



# PEPSI BLOCKS

*Submittal 01 - Document Package*

*LU 18-248691 PDBM*

Planned Development Review Submittal 01 | November 13, 2018

<p><b>SECTION 1. INTRODUCTION</b></p> <ul style="list-style-type: none"> <li>1.1. Project Team</li> <li>1.2. Planned Development Approval Criteria</li> <li>1.3. Site Aerial</li> <li>1.4. Boundary Plan [Required per 33.854.250 A.1]</li> <li>1.5. Site Survey</li> </ul> <p><b>SECTION 2. URBAN DESIGN ANALYSIS</b></p> <p>[Required per 33.854.250 A.2]</p> <ul style="list-style-type: none"> <li>2.1. Context Overview</li> <li>2.2. Existing Ground Floor Uses</li> <li>2.3. Figure Ground</li> <li>2.4. Grid Diagram</li> <li>2.5. Existing Open Space</li> <li>2.6. Zoning</li> <li>2.7. Max. Building Height By Base Code</li> <li>2.8. Design Influences</li> <li>2.9. Existing Streetscape</li> <li>2.10. Topography</li> <li>2.11. Site Photographs</li> <li>2.12. Neighborhood Palette</li> </ul> <p><b>SECTION 3. FRAMEWORK PLAN</b></p> <ul style="list-style-type: none"> <li>3.1. Planned Development Principles</li> <li>3.2. Perspective Views [Required per 33.854.250.2.D]</li> <li>3.3. Site Plan [Required per 33.854.250 A.2]</li> <li>3.4. Open Space Plan [Required per 33.854.250 A.2]</li> <li>3.5. Max Building Height By Base Code</li> <li>3.6. Height Ranges [Required per 33.854.250 A.2]</li> </ul>	<ul style="list-style-type: none"> <li>3.7. Massing Diagram [Required per 33.854.250 A.2]</li> <li>3.8. Site Sections [Required per 33.854.250 A.2]</li> <li>3.9. Active Ground Floor Plan [Required per 33.854.250 A.2]</li> <li>3.10. Neighborhood Material Map [Required per 33.854.250 A.2]</li> <li>3.11. Materiality &amp; Form [Required per 33.854.310 E.3]</li> <li>3.12. Perspective Views [Required per 33.854.250.2.D]</li> <li>3.13. Building Relationships Adjoining Open Space</li> </ul> <p><b>SECTION 4. OPEN SPACE PLAN</b></p> <ul style="list-style-type: none"> <li>4.1. Plaza, Park &amp; Woonerf [Required per 33.854.250 A.2]</li> <li>4.2. Neighborhood Landscape Characteristics</li> <li>4.3. Landscape Principles</li> <li>4.4. Plaza Framework Plan [Required per 33.854.250 A.2]</li> <li>4.5. Park Framework Plan [Required per 33.854.250 A.2]</li> <li>4.6. Woonerf Framework Plan [Required per 33.854.250 A.2]</li> <li>4.7. Pacific Park Framework Plan [Required per 33.854.250 A.2]</li> <li>4.8. Sandy Point Framework Plan [Required per 33.854.250 A.2]</li> </ul> <p><b>SECTION 5. TRANSPORTATION SYSTEM</b></p> <ul style="list-style-type: none"> <li>5.1. Pedestrian Circulation [Required per 33.854.250 A.3]</li> <li>5.2. Bicycle Circulation &amp; Parking [Required per 33.854.250 A.3]</li> <li>5.3. Transit Service Lines [Required per 33.854.250 A.3]</li> <li>5.4. Vehicular Circulation [Required per 33.854.250 A.3]</li> <li>5.5. Parking &amp; Loading Access [Required per 33.854.250 A.3]</li> <li>5.6. Proposed Streetscape [Required per 33.854.250 A.3]</li> <li>5.7. Right-of-Way Sections [Required per 33.854.250 A.2]</li> </ul>	<p><b>SECTION 6. STORMWATER MANAGEMENT</b></p> <ul style="list-style-type: none"> <li>6.1. Stormwater Infrastructure Plan [Required per 33.854.250 A.6]</li> <li>6.2. Preliminary Utility Plan [Required per BES]</li> </ul> <p><b>SECTION 7. PHASING PLAN</b></p> <p>[Required per 33.854.250 A.7]</p> <ul style="list-style-type: none"> <li>7.1. Existing Conditions</li> <li>7.2. Block 28 Plan</li> <li>7.3. Block 29 Plan</li> <li>7.4. Block 29 to Block 44 Interim Condition</li> <li>7.5. Block 44 Plan</li> <li>7.6. Block 45 Plan</li> <li>7.7. Block 45 - Woonerf Complete</li> <li>7.8. Block 46</li> <li>7.9. Full Site Development</li> </ul> <p><b>SECTION 8. APPENDIX</b></p> <ul style="list-style-type: none"> <li>8.1. Kern's neighborhood</li> <li>8.2. Community Input</li> <li>8.3. Open Space Comparison</li> <li>8.4. Open Space and Capacity Studies</li> <li>8.5. Height &amp; Massing Studies</li> <li>8.6. Sun &amp; Shadow Studies</li> <li>8.7. Active Ground Floor Additional Studies</li> </ul> <p>REFERENCE ATTACHED DOCUMENT <i>PROJECT NARRATIVE</i> FOR CORRESPONDING INFORMATION</p>
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# SECTION 1

## INTRODUCTION

1.1. TEAM & INTRODUCTION

1.2. PLANNED DEVELOPMENT APPROVAL CRITERIA

1.3. SITE AERIAL

1.4. BOUNDARY PLAN

[Required per 33.854.250 A.1]

1.5. SITE SURVEY

## 1.1 - PROJECT TEAM

### PROPERTY OWNER & CLIENT

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## 1.2 - PLANNED DEVELOPMENT APPROVAL CRITERIA

[REF. 33.854.310]

### PLANNED DEVELOPMENT PURPOSE

[REF 33.270.010]

Flexibility and increased intensity of development if the proposed development is well-designed and can be successfully integrated into the neighborhood and provides public benefits.

PD is intended to promote:

- High quality design integrated into the broader urban fabric, and complements existing character
- Pedestrian- and transit-oriented development
- Bulk, height, and orientation that ensures that light and air within the public realm, and that public view corridors are protected
- A safe and vibrant public realm, with buildings and uses that are oriented to activate key public gathering spaces, be they public open space, transit stations, or the Willamette River
- Open space areas that include gathering spaces and passive and/or active recreation opportunities
- Affordable housing
- Energy efficient development

### BONUS

- 2 to 1 additional FAR
- 55 feet additional height

### PLANNED DEVELOPMENT REQUIREMENTS

[REF 33.270.200]

**A. Affordable housing.** (Mandatory Inclusionary Housing (per 33.130.212.C.1) or Voluntary Inclusionary Housing (per 33.130.212.C.2))

**B. Plaza or park.** At least 15% of the total PD site area must be a publicly accessible plaza or park, meeting the following:

1. The plaza or park must be:
  - a. Located outside on the site
  - b. Located adjacent to a public street
  - c. Open and accessible to the public from 7am to 9pm
2. The plaza must have a minimum dimension of 50 feet by 50 feet.
3. Open space used to meet required residential outdoor area standards cannot be used to meet this requirement.
4. Abutting building walls must meet ground floor window standards, and there must be at least one building entrance facing the plaza or park.
5. The property owner must execute a covenant with the City ensuring the preservation, maintenance, and continued operation of the plaza or park.

**C. Energy efficient buildings.** All buildings (except for accessory structures), must meet the energy efficiency requirements of the BPS.

**D. Design Review.**

## APPROVAL CRITERIA

### A. Urban design and development framework

1. The proposed overall scheme and site plan provide a framework for development that meets applicable Community Design Guidelines and will result in development that complements the surrounding area
2. Scale and massing of the development addresses the context of the area, including historic resources, and provides appropriate scale and massing transitions to the adjacent uses and development specifically at the edges of the Master Plan area
3. Proposed plazas, parks, or open areas are well located to serve the site and public, and are designed to address safety and comfort of users
4. The site plan promotes active ground floor uses on key streets to serve the development and surrounding neighborhood

### B. Transportation system

The transportation and circulation system provides multi-modal connections that support the development of the site, limit impacts to adjacent neighborhoods.

### C. Stormwater Management

The Planned Development meets the requirements of the Stormwater Management Manual or describes a phased approach to meet the requirements.

### D. Phasing Plan

The Planned Development establishes coordinated phasing of development that demonstrates how the site will be developed over time and how any required development elements will be met.

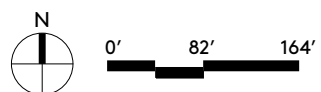
**E.** Configure the site and development to visually **integrate both natural and built features** of the site and the natural and built features of the surrounding area. Aspects to be considered include:

1. Orienting the site and development to the public realm, while limiting less active uses of the site such as parking and storage areas along the public realm
2. Preservation of natural features on the site, such as stands of trees, water features or topographical elements
3. Inclusion of architectural features that complement positive characteristics of surrounding development, such as similar building scale and style, building materials, setbacks, and landscaping
4. Mitigation of differences in appearance through means such as setbacks, screening, landscaping, and other design features
5. Minimizing potential negative effects on surrounding residential uses
6. Preservation of any City-designated scenic resources

# 1.3 - SITE AERIAL

## LEGEND

□ SITE

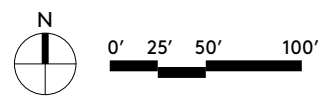
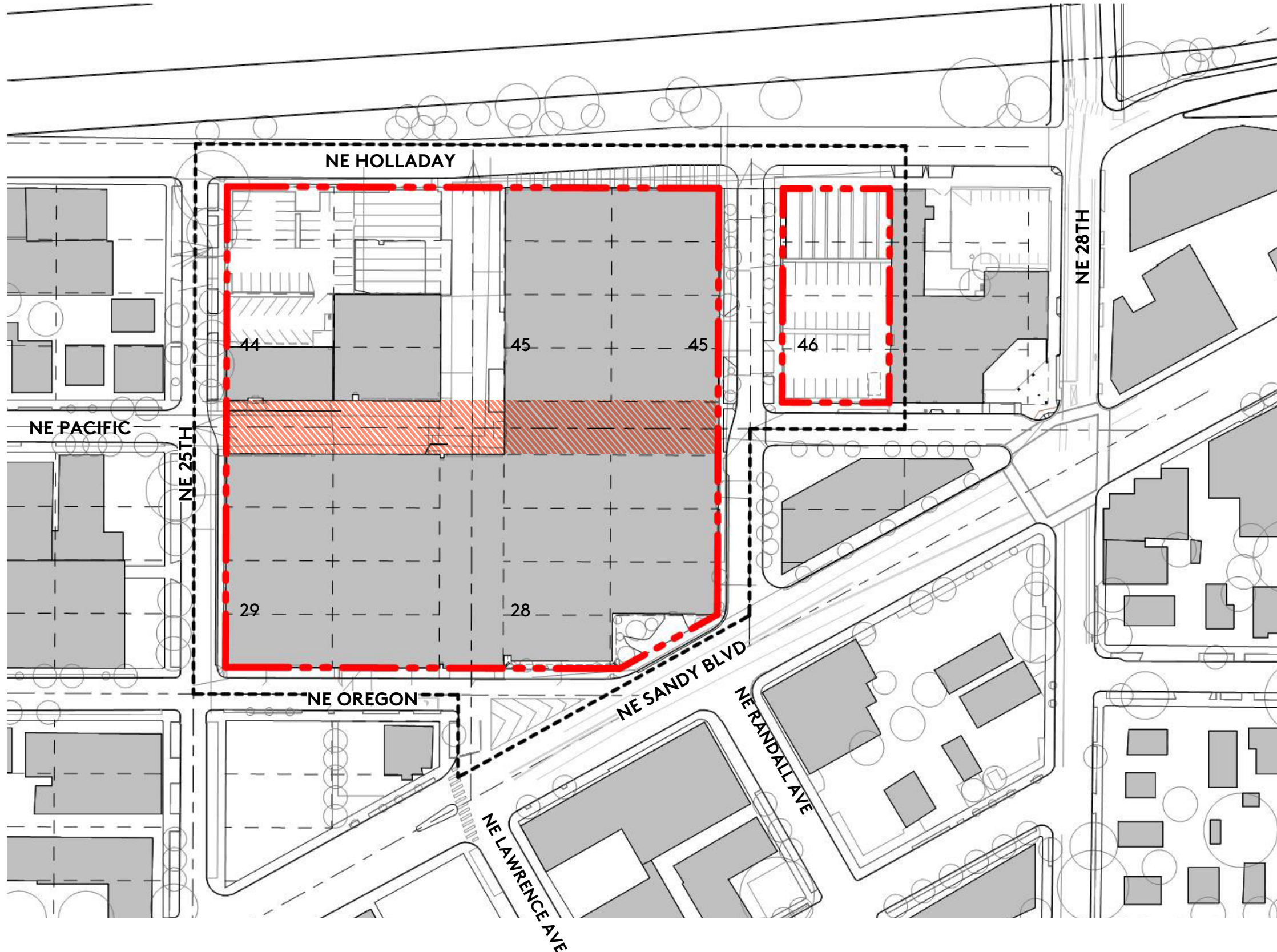


# 1.4 - BOUNDARY PLAN

[REQUIRED PER 33.854.250 A.1]

## LEGEND

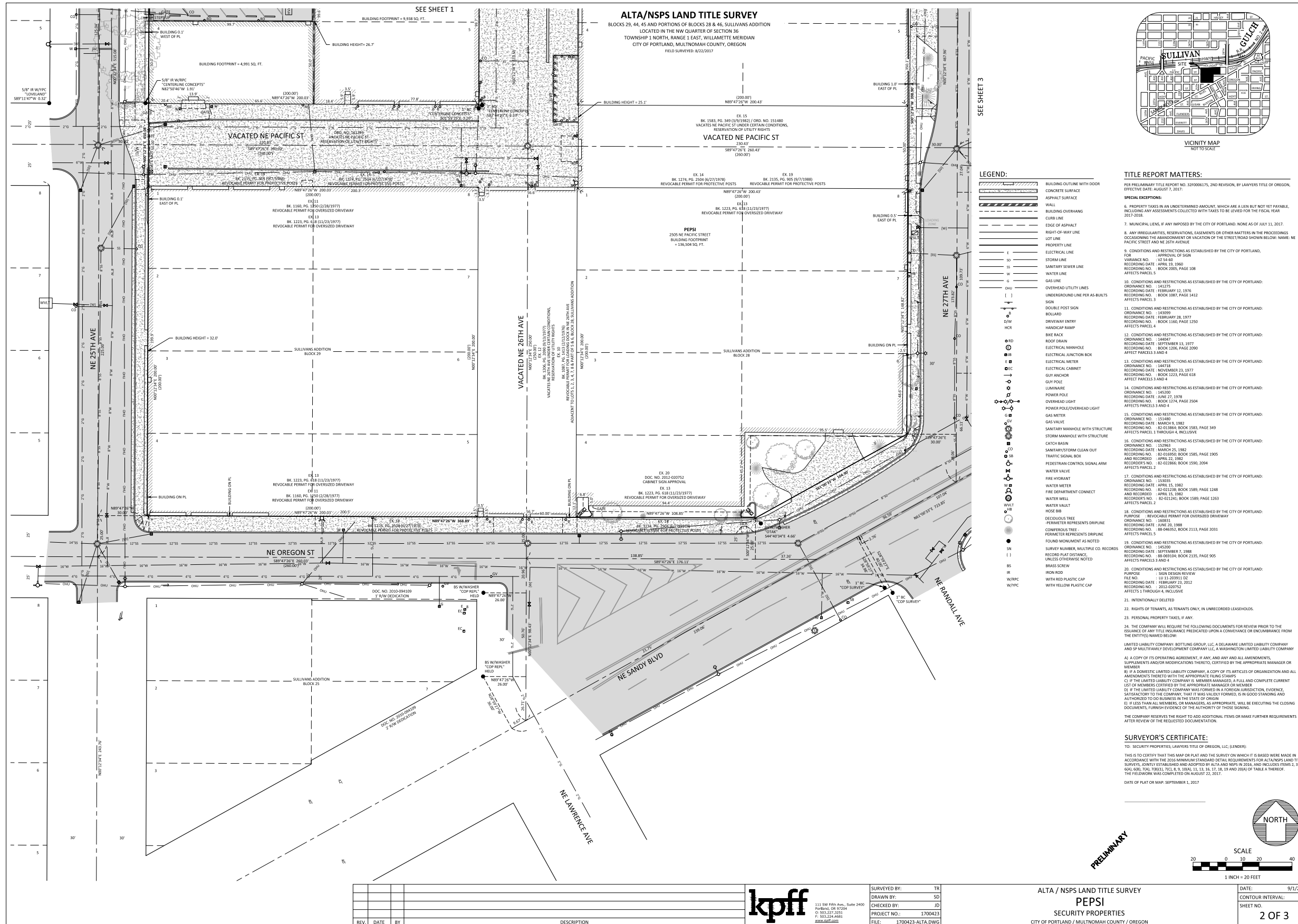
-  LOT LINE
-  APPROXIMATE PROJECT BOUNDARY
-  RIGHT-OF-WAY TO BE DEDICATED







# 1.5 - SITE SURVEY



- LEGEND:**
- BUILDING OUTLINE WITH DOOR
  - CONCRETE SURFACE
  - ASPHALT SURFACE
  - WALL
  - BUILDING OVERHANG
  - CURB LINE
  - EDGE OF ASPHALT
  - RIGHT-OF-WAY LINE
  - LOT LINE
  - PROPERTY LINE
  - ELECTRICAL LINE
  - STORM LINE
  - SANITARY SEWER LINE
  - WATER LINE
  - GAS LINE
  - OVERHEAD UTILITY LINES
  - UNDERGROUND UTILITY LINES PER AS-BUILTS
  - SIGN
  - DOUBLE POST SIGN
  - BOLLARD
  - DRIVEWAY ENTRY
  - HANDICAP RAMP
  - BLUE MARK
  - ROOF DRAIN
  - ELECTRICAL MANHOLE
  - ELECTRICAL JUNCTION BOX
  - ELECTRICAL METER
  - ELECTRICAL CABINET
  - GUY ANCHOR
  - GUY POLE
  - LUMINAIRE
  - POWER POLE
  - OVERHEAD LIGHT
  - POWER POLE/OVERHEAD LIGHT
  - GAS METER
  - GAS VALVE
  - SANITARY MANHOLE WITH STRUCTURE
  - STORM MANHOLE WITH STRUCTURE
  - CATCH BASIN
  - SANITARY STORM CLEAN OUT
  - TRAFFIC SIGNAL BOX
  - PEDESTRIAN CONTROL SIGNAL ARM
  - WATER VALVE
  - FIRE HYDRANT
  - WATER METER
  - FIRE DEPARTMENT CONNECT
  - WATER WELL
  - WATER VAULT
  - HOSE BIB
  - DECIDUOUS TREE
  - PERIMETER REPRESENTS DRIFLINE
  - CONIFEROUS TREE
  - PERIMETER REPRESENTS DRIFLINE
  - FOUND MONUMENT AS NOTED
  - RECORD PLAT DISTANCES
  - UNLESS OTHERWISE NOTED
  - BRASS SCREW
  - IRON ROD
  - WITH RED PLASTIC CAP
  - WITH YELLOW PLASTIC CAP
  - W/SPC
  - W/PC

**TITLE REPORT MATTERS:**

PER PRELIMINARY TITLE REPORT NO. 201606175, 2ND REVISION, BY LAWYERS TITLE OF OREGON, EFFECTIVE DATE: AUGUST 7, 2017.

**SPECIAL EXCEPTIONS:**

- PROPERTY TAXES IN AN UNDERMINED AMOUNT, WHICH ARE A LIEN BUT NOT YET PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2017-2018.
- MUNICIPAL LIENS, IF ANY IMPOSED BY THE CITY OF PORTLAND, NONE AS OF JULY 11, 2017.
- ANY IRREGULARITIES, RESERVATIONS, EASEMENTS OR OTHER MATTERS IN THE PROCEEDINGS CONCERNING THE ABANDONMENT OR VACATION OF THE STREET/ROAD SHOWN BELOW: NAME: NE PACIFIC STREET AND NE 26TH AVENUE.
- CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND:
  - ORDINANCE NO. - 141275
  - RECORDING DATE - FEBRUARY 12, 1976
  - RECORDING NO. - BOOK 1087, PAGE 1412
  - AFFECTS PARCELS 1 AND 4
- CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND:
  - ORDINANCE NO. - 145099
  - RECORDING DATE - FEBRUARY 28, 1977
  - RECORDING NO. - BOOK 1160, PAGE 1250
  - AFFECTS PARCELS 1 AND 4
- CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND:
  - ORDINANCE NO. - 146718
  - RECORDING DATE - SEPTEMBER 11, 1977
  - RECORDING NO. - BOOK 1206, PAGE 2090
  - AFFECTS PARCELS 1 AND 4
- CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND:
  - ORDINANCE NO. - 146718
  - RECORDING DATE - NOVEMBER 21, 1977
  - RECORDING NO. - BOOK 1223, PAGE 638
  - AFFECTS PARCELS 1 AND 4
- CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND:
  - ORDINANCE NO. - 145200
  - RECORDING DATE - JUNE 27, 1978
  - RECORDING NO. - BOOK 1274, PAGE 2504
  - AFFECTS PARCELS 1 AND 4
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  - RECORDING DATE - MARCH 9, 1982
  - RECORDING NO. - 82-013864; BOOK 1588, PAGE 349
  - AFFECTS PARCELS 1 THROUGH 4, INCLUSIVE
- CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND:
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  - RECORDING DATE - MARCH 25, 1982
  - RECORDING NO. - 82-016940; BOOK 1588, PAGE 1905
  - AND RECORDED APRIL 22, 1982
  - RECORDER'S NO. - 82-022866; BOOK 1590, 2094
  - AFFECTS PARCELS 1 AND 4
- CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND:
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  - RECORDING DATE - APRIL 15, 1982
  - RECORDING NO. - 82-012138; BOOK 1588, PAGE 1248
  - AND RECORDED APRIL 15, 1982
  - RECORDER'S NO. - 82-012141; BOOK 1589, PAGE 1263
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  - RECORDING NO. - 88-046352; BOOK 2113, PAGE 2031
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- CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND:
  - ORDINANCE NO. - 148200
  - RECORDING DATE - SEPTEMBER 7, 1988
  - RECORDING NO. - 88-061958; BOOK 2135, PAGE 905
  - UNLESS OTHERWISE NOTED
- CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND:
  - PURPOSE - 2004 DESIGN REVIEW
  - FILE NO. - LU 11-203911-02
  - RECORDING DATE - FEBRUARY 23, 2012
  - RECORDING NO. - 2011-020752
  - AFFECTS 1 THROUGH 4, INCLUSIVE
- INTENTIONALLY DELETED
- RIGHTS OF TENANTS, AS TENANTS ONLY, IN UNRECORDED LEASEHOLDS.
- PERSONAL PROPERTY TAXES, IF ANY.
- THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREPARED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY(IES) NAMED BELOW:
  - LIMITED LIABILITY COMPANY - BOTTLING GROUP, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND SP MULTIFAMILY DEVELOPMENT COMPANY LLC, A WASHINGTON LIMITED LIABILITY COMPANY

A) A COPY OF ITS OPERATING AGREEMENT, IF ANY, AND ANY AND ALL AMENDMENTS, SUPPLEMENTS AND/OR MODIFICATIONS THERETO, CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.

B) IF A DOMESTIC LIMITED LIABILITY COMPANY, A COPY OF ITS ARTICLES OF ORGANIZATION AND ALL AMENDMENTS THERETO WITH THE APPROPRIATE FILING STAMPS.

C) IF THE LIMITED LIABILITY COMPANY IS MEMBER-MANAGED, A FULL AND COMPLETE CURRENT LIST OF MEMBERS CERTIFIED BY THE APPROPRIATE MANAGER OR MEMBER.

D) IF THE LIMITED LIABILITY COMPANY WAS FORMED IN A FOREIGN JURISDICTION, EVIDENCE, SATISFACTORY TO THE COMPANY, THAT IT WAS VALIDLY FORMED, IS IN GOOD STANDING AND AUTHORIZED TO DO BUSINESS IN THE STATE OF OREGON.

E) IF FEWER THAN ALL MEMBERS, OR MANAGERS, AS APPROPRIATE, WILL BE EXECUTING THE CLOSING DOCUMENTS, FURNISH EVIDENCE OF THE AUTHORITY OF THOSE SIGNING.

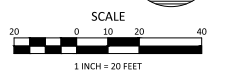
THE COMPANY RESERVES THE RIGHT TO ADD ADDITIONAL ITEMS OR MAKE FURTHER REQUIREMENTS AFTER REVIEW OF THE REQUESTED DOCUMENTATION.

**SURVEYOR'S CERTIFICATE:**

TO: SECURITY PROPERTIES, LAWYERS TITLE OF OREGON, LLC, (LENDER)

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2008 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, SOLELY ESTABLISHED AND ADOPTED BY ASLTA AND NSPS IN 2008, AND INCLUDES ITEMS 2, 11, 4, 6(A), 6(B), 7(A), 7(B), 7(C), 8, 9, 10(A), 11, 13, 15, 17, 18, 19 AND 20(A) OF TABLE A THEREOF. THE REFERENCE WAS COMPLETED ON AUGUST 22, 2017.

DATE OF PLAT OR MAP: SEPTEMBER 1, 2017



REV.	DATE	BY	DESCRIPTION

**kpff**

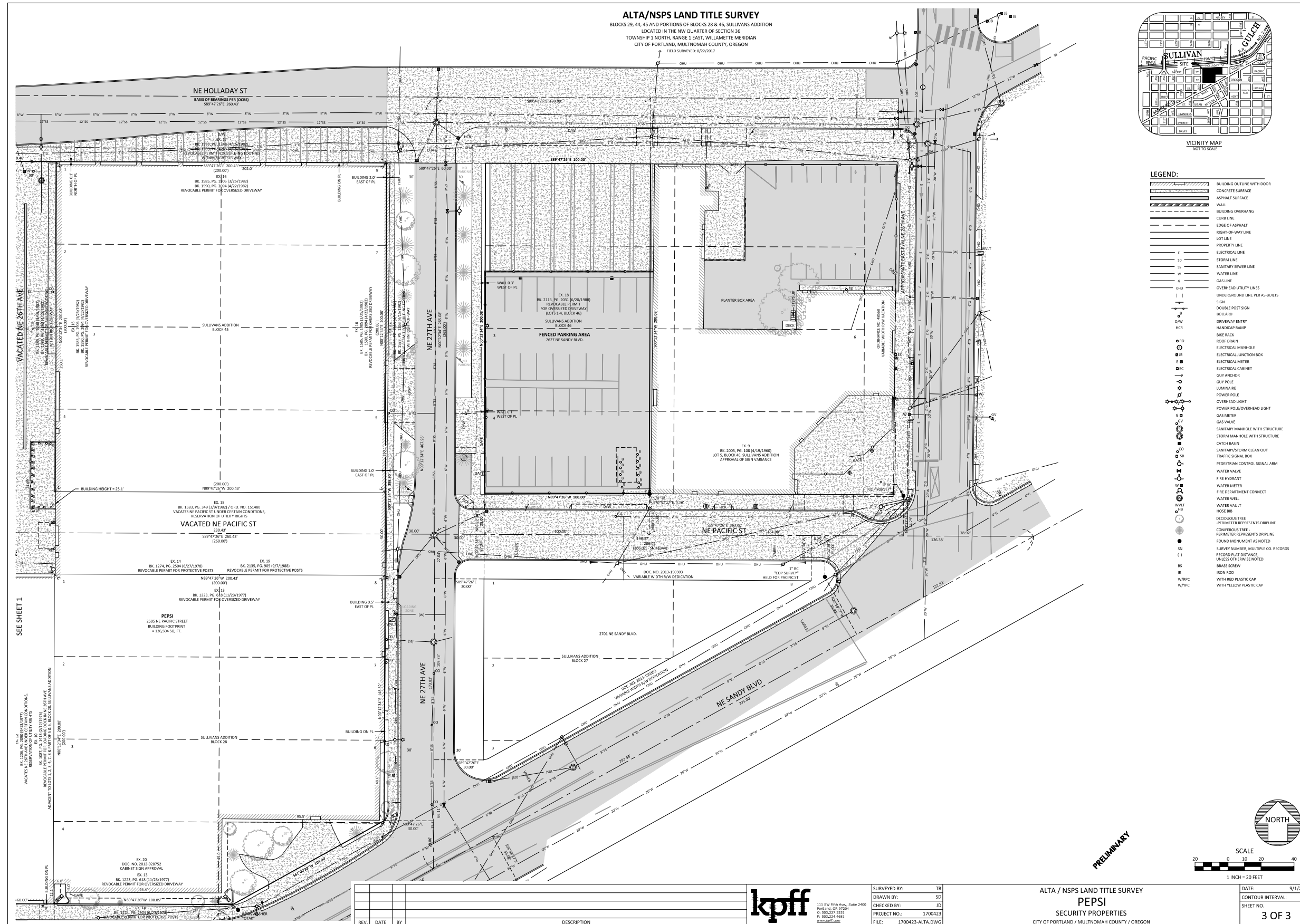
111 9th Park Ave., Suite 2400  
Portland, OR 97224  
P: 503.227.3311  
F: 503.224.4661  
www.kpff.com

SURVEYED BY: TR  
DRAWN BY: SD  
CHECKED BY: JD  
PROJECT NO.: 1700423  
FILE: 1700423-ALTA.DWG

ALTA / NSPS LAND TITLE SURVEY  
**PEPSI**  
SECURITY PROPERTIES  
CITY OF PORTLAND / MULTNOMAH COUNTY / OREGON

DATE: 9/1/2017  
CONTOUR INTERVAL: N/A  
SHEET NO.: 2 OF 3

# 1.5 - SITE SURVEY



# SECTION 2

## URBAN DESIGN ANALYSIS

[Required per 33.854.250 A.2]

2.1. CONTEXT OVERVIEW

2.2. EXISTING GROUND FLOOR USES

2.3. FIGURE GROUND

2.4. GRID DIAGRAM

2.5. EXISTING OPEN SPACE

2.6. ZONING

2.7. MAX BUILDING HEIGHT BY BASE CODE

2.8. DESIGN INFLUENCES

2.9. EXISTING STREETScape

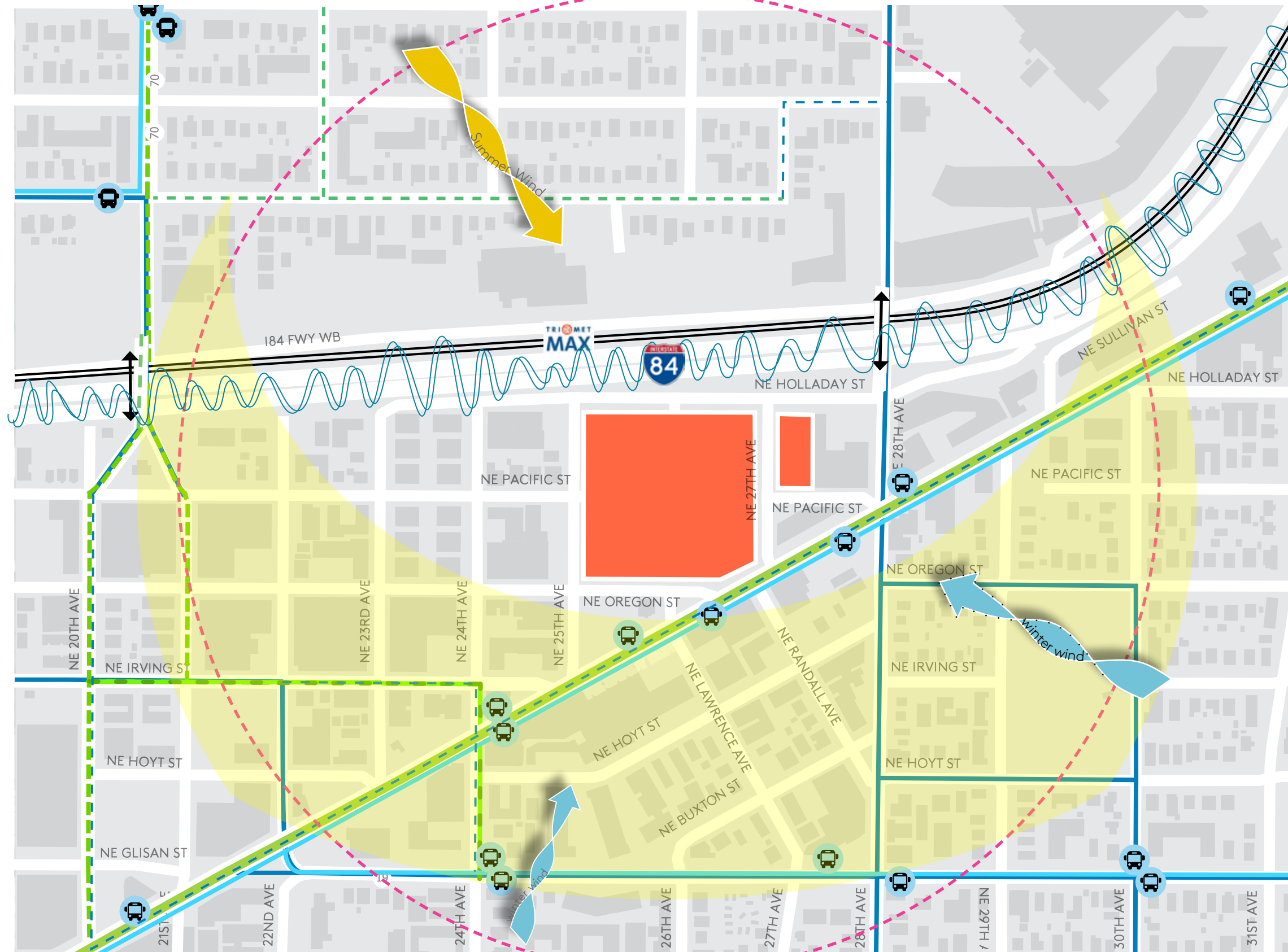
2.10. TOPOGRAPHY

2.11. SITE PHOTOGRAPHS

2.12. NEIGHBORHOOD PALETTE

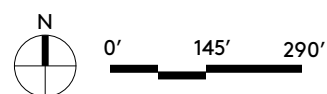
# 2.1 - CONTEXT OVERVIEW

[REQUIRED PER 33.854.250 A.2]

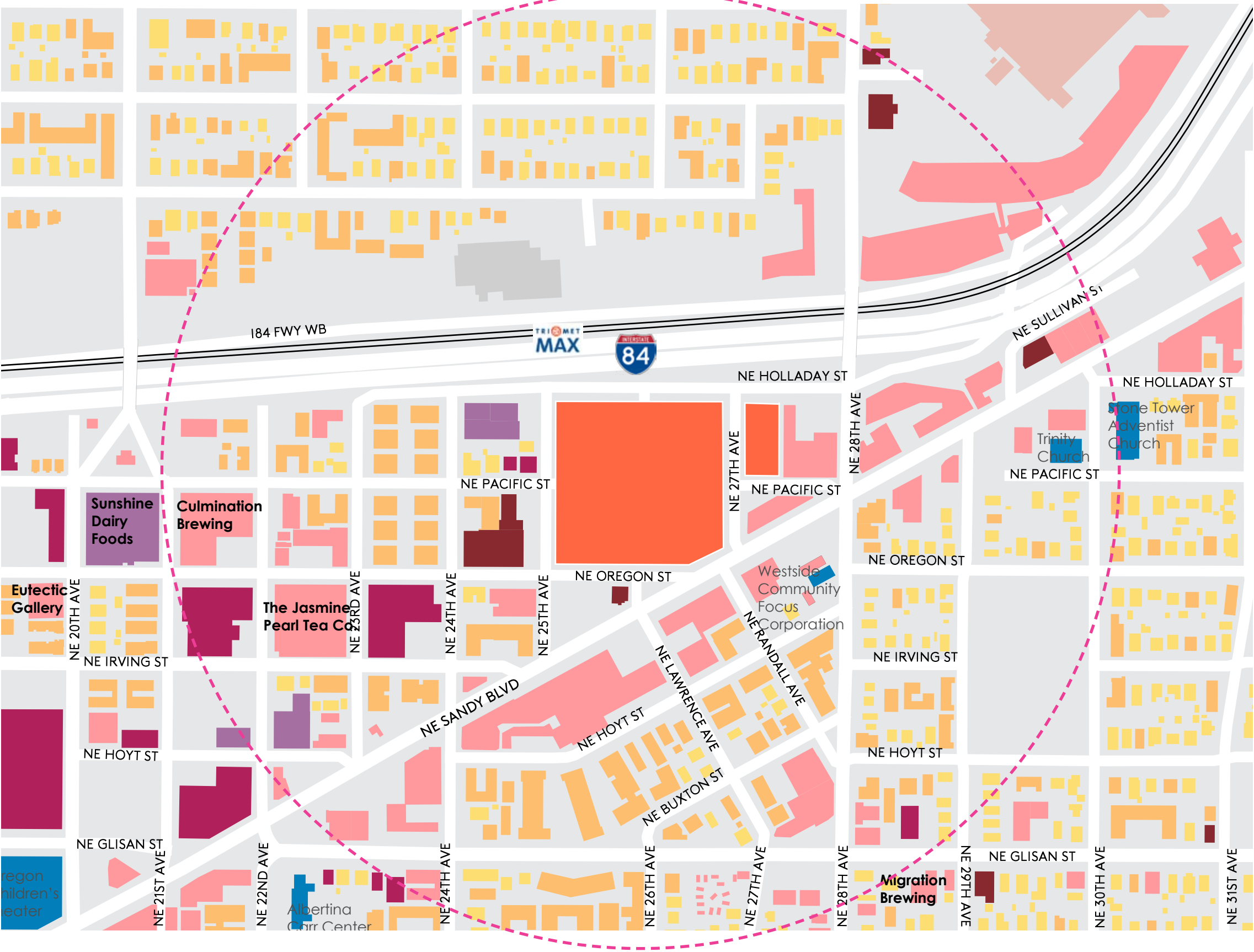


## LEGEND

- SITE
- ⋯ 1/4 MILE WALKING RADIUS
- TRANSIT DESIGNATION**
- COMMUNITY TRANSIT STREET
- MAJOR TRANSIT PRIORITY STREET
- - - TRANSIT ACCESS STREET
- ← - - ONE-WAY STREET
- ↔ FREEWAY CROSSING
- BIKE**
- EXISTING SEPARATED IN ROADWAY
- - - FUTURE SEPARATED IN ROADWAY
- - - FUTURE BIKE BOULEVARD
- TRI-MET ROUTES**
- BUS ROUTE
- ⊙ BUS STOPS
- = LIGHT RAIL
- ENVIRONMENTAL FACTORS**
- ▨ SOLAR PATH
- WINTER WIND
- SUMMER WIND
- ~ NOISE



# 2.2 - EXISTING GROUND FLOOR USES

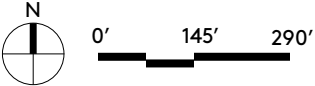


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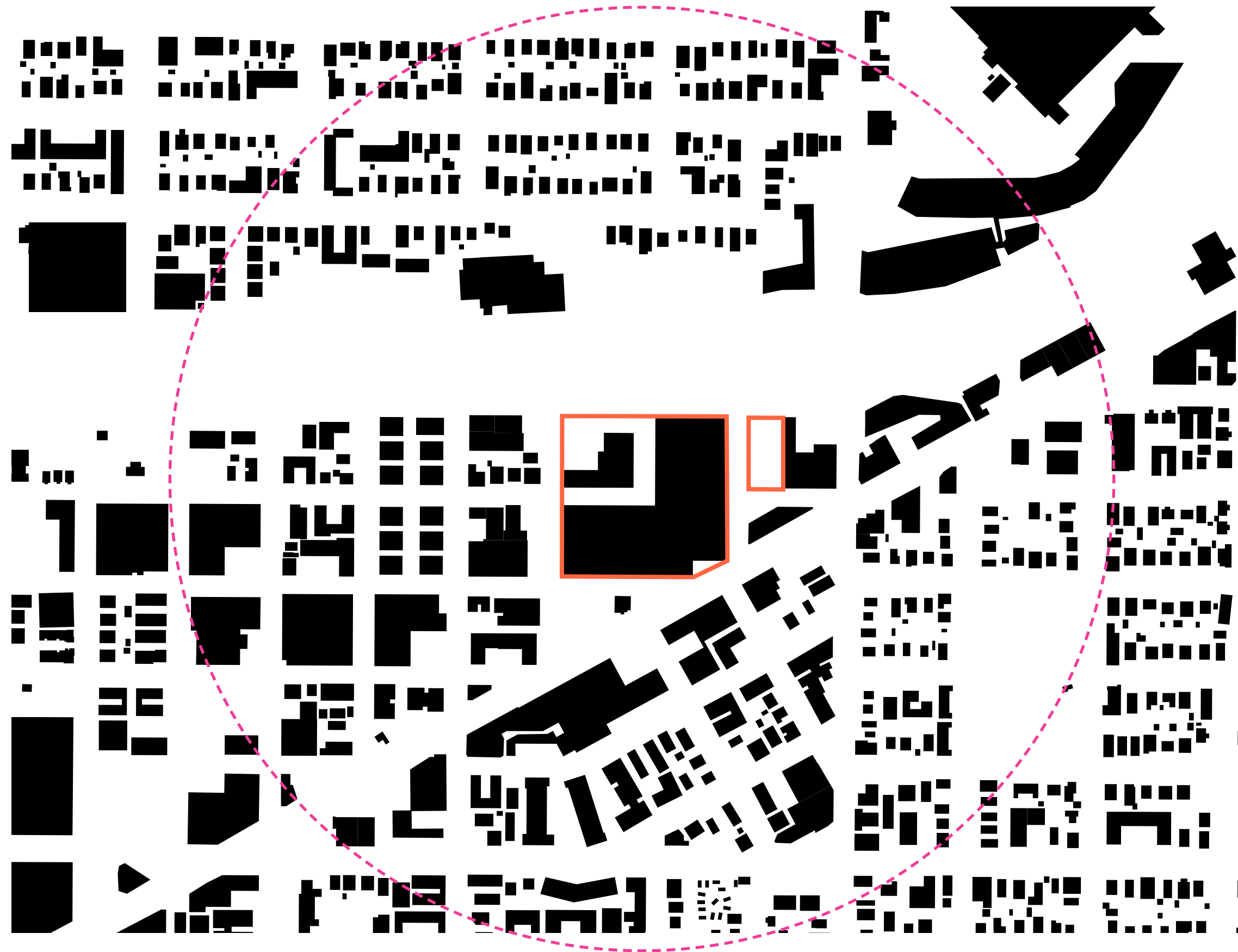
- SITE
- 1/4 MILE WALKING RADIUS

**LAND USE**


- RESTAURANT / RETAIL
- OFFICE
- MEDICAL OFFICE
- SINGLE FAMILY RESIDENTIAL
- MULTI FAMILY RESIDENTIAL
- COMMUNITY
- INDUSTRIAL
- VACANT



## 2.3 - FIGURE GROUND

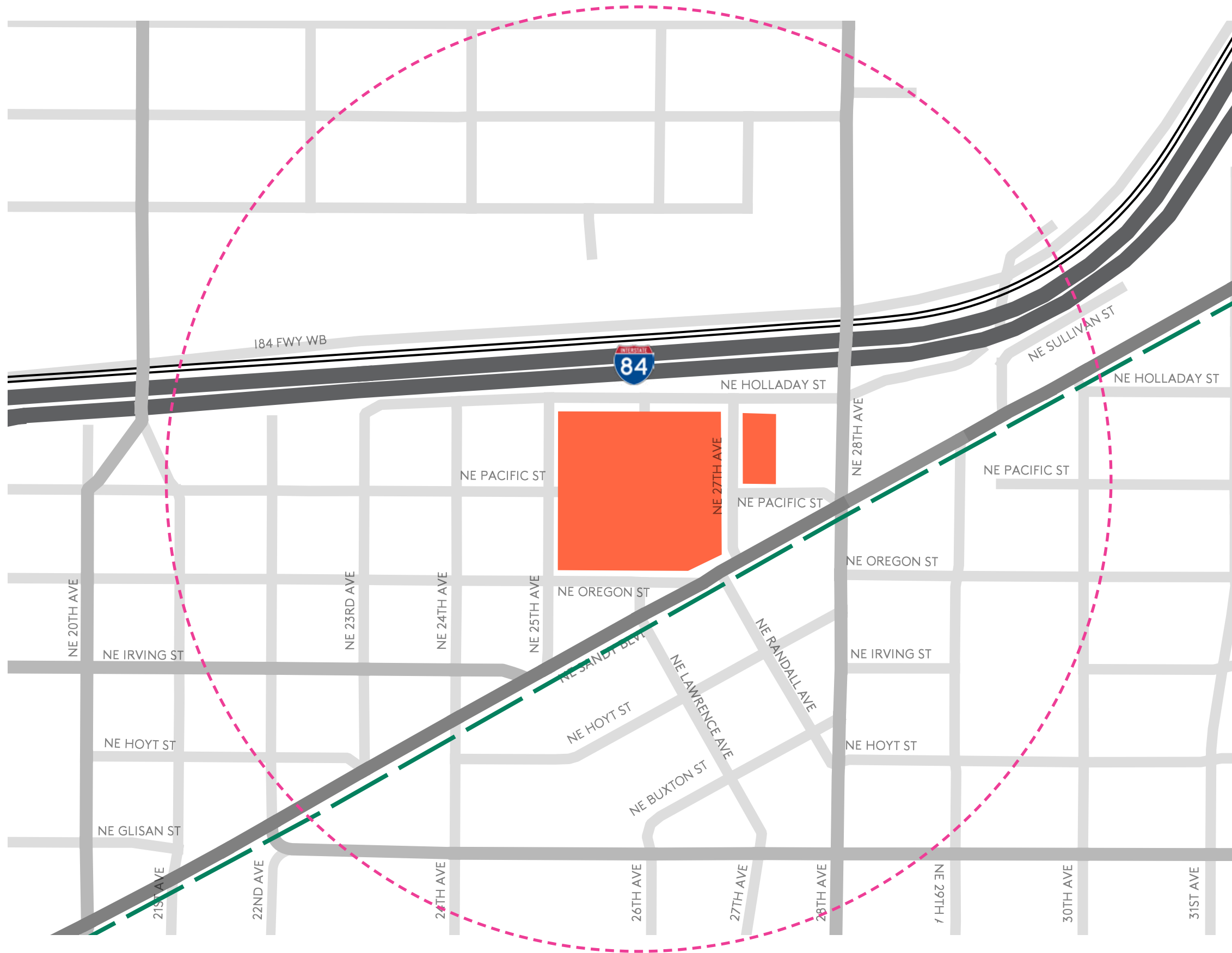


### LEGEND

-  SITE
-  BUILDING
-  1/4 MILE WALKING RADIUS

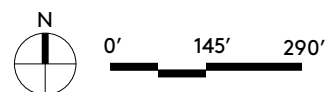


# 2.4 - GRID DIAGRAM



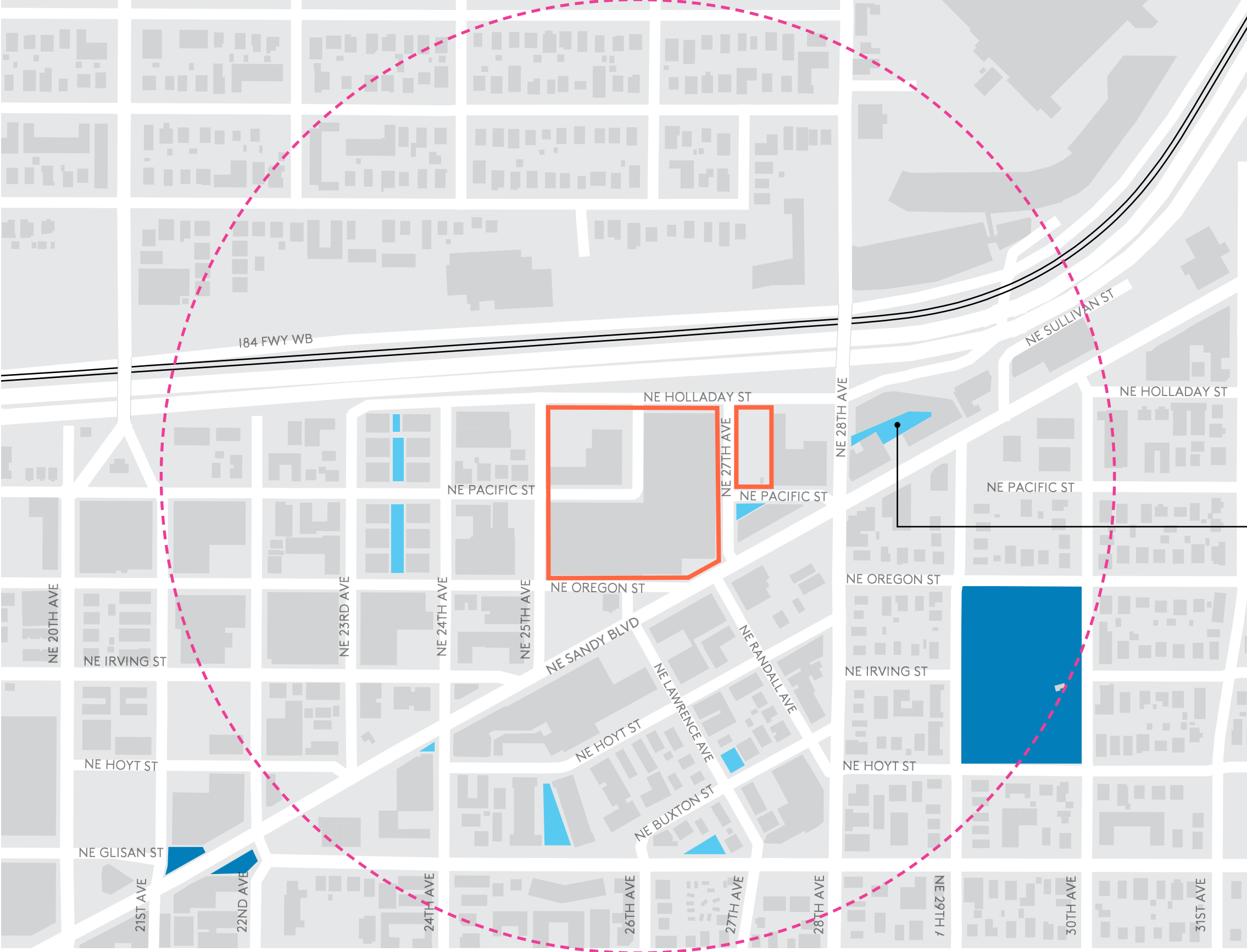
### LEGEND

- SITE
- 1/4 MILE WALKING RADIUS
  
- STREET TYPES**
- LOCAL SERVICE
- DISTRICT COLLECTOR
- MAJOR CITY TRAFFIC STREET
- REGIONAL TRAFFIC WAY
  
- FREIGHT**
- PREFERRED CITY TRUCK ROUTE





# 2.5 - EXISTING OPEN SPACE

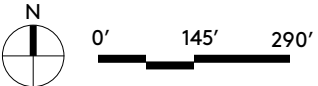


**LEGEND**

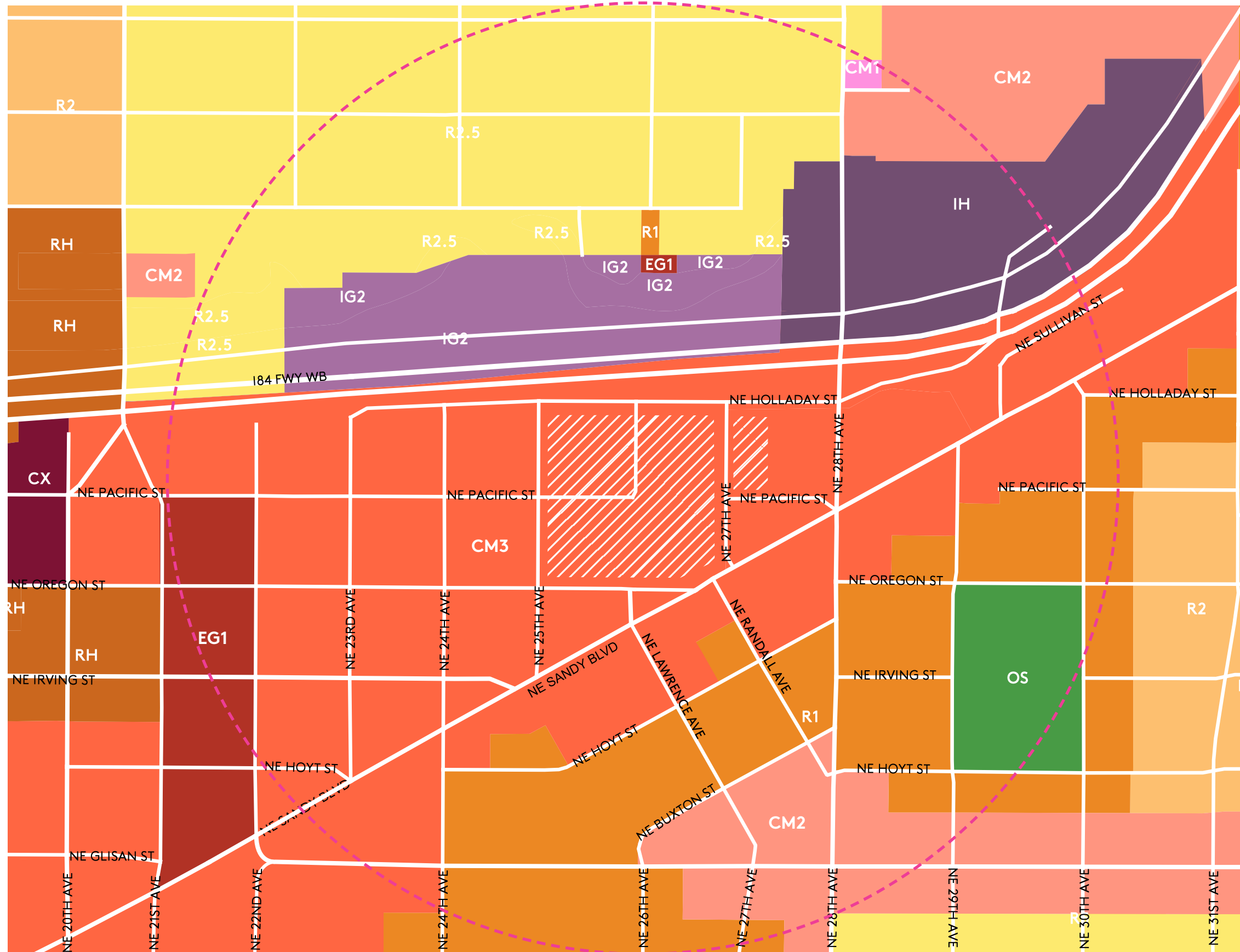
- SITE
- 1/4 MILE WALKING RADIUS

**LAND USE**

- PUBLIC OPEN SPACE
- OPEN SPACE ON PRIVATE PROPERTY



# 2.6 - ZONING



### ZONING SUMMARY

Zone	CM3d
Base FAR	3 to 1
Max FAR	5 to 1 using PD, IH or Aff. Comm. Bonus
Base Height	65'
Max Height	75' using IH or Aff. Comm. Bonus 120' using PD Bonus

Site considered "close to transit"

### ON SITE INCLUSIONARY HOUSING (pre 1/1/19):

- 8% of units or bedrooms at 60% AMI
- 15% of units or bedrooms at 80% AMI

### PARKING

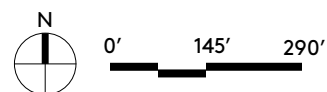
	MINIMUM PARKING	LONG TERM BIKE MIN.
Residential	.33/unit	1.1/unit
Live/Work	.33/unit	1.1/unit
Affordable Housing	-	1.1/unit
Retail/Makers Space	-	1/12,000 sf
Restaurant/Bar	-	1/12,000 sf
Office	-	1/10,000 sf

### LEGEND

- SITE
- 1/4 MILE WALKING RADIUS

### LAND USE

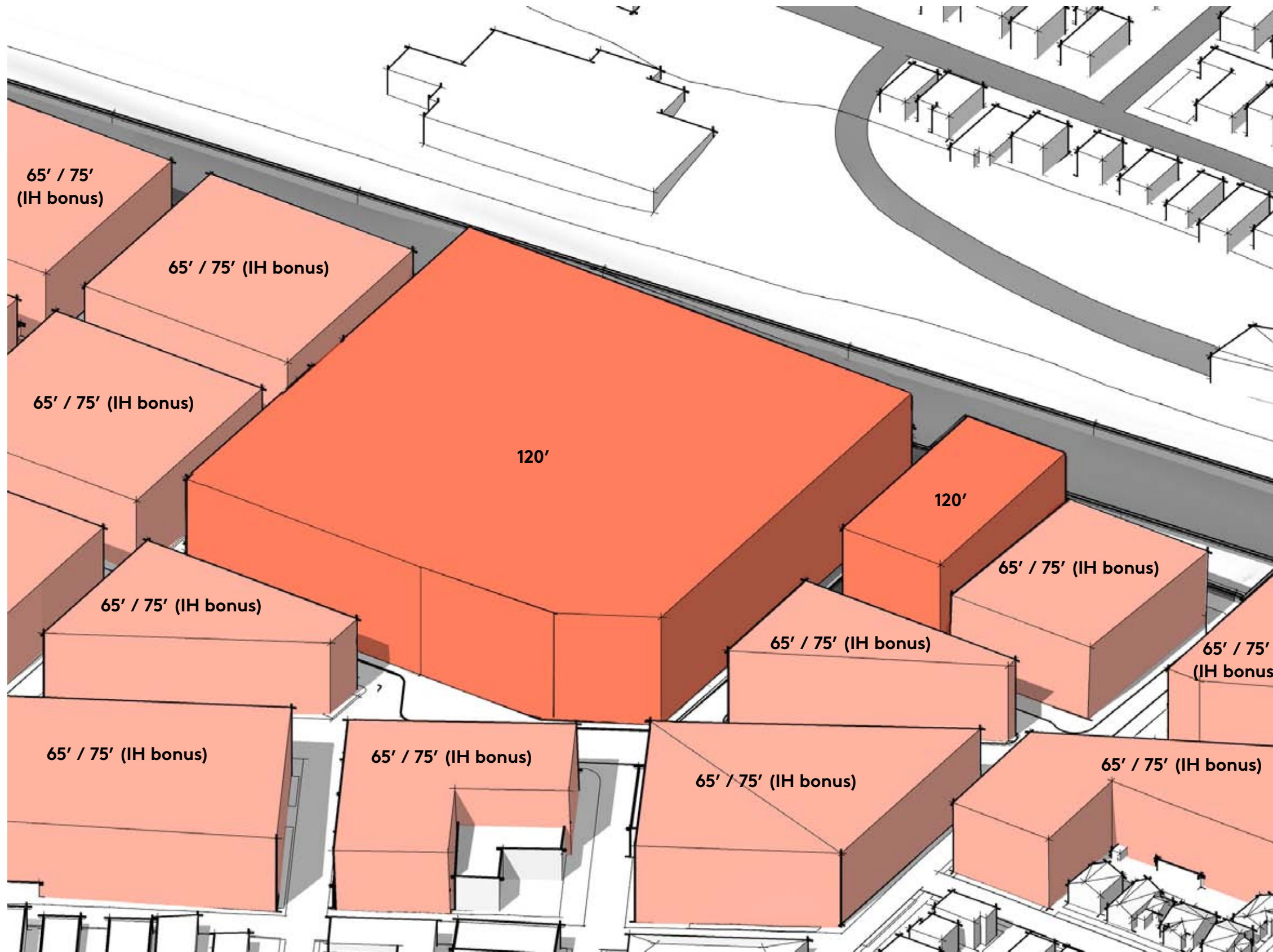
- CM2 - COMMERCIAL MIXED USE 2
- CM3 - COMMERCIAL MIXED USE 3
- CM1 - COMMERCIAL MIXED USE 1
- CX - CENTRAL COMMERCIAL
- EG1 - GENERAL EMPLOYMENT 1
- R 2.5 - SINGLE FAMILY RESIDENTIAL
- R2 - LOW DENSITY MULTI FAMILY RESIDENTIAL
- R1 - MEDIUM DENSITY MULTI FAMILY RESIDENTIAL
- RH - CENTRAL MULTI FAMILY RESIDENTIAL
- IG2 - GENERAL INDUSTRIAL
- IH - HEAVY INDUSTRIAL
- OS - OPEN SPACE



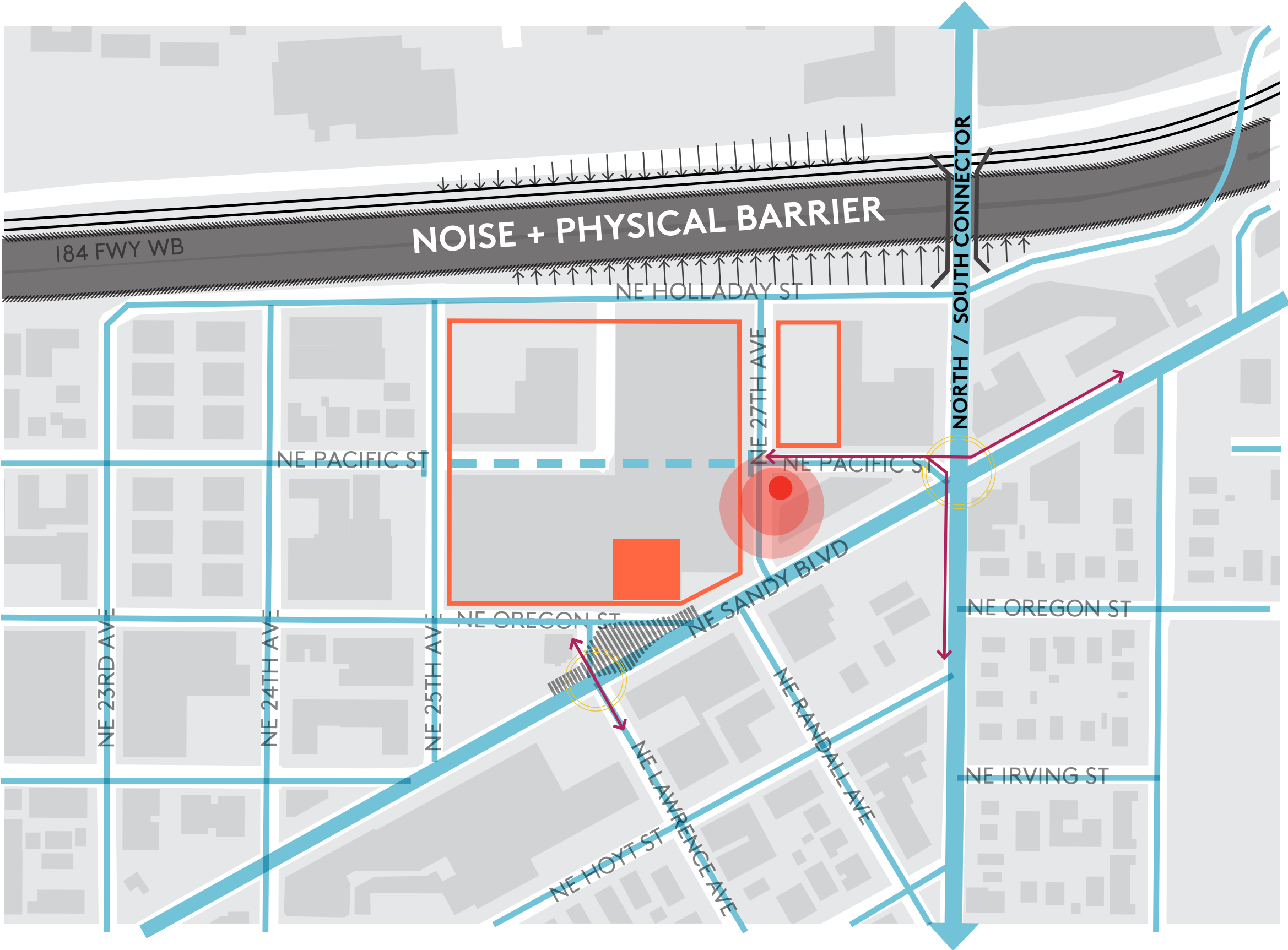
## 2.7 - MAX BUILDING HEIGHT BY BASE CODE



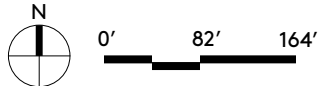
## 2.7 - MAX BUILDING HEIGHT WITH PD BONUS



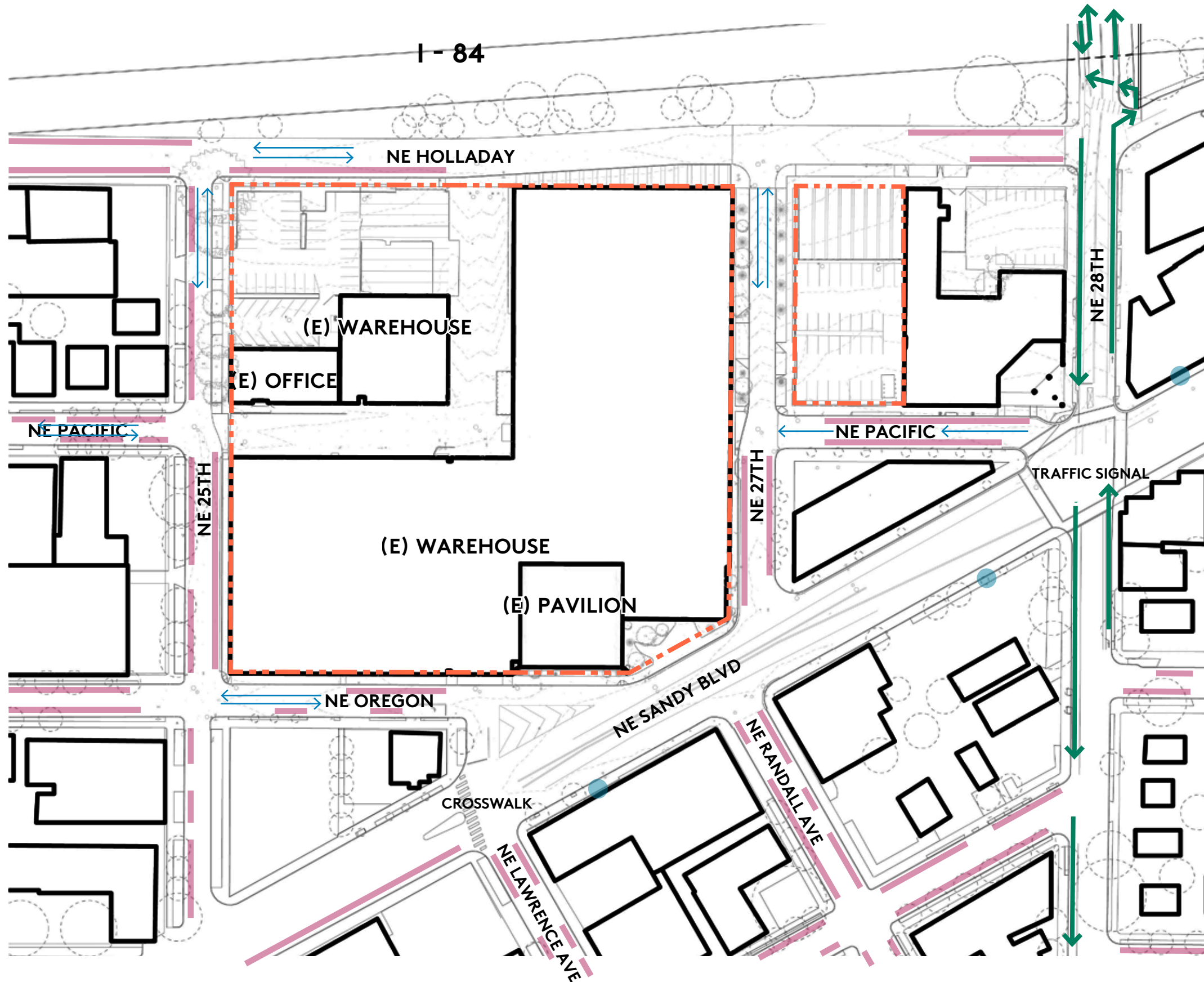
# 2.8 - DESIGN INFLUENCES



- LEGEND**
- SITE
  - PAVILION
  - NOISE + PHYSICAL BARRIER
  - NEIGHBORHOOD GATHERING
  - EXISTING STREETS
  - POTENTIAL ROUTES
  - DANGEROUS PEDESTRIAN CROSSING
  - TOPOGRAPHY
  - ↔ PEDESTRIAN FLOW
  - PEDESTRIAN CROSSING



# 2.9 - EXISTING STREETScape

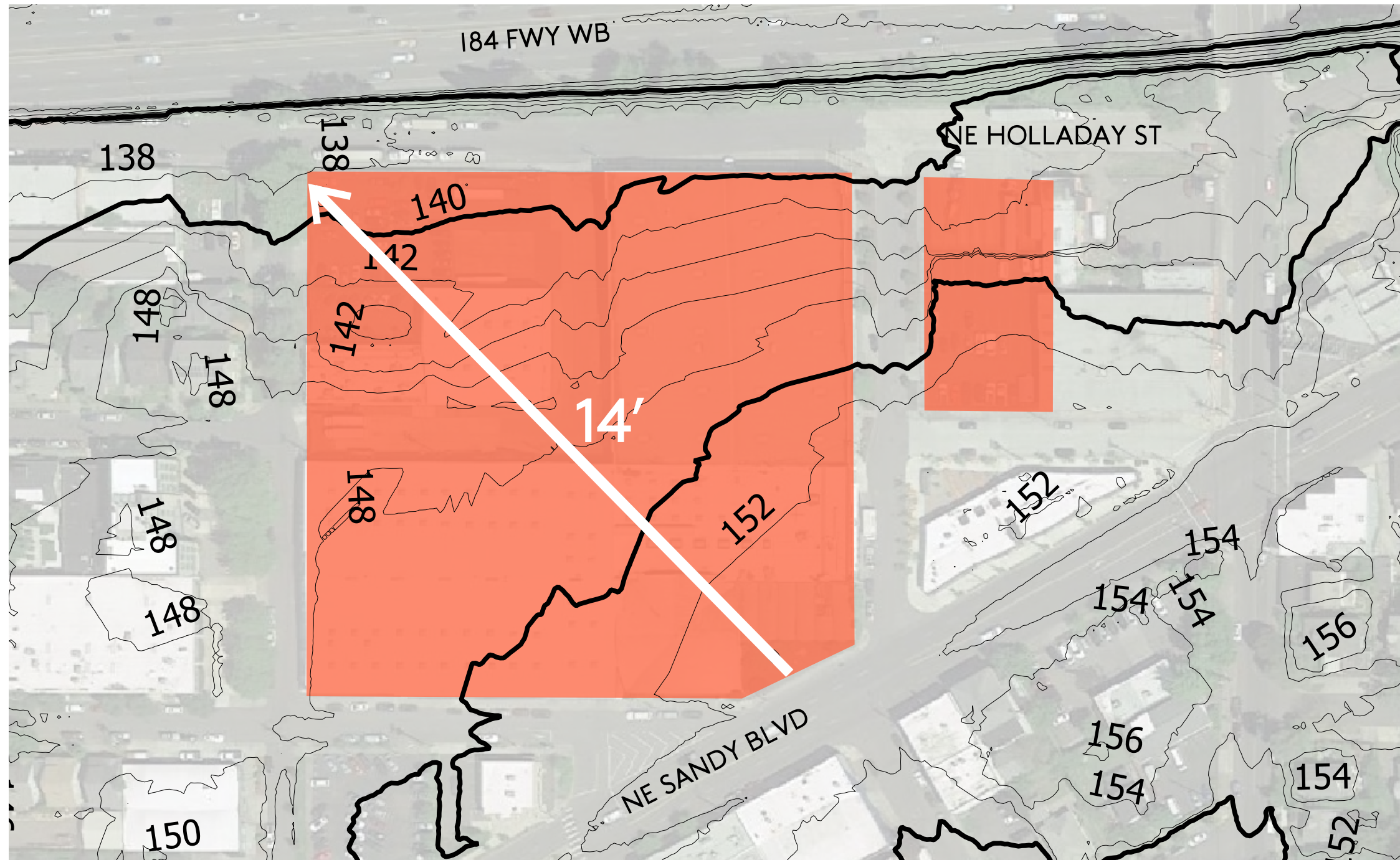


## LEGEND

- PARKING
- BIKE LANE
- BUS STOP
- ↔ VEHICULAR CIRCULATION

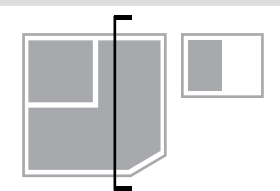
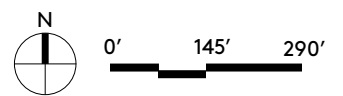
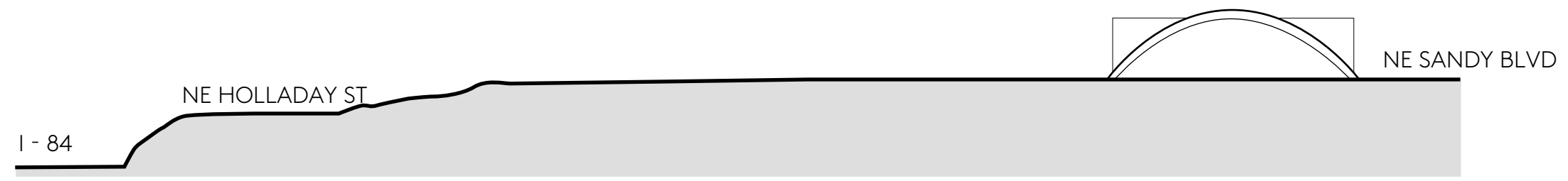


## 2.10 - TOPOGRAPHY

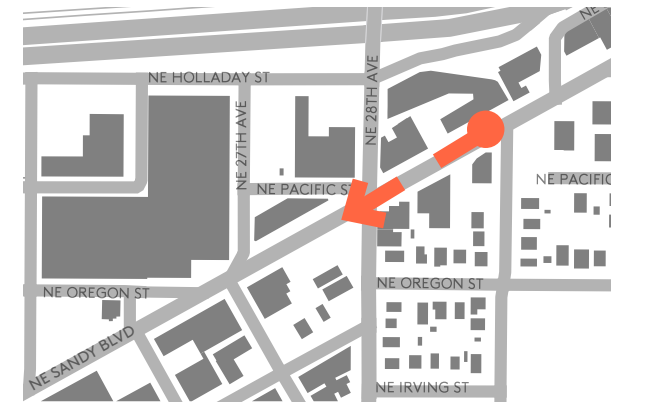


### LEGEND

■ SITE

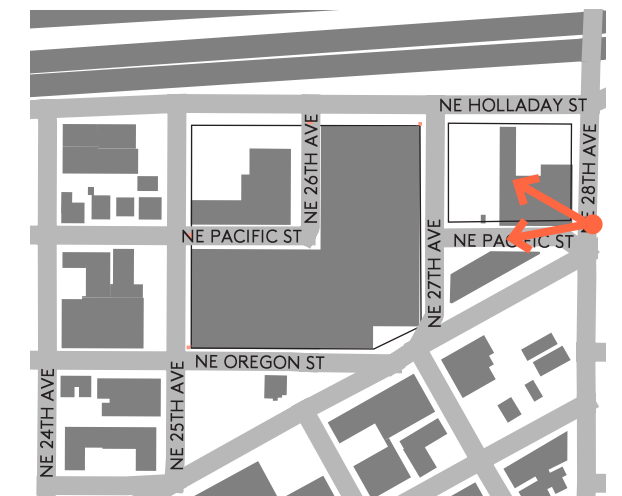
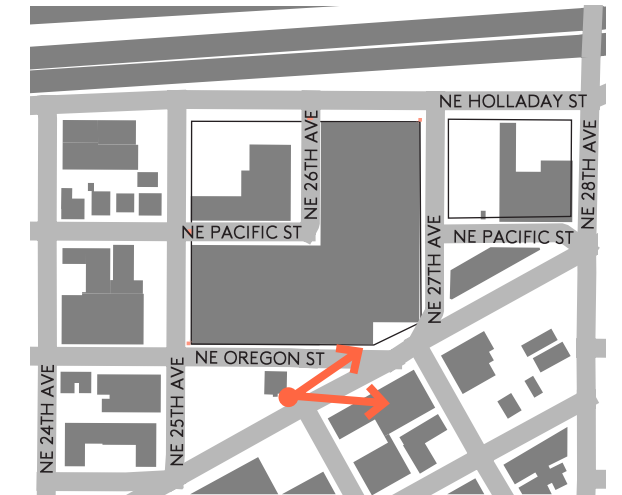


## 2.11 - SITE PHOTOGRAPHS

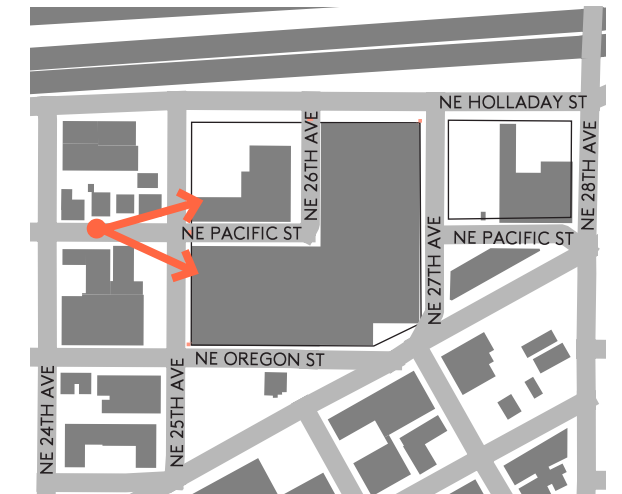




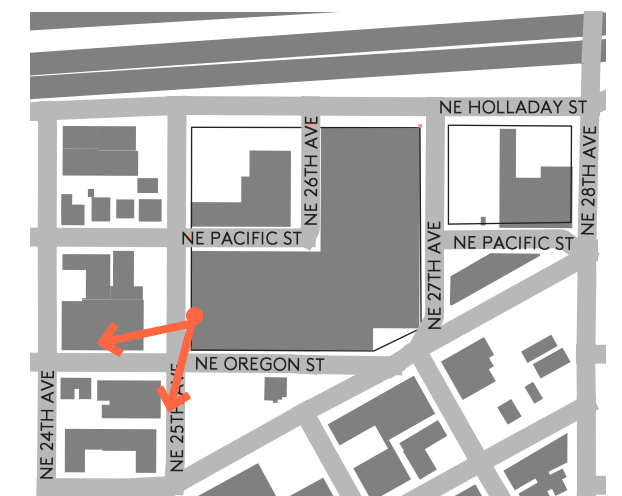
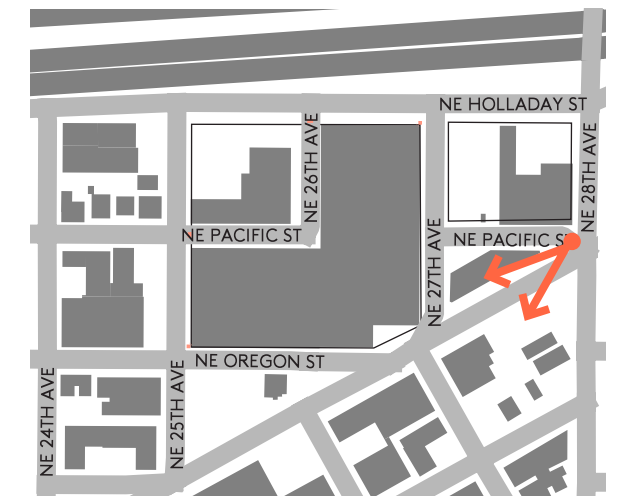
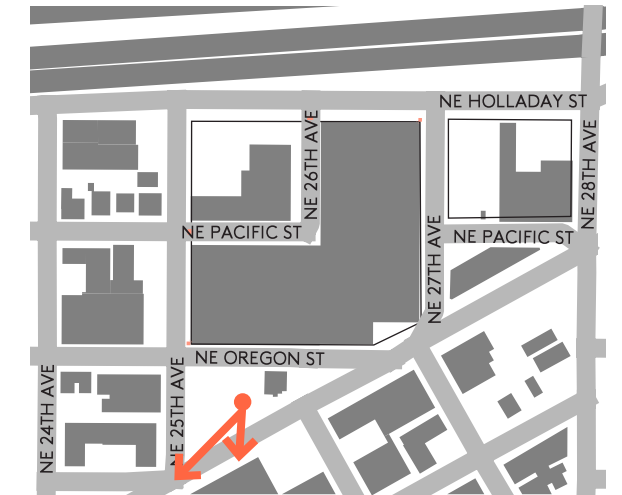
## 2.11 - SITE PHOTOGRAPHS



## 2.11 - SITE PHOTOGRAPHS



## 2.11 - SITE PHOTOGRAPHS



2.11 - SITE PHOTOGRAPHS



2.11 - SITE PHOTOGRAPHS



## 2.12 - NEIGHBORHOOD PALETTE - EXISTING BUILDINGS



2.12 - NEIGHBORHOOD PALETTE - NEW DEVELOPMENT



# 2.12 - NEIGHBORHOOD PALETTE - LOCAL FUNK





# SECTION 3

## FRAMEWORK PLAN

**3.1. PLANNED DEVELOPMENT PRINCIPLES**

**3.2. PERSPECTIVE VIEWS** [Required per 33.854.250.2.D]

**3.3. SITE PLAN** [Required per 33.854.250 A.2]

**3.4. OPEN SPACE PLAN** [Required per 33.854.250 A.2]

**3.5. MAX BUILDING HEIGHT BY BASE CODE**

**3.6. HEIGHT RANGES** [Required per 33.854.250 A.2]

**3.7. MASSING DIAGRAMS** [Required per 33.854.250 A.2]

**3.8. SITE SECTIONS** [Required per 33.854.250 A.2]

**3.9. ACTIVE GROUND FLOOR PLAN**

[Required per 33.854.250 A.2]

**3.10. NEIGHBORHOOD MATERIAL MAP**

[Required per 33.854.250 A.2]

**3.11. MATERIALITY & FORM** [Required per 33.854.310 E.3]

**3.12. PERSPECTIVE VIEWS** [Required per 33.854.250.2.D]

**3.13. BUILDING RELATIONSHIPS ADJOINING OPEN SPACE**

[Required per 33.854.250 A.2]

## 3.1 - PLANNED DEVELOPMENT PRINCIPLES

### KEEP THE 'PAVILION'

Keep the existing bow-truss Pepsi warehouse building and repurpose as restaurant/retail. Create a larger Plaza at Sandy and 27th (by demolishing the smaller arched "sidecar" structure) to amplify the community gathering space at the Zipper and to showcase the iconic form of the Pavilion along Sandy Boulevard.

### IMPROVE CONNECTIVITY

Rather than building a large above-grade podium, offer multiple on-grade pedestrian passages throughout the project that loosely obeys the Portland 200-foot block dimensions, allows phasing of the development, and allows occupancy of existing buildings on an interim basis.

### VARIETY OF OPEN SPACE

Provide the required open space as three spaces — an urban Plaza on Sandy Boulevard, a centrally-located landscaped Park, and a Woonerf extension of Pacific Street linked to the Park.

### BLOCK THE FREEWAY

Honor the east/west desire lines at Pacific Street and diminish the north/south paths to the freeway north of Pacific. Frame the renovated Pavilion and Plaza with a new backdrop (Building A), and provide a new Park protected from the freeway and bordered by buildings.

### A RANGE OF BUILDING HEIGHTS

Increase building heights across the site, with the greatest height occurring along the freeway and to the east (nearest 28th Street). Provide a range of heights for each building to ensure flexibility to respond to the market in future phases.

### WOONERF STYLE STREET

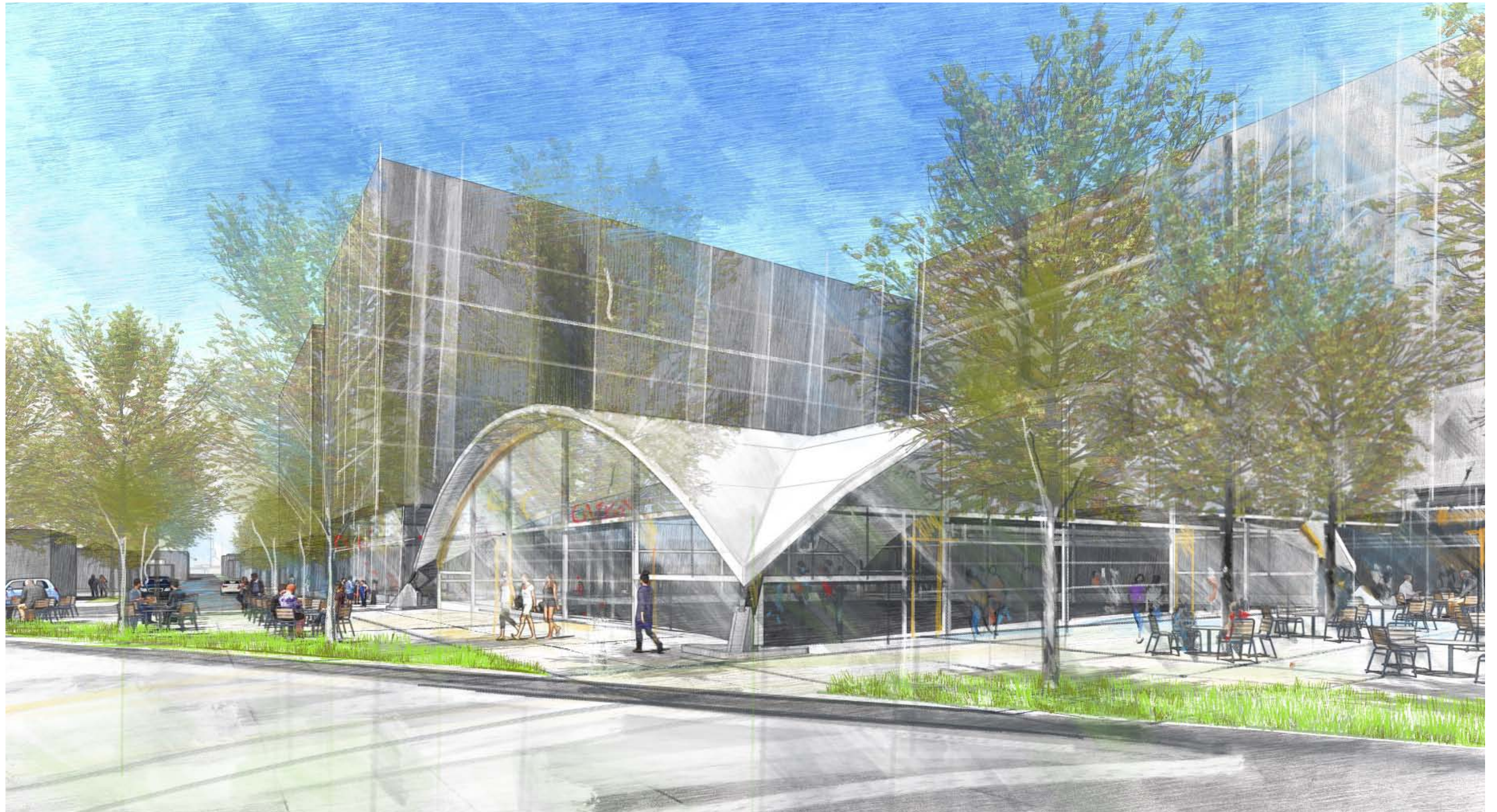
Turn the extension of NE Pacific Street into a limited-use, slow-speed, shared street (woonerf) with planting and seating, that can also act as a fire lane with parallel parking to support active work/live uses along the Pacific Woonerf.

### MINIMIZE INTERIOR VEHICULAR ACCESS

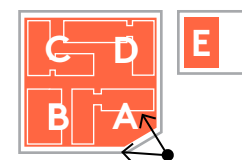
Keep all parking off the Woonerf. Vehicular access to the south blocks provided from Oregon Street and 25th, and the north blocks from Holladay.

# 3.2 - PERSPECTIVE VIEWS - PLAZA

[REQUIRED PER 33.854.250.2.D]



\*TO BE UPDATED

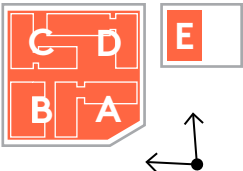


# 3.2 - PERSPECTIVE VIEWS - SITE AERIAL

[REQUIRED PER 33.854.250.2.D]

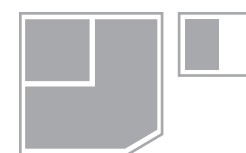
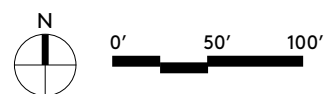


\*TO BE UPDATED



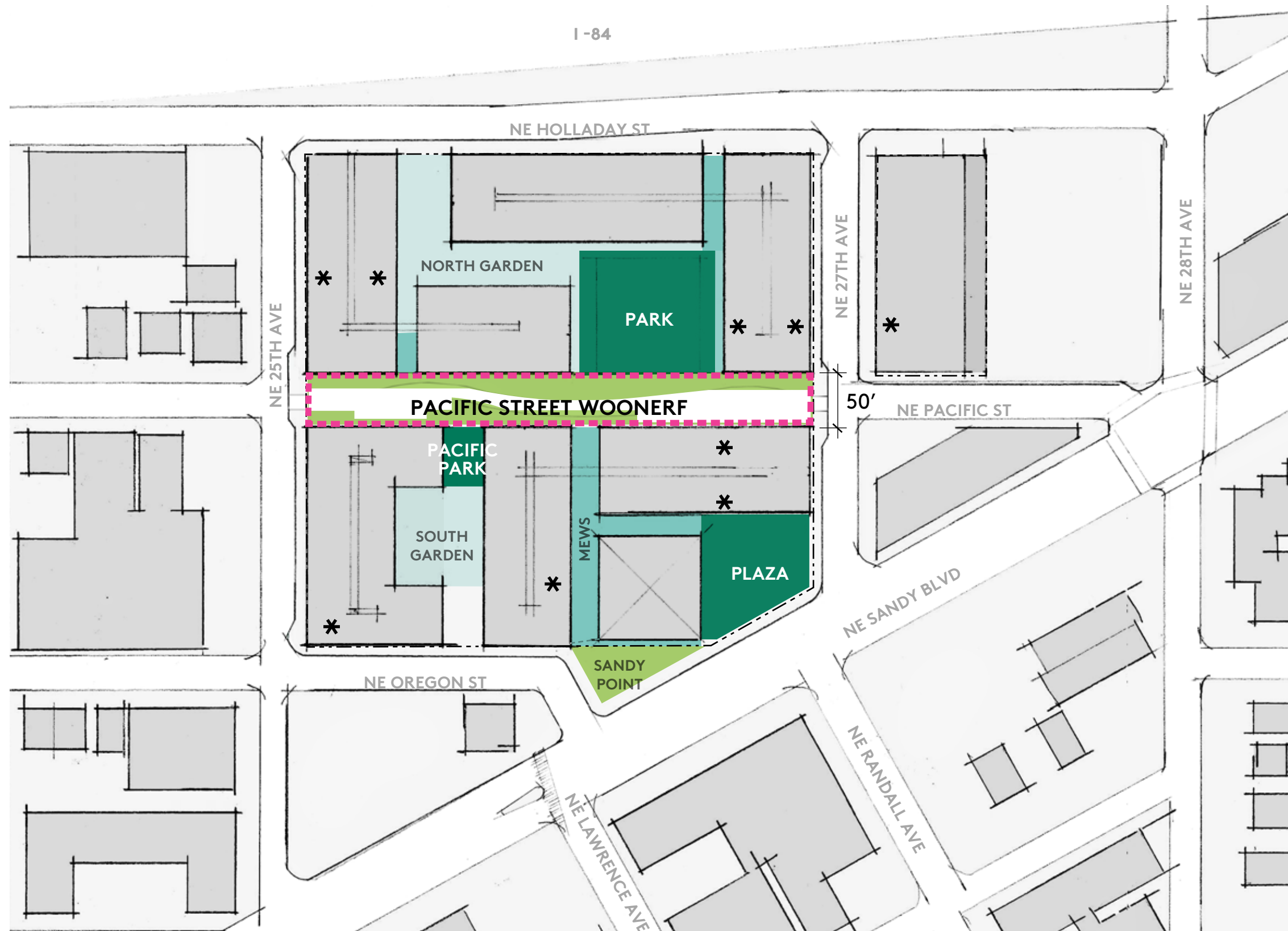
# 3.3 - SITE PLAN

[REQUIRED PER 33.854.250 A.2]



# 3.4 - OPEN SPACE PLAN

[REQUIRED PER 33.854.250 A.2]



**228,169** TOTAL SITE AREA TO BE DEVELOPED  
(INCLUDES SANDY POINT ROW)  
**224,908** SITE AREA WITHIN PROPERTY LINE  
- **23,023** 50' DEDICATION  
**201,885** SITE AREA MINUS DEDICATION

**15%** **30,282** OPEN SPACE REQUIRED FOR PD

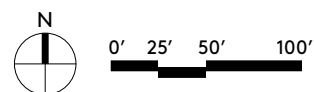
<b>12.13%</b>	<b>24,481</b> REQUIRED PUBLIC OPEN SPACE
6.77%	13,663 PARK
4.30%	8,684 PLAZA
1.06%	2,134 PACIFIC PARK
<b>4.40%</b>	<b>8,880</b> ADDITIONAL PUBLIC OPEN SPACE
4.40%	8,880 MEWS
<b>16.52%</b>	<b>33,361</b> TOTAL PUBLICLY ACCESSIBLE OPEN SPACE (NO ROW)

<b>7.02%*</b>	<b>16,017</b> OPEN SPACE IN THE ROW PROVIDED
5.59%*	12,756 WOONERF
1.43%*	3,261 SANDY POINT

**21.64%\*** **49,378** TOTAL PUBLICLY ACCESSIBLE OPEN SPACE IN DEVELOPED AREA (INCLUDES ROW)

<b>9.17%</b>	<b>18,509</b> ADDITIONAL OPEN SPACE
6.03%	12,172 NORTH GARDEN
3.14%	6,337 SOUTH GARDEN

- LEGEND**
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
  - ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
  - ADDITIONAL OPEN SPACE
  - IMPROVED PUBLIC OPEN SPACE IN ROW
  - ROW DEDICATION WITHIN VACATED PACIFIC STREET
  - \* PRIMARY BUILDING ENTRANCE

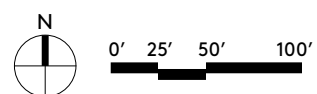
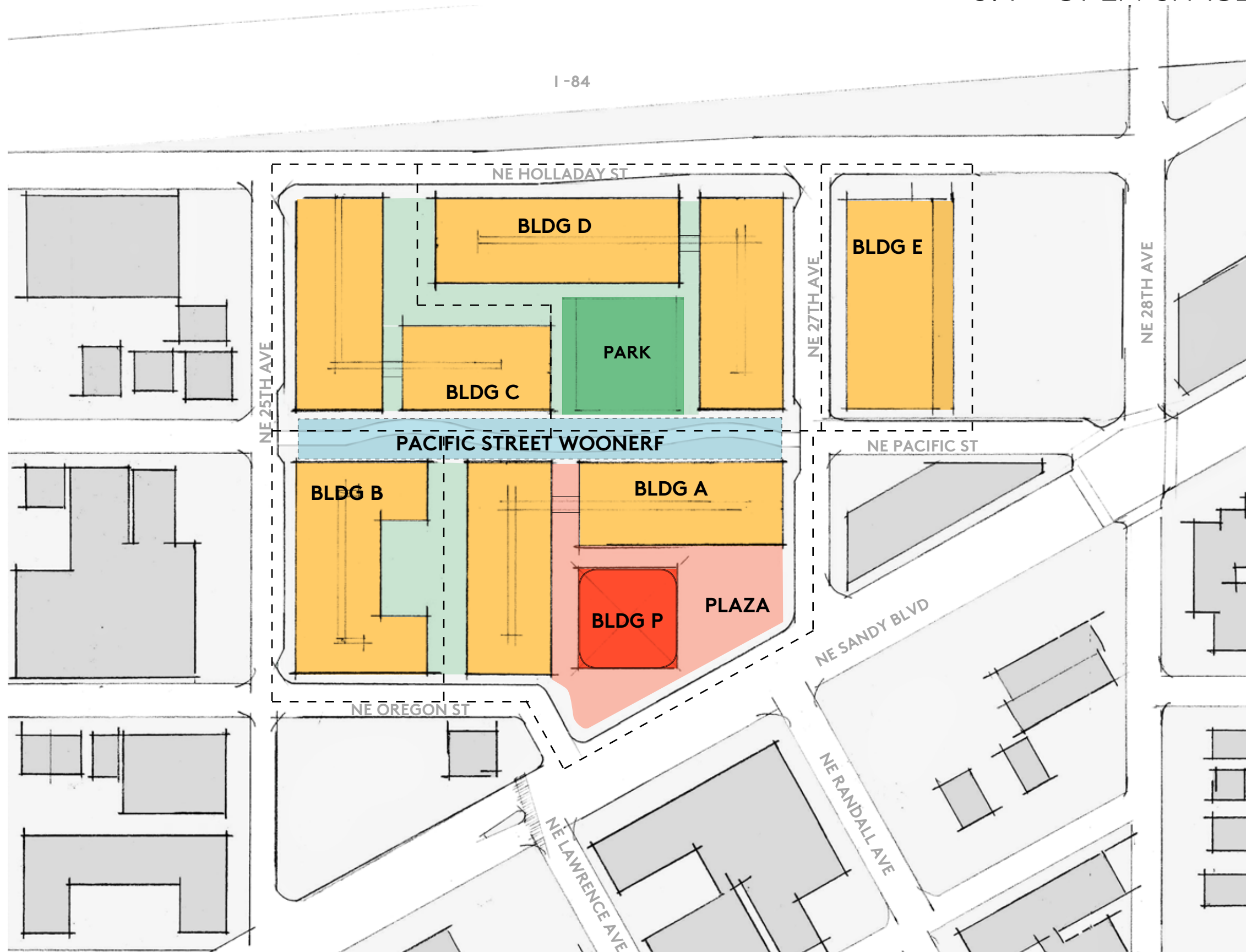


# 3.4 - OPEN SPACE - ENLARGED SITE PLANS

[REQUIRED PER 33.854.250 A.2]

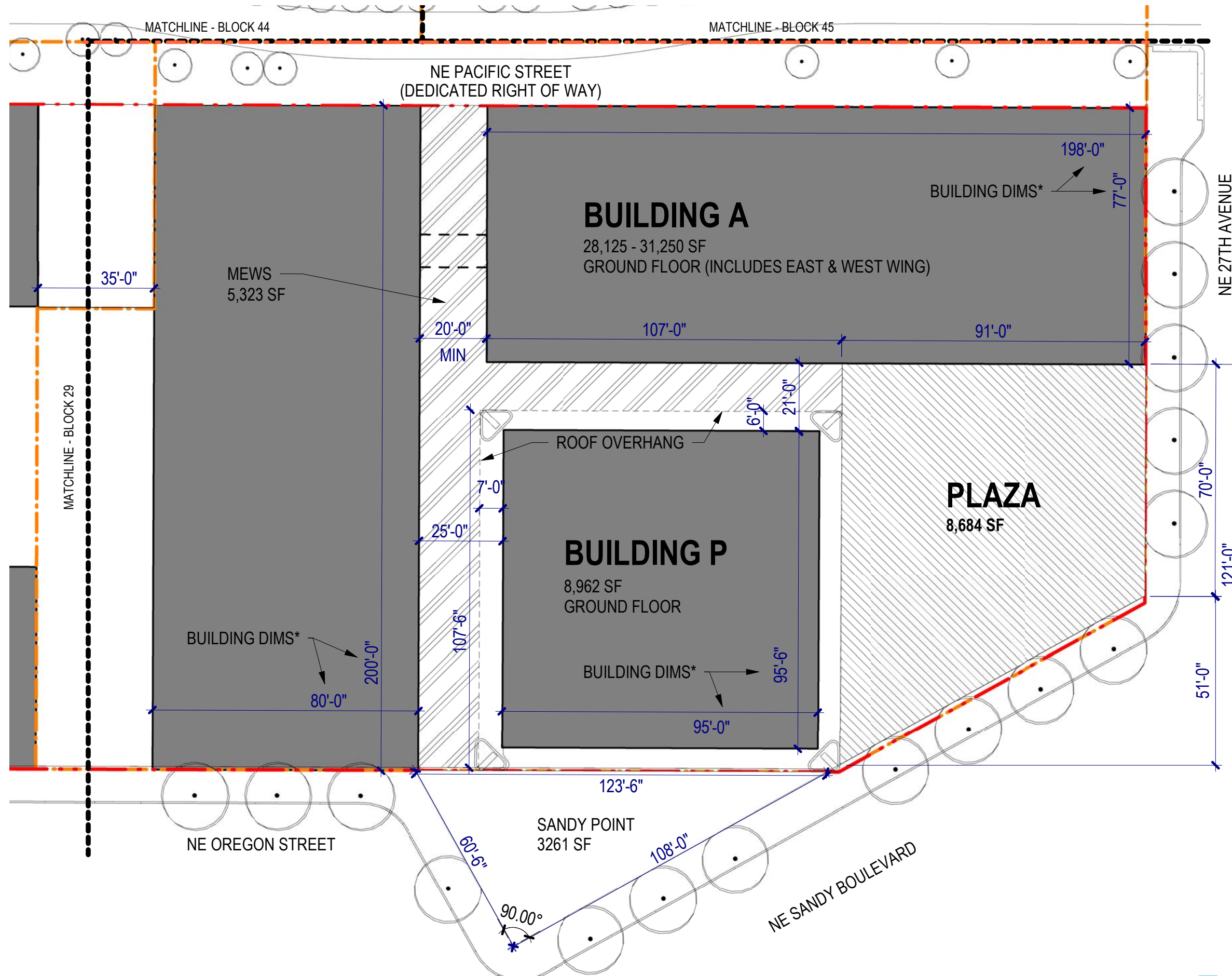
## LEGEND

- OPEN SPACE
- PARK
- PLAZA
- WOONERF
- RESIDENTIAL OR OFFICE
- PAVILION
- PLAN ENLARGEMENT AREAS



# 3.4 - OPEN SPACE - ENLARGED SITE PLANS - A

[REQUIRED PER 33.854.250 A.2]



- - - - - PROPERTY LINE
- . - . - . PHASE BOUNDARY
- - - - - MATCH LINE
- GROUND FLOOR FOOTPRINT
- REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE

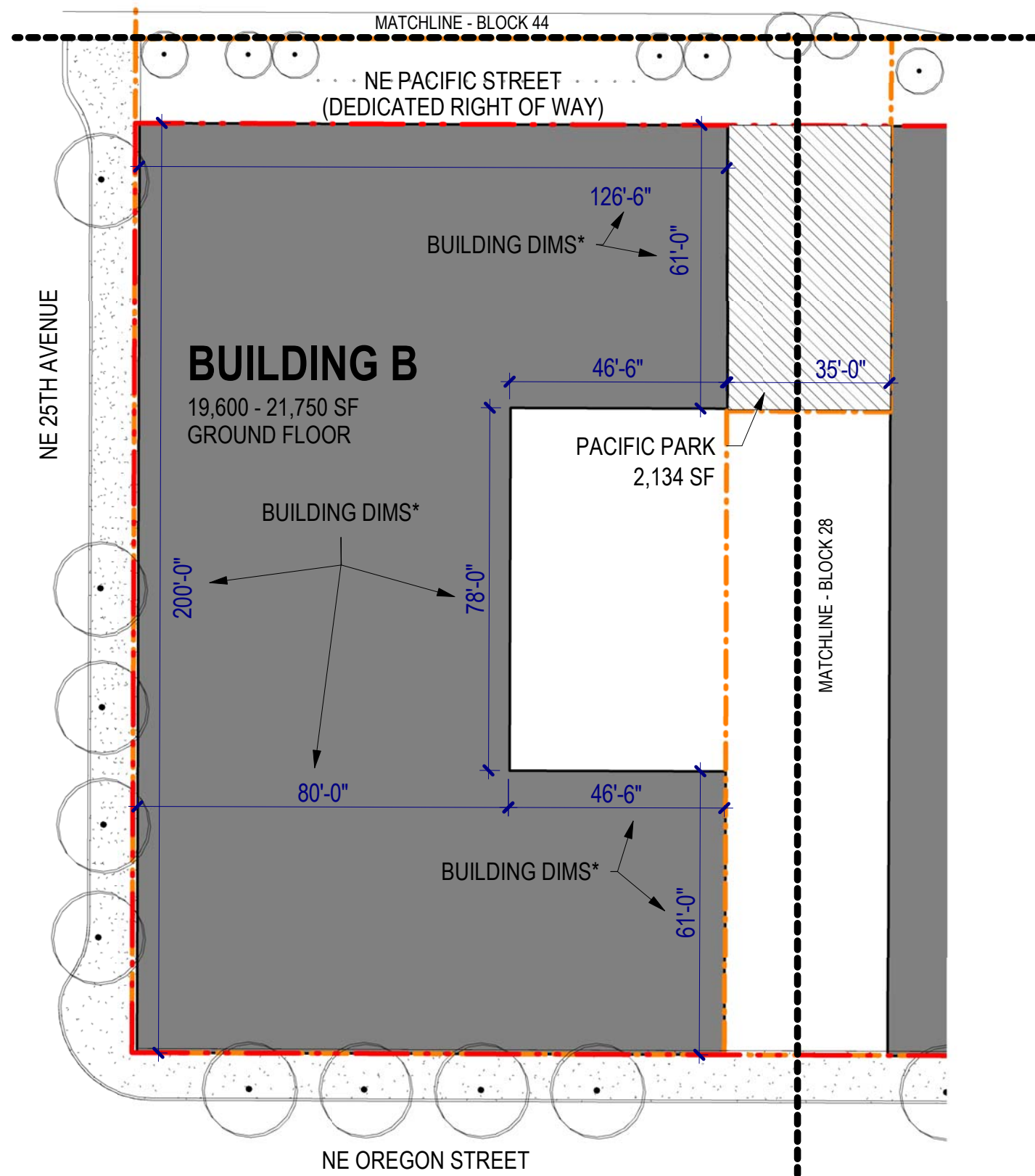
\*Ground floor footprints as represented are diagrammatic. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is shown in the diagrams and may extend as allowed by Title 33 over ROW areas, and similarly over the publicly accessible open spaces.

\*Building dimensions may range +/- 10% from what is shown.



# 3.4 - OPEN SPACE - ENLARGED SITE PLANS - B

[REQUIRED PER 33.854.250 A.2]



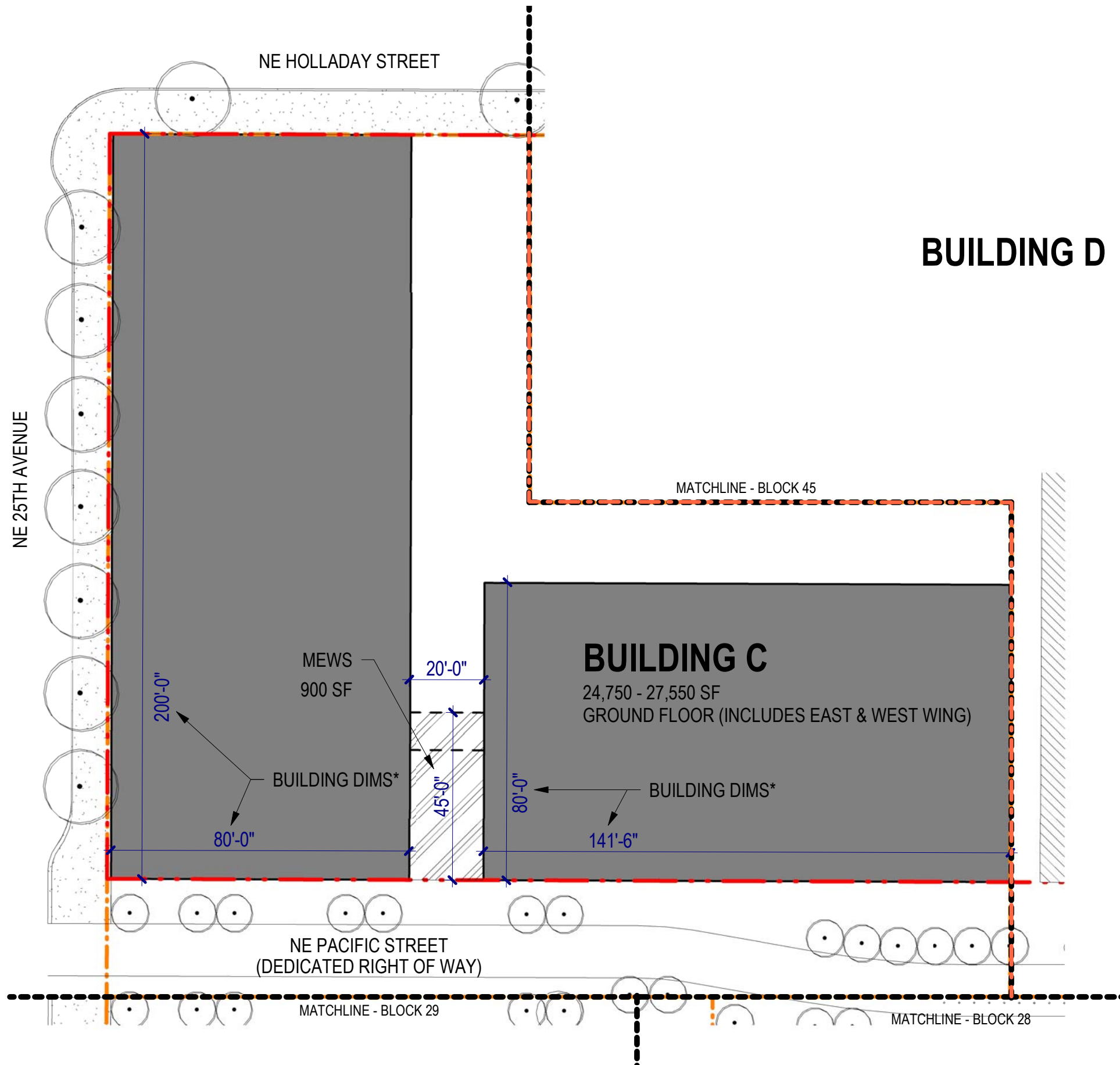
- - - - - PROPERTY LINE
- . - . - . PHASE BOUNDARY
- - - - - MATCH LINE
- GROUND FLOOR FOOTPRINT
- REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE

\*Ground floor footprints as represented are diagrammatic. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is shown in the diagrams and may extend as allowed by Title 33 over ROW areas, and similarly over the publicly accessible open spaces.

\*Building dimensions may range +/- 10% from what is shown.

# 3.4 - OPEN SPACE - ENLARGED SITE PLANS - C

[REQUIRED PER 33.854.250 A.2]



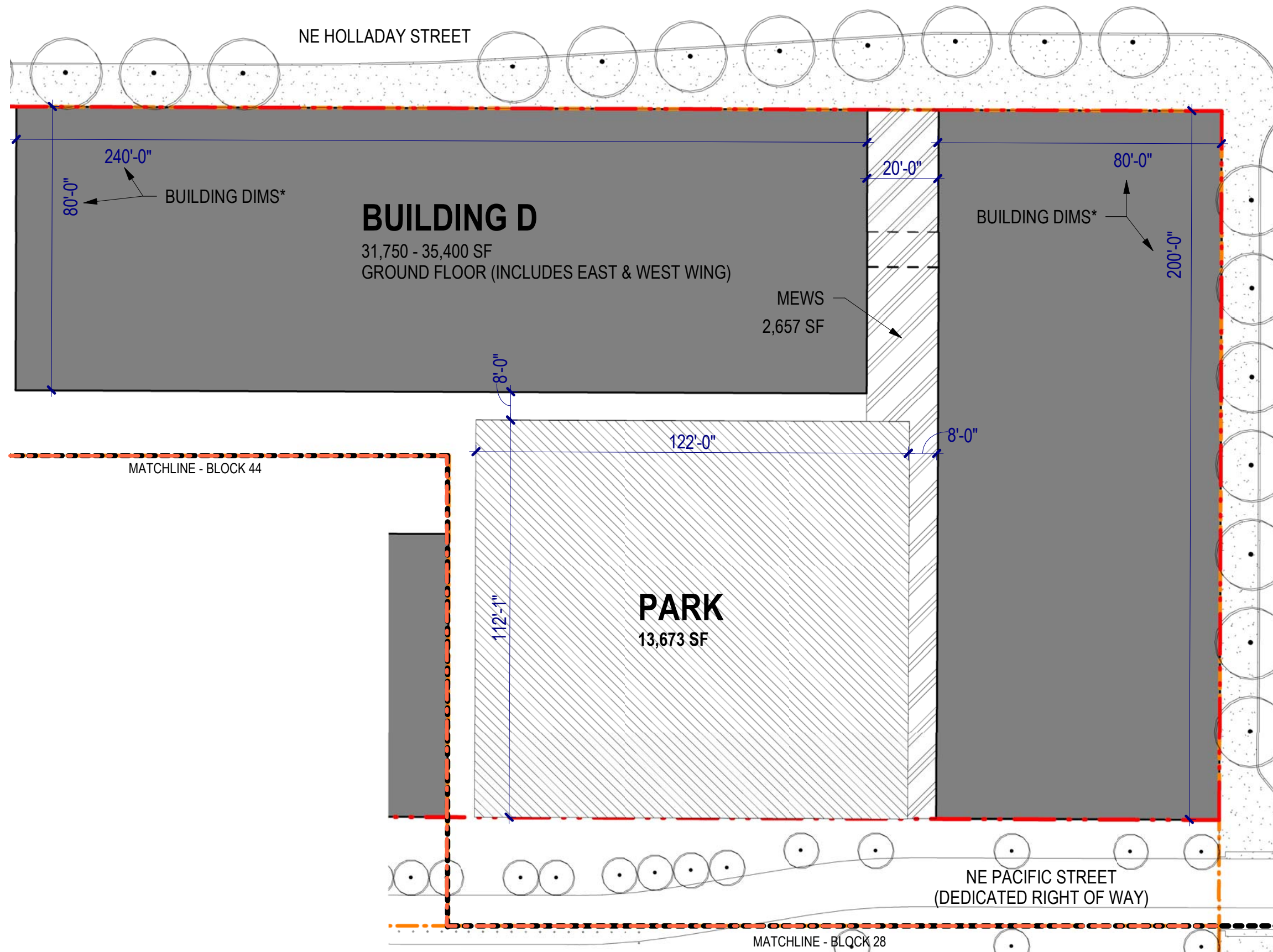
- - - - - PROPERTY LINE
- - - - - PHASE BOUNDARY
- - - - - MATCH LINE
- GROUND FLOOR FOOTPRINT
- REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE

\*Ground floor footprints as represented are diagrammatic. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is shown in the diagrams and may extend as allowed by Title 33 over ROW areas, and similarly over the publicly accessible open spaces.

\*Building dimensions may range +/- 10% from what is shown.

# 3.4 - OPEN SPACE - ENLARGED SITE PLANS - D

[REQUIRED PER 33.854.250 A.2]



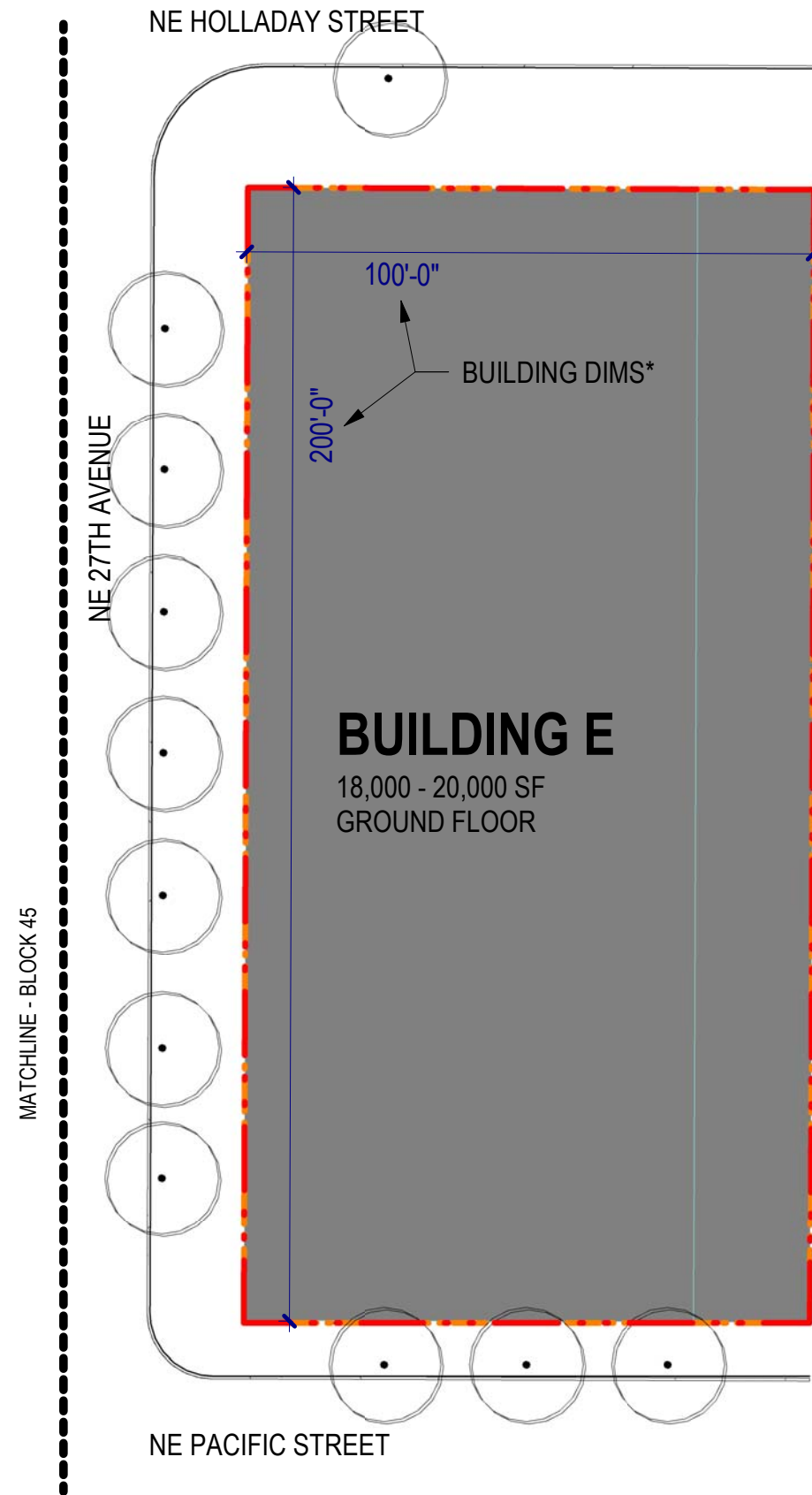
- - - PROPERTY LINE
- - - PHASE BOUNDARY
- - - MATCH LINE
- GROUND FLOOR FOOTPRINT
- REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE





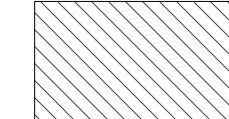
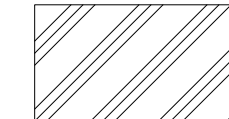
\*Ground floor footprints as represented are diagrammatic. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is shown in the diagrams and may extend as allowed by Title 33 over ROW areas, and similarly over the publicly accessible open spaces.

\*Building dimensions may range +/- 10% from what is shown.

### 3.4 - OPEN SPACE - ENLARGED SITE PLANS - E

[REQUIRED PER 33.854.250 A.2]

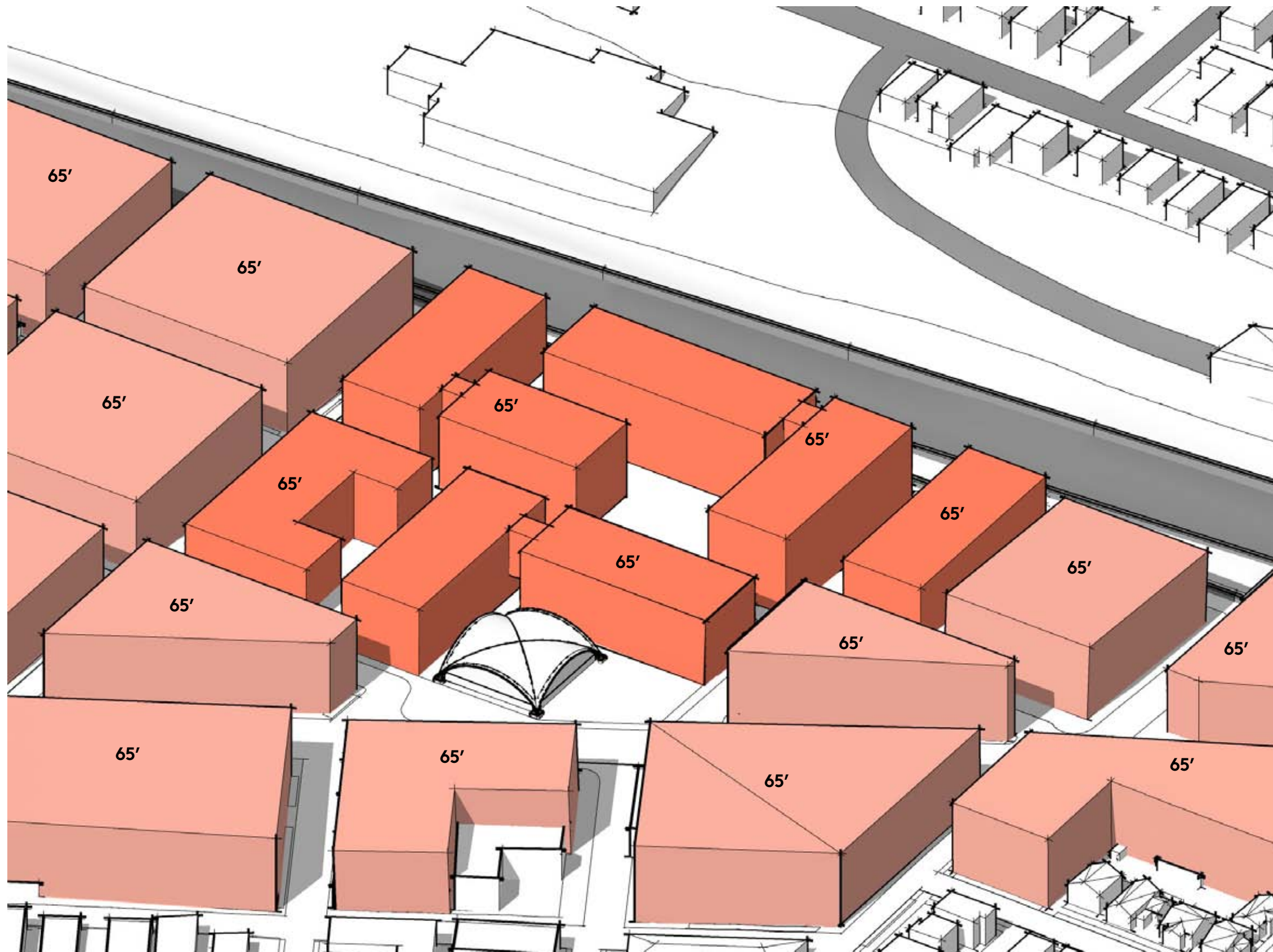


-  PROPERTY LINE
-  PHASE BOUNDARY
-  MATCH LINE
-  GROUND FLOOR FOOTPRINT
-  REQUIRED PUBLICLY ACCESSIBLE OPEN SPACE
-  ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE

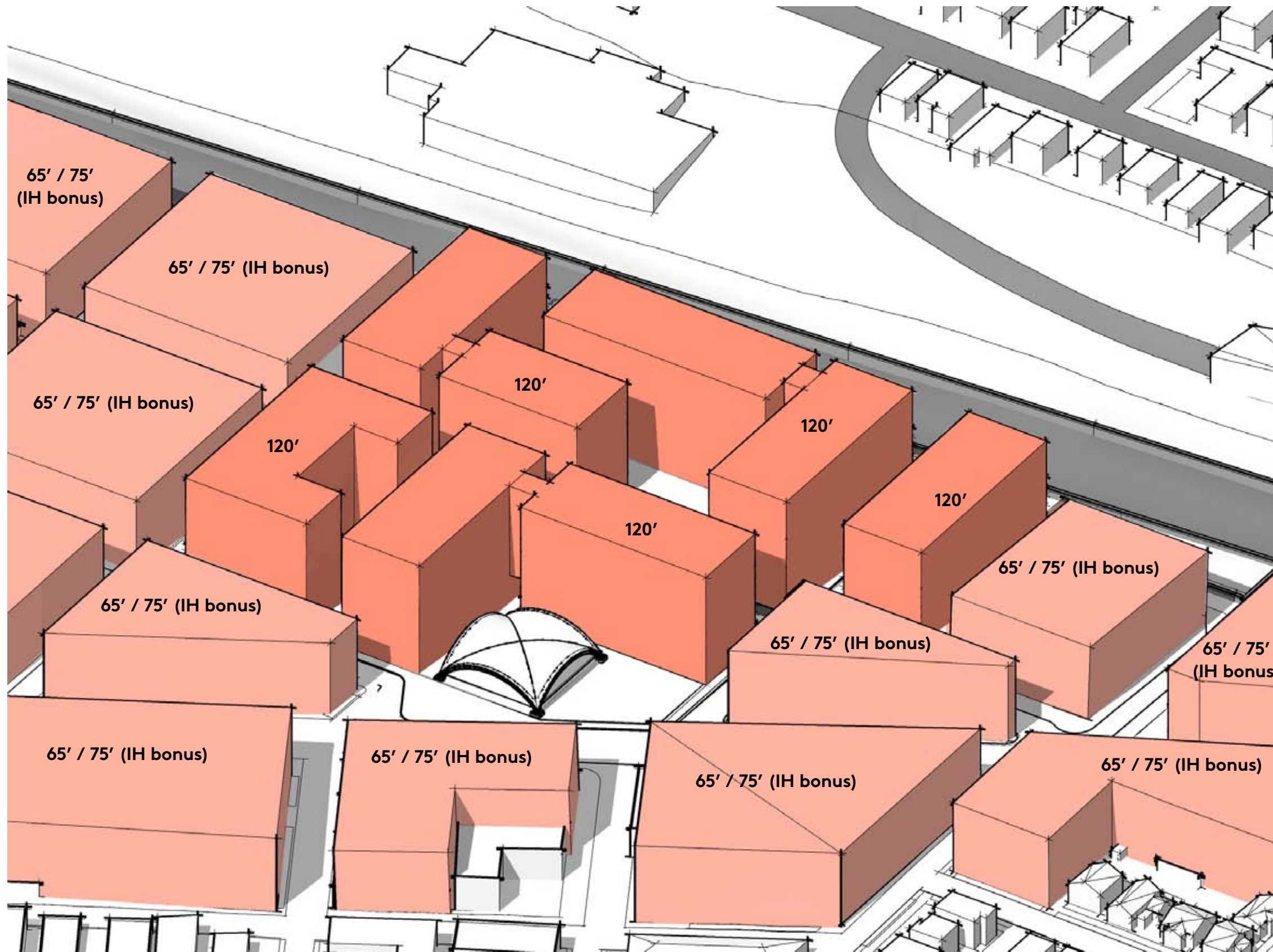
\*Ground floor footprints as represented are diagrammatic. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is shown in the diagrams and may extend as allowed by Title 33 over ROW areas, and similarly over the publicly accessible open spaces.

\*Building dimensions may range +/- 10% from what is shown.

### 3.5 - MAX BUILDING HEIGHT BY BASE CODE



### 3.5 - MAX BUILDING HEIGHT WITH PD BONUS



# 3.6 - HEIGHT RANGES

[REQUIRED PER 33.854.250 A.2]

## LEGEND

- 65' (BASE HEIGHT)
- 70' - 87'
- 85' - 120'

## SITE DEVELOPMENT CAPACITY

**224,448** SITE AREA

**5.0** FAR

**1,122,240** TOTAL ABOVE GRADE GSF

## MINIMUM DEVELOPMENT CAPACITY

**224,448** SITE AREA

**3.6** FAR

**809,669** TOTAL ABOVE GRADE GSF

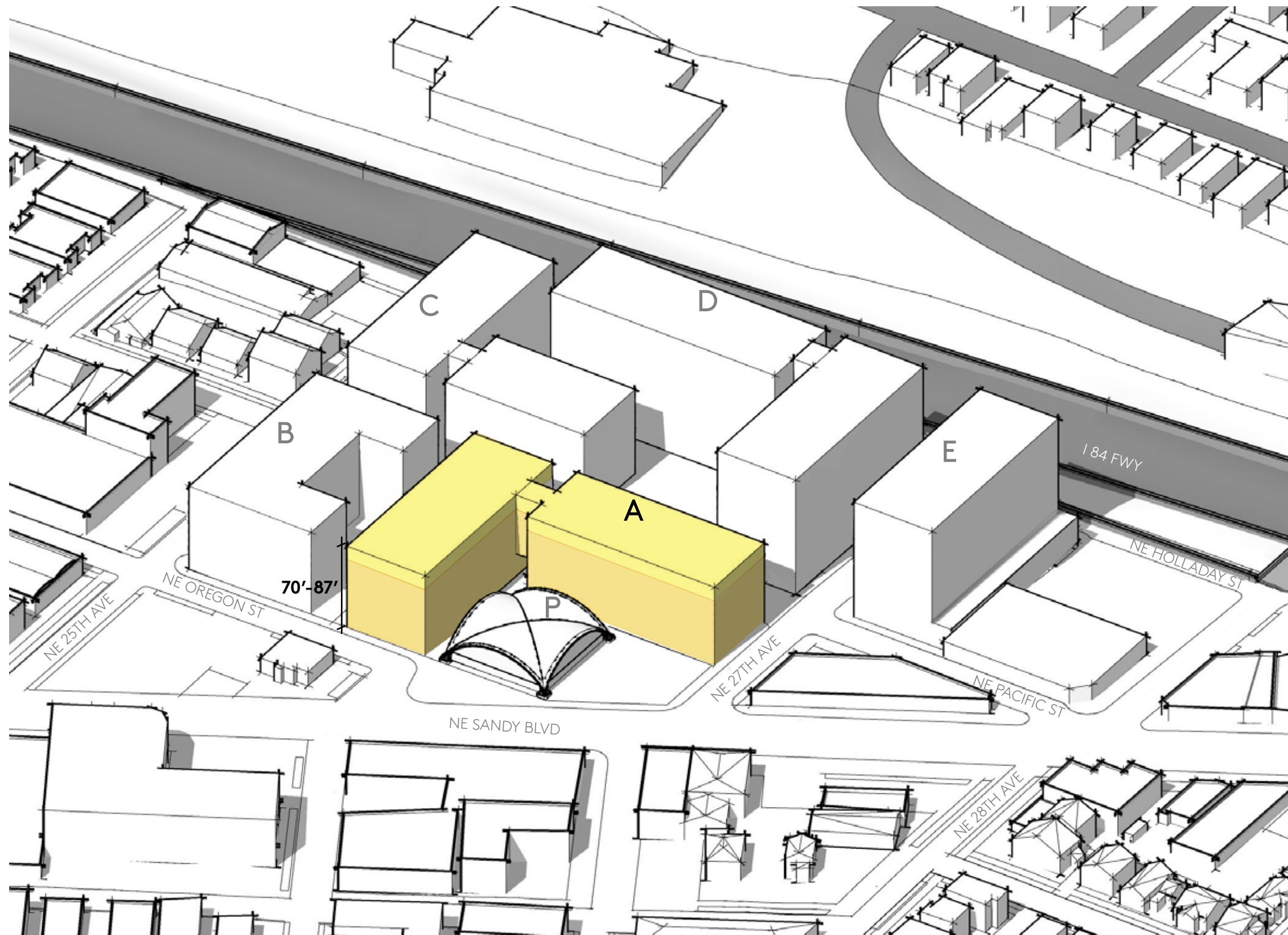
\* THIS APPLICATION PROPOSES A MAXIMUM AND MINIMUM HEIGHT RANGE FOR EACH BLOCK. THE APPLICANT MAY CHANGE THIS BUILDING HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT. IF THE CHANGE IN HEIGHT FROM THE MINIMUM OR MAXIMUM RANGE IS 10% OR LESS, THE CHANGE WILL NOT REQUIRE AN AMENDMENT TO THE PLANNED DEVELOPMENT APPROVAL.

\*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS. ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33.



# 3.7 - MASSING DIAGRAM - BUILDING A

[REQUIRED PER 33.854.250 A.2]



## LEGEND

- 65' (BASE HEIGHT)
- 70' - 87'
- 85' - 120'

**168,510** BUILDING A MINIMUM FLOOR AREA  
**231,050** BUILDING A MAXIMUM FLOOR AREA  
**6-8** STORIES

**8,960** BUILDING P MINIMUM FLOOR AREA  
**8,970** BUILDING P MAXIMUM FLOOR AREA

NOTE: SEE SECTION 3.4 FOR BUILDING FOOTPRINT DIMENSIONS

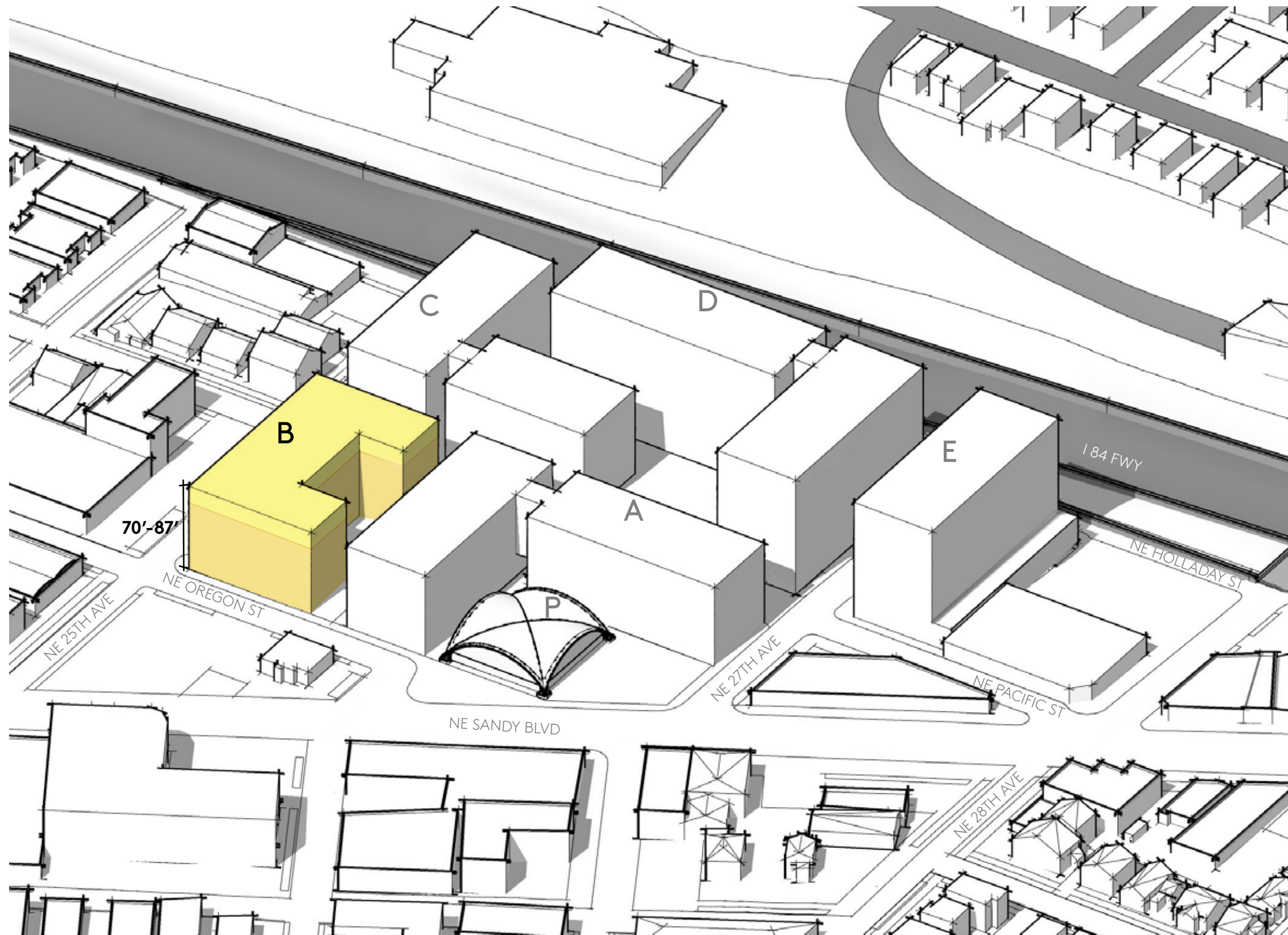
\* THIS APPLICATION PROPOSES A MAXIMUM AND MINIMUM HEIGHT RANGE FOR EACH BLOCK. THE APPLICANT MAY CHANGE THIS BUILDING HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT. IF THE CHANGE IN HEIGHT FROM THE MINIMUM OR MAXIMUM RANGE IS 10% OR LESS, THE CHANGE WILL NOT REQUIRE AN AMENDMENT TO THE PLANNED DEVELOPMENT APPROVAL.

\*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS. ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33.



# 3.7 - MASSING DIAGRAM - BUILDING B

[REQUIRED PER 33.854.250 A.2]



## LEGEND

- 65' (BASE HEIGHT)
- 70' - 87'
- 85' - 120'

**118,530** BUILDING B MINIMUM FLOOR AREA  
**161,710** BUILDING B MAXIMUM FLOOR AREA  
**6-8** STORIES

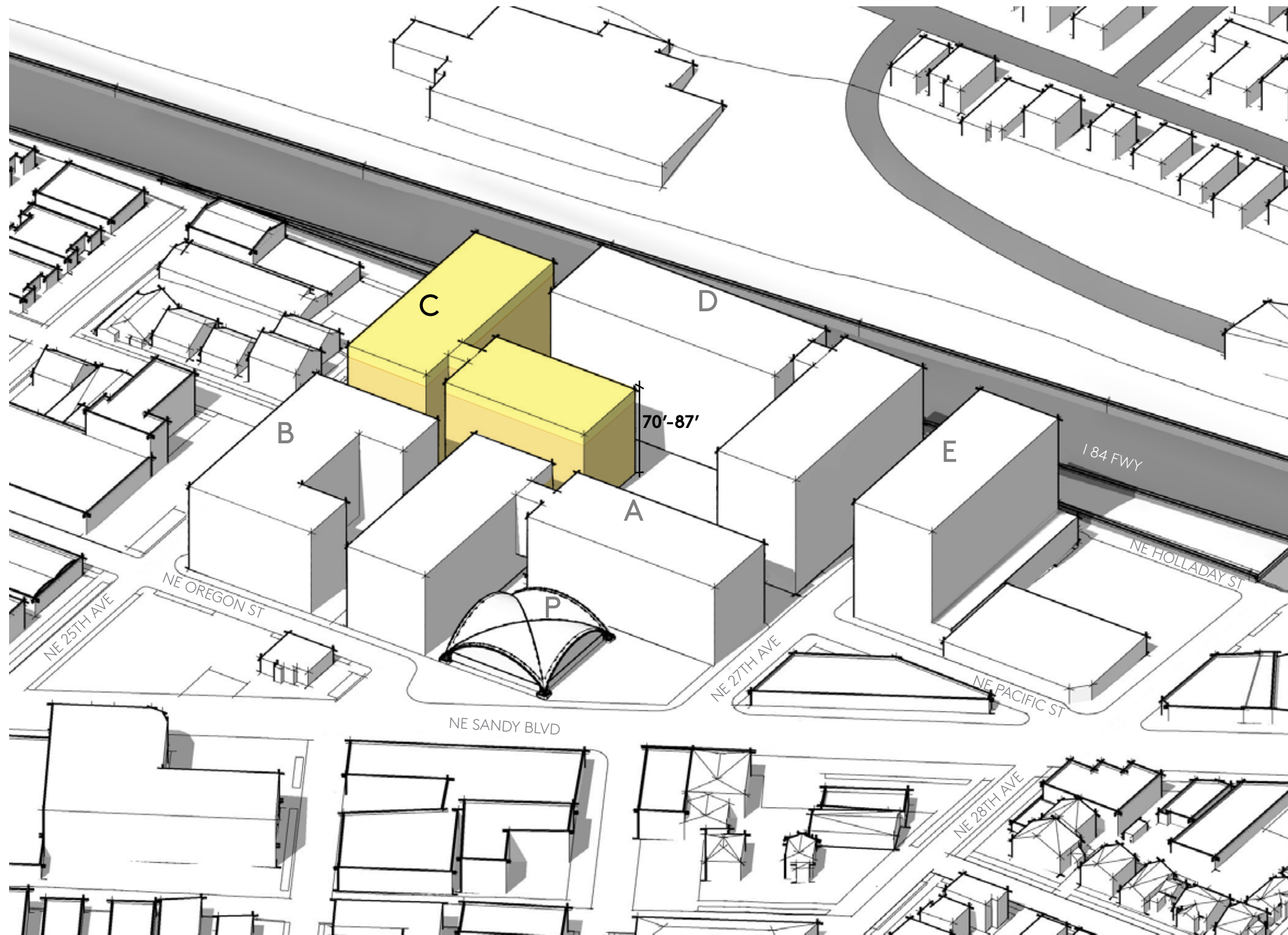
NOTE: SEE SECTION 3.4 FOR BUILDING FOOTPRINT DIMENSIONS

\* THIS APPLICATION PROPOSES A MAXIMUM AND MINIMUM HEIGHT RANGE FOR EACH BLOCK. THE APPLICANT MAY CHANGE THIS BUILDING HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT. IF THE CHANGE IN HEIGHT FROM THE MINIMUM OR MAXIMUM RANGE IS 10% OR LESS, THE CHANGE WILL NOT REQUIRE AN AMENDMENT TO THE PLANNED DEVELOPMENT APPROVAL.

\*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS. ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33.

# 3.7 - MASSING DIAGRAM - BUILDING C

[REQUIRED PER 33.854.250 A.2]



## LEGEND

- 65' (BASE HEIGHT)
- 70' - 87'
- 85' - 120'

**165,410** BUILDING C MINIMUM FLOOR AREA  
**192,330** BUILDING C MAXIMUM FLOOR AREA  
**6-8** STORIES

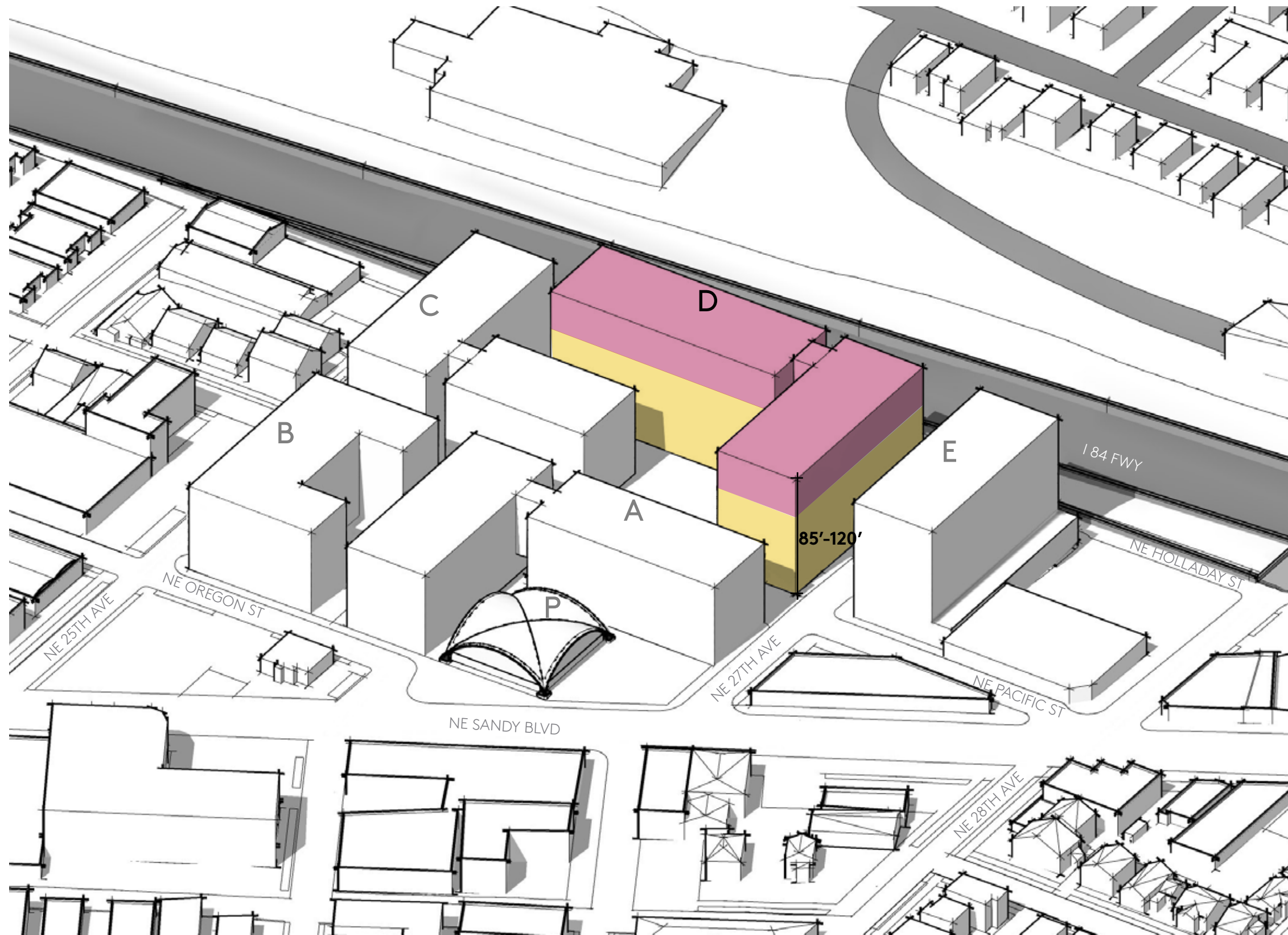
NOTE: SEE SECTION 3.4 FOR BUILDING FOOTPRINT DIMENSIONS

\* THIS APPLICATION PROPOSES A MAXIMUM AND MINIMUM HEIGHT RANGE FOR EACH BLOCK. THE APPLICANT MAY CHANGE THIS BUILDING HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT. IF THE CHANGE IN HEIGHT FROM THE MINIMUM OR MAXIMUM RANGE IS 10% OR LESS, THE CHANGE WILL NOT REQUIRE AN AMENDMENT TO THE PLANNED DEVELOPMENT APPROVAL.

\*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS. ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33.

# 3.7 - MASSING DIAGRAM - BUILDING D

[REQUIRED PER 33.854.250 A.2]



## LEGEND

- 65' (BASE HEIGHT)
- 70' - 87'
- 85' - 120'

**248,410** BUILDING D MINIMUM FLOOR AREA  
**389,990** BUILDING D MAXIMUM FLOOR AREA  
**7-11** STORIES

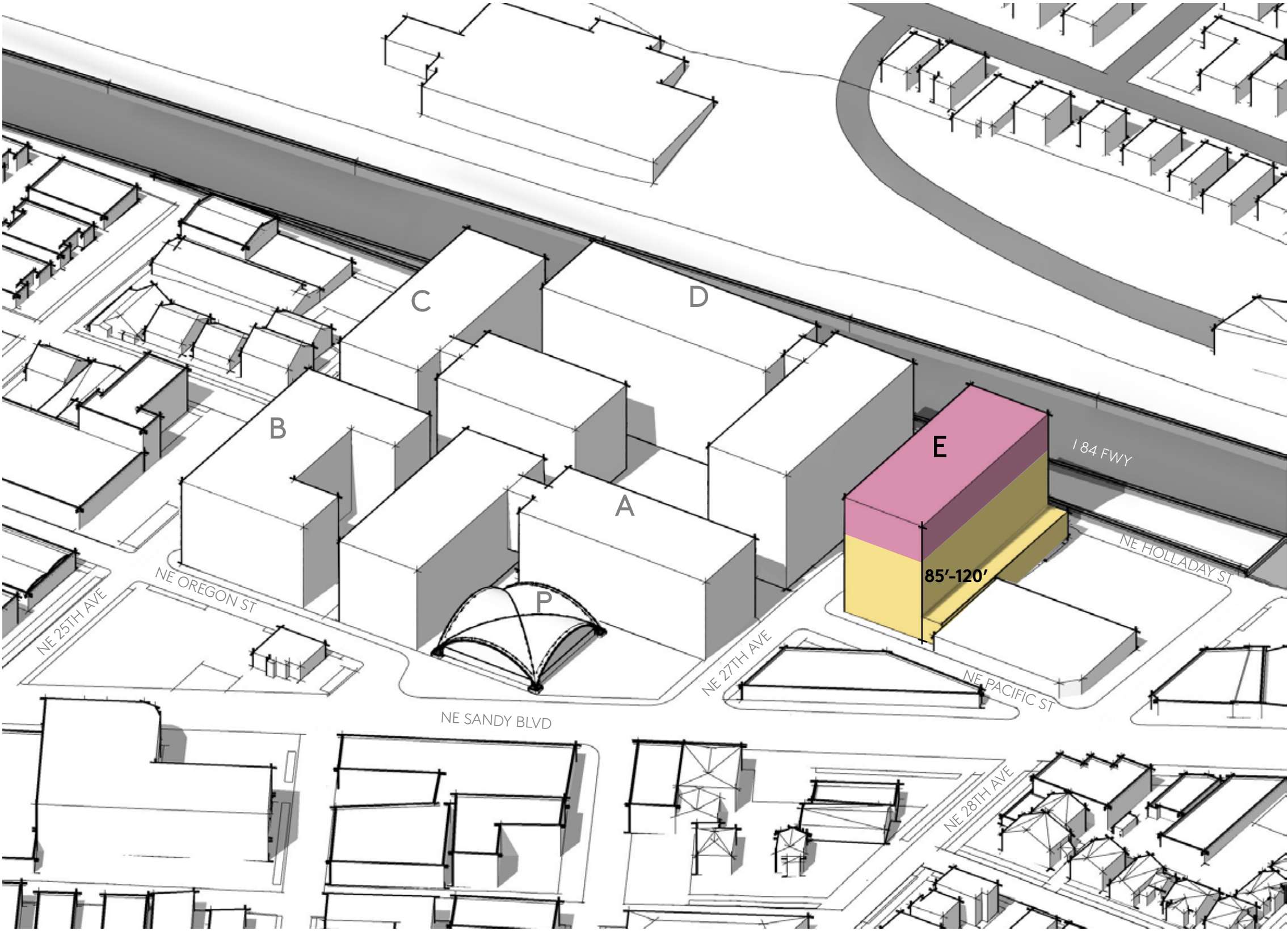
NOTE: SEE SECTION 3.4 FOR BUILDING FOOTPRINT DIMENSIONS

\* THIS APPLICATION PROPOSES A MAXIMUM AND MINIMUM HEIGHT RANGE FOR EACH BLOCK. THE APPLICANT MAY CHANGE THIS BUILDING HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT. IF THE CHANGE IN HEIGHT FROM THE MINIMUM OR MAXIMUM RANGE IS 10% OR LESS, THE CHANGE WILL NOT REQUIRE AN AMENDMENT TO THE PLANNED DEVELOPMENT APPROVAL.

\*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS. ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33.

# 3.7 - MASSING DIAGRAM - BUILDING E

[REQUIRED PER 33.854.250 A.2]



**LEGEND**

- 65' (BASE HEIGHT)
- 70' - 87'
- 85' - 120'

**89,490** BUILDING E MINIMUM FLOOR AREA  
**185,490** BUILDING E MAXIMUM FLOOR AREA  
**5-12** STORIES

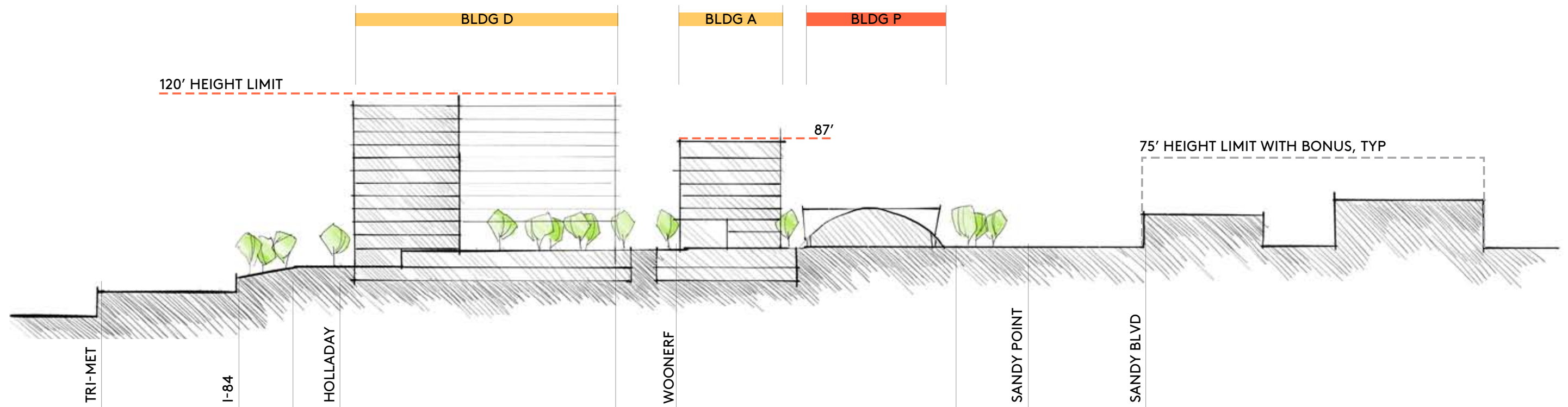
NOTE: SEE SECTION 3.4 FOR BUILDING FOOTPRINT DIMENSIONS

\* THIS APPLICATION PROPOSES A MAXIMUM AND MINIMUM HEIGHT RANGE FOR EACH BLOCK. THE APPLICANT MAY CHANGE THIS BUILDING HEIGHT IN THE DESIGN REVIEW APPROVAL PROCESS FOR EACH VERTICAL DEVELOPMENT. IF THE CHANGE IN HEIGHT FROM THE MINIMUM OR MAXIMUM RANGE IS 10% OR LESS, THE CHANGE WILL NOT REQUIRE AN AMENDMENT TO THE PLANNED DEVELOPMENT APPROVAL.

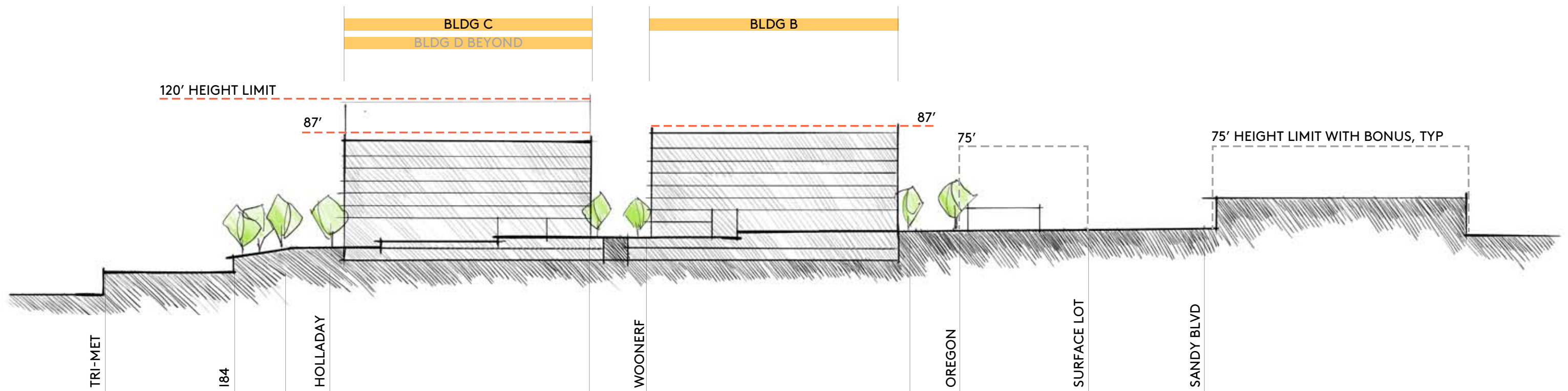
\*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS. ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33.

# 3.8 - SITE SECTIONS

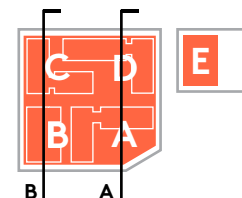
[REQUIRED PER 33.854.250 A.2]



SECTION A: NORTH SOUTH

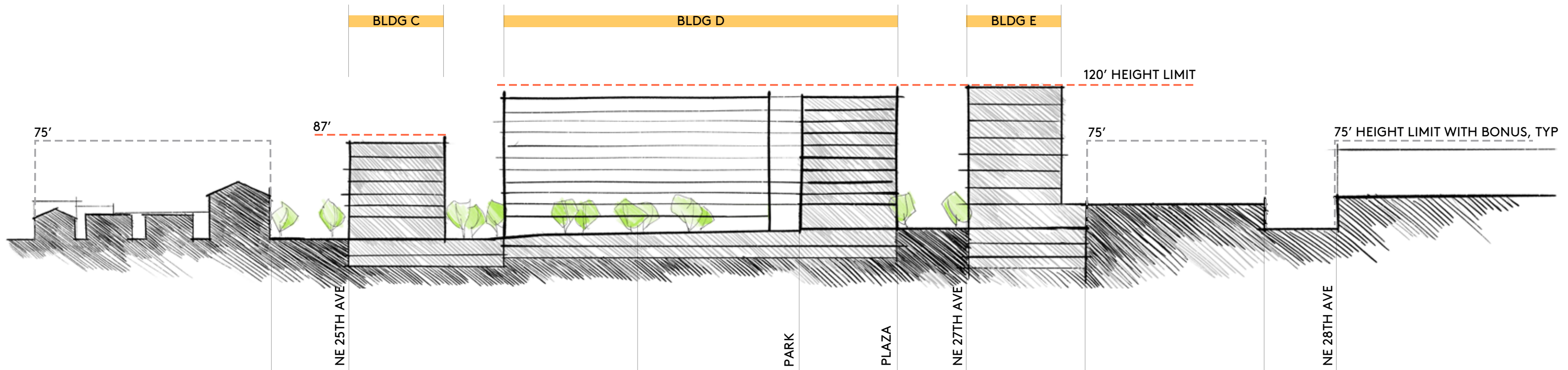


SECTION B: NORTH SOUTH

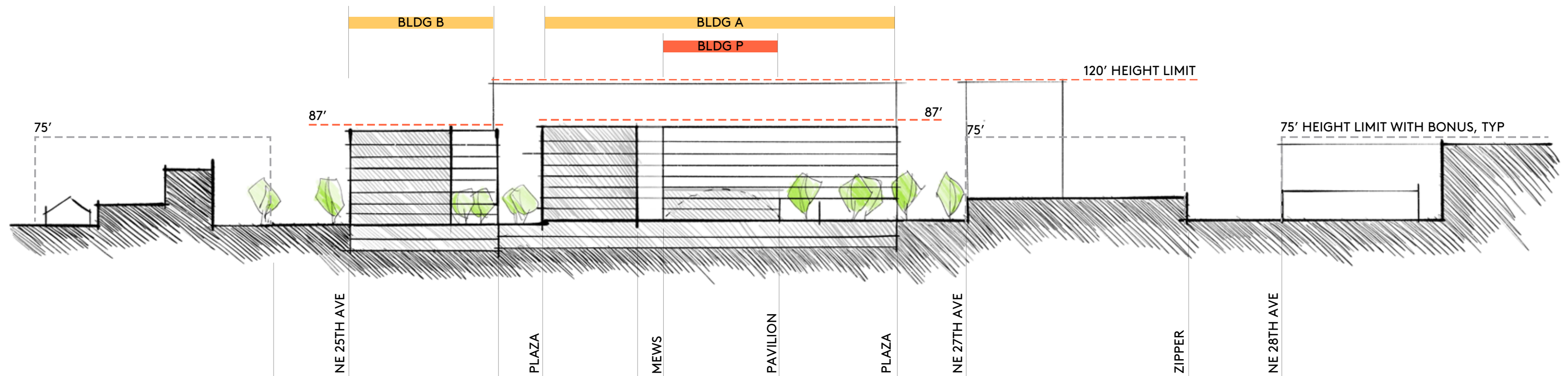


# 3.8 - SITE SECTIONS

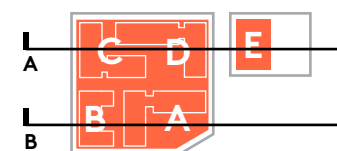
[REQUIRED PER 33.854.250 A.2]



SECTION A: EAST WEST



SECTION B: EAST WEST



# 3.9 - ACTIVE GROUND FLOOR PLAN

[REQUIRED PER 33.854.250 A.2]



## LEGEND

- RETAIL
- RESIDENTIAL UNIT OR ACTIVE GROUND FLOOR USE
- ACTIVE GROUND FLOOR USE ALLOWED PER CODE 33.130.230.B

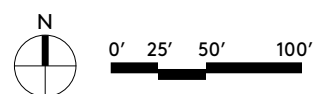
### EXAMPLE USES:

- WORK LIVE
- LOBBY
- FITNESS
- LEASING
- OFFICE
- CYCLING LOUNGE

- PARKING GARAGE ENTRANCE
- \* PRIMARY ENTRANCE
- ▴ POTENTIAL ENTRY
- LOAD LOADING SPACE - STANDARD A
- LOAD LOADING SPACE - STANDARD B
- ⊗ PRIORITY LOCATION FOR FLEXIBLE CONSTRUCTION SYSTEM ALLOWING FOR GROUND LEVEL ACTIVE USE AREAS TO BE ADAPTABLE FOR TRADITIONAL FUTURE COMMERCIAL USE.

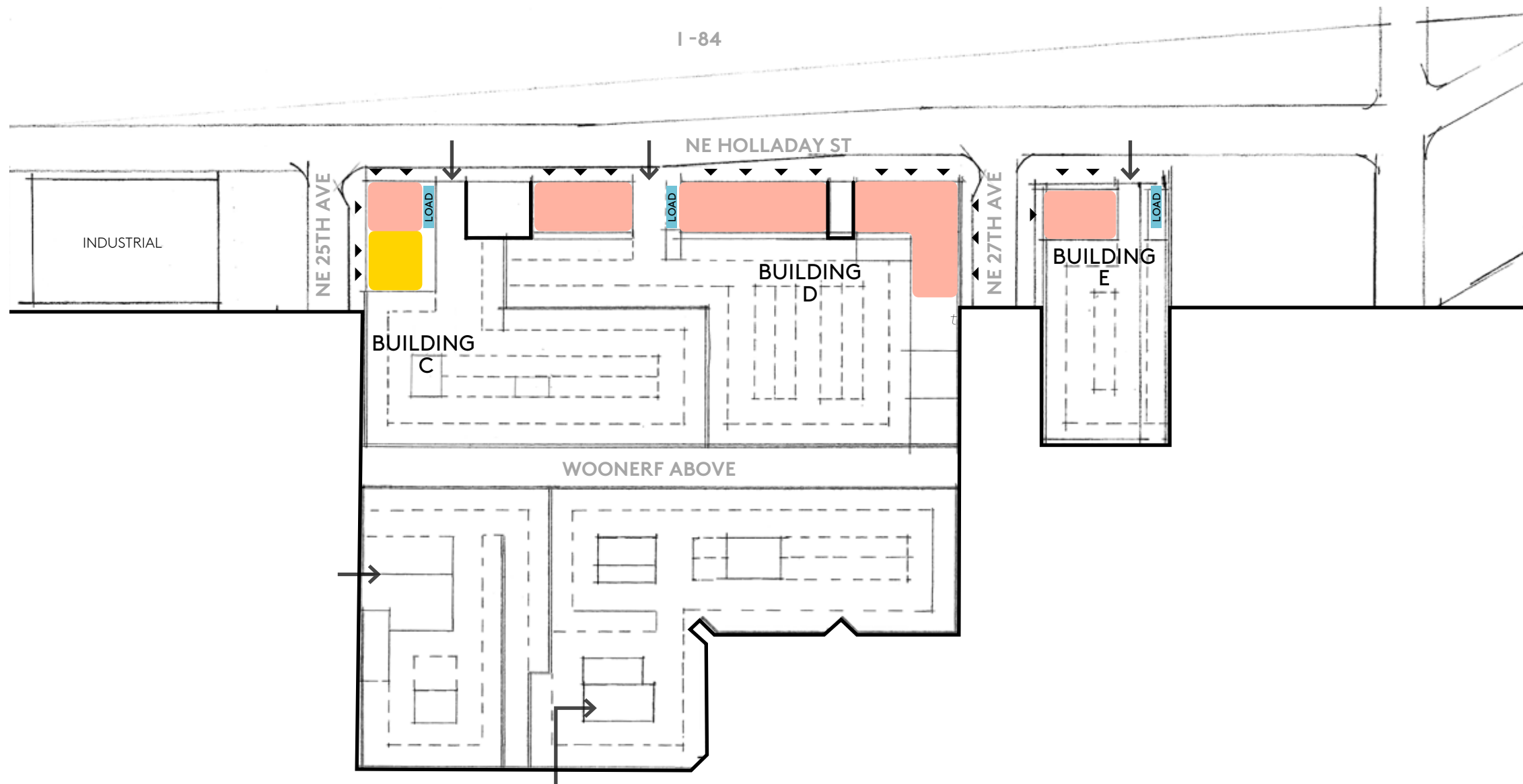
\*CHANGES TO ENTRY LOCATIONS AND QUANTITY, AS WELL AS USES, MAY OCCUR AS INDIVIDUAL BUILDINGS ARE DEVELOPED AS PART OF THE VERTICAL DESIGN PHASES. FINAL ENTRY LOCATIONS WILL COMPLY WITH THE STANDARDS OF 33.270.200 AND THE BALANCE OF TITLE 33 OR SEEK MODIFICATION(S) TO THE STANDARDS CONSISTENT WITH THE REQUIREMENTS OF 33.825 DESIGN REVIEW."

\*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS. ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33.



# 3.9 - ACTIVE GROUND FLOOR FRONTAGES AT HOLLADAY

[REQUIRED PER 33.854.250 A.2]



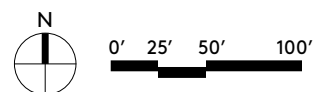
## LEGEND

- RETAIL
  - RESIDENTIAL UNIT OR ACTIVE GROUND FLOOR USE
  - ACTIVE GROUND FLOOR USE ALLOWED PER CODE 33.130.230.B
- EXAMPLE USES:
- WORK LIVE
  - LOBBY
  - FITNESS
  - LEASING
  - OFFICE
  - CYCLING LOUNGE

- PARKING GARAGE ENTRANCE
- ✱ PRIMARY ENTRANCE
- ▶ POTENTIAL ENTRY
- LOAD LOADING SPACE - STANDARD A
- LOAD LOADING SPACE - STANDARD B
- ⊗ PRIORITY LOCATION FOR FLEXIBLE CONSTRUCTION SYSTEM ALLOWING FOR GROUND LEVEL ACTIVE USE AREAS TO BE ADAPTABLE FOR TRADITIONAL FUTURE COMMERCIAL USE.

\*CHANGES TO ENTRY LOCATIONS AND QUANTITY, AS WELL AS USES, MAY OCCUR AS INDIVIDUAL BUILDINGS ARE DEVELOPED AS PART OF THE VERTICAL DESIGN PHASES. FINAL ENTRY LOCATIONS WILL COMPLY WITH THE STANDARDS OF 33.270.200 AND THE BALANCE OF TITLE 33 OR SEEK MODIFICATION(S) TO THE STANDARDS CONSISTENT WITH THE REQUIREMENTS OF 33.825 DESIGN REVIEW."

\*CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS. ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33.





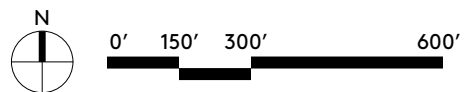
# 3.10 - NEIGHBORHOOD MATERIAL MAP

[REQUIRED PER 33.854.250 A.2]



## LEGEND

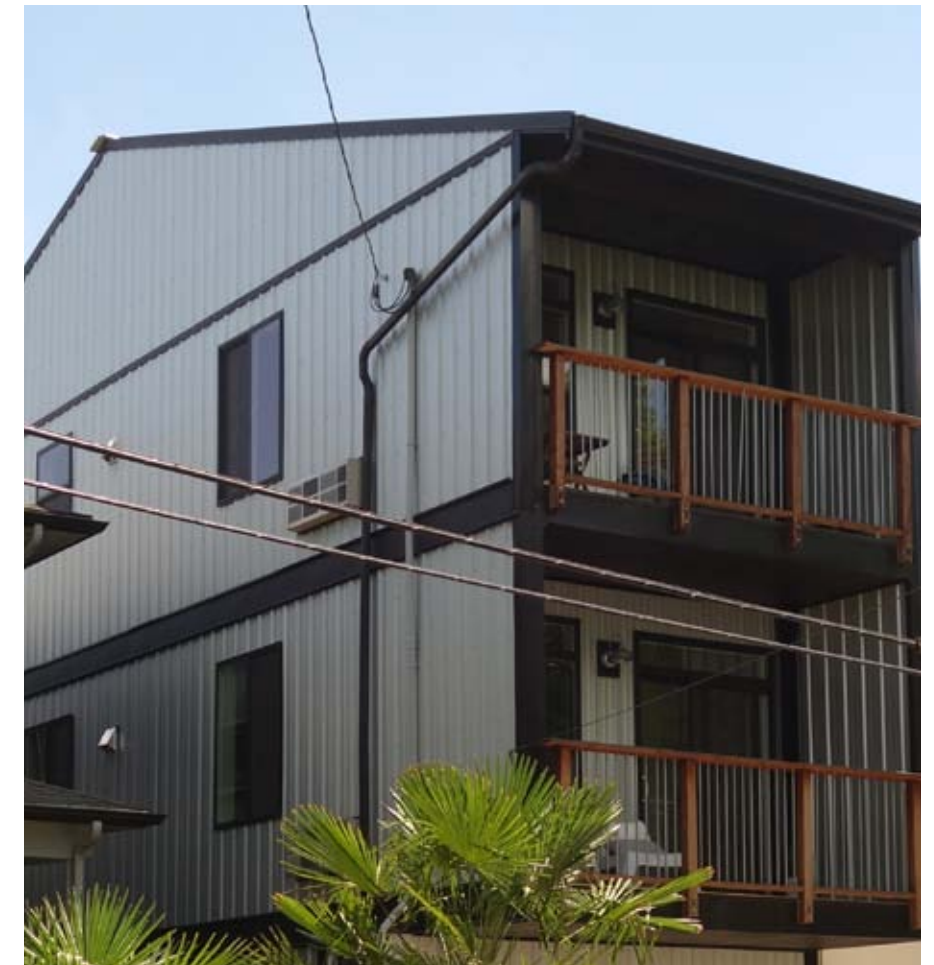
- STUCCO / CEMENTITIOUS
- BRICK
- WOOD
- METAL
- MIXED MATERIALS  
(PRIMARILY SINGLE FAMILY)



# 3.11 - MATERIALITY & FORM

[REQUIRED PER 33.854.310 E.3]

## SINGULARITY OF MATERIAL & SIMPLE FORMS



# 3.11 - MATERIALITY & FORM

[REQUIRED PER 33.854.310 E.3]

## OPENINGS | BUILDING BODY



# 3.11 - MATERIALITY & FORM

[REQUIRED PER 33.854.310 E.3]

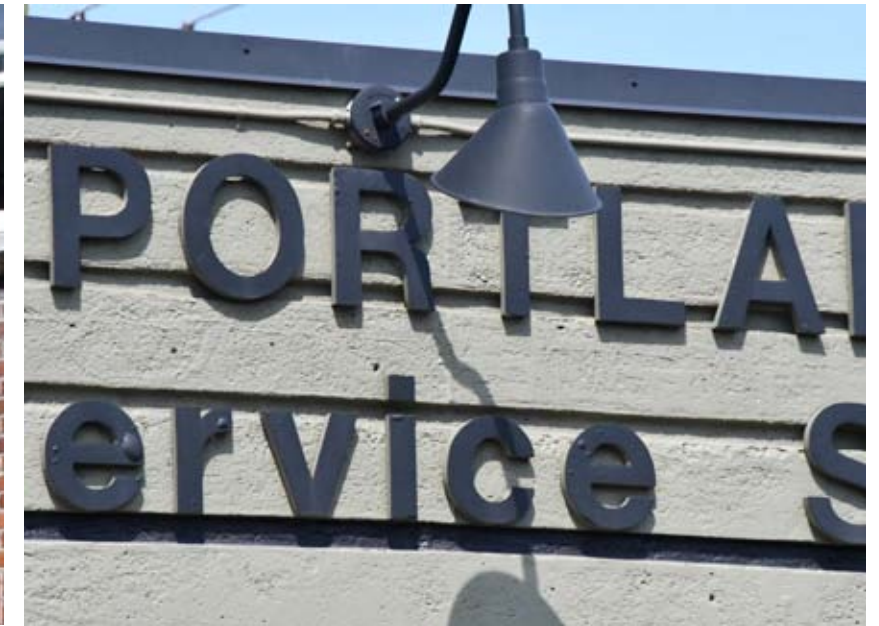
## OPENINGS | PEDESTRIAN INTERFACE



# 3.11 - MATERIALITY & FORM

[REQUIRED PER 33.854.310 E.3]

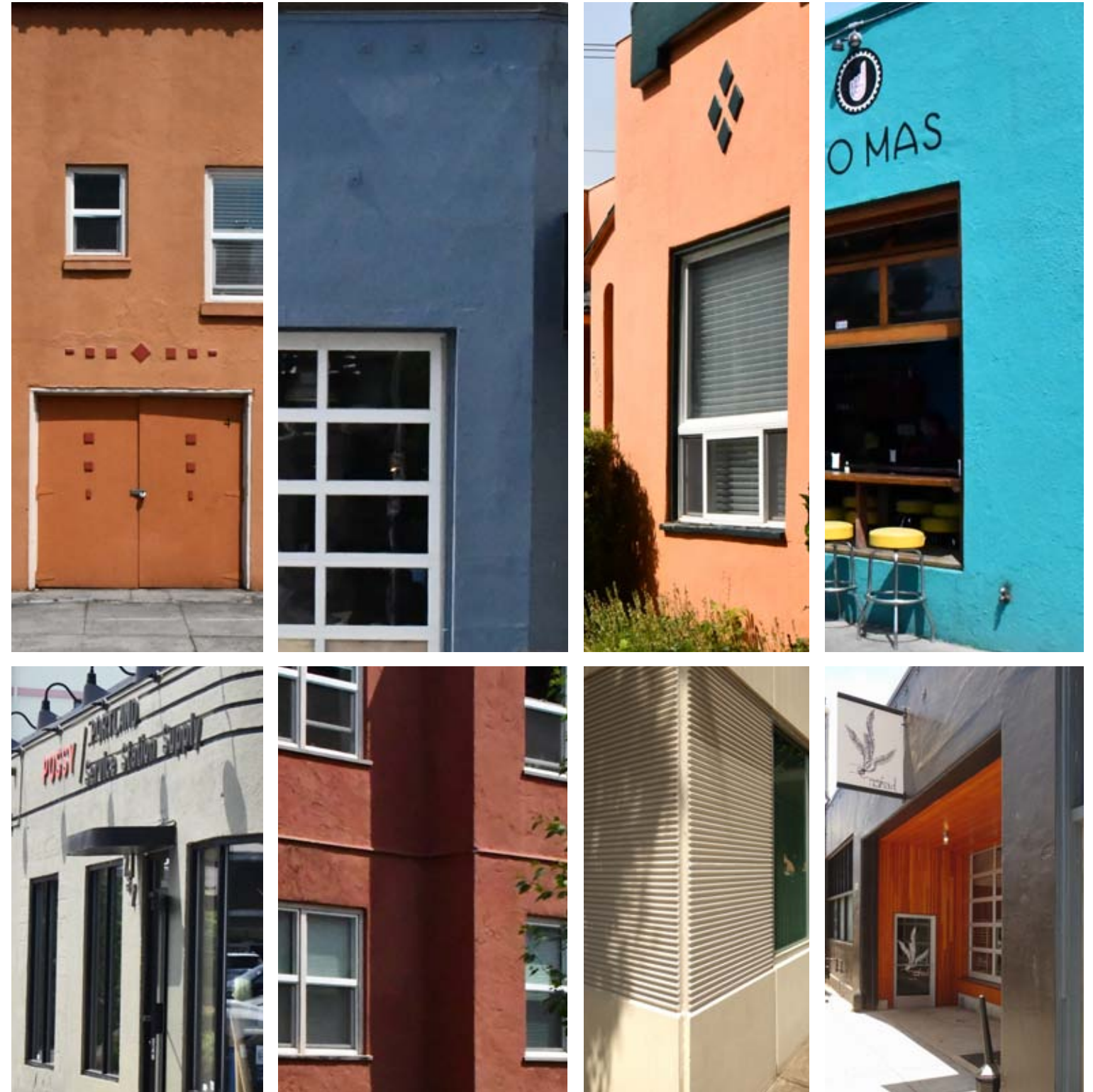
## ELEMENTS ADDITIVE TO FORM



# 3.11 - MATERIALITY & FORM

[REQUIRED PER 33.854.310 E.3]

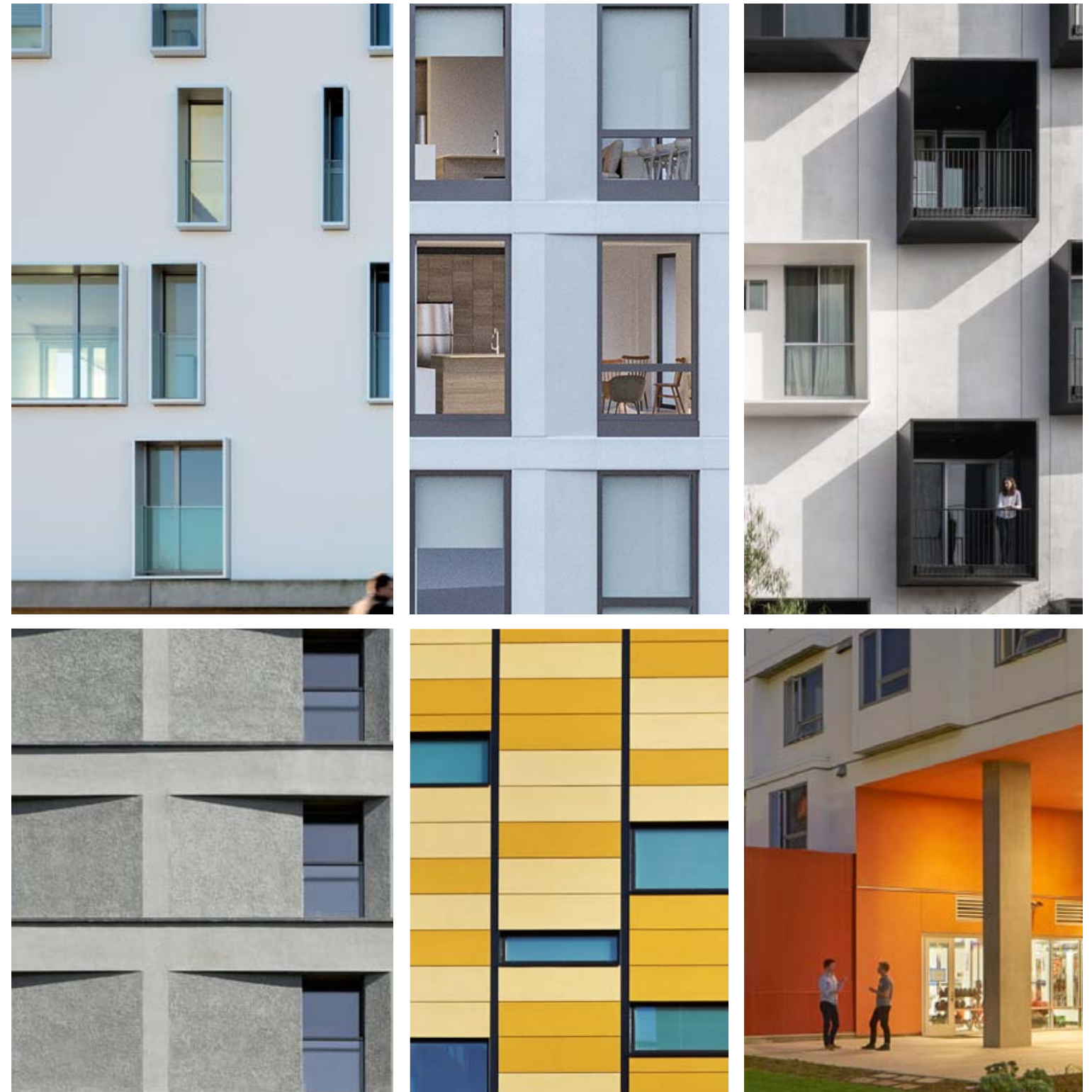
## STUCCO / CEMENTITIOUS | NEIGHBORHOOD CONTEXT



# 3.11 - MATERIALITY & FORM

[REQUIRED PER 33.854.310 E.3]

## STUCCO / CEMENTITIOUS | CONTEMPORARY RESPONSE



# 3.11 - MATERIALITY & FORM

[REQUIRED PER 33.854.310 E.3]

## BRICK | NEIGHBORHOOD CONTEXT

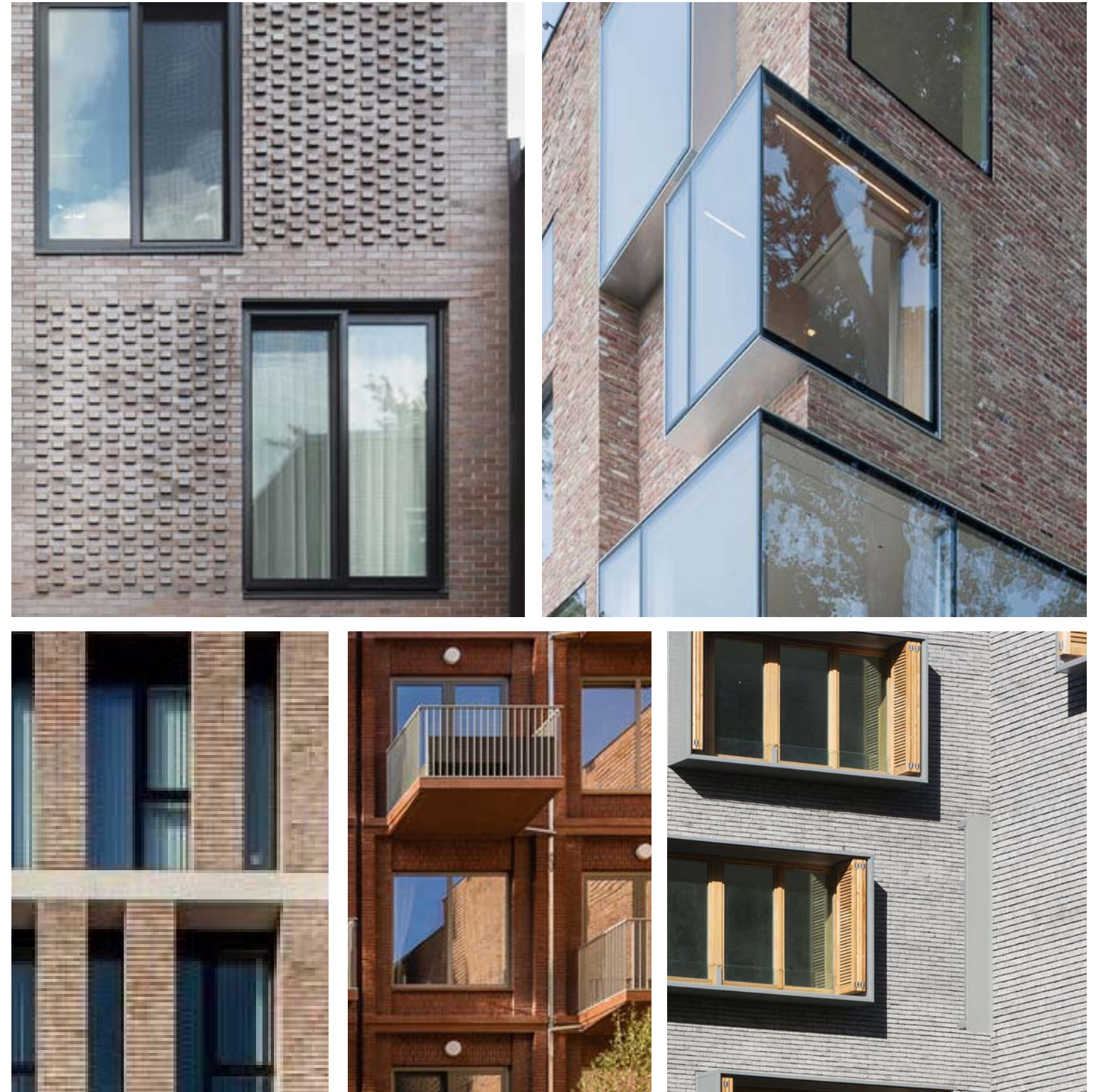




# 3.11 - MATERIALITY & FORM

[REQUIRED PER 33.854.310 E.3]

## BRICK | CONTEMPORARY RESPONSE



# 3.11 - MATERIALITY & FORM

[REQUIRED PER 33.854.310 E.3]

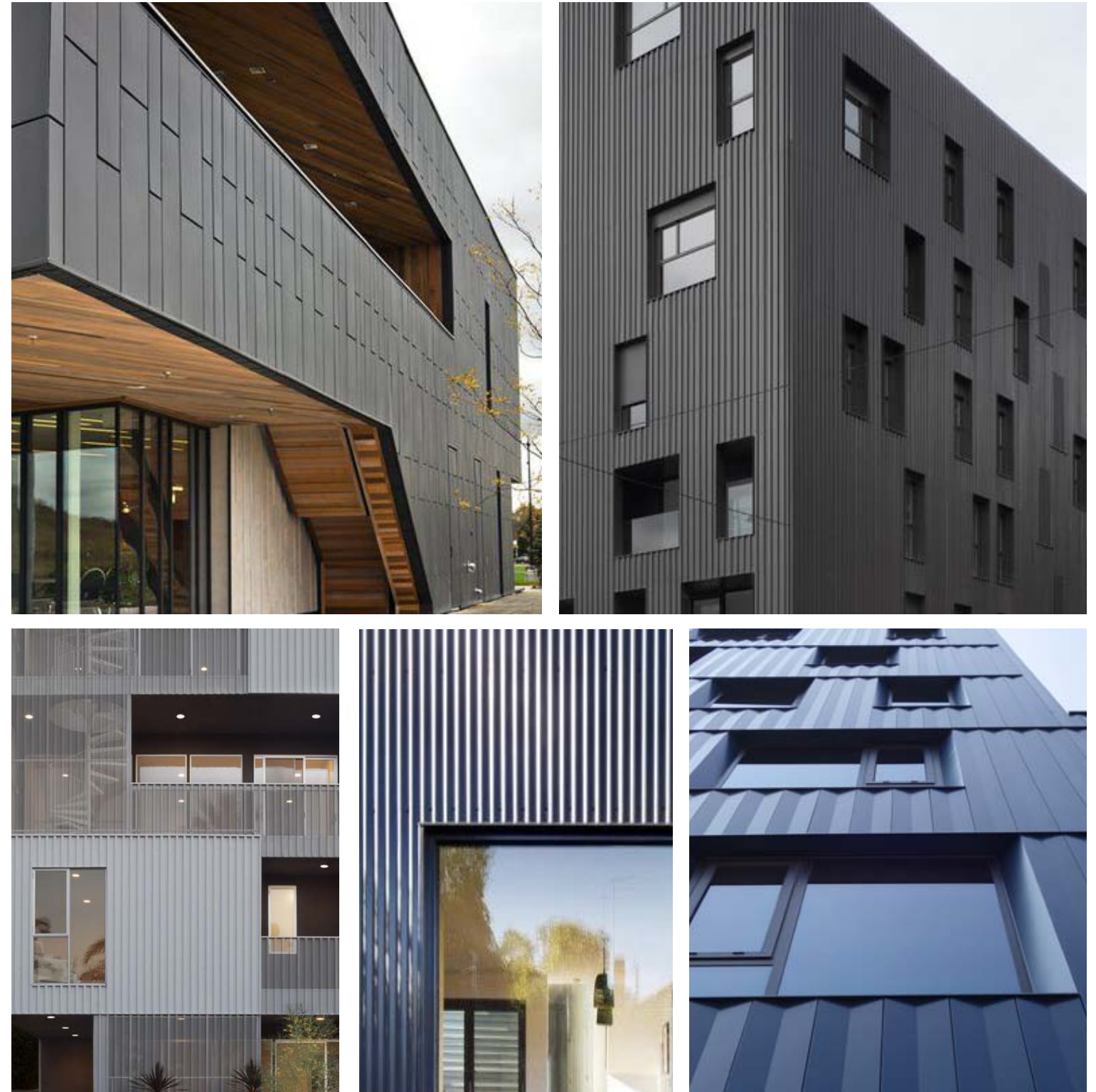
## METAL | NEIGHBORHOOD CONTEXT



# 3.11 - MATERIALITY & FORM

[REQUIRED PER 33.854.310 E.3]

## METAL | CONTEMPORARY RESPONSE



## 3.11 - MATERIALITY & FORM - ARCHITECTURAL PRINCIPLES

[REQUIRED PER 33.854.310 E.3]



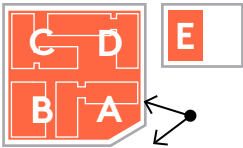
- PREDOMINANTLY SIMPLE SINGULAR FORMS
- PREDOMINANTLY SINGULAR IN MATERIALITY
- STUCCO/CEMENTITIOUS, BRICK, METAL
- WOOD AS ACCENT
- PREDOMINANTLY PUNCHED WINDOWS IN SOLID BODY
- GLAZED, PUNCHED, OR OPERABLE AT BASE
- PREDOMINANTLY ADDITIVE DECKS & ELEMENTS
- PAVILION IS THE FOLLY

# 3.12 - PERSPECTIVE VIEWS - PLAZA

[REQUIRED PER 33.854.250.2.D]



\*TO BE UPDATED

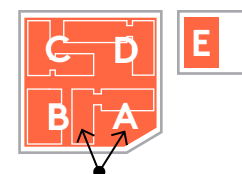


# 3.12 - PERSPECTIVE VIEWS - MEWS

[REQUIRED PER 33.854.250.2.D]



\*TO BE UPDATED

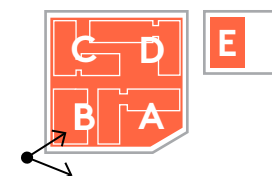


# 3.12 - PERSPECTIVE VIEWS - NE OREGON ST.

[REQUIRED PER 33.854.250.2.D]



\*TO BE UPDATED

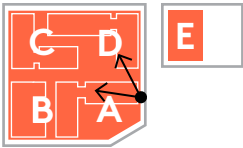


# 3.12 - PERSPECTIVE VIEWS - PARK

[REQUIRED PER 33.854.250.2.D]



\*TO BE UPDATED



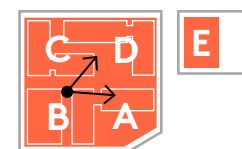


# 3.12 - PERSPECTIVE VIEWS - WOONERF & PARK

[REQUIRED PER 33.854.250.2.D]



\*TO BE UPDATED

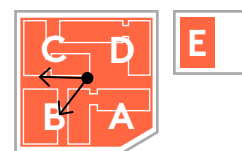


# 3.12 - PERSPECTIVE VIEWS - WOONERF & PACIFIC PARK

[REQUIRED PER 33.854.250.2.D]



\*TO BE UPDATED

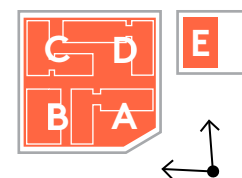


# 3.12 - PERSPECTIVE VIEWS - SITE AERIAL

[REQUIRED PER 33.854.250.2.D]

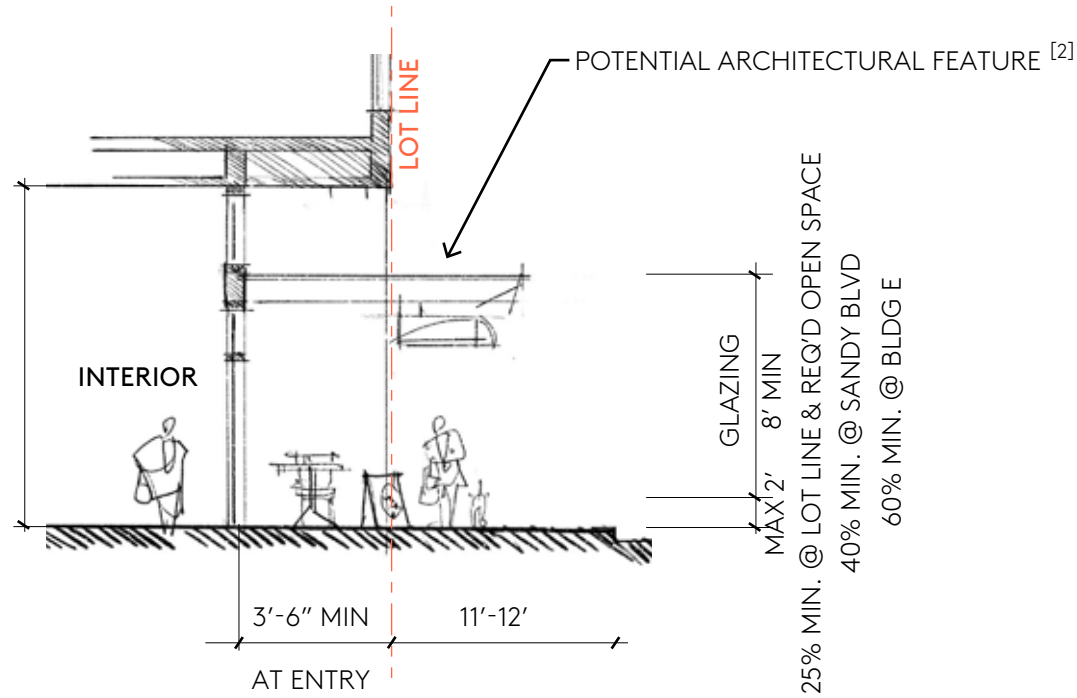


\*TO BE UPDATED

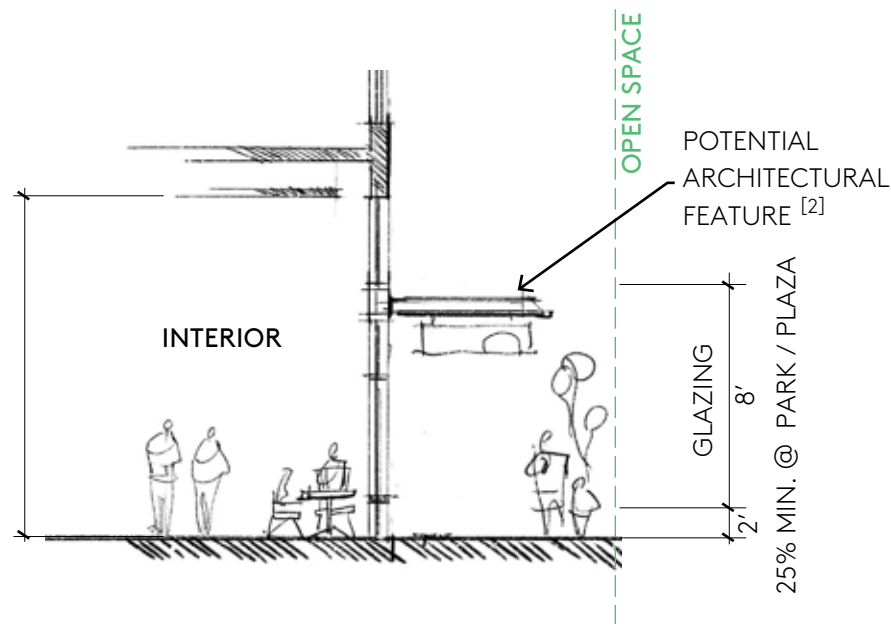


# 3.13 - BUILDING RELATIONSHIPS ADJOINING OPEN SPACE

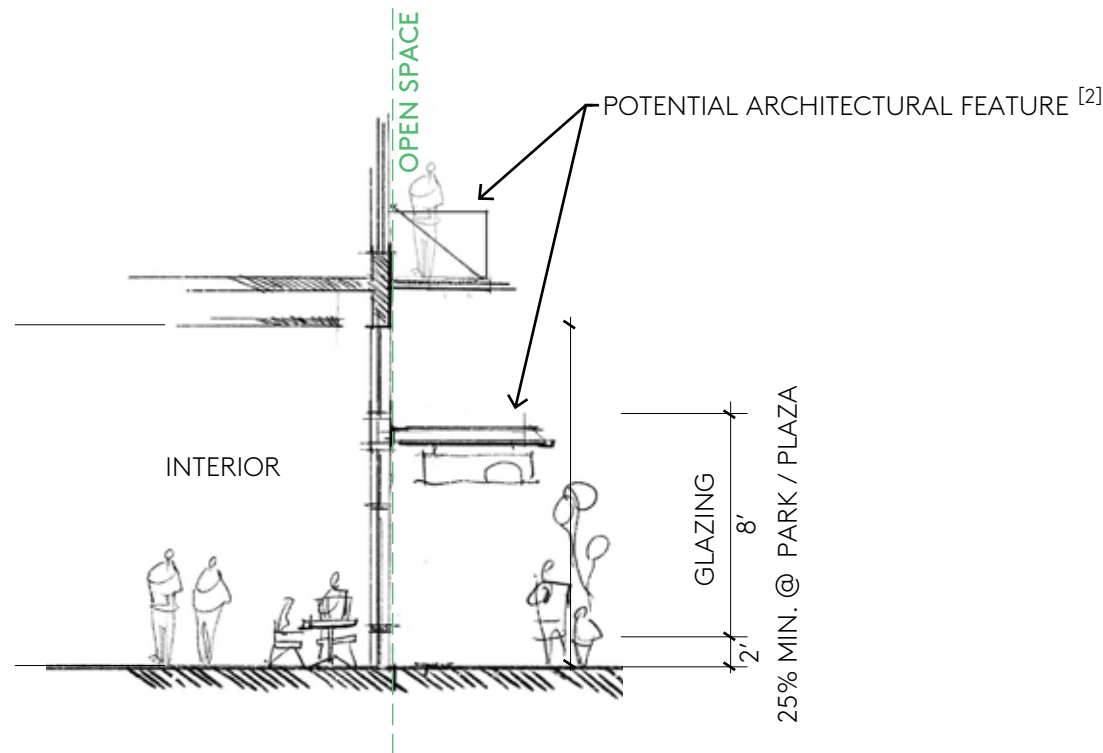
[REQUIRED PER 33.854.250 A.2]



RETAIL ADJOINING STREET LOT LINE [1]



RETAIL ADJOINING OPEN SPACE AT PARK [1]



RETAIL ADJOINING OPEN SPACE AT PLAZA & PACIFIC PARK [1]

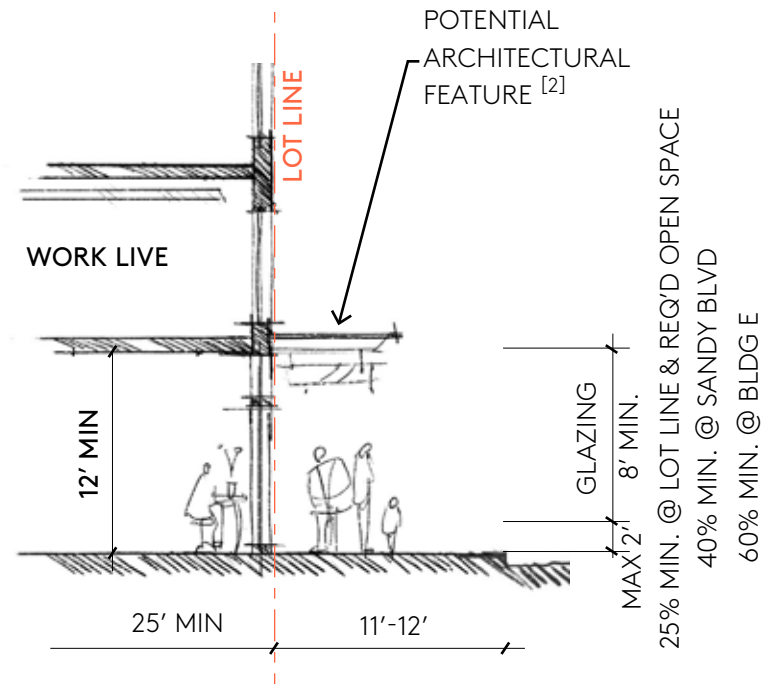
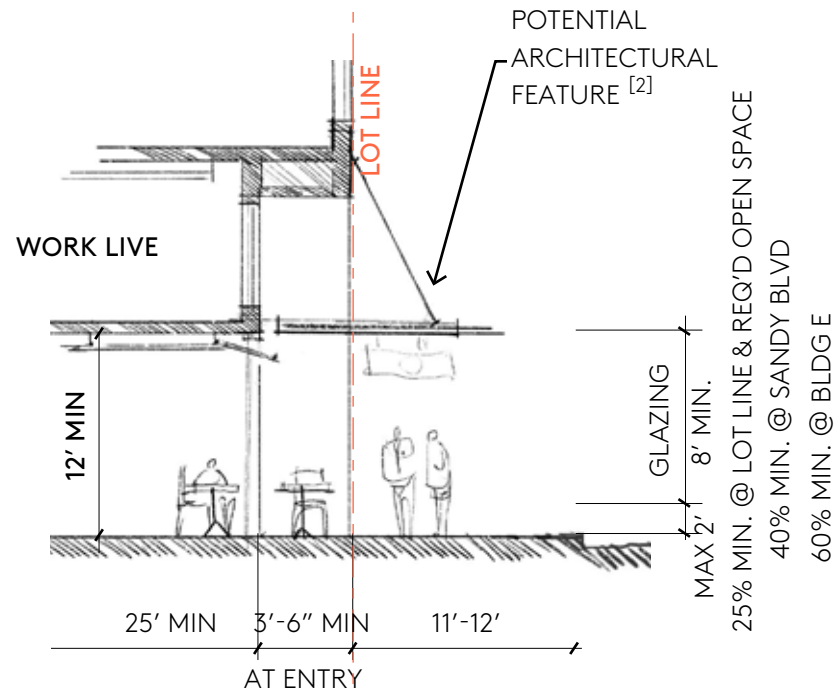
[1] ANY PROPOSED FUTURE REVISIONS WILL MEET REQUIREMENTS FOR MODIFICATIONS PER 33.825.040.

[2] BUILDING EDGES IN THESE DIAGRAMS ARE REPRESENTATIVE. BUILDING ARTICULATION, CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, AND SIMILAR ELEMENTS WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33. FINAL DESIGN OF SUCH ELEMENTS MAY VARY IN EITHER DIRECTION FROM WHAT IS SHOWN IN THESE DIAGRAMS.

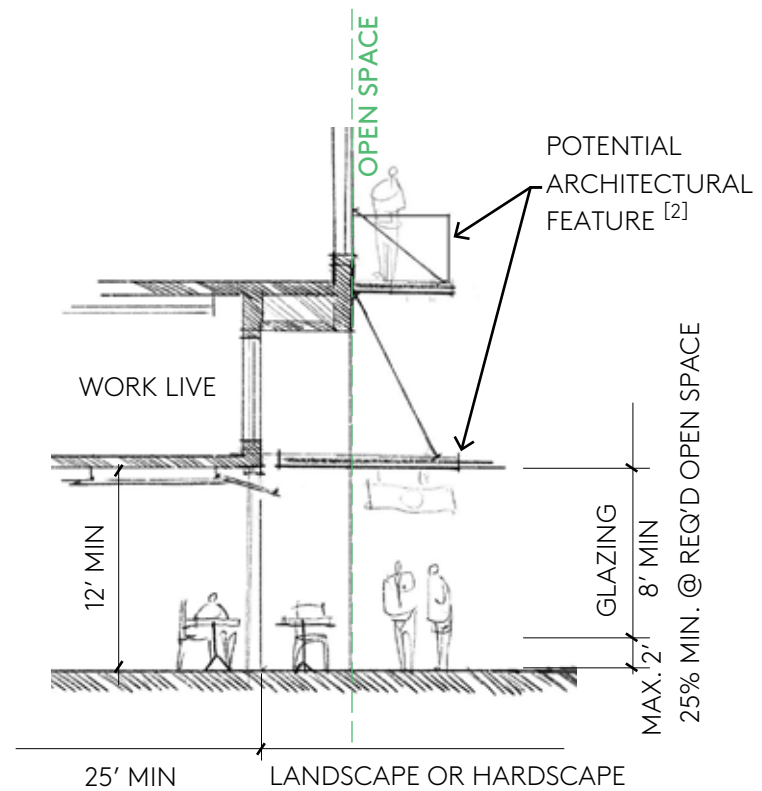
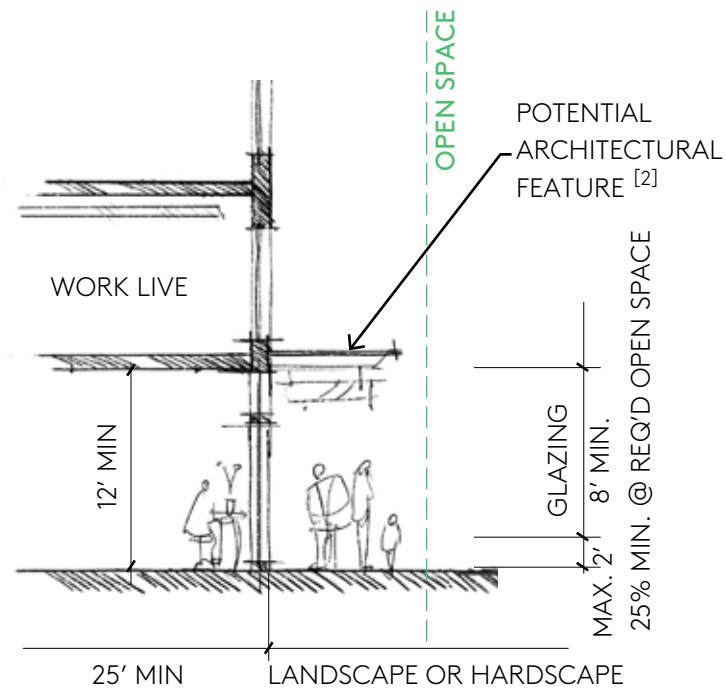
0' 4' 12'

# 3.13 - BUILDING RELATIONSHIPS ADJOINING OPEN SPACE

[REQUIRED PER 33.854.250 A.2]



WORK/LIVE ADJOINING A STREET LOT LINE [1]



WORK/LIVE ADJOINING OPEN SPACE AT PARK [1]

WORK/LIVE ADJOINING OPEN SPACE AT PACIFIC PARK [1]

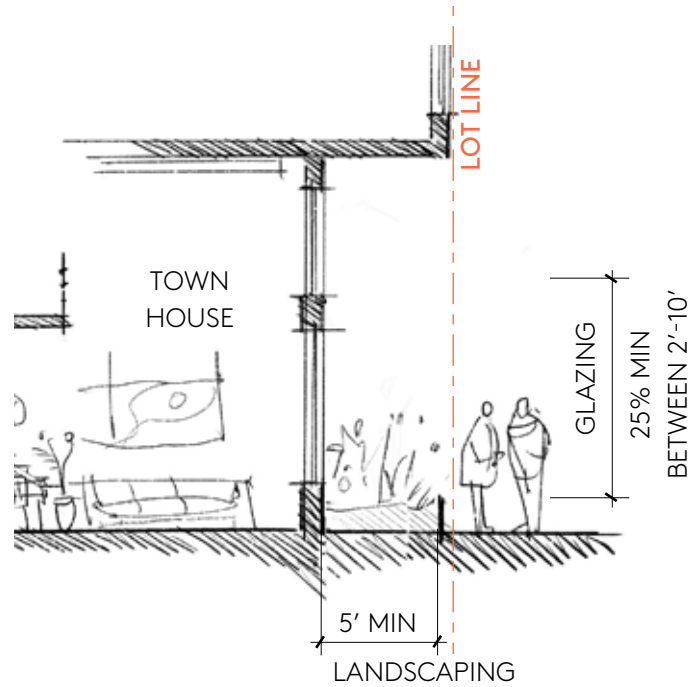


[1] ANY PROPOSED FUTURE REVISIONS WILL MEET REQUIREMENTS FOR MODIFICATIONS PER 33.825.040.

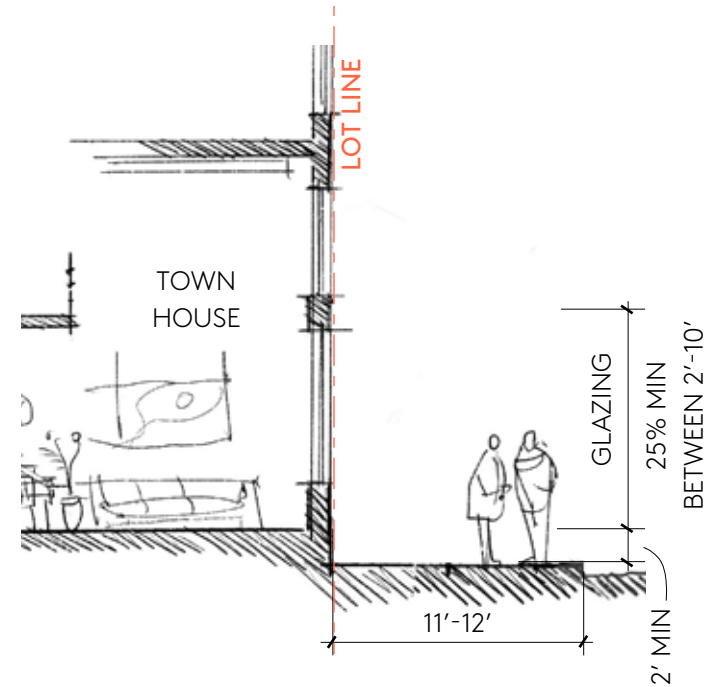
[2] BUILDING EDGES IN THESE DIAGRAMS ARE REPRESENTATIVE. BUILDING ARTICULATION, CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, AND SIMILAR ELEMENTS WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33. FINAL DESIGN OF SUCH ELEMENTS MAY VARY IN EITHER DIRECTION FROM WHAT IS SHOWN IN THESE DIAGRAMS.

# 3.13 - BUILDING RELATIONSHIPS ADJOINING OPEN SPACE

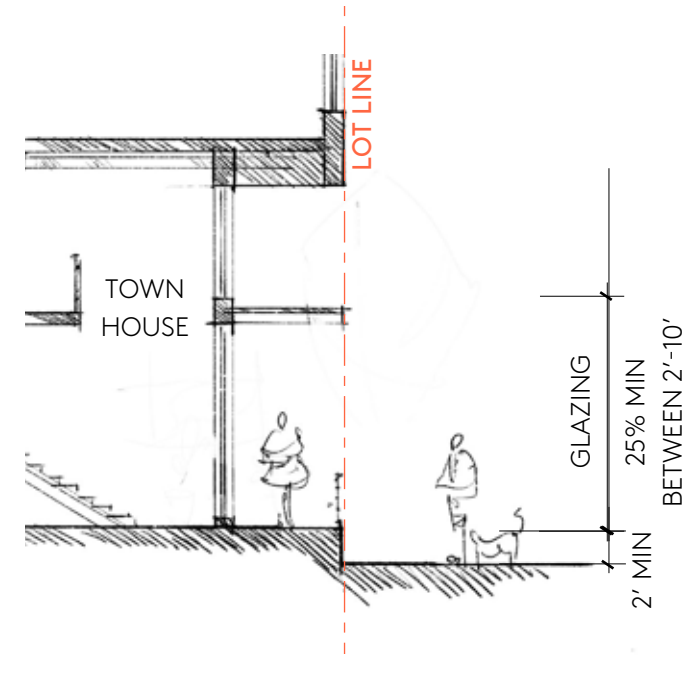
[REQUIRED PER 33.854.250 A.2]



ENTRY FROM CORRIDOR OR STREET

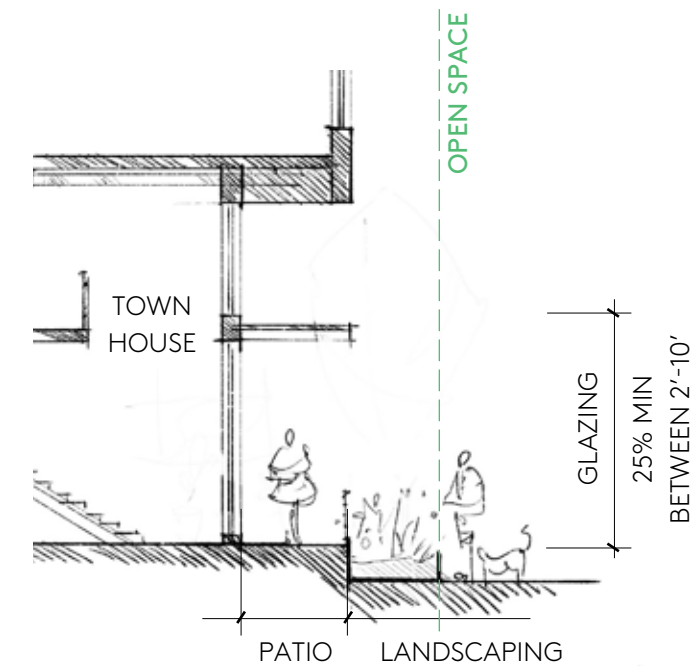
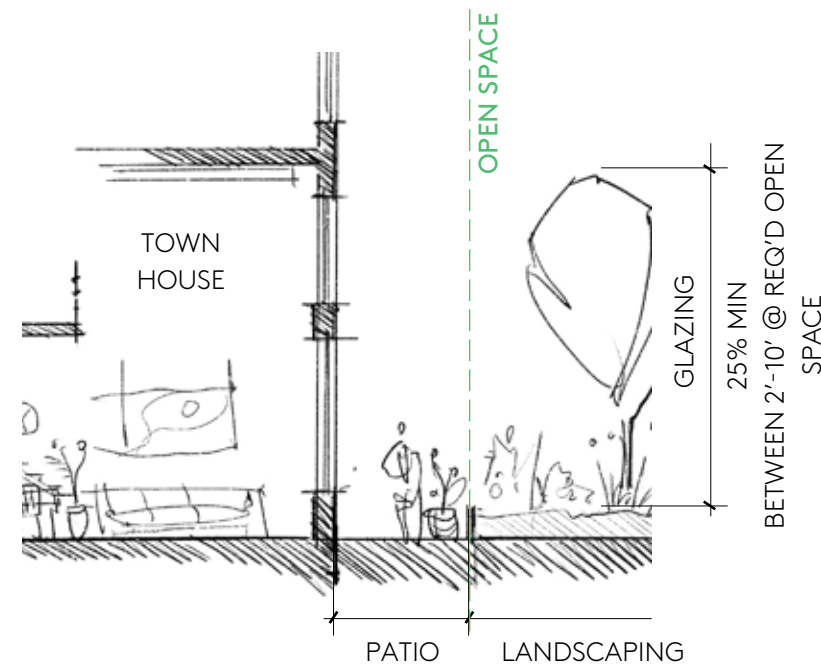
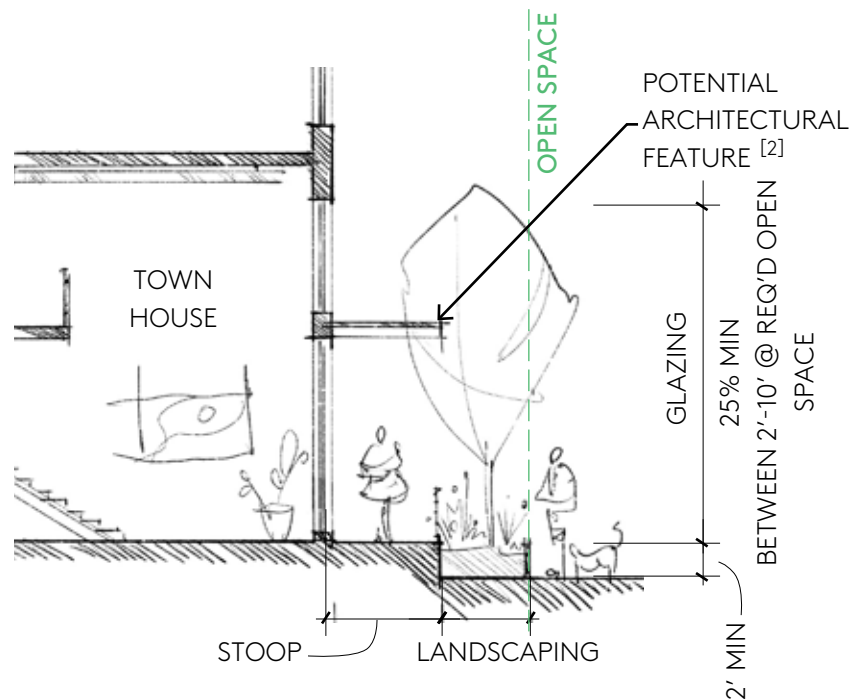


ENTRY FROM CORRIDOR



ENTRY FROM CORRIDOR OR STREET

## TOWNHOUSE ADJOINING A STREET LOT LINE [1]



[1] ANY PROPOSED FUTURE REVISIONS WILL MEET REQUIREMENTS FOR MODIFICATIONS PER 33.825.040.

[2] BUILDING EDGES IN THESE DIAGRAMS ARE REPRESENTATIVE. BUILDING ARTICULATION, CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, AND SIMILAR ELEMENTS WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33. FINAL DESIGN OF SUCH ELEMENTS MAY VARY IN EITHER DIRECTION FROM WHAT IS SHOWN IN THESE DIAGRAMS.

## TOWNHOUSE ADJOINING OPEN SPACE [1]

0' 4' 12'

# SECTION 4

## OPEN SPACE PLAN

### 4.1. PLAZA, PARK & WOONERF

[Required per 33.854.250 A.2]

### 4.2. NEIGHBORHOOD LANDSCAPE CHARACTERISTICS

### 4.3. LANDSCAPE PRINCIPLES

### 4.4. PLAZA FRAMEWORK PLAN

[Required per 33.854.250 A.2]

### 4.5. PARK FRAMEWORK PLAN

[Required per 33.854.250 A.2]

### 4.6. WOONERF FRAMEWORK PLAN

[Required per 33.854.250 A.2]

### 4.7. PACIFIC PARK FRAMEWORK PLAN

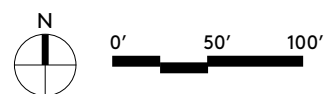
[Required per 33.854.250 A.2]

### 4.8. SANDY POINT FRAMEWORK PLAN

[Required per 33.854.250 A.2]

# 4.1 - PLAZA, PARK & WOONERF

[REQUIRED PER 33.854.250 A.2]



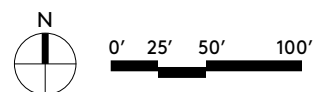
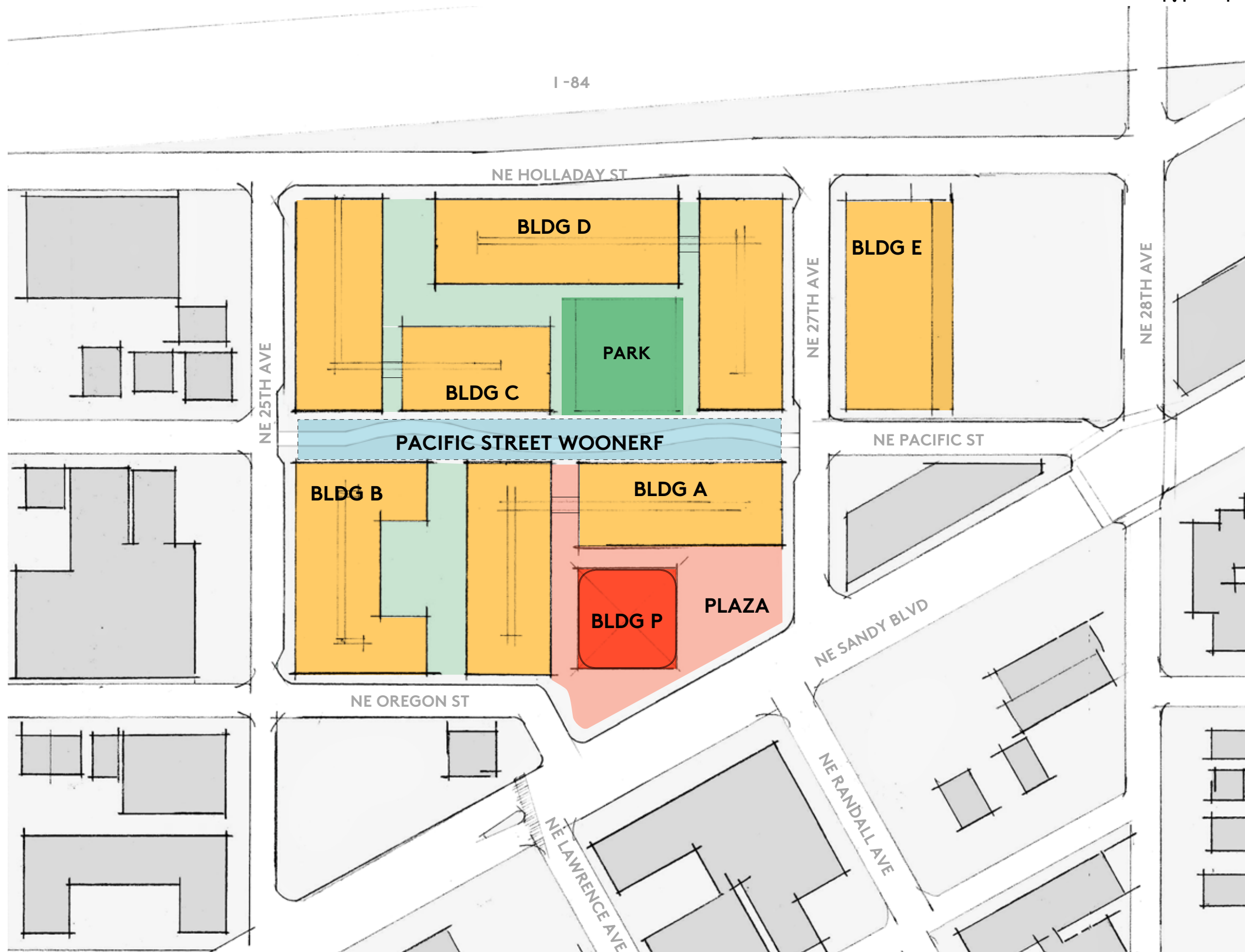


# 4.1 - PLAZA, PARK & WOONERF

[REQUIRED PER 33.854.250 A.2]

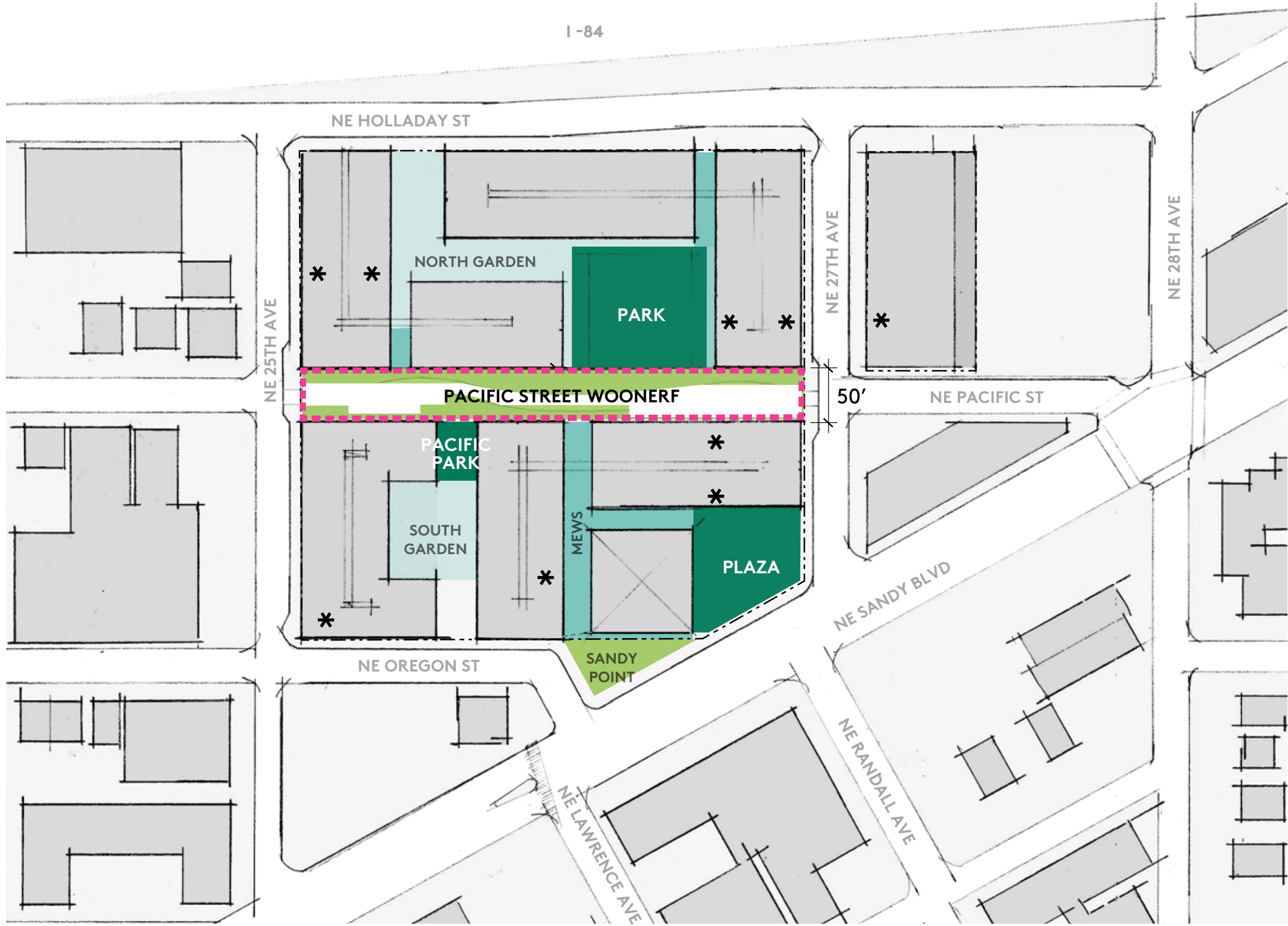
## LEGEND

- OPEN SPACE
- PARK
- PLAZA
- WOONERF
- RESIDENTIAL OR OFFICE
- PAVILION



# 4.1 - PLAZA, PARK & WOONERF - OPEN SPACE PLAN

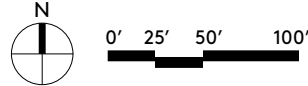
[REQUIRED PER 33.854.250 A.2]



**228,169** TOTAL SITE AREA TO BE DEVELOPED  
(INCLUDES SANDY POINT ROW)  
**224,908** SITE AREA WITHIN PROPERTY LINE  
- **23,023** 50' DEDICATION  
**201,885** SITE AREA MINUS DEDICATION

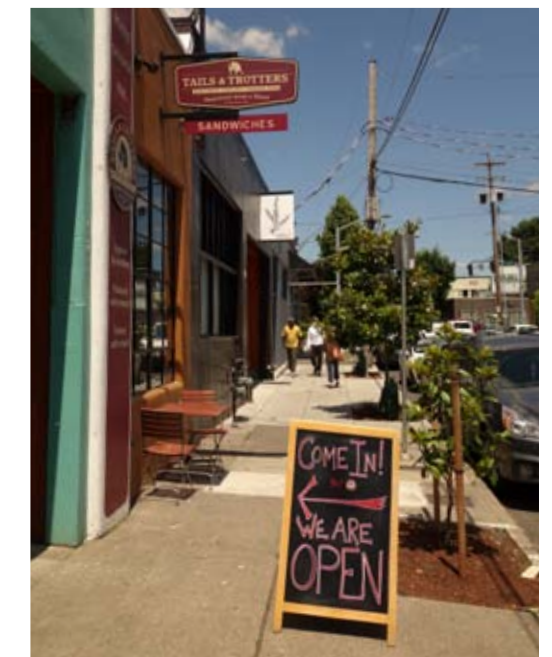
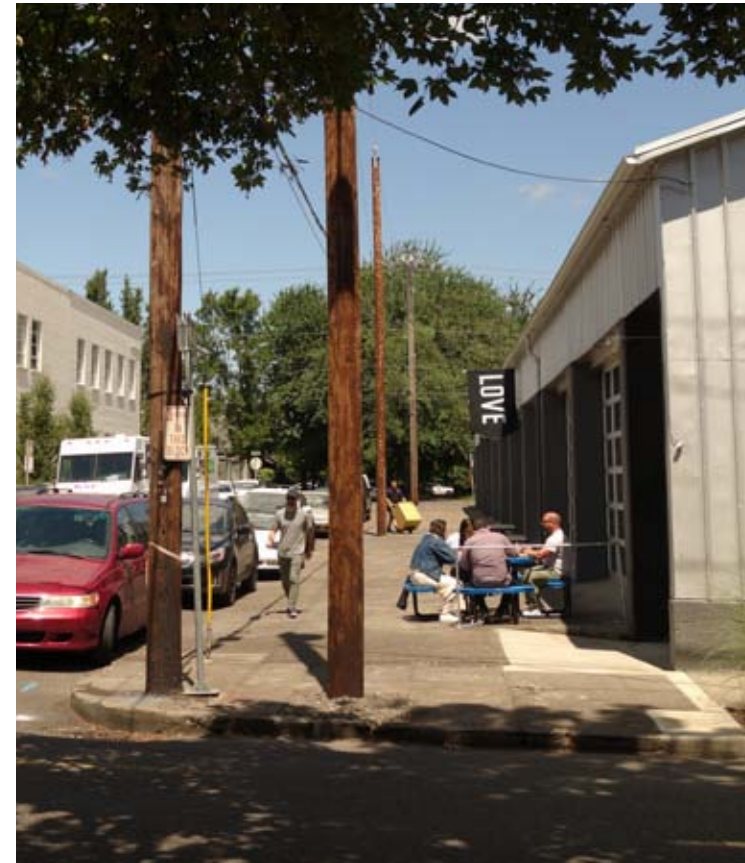
<b>15%</b>	<b>30,282</b> OPEN SPACE REQUIRED FOR PD
<b>12.13%</b>	<b>24,481</b> REQUIRED PUBLIC OPEN SPACE
6.77%	13,663 PARK
4.30%	8,684 PLAZA
1.06%	2,134 PACIFIC PARK
<b>4.40%</b>	<b>8,880</b> ADDITIONAL PUBLIC OPEN SPACE
4.40%	8,880 MEWS
<b>16.52%</b>	<b>33,361</b> TOTAL PUBLICLY ACCESSIBLE OPEN SPACE (NO ROW)
<b>7.02%*</b>	<b>16,017</b> OPEN SPACE IN THE ROW PROVIDED
5.59%*	12,756 WOONERF
1.43%*	3,261 SANDY POINT
<b>21.64%*</b>	<b>49,378</b> TOTAL PUBLICLY ACCESSIBLE OPEN SPACE IN DEVELOPED AREA (INCLUDES ROW)
<b>9.17%</b>	<b>18,509</b> ADDITIONAL OPEN SPACE
6.03%	12,172 NORTH GARDEN
3.14%	6,337 SOUTH GARDEN

- LEGEND**
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
  - ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
  - ADDITIONAL OPEN SPACE
  - IMPROVED PUBLIC OPEN SPACE IN ROW
  - ROW DEDICATION WITHIN VACATED PACIFIC STREET
  - \* PRIMARY BUILDING ENTRANCE



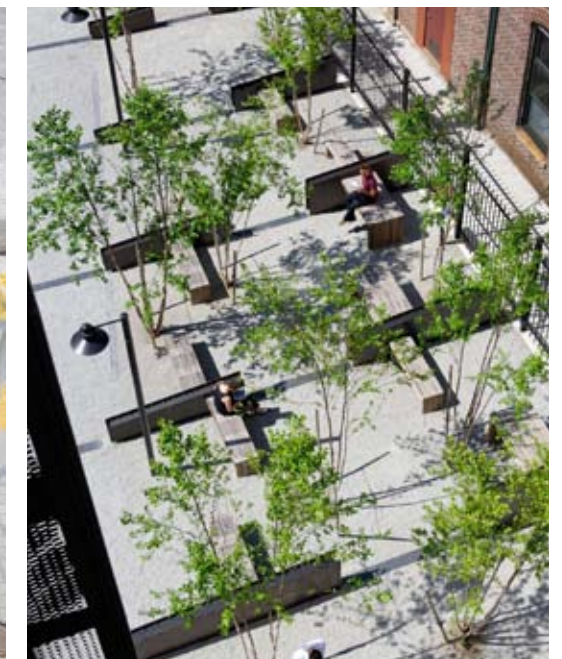
## 4.2 - NEIGHBORHOOD LANDSCAPE CHARACTERISTICS

ATTITUDE | EXTROVERT



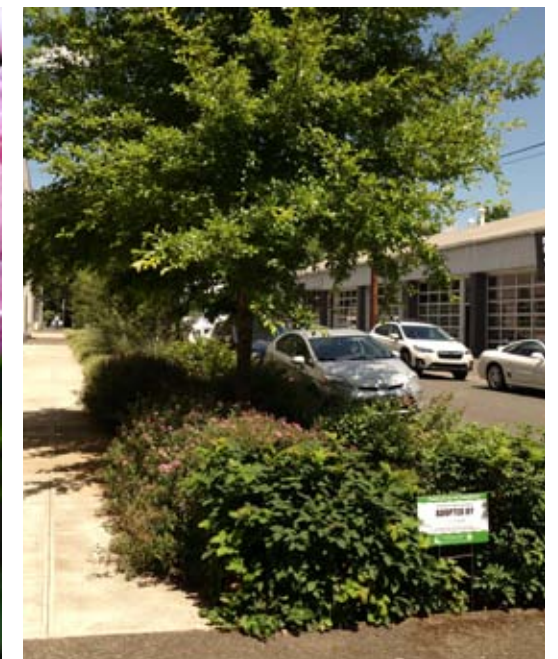
## 4.2 - NEIGHBORHOOD LANDSCAPE CHARACTERISTICS

EXTROVERT | CONTEMPORARY RESPONSE



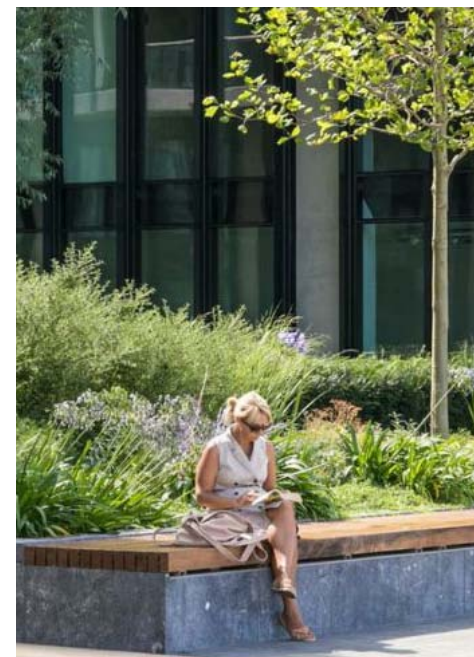
## 4.2 - NEIGHBORHOOD LANDSCAPE CHARACTERISTICS

ATTITUDE | INTROVERT



## 4.2 - NEIGHBORHOOD LANDSCAPE CHARACTERISTICS

INTROVERT | CONTEMPORARY RESPONSE



## 4.3 - LANDSCAPE PRINCIPLES



### EXTROVERT

- PREDOMINANTLY HARDSCAPE
- STRATEGIC BUFFERING FROM THE STREET
- SPACES FOCUSED AROUND GATHERING
- HIGHLY ACTIVE EDGES & HIGHLY VISIBLE SPACES

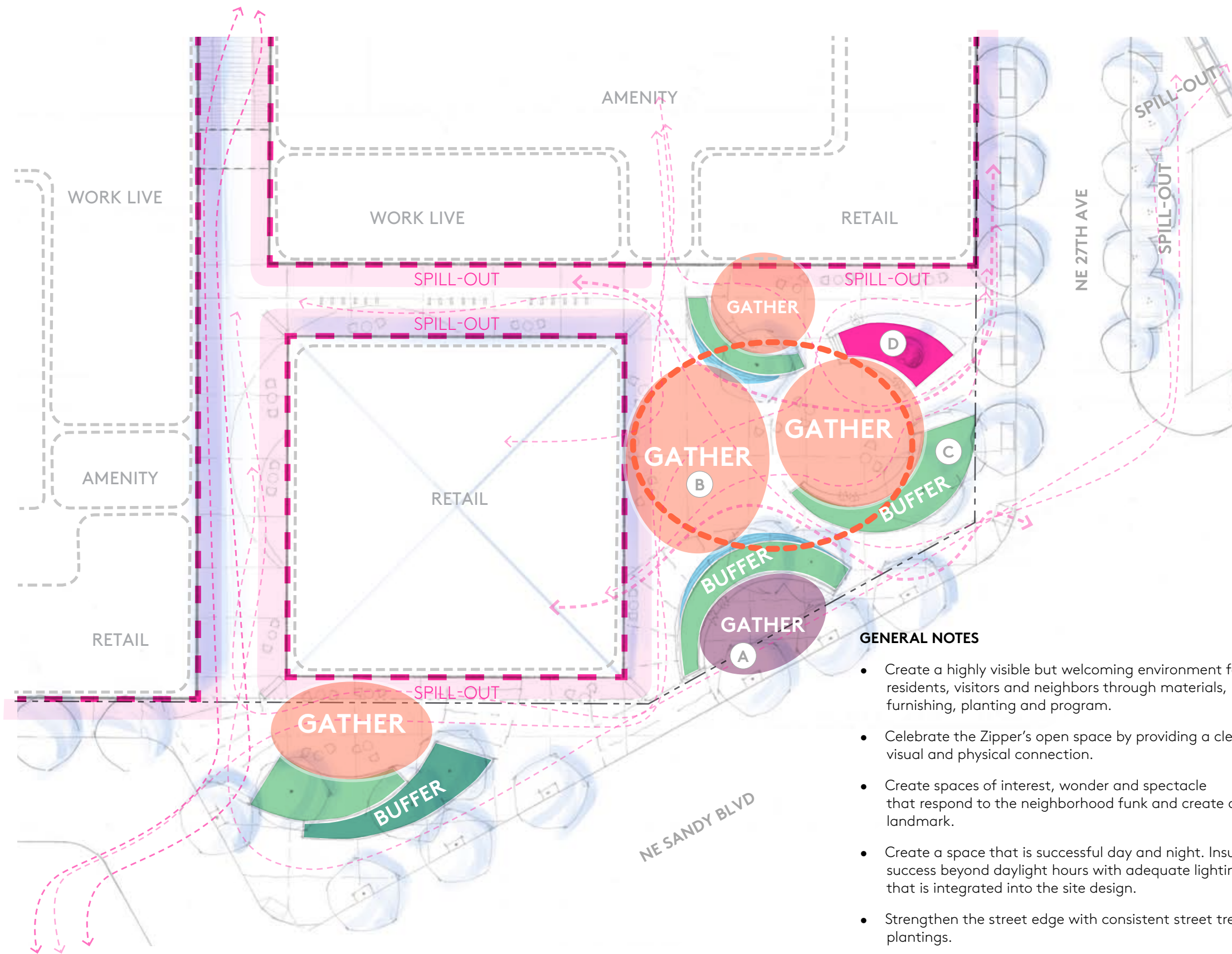


### INTROVERT

- PREDOMINANTLY SOFTSCAPE
- MATURE TREE CANOPY & LUSH PLANTINGS CREATE ENCLOSURE & SEPARATION
- ORNAMENTAL ACCENT PLANTING PROVIDES A POP OF COLOR & SEASONALITY
- VARIATION IN GRADE FROM THE STREET
- ENCOURAGE EYES ON THE STREET

# 4.4 - PLAZA - FRAMEWORK PLAN

[REQUIRED PER 33.854.250 A.2]



## DESIGN FRAMEWORK

### A. GATHER ON SANDY BOULEVARD

- Design should not preclude future streetcar stop.
- Create a space with seating orientated toward Sandy Boulevard.
- Allow area for people to gather facing Sandy Boulevard, but outside of the pedestrian through-way.

### B. GATHER

- Create a space that is flexible: large enough for events, but also creates rooms comfortable for smaller, day-to-day gatherings.
- Encourage gatherings with access to movable furnishings.
- Provide built-in seating that is consistent across the Plaza.
- Highlight central plaza space, create outdoor rooms and buffer noise from Sandy Boulevard with water feature. Reference the history of Sullivan's Gulch through water feature design.

### C. VEGETATED BUFFER

- Design to buffer Plaza users from the noise, lights and traffic of Sandy Boulevard without obscuring views. Celebrate stormwater and utilize space for creative surface treatment.
- Create planting areas that vary in height or topography to create a screen. Do not exceed height of 4'-0" for visibility between plaza and Sandy Boulevard.

### D. BUFFER

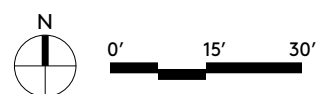
- Mitigating the street can take multiple forms. Consider creating a space for performance or observation, for example, a stage with access to electrical or a plinth for art installations.

### E. ACTIVE EDGES

- Provide a minimum 10' width at building frontages to accommodate active edges. Allow for site furnishings, street signage, movable carts, furnishings and short-term bike parking.

## GENERAL NOTES

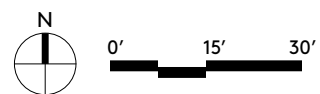
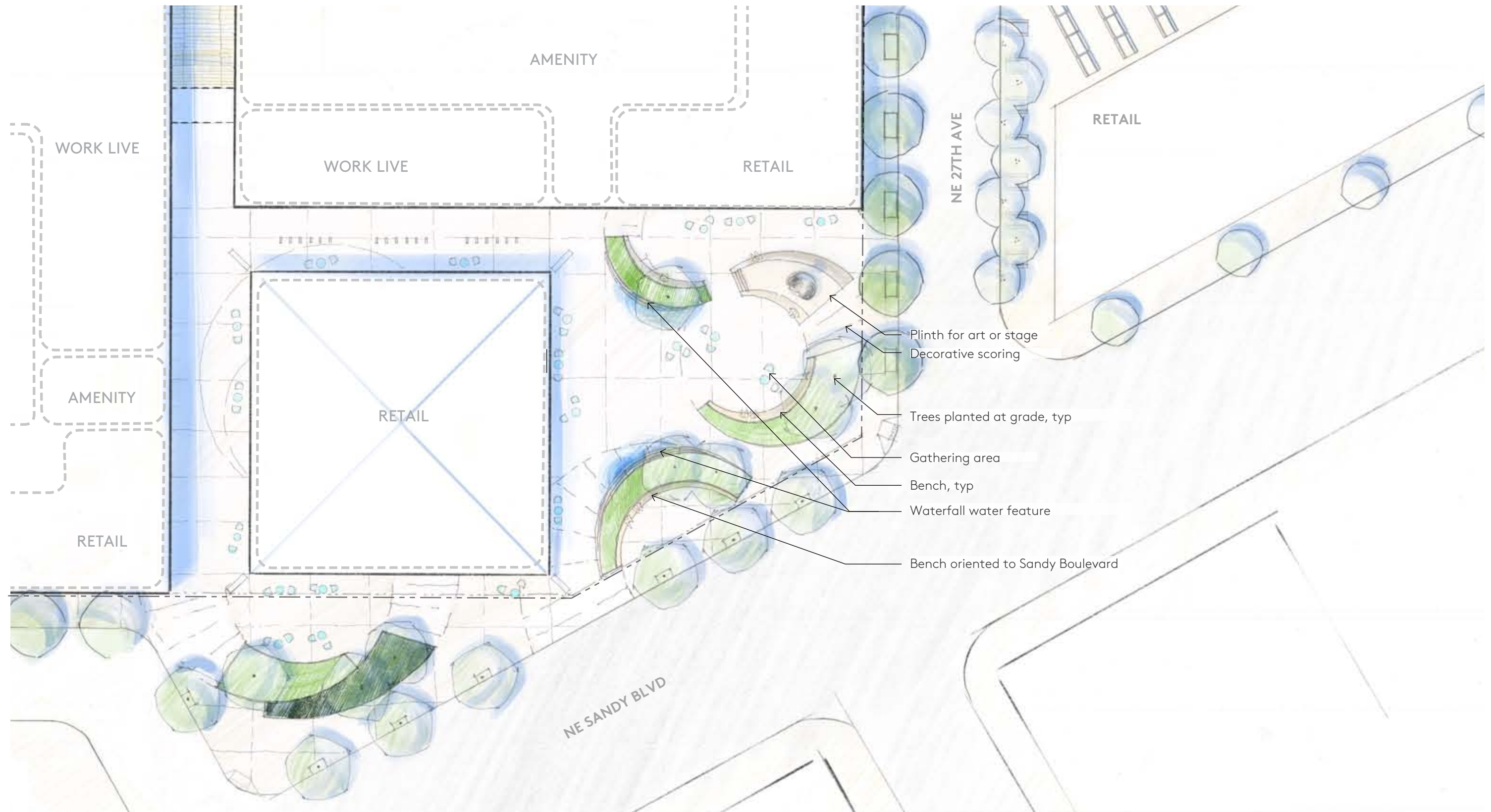
- Create a highly visible but welcoming environment for residents, visitors and neighbors through materials, furnishing, planting and program.
- Celebrate the Zipper's open space by providing a clear, visual and physical connection.
- Create spaces of interest, wonder and spectacle that respond to the neighborhood funk and create a landmark.
- Create a space that is successful day and night. Insure success beyond daylight hours with adequate lighting that is integrated into the site design.
- Strengthen the street edge with consistent street tree plantings.





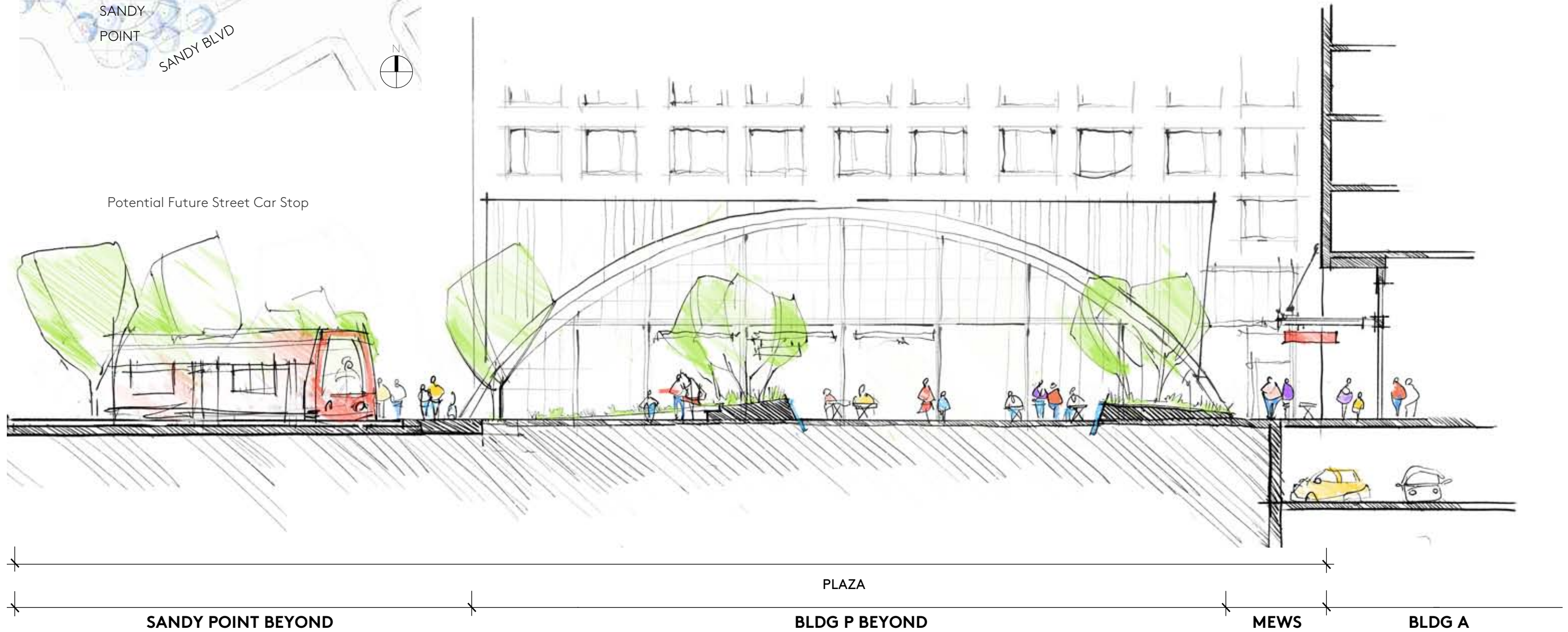
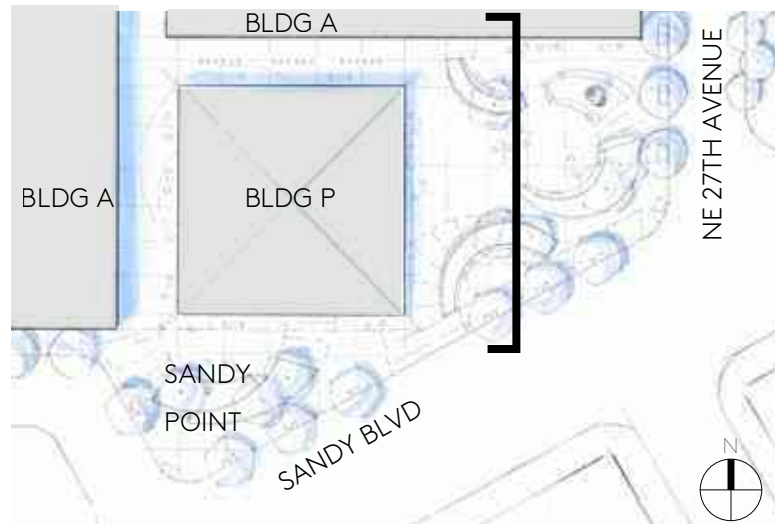
# 4.4 - PLAZA - FRAMEWORK PLAN - CONCEPTUAL TEST

[REQUIRED PER 33.854.250 A.2]



# 4.4 - PLAZA - SECTION THROUGH FRAMEWORK PLAN - CONCEPTUAL TEST

[REQUIRED PER 33.854.250 A.2]

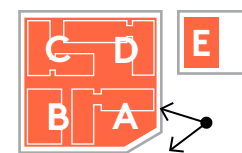


# 4.4 - PLAZA - PERSPECTIVE

[REQUIRED PER 33.854.250 A.2]

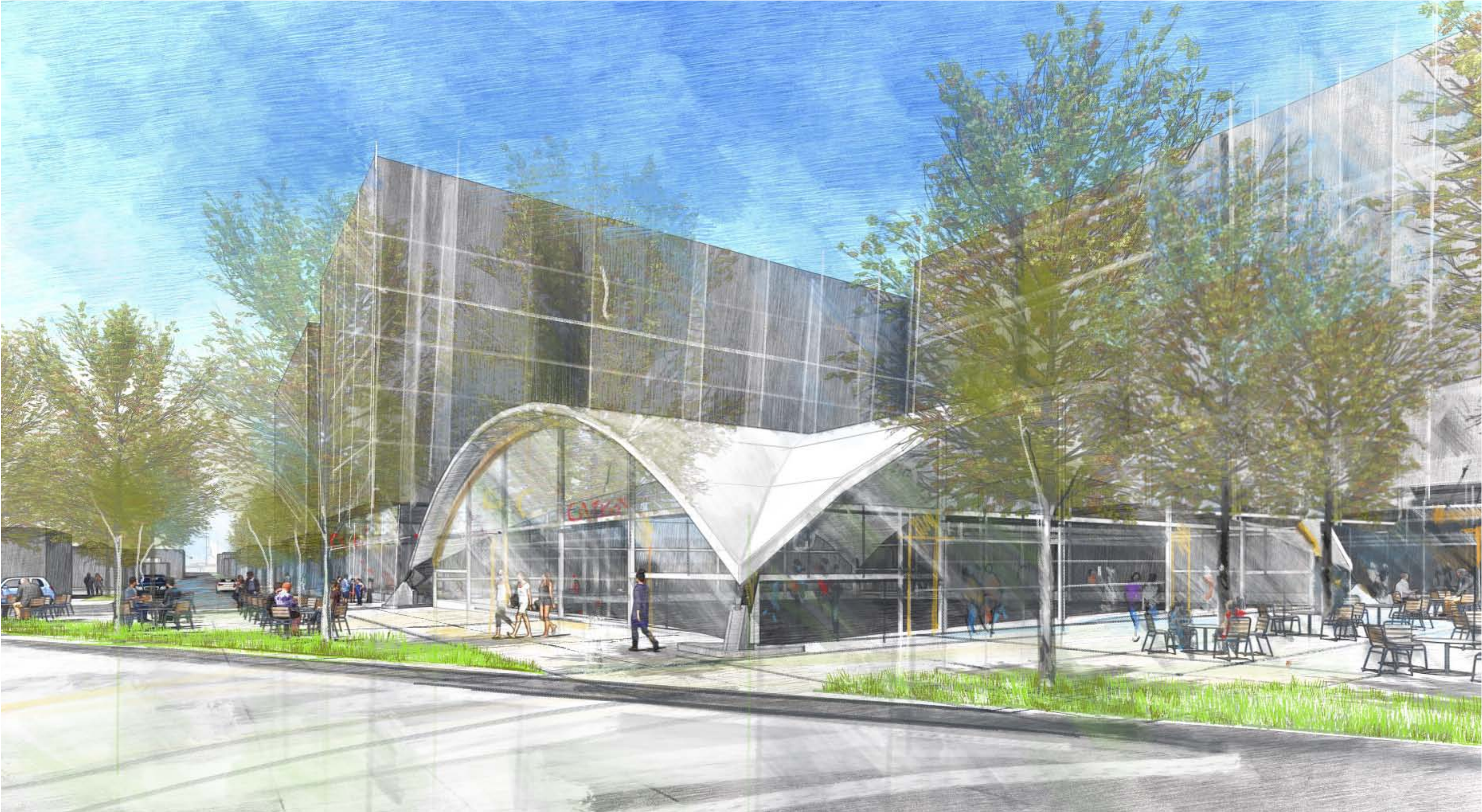


\*TO BE UPDATED

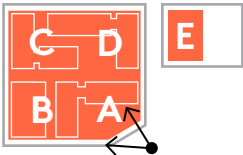


# 4.4 - PLAZA - PERSPECTIVE

[REQUIRED PER 33.854.250 A.2]

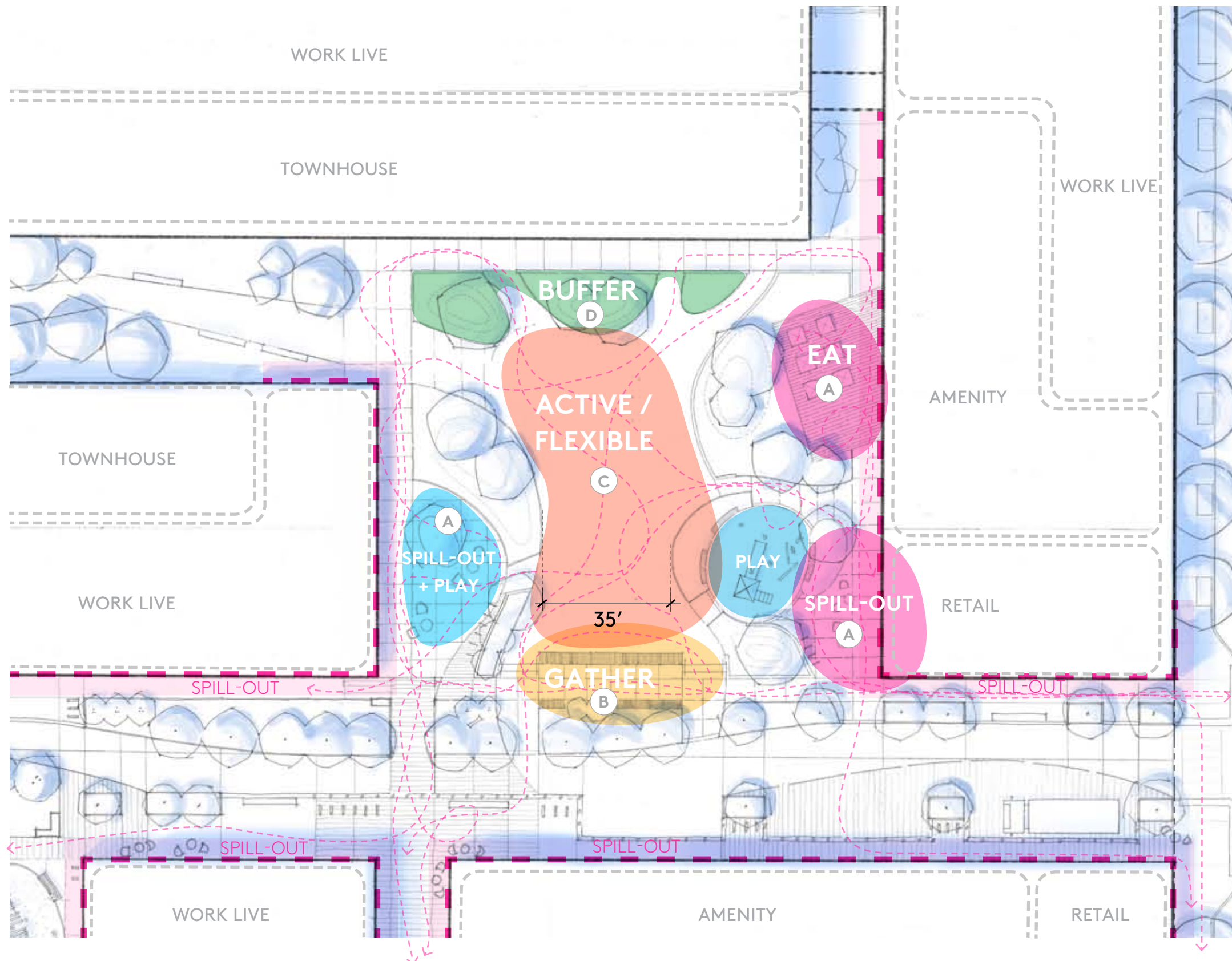


\*TO BE UPDATED



# 4.5 - PARK - FRAMEWORK PLAN

[REQUIRED PER 33.854.250 A.2]



## DESIGN FRAMEWORK

### GENERAL

- Consider the edges of the Park: create spaces that are more extroverted and encourage spill-out, places for small gathering and places that buffer to adjacent residential.
- Create a welcoming environment for neighborhoods of different scales: from within one building, multiple buildings and larger neighborhood context.
- Create an environment that is safe day and night: encourage "eyes on the street" from adjacent residential and active ground floors; do not create visual barriers, provide pedestrian level lighting.
- Provide pathways of comfortable width for multiple users.

### A. GATHER / SPILL-OUT / EAT / PLAY

- Create rooms for small to medium sized group gatherings around the edge of the park. Locate adjacent to the active uses at the ground-floor and buffered from residential uses.
- Create a welcoming environment for neighborly interactions at varying scales within development: within each building, amongst multiple buildings, and with the broader surrounding neighborhood.
- Provide a welcoming play space for children adjacent to both the lawn and spill-out spaces and highly visible from the woonerf.

### B. GATHER AT THE WOONERF

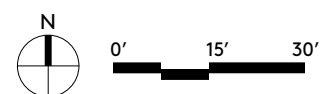
- Engage the woonerf by extending planting from Park into the Woonerf. Provide visible connections between woonerf and Park; use site furnishings to create safe boundary between shared use Woonerf and the active park.

### C. ACTIVE / FLEXIBLE

- Provide an open lawn of adequate size for programmed and unprogrammed events: neighborhood festivities, parties, games, active and passive recreation.
- Lawn should have minimum width of 35'-0" to accommodate multiple uses.

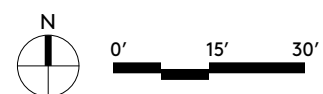
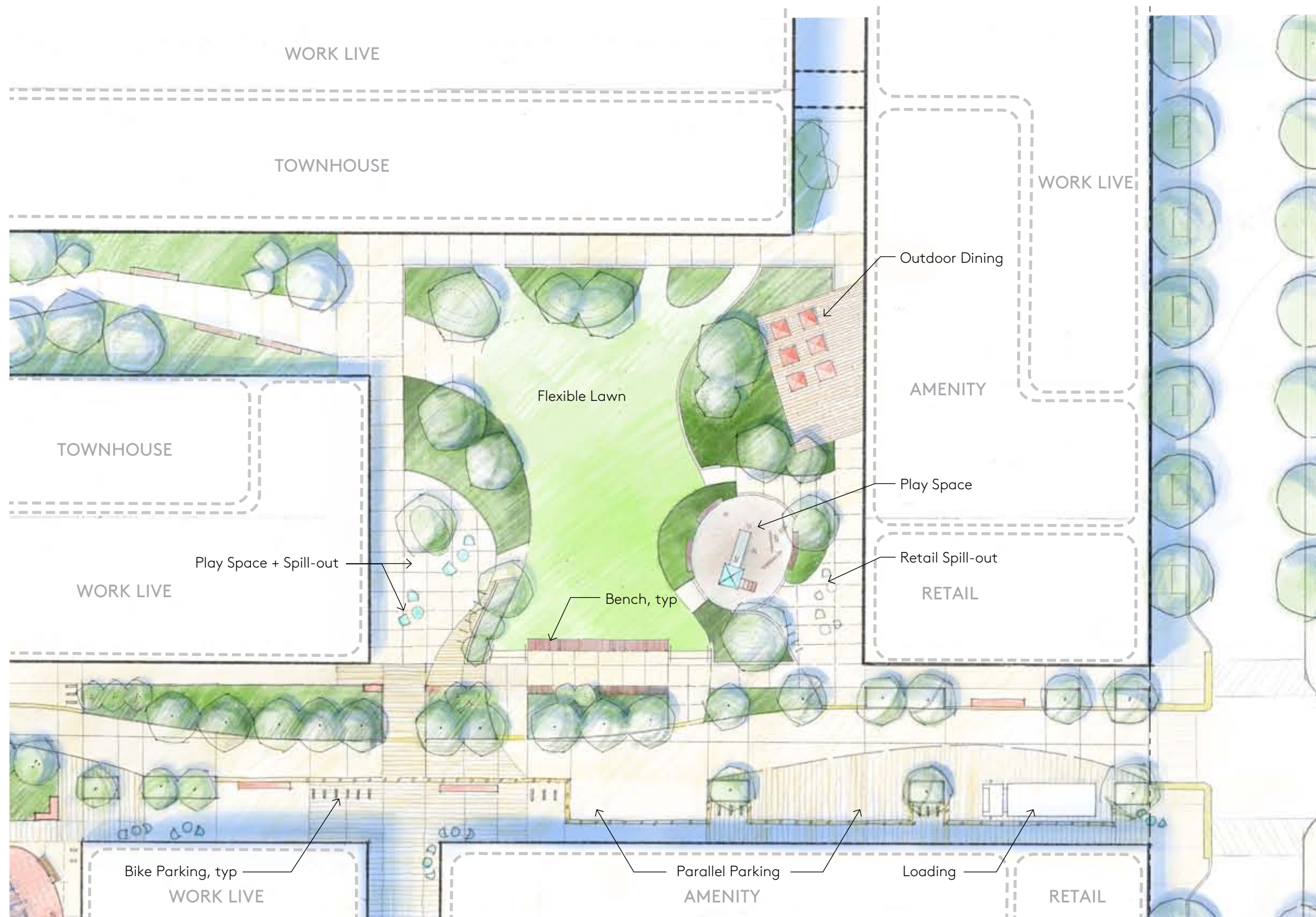
### D. VEGETATED BUFFER

- The park presents an opportunity to create a more verdant and lush experience, in contrast to the Plaza and Pacific Park.
- Create color, texture and seasonal variety. Use plant material to define extroverted and introverted spaces.
- Incorporate pockets for larger trees with adequate soil depth.
- Use vegetated pockets to create visual buffers to quieter uses adjacent to the Park and to separate uses. In all areas consider safety of Park at night and do not use plant material that will obscure views and create isolated pockets or excessive shadows.



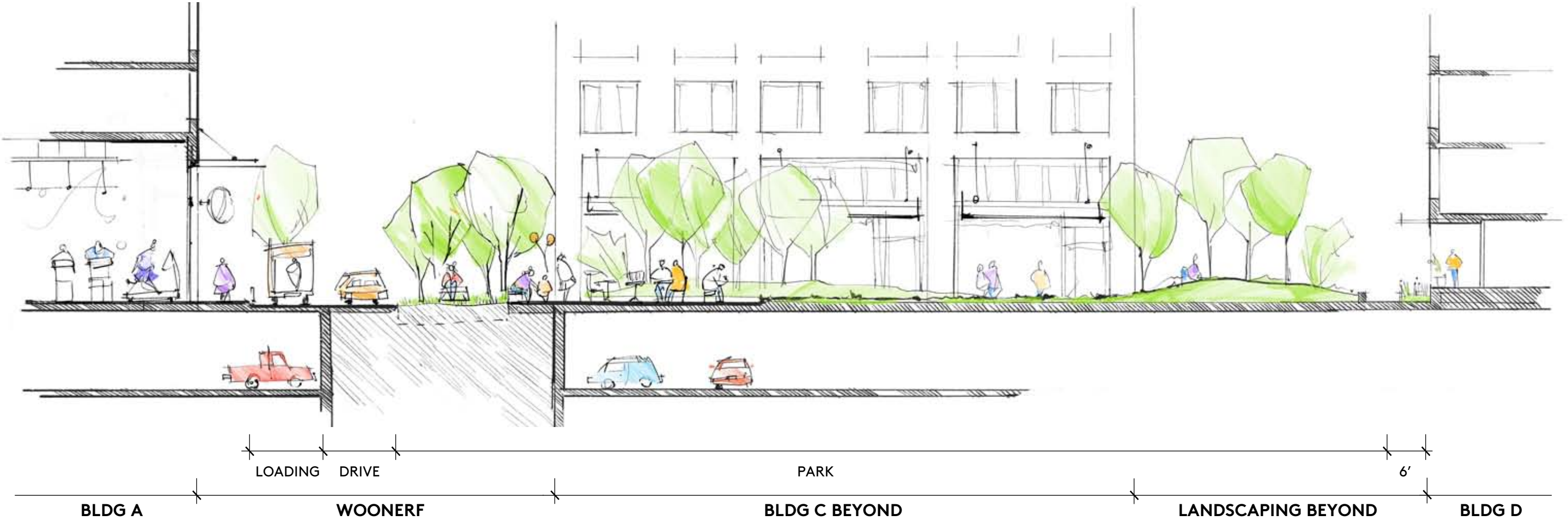
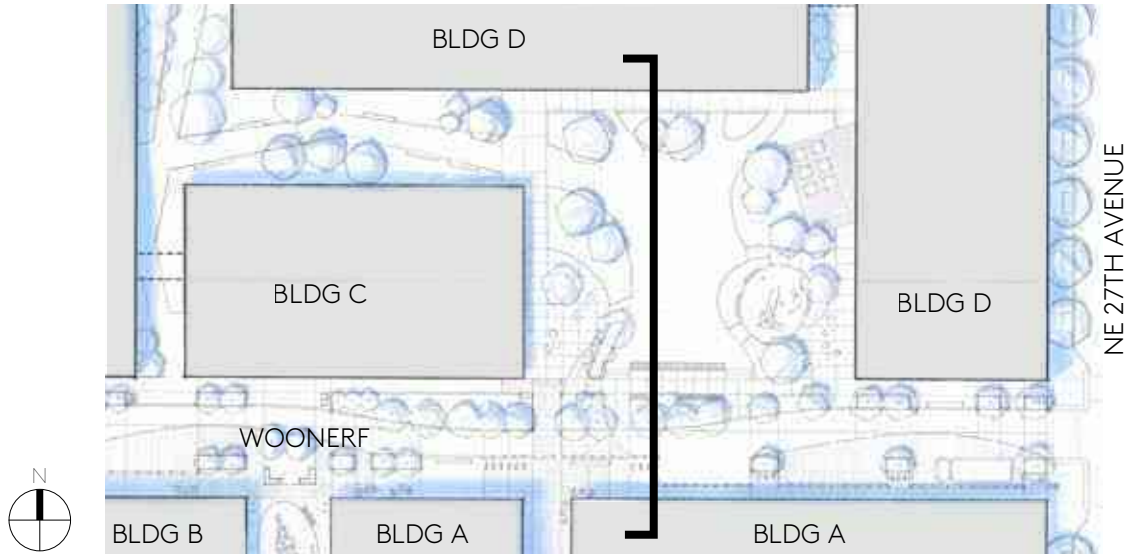
# 4.5 - PARK - FRAMEWORK PLAN CONCEPTUAL TEST

[REQUIRED PER 33.854.250 A.2]



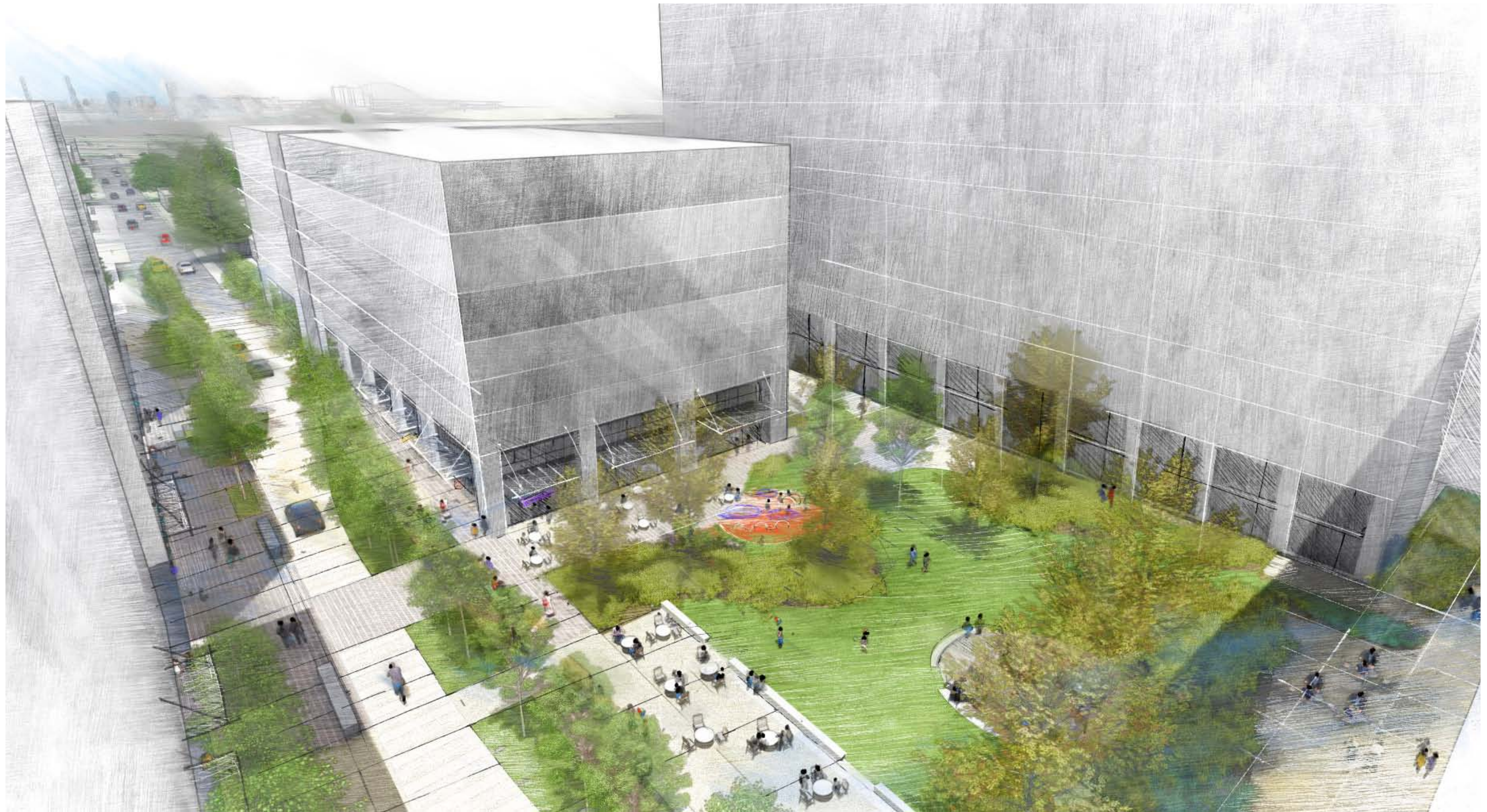
# 4.5 - PARK - SECTION THROUGH FRAMEWORK PLAN - CONCEPTUAL TEST

[REQUIRED PER 33.854.250 A.2]

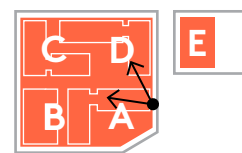


# 4.5 - PARK & WOONERF AERIAL PERSPECTIVE

[REQUIRED PER 33.854.250 A.2]



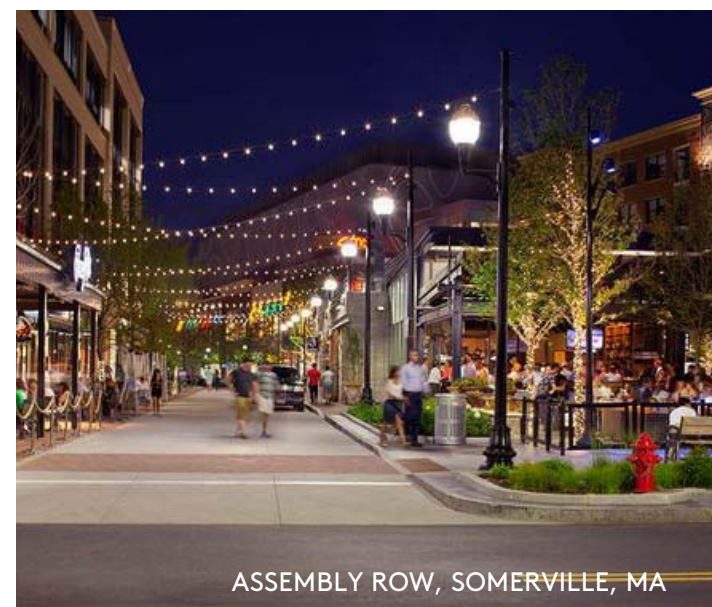
\*TO BE UPDATED





## 4.6 - WOONERF - GUIDELINES

[REQUIRED PER 33.854.250 A.2]



### WOONERF STYLE STREET

Turn the extension of NE Pacific Street into a limited-use, slow-speed, shared street (woonerf) with planting and seating, that can also act as a fire lane with parallel parking to support active work/live uses along the Pacific Woonerf.

#### DESIGN CONSIDERATIONS:

- Dedicate 50' for pedestrian connectivity
- Accommodate min. (1) loading space and on-street parking
- Create usable open space for planned development
- Design should accommodate phased construction.
- Provide space for dry wells within woonerf dedication
- Design supports active ground floor uses, including parking for retail

#### PBOT'S GENERAL GUIDANCE:

- Facilitate movement of multiple modes of travel
- Include specific areas where motorized vehicles will not be allowed; delineate with different surface materials
- Travel-way for vehicles is not a straight alignment
- Need to meet ADA
- One-way travel direction studied in the larger context of the surrounding street system
- On-site loading spaces will need to be carefully considered
- Materials, standard or non-standard, need approval
- Entries designed for slow speed
- Stormwater Management

# 4.6 - WOONERF - FRAMEWORK PLAN

[REQUIRED PER 33.854.250 A.2]

### DESIGN FRAMEWORK

#### AUTOMOBILE AND BIKE

- Provide one-way, slow-speed, west bound access for vehicles, shared in the roadway with bicycles. Drive lane to be identified by flush curb and change in paving texture.
- Meander the travel lane to slow vehicles.
- Minimum width of 12'-0" to a maximum of 20'-0" for travel lane.

#### PARKING ZONES:

- Provide a minimum of 7 parallel parking spaces and one standard loading space within woonerf.
- Separate vehicular parking zones where possible with bicycle parking, planters, site furnishings.

#### LANDSCAPE MEANDER

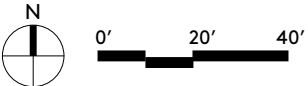
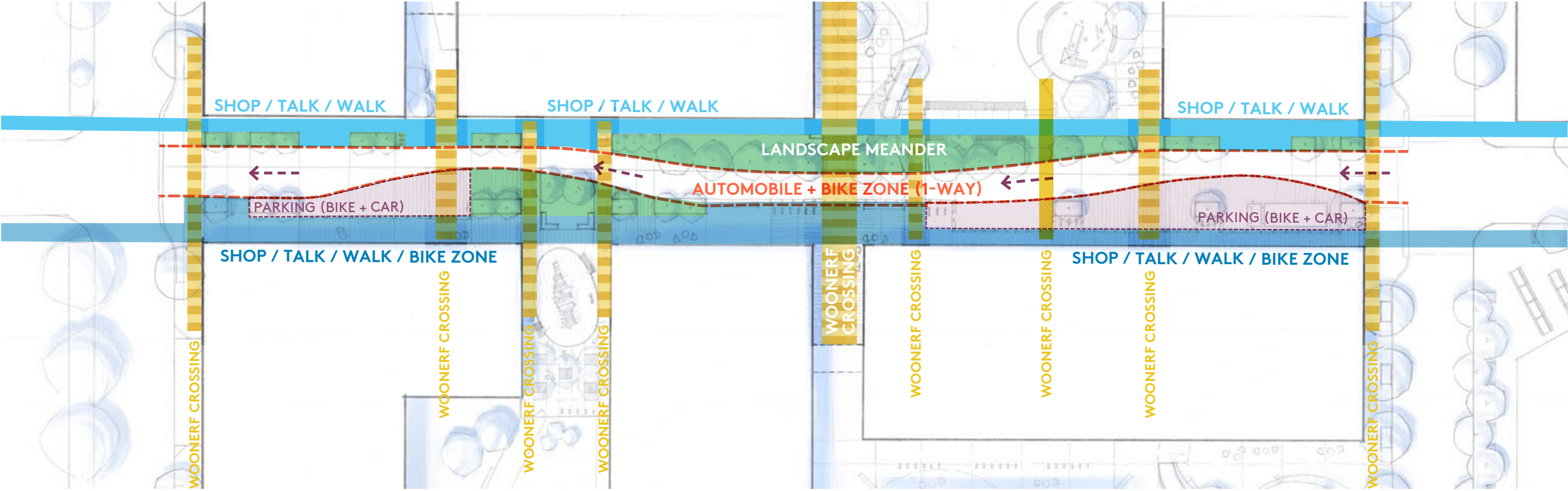
- Celebrate extension of Pacific Street with addition of street trees. Meander location of trees to slow vehicular speed.
- Create pockets for larger trees and plantings, stormwater treatment.
- Alternate width in landscape area in order to force a meander for vehicular travel lane.

#### CROSSING ZONES

- Intended spaces for all pedestrian and bicycle users to travel north-south, with precedence over the vehicular movement.
- Either end of crossing should provide a goal: park, pocket park, building entry, active ground floor use.

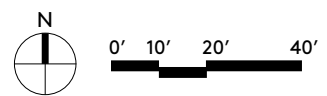
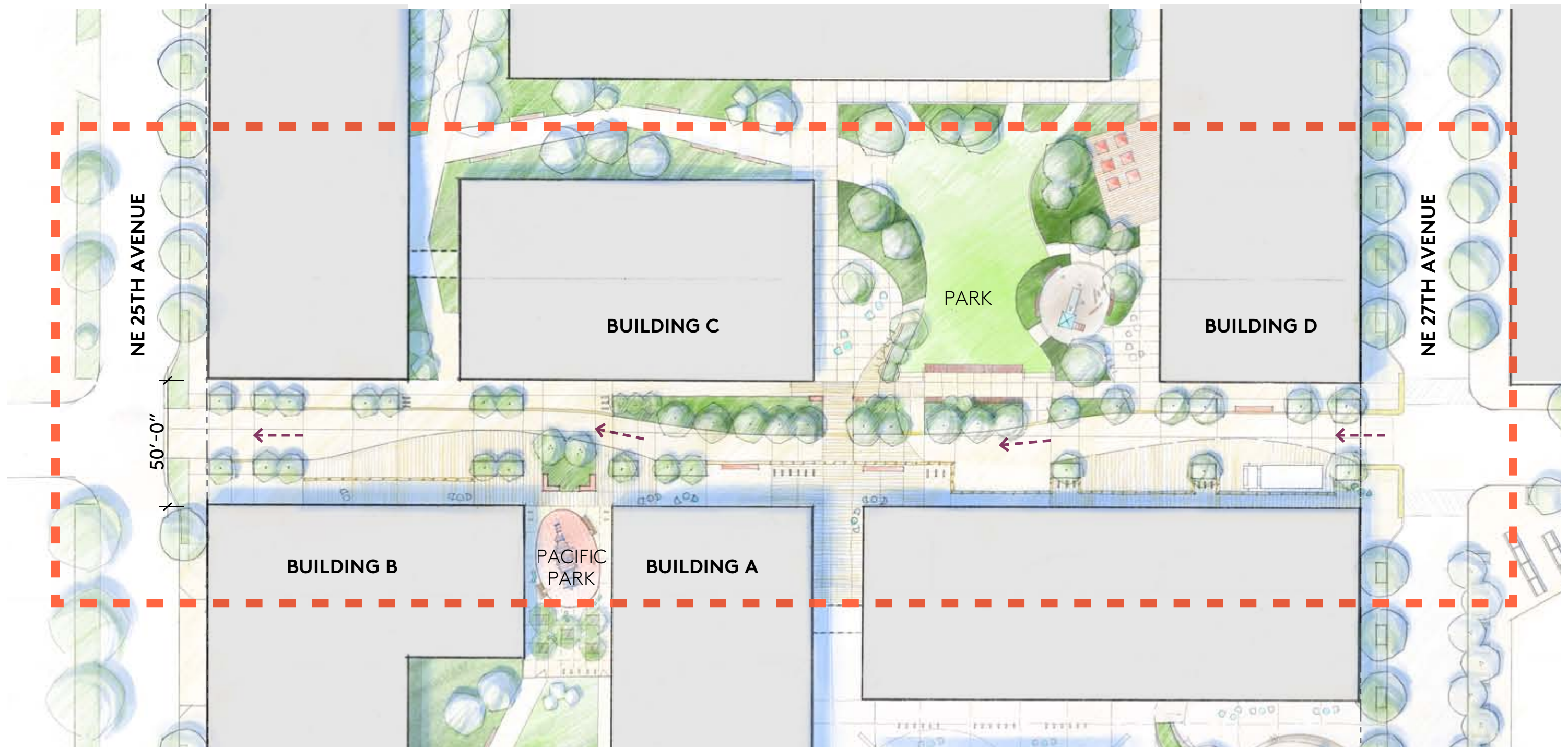
#### WALK/ TALK / SHOP ZONES

- Use bollards or truncated domes to help direct or define pedestrian flow from vehicular.
- Primarily a space for pedestrians, with the extra width on the south side to include slow-speed bicycles (in addition to the street).
- Provide moments of spill-out, with additional width for site furnishings or built in seating.
- Maintain a minimum width of 6' for pedestrian orientated paths and 10' for shared spaces.
- Organize the streetscape elements to create an easily understood space where people with vision disabilities can find their way and move through the street unimpeded by potential obstacles such as street furnishings.



# 4.6 - WOONERF - FRAMEWORK PLAN - CONCEPTUAL TEST

[REQUIRED PER 33.854.250 A.2]



# 4.6 - WOONERF - ADJACENT GROUND FLOOR USES

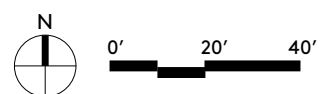
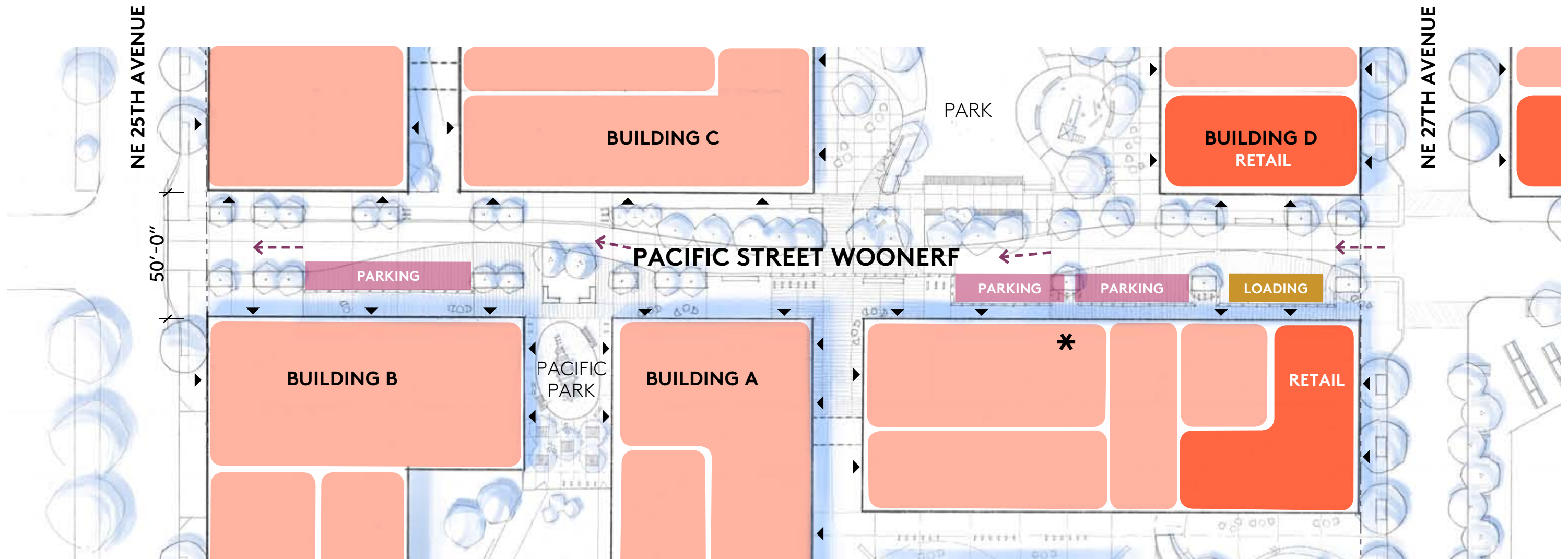
[REQUIRED PER 33.854.250 A.2]

## LEGEND

- RETAIL
- ACTIVE GROUND FLOOR USE
- EXAMPLE USES:
  - TOWN HOME
  - WORK LIVE
  - LOBBY
  - FITNESS
  - LEASING
  - OFFICE
  - CYCLING LOUNGE

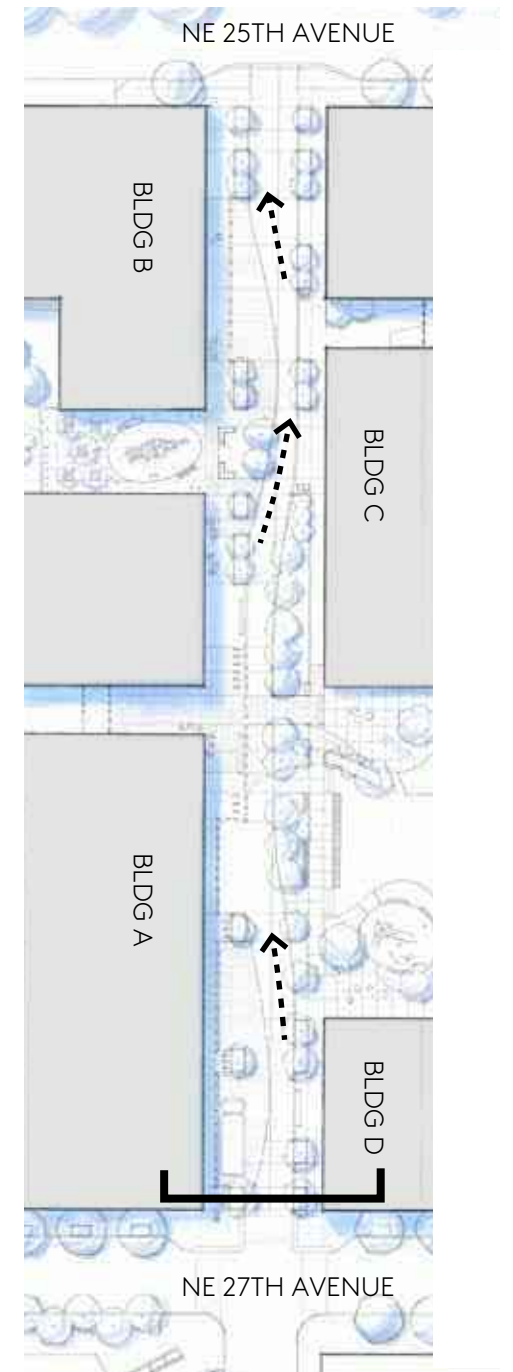
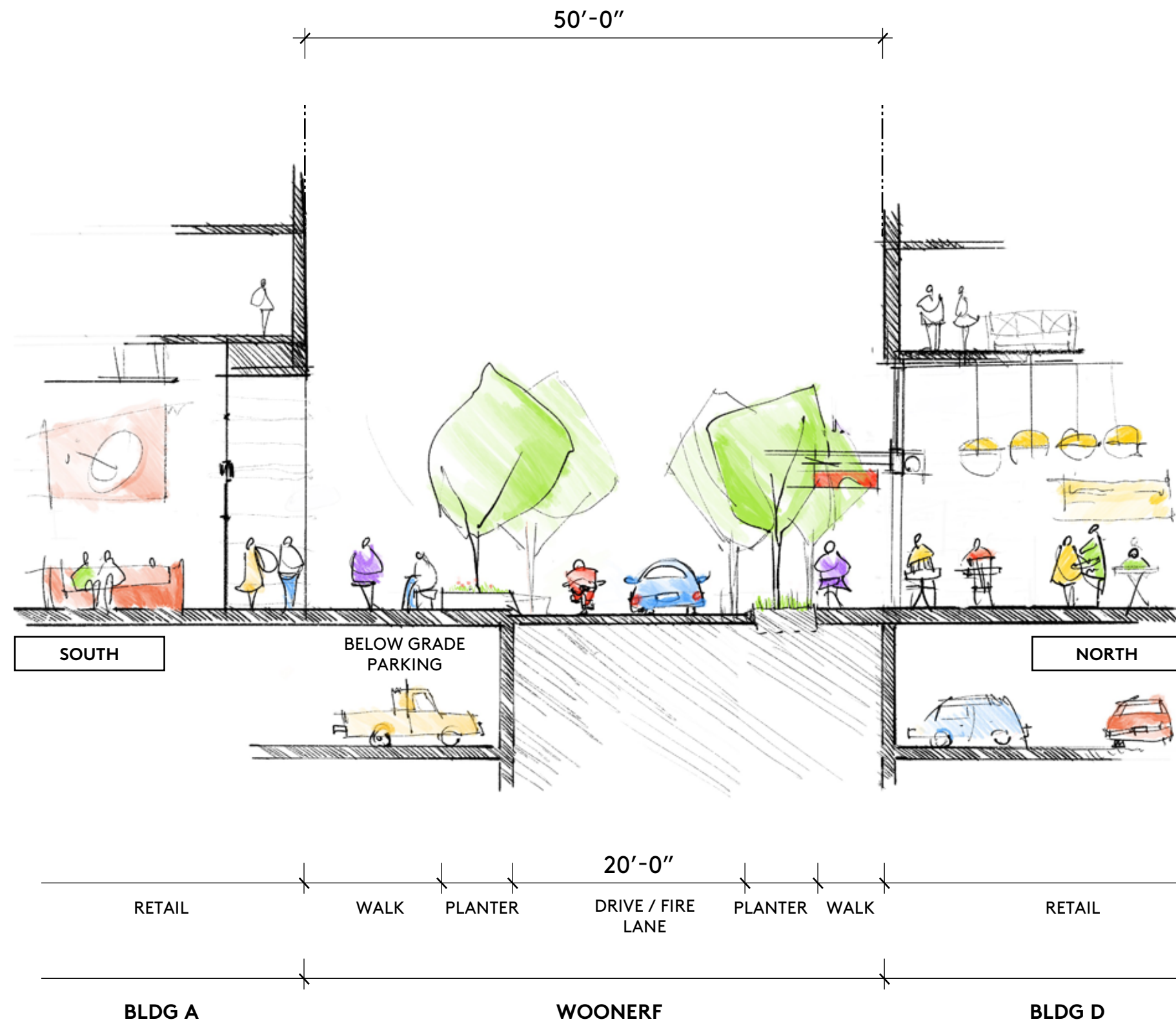
- LOADING SPACE - STANDARD A
- ← VEHICULAR CIRCULATION
- ✱ PRIMARY ENTRANCE
- ▶ POTENTIAL ENTRANCE

NOTE: MODIFICATIONS TO ENTRIES & USES MAY OCCUR AS INDIVIDUAL PHASES ARE DEVELOPED.



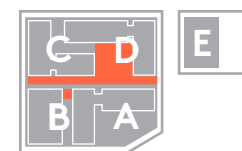
# 4.6 - WOONERF - SECTION 1

[REQUIRED PER 33.854.250 A.2]



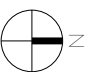
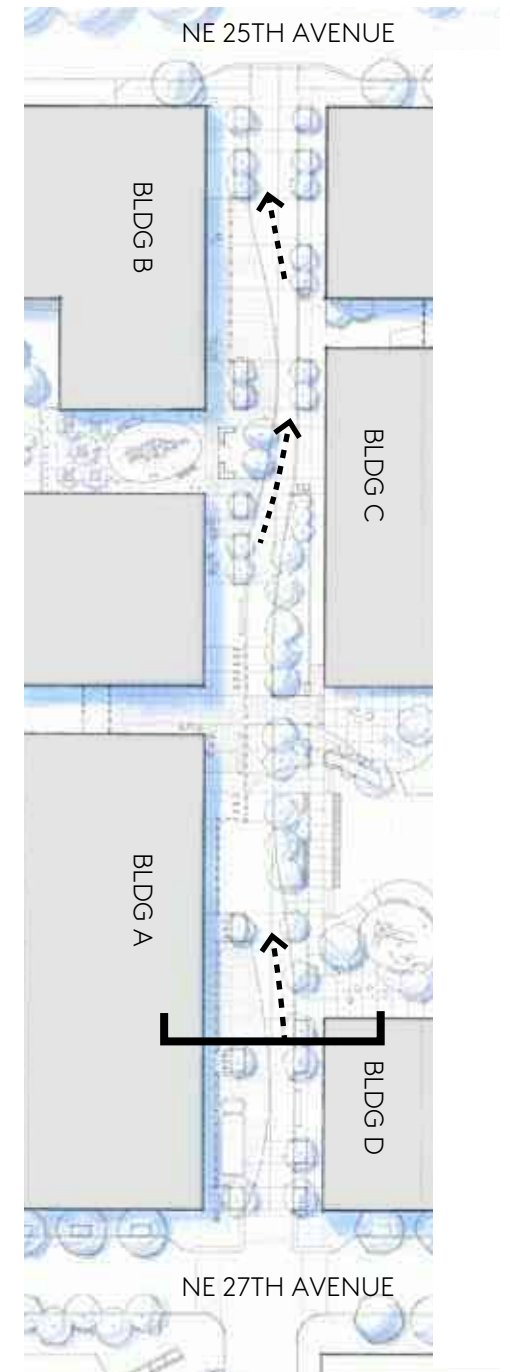
\*Building edges in these diagrams are representative. Actual building articulation will be proposed with individual building land use applications, and may vary in either direction from what is show in the diagrams.

0 4 8 16



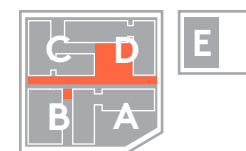
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[REQUIRED PER 33.854.250 A.2]



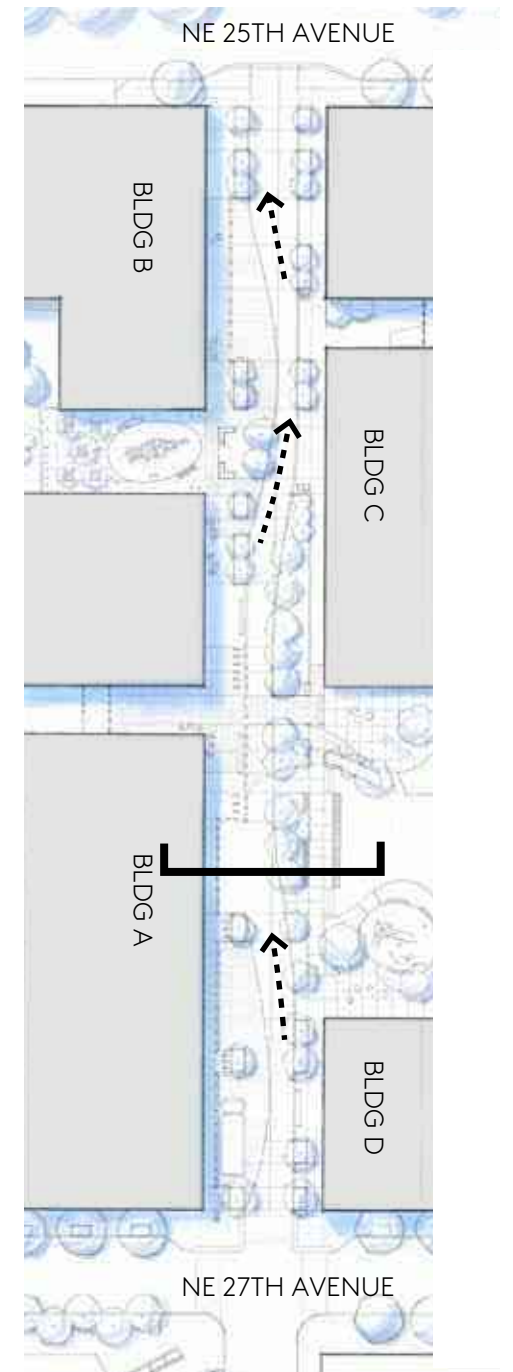
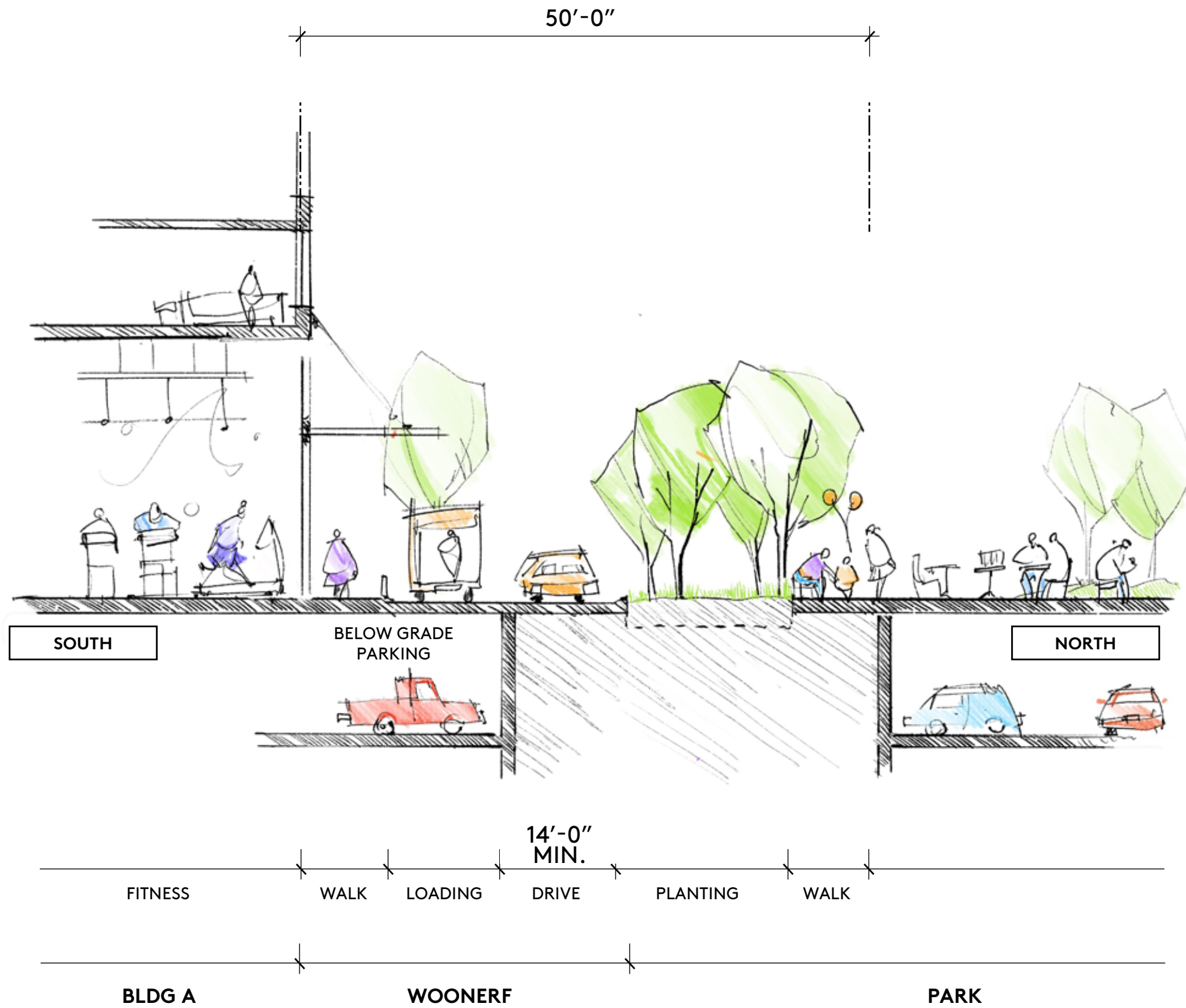
\*Building edges in these diagrams are representative. Actual building articulation will be proposed with individual building land use applications, and may vary in either direction from what is show in the diagrams.

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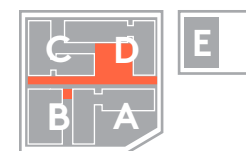
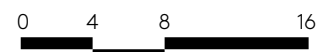


# 4.6 - WOONERF - SECTION 3

[REQUIRED PER 33.854.250 A.2]

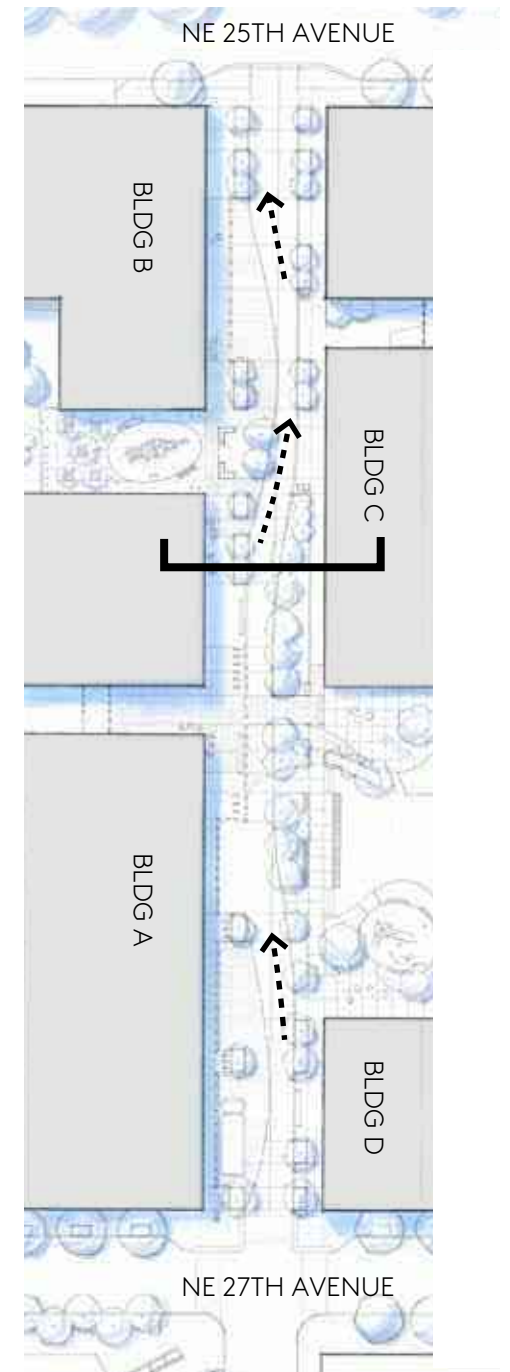
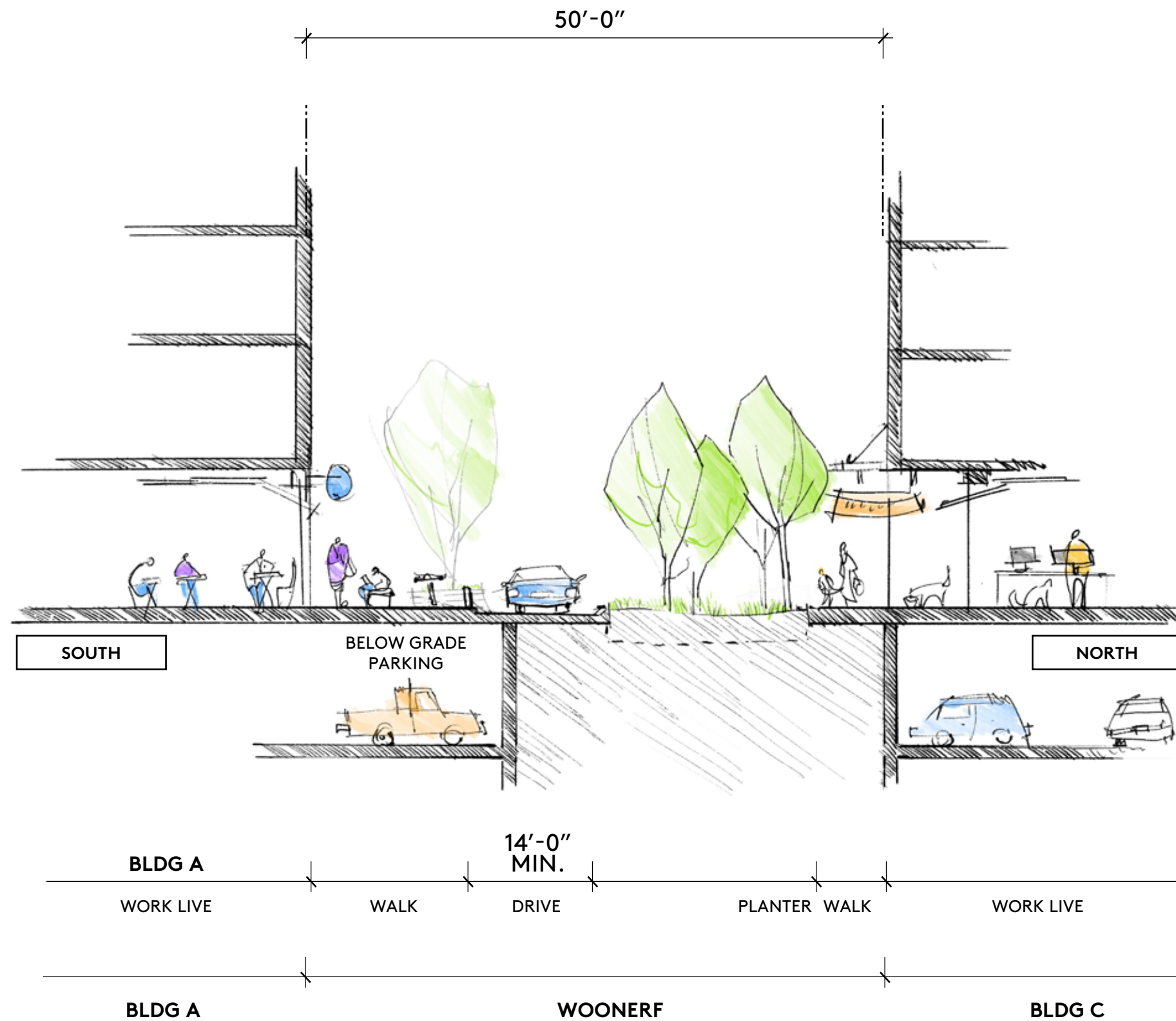


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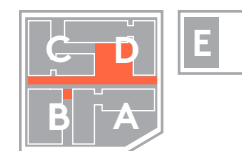
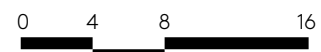


# 4.6 - WOONERF - SECTION 4

[REQUIRED PER 33.854.250 A.2]



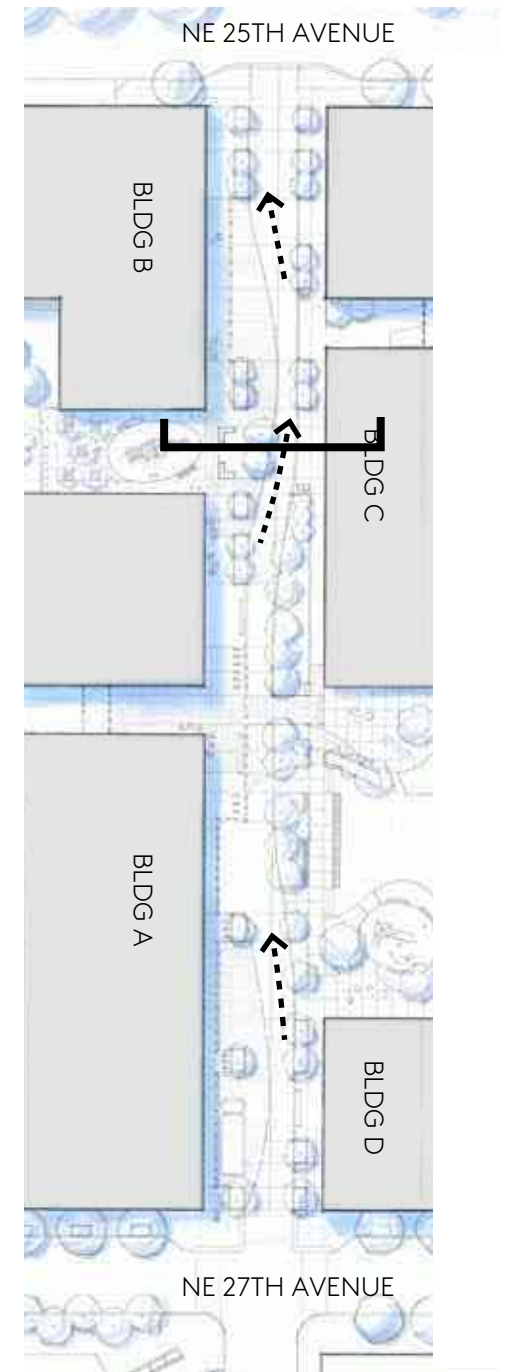
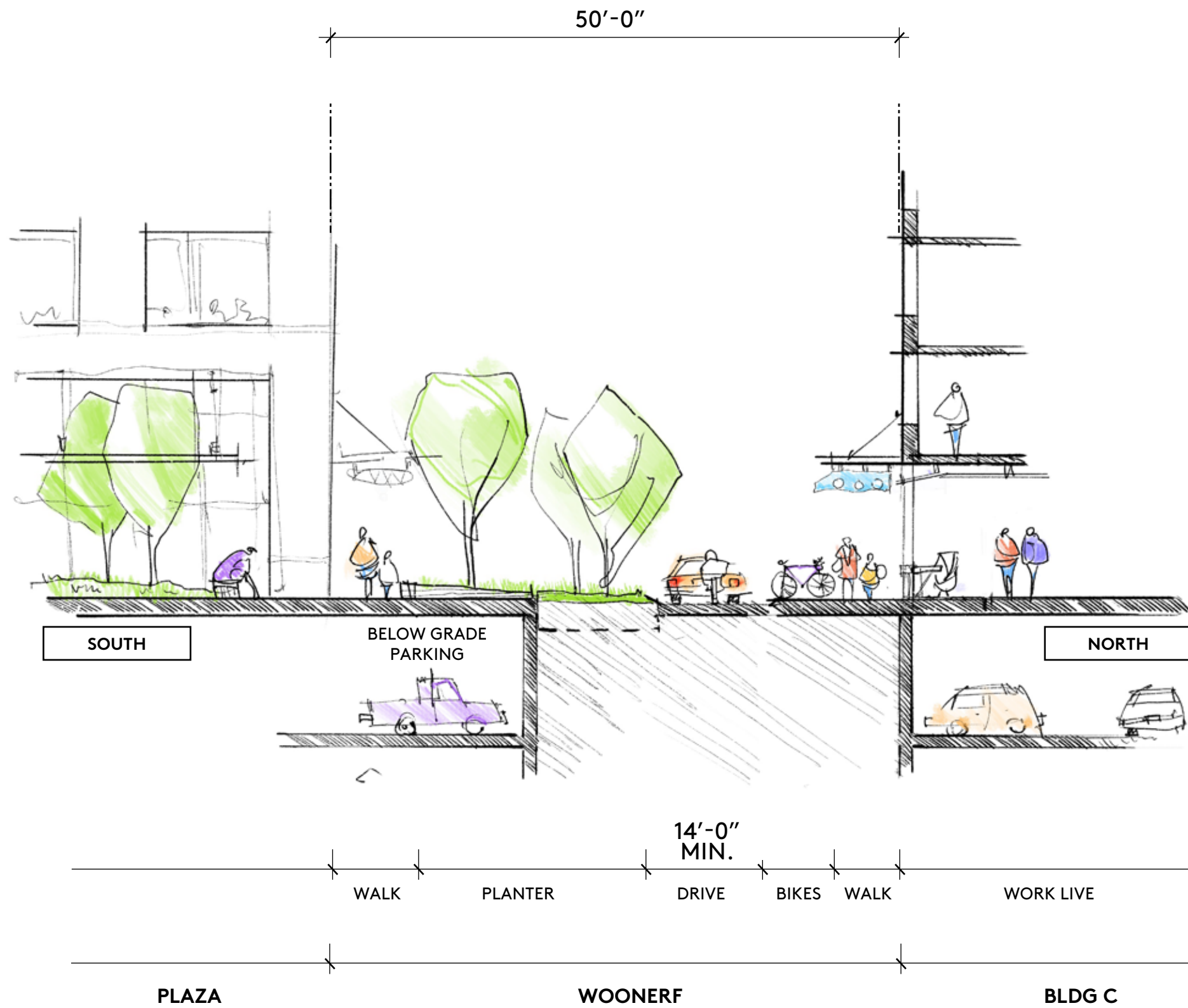
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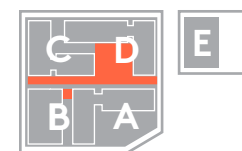
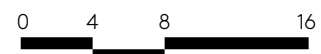


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[REQUIRED PER 33.854.250 A.2]

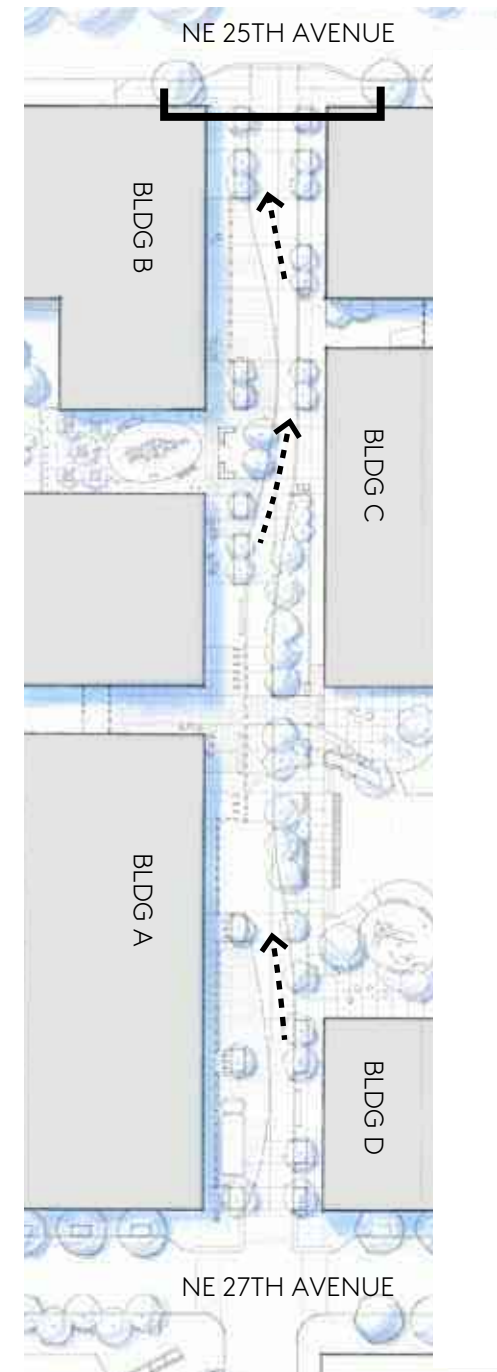
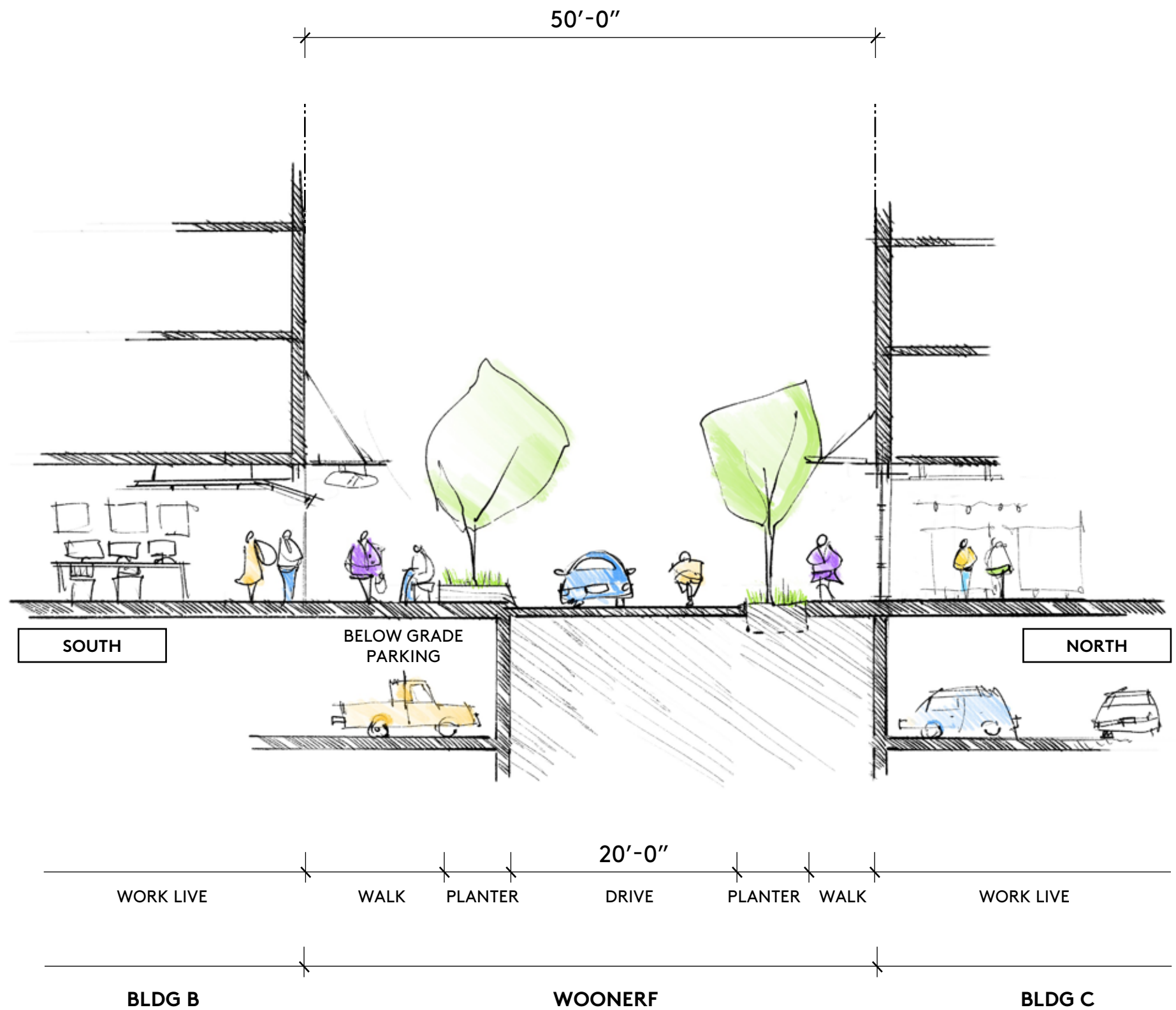


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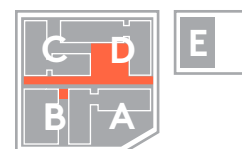
# 4.6 - WOONERF - SECTION 6

[REQUIRED PER 33.854.250 A.2]

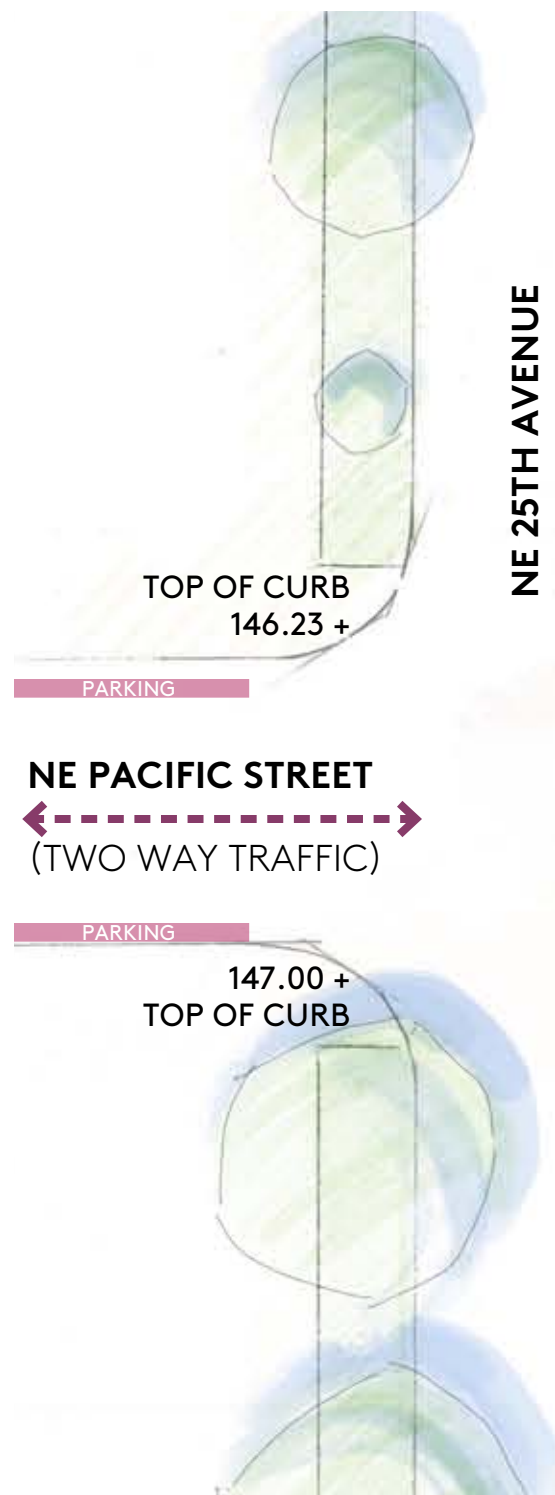


\*Building edges in these diagrams are representative. Actual building articulation will be proposed with individual building land use applications, and may vary in either direction from what is show in the diagrams.

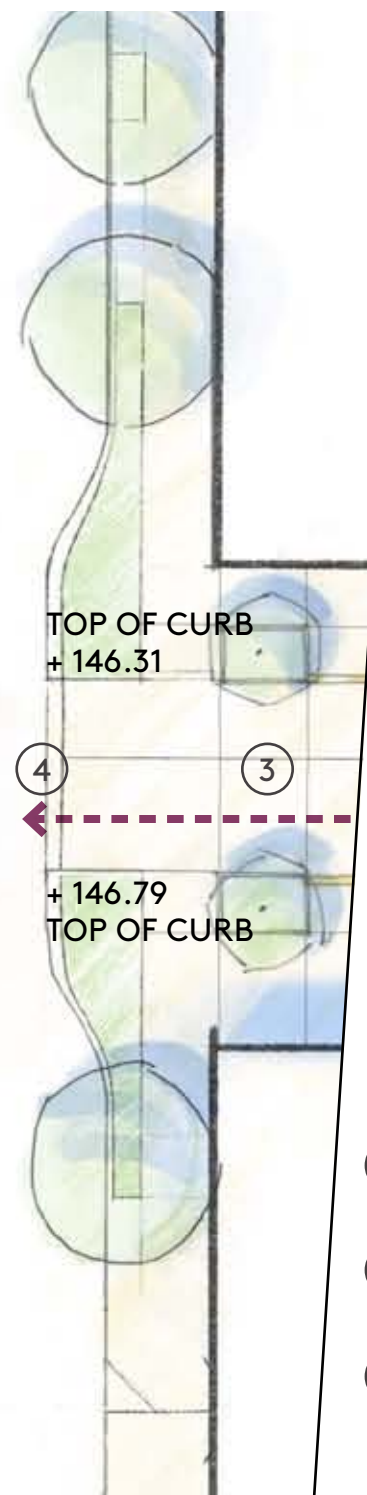
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# 4.6 - WOONERF - ENTRANCES

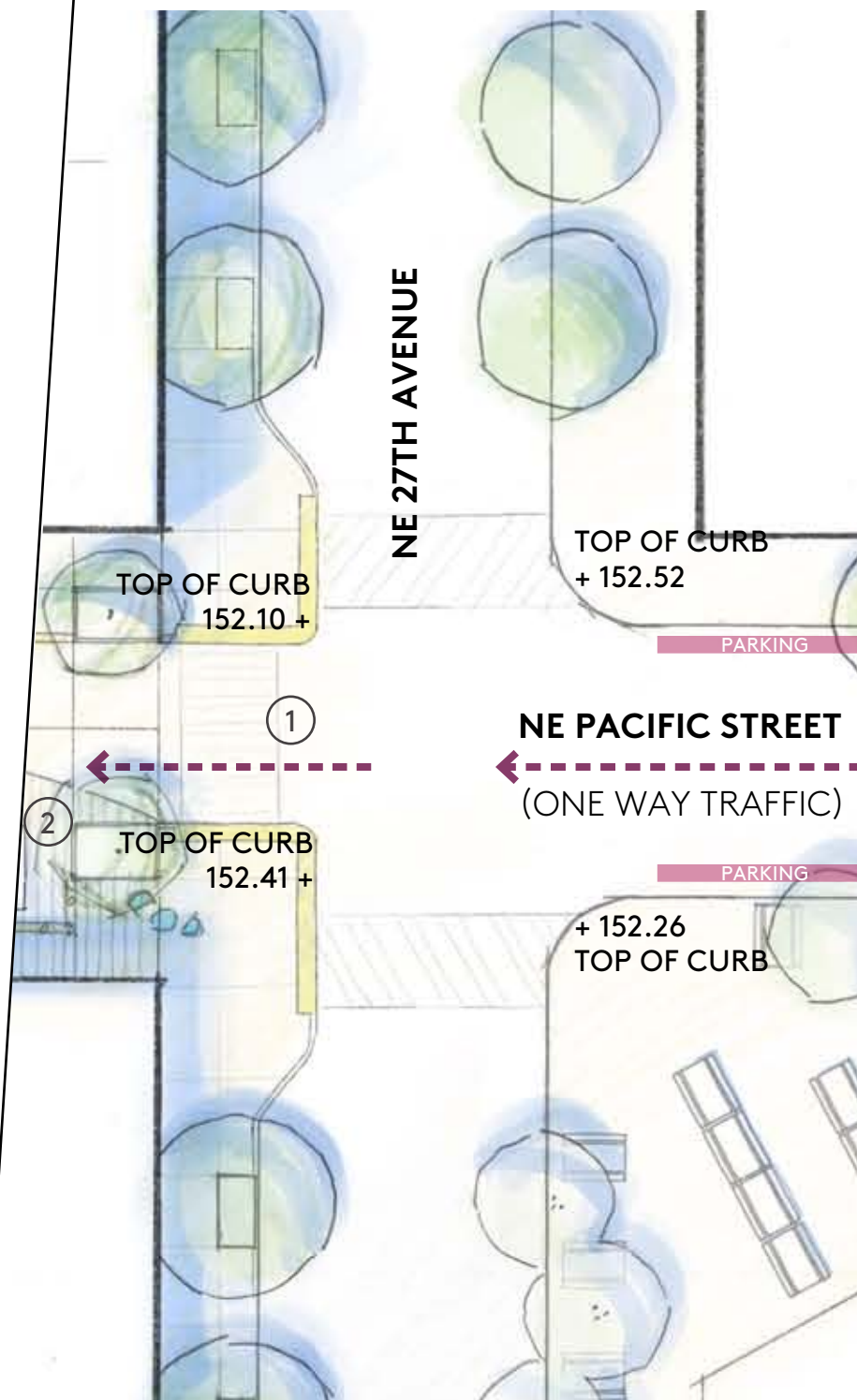


ENLARGEMENT A

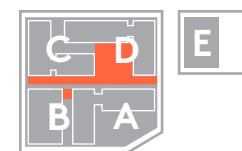
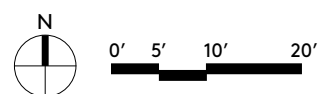
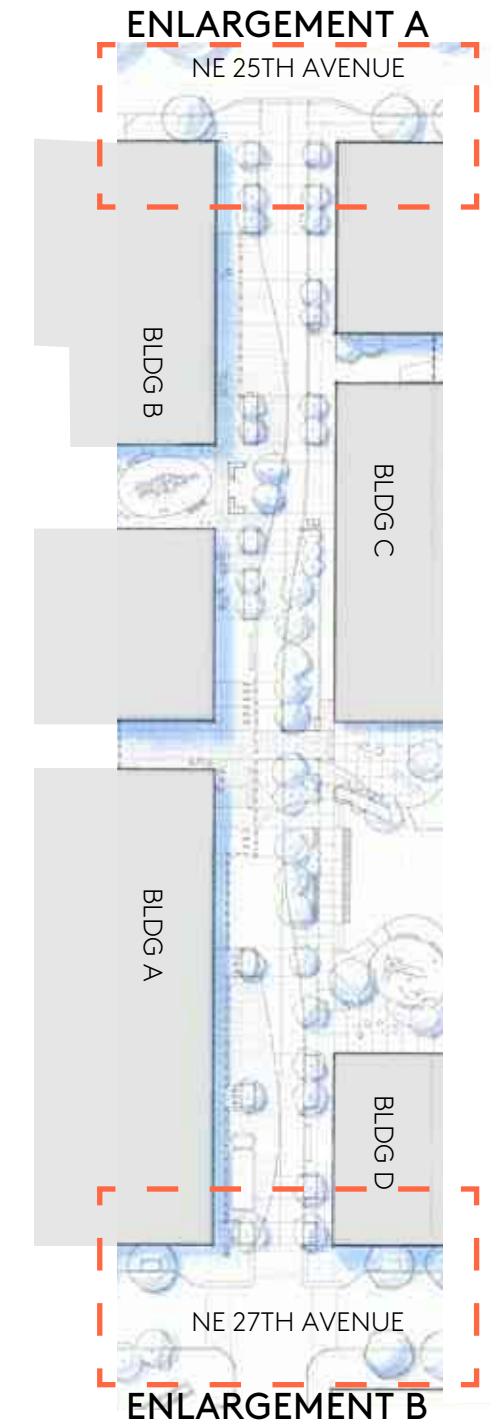


**PACIFIC STREET WOONERF**  
(ONE WAY TRAFFIC)

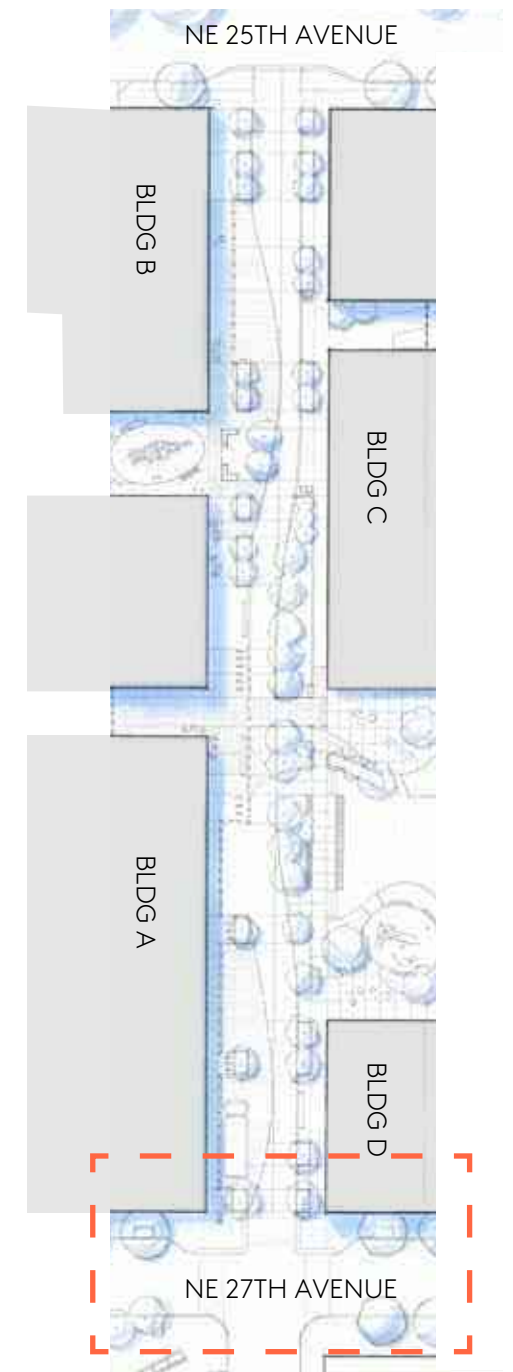
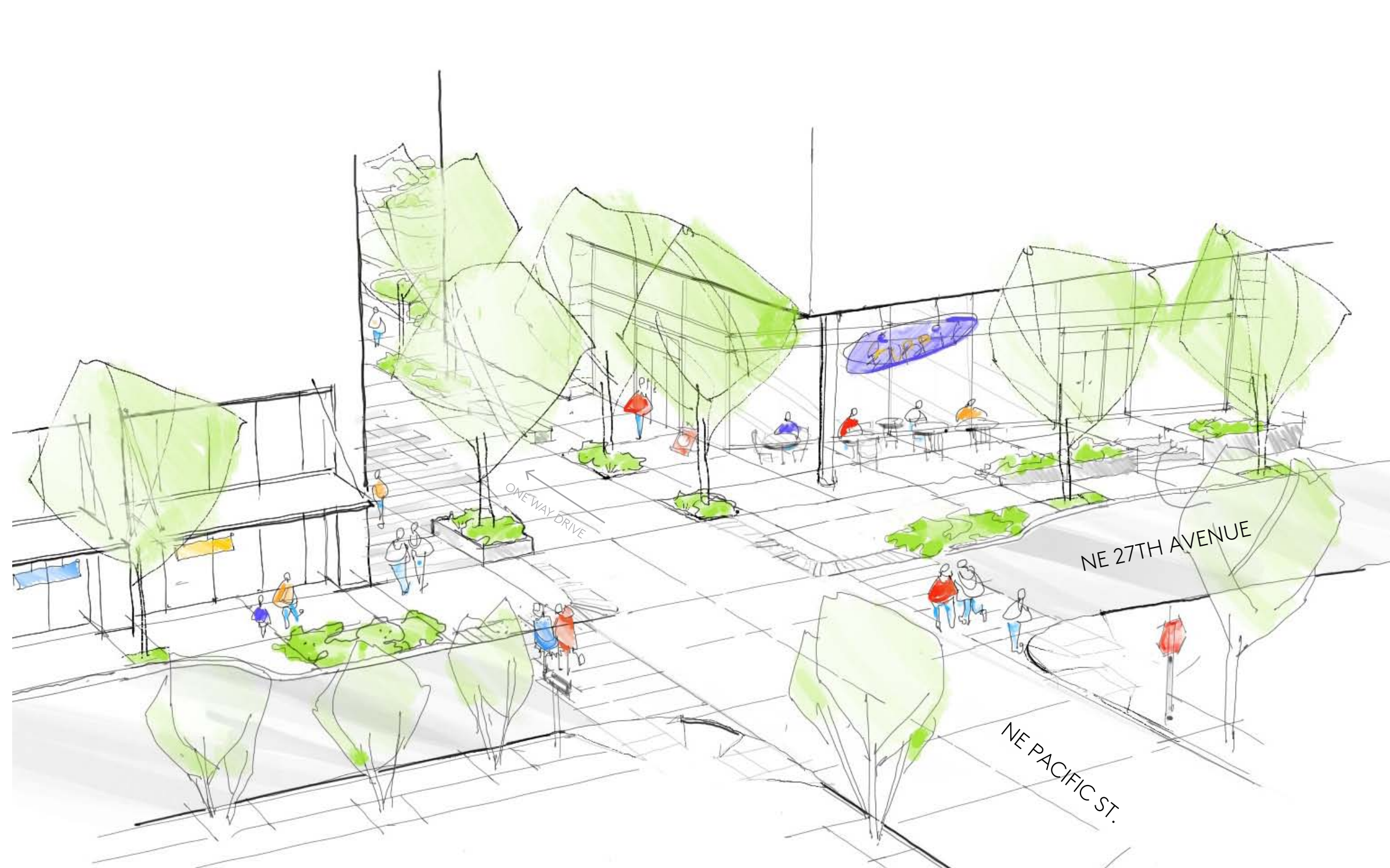
- ① Flush entrance, no curb. Sidewalk and Woonerf at elevation of the street.
- ② Woonerf gradually ramps up, drive and walk flush.
- ③ Woonerf raised at sidewalk level, flush with no curbs.
- ④ Rolled curb down to street level.



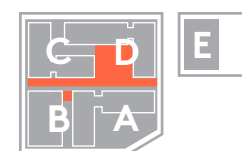
ENLARGEMENT B



# 4.6 - WOONERF - ENTRANCES



WOONERF ENTRANCE AT NE 27TH AVENUE



4.6 - WOONERF & NE 27TH AVE INTERSECTION



SE YAMHILL & SE 33RD AVE, PORTLAND, OR



NE HOLMAN & NE 8TH AVE, PORTLAND, OR



MADRID, SPAIN



NE HOLMAN & NE 8TH AVE, PORTLAND, OR

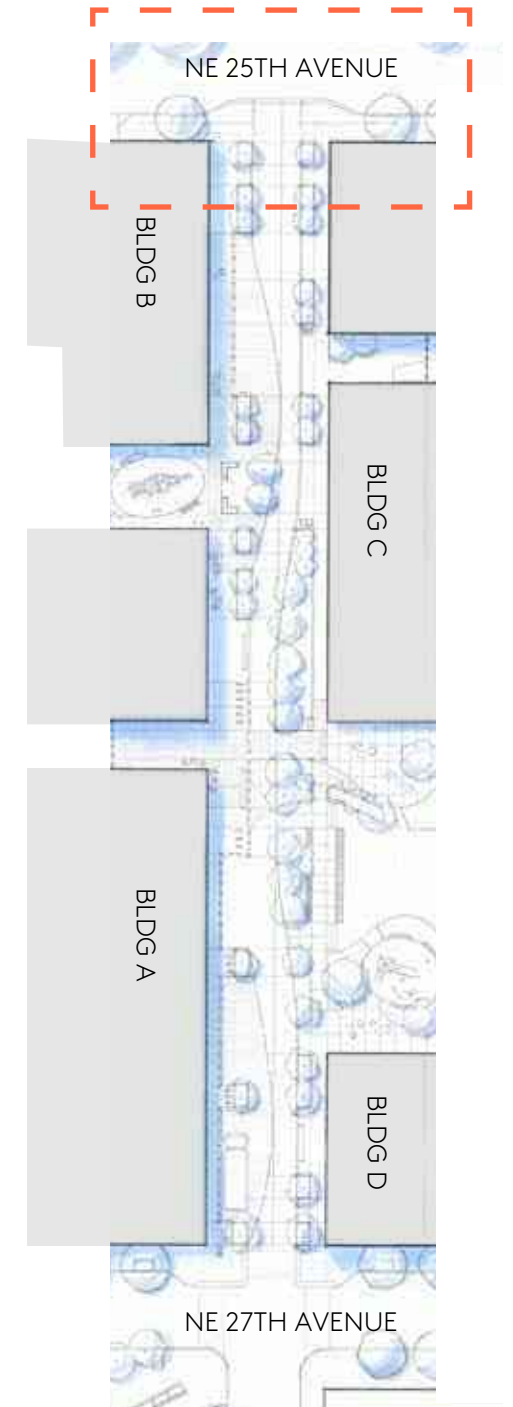
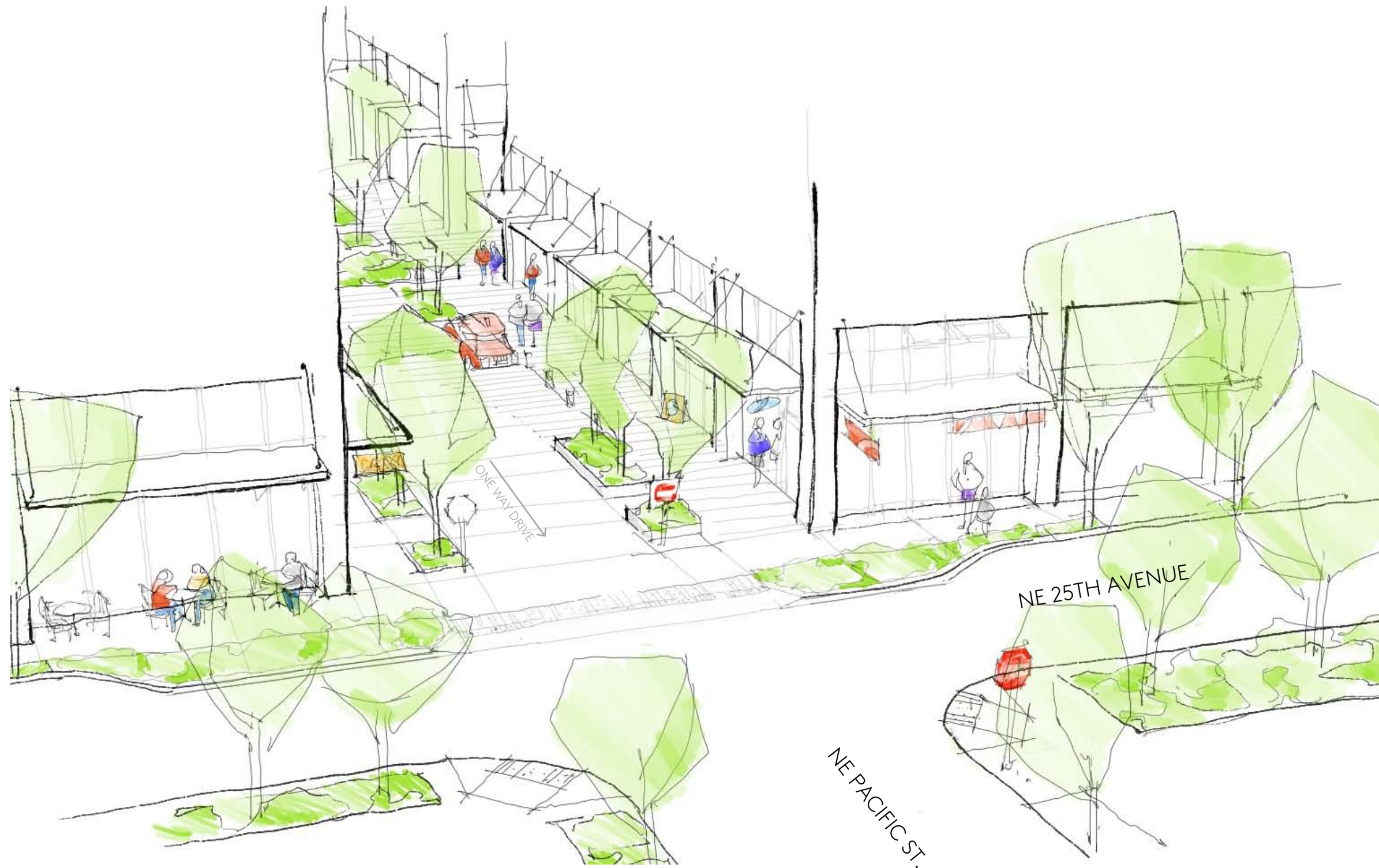


NW DAVIS & NW 3RD AVE, PORTLAND, OR

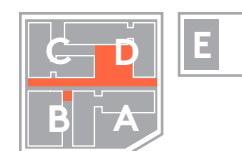


SANTIAGO, CHILE

# 4.6 - WOONERF - ENTRANCES



WOONERF ENTRANCE AT NE 25TH AVENUE

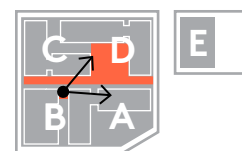


# 4.6 - WOONERF - PERSPECTIVE AT PARK

[REQUIRED PER 33.854.250 A.2]



\*TO BE UPDATED

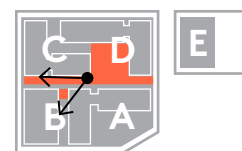


# 4.6 - WOONERF - PERSPECTIVE AT PACIFIC PARK

[REQUIRED PER 33.854.250 A.2]



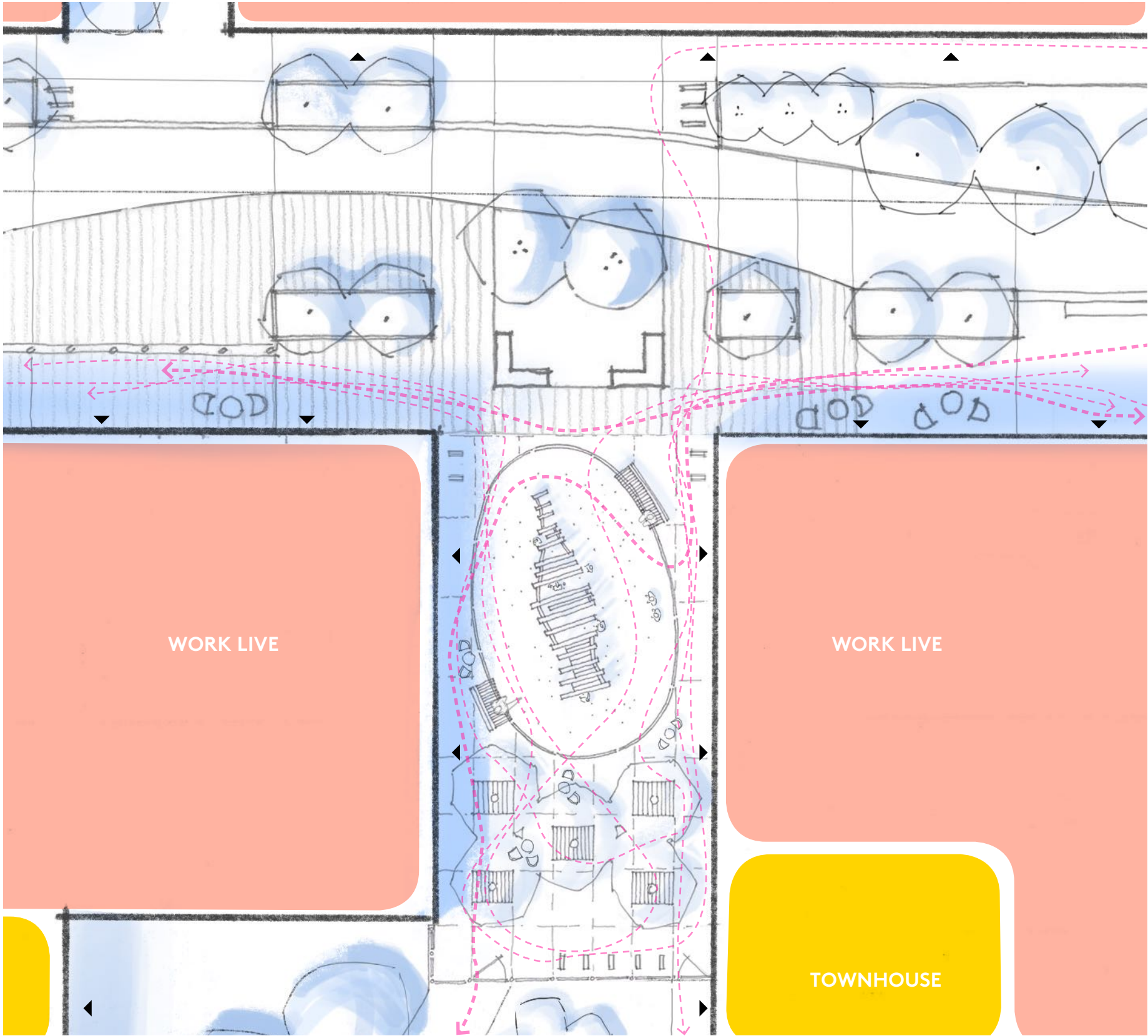
\*TO BE UPDATED





# 4.7 - PACIFIC PARK - ADJACENT GROUND FLOOR USES

[REQUIRED PER 33.854.250 A.2]



**LEGEND**

- RETAIL
  - RESIDENTIAL DWELLING UNIT
  - ACTIVE GROUND FLOOR USE
- EXAMPLE USES:
- WORK LIVE
  - LOBBY
  - FITNESS
  - LEASING
  - OFFICE
  - CYCLING LOUNGE

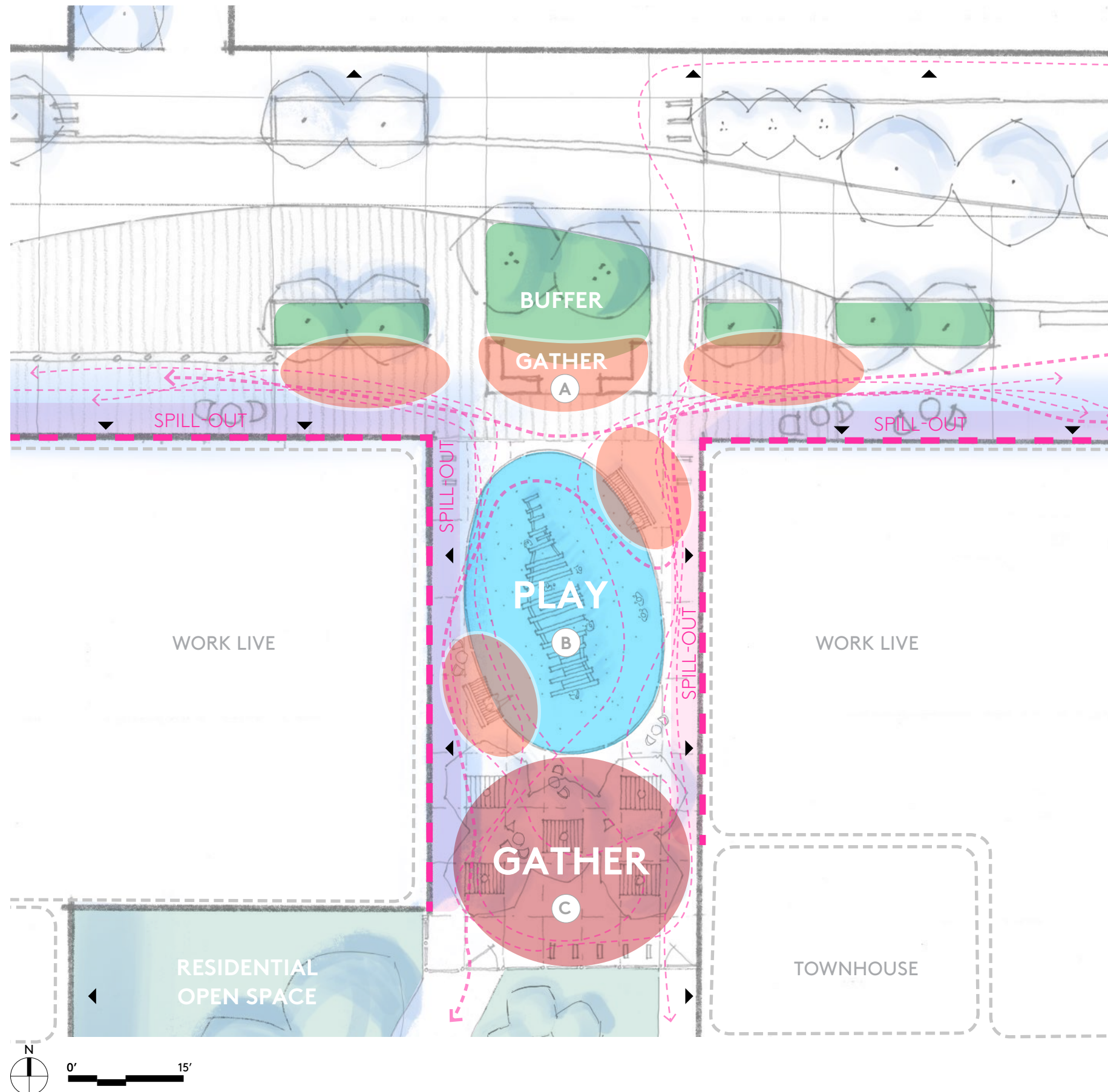
- PARKING GARAGE ENTRANCE
- PRIMARY ENTRANCE
- POTENTIAL ENTRANCE

NOTE: MODIFICATIONS TO ENTRIES, AND USES MAY OCCUR AS INDIVIDUAL PHASES ARE DEVELOPED.



# 4.7 - PACIFIC PARK - FRAMEWORK PLAN

[REQUIRED PER 33.854.250 A.2]



## DESIGN FRAMEWORK

### GENERAL NOTES

- Create a smaller, more intimate pocket park, away from the noise of Sandy Boulevard, with some of the family focused amenities of the Park.
- Create an environment that is safe day and night: encourage “eyes on the street” from adjacent ground floor uses; do not create visual barriers, provide pedestrian level lighting.
- Create a multi-generational space that considers the needs of residents of all ages.
- Continue paving treatment from pedestrian spaces of woonerf to create a seamless flow of spaces. Keep the spaces on the same general elevation as the woonerf.
- Provide distributed bicycle parking.

### ACTIVE EDGES

- Provide a minimum 5’ width at building frontages to accommodate active edges. Allow for site furnishings, street signage, movable carts, furnishings and short-term bike parking.

### A. GATHER (PUBLIC)

- Provide generous circulation space near entrances, with benches or other seating, to allow people to linger and gather in small groups.
- Locate smaller gathering spaces to encourage pedestrian flow into the central park space.

### B. PLAY

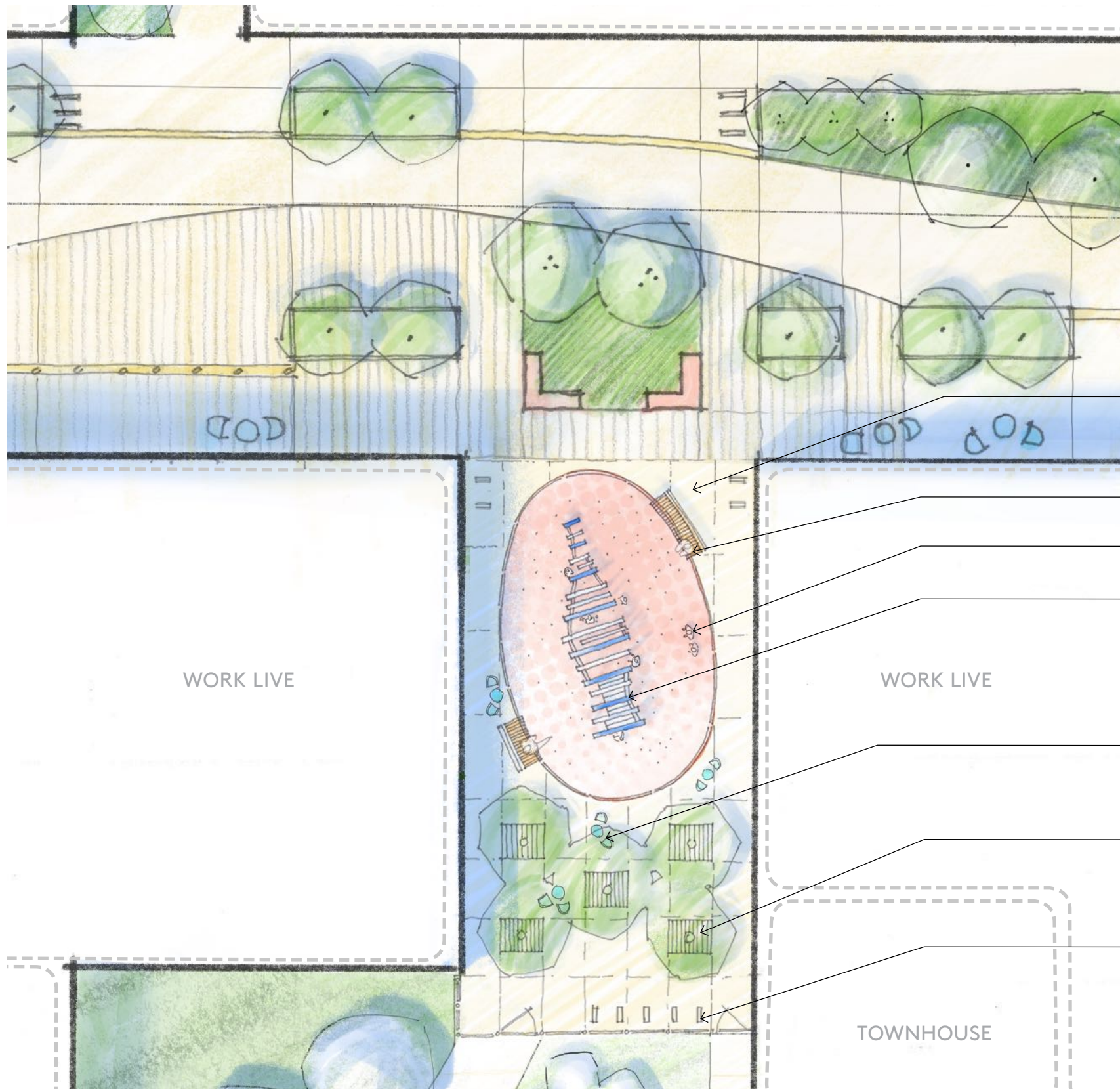
- Create a unique play area that can serve as a landmark for the neighborhood.
- Provide space around play structure for safety. Consider ground plane material for safety.

### C. GATHER (SEMI-PUBLIC)

- Create a gradient of spaces: from public, to semi-private. Use the edge to the residential open space as a place for more landscape buffer.
- Provide landscaped open space that creates a visual screen to residential space beyond, but also allows for small gatherings. Incorporate pockets for trees with adequate soil depth.
- Design to accommodate movable furnishings.

# 4.7 - PACIFIC PARK - FRAMEWORK PLAN - CONCEPTUAL TEST

[REQUIRED PER 33.854.250 A.2]



Spill-out / Concrete paving

Benches, typ

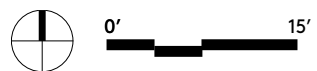
Play surfacing - built up 6" above paving - consistent curb surround

Play structure

Movable tables and chairs

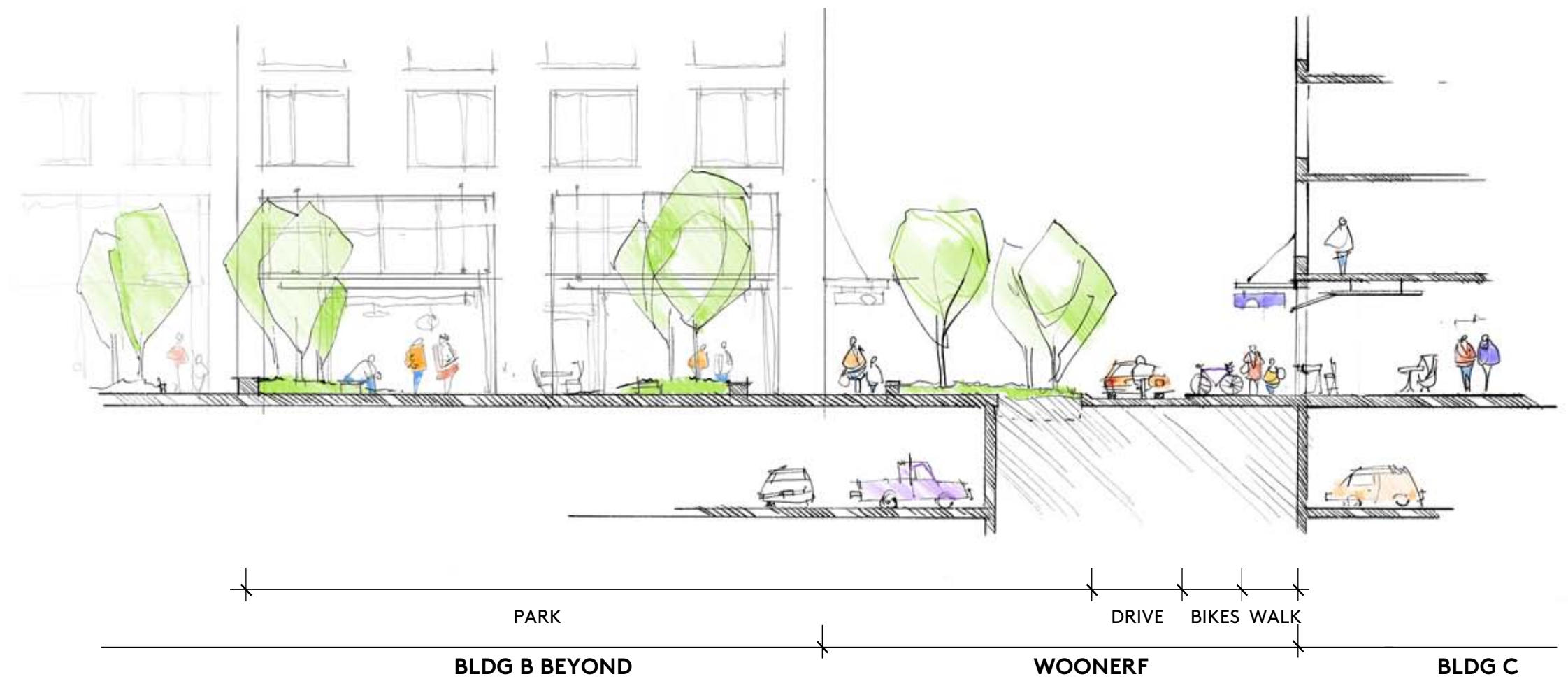
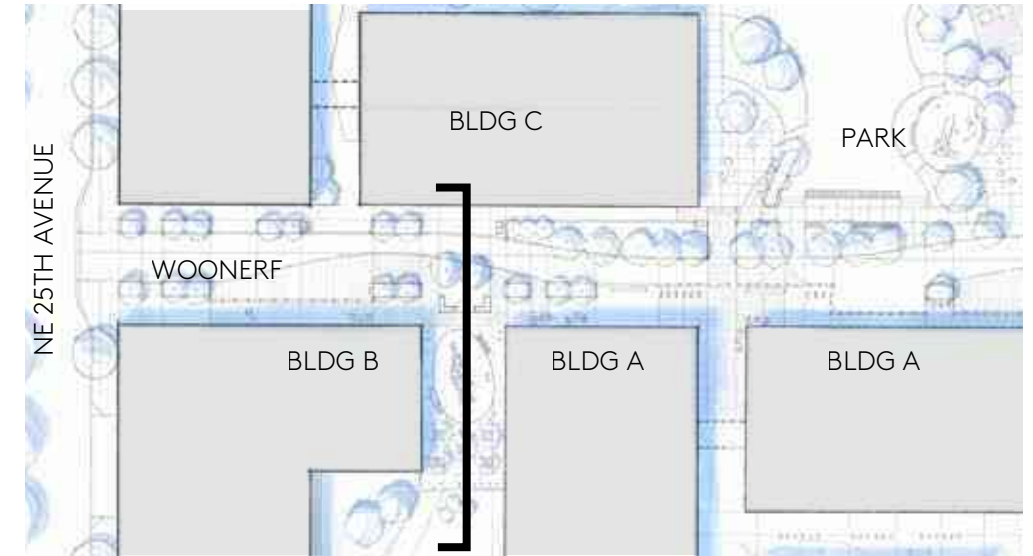
Trees in tree grates - recessed tree planting pockets

Bike parking, typ



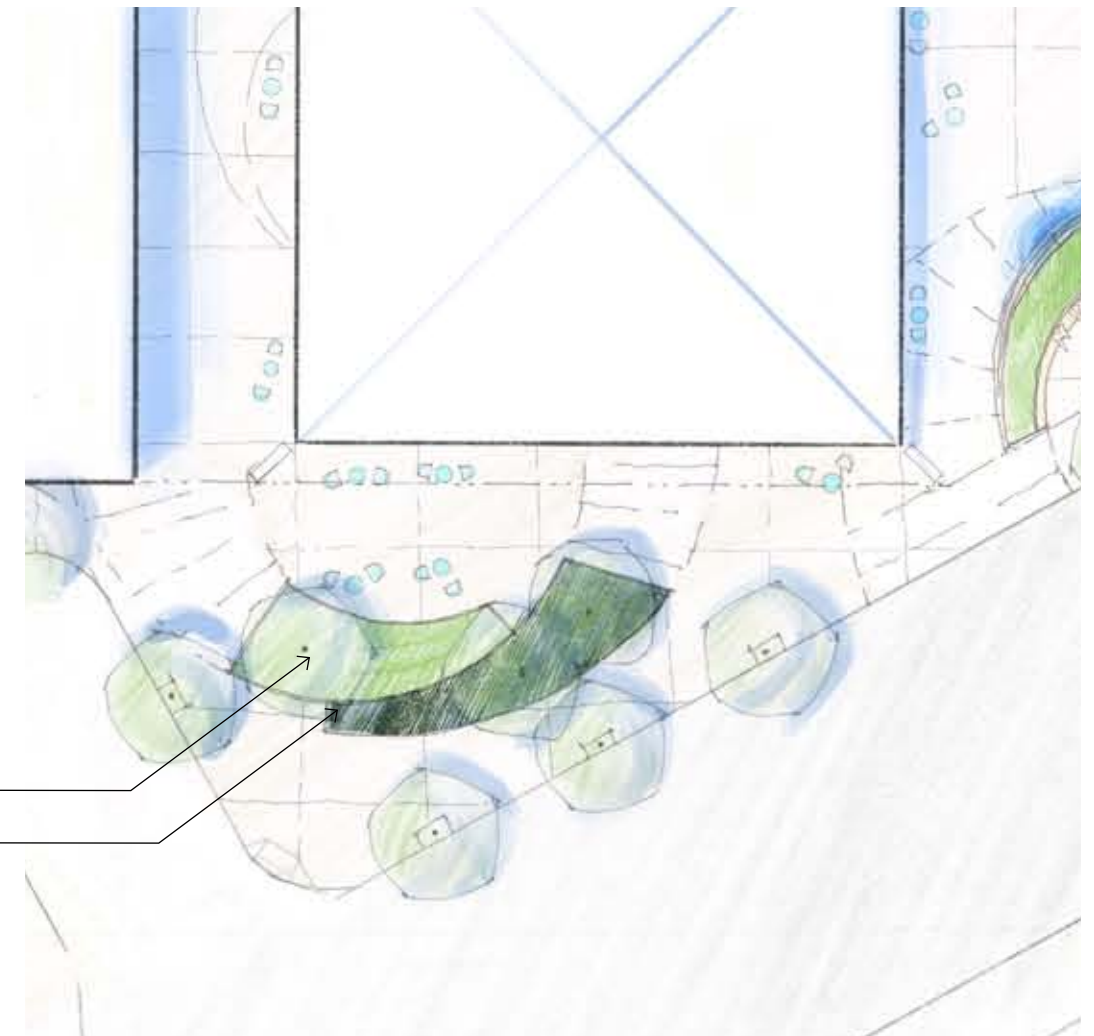
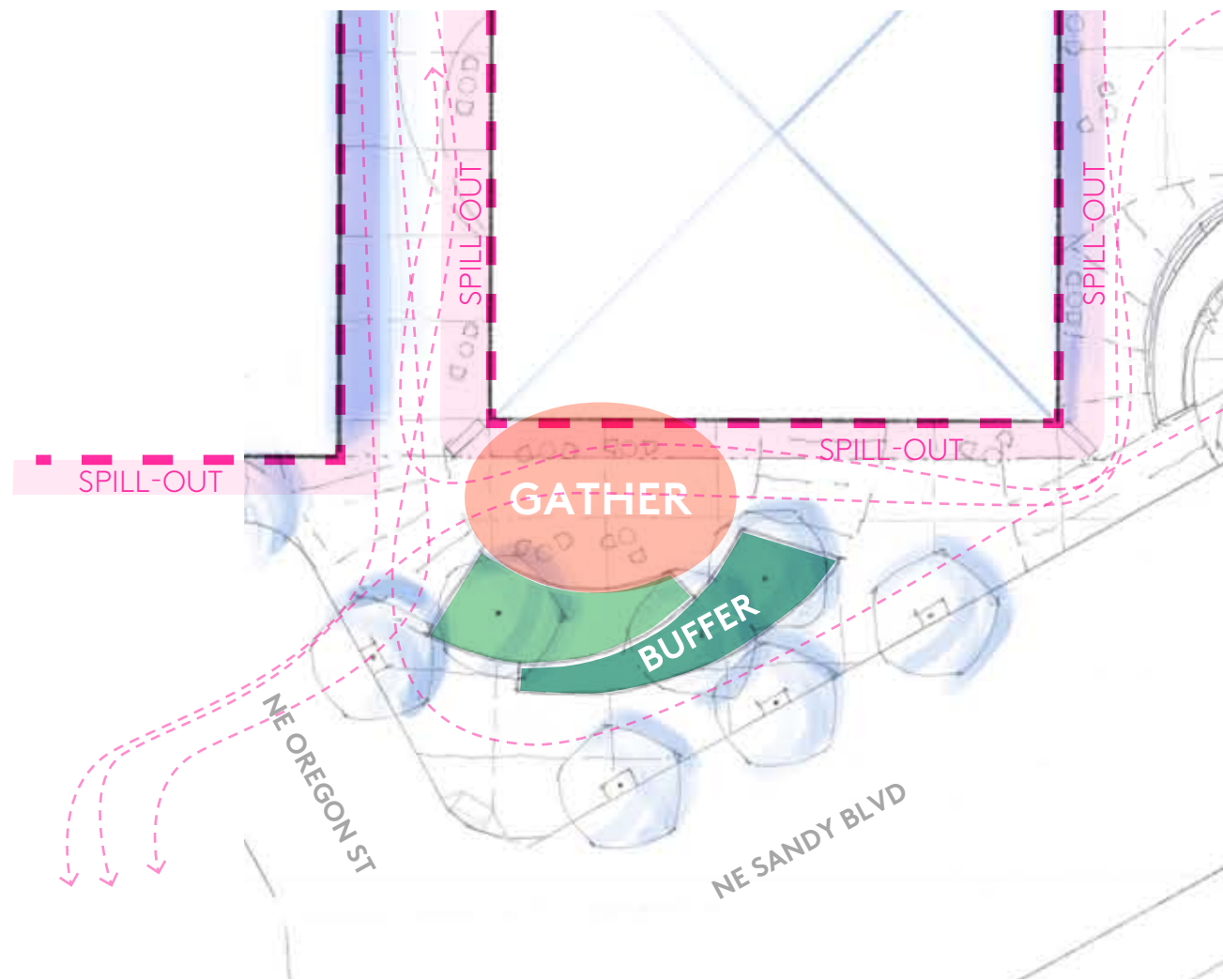
# 4.7 - PACIFIC PARK - SECTION THROUGH FRAMEWORK PLAN - CONCEPTUAL TEST

[REQUIRED PER 33.854.250 A.2]

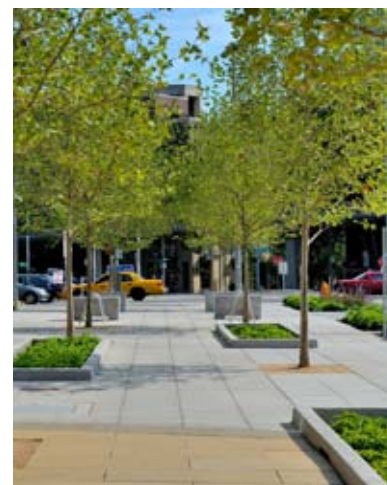


# 4.8 - SANDY POINT FRAMEWORK PLAN + CONCEPTUAL TEST

[REQUIRED PER 33.854.250 A.2]



Planting area, at grade  
 Bioretention planter, total area TBD



# SECTION 5

## TRANSPORTATION SYSTEM

### 5.1. PEDESTRIAN CIRCULATION

[Required per 33.854.250 A.3]

### 5.2. BICYCLE CIRCULATION & PARKING

[Required per 33.854.250 A.3]

### 5.3. TRANSIT SERVICE LINES

[Required per 33.854.250 A.3]

### 5.4. VEHICULAR CIRCULATION

[Required per 33.854.250 A.3]

### 5.5. PARKING & LOADING ACCESS

[Required per 33.854.250 A.3]

### 5.6. PROPOSED STREETScape

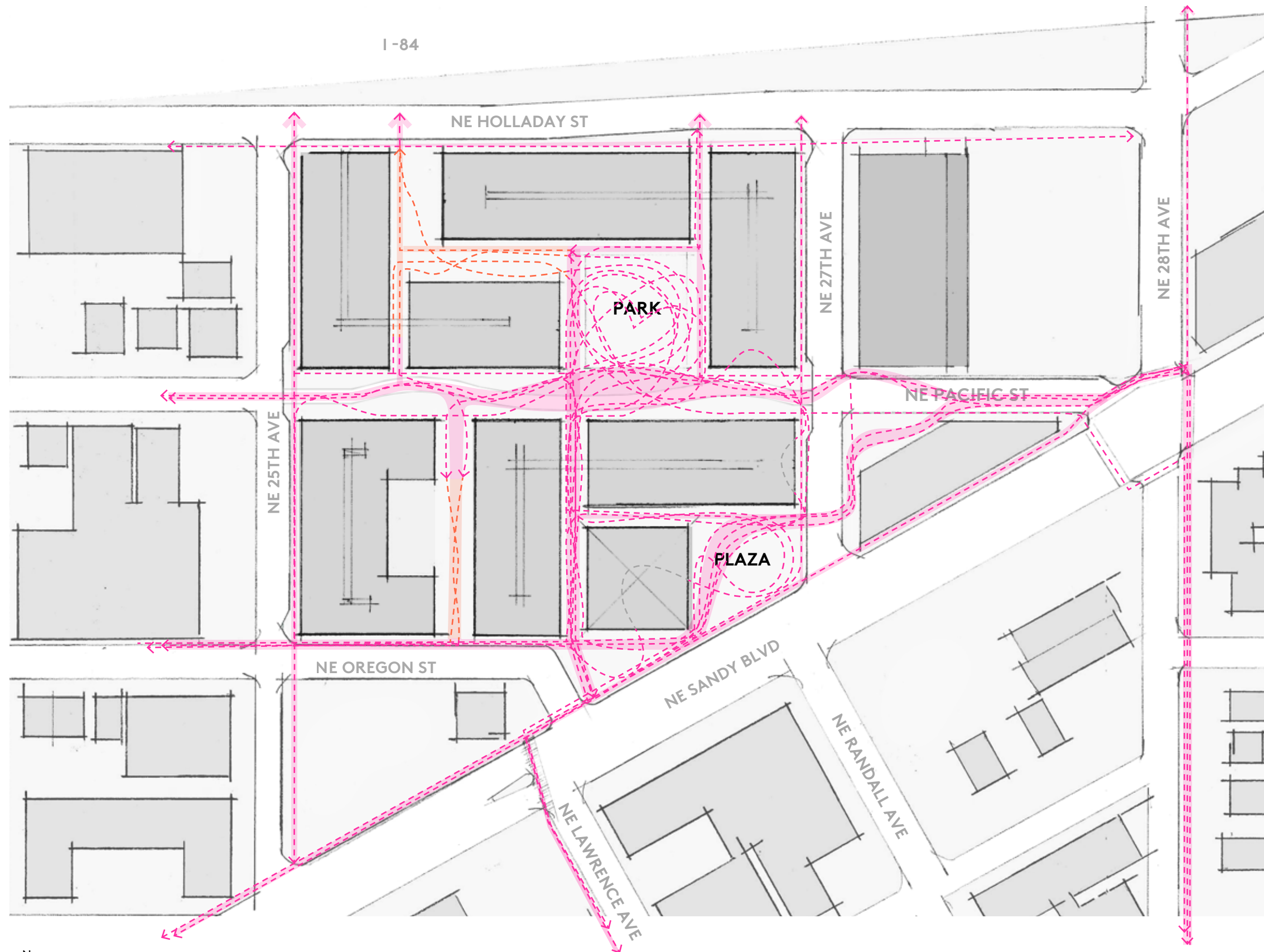
[Required per 33.854.250 A.3]

### 5.7. RIGHT-OF-WAY SECTIONS

[Required per 33.854.250 A.2]

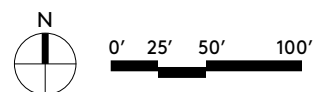
# 5.1 - PEDESTRIAN CIRCULATION

[REQUIRED PER 33.854.250 A.3]



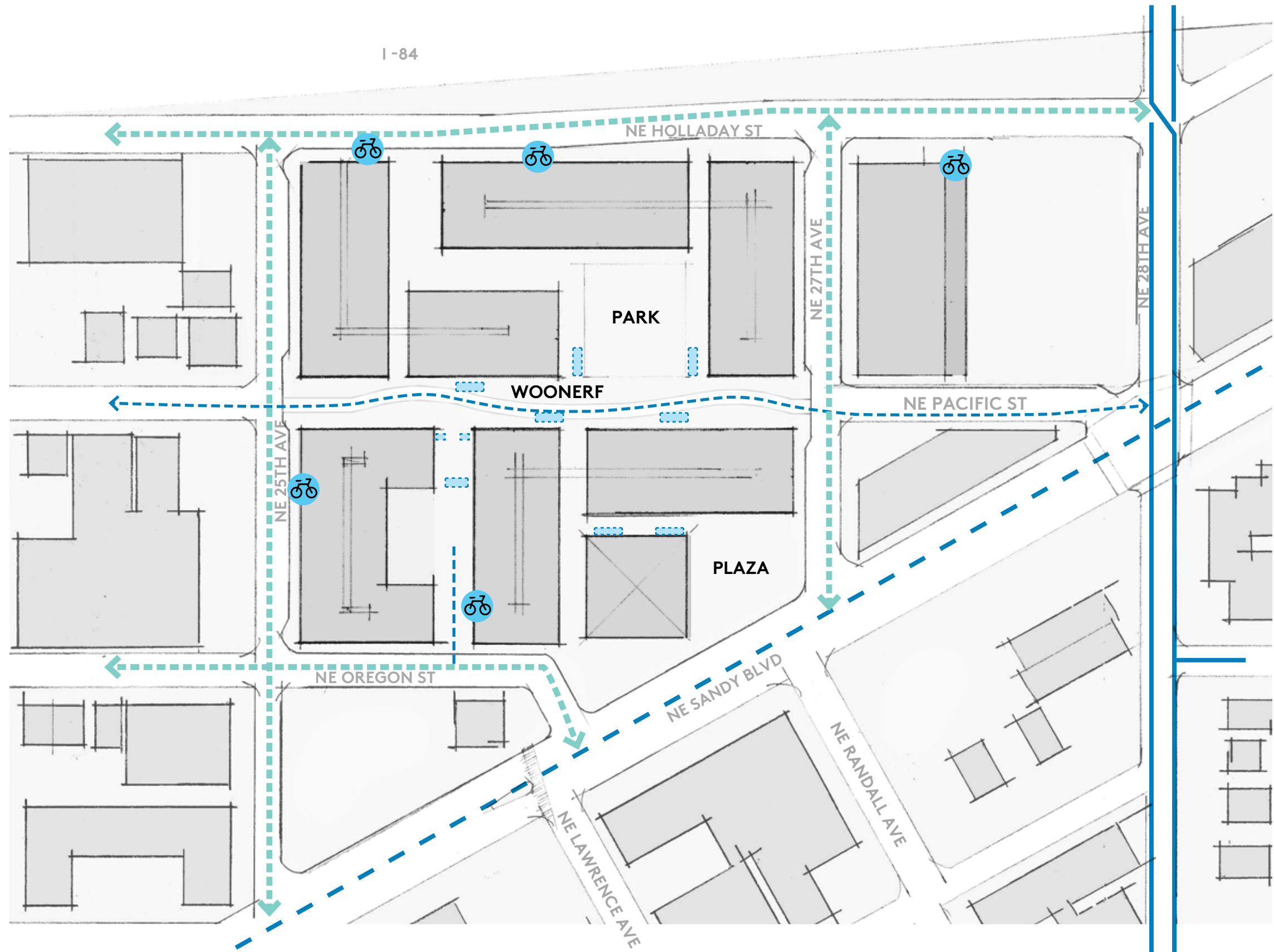
## LEGEND

- PUBLICLY ACCESSIBLE CIRCULATION
- RESIDENTIAL CIRCULATION
- BUILDING



# 5.2 - BICYCLE CIRCULATION & PARKING

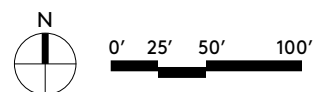
[REQUIRED PER 33.854.250 A.3]



### LEGEND

- BIKE - EXISTING INFRASTRUCTURE
- - - BIKE - PLANNED INFRASTRUCTURE
- - - INFORMAL COMMUTER BIKE ROUTES
- - - INFORMAL, SLOW SPEED BIKE ROUTES
- - - SHORT-TERM BIKE PARKING
- BUILDING
- 🚲 COVERED BICYCLE STORAGE ACCESS

\*LONG TERM OCCUPANT BICYCLE PARKING WILL BE PROVIDED BELOW GRADE WITHIN THE PARKING GARAGE LEVELS.





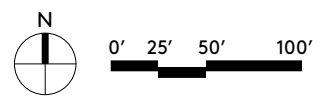
# 5.3 - TRANSIT SERVICE LINES

[REQUIRED PER 33.854.250 A.3]



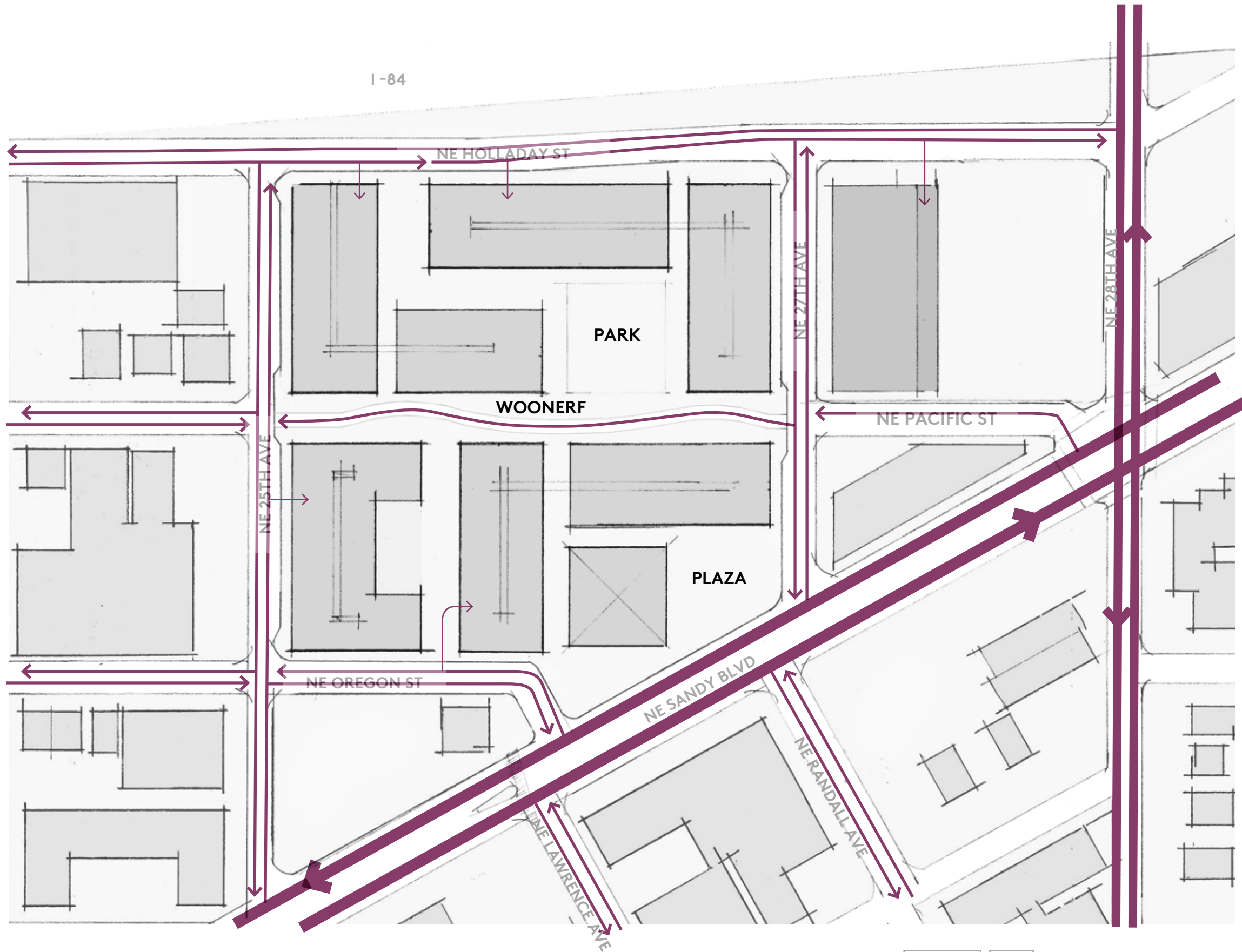
### LEGEND

- TRANSIT DESIGNATION**
- MAJOR TRANSIT PRIORITY STREET
- - - ONE-WAY STREET
- = FREEWAY CROSSING
- TRI-MET ROUTES**
- BUS ROUTE
- BUS STOPS
- = LIGHT RAIL
- - - POTENTIAL STREET CAR LINE
- BUILDING



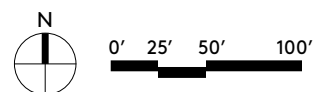
# 5.4 - VEHICULAR CIRCULATION

[REQUIRED PER 33.854.250 A.3]



### LEGEND








- ← CIRCULATION
- BUILDING

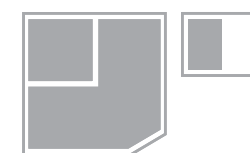
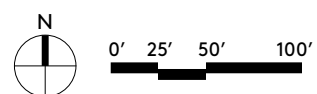
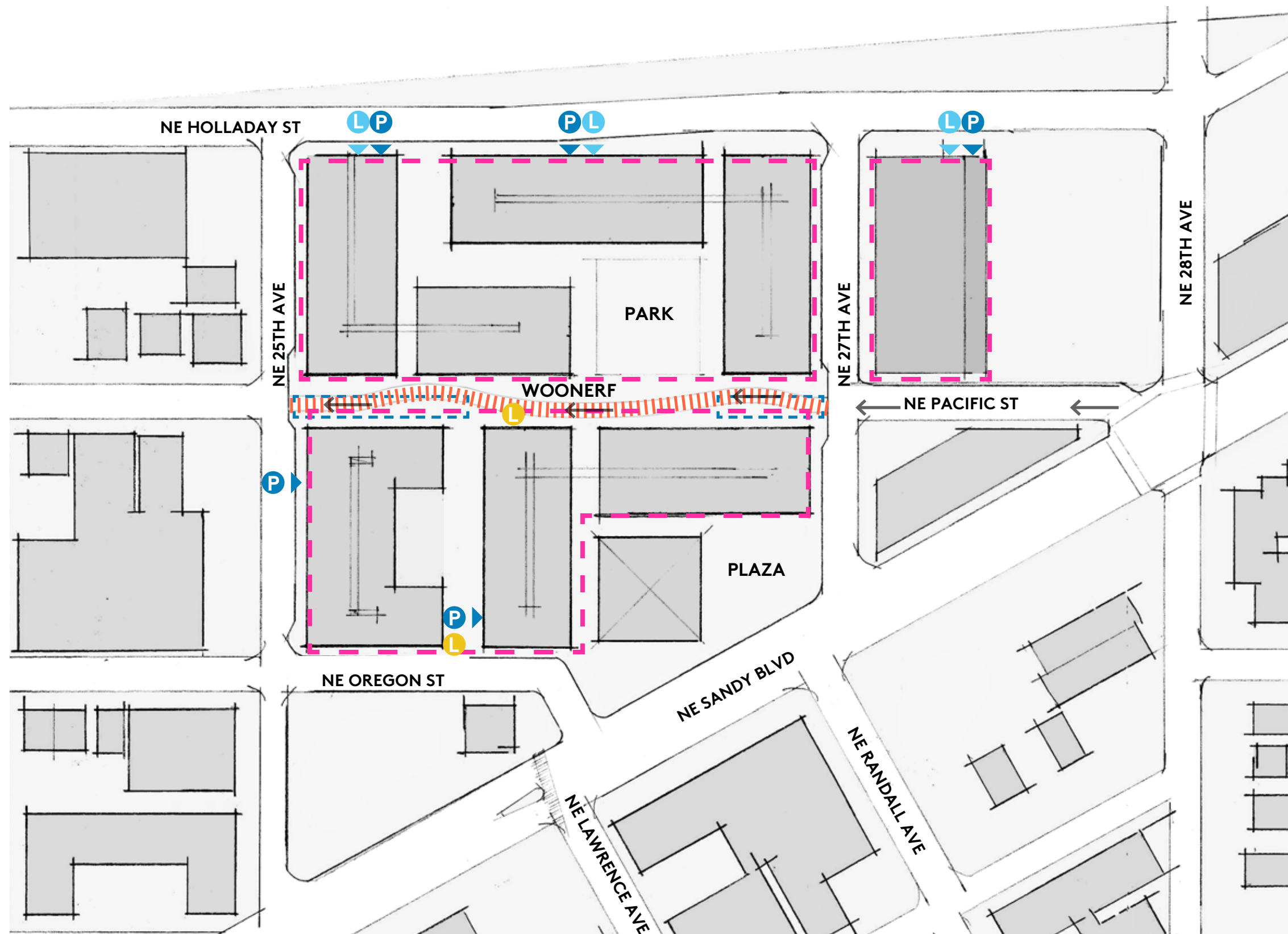


# 5.5 - PARKING & LOADING ACCESS

[REQUIRED PER 33.854.250 A.3]

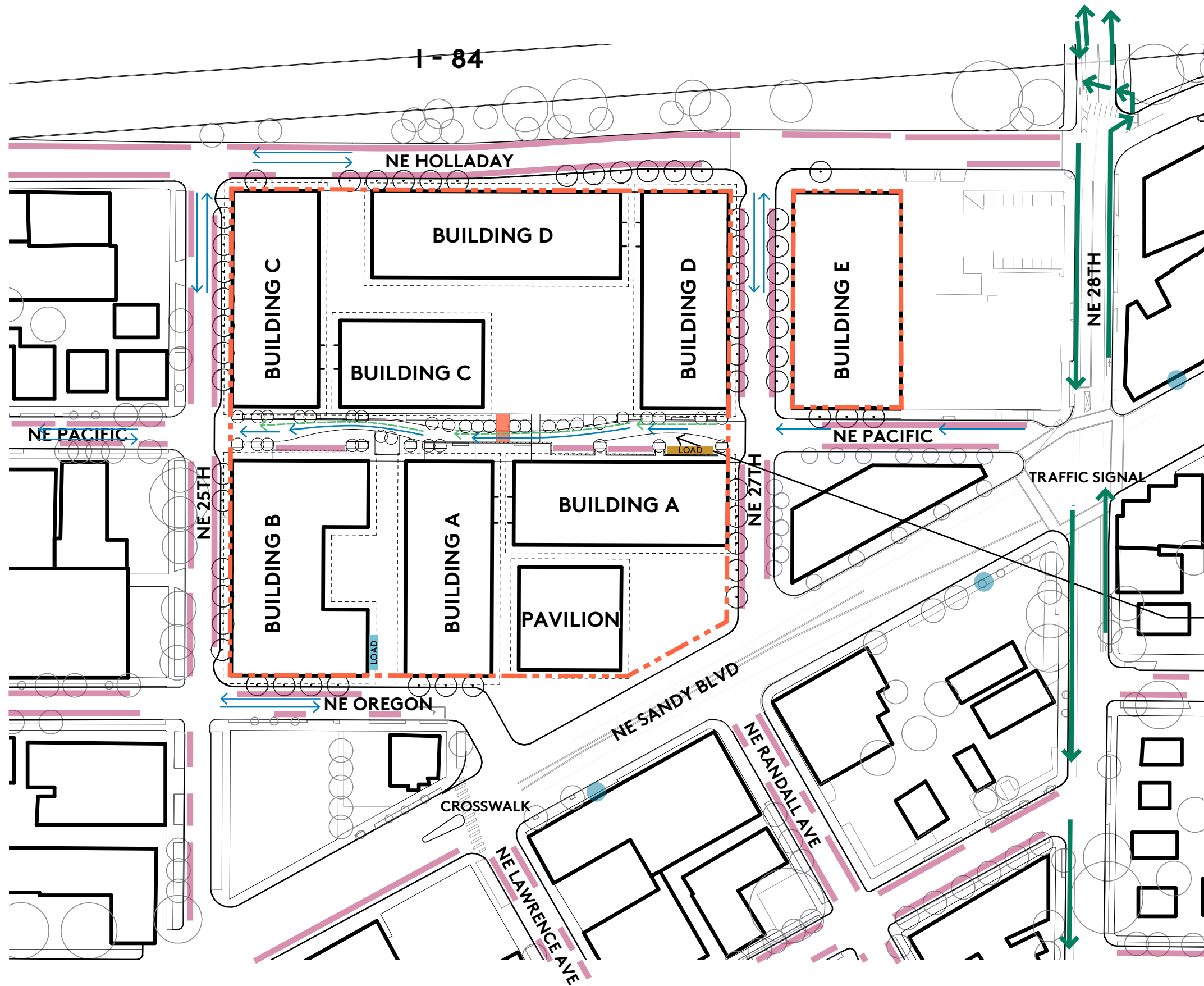
## LEGEND

-  PARKING
-  LOADING ACCESS AT GRADE
-  LOADING ACCESS AT GARAGE
-  VEHICULAR, BIKE, PEDESTRIAN ON WOONERF
-  ONE WAY TRAFFIC
-  20' EMERGENCY ACCESS LANE
-  PARKING BELOW



# 5.6 - PROPOSED STREETScape

[REQUIRED PER 33.854.250 A.3]

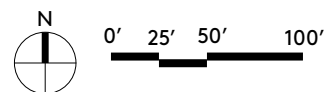


## LEGEND

- PARKING
- BIKE LANE
- BUS STOP
- ← VEHICULAR CIRCULATION
- NEW PEDESTRIAN CROSSING
- ← BIKE CIRCULATION (WITHIN SHARED LANE)
- LOAD LOADING SPACE - STANDARD A
- LOAD LOADING SPACE - STANDARD B
- - - PROPERTY LINE
- - - ZONE OF POTENTIAL BUILDING PROJECTIONS

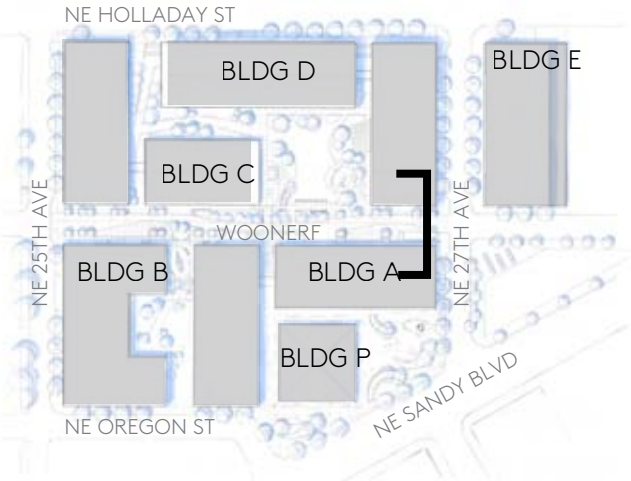
PROPOSED NEW EAST-WEST MULTIMODAL CONNECTOR

\*Building edges in these diagrams are representative. Actual building articulation will be proposed with individual building land use applications, and may vary in either direction from what is shown in the diagrams.



# 5.7 - RIGHT-OF-WAY SECTION - WOONERF

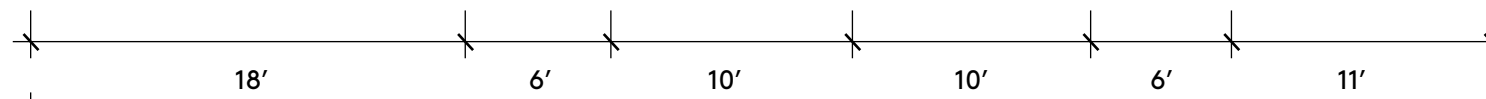
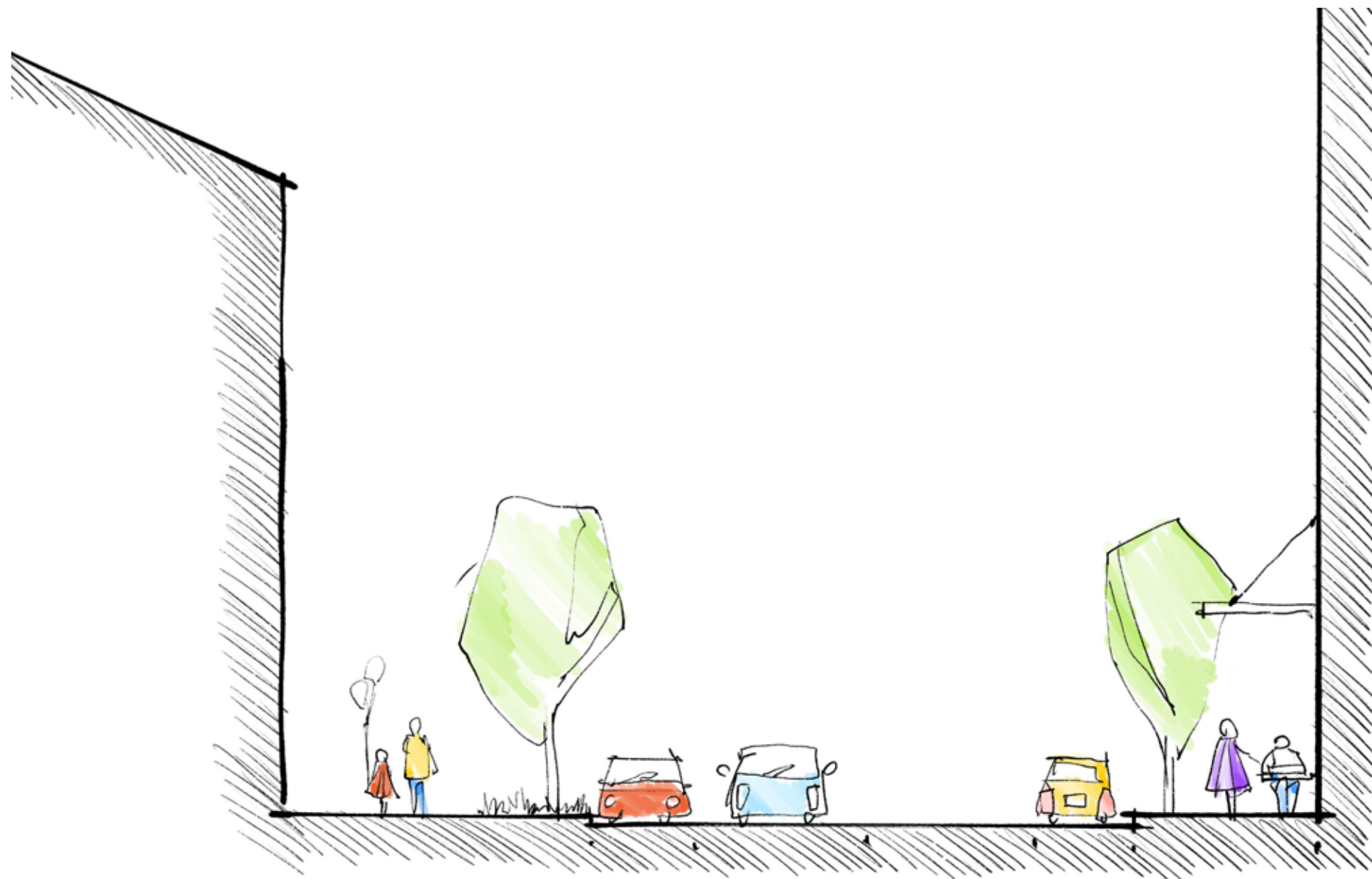
[REQUIRED PER 33.854.250 A.2]



\*Building edges in these diagrams are representative. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is show in the diagrams.

# 5.7 - RIGHT-OF-WAY SECTION - NE 25TH AVE

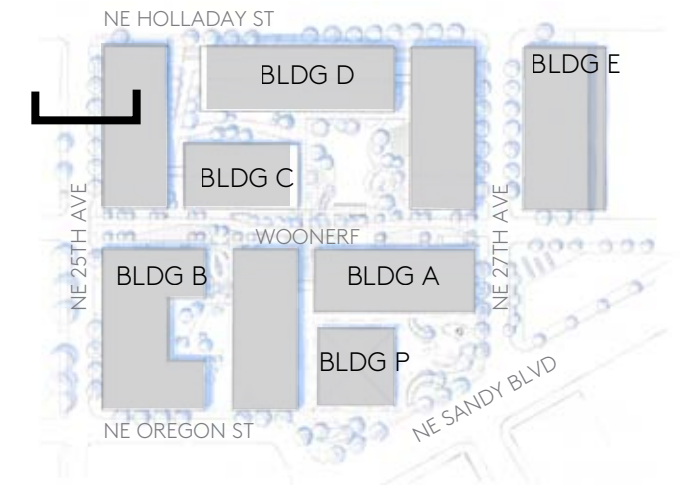
[REQUIRED PER 33.854.250 A.2]



RESIDENTIAL

NE 25TH AVE  
61' ROW

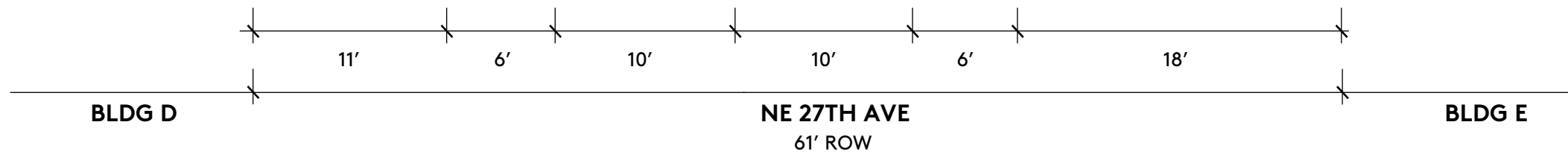
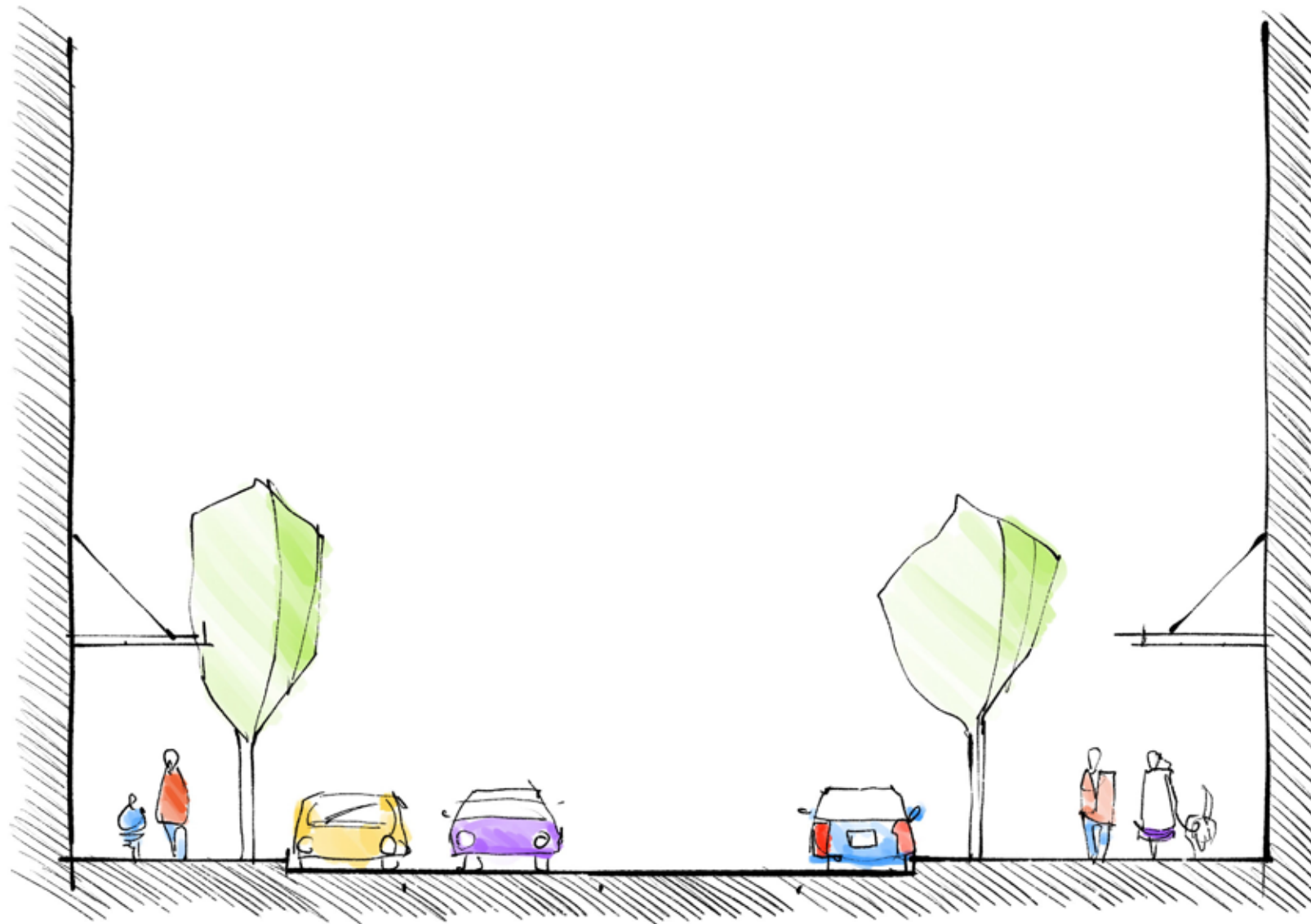
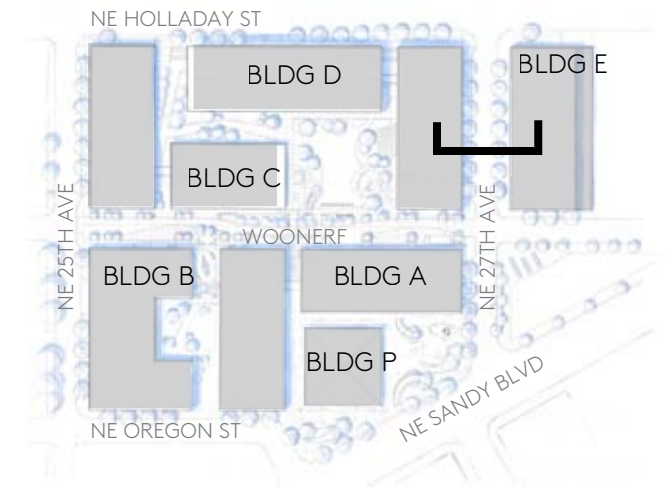
BLDG C



\*Building edges in these diagrams are representative. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is show in the diagrams.

# 5.7 - RIGHT-OF-WAY SECTION - NE 27TH AVE

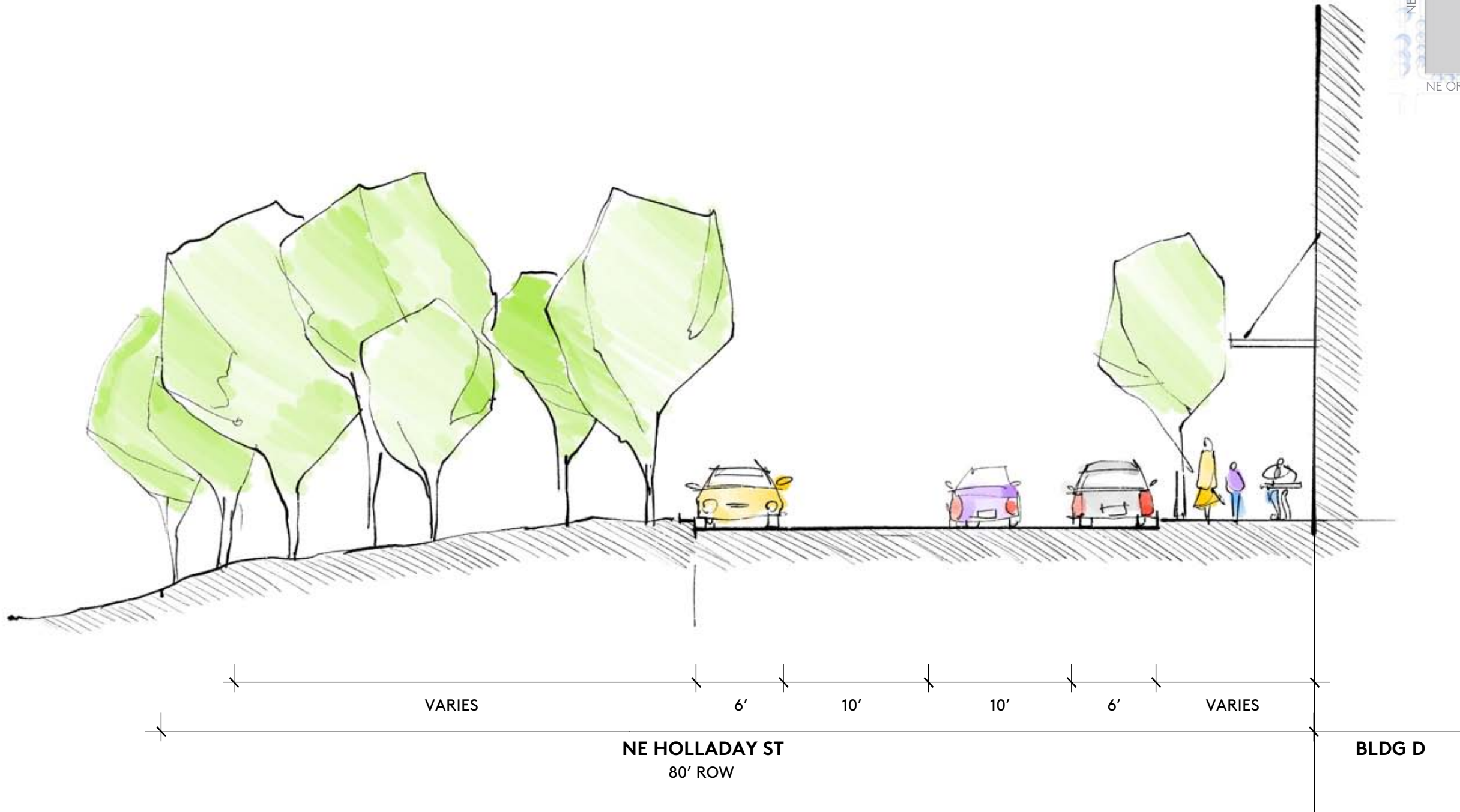
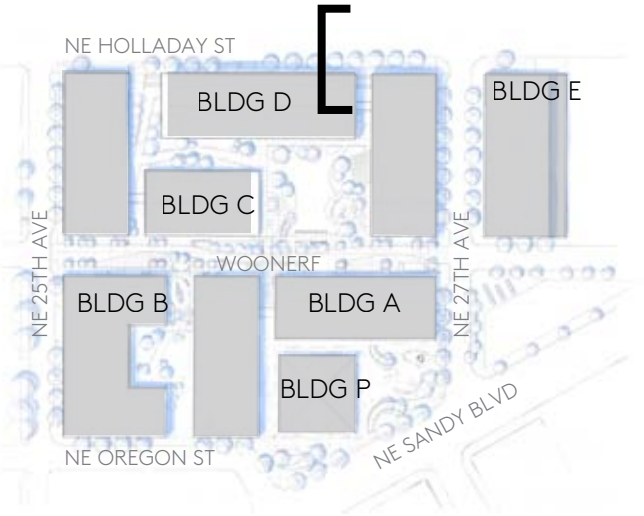
[REQUIRED PER 33.854.250 A.2]



\*Building edges in these diagrams are representative. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is show in the diagrams.

# 5.7 - RIGHT-OF-WAY SECTION - NE HOLLADAY ST

[REQUIRED PER 33.854.250 A.2]

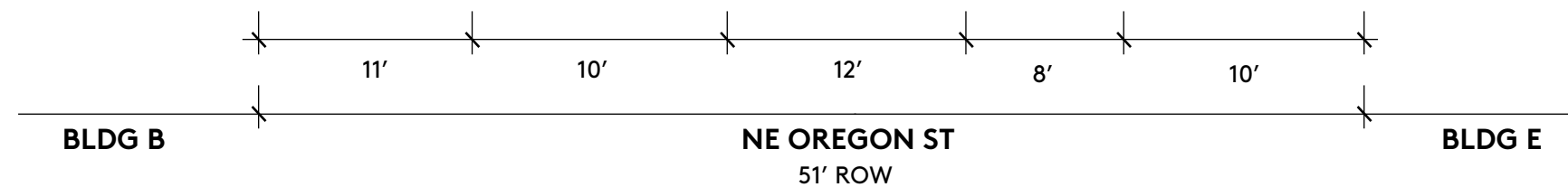
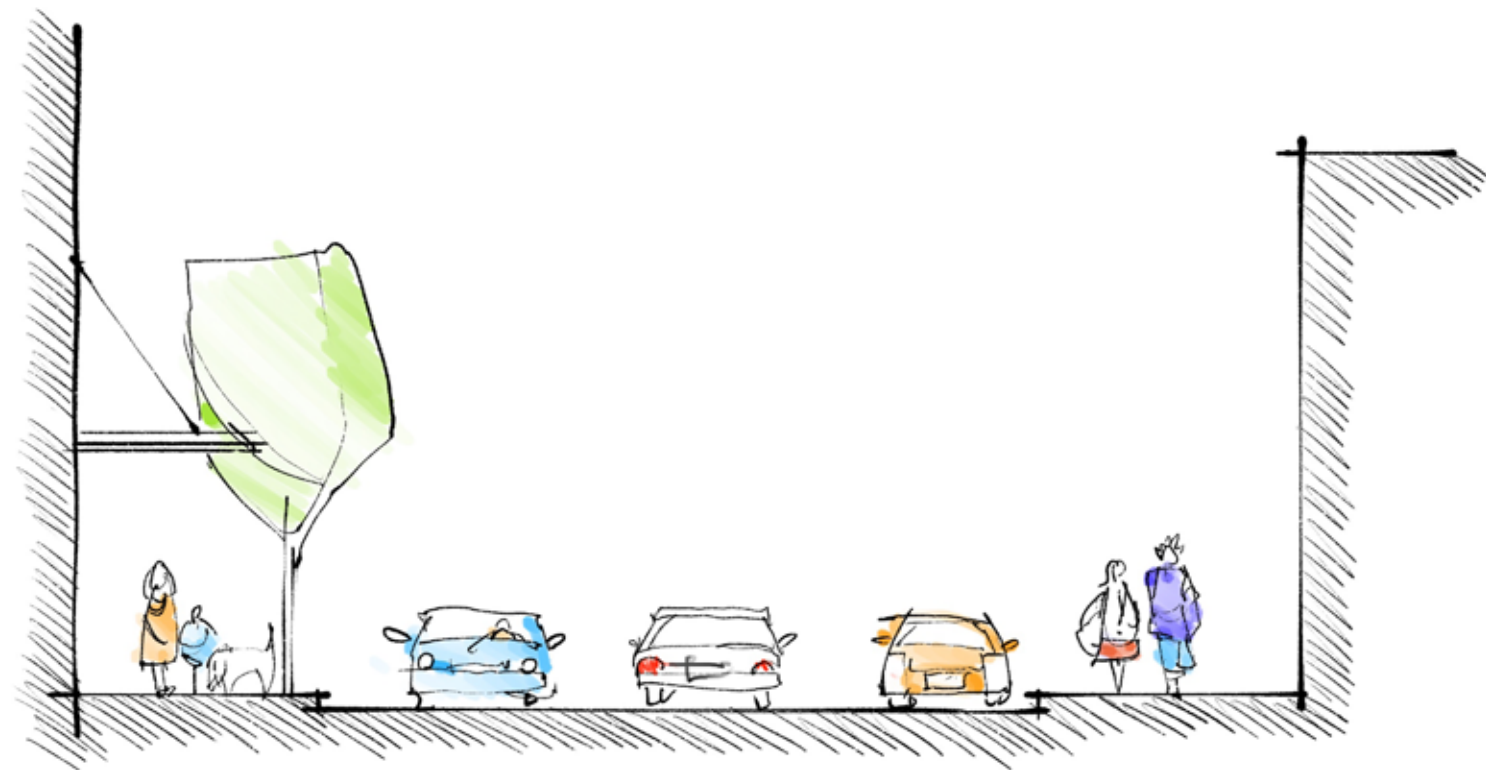
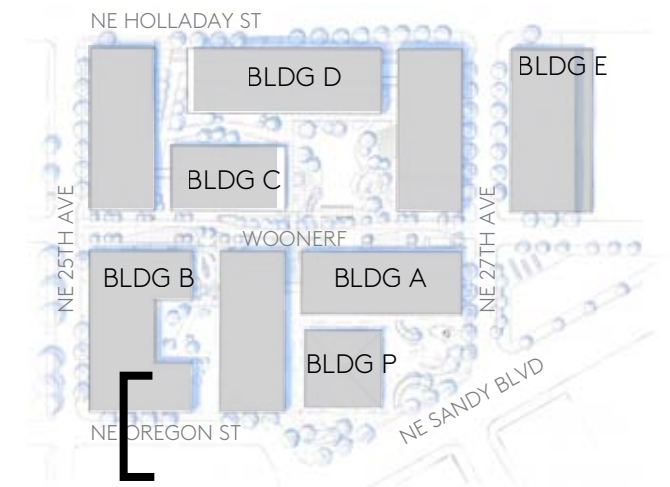


\*Building edges in these diagrams are representative. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is show in the diagrams.



# 5.7 - RIGHT-OF-WAY SECTION - NE OREGON ST

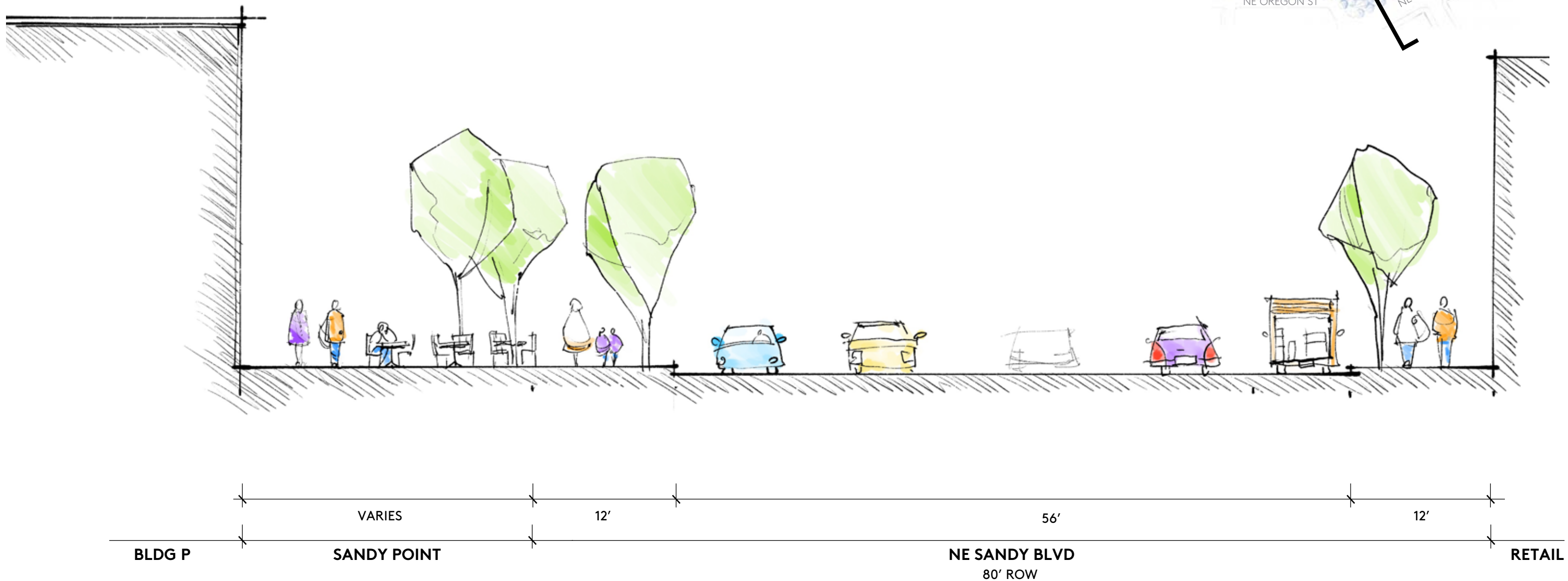
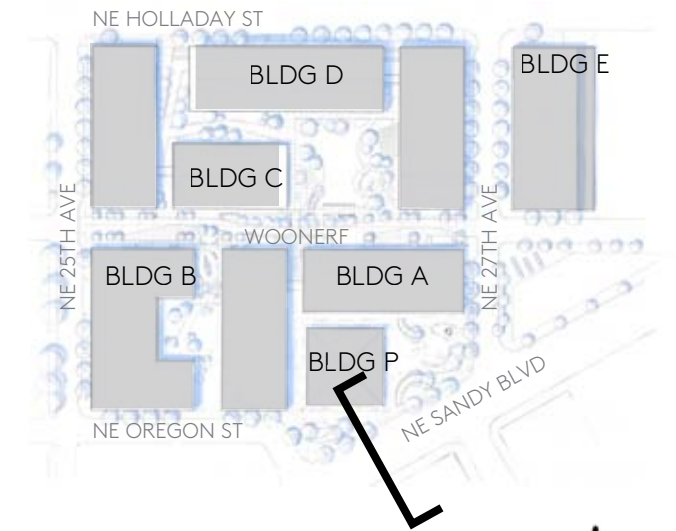
[REQUIRED PER 33.854.250 A.2]



\*Building edges in these diagrams are representative. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is show in the diagrams.

# 5.7 - RIGHT-OF-WAY SECTION - NE SANDY BLVD

[REQUIRED PER 33.854.250 A.2]



\*Building edges in these diagrams are representative. Actual building articulation including canopies, bays, overhangs, signage, architectural features, roof top equipment and similar elements will be proposed with individual building land use applications, and may vary in either direction from what is show in the diagrams.



# SECTION 6

## STORMWATER MANAGEMENT

### 6.1. STORMWATER INFRASTRUCTURE PLAN

[Required per 33.854.250 A.6]

### 6.2. PRELIMINARY UTILITY PLAN






[Required per BES]

# 6.1 - STORMWATER INFRASTRUCTURE PLAN

[REQUIRED PER 33.854.250 A.6]



### LEGEND

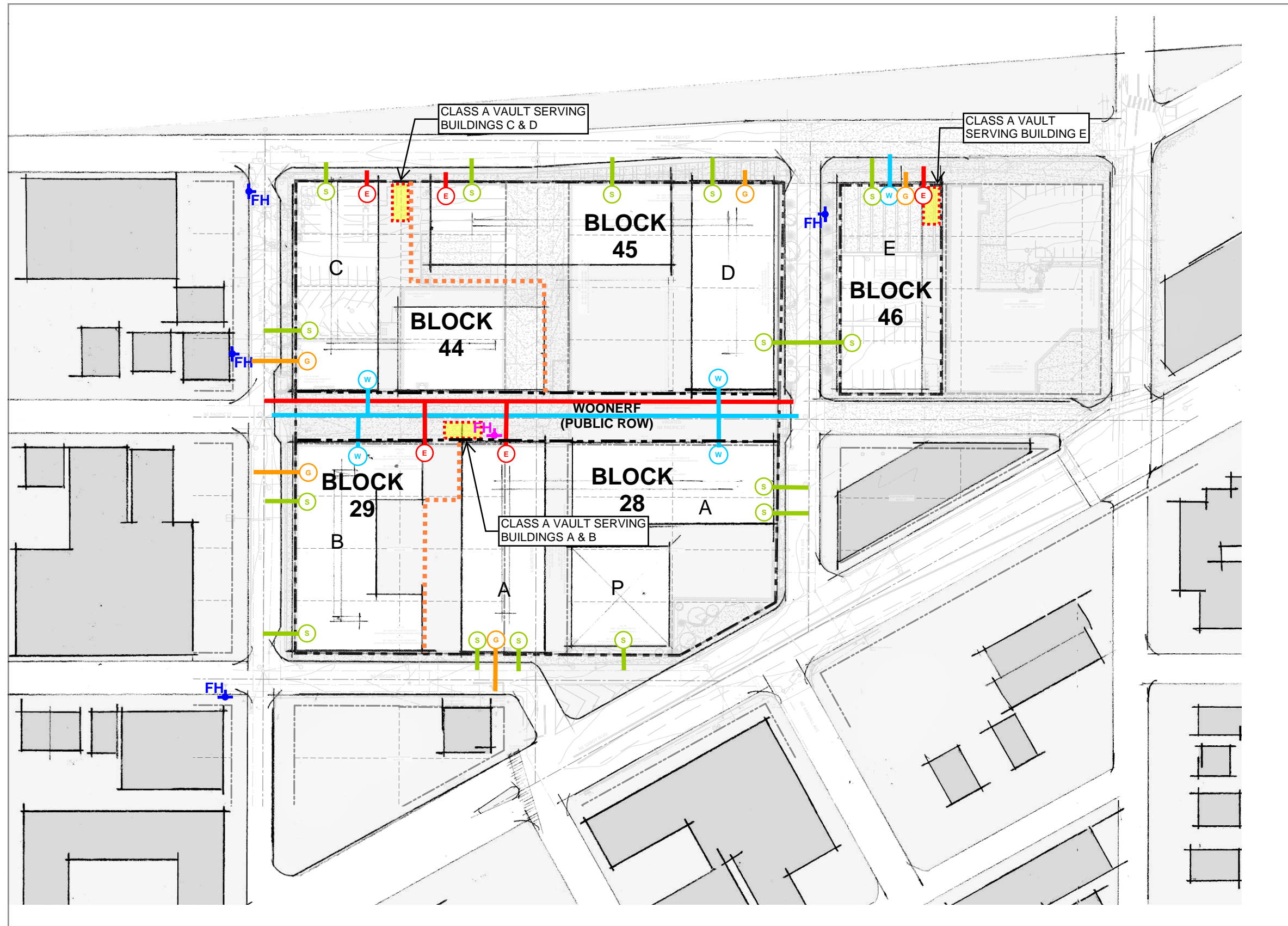
-  DRYWELL (50' DEEP)
-  BIORETENTION PLANTER AND/OR ECOROOF BY PHASE
-  FLOW-THROUGH PLANTER FOR ROW IMPROVEMENTS
-  PROPERTY LINE
-  PHASE OUTLINE

### NOTES:

1. BIORETENTION AND/OR ECOROOF AREAS WILL BE PROVIDED WITH EACH LUR PER SWM REQUIREMENTS. PRECISE AREAS WILL BE SIZED AND SITED AS PART OF EACH PHASE LUR AND BUILDING PERMIT.
2. ON-SITE STORMWATER WILL BE INFILTRATED IN DRYWELLS OUTSIDE OF BUILDING FOOTPRINTS. CLEARANCES WILL BE DEMONSTRATED AS PART OF EACH PHASE LUR AND BUILDING PERMIT
3. THE APPLICANT RESERVES THE RIGHT TO APPLY FOR PLUMBING PERMIT APPEALS WITH EACH LUR PHASE, AND TO MOVE INFILTRATION WITHIN BUILDING FOOTPRINTS IF APPROVED.
4. NEW PUBLIC VEHICLE SURFACE RUNOFF WILL BE TREATED THROUGH FLOW-THROUGH PLANTERS AND INFILTRATED IN DRYWELLS WITHIN THE ROW.

# 6.2 - PRELIMINARY UTILITY PLAN

[REQUIRED PER BES]



## LEGEND

- (W) DOMESTIC WATER & FIRE SERVICE
- (G) GAS
- (S) SANITARY SEWER
- (E) UNDERGROUND ELECTRICAL
- FH EXISTING FIRE HYDRANT
- FH EXISTING FIRE HYDRANT TO BE RELOCATED
- CLASS A TRANSFORMER VAULT WITHIN GARAGE
- PROPERTY LINE
- PHASE OUTLINE

## NOTES:

1. WATER, SEWER, POWER, GAS, AND TELECOMMUNICATIONS ARE AVAILABLE IN NE HOLLADAY ST, NE 25TH AVE, AND NE 27TH AVE. POWER AND WATER WILL BE EXTENDED IN THE DEDICATED WOONERF
2. OVERPOWER LINES WILL BE REMOVED IN NE 27TH AVE AND ON-SITE. ALL ELECTRICAL AND TELECOMMUNICATIONS SERVICES WILL BE UNDERGROUND. TRANSFORMERS WILL BE IN-BUILDING.
3. POTENTIAL TO RELOCATE OR UNDERGROUND POLES ON NE HOLLADAY TO BE STUDIED WITH VERTICAL DEVELOPMENT WITH PHASE 2.

# SECTION 7

## PHASING PLAN

[Required per 33.854.250 A.7]

- 7.1. EXISTING CONDITIONS
- 7.2. BLOCK 28 PLAN
- 7.3. BLOCK 29 PLAN
- 7.4. BLOCK 29 TO BLOCK 44 INTERIM CONDITION
- 7.5. BLOCK 44 PLAN
- 7.6. BLOCK 45 PLAN
- 7.7. BLOCK 45 - WOONERF COMPLETE
- 7.8. BLOCK 46
- 7.9. FULL SITE DEVELOPMENT

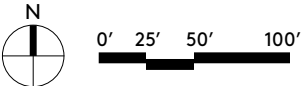
# 7.1 - EXISTING CONDITIONS

[REQUIRED PER 33.854.250 A.7]



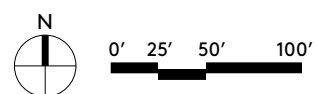
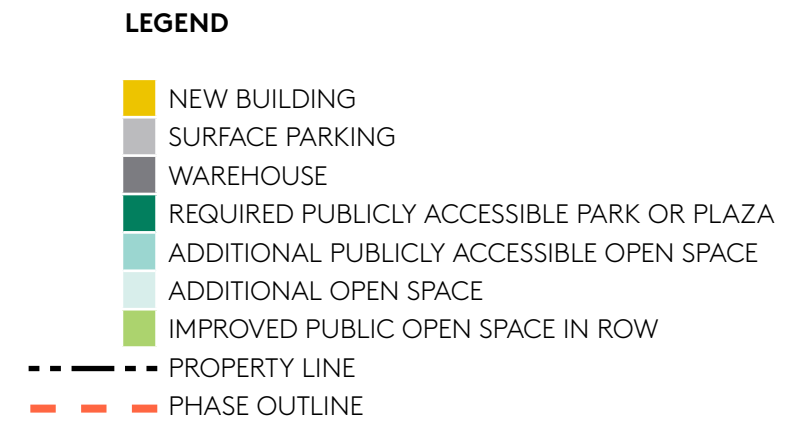
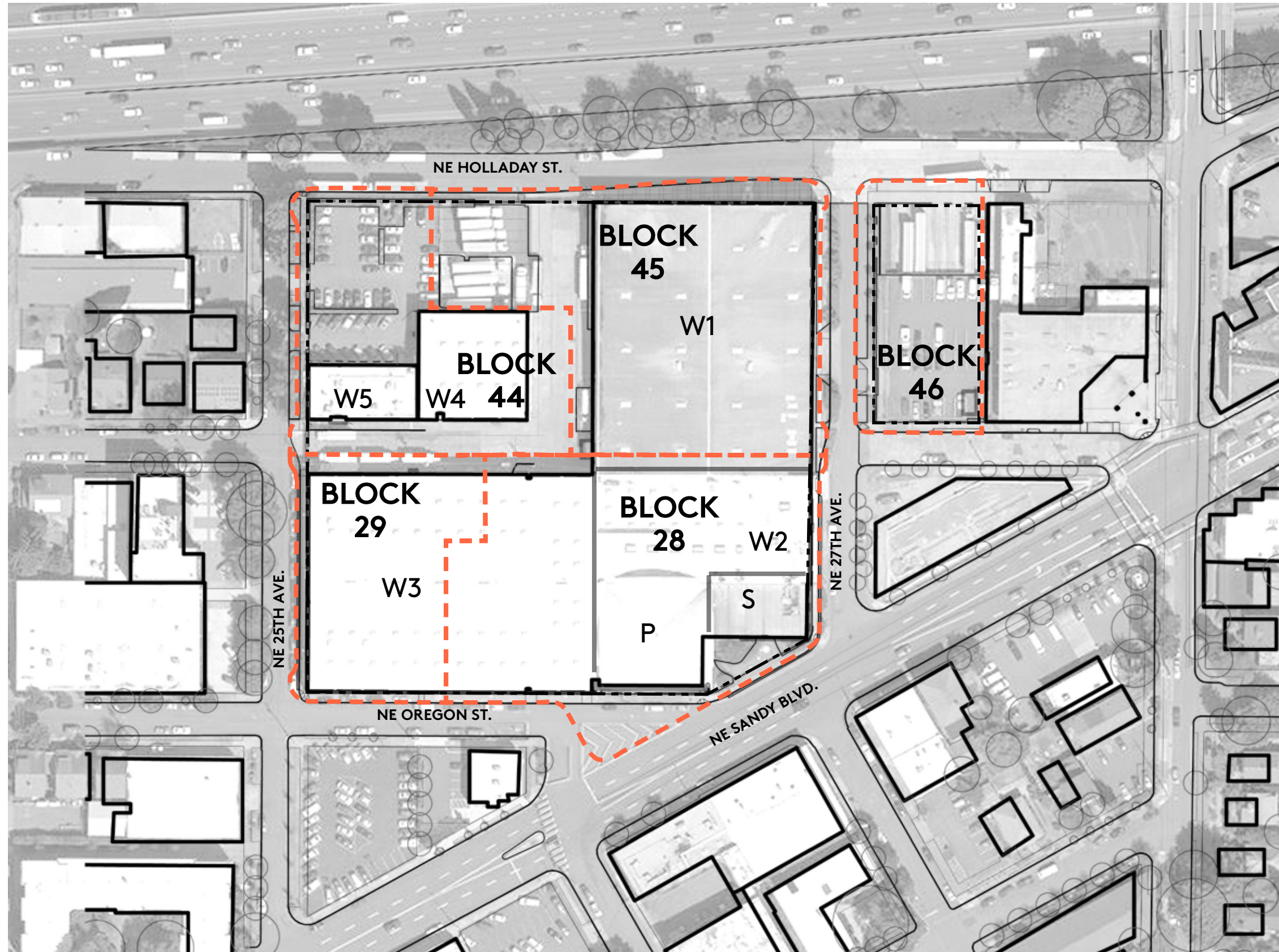
### LEGEND

- NEW BUILDING
- SURFACE PARKING
- WAREHOUSE
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL OPEN SPACE
- IMPROVED PUBLIC OPEN SPACE IN ROW
- PROPERTY LINE
- PHASE OUTLINE



# 7.1 - EXISTING CONDITIONS WITH PHASE OUTLINES

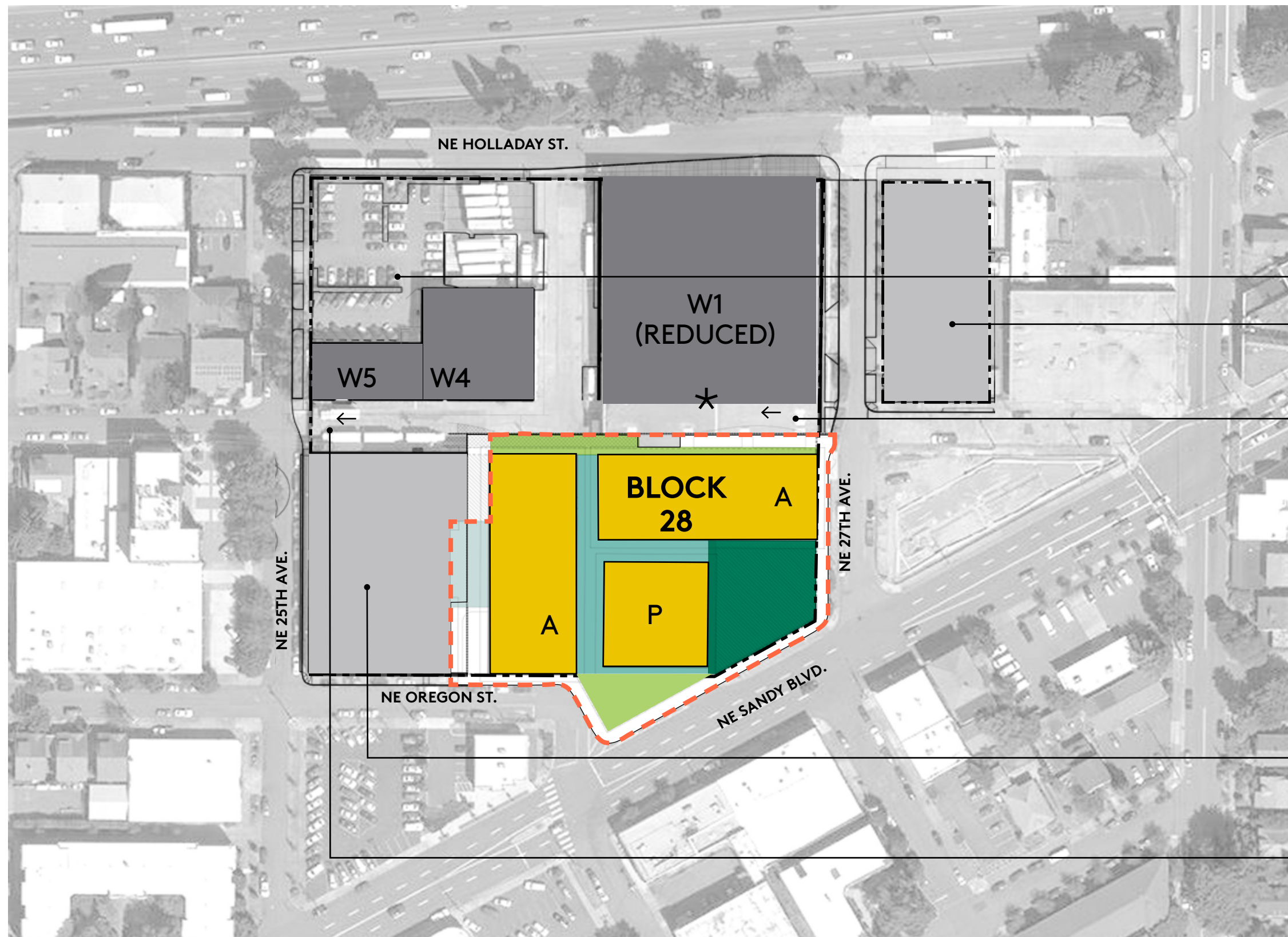
[REQUIRED PER 33.854.250 A.7]





# 7.2 - PHASE - BLOCK 28

[REQUIRED PER 33.854.250 A.7]



## LEGEND

- NEW BUILDING
- SURFACE PARKING
- WAREHOUSE
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL OPEN SPACE
- IMPROVED PUBLIC OPEN SPACE IN ROW
- PROPERTY LINE
- PHASE OUTLINE

EXISTING  
PARKING & LOADING

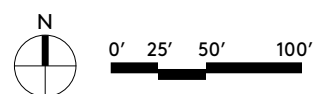
INTERIM  
SURFACE PARKING (EXISTING)

INTERIM  
ONE WAY SINGLE LANE DRIVE,  
TEMPORARY ASPHALT SURFACE

INTERIM  
CONSTRUCTION STAGING & PARKING

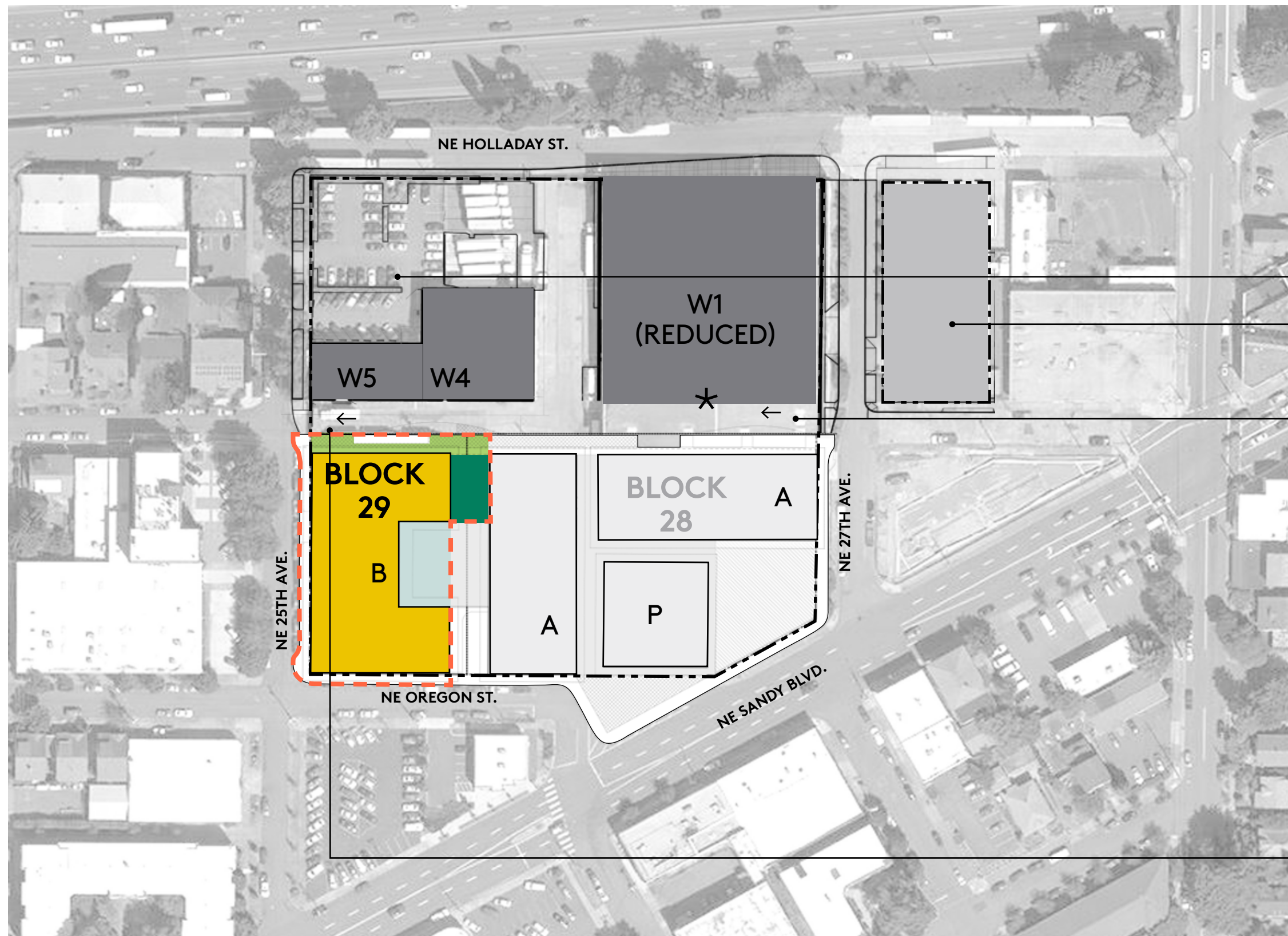
EXISTING  
ONE WAY DRIVE

\*DESIGN OF INTERIM WOONERF CONDITION AT SOUTH FACADE OF WAREHOUSE (W1) TO BE REVIEWED AT TIME OF DESIGN REVIEW FOR BUILDING A



# 7.3 - PHASE - BLOCK 29

[REQUIRED PER 33.854.250 A.7]



## LEGEND

- NEW BUILDING
- SURFACE PARKING
- WAREHOUSE
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL OPEN SPACE
- IMPROVED PUBLIC OPEN SPACE IN ROW

- PROPERTY LINE
- PHASE OUTLINE

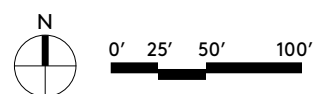
EXISTING  
PARKING & LOADING

INTERIM  
SURFACE PARKING (EXISTING)

INTERIM  
ONE WAY SINGLE LANE DRIVE,  
TEMPORARY ASPHALT SURFACE

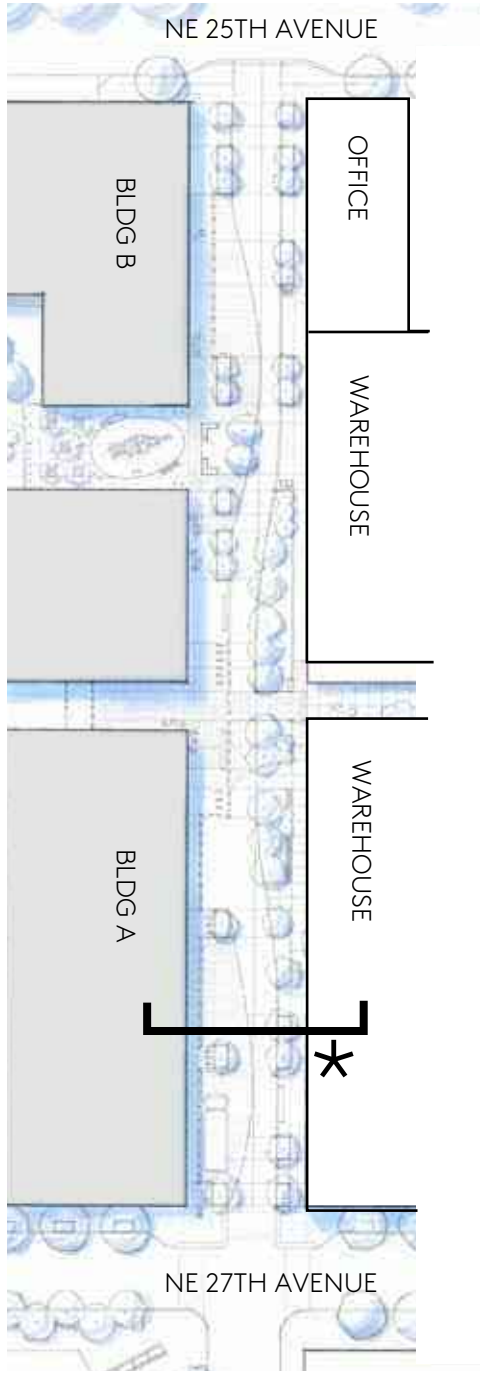
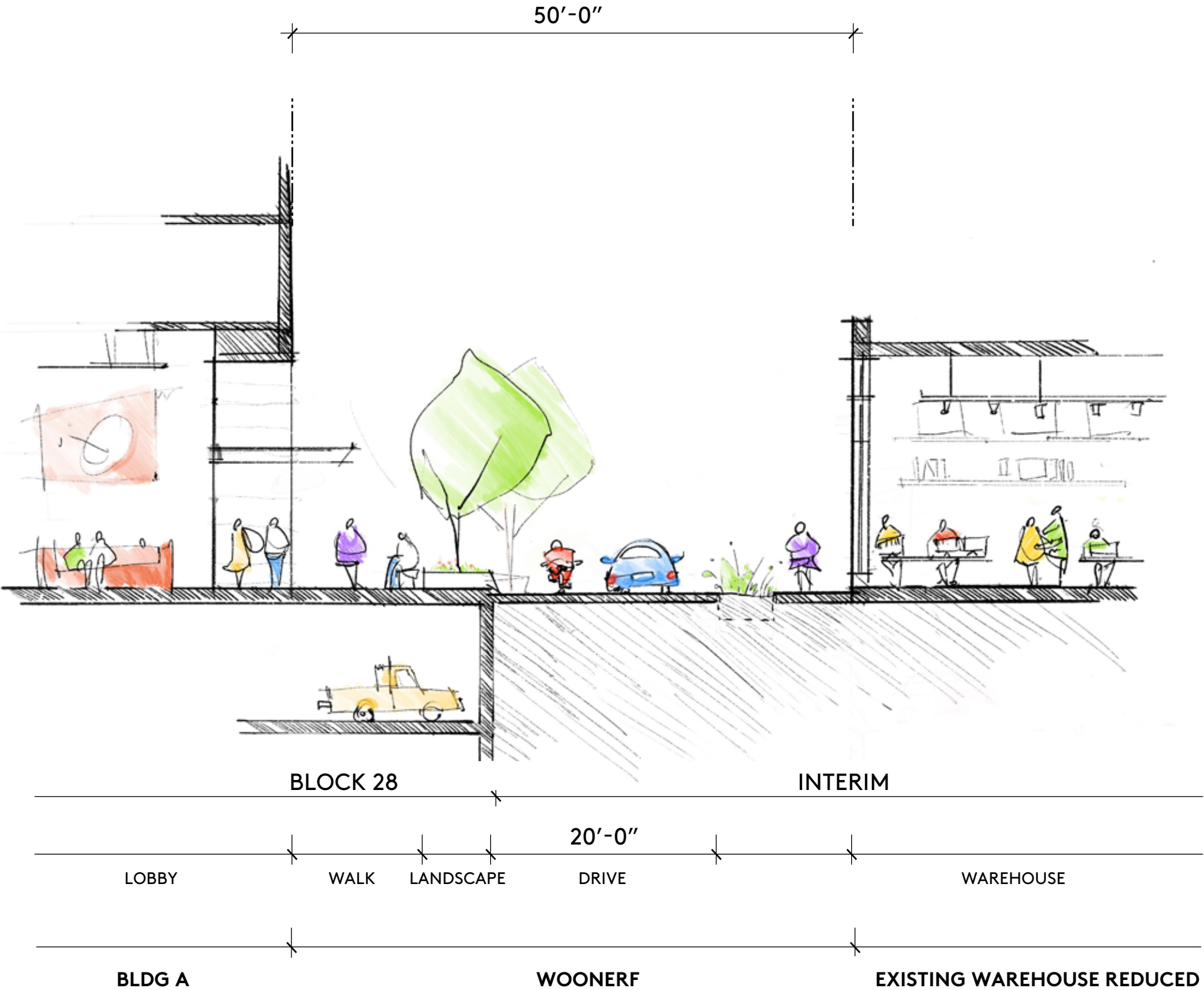
EXISTING  
ONE WAY DRIVE

\*DESIGN OF INTERIM WOONERF CONDITION AT SOUTH FACADE OF WAREHOUSE (W1) TO BE REVIEWED AT TIME OF DESIGN REVIEW FOR BUILDING A



# 7.4 - BLOCK 29 TO BLOCK 44 INTERIM CONDITION

[REQUIRED PER 33.854.250 A.7]

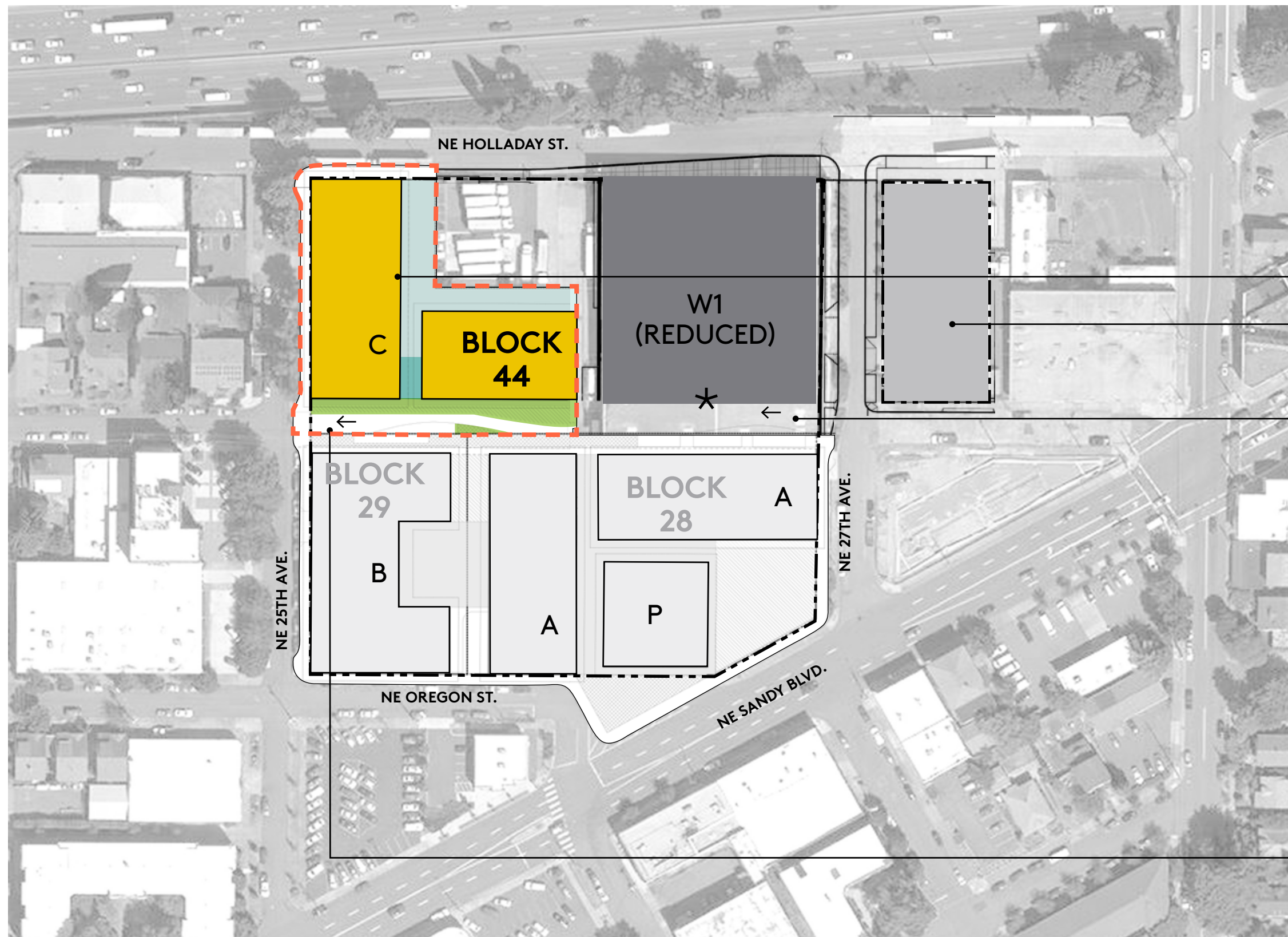


\*DESIGN OF INTERIM WOONERF CONDITION AT SOUTH FACADE OF WAREHOUSE ( ) TO BE REVIEWED AT TIME OF DESIGN REVIEW FOR BUILDING A



# 7.5 - PHASE - BLOCK 44

[REQUIRED PER 33.854.250 A.7]



## LEGEND

- NEW BUILDING
- SURFACE PARKING
- WAREHOUSE
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL OPEN SPACE
- IMPROVED PUBLIC OPEN SPACE IN ROW
- PROPERTY LINE
- PHASE OUTLINE

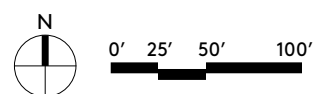
EXISTING  
PARKING & LOADING

INTERIM  
SURFACE PARKING (EXISTING)

INTERIM  
ONE WAY SINGLE LANE DRIVE,  
TEMPORARY ASPHALT SURFACE

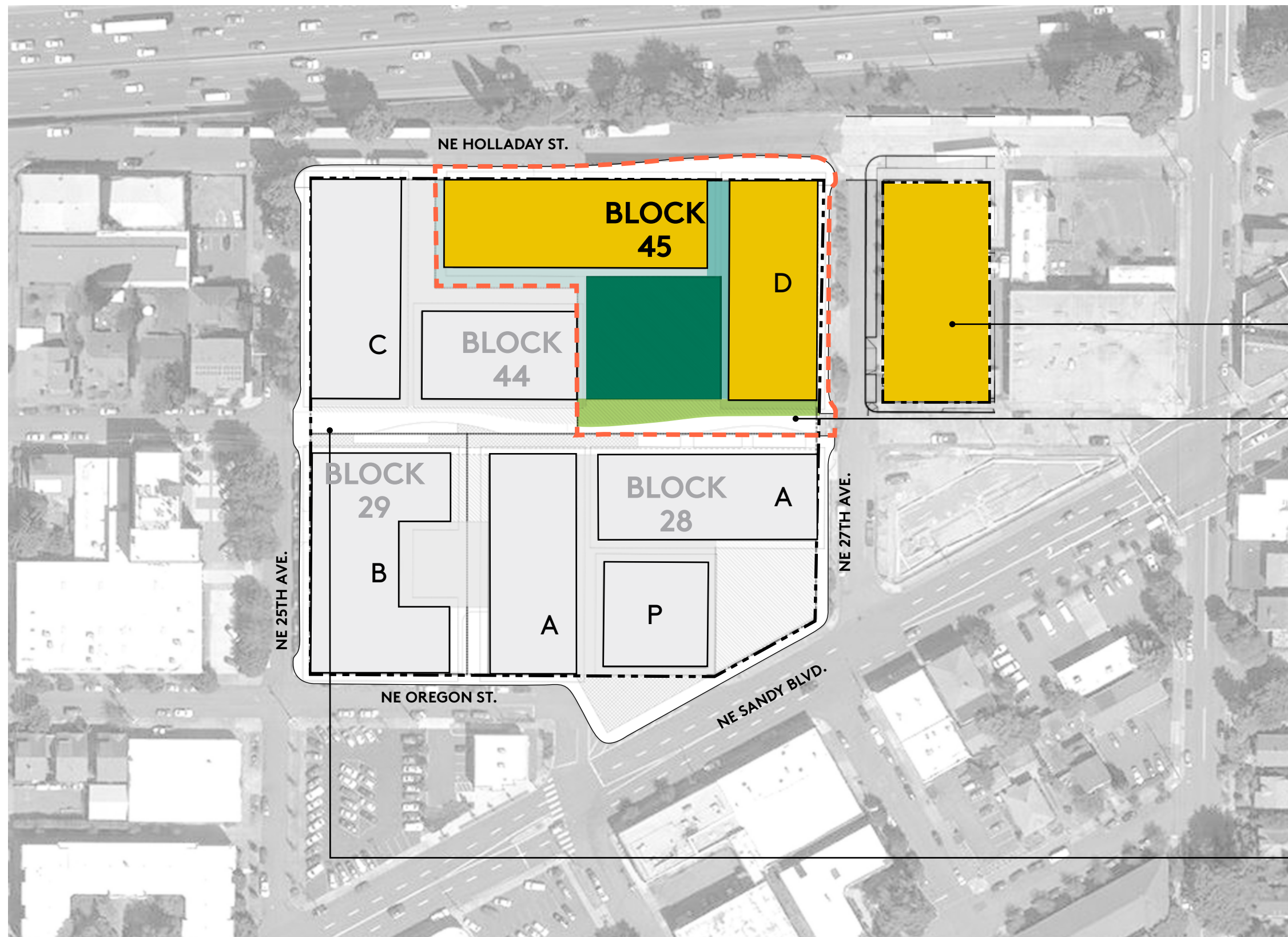
EXISTING  
ONE WAY DRIVE

\*DESIGN OF INTERIM WOONERF CONDITION AT SOUTH FACADE OF WAREHOUSE (W1) TO BE REVIEWED AT TIME OF DESIGN REVIEW FOR BUILDING A



# 7.6 - PHASE - BLOCK 45

[REQUIRED PER 33.854.250 A.7]



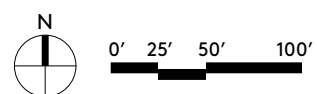
## LEGEND

- NEW BUILDING
- SURFACE PARKING
- WAREHOUSE
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL OPEN SPACE
- IMPROVED PUBLIC OPEN SPACE IN ROW
- PROPERTY LINE
- PHASE OUTLINE

INTERIM SURFACE PARKING (EXISTING)

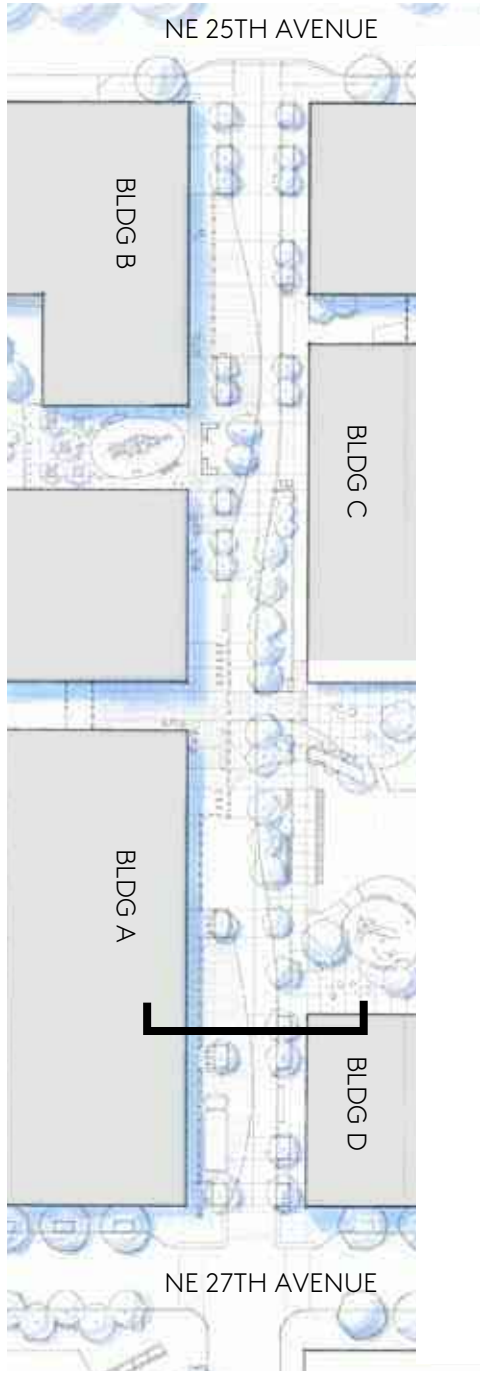
NEW ONE WAY WOONERF

PREVIOUS PHASE ONE WAY WOONERF



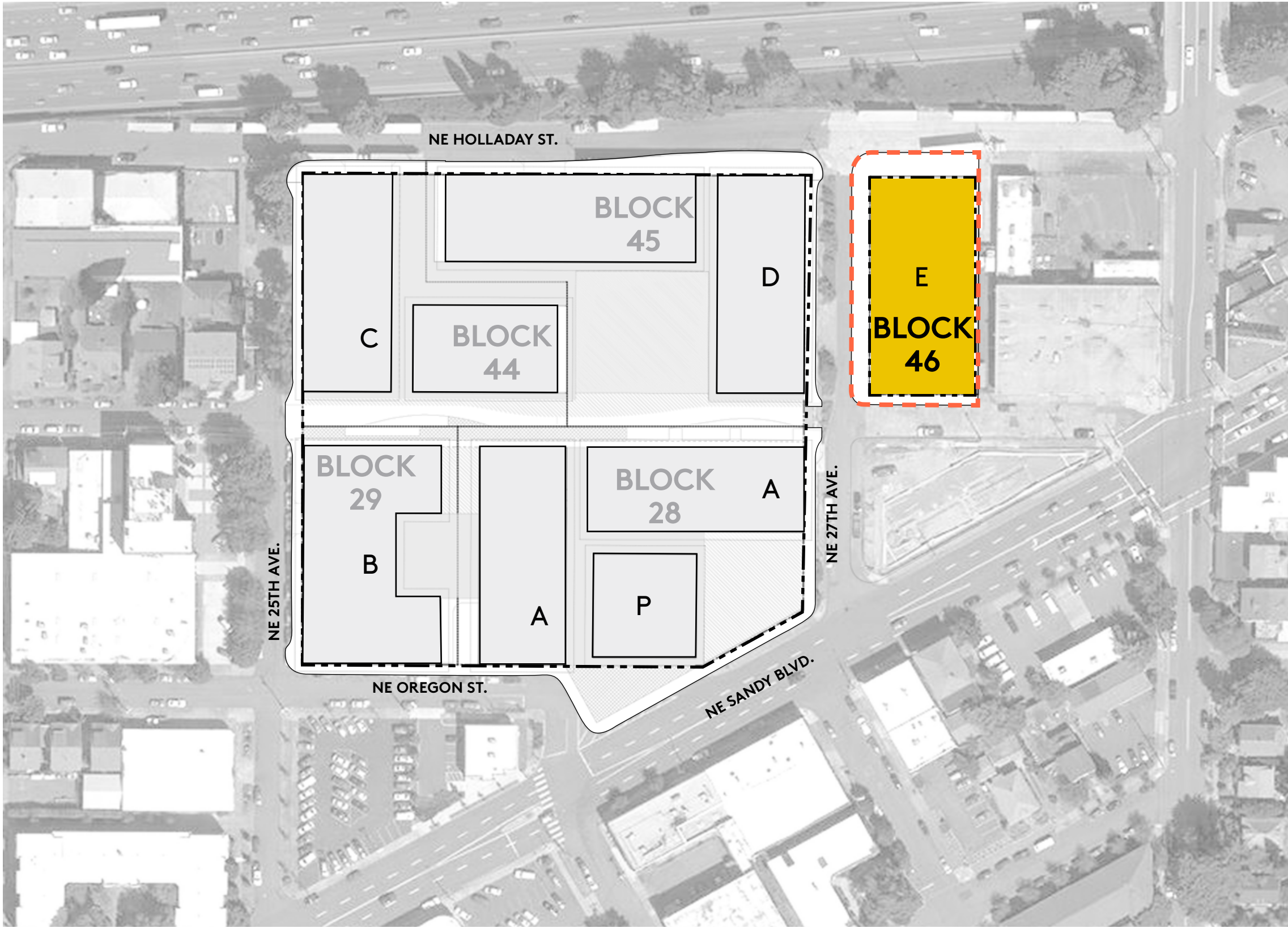
# 7.7 - BLOCK 45 - WOONERF COMPLETE

[REQUIRED PER 33.854.250 A.7]



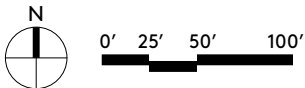
# 7.8 - PHASE - BLOCK 46

[REQUIRED PER 33.854.250 A.7]



**LEGEND**

- NEW BUILDING
- SURFACE PARKING
- WAREHOUSE
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL OPEN SPACE
- IMPROVED PUBLIC OPEN SPACE IN ROW
- PROPERTY LINE
- PHASE OUTLINE



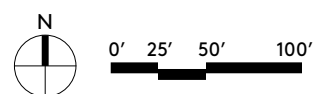
# 7.9 - FULL SITE DEVELOPMENT

[REQUIRED PER 33.854.250 A.7]



## LEGEND

- NEW BUILDING
- SURFACE PARKING
- WAREHOUSE
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL OPEN SPACE
- IMPROVED PUBLIC OPEN SPACE IN ROW
- PROPERTY LINE
- PHASE OUTLINE





# SECTION 8

## APPENDIX

8.1. KERN'S NEIGHBORHOOD

8.2. COMMUNITY INPUT

8.3. OPEN SPACE COMPARISON

8.4. OPEN SPACE & CAPACITY STUDIES

8.5. HEIGHT & MASSING STUDIES

8.6. SUN & SHADOW STUDIES

8.7. ACTIVE GROUND FLOOR ADDITIONAL STUDIES

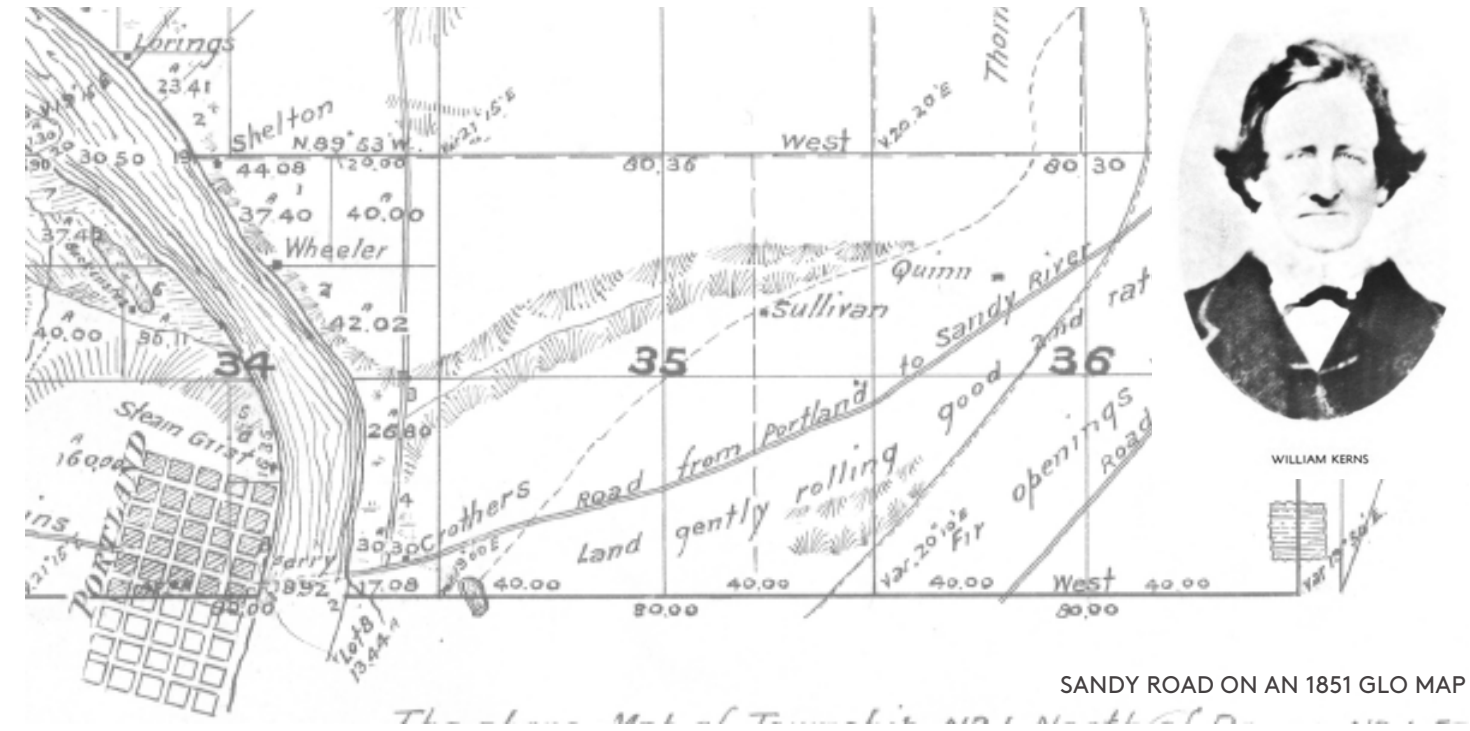
## 8.1 - KERN'S NEIGHBORHOOD

### WILLIAM KERNS, NEIGHBORHOOD FOUNDER

- 1850'S WOOD MANUFACTURING, SPECIALIZING IN WOOD SHINGLES AND SHAKES
- HISTORY OF CLEARING TREES, PARTICULARLY ALONG SANDY ROAD (NOW SANDY BOULEVARD)

### SANDY BOULEVARD, ONE OF PORTLAND'S OLDEST ROADS

- ROUTE OF A NATIVE AMERICAN TRAIL CONNECTING FROM WILLAMETTE TO CHINOOK VILLAGES ALONG THE COLUMBIA
- BECAME THE FINAL ROAD TO PORTLAND FROM WILLAMETTE VALLEY FOR EMIGRANTS MIGRATING VIA THE COLUMBIA RIVER GEORGE.
- EARLY 1900'S STREET CAR LINE



SANDY ROAD ON AN 1851 GLO MAP

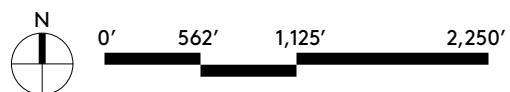
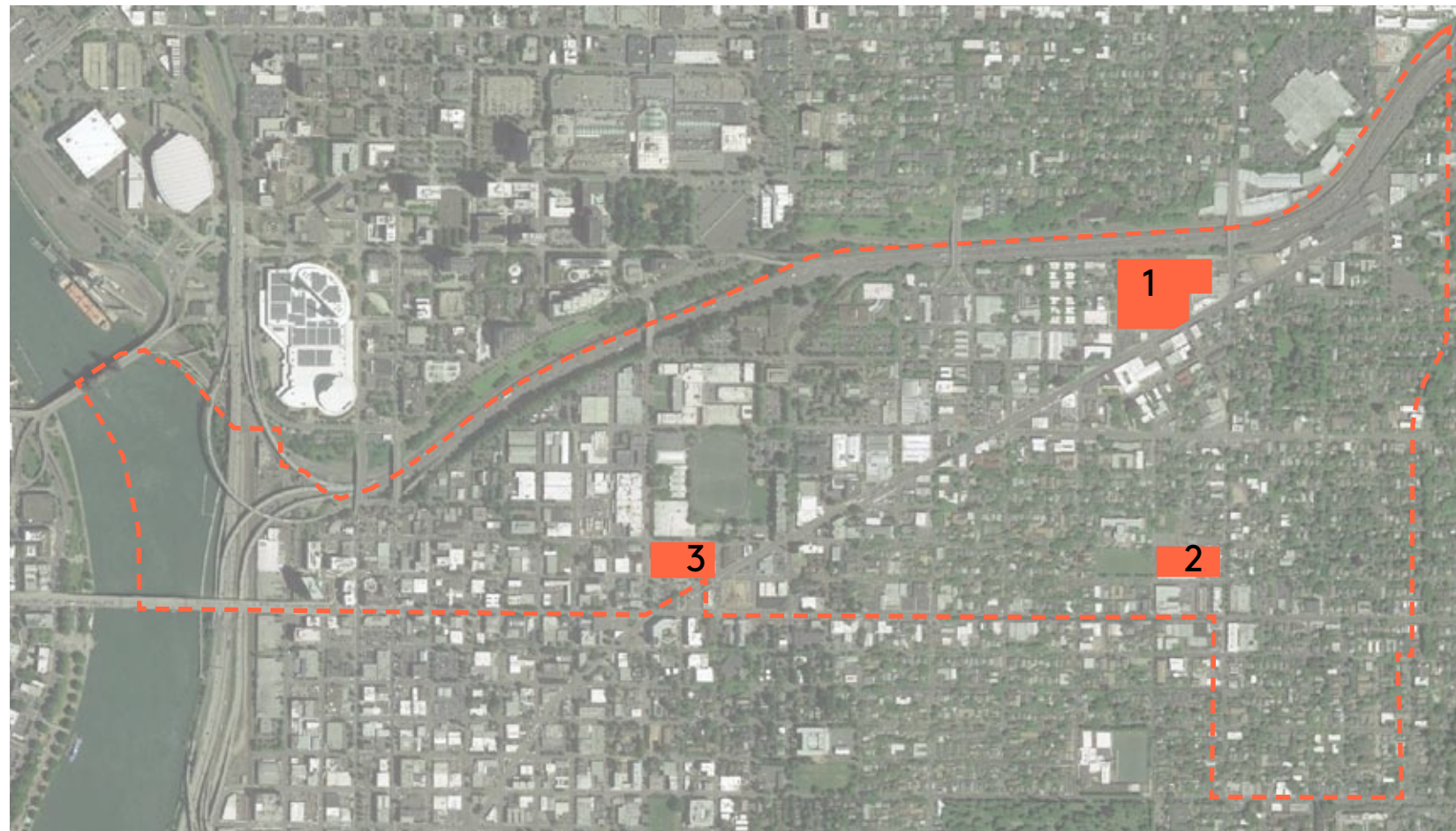


NE SANDY BLVD AND NE 28TH, 1937 CITY OF PORTLAND ARCHIVES

# 8.1 - KERN'S NEIGHBORHOOD

## LOCAL SOFT DRINK BOTTLING PLANTS

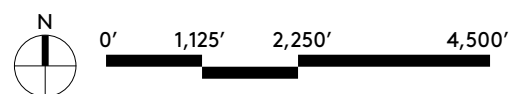
1. PEPSI-COLA BOTTLING COMPANY 1950
2. COCA-COLA BUILDING 1941
3. PORTLAND BOTTLING COMPANY 1941. ORIGINALLY PRODUCED 7-UP, RC COLA, AND OTHER BRANDS. REBRANDED AS GUAYAKI YERBAMATE BEVERAGE IN 2010



# 8.1 - KERN'S NEIGHBORHOOD

## SANDY BOULEVARD ARCHITECTURE

1. ART DECO: SANDY PLAZA BUILDING. ORIGINALLY A SALVATION ARMY BUILDING 1943
2. NOVELTY ARCHITECTURE: THE MOUNTAIN SHOP - FORMERLY KNOWN AS THE 7UP BUILDING. ORIGINALLY STEIGERWALD DAIRY COMPANY 1926
3. NOVELTY ARCHITECTURE: PIRATE'S COVE - FORMERLY KNOWN AS SANDY JUG A SODA AND LUNCHEONETTE SHOP. ORIGINALLY A TIRE SHOP 1920'S



### Kerns Neighborhood Meeting

April 18, 2018

#### PARK/PLAZA AND STREETS

- Should be community builder.
- **Would like pedestrian spaces in center of the development, even if it means sacrificing retail there**
- Like Jamison Square's water feature. Could be inspired by the gulch
- **An urban plaza may be more needed since Oregon Park is well used**
- Outdoor seating should be buffered from Sandy Blvd
- Holladay at 28th is a dangerous intersection for cyclists

#### EXISTING BUILDINGS

- **Ok with saving the Pavilion, but not necessarily passionate about it**
- Ok to take away Pavilion's existing siding
- **Most people did not like the "sidecar" barrel vaulted portion**
- Program ideas include a less fancy market than Providor, a music venue, community center (community would need to come up with an operator), and a new location for the James Beard Memorial Market.
- Neighborhood already has enough food truck pods

#### HEIGHT

- **Put height on freeway side**

#### STYLE

- Should be cohesive style for the development. Could pick up on patterns of the pavilion.
- **Some don't like "Jetsons" feel for whole development, and neighborhood is not midcentury.**
- One person liked the residentially-inspired office building across 25th
- **Do not want a glass tower**

#### OVERALL USES

- "Community mix", with mixed-use and mixed-incomes
- **Senior housing, childcare, small retail, live/work, medical office building, maybe other office, music venue, community plays**
- Not a grocery store or Target, but maybe a convenience store
- Don't need more bars
- Range of unit sizes
- Don't want NW Portland shopping center feeling (NW 21st/23rd)

### Sullivan's Gulch Neighborhood Meeting

June 21, 2018

#### SANDY BOULEVARD

- Anything that lightens up Sandy, greens it up, is good
- Sandy is going through a metamorphosis and transforming

#### EXISTING BUILDINGS

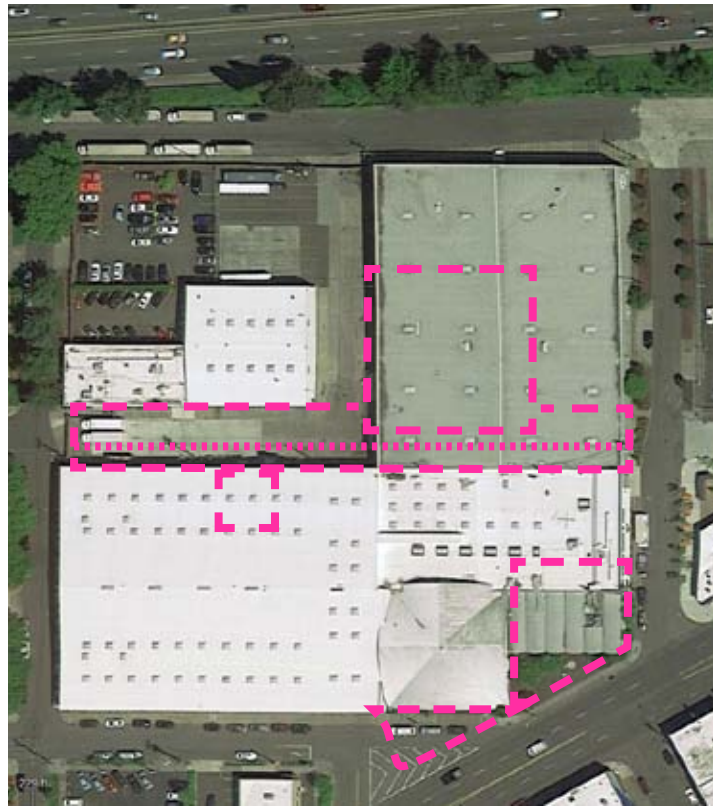
- **Support keeping the pavilion**
- Curves are a nice contrast to typical rectangular architecture
- **Low rise of pavilion brings nice variation to future build-out of Sandy**

#### OVERALL USES

- Theater group or art co-op
- Community center or flexible community space, not just outdoors, place to gather when the weather is bad
- **Food based retail (like Isabel's; Revolution Hall); maybe food carts or urban winery/brewery**
- Childcare
- **Very little for water play on the East side, would like to see something like a Jamison Square**
- Would like to see more family units in the apartments

# 8.3 - OPEN SPACE COMPARISON

PEPSI BLOCKS



PARK



TANNER SPRINGS PARK

WOONERF / PARK + WOONERF



PELTON APARTMENTS

PLAZA

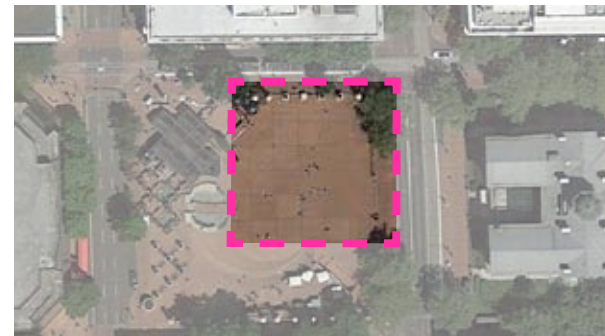


DIRECTOR PARK

POINT



SE SANDY BLVD + SE OAK ST



PIONEER SQUARE



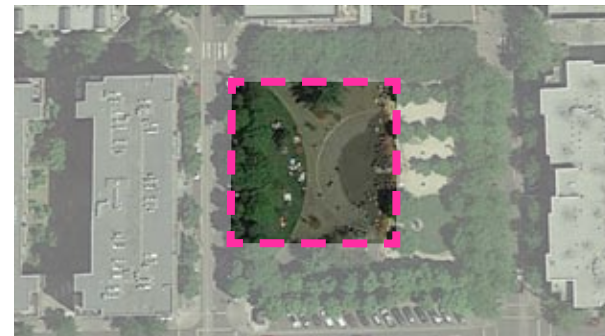
NW IRVING STREET



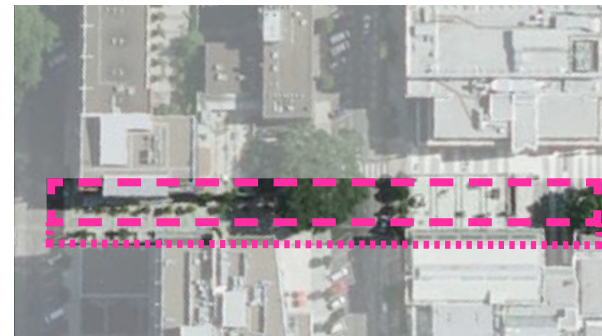
HOLMAN POCKET PARK



NE SANDY BLVD + NE 21ST AVE



JAMISON SQUARE



SW MADISON STREET



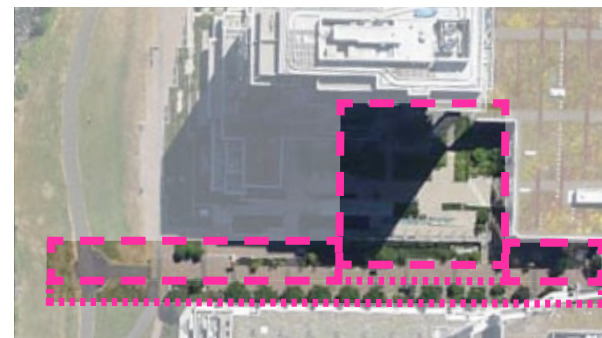
IVON STREET PARK



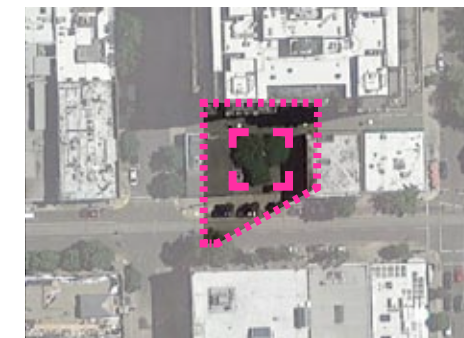
NE SANDY BLVD + NE 24TH ST



PSU URBAN CENTER PLAZA

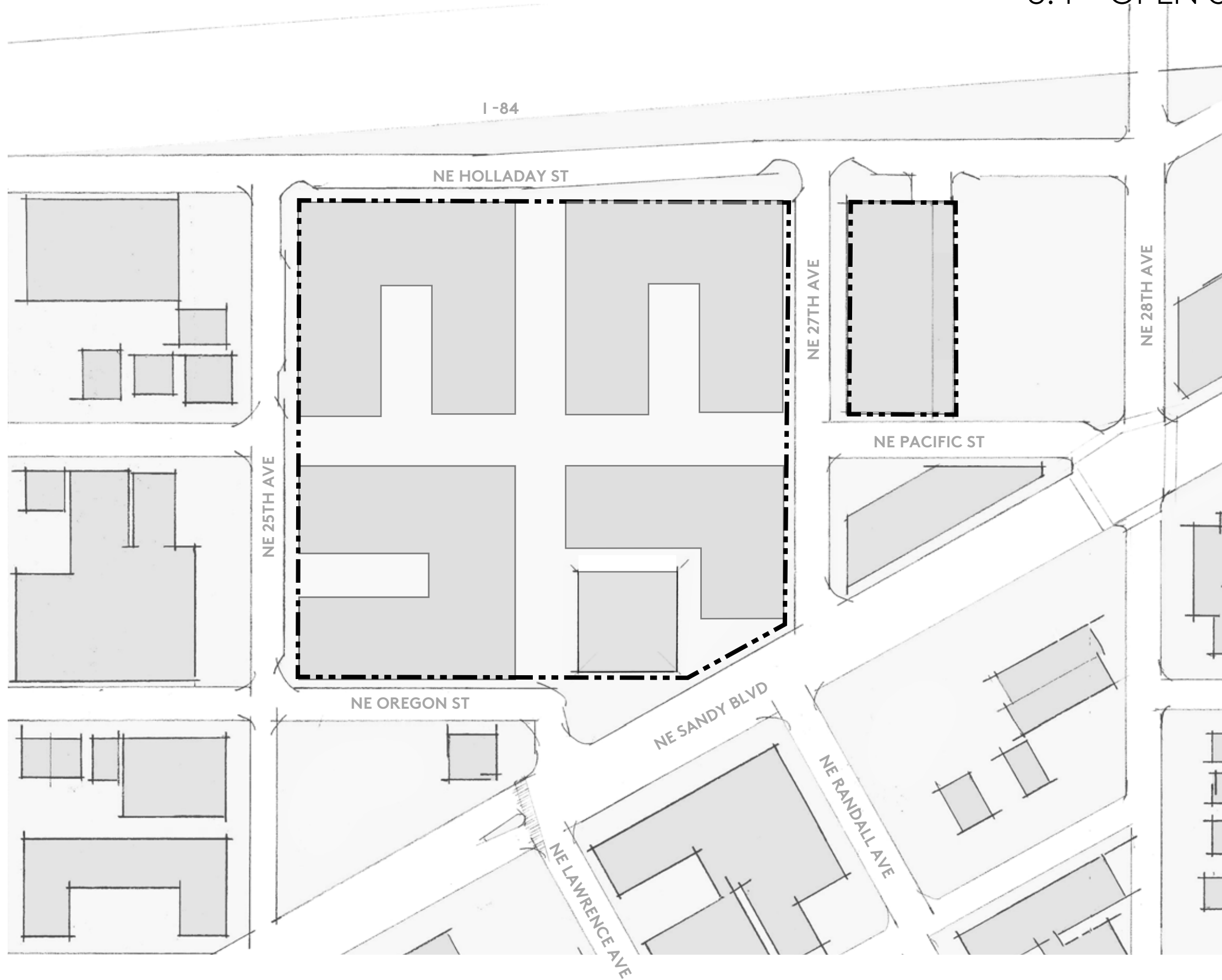


SW PENNOYER GREEN STREET



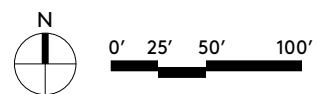
PEARL PLAZA ON 10TH

# 8.4 - OPEN SPACE & CAPACITY STUDIES

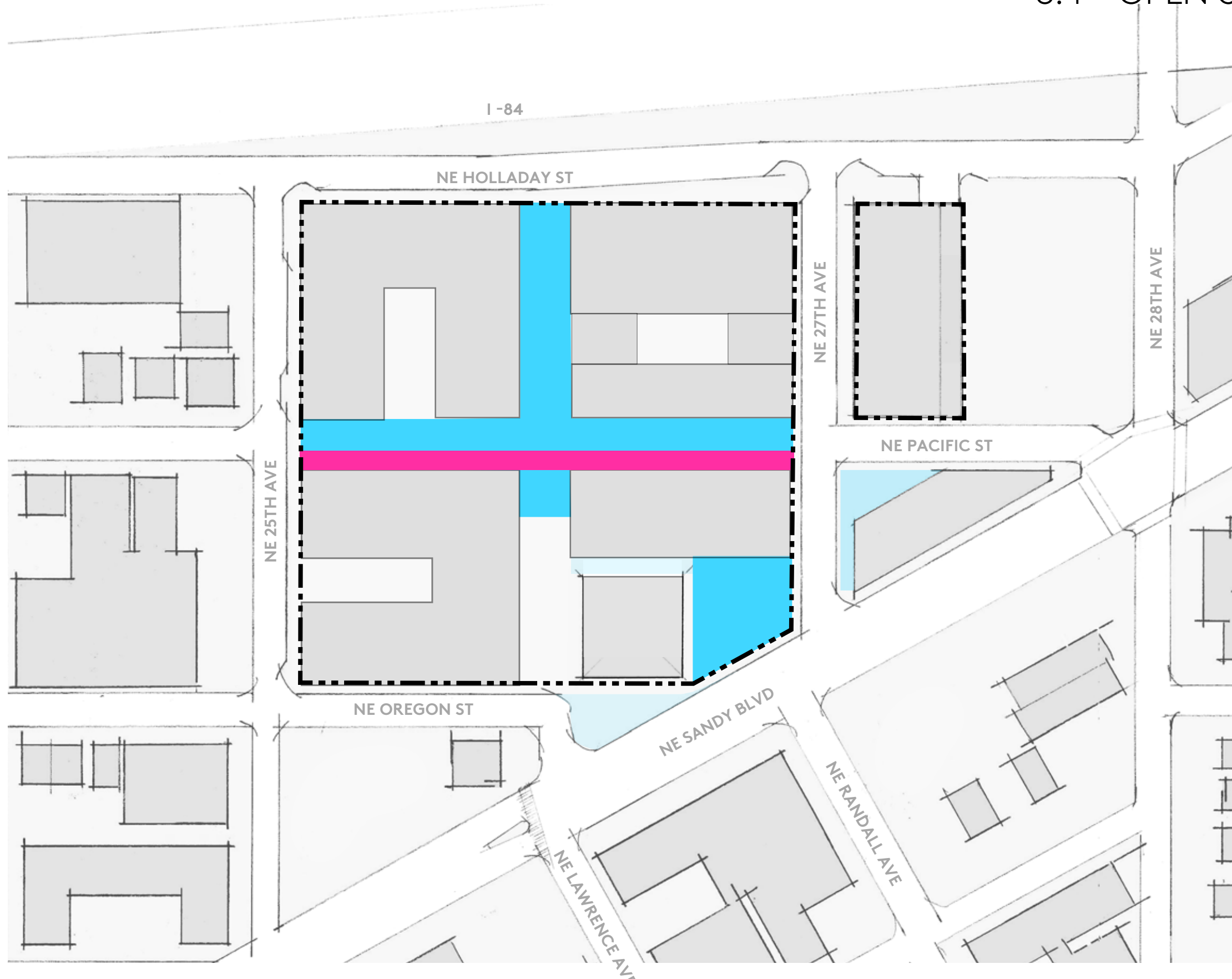


FOUR PORTLAND BLOCKS  
NO PLANNED DEVELOPMENT

**DEVELOPMENT SUMMARY**  
**779,832** TOTAL AREA  
**3.6** FAR



# 8.4 - OPEN SPACE & CAPACITY STUDIES



### LEGEND

- REQUIRED OPEN SPACE - PART OF 15% CALC.
- ADJACENT OPEN SPACE
- PEDESTRIAN DEDICATION WITHIN VACATED PACIFIC STREET, EXACT LOCATION TO BE DETERMINED

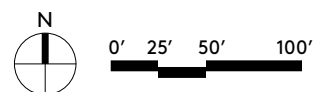
FOUR PORTLAND  
BLOCKS A

### OPEN SPACE SUMMARY

**216,620** SITE AREA  
**32,493** 15% OPEN SPACE REQUIREMENT  
**34,114** PROVIDED OPEN SPACE

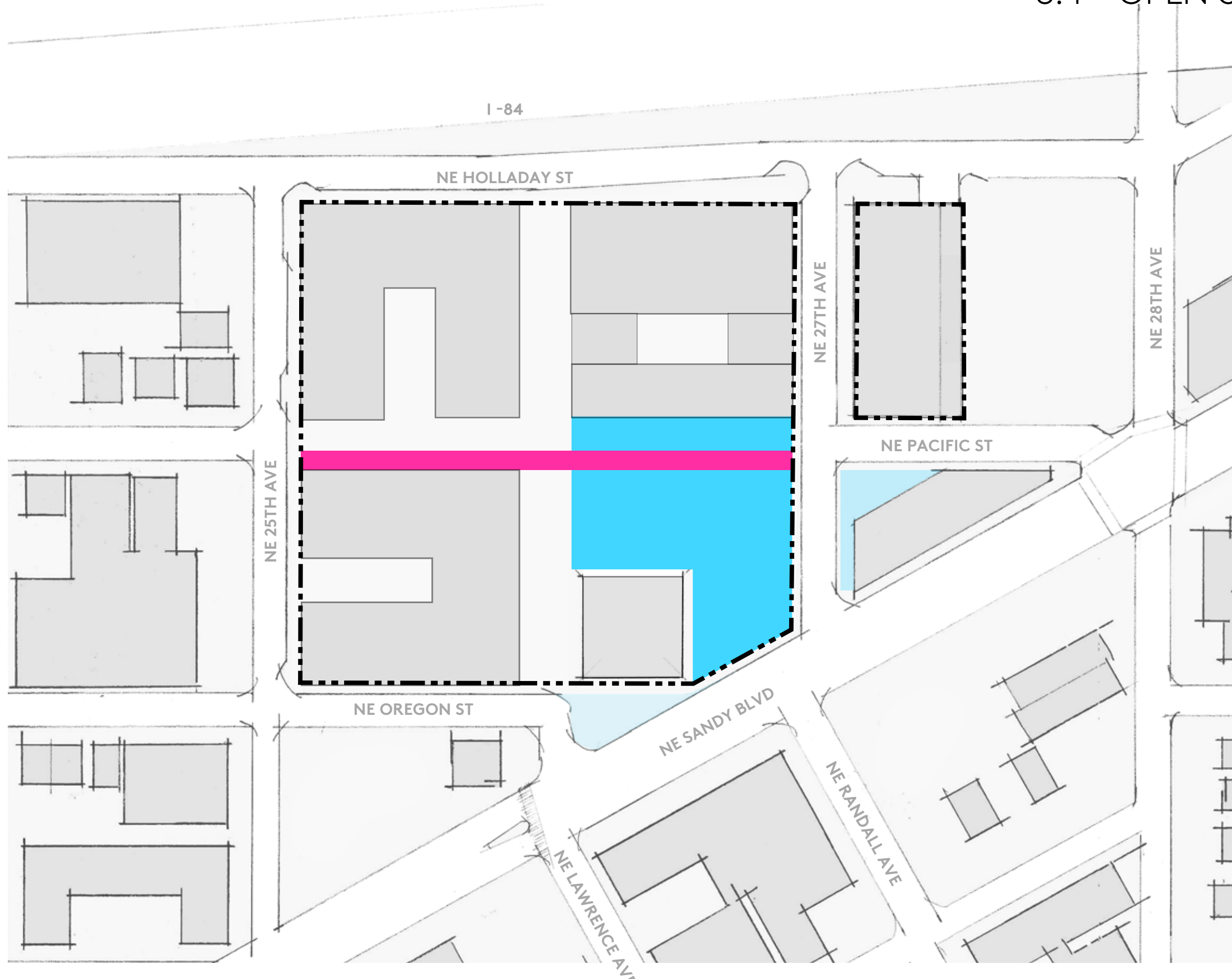
### DEVELOPMENT SUMMARY

**27,586** TOTAL AREA  
**4.2** FAR





# 8.4 - OPEN SPACE & CAPACITY STUDIES



## LEGEND

- REQUIRED OPEN SPACE - PART OF 15% CALC.
- ADJACENT OPEN SPACE
- PEDESTRIAN DEDICATION WITHIN VACATED PACIFIC STREET, EXACT LOCATION TO BE DETERMINED

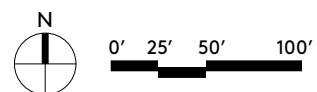
## FOUR PORTLAND BLOCKS B

### SUMMARY

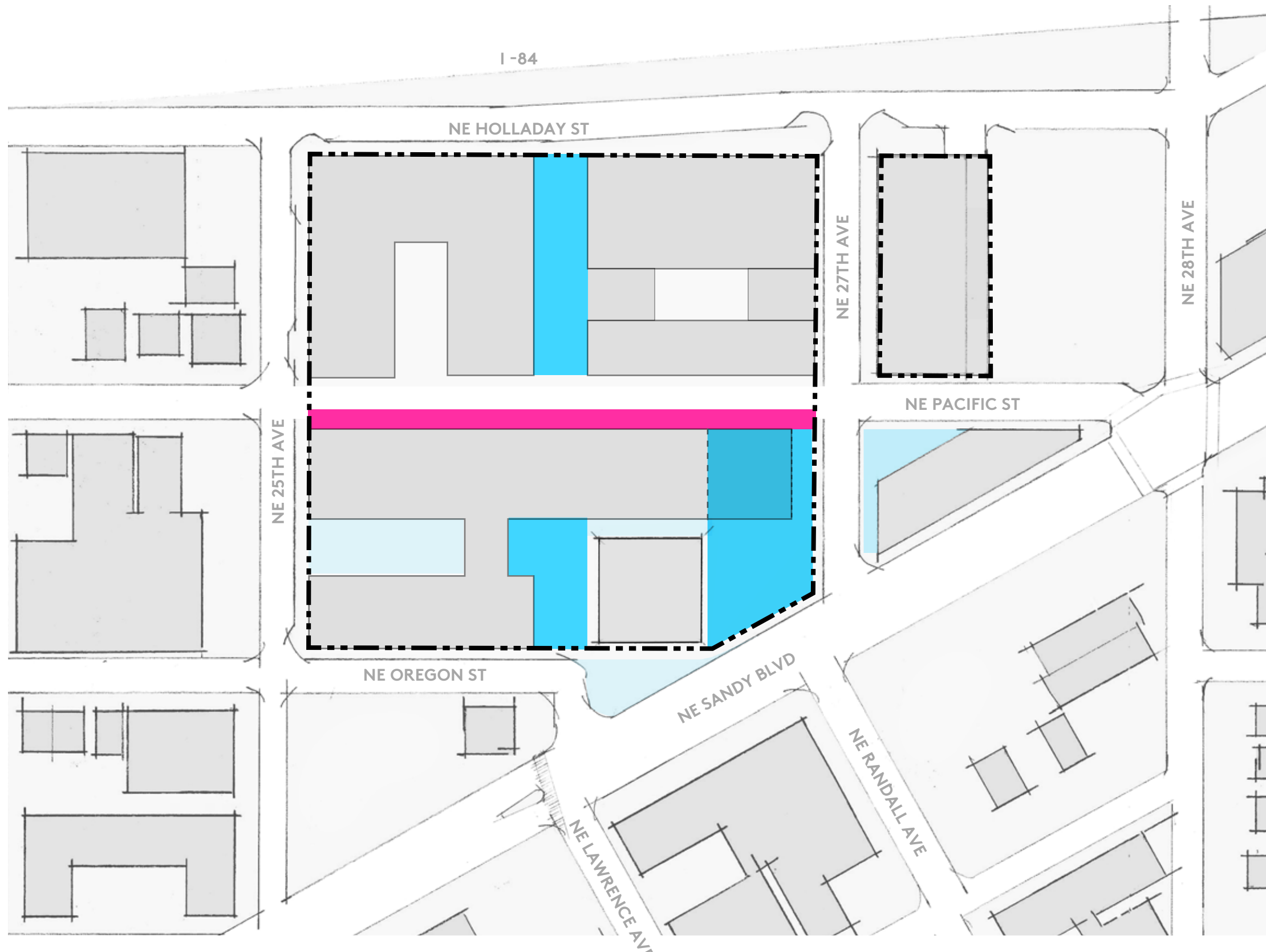
**216,620** SITE AREA  
**32,493** 15% OPEN SPACE REQUIREMENT  
**35,347** PROVIDED OPEN SPACE

### DEVELOPMENT SUMMARY

**822,150** TOTAL AREA  
**3.7** FAR



# 8.4 - OPEN SPACE & CAPACITY STUDIES



## LEGEND

- REQUIRED OPEN SPACE - PART OF 15% CALC.
- ADJACENT OPEN SPACE
- PEDESTRIAN DEDICATION WITHIN VACATED PACIFIC STREET, EXACT LOCATION TO BE DETERMINED

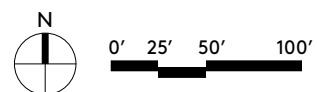
## SANDY OPEN SPACE

### SUMMARY

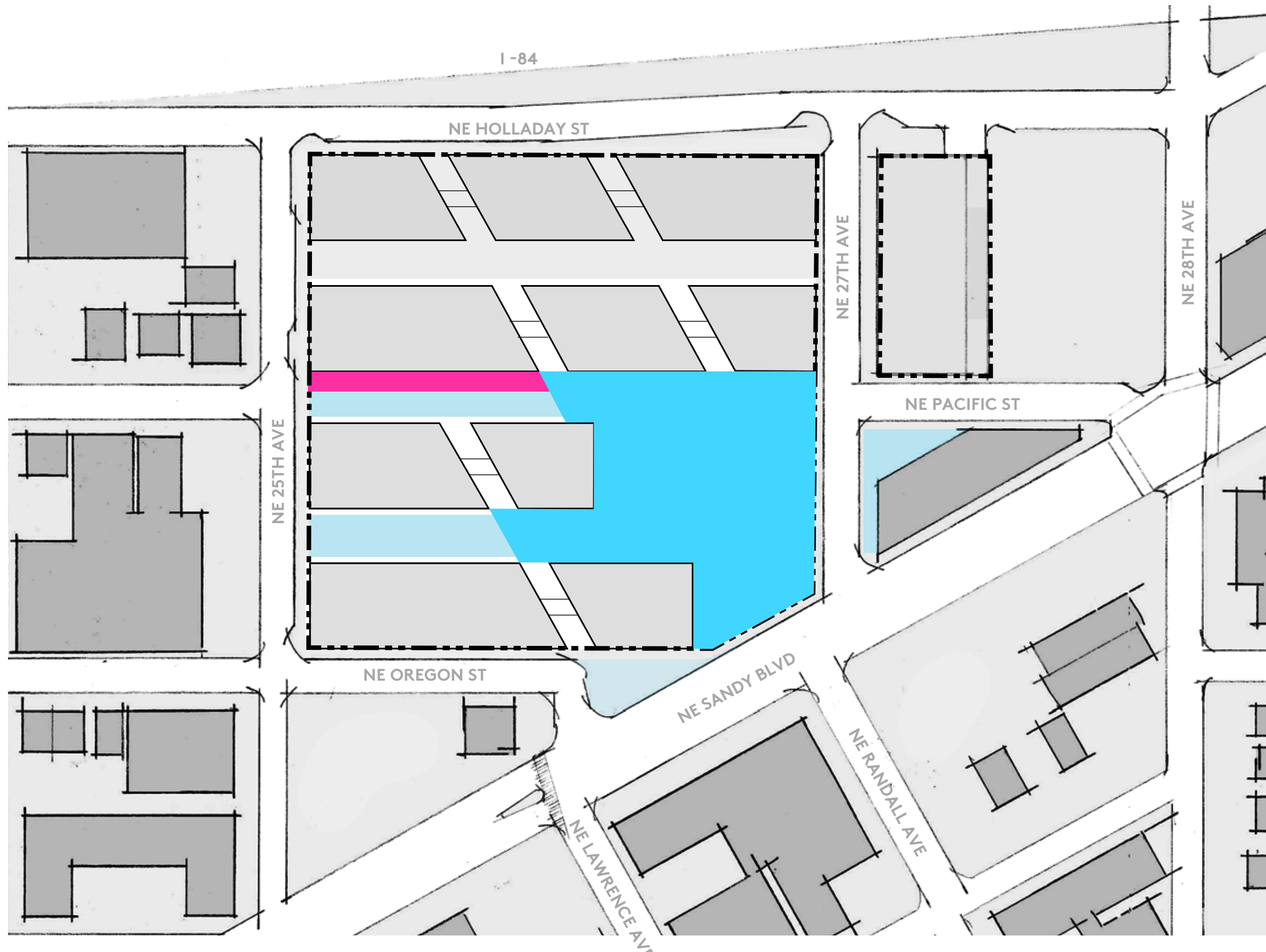
**216,620** SITE AREA  
**32,493** 15% OPEN SPACE REQUIREMENT  
**33,860** PROVIDED OPEN SPACE

### DEVELOPMENT SUMMARY

**925,602** TOTAL AREA  
**4.1** FAR



# 8.4 - OPEN SPACE & CAPACITY STUDIES



### LEGEND

- REQUIRED OPEN SPACE - PART OF 15% CALC.
- ADJACENT OPEN SPACE
- PEDESTRIAN DEDICATION WITHIN VACATED PACIFIC STREET, EXACT LOCATION TO BE DETERMINED

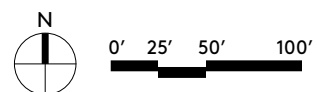
### LINEAR OPEN SPACE

#### SUMMARY

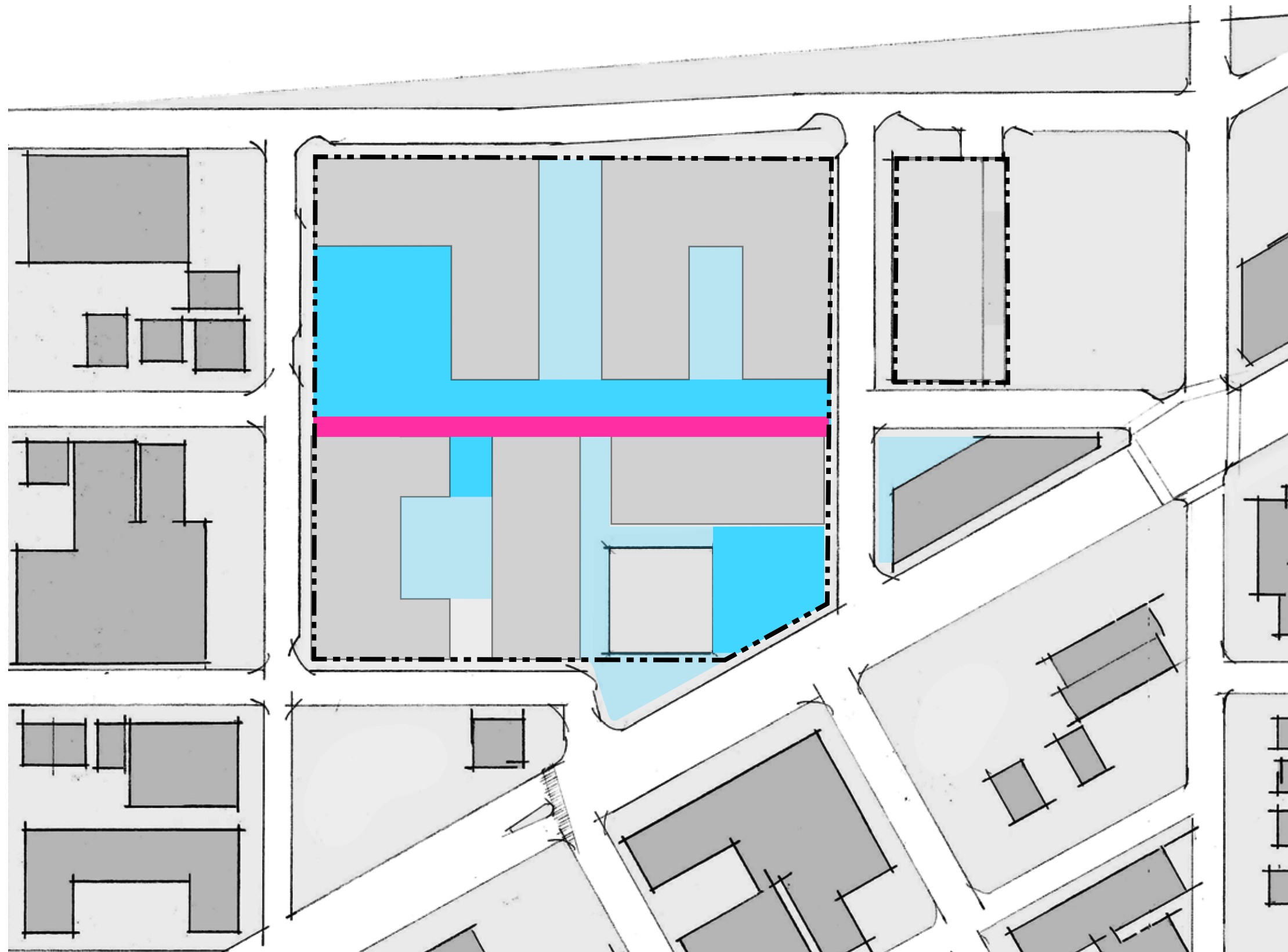
**216,620** SITE AREA  
**32,493** 15% OPEN SPACE REQUIREMENT  
**33,547** PROVIDED OPEN SPACE

#### DEVELOPMENT SUMMARY

**925,602** TOTAL AREA  
**3.8** FAR



# 8.4 - OPEN SPACE & CAPACITY STUDIES



## LEGEND

- REQUIRED OPEN SPACE - PART OF 15% CALC.
- ADJACENT OPEN SPACE
- PEDESTRIAN DEDICATION WITHIN VACATED PACIFIC STREET, EXACT LOCATION TO BE DETERMINED

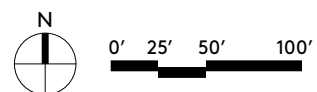
## ELEVATED PARK

### SUMMARY

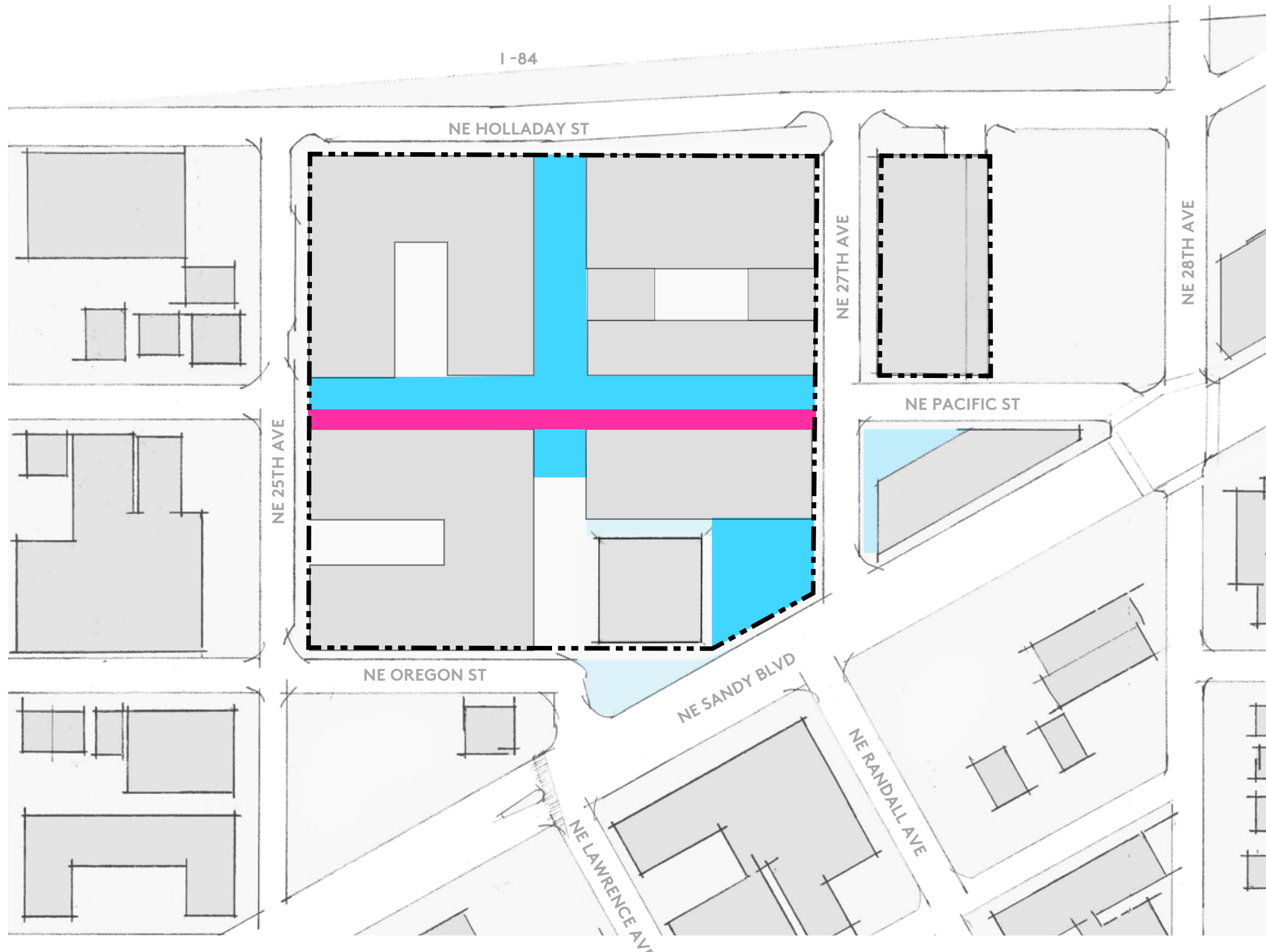
**216,620** SITE AREA  
**32,493** 15% OPEN SPACE REQUIREMENT  
**40,000** PROVIDED OPEN SPACE

### DEVELOPMENT SUMMARY

**925,602** TOTAL AREA  
**3.9** FAR



# 8.4 - OPEN SPACE & CAPACITY STUDIES



### LEGEND

- REQUIRED OPEN SPACE - PART OF 15% CALC.
- ADJACENT OPEN SPACE
- PEDESTRIAN DEDICATION WITHIN VACATED PACIFIC STREET, EXACT LOCATION TO BE DETERMINED

FOUR PORTLAND  
BLOCKS A

### OPEN SPACE SUMMARY

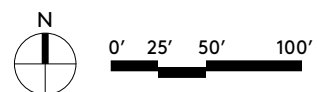
**216,620** SITE AREA  
**32,493** 15% OPEN SPACE REQUIREMENT

**34,114** PROVIDED OPEN SPACE

### DEVELOPMENT SUMMARY

**27,586** TOTAL AREA

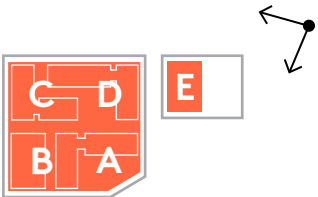
**4.2** FAR



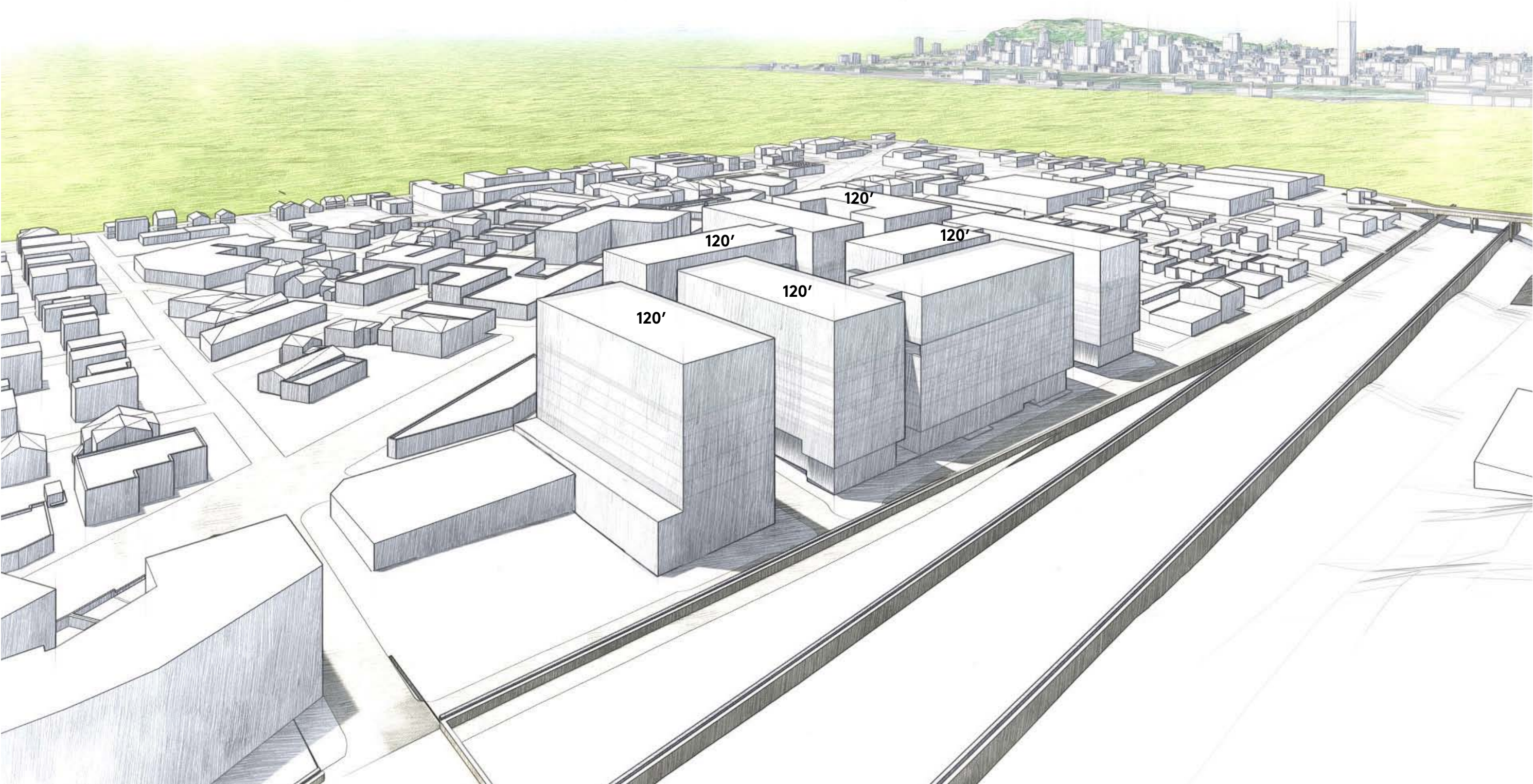
# 8.5 - HEIGHT & MASSING - MAX BUILDING HEIGHT ALLOWED WITH PD BONUS



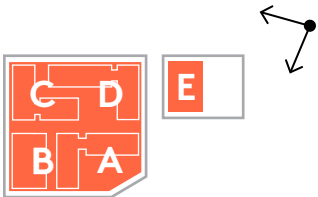
VIEW ABOVE I-84 LOOKING SOUTHWEST



8.5 - HEIGHT & MASSING - 120' ALLOWED WITH EXISTING CONDITIONS

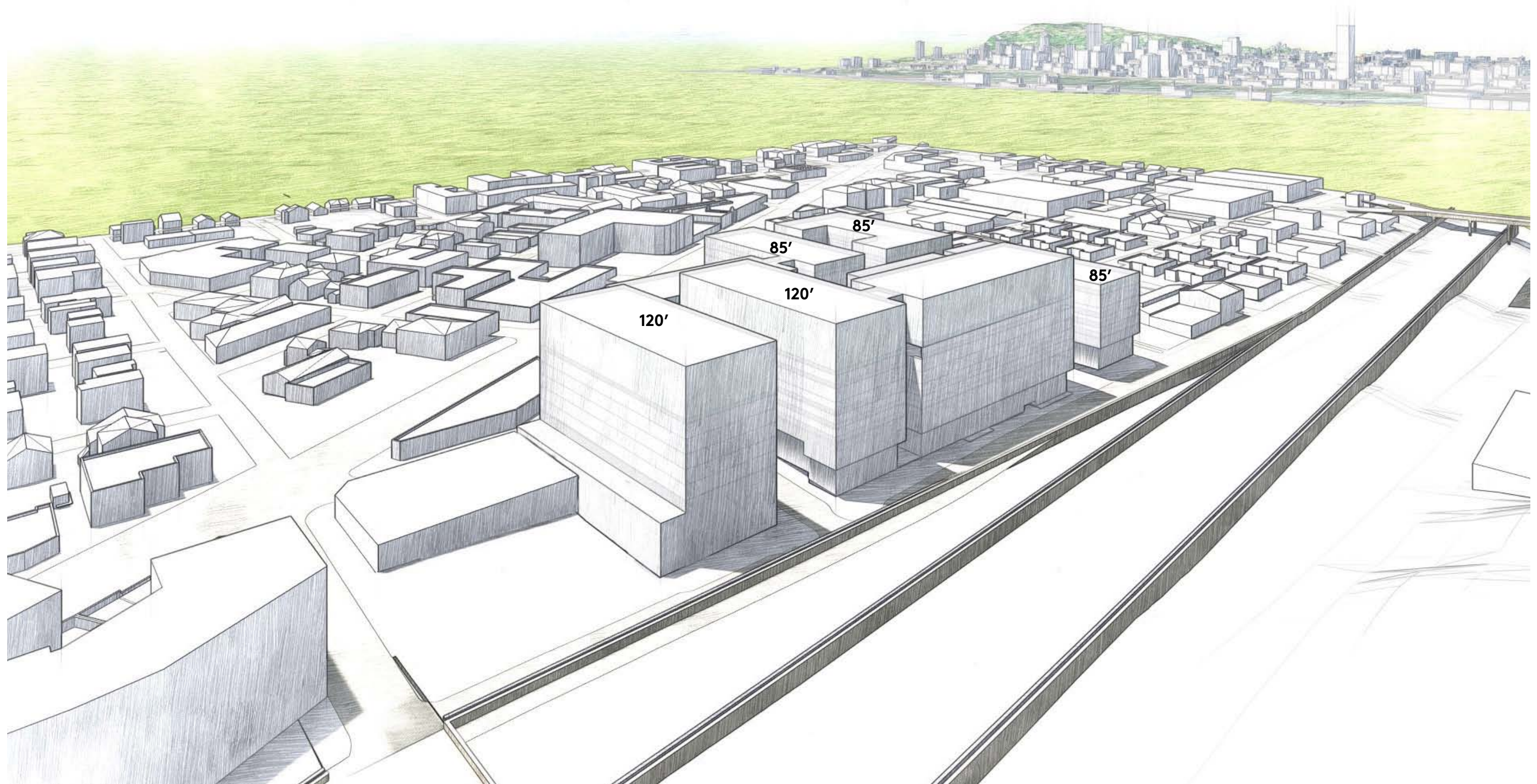


VIEW ABOVE I-84 LOOKING SOUTHWEST

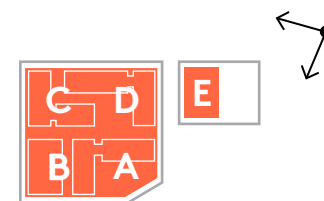


# 8.5 - HEIGHT & MASSING - PROPOSED

35' PAVILION  
85' BUILDINGS A, B, C  
120' BUILDINGS D, E

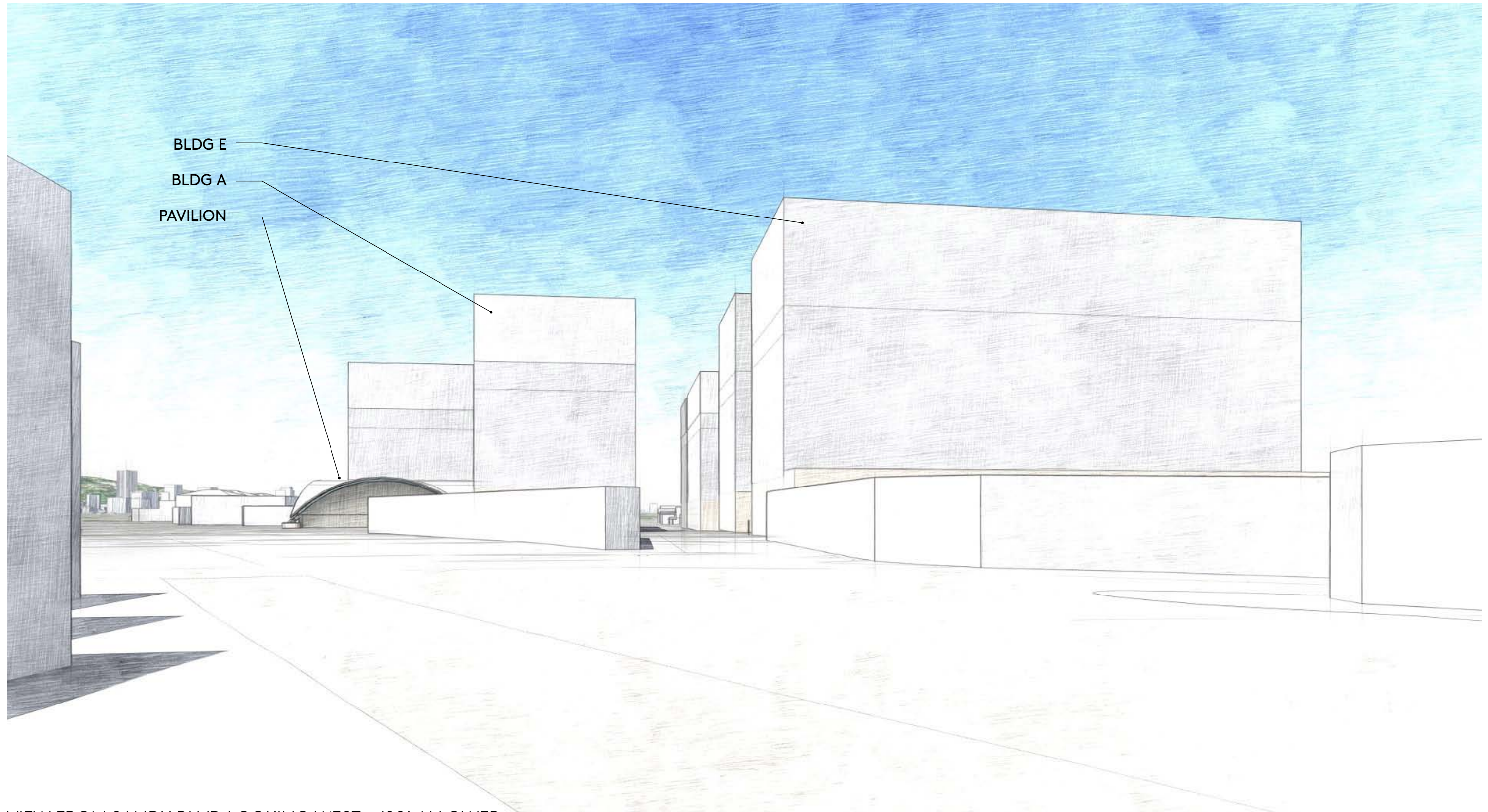


VIEW ABOVE I-84 LOOKING SOUTHWEST

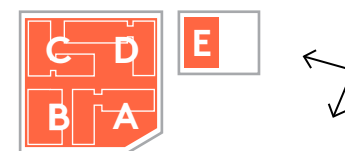




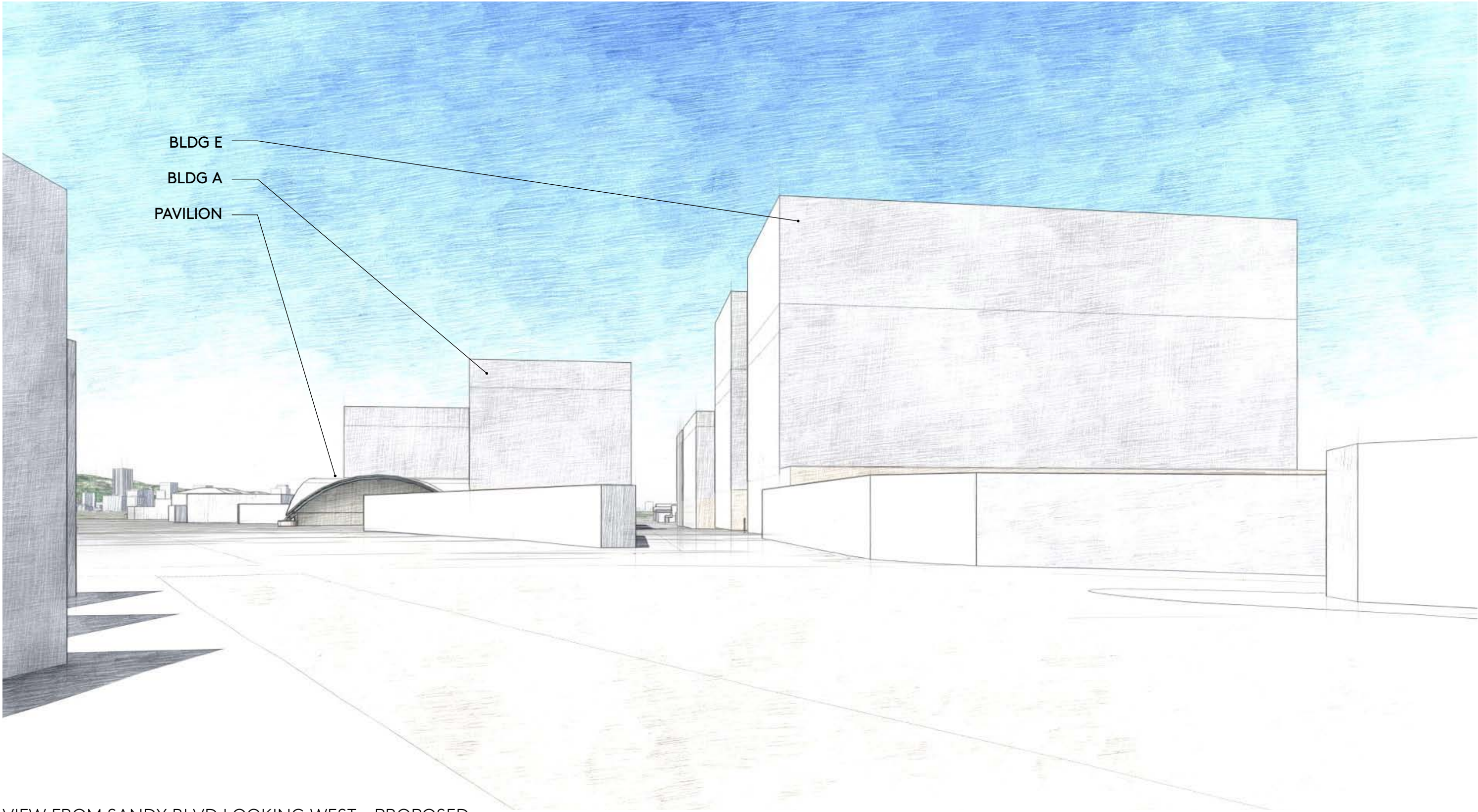
# 8.5 - HEIGHT & MASSING - 120' ALLOWED



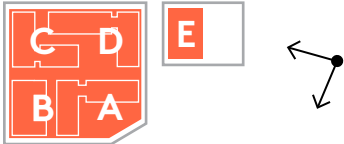
VIEW FROM SANDY BLVD LOOKING WEST - 120' ALLOWED



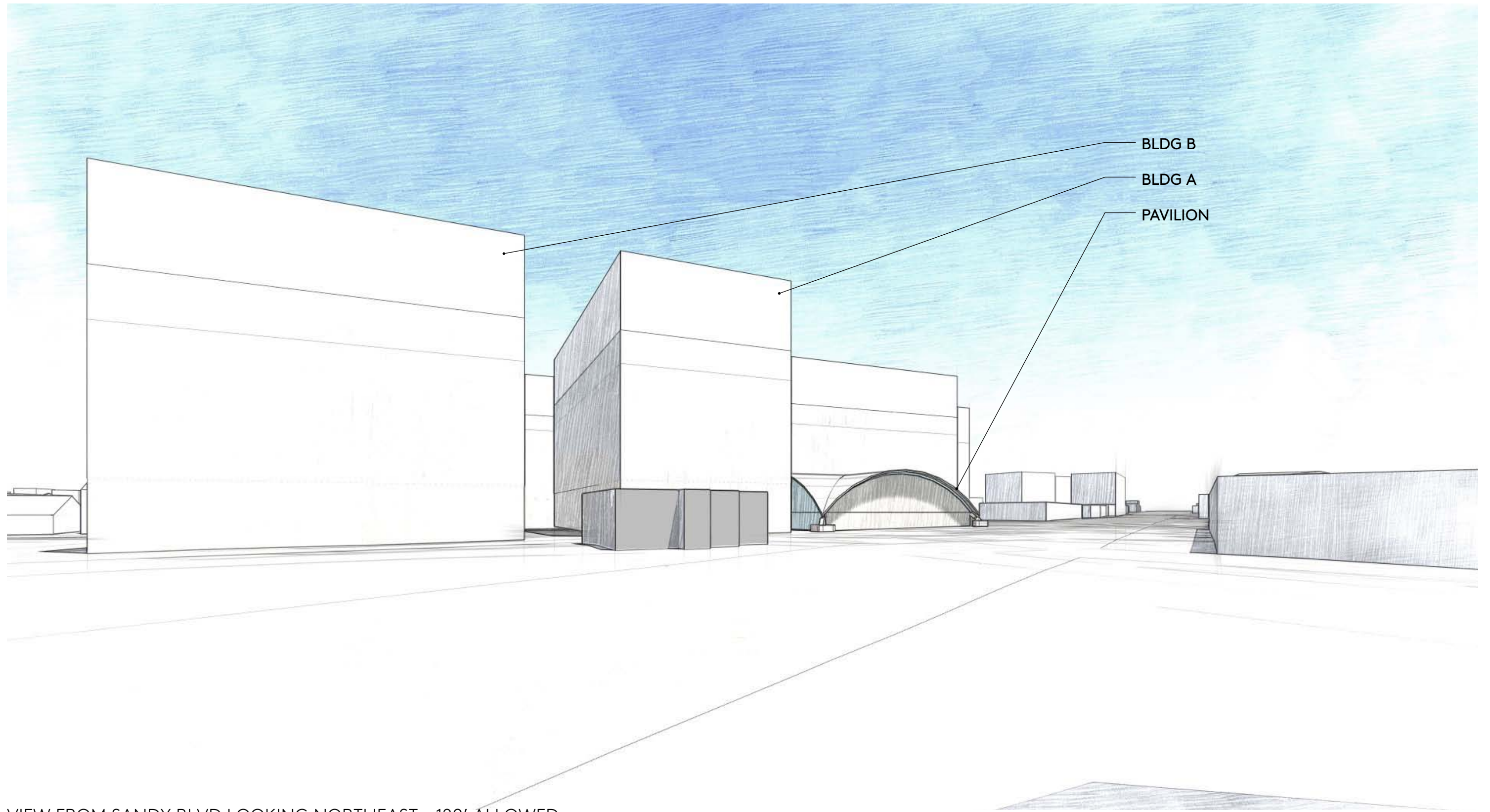
8.5 - HEIGHT & MASSING - 35', 85', 120' PROPOSED



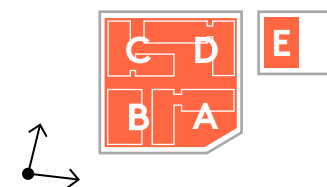
VIEW FROM SANDY BLVD LOOKING WEST - PROPOSED



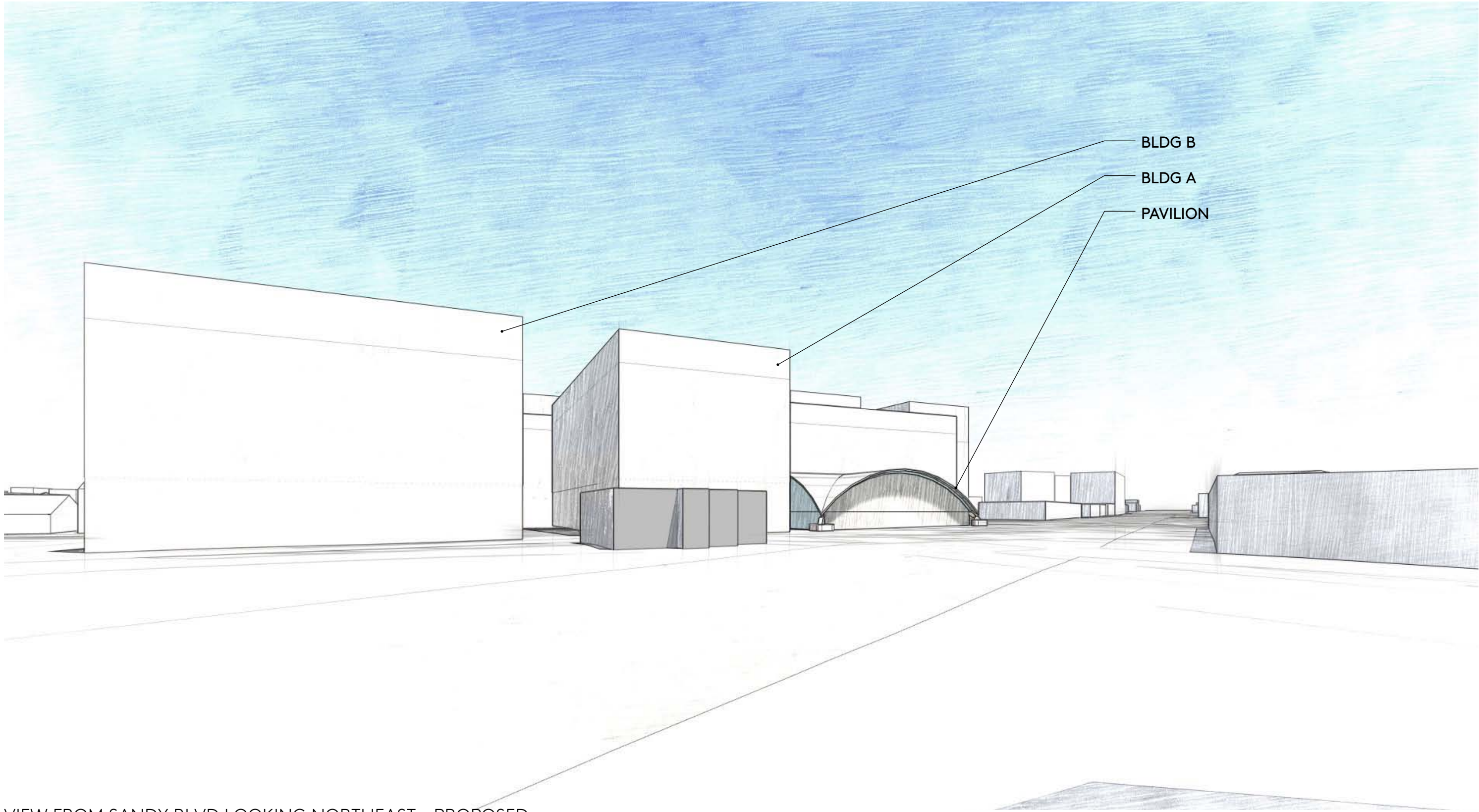
# 8.5 - HEIGHT & MASSING - 120' ALLOWED



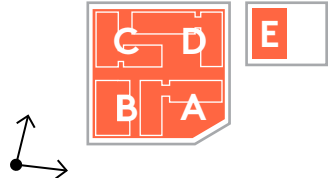
VIEW FROM SANDY BLVD LOOKING NORTHEAST - 120' ALLOWED



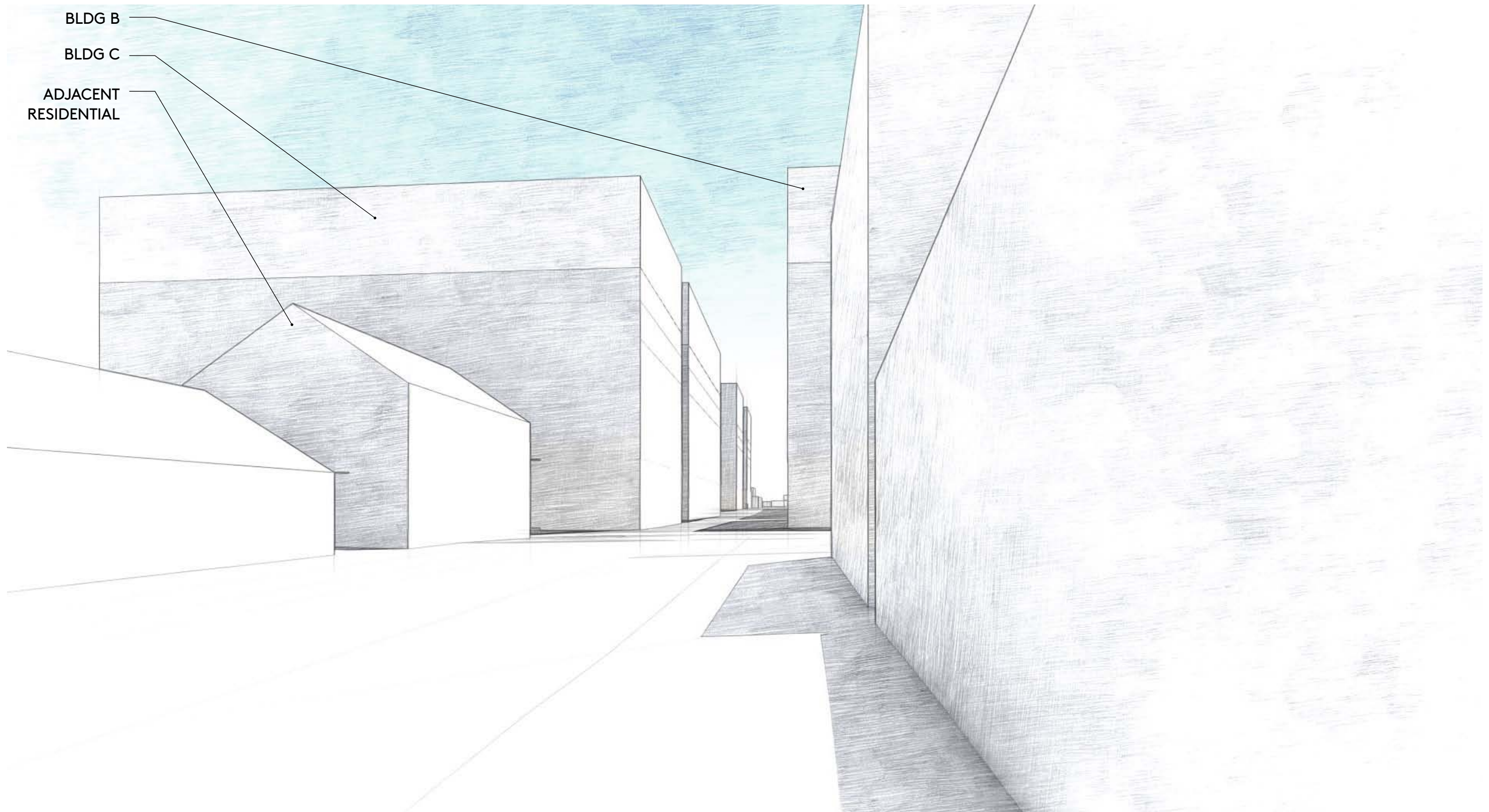
8.5 - HEIGHT & MASSING - 35', 85', 120' PROPOSED



VIEW FROM SANDY BLVD LOOKING NORTHEAST - PROPOSED



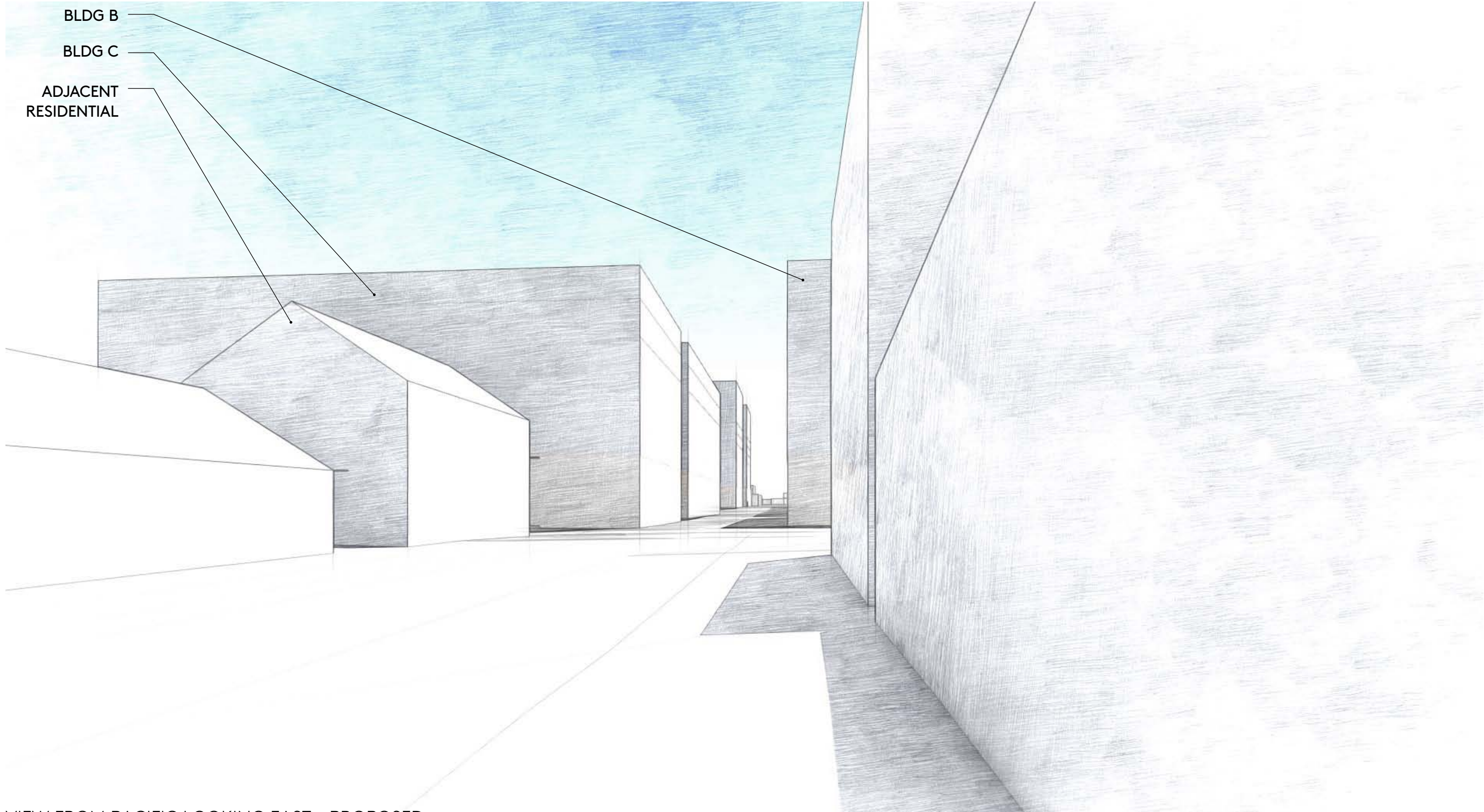
# 8.5 - HEIGHT & MASSING - 120' ALLOWED



VIEW FROM PACIFIC LOOKING EAST - 120' ALLOWED



8.5 - HEIGHT & MASSING - 35', 85', 120' PROPOSED



VIEW FROM PACIFIC LOOKING EAST - PROPOSED



# 8.6 - SUN & SHADOW STUDIES

[REQUIRED PER 33.854.250 A.2]

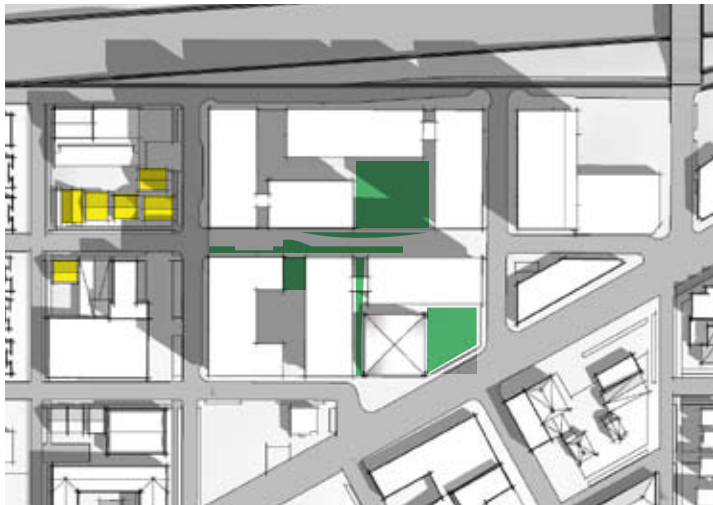
9 AM

12 PM

3 PM



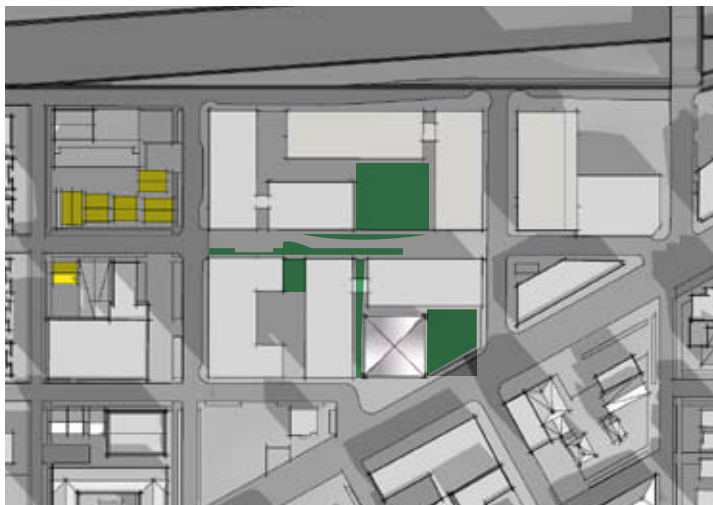
JUNE 21



MAR 21 / SEPT 21

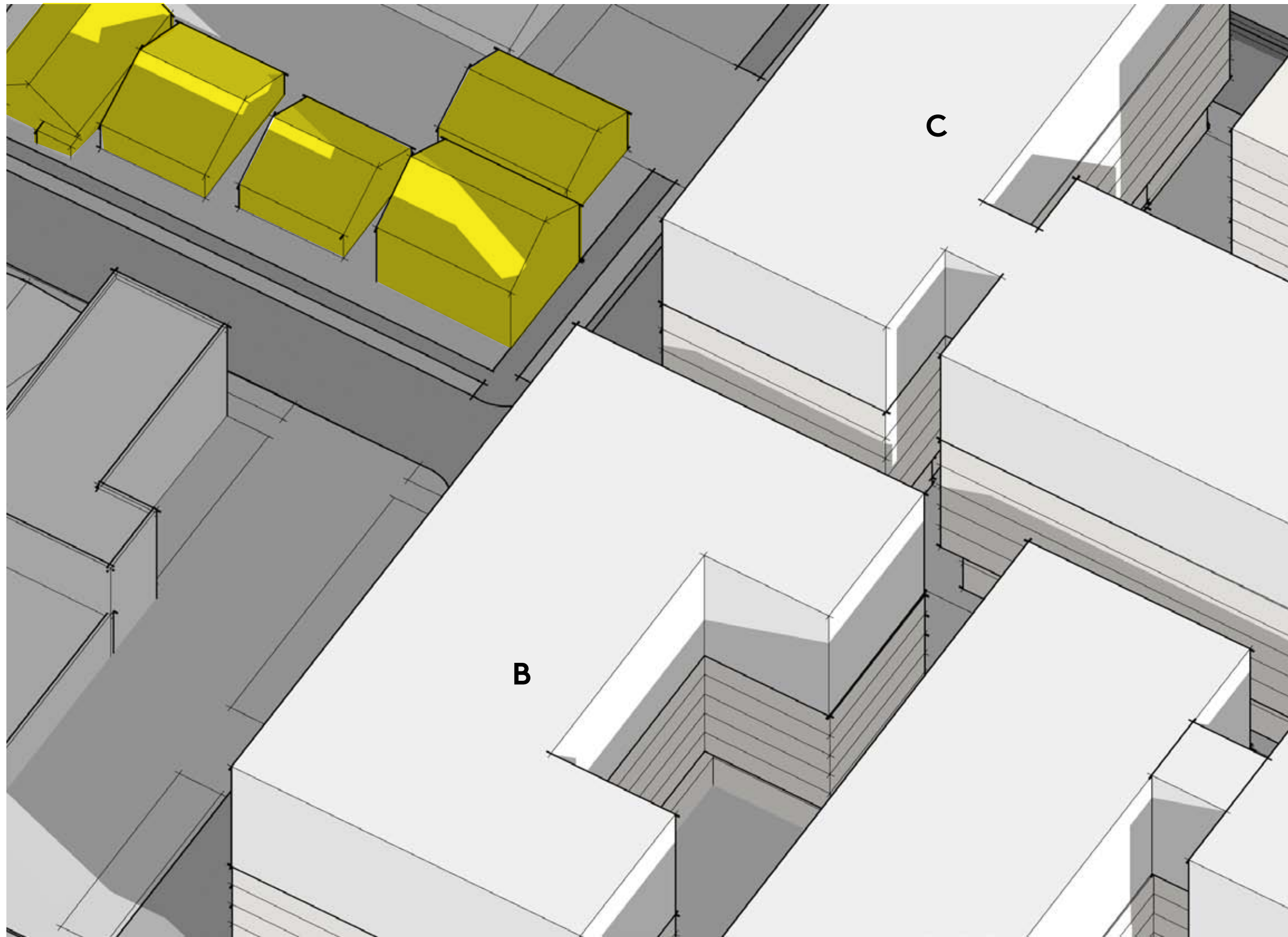
### LEGEND

- RESIDENTIAL
- OPEN SPACE



DEC 21

# 8.6 - SUN & SHADOW STUDIES - ADJACENT RESIDENTIAL SUN STUDY - 25TH AVE.



**PD ALLOWED 120'-0"**

MARCH 21 ST

8 AM

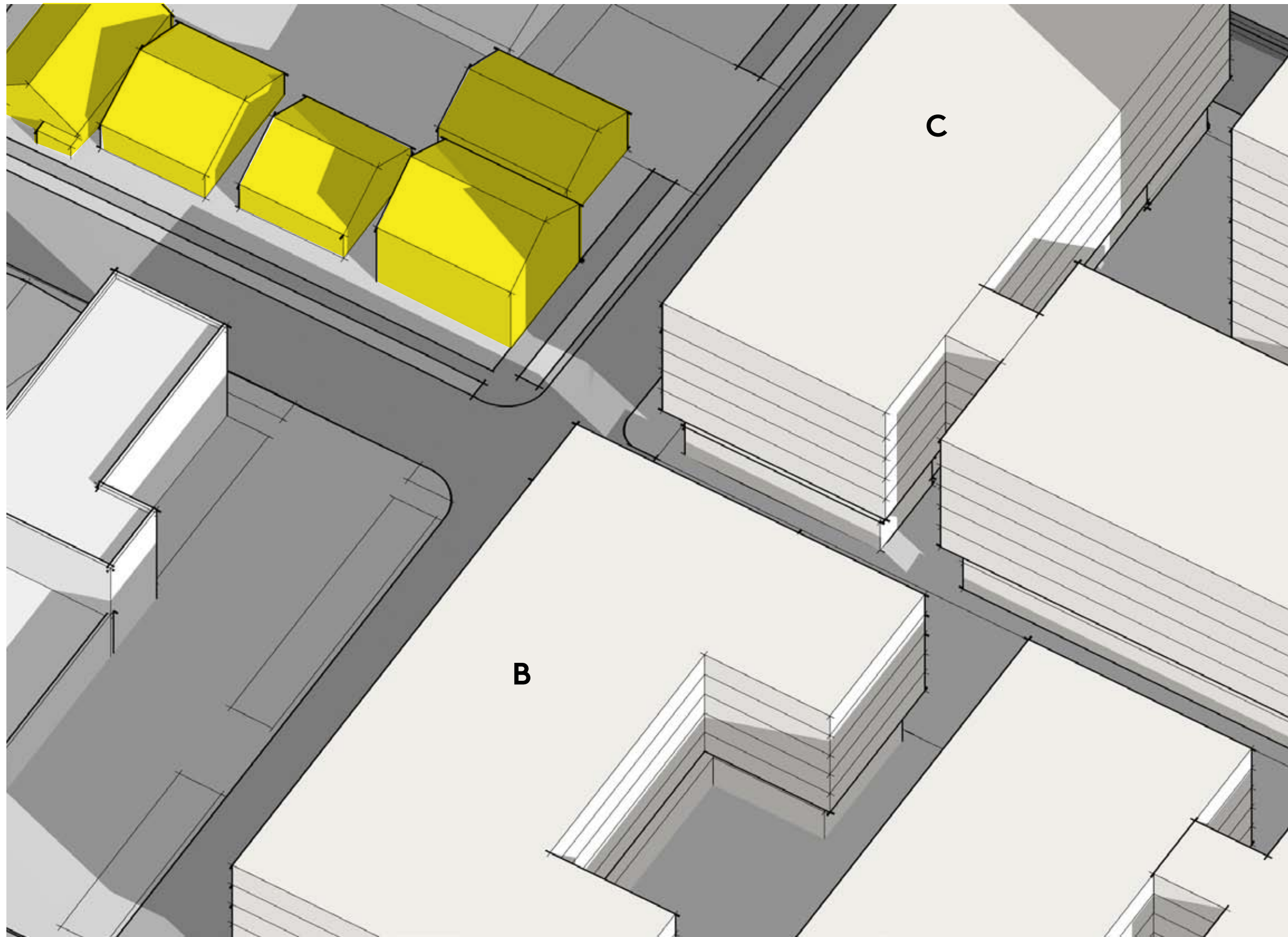
### LEGEND

■ RESIDENTIAL





# 8.6 - SUN & SHADOW STUDIES - ADJACENT RESIDENTIAL SUN STUDY - 25TH AVE.



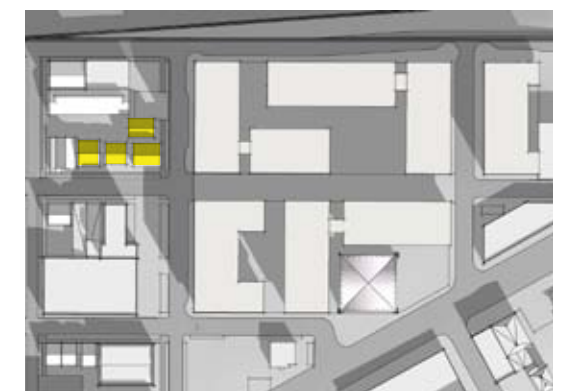
**PROPOSED 87'-0"**

MARCH 21 ST

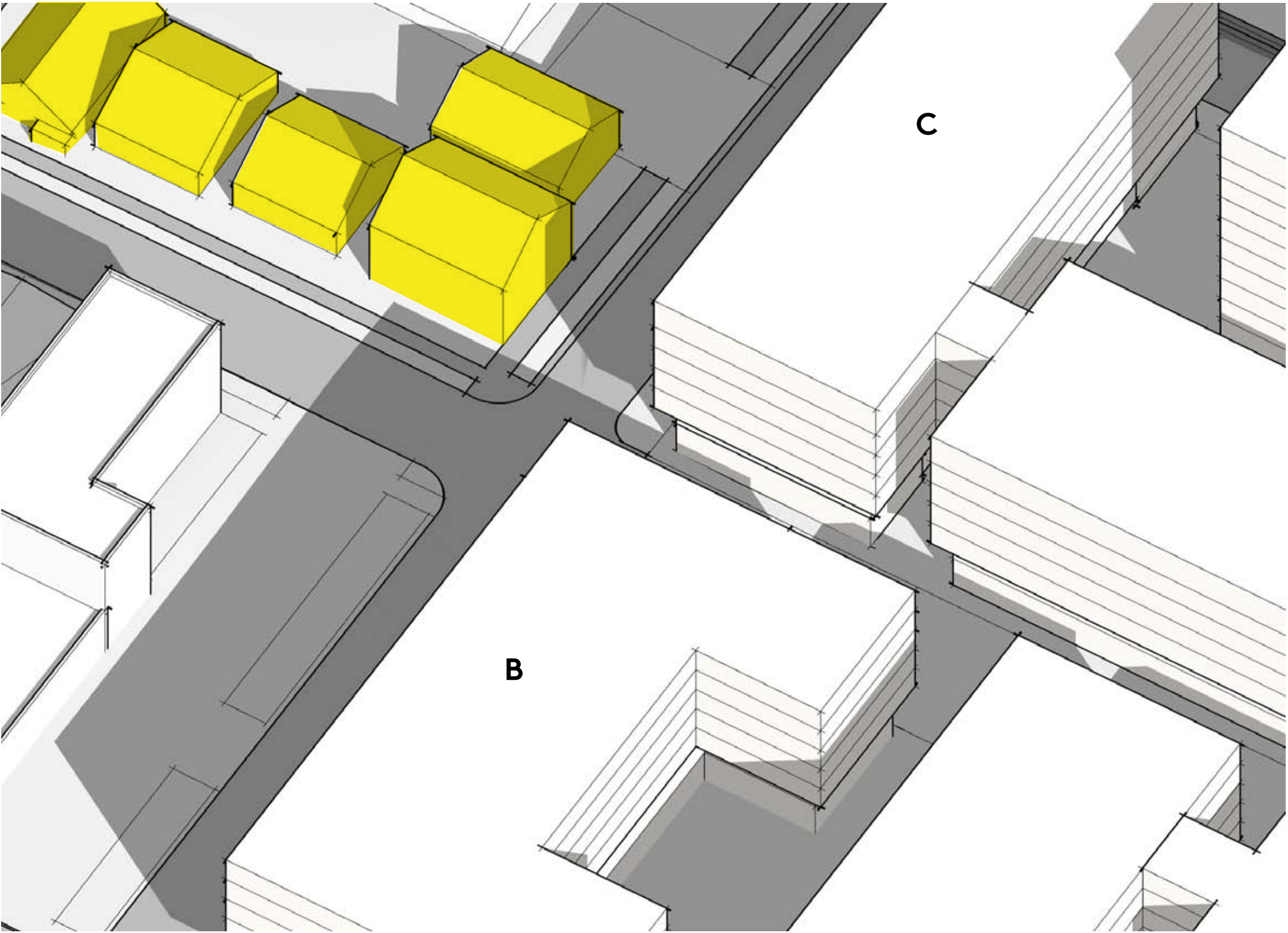
8 AM

### LEGEND

■ RESIDENTIAL



8.6 - SUN & SHADOW STUDIES - ADJACENT RESIDENTIAL SUN STUDY - 25TH AVE.



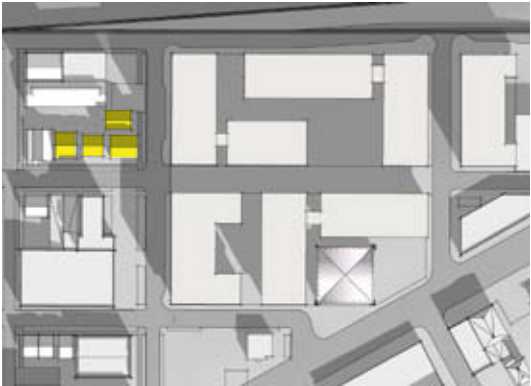
**PROPOSED 87'-0"**

MARCH 21 ST

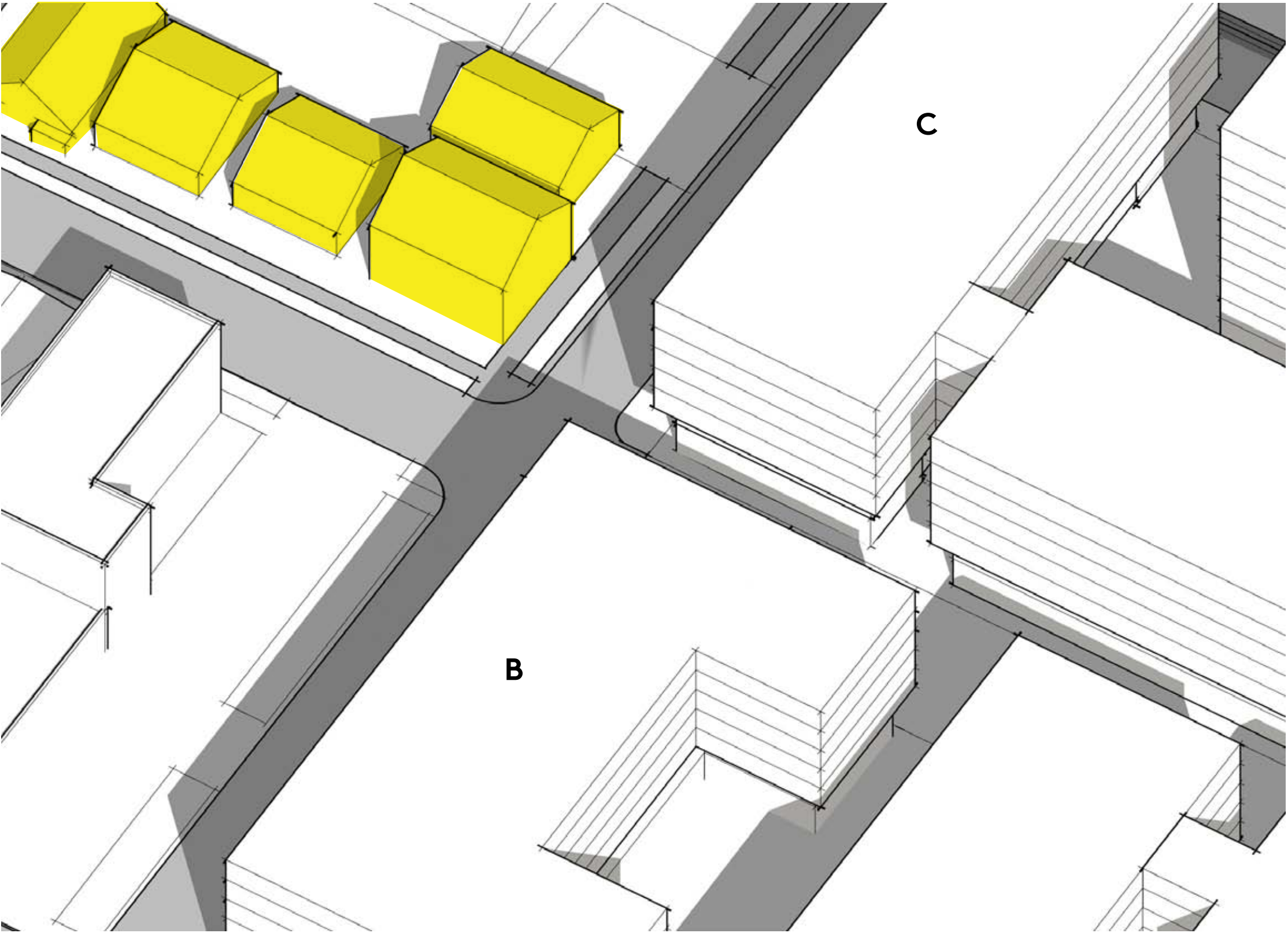
9 AM

**LEGEND**

 RESIDENTIAL



8.6 - SUN & SHADOW STUDIES - ADJACENT RESIDENTIAL SUN STUDY - 25TH AVE.



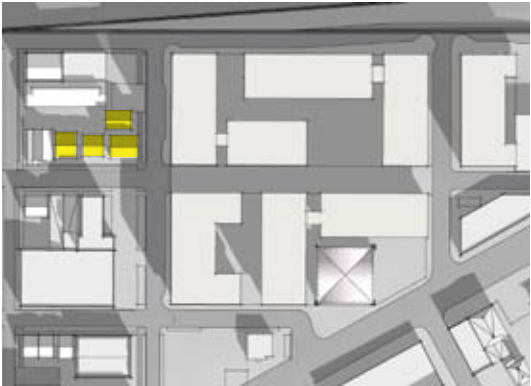
**PROPOSED 87'-0"**

MARCH 21 ST

10 AM

**LEGEND**

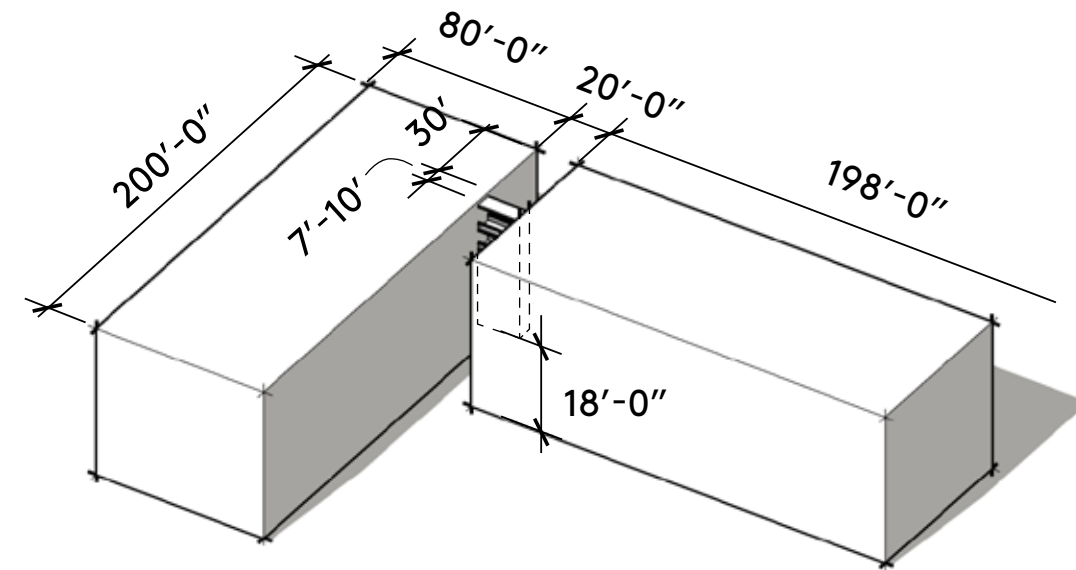
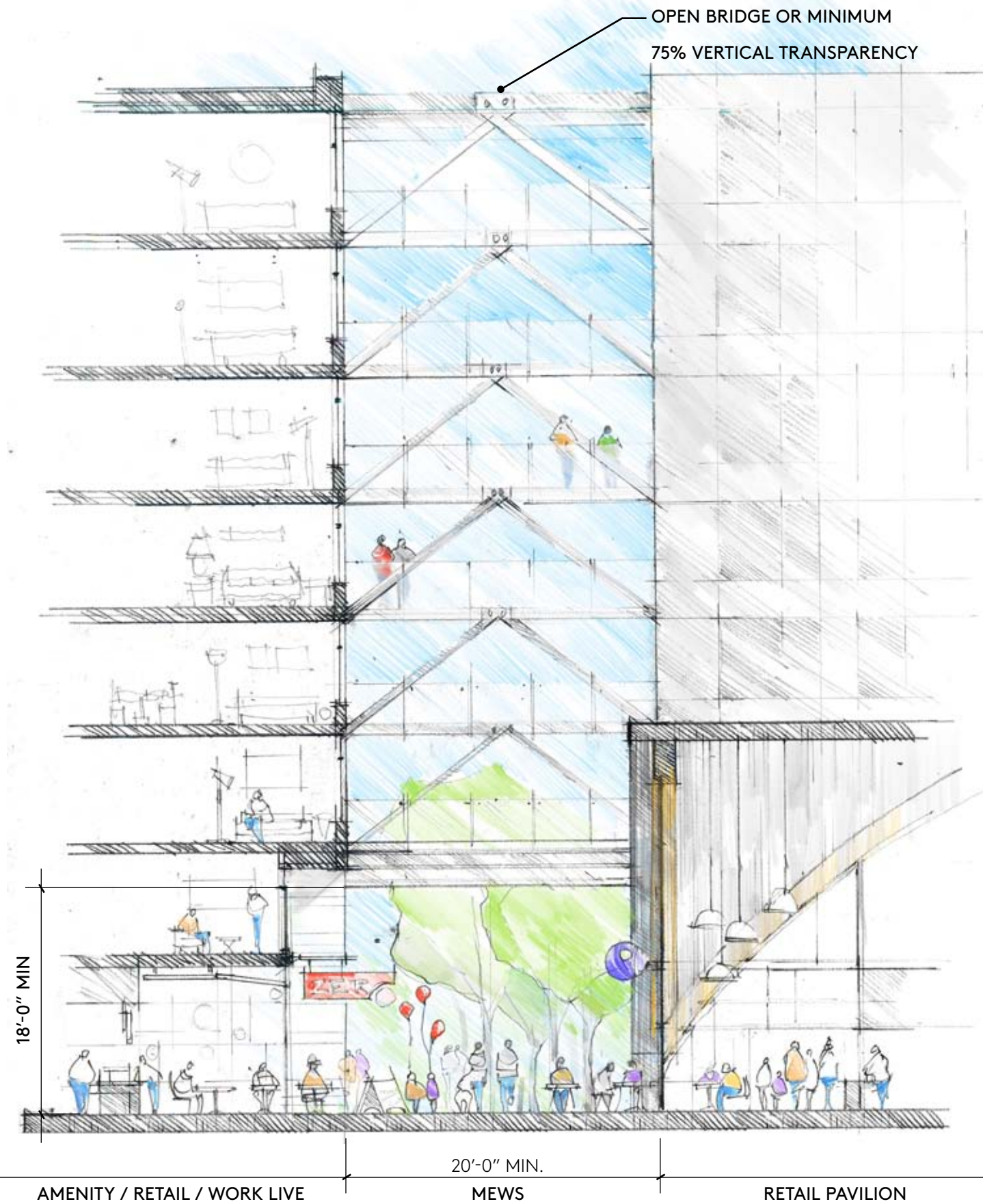
 RESIDENTIAL



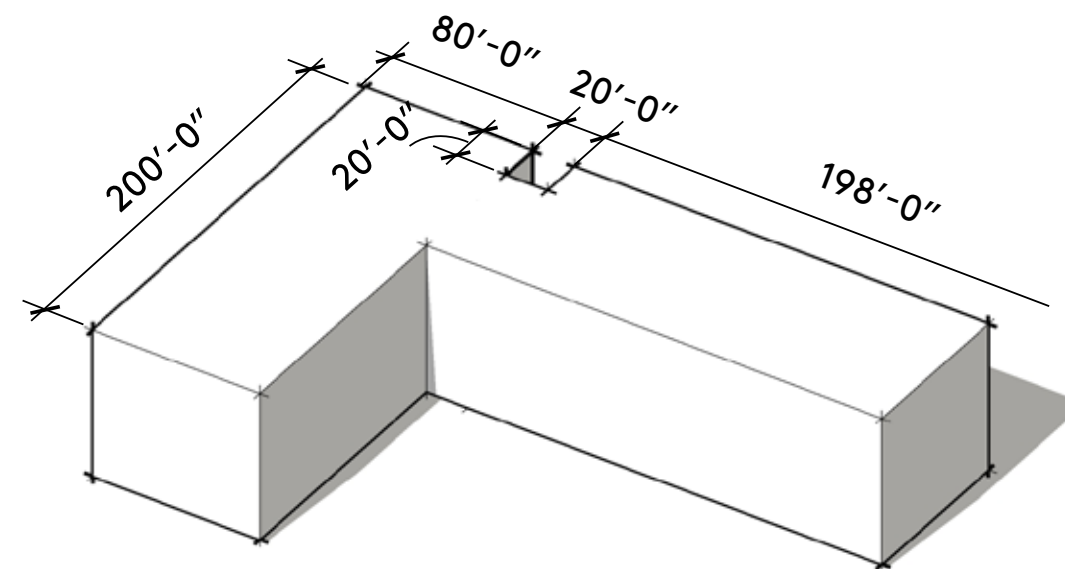


# 8.7 - ACTIVE GROUND FLOOR ADDITIONAL STUDIES - PASS THROUGH

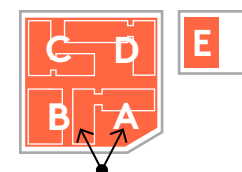
[REQUIRED PER 33.854.250 A.2]



PROPOSED SCHEME

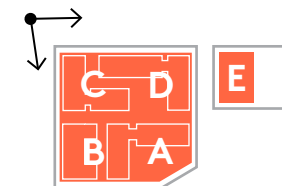


CODE COMPLIANT SCHEME



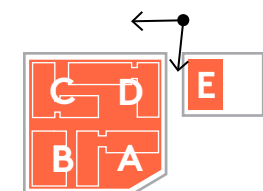
# 8.7 - ACTIVE GROUND FLOOR ADDITIONAL STUDIES - CORNERS AT HOLLADAY & 25TH AVE

[REQUIRED PER 33.854.250 A.2]



# 8.7 - ACTIVE GROUND FLOOR ADDITIONAL STUDIES - CORNERS AT HOLLADAY & 27TH AVE

[REQUIRED PER 33.854.250 A.2]



# 8.7 - ACTIVE GROUND FLOOR ADDITIONAL STUDIES - CORNERS AT HOLLADAY & 27TH AVE

[REQUIRED PER 33.854.250 A.2]

