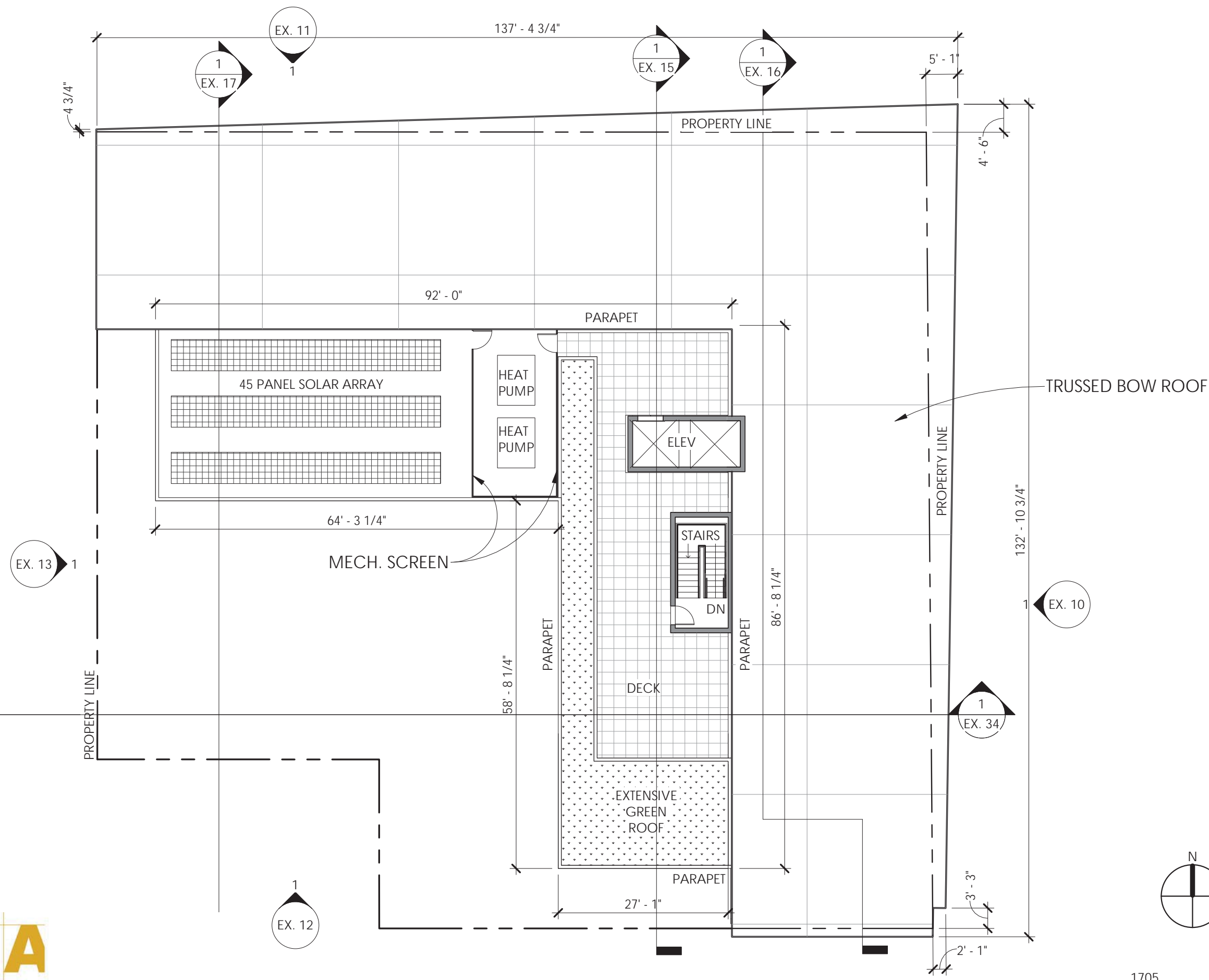
1705

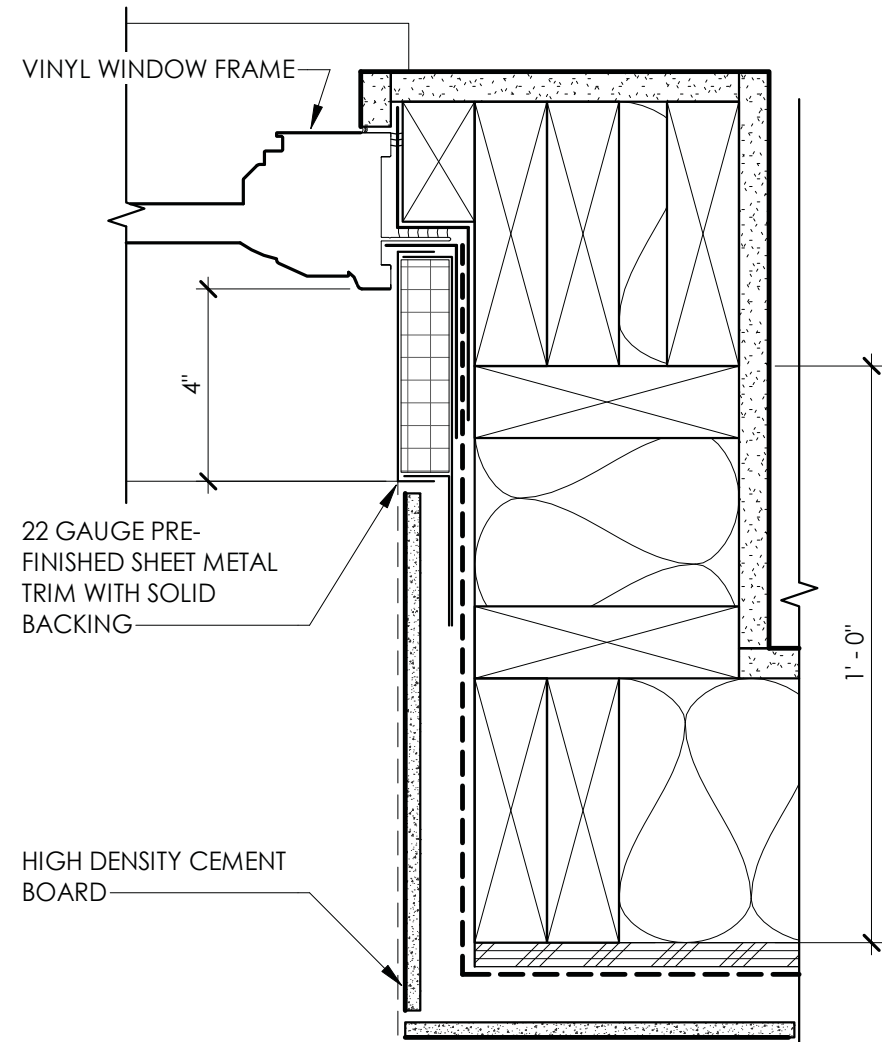
5.31.2018

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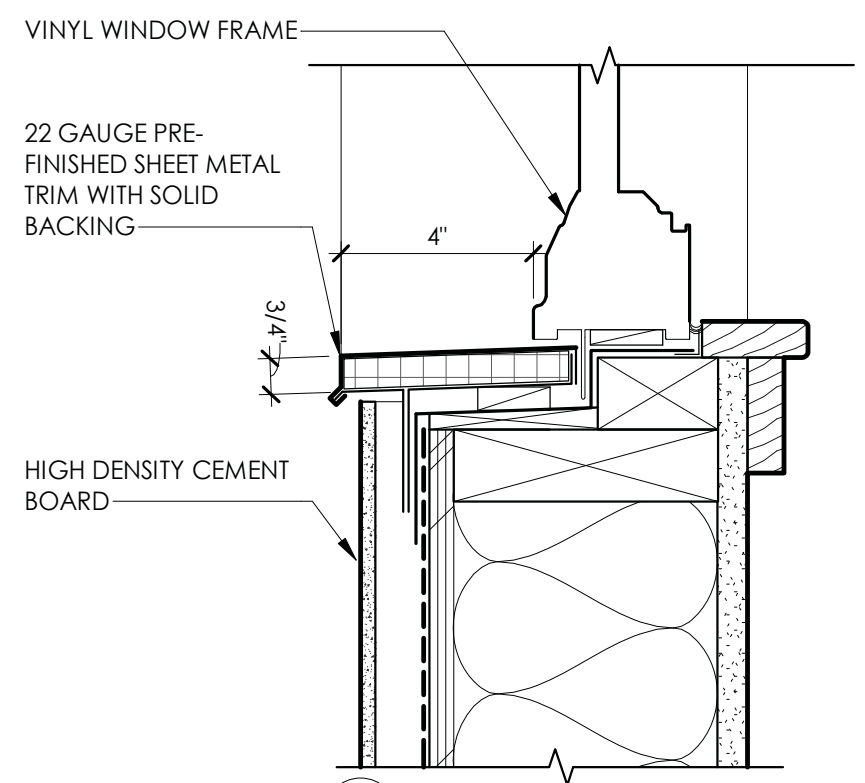
LU 16 - 286190 DZM



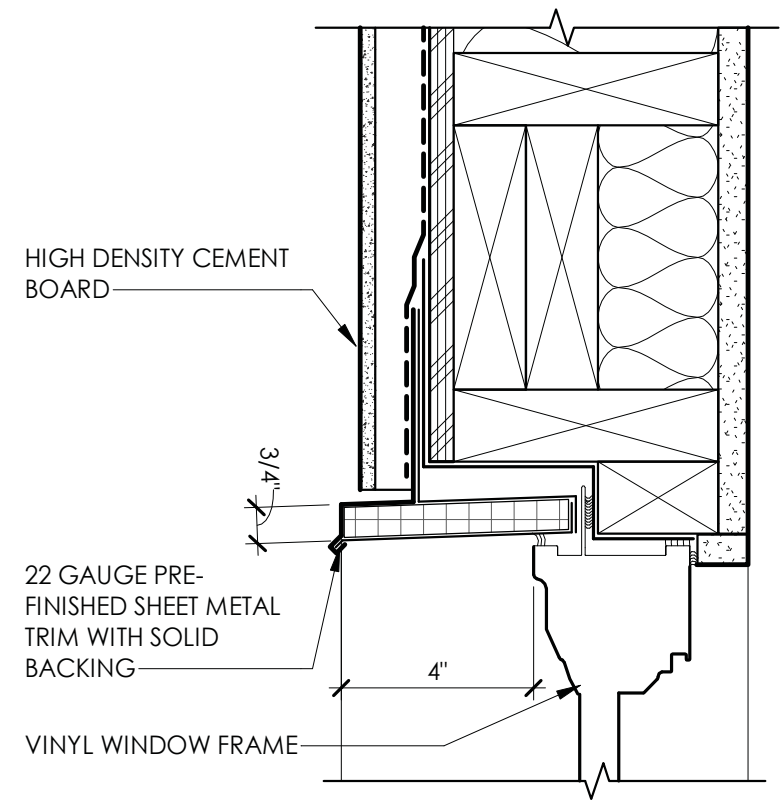




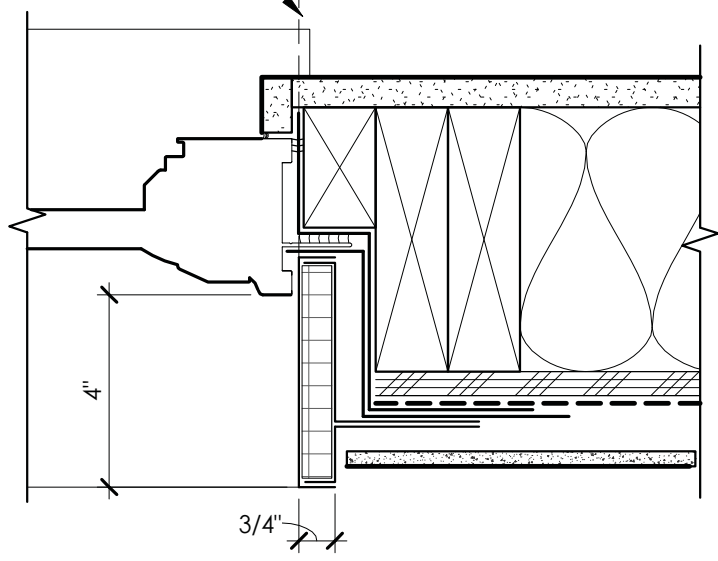
B JAMB DETAIL @ RECESS



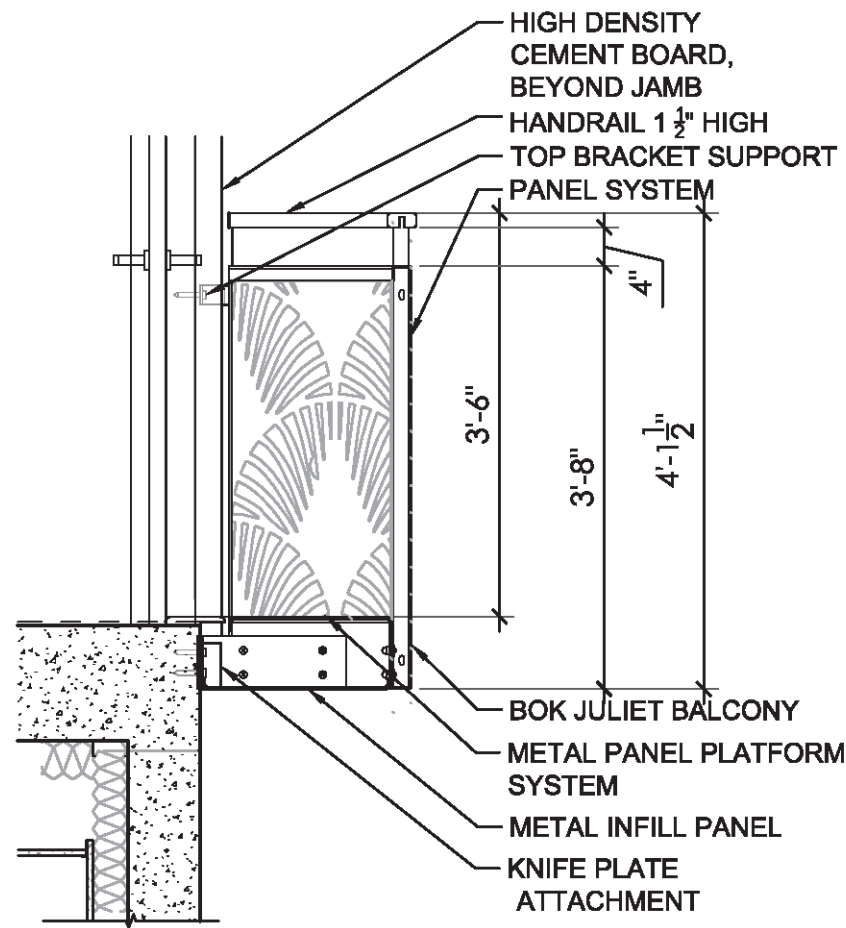
C SILL DETAIL



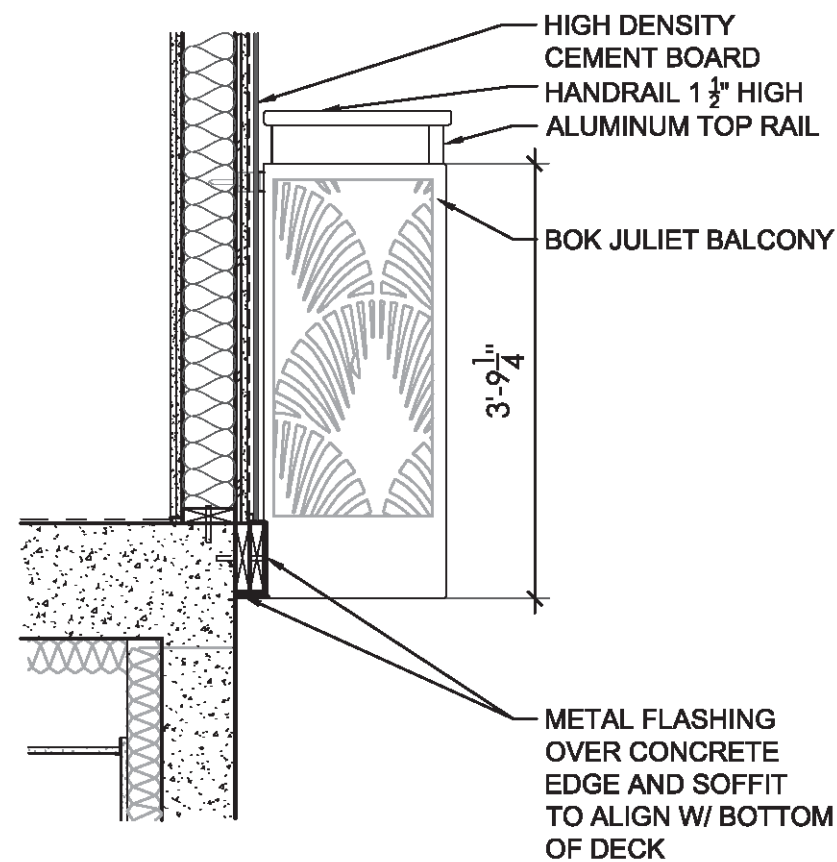
D HEAD DETAIL



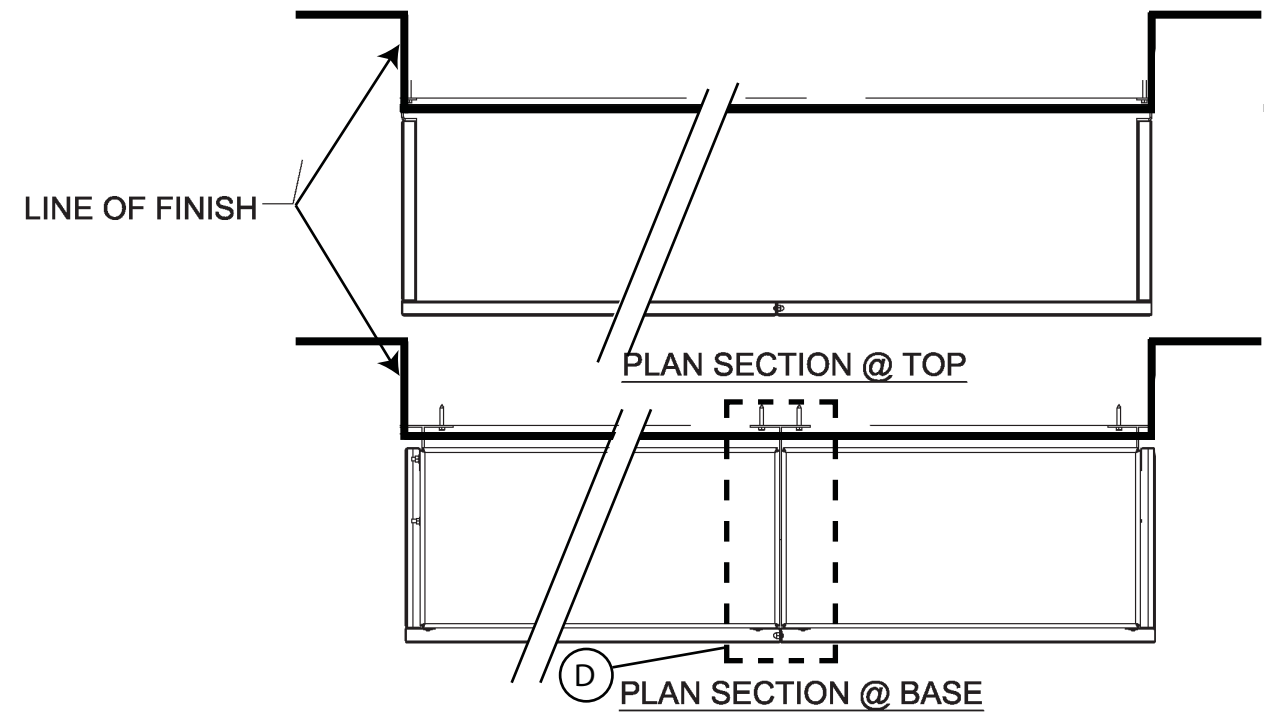
A JAMB DETAIL



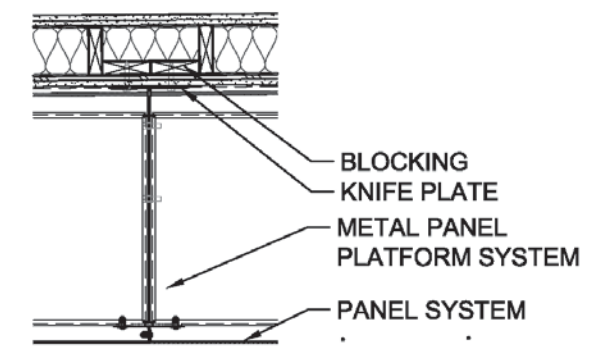
A SECTION AT JULIET BALCONY



B SECTION AT FLASHING SOFFIT & DECK IN ELEVATION

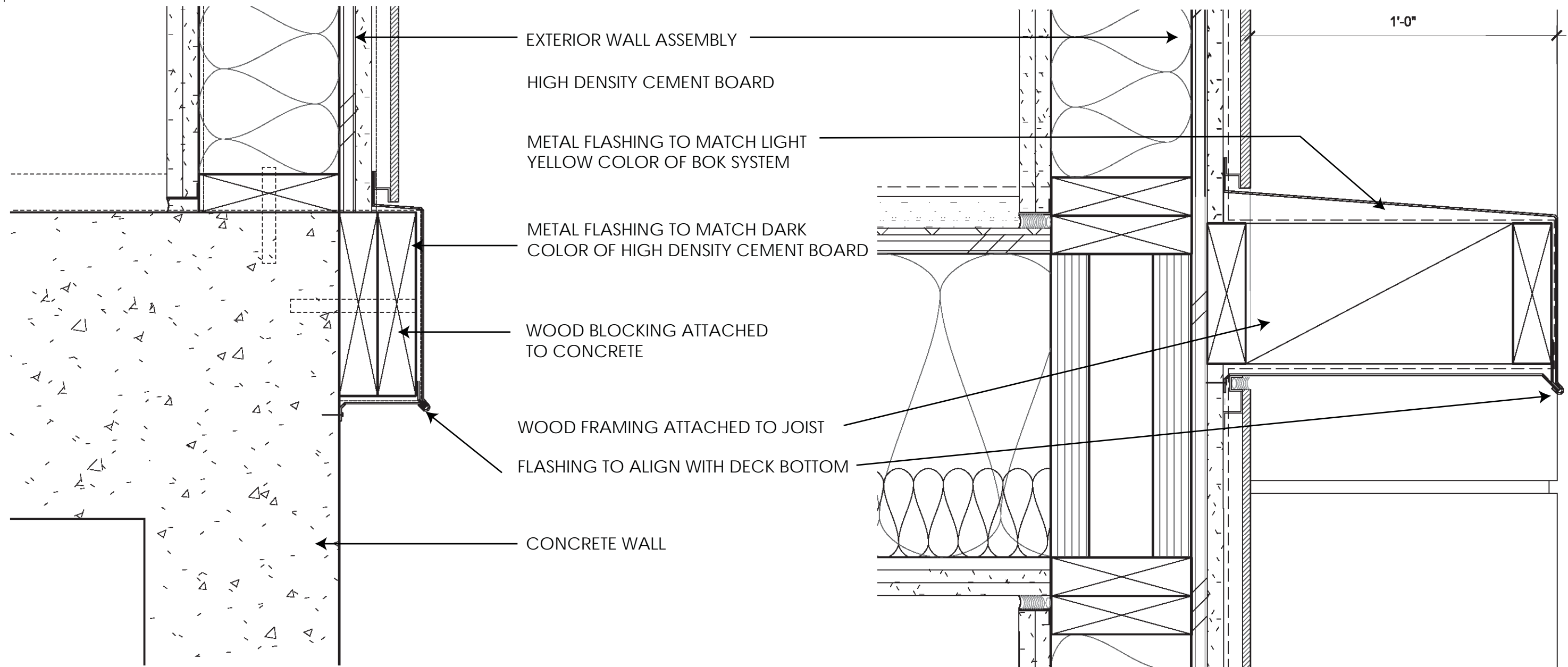


C DECK PLANS



PARTIAL PLAN AT JULIET BALCONY

D PARTIAL PLAN

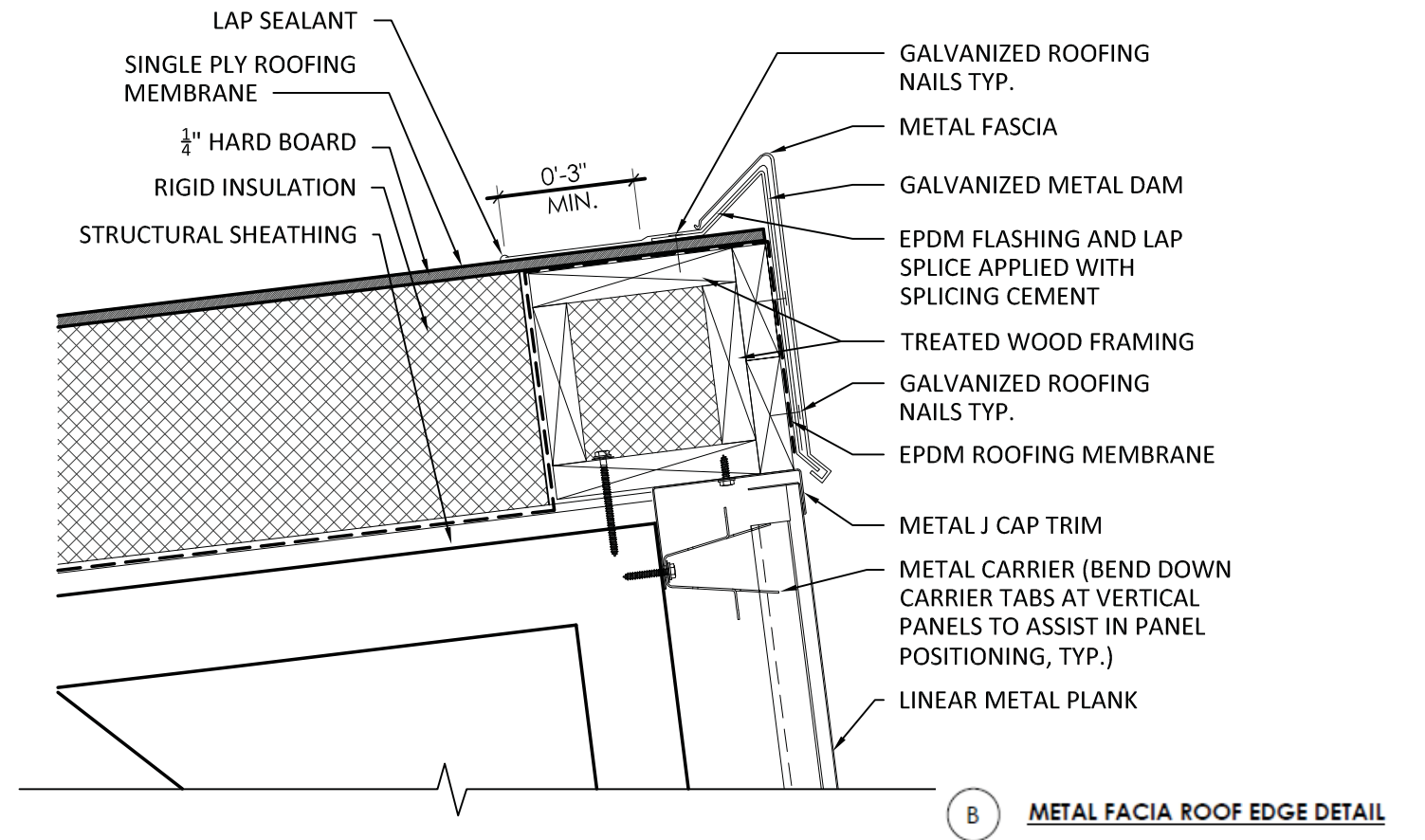
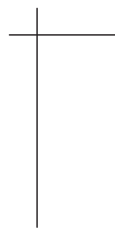


A

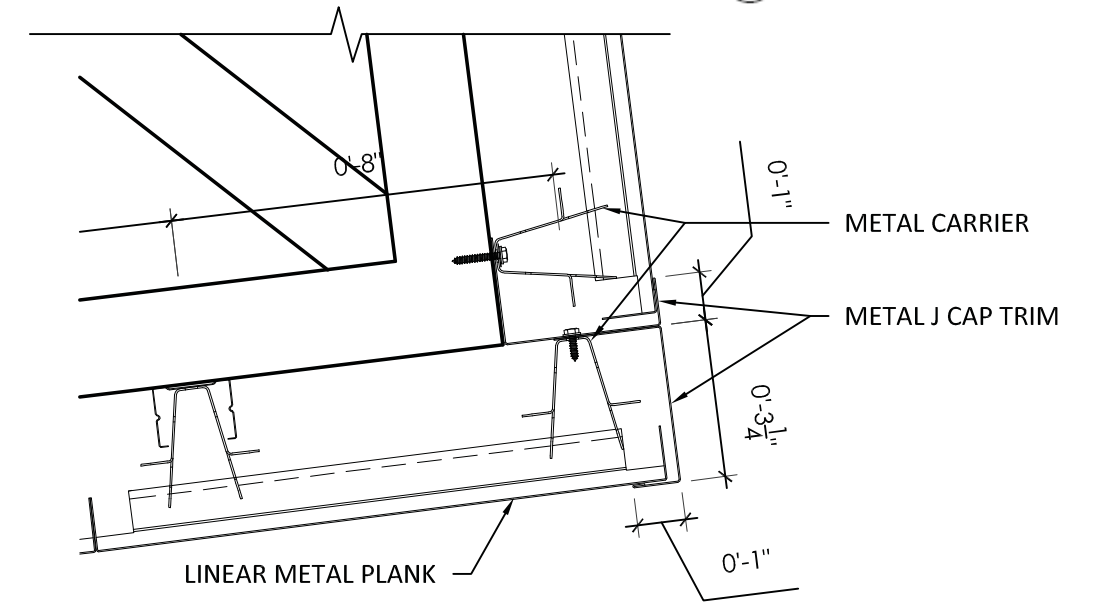
METAL SOFFIT AT 1ST FLOOR

B

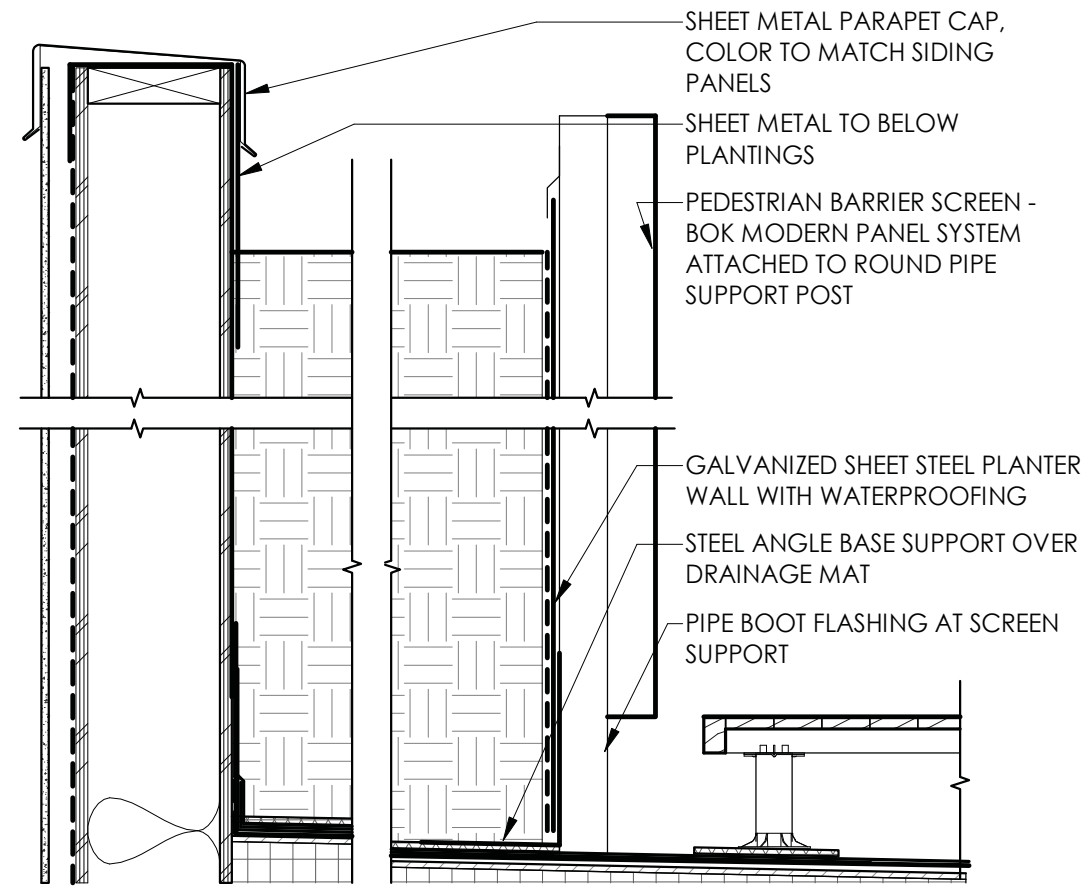
METAL SOFFIT AT 6TH FLOOR



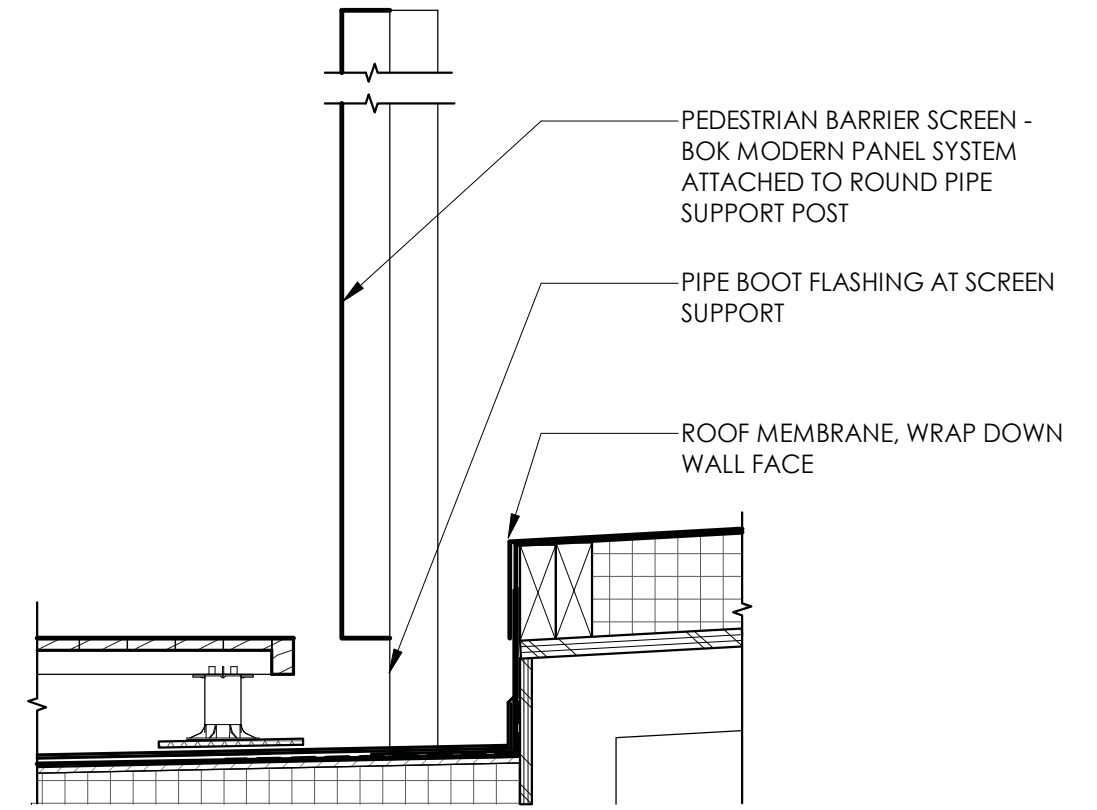
B METAL FACIA ROOF EDGE DETAIL



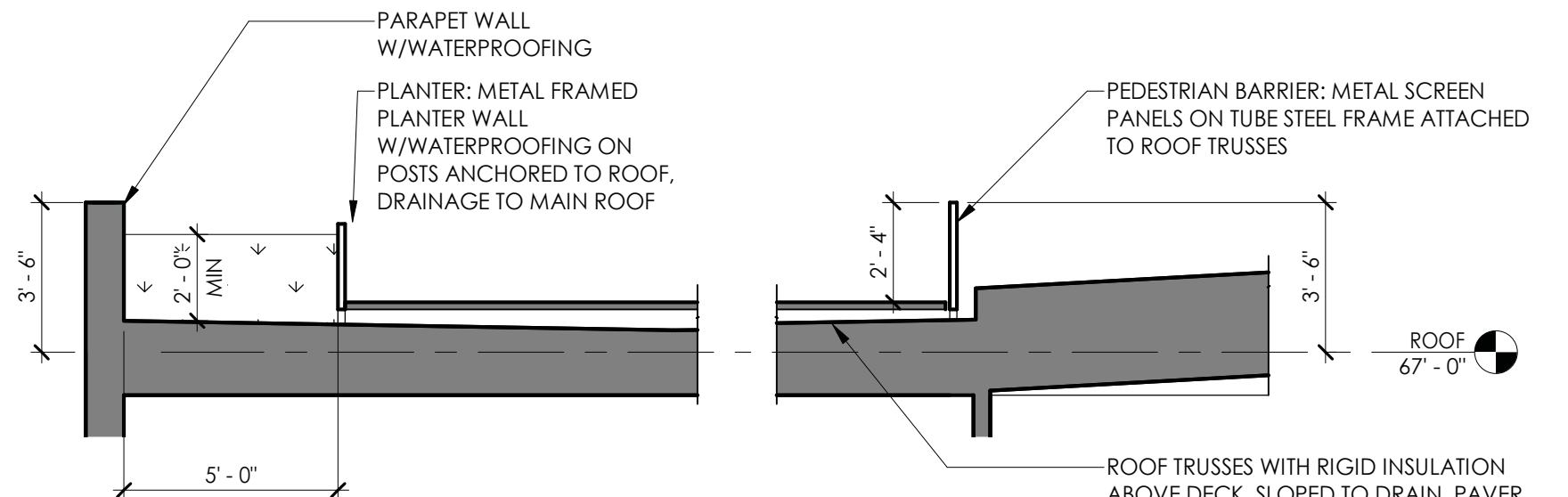
A METAL SOFFIT DETAIL



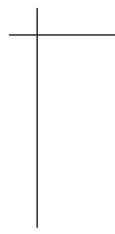
3 ROOF TERRACE EDGE AT PLANTER
 EX. 34 SCALE: 1 1/2" = 1'-0"



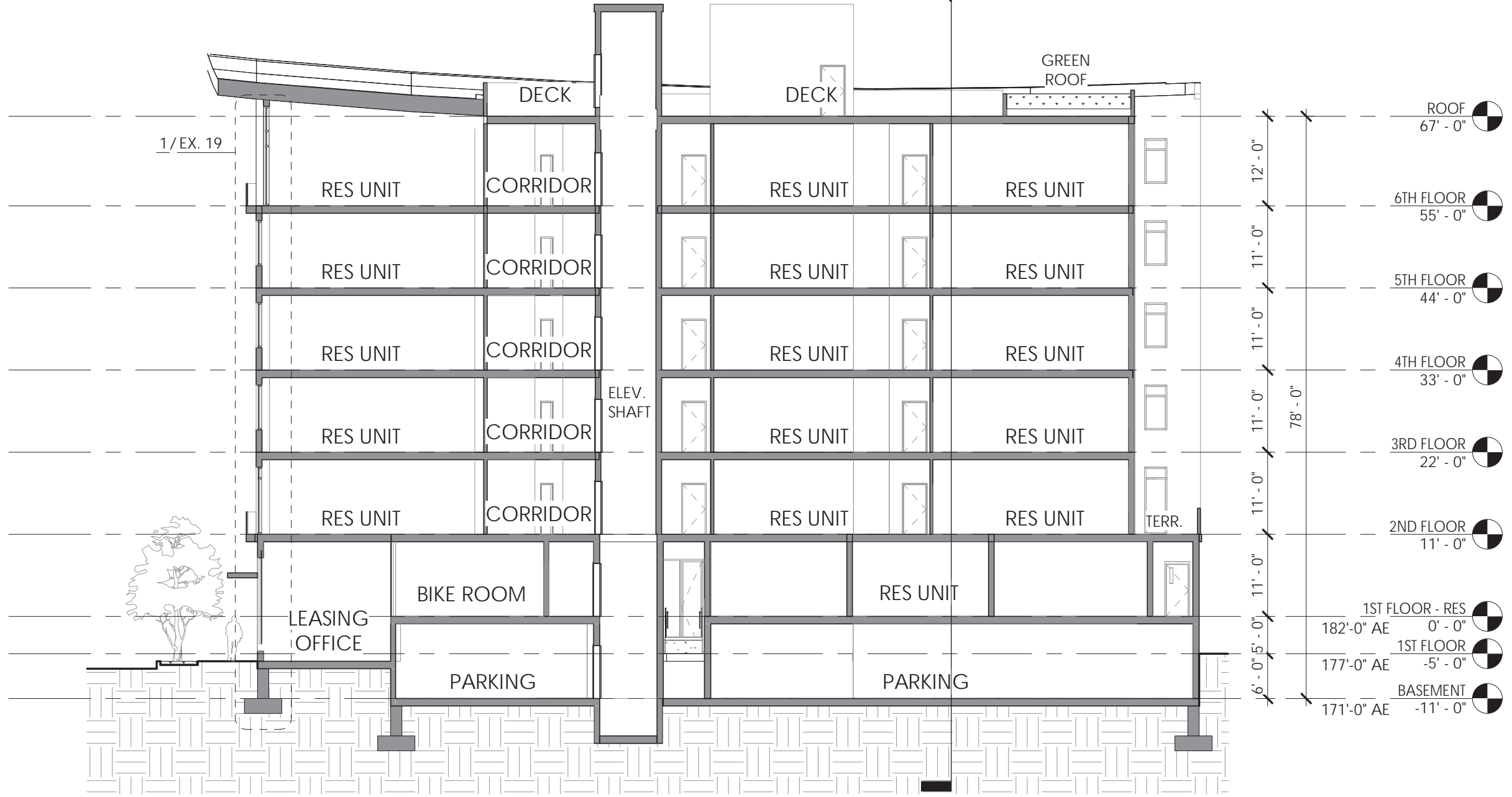
2 ROOF TERRACE EDGE AT SLOPED ROOF
 EX. 34 SCALE: 1 1/2" = 1'-0"



ROOF DECK SECTION
 SCALE: 1/4" = 1'-0"



1
EX. 34



ROOF	67'-0"
6TH FLOOR	55'-0"
5TH FLOOR	44'-0"
4TH FLOOR	33'-0"
3RD FLOOR	22'-0"
2ND FLOOR	11'-0"
1ST FLOOR - RES	0'-0"
1ST FLOOR	-5'-0"
BASEMENT	-11'-0"

SCALE: 1/16" = 1'-0"



CROSS SECTION 1

