HLR ARCHITECTS

PROMETHEUS
DESIGN ADVICE REQUEST
01.10.2019

DEVELOPER

ALAMO MANHATTAN
WADE JOHNS
3012 FAIRMONT STREET, SUITE 100
DALLAS, TX 75201
PH: 469.941.4514
EMAIL: WADE.JOHNS@ALAMOMANHATTAN.COM

ARCHITECT

HENSLEY LAMKIN RACHEL, INC
JEANCARLO SAENZ
14881 QUORUM DRIVE, SUITE 550
DALLAS, TX 75254
PH: 972.726.9400 X 106
EMAIL: JEANCARLO@HLRINC.NET

PROJECT VALUATION

$193,600,000.00

TABLE OF CONTENTS

HLR ARCHITECTS

Summary of development program

The proposed development consists of block 41, 42, 44, and 45 in the Southwater Front district. A summary of the proposed development per block is provided below:

Block 41:
- Number of units = 287
- Retail provided = 4,558 s.f.
- Number of floors / height = 22 / 248 ft
- Parking spaces provided / ratio = 308 / 1.07

Block 42:
- Number of units = 194
- Retail provided = 12,320 s.f.
- Number of floor / height = 6 / 75 ft
- Parking spaces provided / ratio = 46 / 0.23

Block 44:
- Number of units = 307
- Retail provided = 2,368 s.f.
- Number of floor / height = 21 / 238 ft
- Parking spaces provided / ratio = 307 / 1.01

Block 45:
- Number of units = 291
- Retail provided = 8,013 s.f.
- Number of floor / height = 6 / 75 ft
- Parking spaces provided / ratio = 265 / 0.91

Schedule

The estimated schedule for issuance of permits and construction start would be as follows:
- DAR all block – February 2019
- Design review Type III – May 2019
- Block 42 and 45 – July 2020
- Block 41 – February 2022
- Block 44 – February 2023

Public amenities

The proposed development will include the following public amenities:
- Development of the east side of SW Lane street as a continuation of the pedestrian accessway to the river
- Development of the greenway along the east side of block 41 and 44.
- Termination plaza at the end to SW Abernethy to enhance connection to the river.

Key Design Challenges

Since this development consists of four blocks, some of the key design challenges we encounter as part of a master plan are:
- Enhance the pedestrian experience on proposed and existing streets
  To achieve this, we proposed to use active uses along all sides of all the blocks. The active uses include retail, live/work units and traditional residential units.
- Activate corner of SW Abernethy and SW River Parkway
  Retail is provided at the four corners of this intersection to promote a more active use. We want to enhance this intersection to help bring active uses closer to the river.
- SW Lane character development
  The east side of SW Lane is currently built so we proposed to use a similar character for the west side. Both Osprey and The Ardea projects provide residential uses along SW Lane so we proposed to follow the same for both block 41 and 42.
- Termination of SW Abernethy
  SW Abernethy ends at the intersection of SW River Parkway, which presents a challenge for the termination of this street. We propose to create a plaza that can transition vehicular access to our buildings and pedestrian access to the greenway.
- Screening of parking garage above grade for Block 41 and 44
  Since all the parking for this block is provided above grade, screening of the garage will be a challenge. The ground floor provides active uses along all side of the garage, but the upper two levels will need elevations studies that will deal with the screening of the garage on the sides that don't have residential units. In this neighborhood, Riva on the Park and the recently completed OHSU Center for Health & Healing 2 are good examples of parking structures above grade that have been approved that used the same strategy we are proposing.
- Building massing towards the Greenway
  In order to provide a building massing that respond to the river and the greenway, Block 41 and 44 uses lowers scale bases that allow for less restrictive views to and from the river. The buildings above also have configurations that prevent large facades running north to south, helping with massing breaks and orientation of views.

Zoning summary

- Base Zone Development Standards: Central Commercial (CX)
- Pan District Standards: Central City plan district, South Waterfront sub district.
- Overlay Zone Standards: Design and Greenway overlay zones
- Development Standards

  FAR Block 41 and 44 = 5:1 + 3:1 (bonus FAR)
  Block 41 provided = 5.68
  Block 44 provided = 5.02

  FAR Block 42 and 45 = 6:1
  Block 42 provided = 3.66
  Block 45 provided = 4.0

  Height max for all blocks =125', however, Block 41 and 44 can increase to 250' through bonus area or transfers.
  Block 41 provided = 248'
  Block 42 provided = 75'
  Block 44 provided = 238'
  Block 45 provided = 75'

- Inclusionary Housing
  The proposed project consolidates all the affordable units into a single building (Block 42) to meet the inclusionary housing requirements. This is allowed since this is a common development over 4 lots and the project qualify for the "site" definition under section 33.910.

Anticipated Modifications / Adjustments

- Height bonus for block 41 and 44
- Height and size requirements for loading zones

HLR ARCHITECTS

CITY OF PORTLAND, OREGON - BUREAU OF DEVELOPMENT SERVICES
1900 SW Fourth Avenue, Portland, Oregon 97201, www.portlandoregon.gov/bds

CENTRAL CITY FDG (2003) + SOUTH WATERFRONT DG (2010)		
DATE		**PROJECT ARCHITECT:**
CONTEXT	**+ / -**	*Applicant Response*
A1: Integrate the River		
A1-1: Develop River Edge Variety		*facades facing the Willamette River and along public sidewalks will be articulated with human scale elemenets and active uses on the ground floor. The greenway will also have windows, balconies and decks facing the river.*
A1-2: Incorporate Active Uses Along the River		
A2: Emphasize Portland Themes		*South waterfront uses symbols of steel to honor its ship building industry and wood elements for its sawmill history - this project will try to integrate elements on the facades that honor these themes*
A3: Respect the Portland Block Structures		*Each of the proposed blocks respond to the established block grid provided this part of the Southwater Front district*
A5: Enhance, Embellish & Identify Areas		
A5-1: Consider South Waterfront's History and Special Qualities		*The proposed development will establishes unity with the surrounding South Waterfront District as well as the downtown district through the use of the following features:* *• Rainfall. All roofs of the development will reduce storm water runoff as all rainwater is collected and treated in the central storm water courtyard with lush landscaping.* *• Courtyard apartment building. The courtyard apartment building with the court open to a street or plaza is a common feature of the streetcar apartments built in the early 20th century throughout Portland.* *• The Willamette River. Courtyards are facing elements that emphasizes Portland most unique element, and water features internal to the court and plazas reinforces the theme of water and the river.*
A6: Re-use, Rehabilitate, Restore Buildings		*Not applicable*
A9: Strengthen Gateways		*SW Lane street will be completed to enhace the terminus that connexts to the greenway and the river. The terminus of SW Abernethy will also be address as a secundary gateway to the river.*
C1: Enhance View Opportunities		*The proposed development will provide enhances view opportunities through the following features:* *• The upper residential levels of the building are in a configuration that will allow views to a central courtyard, open spaces near the 4 blocks and the greenway along the river* *• Exterior balconies will be provided to enhance views.*
C4: Complement the Context of Existing Buildings		*The proposed building massings are consistent with adjacent buildings. This will create a street wall that will promote a consistent experience for the public realm. Building materials will also be consistent to materials used in the neighborhood.*
C4-1: Develop Complementary Structured Parking		*Structure parking is proposed in all blocks. Proposed strategies for integration of the structure parking into the design of the building will follow consistent ideas present in the neighborhood.*
PUBLIC REALM	**STAFF**	
	+ / -	*Comments*
A4: Use Unifying Elements		
A4-1: Integrate Ecological Concepts in Site and Development Design		*Sustainable building practices will be used on all four blocks and integrated stormwater management system will also be provided on courtyards and open spaces. Integrated roof top amenities will also be provided, some with eco-roofs.*
A4-2: Integrate Stormwater Management Systems in Development		

A7: Establish and Maintain a Sense of Urban Enclosure		*The proposed buildings will respond to the scale of the surrounding context and will provide articulation of the urban edge by providing a variety of projecting and recessed elements.*
A8: Contribute to a Vibrant Streetscape		*Active uses will be provided along all sides of the proposed blocks*
B1: Reinforce and Enhance the Pedestrian System		
B1-1: Facilitate Transit Connections		*Since the proposed blocks respect the neighborhood block structure, connections to transit connections will be provided through generous walkways in the sidewalks and pedestrian accessways that will link the develpemnt to the rest of the neighborhood. To enhance accesway transitions, strategies like active uses at the intersections of public streets, balconies and patios facing the accessway and transitional landscaping will be used.*
B1-2: Enhance Accessway Transitions		
B2: Protect the Pedestrian		
B2-1: Incorporate Outdoor Lighting that Responds to Different Uses		*Directional lighting will be provided along all building facades. Specialty lighting might be integrated in the design of the pedestrian accesway on SW Lane.*
B3: Bridge Pedestrian Obstacles		*The proposed develpoment will provide safe and easy pedestrian access through out all for blocks by using the public sidewalk and accessway to the greenway.*
B4: Provide Stopping and Viewing Places		*Benches and bicycle racks along all sidewalks surrounding the four blocks and the accesway will promote seating and meeting opportunities for the public realm. Active uses like retail will also create stopping and viewing places.*
B5: Make Plazas, Parks & Open Space Successful		*Active uses that are consistent with the neighborhood are provided along all open spaces*
B6: Develop Weather Protection		*Awnings and canopies will be provided along all sides of the buildings that have active uses. Building entrances will also have weather protection.*
B7: Integrate Barrier-Free Design		*Public sidewalks surrounding the four blocks as well as all project amenities will comply with ADA.*
C3: Respect Architectural Integrity		*Not applicable*
C6: Develop Transitions Between Buildings & Public Spaces		*Recessed entries along sidewalks and landscape areas along the accessway and the greenway will serve as transitions between the building and the public.*
C7: Design Corners that Build Active Intersections		*Active uses are proposed at all primary corners of the four blocks. Entry lobbies that serve upper floors will also be located away from primary corners.*
C8: Differentiate the Sidewalk Level of Buildings		*Strategies like large windows, integrated canopies and change of exterior materials will be used to differentiate the sidewalk level of all four buildings*
C9: Develop Flexible Sidewalk Level Spaces		*The proposed uses along sidewalks for all four buildings will be flexible if there is a future demand for a different use.*
C10: Integrate Encroachments		*All proposed encrochements into the ROW will be integrated into the desing of the facades and will also meet the standards of the city of Portland, PBOT, and the 2014 OSSC.*
C11: Integrate Roofs and Use Rooftops		*Design of the roofline will be consistent with buildings in the neighborhood and will also include combinations of rooftop terraces and eco-roofs for all four blocks. Mechanical equipment will also be screened when provided on the roof.*
C12: Integrate Exterior Lighting		*Exterior lighting will be integrated to the design and will be used to enhance the pedestrian enviroment.*
C13: Integrate Signs		
C13-1: Coordinate District Signs		*Signage will be integrate into the design but it will be addressed on a separate submittal*
QUALITY AND PERMANENCE	**STAFF**	
	+ / -	*Comments*
C2: Promote Permanence & Quality in Design		*High quality exterior materials that promote permanence and skilled craftsmanship will be used. Proposed materials will also be consistent with material present on the buildings in the neighborhood.*
C5: Design for Coherency		*The desing of the facades will include elements that will a create unifying character by using similar materials along a commom system of buildng forms.*

HLR ARCHITECTS

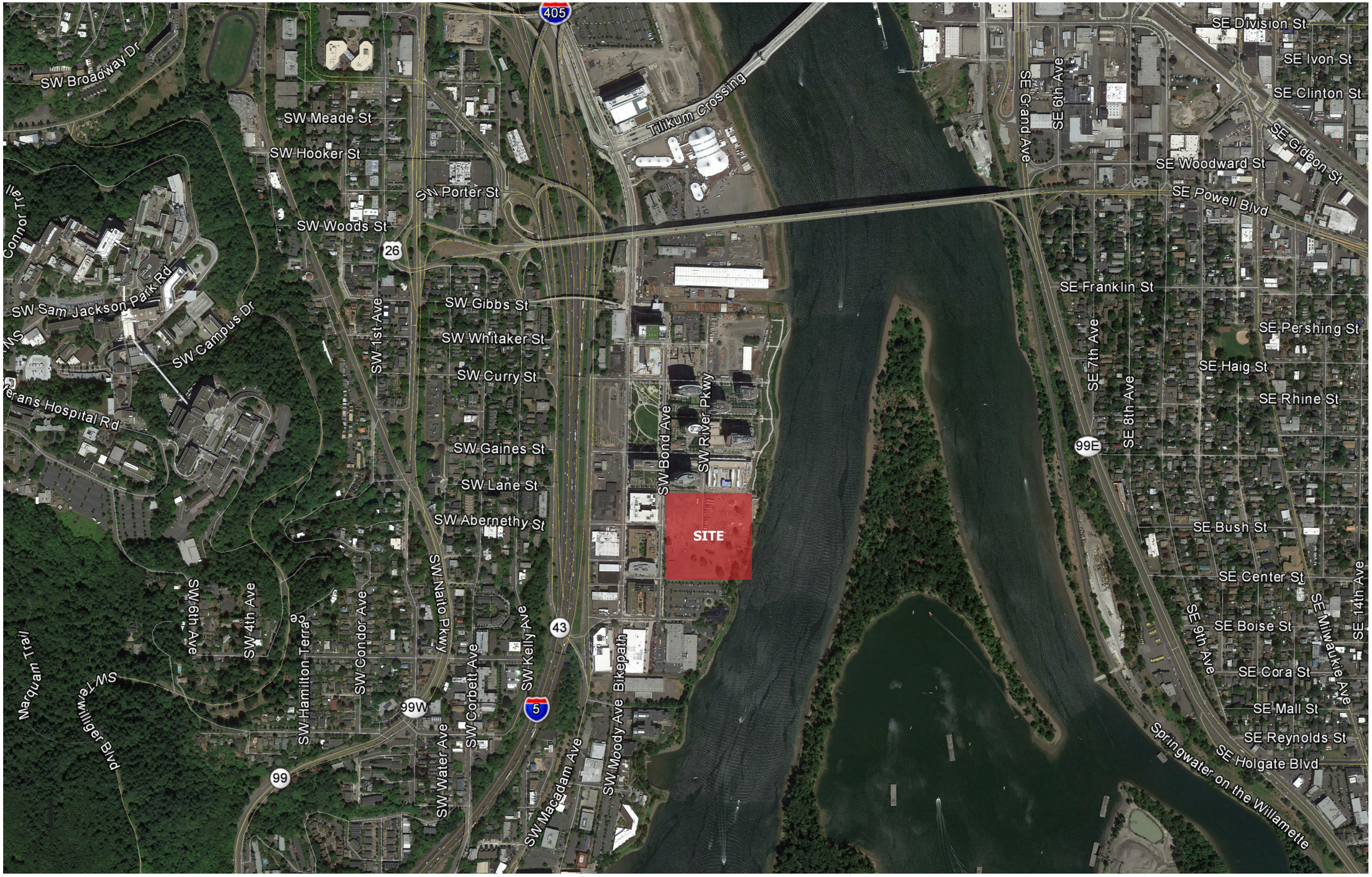


EXHIBIT C.04

3. CONTEXT STUDIES - SITE LOCATION

ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

SOUTH WATERFRONT PORTLAND, OREGON

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS

EXHIBIT C.05

3. CONTEXT STUDIES - MULTI-MODAL CIRCULATION PLAN

ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

SOUTH WATERFRONT PORTLAND, OREGON

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS

EXHIBIT C.06

3. CONTEXT STUDIES - PEDESTRIAN & VEHICLE ACCESS POINTS

ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

SOUTH WATERFRONT PORTLAND, OREGON

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS

EXHIBIT C.07

3. CONTEXT STUDIES - SETBACKS & HEIGHTS

ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

SOUTH WATERFRONT PORTLAND, OREGON

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS

ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

SOUTH WATERFRONT PORTLAND, OREGON

EXHIBIT C.08

3. CONTEXT STUDIES - OPEN SPACE

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS


RIVA ON THE PARK


GRAYS LANDING


THE JOHN ROSS


ATWATER PLACE


ELLA


THE MATISSE


THE ARDEA


OSPREY

EXHIBIT C.09

3. CONTEXT STUDIES - NEIGHBORHOOD CONTEXT BUILDINGS

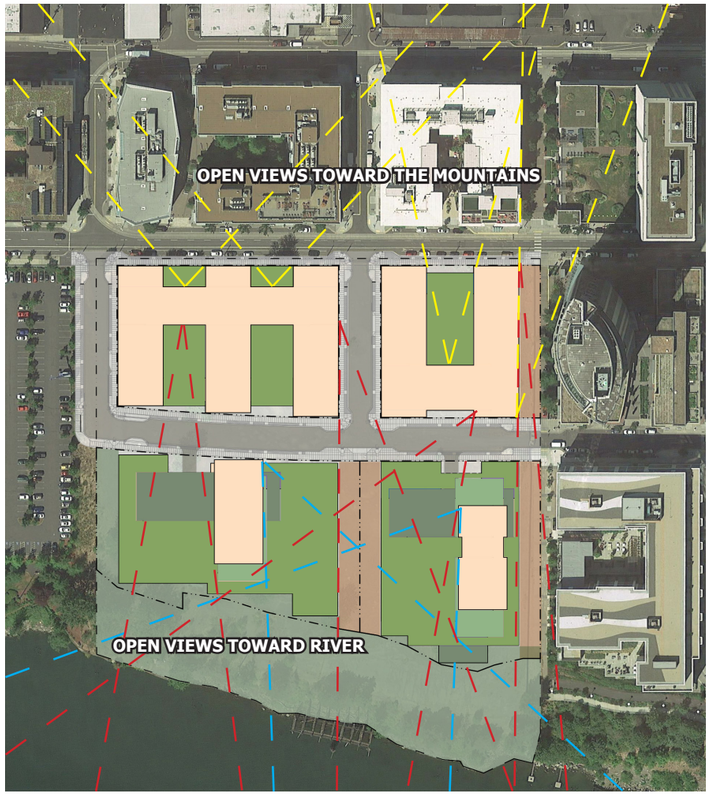
ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

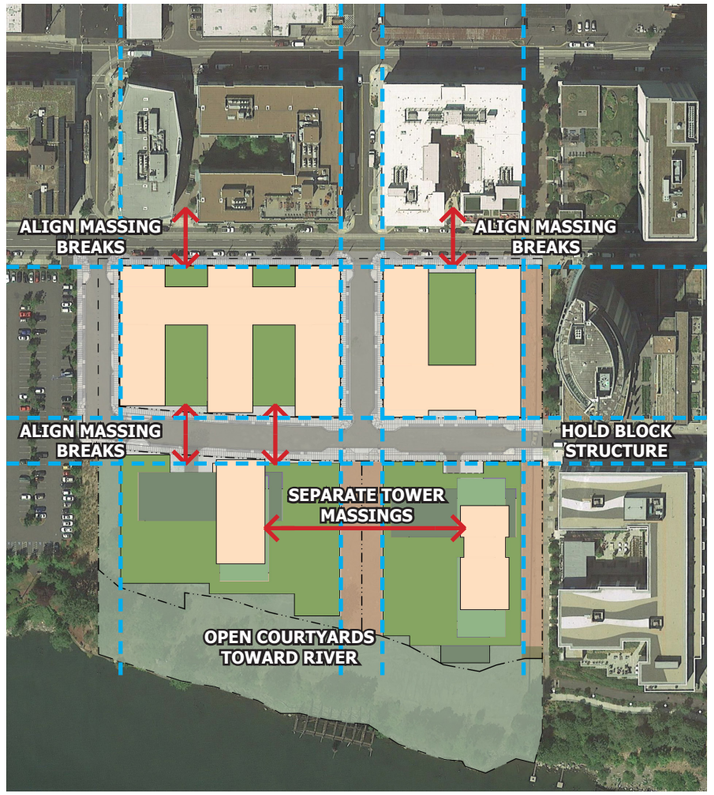
SOUTH WATERFRONT PORTLAND, OREGON

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

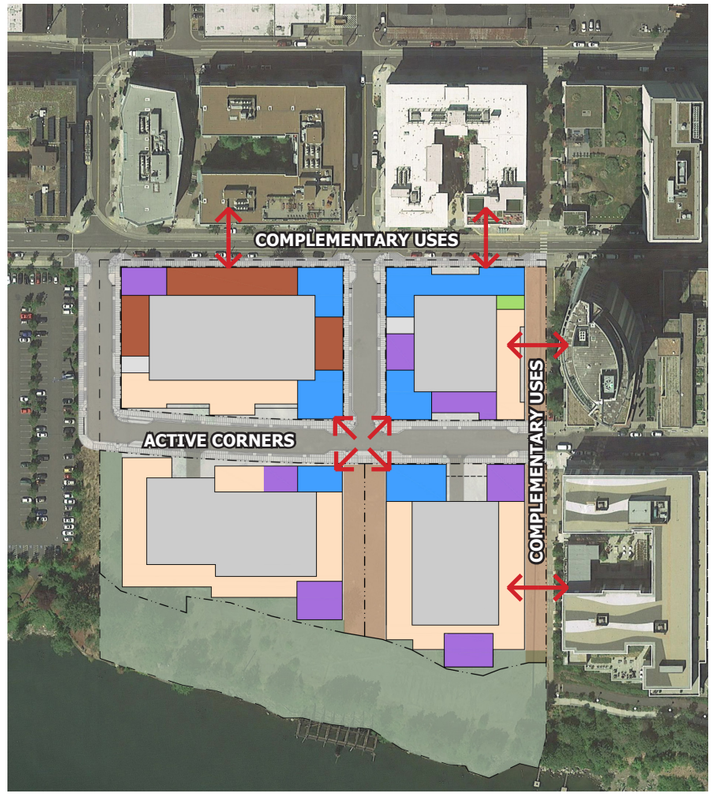
HLR ARCHITECTS



BUILDING LINE OF SIGHTS

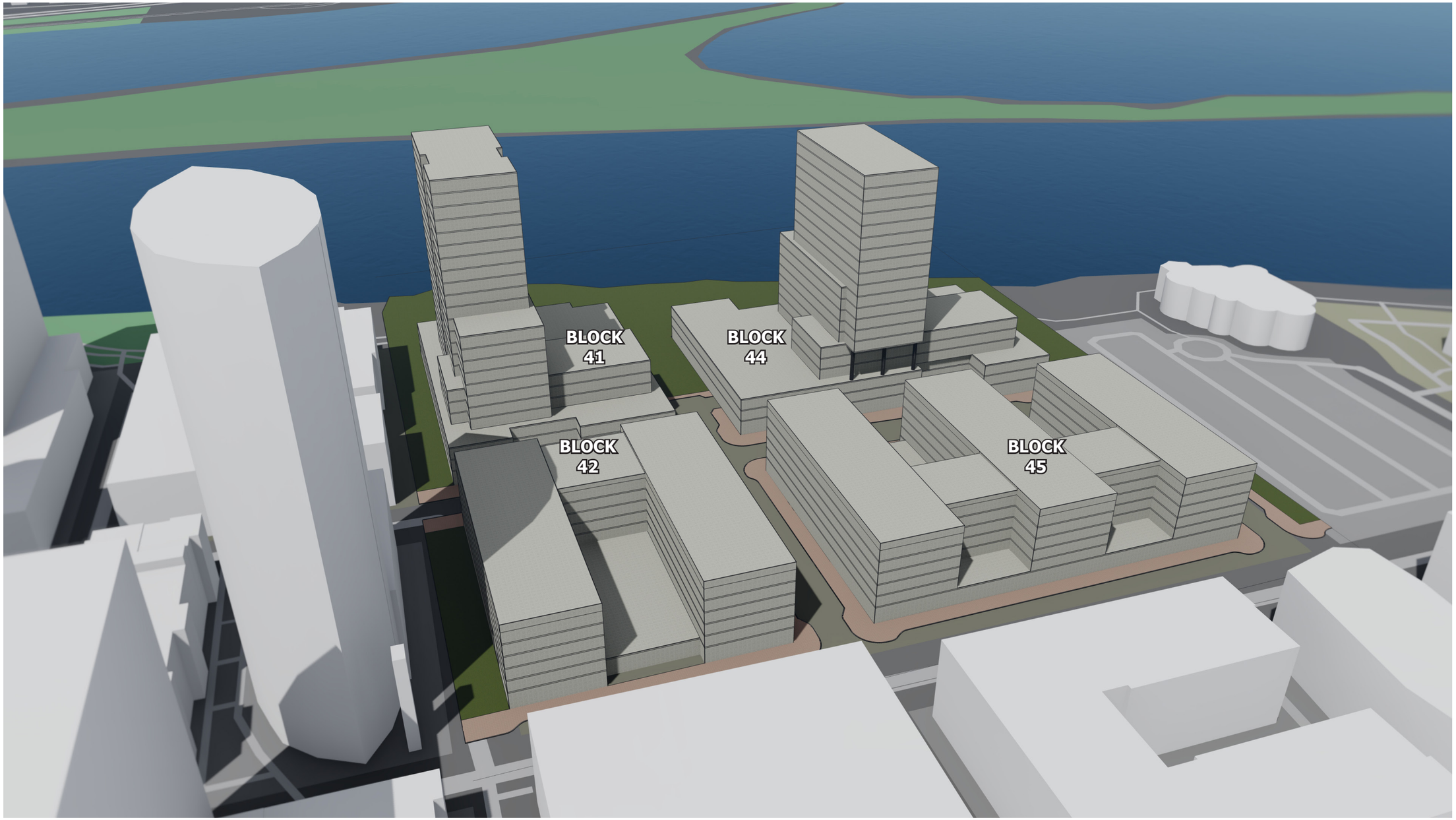


MASSING ORIENTATION STUDY



GROUND FLOOR STUDY

HLR ARCHITECTS



ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

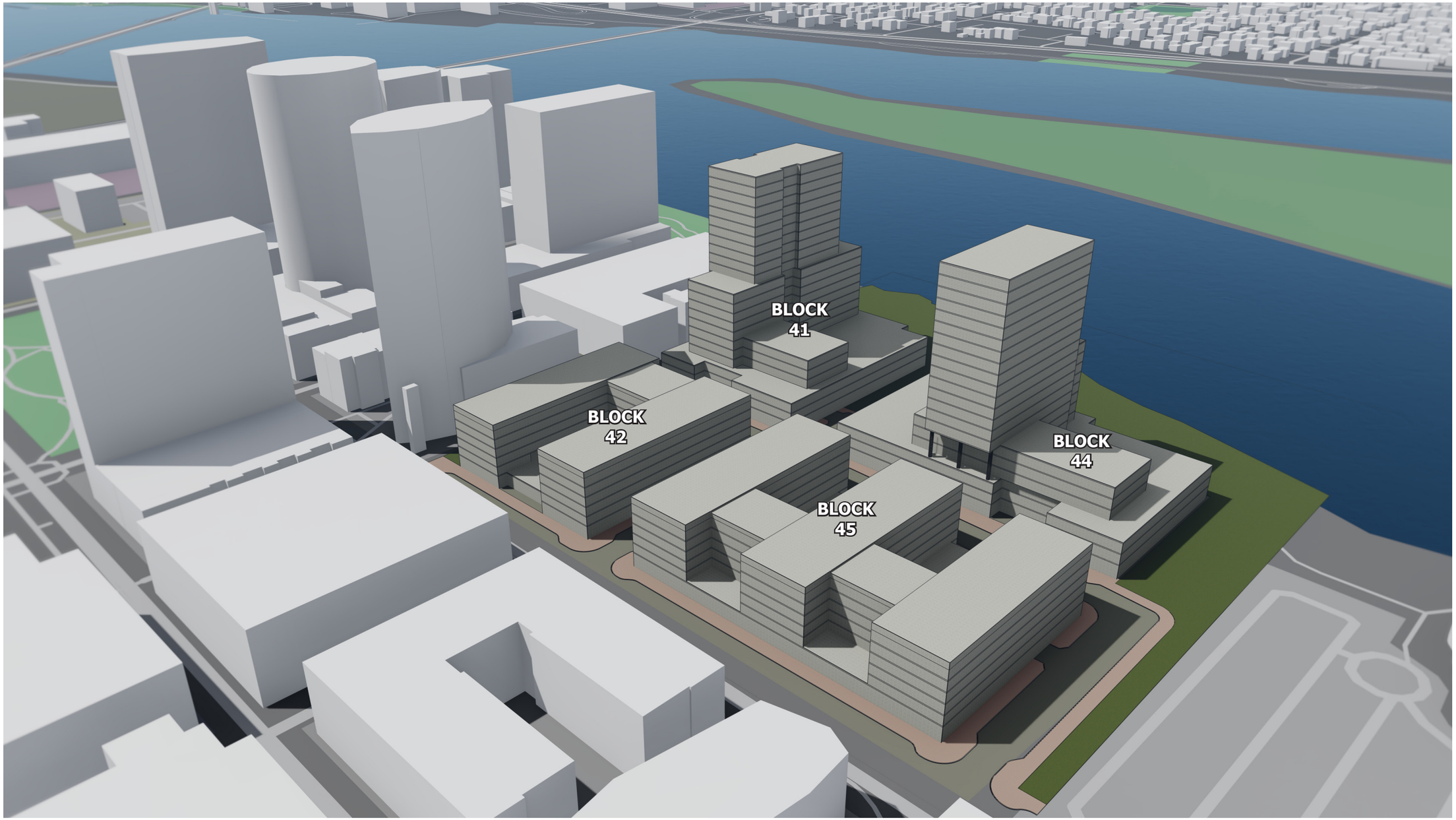
SOUTH WATERFRONT PORTLAND, OREGON

EXHIBIT C.11

4. MASSING & DESIGN - MASSING CONCEPT

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS



ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

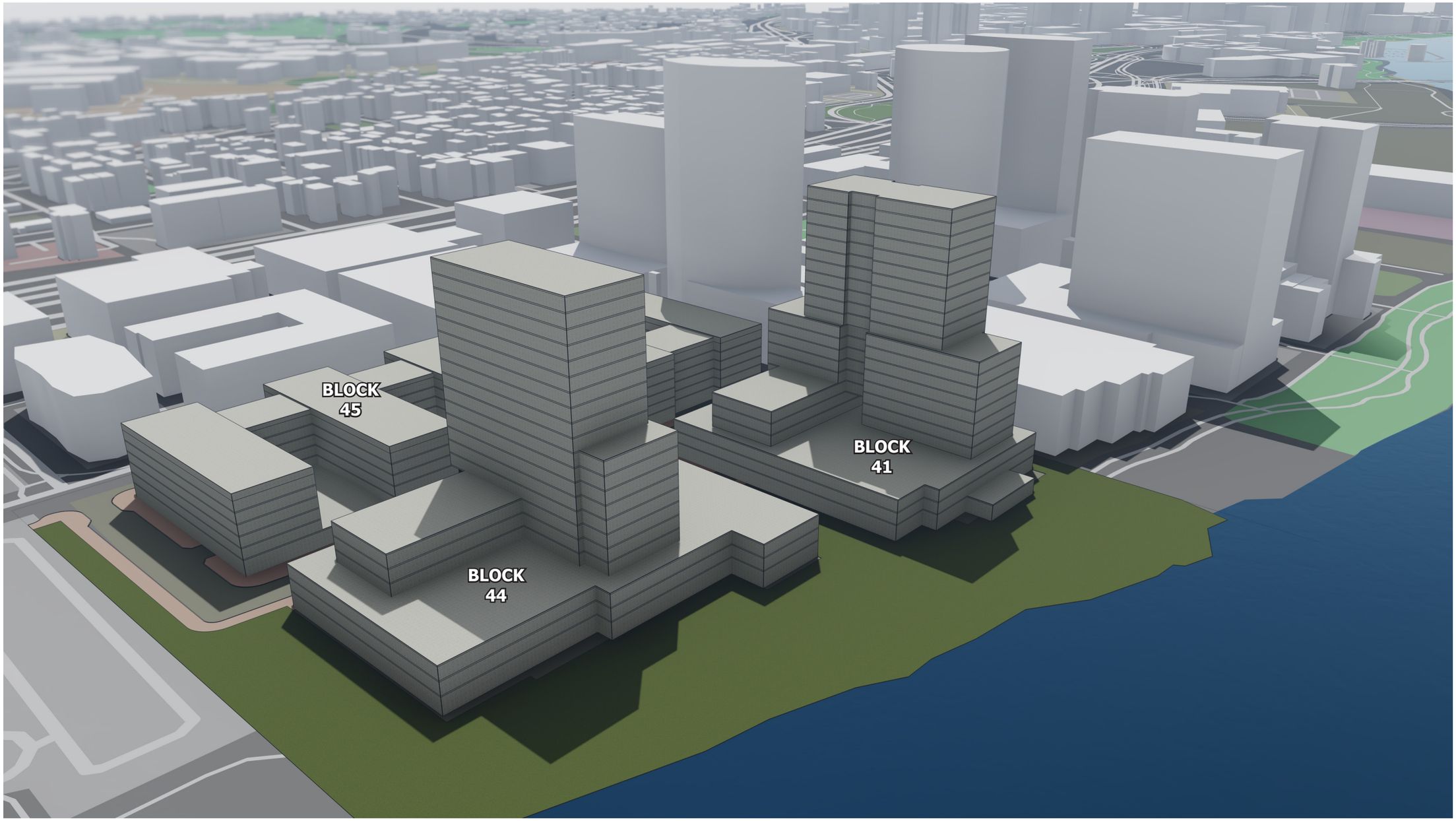
SOUTH WATERFRONT PORTLAND, OREGON

EXHIBIT C.12

4. MASSING & DESIGN - MASSING CONCEPT

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS



ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

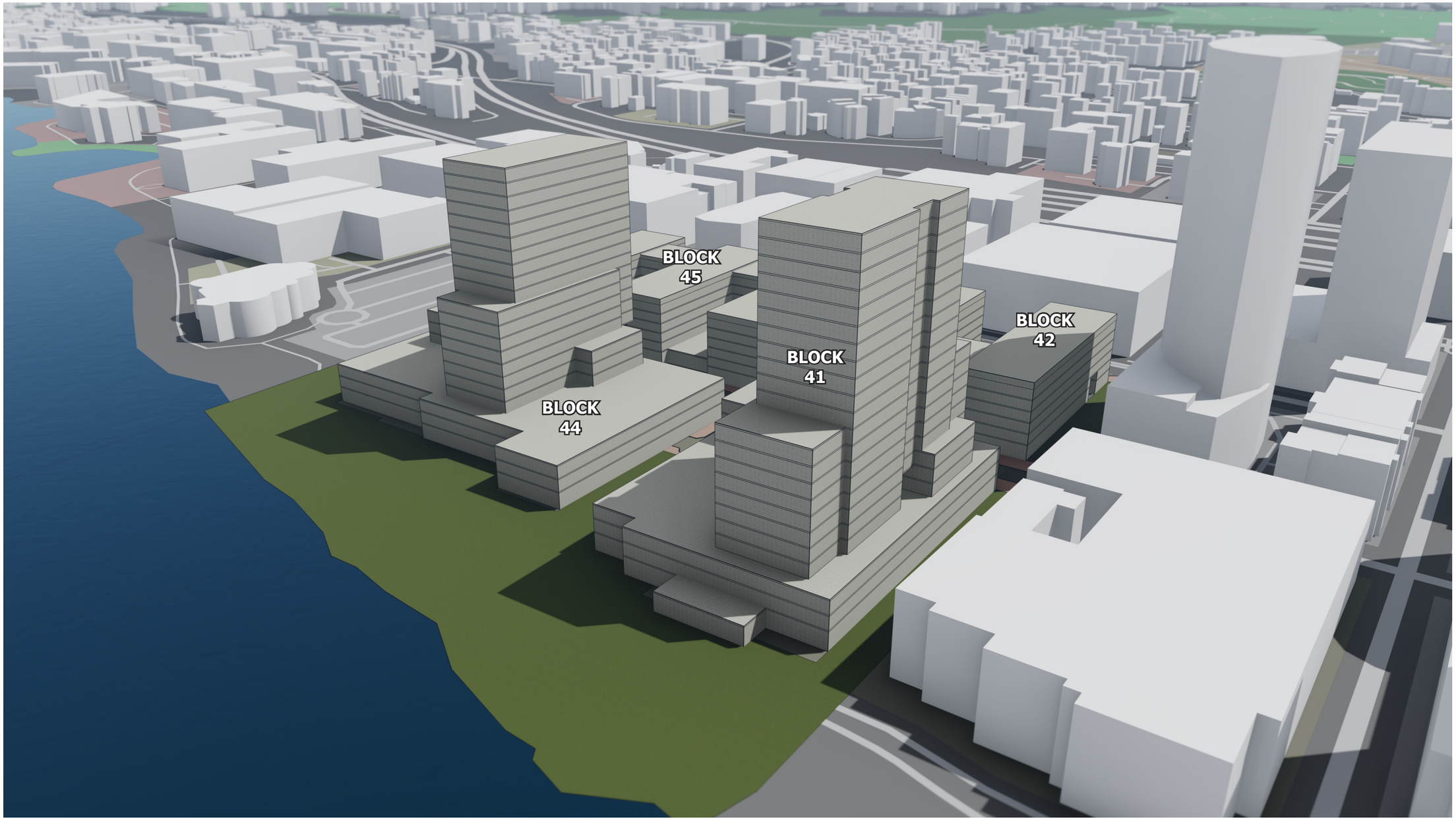
SOUTH WATERFRONT PORTLAND, OREGON

EXHIBIT C.13

4. MASSING & DESIGN - MASSING CONCEPT

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS



ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

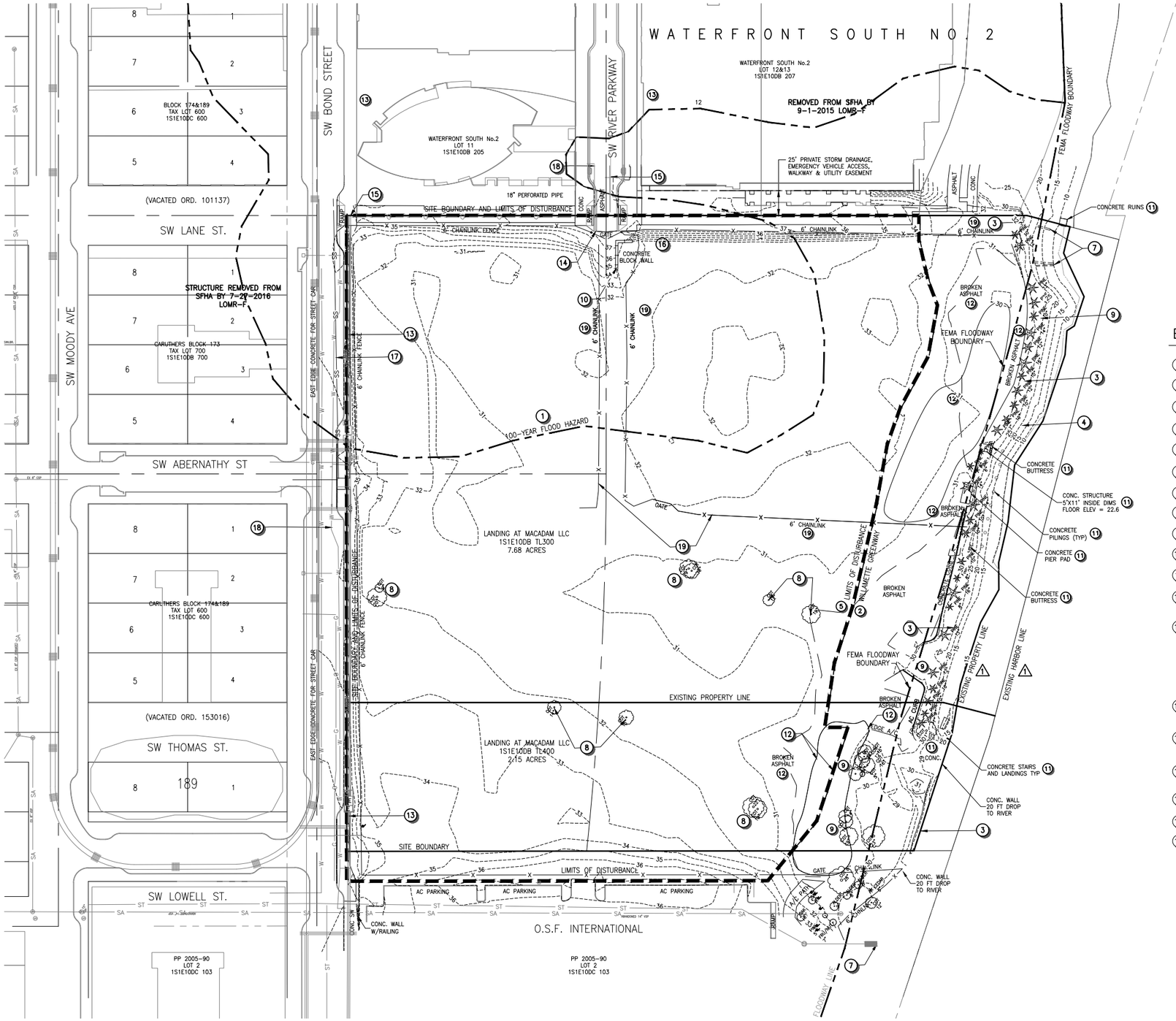
SOUTH WATERFRONT PORTLAND, OREGON

EXHIBIT C.14

4. MASSING & DESIGN - MASSING CONCEPT

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS



EXISTING CONDTIONS AND DEMOLITION NOTES

1. FEMA 100-YEAR FLOOD ELEVATION = 30.9 FEET (COP DATUM).
2. WILLAMETTTE GREENWAY BOUNDARY.
3. TOP OF BANK 2002 SURVEY (TYPICAL).
4. ORDINARY HIGH WATER (OHW, ELEVATION 18.1').
5. LIMITS OF DISTURBANCE FOR BLOCK WORK.
6. PILINGS (TYPICAL) TO REMAIN.
7. EXISTING STORM DRAIN OUTFALLS TO REMAIN.
8. TREES WITHIN LIMITS OF DISTURBANCE TO BE REMOVED.
9. TRESS WITH THE GREENWAY TO REMAIN UNDISTURBED.
10. CONCRETE SLABS OR STRUCTURES TO BE REMOVED.
11. AC OR CONCRETE SLABS, STRUCTURES TO REMAIN INTACT.
12. THE ENTIRE SITE HAS AREAS OF A.C. OR CONCRETE COVERED WITH SOIL AND VEGETATION. EXPOSE AND COMPLETELY REMOVE.
13. THE SW BOND AVE PERMANENT IMPROVEMENTS, INCLUDING STREET, CURB, AND PUBLIC UTILITIES HAVE BEEN CONSTRUCTED AS PART OF THE WATERFRONT SOUTH NO. 2 DEVELOPMENT AND ARE TO REMAIN UNLESS OTHERWISE NOTED. THE TEMPORARY ASPHALT SIDEWALK ON THE EAST SIDE OF BOND SHALL BE REMOVED AND REPLACED WITH A PERMANENT CONCRETE WALK.
14. THE EXISTING STREET IMPROVEMENTS (IN RIVERWAY PARKWAY) ARE TO REMAIN OR TO BE REPLACED IN KIND.
15. EXISTING FRANCHISE UTILITIES (PGE, QWEST, COMCAST, AND NW NATURAL GAS) TO REMAIN.
16. EXISTING FRANCHISE UTILITY (PGE, QWEST, COMCAST. OR NW NATURAL GAS) TO BE REMOVED.
17. EXISTING 15" SANITARY SEWER PIPE TO REMAIN.
18. EXISTING 12" DUCTILE WATER MAIN TO REMAIN.
19. EXISTING TEMPORARY FENCE TO BE REMOVED.

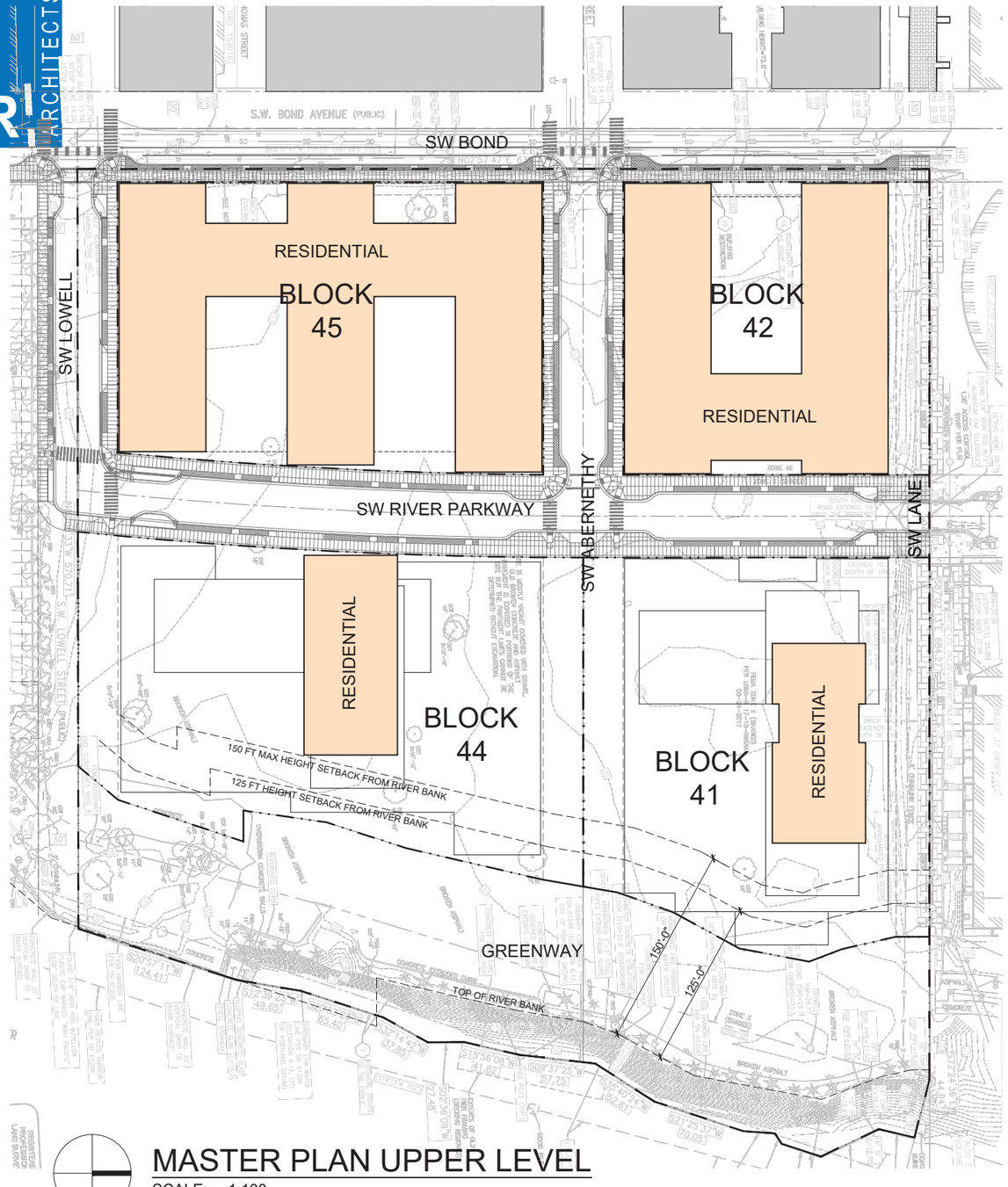
50' 0' 50' 100'
SCALE IN FEET

EXHIBIT C.15
5. SITE PLAN - EXISTING CONDITIONS

ALAMO MANHATTAN

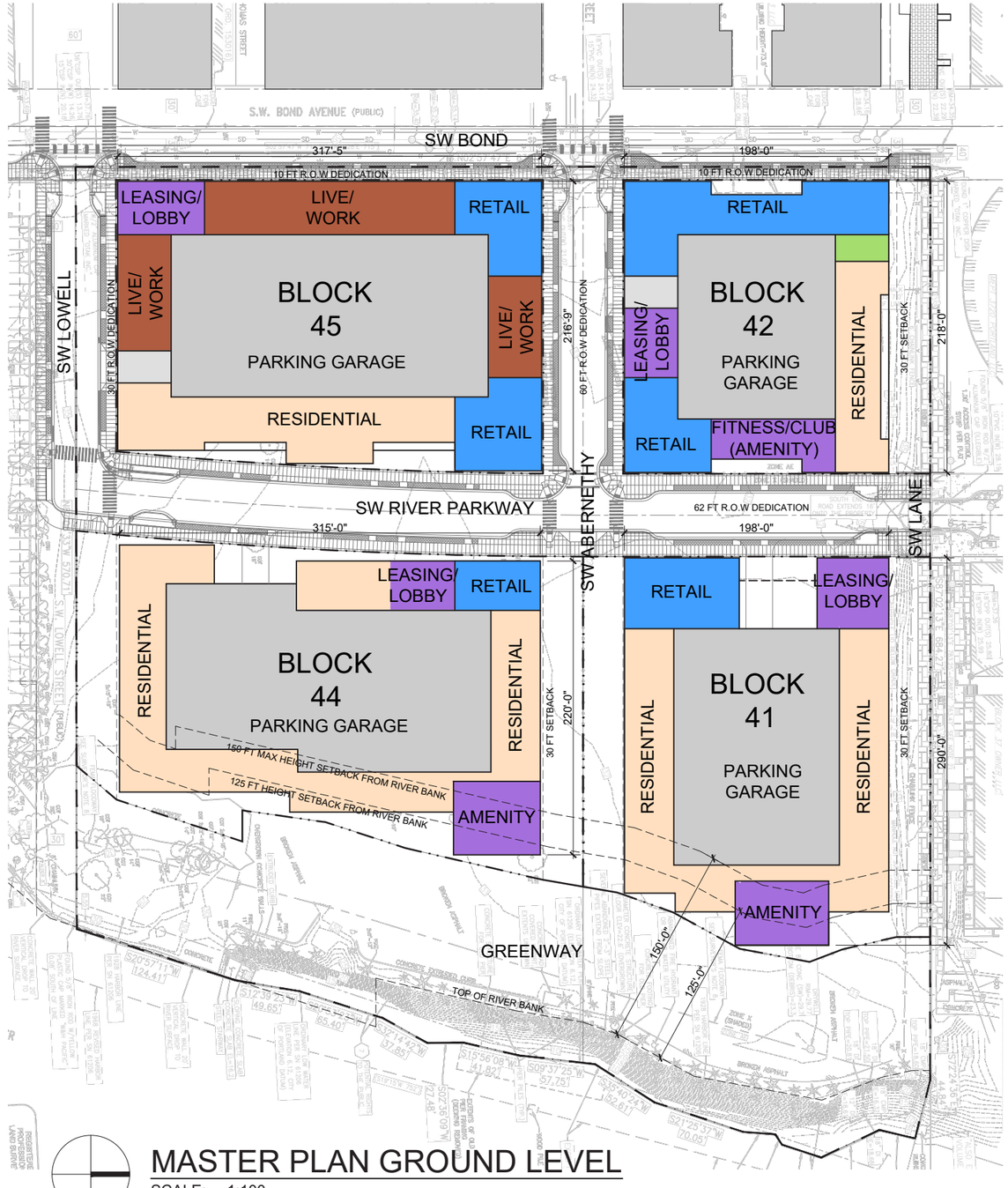
PROMETHEUS | DESIGN ADVICE REQUEST
SOUTH WATERFRONT PORTLAND, OREGON

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019



MASTER PLAN UPPER LEVEL

SCALE: 1:100



MASTER PLAN GROUND LEVEL

SCALE: 1:100

ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

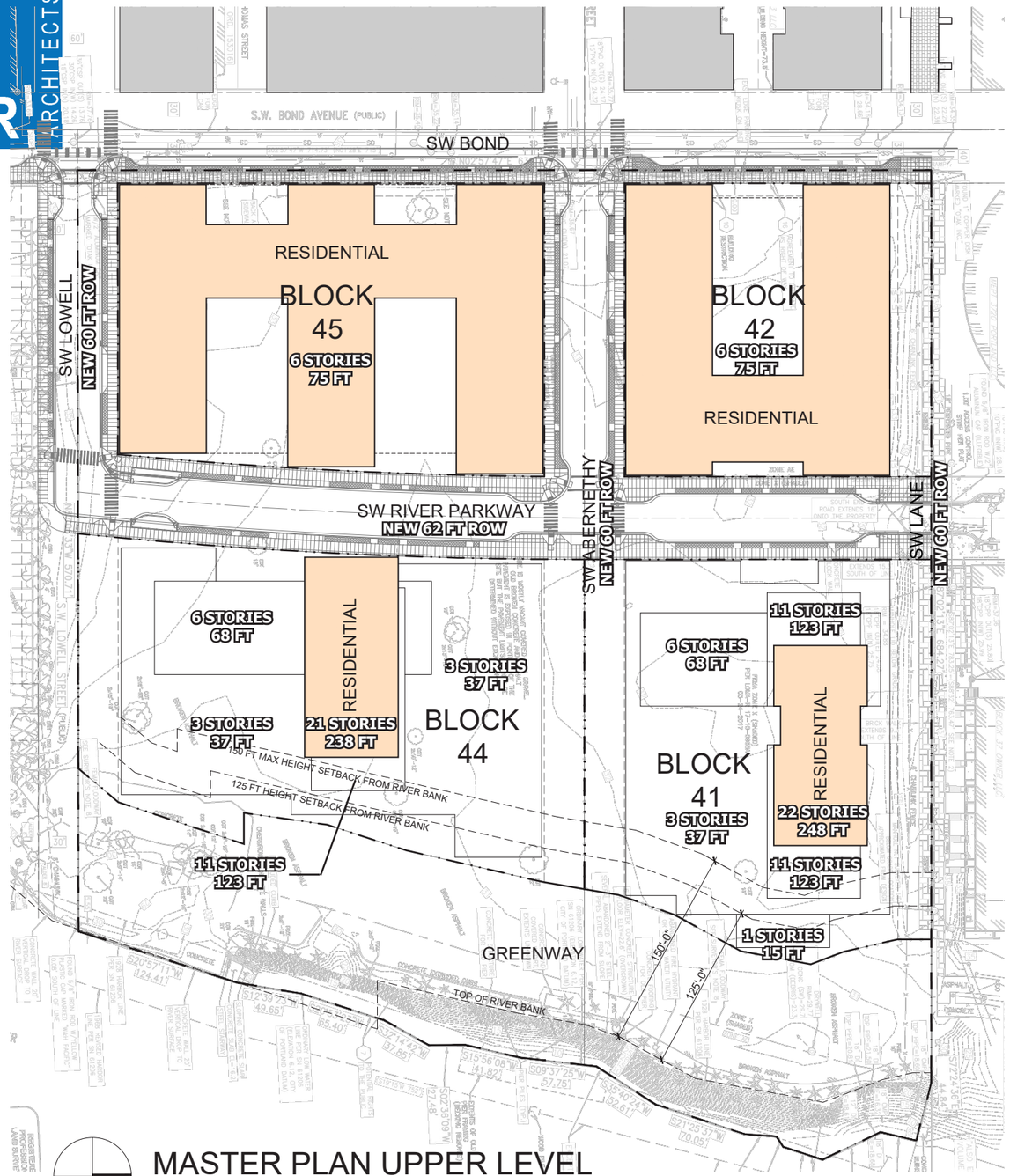
SOUTH WATERFRONT PORTLAND, OREGON

EXHIBIT C.16

5. SITE PLAN - PROPOSED SITE PLAN

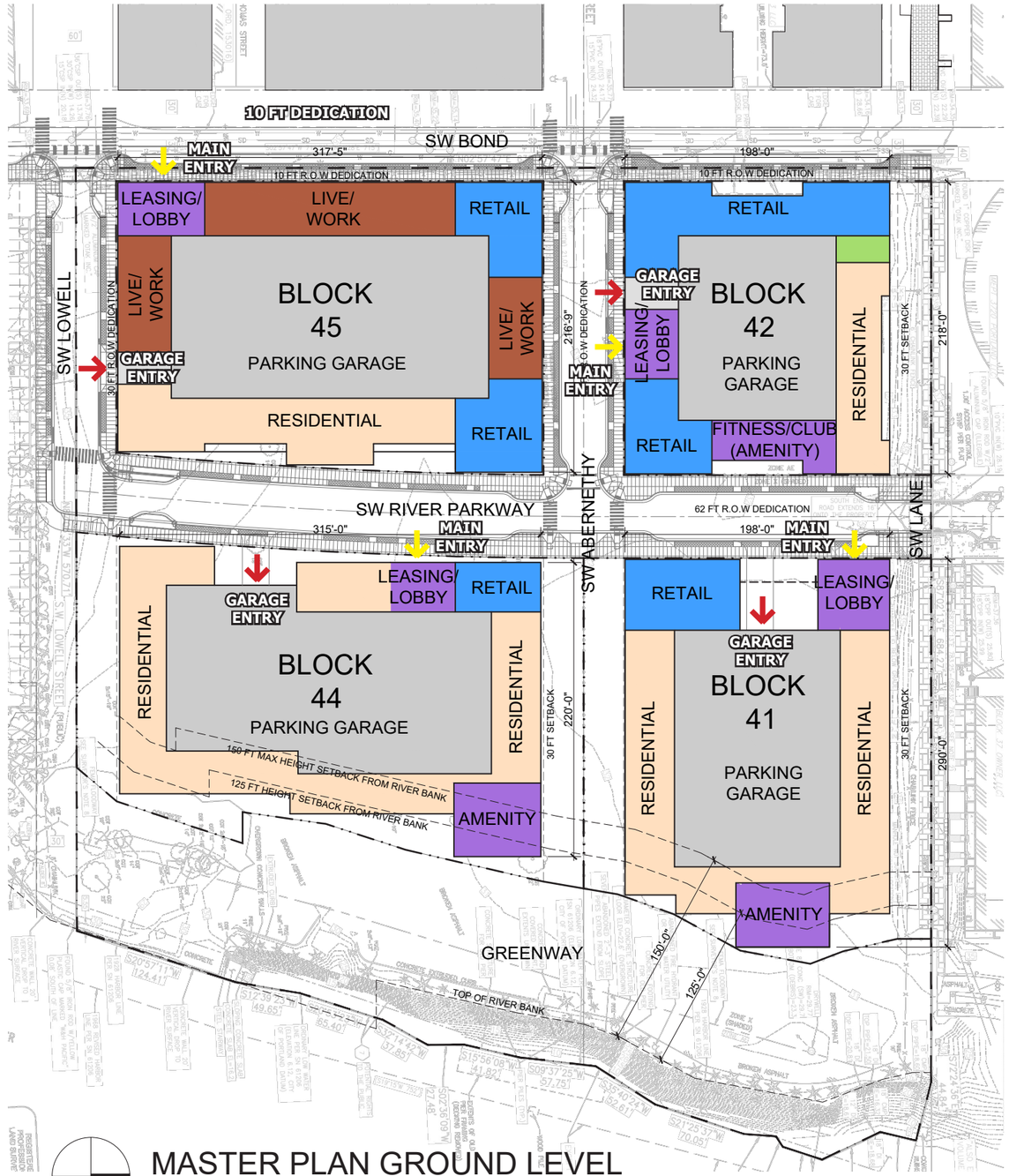
CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS



MASTER PLAN UPPER LEVEL

SCALE: 1:100



MASTER PLAN GROUND LEVEL

SCALE: 1:100

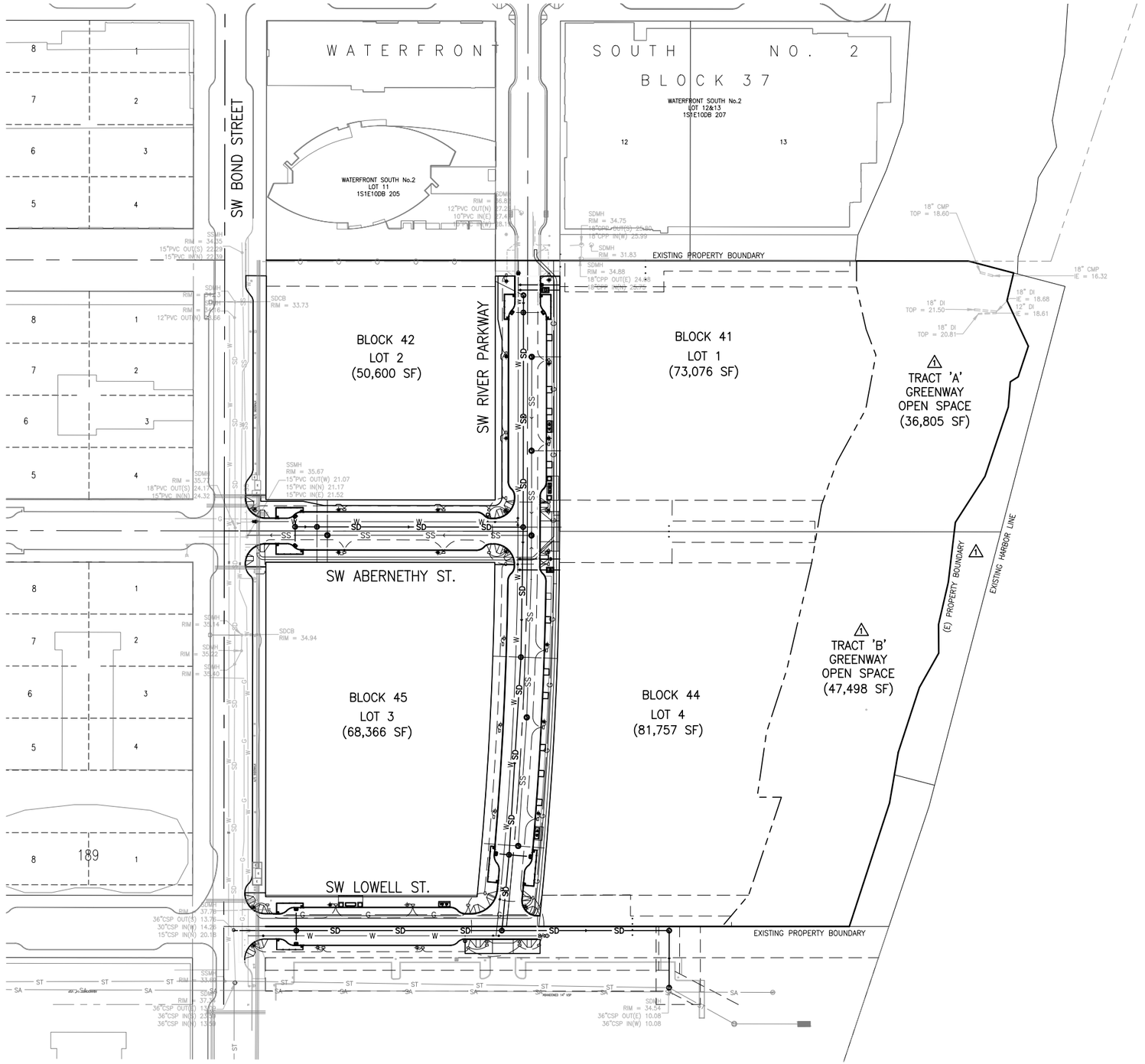
EXHIBIT C.17

ALAMO MANHATTAN | **PROMETHEUS | DESIGN ADVICE REQUEST** | **5. SITE PLAN - ADJACENT RIGHT-OF-WAYS, CURB-CUTS, ENTRANCES AND HEIGHTS**

SOUTH WATERFRONT PORTLAND, OREGON

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS



LEGEND

	EXISTING	PROPOSED
STORM DRAINAGE		
STORM DRAIN MANHOLE		
STORM DRAIN DRY WELL		
STORM DRAIN CLEAN OUT		
STORM DRAIN CATCH BASIN (W/ SEDIMENT PROTECTION)		
STORM DRAIN AREA DRAIN (W/ SEDIMENT PROTECTION)		
STORM DRAIN LINE	SD	SD
SANITARY SEWER		
SANITARY SEWER MANHOLE		
SANITARY SEWER CLEAN OUT		
SANITARY SEWER LINE	SS	SS
WATER		
WATER VALVE		
WATER BLOW-OFF		
WATER METER		
WATER FIRE HYDRANT		
WATER MAIN	W	W
FIRE LATERAL		
ELECTRIC		
ELECTRIC JUNCTION BOX		
UTILITY POLE		
UTILITY POLE W/LIGHT		
ELECTRIC LINE	P	P
NATURAL GAS		
GAS VALVE		
GAS BLOW OFF		
GAS METER		
GAS LINE	G	G
TELEPHONE		
TELEPHONE MANHOLE		
TELEPHONE POLE		
TELEPHONE LINE	T	T

50' 0' 50' 100'
SCALE IN FEET

EXHIBIT C.18
5. SITE PLAN - UTILITY PLAN

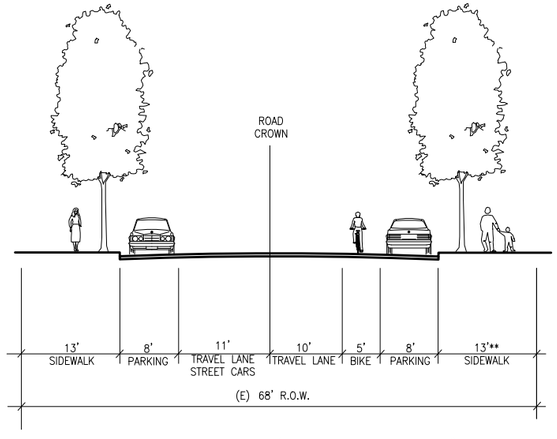
ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

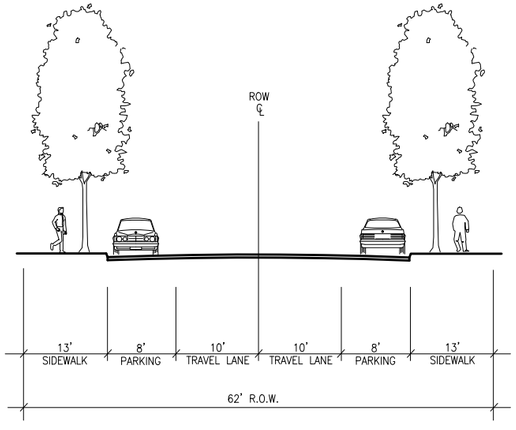
SOUTH WATERFRONT PORTLAND, OREGON

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

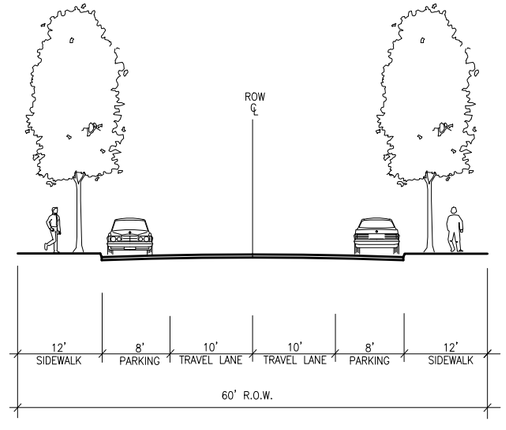
HLR ARCHITECTS



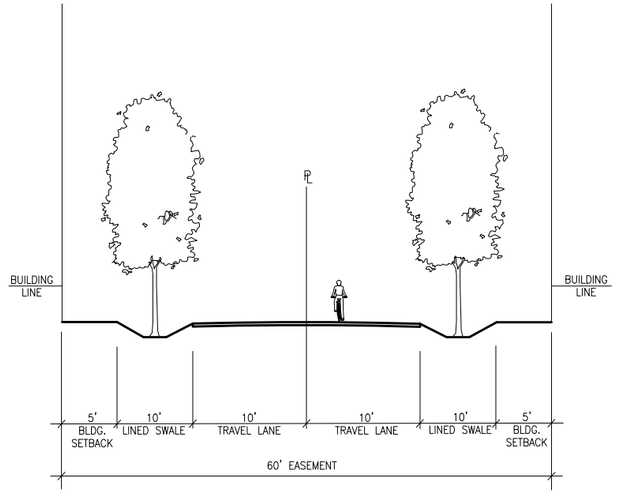
SW BOND AVENUE (LOOKING NORTH)



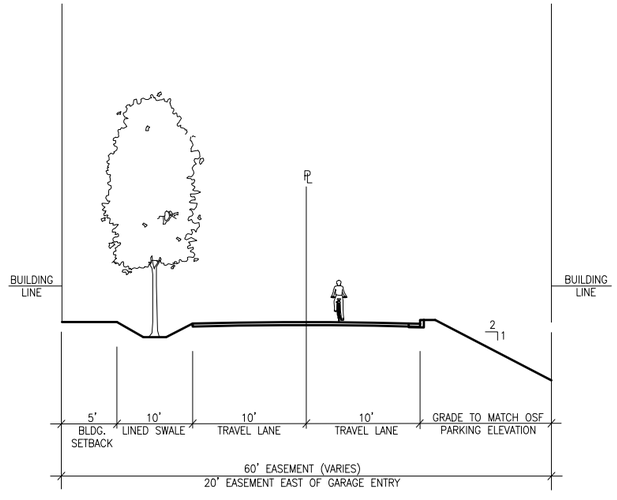
SW RIVER PARKWAY (LOOKING NORTH)



SW ABERNETHY STREET (LOOKING EAST)

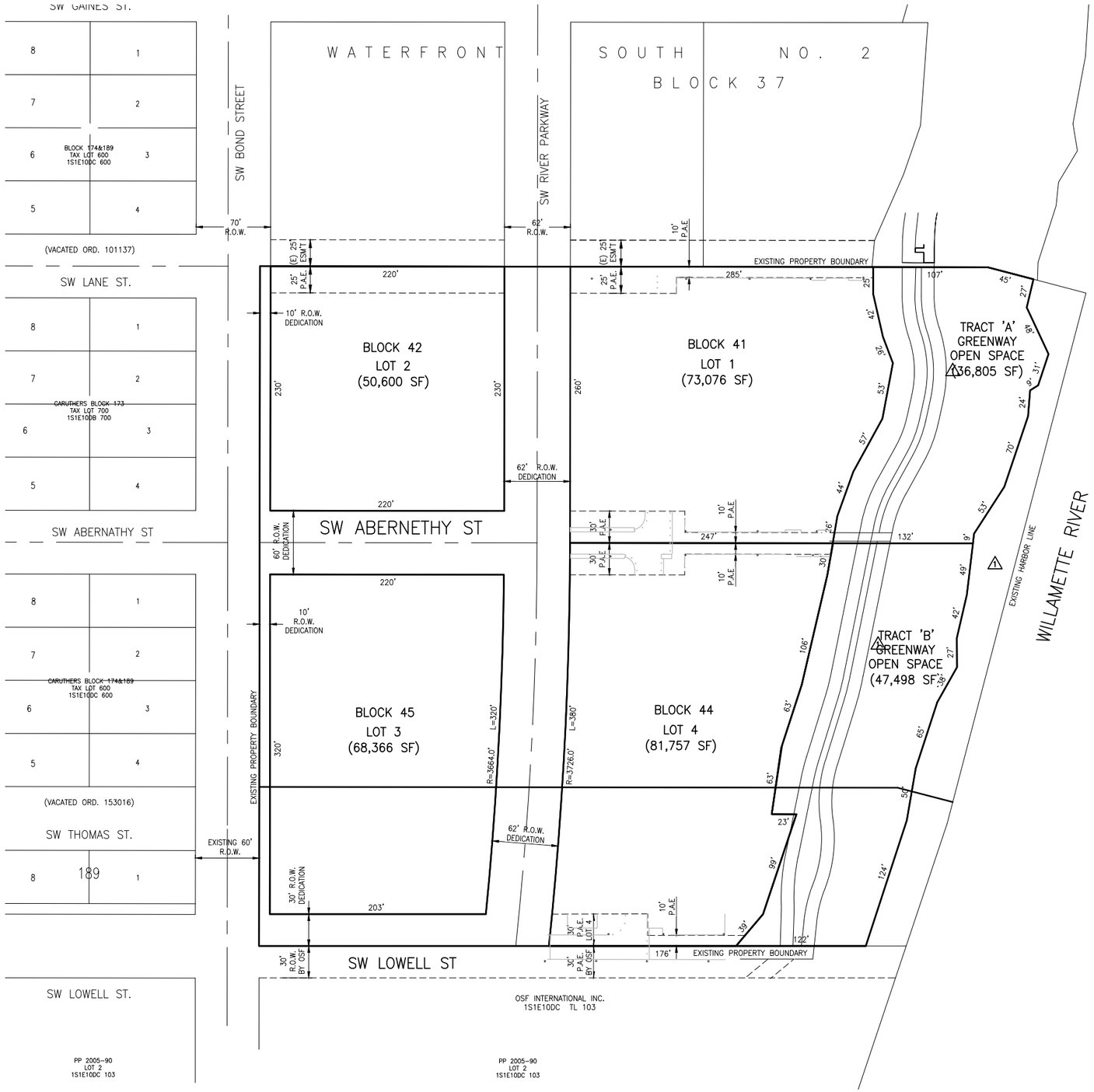


PEDESTRIAN ACCESS/UTILITY CORRIDORS
(LOOKING EAST)



SW LOWELL STREET (LOOKING EAST)

HLR ARCHITECTS



LEGEND

- RIGHT OF WAY LINE (R.O.W.)
- PROPOSED LOT LINE (P.L.)
- ROADWAY CENTERLINE (C.L.)
- PROPOSED ACCESS EASEMENT (P.A.E.)

EXHIBIT C.20

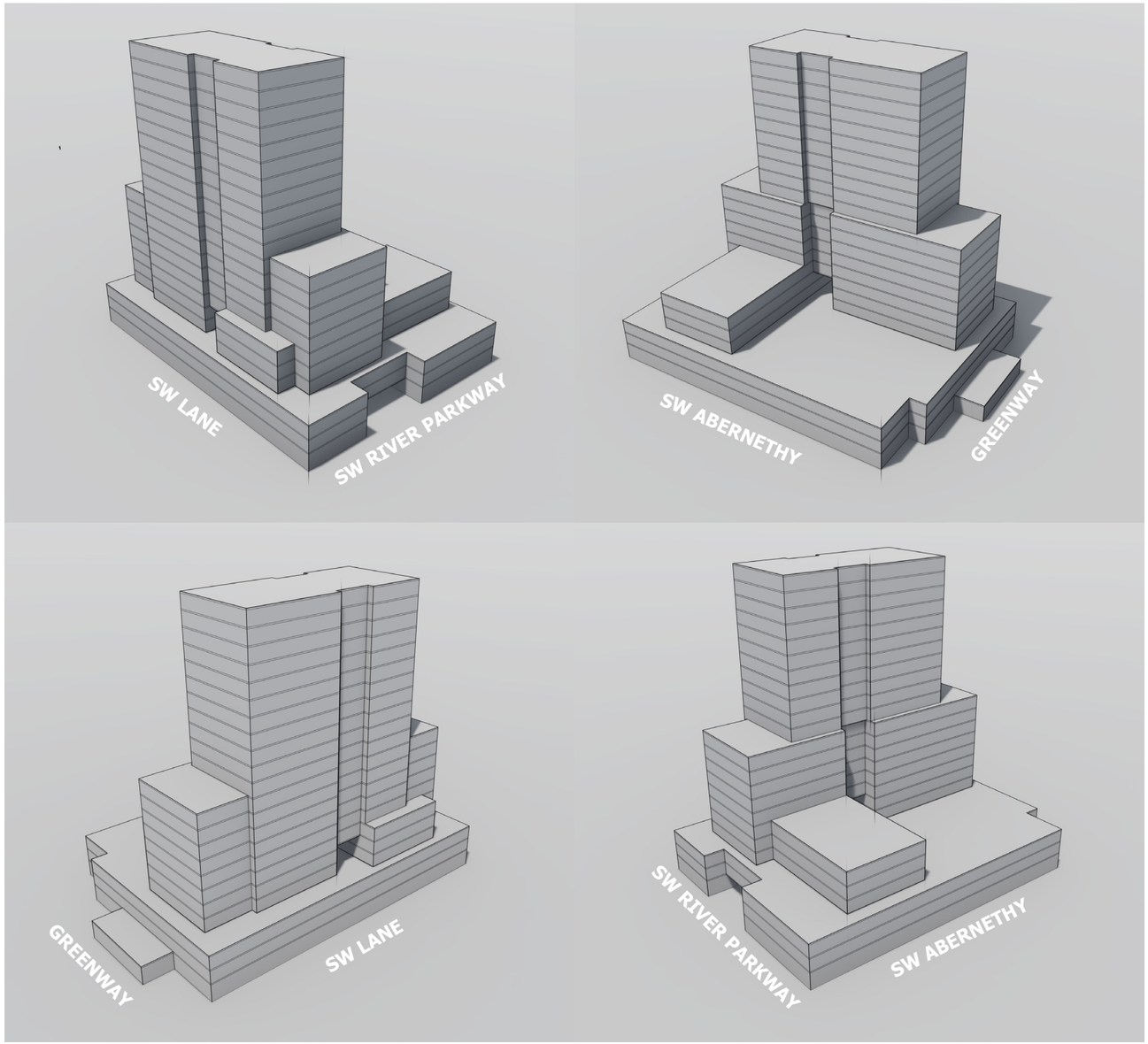
5. SITE PLAN - PRELIMINARY PLAT

ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

SOUTH WATERFRONT PORTLAND, OREGON

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019



FAR CALCULATIONS

SITE AREA = 73,076 S.F. / 1.67 AC

BASE FAR = 5.0 / 365,380 S.F.

MAX FAR = 8.0 / 584,608 S.F.

PROPOSED FAR = 5.68 / 415,219 S.F.

SITE PROGRAM

LEVEL 1: MIXED-USE

RETAIL
GROSS AREA = 4,558 S.F.

LEASING / AMENITY
GROSS AREA = 6,204 S.F.

RESIDENTIAL
TOTAL FLOOR AREA = 17,886 S.F.
NET RENTABLE (80% EFFICIENCY) = 14,308 S.F.

GARAGE AREA
GROSS AREA = 21,948 S.F.

LEVEL 2-3: MIXED-USE

TOTAL FLOOR AREA = 12,796 S.F.
NET RENTABLE (80% EFFICIENCY) = 10,236 S.F.

GARAGE AREA
GROSS AREA = 89,096 S.F.

LEVEL 4-6: RESIDENTIAL

TOTAL FLOOR AREA = 67,971 S.F.
NET RENTABLE (80% EFFICIENCY) = 54,376 S.F.

NUMBER OF FLOORS = 3

LEVEL 7-11: RESIDENTIAL

TOTAL FLOOR AREA = 82,450 S.F.
NET RENTABLE (80% EFFICIENCY) = 65,960 S.F.

NUMBER OF FLOORS = 4

LEVEL 12-22: RESIDENTIAL

TOTAL FLOOR AREA = 112,310 S.F.
NET RENTABLE (80% EFFICIENCY) = 89,848 S.F.

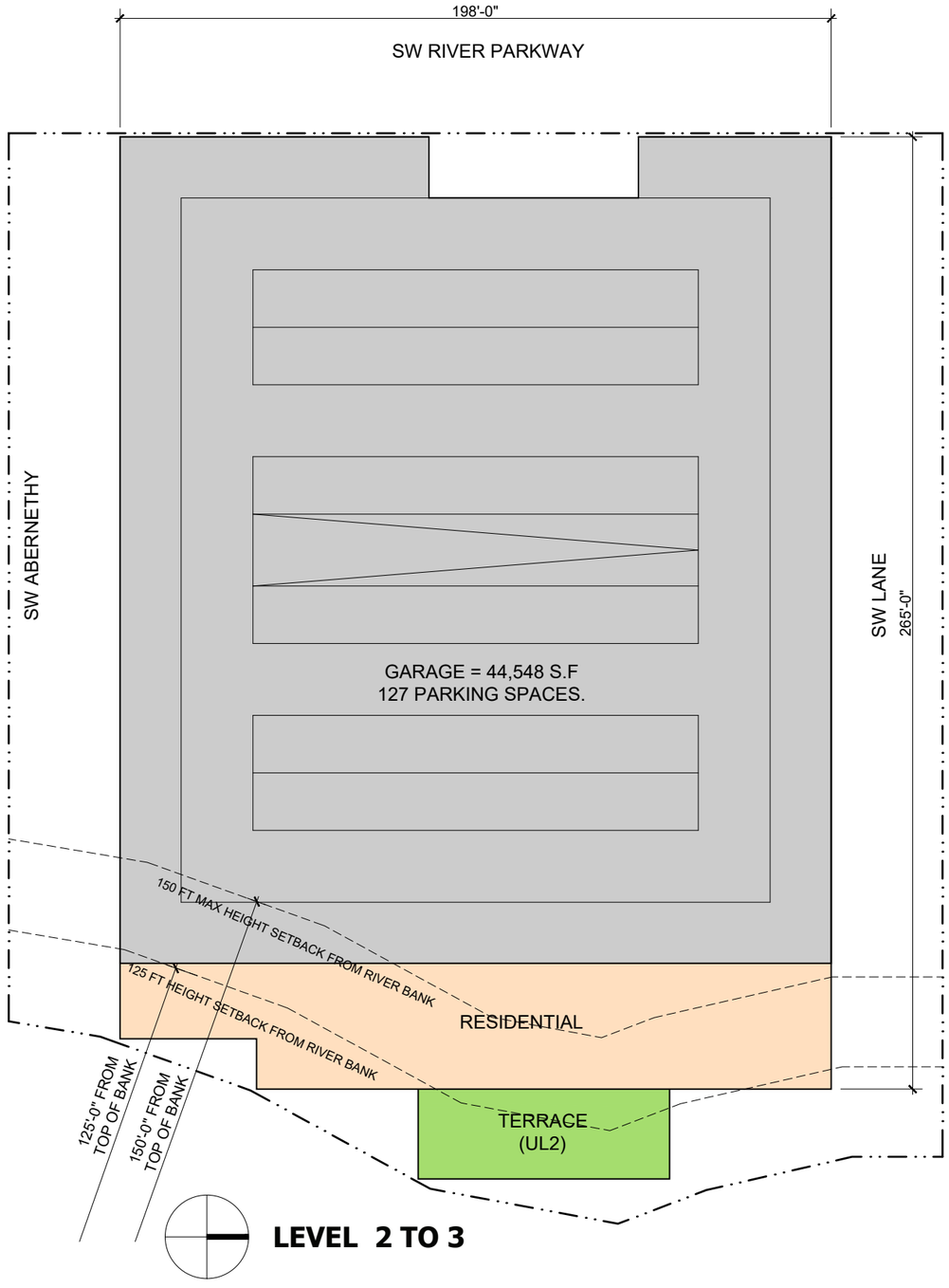
NUMBER OF FLOORS = 11

PROJECT TOTAL UNITS = 287
AVERAGE = 825 S.F.

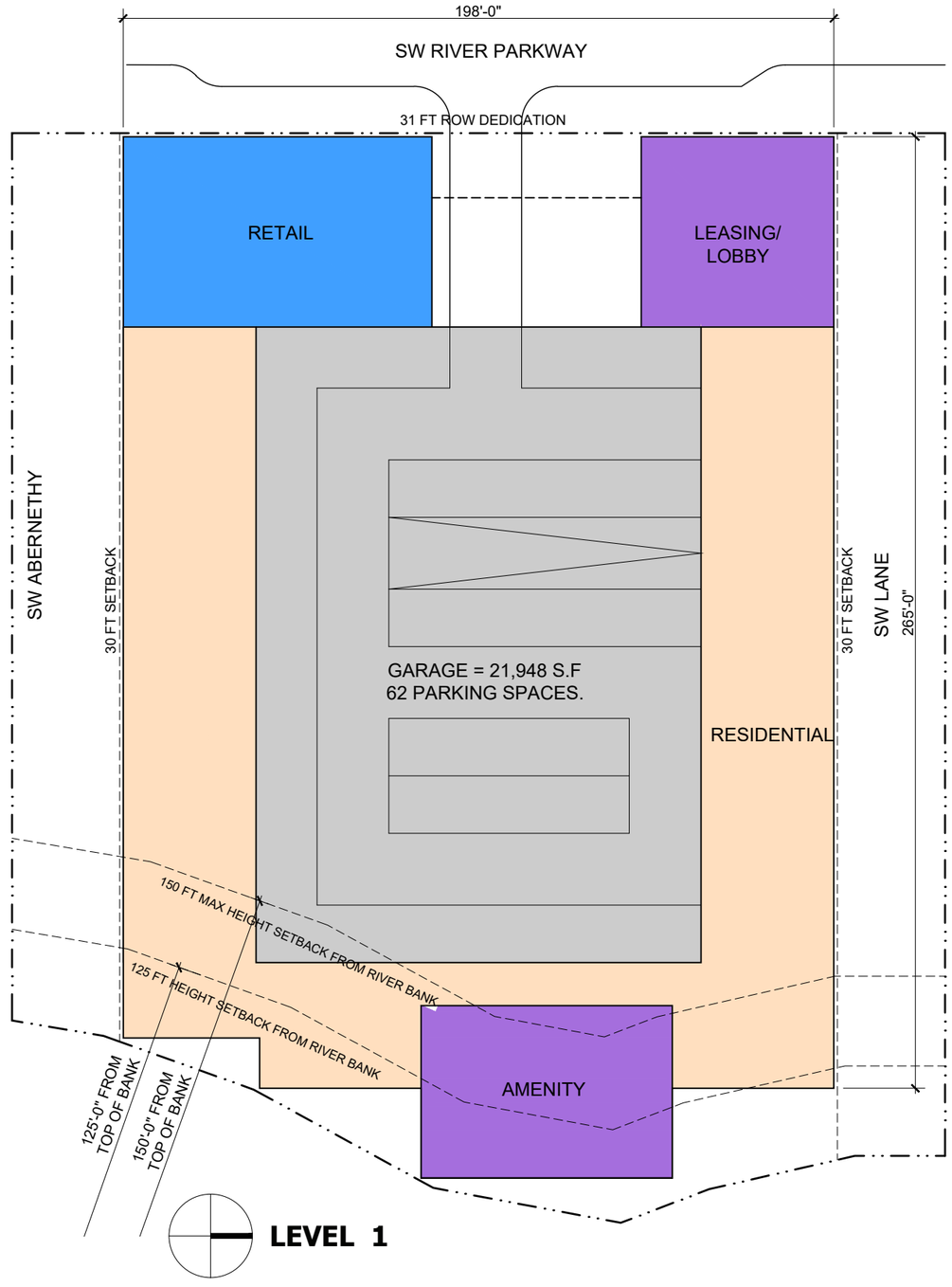
PROJECT TOTAL AREA = 415,219 S.F.

PARKING PROVIDED:
111,044 S.F. / 360 = 308 SPACES
PARKING RATIO = 308 / 287 = 1.07

HLR ARCHITECTS



LEVEL 2 TO 3

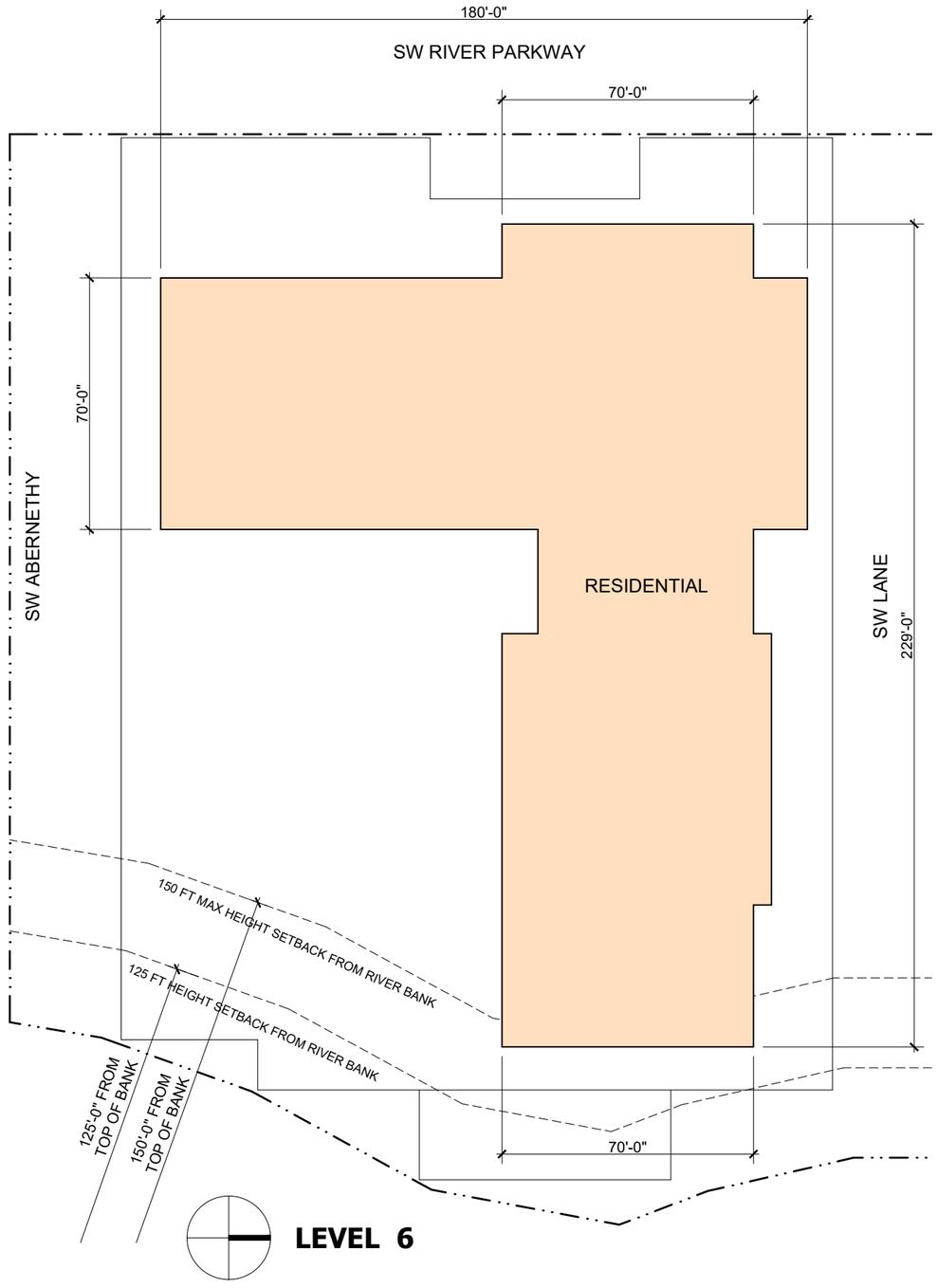


LEVEL 1

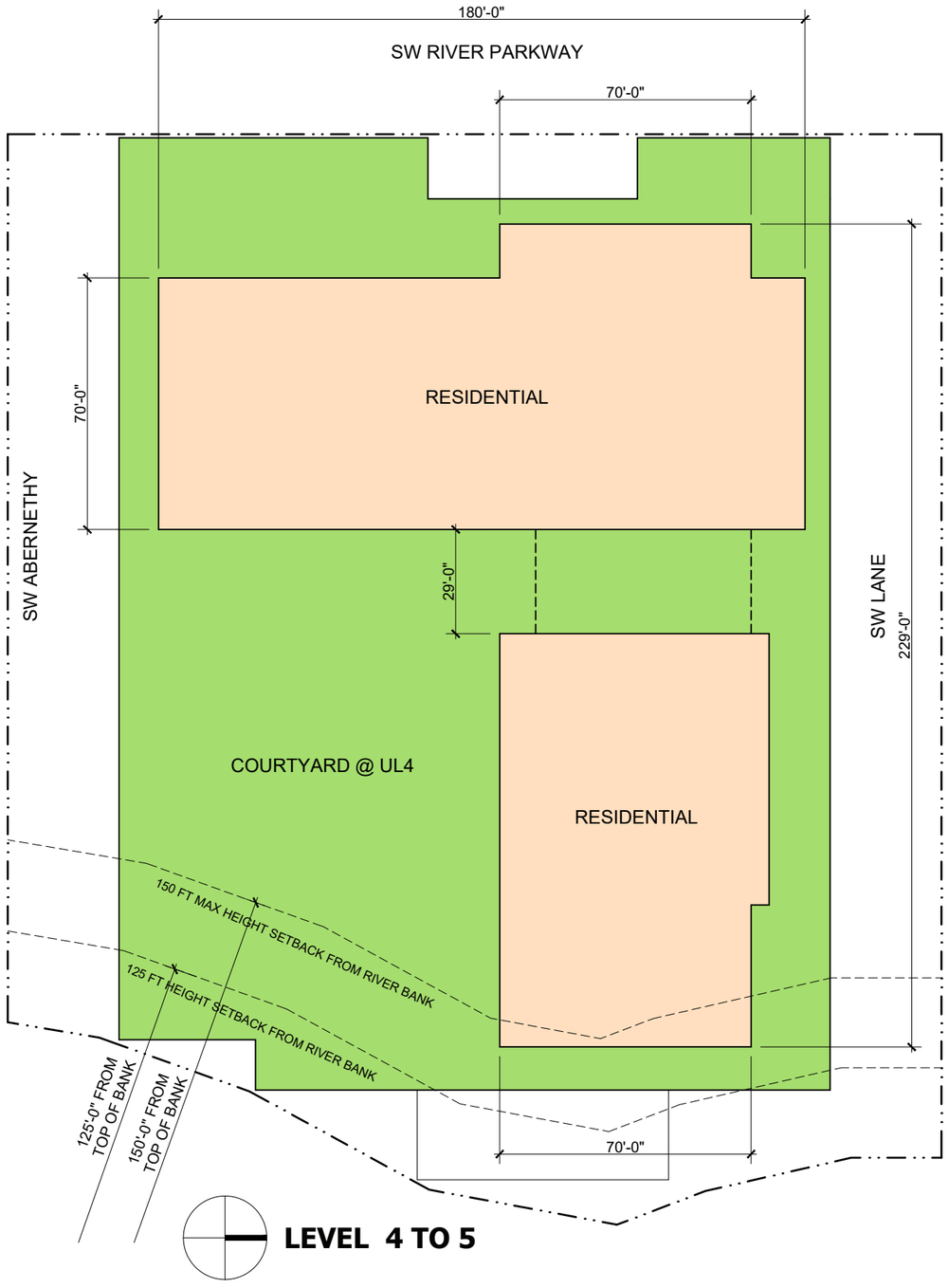
EXHIBIT C.22

6. FLOOR PLANS - BLOCK 41

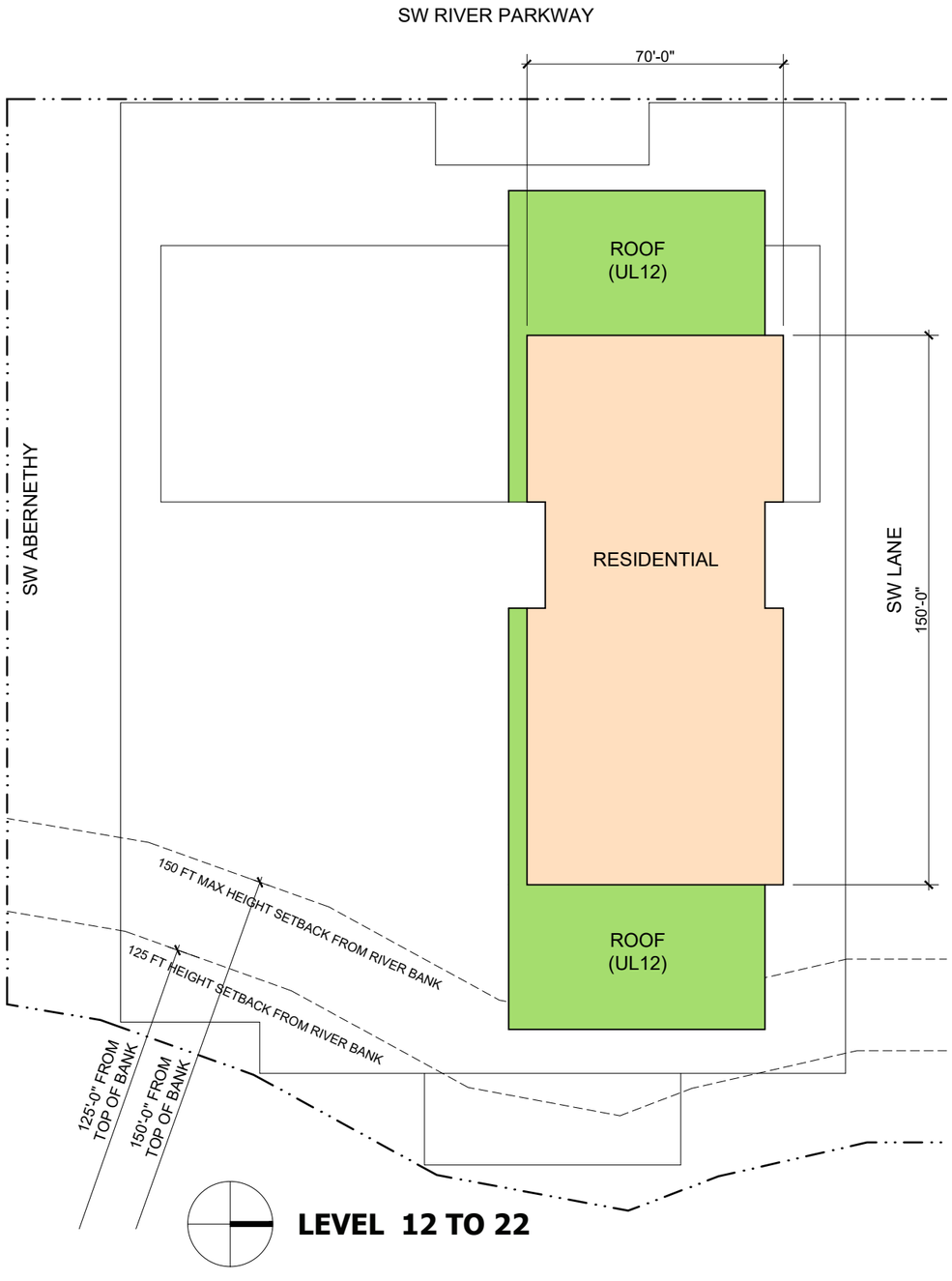
HLR ARCHITECTS



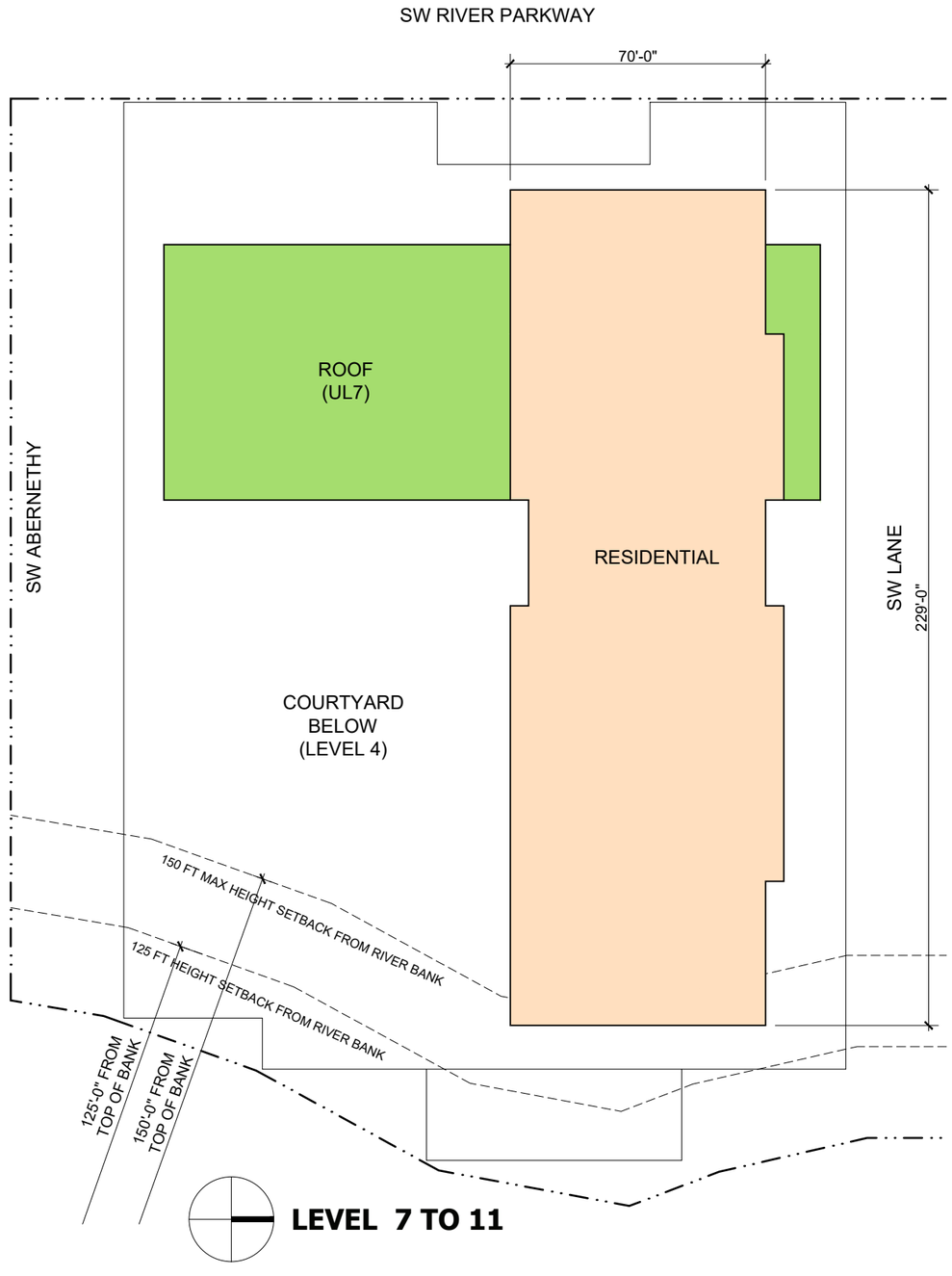
LEVEL 6



LEVEL 4 TO 5

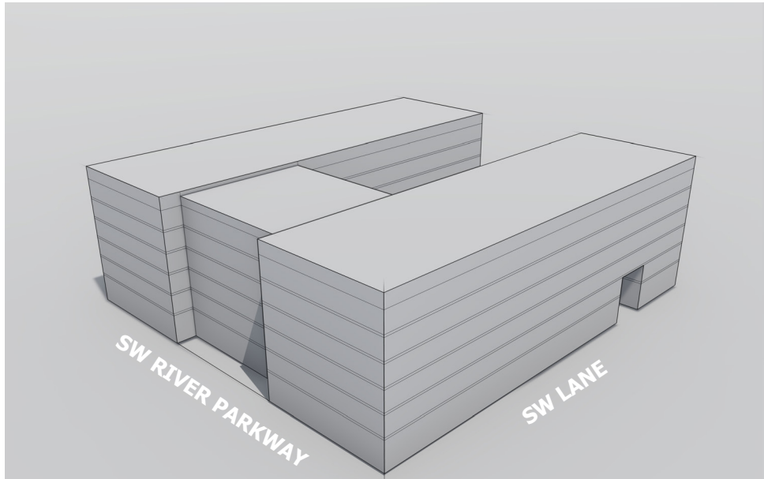


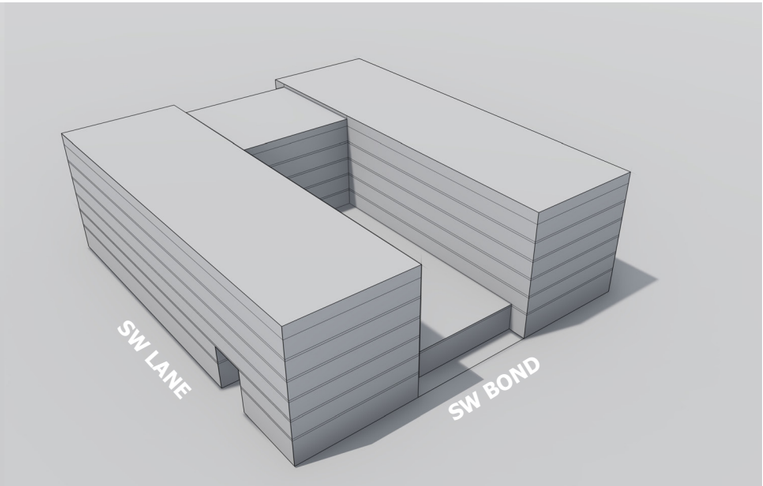
LEVEL 12 TO 22

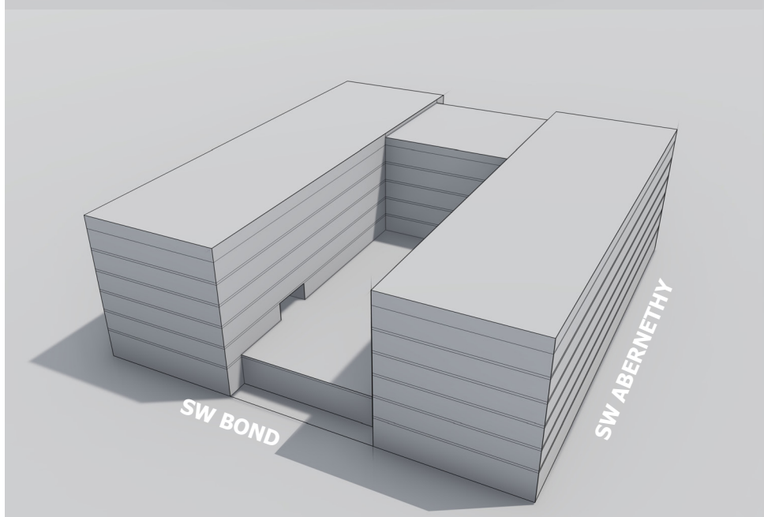


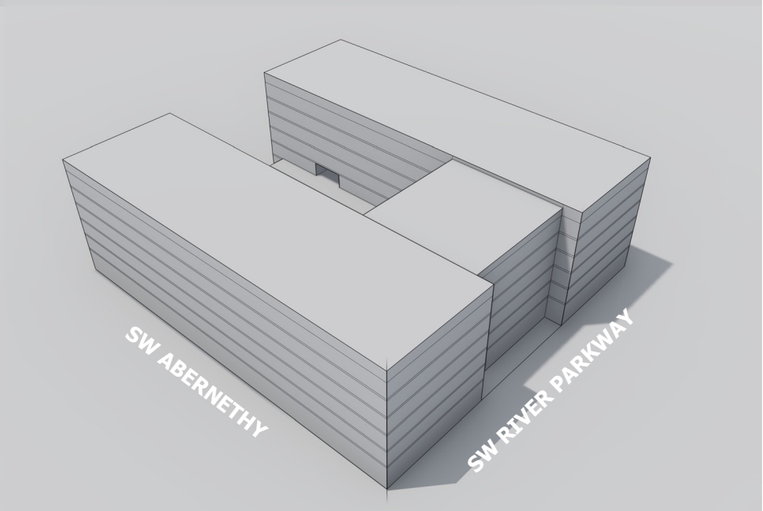
LEVEL 7 TO 11

HLR ARCHITECTS









FAR CALCULATIONS

SITE AREA = 50,600 S.F. / 1.16 AC

MAX FAR = 6.0 / 303,600 S.F.

PROPOSED FAR = 3.66 / 185,612 S.F.

SITE PROGRAM

LEVEL 1: MIXED-USE

RETAIL
GROSS AREA = 12,320 S.F.

LEASING/AMENITY
GROSS AREA = 5,120 S.F.

RESIDENTIAL
TOTAL FLOOR AREA = 5,672 S.F.
NET RENTABLE (80% EFFICIENCY) = 4,537 S.F.

GARAGE AREA
GROSS AREA = 16,284 S.F.

LEVEL 2: RESIDENTIAL

TOTAL FLOOR AREA = 31,460 S.F.
NET RENTABLE (80% EFFICIENCY) = 25,168 S.F.

LEVEL 3-6: RESIDENTIAL

TOTAL FLOOR AREA = 131,040 S.F.
NET RENTABLE (80% EFFICIENCY) = 104,832 S.F.

NUMBER OF FLOORS = 4

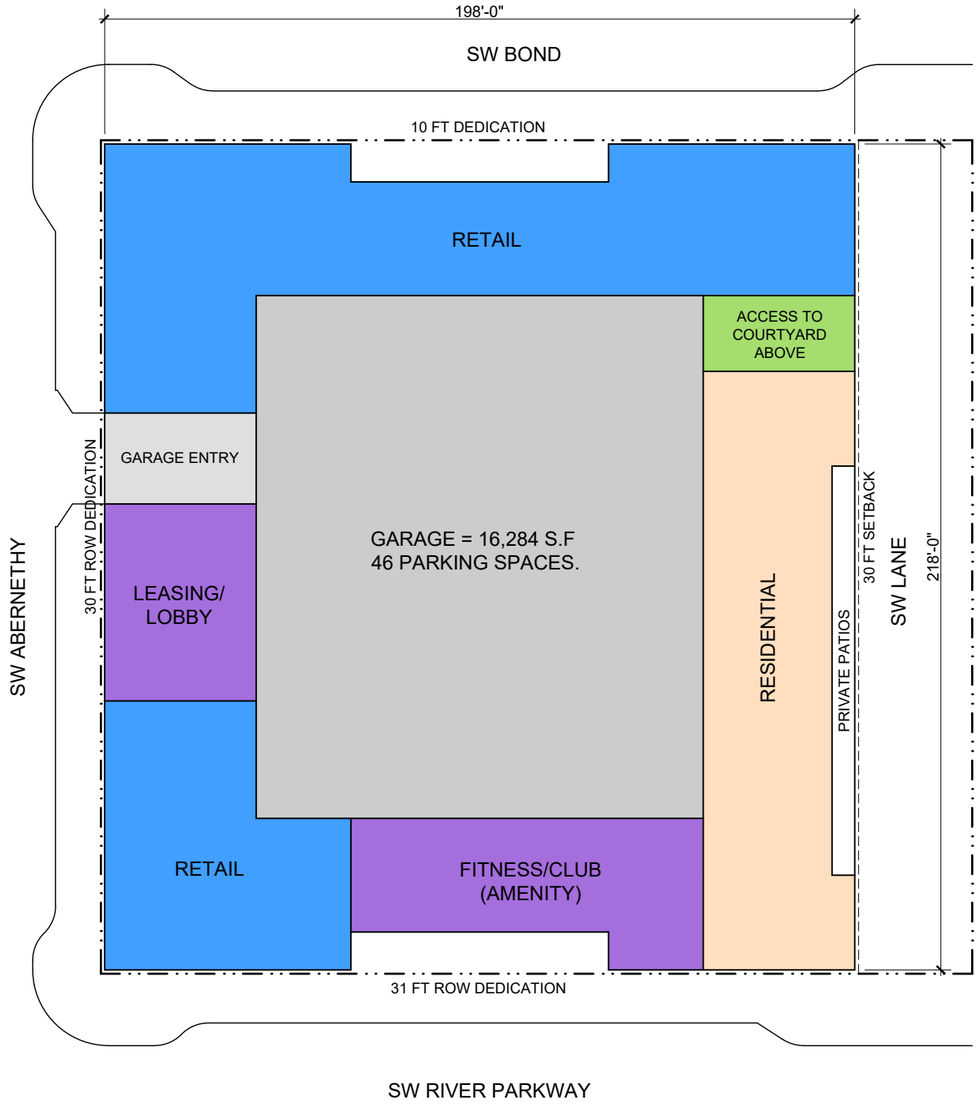
PROJECT TOTAL UNITS = 194
AVERAGE = 700 S.F.

PROJECT TOTAL AREA = 201,896 S.F.

PARKING PROVIDED:
16,284 S.F. / 350 = 46 SPACES
PARKING RATIO = 46 / 194 = 0.23

HLR ARCHITECTS

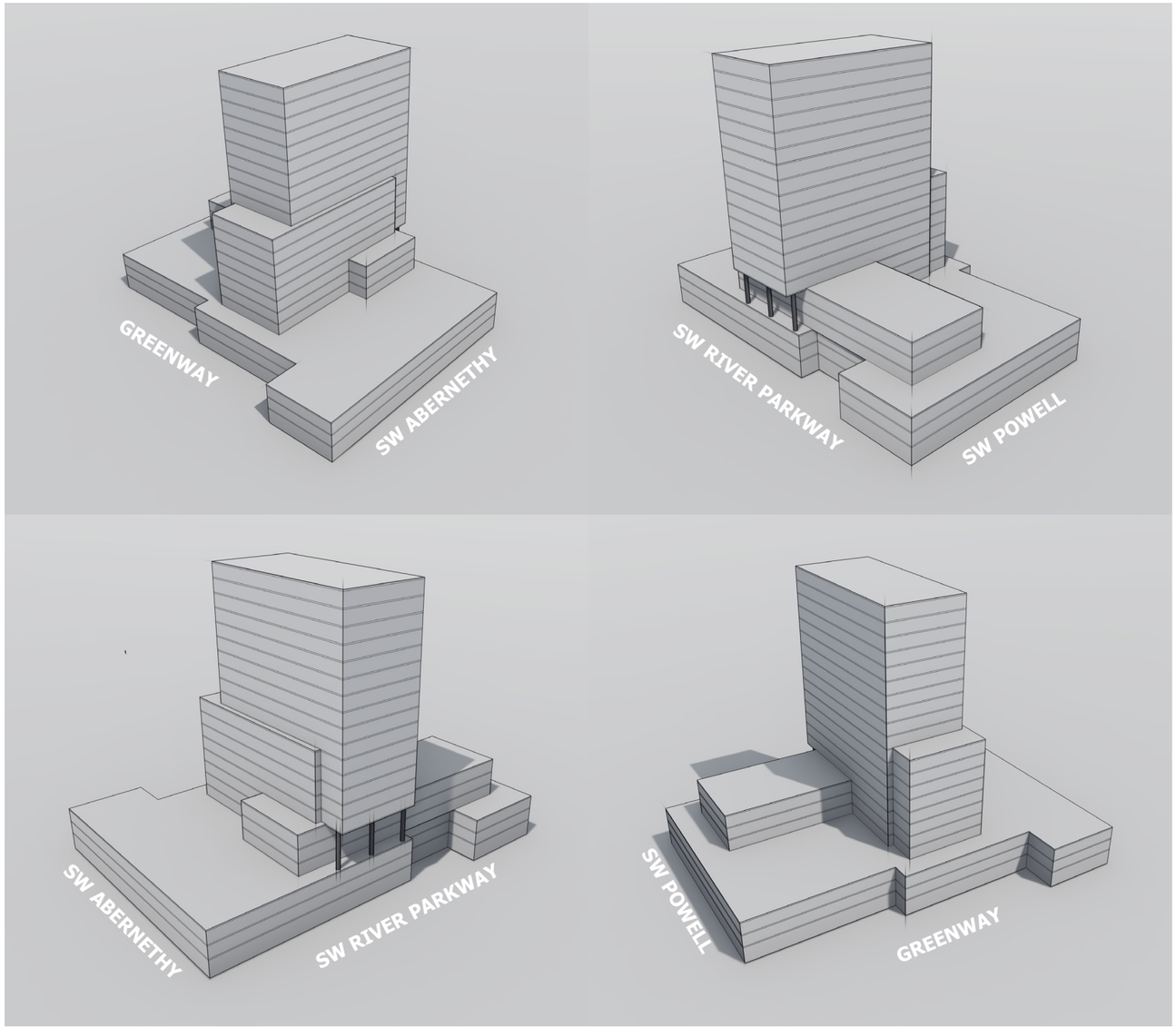
LEVEL 2



LEVEL 1

HLR ARCHITECTS

LEVEL 3 TO 6



FAR CALCULATIONS

SITE AREA = 81,757 S.F. / 1.87 AC

BASE FAR = 5.0 / 408,785 S.F.

MAX FAR = 8.0 / 654,056 S.F.

PROPOSED FAR = 5.02 / 410,827 S.F.

SITE PROGRAM

LEVEL 1: MIXED-USE

RETAIL
GROSS AREA = 2,368 S.F.

LEASING / AMENITY
GROSS AREA = 5,368 S.F.

RESIDENTIAL
TOTAL FLOOR AREA = 22,129 S.F.
NET RENTABLE (80% EFFICIENCY) = 17,703 S.F.

GARAGE AREA
GROSS AREA = 29,678 S.F.

LEVEL 2-3: MIXED-USE

TOTAL FLOOR AREA = 36,570 S.F.
NET RENTABLE (80% EFFICIENCY) = 29,256 S.F.

GARAGE AREA
GROSS AREA = 82,514 S.F.

NUMBER OF FLOORS = 2

LEVEL 4-6: RESIDENTIAL

TOTAL FLOOR AREA = 62,775 S.F.
NET RENTABLE (80% EFFICIENCY) = 50,220 S.F.

NUMBER OF FLOORS = 3

LEVEL 7-11: RESIDENTIAL

TOTAL FLOOR AREA = 64,425 S.F.
NET RENTABLE (80% EFFICIENCY) = 51,540 S.F.

NUMBER OF FLOORS = 5

LEVEL 12-21: RESIDENTIAL

TOTAL FLOOR AREA = 105,000 S.F.
NET RENTABLE (80% EFFICIENCY) = 84,000 S.F.

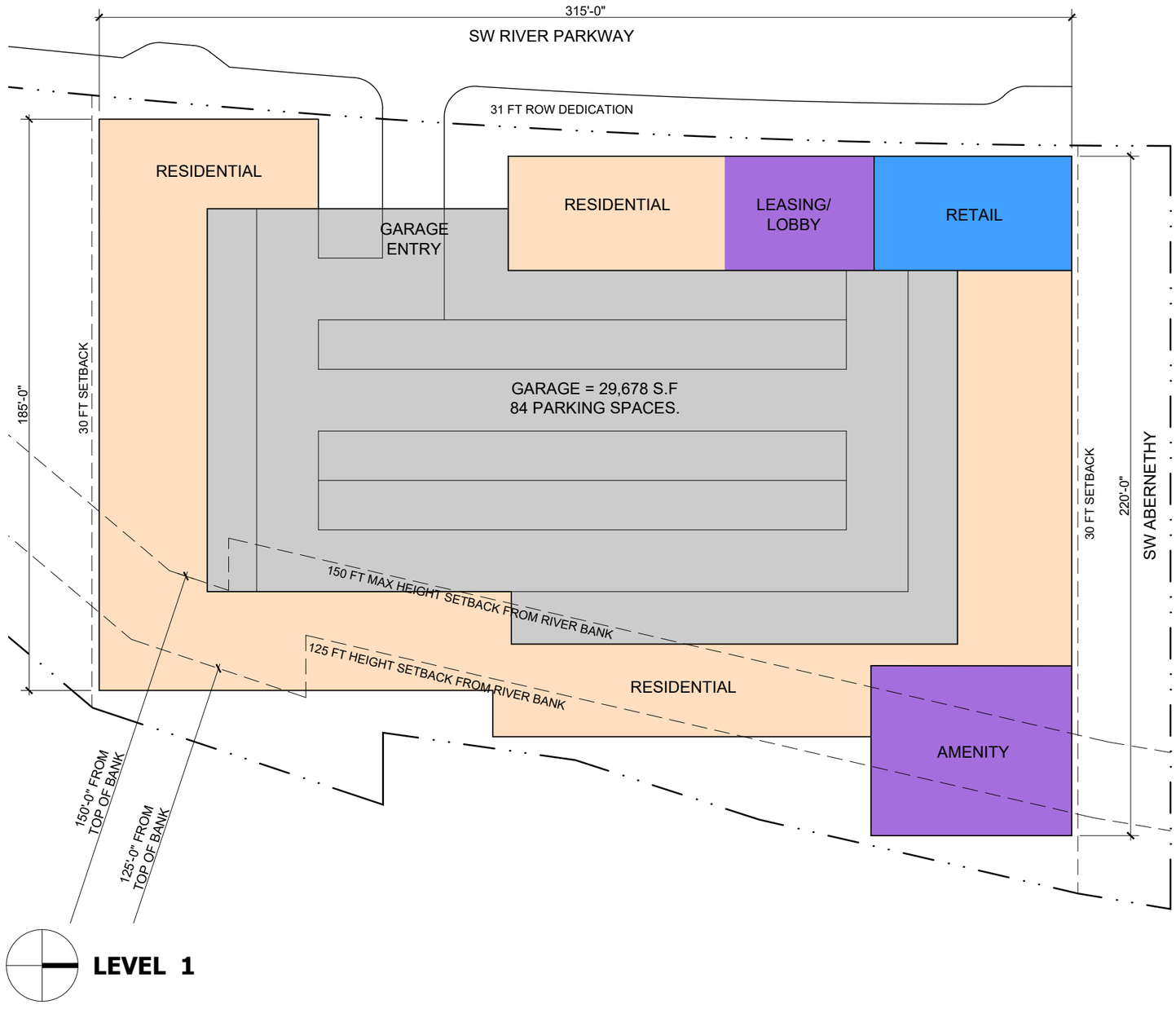
NUMBER OF FLOORS = 10

PROJECT TOTAL UNITS = 307
AVERAGE = 750 S.F.

PROJECT TOTAL AREA = 410,827 S.F.

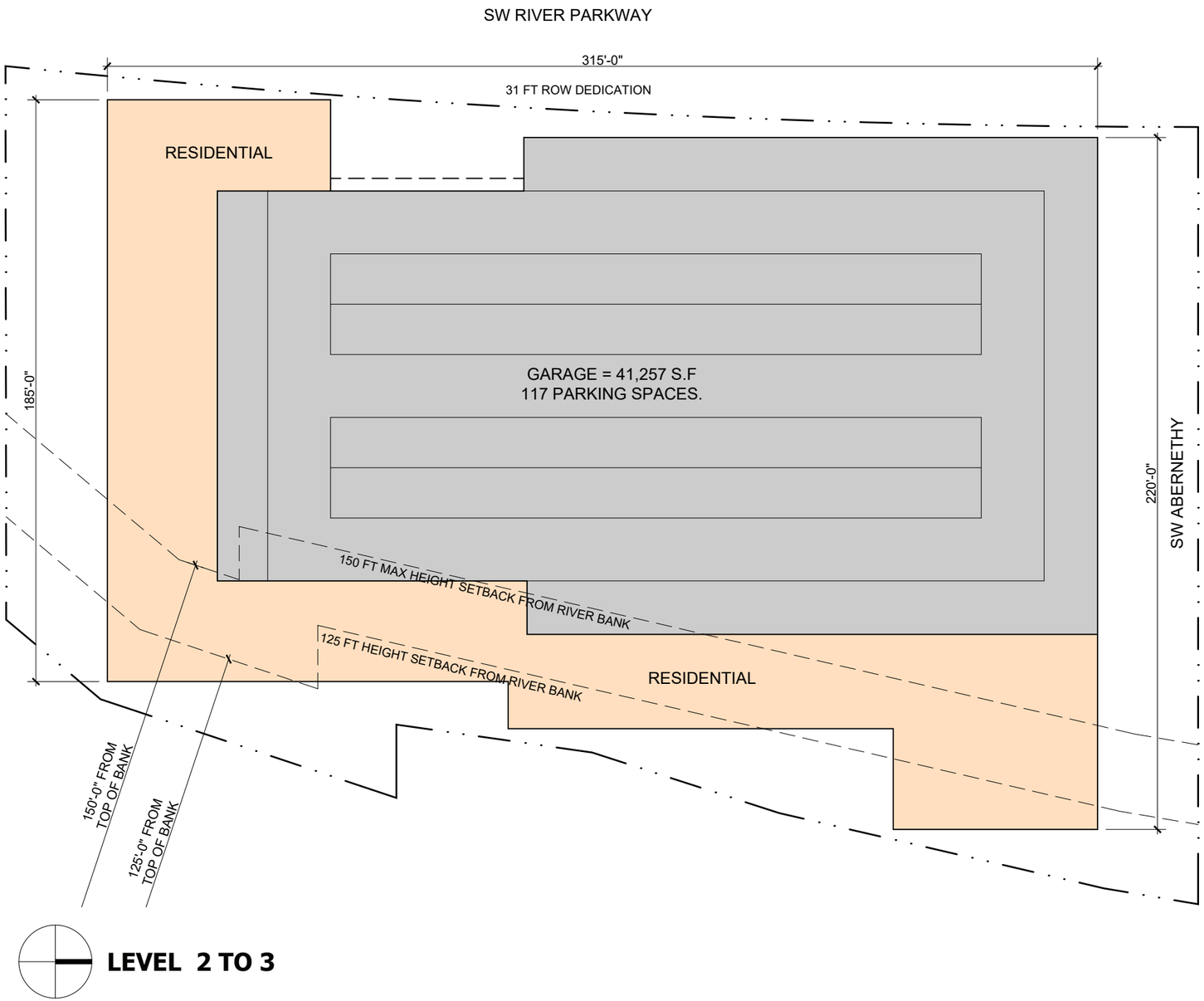
PARKING PROVIDED:
112,192 S.F. / 360 = 311 SPACES
PARKING RATIO = 311 / 307 = 1.01

HLR ARCHITECTS



LEVEL 1

HLR ARCHITECTS



LEVEL 2 TO 3

ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

SOUTH WATERFRONT PORTLAND, OREGON

EXHIBIT C.30

6. FLOOR PLANS - BLOCK 44

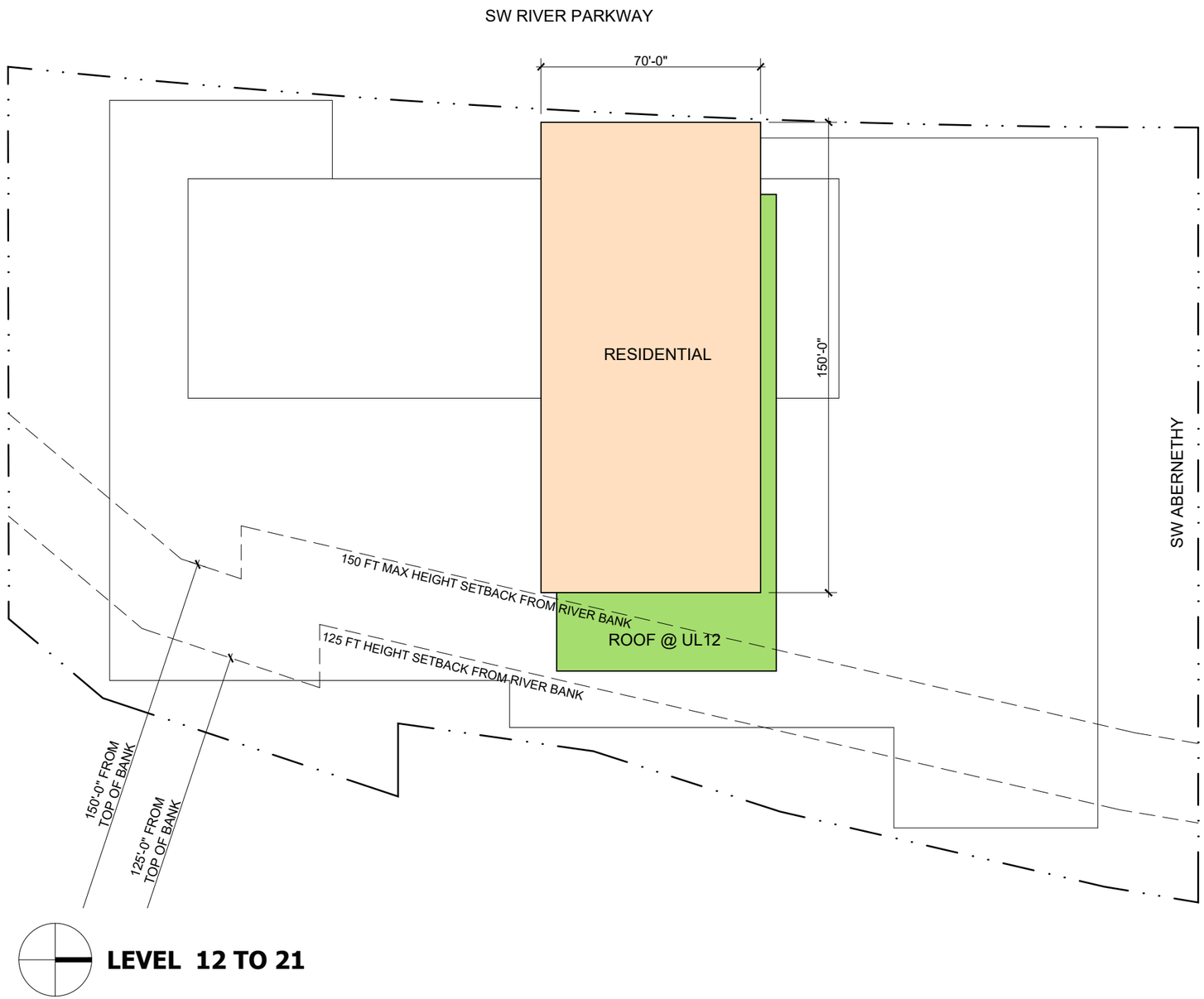
CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS

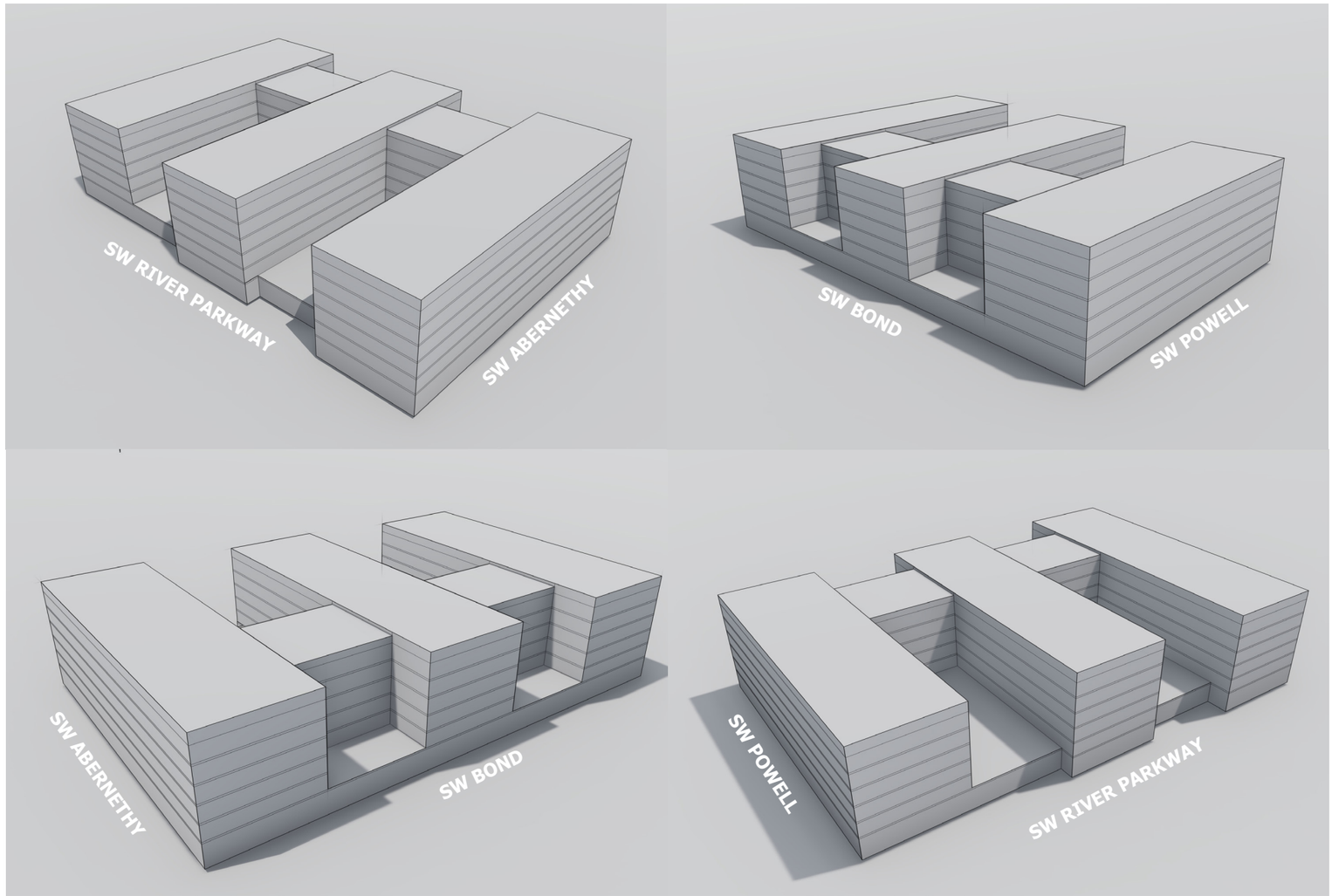
LEVEL 4 TO 6

HLR ARCHITECTS

LEVEL 7 TO 11



LEVEL 12 TO 21



FAR CALCULATIONS

SITE AREA = 68,366 S.F. / 1.56 AC

MAX FAR = 6.0 / 410,196 S.F.

PROPOSED FAR = 4.0 / 273,519 S.F.

SITE PROGRAM

BELOW GRADE:

GARAGE AREA
GROSS AREA = 63,930 S.F.

LEVEL 1: MIXED-USE

RETAIL
GROSS AREA = 8,013 S.F.

LEASING
GROSS AREA = 2,600 S.F.

RESIDENTIAL
TOTAL FLOOR AREA = 10,430 S.F.
NET RENTABLE (80% EFFICIENCY) = 8,344 S.F.

LIVE/WORK
TOTAL FLOOR AREA = 14,016 S.F.
NET RENTABLE (80% EFFICIENCY) = 11,212 S.F.

GARAGE AREA
GROSS AREA = 28,825 S.F.

LEVEL 2-6: RESIDENTIAL

TOTAL FLOOR AREA = 238,460 S.F.
NET RENTABLE (80% EFFICIENCY) = 190,768 S.F.

NUMBER OF FLOORS = 5

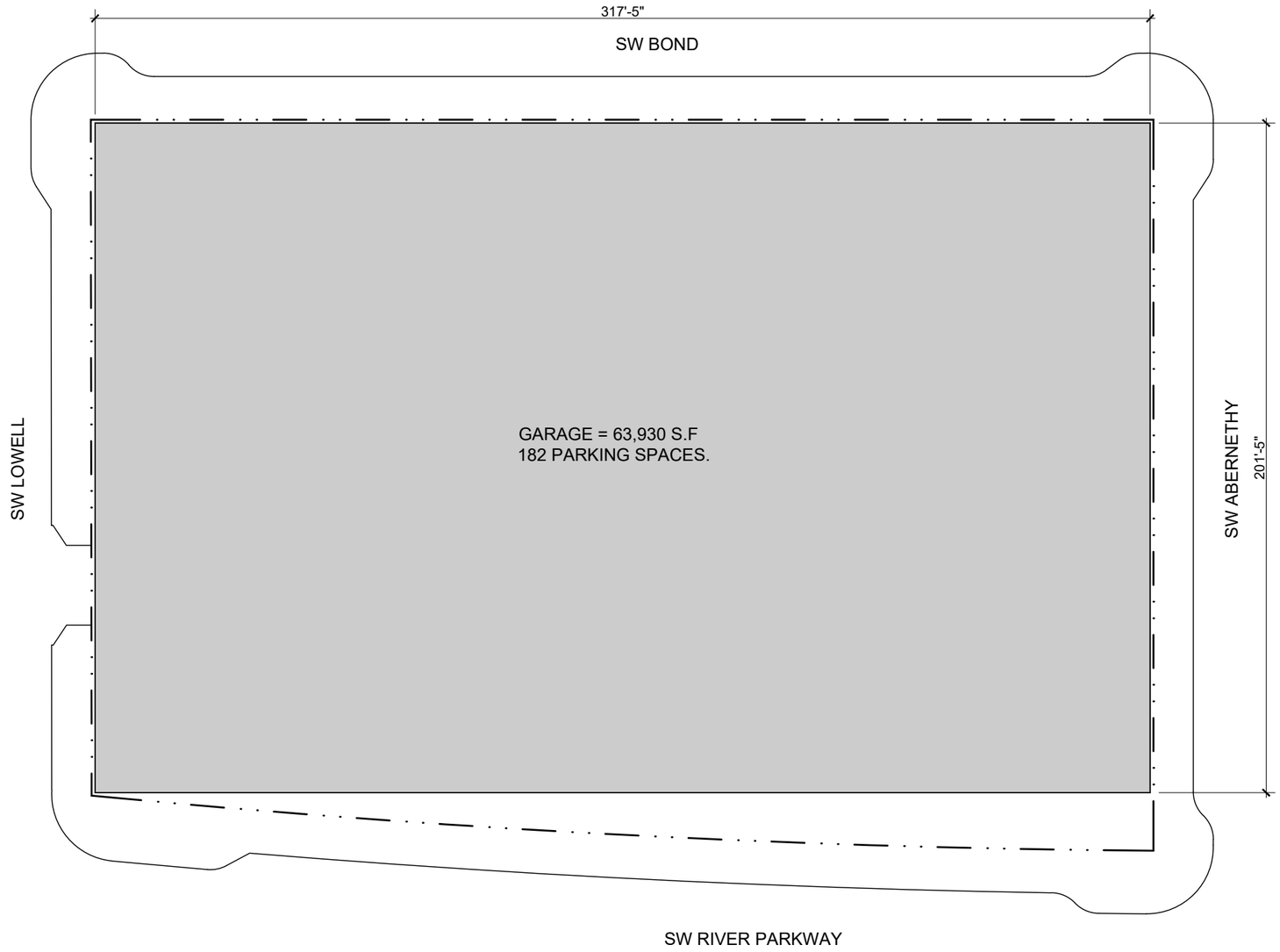
UNIT COUNT:
TOTAL UNITS = 276
TOTAL LIVE/WORK UNITS = 15

PROJECT TOTAL UNITS = 291
AVERAGE = 720 S.F.

PROJECT TOTAL AREA = 366,274 S.F.

PARKING PROVIDED:
92,755 S.F. / 350 = 265 SPACES
PARKING RATIO = 265 / 291 = 0.91

HLR ARCHITECTS



LEVEL BELOW GRADE

ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

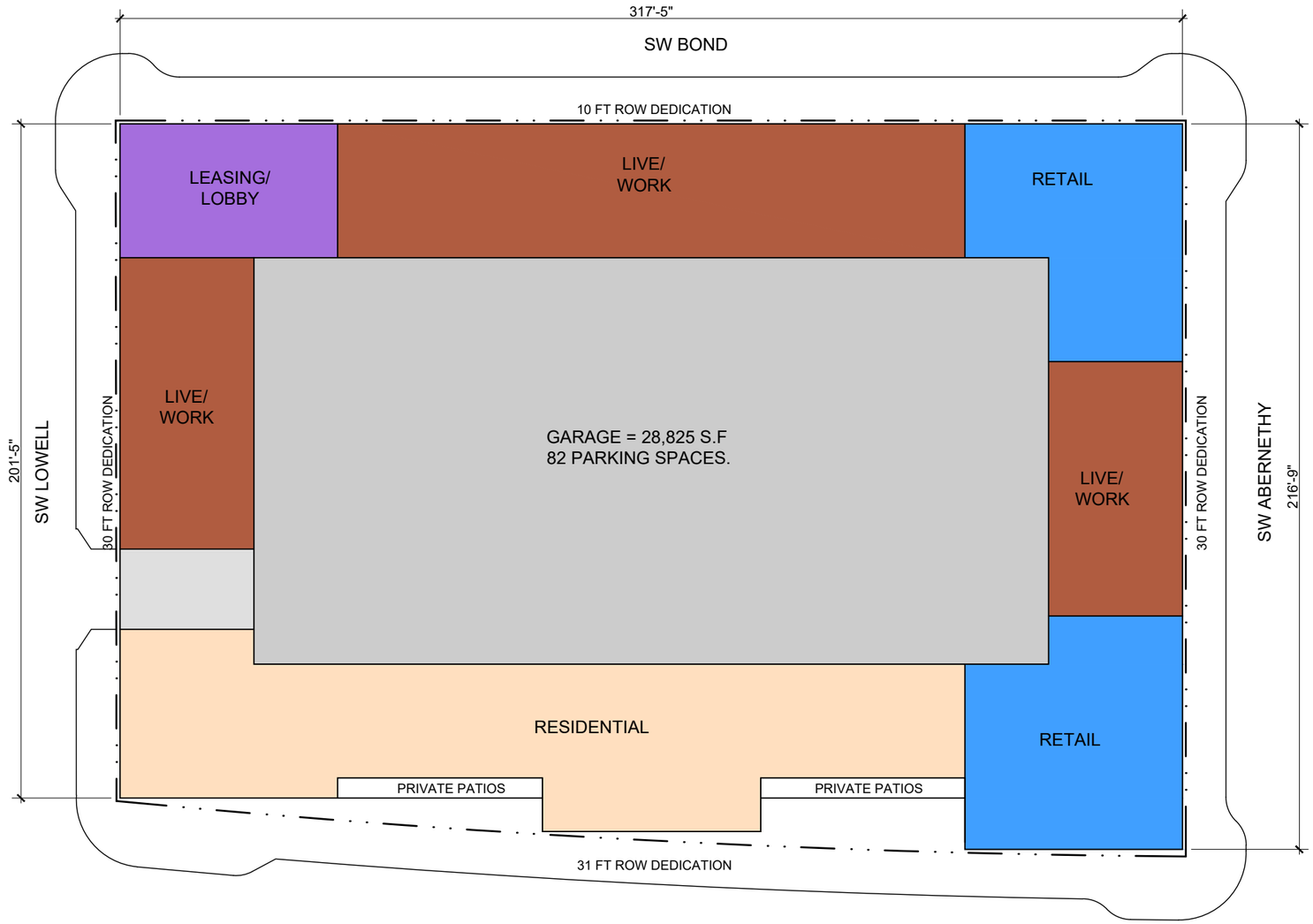
SOUTH WATERFRONT PORTLAND, OREGON

EXHIBIT C.35

6. FLOOR PLANS - BLOCK 45

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019

HLR ARCHITECTS



LEVEL 1

ALAMO MANHATTAN

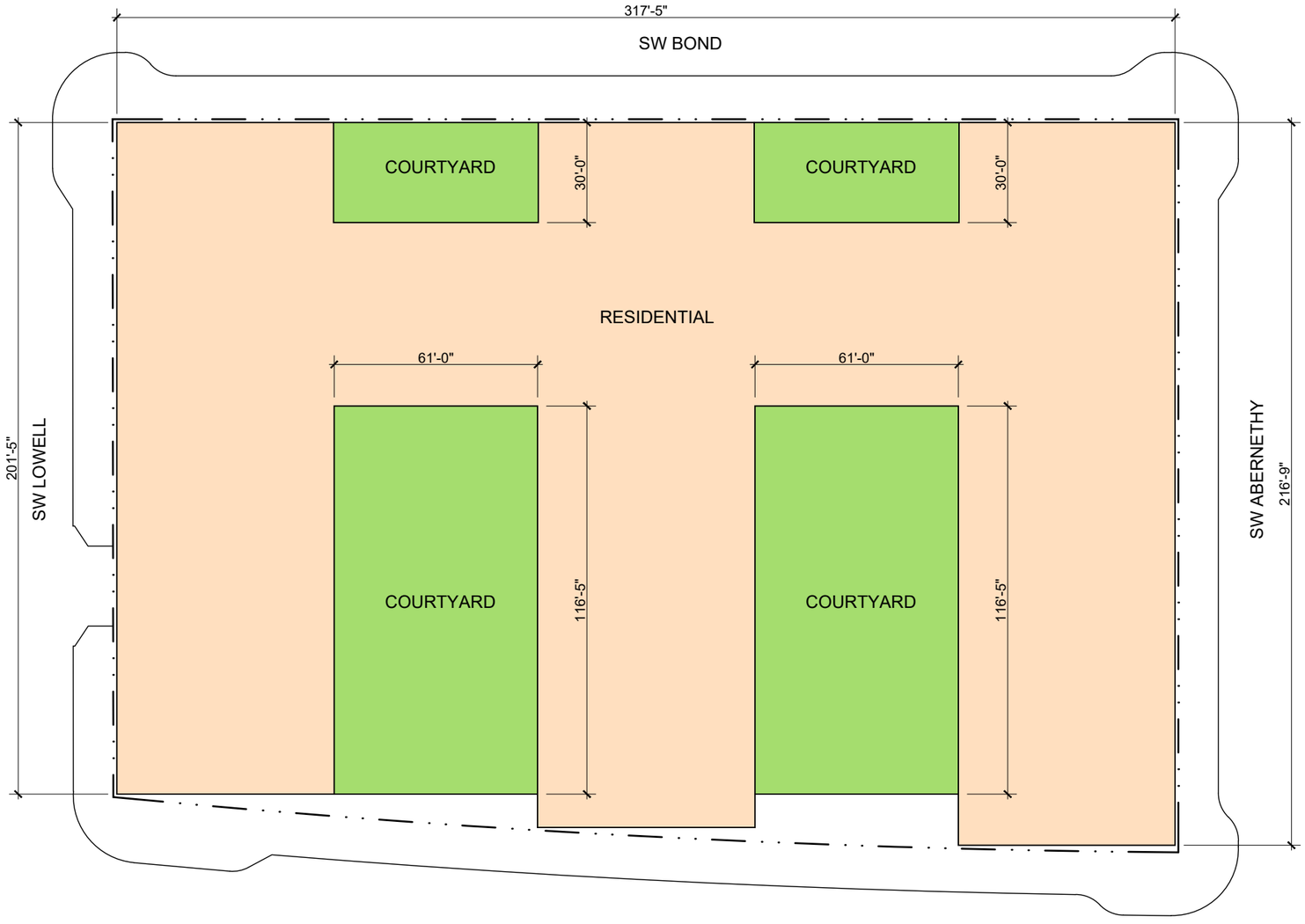
PROMETHEUS | DESIGN ADVICE REQUEST

SOUTH WATERFRONT PORTLAND, OREGON

EXHIBIT C.36

6. FLOOR PLANS - BLOCK 45

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019


317'-5"
SW BOND
COURTYARD
30'-0"
COURTYARD
30'-0"
RESIDENTIAL
61'-0"
61'-0"
201'-5"
SW LOWELL
COURTYARD
116'-5"
COURTYARD
116'-5"
SW ABERNETHY
216'-9"
SW RIVER PARKWAY

LEVEL 2 TO 6

HLR ARCHITECTS

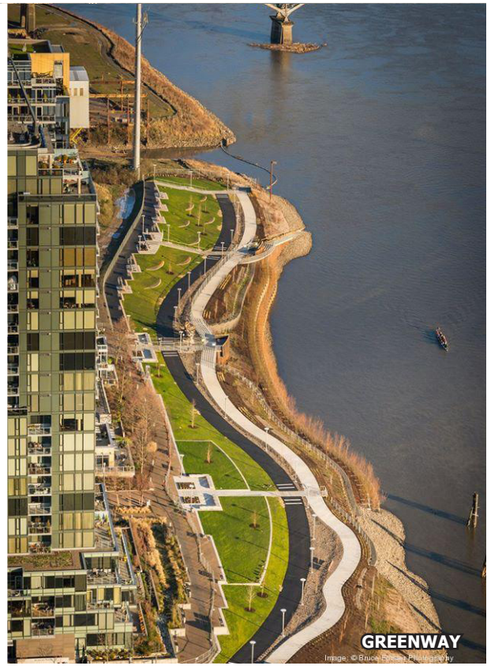


EXHIBIT C.38
7. LANDSCAPE CONCEPTS

ALAMO MANHATTAN

PROMETHEUS | DESIGN ADVICE REQUEST

SOUTH WATERFRONT PORTLAND, OREGON

CASE NUMBER EA 18-281485 | ISSUE DATE 01.10.2019