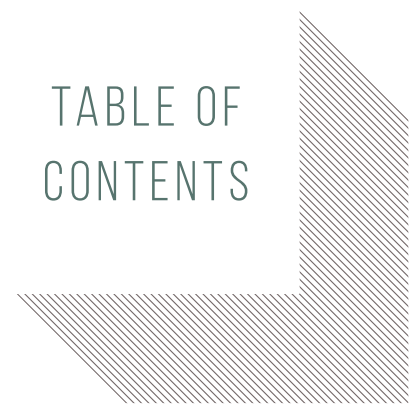




**HOLDEN OF PEARL**  
DESIGN ADVICE REQUEST #1  
EA18-261337DA



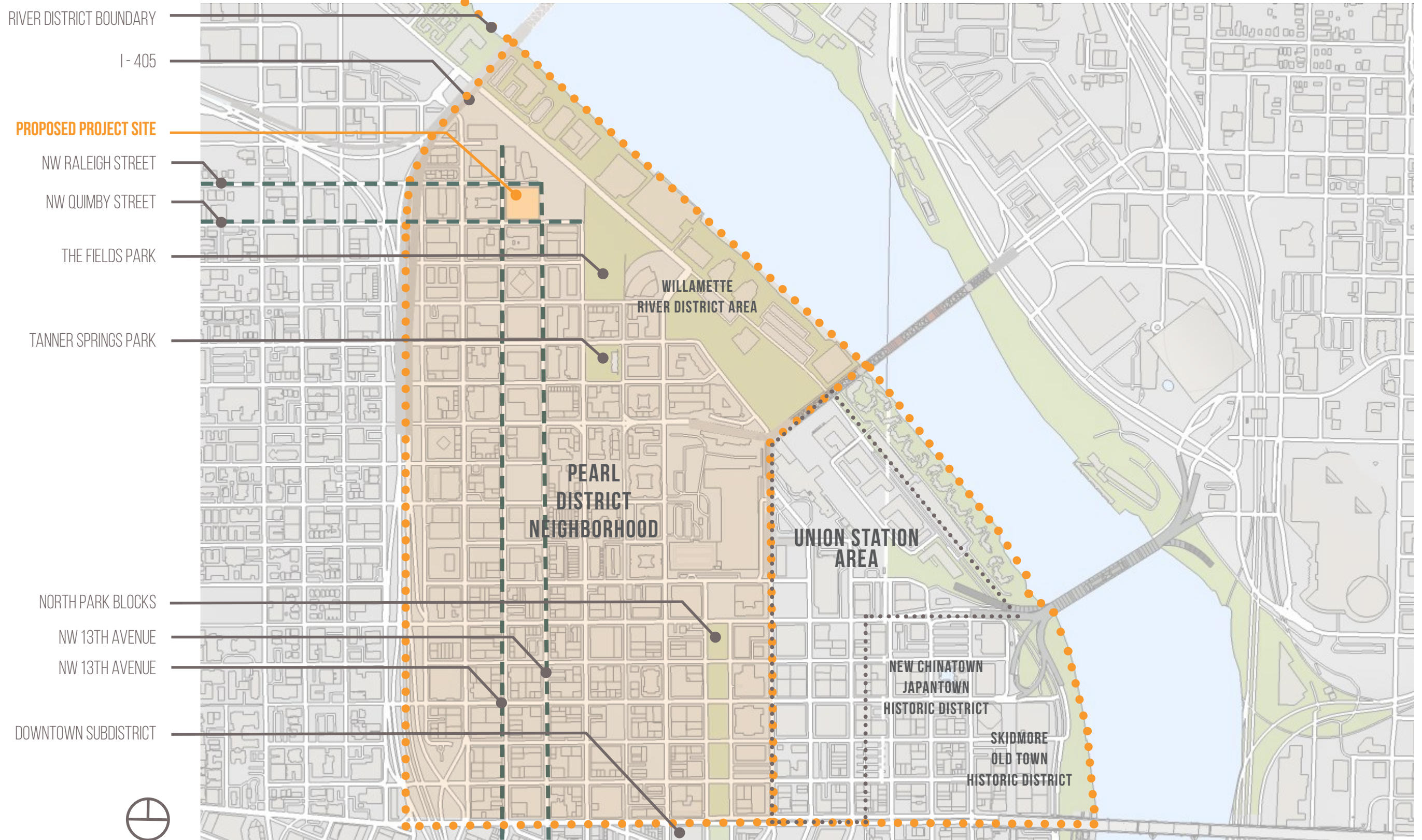
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# NEIGHBORHOOD & CONTEXT





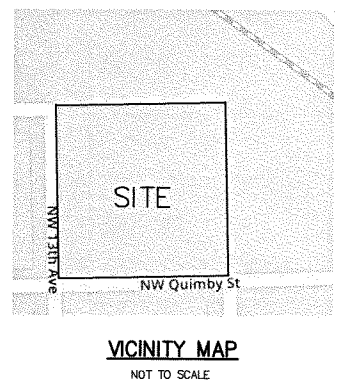
**MONUMENT LEGEND:**  
 ● - FOUND MONUMENT AS NOTED. HELD UNLESS OTHERWISE NOTED

**REFERENCE SURVEYS LEGEND:**  
 ##### - MEASURED DISTANCE  
 (#####) - RECORD DISTANCE PER REFERENCE NUMBER (BELOW)  
 (#####) - MEASURED AND RECORD DISTANCE PER REF. NO. (BELOW)  
 (#####) - RECORD INFORMATION PER (SUPPORTING DOCUMENTS RELATED TO CITY OF PORTLAND LOT CONFIRMATION FILE NUMBER 2016-16761B-000-00-PR)  
 (1) - RECORD INFORMATION PER ("ABIGAIL CONDOMINIUM" BOOK 1309, PAGE 46)  
 (2) - RECORD INFORMATION PER ("COUCH'S ADDITION TO THE CITY OF PORTLAND", PLAT BOOK 1, PAGES 51-52)  
 (3) - RECORD INFORMATION PER (DOCUMENT NUMBER 2014-066930)  
 (4) - RECORD INFORMATION PER (DOCUMENT NUMBER 2014-067836)  
 (5) - RECORD INFORMATION PER (DOCUMENT NUMBER 2014-067836)

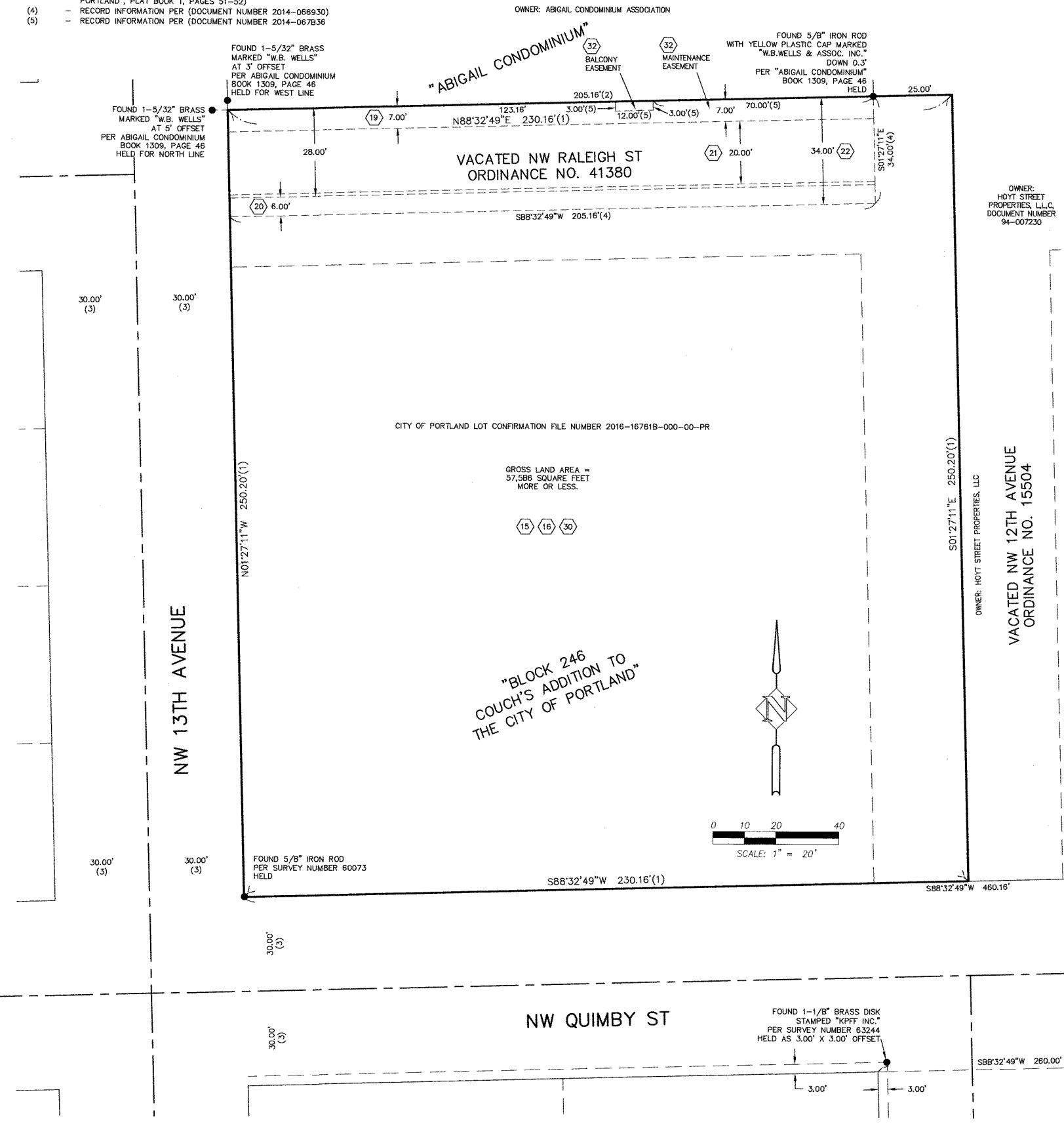
# ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 28, AND THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33 TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
 FIELD WORK DATES: SEPTEMBER 2018

**SURVEYOR'S CERTIFICATE:**  
 TO: ALLIANCE REALTY PARTNERS, LLC, A DELAWARE LIMITED LIABILITY COMPANY AND FIRST AMERICAN TITLE INSURANCE COMPANY.  
 THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 2, 3, 4 6(a), 6(b), 8, 9, 11, 13, 14, 16, 17, 18, AND 20 OF TABLE "A" THEREOF. THE FIELD WORK WAS COMPLETED ON SEPTEMBER 17, 2018.  
 DATE OF PLAT OR MAP: SEPTEMBER 27, 2018  
 JOHN T. CAMPBELL, PLS  
 OREGON PLS NUMBER 60070 LS  
 RENEWS: DECEMBER 31, 2019  
 john@hpr.com



ALTA/NSPS LAND TITLE SURVEY  
 ALLIANCE REALTY PARTNERS, LLC  
 TAX LOT 1N1E28DD-00708 PORTLAND, OREGON



**LEGAL DESCRIPTION:** PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-921656-PHX1-AMENDMENT NO. 3 EFFECTIVE DATE: AUGUST 17, 2018  
 ALL OF BLOCK 246, PLAT OF "COUCH'S ADDITION TO THE CITY OF PORTLAND", PLAT BOOK 1, PAGES 51-52, RECORDS OF MULTNOMAH COUNTY OREGON TOGETHER WITH A PORTION OF VACATED N.W. 12TH AVENUE PER CITY OF PORTLAND ORDINANCE NO. 15504, RECORDED AS BOOK 365, PAGES 291-293, MULTNOMAH COUNTY DEED RECORDS, ALSO TOGETHER WITH A PORTION OF VACATED N.W. RALEIGH STREET PER CITY OF PORTLAND ORDINANCE NO. 41380, RECORDED AS BOOK 894, PAGES 161-164, MULTNOMAH COUNTY DEED RECORDS, LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 28 AND THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33, TOWNSHIP 1 NORTH, RANGE 1 EAST, OF THE WILLAMETTE MERIDIAN, CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
 BEGINNING AT THE INTERSECTION OF THE CENTERLINE OF VACATED N.W. 12TH AVENUE PER CITY OF PORTLAND ORDINANCE NO. 15504, RECORDED AS BOOK 365, PAGES 291-293, MULTNOMAH COUNTY DEED RECORDS WITH THE NORTH RIGHT-OF-WAY LINE OF N.W. QUIMBY STREET;  
 THENCE S88°32'49"W, ALONG SAID NORTH RIGHT-OF-WAY LINE, 230.16 FEET TO THE EAST RIGHT-OF-WAY LINE OF N.W. 13TH AVENUE;  
 THENCE N01°27'11"W, ALONG THE EAST RIGHT-OF-WAY LINE OF N.W. 13TH AVENUE, 250.20 FEET TO THE SOUTHWEST CORNER OF THAT TRACT OF LAND DESCRIBED IN DOCUMENT NO. 2014-030485, MULTNOMAH COUNTY DEED RECORDS;  
 THENCE N88°32'49"E, ALONG THE SOUTH LINE OF SAID DOCUMENT NO. 2014-030485 AND THE EASTERLY PROLONGATION THEREOF, 230.16 FEET TO THE CENTERLINE OF SAID VACATED N.W. 12TH AVENUE;  
 THENCE S01°27'11"E, ALONG SAID CENTERLINE, 250.20 FEET TO THE POINT OF BEGINNING.  
 THIS LEGAL DESCRIPTION ALONG WITH THE BASIS OF BEARINGS THEREOF, IS BASED UPON RECORD OF SURVEY RECORDED AS SURVEY NUMBER 60073, MULTNOMAH COUNTY SURVEY RECORDS.  
 [SURVEYOR'S NOTE: THIS PROPERTY IS A PORTION OF DOCUMENT NUMBER 94-007230, AS MODIFIED BY CITY OF PORTLAND LOT CONFIRMATION FILE NO. 2016-16761B-000-00-PR]

**EXCEPTIONS:** PER FIRST AMERICAN TITLE INSURANCE COMPANY FILE NO. NCS-921656-PHX1-AMENDMENT NO. 3 EFFECTIVE DATE: AUGUST 17, 2018  
 NOTES IN BRACKETS [ ] BELOW ARE SURVEYOR'S NOTES. ALL OTHER TEXT IS FROM TITLE REPORT.  
 [TITLE REPORT EXCEPTIONS 1-14, 17-18, 23-29 AND 31 ARE NDT SURVEY LOCATION ITEMS]  
 (15) COVENANTS, CONDITIONS, RESTRICTIONS, LICENSE AND EASEMENTS, INCLUDING THE TERMS AND PROVISIONS THEREOF, IMPOSED BY DECLARATION OF COVENANTS AND RESTRICTIONS, RECORDED: FEBRUARY 8, 2002 AS: 2002-025454  
 (16) ACCESS RIGHTS AS SET FORTH IN STIPULATION AND CONSENT DECREE, INCLUDING THE TERMS AND PROVISIONS THEREOF, CONTAINED IN DECLARATION OF COVENANTS AND RESTRICTIONS, AS BETWEEN: HOYT STREET PROPERTIES, L.L.C. AND THE BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY AND OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY. [PROPERTY IS SUBJECT TO A NON-EXCLUSIVE LICENSE FOR ACCESS AND INSPECTION RIGHTS IN FAVOR OF DEQ (STATE OF OREGON DEPARTMENT OF ENVIRONMENTAL QUALITY) AND BNSF BURLINGTON NORTHERN AND SANTA FE RAILWAY COMPANY.]  
 (19) AN EASEMENT FOR PUBLIC WALKWAY AND INCIDENTAL PURPOSES, RECORDED MAY 9, 2014 AS 2014-044370 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF PORTLAND, A MUNICIPAL CORPORATION OF THE STATE OF OREGON AFFECTS: AS DESCRIBED THEREIN  
 (20) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "FORM 2 OPERATIONS AND MINTENANCE AGREEMENT" RECORDED JUNE 10, 2014 AS 2014-055169 OF OFFICIAL RECORDS [THIS DOCUMENT IS AN OPERATIONS AND MAINTENANCE AGREEMENT TO MAINTAIN THE STORMWATER FACILITY LOCATED IN THIS AREA.]  
 (21) AN EASEMENT FOR EMERGENCY VEHICLE ACCESS AND INCIDENTAL PURPOSES, RECORDED JULY 11, 2014 AS 2014-066929 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF PORTLAND, A MUNICIPAL CORPORATION OF THE STATE OF OREGON AFFECTS: AS DESCRIBED THEREIN  
 (22) AN EASEMENT FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES, RECORDED JULY 11, 2014 AS 2014-066930 OF OFFICIAL RECORDS. IN FAVOR OF: THE CITY OF PORTLAND, A MUNICIPAL CORPORATION OF THE STATE OF OREGON AFFECTS: AS DESCRIBED THEREIN  
 (30) THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR HOYT STREET YARDS COMMUNITY" RECORDED DECEMBER 7, 1998 AS 98223156 OF OFFICIAL RECORDS.  
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 13, 2000 AS 2000-127589 OF OFFICIAL RECORDS.  
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JANUARY 7, 2003 AS 2003-003342 OF OFFICIAL RECORDS.  
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED SEPTEMBER 18, 2003 AS 2003-222927 OF OFFICIAL RECORDS.  
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED NOVEMBER 22, 2000 AS 2000-160515 OF OFFICIAL RECORDS.  
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED MARCH 24, 2009 AS 2009-038826 OF OFFICIAL RECORDS.  
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 29, 2010 AS 2010-080008 OF OFFICIAL RECORDS.  
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED JUNE 1, 2011 AS 2011-063038 OF OFFICIAL RECORDS.  
 DOCUMENT(S) DECLARING MODIFICATIONS THEREOF RECORDED AUGUST 2, 2012 AS 2012-094555 OF OFFICIAL RECORDS.  
 [THESE DOCUMENTS CONTAIN LANGUAGE IN REGARDS TO PROPERTY RIGHTS AND EASEMENTS, THESE DOCUMENTS ARE THE AMENDED AND RESTATED DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR THE HOYT STREET YARDS COMMUNITY WHICH THE SUBJECT PROPERTY APPEARS TO BE A PART OF. SUBJECT PROPERTY WAS ANNEXED IN PER PARCEL 5 AND PARCEL 6 OF DOCUMENT NUMBER 2012-094555.]  
 (32) AN EASEMENT FOR BALCONY ENCROACHMENT, MAINTENANCE AND INCIDENTAL PURPOSES, RECORDED JULY 14, 2014 AS 2014-067836 OF OFFICIAL RECORDS IN FAVOR OF: ABIGAIL HOUSING ASSOCIATES LP AFFECTS: AS DESCRIBED THEREIN  
 [THERE IS A VERTICAL COMPONENT TO THIS BALCONY EASEMENT, BOUNDING IT TO BETWEEN 24 FEET AND 70 FEET ABOVE THE GRADE OF THE GRANTEE'S PROPERTY. THIS DOCUMENT ALSO INCLUDES A MAINTENANCE AGREEMENT 7.00 FEET WIDE]

**NARRATIVE:**  
 THE PURPOSE OF THIS SURVEY IS TO LOCATE THE EXTERIOR BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN SUPPORTING DOCUMENTS TO THE CITY OF PORTLAND'S LOT CONFIRMATION FILE NUMBER 2016-16761B-000-00-PR, BEING BLOCK 246, "COUCH'S ADDITION TO THE CITY OF PORTLAND", TOGETHER WITH VACATED PORTIONS OF NW 12TH AVENUE AND VACATED PORTIONS OF NW RALEIGH STREET, LOCATED IN THE CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON FOR THE COMPLETION OF AN ALTA/NSPS LAND TITLE SURVEY.  
 TO LOCATE THE NORTH LINE OF THE SUBJECT PROPERTY, I HELD THAT 5/8" IRON ROD WITH YELLOW PLASTIC CAP MARKED "W.B. WELLS" SET AT THE SOUTHWEST CORNER OF "ABIGAIL CONDOMINIUM", PLAT BOOK 1309, PAGE 46, TOGETHER WITH THAT BRASS DISK SET AS A 5 FOOT WESTERLY EXTENSION OF THE SOUTH LINE OF SAID "ABIGAIL CONDOMINIUM". SAID LINE WAS EXTENDED EASTERLY 25.00 FEET TO THE CENTERLINE OF VACATED NW 12TH AVENUE PER SAID SUPPORTING DOCUMENTS TO CITY OF PORTLAND LOT CONFIRMATION FILE NUMBER 2016-16761B-000-00-PR.  
 TO LOCATE THE WEST LINE OF THE SUBJECT PROPERTY, BEING THE EAST RIGHT-OF-WAY LINE OF NW 13TH AVENUE, I HELD THAT 5/8" IRON ROD SET AT THE SOUTHWEST CORNER OF SAID BLOCK 246, PER SURVEY NUMBER 60073, TOGETHER WITH THAT BRASS DISK SET AS A 3 FOOT NORTHERLY OFFSET FROM THE SOUTHWEST CORNER OF SAID "ABIGAIL CONDOMINIUM".  
 THE SOUTH LINE OF THE SUBJECT PROPERTY, BEING COINCIDENT WITH THE NORTH RIGHT-OF-WAY LINE OF NW QUIMBY STREET, WAS LOCATED BY HOLDING SAID 5/8" IRON ROD AT THE SOUTHWEST CORNER OF BLOCK 246, TOGETHER WITH A POINT 60.00 FEET NORTHERLY, WHEN MEASURED AT RIGHT ANGLES TO THAT BRASS DISK SET AT THE NORTHEAST CORNER OF "VISTA NORTH PEARL CONDOMINIUMS", PLAT BOOK 1312, PAGE 15.  
 THE EAST LINE OF THE SUBJECT PROPERTY WAS LOCATED ALONG THE CENTERLINE OF VACATED 12TH AVENUE PER SAID FILE NUMBER 2016-16761B-000-00-PR, AS CALCULATED FROM SURVEY NUMBER 63957.  
 THE BASIS OF BEARINGS IS N01°27'11"W ALONG THE EAST RIGHT-OF-WAY LINE OF NW 13TH AVENUE PER SURVEY NUMBER 60073.

Harper Houff Peterson Righellis Inc.  
 ENGINEERS, PLANNERS, LANDSCAPE ARCHITECTS & SURVEYORS  
 205 SE Stark Street, Suite 200, Portland, OR 97202  
 Phone: 503.221.1131 www.hpr.com Fax: 503.221.1171

REGISTERED PROFESSIONAL LAND SURVEYOR  
 JOHN T. CAMPBELL  
 JULY 15, 2003  
 OREGON  
 60073  
 RENEWS: 12-31-2019

DESIGNED:	DRAWN:	CHECKED:	DATE:
			9/27/2018

NO.	DATE	DESCRIPTION
1		
2		

SHEET NO. 1 OF 2  
 JOB NO. ARX-02

S:\ARX (Alliance Residential)\ARX-02 (Holden Pearl District ALTA)\ARX02-DWGSS\C3D1\ARX02-TOPO-SUR.dwg



# TOPOGRAPHIC SURVEY

LOCATED IN THE SOUTHEAST ONE-QUARTER OF THE SOUTHEAST ONE-QUARTER OF SECTION 28, AND THE NORTHEAST ONE-QUARTER OF THE NORTHEAST ONE-QUARTER OF SECTION 33 TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
FIELD WORK DATES: SEPTEMBER 2018

## EASEMENT NOTES:

- ① -7.00'x205.16' PUBLIC WALKWAY EASEMENT PER DOCUMENT NUMBER 2014-044370
- ② -7.00'x205.16' MAINTENANCE EASEMENT PER DOCUMENT NUMBER 2014-067B36
- ③ -3.00'x12.00' BALCONY EASEMENT PER DOCUMENT NUMBER 2014-067B36
- ④ -6.00'x205.16' STORM MANAGEMENT FACILITY (SWALE) AGREEMENT PER DOCUMENT NUMBER 2014-055169
- ⑤ -20.00'x205.16' EMERGENCY VEHICLE ACCESS EASEMENT PER DOCUMENT NUMBER 2014-066929
- ⑥ -34.00'x205.16' PUBLIC UTILITY EASEMENT PER DOCUMENT NUMBER 2014-066930

## TOPOGRAPHIC LEGEND:

STM	STORM SEWER LINE	SS	SANITARY SEWER MANHOLE	U	UNKNOWN UTILITY/JUNCTION BOX
SAN	SANITARY SEWER LINE	SD	STORM SEWER MANHOLE	LP	LIGHT POLE
W	WATER LINE	CB	CATCH BASIN	SL	STREET LIGHT
G	GAS LINE	AD	AREA DRAIN	SP	STREET LIGHT BOX
F	FENCE LINE, TYPE AS NOTED	WV	WATER VALVE	UP	UTILITY POLE
FD	FIBER OPTIC LINE	GV	GAS VALVE	UP/S	UTILITY POLE W/ STREET LIGHT
T	TELEPHONE LINE	P	POWER MANHOLE	GP	GATE POST
E	ELECTRIC LINE	PM	POWER METER	B	BOLLARD
TV	CABLE TELEVISION LINE	PR	POWER RISER	TS	TRAFFIC SIGNAL BOX
BL	BUILDING LINE	PV	POWER VAULT	TB	TELEPHONE BOX
LP	LINEAR AC PATCH (UTILITY?)	PT	POWER TRANSFORMER	TM	TELEPHONE MANHOLE
UL	UTILITY LINE IS BELIEVED TO CONTINUE, CONNECTION NOT LOCATED OR UNKNOWN	CTB	CABLE TELEVISION BOX	PK	PARKING METER
MC	MAJOR CONTOUR - 5' INTERVALS	ES	EXISTING CONCRETE SURFACE		
MI	MINOR CONTOUR - 1' INTERVALS	EG	EXISTING GRAVEL SURFACE		
		EA	EXISTING ASPHALT SURFACE		
		ET	EXISTING TACTILE WARNING STRIP		

NOTE: SYMBOLS SHOWN HEREON ARE FOR GRAPHICAL REPRESENTATION PURPOSES AND DO NOT NECESSARILY SHOW SHAPE, SIZE, ROTATION, CONDITION, TYPE, ETC. OF THE ACTUAL PHYSICAL IMPROVEMENTS THAT THEY REPRESENT. CONDITION, TYPE, ROTATION, ETC. MAY VARY AMONG ITEMS SHOWN BY THE SAME SYMBOL.

## VERTICAL DATUM:

ELEVATION DATUM: CITY OF PORTLAND  
BENCHMARK: NUMBER 3515  
LOCATION: NW CORNER 12TH AND MARSHALL  
ELEVATION: 33.762

## UTILITY STATEMENT:

THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM LOCATE PAINT MARKINGS TIED IN THE FIELD SURVEY AND AS-BUILT DRAWINGS PROVIDED BY UTILITY COMPANIES. THIS SURVEY DOES NOT SHOW ANY PAINT MARKINGS PROVIDED AFTER THE FIELD SURVEY WAS COMPLETED. AS-BUILT DRAWING INFORMATION THAT WAS NOT PROVIDED IS NOT REFLECTED ON THIS SURVEY. AS-BUILT INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE (IF SHOWN, AND NOT MEASURED). PAINTED SIZE INFORMATION, IF PROVIDED, WAS USED TO IDENTIFY UNDERGROUND PIPE SIZE AND TYPE (IF SHOWN, AND NOT MEASURED). IF NO LOCATE PAINT MARKINGS WERE PROVIDED, AS-BUILT INFORMATION WAS USED TO HORIZONTALLY LOCATE THE UNDERGROUND UTILITIES.

THIS SURVEY MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE OF ALL SUCH UTILITIES IN THE AREA. THE UNDERGROUND UTILITIES SHOWN MAY NOT BE IN THE EXACT LOCATION AS NOTED ON THIS SURVEY, BUT ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION PROVIDED. MANHOLES OTHER THAN SANITARY AND STORM SEWER WERE IDENTIFIED BY MANHOLE LIDS AND MAY NOT BE LABELED CORRECTLY.

UTILITY LOCATIONS MUST BE VERIFIED BY THE STATE UTILITY NOTIFICATION CENTER IMMEDIATELY PRIOR TO ANY EXCAVATION.

UTILITY LOCATES WERE REQUESTED 8/30/2018 UNDER TICKET NUMBER 18235623

FOLLOWING IS A LIST OF UTILITY PROVIDERS NOTIFIED:

ATT01	A T AND T CORP	(800)252-1133	(800)252-1133	(800)241-3624
CMCST01	COMCAST CABLE COMM. MNGMT, LLC	(801)364-1063	(800)934-6489	(503)617-1212
L3C01	LEVEL 3 COMMUNICATIONS	(877)366-8344	(877)366-8344	(877)366-8344
MC01A	MC	(800)824-9675	(800)824-9675	(800)824-9675
NWNO1	NW NATURAL	(503)220-2415	(503)220-2415	(800)882-3377
PNL02	PNL NETWORKS USA	(888)287-1063	(443)403-2023	(888)287-1063
PEE02	PORTLAND GENERAL ELECTRIC	(503)736-5474	(800)544-1793	(503)464-7777
*PTLD03	CITY OF PORTLAND	(503)823-4023	(503)823-4023	(503)823-4023
QLNR017	CT.LQ-CENTURYLINK	(800)778-9140	(800)283-4237	(800)573-1311
QWEST02	CT.LQ-CENTURYLINK	(800)283-4237	(800)283-4237	(800)283-4237

\* - DENOTES ASBUILT MAPS RECEIVED

## MANHOLE LOCATION INFORMATION:

DUE TO THE HAZARDOUS NATURE AND APPLICABLE OSHA REQUIREMENTS REGARDING CONFINED SPACES, IT IS COMPANY POLICY TO NOT SEND OUR FIELD STAFF INTO UTILITY MANHOLES TO RETRIEVE DEPTH AND SIZE INFORMATION (PIPE SIZES AND DEPTHS ARE OBTAINED THROUGH ABOVE GROUND METHODS). THEREFORE, ANY MANHOLE ELEVATION INFORMATION SHOWN HEREON IS SUBJECT TO AN UNCERTAINTY IN ACCURACY OF PLUS OR MINUS 0.1' OR GREATER (DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLE). MANHOLE PIPE SIZES ARE ALSO SUBJECT TO AN UNCERTAINTY OF TWO INCHES OR MORE (DEPENDING ON DEPTH, SIZE, FLOW, AND CONSTRUCTION OF MANHOLE). IF A HIGHER ACCURACY IS NEEDED, ADDITIONAL TIME, EQUIPMENT, AND PERSONNEL WILL BE REQUIRED TO ENTER THE MANHOLE AND RETRIEVE SAID INFORMATION.

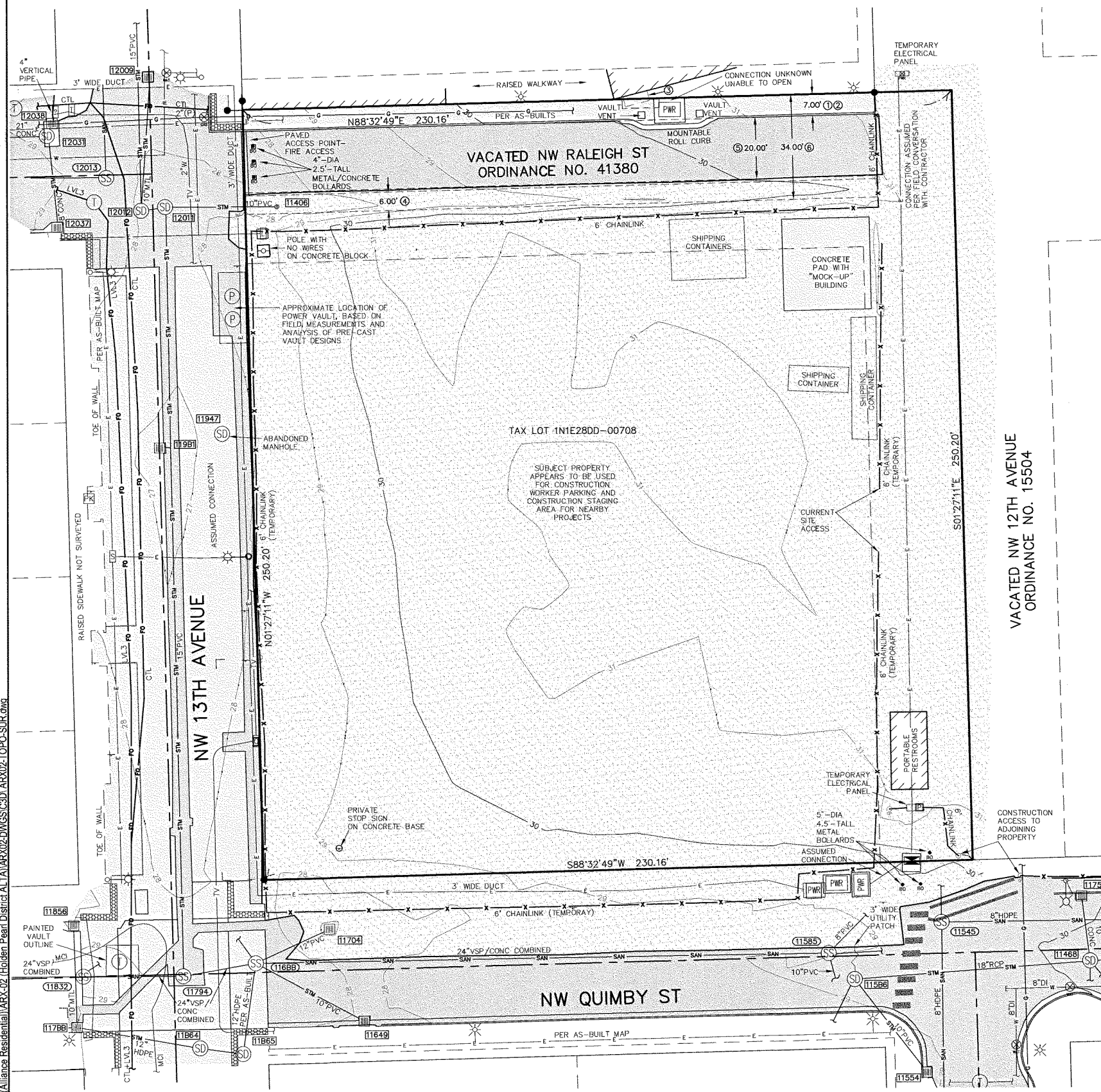
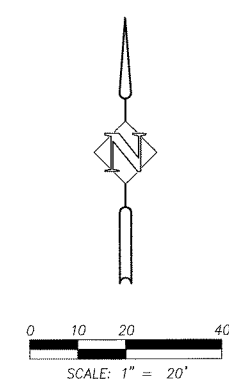
MANHOLE LOCATIONS SHOWN ARE TO CENTER OF LID, NOT CENTER OF STRUCTURE.

## STORM SEWER NOTES

- 11406 BEEHIVE AREA DRAIN  
RIM=30.11'  
IE 10"METAL(N)=27.64'  
IE 6"PLASTIC(E)=25.06'  
IE 10"PVC(W)=21.76'  
BOTTOM=20.56'
- 11468 STORM MANHOLE  
RIM=30.11'  
IE 10"PVC(SE)=24.51'  
IE 10"CONC(N)=24.21'  
IE 12"CONC(S)=20.81'  
IE 18"CONC(W)=20.16'  
IE 18"CONC(E)=19.41'  
BOTTOM=19.61'
- 11554 CATCH BASIN  
RIM=28.63'  
IE 10"METAL(SE)=26.43'  
IE 10"PVC(NW)=24.83'  
BOTTOM=NOT MEASURED
- 11586 STORM MANHOLE  
RIM=28.00'  
IE 10"PVC(SE)=22.92'  
IE 8"PVC(SW)=21.77'  
IE 18"CONC(E)=20.42'  
BOTTOM=19.97'
- 11649 CATCH BASIN  
RIM=27.86'  
IE 10"PVC(NW)=24.11'  
BOTTOM=24.11'
- 11704 CATCH BASIN  
RIM=28.86'  
IE 12"PVC(SW)=23.66'  
BOTTOM=23.66'
- 11758 CATCH BASIN  
RIM=29.50'  
IE 10"CONC(S)=26.30'  
BOTTOM=26.30'
- 11788 CATCH BASIN  
RIM=28.80'  
IE 10"METAL(N)=25.40'  
IE 12"HDPE(E)=25.15'  
BOTTOM=25.20'
- 11856 CATCH BASIN  
RIM=28.86'  
IE 6"PVC(W)=25.81'  
IE 10"METAL(S)=25.71'  
BOTTOM=25.71'
- 11864 STORM MANHOLE  
RIM=28.36'  
IE 12"HDPE(W)=23.81'  
IE 12"HDPE(E)(OIL TRAP)=23.81'  
BOTTOM=19.31'
- 11865 STORM MANHOLE  
RIM=28.43'  
IE 12"HDPE(W)=23.23'  
IE 12"HDPE(N)=NOT FOUND  
BOTTOM=21.63'
- 11947 STORM MANHOLE(ABANDONED)  
RIM=27.29'
- 11981 CATCH BASIN  
RIM=26.73'  
IE 12"PVC(E)=23.23'  
BOTTOM=23.23'
- 12009 CATCH BASIN  
RIM=28.25'  
IE 10"METAL(S)=25.85'  
BOTTOM=25.85'
- 12011 STORM MANHOLE  
RIM=27.74'  
IE 10"PVC(E)=19.14'  
IE 15"PVC(W)=18.84'  
IE 15"PVC(S)=18.34'  
BOTTOM=18.84'
- 12012 STORM MANHOLE  
RIM=27.92'  
IE 10"METAL(N)=21.17'  
IE 15"PVC(NE)=19.02'  
IE 15"PVC(E)=18.97'  
BOTTOM=19.02'
- 12031 STORM MANHOLE  
RIM=28.40'  
IE 8"CONC(NE)=25.29'  
IE 8"CONC(S)=24.09'  
IE 12"CONC(W)=23.99'  
BOTTOM=23.99'
- 12037 CATCH BASIN  
RIM=28.67'  
IE 8"CONC(N)=25.57'  
BOTTOM=25.57'
- 12058 CATCH BASIN  
RIM=28.30'  
IE 8"CONC(SE)=26.50'  
BOTTOM=26.50'

## SANITARY SEWER NOTES

- 11545 SANITARY MANHOLE  
RIM=29.33'  
IE 6"PVC(N)=24.23'  
IE 8"HDPE(E)=23.38'  
IE 8"HDPE(S)=23.28'  
BOTTOM=23.33'
- 11585 SANITARY MANHOLE(COMBINED)  
RIM=29.11'  
IE 8"PVC(SE)=23.06'  
IE 8"PVC(NE)=18.71'  
IE 24"VSP/CONC(W)=16.01'  
IE 24"VSP/CONC(E)=15.91'  
BOTTOM=15.96'
- 11688 SANITARY MANHOLE(COMBINED)  
RIM=29.62'  
IE 10"PVC(SE)=NOT VISIBLE  
IE 12"PVC(NE)=19.32'  
IE 18"UNK(NW)(CAPPED)=18.22'  
IE 24"VSP/CONC(W)=16.02'  
IE 24"VSP/CONC(E)=15.82'  
IE 12"HDPE(S)=NOT FOUND  
BOTTOM=15.92'
- 11794 SANITARY MANHOLE(COMBINED)  
RIM=29.36'  
IE 15"PVC(N)=16.46'  
IE 24"VSP/CONC(W)=15.96'  
IE 24"VSP/CONC(E)=15.86'  
BOTTOM=15.91'
- 11832 SANITARY MANHOLE(COMBINED)  
RIM=29.36'  
IE 10"Y(NE)=20.11'  
IE 24"VSP(W)=16.56'  
IE 24"VSP(E)=16.46'  
BOTTOM=16.51'
- 12013 SANITARY MANHOLE  
RIM=28.40'  
IE 8"PVC(N)=20.77'  
IE 8"PVC(W)=20.60'  
BOTTOM=20.67'



**TOPOGRAPHIC SURVEY**  
**ALLIANCE REALTY PARTNERS, LLC**  
**TAX LOT 1N1E28DD-00708 PORTLAND, OREGON**

**Harper Houf Peterson Righellis Inc.**  
 ENGINEERS-PLANNERS  
 LANDSCAPE ARCHITECTS & SURVEYORS  
 Suite 200, Portland, OR 97202  
 Phone: 503.221.1131 www.hhpr.com

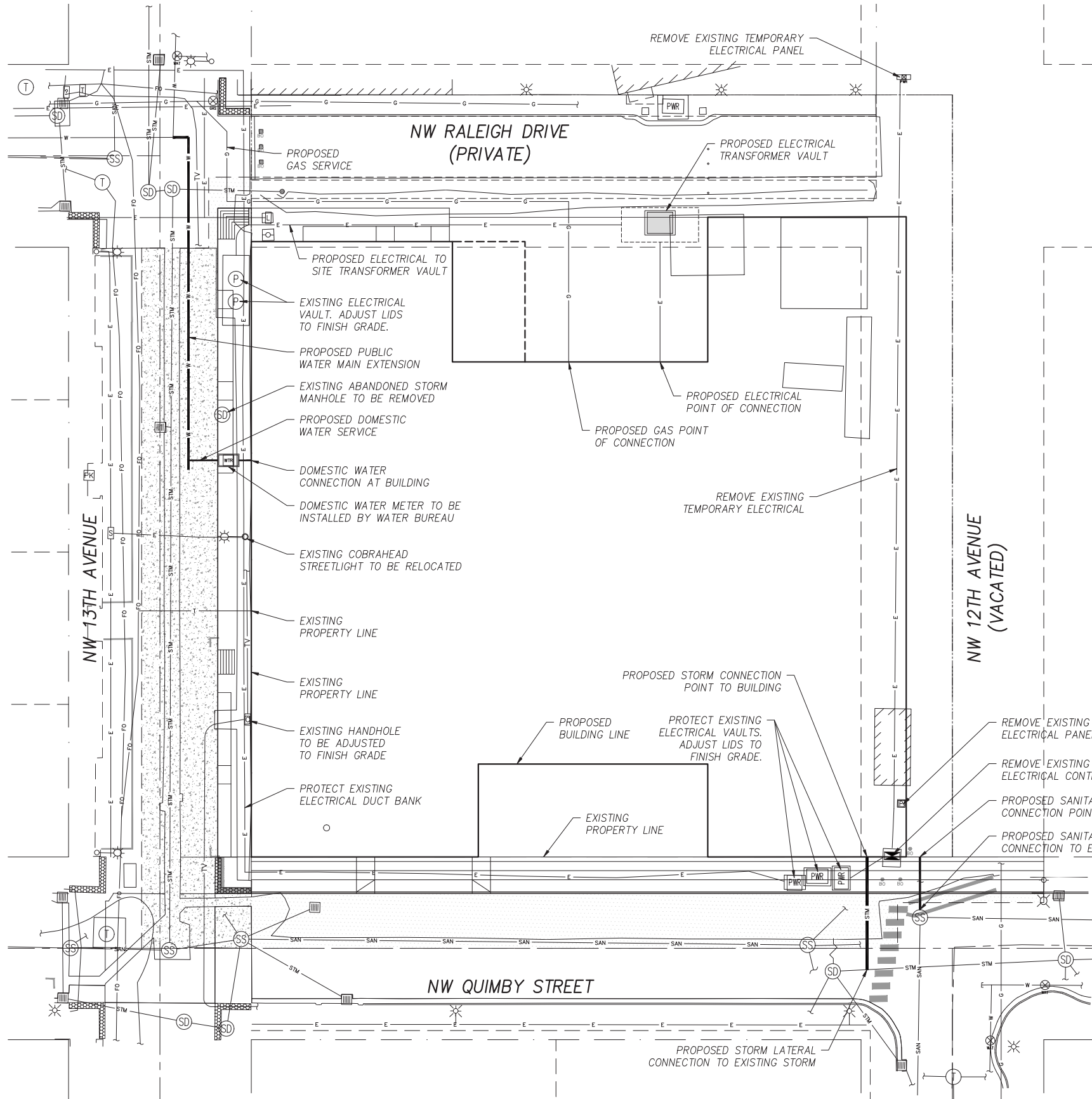
REGISTERED PROFESSIONAL LAND SURVEYOR  
 JOHN T. CAMPBELL  
 JULY 15, 2003  
 60073  
 RENEWS: 12-31-2019

DESIGNED:	TMM	JTC	DATE:	9/28/2018
DRAWN:				
CHECKED:				
DATE:				

SHEET NO. 1 OF 1  
 JOB NO. ARX-02

S:\ARX Alliance Residential\ARX-02 Houf Peterson District ALTA\ARX02.DWG(CAD) ARX02-TOPO-SUR.dwg

# UTILITY PLAN



## LEGEND

- SAN — EXISTING SANITARY SEWER
- STM — EXISTING STORM
- W — EXISTING WATER MAIN
- G — EXISTING GAS
- G — PROPOSED GAS
- SAN — PROPOSED SEWER
- STM — PROPOSED STORM
- W — PROPOSED WATER

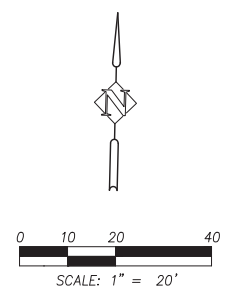
## UTILITY CONTACT LIST

- CENTURY LINK (LOCAL)**  
DENNIS ERICKSON  
Dennis.Erickson@centurylink.com  
503-242-6222
- COMCAST**  
LEROY SOUMOKIL  
leroy\_soumokil@comcast.com  
971-801-5723
- NW NATURAL**  
JODI WRIGHT  
jodi.wright@nwnatural.com  
503-229-4211 x6745
- PGE**  
BRYAN SWAN  
bryan.swan@pgn.com  
503-736-5411

## STORMWATER MANAGEMENT

STORMWATER MANAGEMENT FOR THE DEVELOPMENT WILL COMPLY WITH CURRENT CITY OF PORTLAND STORMWATER MANAGEMENT REQUIREMENTS. THE PROJECT WILL TREAT 100% OF THE IMPERVIOUS AREA ON-SITE WITH A COMBINATION OF VEGETATED STORMWATER FACILITIES, INCLUDING GREEN ROOF AND STORMWATER PLANTERS. THE DEVELOPMENT IS ABLE TO CONNECT TO THE PUBLIC STORM ONLY SYSTEM AT THE SOUTHEAST CORNER OF THE SITE. THIS PIPE OUTFALLS TO THE WILLAMETTE RIVER. DETENTION IS NOT ANTICIPATED FOR THIS PROJECT. INFILTRATION IS NOT FEASIBLE ON THIS SITE DUE TO KNOWN CONTAMINATED SOILS.

A SPECIAL CIRCUMSTANCE WILL BE APPLIED TO DEMONSTRATE A VEGETATED STORMWATER MANAGEMENT FACILITY IN THE PUBLIC RIGHT-OF-WAY, FOR THE IMPROVEMENTS ON NW QUIMBY STREET, IS NOT FEASIBLE DUE TO THE CONTAMINATED SOILS.





## Project Description

### Overview

The project is located on a full-block site (Block 246) located on the east side of NW 13<sup>th</sup> Ave between NW Quimby St and NW Raleigh St. The proposed new construction will consist of 16 levels of Type IA construction with one level of below grade parking of Type IA construction. The site is currently undeveloped.

The proposed use is a senior living facility with 241 residential and group living units with 149 parking stalls. Memory care units are located at Level 1. Assisted living and residential amenities are located at levels 1-4 with Independent living units located in the tower from Levels 5-16. Ground level commercial proposed along NW 13<sup>th</sup> Ave. The residential lobby located at the ground level at the northeast corner of the site. Parking and loading access off NW Quimby Street with residential drop off from the private drive at NW Raleigh. The proposal includes rooftop terraces at levels 2, 3, and 5.

Floor Area Ratios: 5:1 per map 510-2  
3:1 Bonus options (no limit of FAR that can be transferred to the site)

Height: Site is marked 100 ft, eligible for height increase  
Unlimited per Map 510-4  
Southeast corner of site covered by scenic view corridor Map 510-20. Max height 410 feet

Total gross floor area: Approx. 296,000 GSF  
Total FAR: 296,000 / 57,586 = 5.2 FAR  
Household Living Units: 125 Independent living studio, 1BR & 2BR units  
Group Living Units: 96 Assisted living studio, 1BR & 2BR units  
20 Memory care studios  
241 total units

Ground floor commercial: Approx. 2,150 GSF  
Parking stalls: No minimum requirement  
149 stalls proposed  
Maximum parking per table 510-1

Bike storage: Short term: 1/20 = 1 bike space  
Long term: 1.5/125 household living units = 188 bike spaces  
1/20 per group living unit = 6 bike spaces  
Retail: Long Term = 2 spaces  
Short term = 2 spaces

Loading: 1 Standard A space (35d x10w x13h)  
1 Standard B space (18d x 9w x 10h)

Project Valuation: \$56M

## Project Code Summary

Occupancy: I-1 Condition 2 – Licensed Care Facility  
R-2 Residential  
S-2 moderate hazard storage  
M- Mercantile

Construction type summary: High rise.  
Type IA non-combustible  
NFPA 13 Sprinkler System throughout.

Max code Type IA height: Unlimited

## Zoning Summary

The site and zoning information below is based on an overview of the on-line Portland Maps database and Land Use Zoning Code and will be verified as part of the Type III Design Review Process.

Base: EX – Central Employment  
Overlay: d - Design Zone  
Comp Plan: Mixed Employment  
Comp Plan Overlay: n/a  
Historic District: n/a  
Conservation District: n/a  
Plan District: CC - Central City Plan District  
Quarter Section: 2828,2829  
Historic Resource: n/a  
Urban Renewal Area: Yes  
Zoning District: Pearl Subdistrict

Land Use Review process: Preapplication Conference  
Pearl District Neighborhood Contact Requirement  
Type III procedure

**EX (Central Employment) zone:** The Central Employment Zone allows mixed-uses and is intended for areas in the center of the City that have predominantly industrial type development. The intent is to allow industrial & commercial uses which need a central location. Residential uses are allowed but are not intended to predominate or set development standards for other uses in the area. The development standards are intended to allow new development which is similar in character to existing development.

## Zoning Code Summary: EXd

Please note this is a preliminary summary guide and information should be checked against actual zoning code. Requirements can change through design review process. Additional standards and criteria may be required.

Topic	Requirement		notes
<b>Design 'd' Overlay Zone.</b>	The Design Overlay Zone promotes the conservation, enhancement and continued vitality of areas of the City with special scenic, architectural, or cultural value.	Chapter 33.140.100.B.2	
<b>District</b>	Central City Plan District	Map510-1	Design Guidelines Defined
<b>Sub-district</b>	Pearl	Map510-1	
<b>Uses</b>	Household Living Uses Allowed. Group Living - All group living uses except alternative or post incarceration facilities are allowed by right.	33.140.100 Table 140-1	Licensed Assisted Living and Memory Care, Independent Living and Ground Floor Commercial Uses
<b>Max Building Setbacks</b>	Street Lot Line: 0 Feet Transit Street or Pedestrian District : 10 Feet	33.140.210 Table 140-2	
<b>Max Building Coverage</b>	100%	33.140.210 Table 140-2	
<b>Screening</b>	Exterior garbage cans, garbage collection areas, and recycling collection areas must be screened with either L3 or F2 standards. Mechanical equipment located on the ground must be screened with either L2 or F2 standards and be tall enough to screen the equipment.	33.140.235	

Topic	Requirement		notes
<b>Mandatory Inclusionary Housing Bonus</b>	<b>Inclusionary Housing Standards.</b> For projects in CX zones, affordable dwelling units must be provided as follows, or a fee-in-lieu of providing affordable dwelling units must be paid: <b>A. On-site affordable dwelling units.</b> <ul style="list-style-type: none"> <li>10% of the total units or bedrooms in the new building must be affordable to those earning no more than 60% of the area median family income; or</li> <li>20% of the total units or bedrooms in the new building must be affordable to those earning no more than 80% of the area median family income.</li> </ul> <b>B. Off-site affordable dwelling units.</b> <ul style="list-style-type: none"> <li>10% of the total off-site units in a new or dedicated building must be affordable to those earning no more than 30% of the area median family income; or</li> <li>20% of the total off-site units in a new or dedicated building must be affordable to those earning no more than 60% of the area median family income.</li> </ul>	33.245.040.A	
<b>Vehicle Areas</b>	Location of Vehicle Areas: For full block sites: May have vehicle areas between the building and two Local Service Transit Streets	33.266.130 Table 266-3	
<b>Parking Dimensions</b>	Min Parking Space: 8'-6" x 16'-0" Min 2 Way Aisle: 20 feet	33.266.130	18'-6" x 16"-0" Stalls and 20'-0" drive aisle provided
<b>Bike Parking</b>	Required Bike Parking Household Living Long Term: 1.5/per unit Short Term: 1/20 units Group Living Long Term: 1/20 units Short Term: none Retail Sales and Services Long Term: 2 or 1 per 12,000 SF Short Term: 2 or 1 per 5,000 SF	33.266.220 Table 266-6	125 (HL) Units x 1.5 = 188 long-term spaces 116 (GL) Units x 0.2 = 24 long-term spaces 2 Long Term Retail Spaces <b>214 Total Long-Term Spaces</b> 125 (HL) Units x .20 = 25 Short Term Spaces 2 Short Term Retail Spaces <b>27 Total Short-Term Spaces</b>
<b>Bike Parking Standards</b>	Bike Parking Size: 2' x 6'		Modification Requested
<b>Loading</b>	Two loading spaces meeting Standard A is required for buildings with more than 50,000 sf of net building area in uses other than Household Living  Standard A: 18'l x 9'w x 10h	33.266.310	One Type A Loading Space and One Type B Loading Space Provided. Modification Requested.



Topic	Requirement		notes
<b>Floor Area Ratio</b>	Base = 5:1 Max = 8:1 with bonus No Max for transfer of development rights. Min = 2:1	33.510.200 Map 510-2	Base FAR of 4.76 with transfer of development rights. Max FAR of 7.76 Site Area: 57,586 SF 4.76 x 57,586 = 274,109 SF 7.76 x 57,586 = 430,743 SF
<b>Height</b>	Base = 100' Max = Unlimited w/ min 1:1 bonus SE Corner of Site is limited to 410'  The building must not be taller than 175 feet or if the building is taller than 175 feet, the floors above 100 feet must not be more than 12,500 square feet each.	33.510.210 Map 510-3 Map 510-4 Map 510-16 Map 510-20	Max Height achieved through Inclusionary Zoning.  All floor plates above 175' do not exceed 12,500 SF
<b>Required Building Lines</b>	The building must extend to the street lot line along at least 75 percent of the lot line; or the building must extend to within 12 feet of the street lot line for 75 percent of the lot line where the space between the building and the street lot line must be designed as an extension of the sidewalk and committed to active uses.	33.510.215 Map 510-6	
<b>Ground floor windows in EX</b>	All ground level facades that face a street lot line, sidewalk, plaza or other publicly accessible open area or right-of-way must have windows that cover at least 40 percent of the ground level wall area. For street facing facades of dwelling units the regulations of 33.130.230.B.4 apply.	33.510.220 33.130.230.B.4	Modification Request for NW Quimby St.
<b>Ground floor active use</b>	Active uses include but are not limited to: lobbies, retail, residential, commercial, and office. The standard must be met along at least 50 percent of the ground floor of walls that front onto a sidewalk, plaza, or other public open space. Areas designed to accommodate active uses must meet the following standards: The distance from the finished floor to the bottom of the structure above must be at least 12 feet. The bottom of the structure above includes supporting beams; The area must be at least 25 feet deep, measure from the street-facing façade.	Map 510-9	13 <sup>th</sup> Ave NW has required ground floor active uses.
<b>Special Building Height</b>	Any portion of a building within 20 feet of 13 <sup>th</sup> Ave NW may be no more than 75 feet in height.	33.510.250.A Map 510-18	

## Design Modifications and Adjustments Requested

### Modification Request # 1 - Type B Loading Space Standard

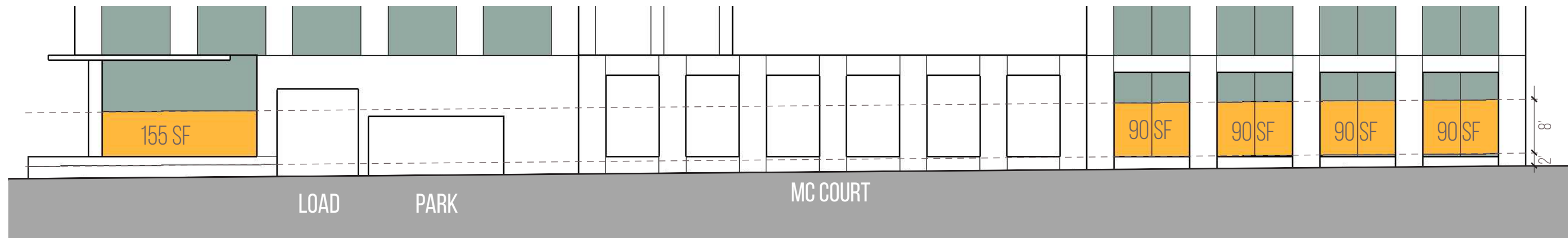
- Requirement:** Two Type A Loading Spaces
- Purpose:** To provide a minimum number of loading spaces to ensure adequate areas for loading for larger uses for the project and will be consistent in appearance with that of the parking area. The loading area will not have a negative impact on the traffic safety or other transportation functions of the abutting right-of-way.
- Proposal:** One Type A loading spaces is provided along NW Quimby Street. A second Type B loading space will also be provided in the parking garage. Maximum head height for this space will be 8'-2".
- Loading Space Dimensions (ground floor space): 10 feet wide x 35 feet long x 13 feet high.
  - Loading Space Dimensions (P1 space): 9 feet wide x 18 feet long x 8'-2" feet high.

### Modification Request # 2 - Bike Parking

- Requirement:** A space 2'-0" by 6'-0" must be provided for each required bicycle parking space.
- Proposal:** There are 125 residential units, 116 group living units, and <9,000 square feet of retail. Per code a total of 196 long-term bicycle parking spaces are required:
- 100 total racks are located in the spaces shown on Level 1 by providing staggered wall mounted racks at 1'-6" o.c. and require a modification.
  - Parking access is for residential apartments only.

### Modification Request # 3 - Ground Floor Windows

- Requirement:** All ground level facades that face a street or lot line, sidewalk, plaza, or other publicly accessible open area must have windows that cover at least 40 percent of the ground level wall area.
- Proposal:** Current proposal has 30.5% of the ground level wall area as windows along NW Quimby St.
- Openings into courtyard are provided and, would provide additional transparency in the amount of 16.5% of the ground level wall area.
  - Landscaping along this portion of the façade would add pedestrian level scale and interest.



NW QUIMBY STREET - GROUND FLOOR WINDOWS

TOTAL WALL AREA: 1,688 SF  
 TOTAL WINDOW AREA: 515 SF  
 PERCENTAGE: 30.5%



ZONE ALLOWED USES

**EX** Central Employment. Allows a full range or high density commercial, light industrial, institutional and residential uses. This zone is intended for sites in or near the central city and in Gateway.

**OS** Open Space. Intended to preserve and enhance public and private open, natural, and improved park and recreational areas identified in the comprehensive plan.

**D** The design (**D**) overlay promotes the conservation, enhancement, and continued vitality of areas of the city with special scenic, architectural, or cultural value.

**E, G** The river (**E, G**) overlays promote the protection, conservation, restoration, enhancement, and maintenance of the economic, natural, scenic, and recreational qualities of lands along the central reach of the Willamette river.

**EG-1** General Employment. Typically features smaller lots and a grid block pattern. The area consists of sites with high building coverages and buildings which are usually close to the street.

**IG-1** General Industrial. Typically features smaller lots and a grid block pattern. The area is mostly developed with sites having high buildings coverages and buildings which are usually close to the street.





# ADJACENT DEVELOPMENTS







NW 13TH AVE - LOOKING NORTH

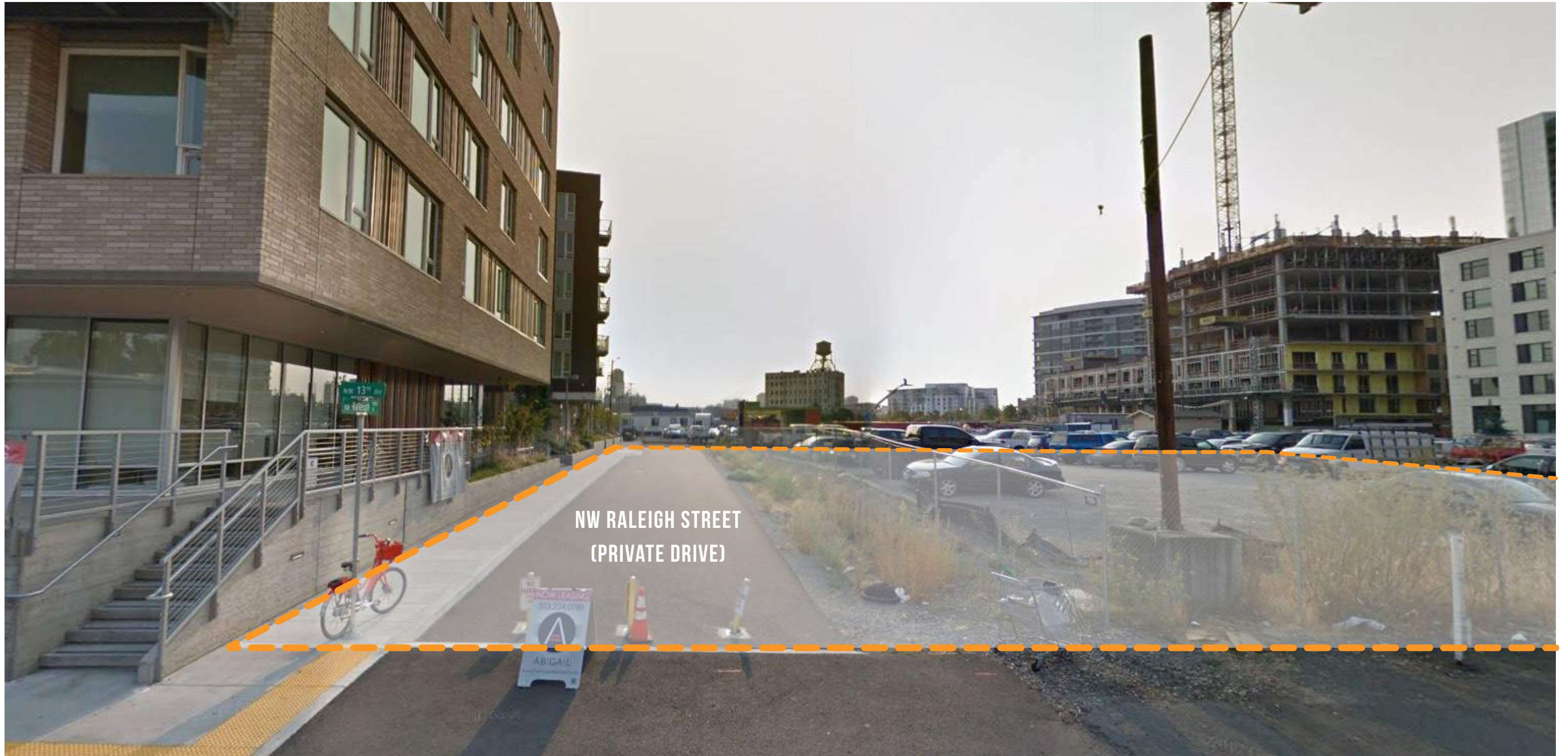




NW QUIMBY STREET

NW QUIMBY STREET- LOOKING WEST





NW RALEIGH STREET  
(PRIVATE DRIVE)

NW RALEIGH ST/PRIVATE DRIVE- LOOKING EAST

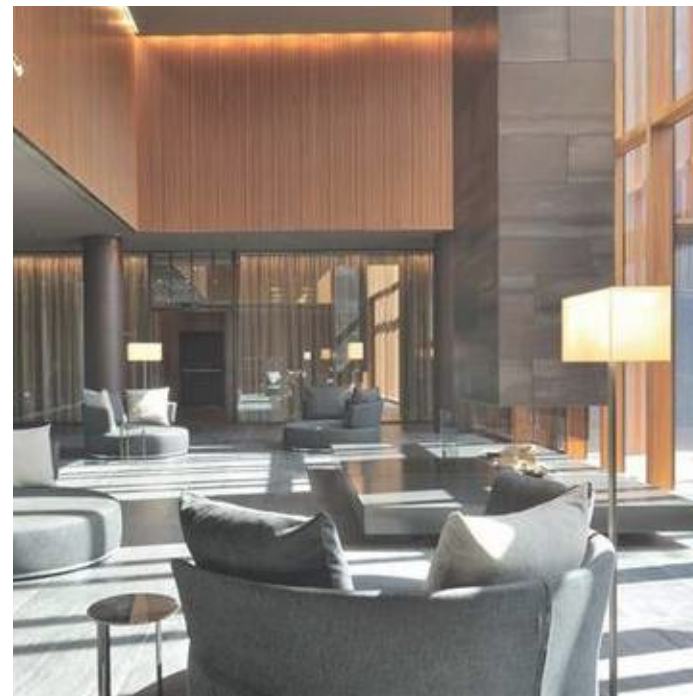


# DEVELOPMENT GOALS

SOPHISTICATED URBAN  
SENIOR LIVING

RESPOND TO UNIQUE  
ARCHITECTURE OF  
NORTH PEARL

ENHANCE STREETScape  
CHARACTER



## REQUESTED FEEDBACK

**A. GROUND LEVEL USES:** THE GROUND FLOOR ORGANIZATION AND USES WORK WITH THE INTERNAL BUILDING PROGRAMMING AND THE OPERATIONAL REQUIREMENTS OF THE BUILDING. SERVICE SPACES HAVE BEEN MINIMIZED AT THE EXTERIOR TO CREATE AN ACTIVE STREET LEVEL. DOES THE COMMISSION ENDORSE WHAT IS SHOWN?

**B. SITE ACCESS:** VEHICULAR ACCESS IS LOCATED OFF OF QUIMBY AND RALEIGH (PRIVATE DRIVE) WHILE PRIMARY PEDESTRIAN ENTRANCES HELP TO ACTIVATE 13TH AVE. THE REDESIGN OF THE PRIVATE DRIVE AT NW RALEIGH WILL REQUIRE RELOCATION OF THE EASEMENTS AS THEY CURRENTLY EXIST TO CREATE A MULTI-MODAL CONNECTION TO EXISTING AND FUTURE USES.

**C. STREETSCAPES:** THE FULL BLOCK SITE BORDERS FOUR STREET CONDITIONS AND THE DESIGN LOOKS TO ADDRESS THE UNIQUE CHARACTER OF EACH STREET FACE TO ENHANCE THE PEDESTRIAN EXPERIENCE.

**D. OVERALL MASSING:** WE ARE PROPOSING IS A 4-5 STORY “H” SHAPED PODIUM BUILDING WITH TERRACED COURTYARDS TO THE SOUTH AND A LANDSCAPED OPEN SPACE TO THE NORTH. A 16’STORY TOWER IS LOCATED ALONG THE WEST FACADE AND SET BACK FROM THE 13TH STREET PODIUM.



MASSING VIEWS



AERIAL FROM NORTHWEST

PROJECT



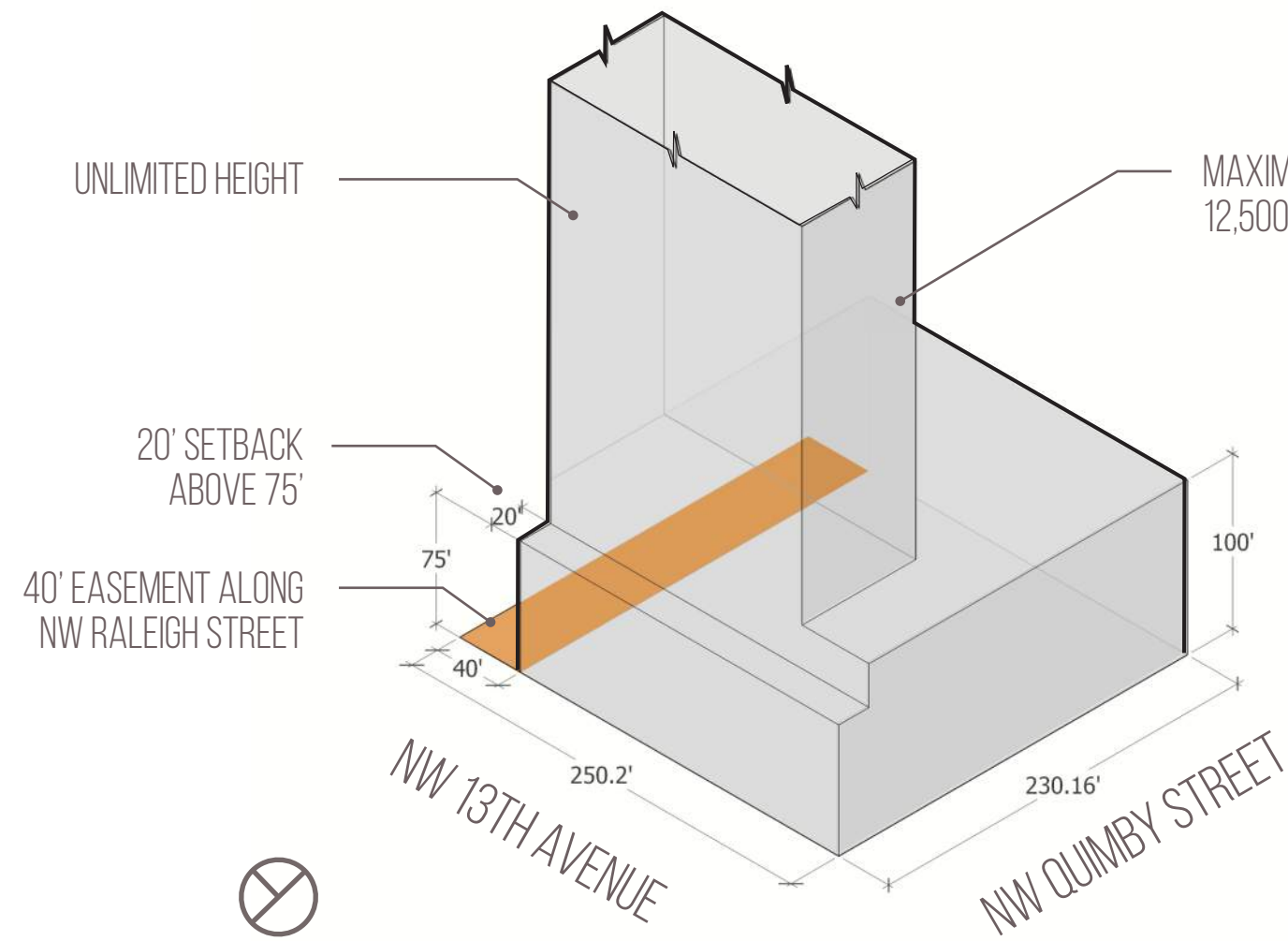


PROJECT

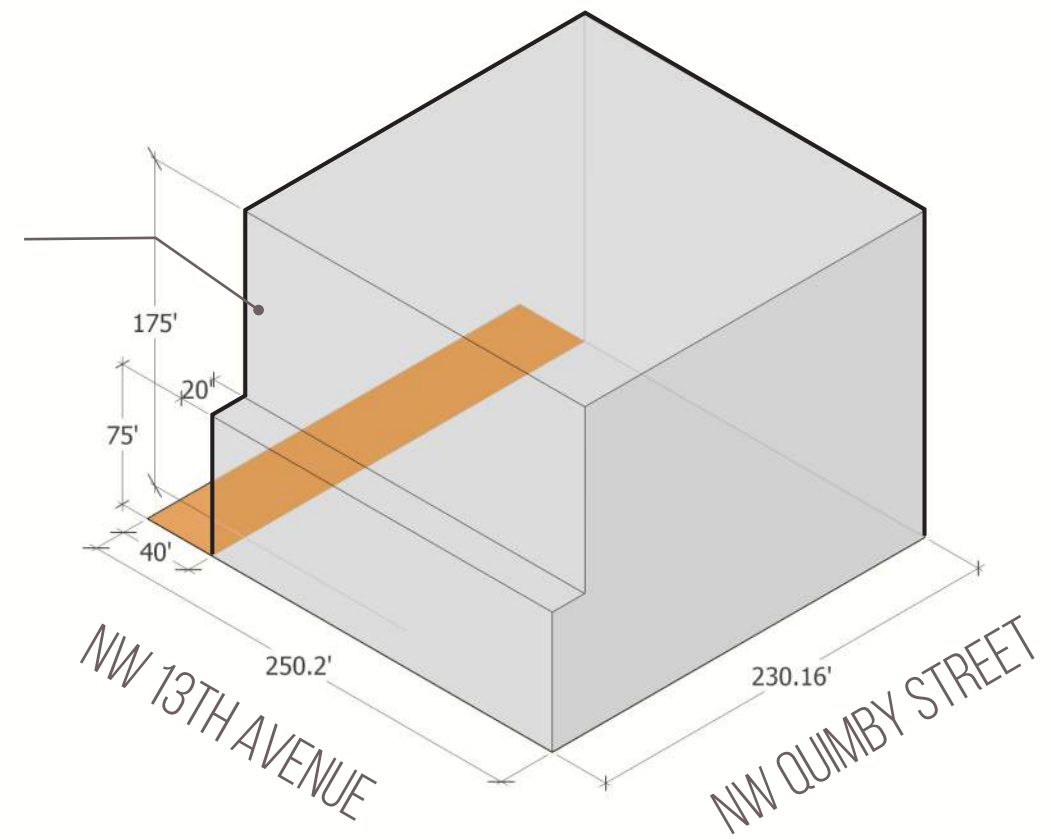
AERIAL FROM SOUTHWEST



ZONING ENVELOPE



ZONING ENVELOPE OPTION 1:  
TALL TOWER



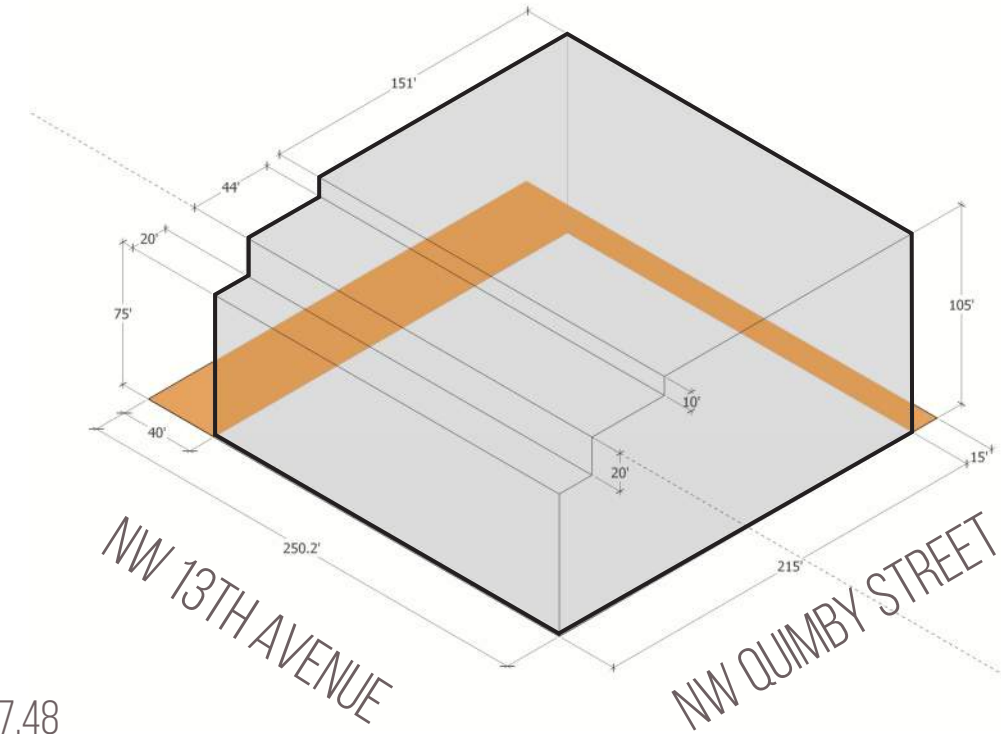
ZONING ENVELOPE OPTION 1:  
MAXIMUM BELOW 175 HEIGHT



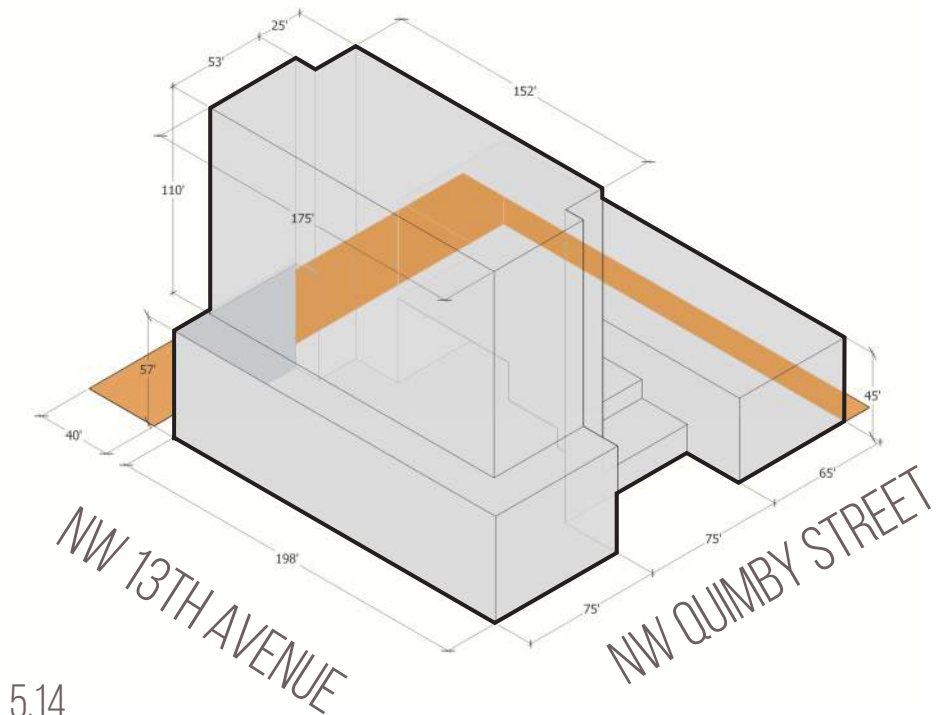
TOTAL AVAILABLE FAR				
	FAR	Area	Transfer Date	Transfer #
Base	5.00	287,930		
Transfers	(2.67)	(153,681)	09.15.16	2016-115531
	1.39	80,000	09.28.16	2016-121841
	1.04	60,000	07.06.18	2018-071068
Bonus*	2.72	156,485		
<b>TOTAL</b>	<b>7.48</b>	<b>430,734</b>		

Site Area: 57,586

	PROPOSED FAR					
	Household Living	Group Living	Commercial	Shared (HL & GL)	Exempt (Below Grade)	
Levels 5-16	156,485	-	-	-	-	
Level 2-4	-	103,250	-	-	-	
Level 1	-	11,985	2,160	21,845	-	
Level P1	-	-	-	-	45,150	
<b>TOTAL</b>	<b>156,485</b>	<b>115,235</b>	<b>2,160</b>	<b>21,845</b>	<b>-</b>	<b>295,725</b>
FAR	2.72	2.00	0.04	0.38	-	<b>5.14</b>



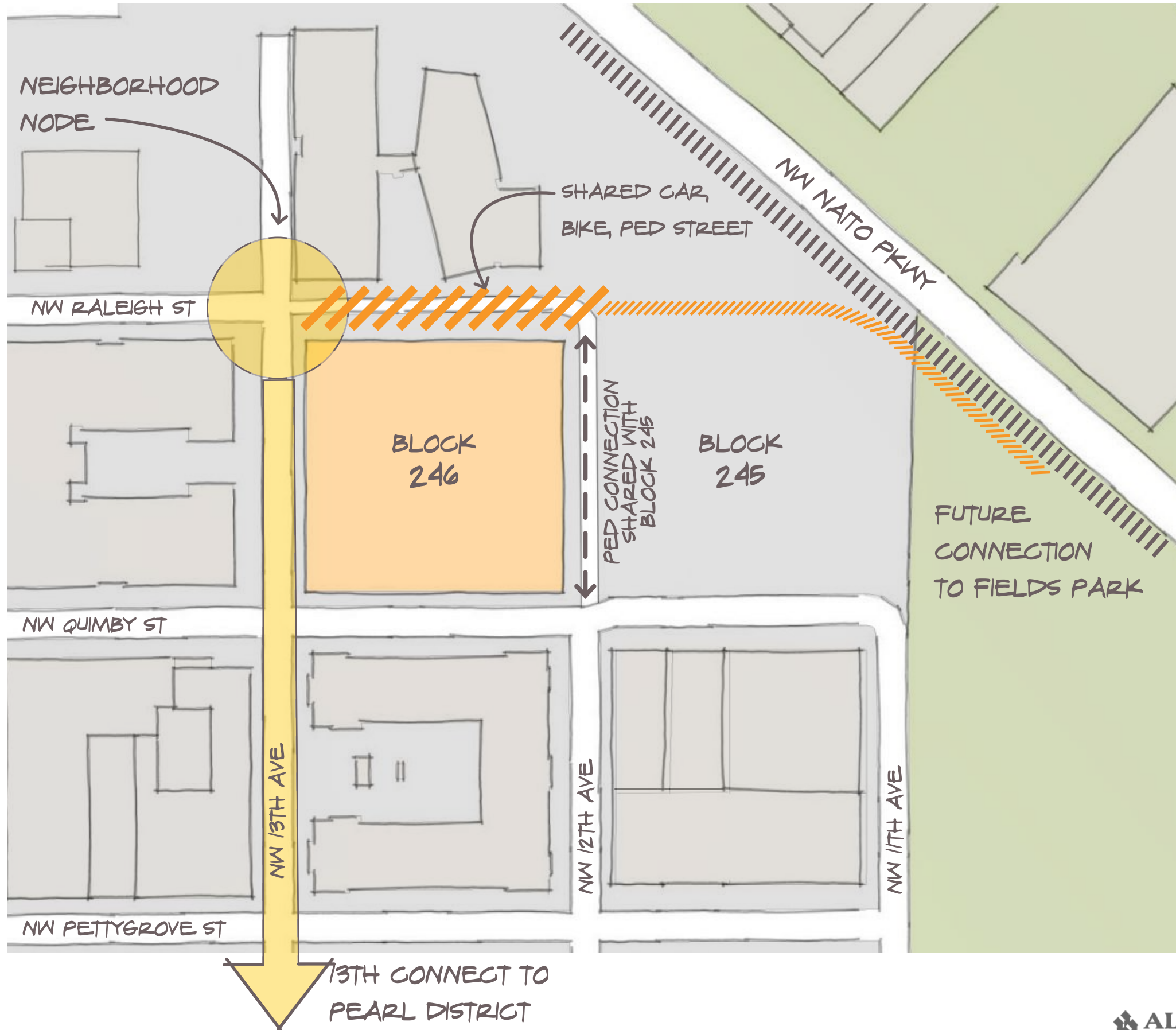
MAX FAR: 7.48  
MAX AREA : 430,743 SF



PROPOSED FAR: 5.14  
PROPOSED AREA: 295,725SF



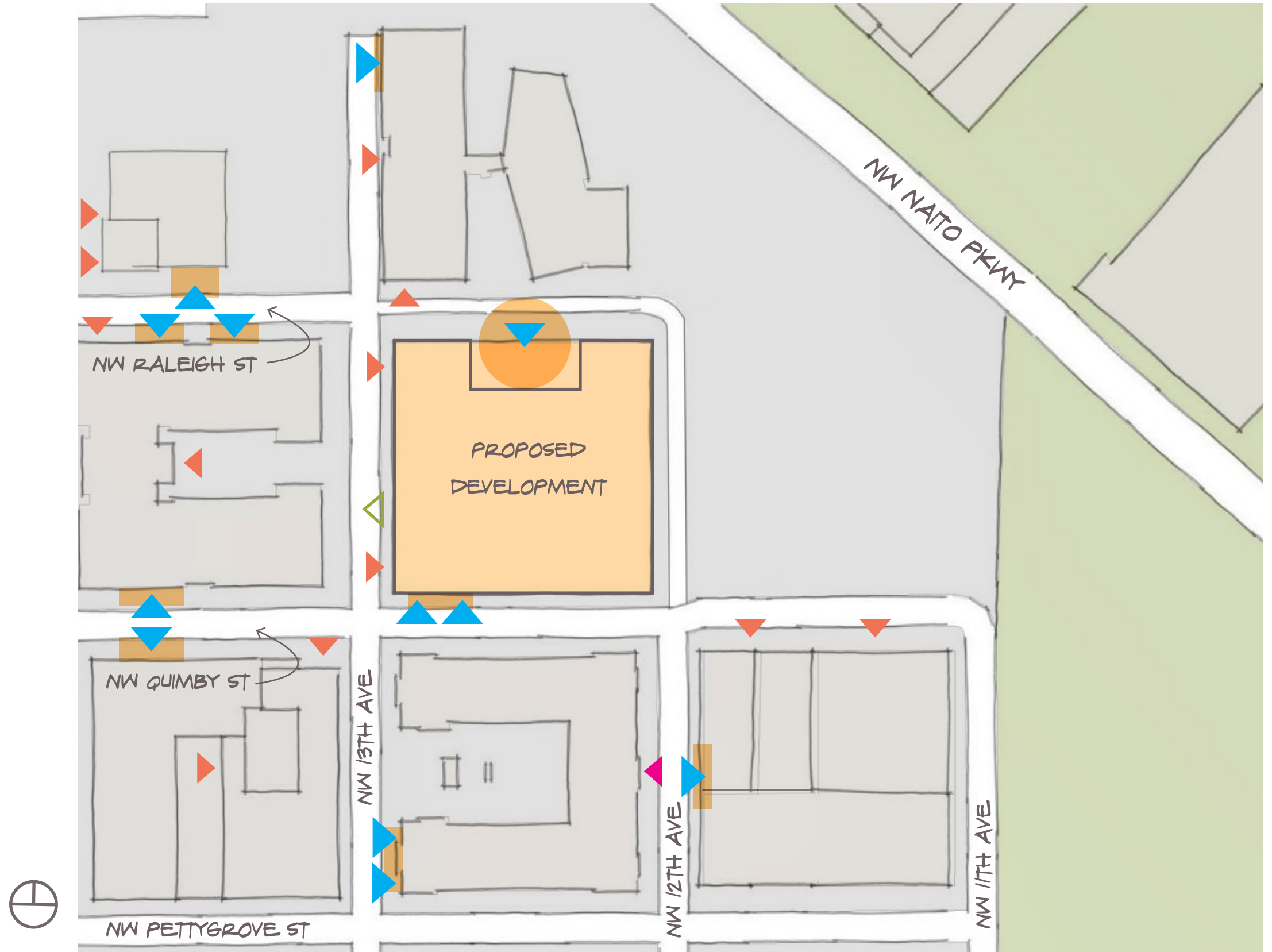






SITE ACCESS & CIRCULATION

- ▲ VEHICULAR ACCESS
- ▲ PEDESTRIAN ACCESS





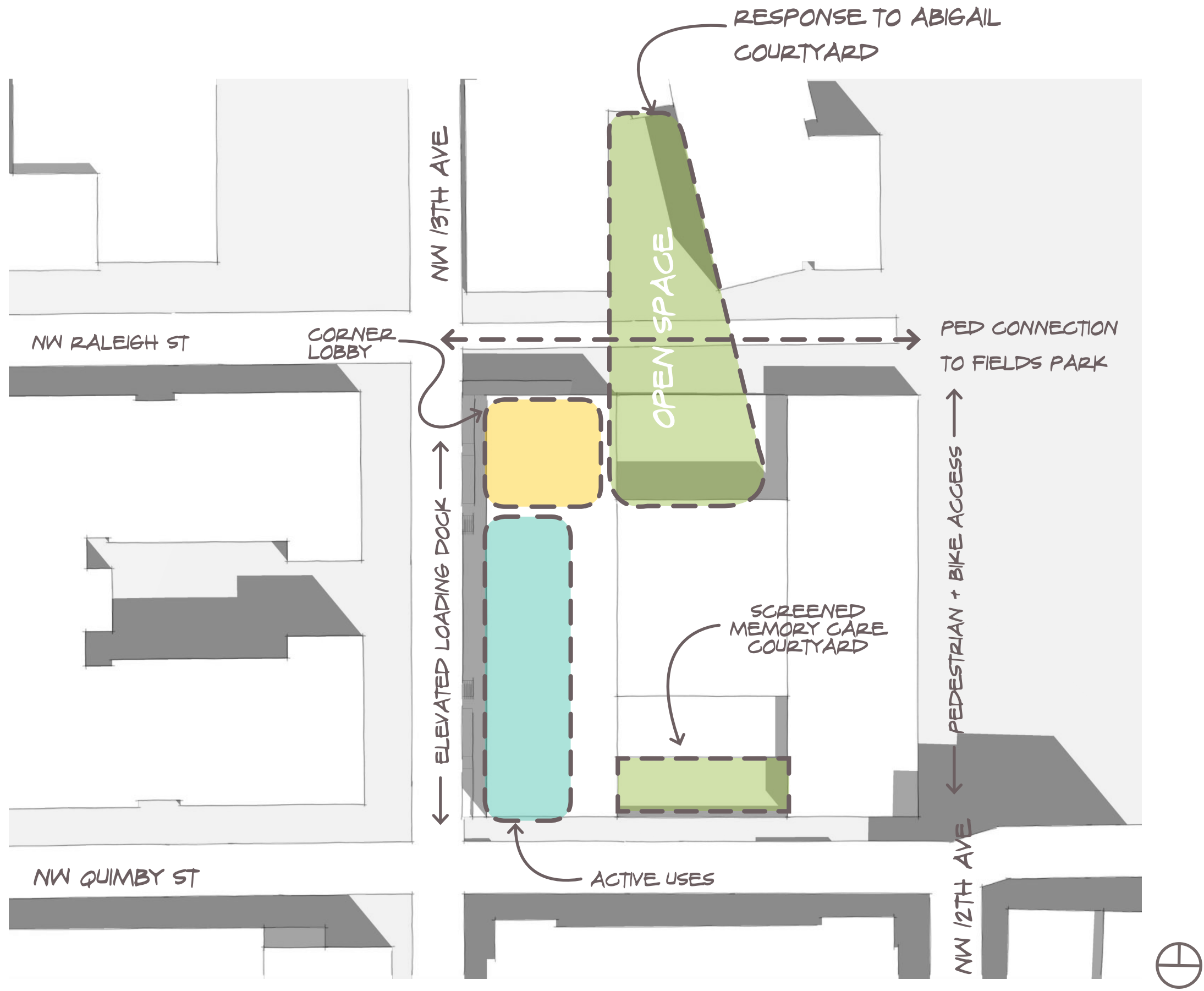
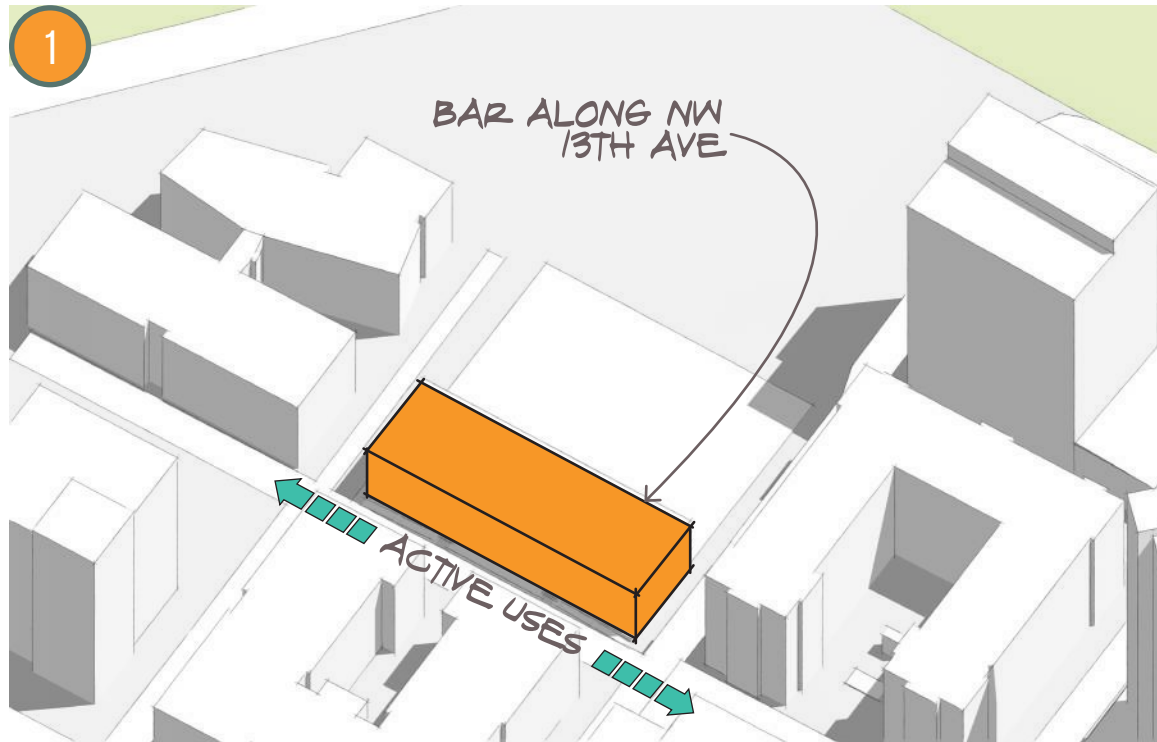




FIGURE GROUND AND TOWER PLACEMENT



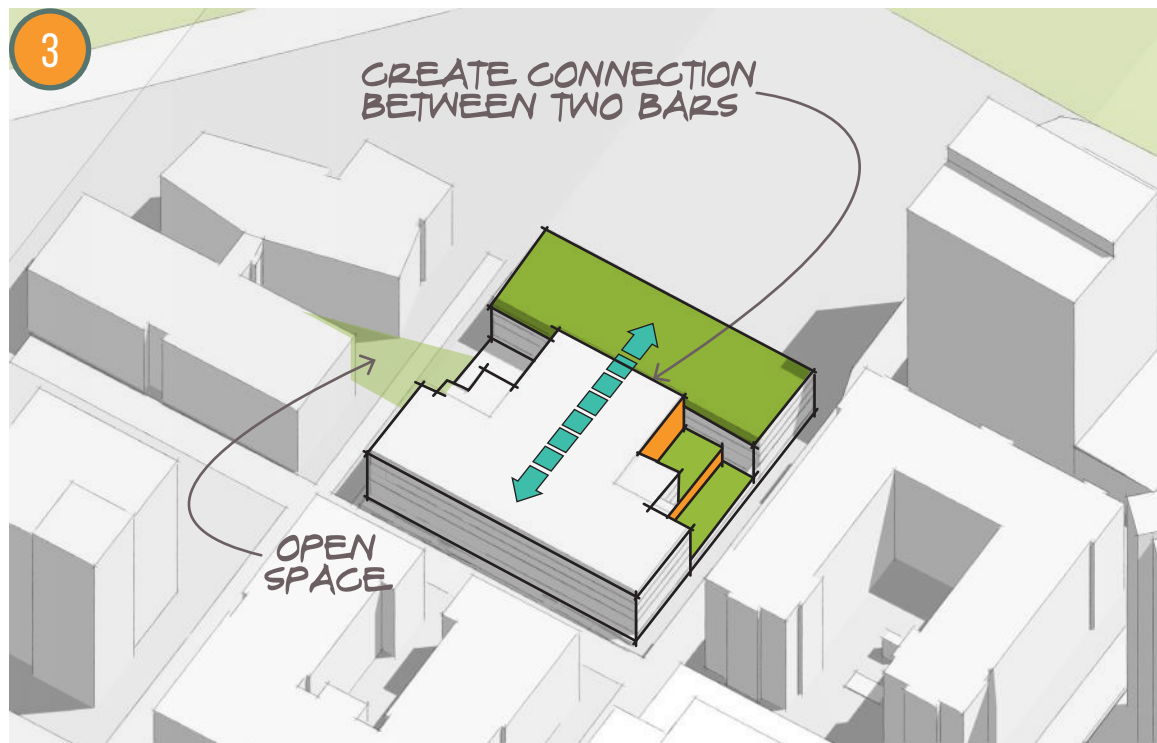




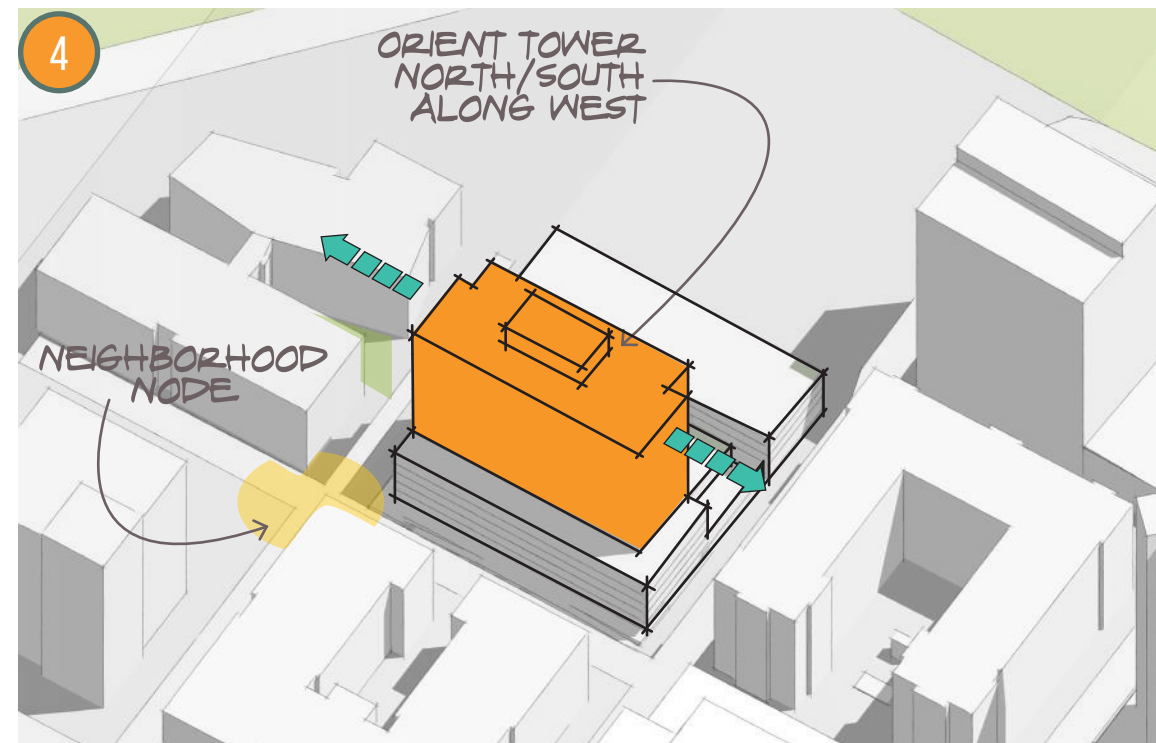
- Loading dock along 13th continues neighborhood pattern and provides spill out space for active uses.



- Residential uses along the East bar help reinforce the pedestrian scale and keep eyes on the ped/bike path.



- North court responds to Abigail open space.
- Terraces oriented to receive southern light.
- Central amenity spaces spill out onto courtyards.
- Connection essential for assisted living operation.



- North/South tower maximizes daylight to surrounding buildings
- West tower keeps a pedestrian scale at ped/bike accessway
- Tower helps anchor neighborhood node at Raleigh and 13th intersection





A3-RESPECT THE PORTLAND BLOCK STRUCTURE



NORTHWEST CORNER / LOBBY

**Guideline:**

*"Maintain and extend the traditional 200-foot block pattern to preserve the Central City's ratio of open space to built space. Where superblocks exist, locate public and/or private rights-of-way in a manner that reflects the 200-foot block pattern, and include landscaping and seating to enhance the pedestrian environment."*

**RESPONSE:**

The site is 250' x 230'. In order to preserve the Portland blocks structure a multi-modal private drive is located to the North and a pedestrian/bike accessway is located to the East. Both contain landscaping, seating, and scoring patterns that help bring down the scale of the building and enhance the pedestrian experience

B1 REINFORCE AND ENHANCE THE PEDESTRIAN SYSTEM



NW 12TH STREET (PRIVATE DRIVE)

**Guideline:**

*Maintain a convenient access route for pedestrian travel where a public right-of-way exists or has existed.*

*Develop and define the different zones of the sidewalk: building frontage zone, street furniture zone, movement zone, and the curb.*

*Develop pedestrian access routes to supplement the public right-of-way system through superblocks or other large blocks*

**RESPONSE:**

The private drive at Raleigh St and the ped/bike accessway create convenient pedestrian linkages. With the development of block 245 a connection will be created from the West to Fields Park. This will connect to a broader network of open spaces including Tanner Springs Park and Jamison Square. These pedestrian areas identify a landscape zone, seating zone, and movement zone.

B5 MAKE PLAZAS, PARKS AND OPEN SPACE SUCCESSFUL



NW RALEIGH STREET (PRIVATE DRIVE)

**Guideline:**

*Orient building elements such as main entries, lobbies, windows and balconies to face public parks, plazas and open space.*

*Where provided, integrate water features and/or public art to enhance the public open space.*

*Develop locally-oriented pocket parks that incorporate amenities for nearby patrons.*

**RESPONSE:**

A landscaped and hardscaped open space on the North side of the street responds to The Abigail courtyard and helps link the two across a pedestrian friendly street. The building entry opens to both the open space and 13th to create a visual connection between the two. A central water feature establishes a focal point for the open space while additional landscaping helps define pedestrian accessways.



C-4 COMPLEMENT THE CONTEXT OF EXISTING BUILDINGS



**Guideline:**

*Complement the context of existing buildings by using and adding to the local design vocabulary.*

**RESPONSE:**

The project draws on materials and street experiences found throughout the neighborhood. The loading dock language is continued along 13th Street while the tripartite design helps fit with the more historic buildings of the Pearl District.

C7 DESIGN CORNERS THAT BUILD ACTIVE INTERSECTIONS



**Guideline:**

*Use design elements including, but not limited to, varying building heights, changes in facade plane, large windows, awnings, canopies, marquee signs, and pedestrian entrances to highlight building corners.*

*Locate flexible sidewalk-level retail opportunities at building corners.*

*Locate stairs, elevators, and other upper floor building access points toward the middle of the block.*

**RESPONSE:**

The project activates both corners by designing the loading dock language to wrap the corners of the building. A residential neighborhood node is created at the Northwest with a double height lobby space that faces the entrance to The Abigail. At the Southwest, corner retail and additional setback at Level 1 create spill out space for retailers.

A5-1-1 REINFORCE THE IDENTITY OF THE PEARL DISTRICT NEIGHBORHOOD



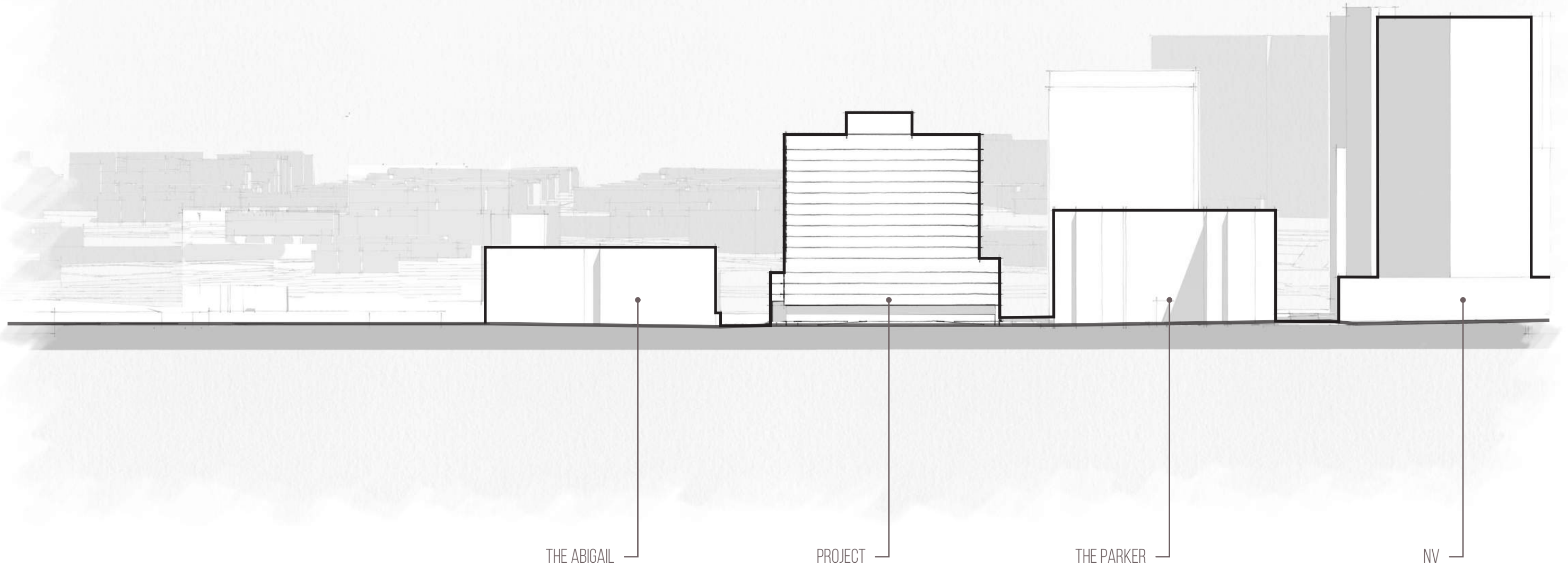
**Guideline:**

*Reinforce the identity of the Pearl District Neighborhood.*

**RESPONSE:**

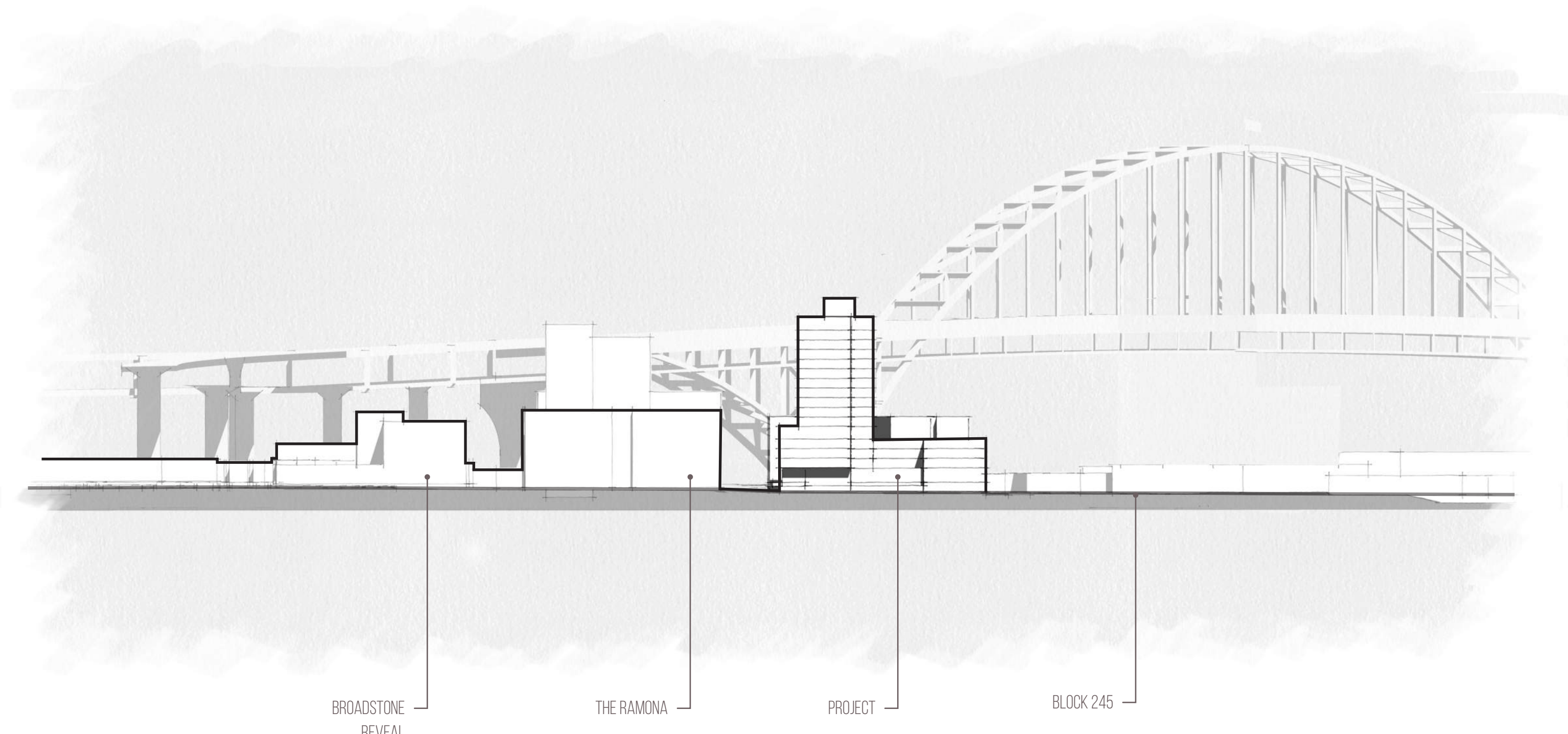
The North Pearl District has a unique influence of historic industrial buildings to the South with taller, more modern buildings to the North. Our project draws on these influences to create a modern tower that fits in seamlessly with the surrounding context. The use of historic materials such as brick and steel as well as the inclusion of the historic 13th Street loading docks help root the project in the neighborhood.





ELEVATION AT 13TH AVENUE - LOOKING EAST





BROADSTONE  
REVEAL

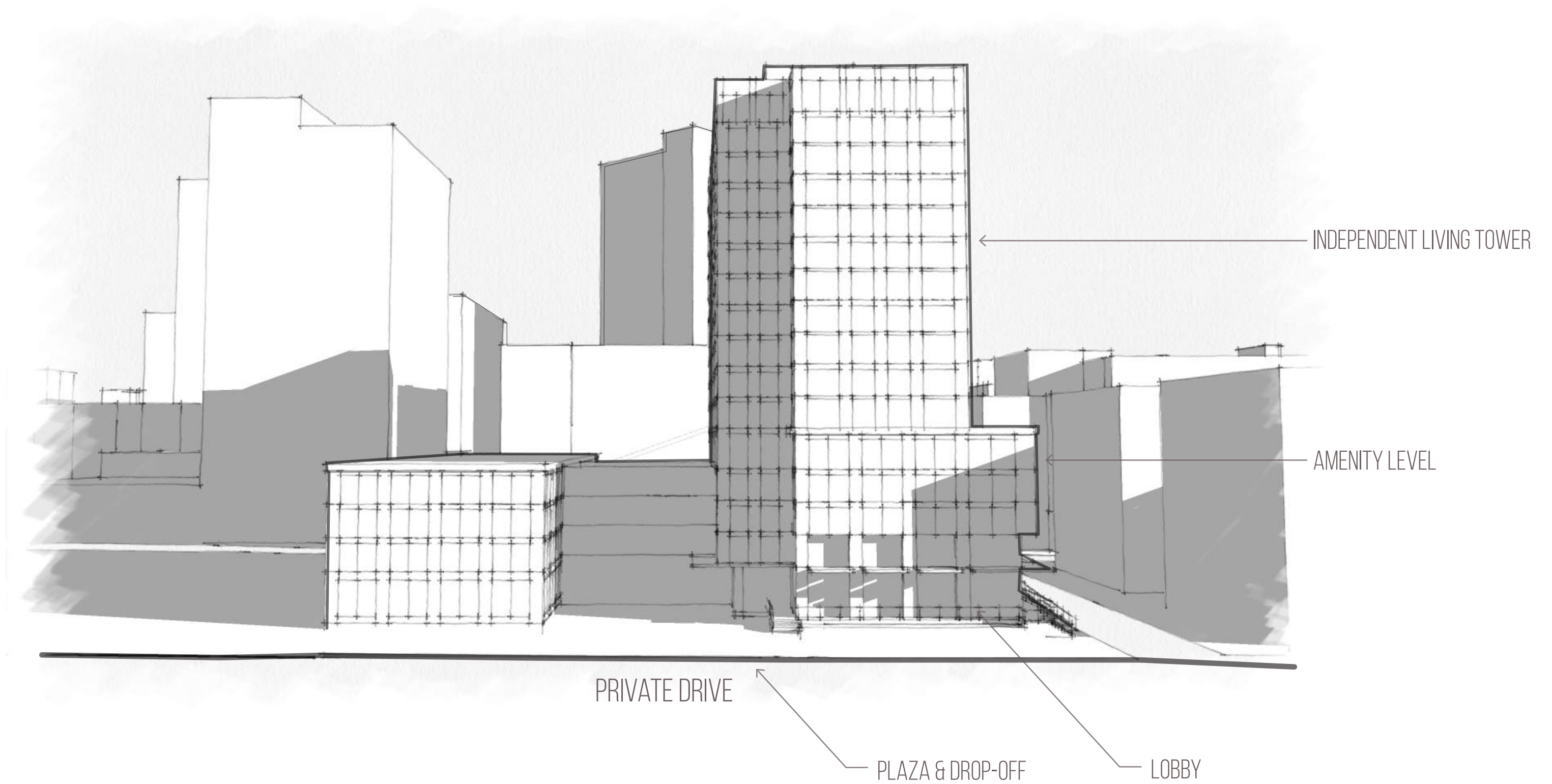
THE RAMONA

PROJECT

BLOCK 245

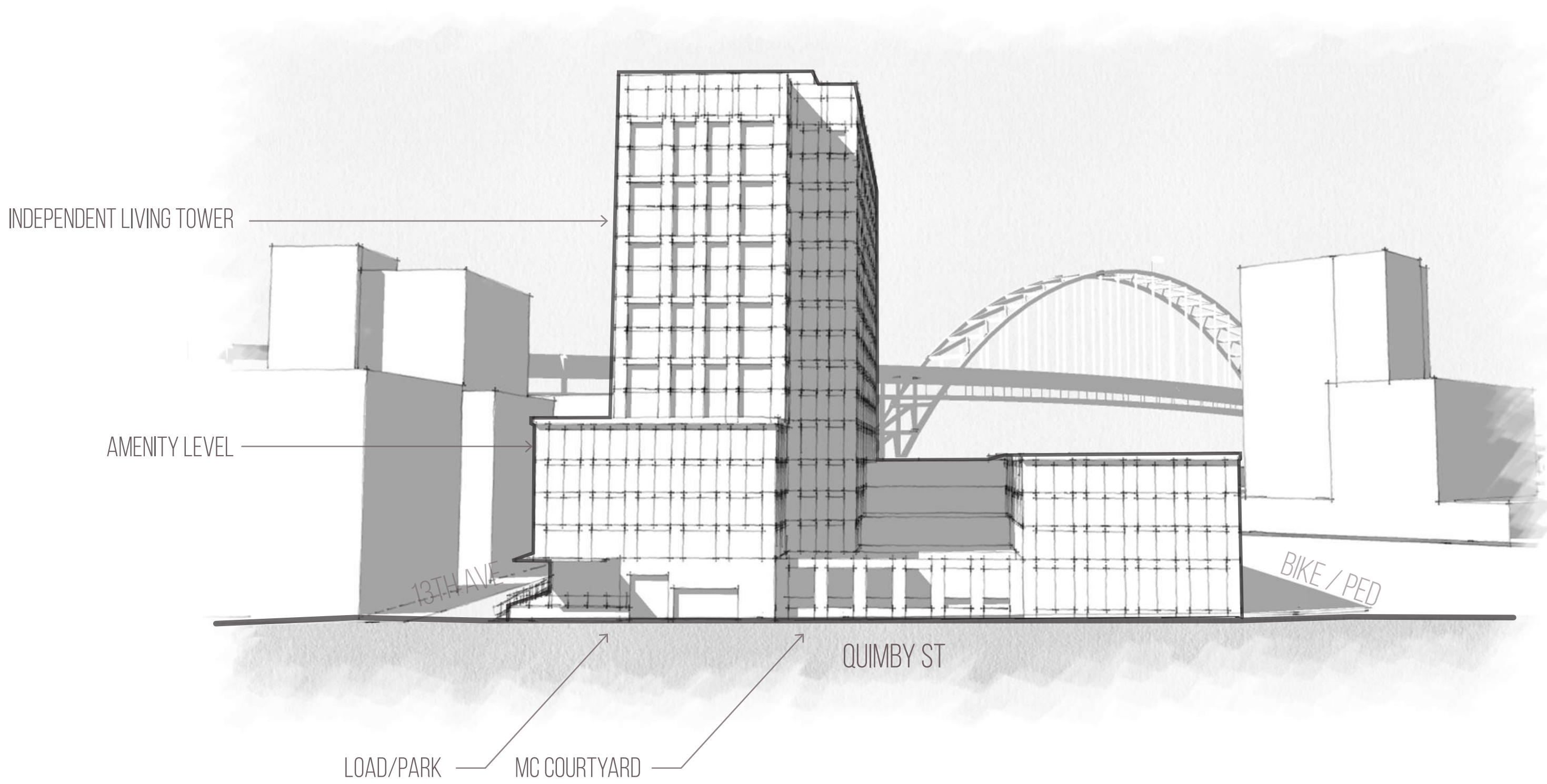
ELEVATION AT QUIMBY STREET - LOOKING NORTH





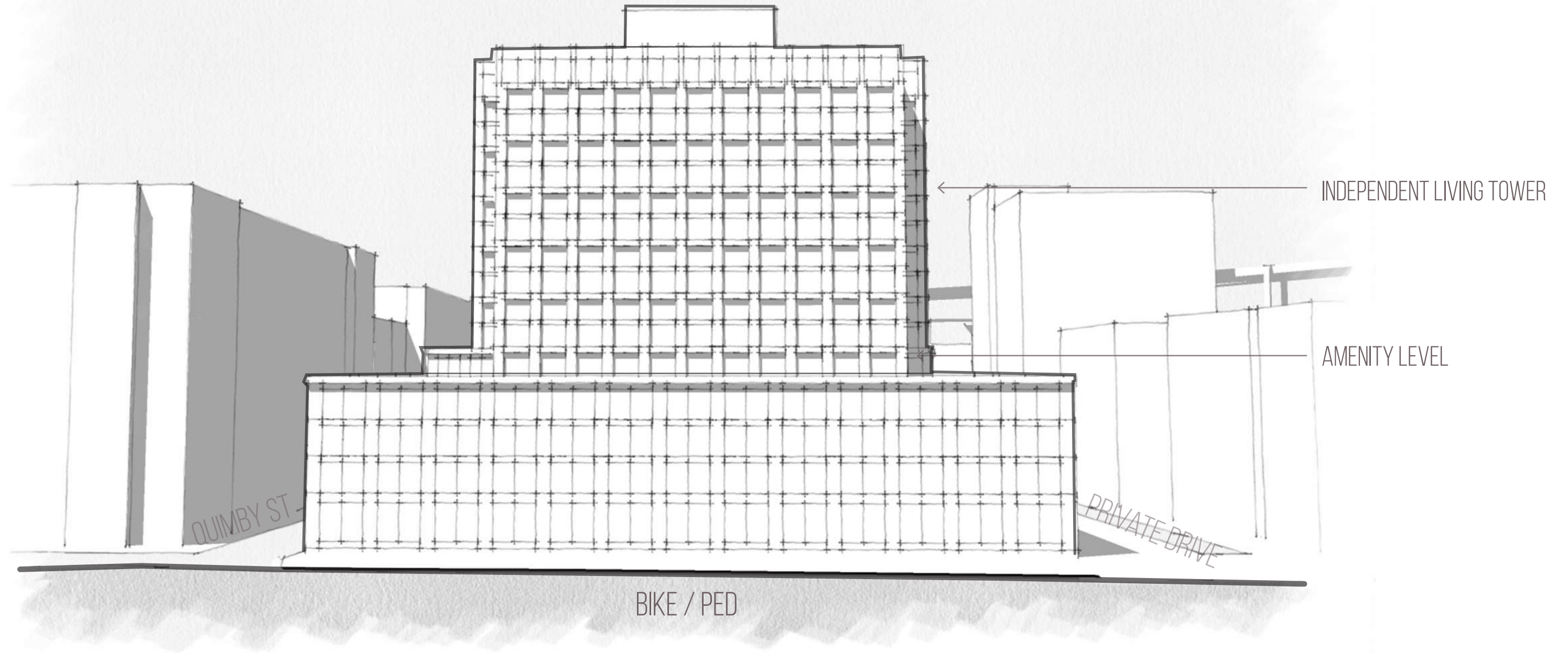
NORTH ELEVATION PERSPECTIVE





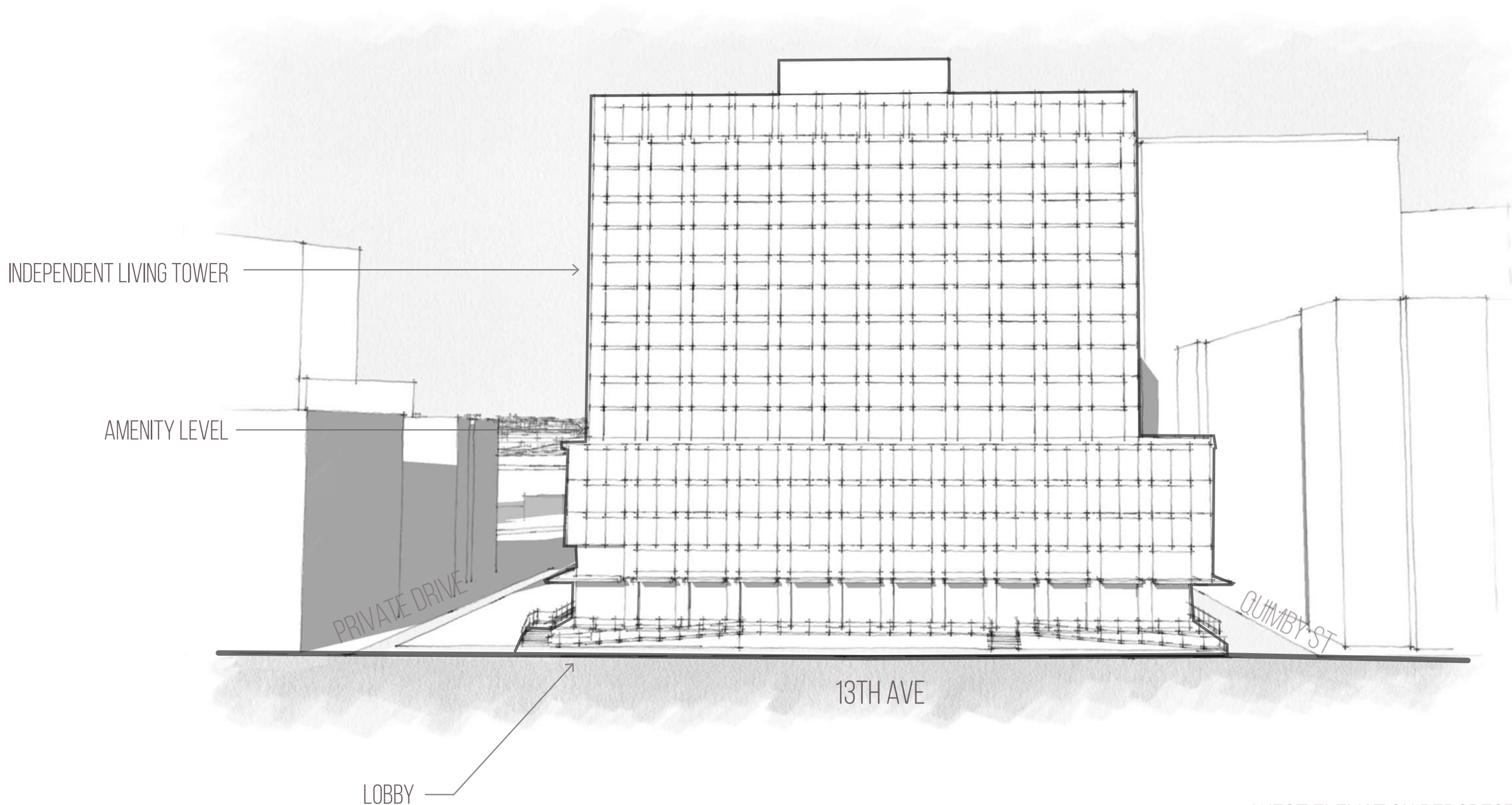
SOUTH ELEVATION PERSPECTIVE





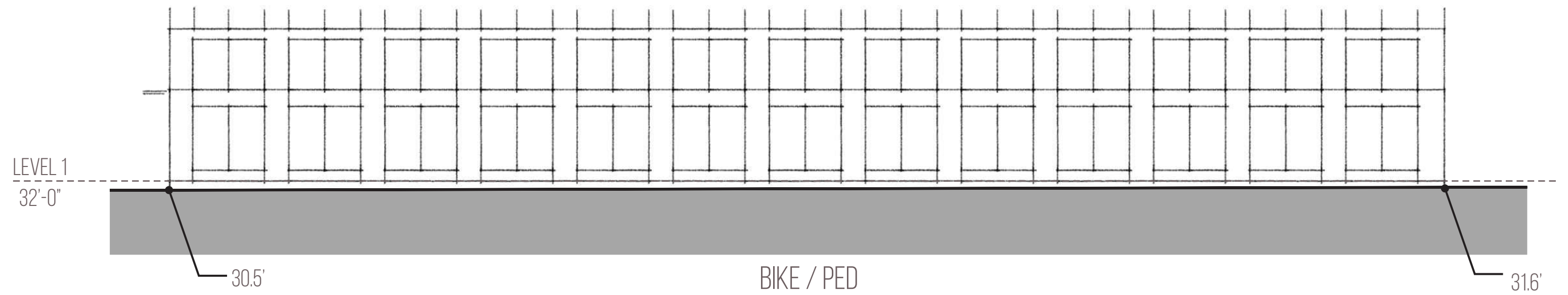
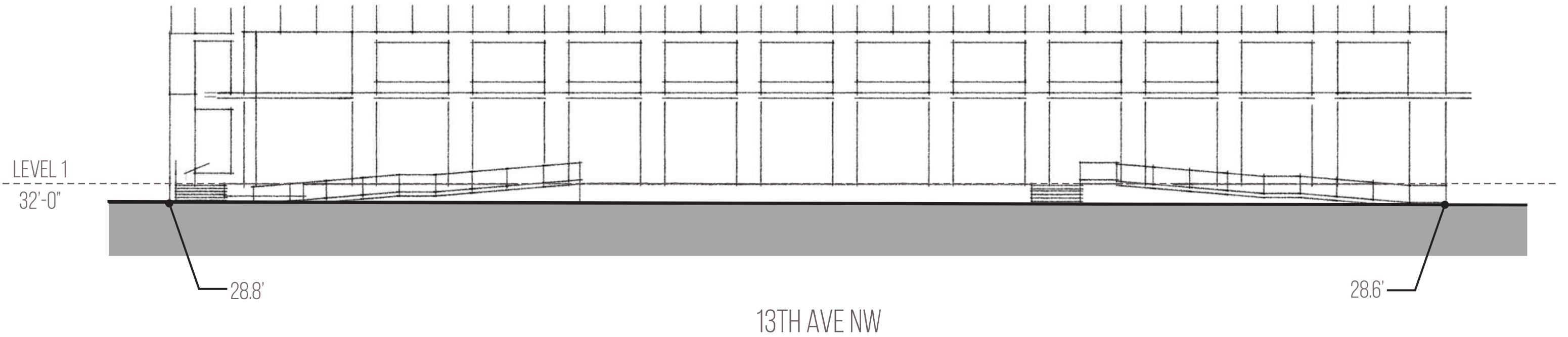
EAST ELEVATION PERSPECTIVE



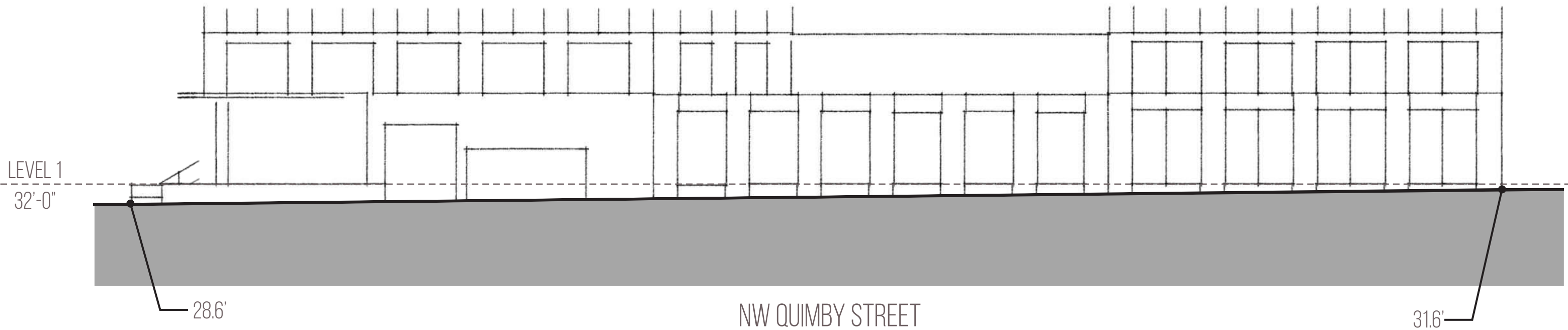
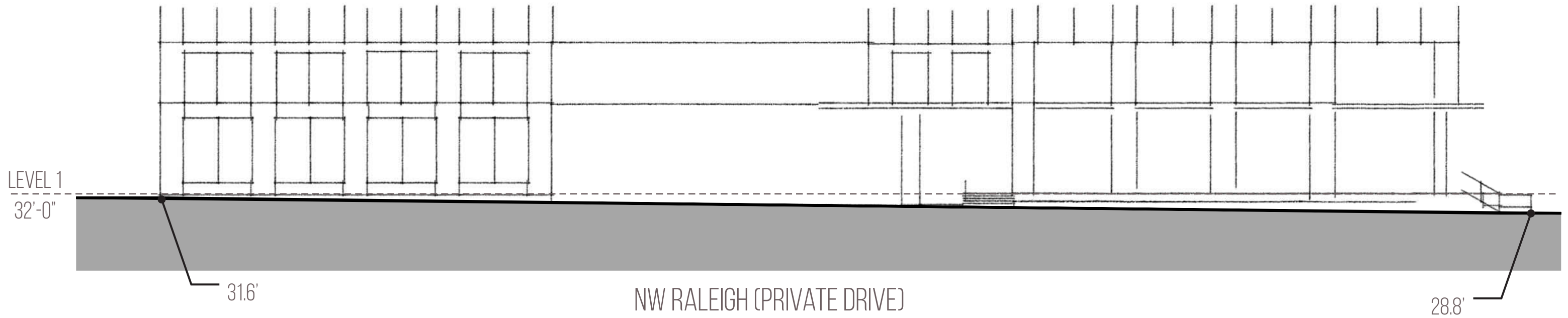


WEST ELEVATION PERSPECTIVE

GROUND FLOOR ELEVATIONS

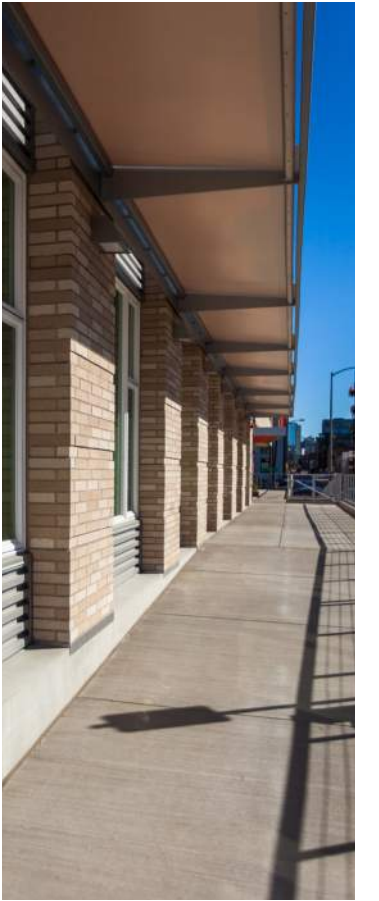




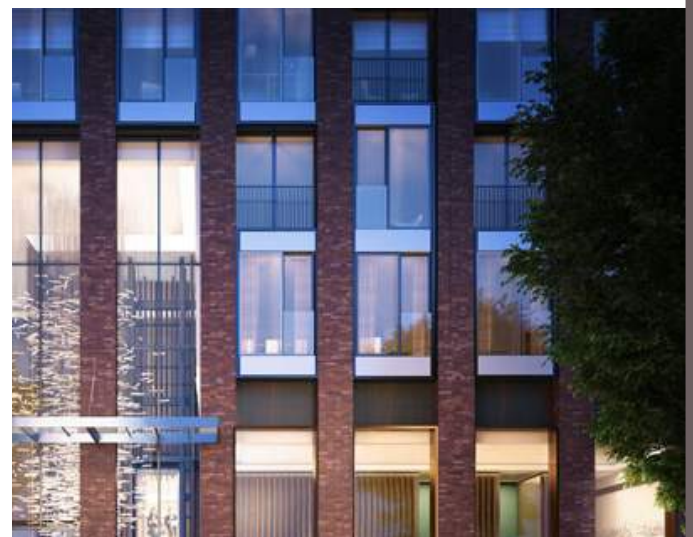
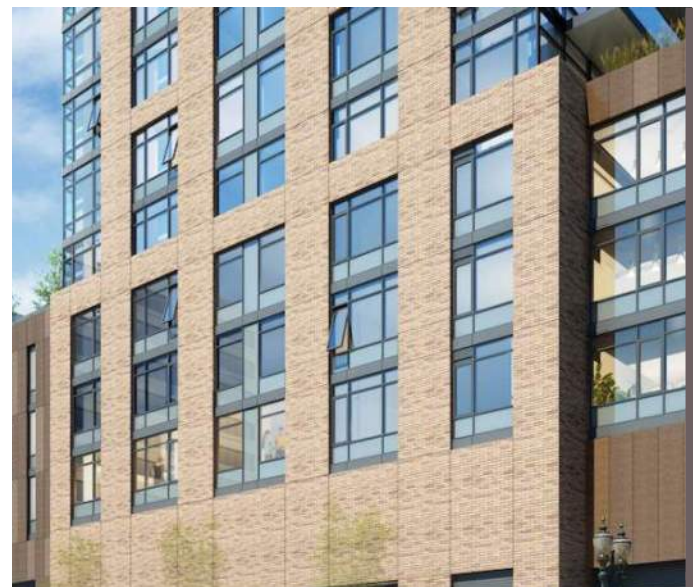




NEIGHBORHOOD CONTEXT







Mix of brick, metal and glass blends historic materials with a modern expression.



PERSPECTIVE - LOOKING SOUTHWEST



Shift in scale and pattern defines top floors.



Building base relates to historic brick buildings and 13th Ave loading docks.

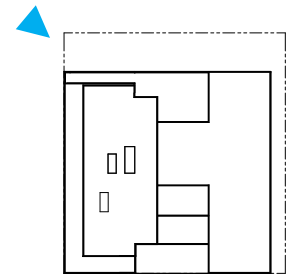


RENDERED VIEWS

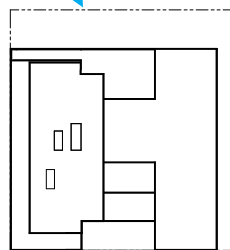


13TH & RALEIGH - LOOKING SOUTHEAST

40 HOLDEN OF PEARL  
DAR - EA18-261137DA | 12.13.18





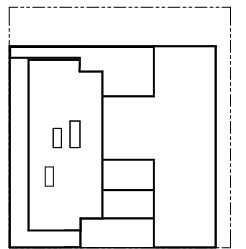


PORTE COCHERE - LOOKING SOUTHEAST

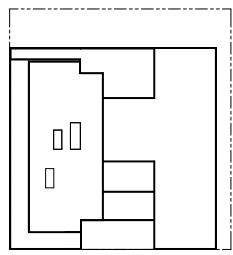




13TH & QIMBY - LOOKING NORTHEAST



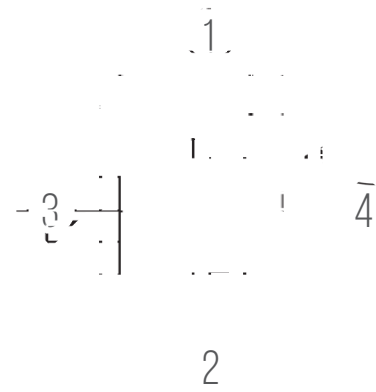




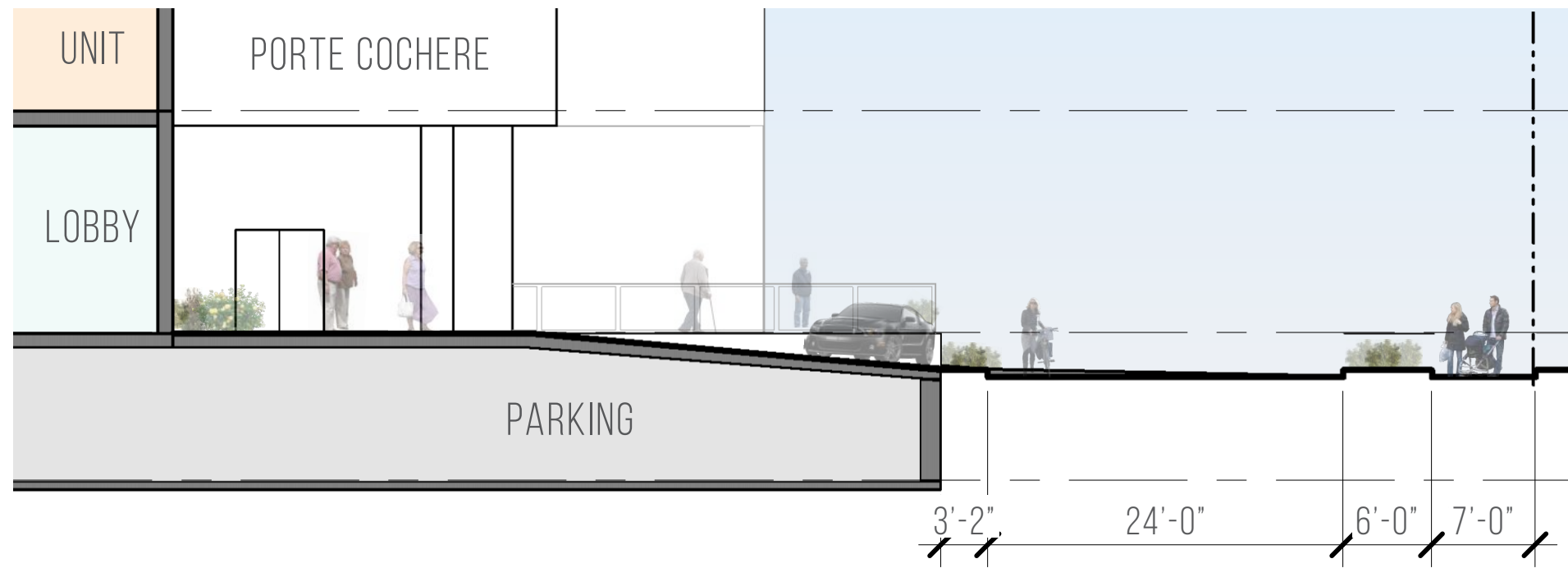
12TH & QUIMBY - LOOKING NORTHWEST



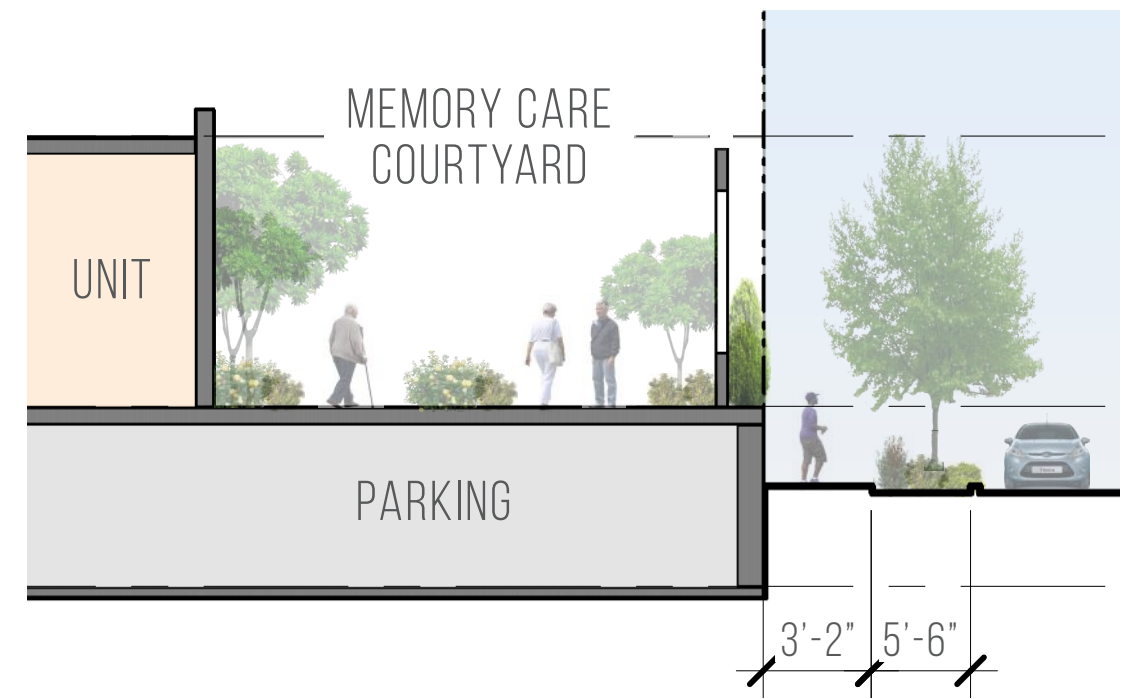
# STREET SECTIONS



- PARKING
- CIRCULATION
- UNITS
- AMENITY

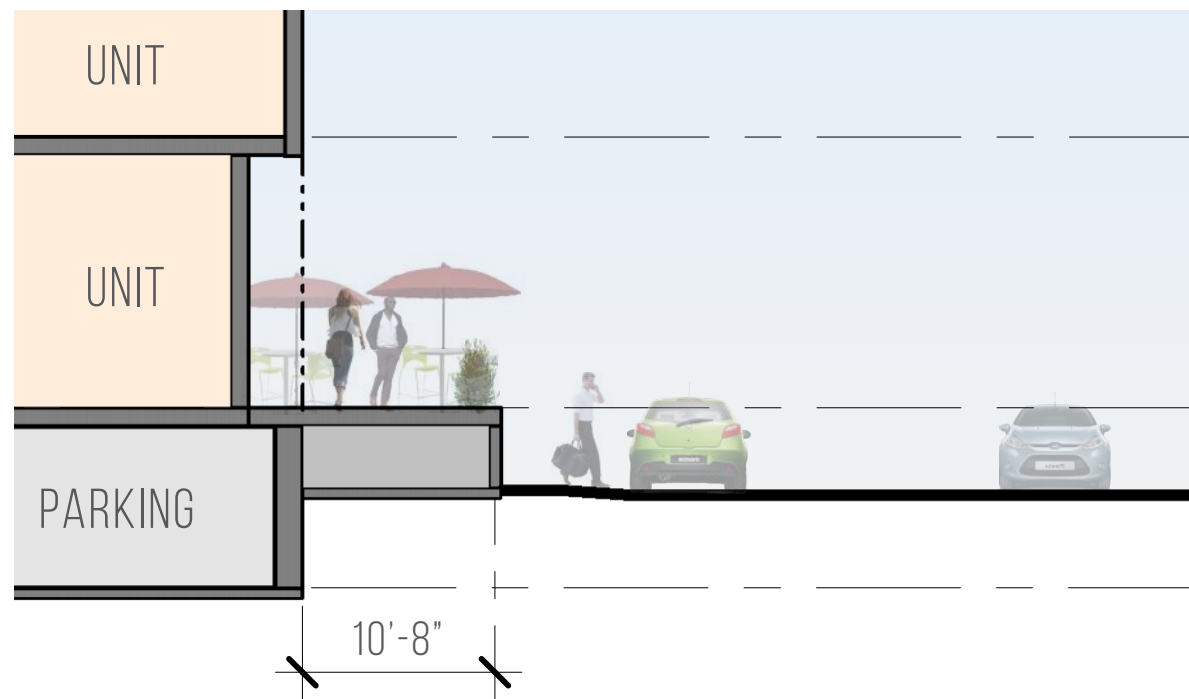
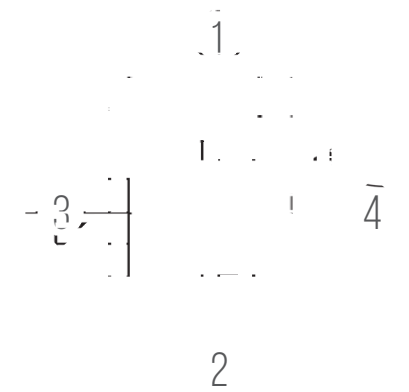


1 SECTION THROUGH PORTE COCHERE



2 SECTION THROUGH MEMORY CARE COURTYARD



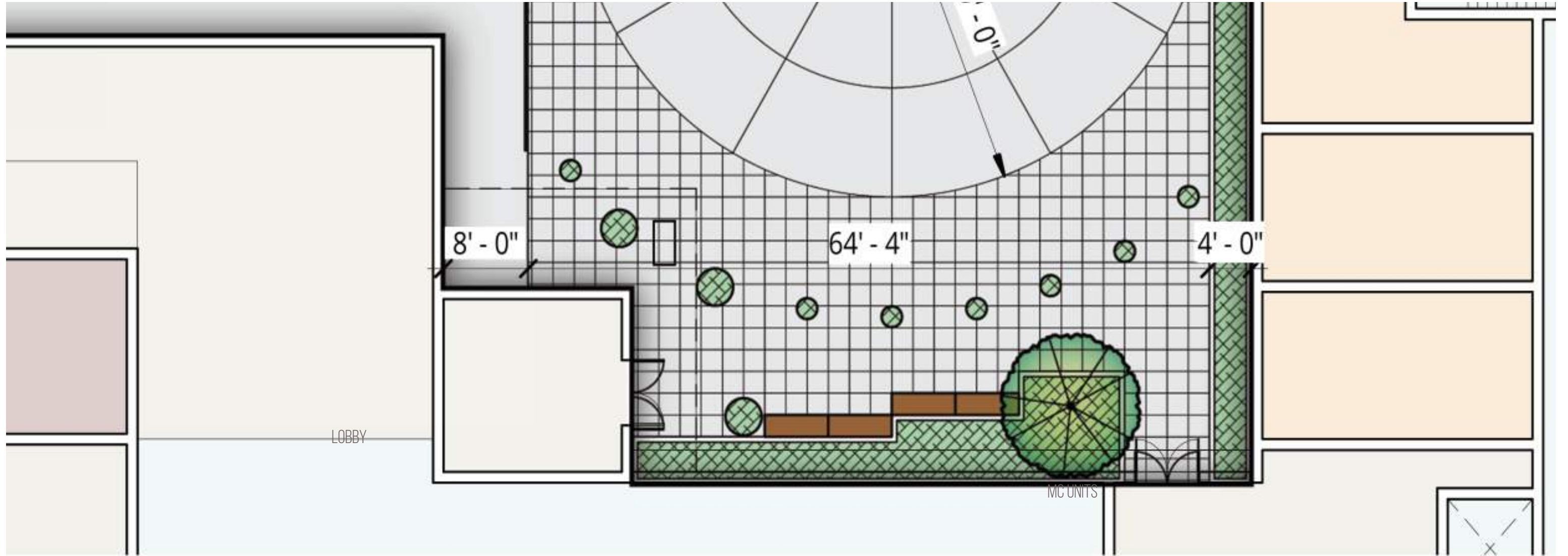


3 SECTION THROUGH 13TH AVENUE



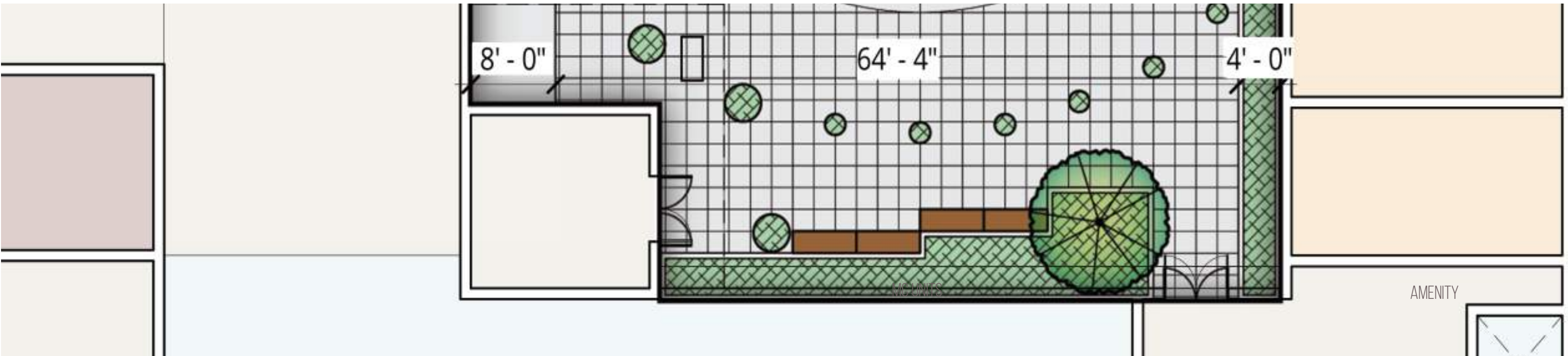
4 SECTION THROUGH BIKE / PED CONNECTION





RALEIGH STREET (PRIVATE DRIVE): ENLARGED PLAN ⊕





12TH AVE PED/BIKE ACCESSWAY: ENLARGED PLAN ⊕



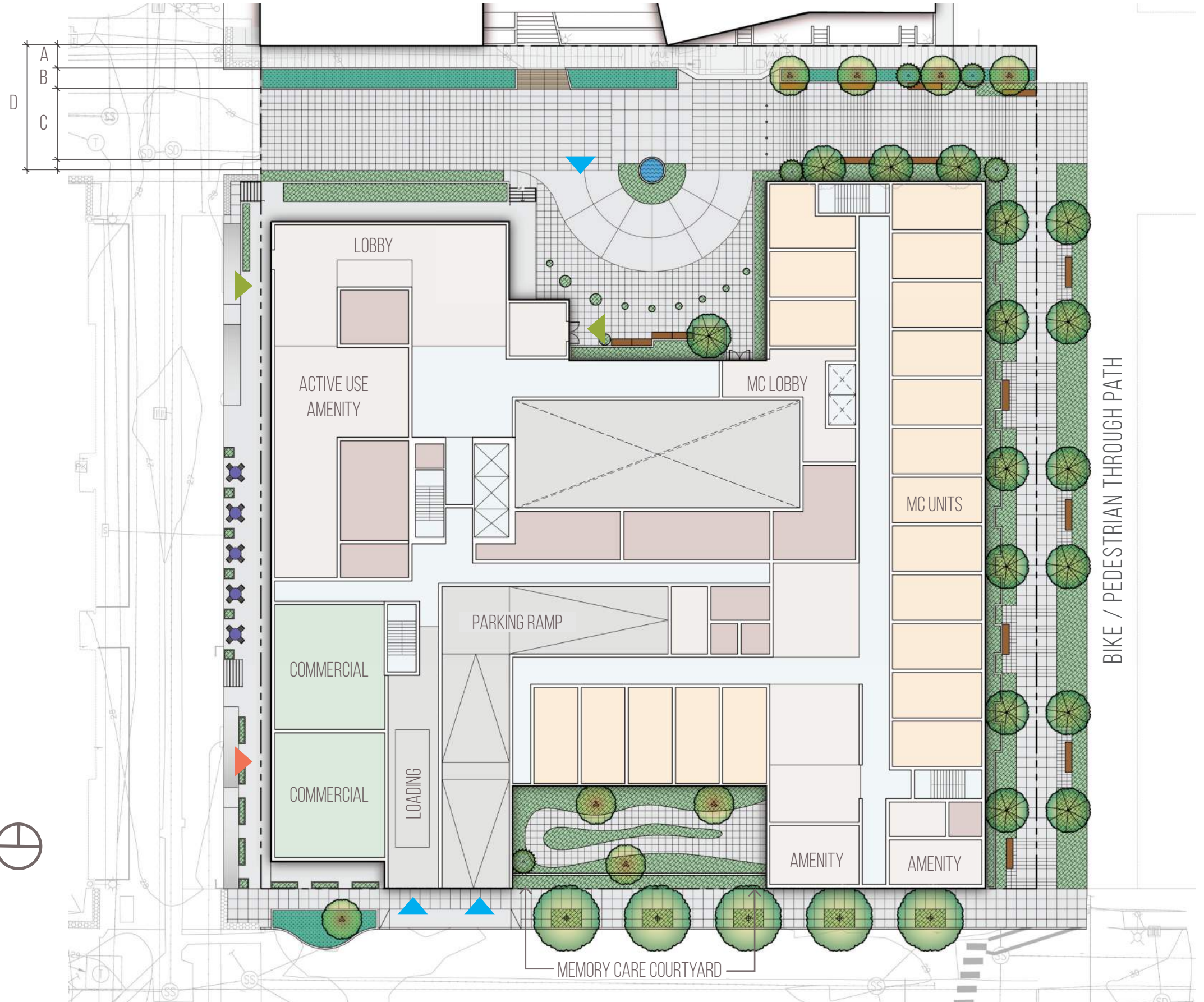
# GROUND LEVEL PLAN

- A 7'-0" SIDEWALK
- B 6'-0" STORMWATER RETENTION
- C 20'-0" EMERGENCY VEHICLE ACCESS
- D 36'-2" OVERALL

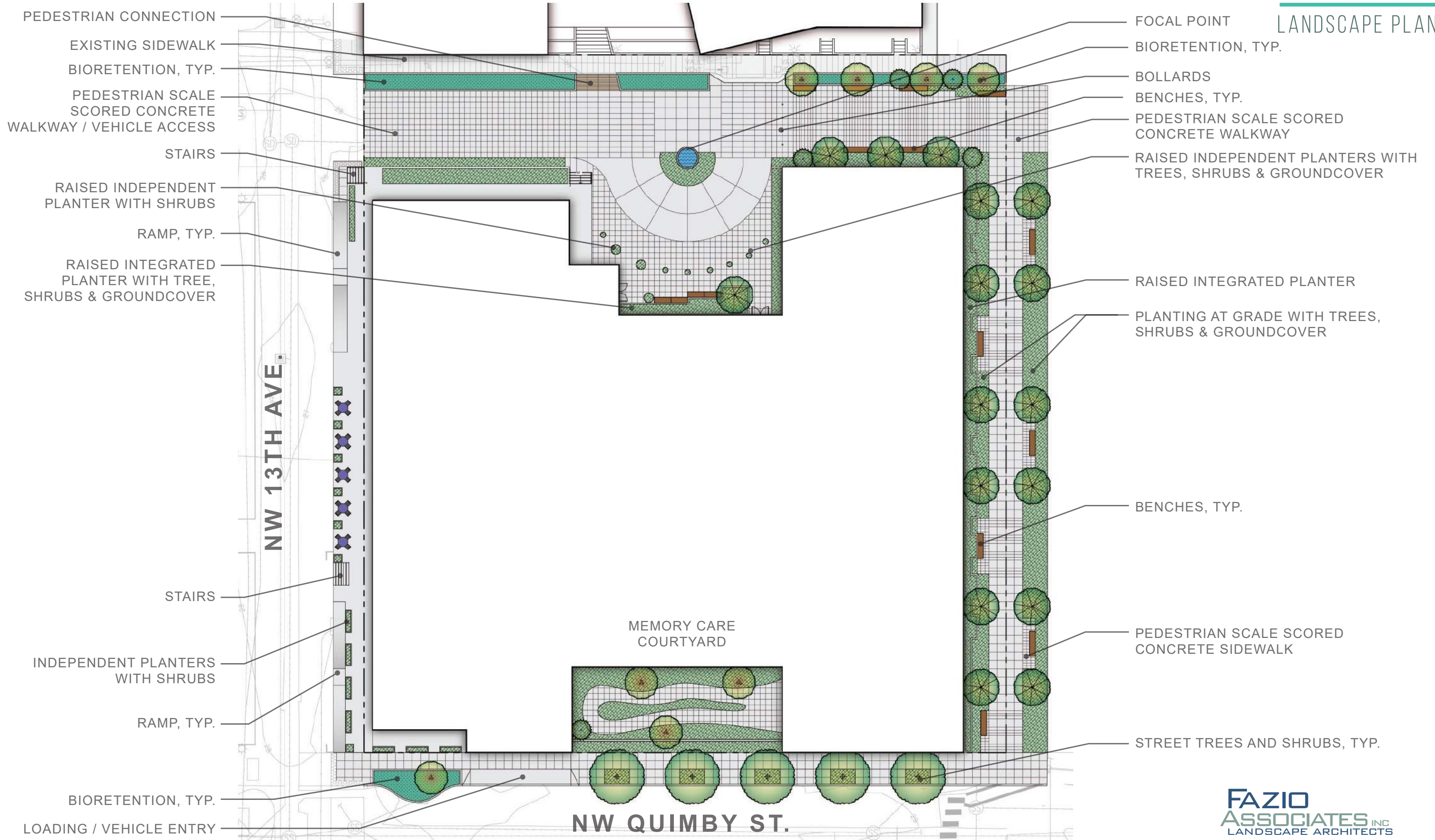
- PARKING
- CIRCULATION
- UNITS
- AMENITY
- RETAIL
- SERVICE
- RESIDENTIAL ENTRY
- VEHICULAR ACCESS
- PEDESTRIAN ACCESS

## LEVEL 1: LOBBY, ACTIVE USE, & MEMORY CARE

SCALE: 1/32" = 1'

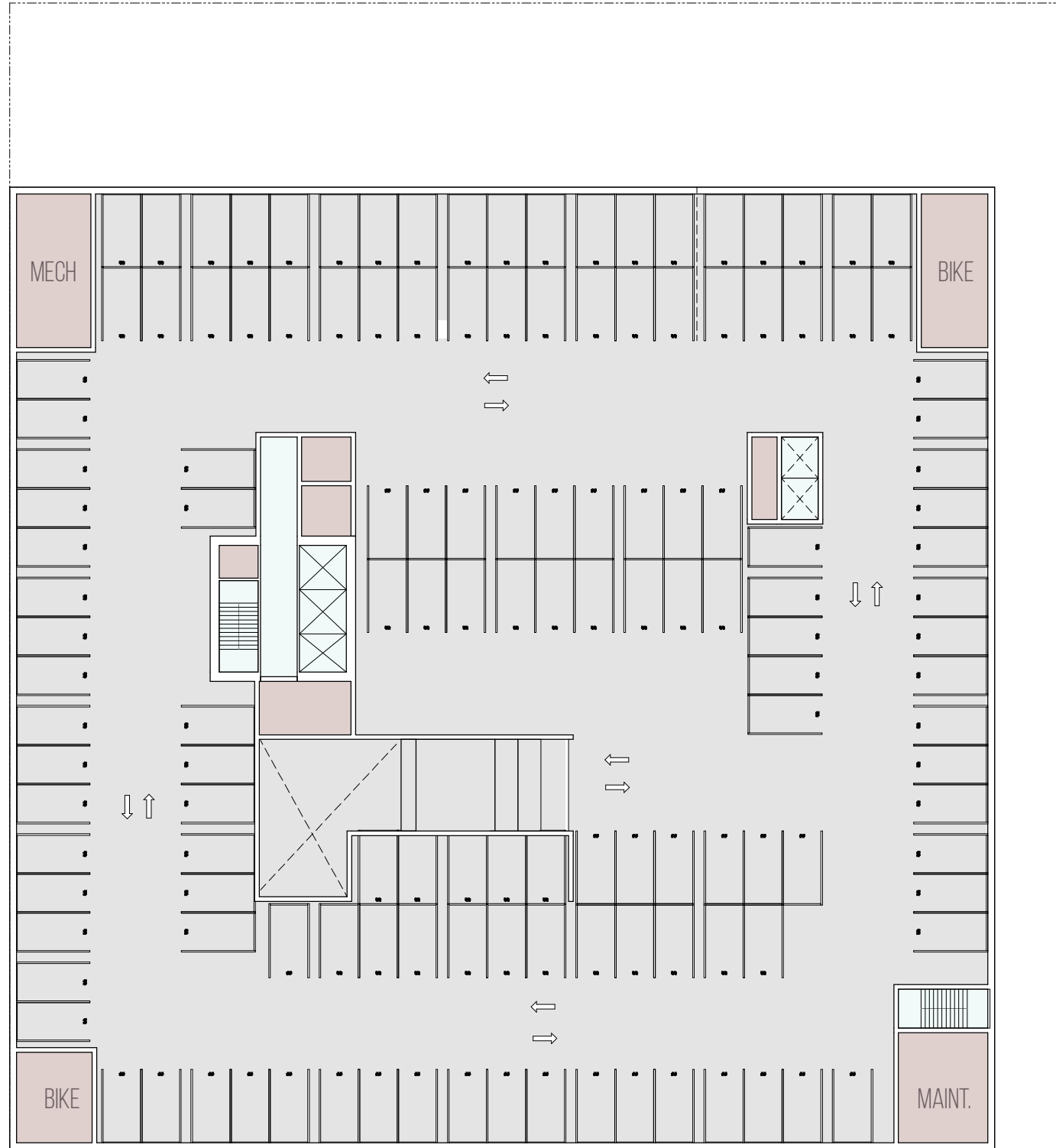






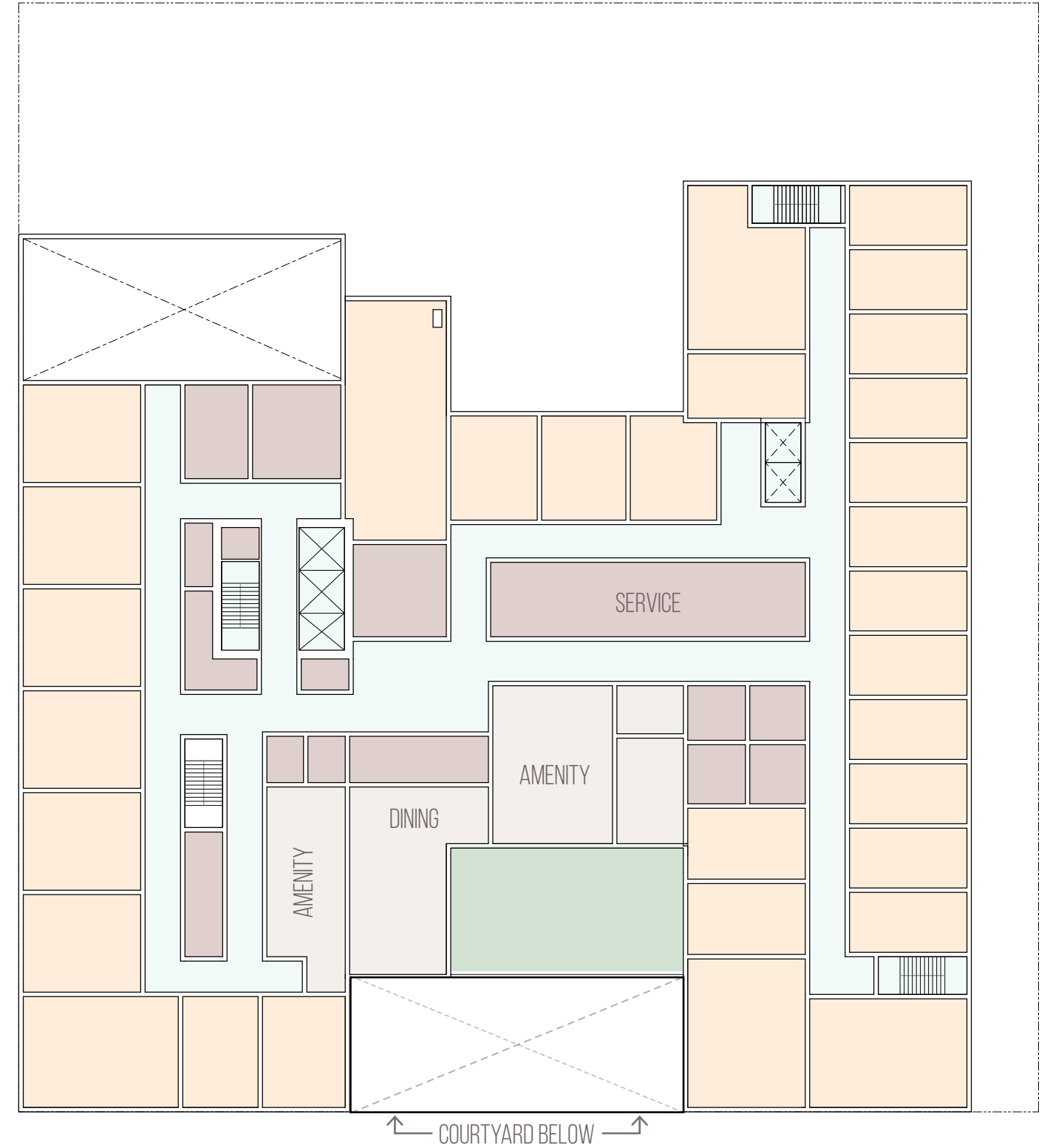


LEVELS P1&L2 PLANS



LEVEL P1: PARKING

SCALE: 1/32" = 1'

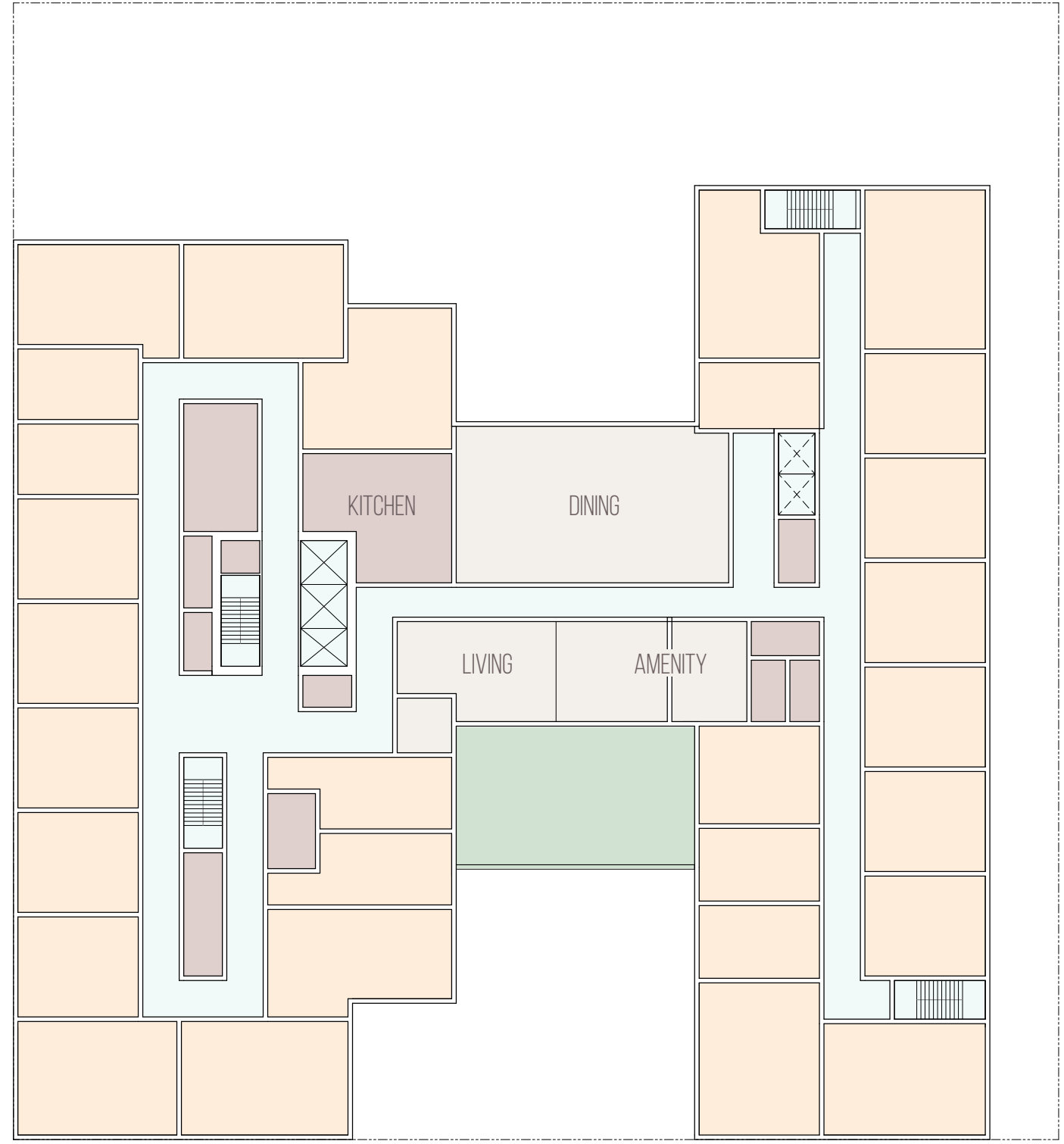


LEVEL 2: ASSISTED LIVING

SCALE: 1/32" = 1'

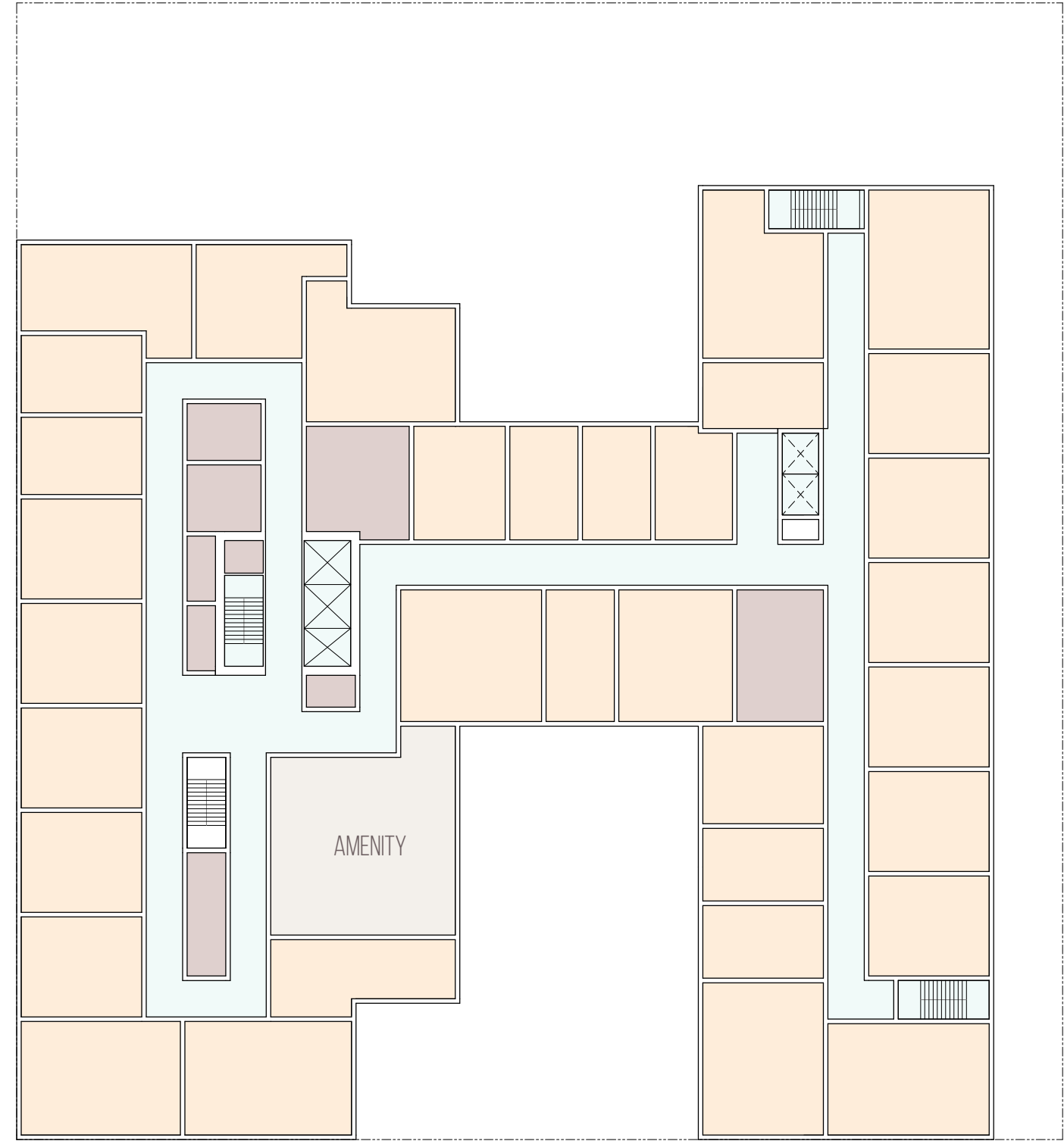






LEVEL 3: ASSISTED LIVING

SCALE: 1/32" = 1'

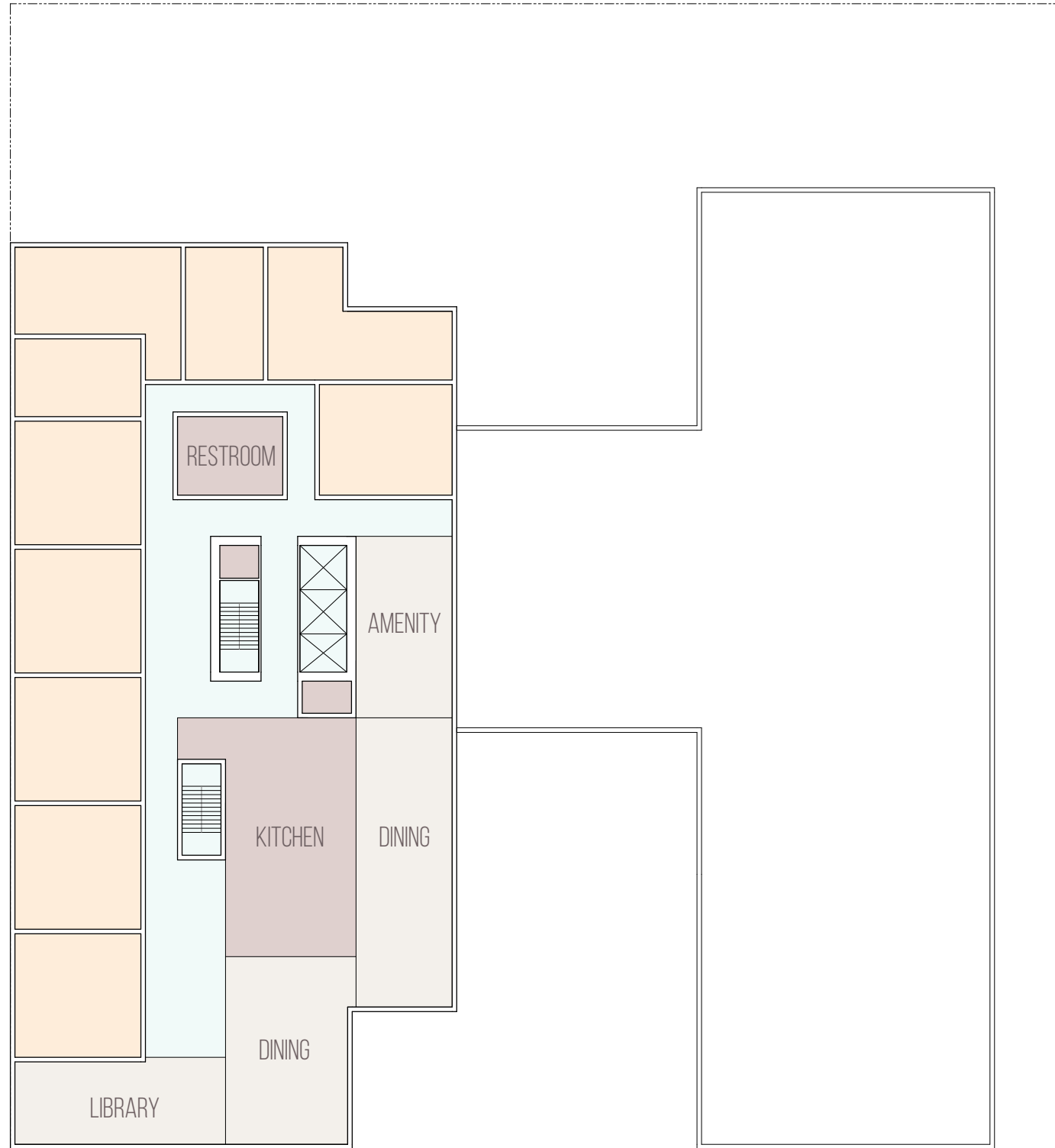


LEVEL 4: ASSISTED LIVING

SCALE: 1/32" = 1'

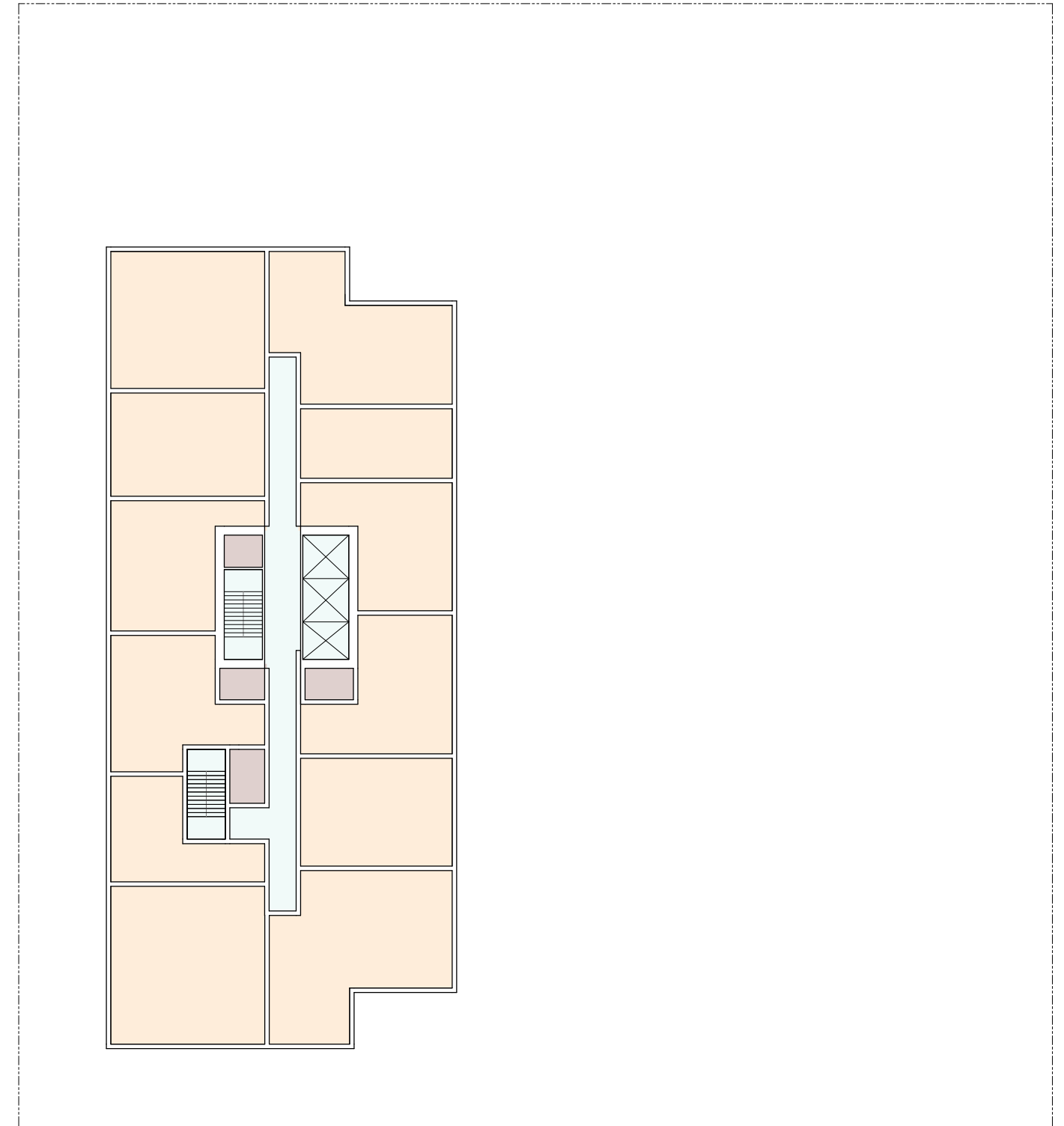






**LEVEL 5: IL AMENITY**

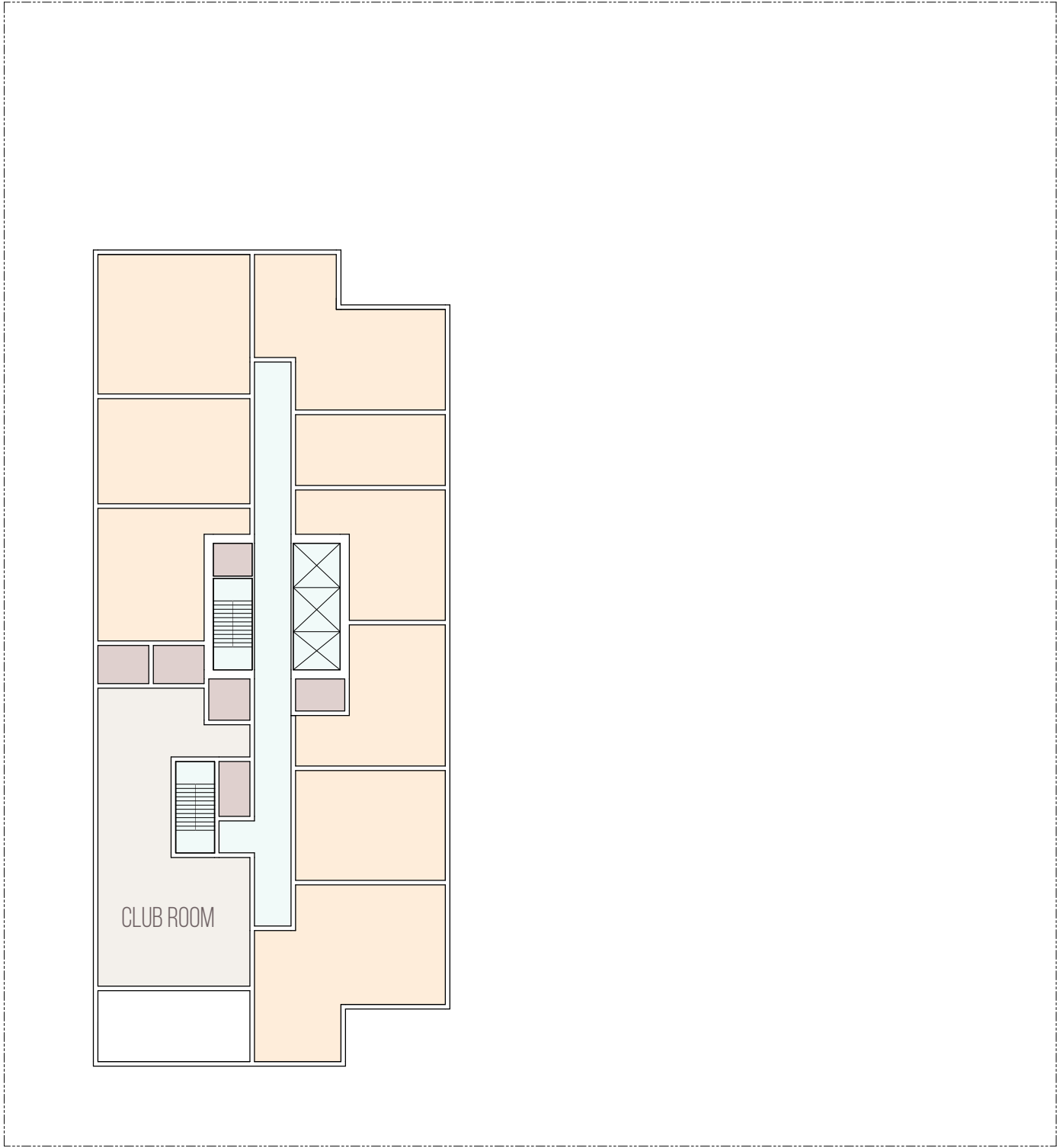
SCALE: 1/32" = 1'



**LEVEL 6-13: INDEPENDENT LIVING**

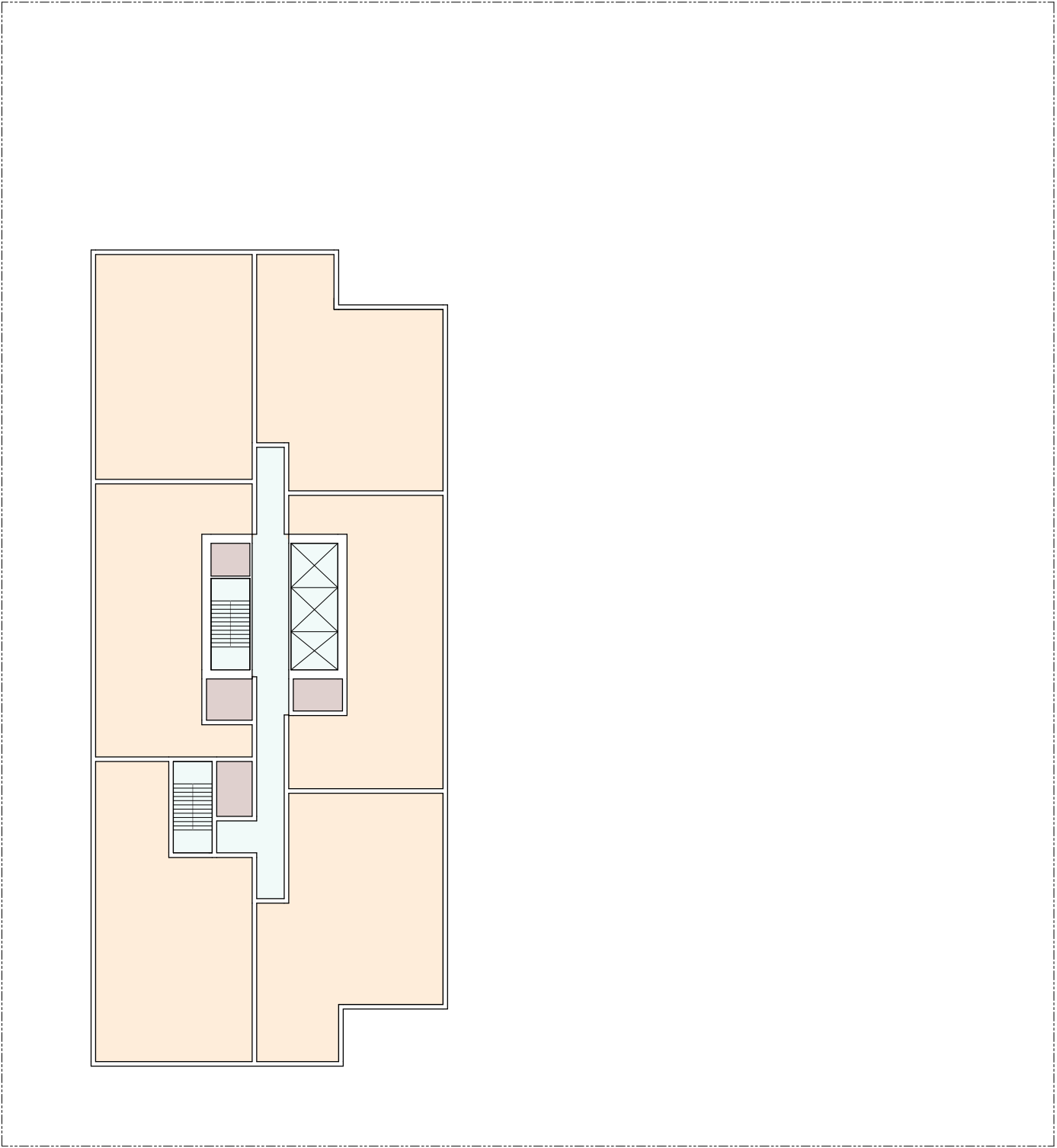
SCALE: 1/32" = 1'





LEVEL 14: INDEPENDENT LIVING/ CLUB ROOM

SCALE: 1/32" = 1'



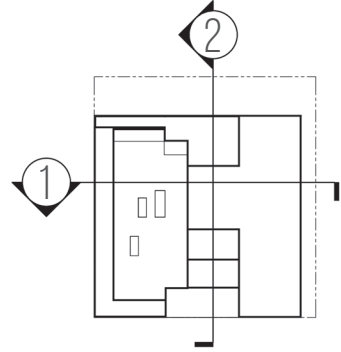
LEVEL 15-16: PENTHOUSE LEVEL

SCALE: 1/32" = 1'

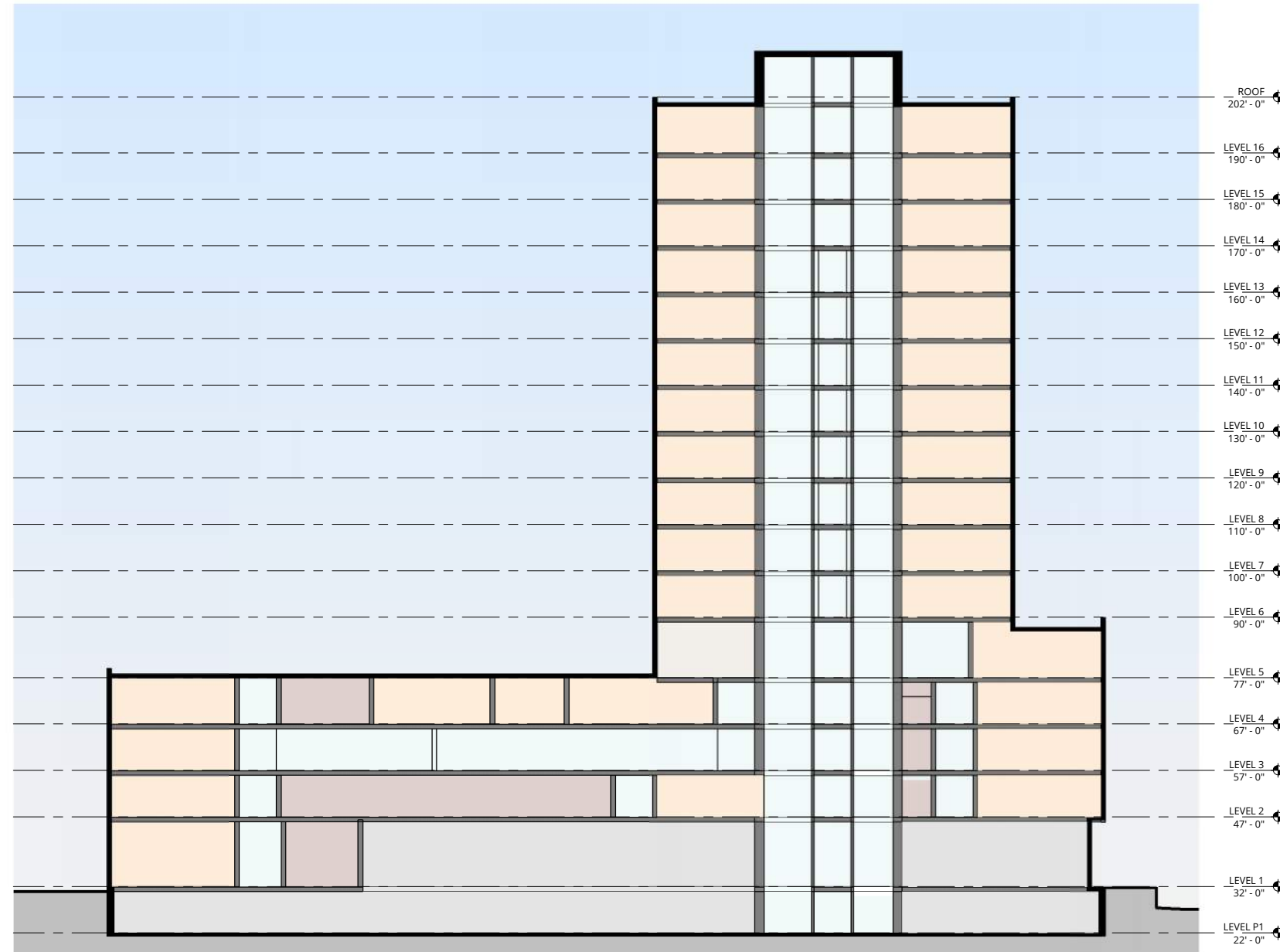




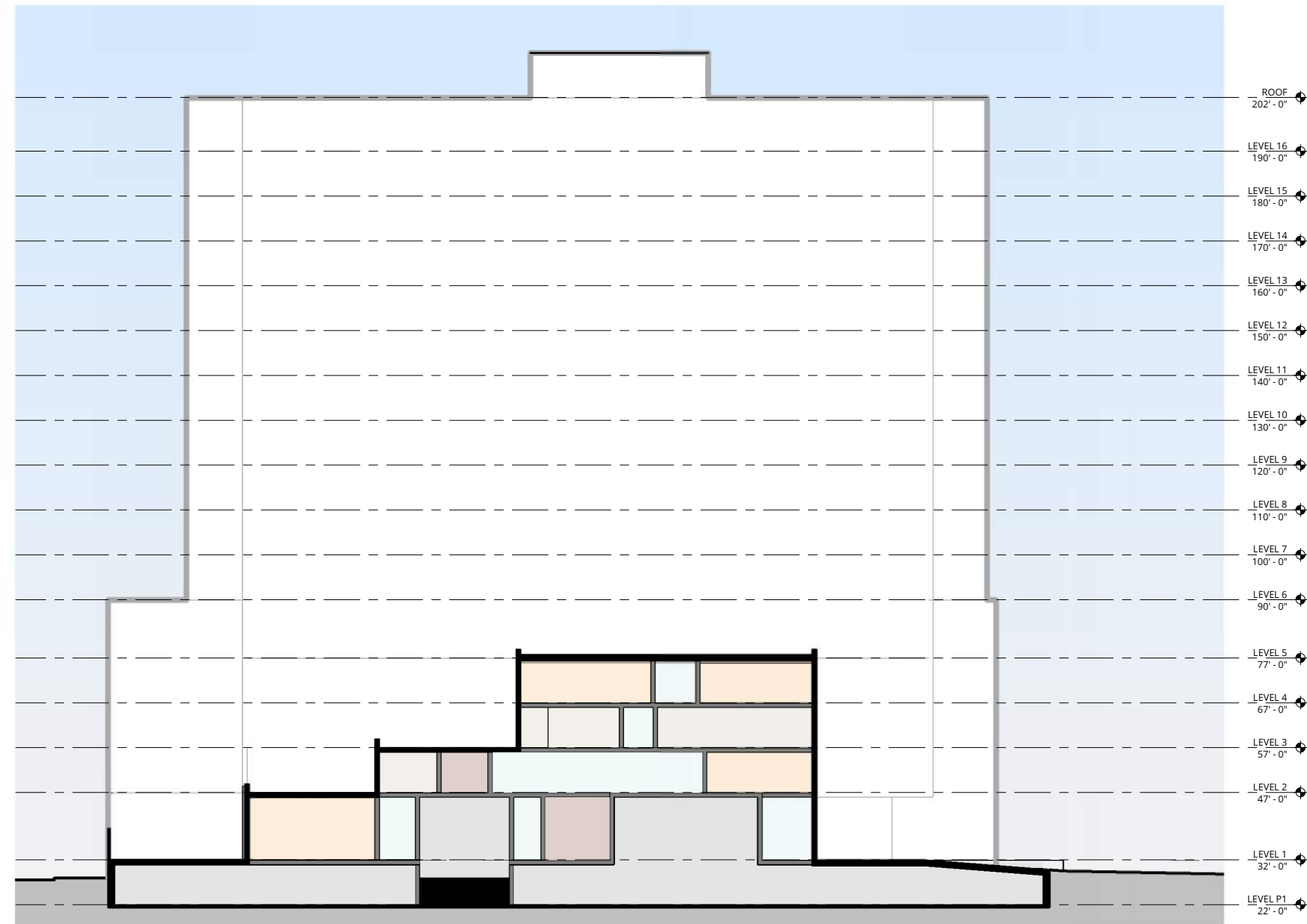
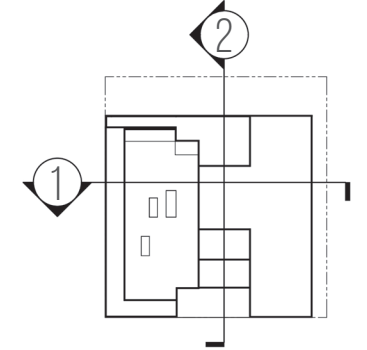
# BUILDING SECTIONS



- PARKING
- CIRCULATION
- UNITS
- AMENITY
- SERVICE



**1 EAST / WEST BUILDING SECTION**  
SCALE: 1/32" = 1'



2 NORTH / SOUTH BUILDING SECTION  
SCALE: 1/32" = 1'