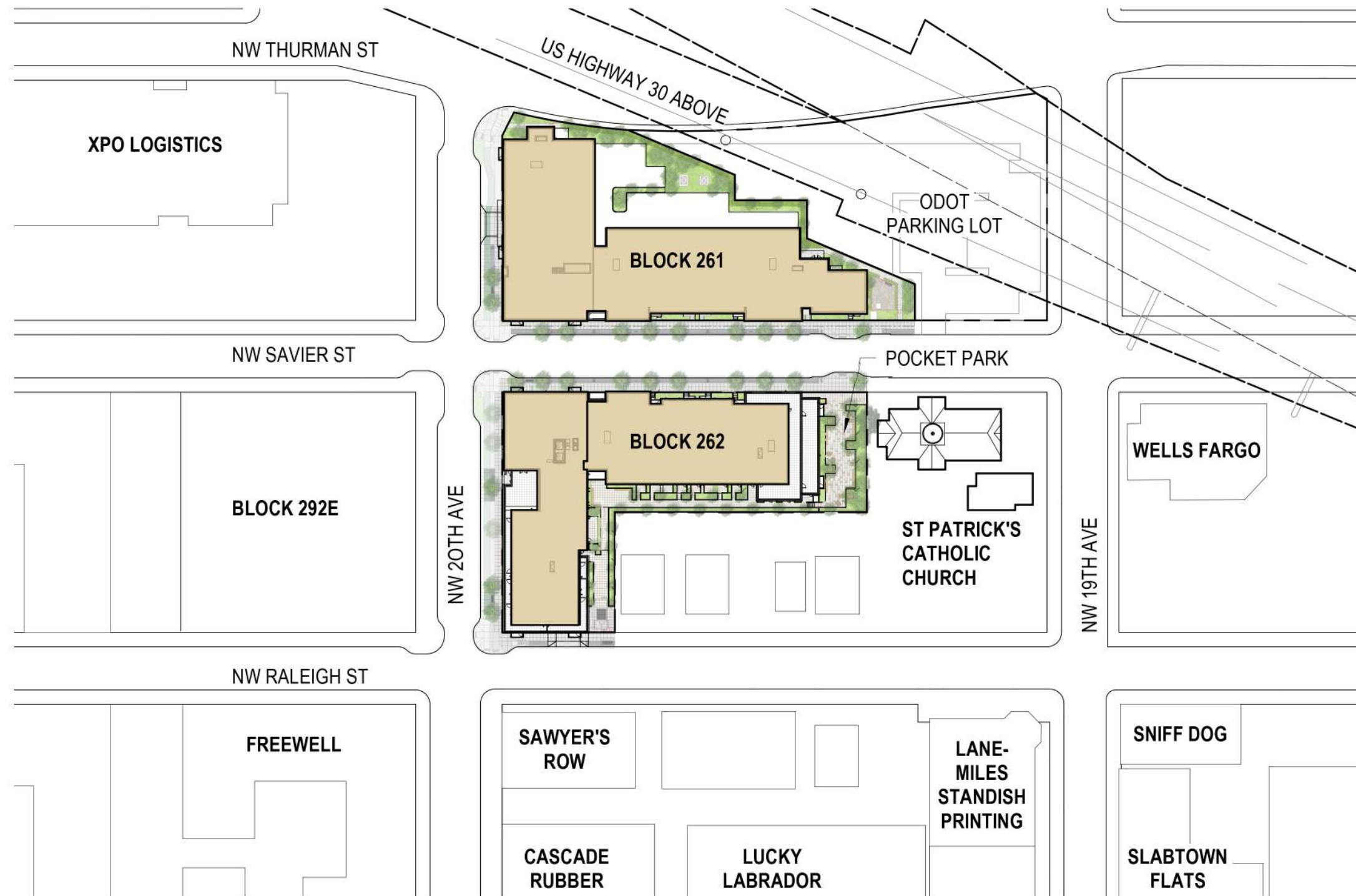
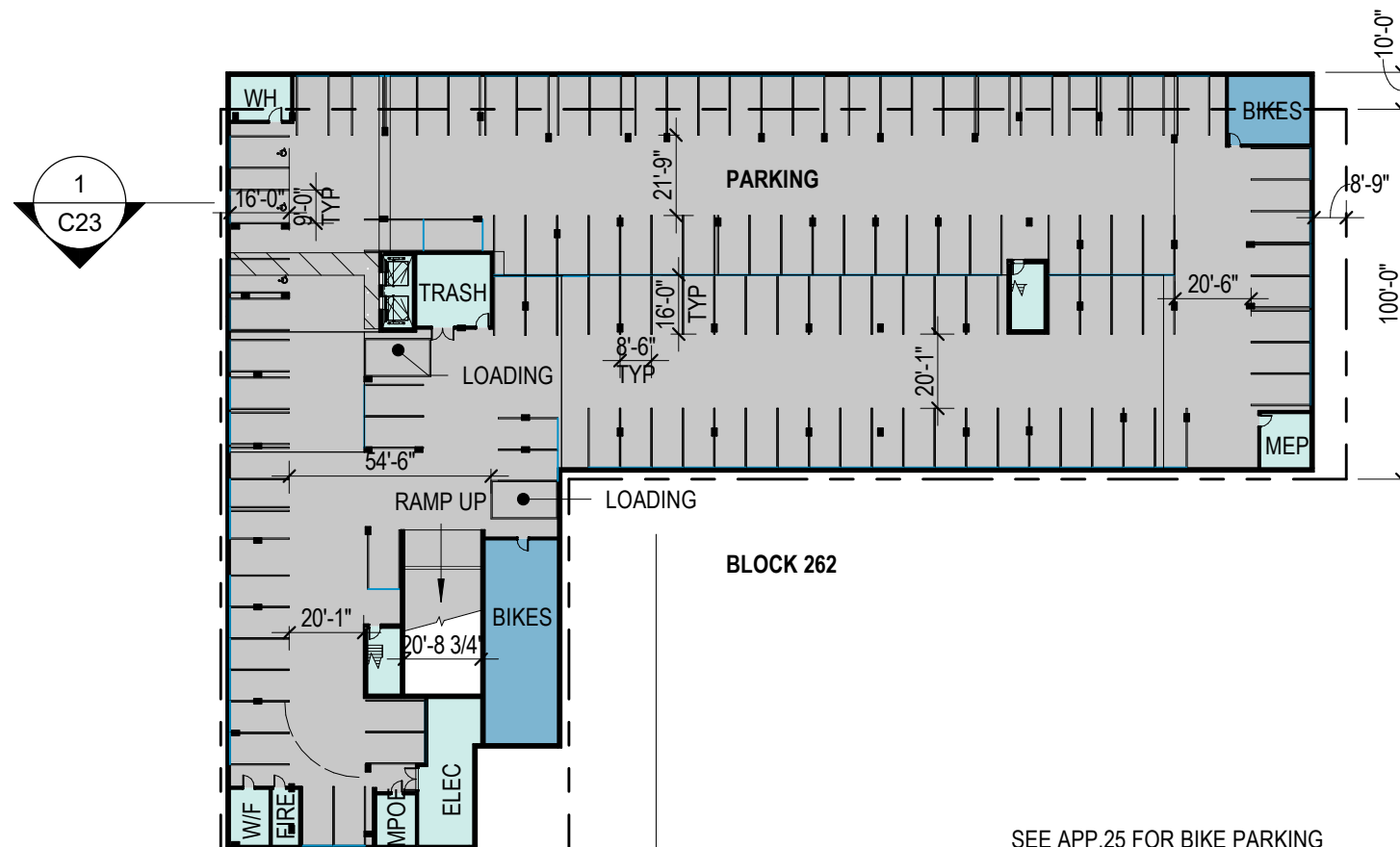
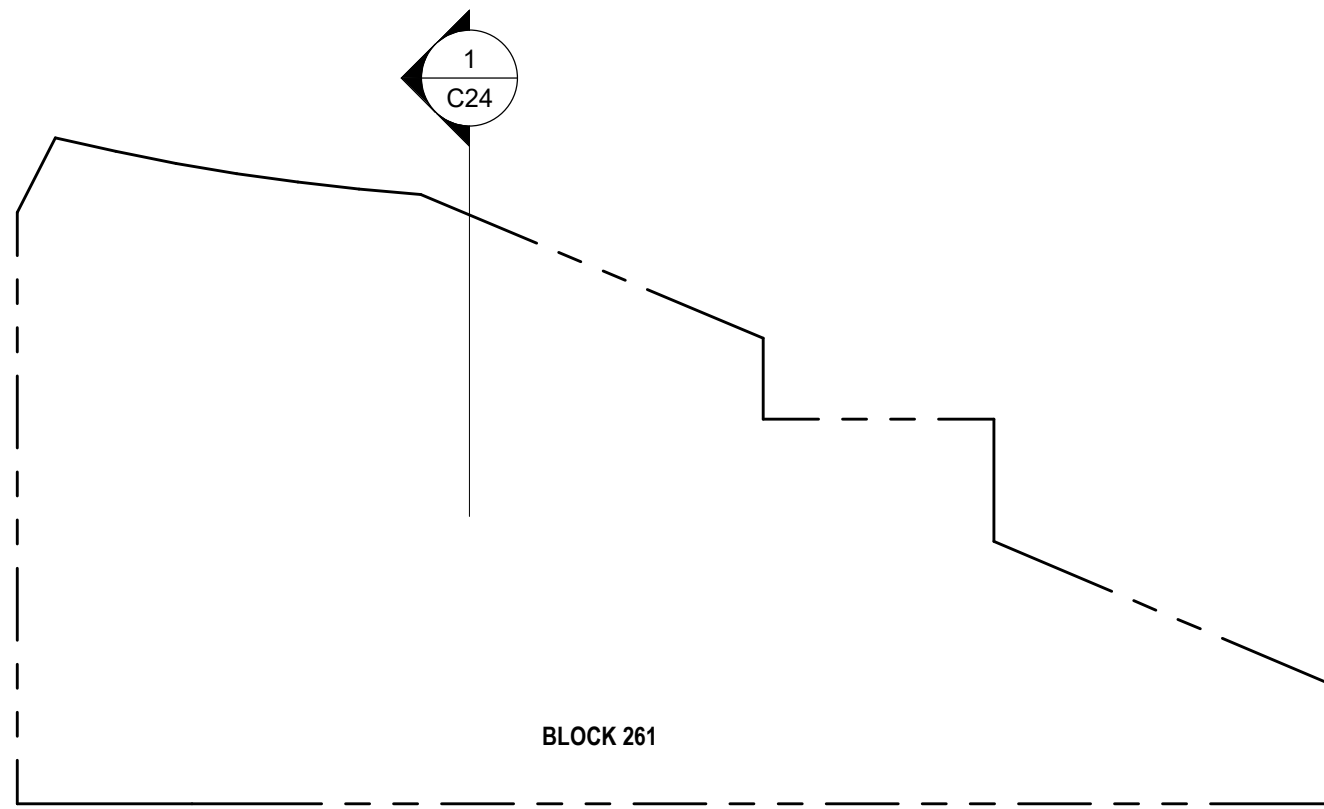
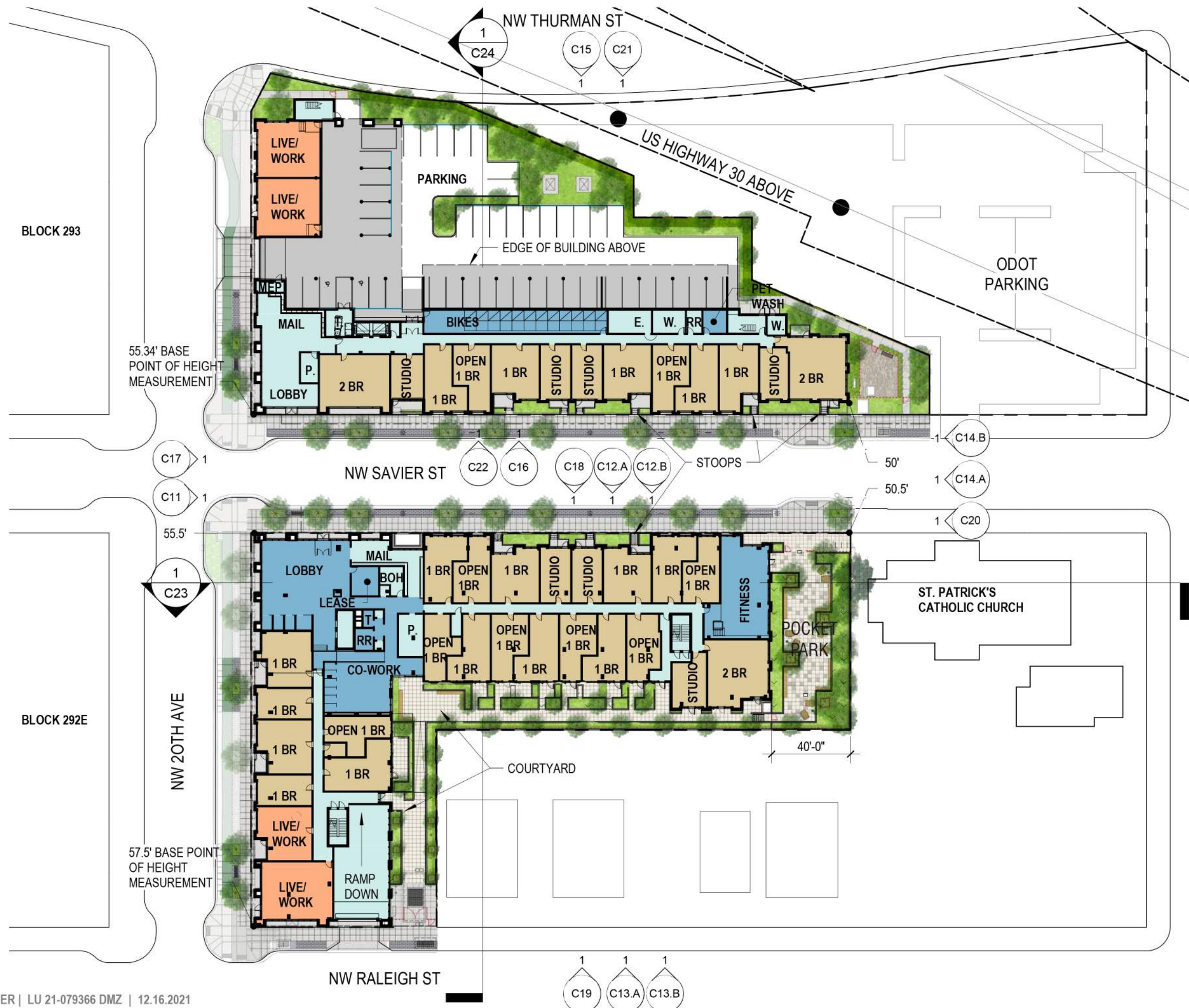




C1	LOOKING EAST ON SAVIER ST	APP.1	NIGHT RENDERING - LOOKING EAST ON SAVIER ST
C2	INDEX	APP.2	AERIAL VIEW FROM SW
C3	SITE PLAN	APP.3	VIEW FROM SW BLOCK 261
C4	FLOOR PLAN - BASEMENT	APP.4	VIEW FROM NW BLOCK 262
C5	FLOOR PLAN - LEVEL 1	APP.5	VIEW FROM SW BLOCK 262
C6	FLOOR PLAN - LEVEL 2-4	APP.6	POCKET PARK ON SAVIER ST
C7	FLOOR PLAN - LEVEL 5	APP.7	POCKET PARK LOOKING SOUTH
C8	FLOOR PLAN - LEVEL 6	APP.8	LOOKING WEST ON SAVIER ST
C9	FLOOR PLAN - LEVEL 7	APP.9	COLOR ALTERNATE POCKET PARK ON SAVIER ST
C10	ROOF PLAN	APP.10	COLOR ALTERNATE LOOKING WEST ON SAVIER ST
C11	WEST ELEVATION ON NW 20TH	APP.11	RESIDENTIAL STOOPS ON NW SAVIER
C12.A	BLOCK 262 - NORTH ELEVATION ON NW SAVIER	APP.12	RESIDENTIAL STOOPS ON NW 20TH AVE
C12.B	BLOCK 262 - NORTH ELEVATION ON NW SAVIER - COLOR ALTERNATE	APP.13	EXTERIOR MATERIALS
C13.A	BLOCK 262 - SOUTH ELEVATION ON NW RALEIGH	APP.14	CON-WAY MASTER PLAN
C13.B	BLOCK 262 - SOUTH ELEVATION ON NW RALEIGH - COLOR ALTERNATE	APP.15	SITE AERIAL VIEW
C14.A	EAST ELEVATION	APP.16	SITE IMAGES
C14.B	EAST ELEVATION - COLOR ALTERNATE	APP.17	CON-WAY CONTEXT
C15	BLOCK 261 - NORTH ELEVATION	APP.18	ADJACENT CONTEXT
C16	BLOCK 261 - SOUTH ELEVATION ON NW SAVIER	APP.19	MASTER PLAN OPEN SPACE
C17	WEST ELEVATION ON NW 20TH (B/W)	APP.20	MASTER PLAN HEIGHT
C18	BLOCK 262 - NORTH ELEVATION ON NW SAVIER (B/W)	APP.21	URBAN DESIGN DIAGRAMS
C19	BLOCK 262 - SOUTH ELEVATION ON NW RALEIGH (B/W)	APP.22	DAR REVISIONS
C20	EAST ELEVATION (B/W)	APP.23	MASSING MODEL
C21	BLOCK 261 - NORTH ELEVATION (B/W)	APP.24	FAR DIAGRAM
C22	BLOCK 261 - SOUTH ELEVATION ON NW SAVIER (B/W)	APP.25	BIKE STORAGE DIAGRAM
C23	BLOCK 262 E/W SECTION A	APP.26	GROUND FLOOR ACTIVE USE
C24	N/S SECTION B		
C25	BLOCK 261 ENLARGED ELEVATION		
C26	BLOCK 262 ENLARGED ELEVATION		
C27	EXTERIOR DETAILS		
C28	EXTERIOR DETAILS (VINYL WINDOWS)		
C29	EXTERIOR DETAILS (MISC)		
C30	EXTERIOR DETAILS (CANOPY)		
C31	EXTERIOR DETAILS (BALCONY)		
C32	EXTERIOR DETAILS (PARAPET)		
C33	LANDSCAPE - GROUND LEVEL - CONTEXT		
C34	LANDSCAPE - BLOCK 261 - GROUND LEVEL - MATERIALS		
C35	LANDSCAPE - BLOCK 262 - GROUND LEVEL - MATERIALS		
C36	LANDSCAPE - BLOCK 262 - POCKET PARK - MATERIALS		
C37	LANDSCAPE - GROUND LEVEL - MATERIALS		
C38	LANDSCAPE - BLOCK 262 - ROOF TERRACE - MATERIALS		
C39	LANDSCAPE - GROUND LEVEL CONCEPT - PLANTING		
C40	LANDSCAPE - ROOF TERRACE CONCEPT - PLANTING		
C41	LANDSCAPE - SITE PLANTING		
C42	LANDSCAPE - GROUND LEVEL CONCEPT - LIGHTING		
C43	CIVIL - UTILITY PLAN OVERALL		
C44	CIVIL - UTILITY PLAN NORTH		
C45	CIVIL - UTILITY PLAN SOUTH		
C46	CIVIL - UTILITY DETAILS		
C47	CIVIL - UTILITY DETAILS		







55.34' BASE POINT OF HEIGHT MEASUREMENT

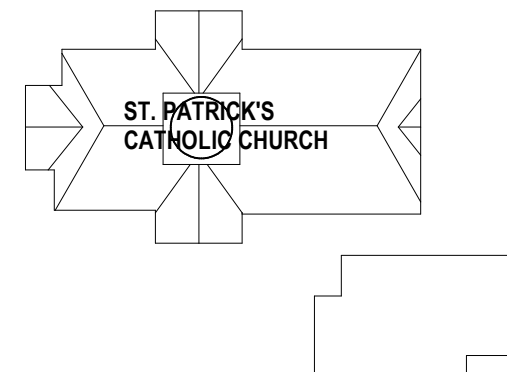
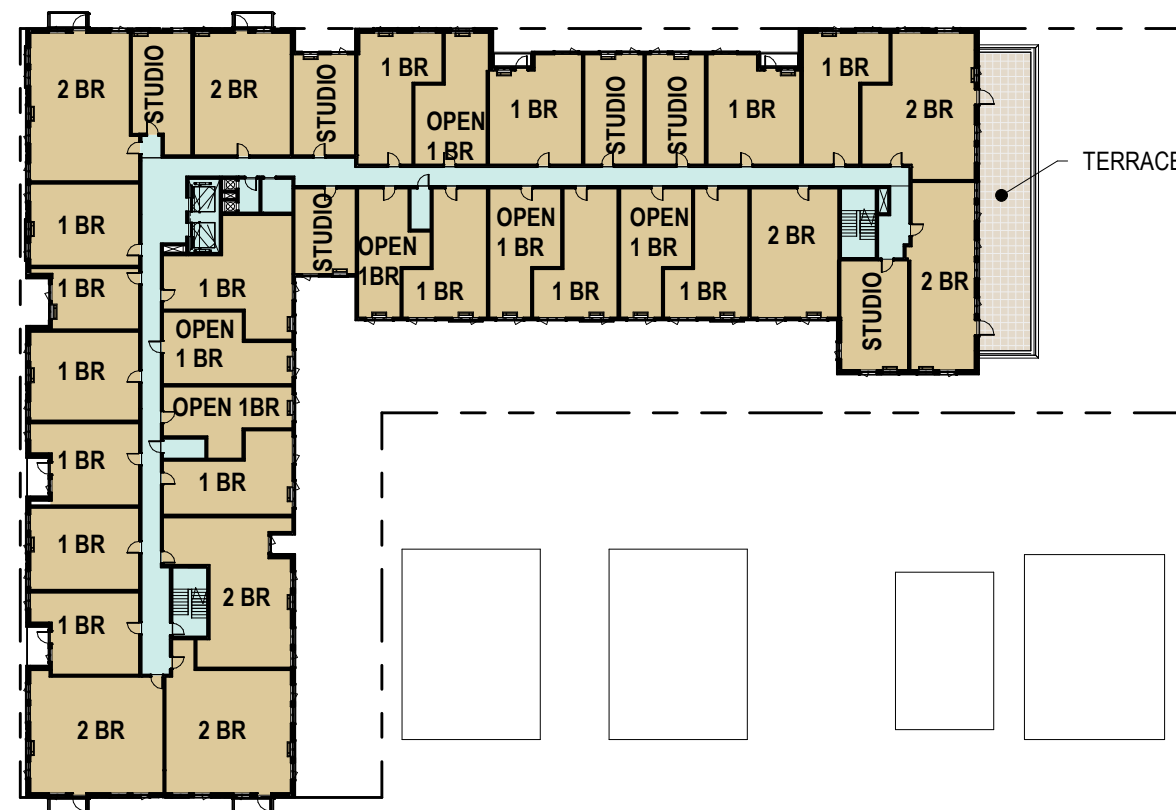
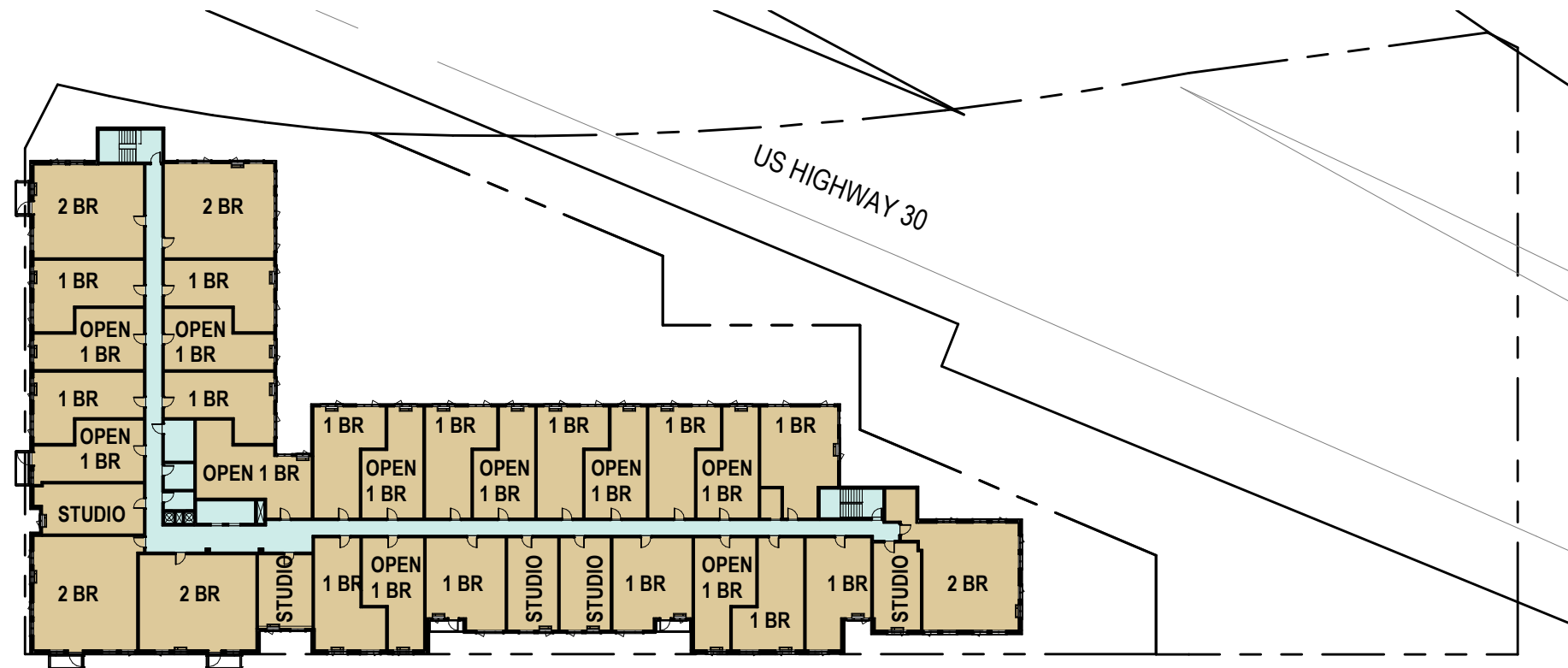
55.5'

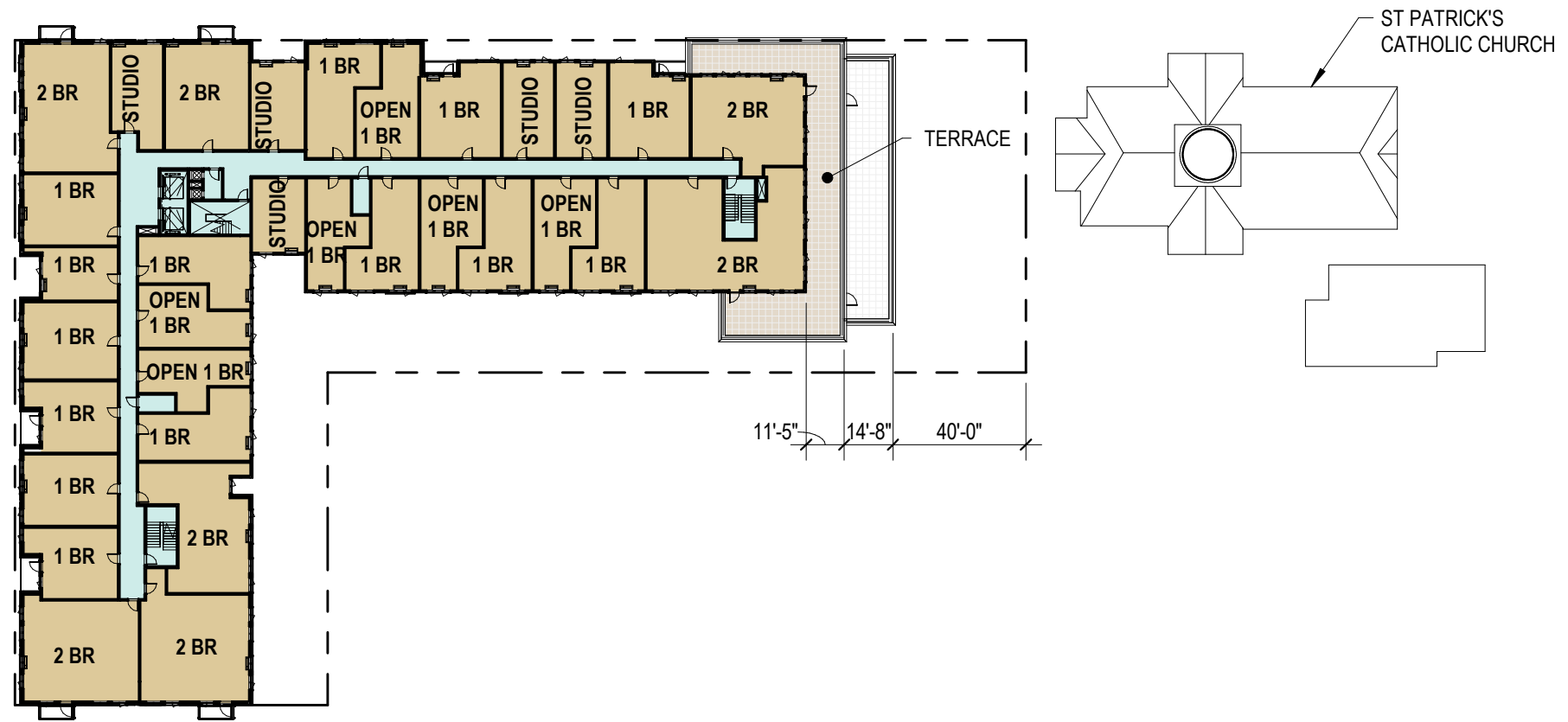
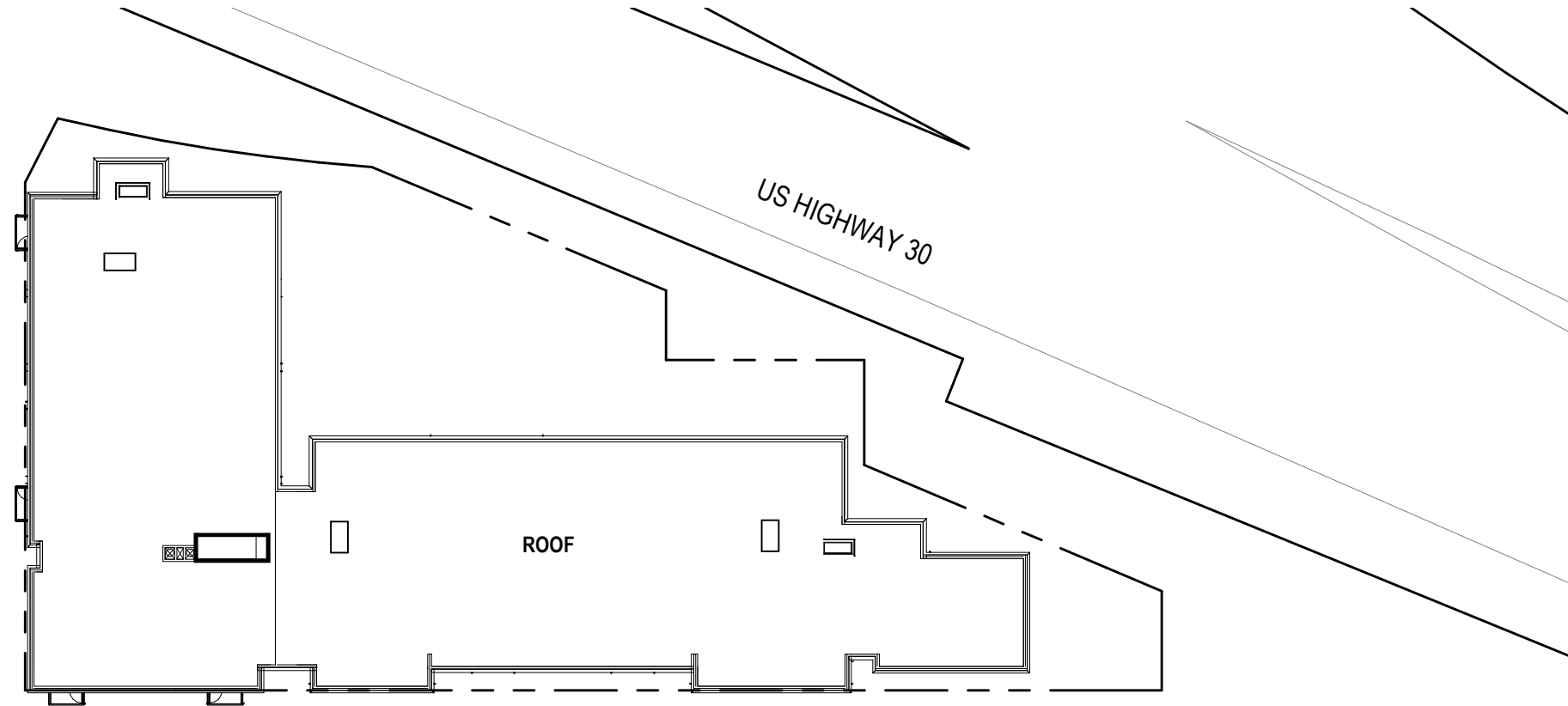
57.5' BASE POINT OF HEIGHT MEASUREMENT

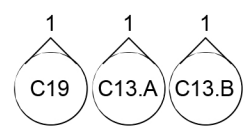
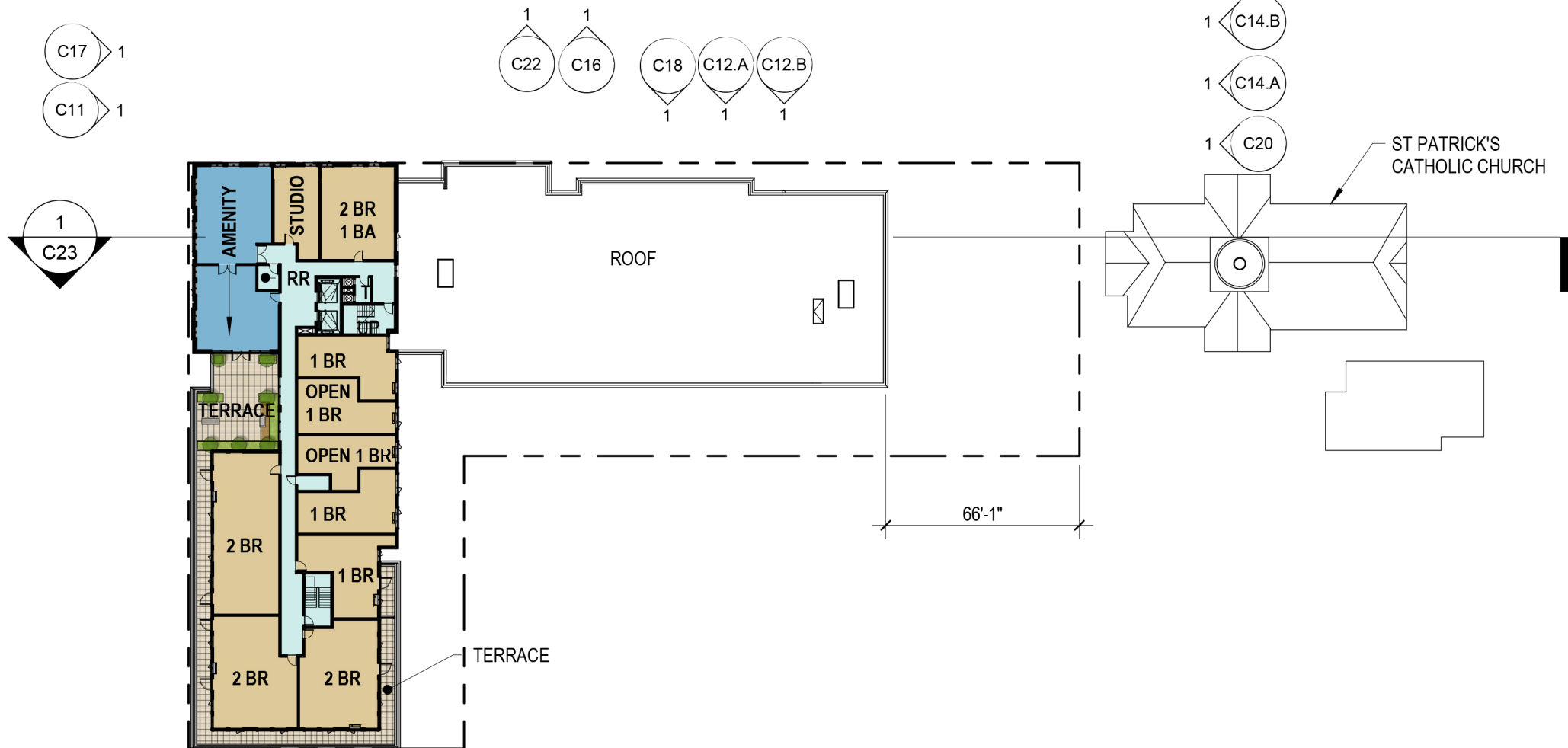
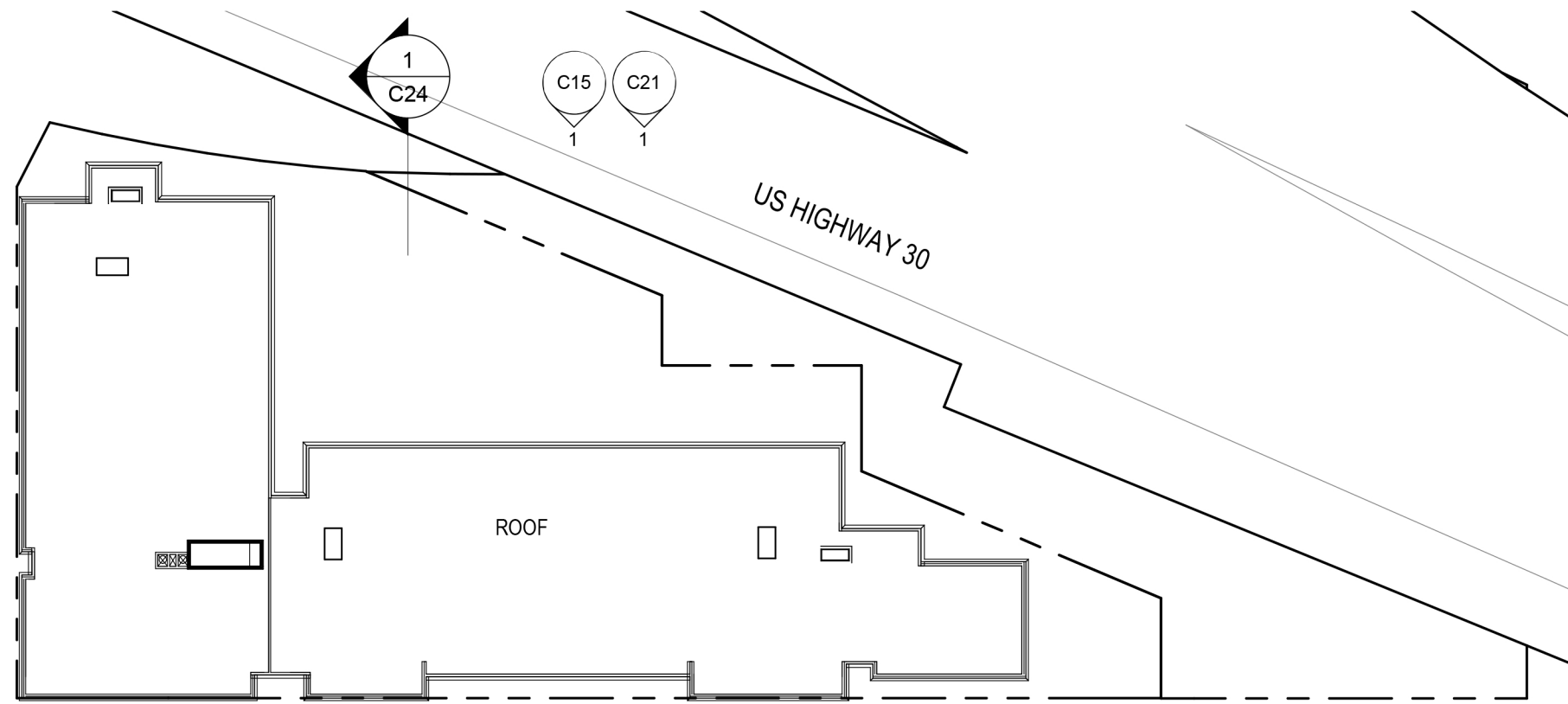
50'
50.5'

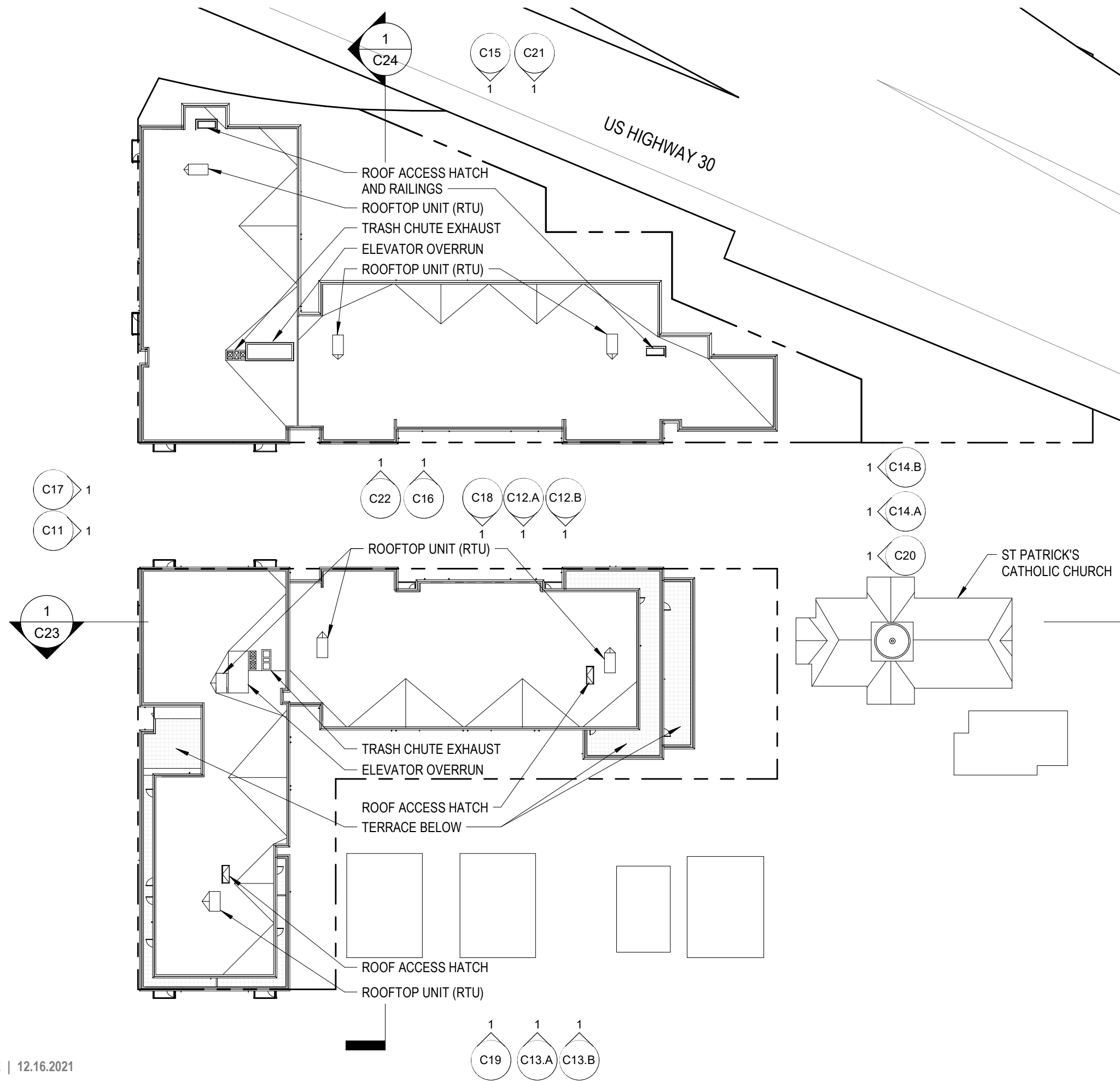
40'-0"

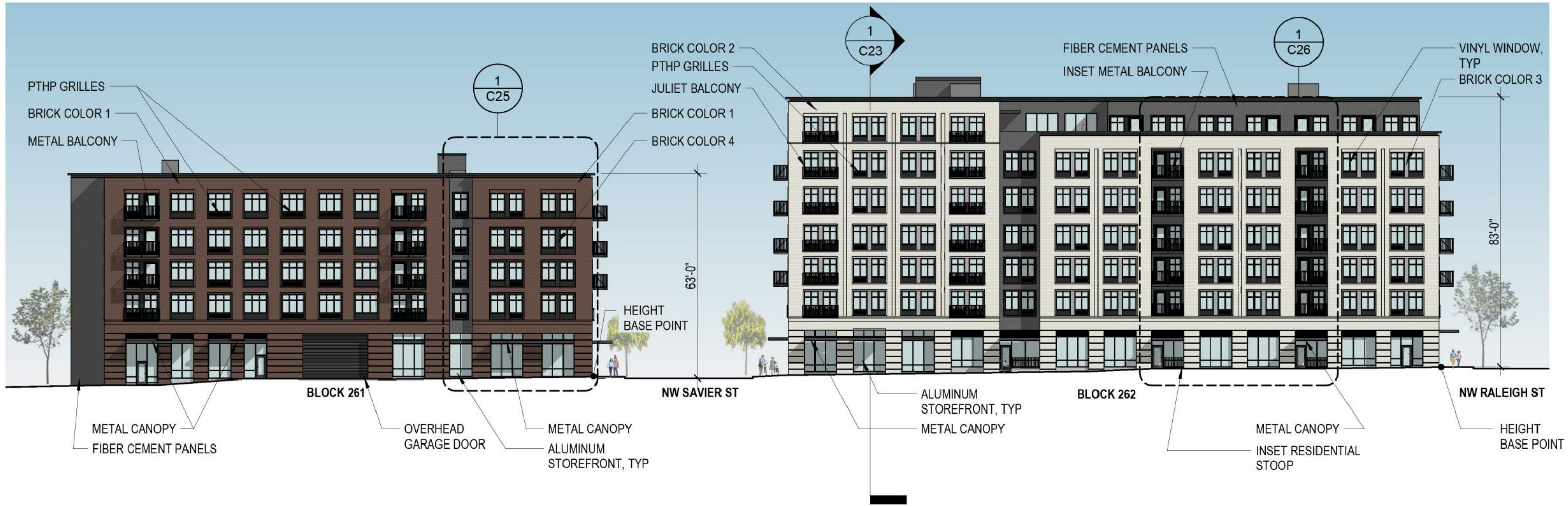














ST PATRICK'S CHURCH

POCKET PARK

METAL CANOPY

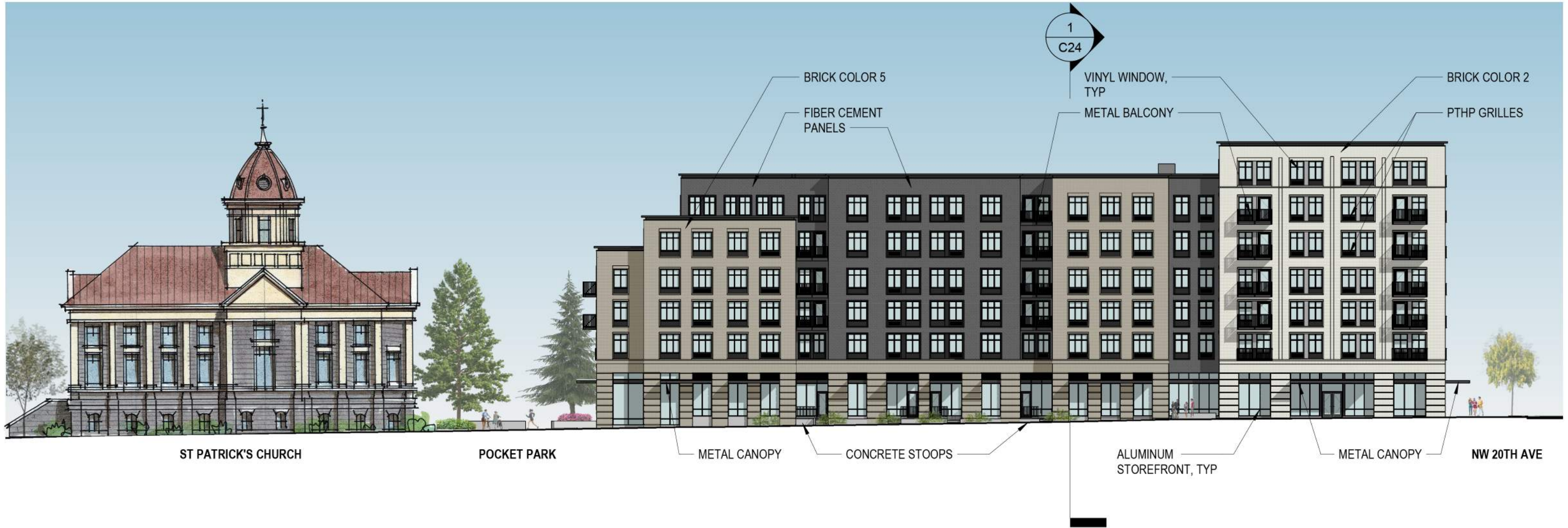
CONCRETE STOOPS

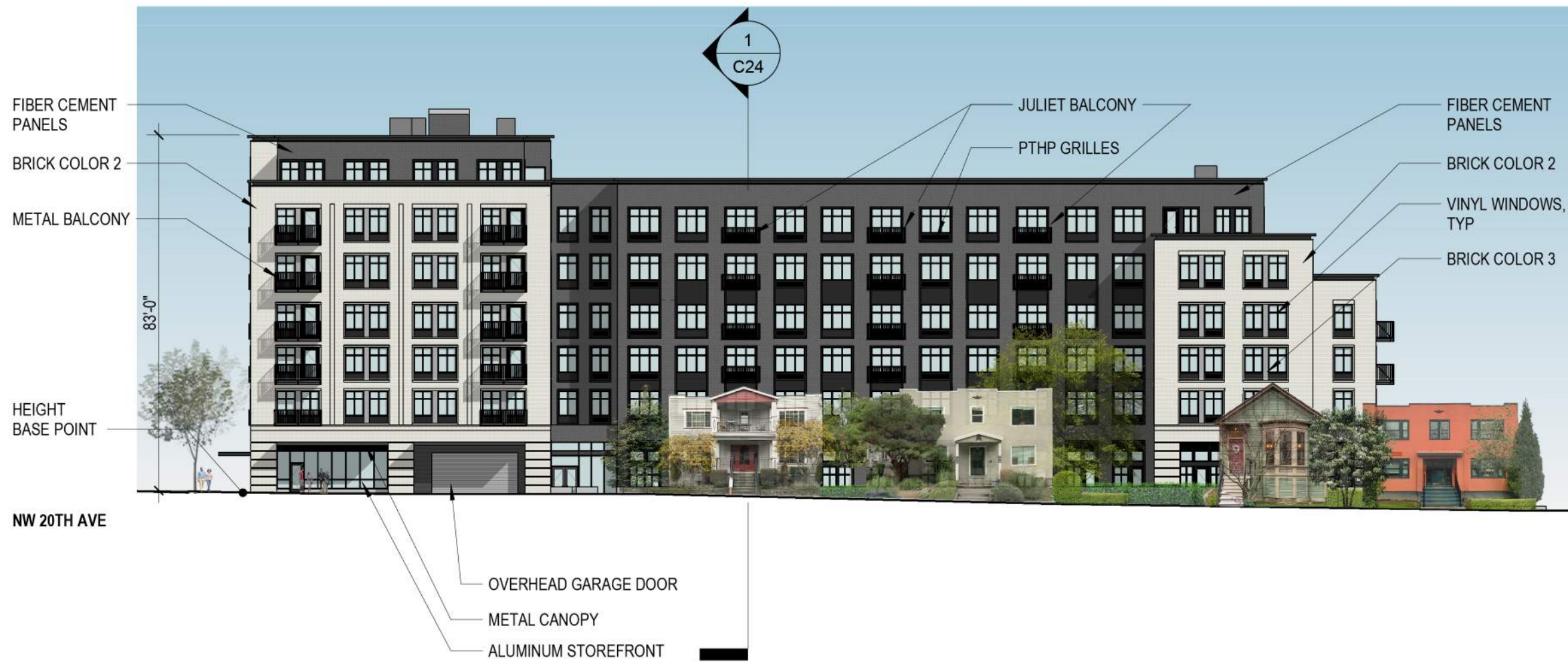
ALUMINUM
STOREFRONT, TYP

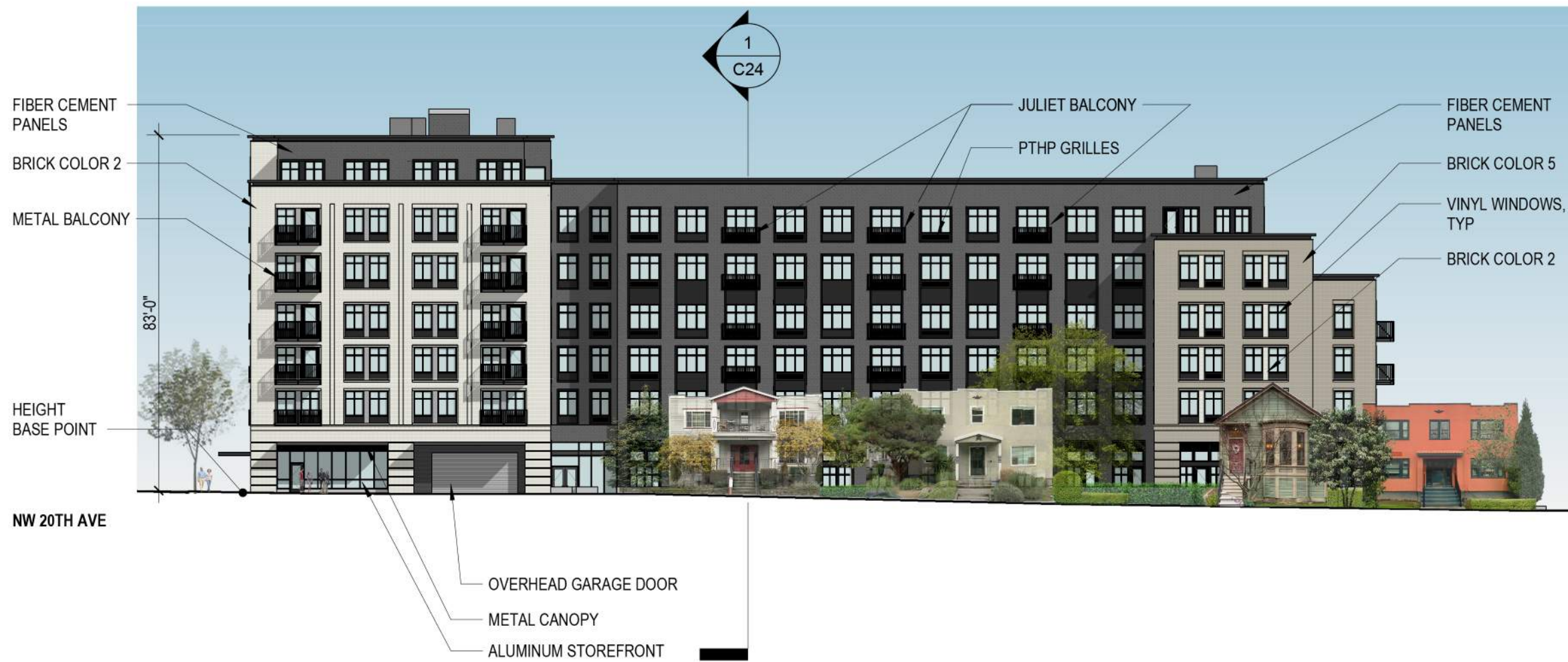
METAL CANOPY

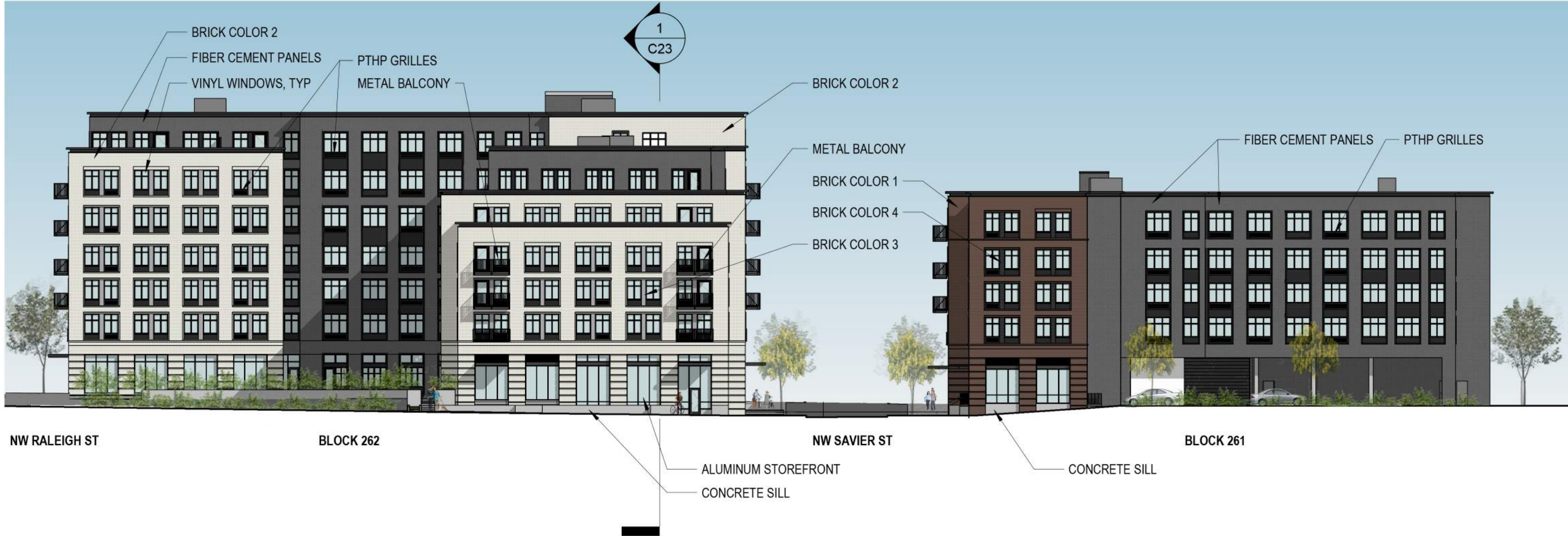
NW 20TH AVE











NW RALEIGH ST

BLOCK 262

NW SAVIER ST

BLOCK 261

ALUMINUM STOREFRONT
CONCRETE SILL

CONCRETE SILL





BRICK COLOR 2

FIBER CEMENT PANELS

VINYL WINDOWS, TYP

PTHP GRILLES

METAL BALCONY

BRICK COLOR 5

METAL BALCONY

BRICK COLOR 1

BRICK COLOR 4

BRICK COLOR 2

FIBER CEMENT PANELS

PTHP GRILLES

NW RALEIGH ST

BLOCK 262

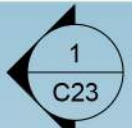
NW SAVIER ST

BLOCK 261

ALUMINUM STOREFRONT

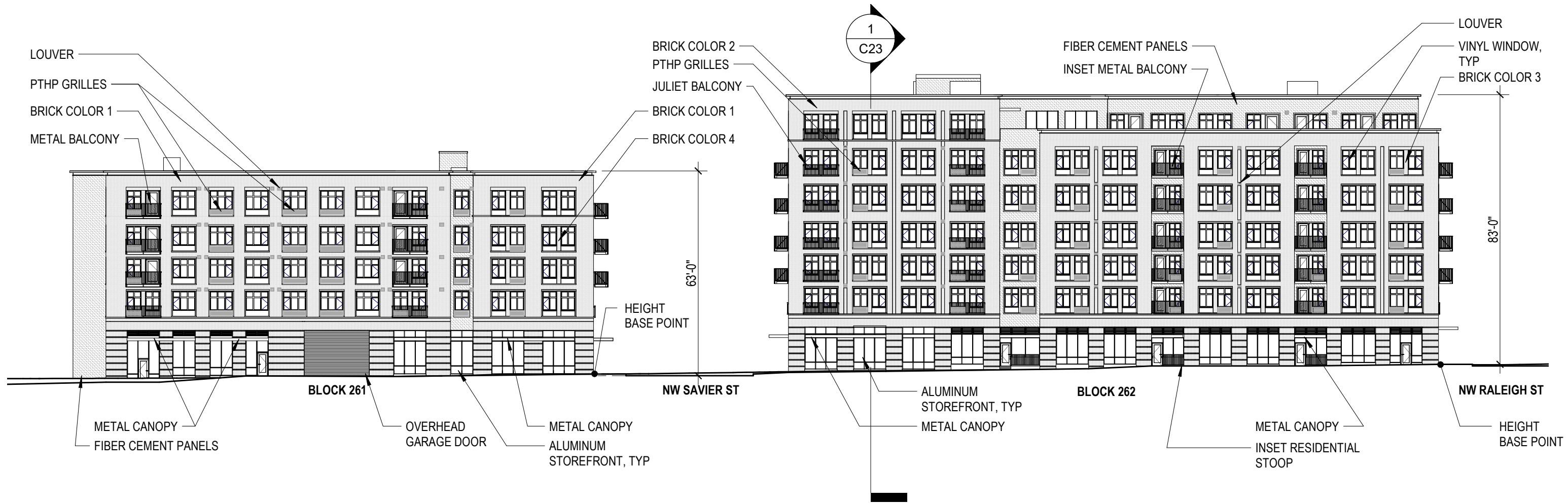
CONCRETE SILL

CONCRETE SILL









LOUVER
 PTHP GRILLES
 BRICK COLOR 1
 METAL BALCONY

BRICK COLOR 2
 PTHP GRILLES
 JULIET BALCONY
 BRICK COLOR 1
 BRICK COLOR 4

FIBER CEMENT PANELS
 INSET METAL BALCONY

LOUVER
 VINYL WINDOW, TYP
 BRICK COLOR 3

63'-0"
 HEIGHT
 BASE POINT

83'-0"
 HEIGHT
 BASE POINT

BLOCK 261

NW SAVIER ST

BLOCK 262

NW RALEIGH ST

METAL CANOPY
 FIBER CEMENT PANELS

OVERHEAD
 GARAGE DOOR

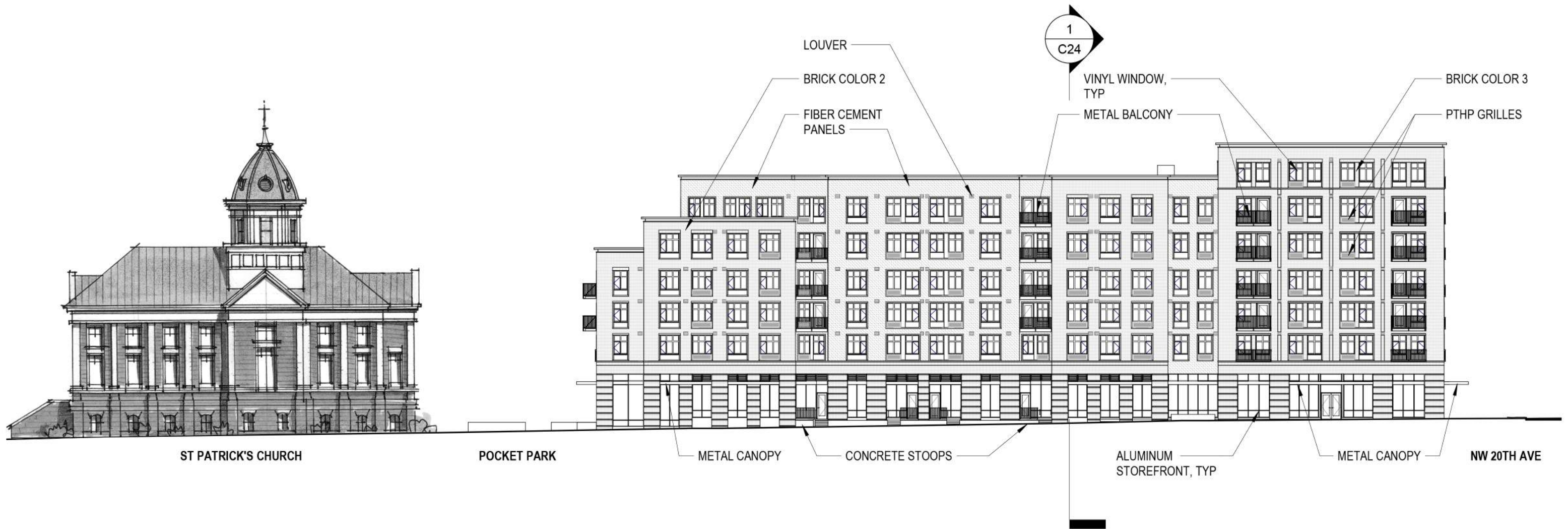
METAL CANOPY
 ALUMINUM
 STOREFRONT, TYP

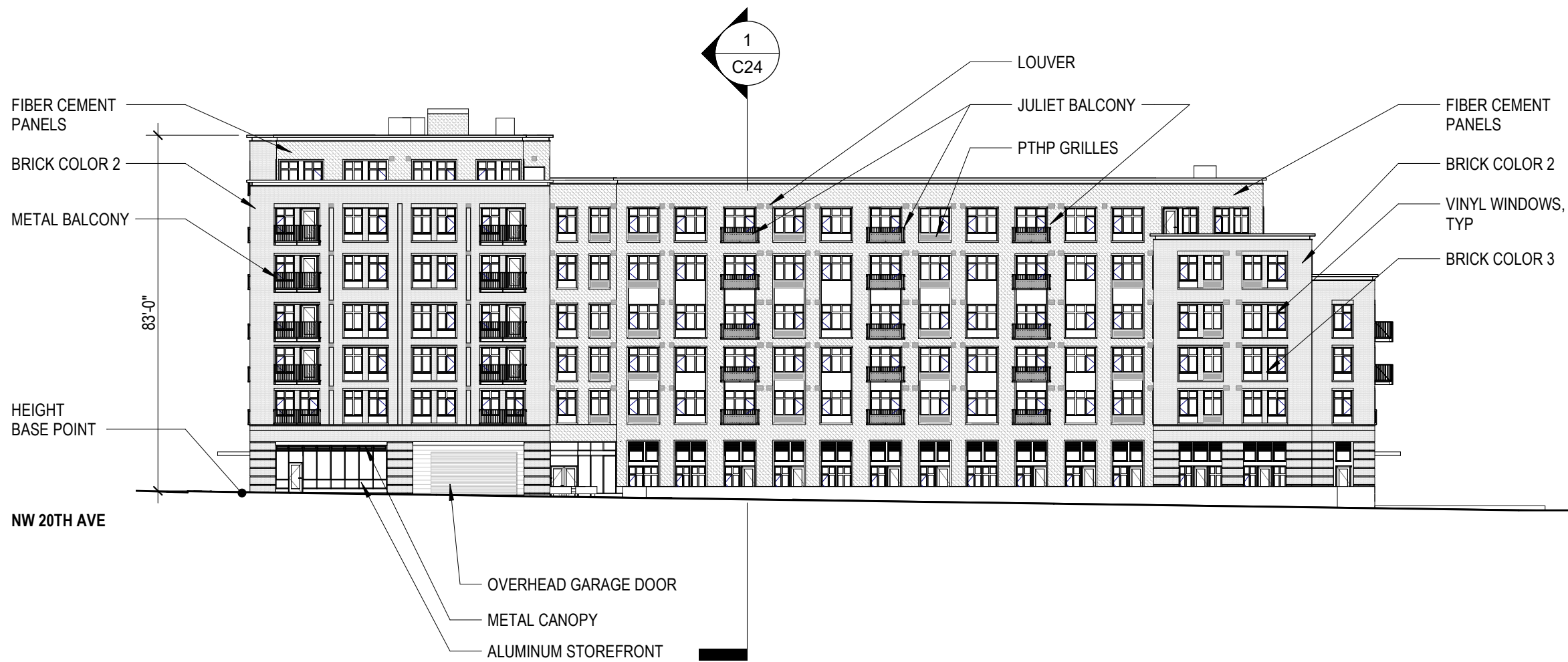
ALUMINUM
 STOREFRONT, TYP
 METAL CANOPY

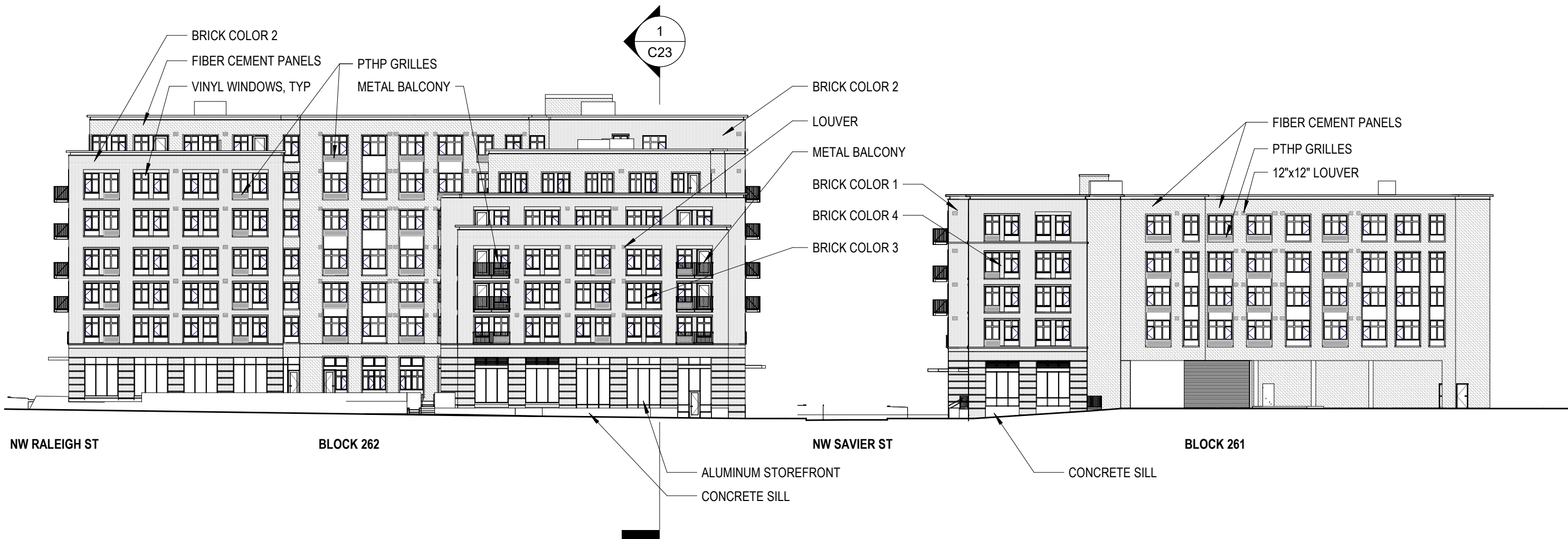
METAL CANOPY
 INSET RESIDENTIAL
 STOOP

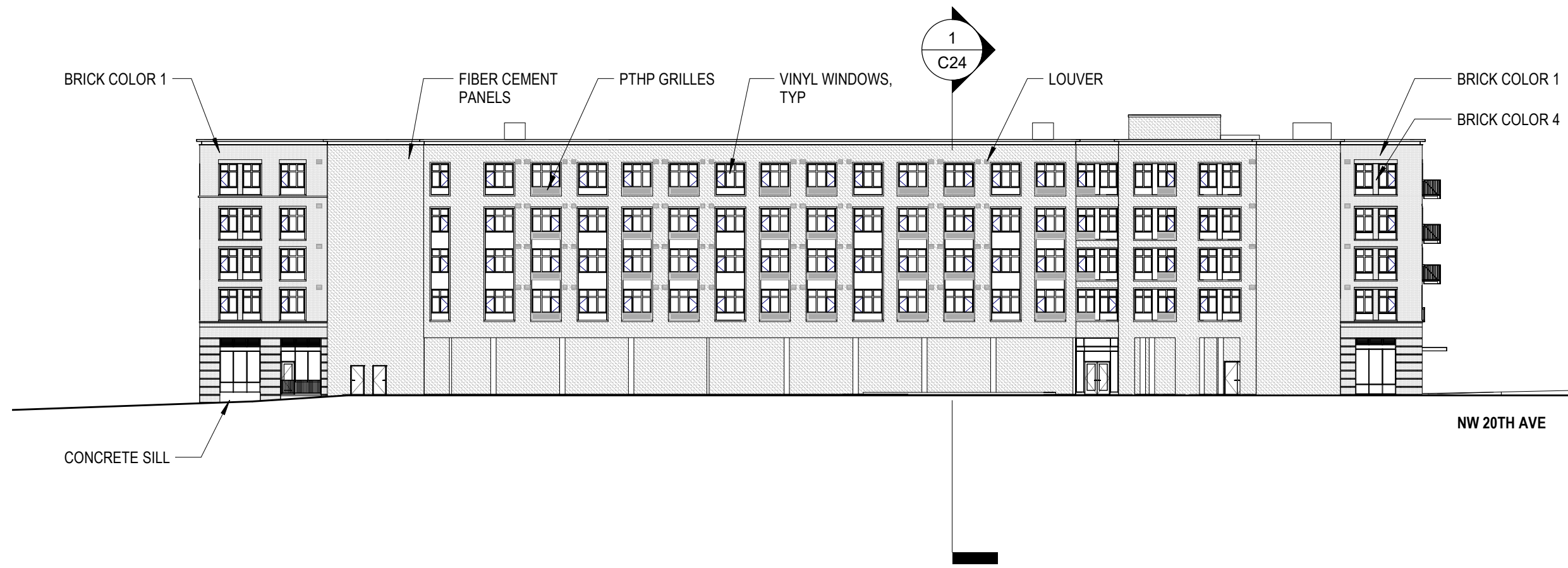
HEIGHT
 BASE POINT

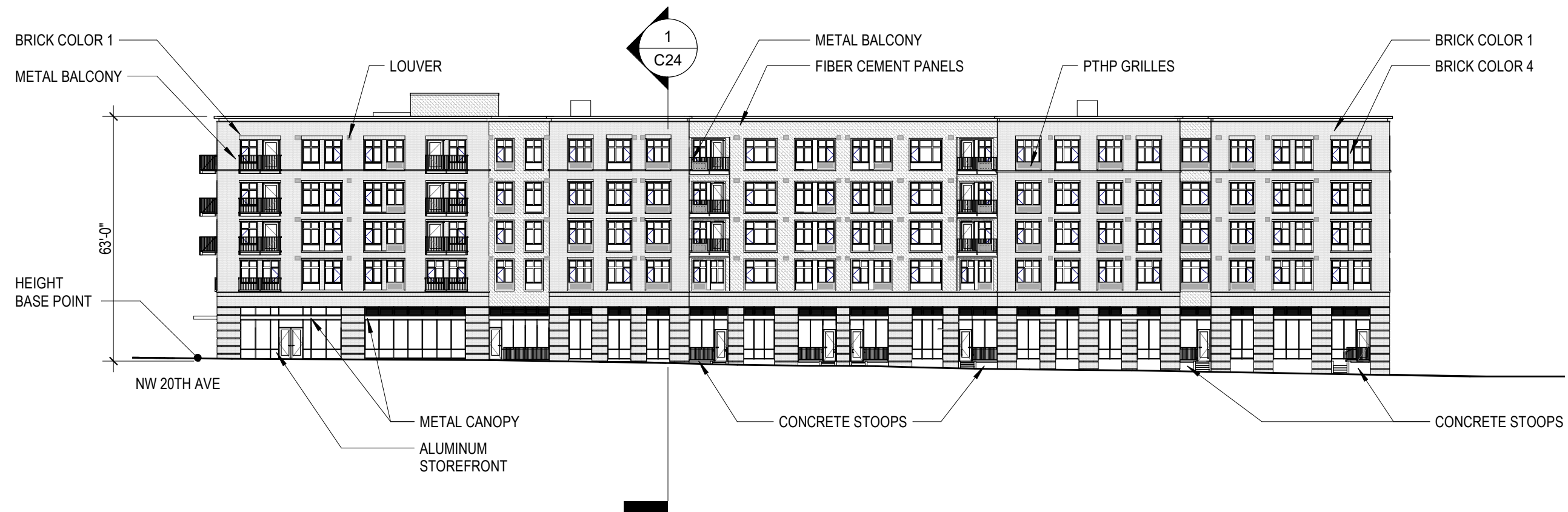


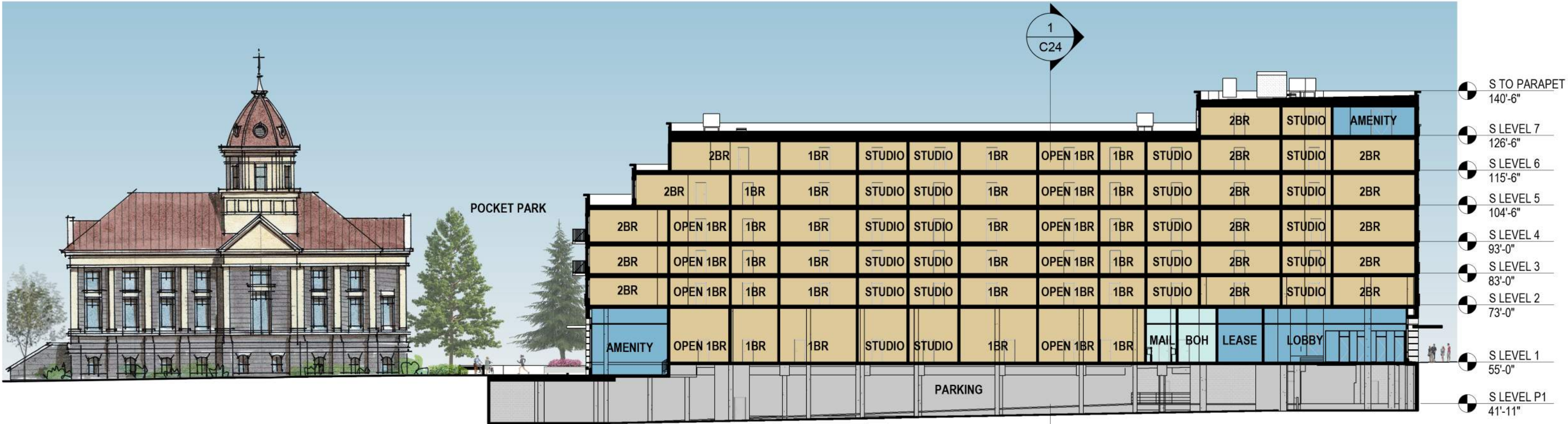








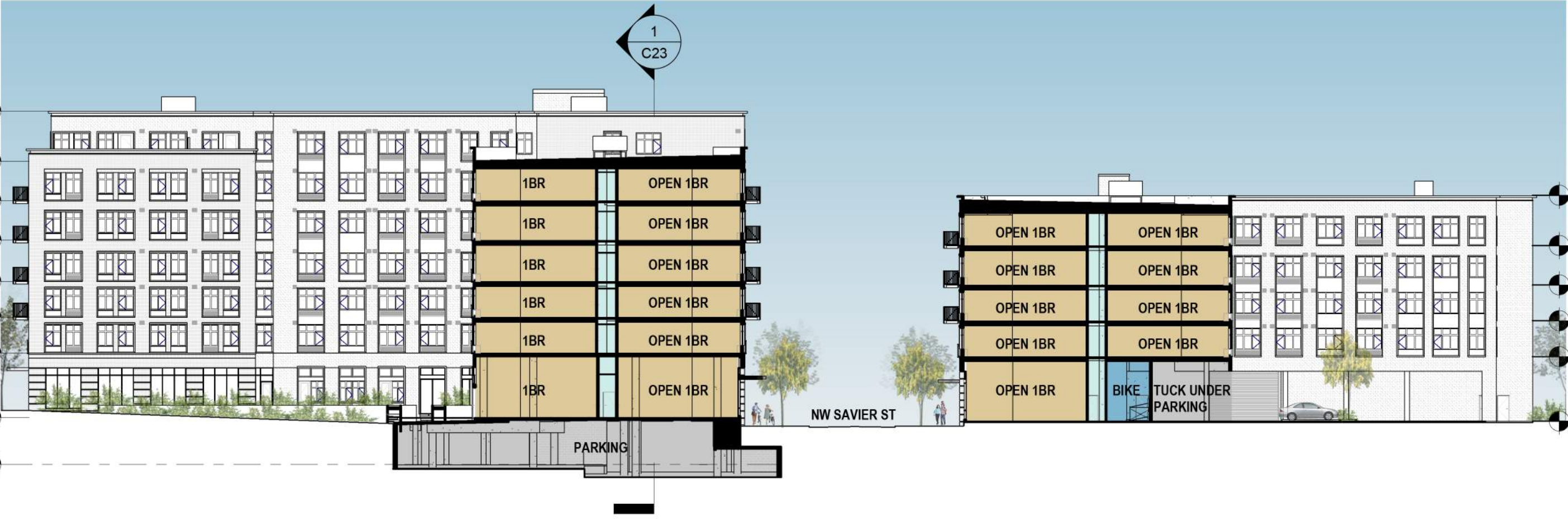


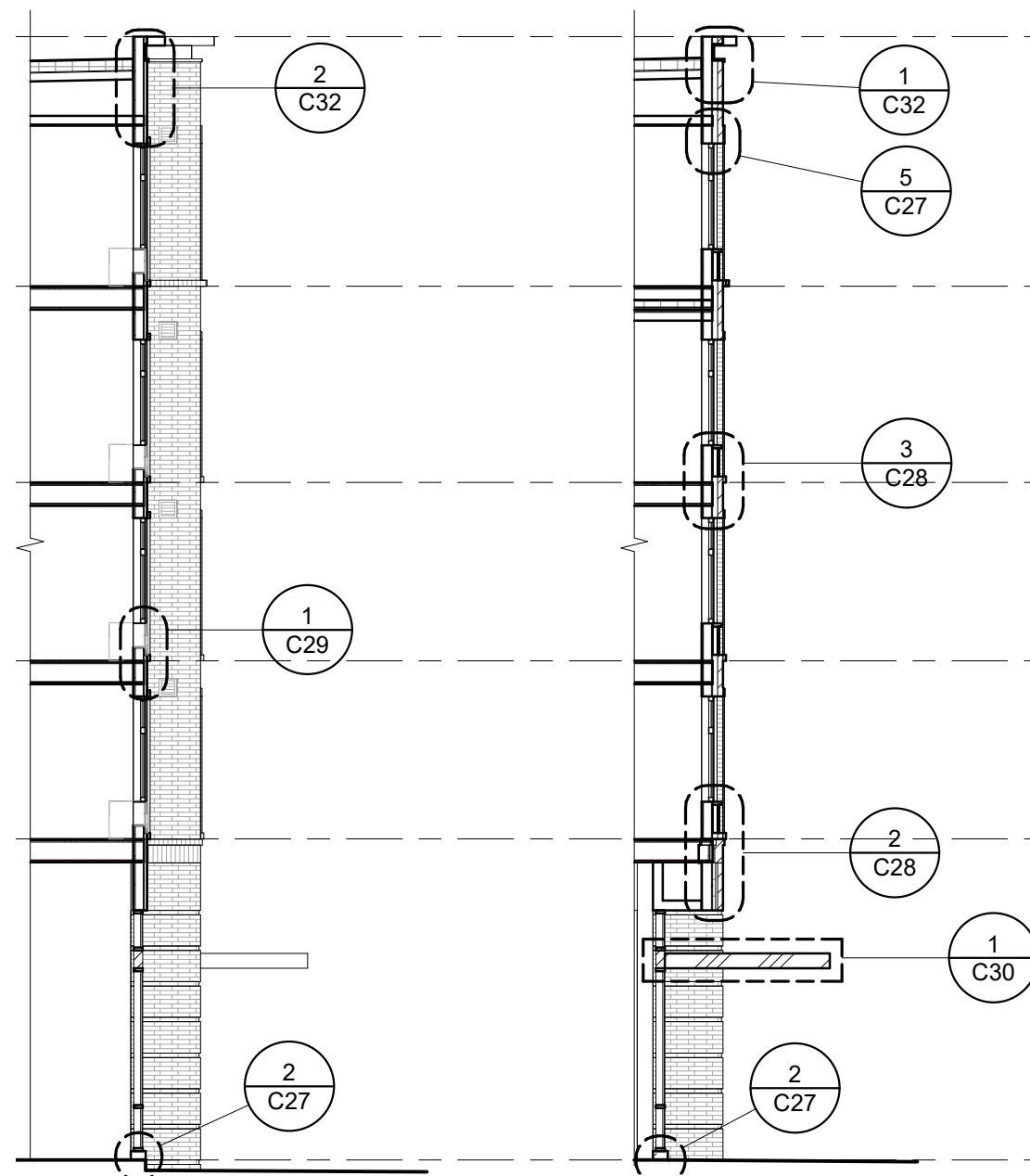




- S TO PARAPET 140'-6"
- S LEVEL 7 126'-6"
- S LEVEL 6 115'-6"
- S LEVEL 5 104'-6"
- S LEVEL 4 93'-0"
- S LEVEL 3 83'-0"
- S LEVEL 2 73'-0"
- S LEVEL 1 55'-0"
- S LEVEL P1 41'-11"

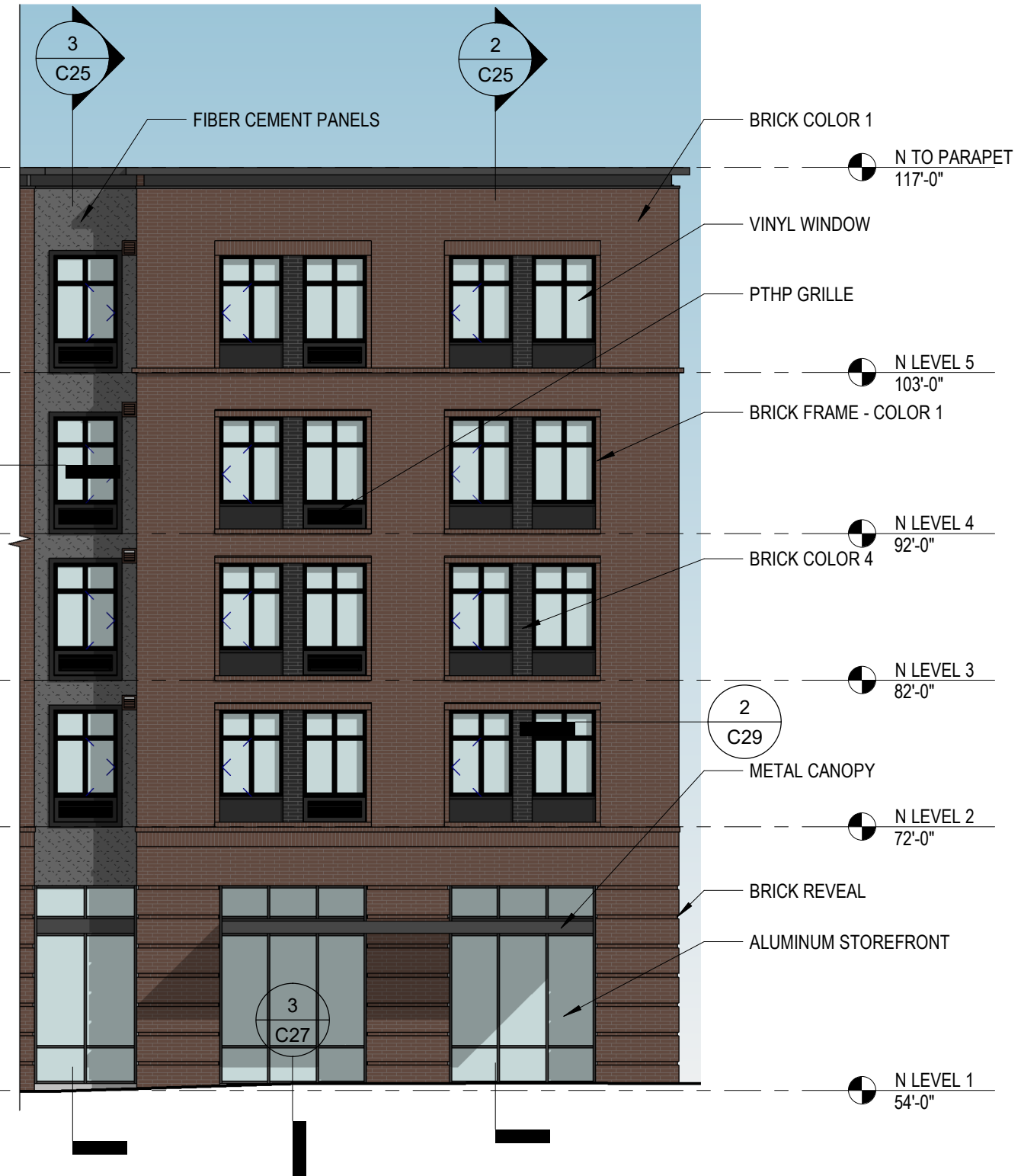
- N TO PARAPET 117'-0"
- N LEVEL 05 103'-0"
- N LEVEL 04 92'-0"
- N LEVEL 03 82'-0"
- N LEVEL 02 72'-0"
- N LEVEL 01 54'-0"



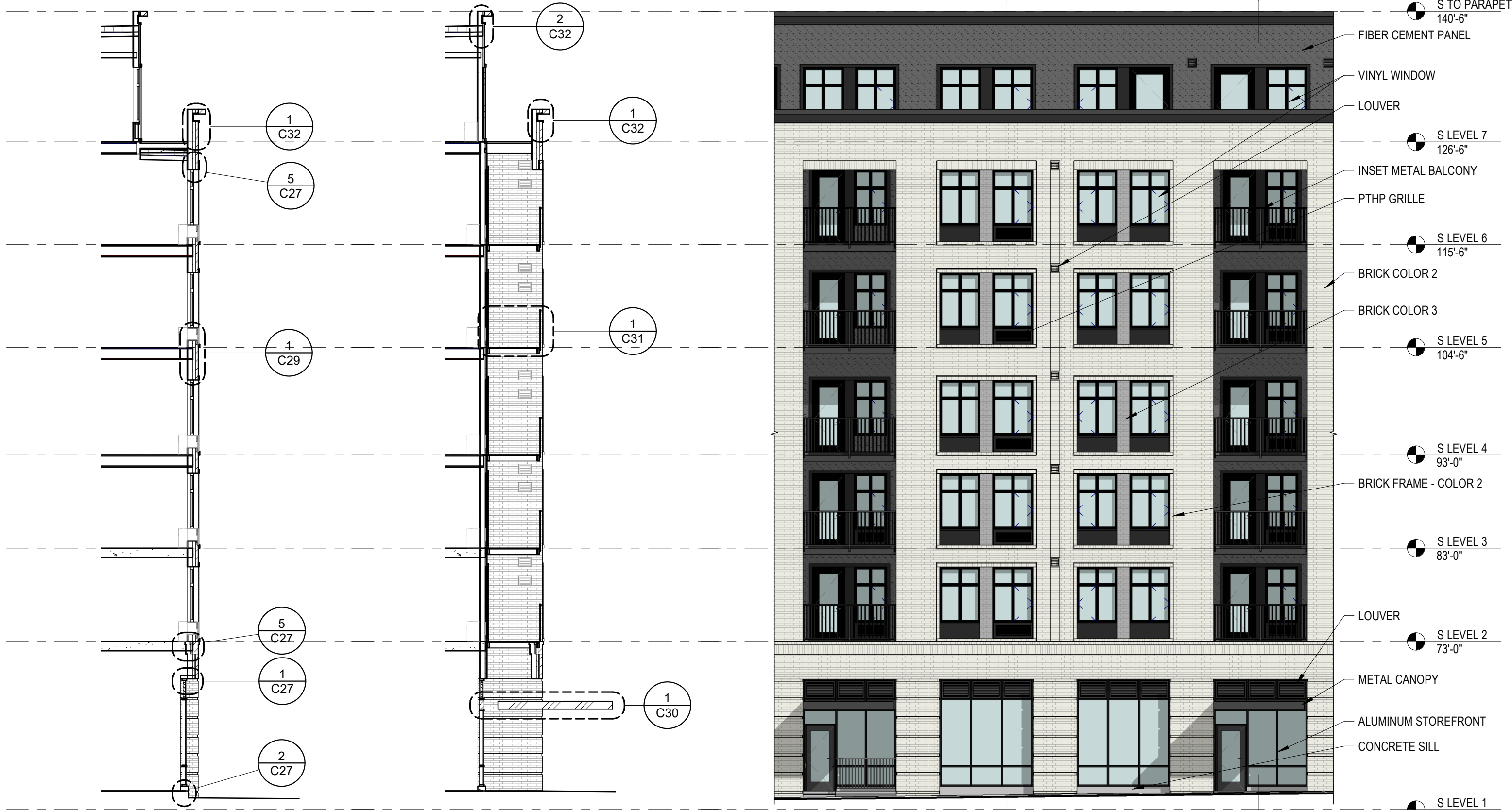


③ BLOCK 261 WALL SECTION
1" = 10'-0"

② BLOCK 261 WALL SECTION
1" = 10'-0"



① BLOCK 261 WEST ENLARGED ELEVATION
1" = 10'-0"

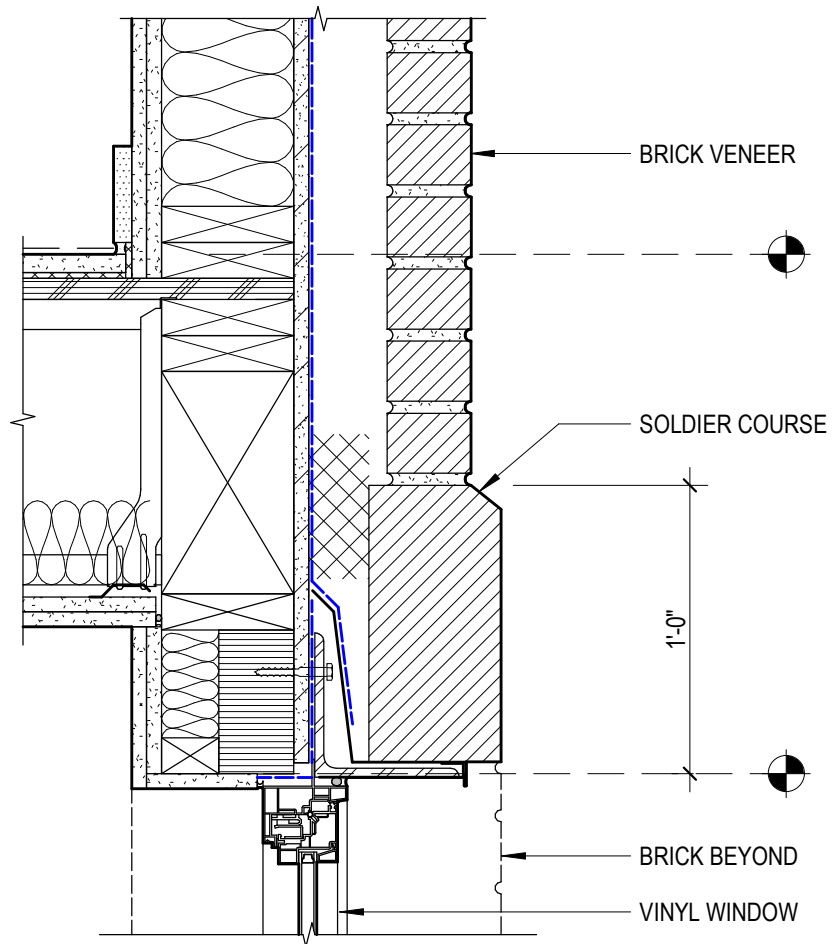


3 BLOCK 262 WALL SECTION
1" = 10'-0"

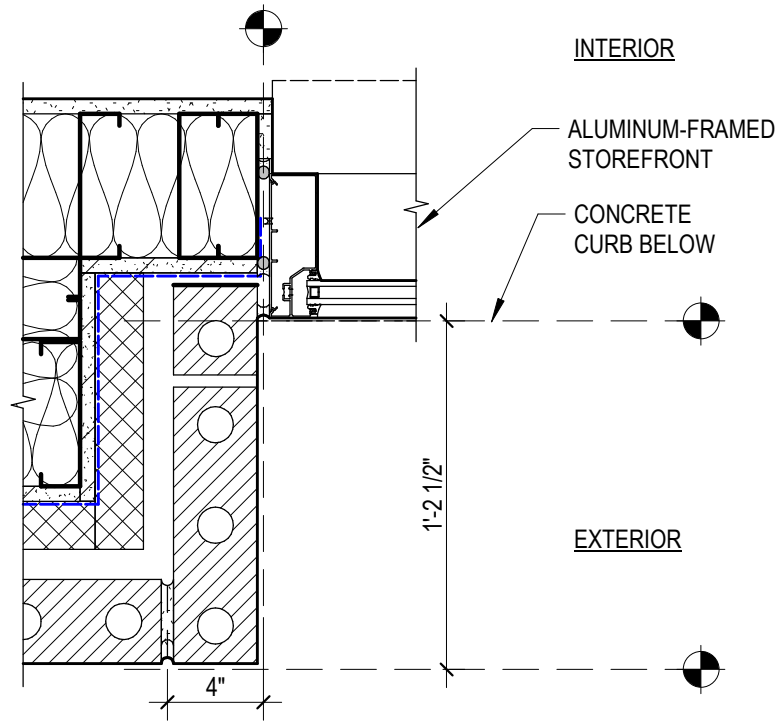
2 BLOCK 262 WALL SECTION
1" = 10'-0"

1 BLOCK 262 WEST - ENLARGED ELEVATION
1" = 10'-0"

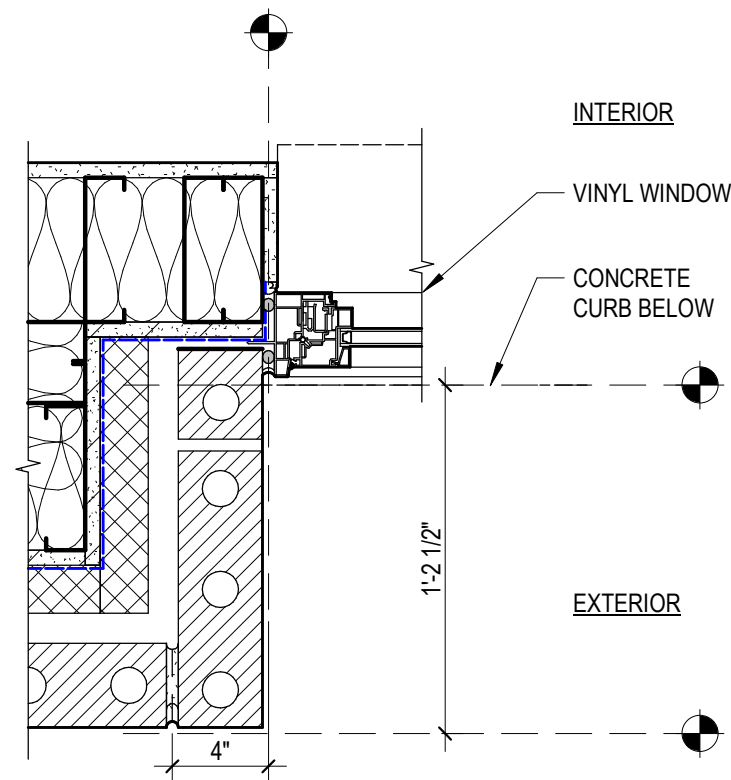
- S TO PARAPET 140'-6"
- FIBER CEMENT PANEL
- VINYL WINDOW
- LOUVER
- S LEVEL 7 126'-6"
- INSET METAL BALCONY
- PTHP GRILLE
- S LEVEL 6 115'-6"
- BRICK COLOR 2
- BRICK COLOR 3
- S LEVEL 5 104'-6"
- S LEVEL 4 93'-0"
- BRICK FRAME - COLOR 2
- S LEVEL 3 83'-0"
- LOUVER
- S LEVEL 2 73'-0"
- METAL CANOPY
- ALUMINUM STOREFRONT
- CONCRETE SILL
- S LEVEL 1 55'-0"



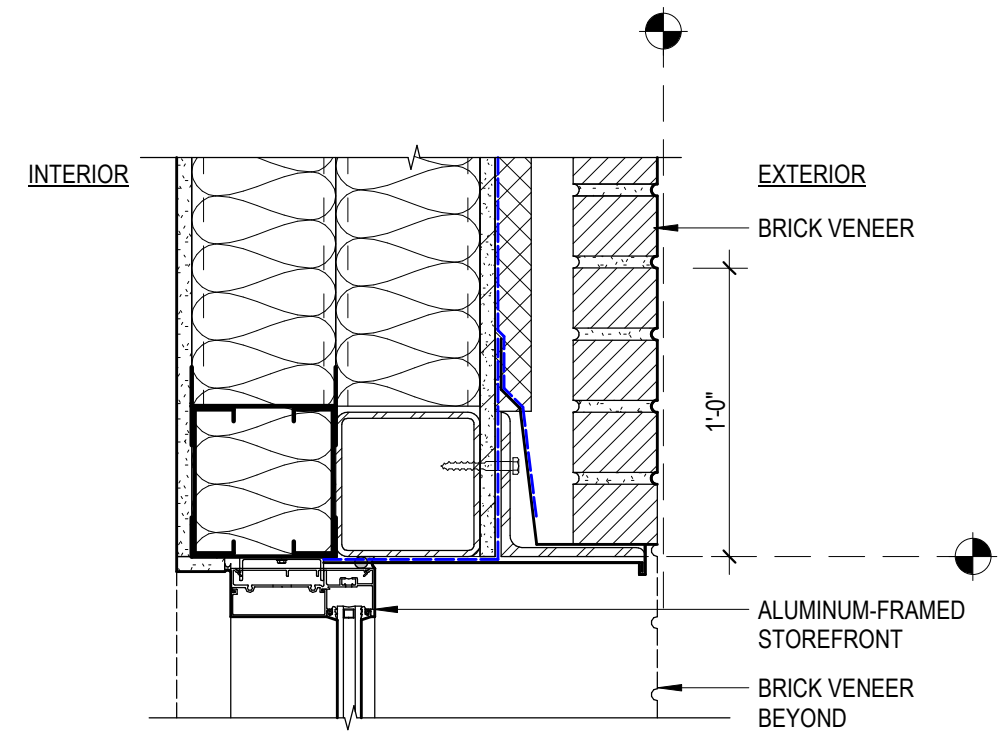
5 BRICK HEAD AT TOP LEVEL
1 1/2" = 1'-0"



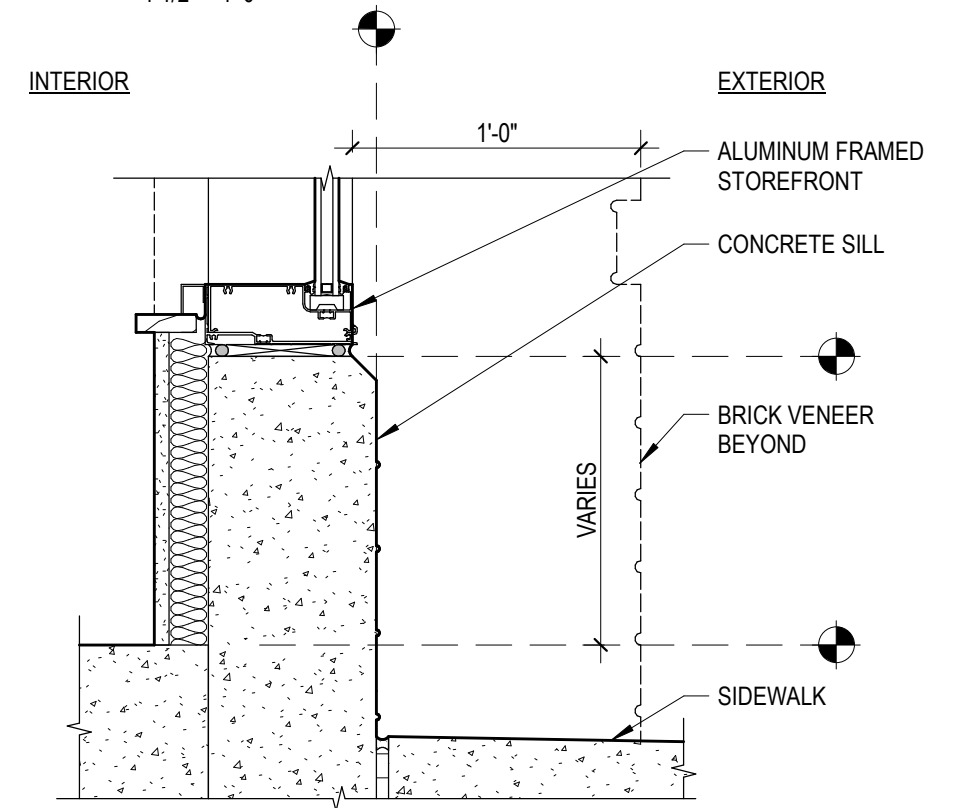
4 STOREFRONT JAMB AT BRICK VENEER
1 1/2" = 1'-0"



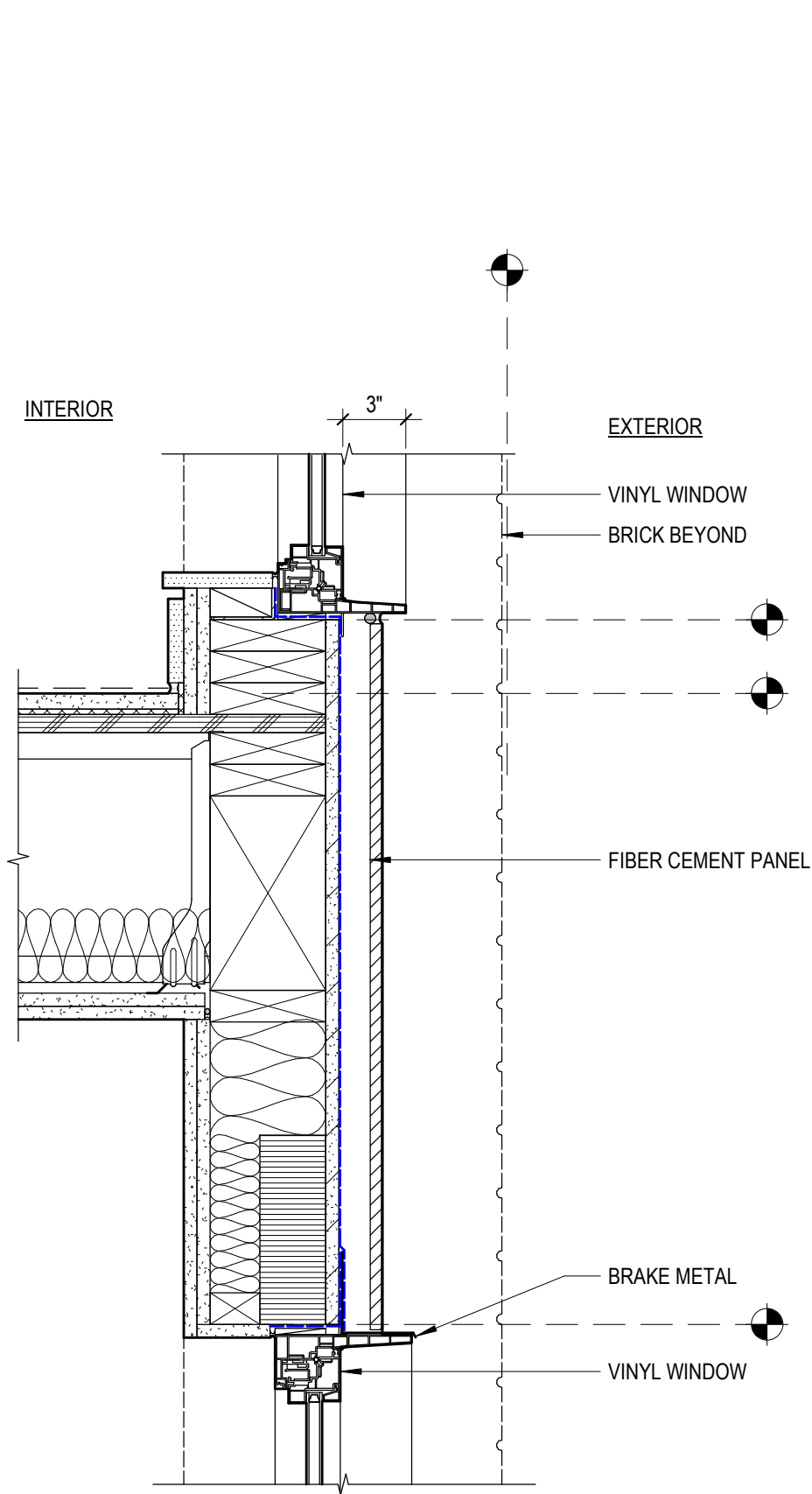
3 VINYL WINDOW JAMB AT BRICK VENEER
1 1/2" = 1'-0"



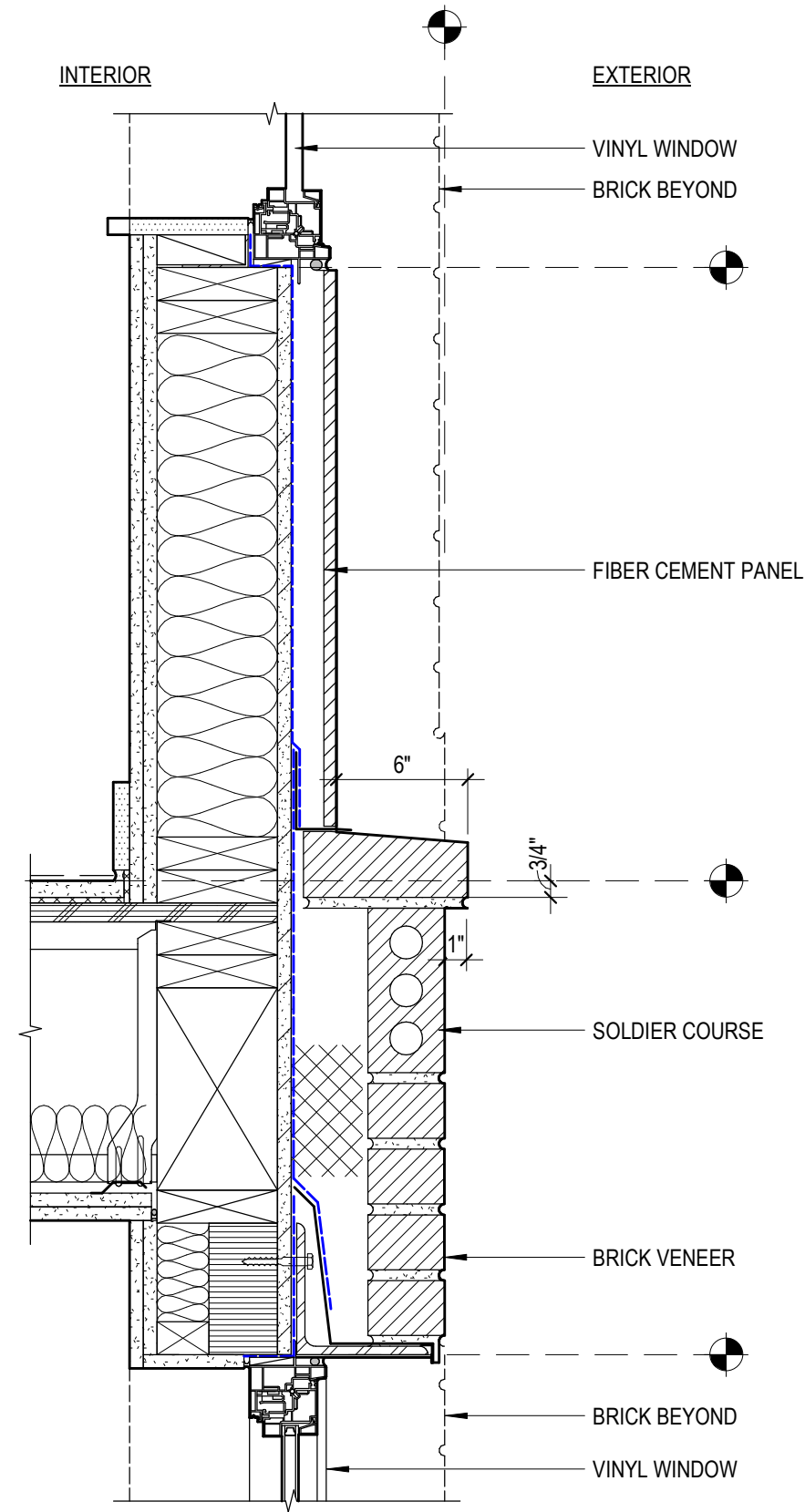
1 STOREFRONT HEAD
1 1/2" = 1'-0"



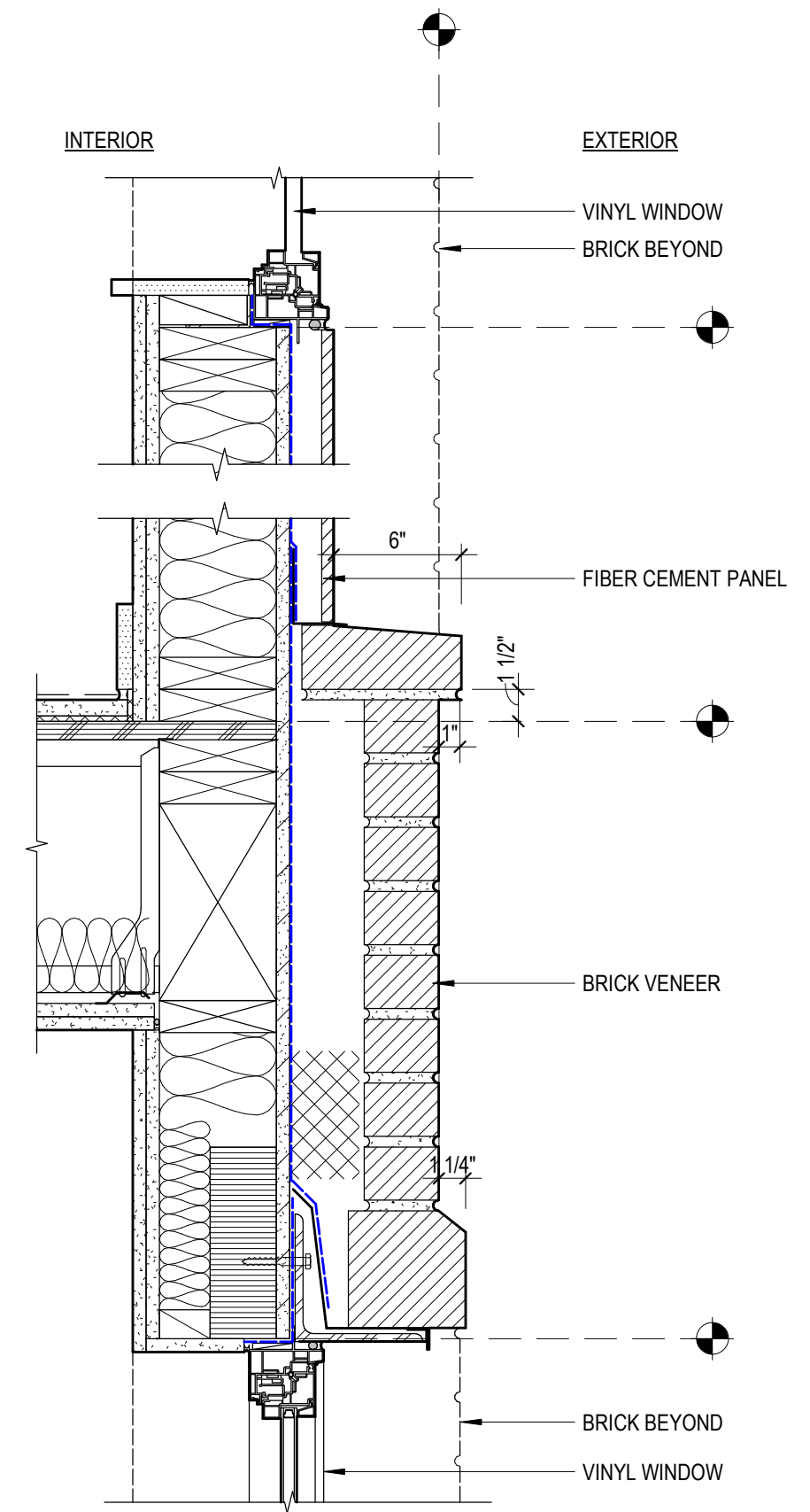
2 STOREFRONT SILL
1 1/2" = 1'-0"



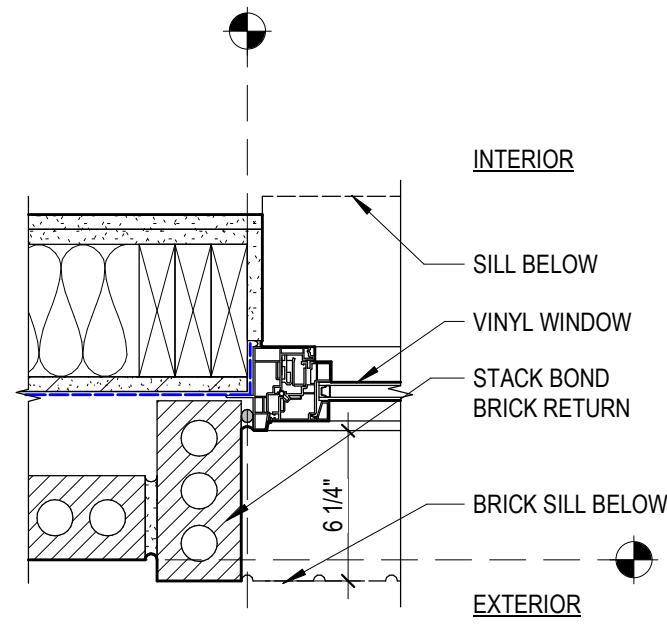
① FIBER CEMENT PANEL
1 1/2" = 1'-0"



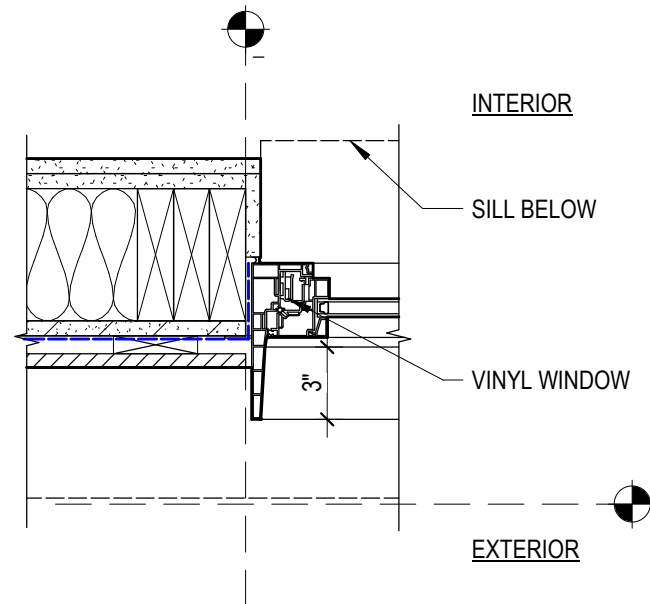
② BRICK SPANDREL, LEVEL 2
1 1/2" = 1'-0"



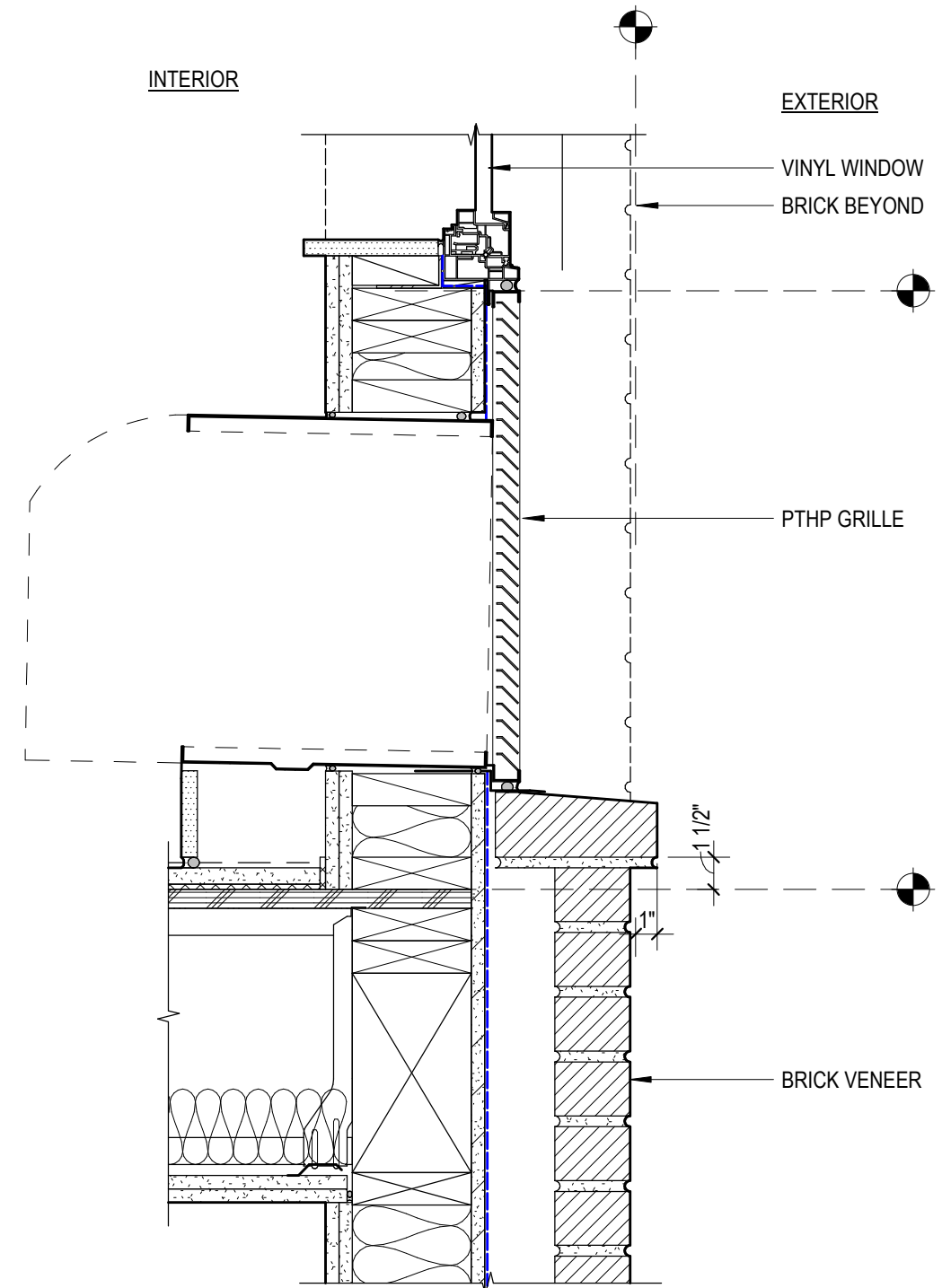
③ BRICK SPANDREL, TYPICAL
1 1/2" = 1'-0"



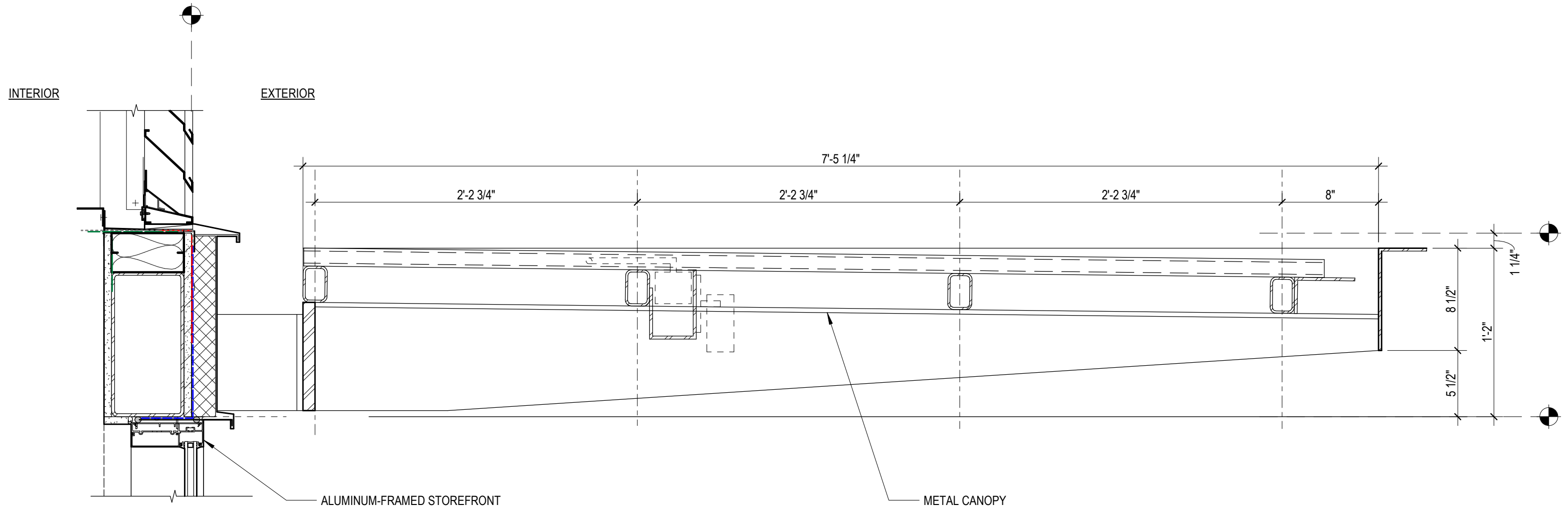
② VINYL WINDOW JAMB AT BRICK PIER
1 1/2" = 1'-0"



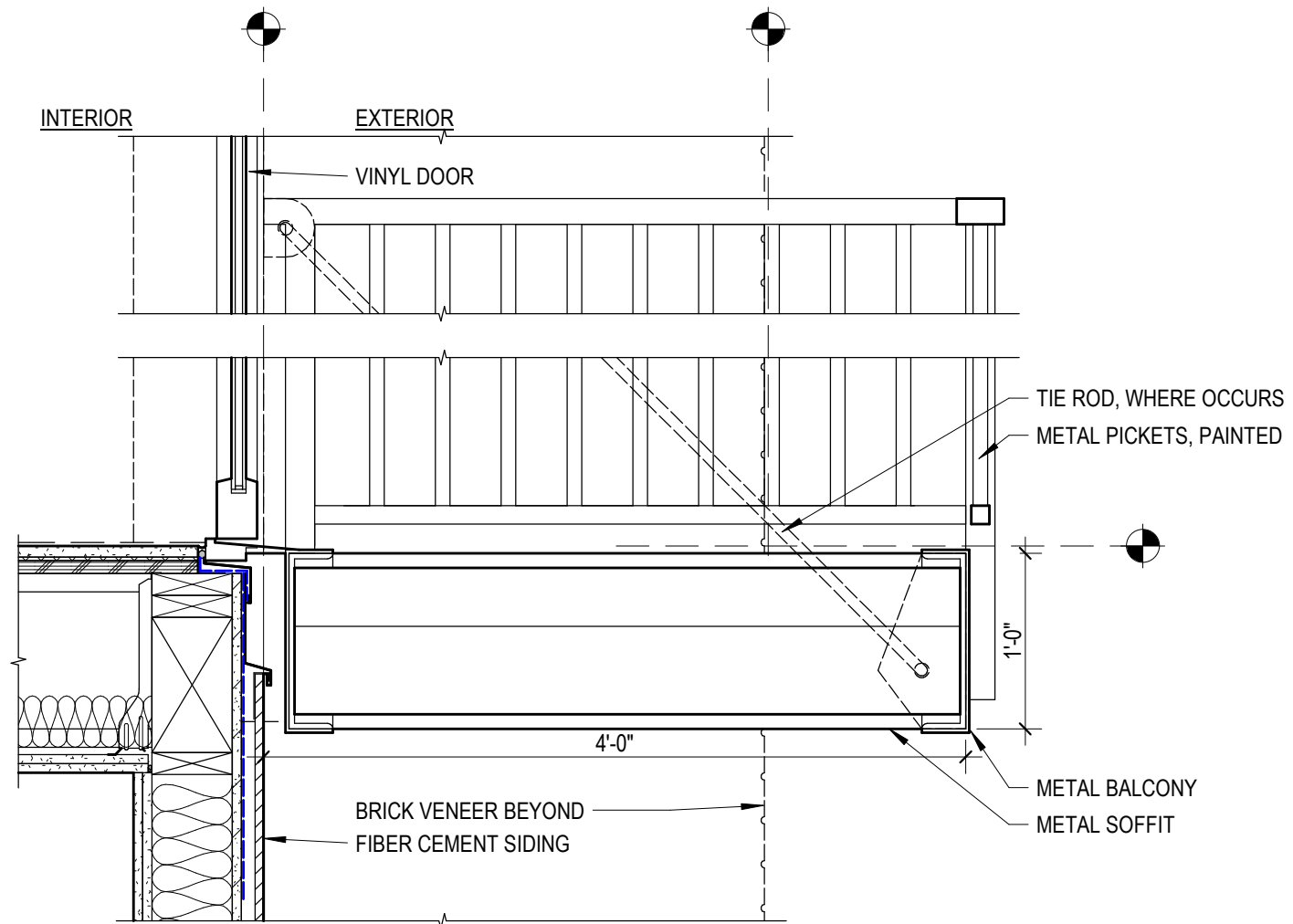
③ RECESSED VINYL WINDOW JAMB AT FIBER CEMENT PANEL
1 1/2" = 1'-0"



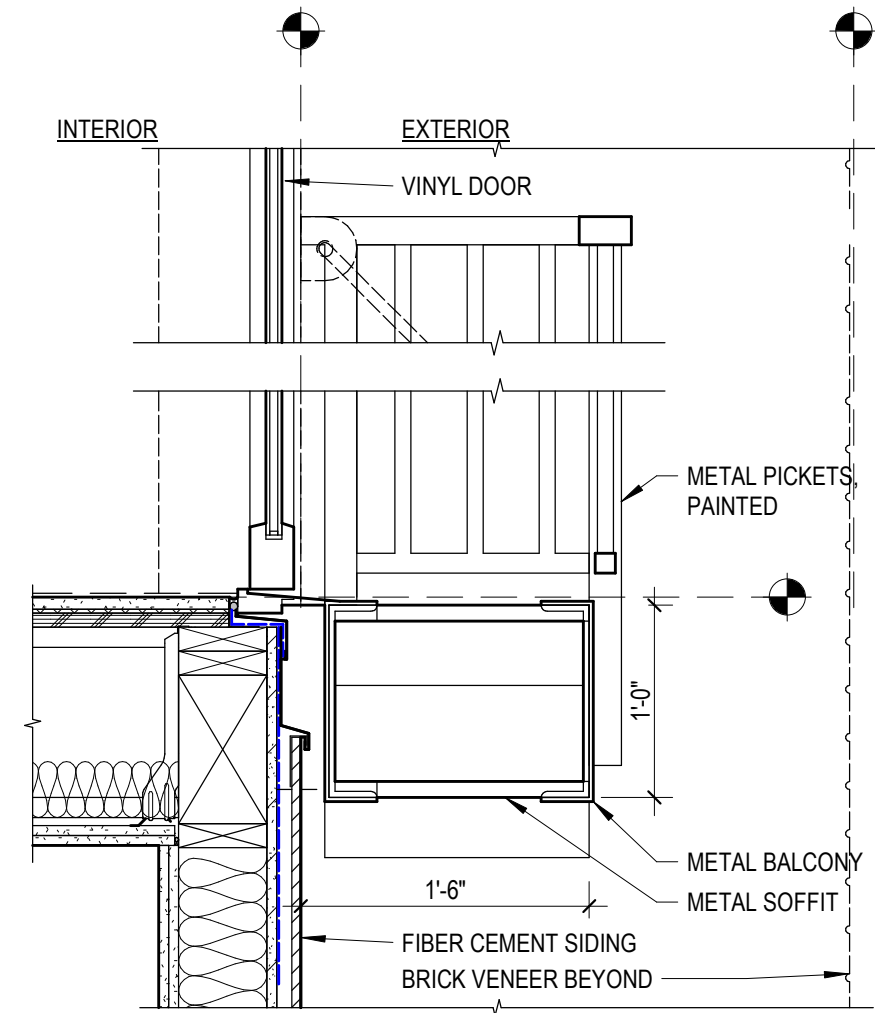
① PTHP AT BRICK SPANDREL
1 1/2" = 1'-0"



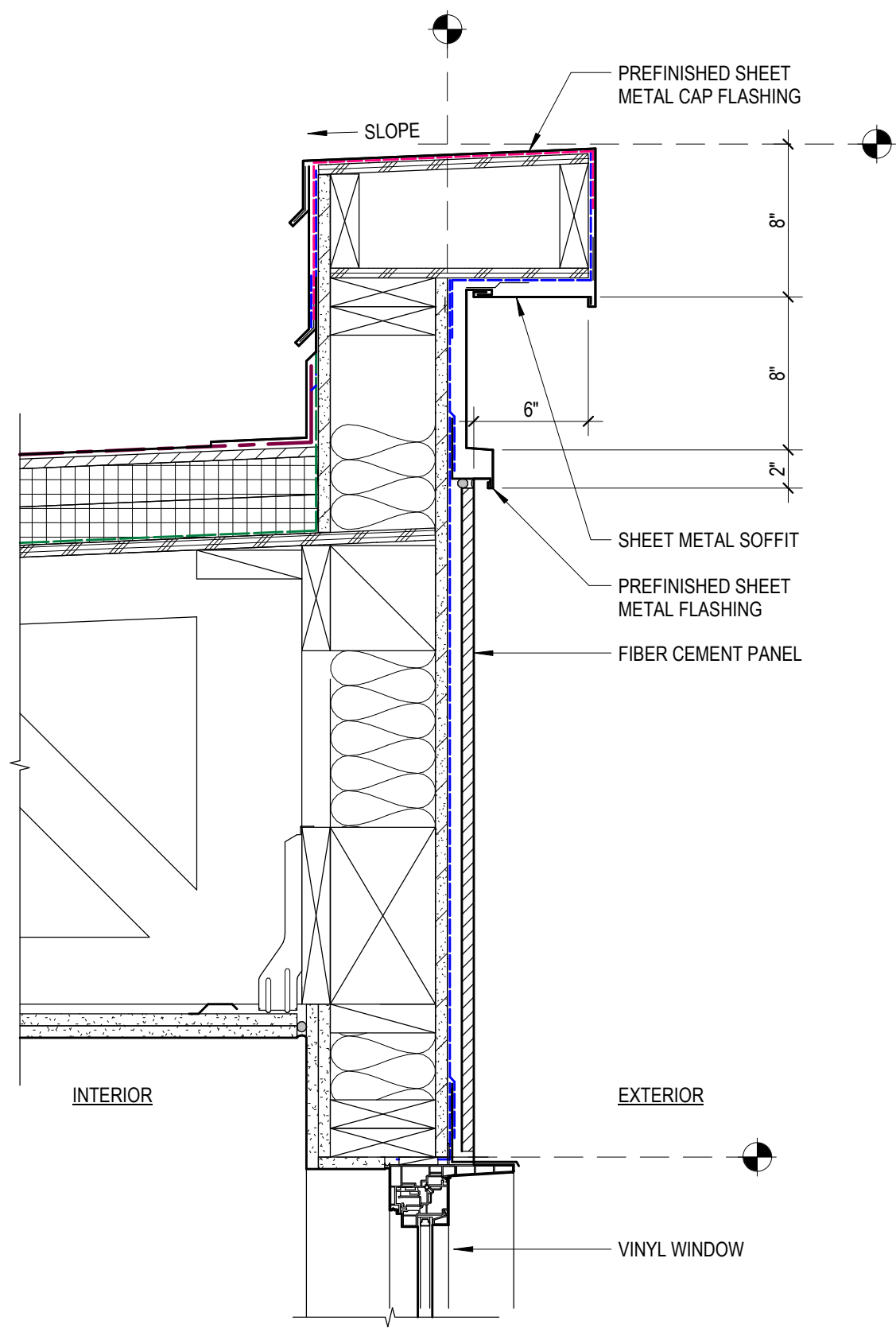
① METAL CANOPY
1 1/2" = 1'-0"



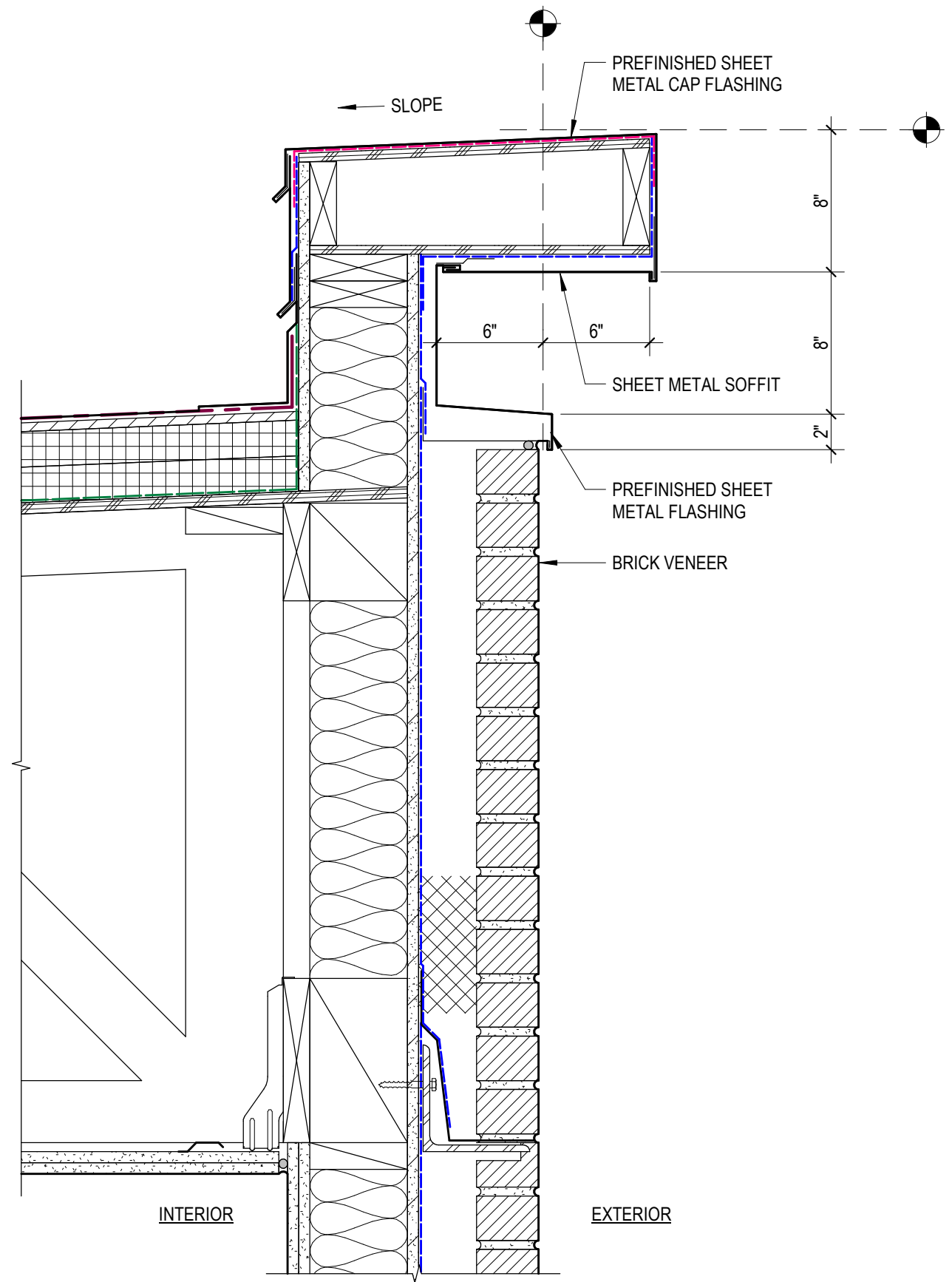
① BALCONY, TYPICAL
1" = 1'-0"



② JULIET BALCONY, TYPICAL
1" = 1'-0"



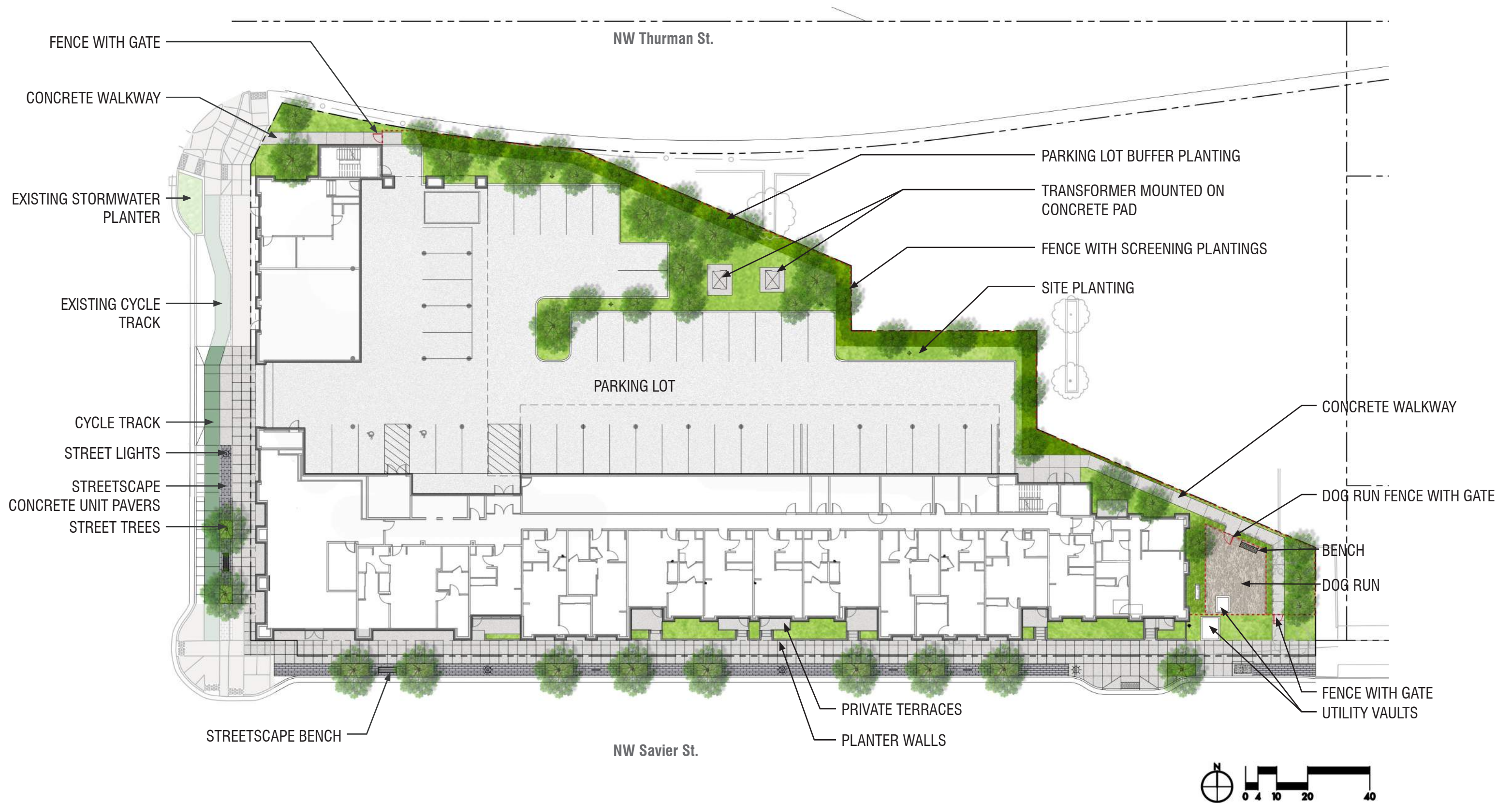
② PARAPET AT FCP
1 1/2" = 1'-0"



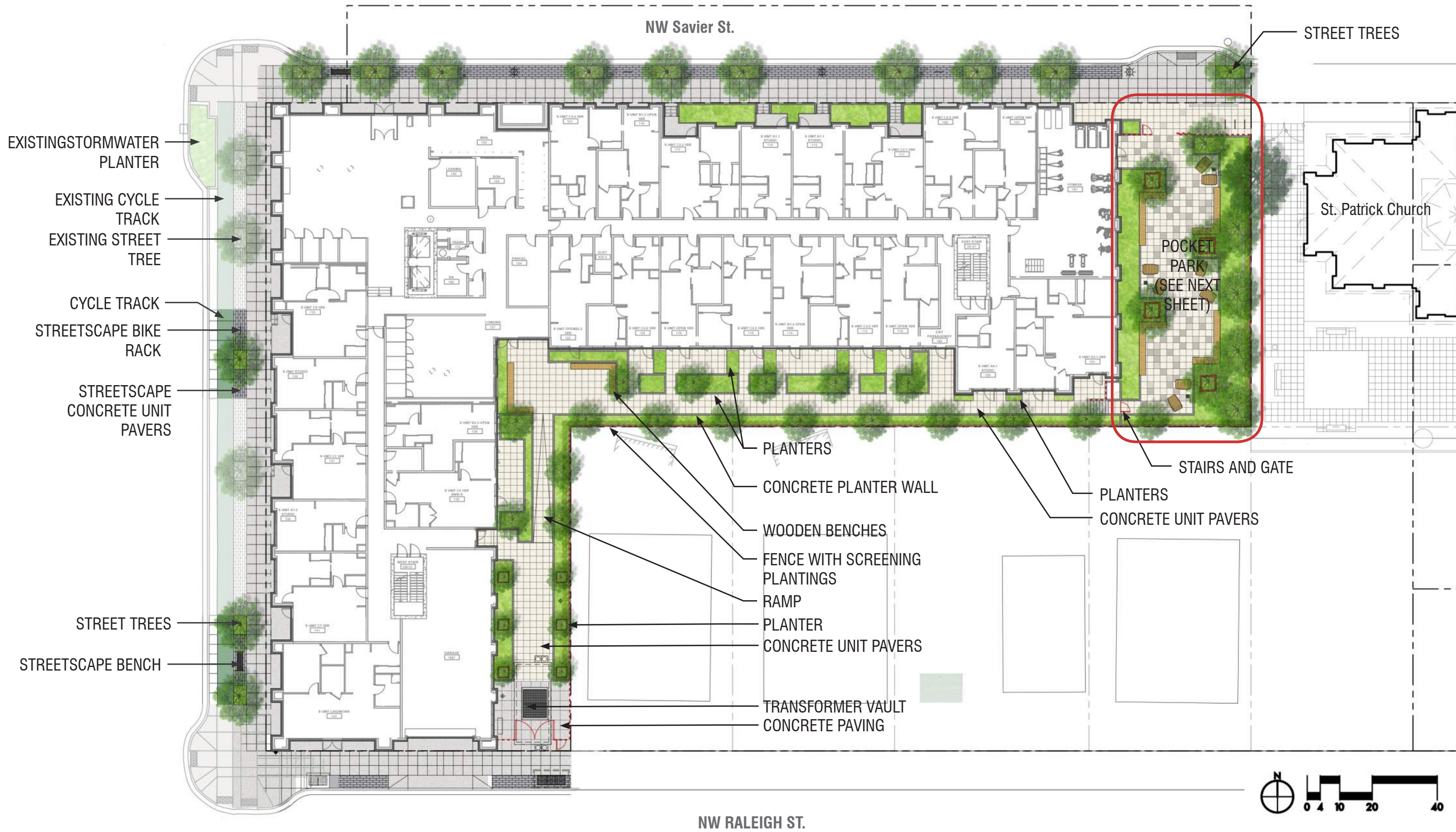
① PARAPET AT BRICK
1 1/2" = 1'-0"



GROUND LEVEL - CONTEXT



BLOCK 261 - GROUND LEVEL - MATERIALS



BLOCK 262 - GROUND LEVEL - MATERIALS



BLOCK 262 - POCKET PARK - MATERIALS



FENCE WITH PLANTING SCREENING



SLIDING GATE WITH MAN DOOR



STREETSCAPE BIKE RACKS



RAISED PLANTERS



UNIT PAVERS ON PEDESTALS



BIKE RACKS



PARK COLUMN LIGHTS



STREETSCAPE BENCH



PLANTERS



RAISED CONCRETE WALLS AT STOOPS

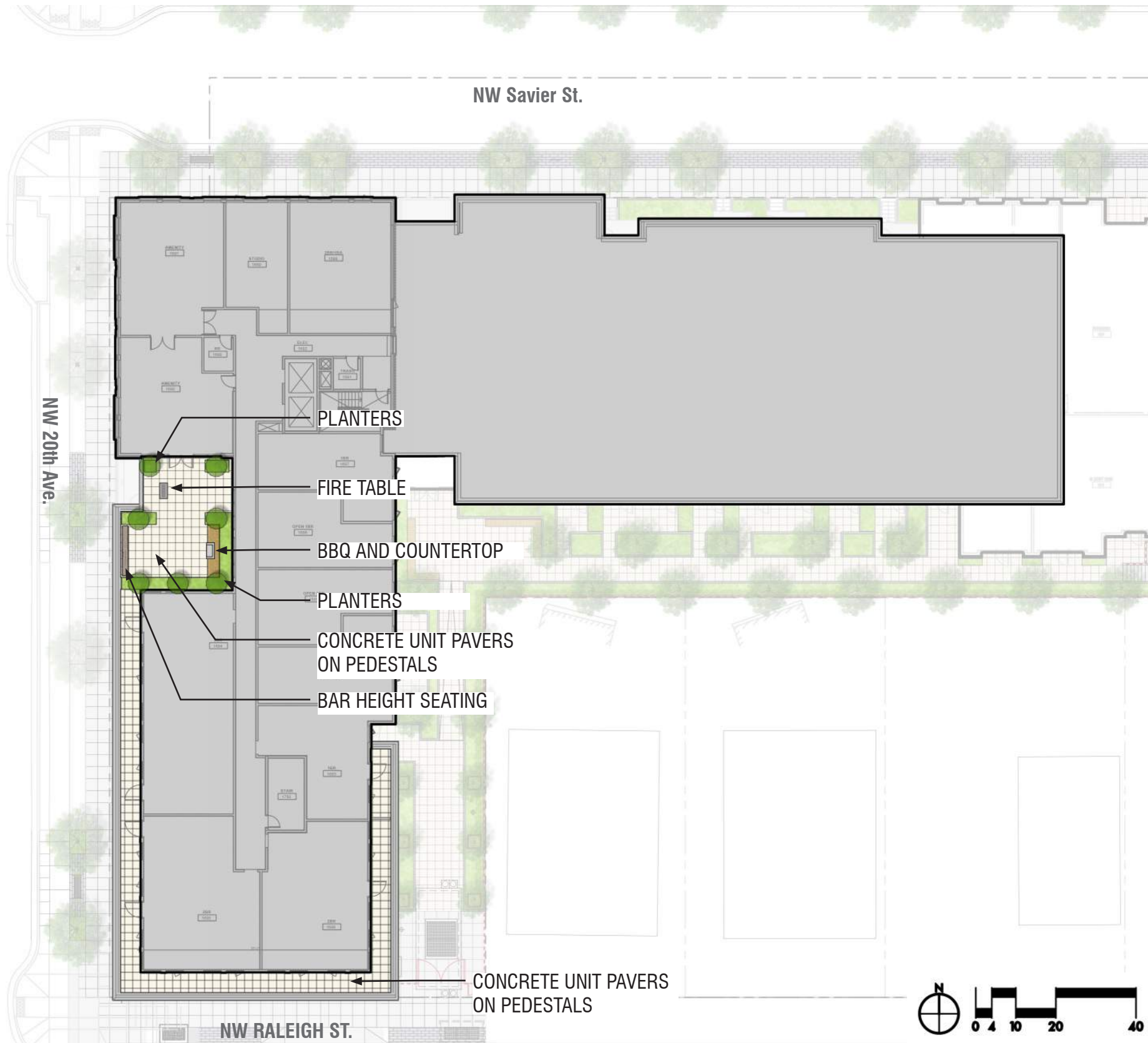


LOUNGE SEATING



STREETSCAPE CONCRETE UNIT PAVERS

GROUND LEVEL - MATERIALS



BBQ AND COUNTERTOP



FIRE TABLE



BAR HEIGHT SEATING



PLANTERS



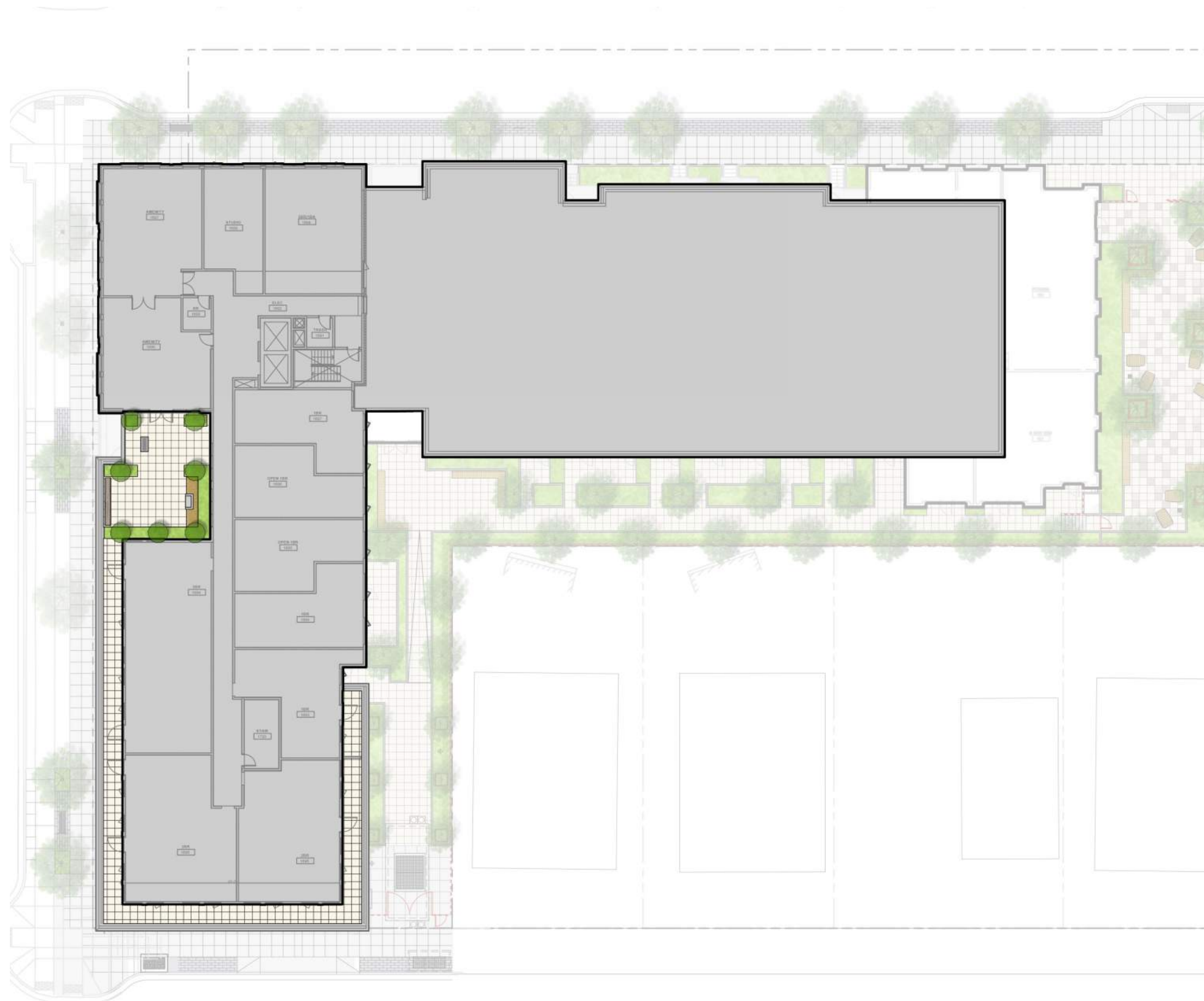
UNIT PAVERS ON PEDESTALS

BLOCK 262 - ROOF TERRACE - MATERIALS



A: Right-of-Way	Tilia tomentosa 'Sterling'	Sterling Linden	2.5" cal	
	Ginkgo biloba 'Saratoga'	Saratoga Ginkgo	2.5" cal	
	Pennisetum alopecuroides 'Little Bunny'	Little Bunny Fountain Grass	1' ht	
	Arctostaphylos uva-ursi 'Emerald Carpet'	Emerald Carpet Kinnikinnick	1' ht	
B: Park	Magnolia kobus	Kobus Magnolia	3" cal	
	Thuja plicata 'Hogan'	Hogan's Western Red Cedar	12' ht	
	Abelia 'Kaleidoscope'	Kaleidoscope Abelia	3' ht	
	Geranium macrorrhizum 'Ingwersen's'	Ingwersen's Hardy Geranium	1' ht	
	Heuchera 'Crystal Spires'	Green Spice Heuchera	1' ht	
	Mahonia x media 'Soft Caress'	Soft Caress Mahonia	2' ht	
	Choisya ternata 'Goldfinger'	Mexican Orange Blossom	2' ht	
	Cistus x obtusifolius	White Rock Rose	3' ht	
	C: Buffer and Edges	Quercus phellos	Willow Oak	2" cal
		Styrax japonicus 'Snowcone'	Snowcone Japanese Snowbell	2" cal
Mahonia aquifolium		Tall Oregon Grape	3' ht	
Vaccinium ovatum		Evergreen Huckleberry	3' ht	
Mahonia repens		Creeping Oregon Grape	1' ht	
Arctostaphylos uva-ursi 'Emerald Carpet'		Emerald Carpet Kinnikinnick	1' ht	
D: Parking Lot, Courtyards, and Stoops		Quercus phellos	Willow Oak	2" cal
		Styrax japonicus 'Snowcone'	Snowcone Japanese Snowbell	2" cal
		Thuja plicata 'Hogan'	Hogan's Western Red Cedar	6' ht
		Zelkova Serrata 'Green Vase'	Green Vase Zelkova	2" cal
	Buxus sempervirens 'suffruticosa'	Edging Boxwood	3' ht	
	Escallonia 'Gold Brian'	Gold Brian Escallonia	3' ht	
	Caryopteris 'Dark Knight'	Dark Knight Bluebeard	2' ht	
	Helianthemum 'Henfield Brilliant'	Henfield Brilliant Sunrose	1' ht	
	Lavandula augustifolia 'Munstead'	Munstead Lavender	2' ht	
	Miscanthus sinensis 'Adagio'	Adagio Maiden Grass	3' ht	
Daphne odora aureomarginata	Variiegated Daphne	2' ht		

GROUND LEVEL CONCEPT - PLANTING



D: 7th Floor Roof Terrace

Magnolia kobus	Kobus Magnolia	2" cal
Erica 'White Perfection'	White Perfection Winter Heath	1' ht
Gardenia jasminoides 'Frostproof'	Frostproof Gardenia	3' ht
Nandina domestica 'Gulf Stream'	Gulf Stream Nandina	3' ht
Sarcococca hookeriana var humilis	Fragrant Sarcococca	2' ht

ROOF TERRACE CONCEPT - PLANTING



Zelkova serrata 'Green Vase'



Tilia tomentosa 'Sterling'



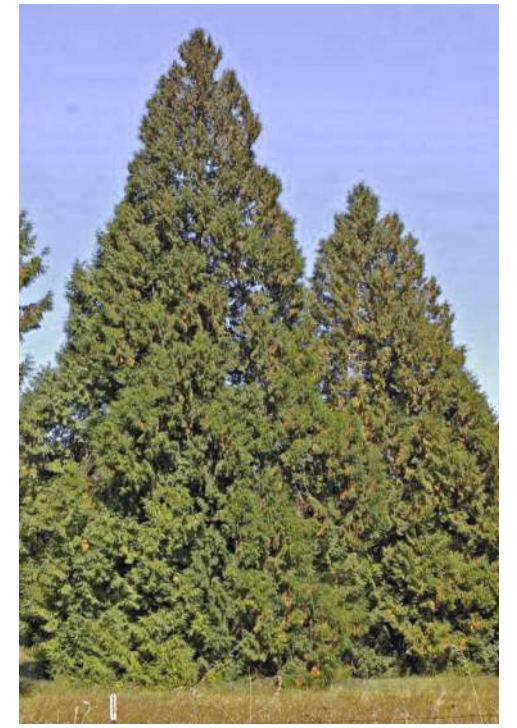
Magnolia kobus



Quercus phellos



Ginkgo biloba 'Saratoga'



Thuja plicata 'Hogan'



Abelia 'Kaleidoscope'



Caryopteris 'Dark Knight'



Choisya ternata 'Goldfinger'



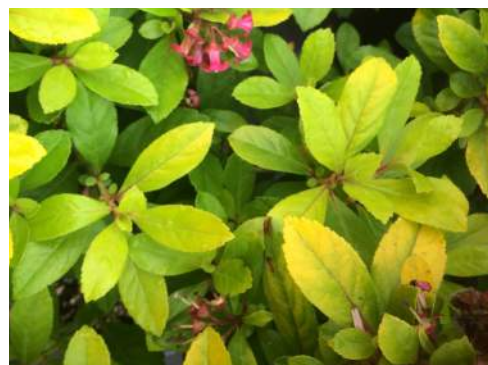
Cistus x obtusifolius



Daphne odora aureomarginata



Erica 'White Perfection'



Escallonia 'Gold Brian'



Helianthemum 'Henfield Brilliant'



Gardenia 'Frostproof'



Lavandula angustifolia 'Munstead'

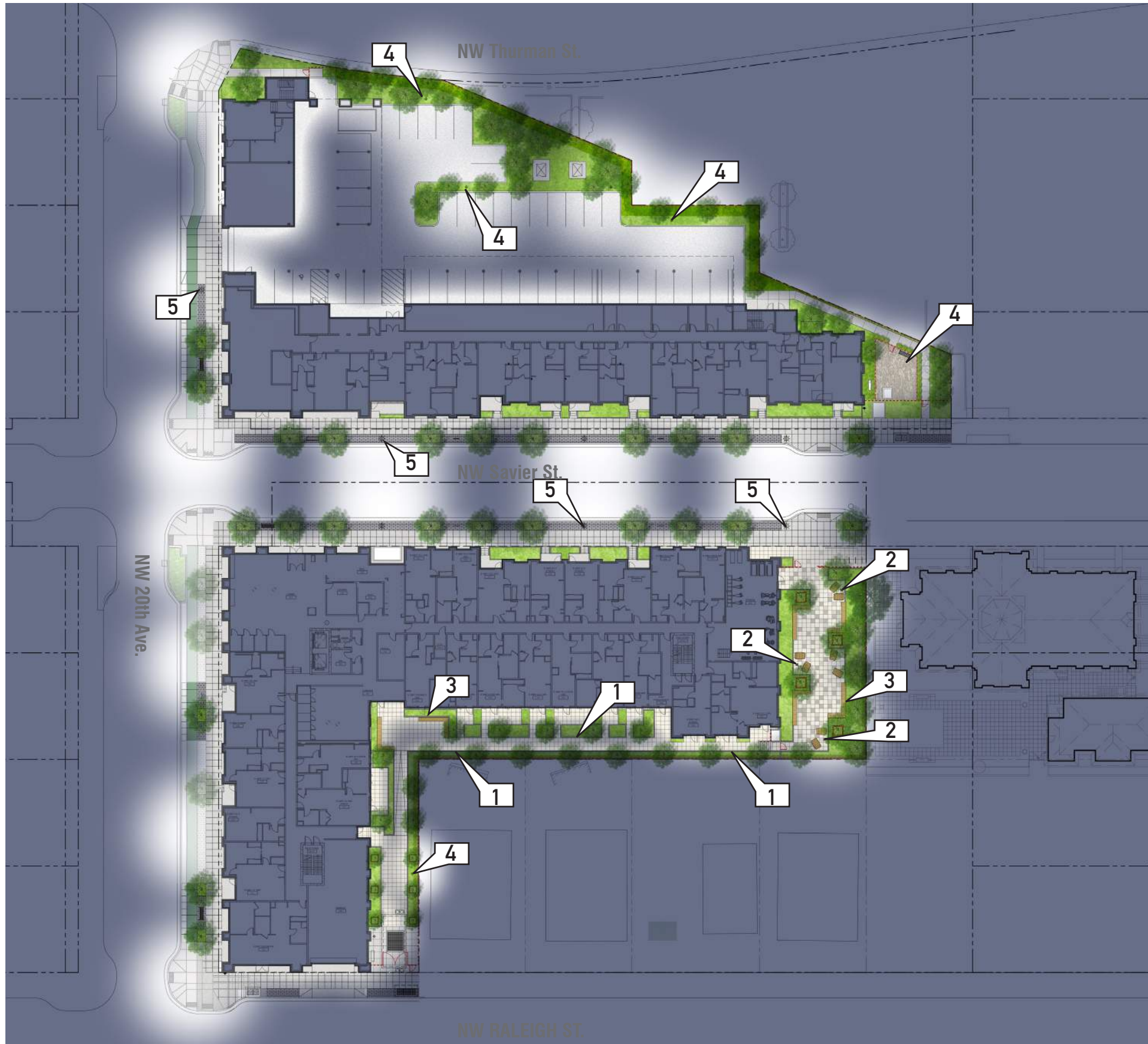


Miscanthus sinensis 'Adagio'



Raphiolepis umbellata 'Minor'

SITE PLANTING



1: Recessed Wall Lighting



3: Bench Lighting



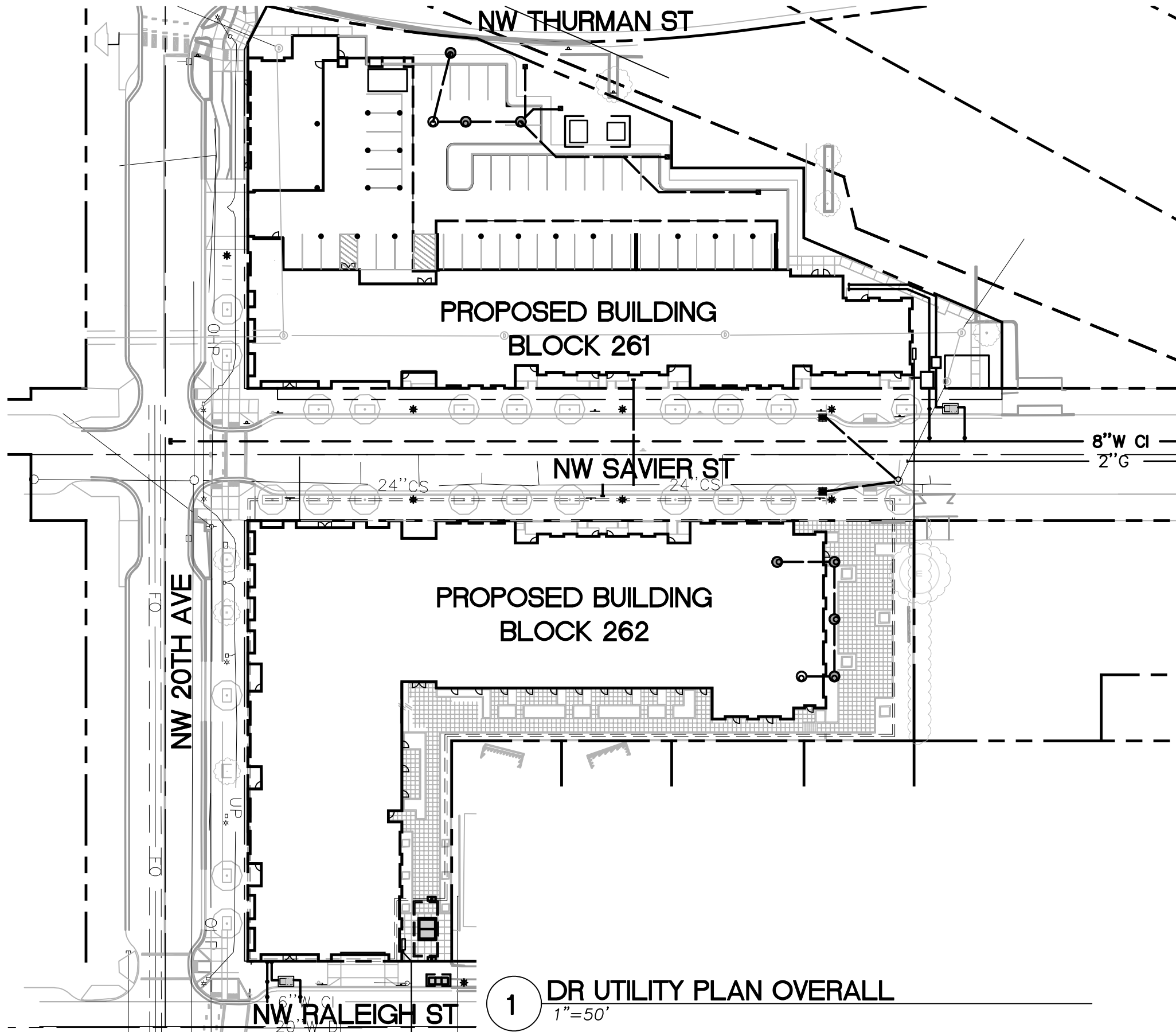
2: Park Column Light



4: Site Lighting

5: PBOT Standard Street Lighting

GROUND LEVEL CONCEPT - LIGHTING



1 DR UTILITY PLAN OVERALL
1"=50'

PRIVATE UTILITY CONTACT LIST	
PGE: BRYAN SWAN (503) 736-5411 bryan.swan@pgn.com	NW NATURAL: JEREMY LORENCE (503) 781-4467 Jeremy.Lorence@nwnatural.com
LUMEN: MARNIE VARNER (815) 847-0935 mvarner@tertatechllc.net	PORTLAND BES: EMMA HOHLSMITH (503) 823-7195 Emma.Kohlsmith@portlandoregon.gov
PORTLAND WATER BUREAU: BEN KERSENS (503) 823-3805 Ben.Kersens@portlandoregon.gov	AT&T: SHAWN DALBEC (503) 495-0112 sd1461@att.com
	COMCAST: LEROY SOUMOKIL (971)801-5723 LEROY_SOUMOKIL@COMCAST.COM

STORMWATER NARRATIVE

PRIVATE SITE:

WATER QUALITY
SEDIMENT LOADS FOR BOTH SITES WILL BE MITIGATED THROUGH THE USE OF SEDIMENTATION MANHOLES AND TRAPPED AREA DRAINS.

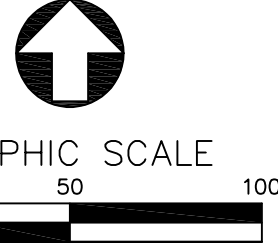
NORTH SIDE DISPOSAL
ALL RUNOFF FROM THE SITES 39,961 SF WILL BE CONVEYED TO (3) 48" DRYWELLS WITH PERFORATED DEPTHS OF 10FT.

SOUTH SIDE DISPOSAL
ALL RUNOFF FROM THE SITES 39,496 SF WILL BE CONVEYED TO (4) 48" DRYWELLS WITH PERFORATED DEPTHS OF 10FT. THE SOUTH SYSTEM IS DESIGNED TO INFILTRATE THE 100 YR EVENT.

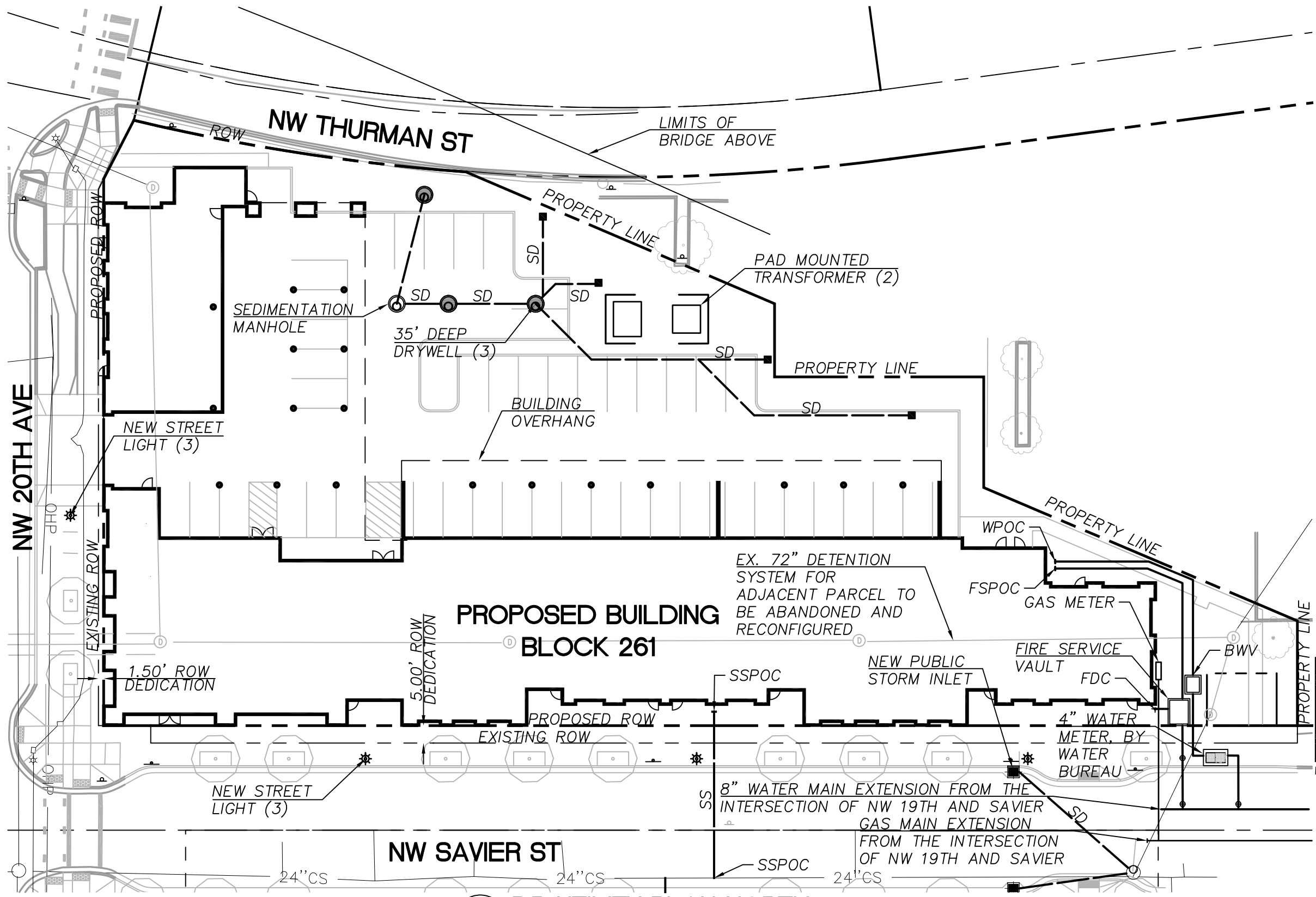
PUBLIC STREET IMPROVEMENTS:
STORMWATER MANAGEMENT IS REQUIRED FOR THE IMPROVEMENTS TO THE PUBLIC SIDEWALKS IN THE PUBLIC RIGHT OF WAY. A STAFF REVIEW SPECIAL CIRCUMSTANCE WILL BE FILED TO FULFILL REQUIREMENTS.



**Humber
Design
Group, Inc.**
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GRAPHIC SCALE
0 50 100
1 inch = 50 ft.



1 DR UTILITY PLAN NORTH
1" = 30'

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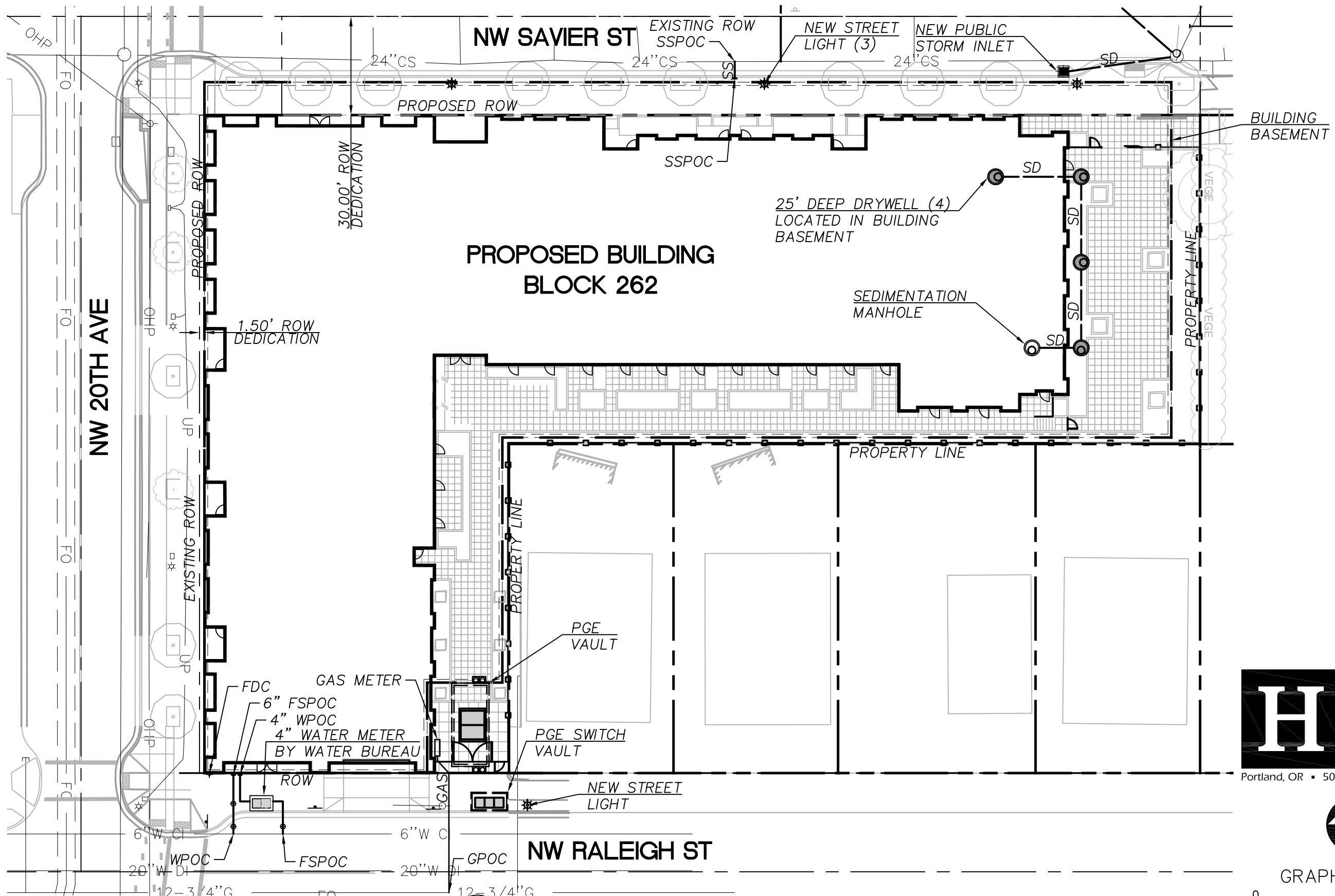
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GRAPHIC SCALE

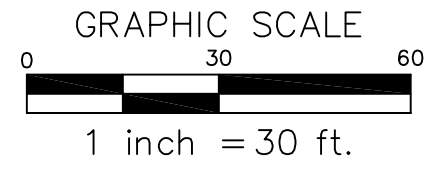
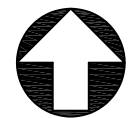


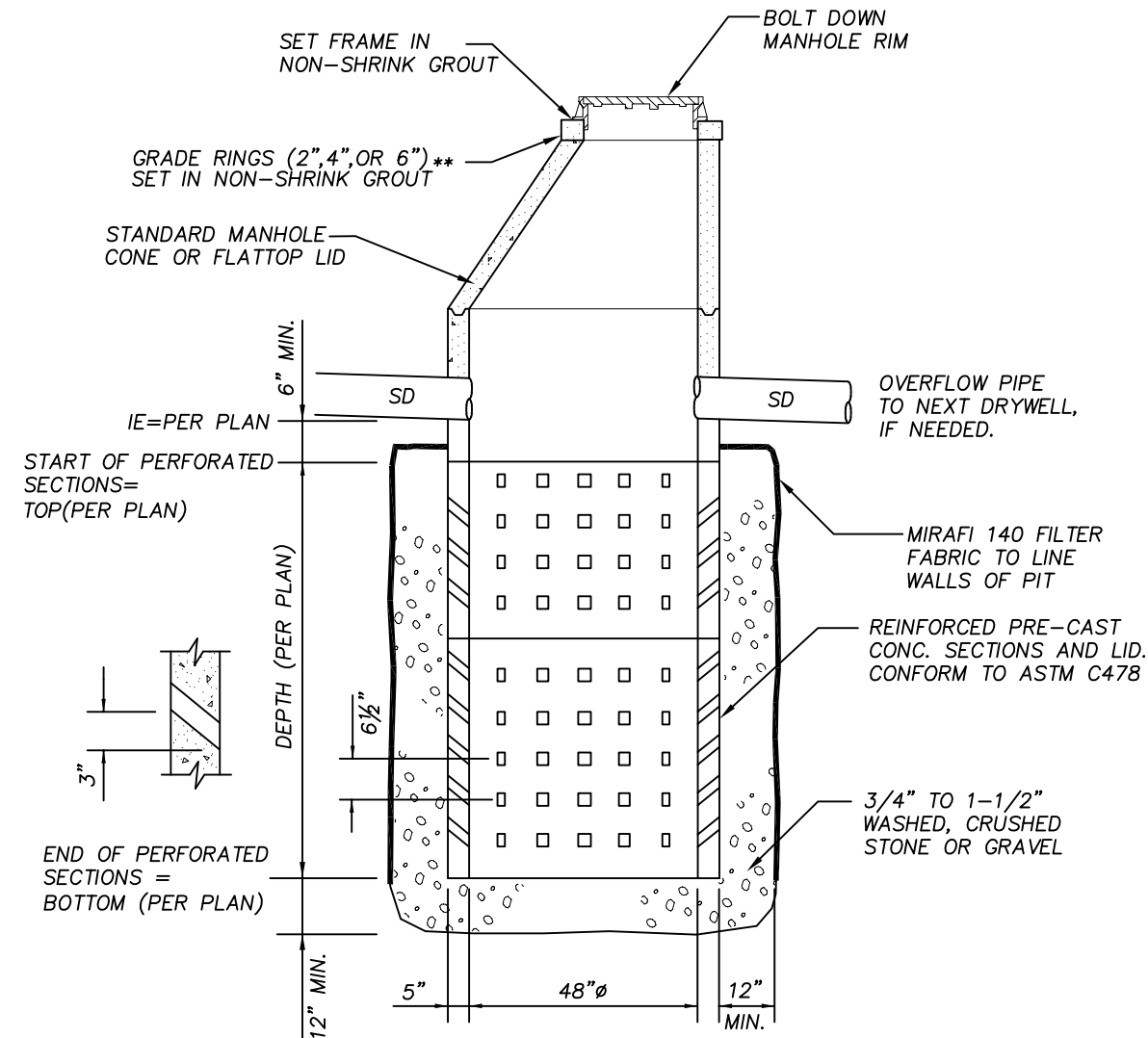
1 inch = 30 ft.



1 DR UTILITY PLAN SOUTH
1"=30'

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- NOTES:**
1. BES STORMWATER INSPECTION REQUIRED AT TIME OF CONSTRUCTION. SEE GREEN BES INSPECTION CARD TO SCHEDULE. CONTACT AUTOMATED INSPECTION REQUEST (IVR) SYSTEM AT 503-823-7000 AND REQUEST INSPECTION #487 BES ONSITE STORMWATER FACILITY EVAL - OR - YOU MAY ALSO CONTACT BES OFFICE DIRECTLY AT 503-823-2059.

1 DRYWELL
NTS

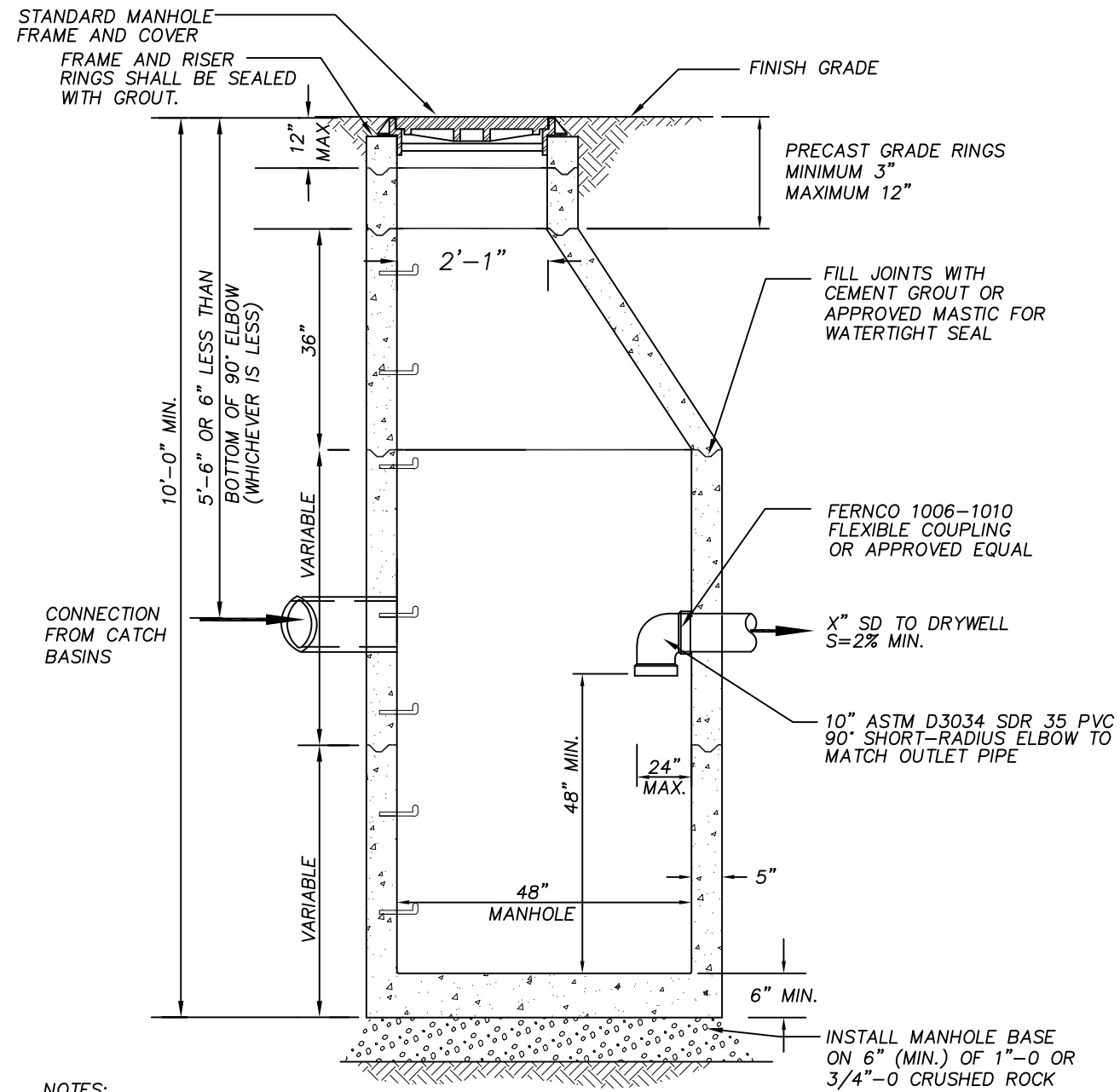
DRYWELL TESTING NOTES

1. DRYWELL(S) SHALL HAVE THE CAPACITY TO DISPOSE OF STORMWATER AT THE RATE LISTED BELOW IN TABLE.
2. DRYWELL(S) SHALL BE TESTED AFTER CONSTRUCTION OF THE DRYWELL STRUCTURE (INCLUDING DRAIN ROCK AND PERIMETER BACKFILL) BUT PRIOR TO THE CONSTRUCTION OF THE TOP SLAB AND FINISH BACKFILL.
3. TESTING MUST BE COMPLETED BY A COMPANY CAPABLE OF PERFORMING DRYWELL TEST.
4. NOTIFY CIVIL AND GEOTECHNICAL ENGINEERS 7 DAYS PRIOR TO TESTING AND PROVIDE PLAN FOR TESTING INCLUDING WATER SOURCE.
6. CONTRACTOR SHALL CONTACT CITY OF PORTLAND WATER BUREAU OR APPLICABLE WATER DISTRICT TO ARRANGE FOR DRYWELL TEST WATER SUPPLY. CONTRACTOR SHALL BEAR RESPONSIBILITY FOR SECURING ALL NECESSARY PERMITS, AUTHORIZATION AND ANY FEES. IF NO WATER SUPPLY AVAILABLE, WATER TRUCK(S) MUST BE USED.
8. CONTRACTOR SHALL ARRANGE FOR THE PROVISION OF ALL DRYWELL TESTING EQUIPMENT, INCLUDING BUT NOT LIMITED TO FLOW METER, PIPING, AND TRAFFIC CONTROL.
9. CLEAN WATER SHALL BE PROVIDED TO TEST DRYWELLS, AS APPROVED. INTRODUCTION OF SEDIMENT MAY RESULT IN FAILURE OF THE DRYWELL CAPACITY TEST.
10. FILL DRYWELL ABOVE PERFORATED SECTIONS, SHUT OFF WATER, AND RECORD HEIGHT OF WATER EVERY 5 MINUTES DURING DRAWDOWN. IF DRYWELL WILL NOT FILL UP, MAINTAIN A CONSTANT FLOW RATE EQUAL TO THE DESIGN RATE FOR A MINIMUM OF 45 MIN. IF REDUCTION OF DRYWELLS IS DESIRED, CONTACT ENGINEER FOR PROCEDURE.
11. SHOULD DRYWELL(S) FAIL TO TEST AT THE MINIMUM DESIGN RATE, ADDITIONAL DRYWELLS MAY BE CONSTRUCTED, AS APPROVED, IN ORDER TO ACHIEVE THE REQUIRED MINIMUM DISPOSAL RATE. ALTERNATIVE DRYWELL LOCATIONS AND/OR ADDITIONAL DRYWELLS IN PIPED SERIES MUST BE PRE-APPROVED AND IDENTIFIED ON THE CONSTRUCTION DRAWINGS.

DRYWELL TESTING INFORMATION		
DRYWELL	DESIGN RATE (GPM)	ESTIMATED WATER VOLUME (GALLONS)
NORTH DRYWELL	110	4,915
SOUTH DRYWELL	114	5,097

* DESIGN RATE INCLUDES A FACTOR OF SAFETY APPLIED.

1 DR UTILITY DETAILS
NTS



NOTES:

1. ALL PRECAST SECTIONS SHALL CONFORM TO THE REQUIREMENTS OF ASTM C478. SEE CITY OF PORTLAND STANDARDS AND SPECIFICATIONS FOR MH STEP DETAIL.
2. ALL CONNECTING PIPE SHALL HAVE A FLEXIBLE JOINT WITHIN 18" OF MANHOLE WALL.

2 SEDIMENTATION MANHOLE
NTS

1 DR UTILITY DETAILS
NTS















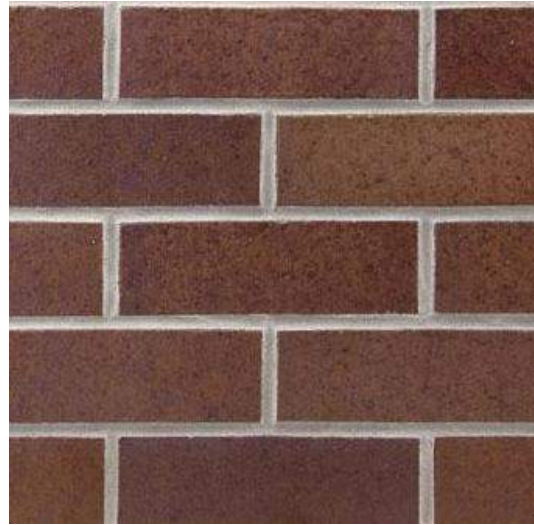












BRICK COLOR 1



BRICK COLOR 2



BRICK COLOR 3 - ACCENT BRICK



BRICK COLOR 4 - ACCENT BRICK



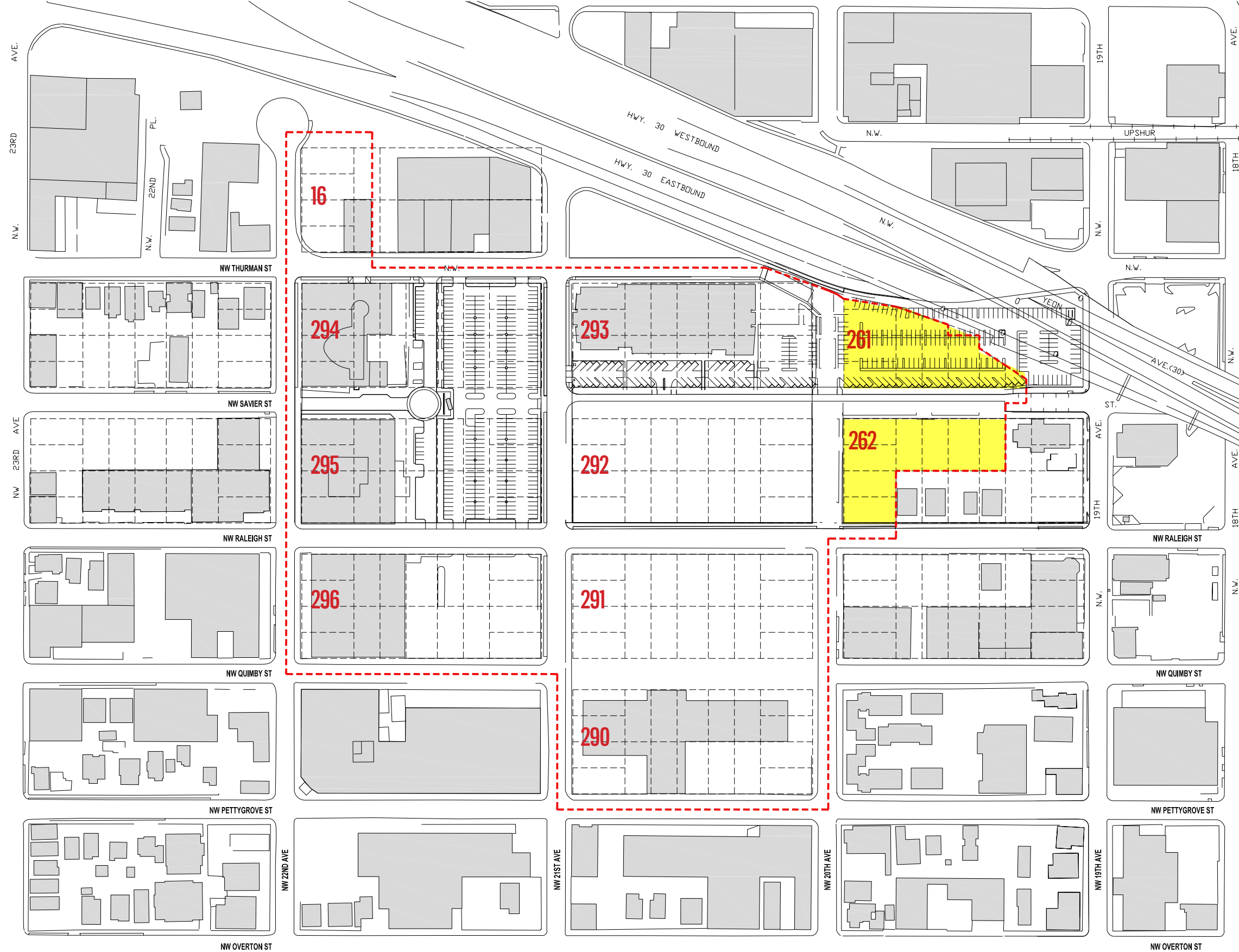
ALTERNATE BRICK COLOR 5 - EAST WING BLOCK 262



FIBER CEMENT PANEL



VINYL WINDOWS



KEY

MASTER PLAN BOUNDARY

SITE

BOUNDARIES:

Map 01-2 describes the limits of the site to be considered for this Master Plan application. The proposed Master Plan boundary is shown in red. Block numbers are shown in red.

All of the parcels within the limits described are presently owned and controlled by Con-way.

The aggregate site area contained within these limits, excluding current right-of-ways, is 762,168 sq. feet, or 17.49 acres.

FUTURE BOUNDARY EXPANSIONS:

The Northwest Plan District (33.562) does not allow an expansion of the described boundary, unless the expansion involves immediately adjoining properties owned by Con-way. Since Con-way doesn't own any additional adjoining properties outside of the plan limits, this Master Plan application does not include any proposed expansions of the boundary.

Nonetheless, the characteristics of Con-way's plan have been developed with the expectation that the plan limits could appropriately expand over time. This can be accomplished via an amendment to Con-way's Master Plan pursuant to Section 8.

MAP 01-2
MASTER PLAN BOUNDARY







BLOCK 261 FROM SOUTHWEST



BLOCK 261 FROM SOUTHEAST



BLOCK 261 THURMAN ST



BLOCK 262



FREEWELL - BLOCK 291E



SALTWOOD - BLOCK 292 AND 291W



THE CARSON - BLOCK 295E



LELAND JAMES - BLOCK 295W



THE CARSON - BLOCK 294E



LL HAWKINS - BLOCK 296E



SAWYERS ROW



ST. PATRICK'S CHURCH



XPO LOGISTICS



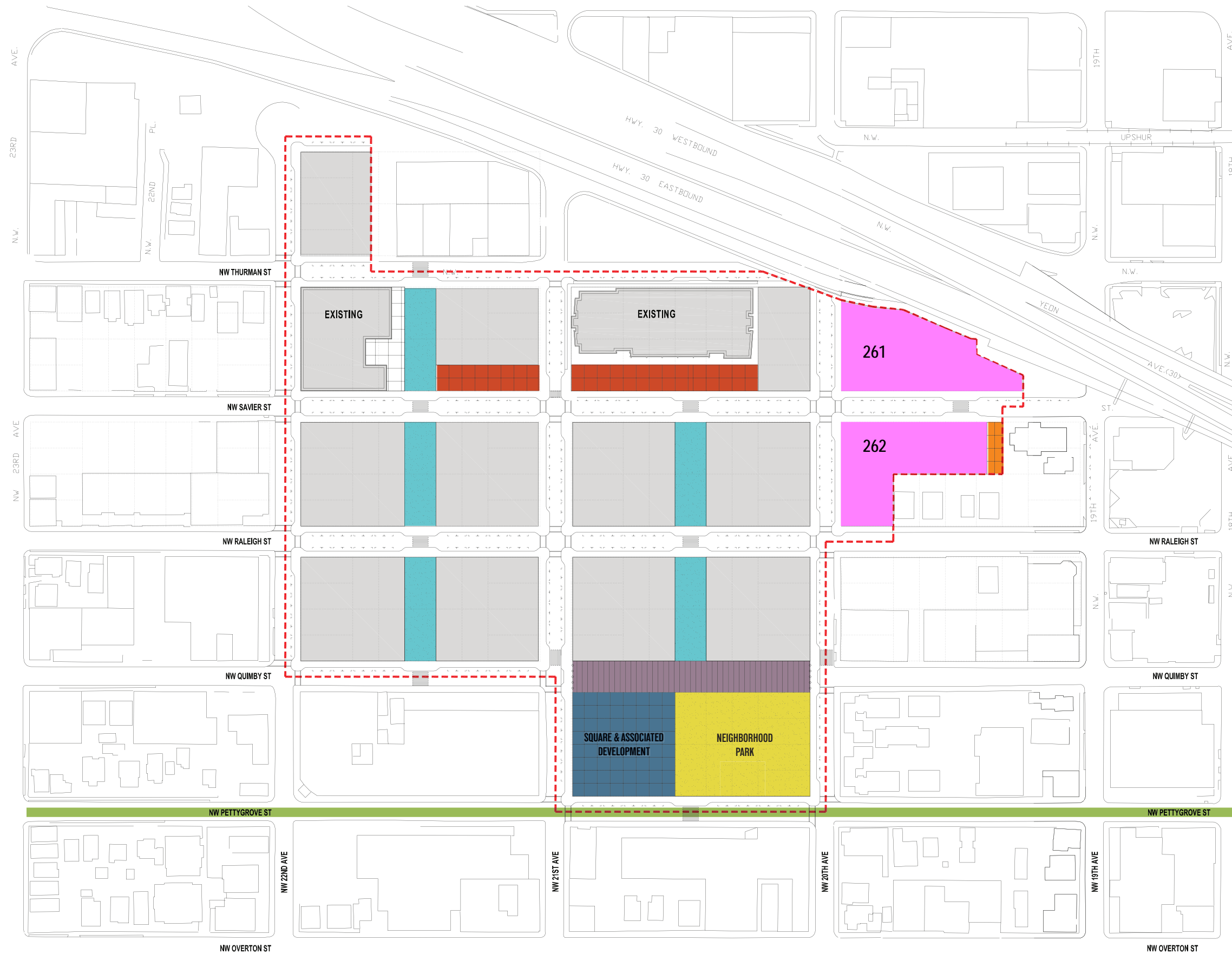
RALEIGH STREET



RALEIGH STREET



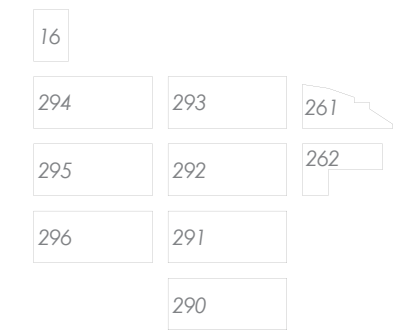
SCHOOLHOUSE ELECTRIC



- POCKET PARK
- NEIGHBORHOOD PARK
- CITY DESIGNATED GREEN STREET
- PEDESTRIAN ACCESSWAY
- BUILDING FORECOURT
- SQUARE & ASSOCIATED DEVELOPMENT
- QUIMBY ST PARCEL

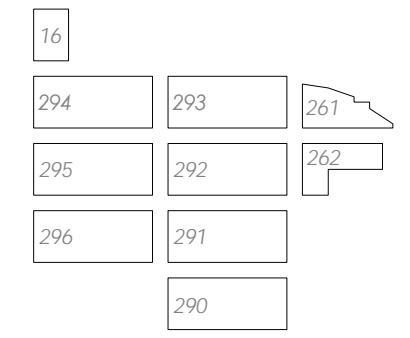
Map 02-2 illustrates the locations for various proposed open areas. Refer to Section 5 Design Standards and Design Guidelines for a comprehensive description of the Vision and Guiding Principles related to the formation of these spaces.

A portion of Block 290 is labeled as neighborhood park.



MAP 02-2
OPEN SPACE PLAN



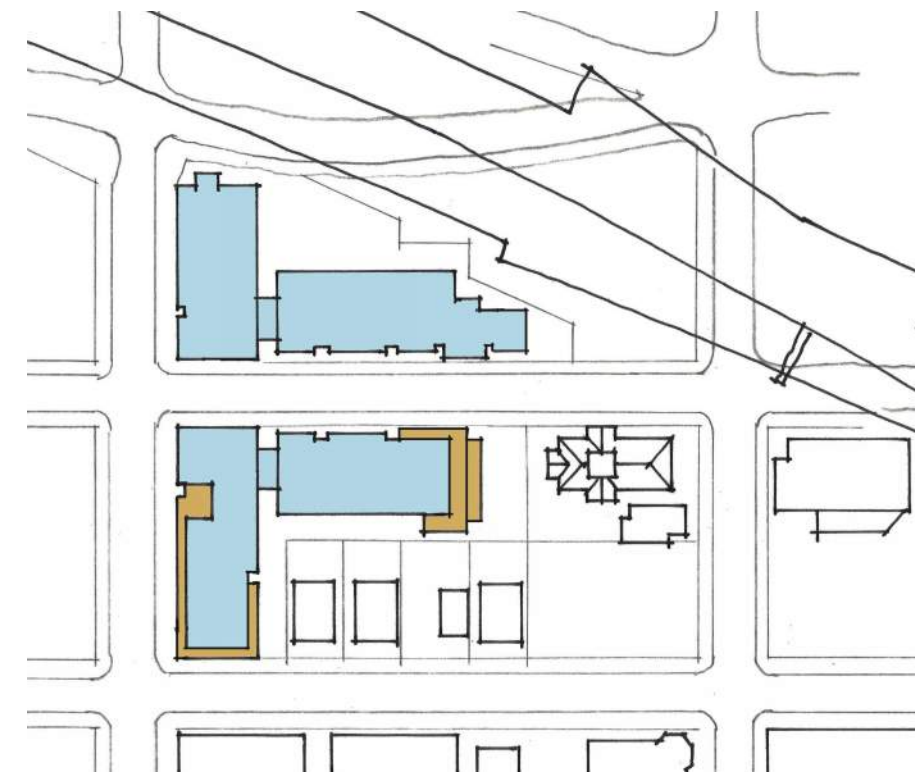


MAP 02-3
MAXIMUM HEIGHT

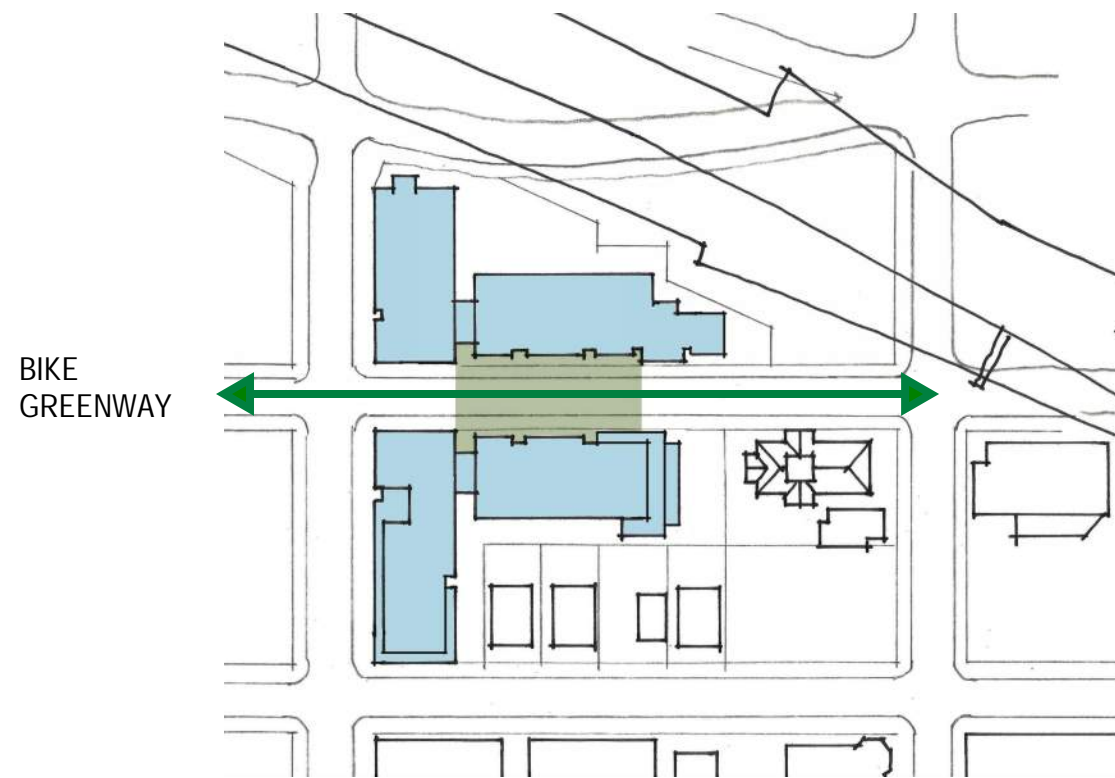




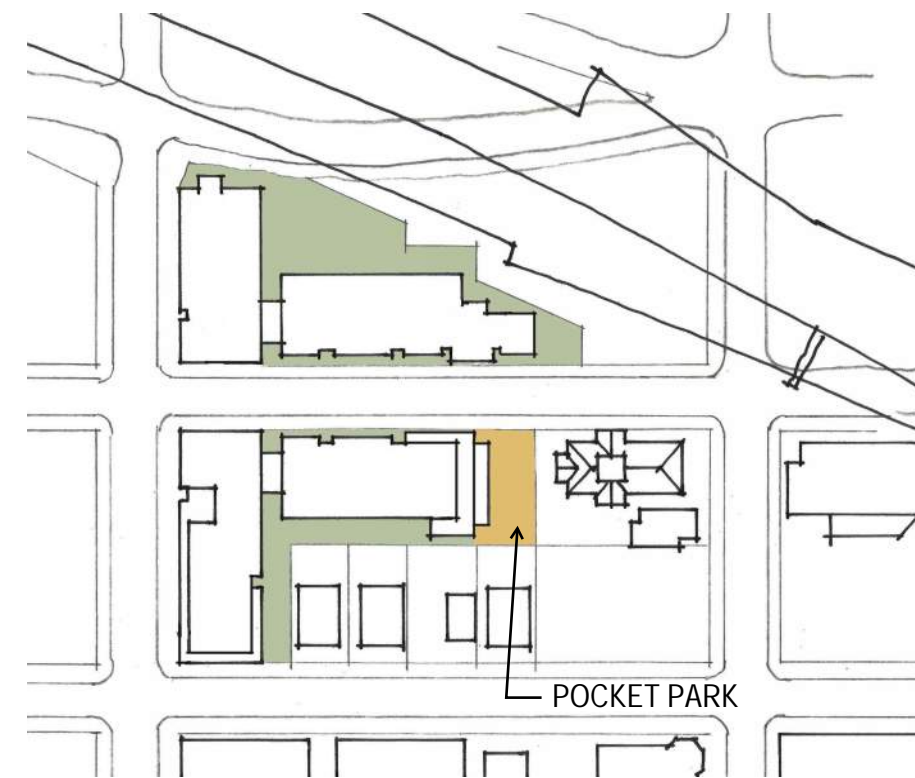
MASSING



UPPER LEVEL SETBACKS



URBAN ROOM ON SAVIER



OPEN SPACE



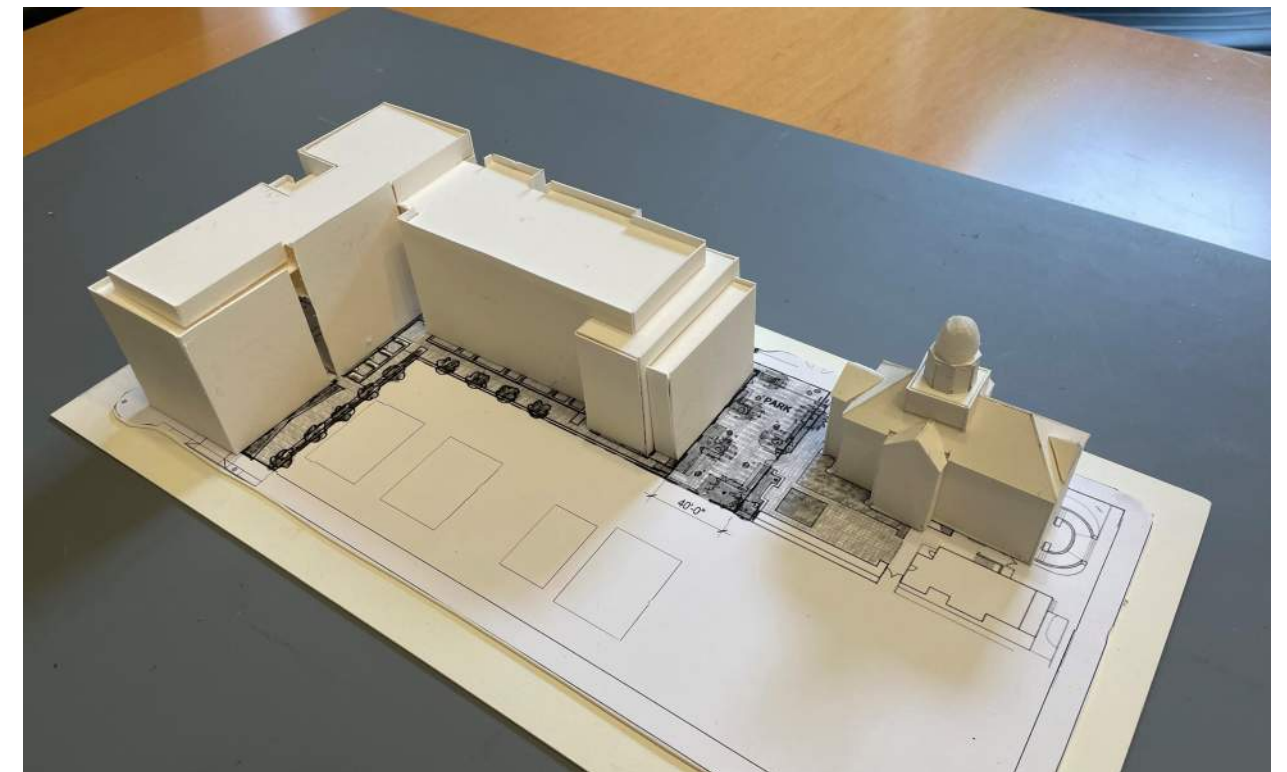
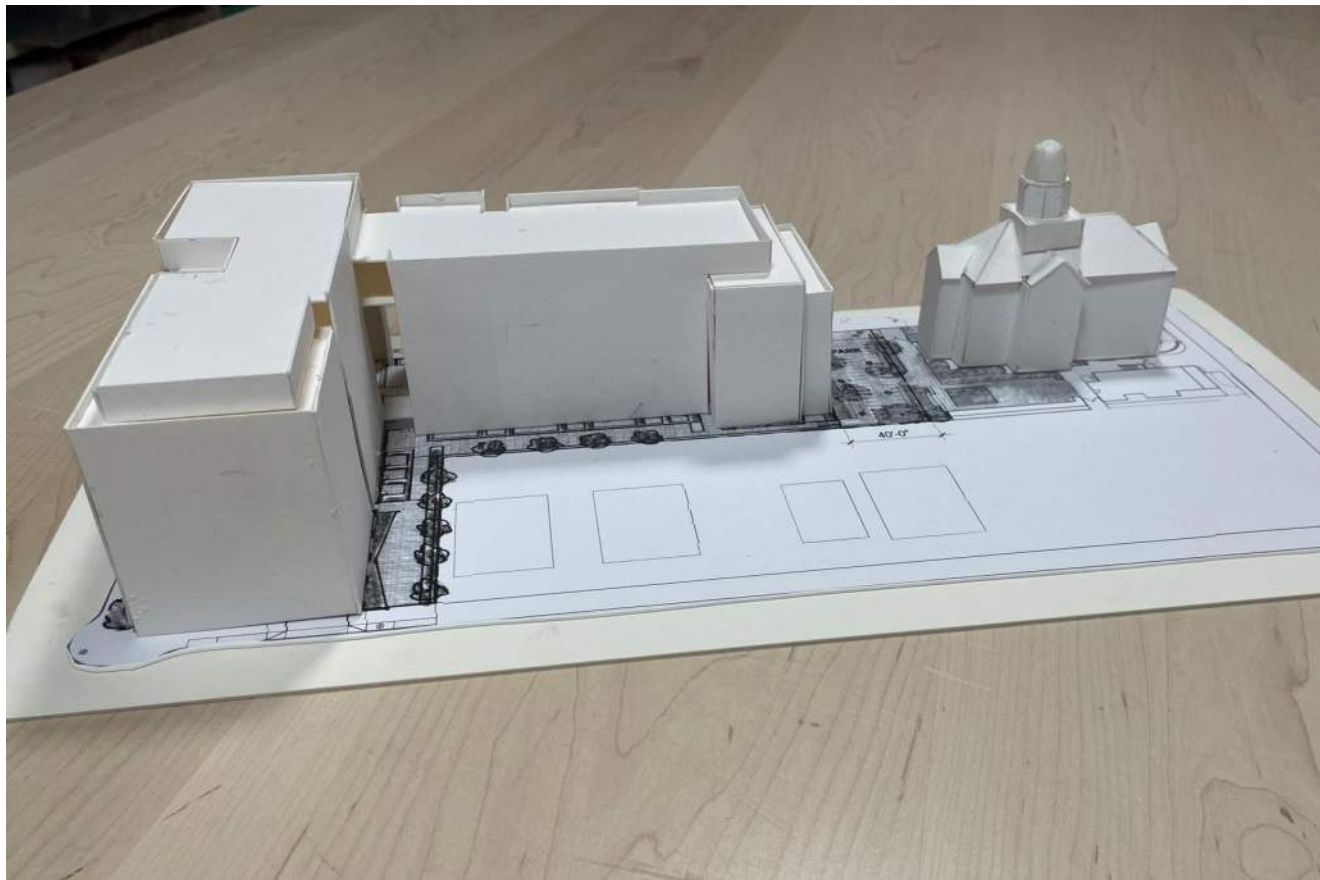
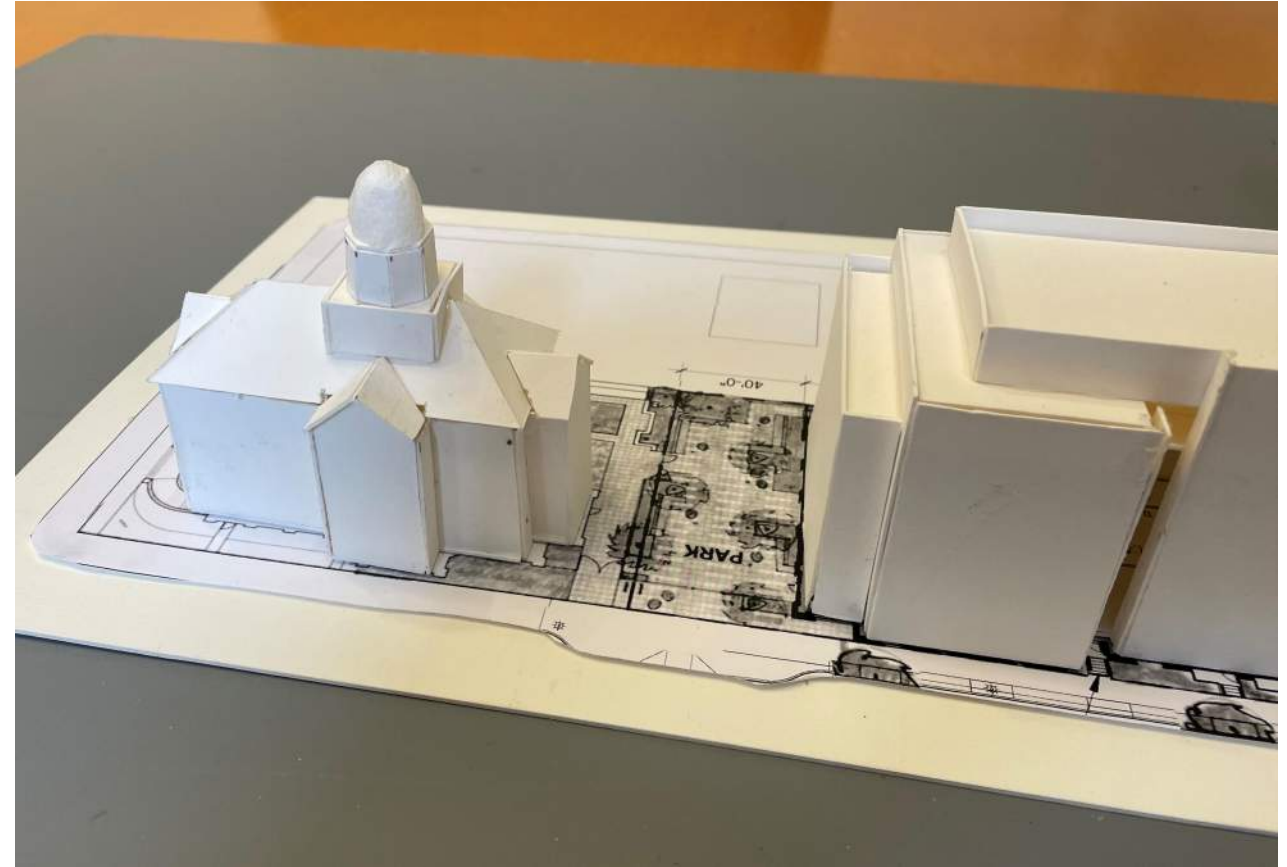
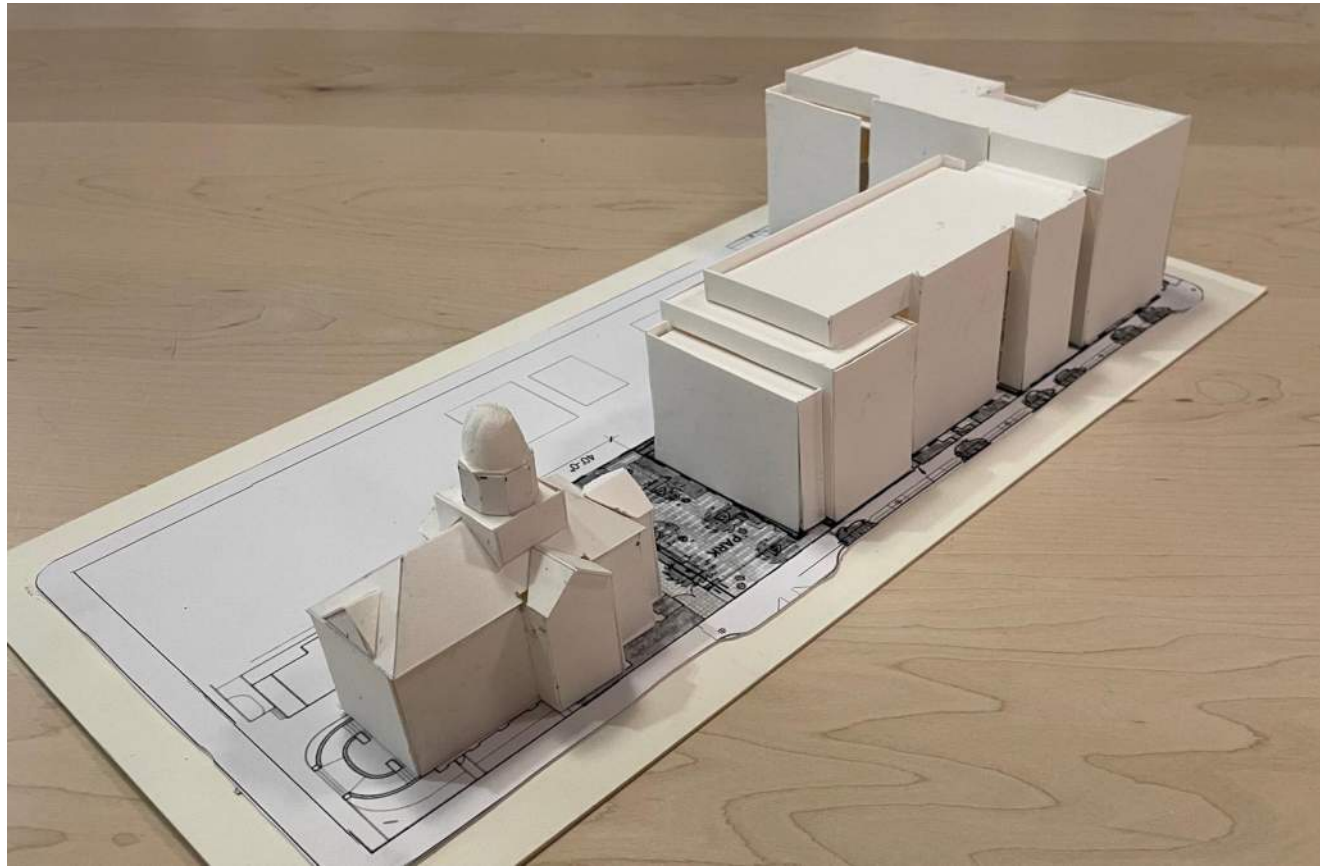
① DAR #1 - VIEW OF POCKET PARK



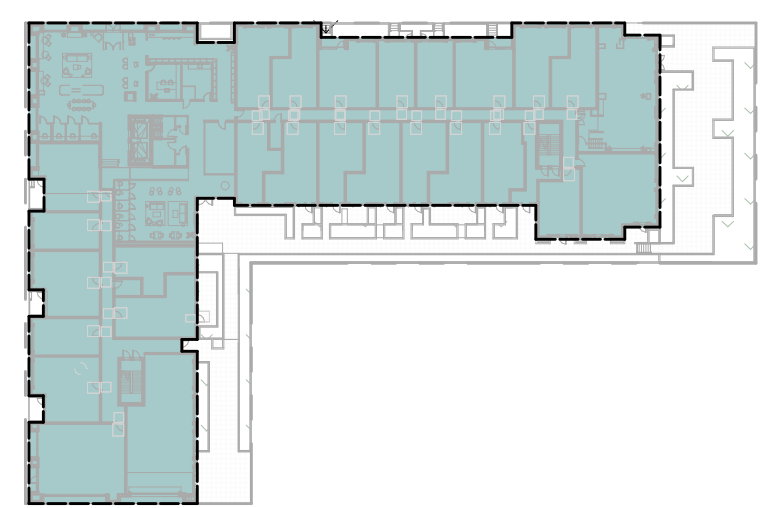
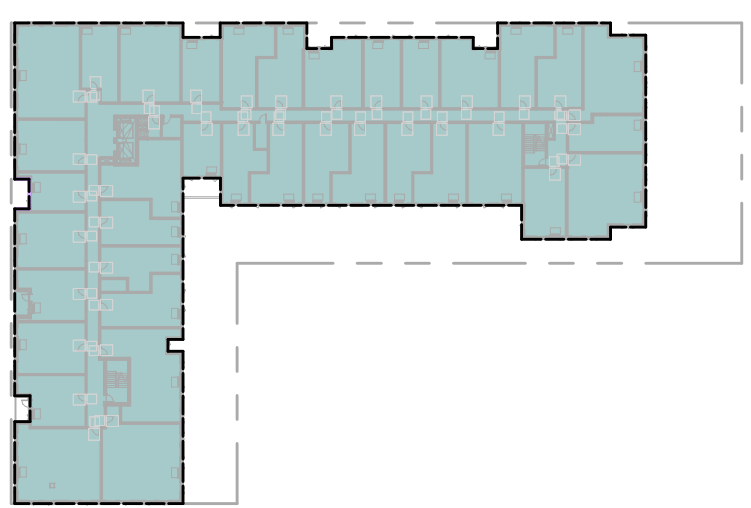
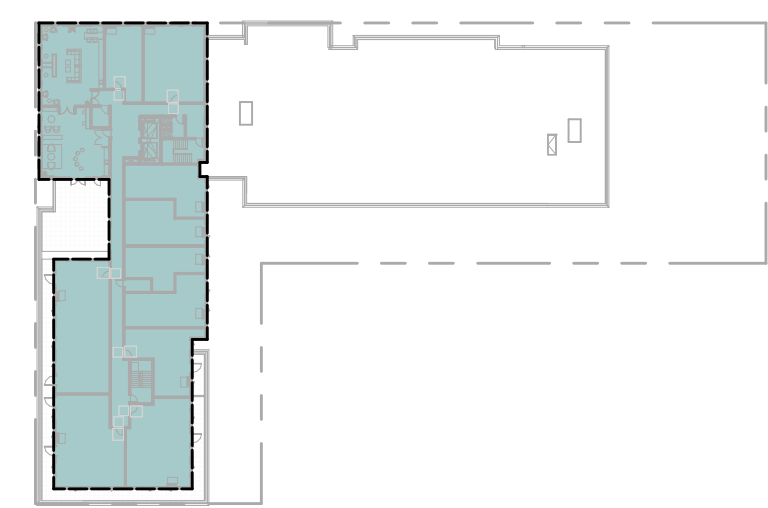
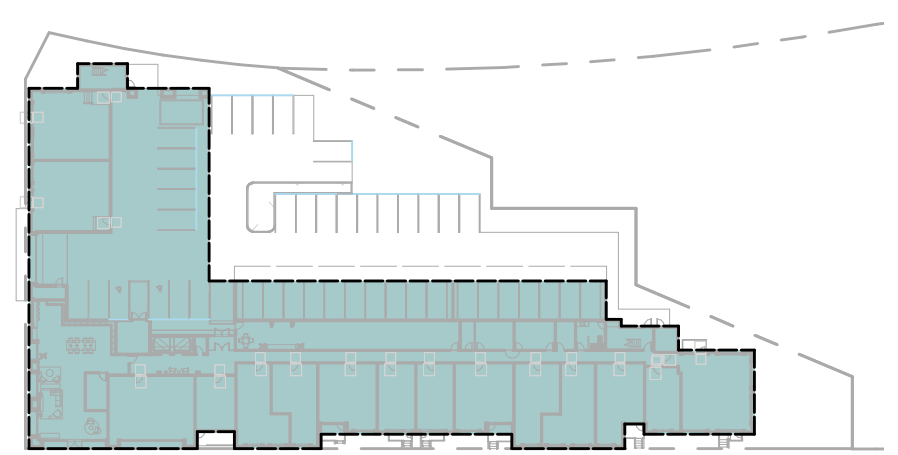
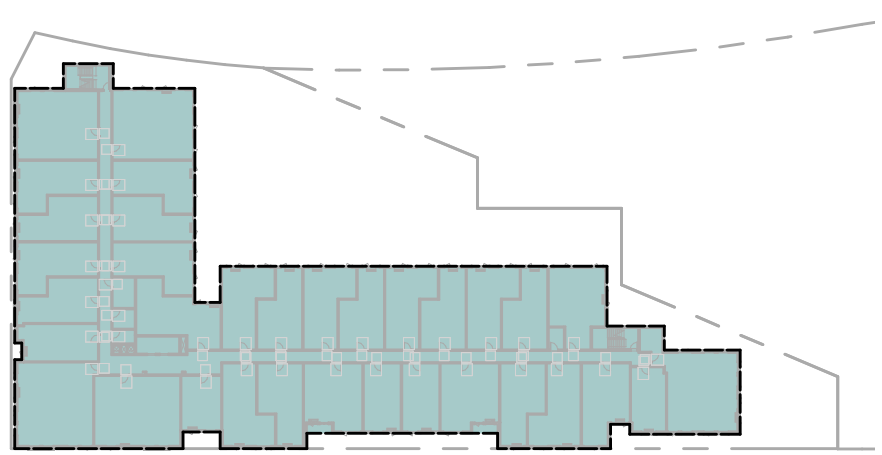
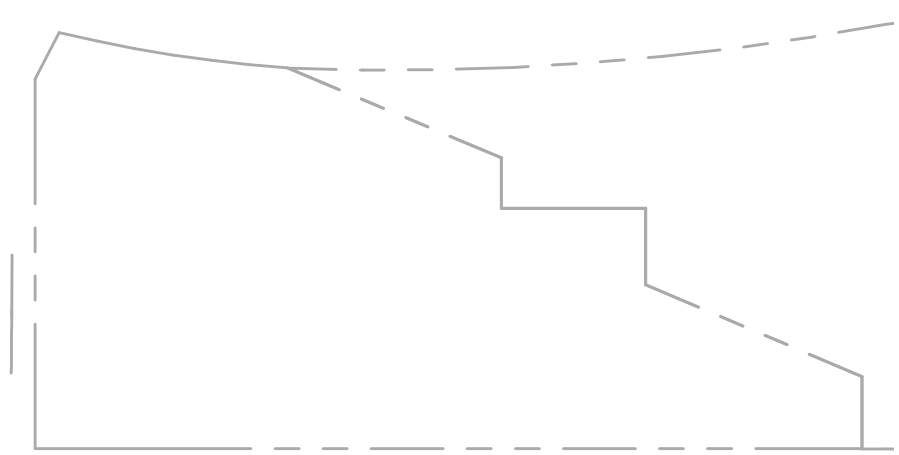
② DAR #1 - AERIAL VIEW FROM SOUTHWEST

REVISIONS FROM DAR 2.04.2021

- WIDENED POCKET PARK FROM 30'-0" TO 40'-0"
- INCREASED BUILDING SETBACKS AND ROOF TERRACES ADJACENT TO ST PATRICKS CHURCH
- ADDED 7TH FLOOR TO WEST WING OF BLOCK 262 TO REPLACE FAR LOST ON EAST SIDE
- SIMPLIFIED BRICK COLORS AND DIFFERENTIATED BLOCKS
- ADDED MORE BALCONIES
- ADDED AMENITY SPACE ADJACENT TO POCKET PARK
- ADDED LIVE/WORK UNIT TO NW CORNER OF BLOCK 261
- ELIMINATED FIBER CEMENT SHINGLES AND CHANGED TO CEMBRIT FIBER CEMENT PANELS



BLOCK 261 AND 262	
SITE AREA	89,555.6 SF
3:1 FAR	268,666.8 SF
TRANSFER FROM XPO	41,092.2 SF
TOTAL AVAILABLE	309,759 SF
<hr/>	
LEVEL 1 AREA	53,385 SF
LEVEL 2 AREA	54,195 SF
LEVEL 3 AREA	54,195 SF
LEVEL 4 AREA	54,195 SF
LEVEL 5 AREA	52,886 SF
LEVEL 6 AREA	25,337 SF
LEVEL 7 AREA	11,604 SF
TOTAL BUILDING AREA	305,106 SF



③ FLOOR PLAN - LEVEL 07
1" = 80'-0"

② FLOOR PLAN - LEVEL 02 - 04
1" = 80'-0"

① FLOOR PLAN - LEVEL 01
1" = 80'-0"

BICYCLE PARKING

PER CITY OF PORTLAND PLANNING AND ZONING CODE - CHAPTER 33.266, TABLE 226-6

LONG TERM BIKE PARKING REQUIREMENT:

1.1 BICYCLE SPACE / DWELLING UNIT

BLOCK 261: 149 UNITS X 1.1 = 164 SPACES REQUIRED, **96 SPACES IN BIKE RM, 68 SPACES IN UNITS**

BLOCK 262: 213 UNITS X 1.1 = 235 SPACES REQUIRED, **168 SPACES IN BIKE RM, 67 SPACES IN UNITS**

TOTAL OF 399 SPACES PROVIDED

SHORT TERM BIKE PARKING SUMMARY:

FOR RESIDENTIAL, PROVIDE 5% OF TOTAL DWELLING UNITS

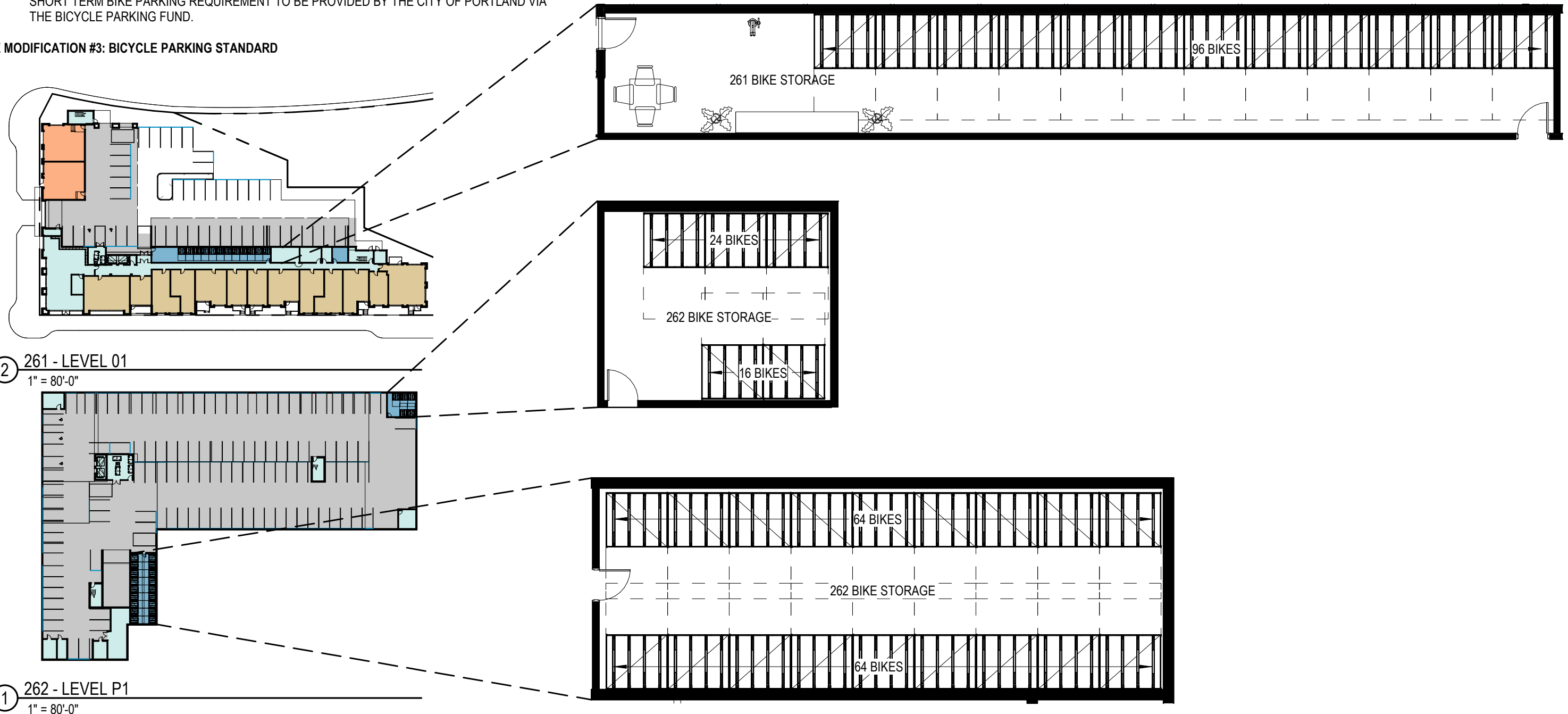
BLOCK 261: 149 X .05 = 8 REQUIRED SPACES, **0 SPACES PROVIDED**

BLOCK 262: 213 X .05 = 11 REQUIRED SPACES, **0 SPACES PROVIDED**

TOTAL OF 0 SPACES PROVIDED

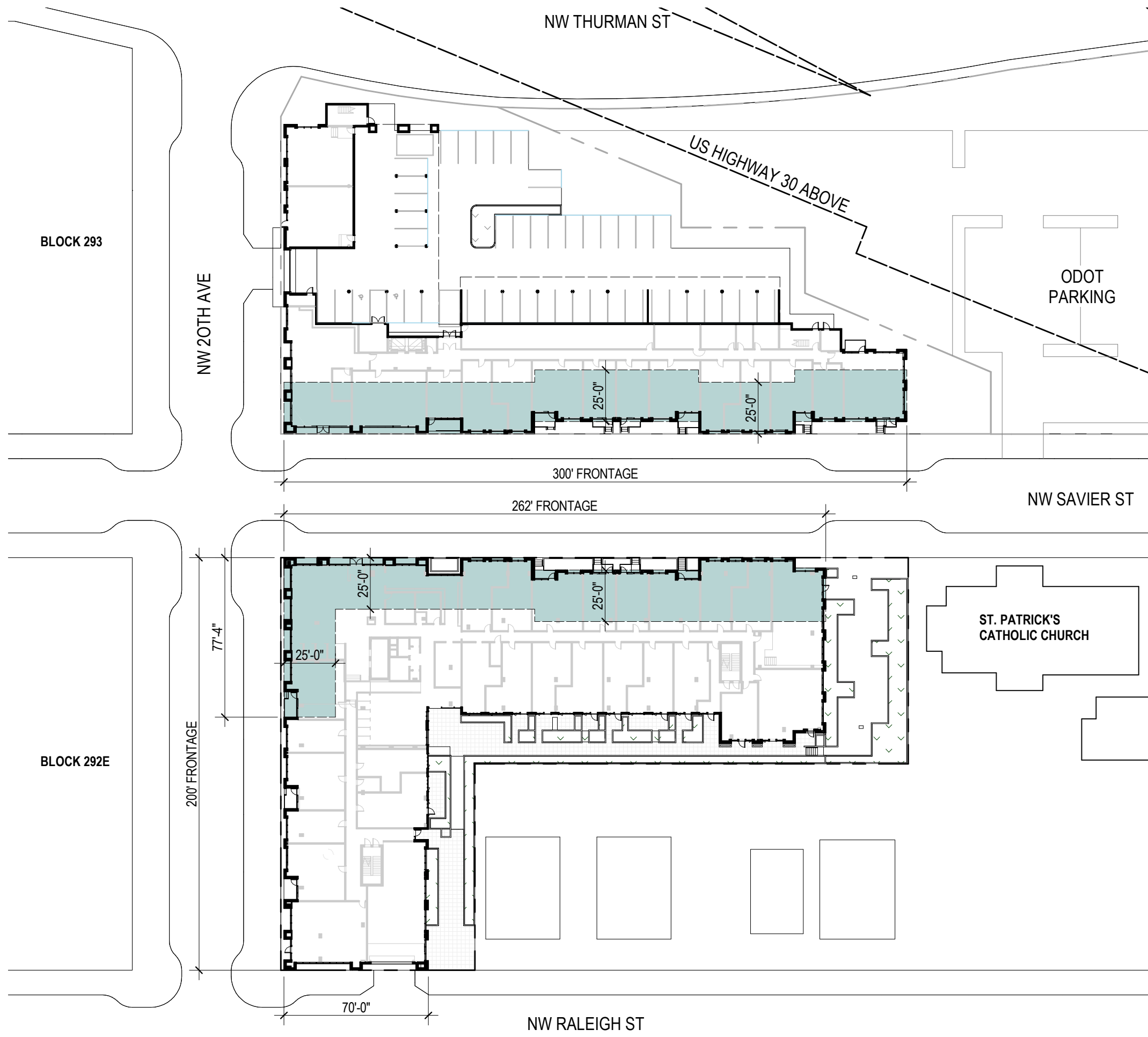
SHORT TERM BIKE PARKING REQUIREMENT TO BE PROVIDED BY THE CITY OF PORTLAND VIA THE BICYCLE PARKING FUND.

SEE MODIFICATION #3: BICYCLE PARKING STANDARD



② 261 - LEVEL 01
1" = 80'-0"

① 262 - LEVEL P1
1" = 80'-0"




BLOCK 261

TOTAL FRONTAGE = 300'
 FRONTAGE MEETING STANDARD = 300'
 $300' / 300' = 100\%$ (50% MINIMUM COMPLIES)

BLOCK 262

TOTAL FRONTAGE = 530'
 FRONTAGE MEETING STANDARD = 339'
 $339' / 530' = 63\%$ (50% MINIMUM COMPLIES)

LEGEND

 16' CLEAR TO BOTTOM OF STRUCTURE