



**PEPSI BLOCKS**  
**PHASE 1A —**

**DAR 1 Application 05-23-2019**

**EA 18-281575 DA**

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# PROJECT TEAM

## PROPERTY OWNER & CLIENT

### Security Properties

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Blaze Bresko

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Contact:

Scott Rushing

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## COMMUNITY LIAISON

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Portland, OR 97227

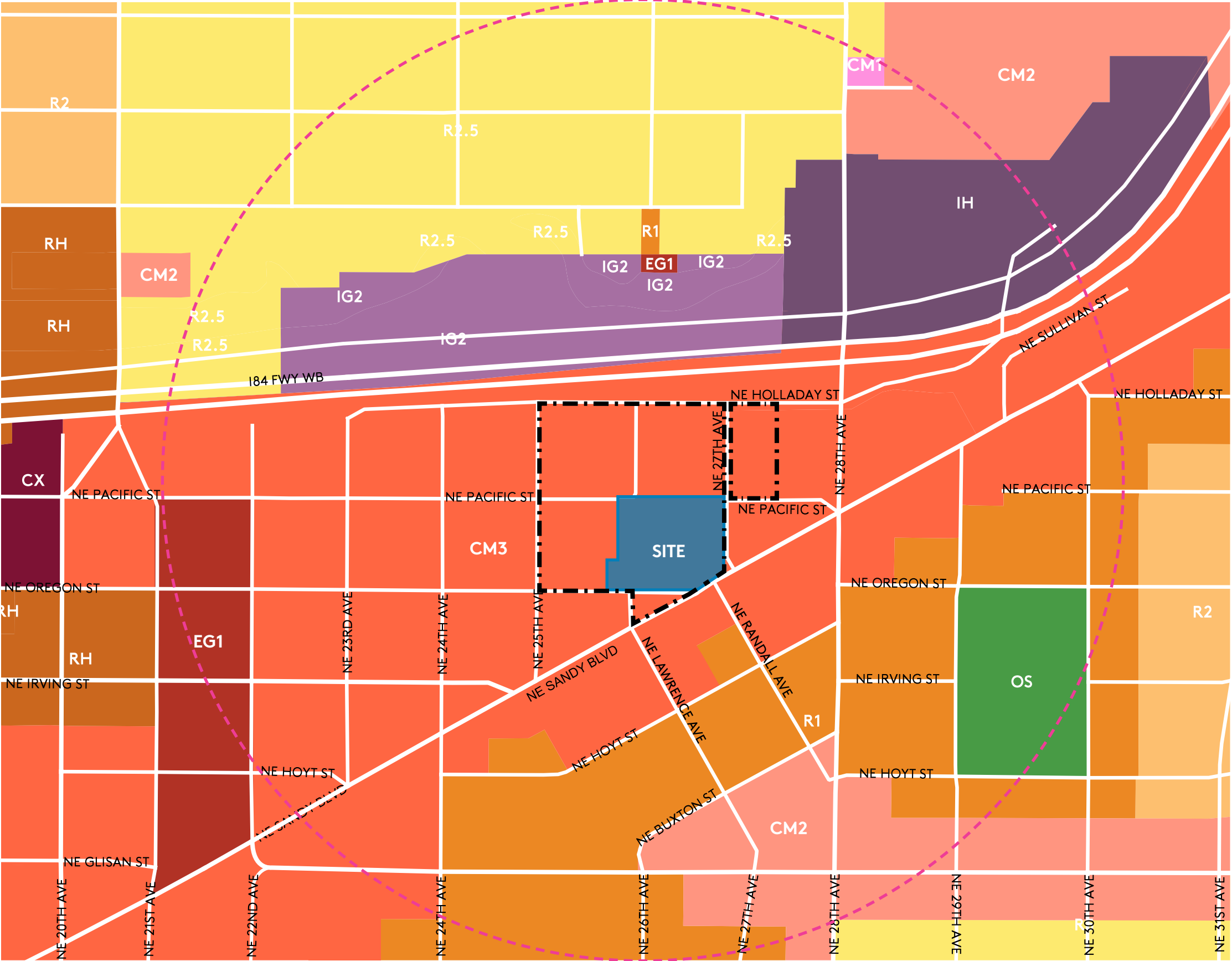
Contact:

Patricia Gardner

503-806-4186

# Context—

# ZONING SUMMARY



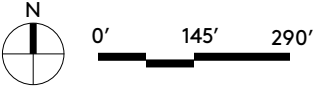
**LEGEND**

- PHASE 1A BOUNDARY \*
- PLANNED DEVELOPMENT BOUNDARY
- 1/4 MILE WALKING RADIUS

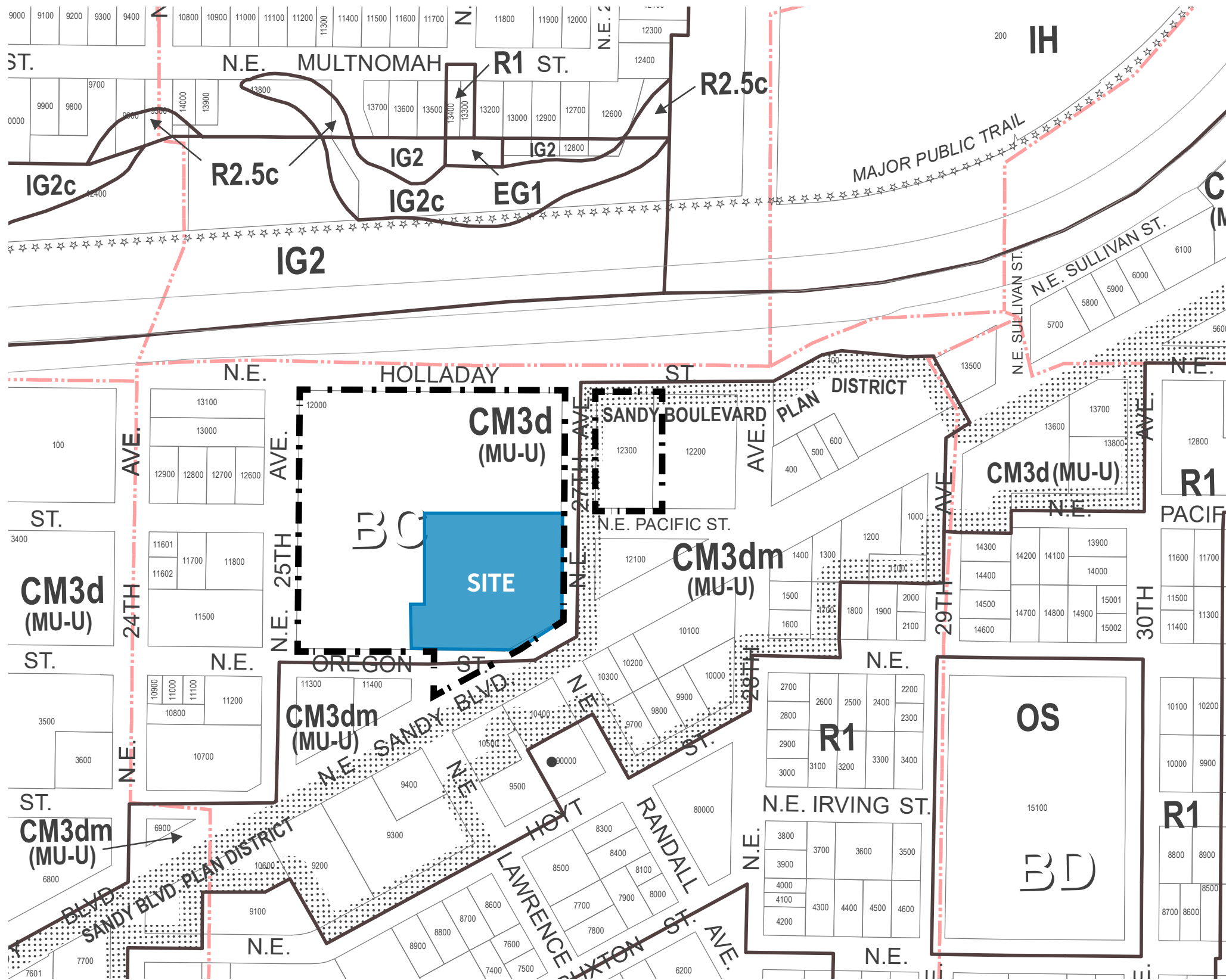
**LAND USE**

- 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

\* Sandy Point right-of-way to be included within Land Use Review for Phase 1A.



# ZONING SUMMARY



Zone	CM3d
Base FAR	3 to 1
Max FAR	5 to 1 using PD bonus
Base Height	65'
Max Height	87' per approved PD bonus
Transit Proximity	Site considered "close to transit"
Transit Street Main Entry (applies to Pavilion)	At least one main entrance for each nonresidential ground level tenant space. Must be within 25' of transit street.
Min Building Setbacks	No minimum
Max Building Setbacks	At least 50% of ground level street-facing facade must be a maximum of 10' from street lot lines.
Max Building Coverage	100%
Min Landscaped Area	15% per Table 130-2
Ground Floor Windows	Community Design Guidelines
Pedestrian Standards	Community Design Guidelines
Ground Floor Active Use	None required

**ON SITE INCLUSIONARY HOUSING**

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

**BIKE PARKING**

	SHORT TERM MIN	LONG TERM MIN
Residential	.05/unit	1.1/unit
Live/Work	.05/unit	1.1/unit
Affordable Housing	.05/unit	1.1/unit
Retail/Maker Space	1/5,000 sf	1/12,000 sf
Restaurant/Bar	1/5,000 sf	1/12,000 sf
Office	1/40,000 sf	1/10,000 sf

\*No minimum parking required per 33.266.110.B.1.b and exception taken under 33.266.110.D.1.

\* No parking maximum when providing structured parking compliant with 33.266.115.B.2.

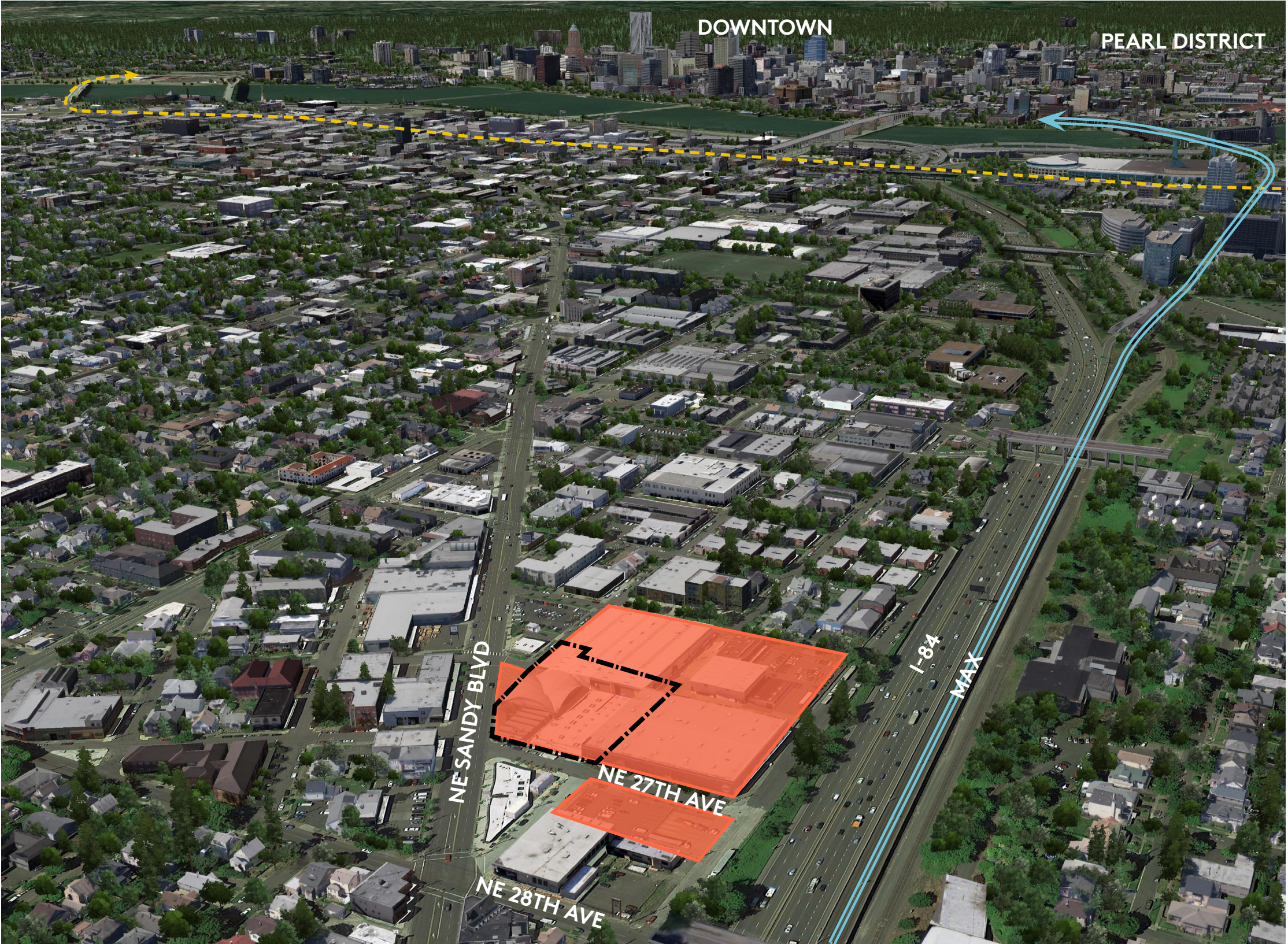
**LEGEND**

- PHASE 1A BOUNDARY \*
- - - PLANNED DEVELOPMENT BOUNDARY

\* Sandy Point right-of-way to be included within Land Use Review for Phase 1A.



# PLANNED DEVELOPMENT | SITE OVERVIEW



**LEGEND**

- PLANNED DEVELOPMENT BOUNDARY
- MAX LINE
- - - STREET CAR
- PHASE 1A BOUNDARY \*

\* Sandy Point right-of-way to be included within Land Use Review for Phase 1A.

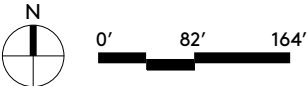
# PLANNED DEVELOPMENT | SITE AERIAL



### LEGEND

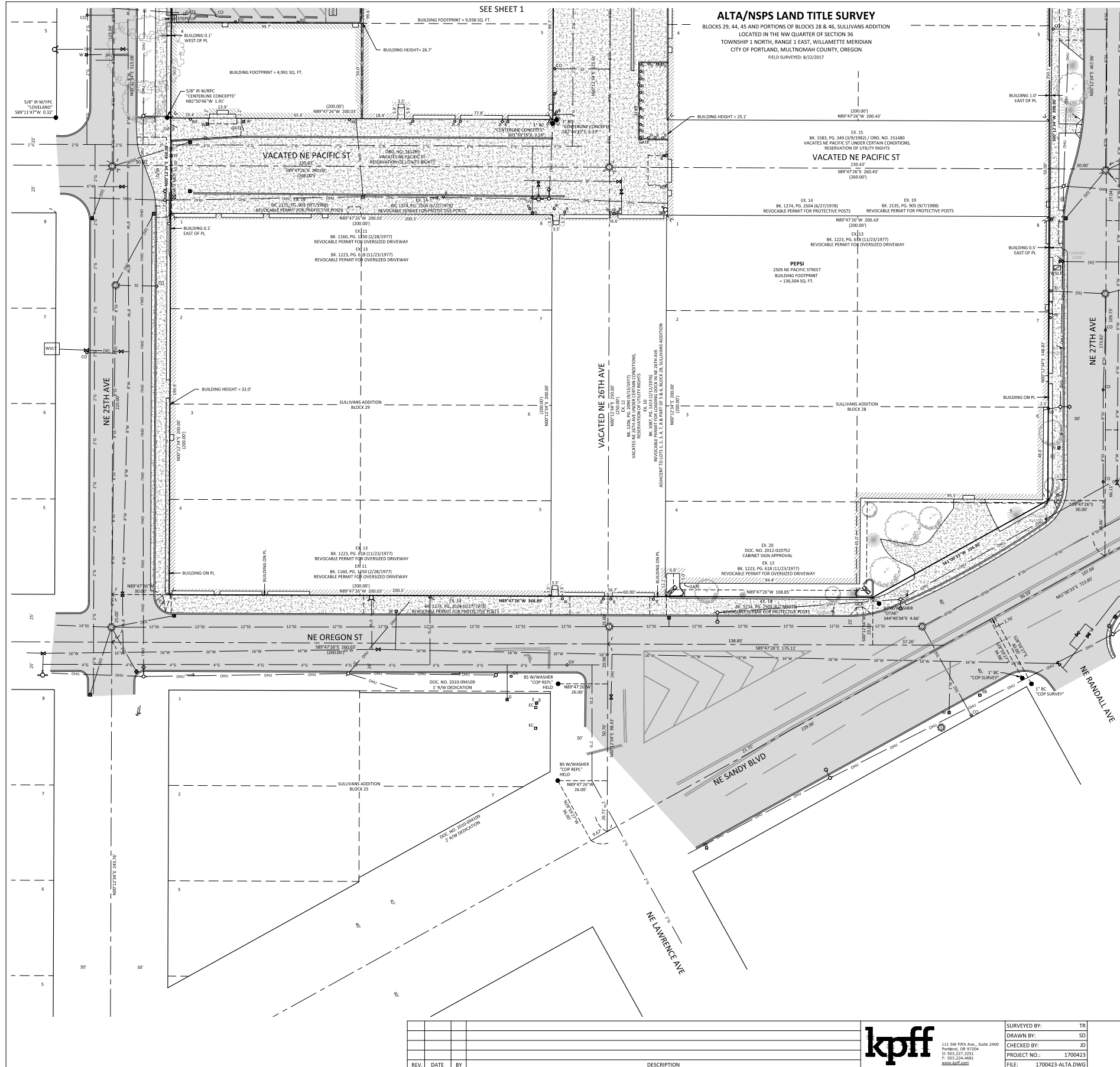
-  PLANNED DEVELOPMENT BOUNDARY
-  PHASE 1A BOUNDARY \*

\* Sandy Point right-of-way to be included within Land Use Review for Phase 1A.

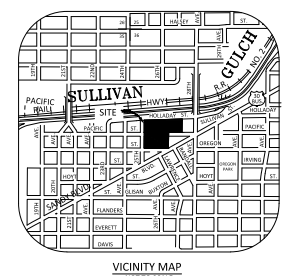




# PLANNED DEVELOPMENT | SITE SURVEY



**ALTA/NSPS LAND TITLE SURVEY**  
 BLOCKS 29, 44, 45 AND PORTIONS OF BLOCKS 28 & 46, SULLIVAN'S ADDITION  
 LOCATED IN THE NW QUARTER OF SECTION 36  
 TOWNSHIP 1 NORTH, RANGE 1 EAST, WILLAMETTE MERIDIAN  
 CITY OF PORTLAND, MULTNOMAH COUNTY, OREGON  
 FIELD SURVEYED: 8/22/2017



- 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 LINE PER AS-BUILTS
  - SIGN
  - DOUBLE POST SIGN
  - ROLLAND
  - DRIVEWAY ENTRY
  - HANDICAP RAMP
  - FIRE RACK
  - 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 DRIPLINE
  - CONIFEROUS TREE
  - PERIMETER REPRESENTS DRIPLINE
  - FOUND MONUMENT AS NOTED
  - SURVEY NUMBER, MULTIPLE CO. RECORDS
  - RECORD STAY DISTANCE, UNLESS OTHERWISE NOTED
  - BRASS SCREW
  - IRON ROD
  - WITH RED PLASTIC CAP
  - WITH YELLOW PLASTIC CAP

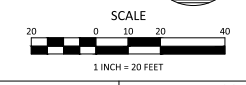
- TITLE REPORT MATTERS:**
- PER PRELIMINARY TITLE REPORT NO. 310004175, 2ND REVISION, BY LAWYERS TITLE OF OREGON, EFFECTIVE DATE: AUGUST 7, 2017.
- SPECIAL EXCEPTIONS:**
6. PROPERTY TAXES IN AN UNDETERMINED AMOUNT, WHICH ARE A LIEN BUT NOT YET PAYABLE, INCLUDING ANY ASSESSMENTS COLLECTED WITH TAXES TO BE LEVIED FOR THE FISCAL YEAR 2017-2018.
  7. MUNICIPAL LIENS, IF ANY IMPOSED BY THE CITY OF PORTLAND, NONE AS OF JULY 11, 2017.
  8. ANY IRREGULARITIES, RESERVATIONS, EASEMENTS OR OTHER MATTERS IN THE PROCEEDINGS OCCASIONING THE ABANDONMENT OR VACATION OF THE STREET/ROAD SHOWN BELOW: NAME: NE PACIFIC STREET AND NE 26TH AVENUE
  9. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND, FOR APPROVAL OF SIGN VARIANCE NO. VZ 34-60 RECORDING DATE: APRIL 15, 1980 RECORDING NO.: BOOK 2005, PAGE 108 AFFECTS PARCELS 5
  10. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND: ORDNANCE NO. 141275 RECORDING DATE: FEBRUARY 12, 1976 RECORDING NO.: BOOK 1087, PAGE 1412 AFFECTS PARCELS 3
  11. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND: ORDNANCE NO. 141099 RECORDING DATE: FEBRUARY 28, 1977 RECORDING NO.: BOOK 1160, PAGE 1250 AFFECTS PARCEL 4
  12. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND: ORDNANCE NO. 138887 RECORDING DATE: SEPTEMBER 13, 1977 RECORDING NO.: BOOK 1206, PAGE 2098 AFFECT PARCELS 3 AND 4
  13. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND: ORDNANCE NO. 144736 RECORDING DATE: NOVEMBER 23, 1977 RECORDING NO.: BOOK 1213, PAGE 638 AFFECT PARCELS 3 AND 4
  14. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND: ORDNANCE NO. 145300 RECORDING DATE: JUNE 27, 1978 RECORDING NO.: BOOK 1374, PAGE 2504 AFFECTS PARCELS 3 AND 4
  15. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND: ORDNANCE NO. 151380 RECORDING DATE: MARCH 15, 1982 RECORDING NO.: 82-01384; BOOK 1588, PAGE 349 AFFECTS PARCELS 1 THROUGH 4, INCLUSIVE.
  16. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND: ORDNANCE NO. 152963 RECORDING DATE: MARCH 25, 1982 RECORDING NO.: 82-01695; BOOK 1585, PAGE 1905 AND RECORDED: APRIL 22, 1982 RECORDER'S NO.: 82-02286; BOOK 1590, 2094 AFFECTS PARCELS 3
  17. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND: ORDNANCE NO. 153035 RECORDING DATE: APRIL 15, 1982 RECORDING NO.: 82-02128; BOOK 1588, PAGE 1248 AND RECORDED: APRIL 25, 1982 RECORDER'S NO.: 82-02124; BOOK 1588, PAGE 1263 AFFECTS PARCELS 2
  18. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND: ORDNANCE NO. 160813 RECORDING DATE: JUNE 20, 1988 RECORDING NO.: 88-04952; BOOK 2113, PAGE 2031 AFFECTS PARCELS 5
  19. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND: ORDNANCE NO. 149520 RECORDING DATE: SEPTEMBER 7, 1988 RECORDING NO.: 88-09104; BOOK 2135, PAGE 905 AFFECTS PARCELS 3 AND 4
  20. CONDITIONS AND RESTRICTIONS AS ESTABLISHED BY THE CITY OF PORTLAND: ORDNANCE NO. 149520 RECORDING DATE: SEPTEMBER 7, 1988 RECORDING NO.: 88-09104; BOOK 2135, PAGE 905 AFFECTS PARCELS 3 AND 4
  21. INTENTIONALLY DELETED
  22. RIGHTS OF TENANTS, AS TENANTS ONLY, IN UNRECORDED LEASEHOLDS.
  23. PERSONAL PROPERTY TAXES, IF ANY.
  24. THE COMPANY WILL REQUIRE THE FOLLOWING DOCUMENTS FOR REVIEW PRIOR TO THE ISSUANCE OF ANY TITLE INSURANCE PREDICATED UPON A CONVEYANCE OR ENCUMBRANCE FROM THE ENTITY(S) NAMED BELOW:
    - 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 LESS 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 2018 MINIMUM STANDARD SETBACK REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, IDENTIFIED AND ADOPTED BY ALTA AND NSPS IN 2018, AND INCLUDES ITEMS 2, 3, 4, 6(A), 6(B), 7(A), 7(B)(1), 7(C), 8, 9, 10(A), 11, 13, 14, 17, 18, 19 AND 20(A) OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON AUGUST 22, 2017.

DATE OF PLAN OR MAP: SEPTEMBER 1, 2017



**PRELIMINARY**

REV.	DATE	BY	DESCRIPTION

**kpff**  
 111 SW Fifth Ave., Suite 2400  
 Portland, OR 97204  
 P: 503.224.3333  
 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



# DEVELOPMENT SUMMARY

## ITEMS FOR TYPE III REVIEW:

- BUILDING A
- BUILDING P
- WOONERF INTERIM CONDITION & FINAL DESIGN
- PLAZA
- SANDY POINT
- FINAL PASSAGEWAY ADJACENT TO FUTURE PACIFIC PARK & MULTIMODAL ENTRY PLAZA WEST OF BUILDING A

This proposal is for Phase 1A of the multi-phased Planned Development for redeveloping the existing Pepsi Bottling Plant on Sandy Boulevard. Located on the southeast portion of the Planned Development, Phase 1A includes approximately 230,000 square feet of development including the renovation of an existing mid-century “Pepsi Pavilion”, one new mixed-use residential building “Building A”, below-grade parking, a new publicly-accessible Plaza at NE Sandy Boulevard and NE 27th Avenue, affordable housing, an improved Sandy Point, and a multimodal east-west connector (woonerf). The project team intends to seek land use review and approval for Phase 1A, targeted for September of 2019 with construction commencing as soon as possible.

The iconic arched beam portion of the existing Pepsi warehouse (Building P) is proposed to be repurposed into a retail/restaurant Pavilion with approximately 8,960 square feet of commercial space, and on-grade connections to a new publicly accessible Plaza and surrounding open spaces. The remainder of the warehouse “W2 & W3” occupying the Phase 1A site, south of the woonerf at the southwest corner of the Planned Development site, will be demolished and the site used for construction staging and interim parking. The parcel east of 27th will continue to be used as interim surface parking. The existing “W1” warehouse on the northeast corner of the site will be demolished to make room for the

future woonerf and be used for interim parking. The northwest corner of the site with its existing parking, office, and warehouse will remain in productive use.

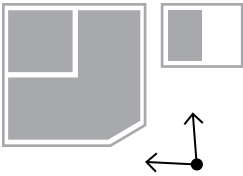
The project will use the previously approved Planned Development Bonus to utilize additional height and floor area. Publicly accessible open space provided as part of the bonus incentive includes a new plaza, Phase 1A of the new Pacific Street Woonerf, a new pedestrian and bicycle connection in the woonerf as part of a newly re-dedicated ROW, and an improved Sandy Point. Additionally approximately 80 beds of new affordable housing will be provided within Phase 1A as part of the Planned Development bonus incentive. Building edges are lined with active uses to support a delightful pedestrian experience and the design responds to the neighborhood context by following the Planned Development Design Principles. The mixed-use residential building is currently planned to be Type IA construction at the podium, with Type IIIA wood construction above.

Building A is proposed as two structures connected by open walkways, forming an L-shaped mixed-use residential building wrapping around the north and west sides of the Pavilion. The architecture and landscape architecture of Phase 1A responds to the approved Planned Development’s Design Principles. It will include approximately 200 residential units, active ground level uses such as residential amenities, approximately 15,000 square feet of retail space, townhouses fronting onto a future courtyard to the west, work/live fronting the woonerf, and a mews passageway lined by active uses at the ground floor to connect to the woonerf and future Park from the south. It will be approximately eight stories, with an overall height of approximately 87’ and an overall floor area of approximately 230,000 gross square feet (excluding the below-grade parking garage).

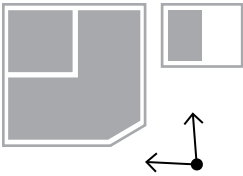
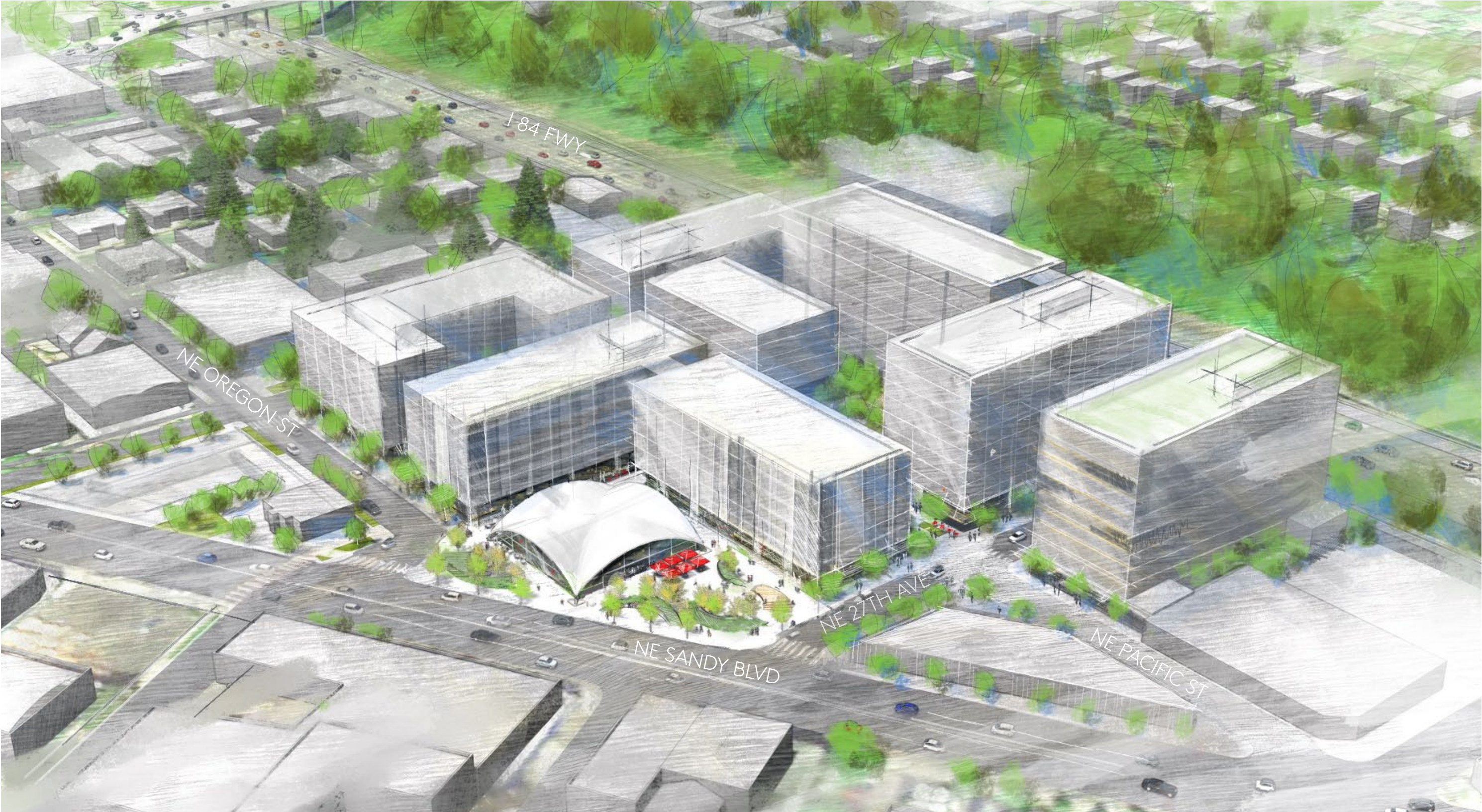
Below grade parking is proposed at approximately 89,500 square feet in two levels, providing approximately 35 retail vehicle stalls, 190-200 resident vehicle stalls and 240 bike stalls. Approximately 16 short-term surface bicycle parking spaces are provided.

# Planned Development Framework—

# PLANNED DEVELOPMENT | AERIAL VIEW



# PLANNED DEVELOPMENT | SITE AERIAL ILLUSTRATIVE VIEW



# PLANNED DEVELOPMENT RECAP

## PEPSI BLOCKS SITE

The Pepsi Blocks is comprised of 4.5 blocks in the Kerns neighborhood between the I-84 freeway and NE Sandy Boulevard. The current site is in an evolving neighborhood of residential, commercial and entertainment uses that creates an ideal location for Portlanders to live, work and play. The current site is occupied by the Pepsi warehouses, office and parking across 4.5 blocks and spanning the vacated NE Pacific Street right-of-way.

## PLANNED DEVELOPMENT

The Pepsi Blocks Planned Development project includes the phased demolition of existing Pepsi warehouse buildings, renovation of a mid-century “Pepsi Pavilion” bow-truss structure, the development of five new mixed-use market rate and affordable residential and office buildings, the introduction of a shared ‘woonerf’ street along the formerly vacated right-of-way, a new Plaza along Sandy Boulevard, a new Park located in the center of development, the Pacific Park, as well as associated below-grade parking. The phasing schedule envisions entitlement and construction of five phases.

## ENERGY EFFICIENCY

All new buildings, except for accessory structures, within the Planned Development site, shall meet the energy efficiency requirements of the Bureau of Planning and Sustainability.

## OPEN SPACE

The site plan for Pepsi Blocks provides ample open space for the enjoyment of neighbors and residents alike. The designation of landscaped area throughout the development also gives space for light and air between the buildings, improving livability within the development, access to views of nature and better integrates the development into its surrounding context. The open spaces comprising the Planned Development include: a Plaza adjacent to the iconic Pepsi Pavilion, a central Park which offers a series of smaller rooms supporting varying scales of event use, Sandy Point which provides stormwater treatment and fosters spill-out space from the Pavilion, and Pacific Park which provides space for neighborhood/family space. Lastly, a multi-modal east-west connector (woonerf) runs along the spine of the development, serving to seamlessly meld the public open spaces, semi-private open spaces, and public right-of-way.

## AFFORDABLE HOUSING

Affordable housing provisions have been accommodated within the Planned Development in an effort to meet City of Portland’s affordability goals. The proposal calculates a range of affordable housing units for each block. This range represents a reasonable development scenario for the Planned Development site area that could accommodate all the affordable units for the Planned Development in one of the initial residential buildings or another scenario where the affordable units would be built over time with at least the minimum allocation in each successive residential building.

# PLANNED DEVELOPMENT RECAP

## PLANNED DEVELOPMENT: CONDITIONS OF APPROVAL

- A. Submit zoning compliance sheet along with building permit application.
- B. Submit signed copy of Certificate of Compliance form along with building permit, showing compliance with Design/Historic Resource Review decisions.
- C. Changes in the order of the phased development shall require a Type II Staff Review.
- D. The woonerf shall be designed and reviewed as a component of the design review for the first phase of development.
- E. The design of the plaza, Sandy Point, and pedestrian paths around the Pavilion and beneath Building A shall be reviewed and approval prior to or with the design review for Building A and Pavilion and constructed before final occupancy of Building A.
- F. The design of Pacific Park shall be reviewed and approval prior to or with the design review for Building B and Pavilion and constructed before final occupancy of Building B.
- G. The design of central Park shall be reviewed and approval prior to or with the design review for Building D and Pavilion and constructed before final occupancy of Building D.
- H. No field changes.
- I. New buildings developed within the approved planned development site, accept for accessory structures, must meet the energy efficient building requirements for planned development bonuses of the Bureau of Planning and Sustainability.”

# 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

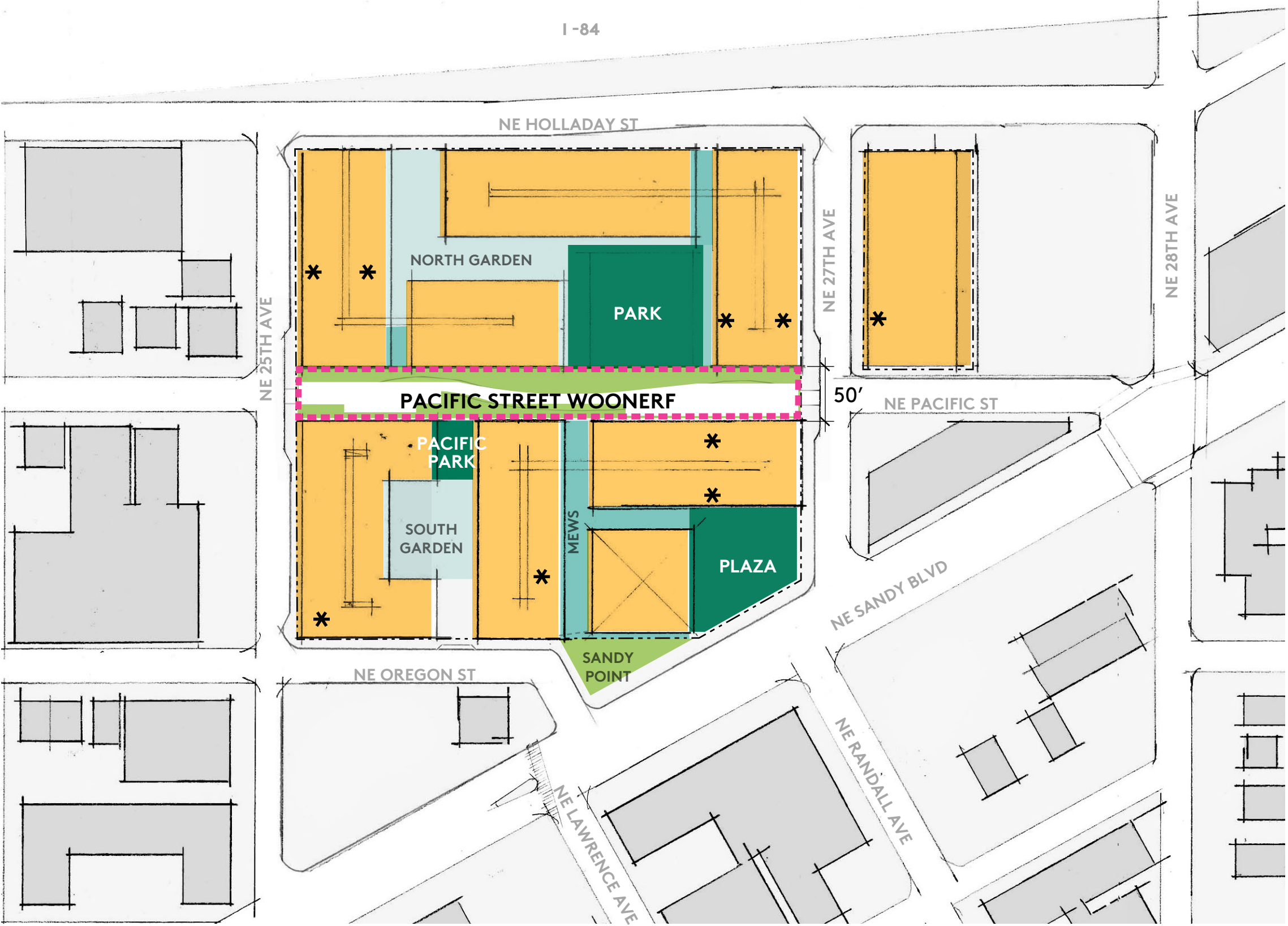
Turn the extension of NE Pacific Street into a limited-use, slow-speed, shared street (woonerf) with planting and seating, that can also act as a fire lane with parallel parking to support active work/live uses along the Pacific Woonerf.

## MINIMIZE INTERIOR VEHICULAR ACCESS

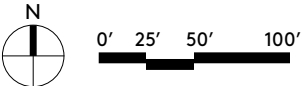
Keep all parking access off the Woonerf. Vehicular access to the south blocks provided from Oregon Street and 25th, and the north blocks from Holladay.



# PLANNED DEVELOPMENT | SITE PLAN FRAMEWORK



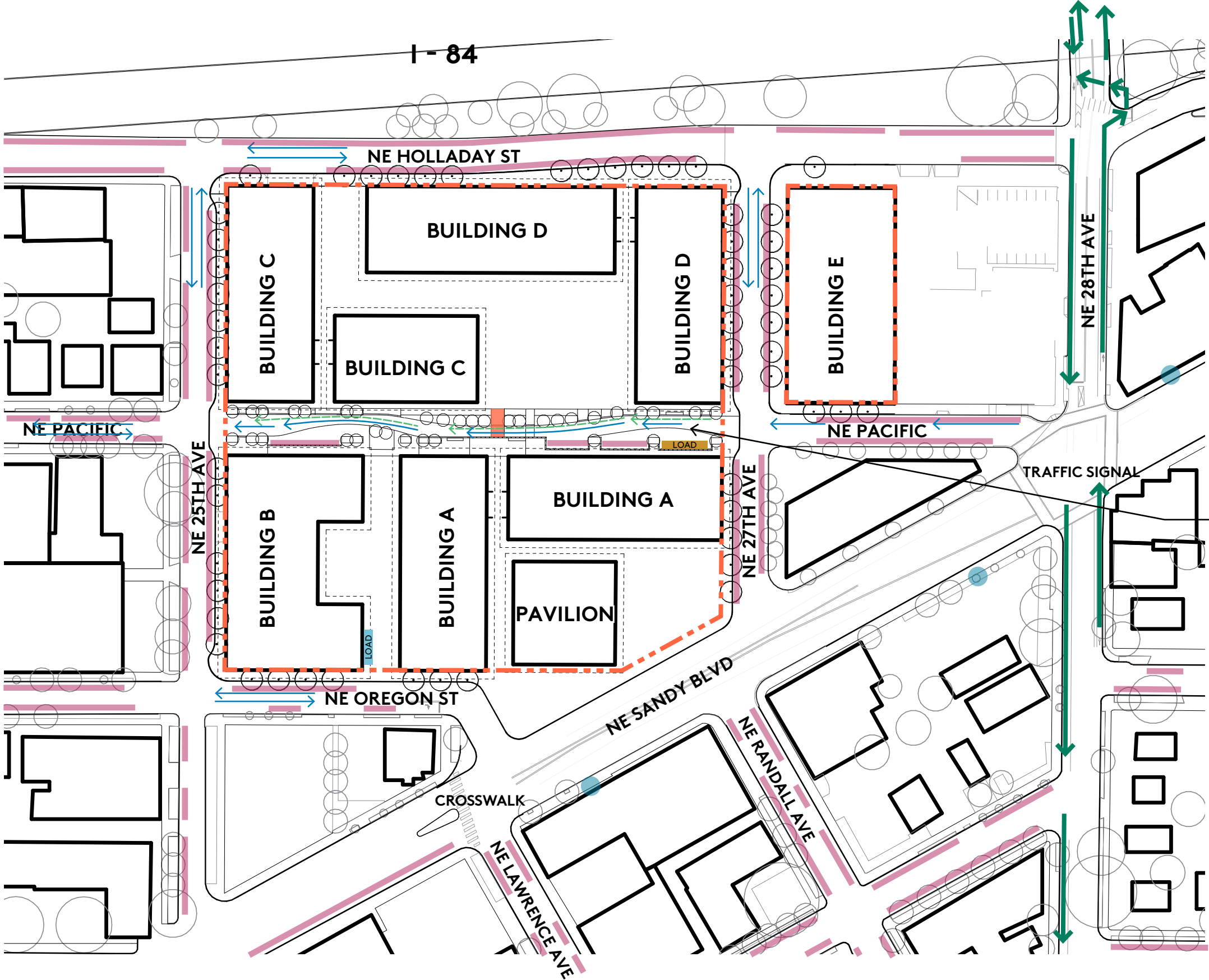
- LEGEND**
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
  - ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
  - ADDITIONAL OPEN SPACE
  - IMPROVED PUBLIC OPEN SPACE IN ROW
  - ROW DEDICATION WITHIN VACATED PACIFIC STREET
  - \* PRIMARY BUILDING ENTRANCE



# PLANNED DEVELOPMENT | OPEN SPACE FRAMEWORK



# PLANNED DEVELOPMENT | PROPOSED STREETScape



### LEGEND

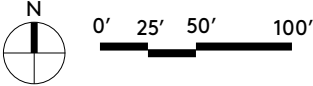
- PARKING
- BIKE LANE
- BUS STOP
- ← VEHICULAR CIRCULATION
- - - NEW PEDESTRIAN CROSSING
- - - BIKE CIRCULATION (WITHIN SHARED LANE)
- LOAD LOADING SPACE - STANDARD A
- LOAD LOADING SPACE - STANDARD B
- - - PROPERTY LINE
- - - ZONE OF POTENTIAL BUILDING PROJECTIONS

PROPOSED NEW EAST-WEST MULTIMODAL CONNECTOR

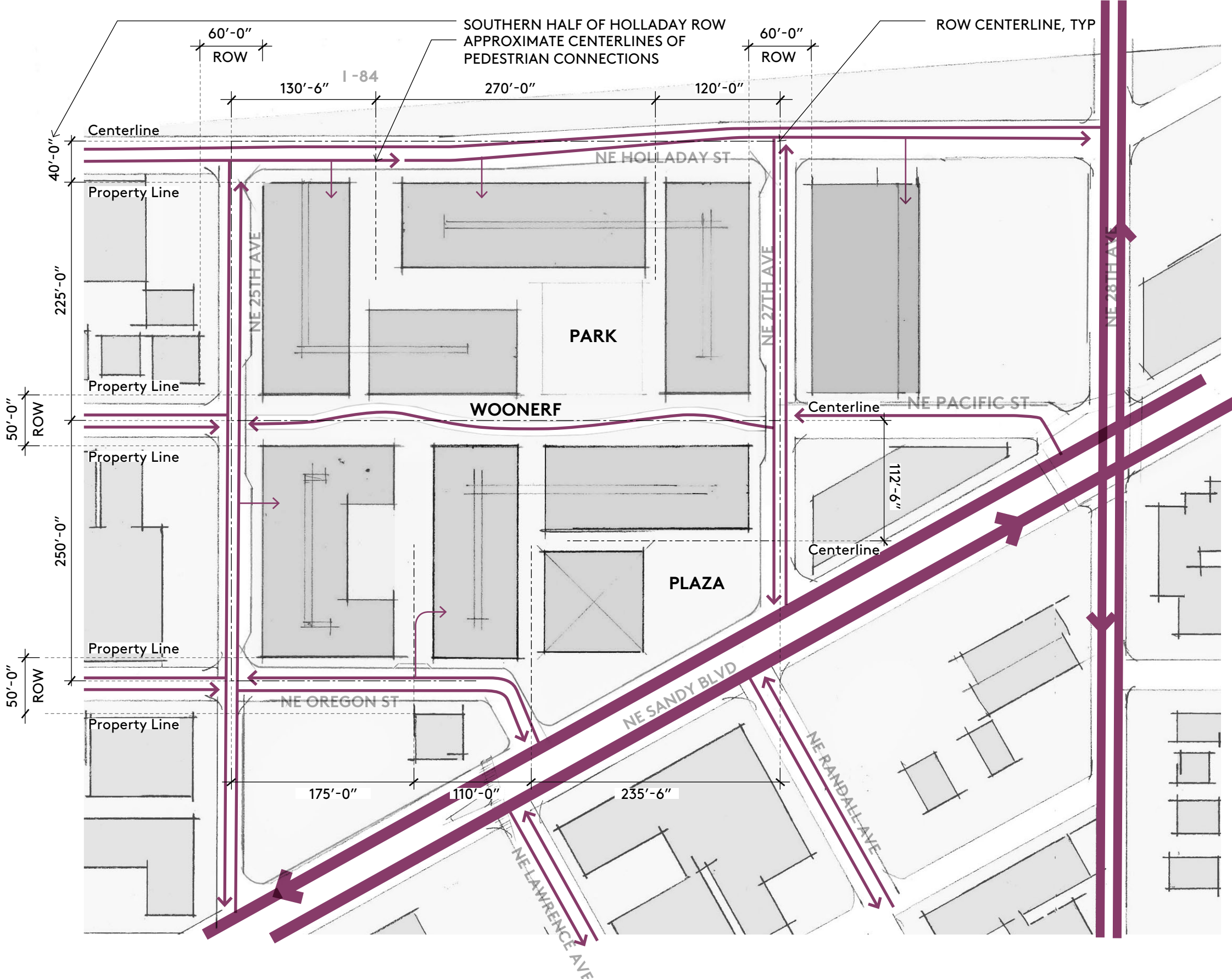
### NOTES:

\*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.

\*All garage entries and loading spaces are conceptual and subject to future reviews with individual land use applications.

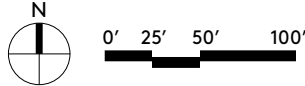


# PLANNED DEVELOPMENT | VEHICULAR CIRCULATION

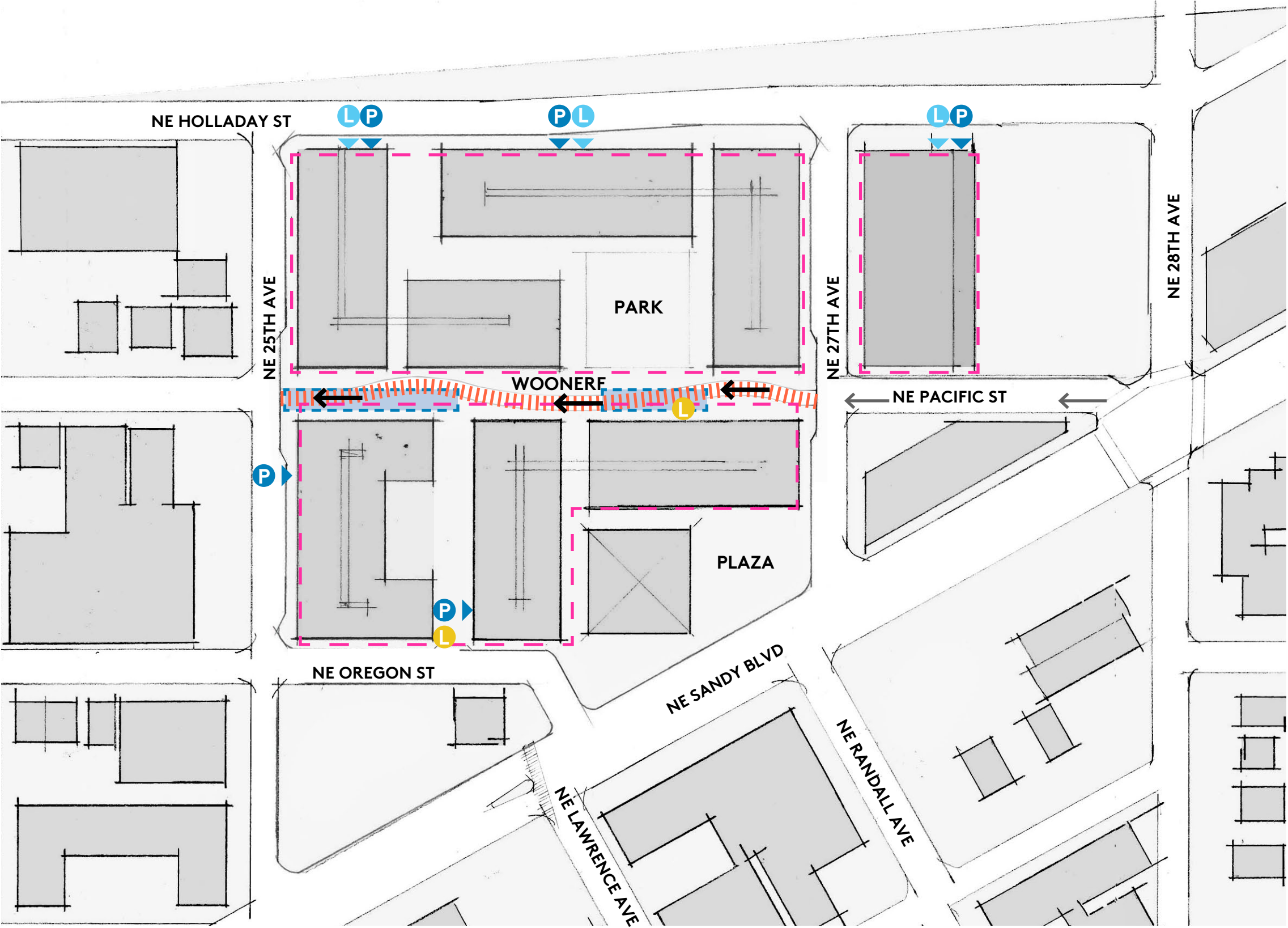


**LEGEND**

- ← CIRCULATION
- BUILDING



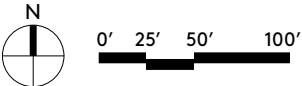
# PLANNED DEVELOPMENT | PARKING & LOADING ACCESS FRAMEWORK



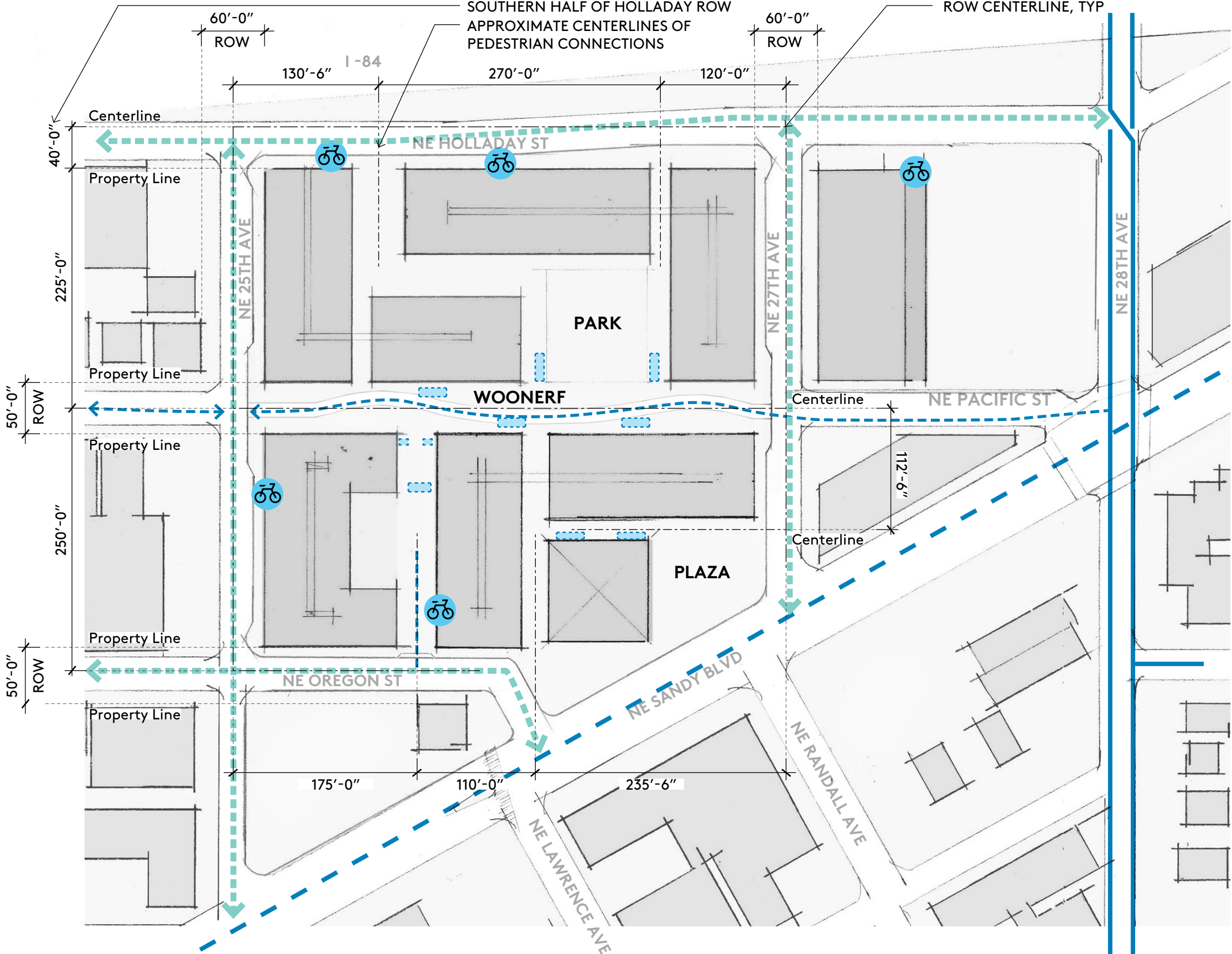
**LEGEND**

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

NOTE:  
 \*All garage entries and loading spaces are conceptual and subject to future reviews with individual land use applications.



# PLANNED DEVELOPMENT | BICYCLE CIRCULATION & PARKING FRAMEWORK

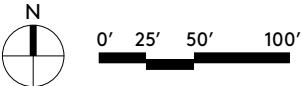


### LEGEND

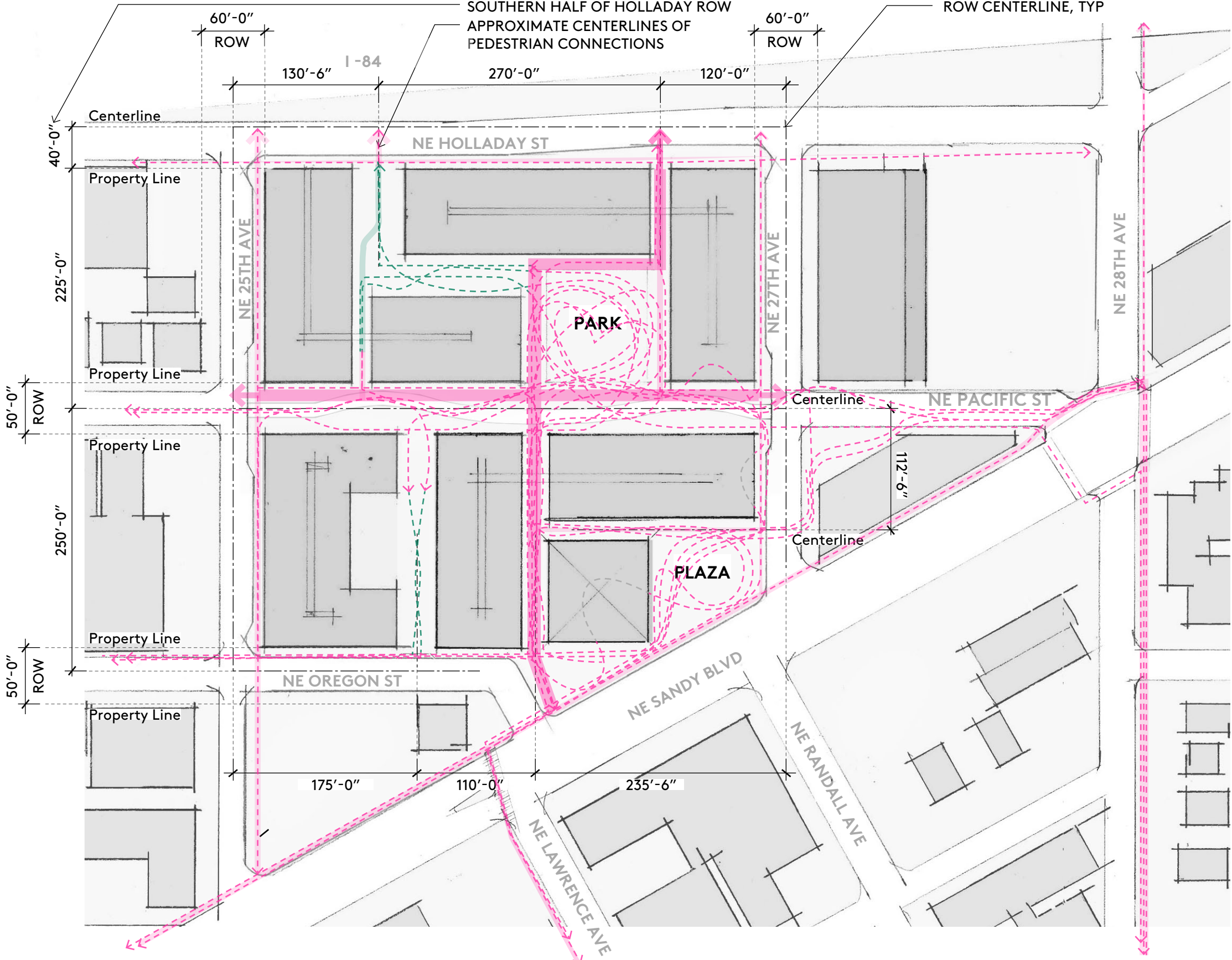
- BIKE - EXISTING INFRASTRUCTURE
- - - BIKE - PLANNED INFRASTRUCTURE
- - - INFORMAL COMMUTER BIKE ROUTES
- - - INFORMAL, SLOW SPEED BIKE ROUTES
- - - SHORT-TERM BIKE PARKING
- BUILDING
- Ⓛ COVERED BICYCLE STORAGE ACCESS

NOTES:

\*Long term occupant bicycle parking will be provided below grade within the parking garage levels.



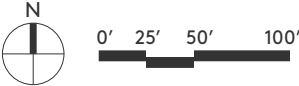
# PLANNED DEVELOPMENT | PEDESTRIAN CIRCULATION FRAMEWORK



**LEGEND**

- - - PUBLICLY ACCESSIBLE CIRCULATION
- - - SECONDARY RESIDENTIAL CIRCULATION
- BUILDING

NOTE:  
 \*Publicly accessible north-south pedestrian connections from NE Holladay St to NE Sandy Boulevard to be provided through public access easement.

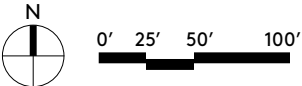


# PLANNED DEVELOPMENT | TRANSIT SERVICE LINES



**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

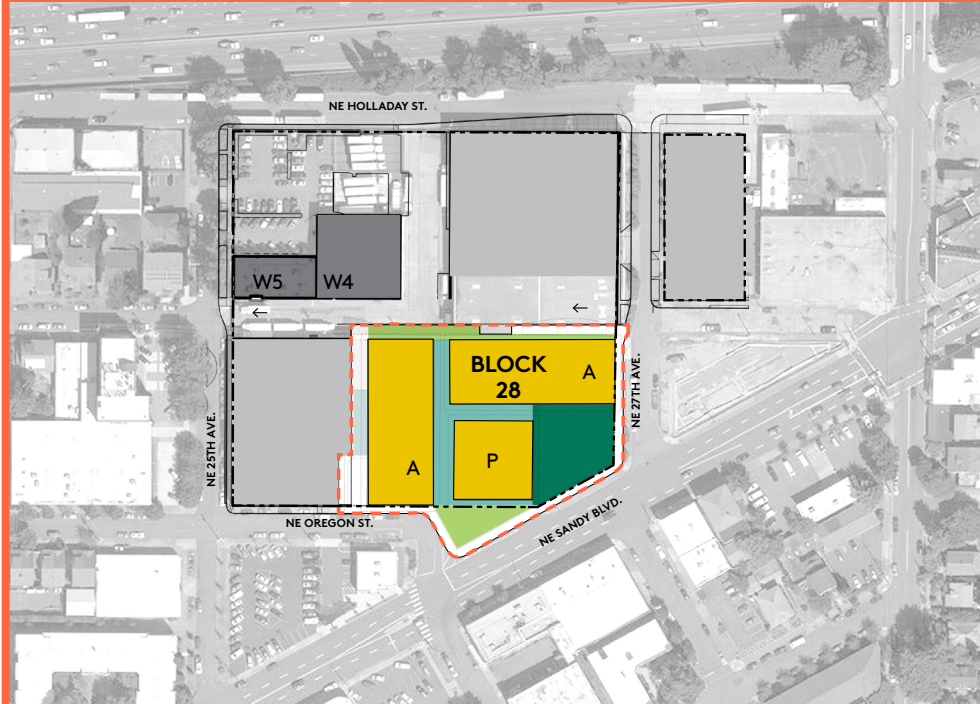




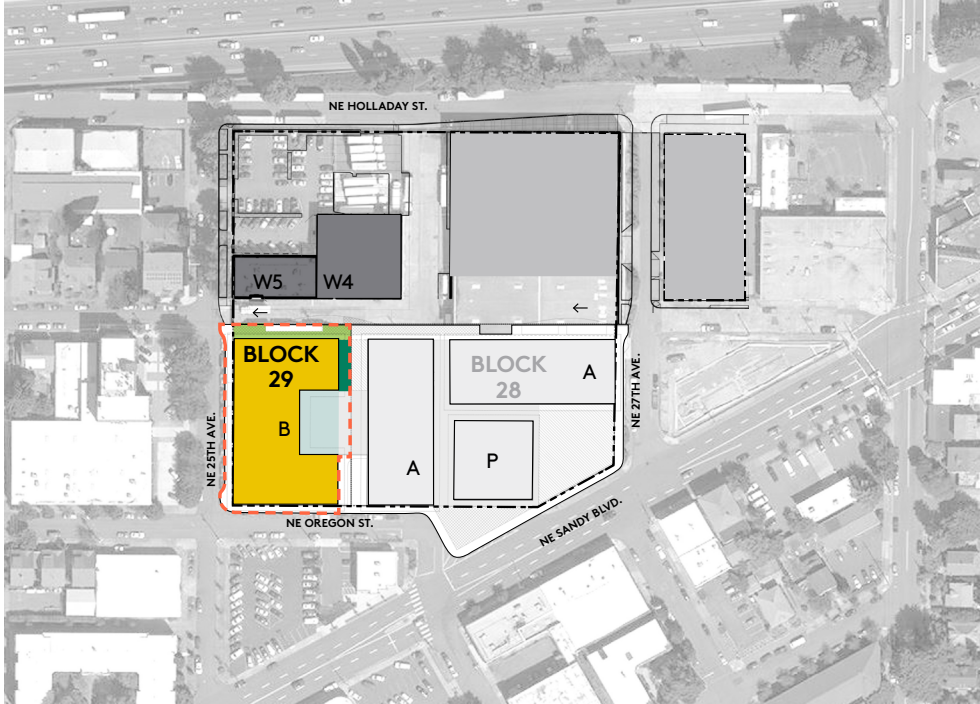
# PLANNED DEVELOPMENT | PHASING



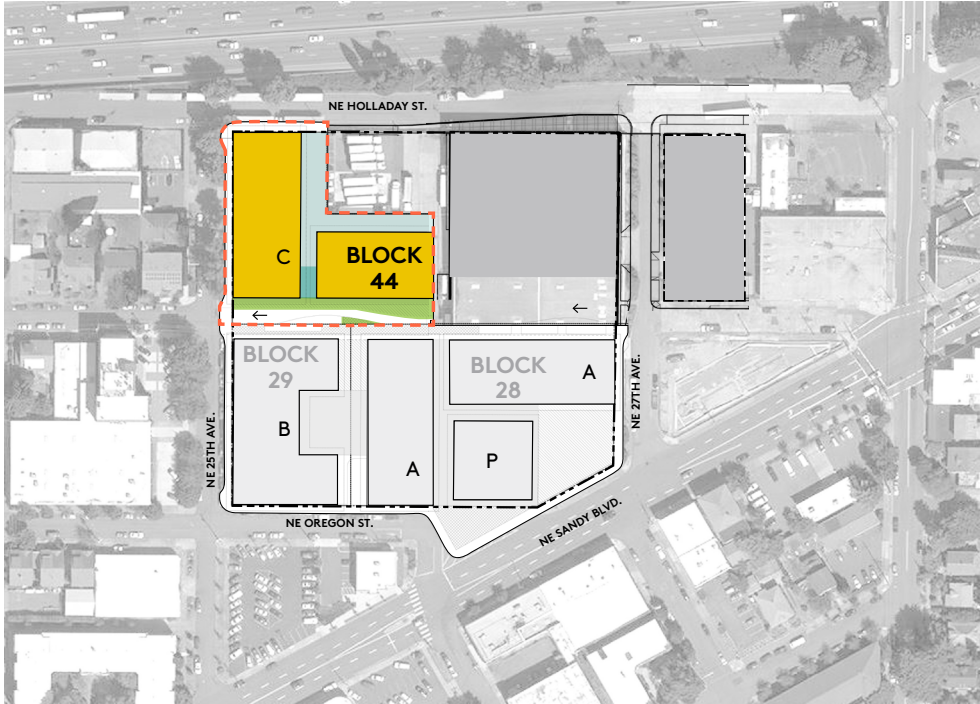
EXISTING CONDITIONS



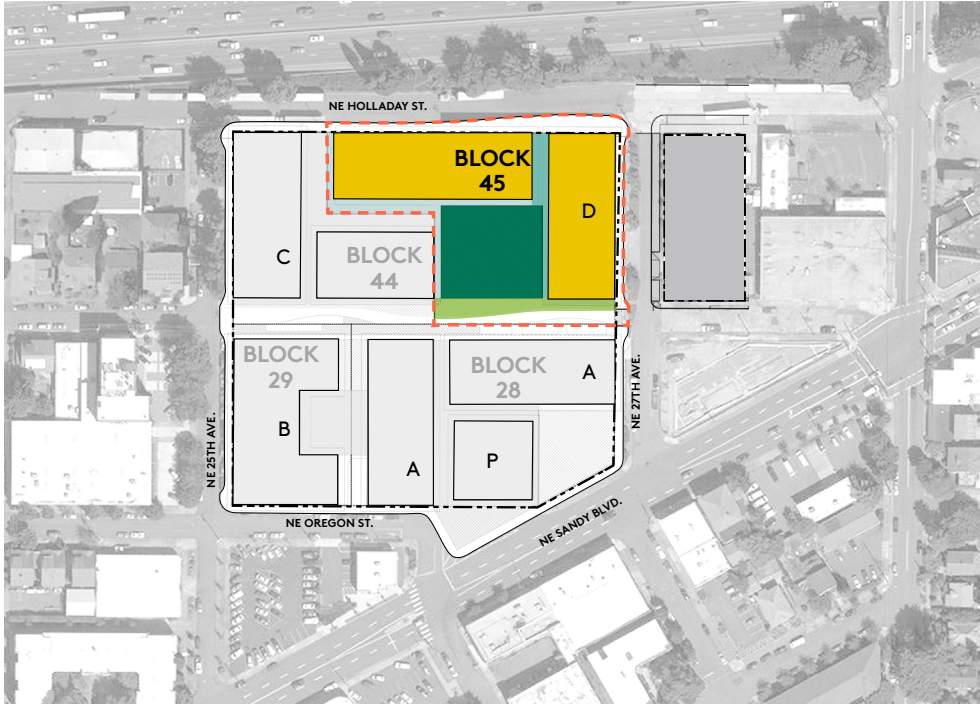
BLOCK 28



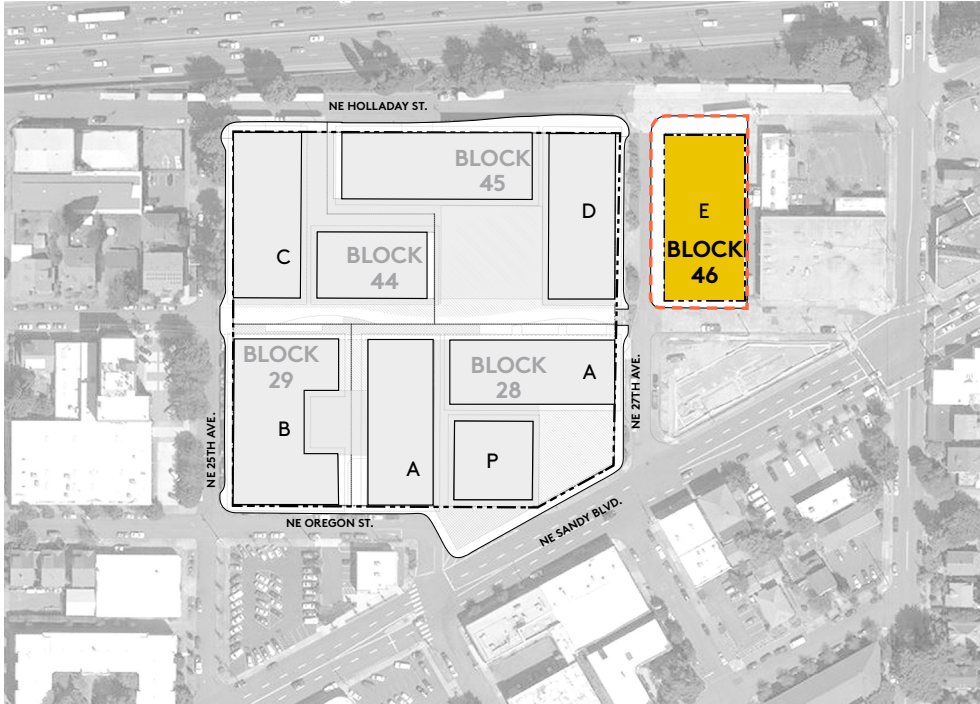
BLOCK 29



BLOCK 44

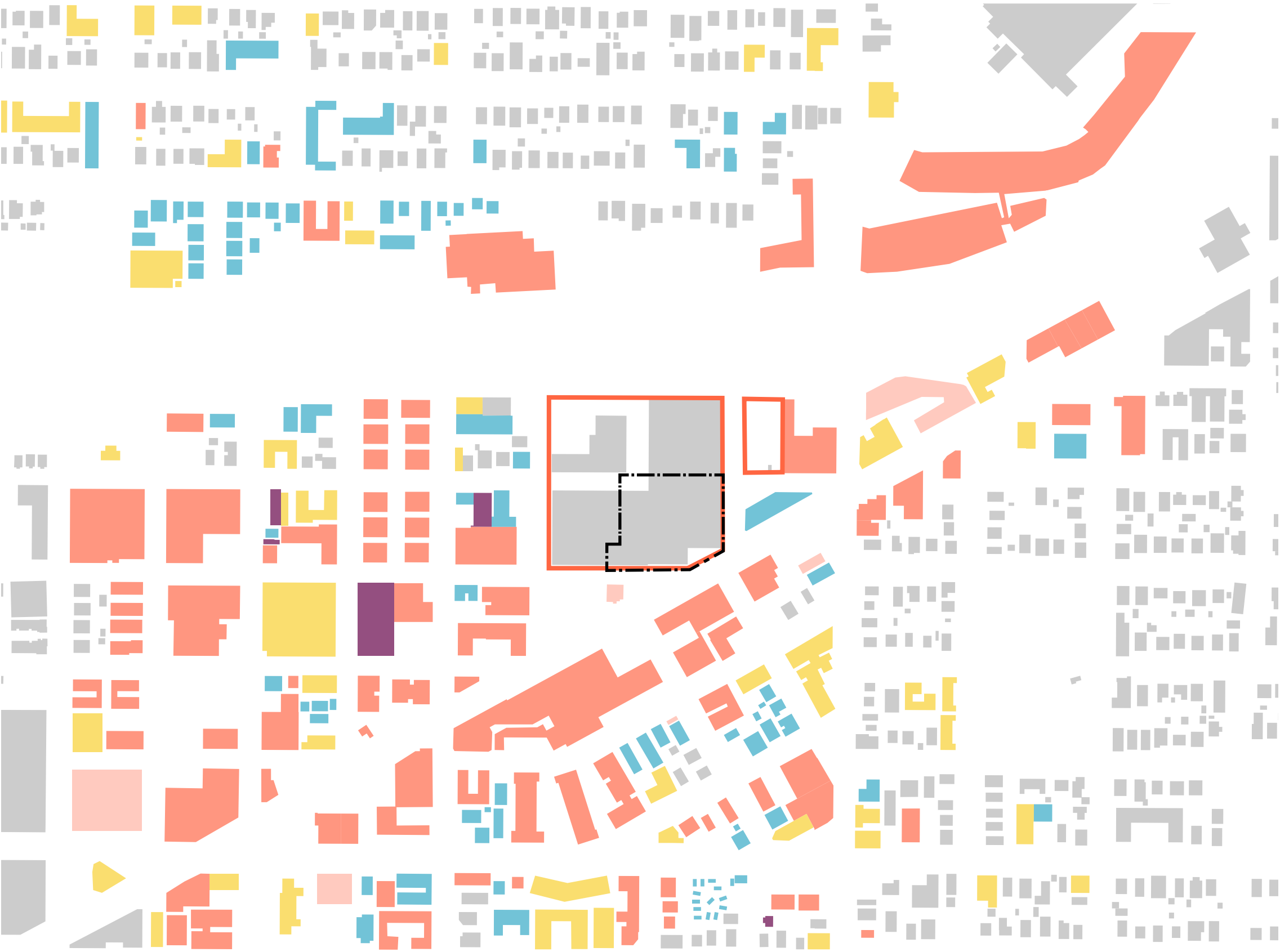


BLOCK 45



BLOCK 46

# MATERIALITY & FORM | NEIGHBORHOOD MATERIALS



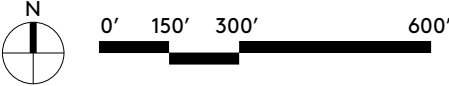
**LEGEND**

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

PLANNED DEVELOPMENT SITE

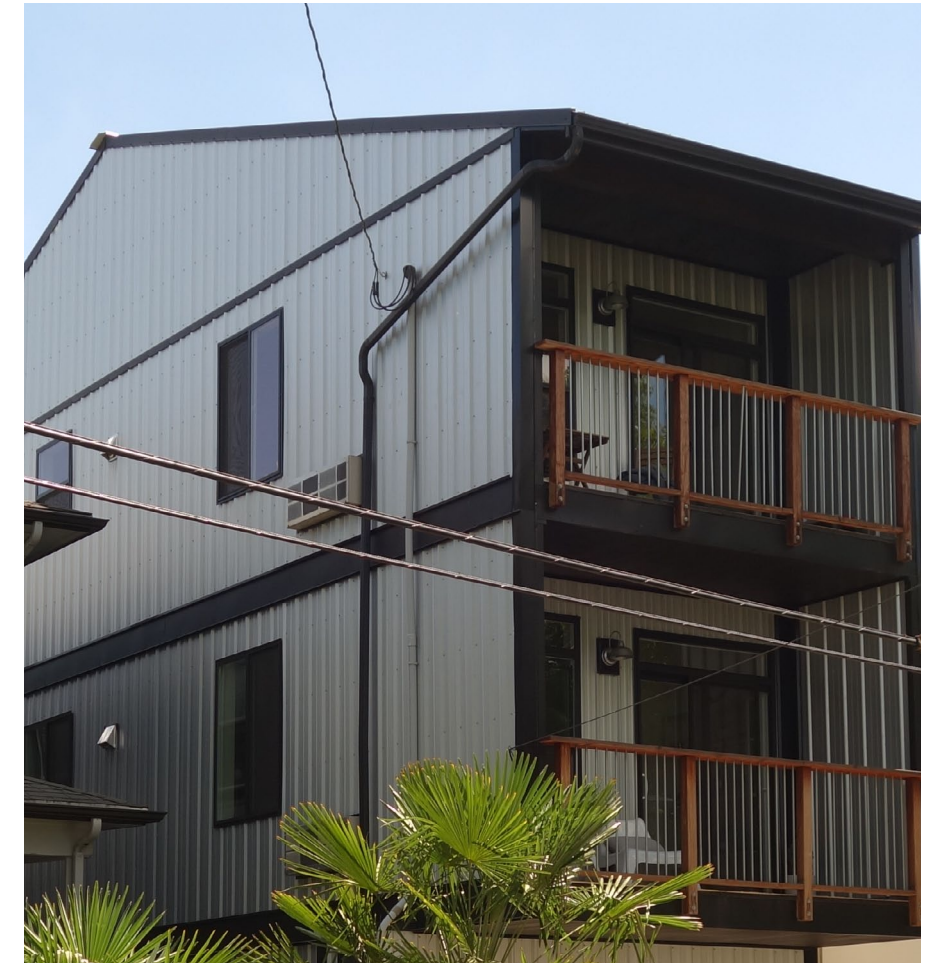
PHASE 1A BOUNDARY \*

\* Sandy Point right-of-way to be included within Land Use Review for Phase 1A.



# MATERIALITY & FORM | NEIGHBORHOOD MATERIAL & FORM

SINGULARITY OF MATERIAL & SIMPLE FORMS



# MATERIALITY & FORM | NEIGHBORHOOD MATERIAL & FORM

## OPENINGS | BUILDING BODY



# MATERIALITY & FORM | NEIGHBORHOOD MATERIAL & FORM

## OPENINGS | PEDESTRIAN INTERFACE



# PLANNED DEVELOPMENT | MATERIALS

STUCCO / CEMENTITIOUS | CONTEMPORARY RESPONSE



# PLANNED DEVELOPMENT | MATERIALS

## BRICK | CONTEMPORARY RESPONSE



# PLANNED DEVELOPMENT | MATERIALS

## METAL | CONTEMPORARY RESPONSE





# PLANNED DEVELOPMENT | ARCHITECTURAL PRINCIPLES



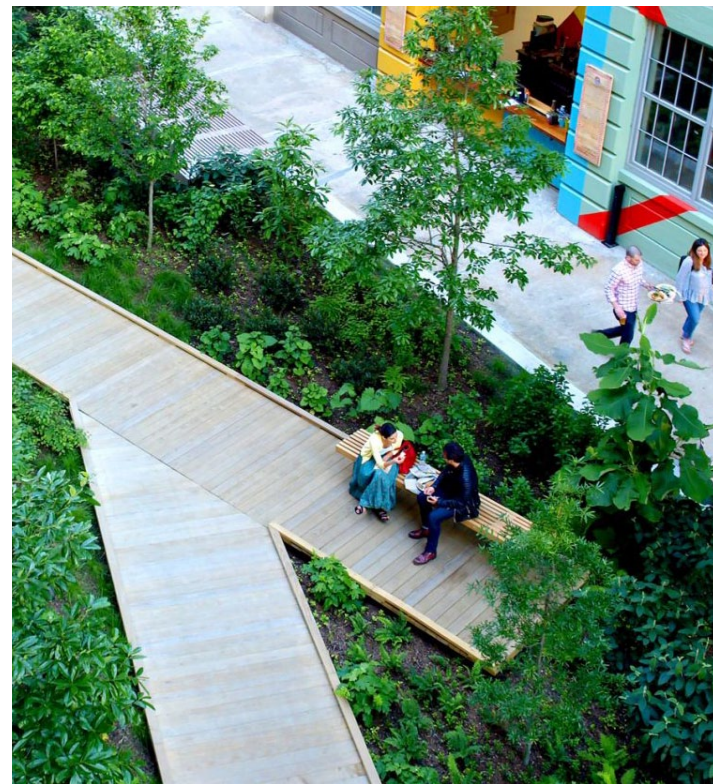
- PREDOMINANTLY SIMPLE SINGULAR FORMS
- PREDOMINANTLY SINGULAR IN MATERIALITY
- STUCCO/CEMENTITIOUS, BRICK, METAL
- WOOD AS ACCENT
- PREDOMINANTLY PUNCHED WINDOWS IN SOLID BODY
- GLAZED, PUNCHED, OR OPERABLE AT BASE
- PREDOMINANTLY ADDITIVE DECKS & ELEMENTS
- PAVILION IS THE FOLLY

# PLANNED DEVELOPMENT | 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

# Phase 1A Neighborhood Meetings—

# NEIGHBORHOOD MEETINGS

## KERNS COMMUNITY MEETING

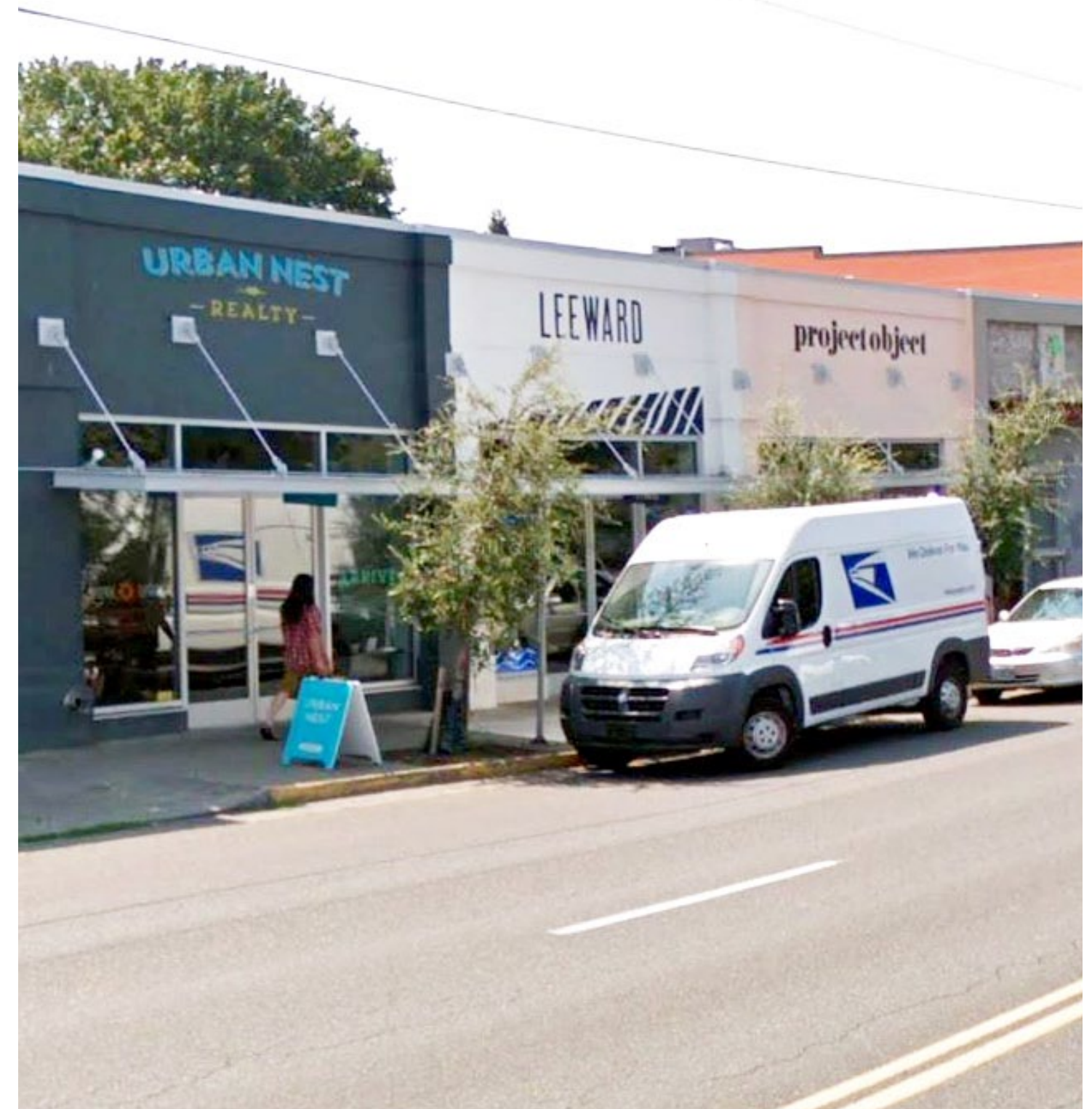
MARCH 20, 2019

- **Appreciate reuse & activation of existing Pavilion building.**
- **Make sure the site is activated throughout the years of phasing.**
- **Woonerf is a new experience** - interest in understanding more about how bicyclists, cars, and pedestrians will move through space.
- Supportive of project's mixture of affordable and market rate units
- **Interest in potential for a streetcar stop** but don't want to lose TriMet bus stop.

## SULLIVAN'S GULCH COMMUNITY MEETING

MARCH 19, 2019

- **Appreciate reuse & activation of existing Pavilion building.**
- **Make sure the project and Pavilion succeeds as an activated space.**  
Consider a permanent food/beer cart pod like The Lot in Bend, Oregon.
- Avoid impacts on surrounding on-street parking from residential & commercial uses. Below-grade & additional on-street parking is being provided.
- Woonerf will be a positive addition to the neighborhood.
- **Appreciative of project's inclusion of 3-bedroom units.**
- **Interested in differing expressions and types of buildings across the Planned Development site** - uniform campus not desired.
- Integration of landscape design with buildings will be key the project's success.
- Very supportive of streetcar on Sandy Blvd.



# Phase 1A Building A & Pavilion—

# PROJECT GOALS & CHALLENGES



- PAVILION IS THE 'STAR'
- BALANCE ACTIVE & PASSIVE USES IN THE PLAZA
- ACTIVATE THE GROUND FLOOR EDGES
- RESPOND TO PLANNED DEVELOPMENT DESIGN PRINCIPLES
- ENSURE VIABILITY OF CONTINUED USE OF EXISTING BUILDINGS
- PROVIDE SIGNIFICANT AFFORDABLE HOUSING, INCLUDING SCARCE 3 BEDROOM UNITS

# ANTICIPATED MODIFICATIONS & ADJUSTMENTS

## 33.130.242.C TRANSIT STREET MAIN ENTRANCE

Because the design includes a significant Plaza and Sandy Point which celebrates the repurposed Pavilion, main entrances for each nonresidential tenant space of the Pavilion will require a modification from maximum 25 ft distance allowed from a transit street (Sandy Blvd). However, while not required to comply with this standard, the main entrance along the south facade of Pavilion (fronting Oregon Street), will meet this standard. This modification will result in a better design with the repurposed iconic Pavilion building along with creation of the publically accessible Sandy Point and Plaza.

## 33.266.220.C LONG-TERM BICYCLE PARKING SPACE DIMENSIONS

The rack spacing for long-term bike parking associated with Building A and Building P is proposed at less than the minimum required spacing.

## 33.266.310 LOADING STANDARDS

Request per February 12, 2019 memo by Kittelson for adjustments to the location and operation of the Standard 'A' loading space within a woonerf-style extension of NE Pacific Street.

## 33.266.310.E LOADING STANDARDS

Standard 'B' loading space abutting Oregon Street will not comply with the 5 ft setback & L2 landscaping (or 10 ft setback & L1 landscaping) requirement per Table 266-7.

# RESPONSES TO APPROVAL CRITERIA

## PORTLAND PERSONALITY GUIDELINES:

- P1: Community Plan Area Character
- P2: Historic and Conservation Districts
- P3: Gateways

## PEDESTRIAN EMPHASIS GUIDELINES:

- E1: Pedestrian Networks
- E2: Stopping Places
- E3: The Sidewalk Level of Buildings
- E4: Corners that Build Active Intersections
- E5: Light, Wind and Rain

## PROJECT DESIGN GUIDELINES:

- D1: Outdoor Areas
- D2: Main Entrances
- D3: Landscape Features
- D4: Parking Areas and Garages
- D5: Crime Prevention
- D6: Architectural Integrity
- D7: Blending into the Neighborhood
- D8: Interest, Quality and Composition



# Community Design Guidelines



January 1998  
Updated Sept. 2008  
Bureau of Planning  
Portland, Oregon

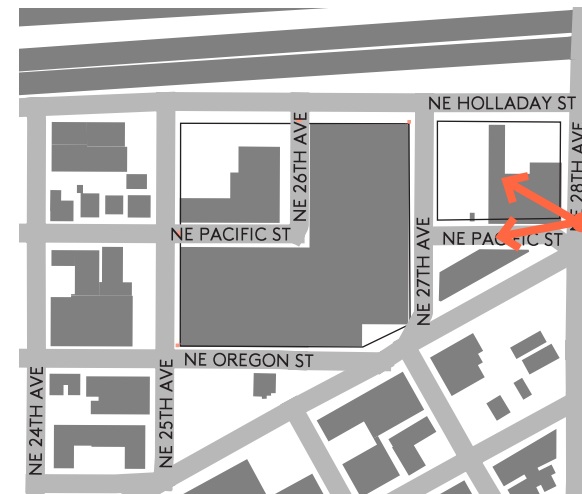
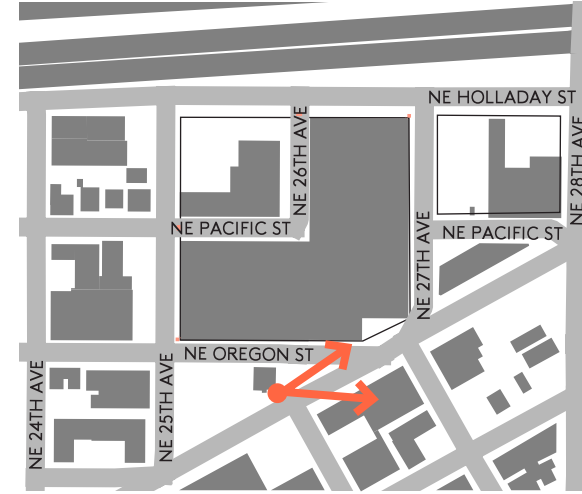




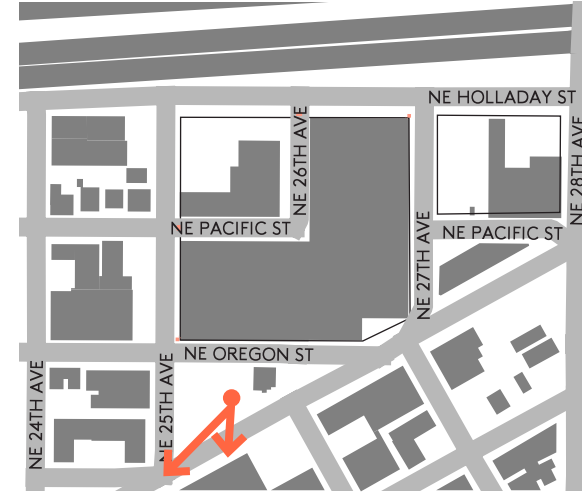
# SITE PHOTOS | PAVILION



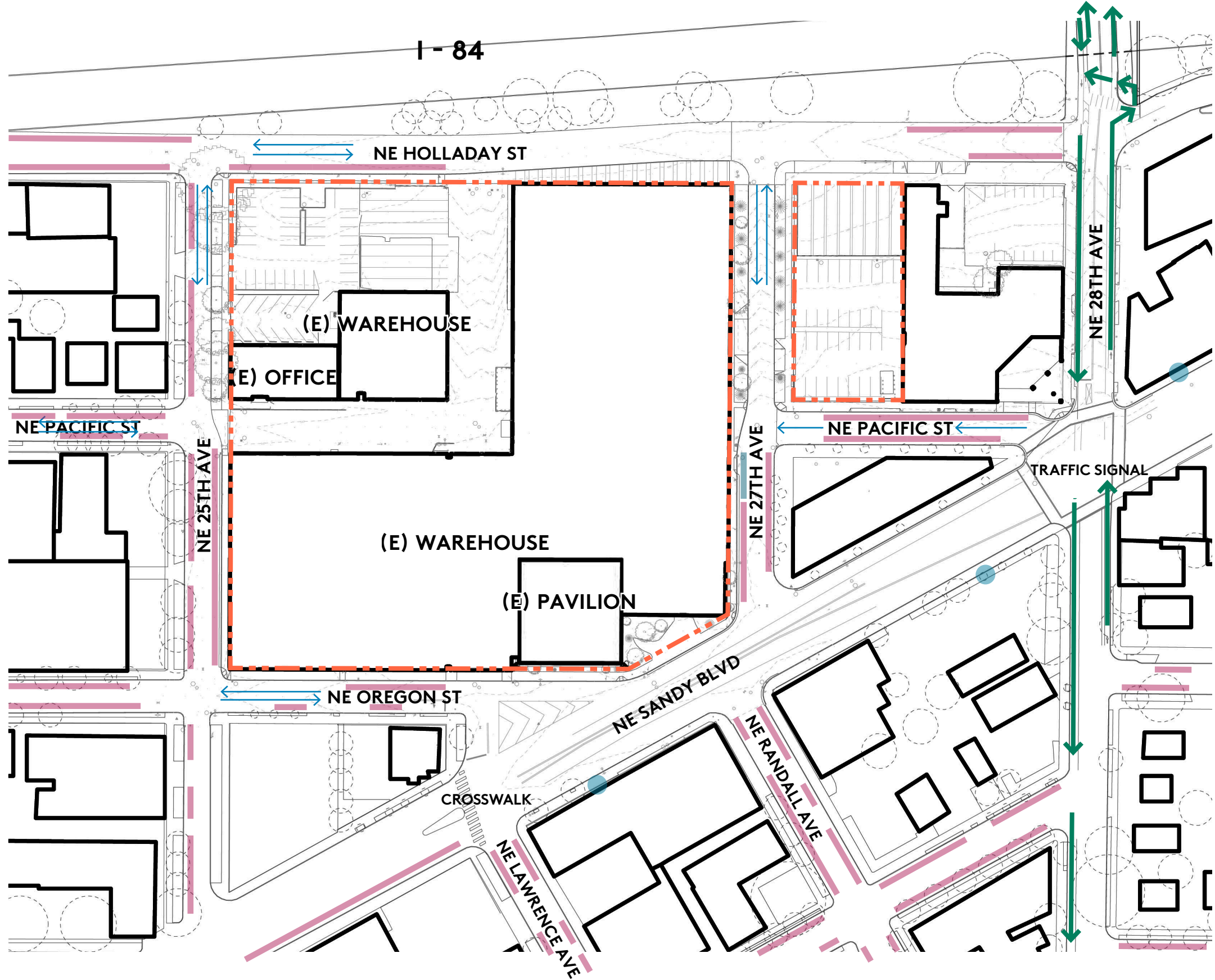
# SITE PHOTOS



# SITE PHOTOS

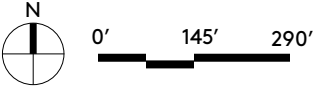


# EXISTING STREETScape

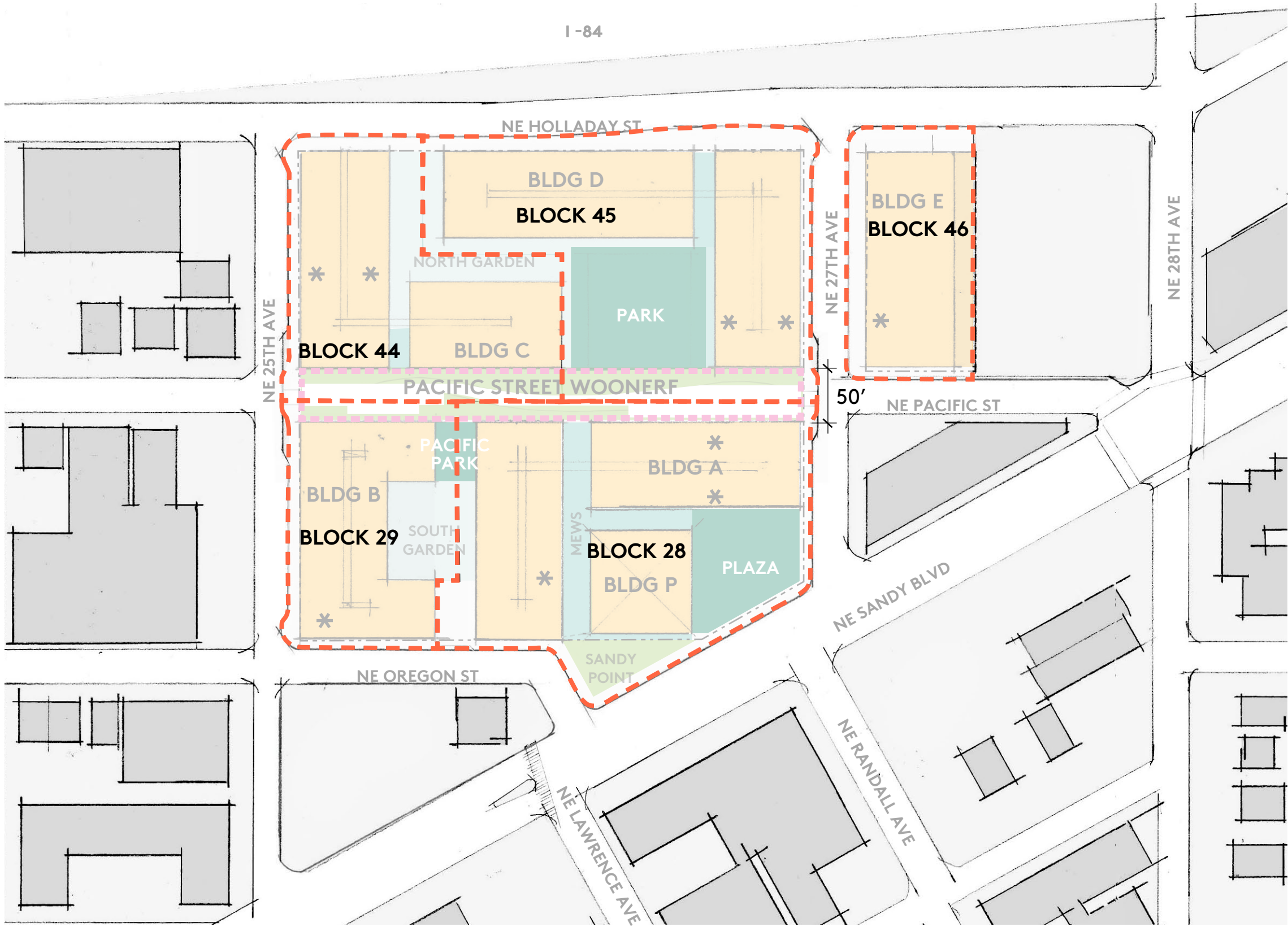


### LEGEND

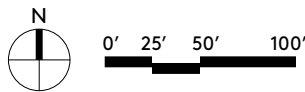
- PARKING
- ON-STREET LOADING
- BIKE LANE
- BUS STOP
- ← VEHICULAR CIRCULATION



# SITE PLAN | ALL PHASES & BOUNDARIES

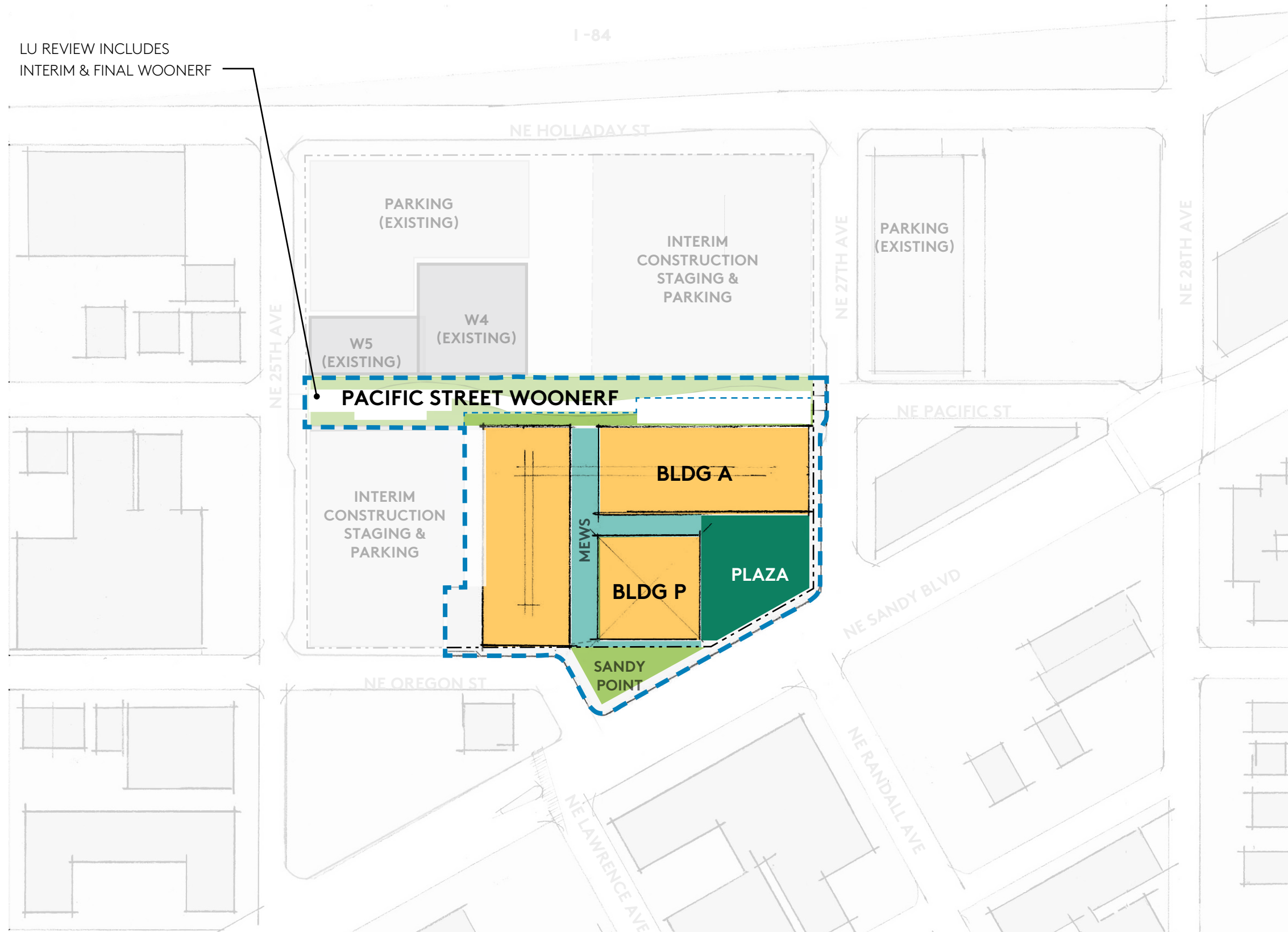


- LEGEND**
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
  - ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
  - ADDITIONAL OPEN SPACE
  - IMPROVED PUBLIC OPEN SPACE IN ROW
  - ROW DEDICATION WITHIN VACATED PACIFIC STREET
  - \* PRIMARY BUILDING ENTRANCE
  - PHASE BOUNDARIES

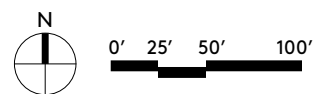


# SITE PLAN | PHASE 1A TYPE III REVIEW BOUNDARY

LU REVIEW INCLUDES  
INTERIM & FINAL WOONERF

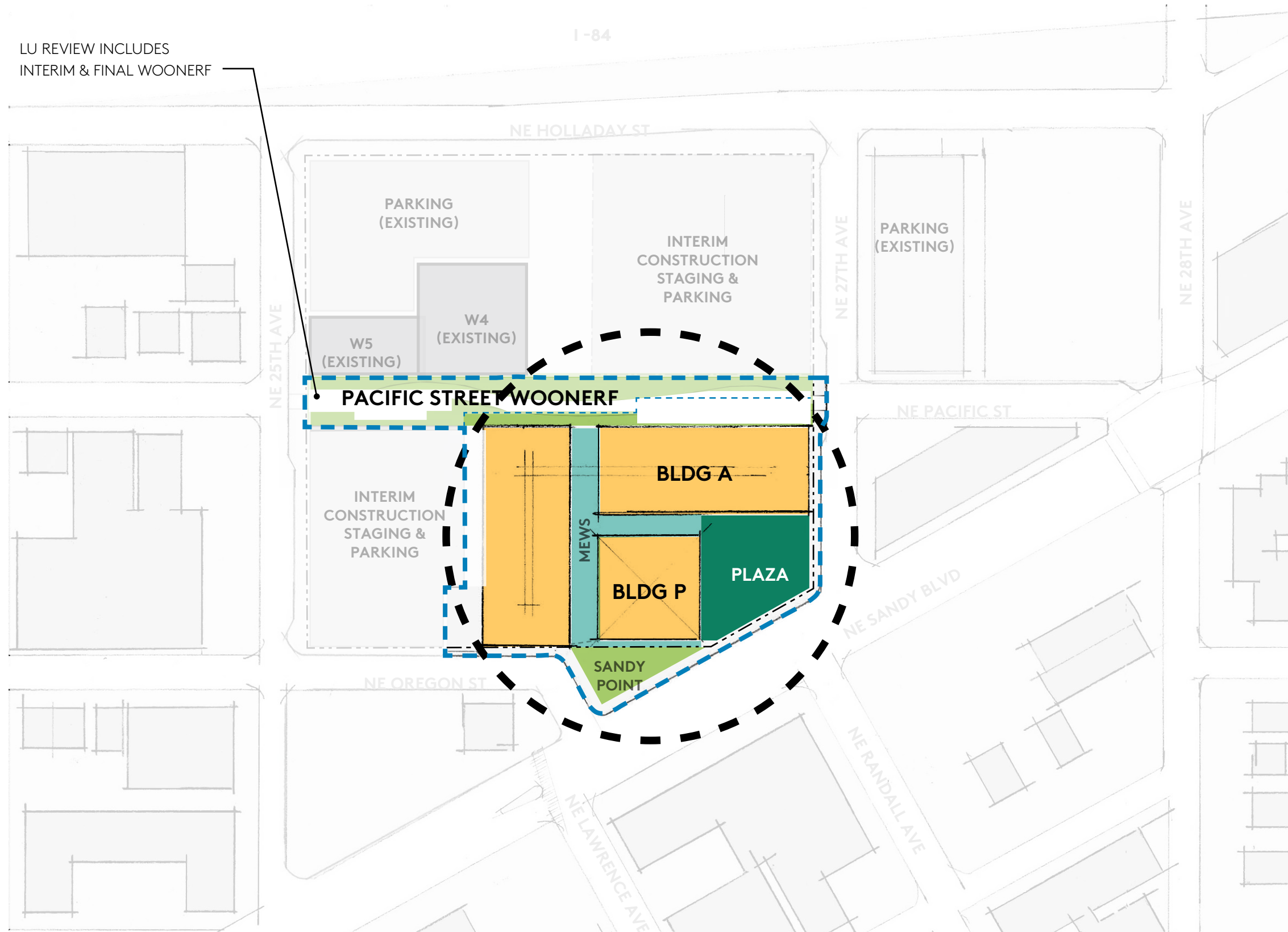


- LEGEND**
- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
  - ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
  - ADDITIONAL OPEN SPACE
  - IMPROVED PUBLIC OPEN SPACE IN ROW
  - PHASE 1A TYPE III REVIEW BOUNDARY



# SITE PLAN | PHASE 1A - BUILDING A & PAVILION

LU REVIEW INCLUDES  
INTERIM & FINAL WOONERF



## LEGEND

- REQUIRED PUBLICLY ACCESSIBLE PARK OR PLAZA
- ADDITIONAL PUBLICLY ACCESSIBLE OPEN SPACE
- ADDITIONAL OPEN SPACE
- IMPROVED PUBLIC OPEN SPACE IN ROW
- PHASE 1A TYPE III REVIEW BOUNDARY

## PHASE 1A APPROXIMATE BUILDING AREAS

### PHASE 1A - MIXED USE BUILDING

**4,250 SF** RETAIL  
**19,345 SF** LIVE / WORK  
**203,650 SF** RESIDENTIAL & AMENITY  
**227,245 SF** TOTAL

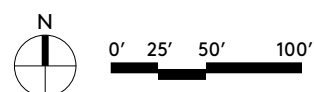
**89,370 SF** PARKING GARAGE (190-210 SPACES)  
 NEW STREET PARKING: 45-55 SPACES

### PHASE 1A - PAVILION (EXISTING)

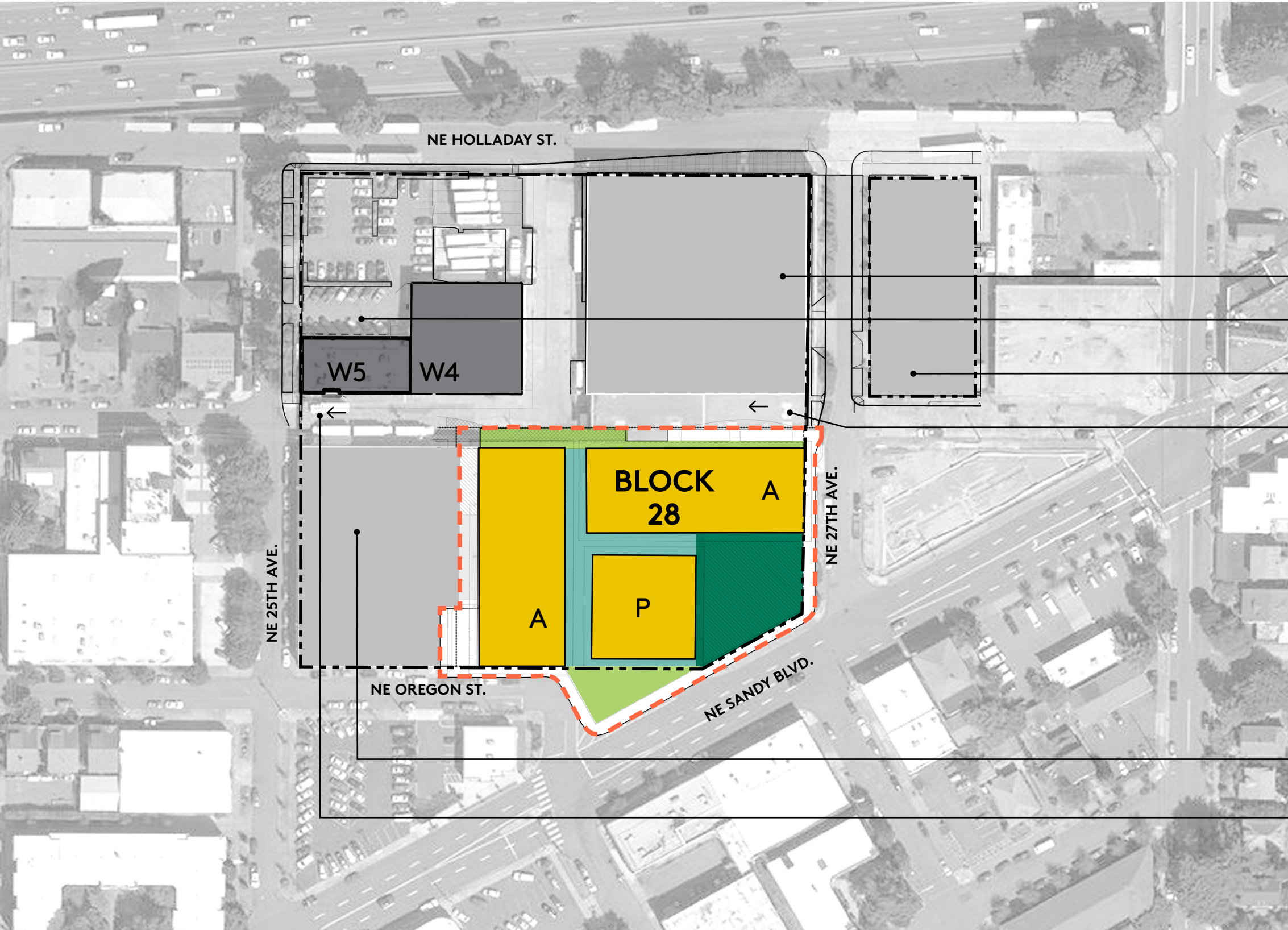
**8,960 SF** RETAIL

### PHASE 1A - APPROXIMATE PUBLIC OPEN SPACE AREAS

**8,684 SF** PUBLIC OPEN SPACE (PLAZA)  
**3,794 SF** ROW IMPROVEMENTS (WOONERF)  
**3,261 SF** ROW IMPROVEMENTS (SANDY POINT)



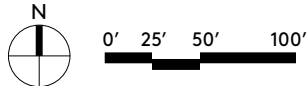
# SITE PLAN | BLOCK 28 - PHASE 1A



- 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

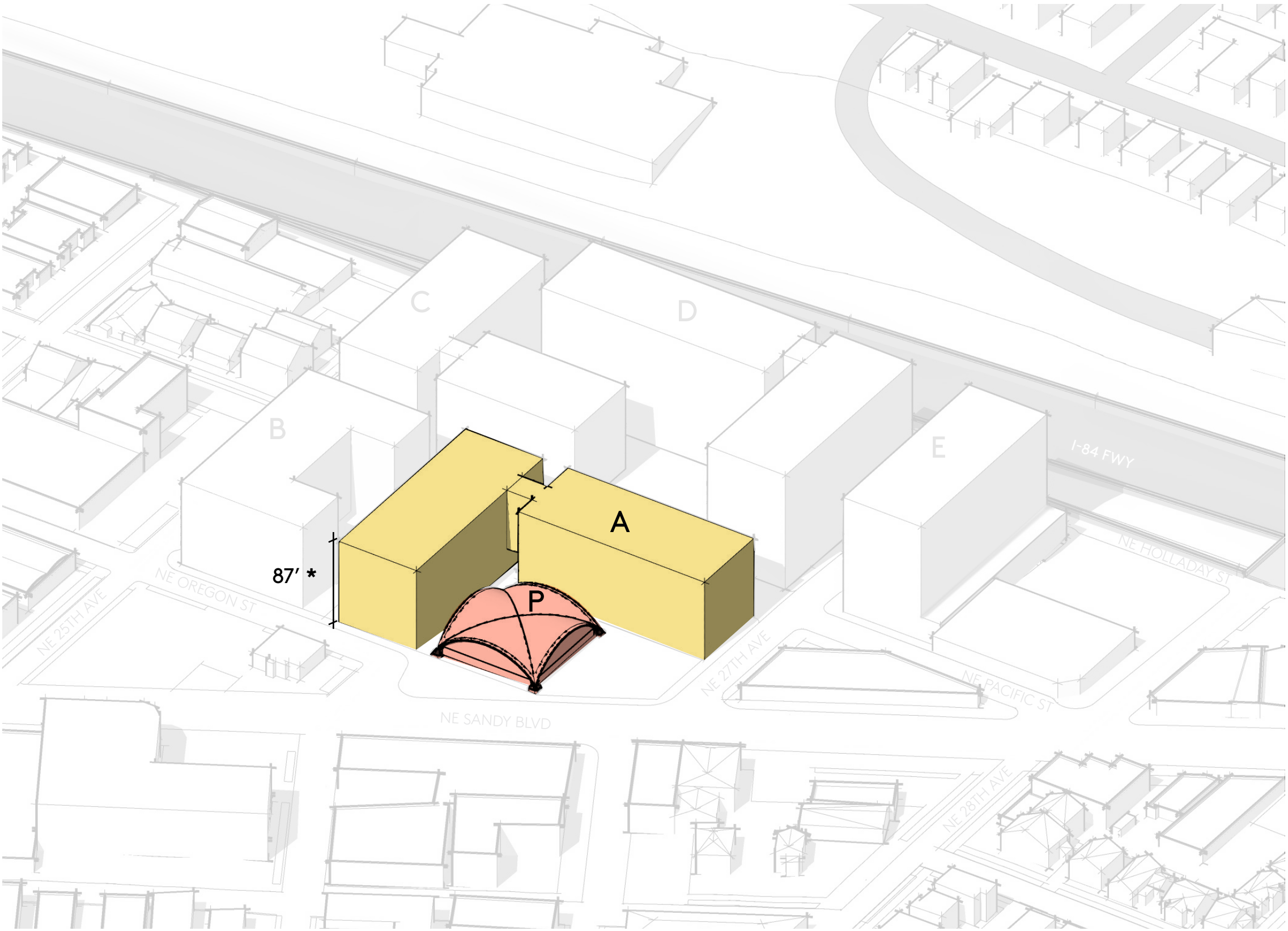
- INTERIM*  
CONSTRUCTION STAGING & PARKING
- EXISTING*  
PARKING & LOADING
- INTERIM*  
SURFACE PARKING (EXISTING)
- INTERIM*  
ONE WAY SINGLE LANE DRIVE,  
INTERIM ASPHALT SURFACE

- INTERIM*  
CONSTRUCTION STAGING & PARKING
- EXISTING*  
ONE WAY DRIVE





# PLANNED DEVELOPMENT MASSING | BLOCK 28 - PHASE 1A



**LEGEND**

- RESIDENTIAL MIXED USE
- RETAIL

**230,000** BUILDING A GROSS FLOOR AREA  
**8** STORIES

**8,960** BUILDING P GROSS FLOOR AREA

**80 BEDS** INCLUSIONARY HOUSING

\* DIMENSION SHOWN REPRESENTS MAX ALLOWABLE HEIGHT PER ZONING CODE. HEIGHT MAY VARY UPWARD OR DOWNWARD BY 10% FROM BUILDING HEIGHT RANGES AS APPROVED IN THE PLANNED DEVELOPMENT. PARAPETS, ROOFTOP EQUIPMENT, AND OTHER ROOFTOP APPURTENANCES MAY EXTEND ABOVE THE HEIGHT LIMIT AS PERMITTED UNDER TITLE 33.

1. BUILDINGS B, C, D, E ARE SHOWN AS MASSING ENVELOPES AS APPROVED IN THE PLANNED DEVELOPMENT PROCESS. THE DESIGN OF EACH BUILDING IS SUBJECT TO A TYPE III DESIGN REVIEW.

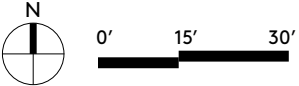
2. CANOPIES, BAYS, ORIEL WINDOWS, OVERHANGS, SIGNAGE, ARCHITECTURAL FEATURES, ROOFTOP EQUIPMENT AND SIMILAR ELEMENTS ARE IN ADDITION TO THESE OVERALL DIMENSIONS. ITEMS RELATED TO FACADE ARTICULATION WILL BE DEFINED AS PART OF THE VERTICAL DESIGN PHASE AS REQUIRED PER TITLE 33.



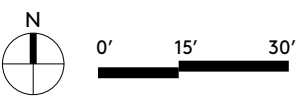
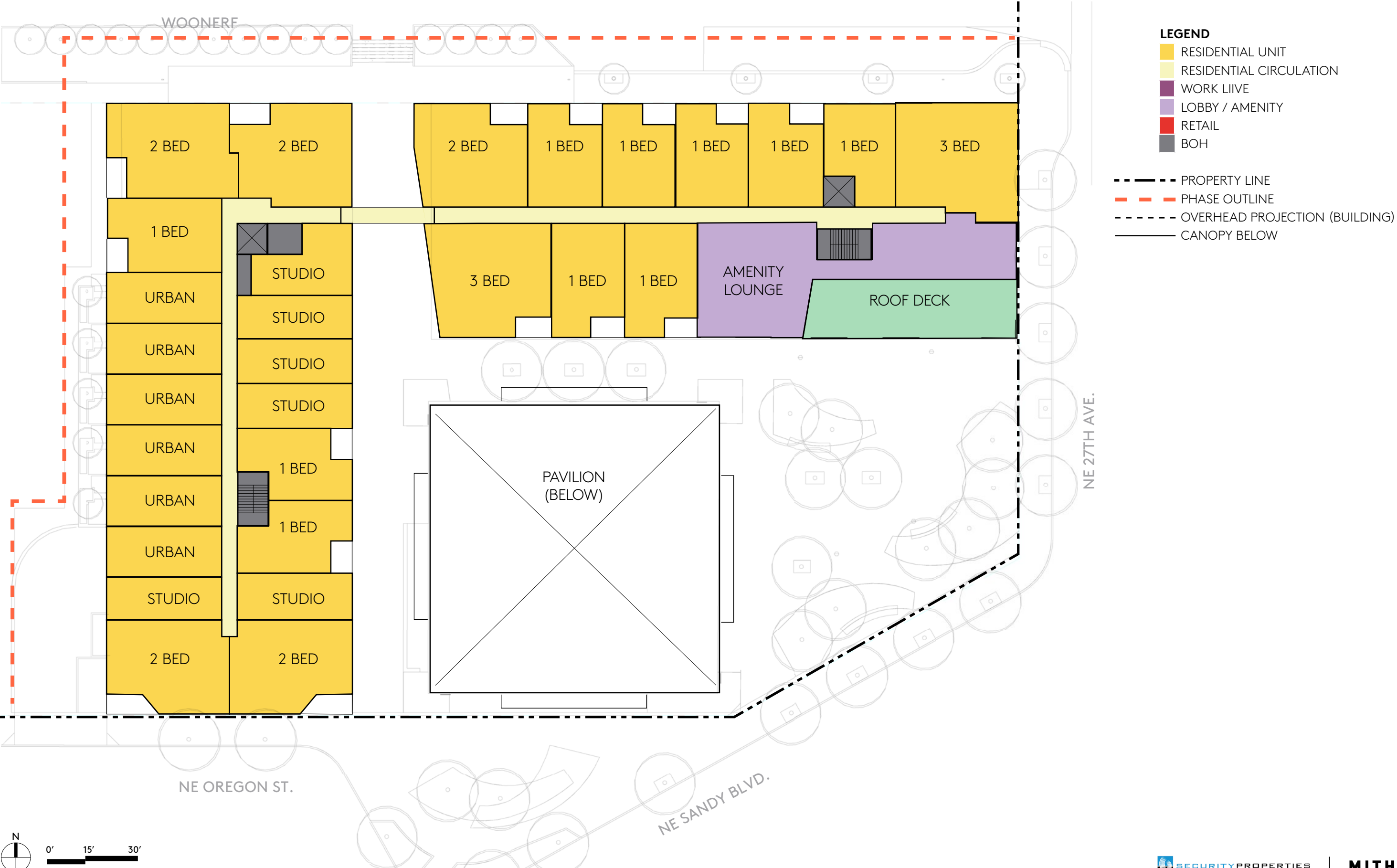
# FLOOR PLAN | GROUND LEVEL



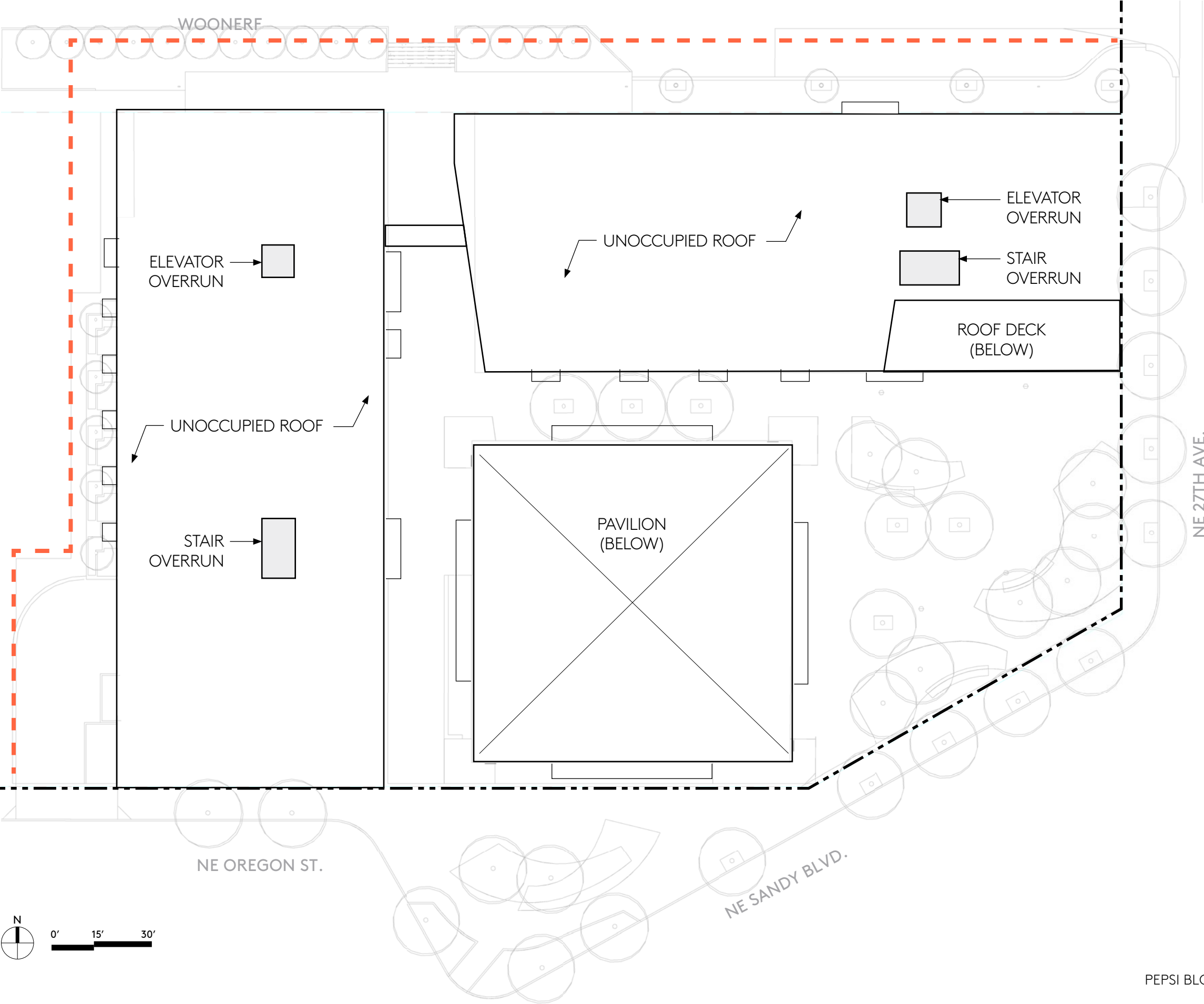
# FLOOR PLAN | LEVEL 3-7 (TYPICAL RESIDENTIAL)



# FLOOR PLAN | LEVEL 8 (RESIDENTIAL & AMENITY)

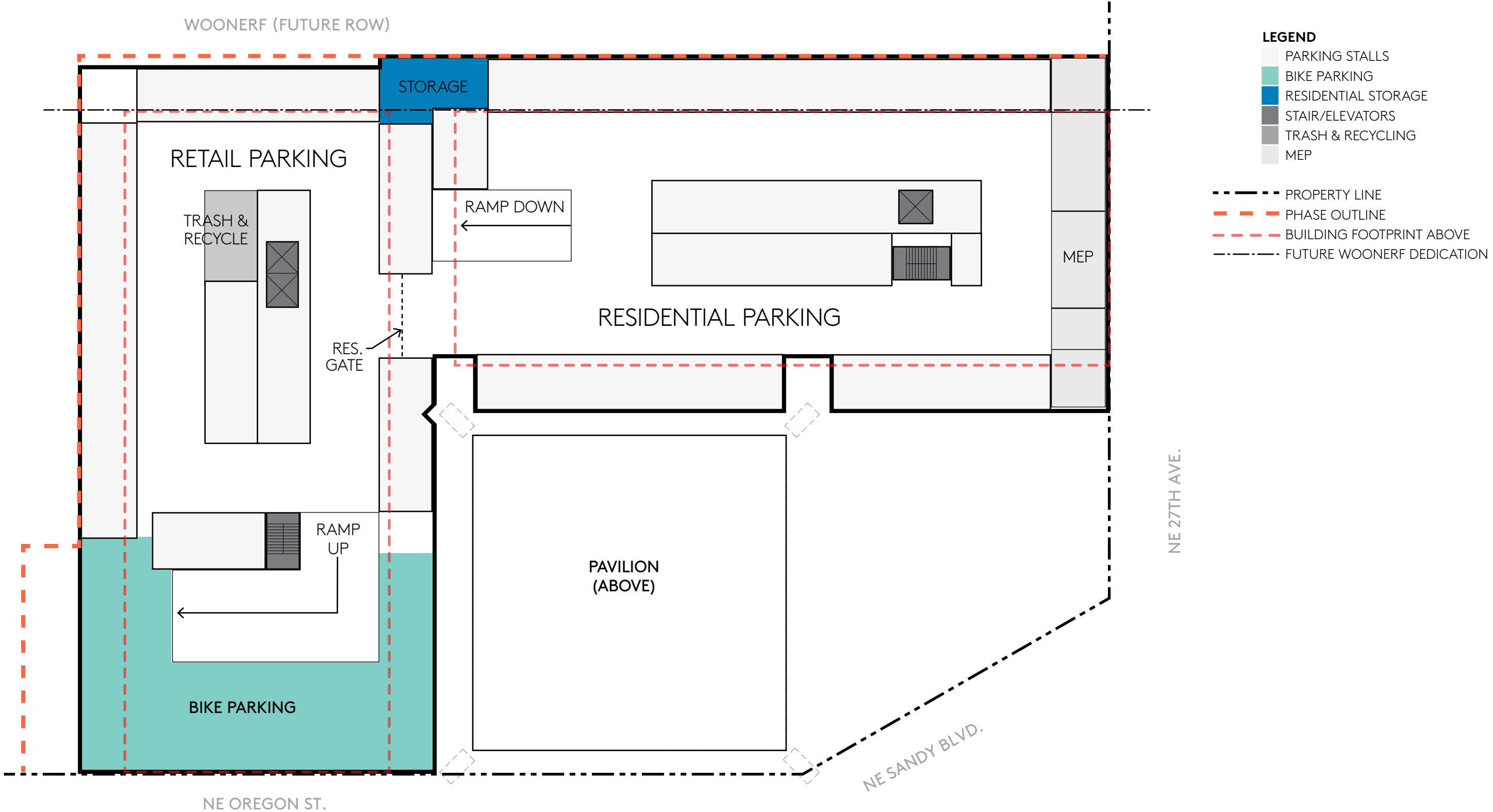


# FLOOR PLAN | ROOF



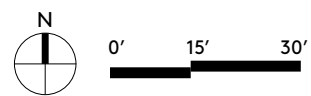
- LEGEND**
- STAIR/ELEVATOR OVERRUN
  - - - PROPERTY LINE
  - - - PHASE OUTLINE
  - CANOPIES BELOW

# FLOOR PLAN | PARKING LEVEL 1

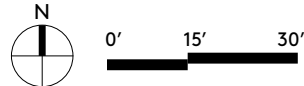
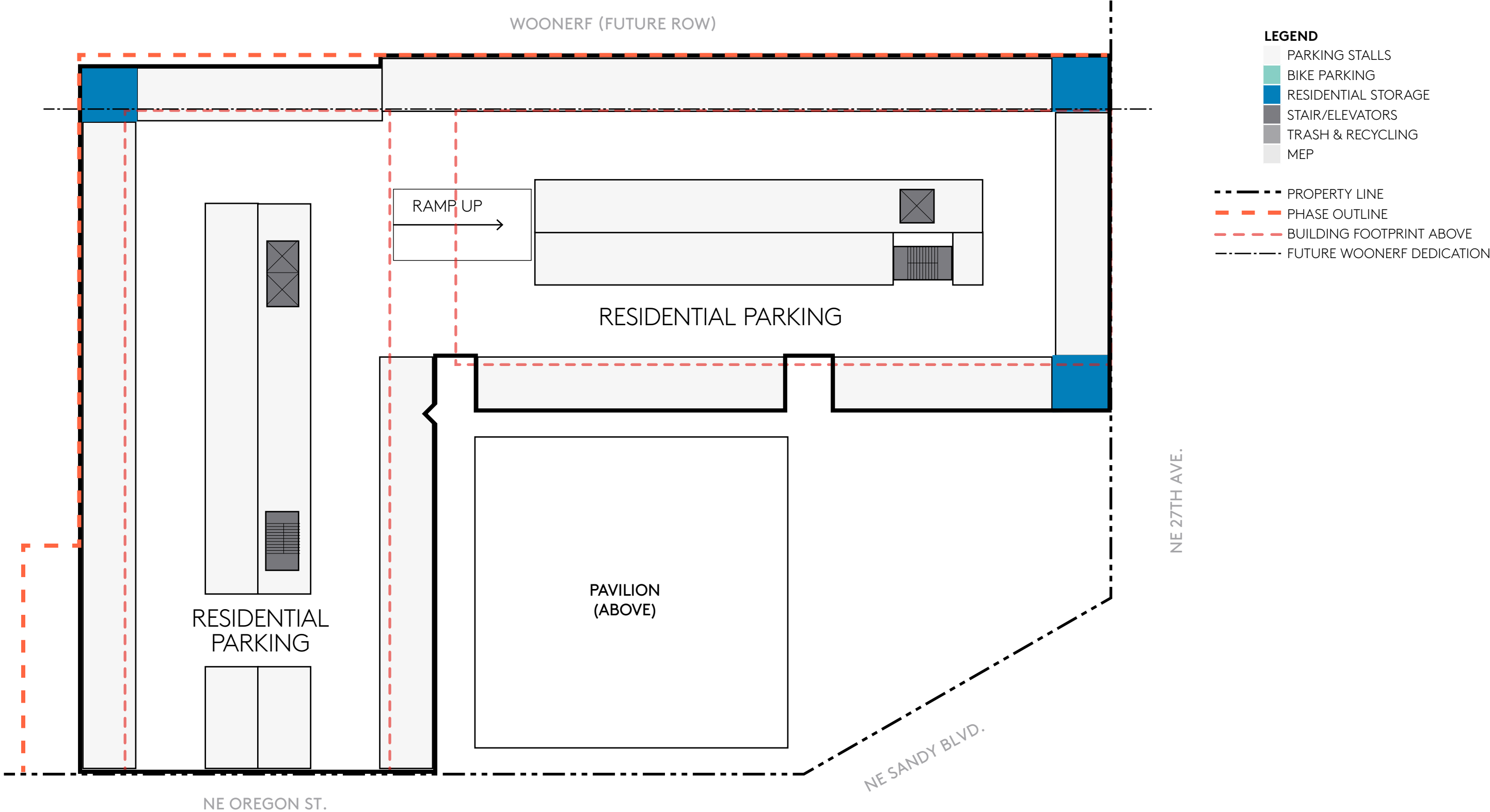


**LEGEND**

- PARKING STALLS
  - BIKE PARKING
  - RESIDENTIAL STORAGE
  - STAIR/ELEVATORS
  - TRASH & RECYCLING
  - MEP
- PROPERTY LINE
  - PHASE OUTLINE
  - BUILDING FOOTPRINT ABOVE
  - FUTURE WOONERF DEDICATION



# FLOOR PLAN | PARKING LEVEL 2



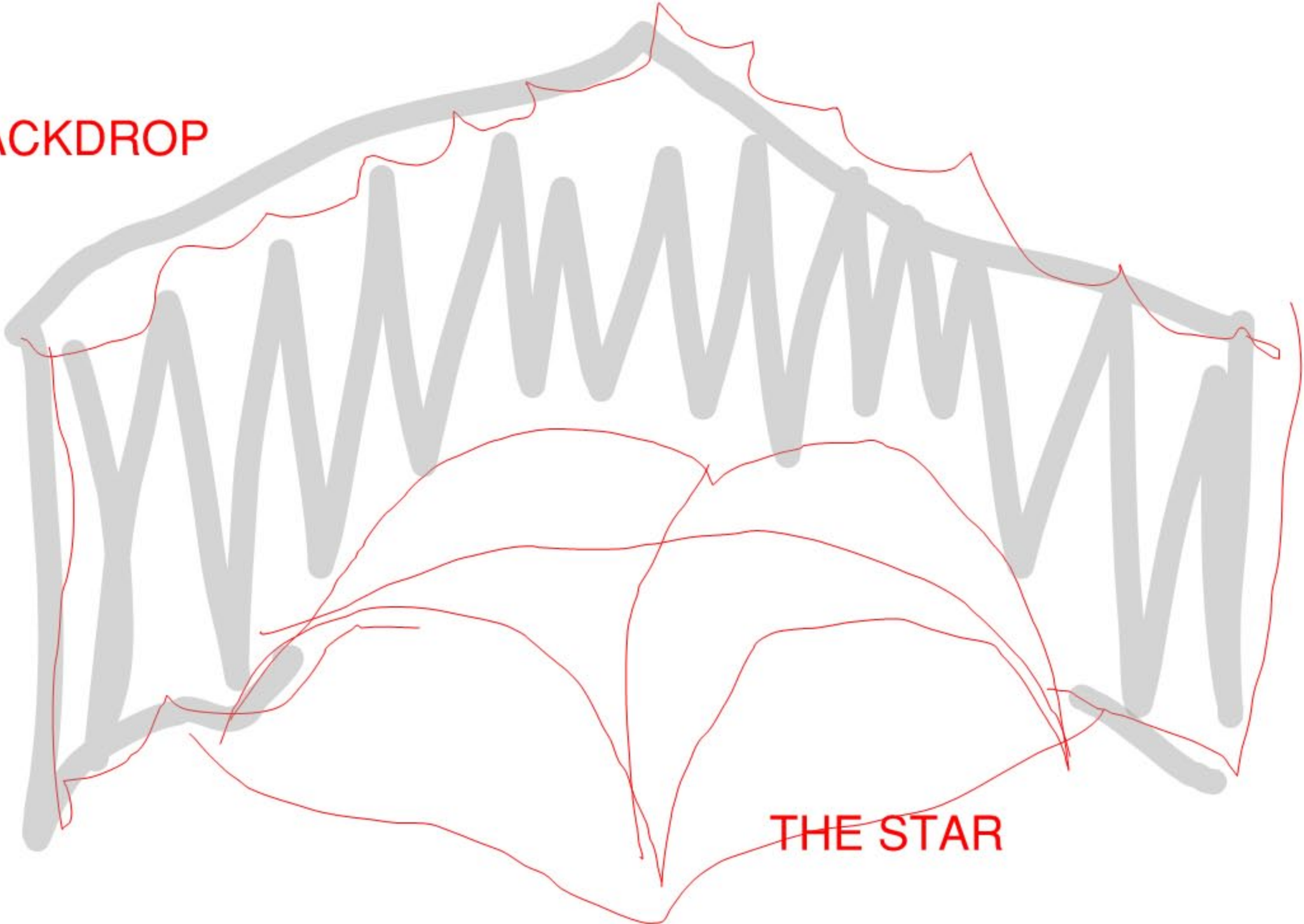
# PLANNED DEVELOPEMENT | ARCHITECTURE PRINCIPLES



- 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

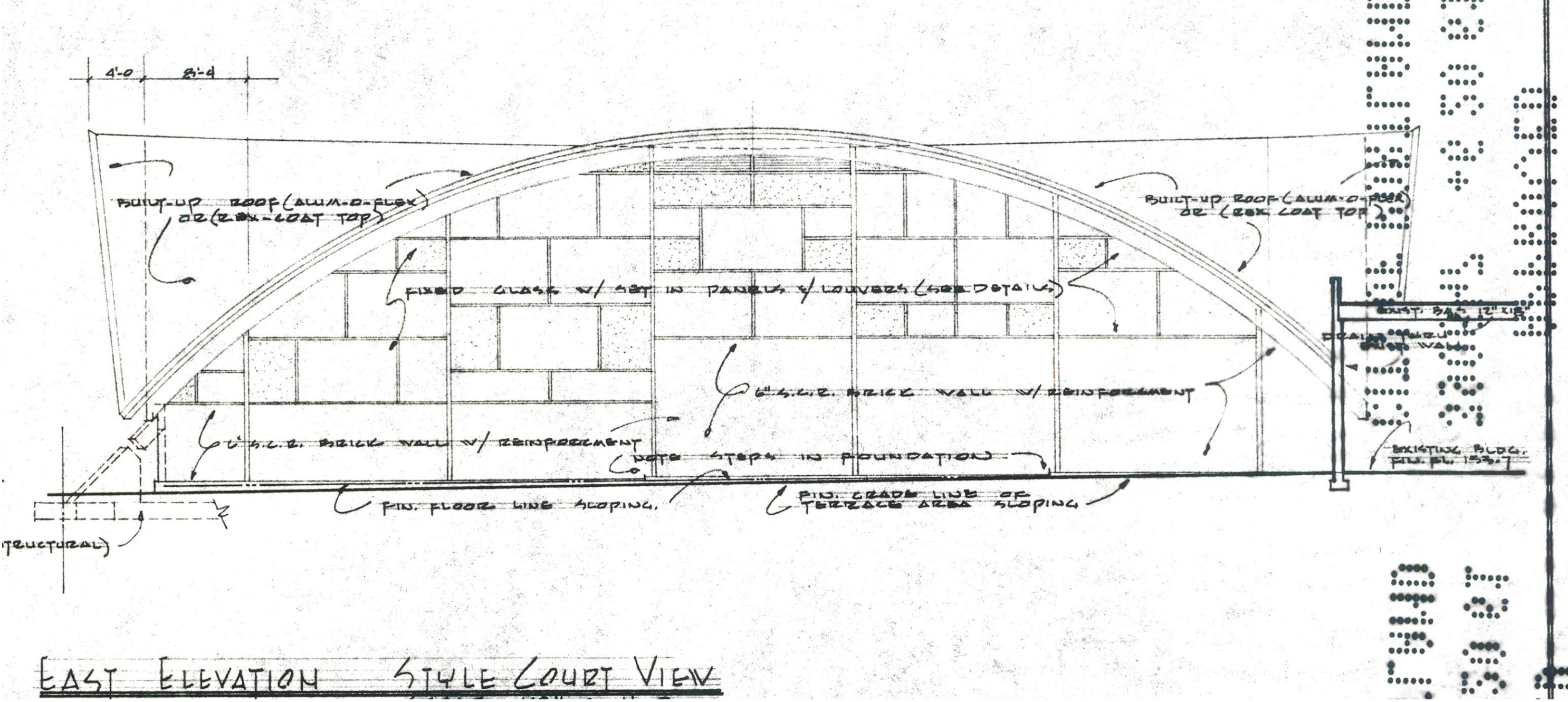


THE BACKDROP



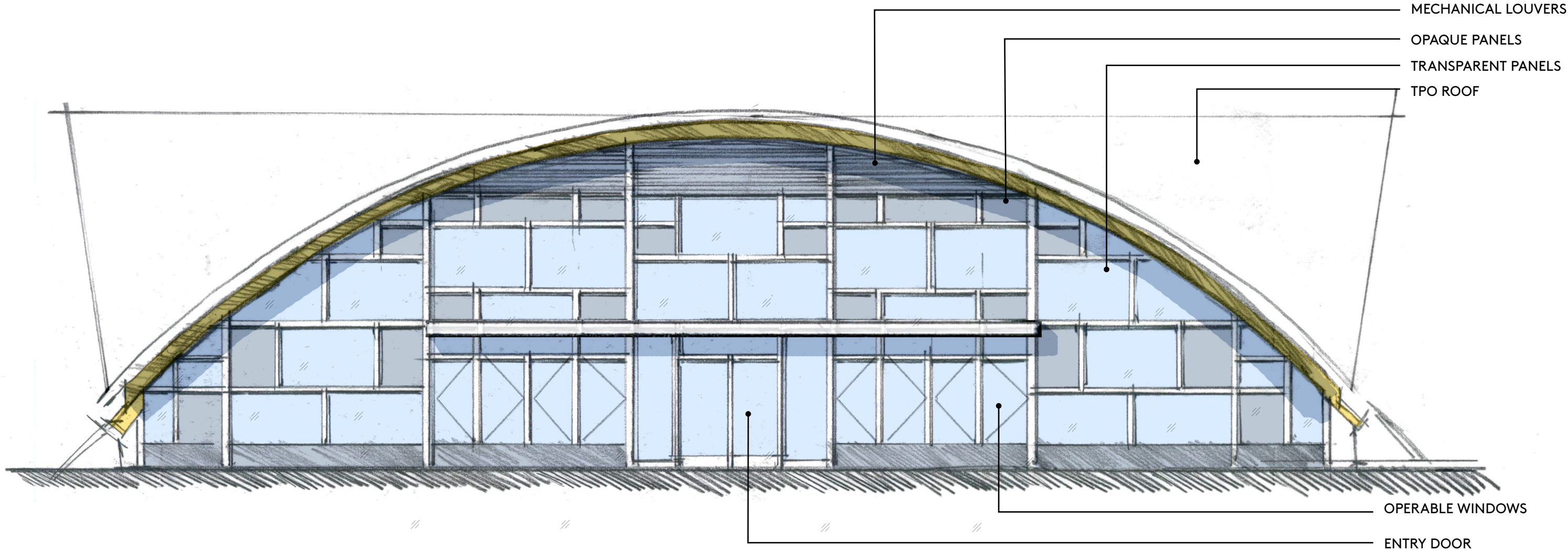
THE STAR

# PAVILION | ORIGINAL DESIGN



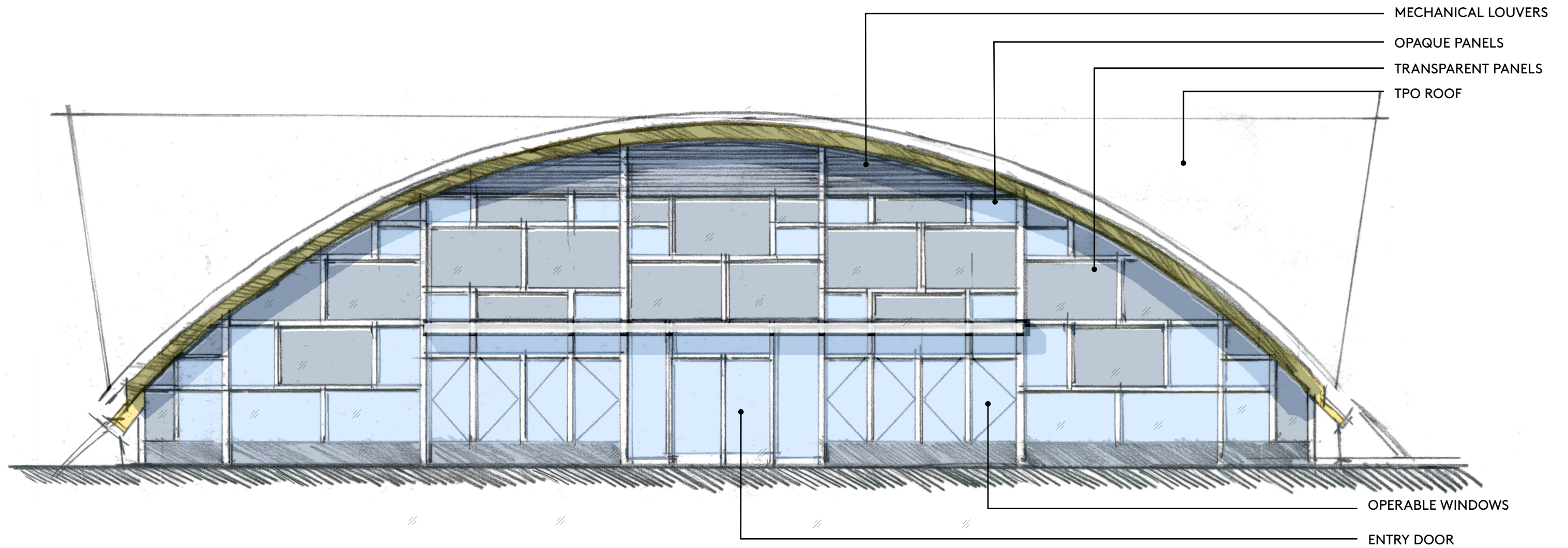
SCOTT & PAYNE ARCHITECTS - MAY 1961

# PAVILION | DESIGN INTENT & ATTITUDE



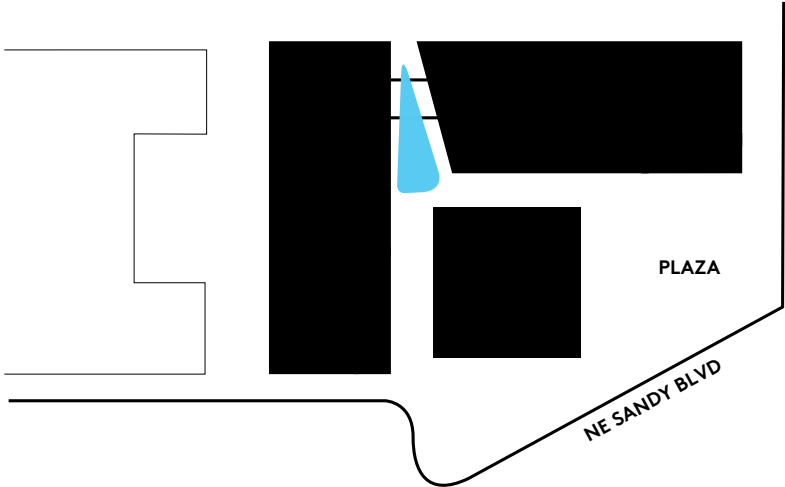
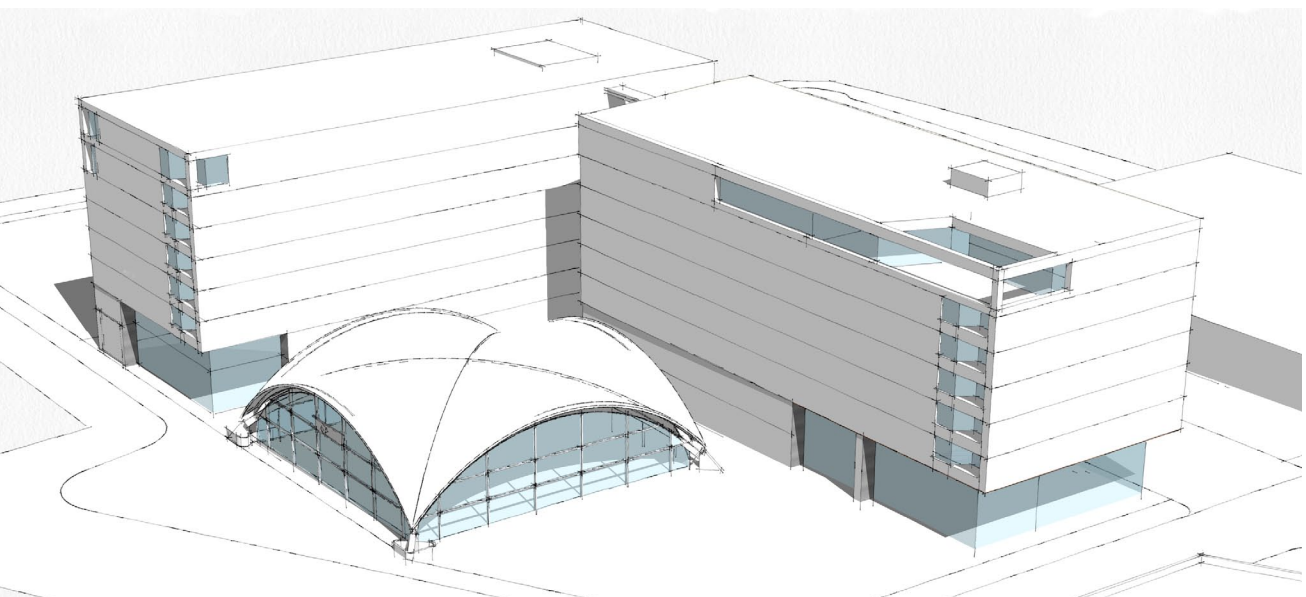
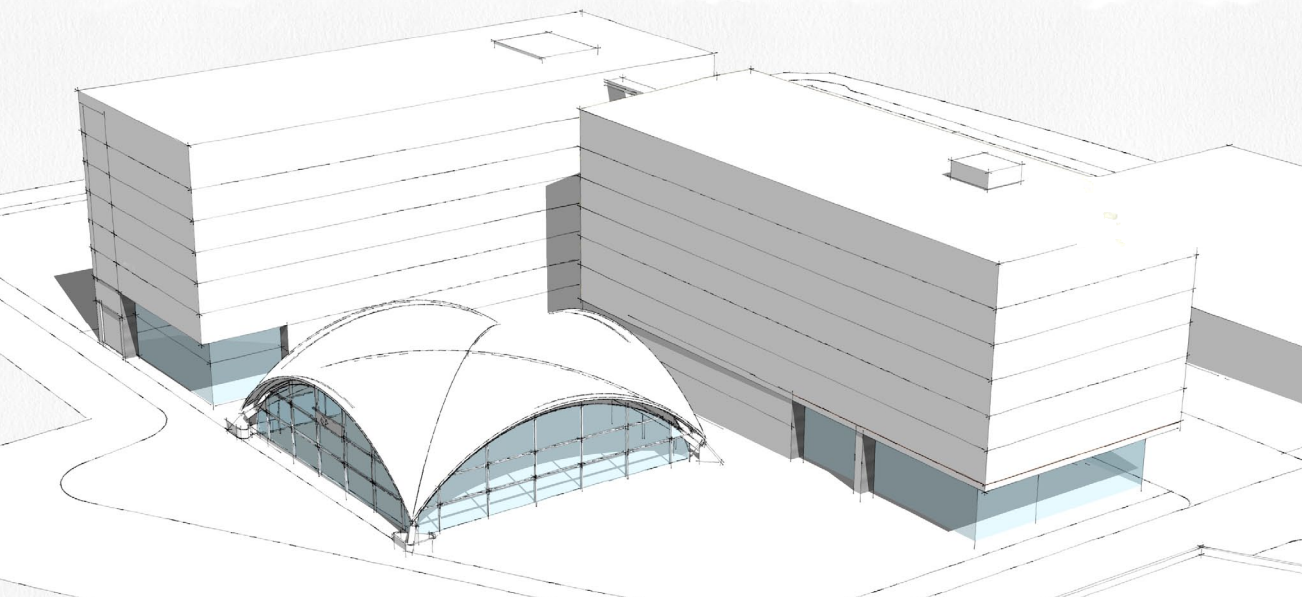
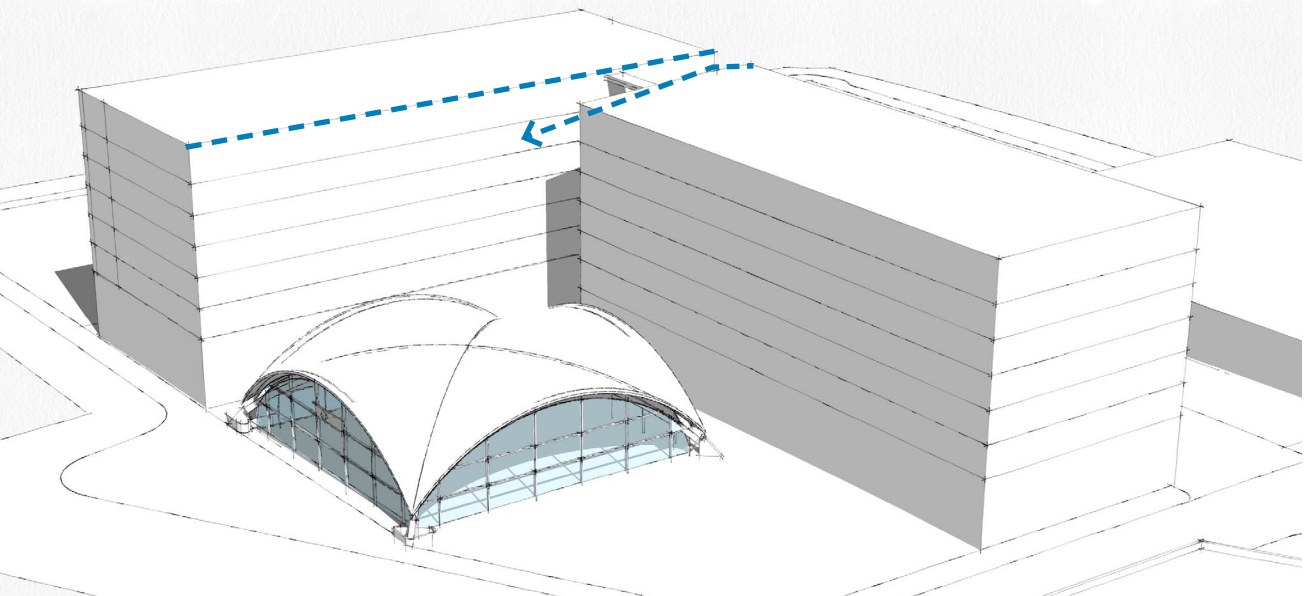
- LEGEND**
- VISION GLASS
  - OPAQUE PANEL
  - OPAQUE BASE
  - GLULAM STRUCTURE
  - TPO ROOF

SOUTH & EAST ELEVATIONS

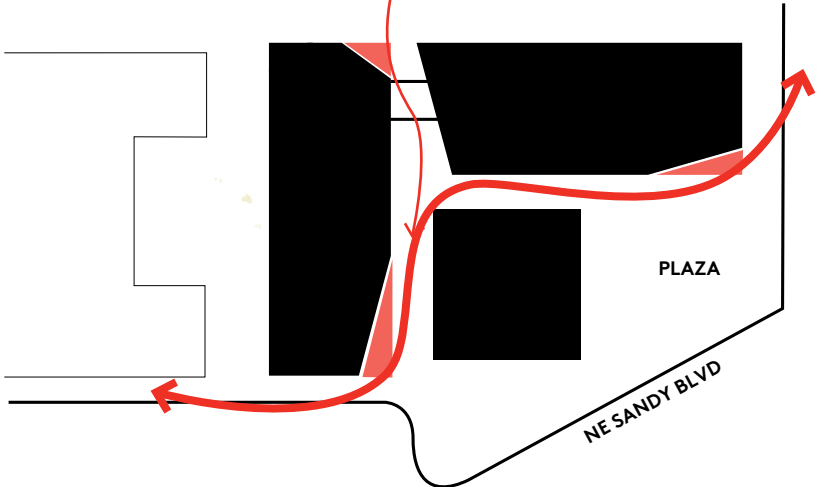


NORTH & WEST ELEVATIONS

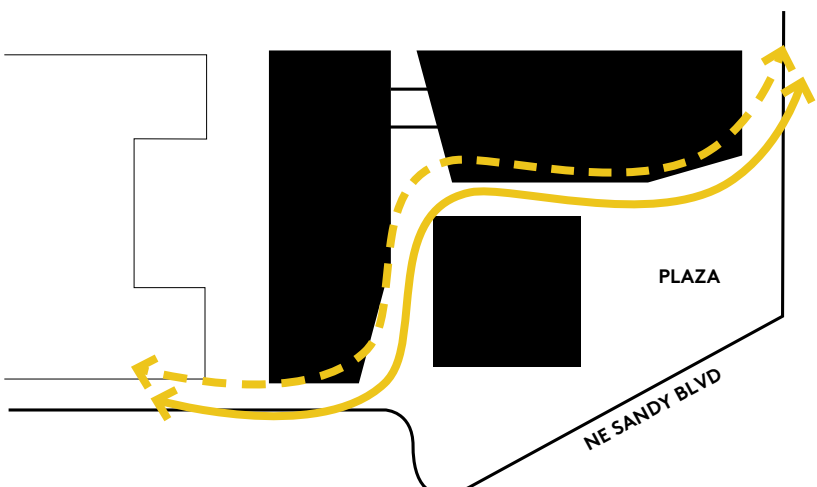
# MIXED USE BUILDING | DESIGN INFLUENCES



REINFORCE PARK ACCESS AND PAVILION

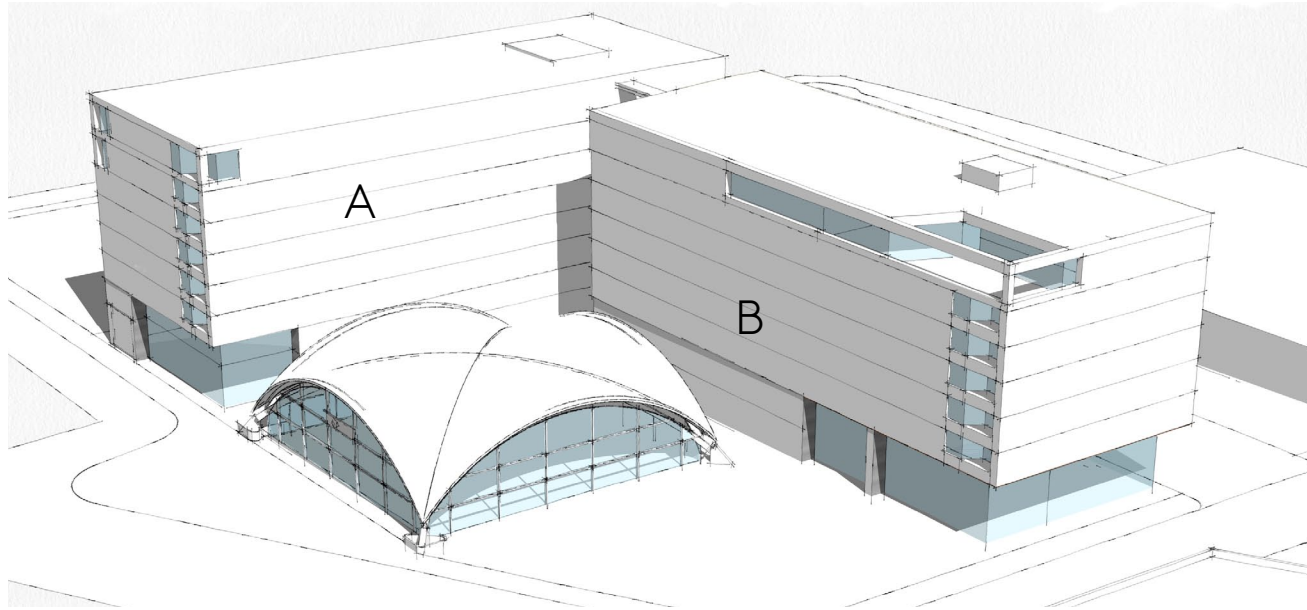


ACTIVE EDGES & PEDESTRIAN FLOW

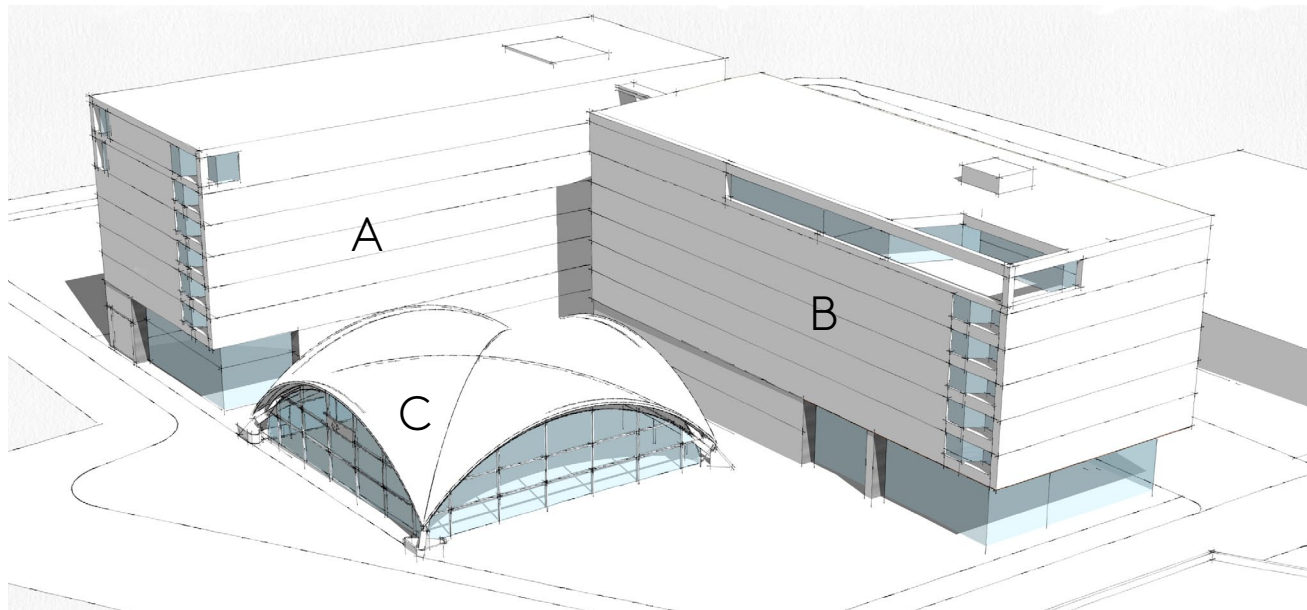


PUNCHED & CARVED SINGULAR FORMS

# MIXED USE BUILDING | DESIGN INFLUENCES



MATERIAL



COLOR

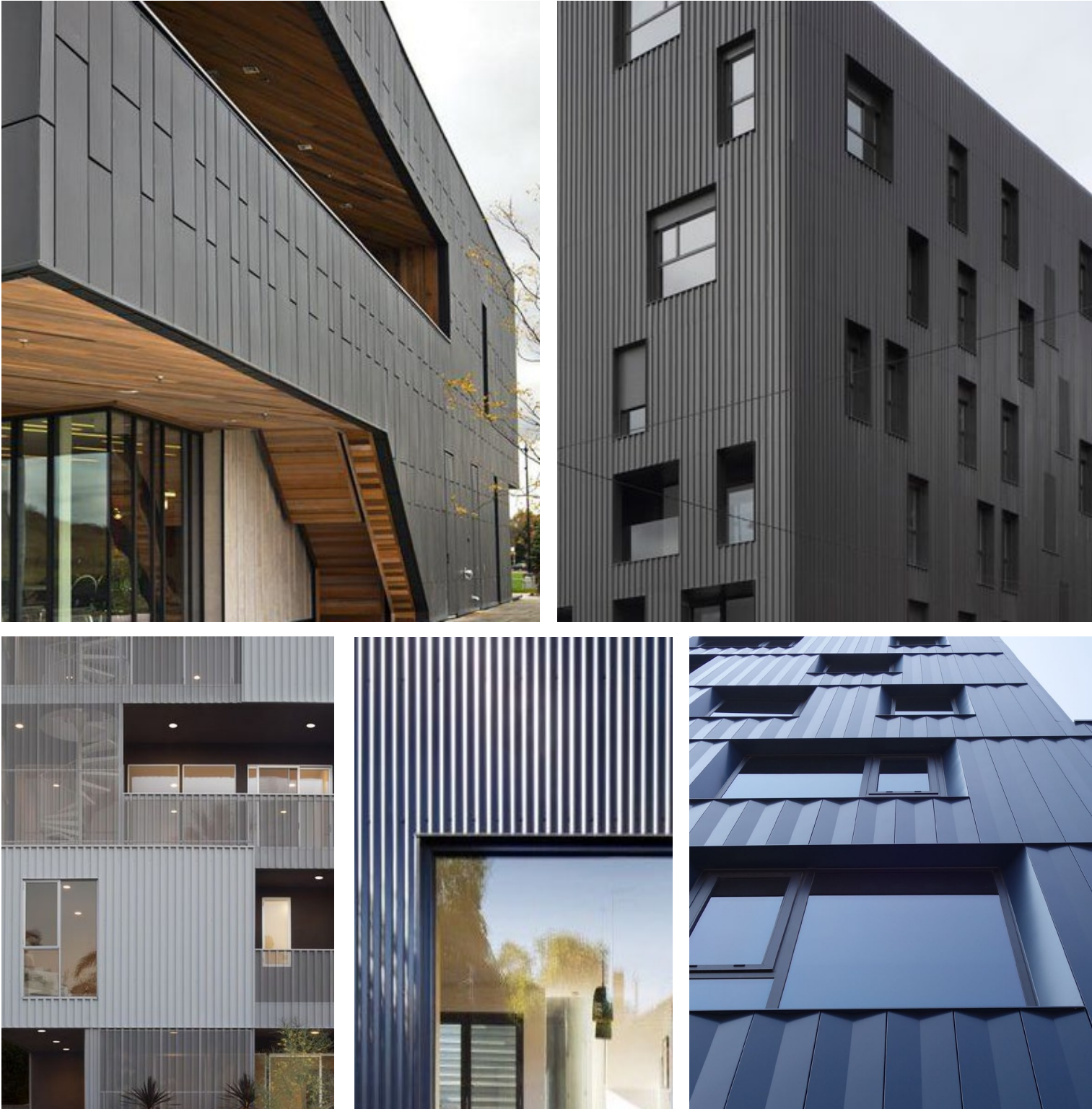
# MIXED USE BUILDING | MATERIALS

STUCCO / CEMENTITIOUS | CONTEMPORARY RESPONSE



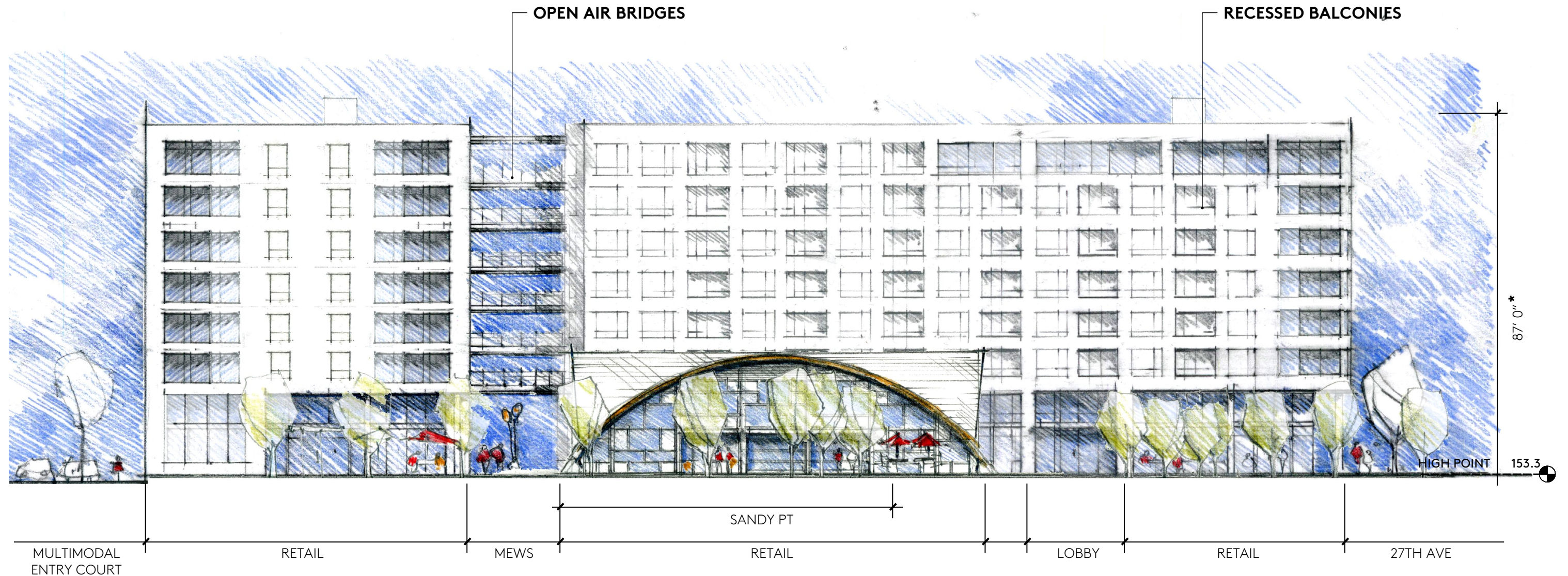
# MIXED USE BUILDING | MATERIALS

METAL | CONTEMPORARY RESPONSE



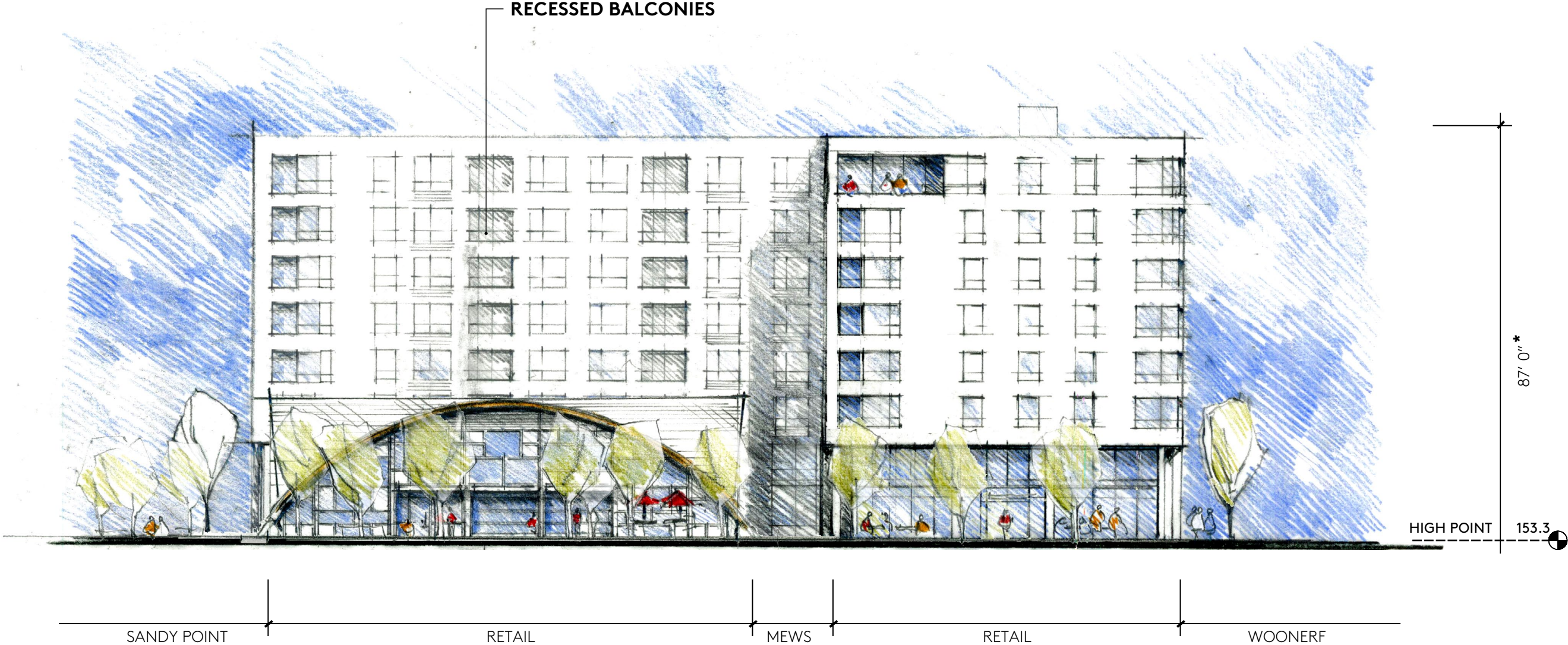


# SOUTH ELEVATION | LOOKING NORTH



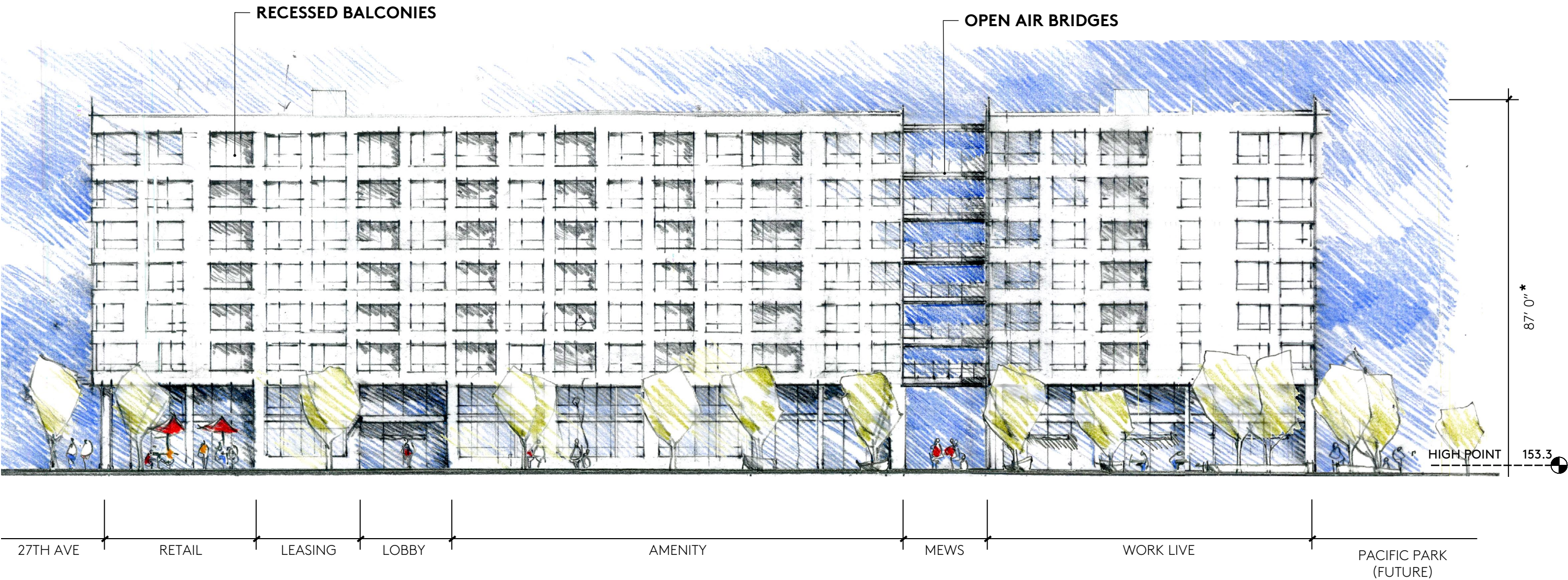
\* DIMENSION SHOWN REPRESENTS MAX ALLOWABLE HEIGHT PER ZONING CODE. HEIGHT MAY VARY UPWARD OR DOWNWARD BY 10% FROM BUILDING HEIGHT RANGES AS APPROVED IN THE PLANNED DEVELOPMENT. PARAPETS, ROOFTOP EQUIPMENT, AND OTHER ROOFTOP APPURTENANCES MAY EXTEND ABOVE THE HEIGHT LIMIT AS PERMITTED UNDER TITLE 33.

# EAST ELEVATION | LOOKING WEST



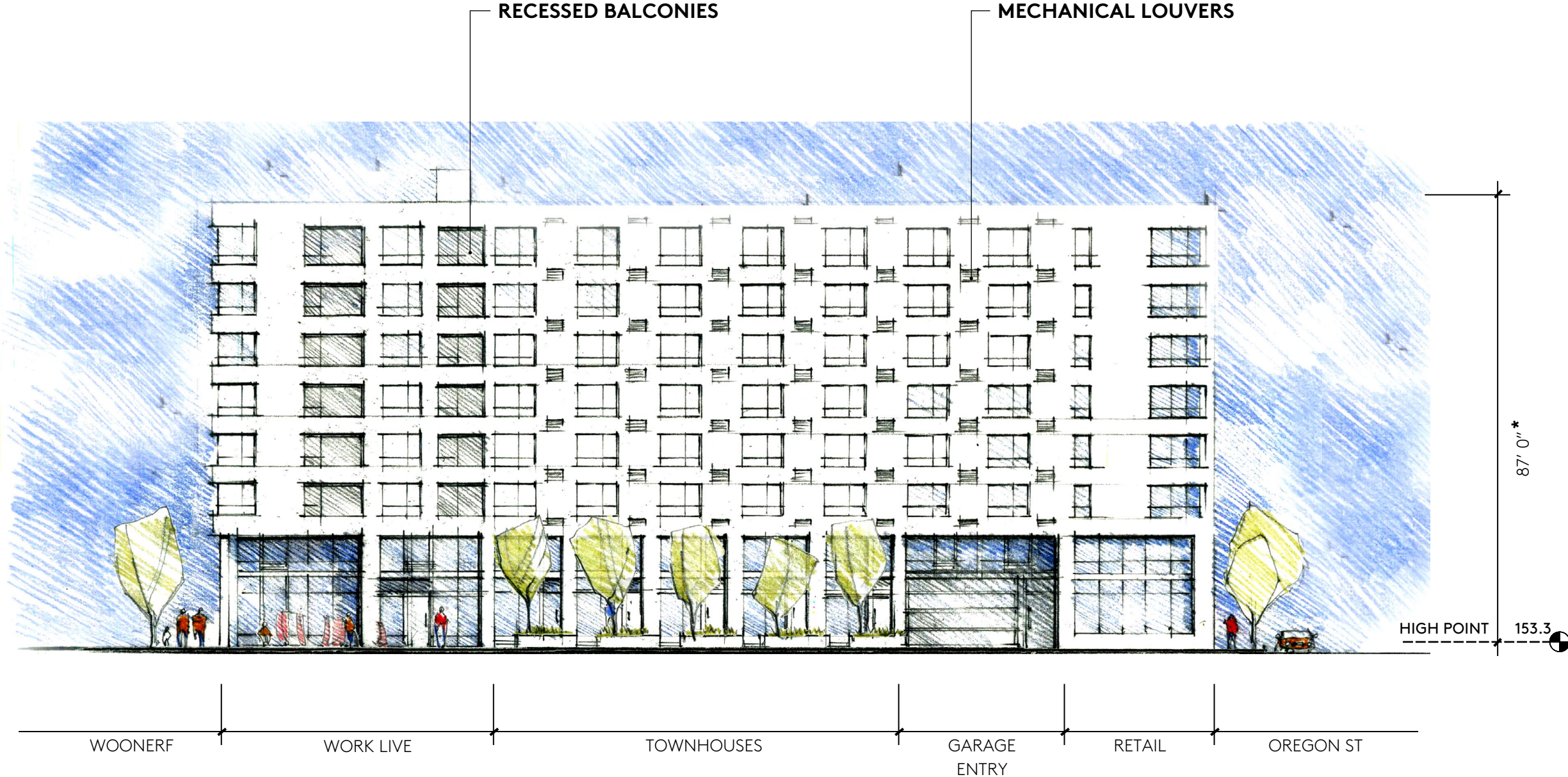
\* DIMENSION SHOWN REPRESENTS MAX ALLOWABLE HEIGHT PER ZONING CODE. HEIGHT MAY VARY UPWARD OR DOWNWARD BY 10% FROM BUILDING HEIGHT RANGES AS APPROVED IN THE PLANNED DEVELOPMENT. PARAPETS, ROOFTOP EQUIPMENT, AND OTHER ROOFTOP APPURTENANCES MAY EXTEND ABOVE THE HEIGHT LIMIT AS PERMITTED UNDER TITLE 33.

# NORTH ELEVATION | LOOKING SOUTH



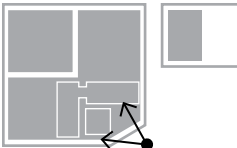
\* DIMENSION SHOWN REPRESENTS MAX ALLOWABLE HEIGHT PER ZONING CODE. HEIGHT MAY VARY UPWARD OR DOWNWARD BY 10% FROM BUILDING HEIGHT RANGES AS APPROVED IN THE PLANNED DEVELOPMENT. PARAPETS, ROOFTOP EQUIPMENT, AND OTHER ROOFTOP APPURTENANCES MAY EXTEND ABOVE THE HEIGHT LIMIT AS PERMITTED UNDER TITLE 33.

# WEST ELEVATION | LOOKING EAST

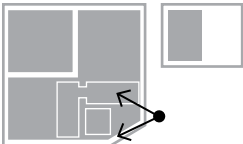


\* DIMENSION SHOWN REPRESENTS MAX ALLOWABLE HEIGHT PER ZONING CODE. HEIGHT MAY VARY UPWARD OR DOWNWARD BY 10% FROM BUILDING HEIGHT RANGES AS APPROVED IN THE PLANNED DEVELOPMENT. PARAPETS, ROOFTOP EQUIPMENT, AND OTHER ROOFTOP APPURTENANCES MAY EXTEND ABOVE THE HEIGHT LIMIT AS PERMITTED UNDER TITLE 33.

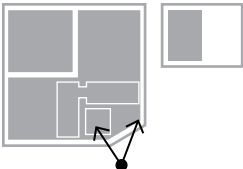
# PERSPECTIVE | PLAZA



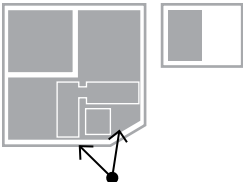
# PERSPECTIVE | PLAZA AT 27TH AVE



**PERSPECTIVE | PLAZA AT SANDY BLVD.**

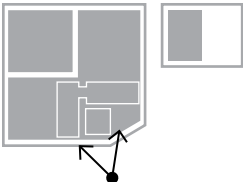


# PERSPECTIVE | SANDY POINT

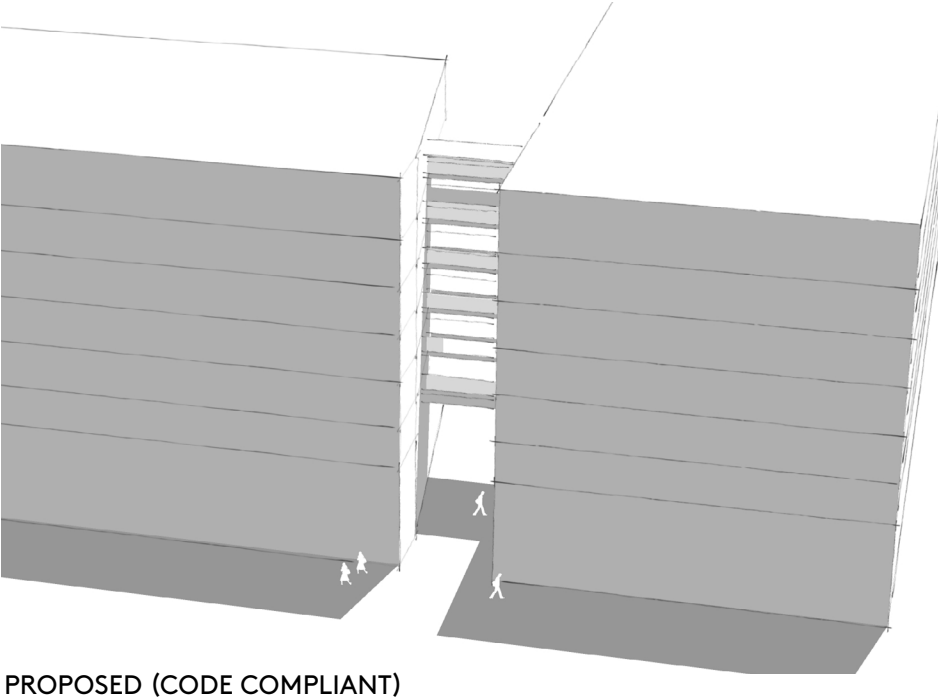
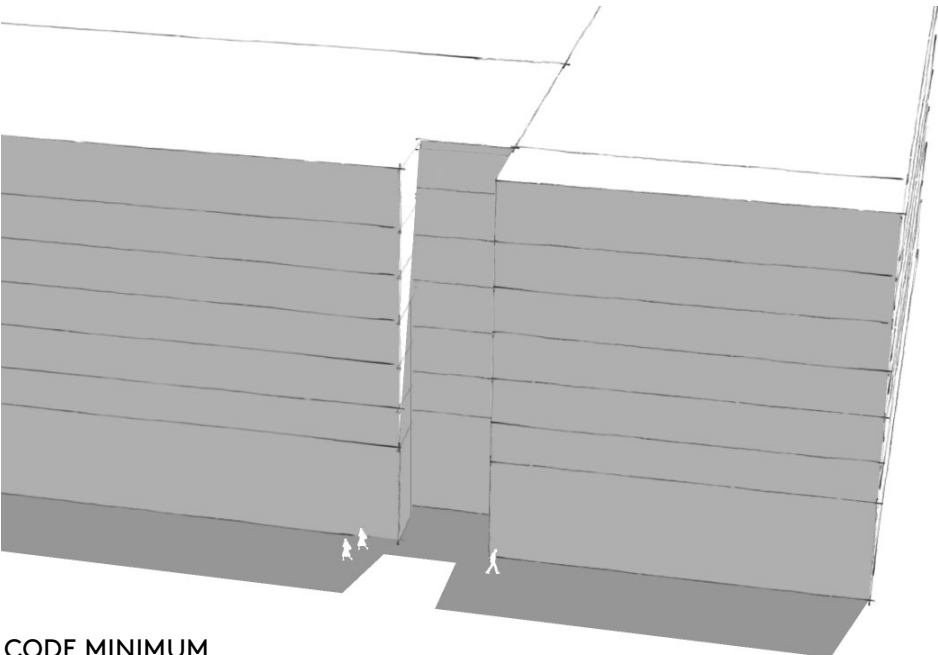
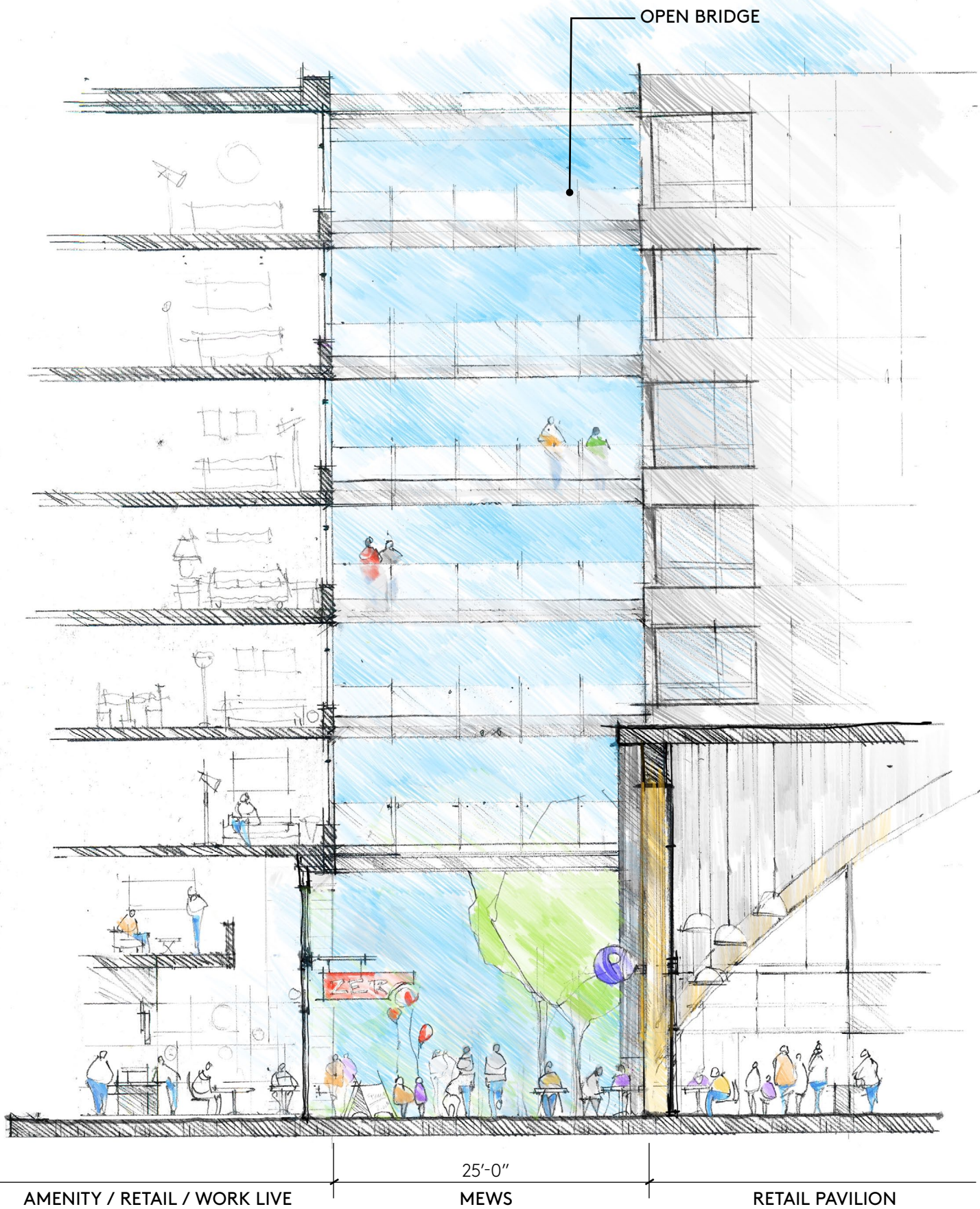




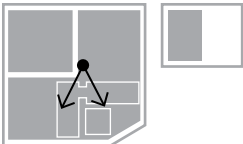
# PERSPECTIVE | PLAZA & SANDY POINT



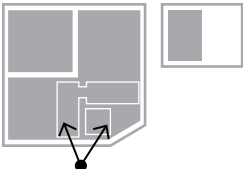
# DESIGN PROPOSAL | PASS THROUGH



# PERSPECTIVE | NORTH SIDE & WOONERF



# DESIGN PROPOSAL | MEWS CONNECTOR - ILLUSTRATIVE VIEW



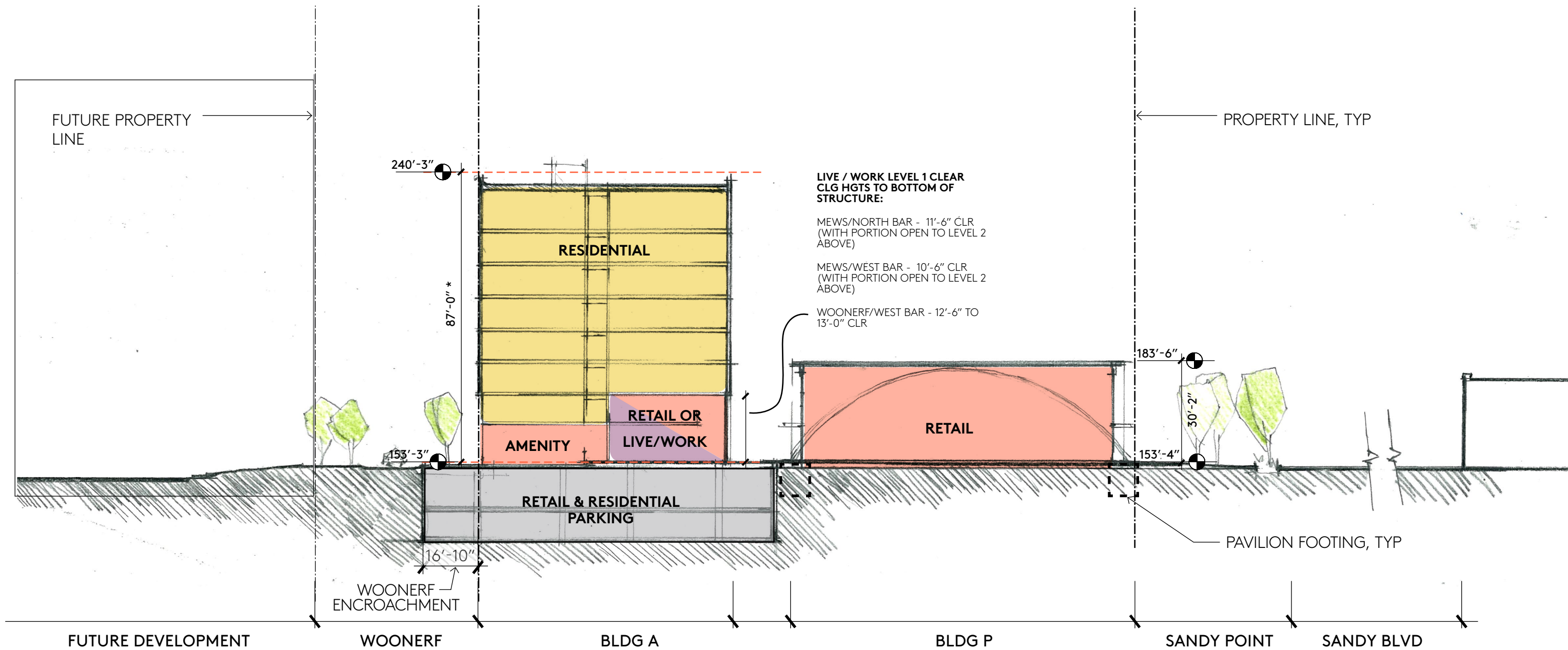
# DESIGN PROPOSAL | MEWS CONNECTOR - ILLUSTRATIVE VIEW



# DESIGN PROPOSAL | MEWS CONNECTOR

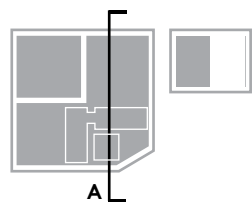


# SECTION | WOONERF, BUILDING A & PAVILION

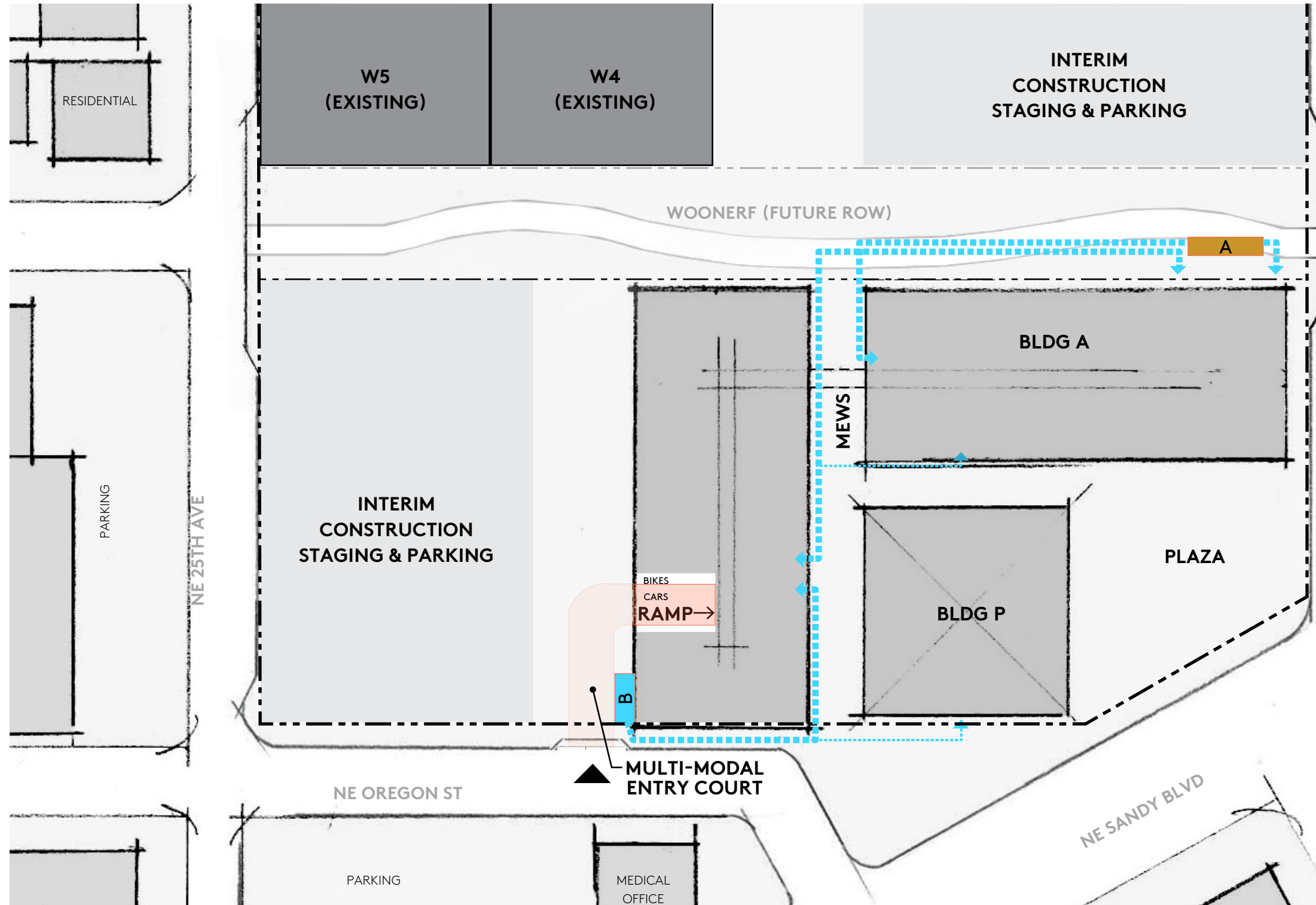


\* DIMENSION SHOWN REPRESENTS MAX ALLOWABLE HEIGHT PER ZONING CODE. HEIGHT MAY VARY UPWARD OR DOWNWARD BY 10% FROM BUILDING HEIGHT RANGES AS APPROVED IN THE PLANNED DEVELOPMENT. PARAPETS, ROOFTOP EQUIPMENT, AND OTHER ROOFTOP APPURTENANCES MAY EXTEND ABOVE THE HEIGHT LIMIT AS PERMITTED UNDER TITLE 33.

0' 15' 30'



# SITE PLAN | LOADING ACCESS



## MULTIMODAL GARAGE ACCESS OFF 25TH & OREGON

- BLDG A,B,C,D: (1) STANDARD-A OR (2) STANDARD-B PER BUILDING REQ'D
- STANDARD-A SPACES MUST BE DESIGNED SO THAT TRUCKS ENTER AND EXIT IN A FORWARD MOTION
- BLDG P: < 20,000 SF NO LOADING SPACE REQ'D
- BLDG W1 INTERIM USE: ALREADY HAS LOADING BAYS ACCESSED FROM HOLLADAY

### LOADING SPACES PROVIDED

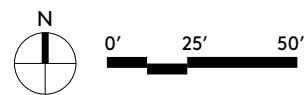
- BLDG A: (1) STANDARD-A AND (1) STANDARD-B LOADING SPACE
- STANDARD-A SPACE DOES NOT HAVE FORWARD MOTION

### LEGEND

- LOADING PATH
- PROPERTY LINE
- VEHICULAR ENTRY

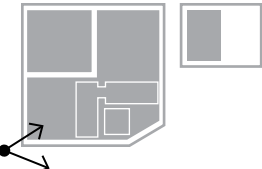
- A** LOADING SPACE - STANDARD TYPE A  
35'L X 10'W X 13'H
- B** LOADING SPACE - STANDARD TYPE B  
18'L X 9'W X 10'H

REQ'D LOADING FOR BUILDING A:  
(1) STANDARD A OR (2) STANDARD B



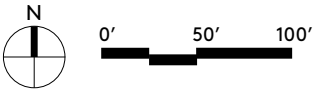


# DESIGN PROPOSAL | NE OREGON ST. - GARAGE ON PASSAGE



# Landscape Framework Plan—

# FRAMEWORK PLAN | PLANNED DEVELOPMENT



# FRAMEWORK PLAN | PHASE 1A TYPE III DESIGN REVIEW



LU REVIEW INCLUDES FINAL AND INTERIM WOONERF DESIGN

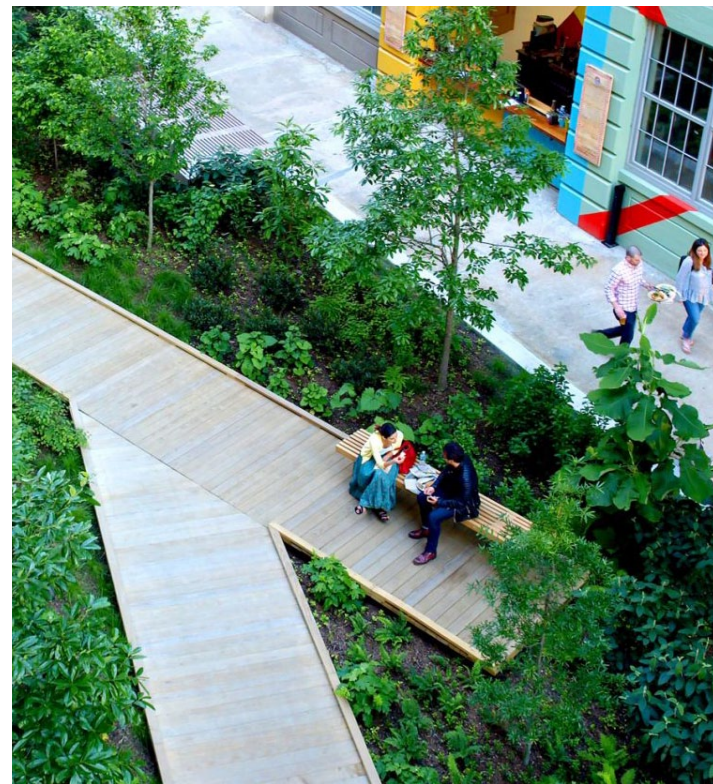


# PLANNED DEVELOPMENT | LANDSCAPE PRINCIPLES



## 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

# Woonerf—

# PLANNED DEVELOPMENT | WOONERF FRAMEWORK

## DESIGN FRAMEWORK

### 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.

### 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.

### LANDSCAPE MEANDER

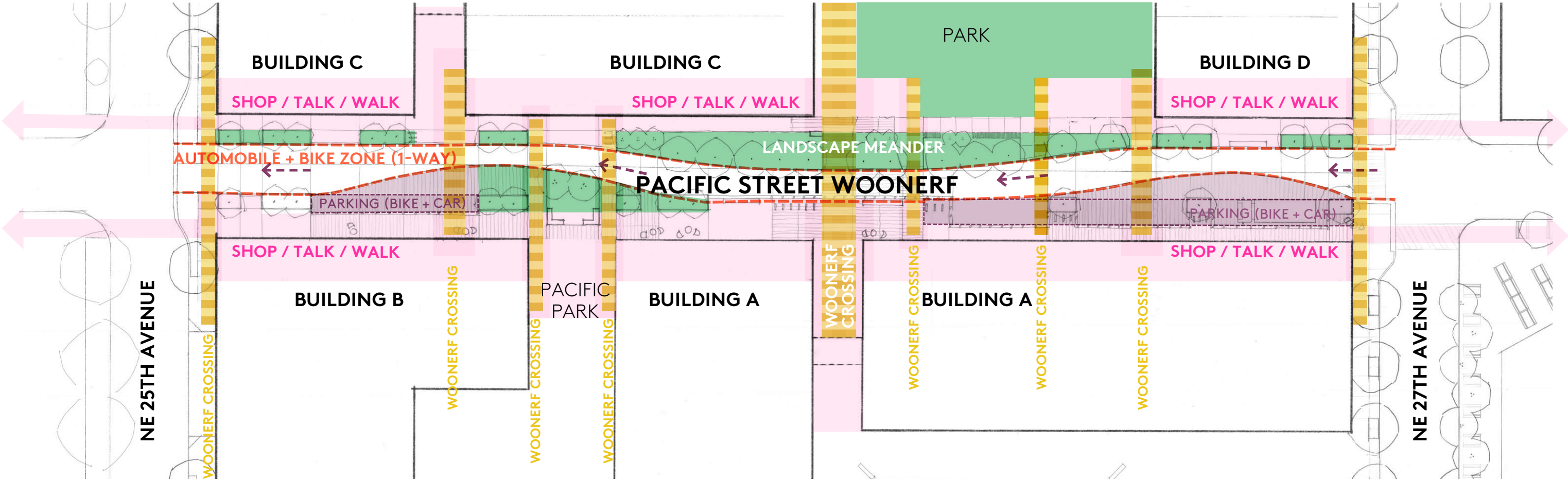
- Celebrate extension of Pacific Street with addition of street trees. Meander location of trees to slow vehicular speed.
- Create pockets for larger trees and plantings, stormwater treatment.
- Alternate width in landscape area in order to force a meander for vehicular travel lane.

### PARKING ZONES:

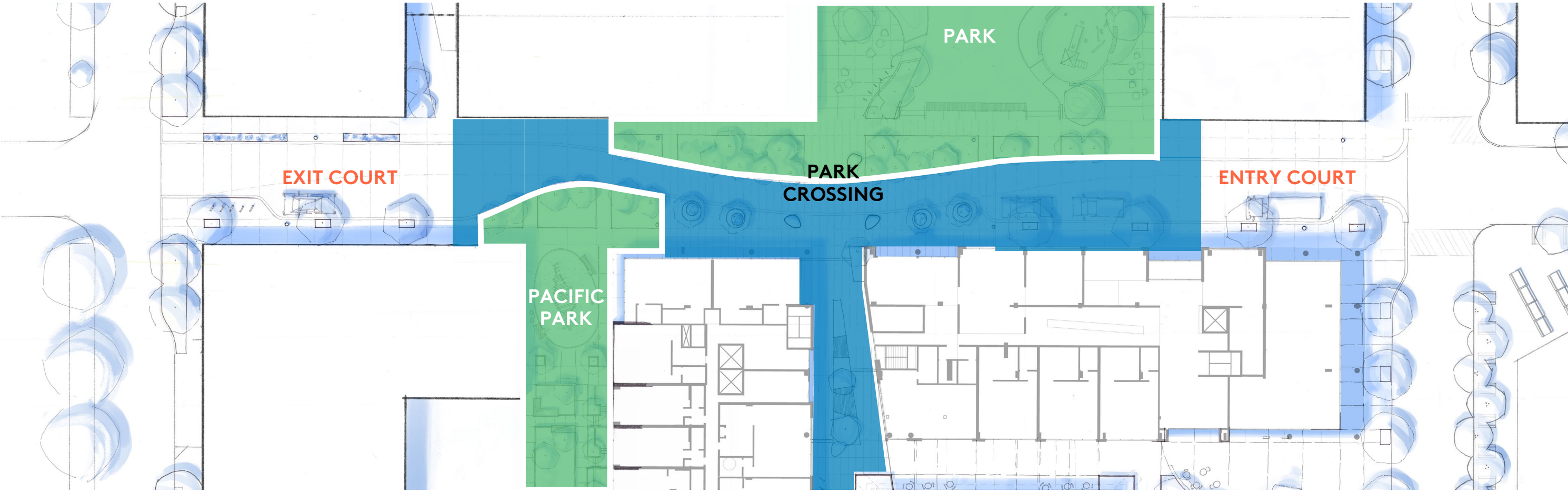
- Provide a minimum of 7 parallel parking spaces and one standard loading space within woonerf.
- Separate vehicular parking zones where possible with bicycle parking, planters, site furnishings.

### 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.



# OPEN SPACE | WOONERF PROGRAM



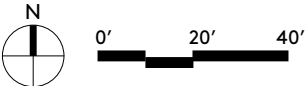
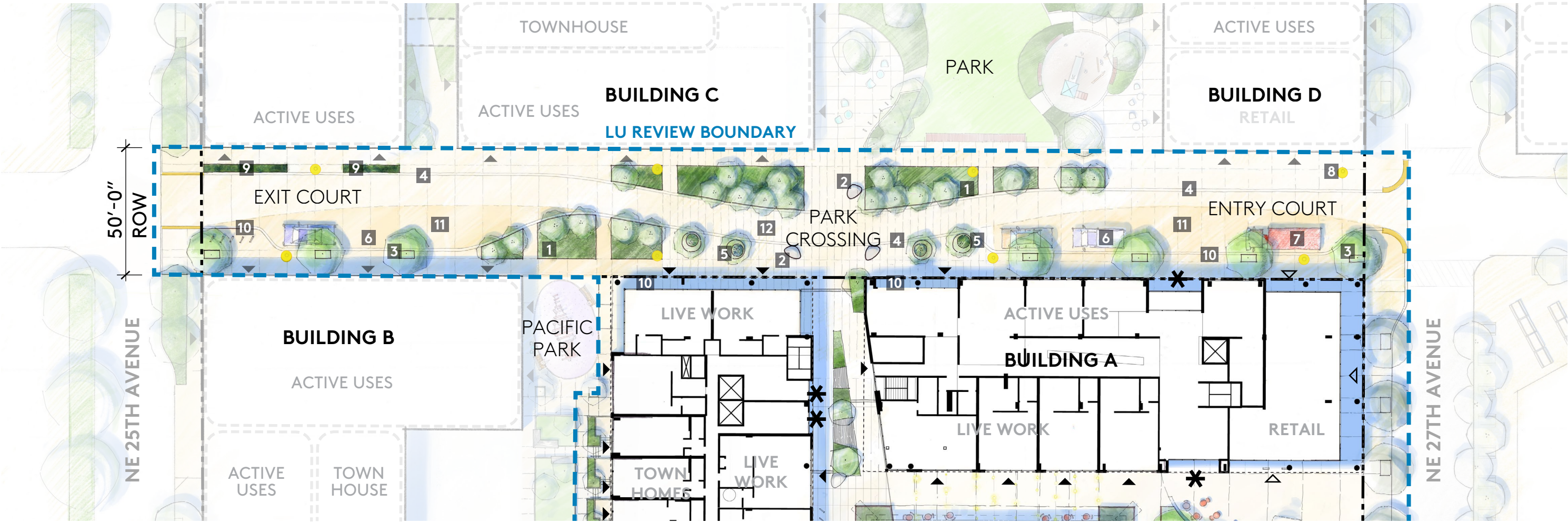


# LANDSCAPE SITE PLAN | WOONERF

### KEYNOTES

- 1** ROBUST PLANTING AREA AT GRADE, TYP.:  
Extending plant pallette from parks into woonerf.
- 2** SCULPTURAL SEAT, TYP.:  
Located to provide spill-out seating and define edges of vehicular area.
- 3** STREET TREE, TYP.:  
On-structure and on-grade, with tree grate
- 4** CURB AT VEHICULAR EDGE, TYP.:  
Flush or rolled, used to define extents of vehicular area.
- 5** TREE IN PLANTER, TYP.:  
Raised planter edge with built-in seating.
- 6** PARALLEL PARKING SPACES:  
Total of (7) spaces provided.
- 7** LOADING, STANDARD TYPE A:  
35'L X 10'W X 13'H
- 8** STREET LIGHT, TYP
- 9** BIORETENTION PLANTER:  
Treats run-off from Pacific Woonerf.
- 10** SHORT TERM BIKE PARKING:  
Multiple locations near primary entries.
- 11** ALTERNATE PAVING FINISH A
- 12** ALTERNATE PAVING FINISH B

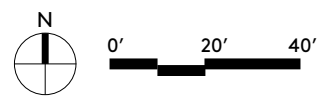
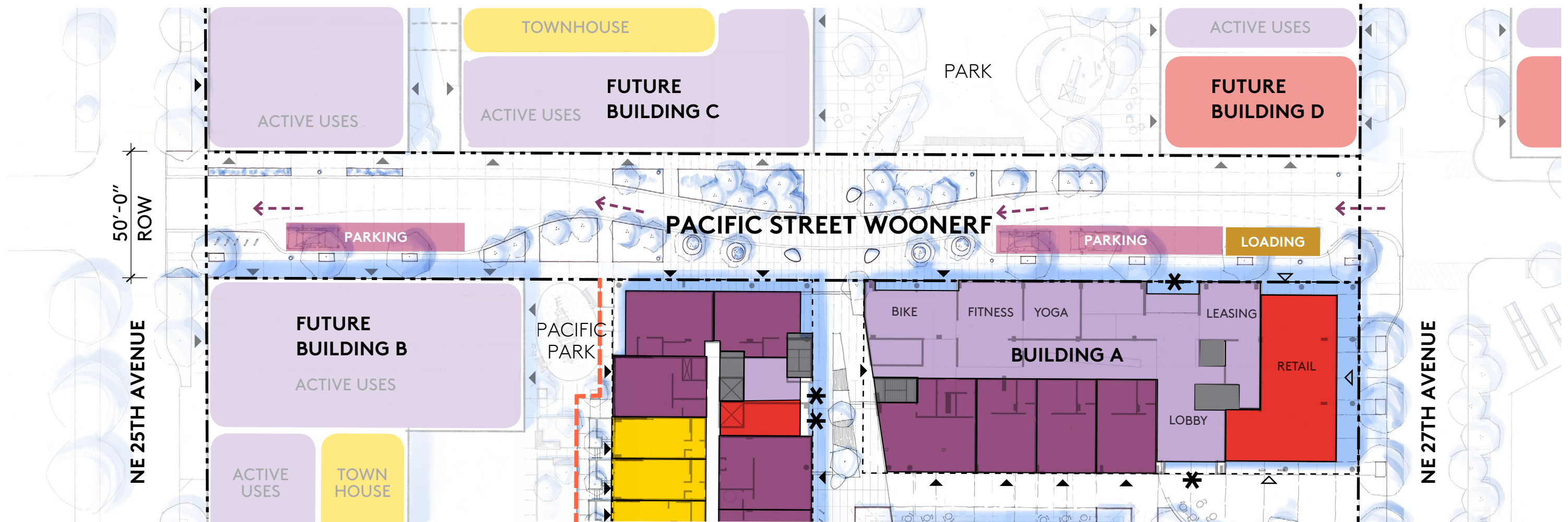
- PROPERTY LINE
- - - OVERHEAD PROJECTION (BUILDING)
- \* PRIMARY ENTRANCE
- ▶ ENTRANCE
- ▷ POTENTIAL ENTRANCE
- ▷ POTENTIAL ENTRANCE (FUTURE PHASES)



# ARCHITECTURAL SITE PLAN | WOONERF

## LEGEND

- RETAIL
- RETAIL (FUTURE PHASES)
- RESIDENTIAL UNIT OR ACTIVE GROUND FLOOR USE
- RESIDENTIAL UNIT OR ACTIVE GROUND FLOOR USE (FUTURE PHASES)
- LIVE WORK
- LOBBY / AMENITY / COMMON SPACE
- ACTIVE GROUND FLOOR USE (FUTURE PHASES)
- LOADING SPACE - STANDARD A
- PROPERTY LINE
- OVERHEAD PROJECTION (BUILDING)
- PHASE OUTLINE
- VEHICULAR CIRCULATION
- ENTRANCE
- POTENTIAL ENTRANCE
- POTENTIAL ENTRANCE (FUTURE PHASES)
- PRIMARY ENTRANCE



# WOONERF | MATERIALS



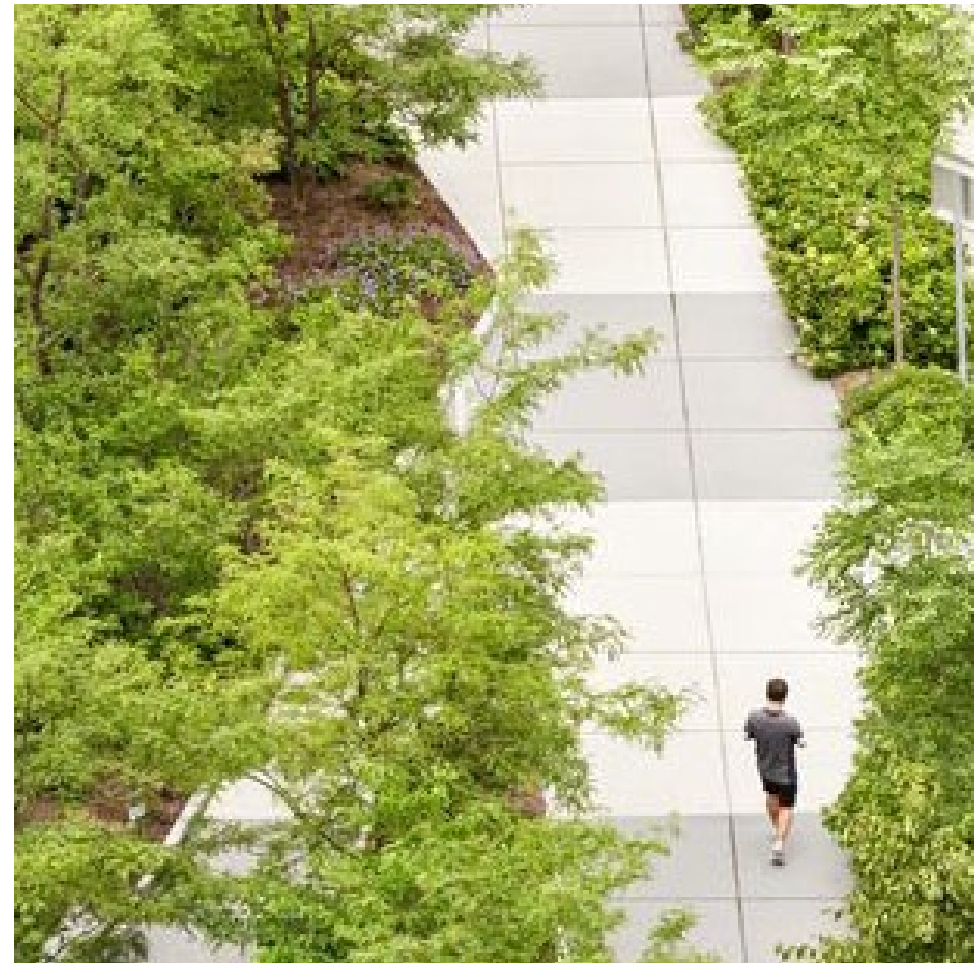
VARYING PAVING TEXTURE



SCULPTURAL SEATING



PLANTERS AS BOLLARDS

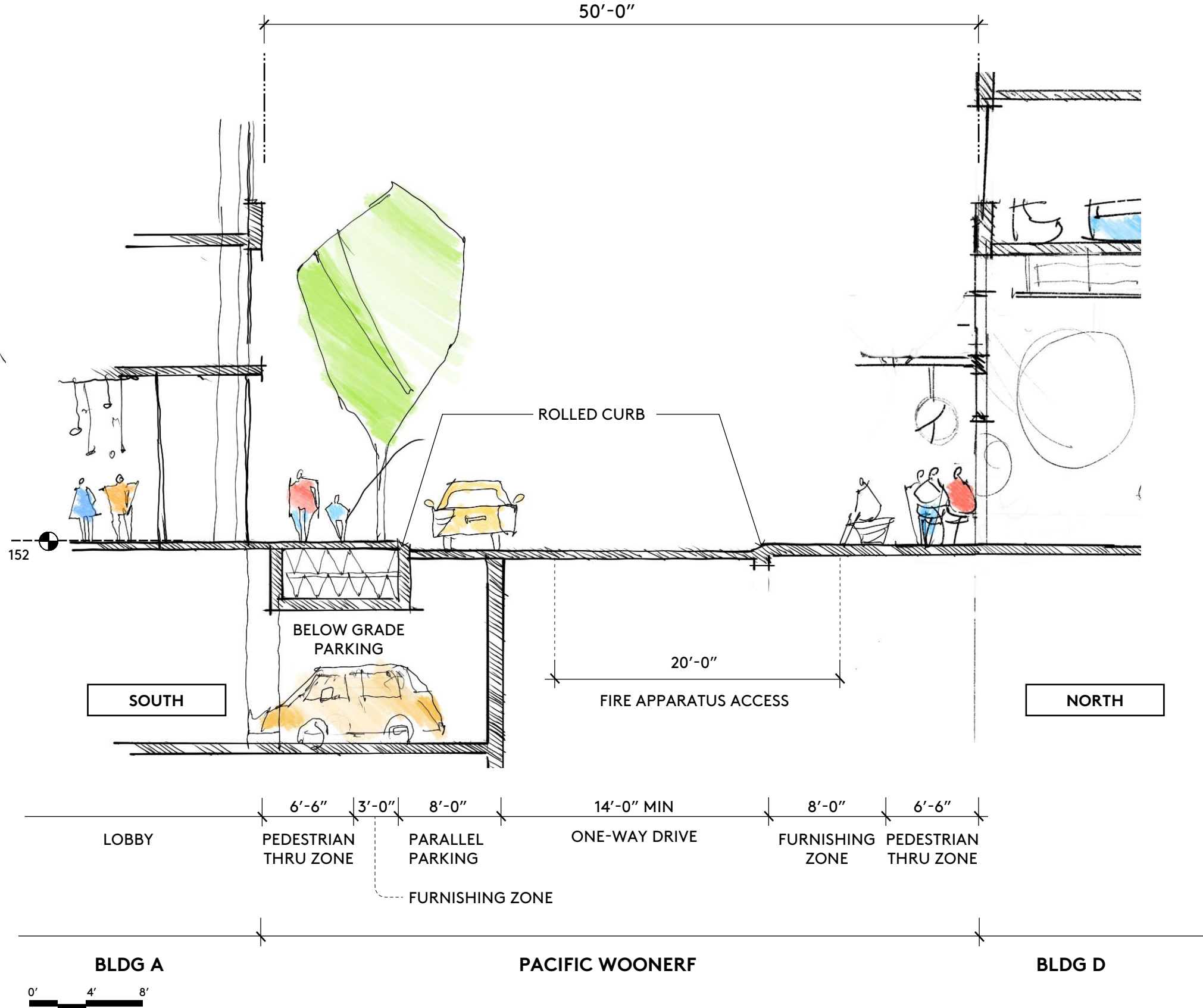


ROBUST PLANTING AT PARK CROSSING



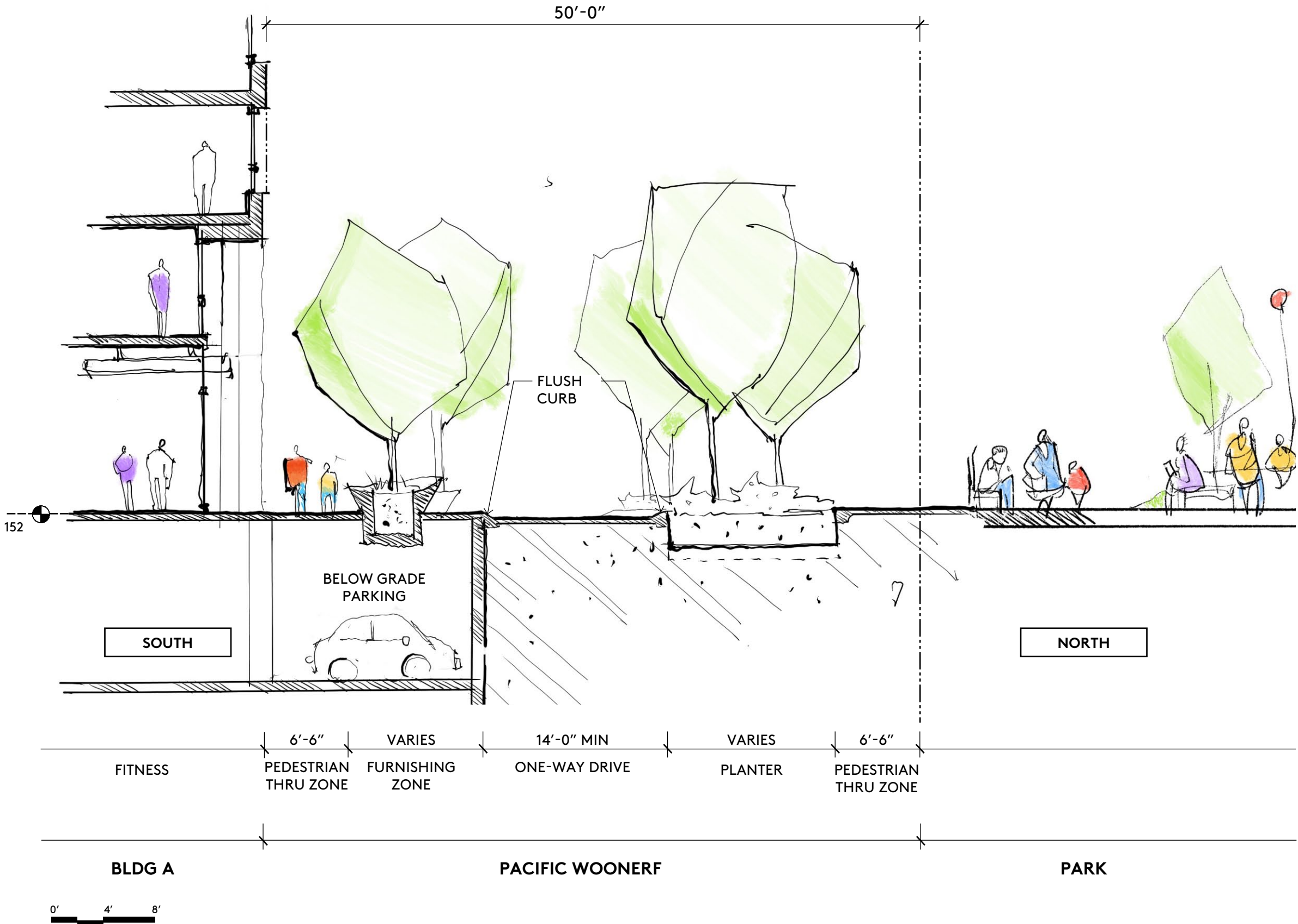
TREES IN PAVING

# WOONERF SECTIONS | ENTRY COURT



\*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.  
 \*All garage entries and loading spaces are conceptual and subject to future reviews with individual land use applications

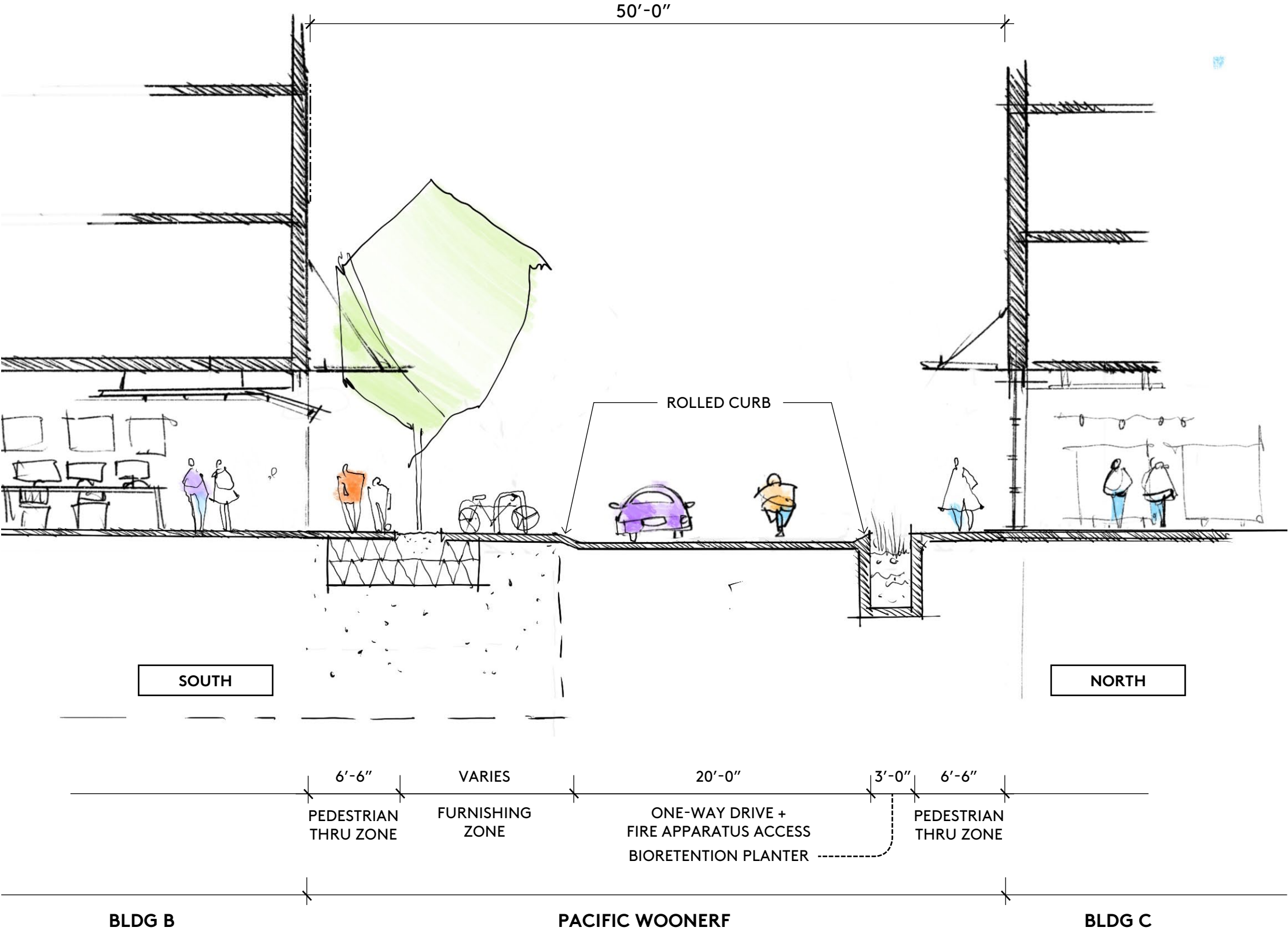
# WOONERF SECTIONS | PARK CROSSING



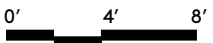
\*Building edges in these diagrams are representative. Actual building articulation will be proposed with individual building land use applications, and may vary in either direction from what is show in the diagrams.

\*All garage entries and loading spaces are conceptual and subject to future reviews with individual land use applications

# WOONERF SECTIONS | EXIT COURT

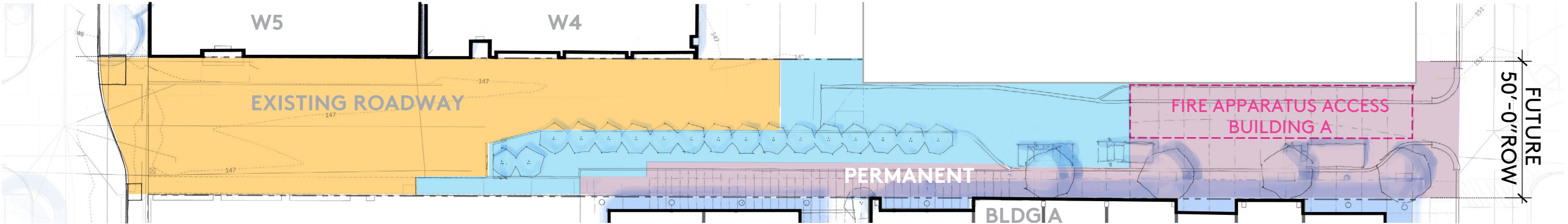


\*Building edges in these diagrams are representative. Actual building articulation will be proposed with individual building land use applications, and may vary in either direction from what is show in the diagrams.

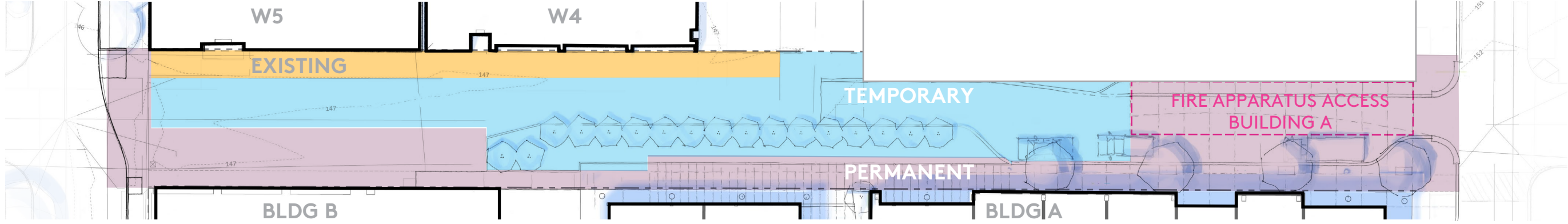


# WOONERF | PHASING PLANS

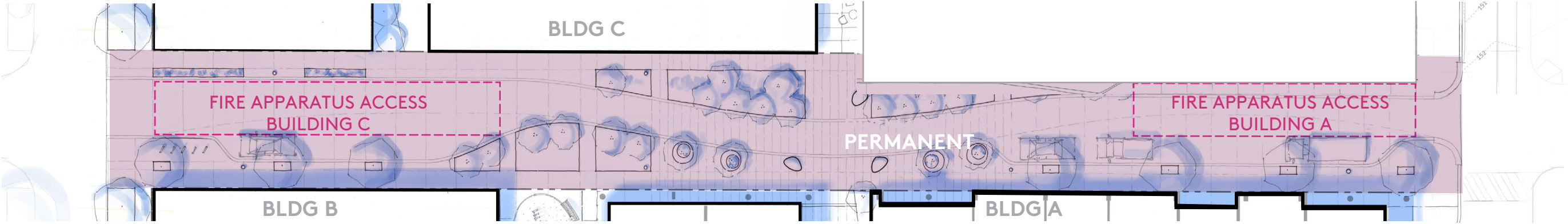
BLOCK 28  
(PHASE 1A)



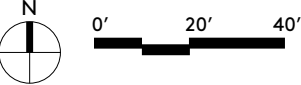
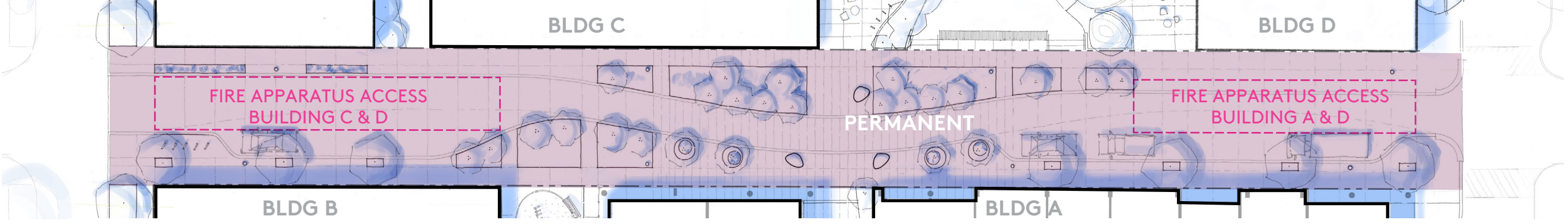
BLOCK 29



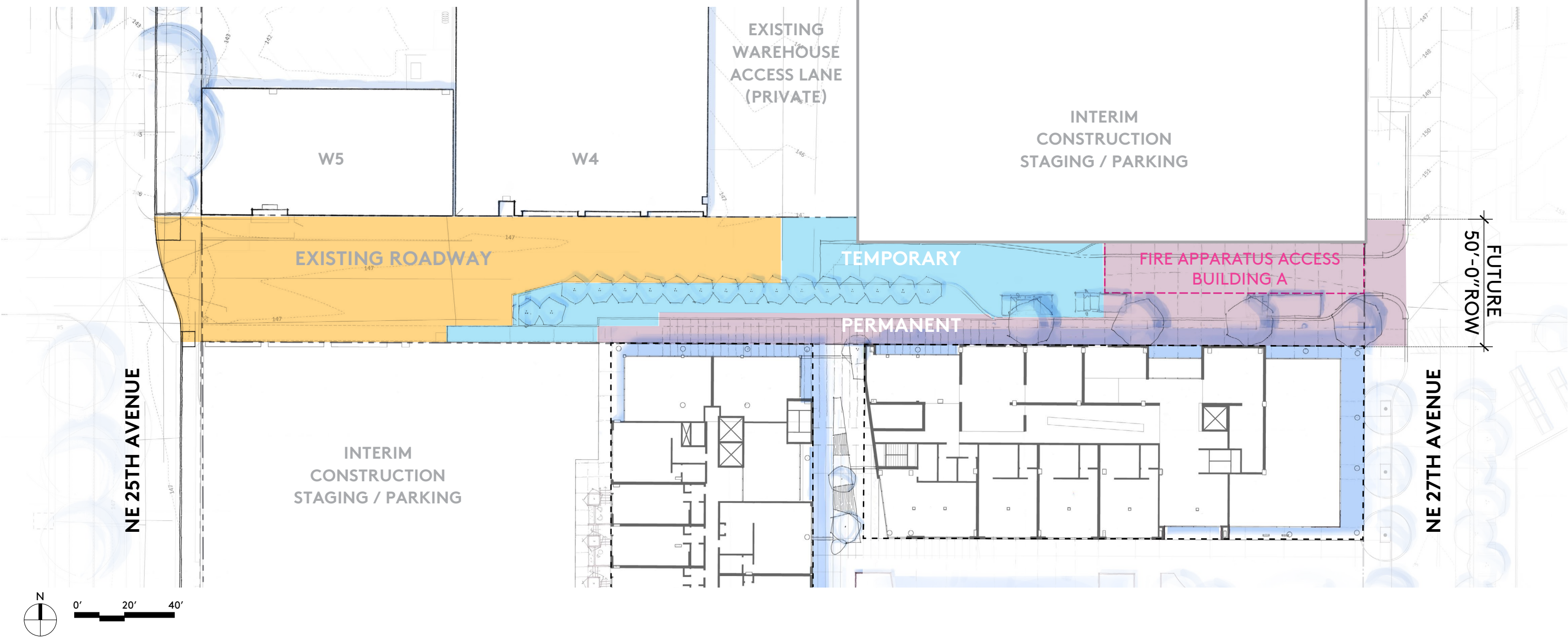
BLOCK 44



BLOCK 45



# WOONERF | PHASE 1A INTERIM CONDITION

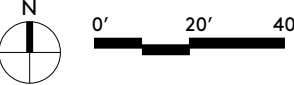
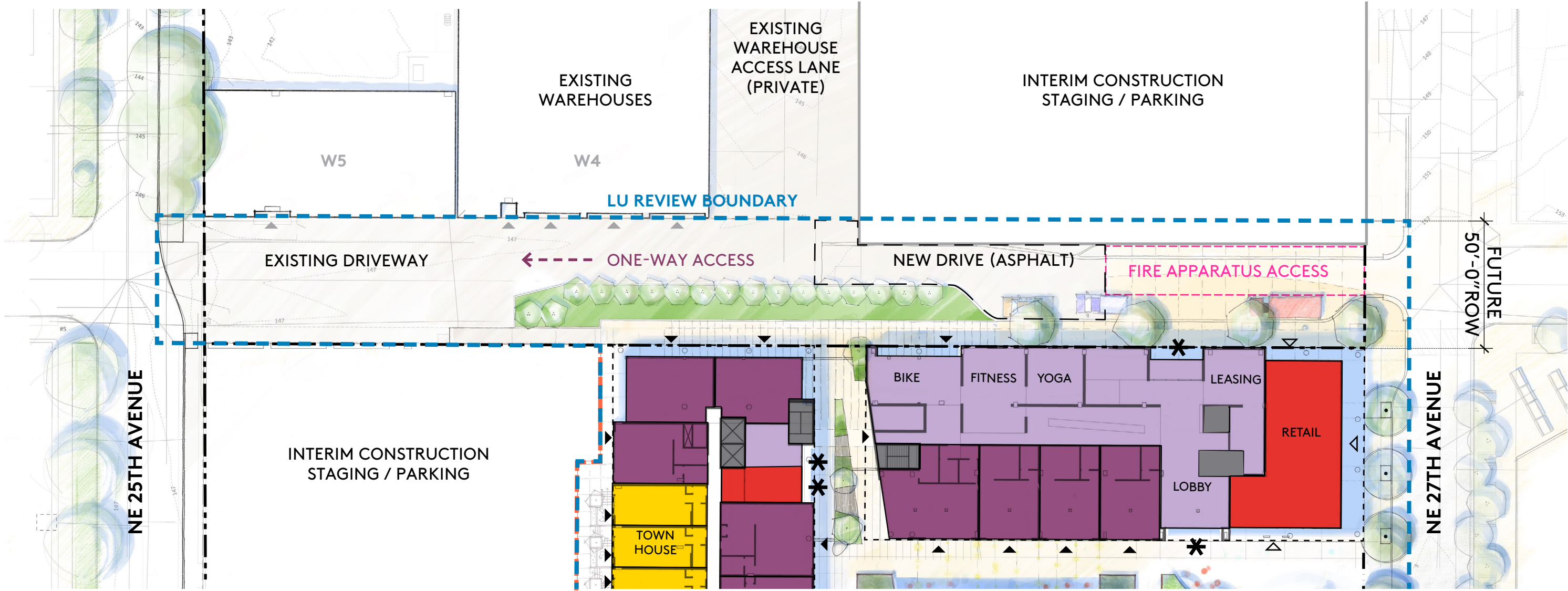




# SITE PLAN | PHASE 1A WOONERF

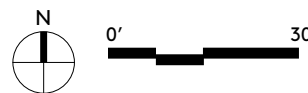
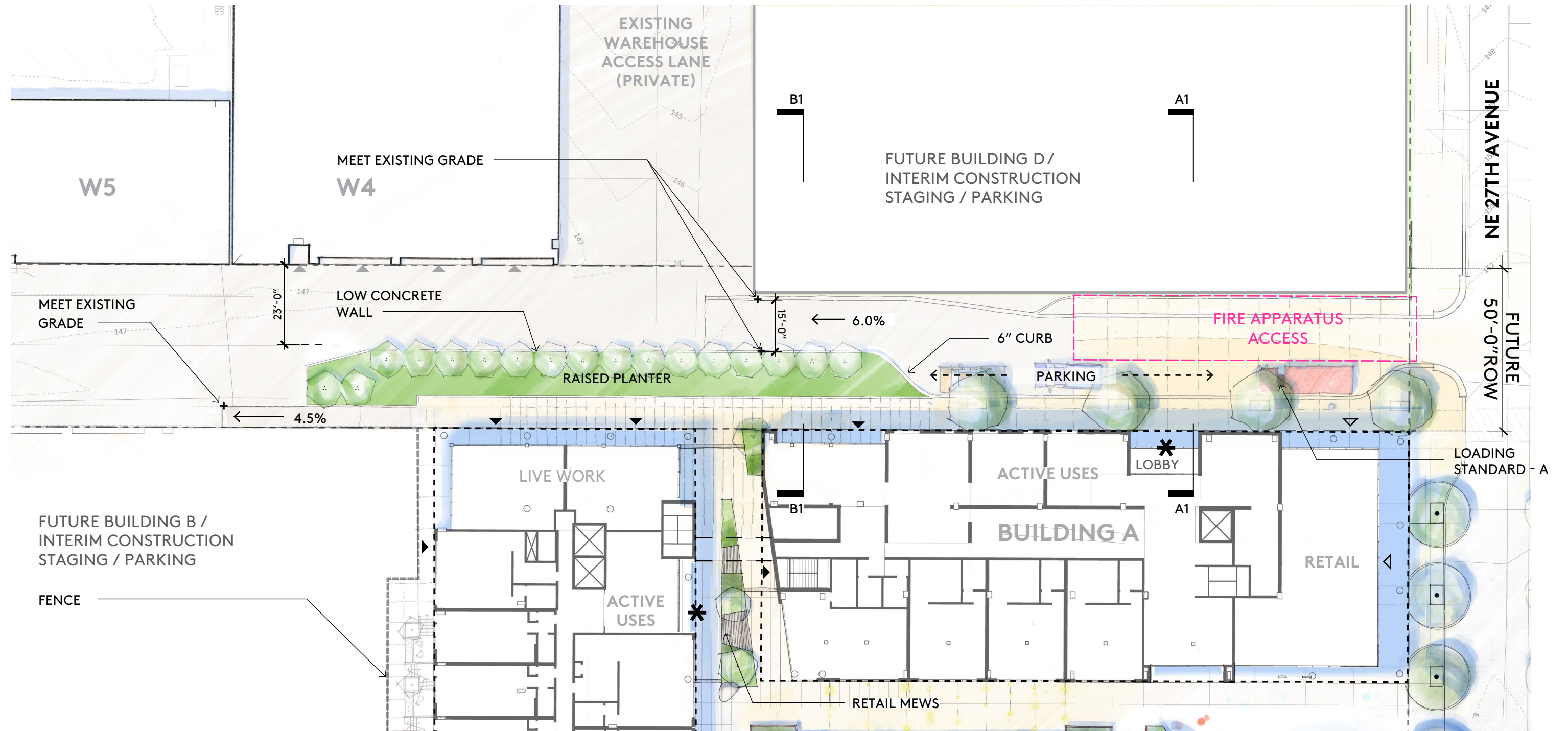
**LEGEND**

- RETAIL
- RESIDENTIAL UNIT OR ACTIVE GROUND FLOOR USE
- LIVE WORK
- LOBBY / AMENITY / COMMON SPACE
- VEHICULAR CIRCULATION
- PROPERTY LINE
- OVERHEAD PROJECTION (BUILDING)
- ✱ PRIMARY ENTRANCE
- ▶ ENTRANCE
- ▷ POTENTIAL ENTRANCE
- ▶ ENTRANCE (EXISTING)

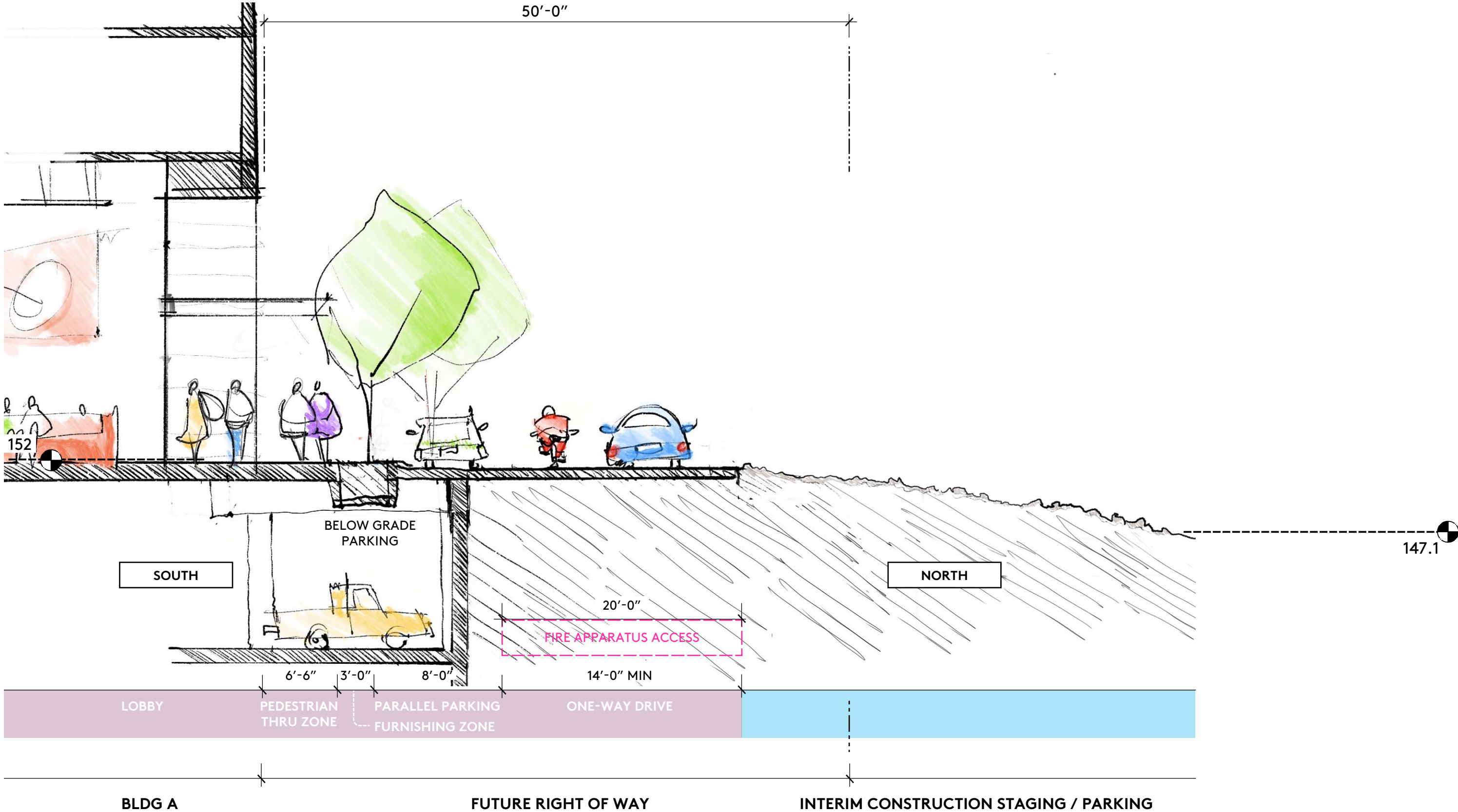


# SITE PLAN ENLARGEMENT | PHASE 1A WOONERF

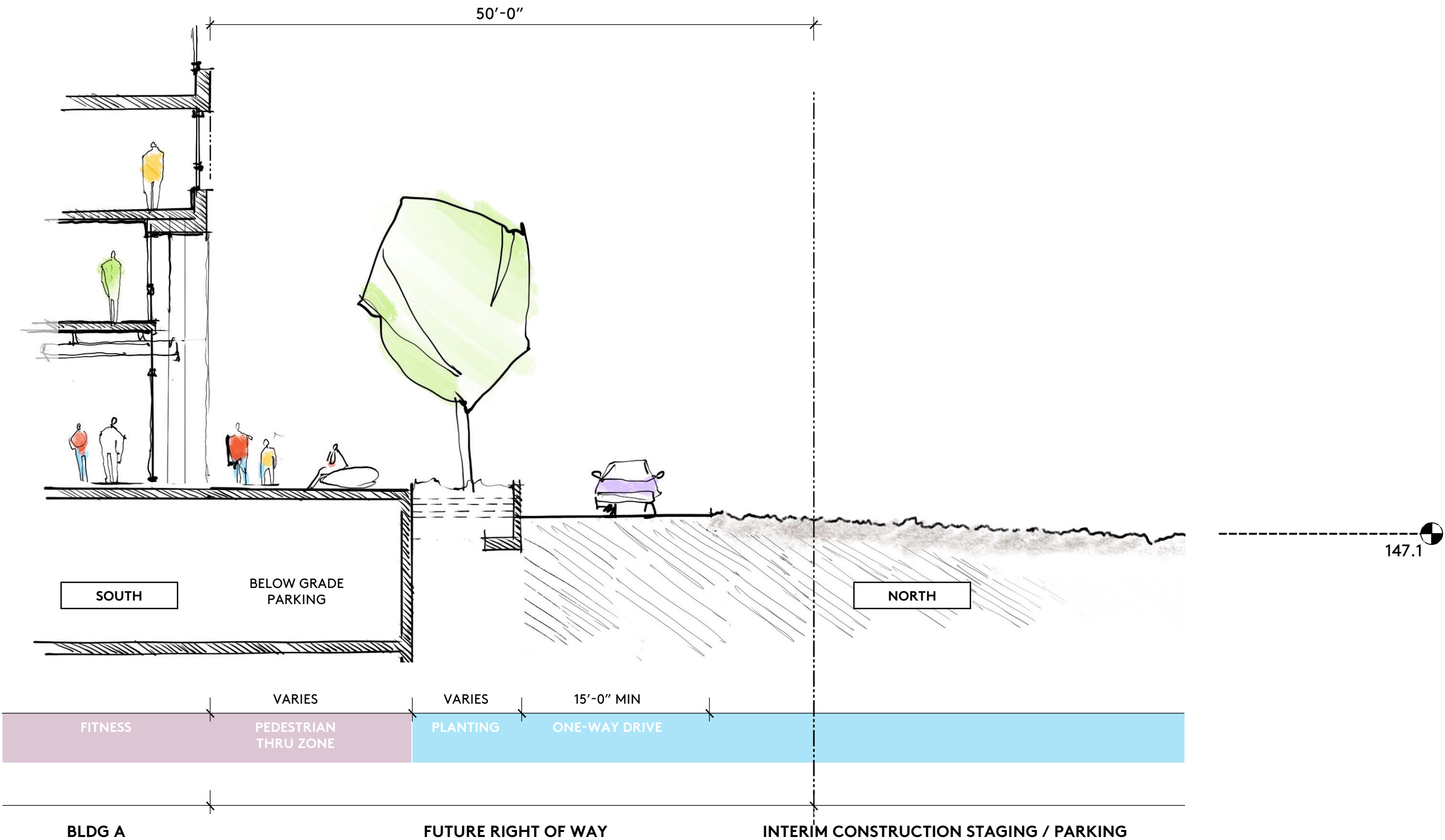
- \* PRIMARY ENTRANCE
- ▶ ENTRANCE
- ▷ POTENTIAL ENTRANCE
- ▷ ENTRANCE (EXISTING)



# WOONERF SECTIONS | PHASE 1A - SECTION A1



# WOONERF SECTIONS | PHASE 1A - SECTION B1



# Plaza—

# PLANNED DEVELOPMENT | PLAZA PROGRAMMATIC PRINCIPLES



## GATHER

- Create a **flexible space**: large enough for events, but with comfortable rooms for day to day gathering.
- Create a space with **seating orientated toward Sandy Boulevard**, outside of pedestrian through way.
- Encourage flexibility with **movable furnishings** and provide **built-in seating** that is consistent across the plaza.

## CELEBRATE

- Use **water** to celebrate the history of Sullivan's Gulch, buffer street noise and enhance the pedestrian experience.
- **Celebrate the uniqueness** of the site's history, Pavilion and Sandy Boulevard through detailed design of built-in seating and Plaza surface.
- **Celebrate the Pavilion within a larger plaza**: extend design elements to Sandy Point and the retail mews to create a unified space.

## ATTRACT

- Building on the visibility of Sandy and the opportunity to enhance the character of the neighborhood, integrate **distinct landmarks** or programs.
- Create a designated space for performance or observation: **a stage for performances or art installation.**

## COMFORT & SAFETY

- **Buffer Plaza** from the noise, lights and traffic of Sandy without obscuring views or porosity of site.
- While an urban space, provide **shade from trees** and use **planting areas** to provide visual buffers and respite from the street condition.
- Encourage **gracious canopies** at building edges to provide protected, year-round spaces for Plaza users.

# PLAZA | INSPIRATION



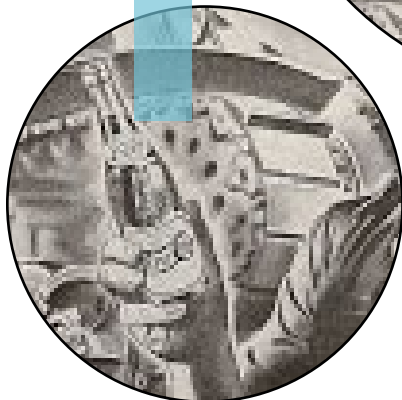
1897



1940



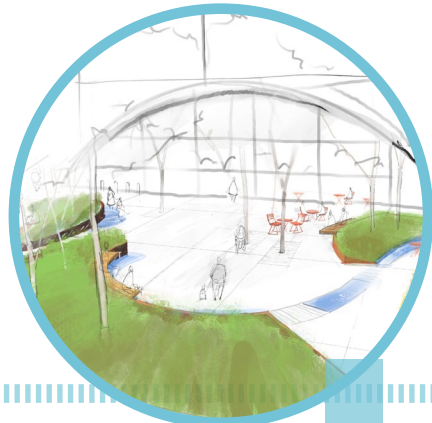
1942



THIS \$100,000 warehouse, distribution and administrative office center, designed to carry out the "style" theme of the Pepsi Bottling Co. will be constructed at 27th and...

Starts Firm List 2 P...

1961



2020



1919



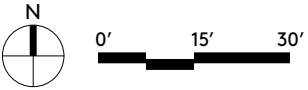
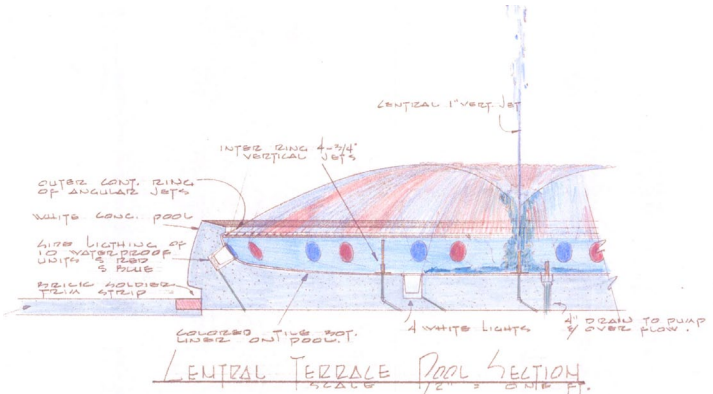
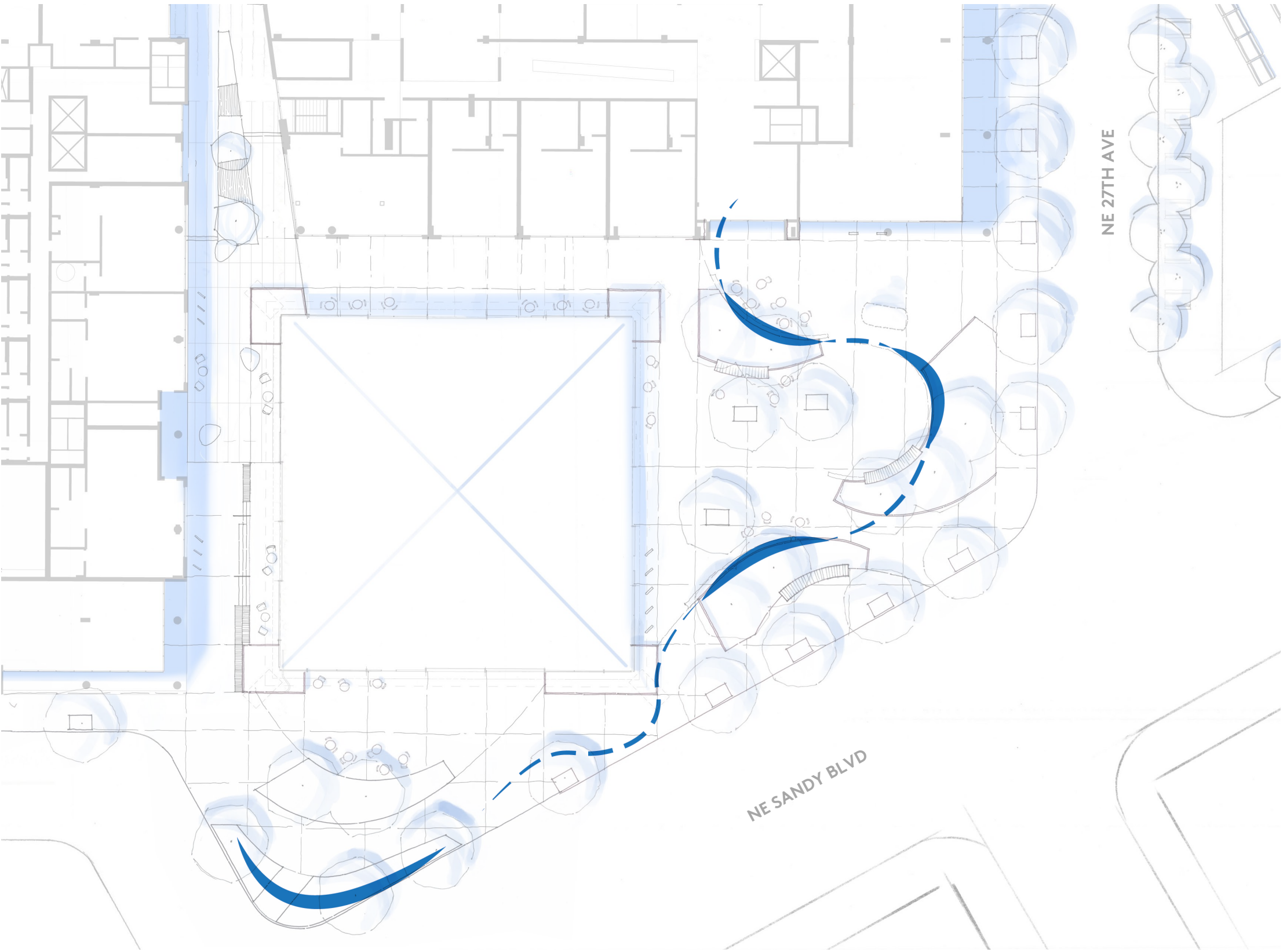
1952







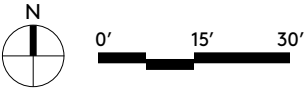
# PLAZA INFLUENCES | WATER



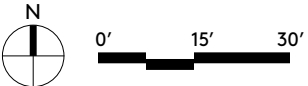
# PLAZA INFLUENCES | PROTECT



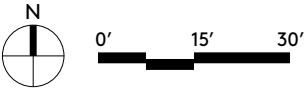
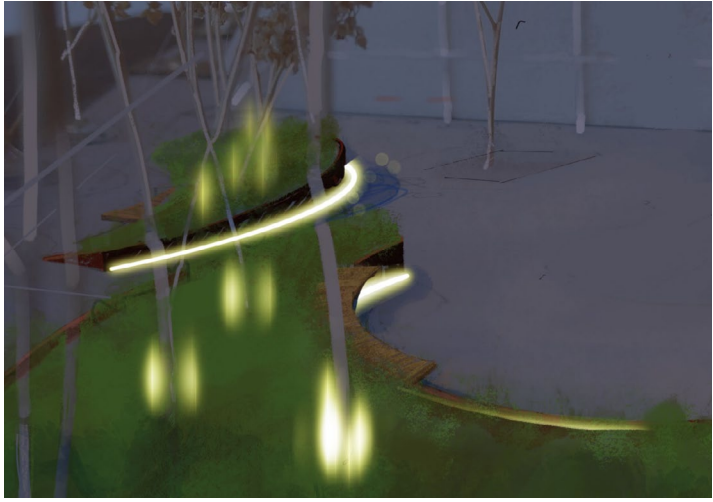
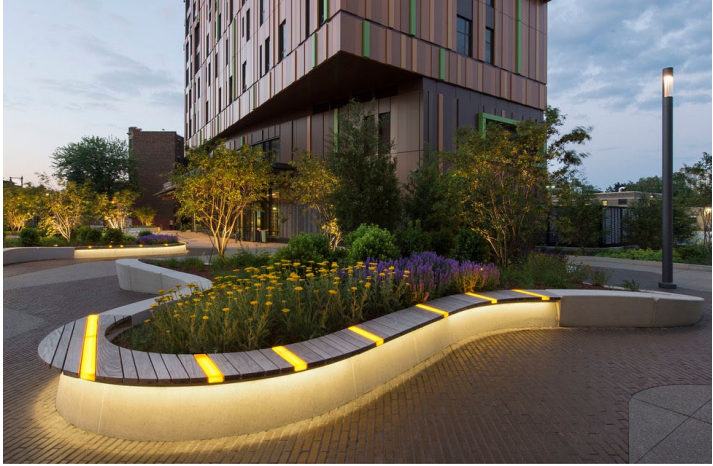
— — — RIDGE  
↓ ↓ SLOPE



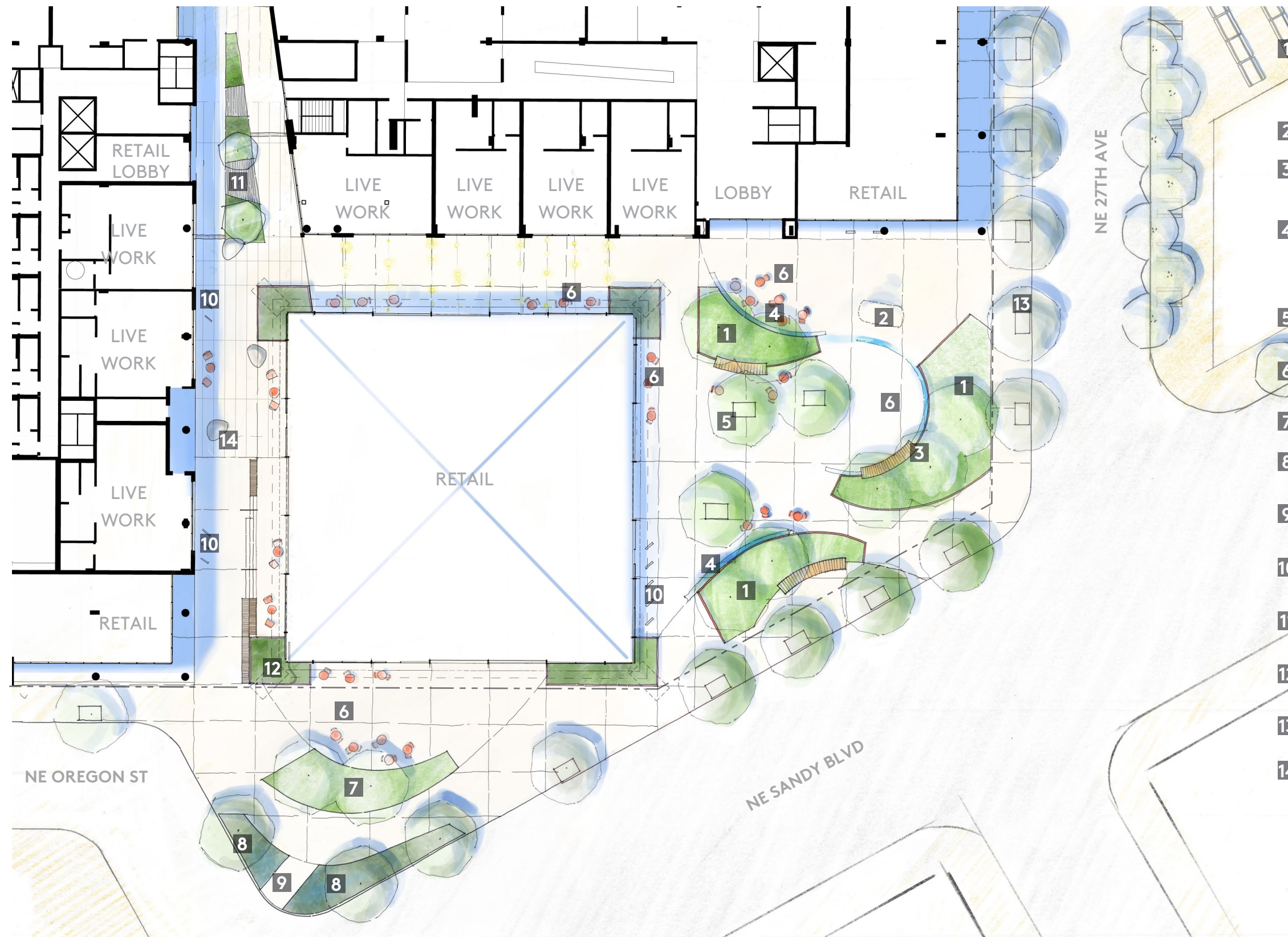
# PLAZA INFLUENCES | GATHER



# PLAZA INFLUENCES | ATTRACT

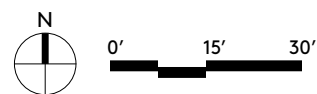


# SITE PLAN | PLAZA

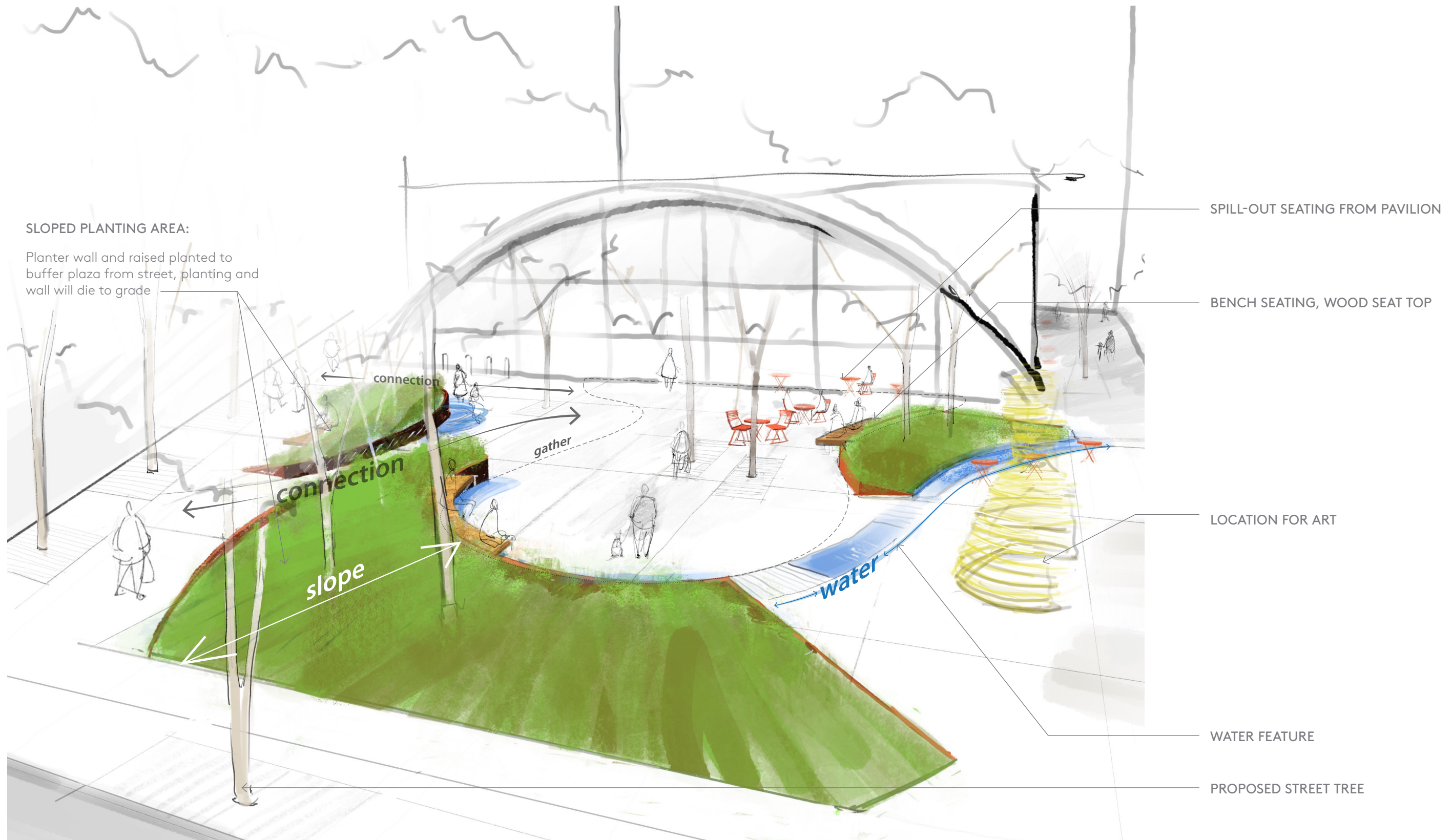


## KEYNOTES

- 1** AT-GRADE PLANTING AREA:  
One side raised to create buffer / metal or concrete planter wall with integrated lighting.
- 2** LOCATION FOR SCULPTURE
- 3** BENCH, TYP:  
Built-in wood bench seating
- 4** WATER FEATURE:  
Runnel water feature to buffer noise from street, create comfortable atmosphere - connective link through space.
- 5** TREE WITHIN WALKING SURFACE:  
Planted in tree grate or mineral mulch.
- 6** SPILLOUT SPACE:  
Activated with movable furniture.
- 7** AT-GRADE PLANTING AREA IN ROW
- 8** STORMWATER PLANTER IN ROW:  
Treats run-off from Sandy Blvd.
- 9** NEW CROSSING AT OREGON STREET:  
Bridges over stormwater planter.
- 10** SHORT TERM BIKE PARKING:  
Multiple locations near primary entries.
- 11** STORMWATER PLANTER  
Treat Building A and mews run-off
- 12** STORMWATER PLANTER:  
Treat Pavilion and plaza run-off, planting buffer.
- 13** STREET TREE PLANTING, TYP.
- 14** SCULPTURAL SEAT, TYP.:  
Carrying language of woonerf into retail mews.



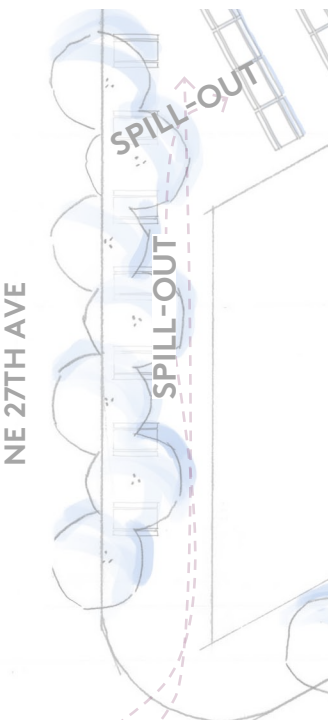
# SKETCH | VIEW FROM NE 27TH AVE



# SKETCH | VIEW FROM NE SANDY BOULEVARD



# PLAZA | FRAMEWORK PLAN



**DESIGN FRAMEWORK**

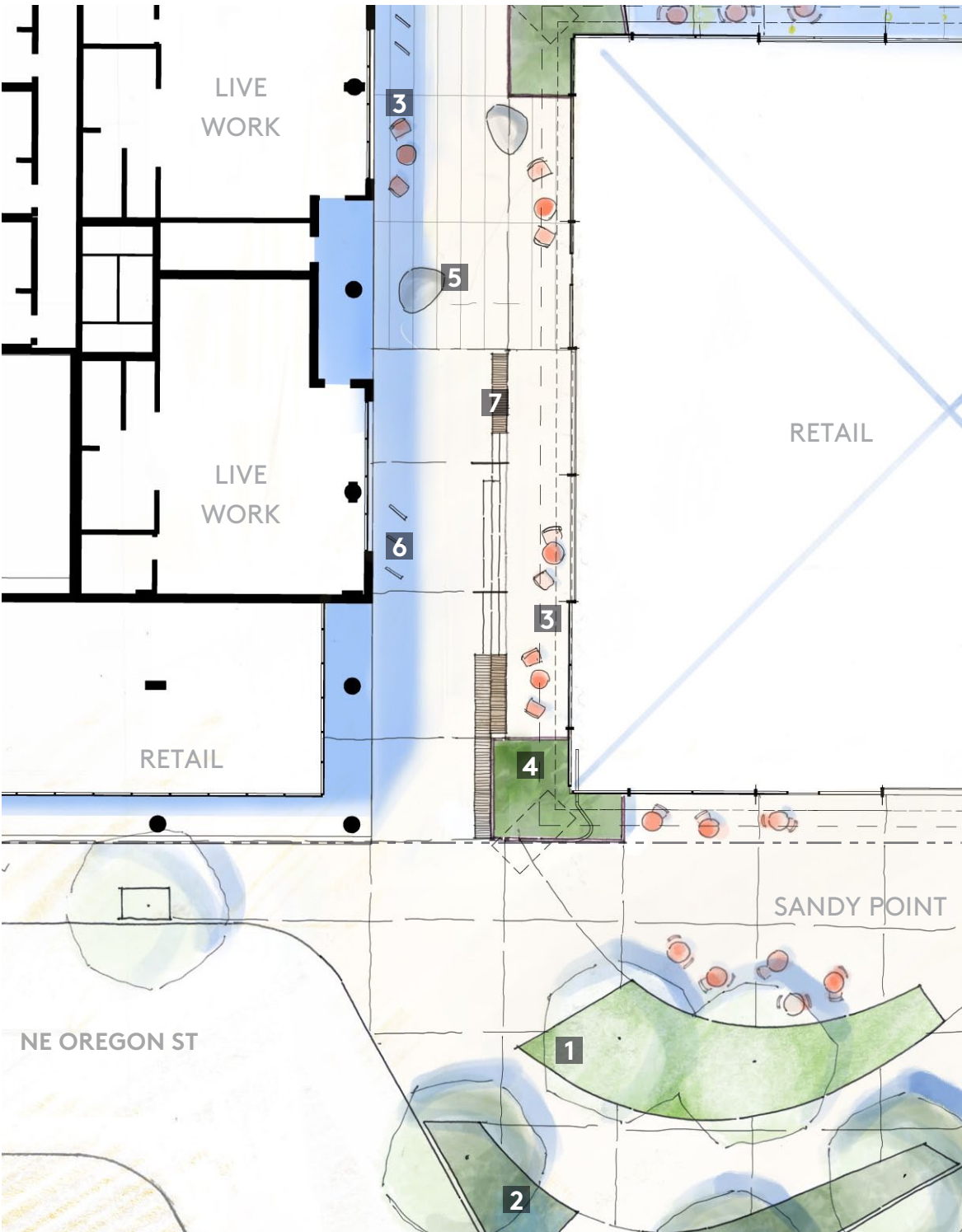
**GENERAL NOTES**

- 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.



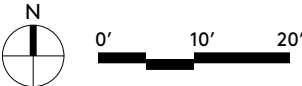
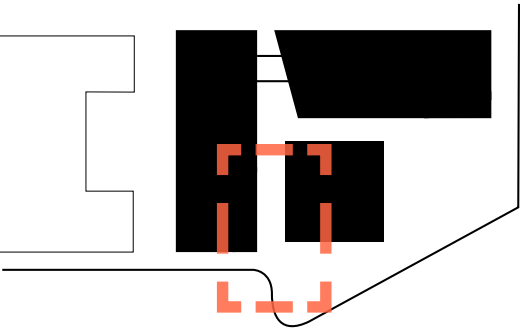
# Building Edges—

# BUILDING EDGES | MEWS



### KEYNOTES

- 1** AT-GRADE PLANTING AREA IN ROW
- 2** STORMWATER PLANTER IN ROW:  
Treats run-off from Sandy Blvd.
- 3** SPILLOUT SPACE:  
Activated with movable furniture.
- 4** CORNER PLANTER:  
Stormwater treatment for the Pavilion run-off; planting buffer to building corners.
- 5** SCULPTURAL SEAT, TYP.:  
Carrying language of woonerf into retail mews.
- 6** SHORT TERM BIKE PARKING:  
Multiple locations near primary entries.
- 7** SEAT STEPS, TYP.:  
Provide spill-out seating.

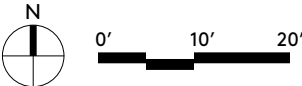
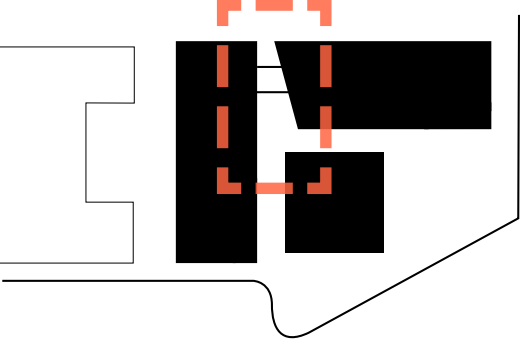


# BUILDING EDGES | MEWS

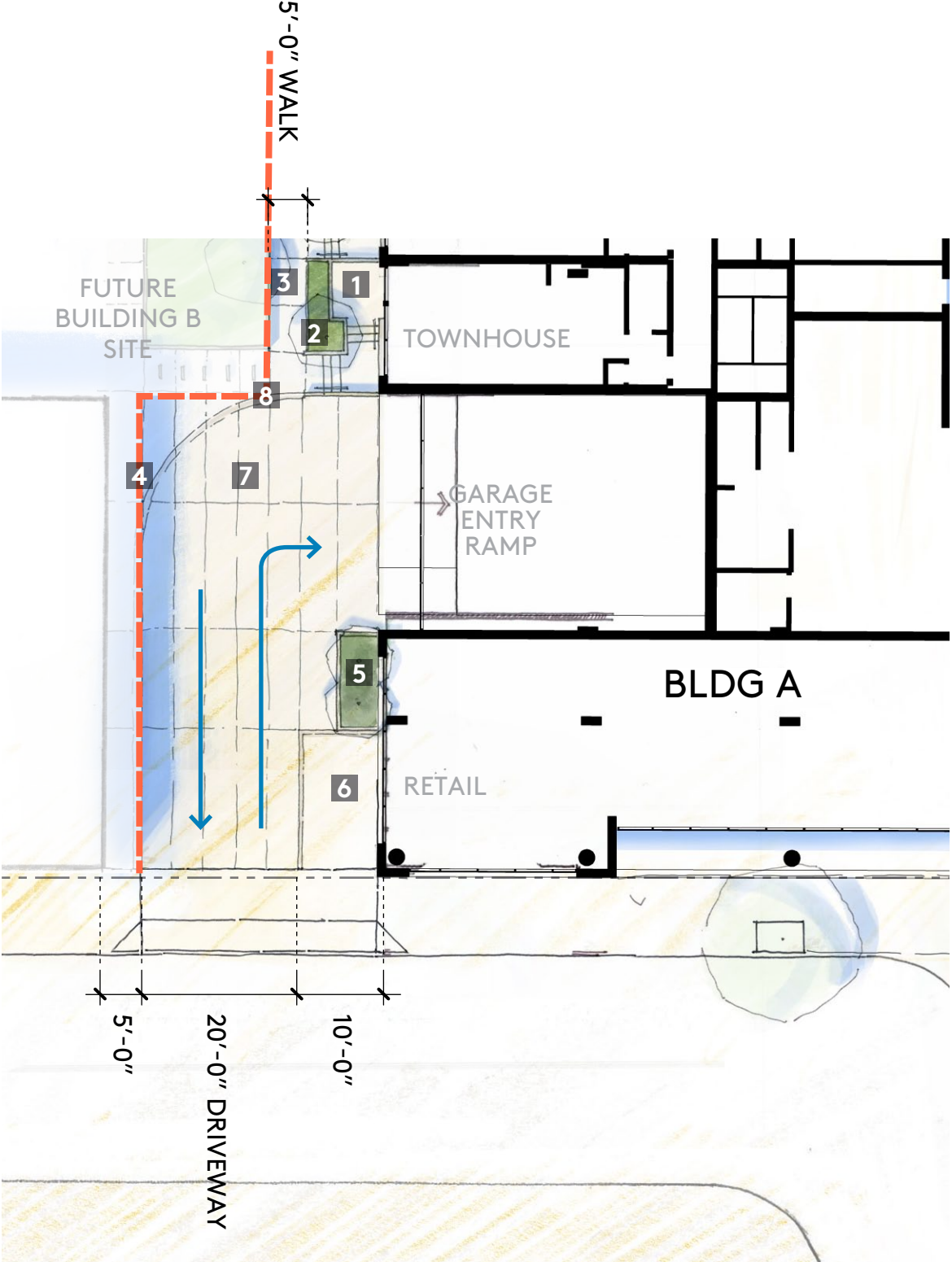


### KEYNOTES

- 3** SPILLOUT SPACE:  
Activated with movable furniture.
- 4** CORNER PLANTER:  
Stormwater treatment for the Pavilion runoff; planting buffer to building corners.
- 5** AT GRADE STORMWATER PLANTER  
Stormwater treatment for the Building A runoff; planting to be continuous with grates over top for pedestrian circulation
- 6** SHORT TERM BIKE PARKING:  
Multiple locations near primary entries.
- 7** SCULPTURAL SEAT  
Carrying language of woonerf into retail mews.

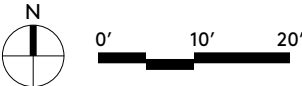
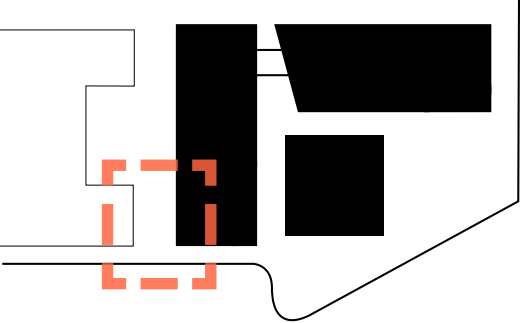


# BUILDING EDGES | BUILDING A WEST EDGE

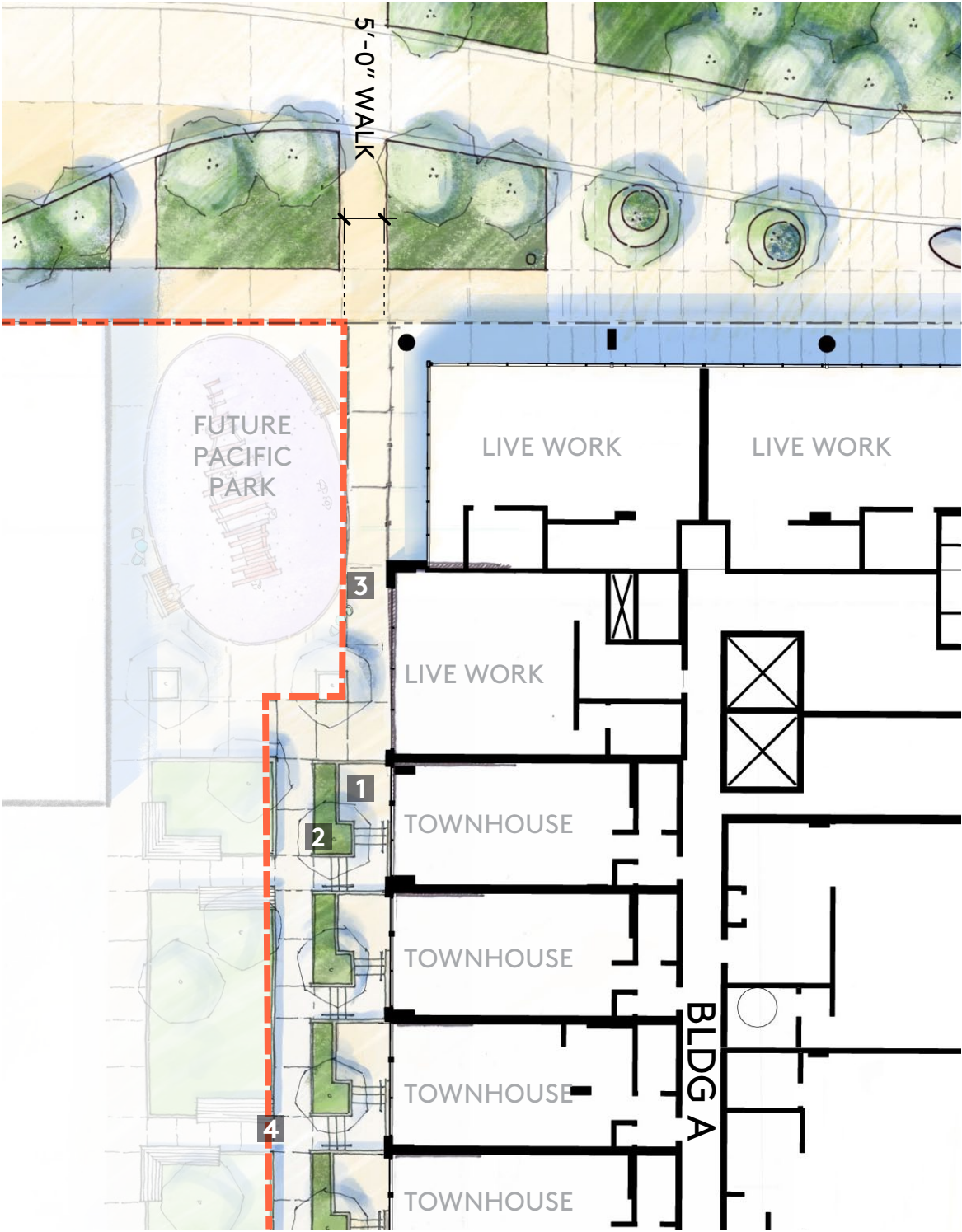


### KEYNOTES

- 1** TOWNHOUSE STOOP:  
Elevated approximately 2.5' - 3' above adjacent walkway
- 2** RAISED PLANTER:  
Concrete and metal planter walls
- 3** PEDESTRIAN CONNECTION:  
Minimum 5'-0" wide pedestrian walkway from NE Oregon Street to Pacific Street woonerf.
- 4** TEMPORARY FENCE:  
Fence for visual screening between finished Block 28 and interim condition at Block 29.
- 5** STORMWATER PLANTER
- 6** LOADING, STANDARD TYPE B:  
9'W x 18'L, flush with driveway.
- 7** MULTI-MODAL ENTRY PLAZA:  
Concrete paving, level surface, joints and traffic turtles to define vehicular area
- 8** BOLLARDS

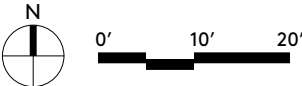
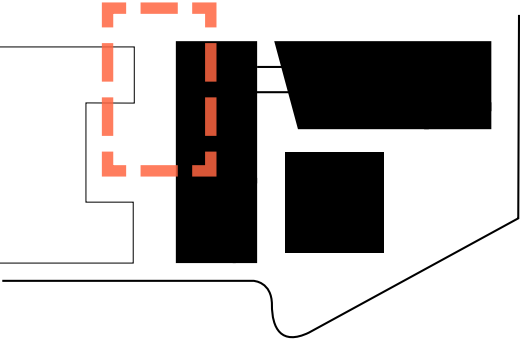


# BUILDING EDGES | BUILDING A WEST EDGE

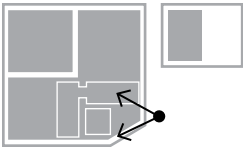


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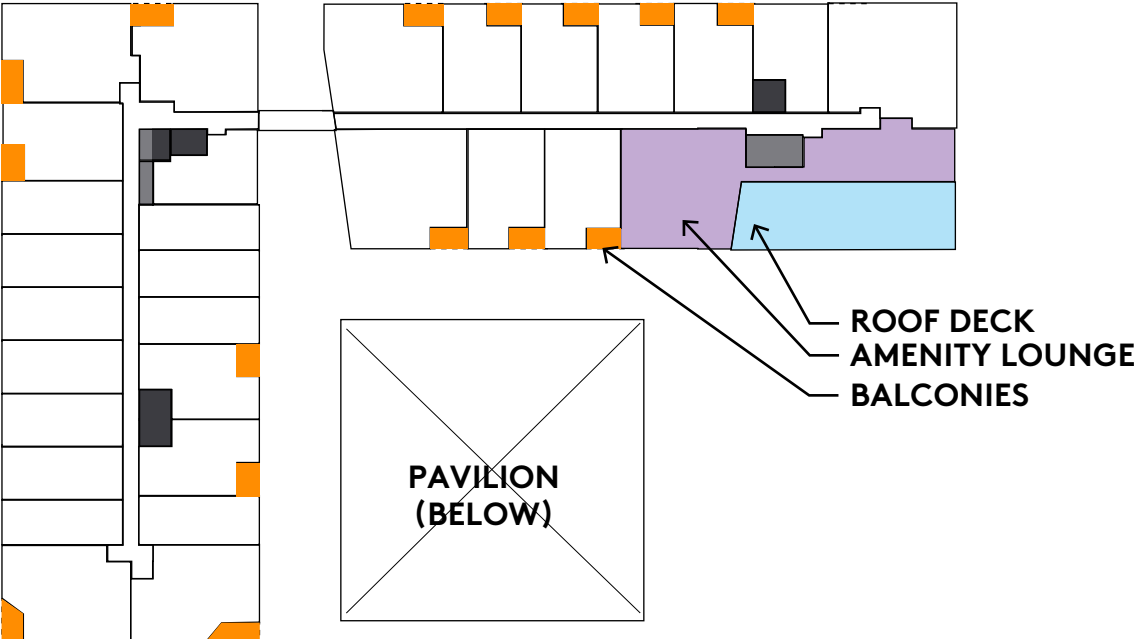
# PERSPECTIVE | PLAZA AT 27TH AVE



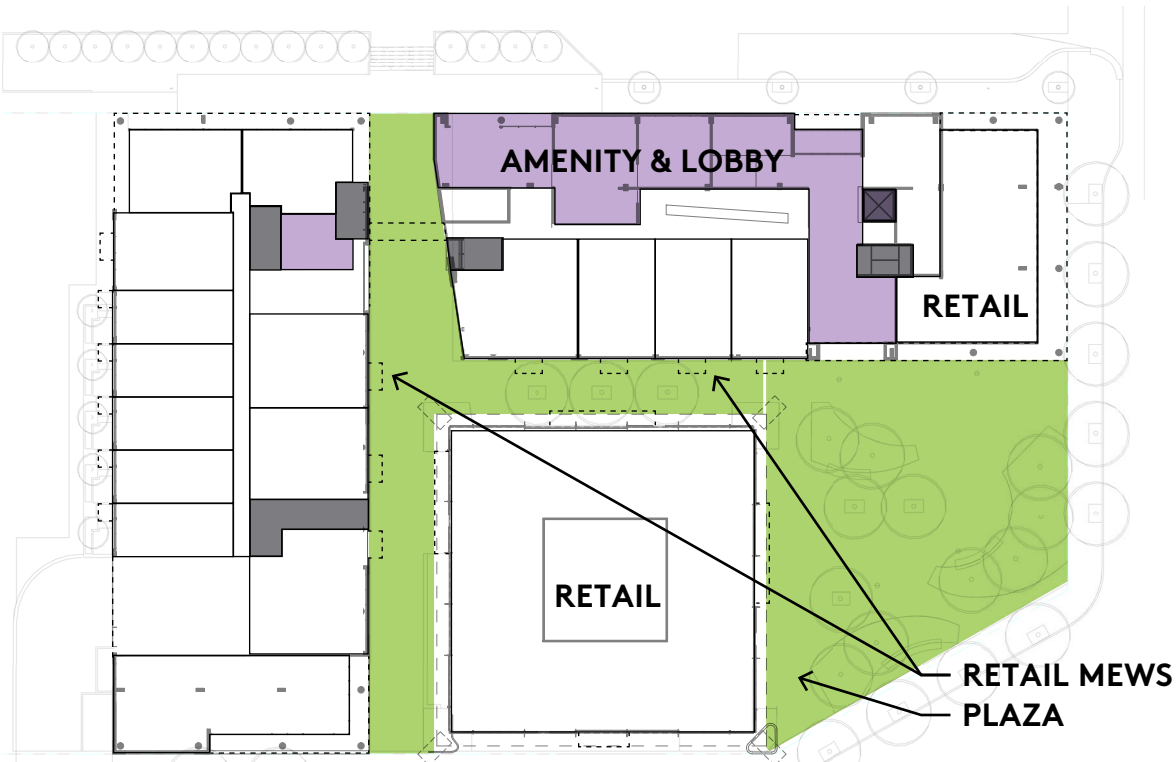
# Appendix—

# OPEN SPACE | REQ. PER 33.130.225 & 33.130.228

- LEGEND**
- LOBBY / AMENITY / COMMON SPACE
  - ROOF DECK
  - BALCONIES
  - PLAZA / MEWS



**LEVEL 8**



**GROUND LEVEL**

**33.130.225 - REQUIRED LANDSCAPE AREA**

AREA	SF	PERCENT OF AREA
<b>REQUIRED LANDSCAPE AREAS</b>		
SITE AREA	62,395	
<b>REQ. LANDSCAPE AREA</b>	<b>9,359</b>	<b>15%</b>

<b>PROVIDED LANDSCAPE AREAS</b>		
PLAZA	8,684	
RETAIL MEWS	5,323	

<b>TOTAL PROVIDED LANDSCAPE AREA</b>	<b>14,007</b>	<b>22%</b>
--------------------------------------	---------------	------------

4,648 difference

**33.130.228 - REQUIRED OUTDOOR AREAS**

PROGRAM	SF	Notes
<b>REQ. OUTDOOR AREA</b>		
UNIT COUNT		218
		at 48 SF each
<b>TOTAL REQ. OUTDOOR AREA</b>	<b>10,464</b>	

<b>INDOOR AMENITY AREAS</b>		
FITNESS (SF)	824	
YOGA (SF)	415	
LOUNGE / KITCHEN/ CAFE (SF)	2,270	
BIKE CLUB (SF)	690	
<b>TOTAL INDOOR AMENITY SF</b>	<b>4,199</b>	

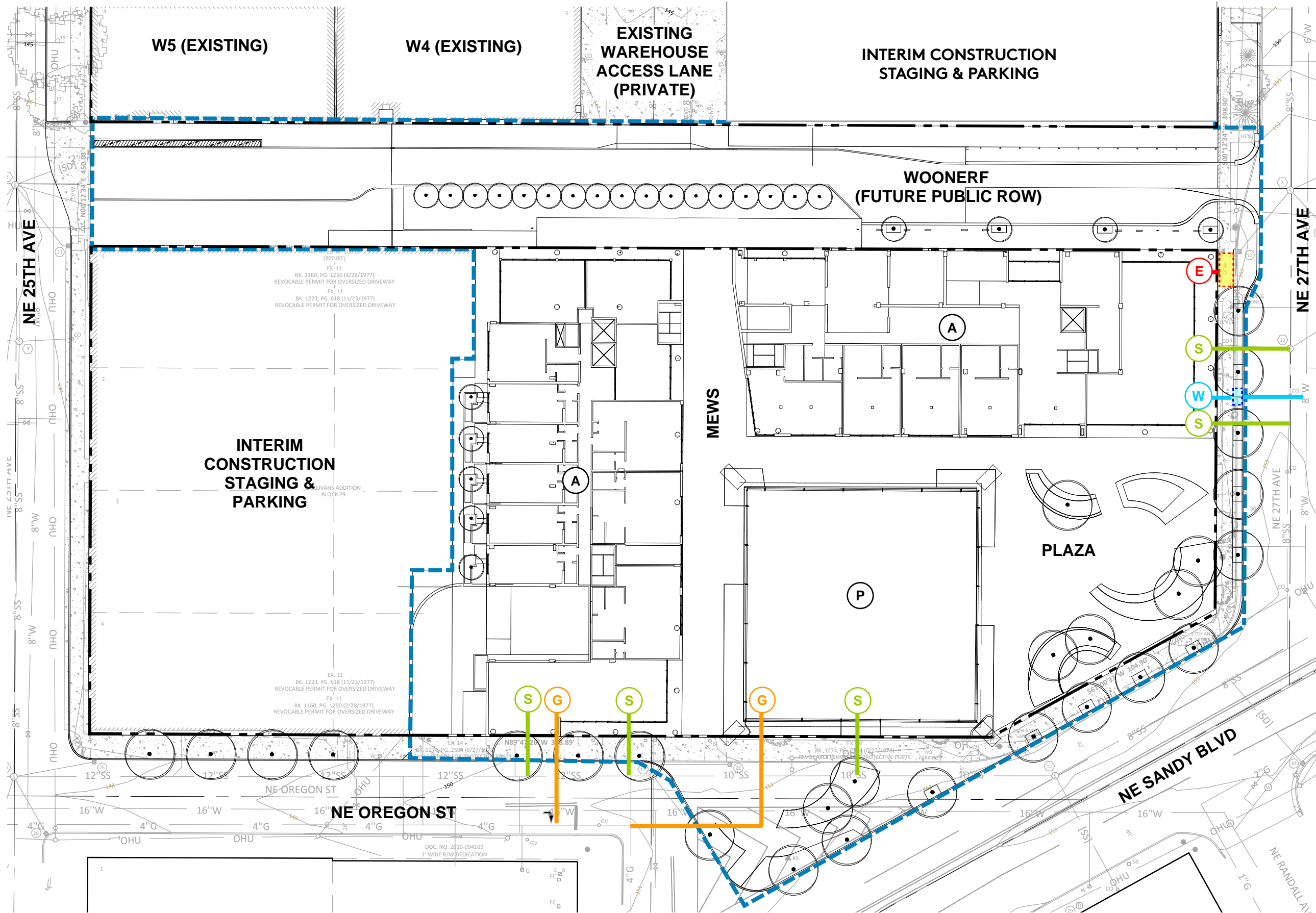
<b>OUTDOOR AMENITY AREAS</b>		
BALCONIES	6,325	115
		at 55 SF each
OUTDOOR AMENITY DECK	1,350	
<b>TOTAL OUTDOOR AMENITY SF</b>	<b>7,675</b>	

<b>TOTAL PROVIDED OUTDOOR AREA</b>	<b>11,874</b>	
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1,410 difference



# PRELIMINARY UTILITY PLAN



## LEGEND:

- (A) BUILDING A
- (P) BUILDING P
- (W) DOMESTIC WATER & FIRE SERVICE
- (G) GAS
- (S) SANITARY SEWER
- (E) UNDERGROUND ELECTRICAL
- [Blue dashed box] WATER VAULT
- [Yellow dashed box] ELECTRICAL VAULT
- PROPERTY LINE
- PHASE 1A TYPE III REVIEW BOUNDARY

## NOTES:

1. WATER, SEWER, POWER, GAS, AND TELECOMMUNICATIONS ARE AVAILABLE IN NE OREGON ST AND NE 27TH AVE.
2. OVERHEAD POWER LINES WILL BE REMOVED IN NE 27TH AVE AND ON-SITE. ALL ELECTRICAL AND TELECOMMUNICATIONS SERVICES WILL BE UNDERGROUND. TRANSFORMERS WILL BE IN-BUILDING.

