

LINCOLN COURT HOUSING

1121 SE Lincoln Street and 2021 SE 12th Avenue
Design Advice Request Meeting Packet 12.16.2021

Project Description

Lincoln Court is comprised of eight residential units, ground-floor commercial space, common room, and covered parking for up to 6 vehicles, surrounding a central courtyard. The residential units are a mix of townhouses and flats ranging from 650 to 2000 square feet within structures varying in height from two to four stories. The unit footprints are compact, made more spacious with double-height rooms and daylighting provided by extensive glazing and skylights. Small private balconies, upper level patios, and rooftop terraces have views of the main courtyard, surrounding neighborhood streets, and Mt. Hood beyond to the east.

Lincoln Court is envisioned as a unique community of homes imbued with the amenities of single family houses, with access to nature, views, light and air. The design solution is to make living in proximity more desirable by providing both shared and private open spaces, places for communal social interaction, as well as private living and working activities. The intimately scaled and varied massing of the structures is carefully considered to bring sunlight and ventilated views to and from the courtyard to the surrounding streets. The range of roof terraces and outdoor rooms provide choices and flexible exterior living areas, making connections to nature and the surrounding community. These combine to capture the essence of livability both within the project and adjacent neighborhood.

The Portland Design Guidelines have been created to help steer development in enhancing and reinforcing Portland’s urban fabric, with three main areas of focus:

- Context
- Public Realm, and
- Quality and Permanence.

These priorities are also central to all of our firm’s work within the city. This project is within both the Central City and the Central East-side, so must respond to both sets of these districts’ Guidelines.



Context

Portland’s Hosford-Abernethy neighborhood and Cetnral Eastside Industrial Distric contain a broad mix of architectural scales and styles that has been built up over time. A variety of single-family homes and multifamily housing projects surround the project’s quarter-block parcel, with larger footprint buildings directly to the west and south, across Lincoln. A similar context exists across 12th Avenue, with multi-family structures to the northeast and southeast, in Ladd’s Addition. Lincoln Court’s massing and unit mix mediates between these two residential densities and massing, with its compact building footprints, landscaping, stepping volumes and roof terraces. The proposed arrangement of the massing on the site reflects both past and present, capturing the spirit of both districts.

Public Realm

The project’s siteplan is organized around its central courtyard which, along with its surrounding structures is raised 12 inches above the surrounding Lincoln Street and 12th Avenue sidewalks. The project’s focus on its large central court is balanced by an equal emphasis on the surrounding streets, busy 12th Avenue on the east, and the quieter Lincoln Street on the south. A smaller pocket courtyard is located adjacent to SE 12th between the Commercial space at the corner and a Common room to the north. The configuration of these two amenity spaces allows activities to spill into the courtyard and public views into the development from SE 12th. Further activation is via a stairway leading to the second level units with balconies and decks overlooking SE 12th below.

The main entry to the Commercial space is via an accessible ramp along SE Lincoln, underneath a sheltering corner canopy. The building face is setback 5’ for a more welcoming entrance into this space and the adjacent pathway entrance into the main court. All the ground floor entries are accessible from the courtyard. An elevator provides ADA access to the four upper units which are further connected via exterior walkways, stairways, public and private roof decks. The compact Carport is located in the SW corner of the site, utilizing a car lift for additional elevated spaces concealed behind a perforated rolling screen.

Architecturally integrated art will be incorporated whenever feasible, for the enjoyment of the inhabitants, visitors, and neighborhood community. Gates, screens, signage and other feature elements are envisioned as laser-cut steel plates with custom motif designs and powder-coated for durability and long-term maintenance. Landscape elements, hard and soft, will also add to the overall composition of the project.

Quality and Permanence

The architectural materials of the project are selected for their aesthetics, durability and low maintenance, as well as compatibility with their eclectic surroundings. For overall project coherence and economy, a limited material palette is desirable.

In keeping with the vernacular origins of the neighboring industrial history, the exterior materials are high quality and simple: corrugated metal siding, solid and perforated, with laser-cut metal gates and wire mesh guardrail panels, precast roof paver decking and stair treads, and accent areas of boardform concrete and wood panels, where sheltered. Modular material use and window sizes unifies the different volumes of the development, enhanced with landscaping. Detailing is modern and minimal, with an understated cornice and window/door trim package.

PROJECT TEAM

OWNER

Delmas Capital LLC
845 S. Tremain Avenue
Los Angeles, CA 90005
818.919.8487

ARCHITECT

DAO Architecture LLC
310 SW 4th Avenue, Suite 810
Portland, OR 97204
503.679.2041

LANDSCAPE ARCHITECT

To be enlisted directly after DAR

CIVIL ENGINEER

To be enlisted directly after DAR

STRUCTURAL ENGINEER

To be enlisted directly after DAR

Enduring and timeless architecture is also contingent on the quality of interior and exterior spaces, abundant natural light, access to the outdoors, and quality landscaping, -- ingredients of wellness and comfort for the inhabitants which are free and don’t go out of style. All these attributes are prioritized with Lincoln Court to help people stay in the urban core and still have access to the amenities of outlying areas, creating vibrant environments that are healthy, safe and contribute to the city’s livability.

TABLE OF CONTENTS

C.1	PROJECT DESCRIPTION
C.2	URBAN DESIGN PRINCIPLES AND PROJECT DIAGRAMS
C.3	PRE-APPLICATION CONFERENCE NOTES
C.4	SITE AND ZONING INFORMATION
C.5	CONTEXT PRECEDENT
C.6	ARCHITECTURAL AND OPEN SPACE IMAGERY
C.7	ARCHITECTURAL AND OPEN SPACE IMAGERY
C.8	SITE AND GROUND LEVEL PLAN
C.9	UPPER LEVEL FLOOR PLANS
C.10	BUILDING ELEVATIONS AND MODEL VIEWS
C.11	BUILDING SECTIONS AND MODEL VIEWS
C.12	SITE AND GROUND LEVEL PLAN - GARAGE DOOR OPTIONS



LINCOLN COURT HOUSING

DELMAS | D A O ARCHITECTURE LLC

URBAN DESIGN PRINCIPLES AND PROJECT DIAGRAMS

Urban Design Principles and Project Priorities

Building on Portland’s urban design principles of prioritizing context, public realm, and quality and permanence of materials, the project emerged from numerous studies of the site and residential unit possibilities, settling on the terraced courtyard configuration of the design. The diagrams and rendering at right outline several of these drivers. The project’s Massing, Outdoor Space and Site Access, and Solar Exposure have been carefully articulated to fit within the immediate and future context of the site, maximizing access to outdoor spaces and ventilation of the project onto both 12th and Lincoln streets, while also providing access to sunshine, daylight, shaded areas, and privacy. The project’s Unit Layout and Stacking has been organized for some repetition of unit types to feel unique with different exposures and relationship to the ground. Finally, the project’s architecture and landscape uses a simple but refined palette of materials to tie the development together into a holistic environment.

Story of Project’s Evolution

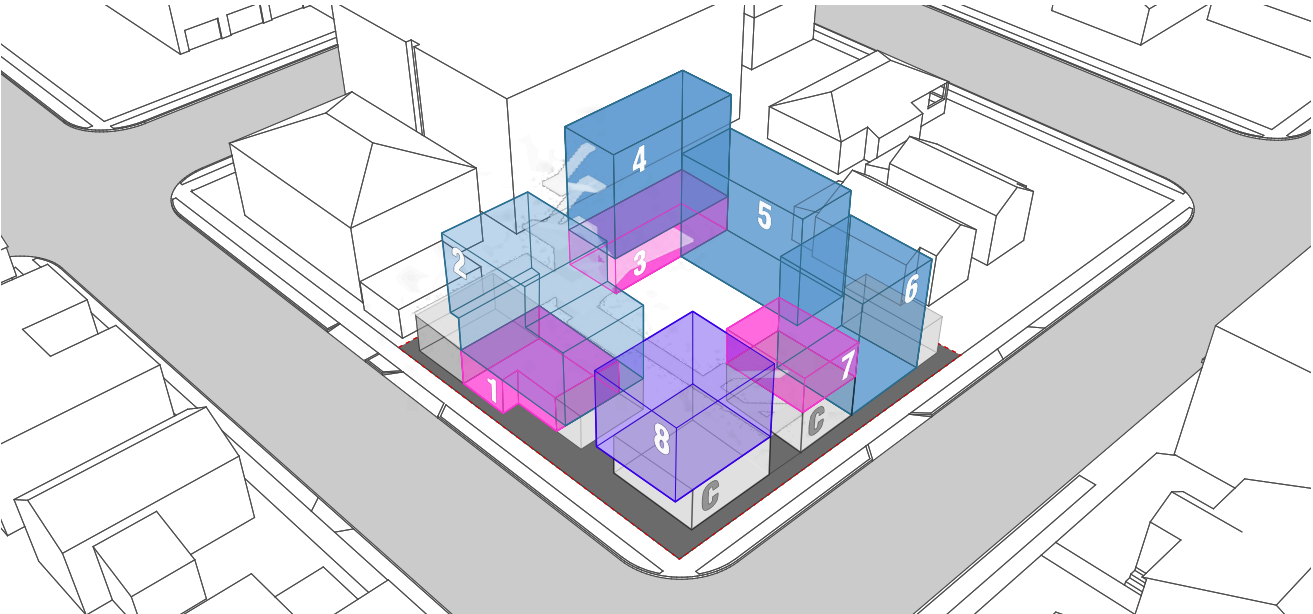
This project began as an atypical opportunity, -- a desire by the client to create a unique living enviroment with a mix of both communal and private, a variety of unit types and sizes, housing a diverse and potentially inter-generational mix of residents. The site’s size and corner location allows for exposure to daylight and street access on the south and east, and providing a sheltered central courtyard generates light, air, and views for all the units, improving the comfort of the residents.

The concept for this project also stems from historical examples of courtyard housing, coupled with rooftop terraces common in many cultures. At Lincoln Court close-in living creates an internal community around the central greenspace and private outdoor terraces are configured vertically. To be appropriate for a modern context, however, more privacy and security is also necessary.

Additional aspects of the project stem from an earlier project for the same client in Irvington, where an extremely compact residence was inserted into an historical district context. While slightly less than 13 feet wide and close to neighbors on three sides, this unit provided internal spaciousness and pleasant living by large areas of windows and skylights coupled with double-height spaces. Due to its compact size and simplicity, the house blends into its surrounding context comfortably. Lincoln Court’s site allows for larger units and additional height, but a similar concept is used whereby compact

units are made to feel larger by a combination of skylights, expanded interior volumes, and windows carefully located to provide both views and privacy.

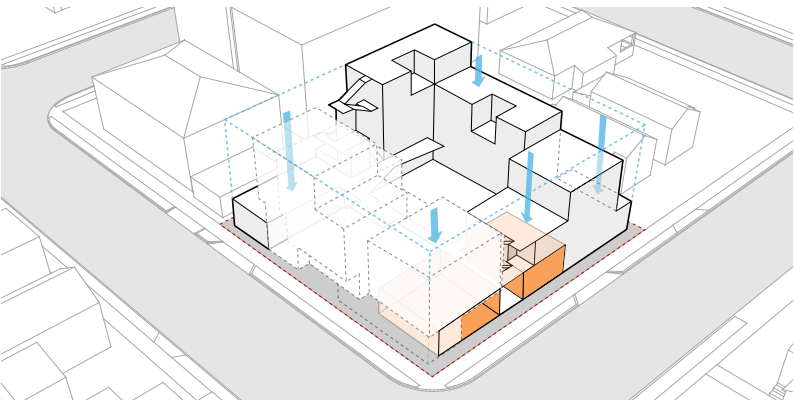
This was the basis for the design submitted with our prior EA submission, but we have made several important revisions to the design which connect the project more strongly to both surrounding streets, as well as refine the architecture and provide additional activation of the streetscape and connection to the neighborhood.



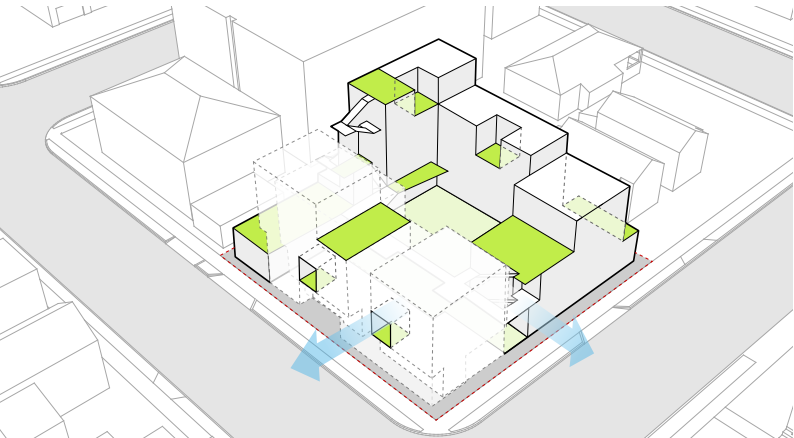
Unit Layout and Stacking -- The project’s compact units are configured around the central court and respond to the specific conditions of their locations, orientation, and neighboring structures. A mix of flats, townhouses, and commercial or common facilities provide varied amenities for a diverse group of residents, and enhanced accessibility features enable a mix of ages and family sizes. A number of the units are nearly identical, but don’t outwardly appear so, due to their orientation or relationship to the ground level.



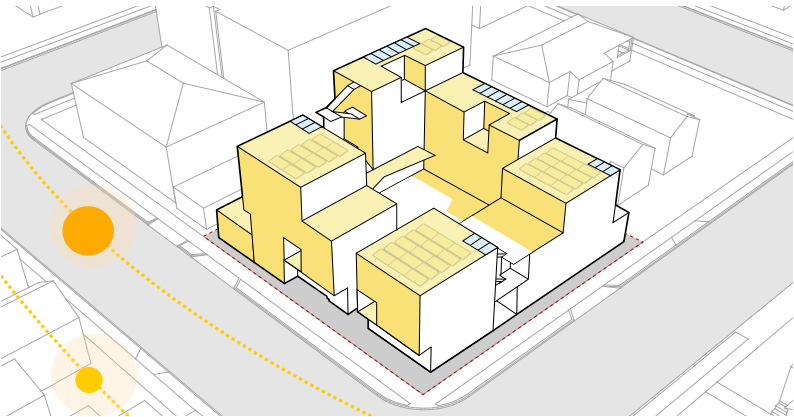
The intimately scaled and varied massing of the structures has been carefully configured to bring sunlight and framed views into the courtyard and beyond, making connections to the surrounding neighborhood and capturing the essence of livability.



Massing -- The development is configured as smaller volumes stepping down in height to provide views from within and space for adjacent neighbors. This also helps mitigate from the larger building in the west to the lower buildings to the east.



Outdoor Space & Site Access -- The building’s central courtyard provides an outdoor gathering area and access to light and fresh air for the units. Private outdoor space is available on numerous balconies and roof decks, along with shared areas in the courtyard and decks above the carport and studio. The main entry to the development is off the more pedestrian-oriented Lincoln Street, while providing a large opening and views to the court from the 12th Avenue side of the project.



Solar Exposure -- The project’s massing has been configured to provide access to daylighting year round, sunlight during the winter, and shaded areas during the summer. The courtyard, decks, and living areas are designed go prioritize southern exposure. Large areas of clear and translucent glazing and skylights provide enhanced daylighting while also balancing privacy and views.

LINCOLN COURT HOUSING

DELMAS | D A O ARCHITECTURE LLC

PRE-APPLICATION CONFERENCE NOTES

The following are Pre-Application comments from the various city bureaus, for context in the discussions with the Design Commission and for subsequent discussions with the land use planner.

Portland Bureau of Transportation

- PBOT is supportive of the single access driveway location on SE Lincoln, while closing other existing curbcuts.
- Proposed garage will either need to locate the garage doors back 20’ from property line, or submit a Driveway Design Exception to PBOT for evaluation. A TDM plan is not required.
- A Utility Plan must be submitted, which is in progress. Site meeting has been held with PGE, and pole-mounted transformer is desired by PGE, in approximate location shown on site plan.
- ROW Improvement Requirements:
 - SE 12th Avenue -- a 3’ dedication will be required to meet the 15’-wide sidewalk corridor configuration, and this has been accommodated in the proposed design, along with hardscape and tree wells cut into the hardscaped furnishing zone. Street trees per Urban Forestry req’ts are planned.
 - SE Lincoln Street -- the exsting 12’ sidewalk corridor satisfies the overall width requirements, with new hardscape, tree wells within the hardsapce, and street trees per Urban Forestry req’ts.

(Note that Civil and Landscape plans will be prepared and dis-cussed with the planner during Type II review, addressing specifics of landscape materials, lighting, and stormwater management.)

Portland Bureau of Environmental Services

- Combined sewer lines are available in both streets.
- The sidewalk improvements will not likely exceed more than 500sf of impervious area, but if they do, this can be addressed by paying on Offsite Stormwater Management Fee through the SRSC process.
- Onsite stormwater management must be addressed per SWMM standards, and is anticipated to be accomplished by an onsite drywell beneath the project’s courtayrd.

Portland Water Bureau

- Water is available in a 6” CI main in SE Lincoln, as well as a 14” CI main in SE 12th, with estimated pressure of 78 - 98 psi at 54 feet in elevation.
- Multi tenant developments will require a backflow assembly which may need to be installed above grade in an insulated outdoor enclosure on the centerline of the city water service.

Portland Fire Bureau

- No comments were received. A follow-up Life Safety Preliminary meeting is planned after the DAR.

Portland Parks and Recreation -- Urban Forestry

- There are no existing on-site trees. A tree plan must be submitted showing the size and locations of proposed new on-site trees, plus street trees.
- The ROW will need to be constructed per PBOT standards (see above) including approximately four street trees on both street frontages, depending on existing site utilities. Trees to be planted in tree wells and with species diversity per Urban Forestry standards.

Land Use Planner Response

Specific Design Review Issues -- A number of items were raised by the land use planner (based on the information in the Early Assistance submittal) which have been addressed with these updated DAR design materials, and which will continue to be refined in discussions with the planner within the Type-II review structure. Items included:

- **Context**
 - Response to Central City and Central Eastside Design Guidelines
 - Corner Commercial
 - Massing
 - Main and individual entrances
 - Unit plans and relationship to the streets
- **Public Realm**
 - Parking and relationship to the street
 - Commercial entry
 - Trash and bike parking
 - Mechanical items
 - Art and water feature
- **Quality and Permanence**
 - Context study of patterns and materials
- **Other General Design Items to Note**
 - Quality of building materials throughout and at ground level
 - Ground level weather protection
 - Parking door materials
 - Vents, louvers, other mechanical components
 - Utility meters
 - Exterior lighting
 - Signage

(In addition, the Neighborhood Contact process will be incorporated as soon as possible after the DAR.)

This updated DAR package includes revisions to the project’s site plan, floor plans, and massing/elevations, in many cases to address the urban design issues raised with the EA submittal. Specific comments have been responded to in detail, which we can document more during the Type II review process, but further design refinement of the project’s architecture and materials is presented here, for discussion with the Commission. Zoning information and neighborhood context images are on the following two pages, with project design imagery on pages C.6 and C.7. Project site plan, floor and roof plans, exterior elevations, building sections, and additional 3d model views begin on page C.8.



AERIAL VIEW OF THE PROJECT AND SURROUNDING VICINITY

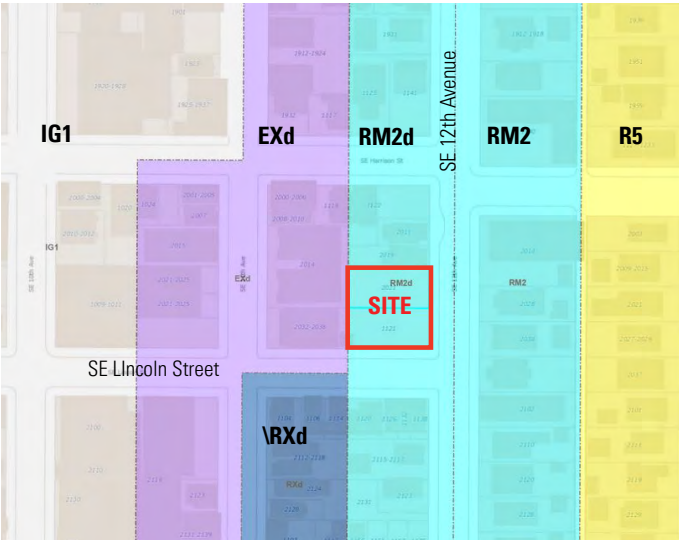


VIEW FROM THE SOUTHEAST WITH LINCOLN STREET ON THE LEFT AND 12TH AVENUE TO THE RIGHT

SITE & ZONING INFORMATION

The following are the primary applicable land use requirements for the site, along with other items that can be elaborated on within subsequent Type II discussions with the planner:

PROJECT ADDRESS:	1121 SE LINCOLN ST. AND 2021 SE 12TH AVE.		
ZONE:	RM2d (RESIDENTIAL MULTI-DWELLING 2 WITH A DESIGN OVERLAY) CENTRAL CITY PLAN DISTRICT CENTRAL EASTSIDE DESIGN DISTRICT		
PROPERTY ID:	R276155 & R276156		
USE:	LEVELS 1-4 MULTI-FAMILY RESIDENTIAL GROUND LEVEL ACCESSORY COMMERCIAL USE		
SITE AREA:	100' x 100' = 10,000 SF = .23 AC, (ORIGINALLY) 97' x 100' = 9,700 SF = .22 AC (AFTER PBOT ROW DEDICATION)		
FLOOR-AREA RATIO PROPOSED:	1.5:1 MAX ALLOWED W/O BONUS 12,070 SF FLOOR AREA / 9,700 SF SITE = 1.24 PROPOSED		
MINIMUM DENSITY:	1 UNIT/1,450 SF SITE AREA = 7 UNITS MIN. REQ'D 8 UNITS PROPOSED		
HEIGHT LIMIT:	45' MAX ALLOWED 45' PROPOSED (TOP OF PARAPET)		
SETBACKS:		REQUIRED	PROVIDED
	SIDE/REAR NORTH:	5'	5'-1"
	SIDE/REAR WEST:	5'	5'-1"
	FRONT/LINCOLN ST. SOUTH:	10'	1'-6"*
	FRONT/12TH AVE. EAST:	10'	1'-6"***
	*PER 33.120.220.B.3.a: MIN. SETBACK FROM LINCOLN ST. MAY BE REDUCED TO MATCH THE SETBACK ON AN ABUTTING LOT (THE STRUCTURE TO THE WEST IS 0' FROM THE LOT LINE).		
	**PER 33.120.220.B.3.d: FRONT OR SIDE STREET SETBACKS CAN BE REDUCED TO 0' WHEN GROUND FLOOR INCLUDES COMMERCIAL USE AND AT LEAST 50% OF THE LENGTH OF THE GROUND FLOOR STREET FACING FACADE IS COMMUNITY USE OR INDOOR COMMON AREA (44' COMMERCIAL/COMMON OF 77' TOTAL FACADE LENGTH = 57%)		
MAX BUILDING COVERAGE:	7,000 SF (70%) ALLOWED 5,500 SF PROPOSED		
LANDSCAPING:	20% (2,000 SF) REQUIRED 2,300 SF PROVIDED (WITH ADD'L 1000 SF BEYOND 1/3 ALLOWANCE)		
OUTDOOR AREA:	48 SF REQ'D PER UNIT, FOR 8 UNITS = 384 SF REQUIRED 2,700 SF (COMMON COURTYARD) PROVIDED IN ADDITION TO SHARED AND PRIVATE BALCONIES AND ROOF TERRACES.		
SIGHT LIGHTING:	SITE LIGHTING FOR ACCESS AND SECURITY WILL BE PROVIDED, WITH SPECIFIC LOCATIONS IDENTIFIED DURING DESIGN DEVELOPMENT		
AUTO PARKING:	NONE REQUIRED / 4-6 PROVIDED		
BIKE PARKING:	LONG TERM --	12 REQUIRED / 12 PROVIDED	
	SHORT TERM --	2 REQUIRED / 2 PROVIDED	



Vicinity and Surroundings -- Lincoln Court is within the strip of parcels zoned RM2d lining the western side of SE 12th Avenue. Parcels east of 12th are zoned RM2, and parcels west of the site are EXd, shown on the map at left. The site is within the Central City Plan District, Central Eastside subdistrict. Ladd's Addition is on the other side of 12th Avenue.

A range of building sizes and heights surround the site, spanning from a 4-story multifamily mixed-use structure to the northwest, to 3-, 2-1/2. and 2-story multi-family buildings and single family homes. SE 11th and 12th Avenues are transit streets and carry higher traffic volumes, whereas SE Lincoln is quieter with building entrances on the south of the street. A bus stop is NE of the project. SE 11th Avenue is evolving with both industrial and commercial uses, with several cafes, bars, and restaurants.

As mentioned previously, Lincoln Court has been configured to respond to this context, mitigating between the variety of surrounding buildings' heights and volumes, while providing a mix of unit types and open spaces which will be unique within the district.

CONTEXT PRECEDENT

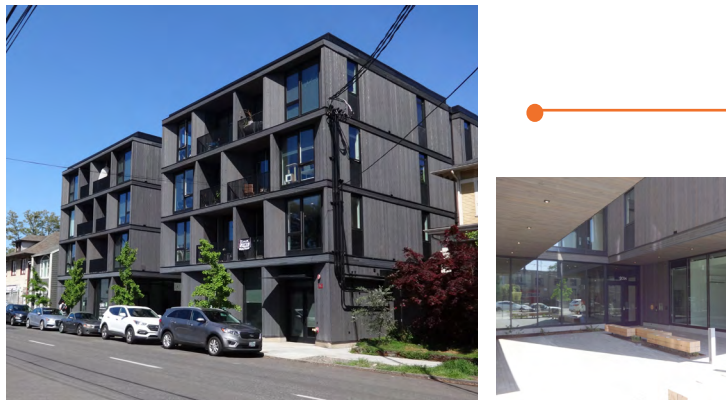
The proposed development at the corner of SE 12th Avenue and SE Lincoln Street, in the Hosford-Abernethy neighborhood, is in a transitional zone between the predominately industrial district to the west and Ladd’s Addition, with a mix of multi-family structures and single-family homes to the east. The blocks immediately surrounding the site are a very eclectic mix of apartments, industrial buildings, commercial storefronts, and older homes. Development patterns in this area also vary, with some larger monolithic structures built out to the property lines, some with small

uninviting courtyards or side yards, and still others creating gaps in the urban fabric with larger open spaces or surface parking lots as illustrated by the images and figure-ground diagram below. Lincoln Court’s massing helps mediate between this range of residential heights, densities, and massing, while helping reinforce a strong urban edge along 12th Avenue, reinforcing the Neighborhood Corridor goals of the City. The project’s architecture and materials also reference the Central Eastside’s history of light manufacturing on the blocks in between the site and the river.

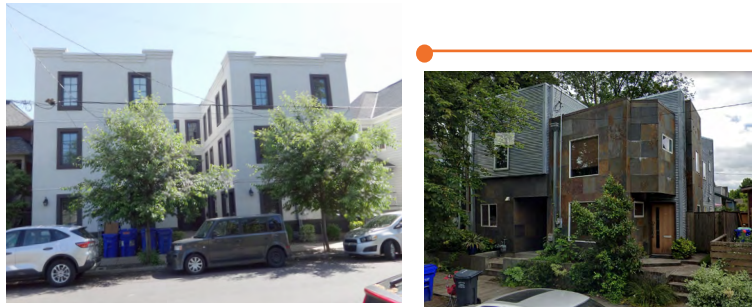
NEIGHBORS TO THE NORTH AND EAST OF THE SITE WITH GARAGE DOORS VERY CLOSE TO PROPERTY LINE.



NEIGHBOR DIRECTLY NORTHWEST, LARGER FOOTPRINT 4-STORY MASSING, ALL STUDIOS AND 1-BR UNITS.



NEIGHBORS DIRECTLY TO THE SOUTH ACROSS LINCOLN STREET, WITH PRIMARY BUILDING ENTRIES OFF LINCOLN.



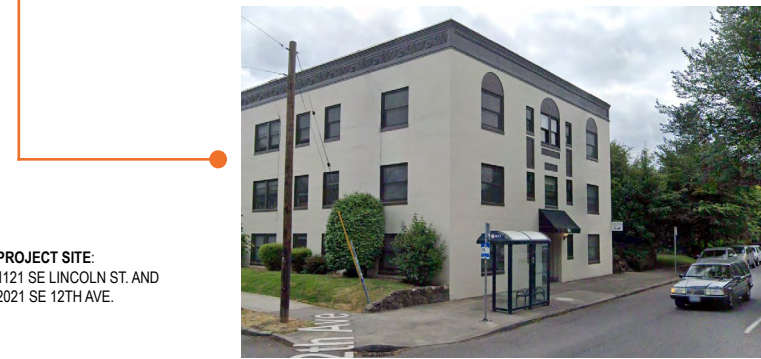
STRUCTURES WITH METAL CLADDING AS SURROUNDING EXAMPLES, BUT PROPOSED MATERIALS AND DETAILING WILL DIFFER IN APPEARANCE.



ECLECTIC MIX OF ADJACENT RESIDENTIAL STRUCTURES, -- VARIED SETBACKS, EXTERIOR BALCONIES AND STAIRWAYS, OUTDOOR ZONES AND PARKING AREAS.



MULTI-FAMILY NEIGHBORING BUILDINGS, FRONTING ONTO 12TH AVENUE, BUT EXTREMELY CLOSE TO SIDEWALK AND R.O.W.



PROJECT SITE:
1121 SE LINCOLN ST. AND
2021 SE 12TH AVE.

ARCHITECTURAL AND OPEN SPACE IMAGERY

ARCHITECTURAL FORMS AND MATERIALS



COMPACT PLANS WITH EXTENSIVE DAYLIGHTING

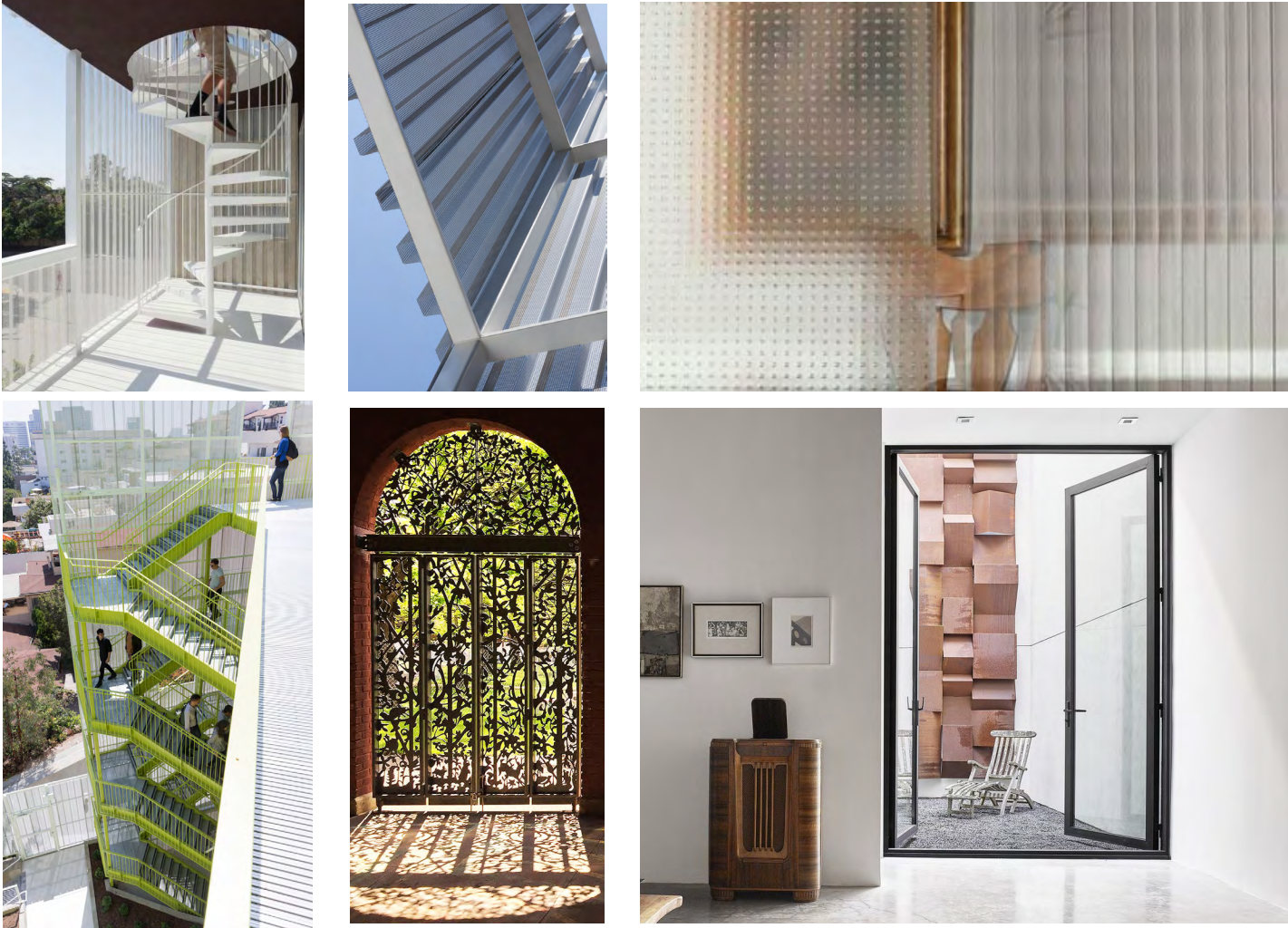


SMALL COURTS AND GARDENS WITH ENTRIES



ARCHITECTURAL AND OPEN SPACE IMAGERY

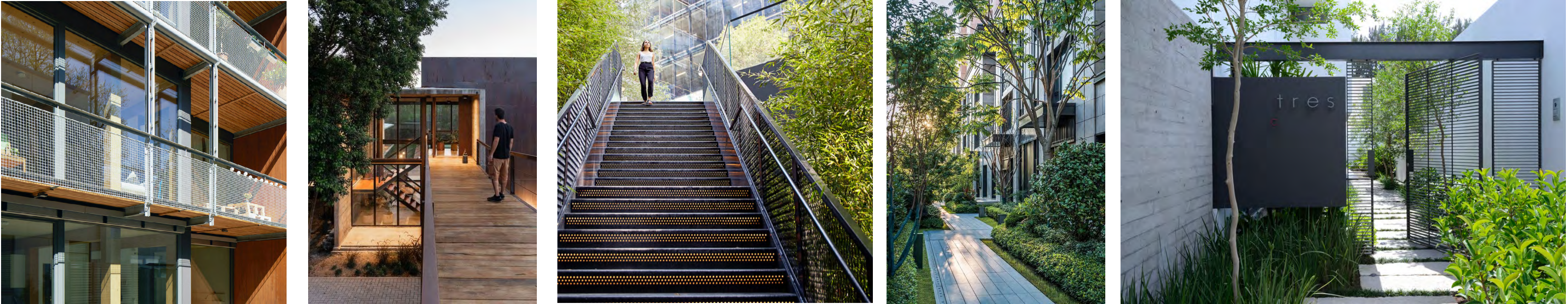
MATERIALS, TEXTURE, TRANSPARENCY, COLOR, ART



OUTDOOR ROOMS AND CONNECTION TO NATURE



PATHWAYS AND CIRCULATION



SITE & GROUND LEVEL FLOOR PLANS

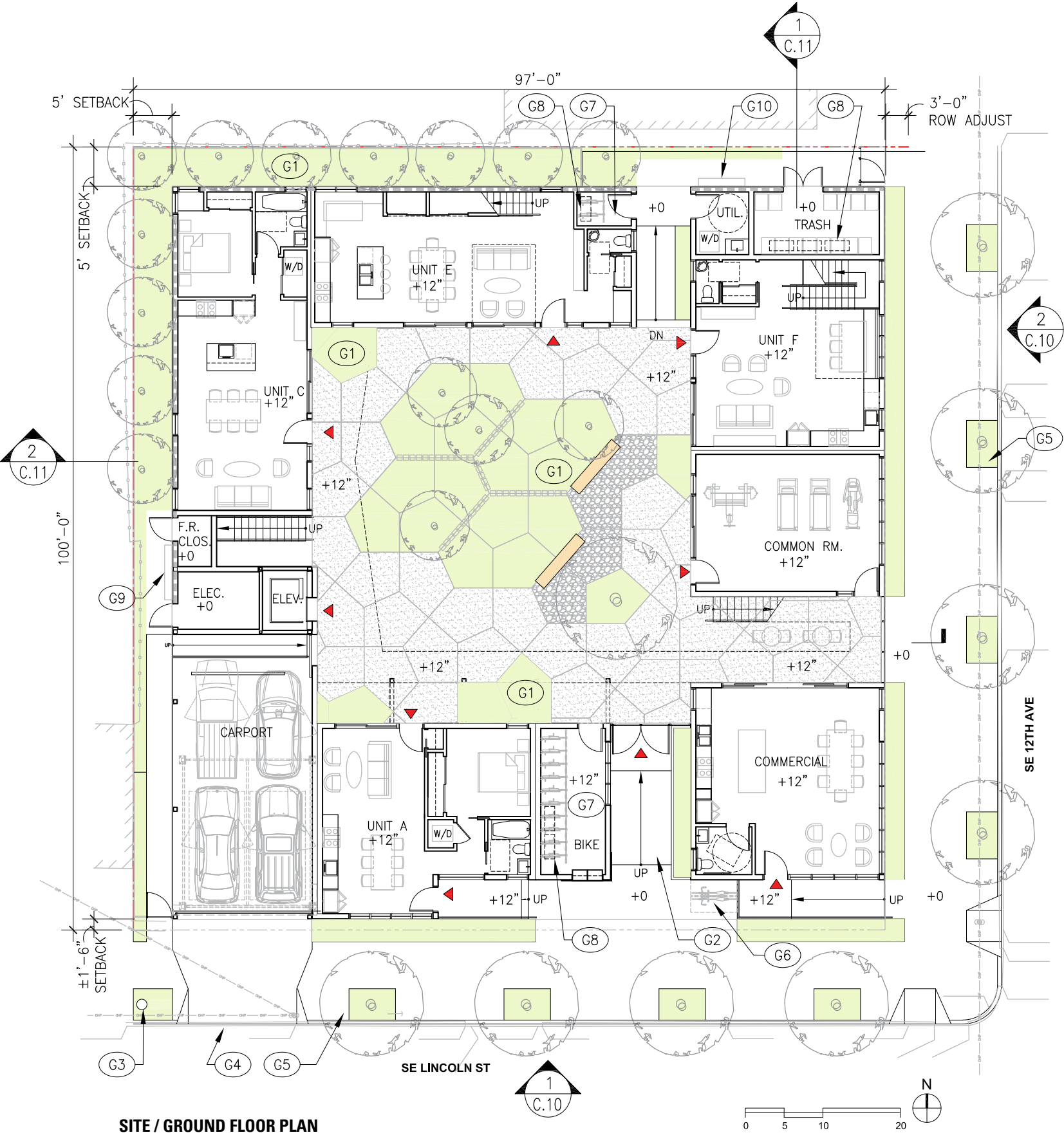
Lincoln Court’s residences and common areas surround and activate its central courtyard. The structures along the Lincoln Street and 12th Avenue frontages balance this relationship while simultaneously activating the streetscape with large areas of glazing, residential and commercial space entries, and views from the sidewalks into the daylight of the courtyard. The court is raised up 12”, reached by a shallow ramp at the main entrance from Lincoln Street. Short-term and long-term bike parking flank this main entrance area. A side terrace in between the commercial space and common room provide views into the court from 12th Avenue, activating the facade along this newly-designated Neighborhood Corridor. The project’s landscaping is still being refined, but will provide trees, groundcovers, and other plantings, seating, and subtle lighting in the court, setbacks, and sidewalk planting zones.

The public sidewalks have been designed to meet PBOT’s new requirements for this site, with hardscape and street trees in tree wells. A small parking area with compact vehicle lift provides parking for six in the SW corner of the site. Utilities have been located to be screened from view from the sidewalks, with power in the SW corner, and gas and trashroom behind a gate in the NE corner.



ROOF PLAN VIEW OF MODEL AND ADJACENT BUILDINGS

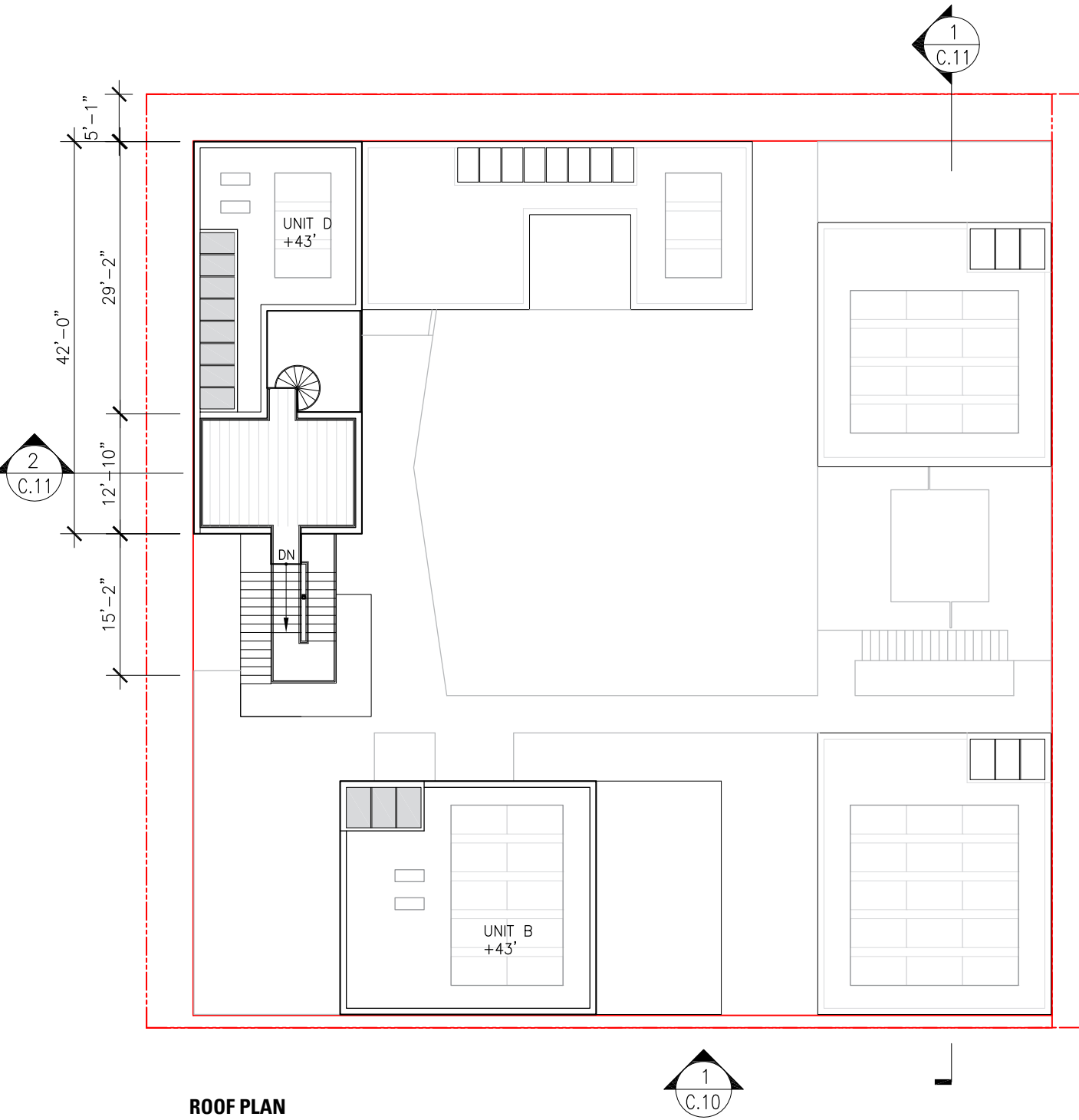
- SITE PLAN KEYNOTES
- G1 LANDSCAPING
 - G2 CONCRETE SITE RAMP- 1:12 SLOPE W/ HANDRAILS BOTH SIDES
 - G3 NEW UTILITY POLE W/ POLE-MOUNTED TRANSFORMER
 - G4 NEW DRIVEWAY & CURB CUT
 - G5 EXISTING CURB CUT TO BE INFILLED
 - G6 SHORT-TERM BIKE PARKING (2 REQ'D, 2 PROVIDED)
 - G7 LONG-TERM BIKE PARKING (12 REQ'D, 12 PROVIDED)
 - G8 SUSPENDED HVAC UNITS WITHIN ROOM (SEE ROOF PLAN FOR ADD'L EQUIP.)
 - G9 ELECTRICAL METERS
 - G10 GAS METERS



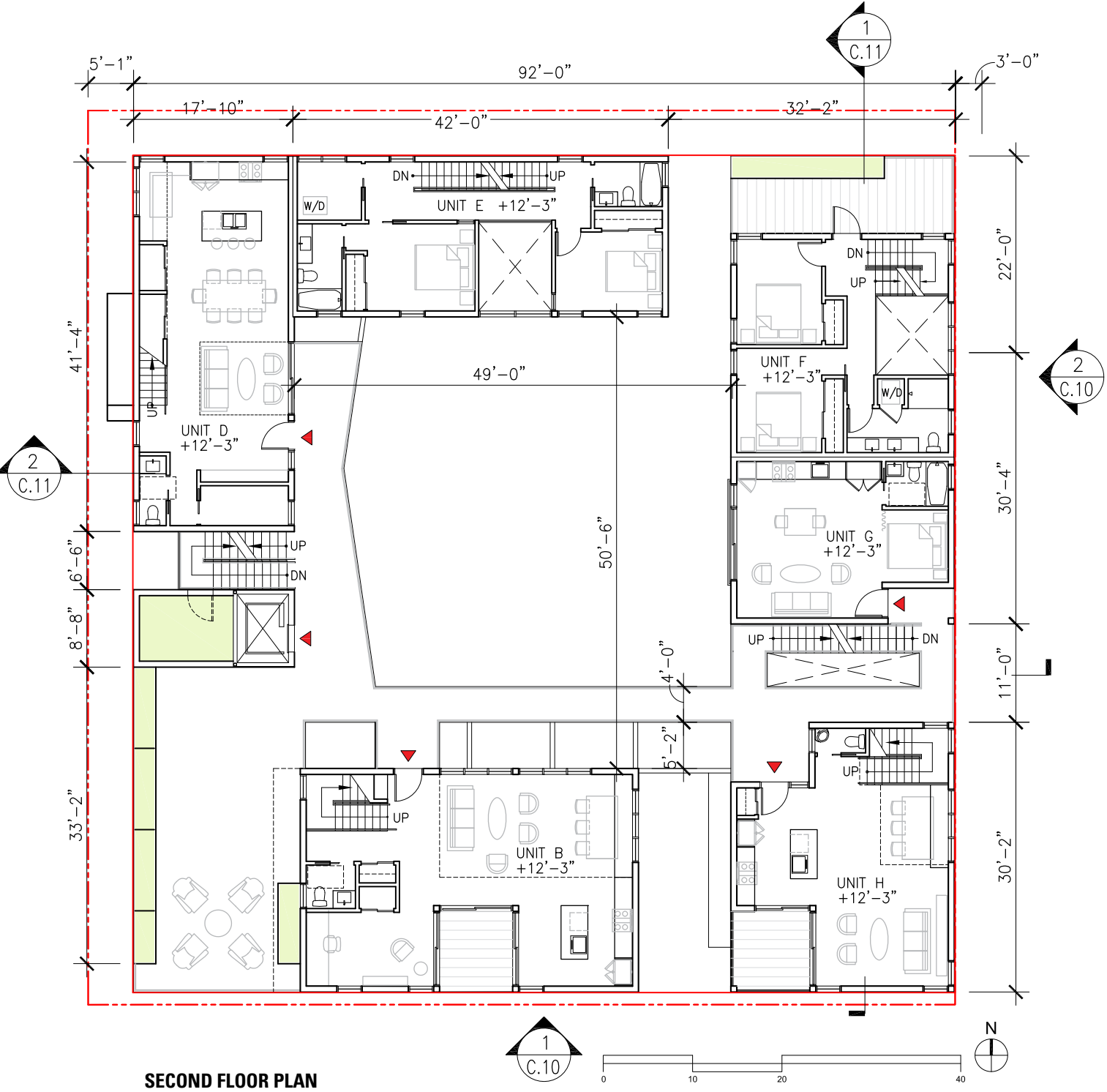
UPPER LEVEL FLOOR PLANS

The project is a mix of 2-1/2 story townhouses with entrances on the ground, or raised up a floor and located above 1-story flat residences, the commercial space, and the common room. The project's structures therefore range from two to four stories, with the second and roof levels shown below. A small elevator provides access to the level 2 unit entrances, as well as large common deck above the enclosed carport in the site's SW corner.

The project's varied roof heights create a cascading landscape of rooftop terraces and (if funding allows) photovoltaic panel arrays. Large, translucent, highly insulating skylights provide daylight deep into the units and enlarge the interior feel of the compact residences.



ROOF PLAN



SECOND FLOOR PLAN

ELEVATIONS AND MODEL VIEWS



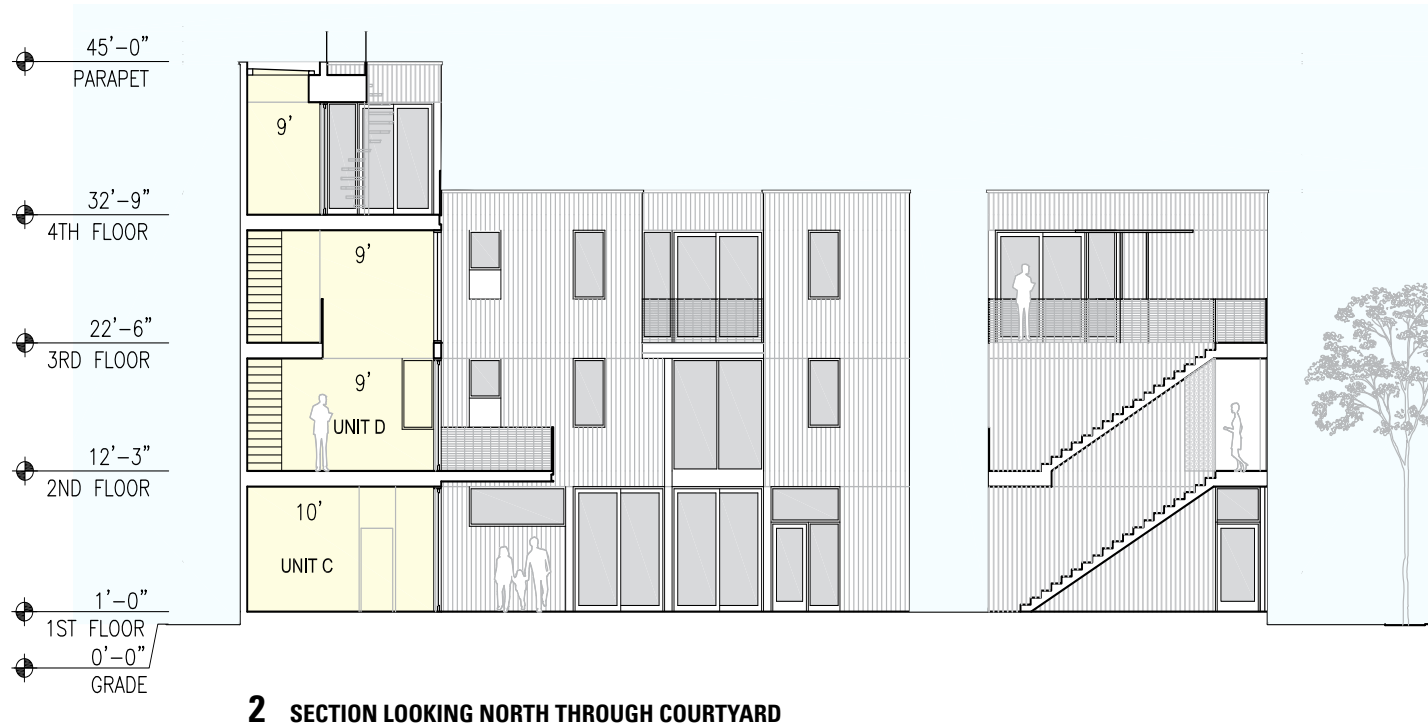
BUILDING SECTIONS and COURTYARD MODEL VIEWS



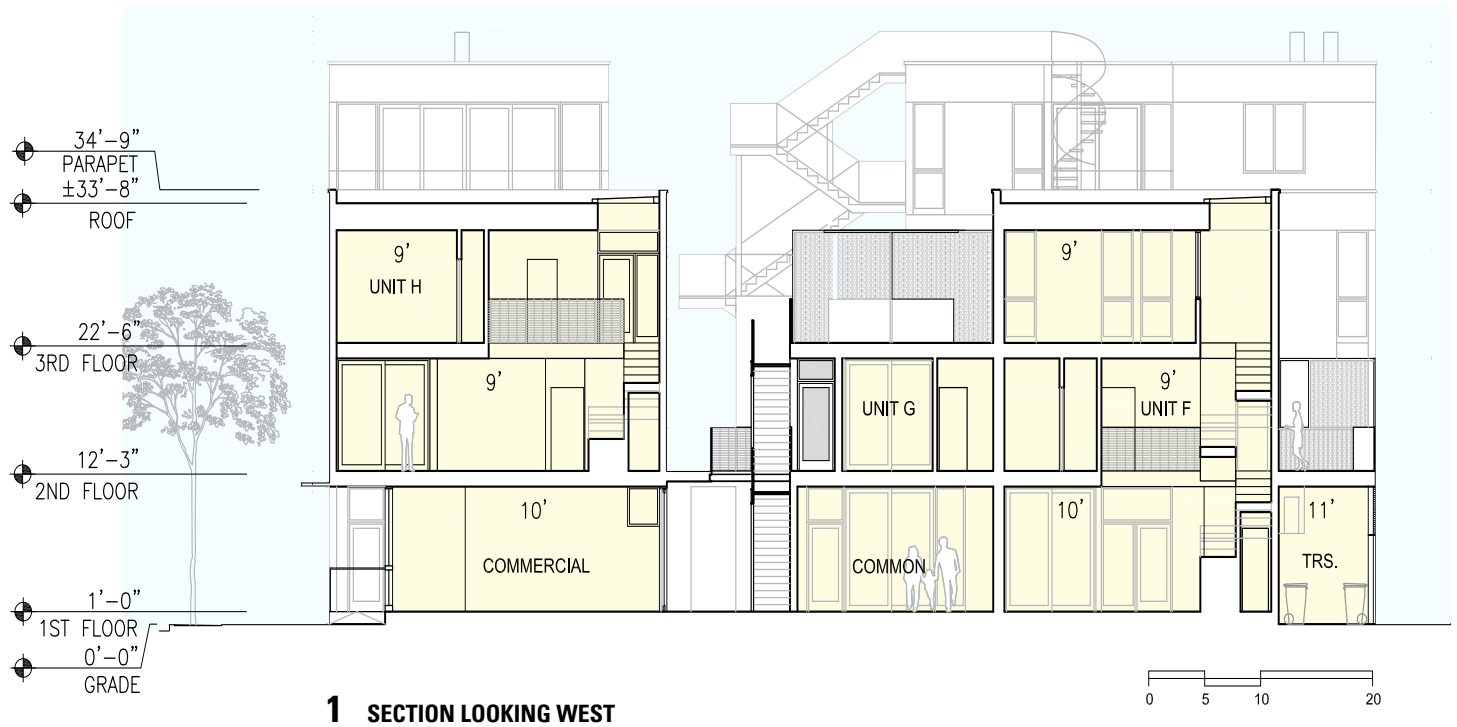
VIEW OF THE COURTYARD LOOKING NORTHEAST



VIEW FROM LEVEL 2 LOOKING NORTHEAST



2 SECTION LOOKING NORTH THROUGH COURTYARD

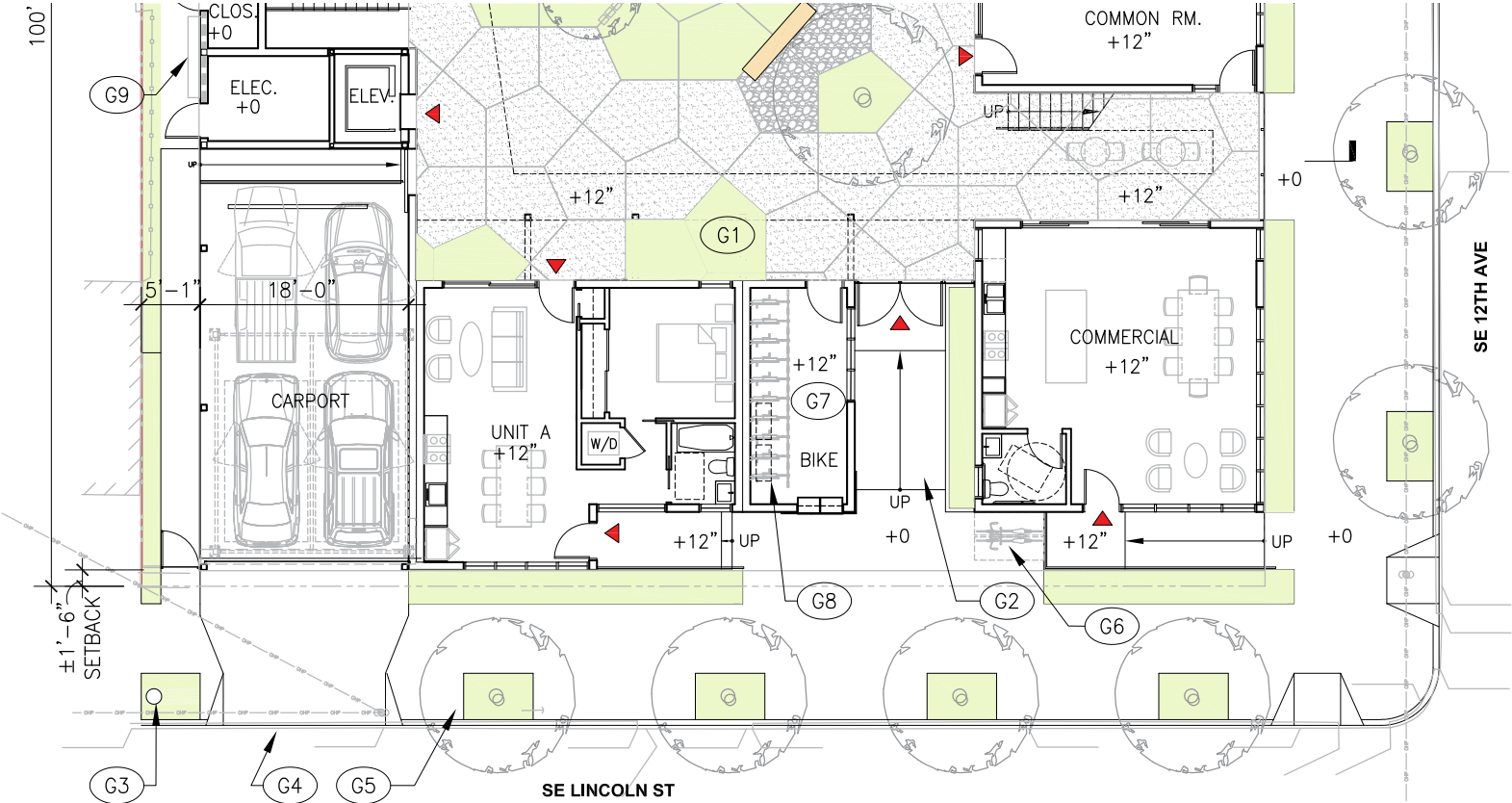


1 SECTION LOOKING WEST

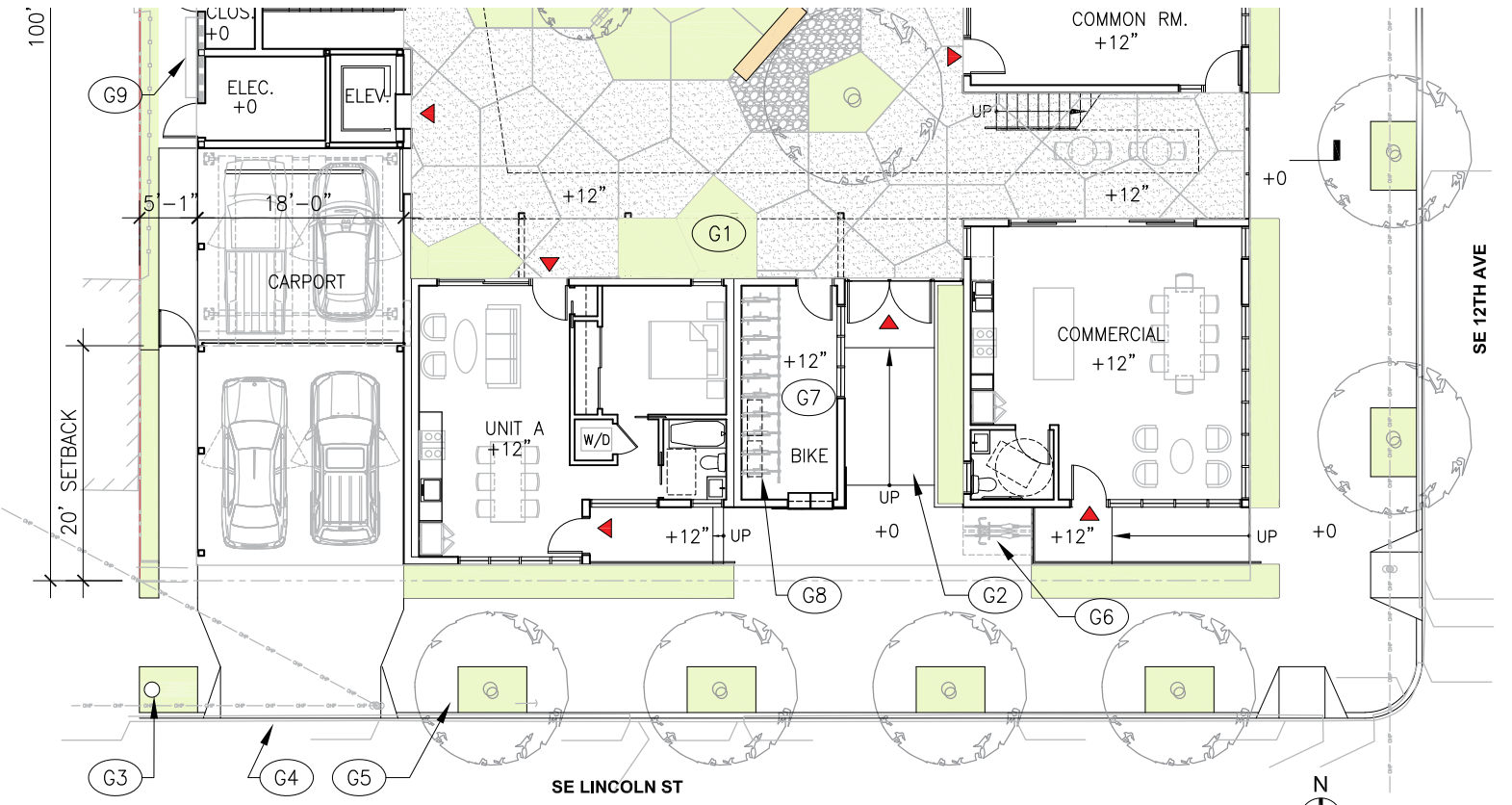
SITE & GROUND LEVEL FLOOR PLANS -- GARAGE DOOR LOCATION OPTIONS

PBOT is supportive of the proposed single access driveway location on SE Lincoln, and closing all other existing curbcuts. Planning is also supportive of an efficient parking layout if impacts on the public realm can be minimized, and if it is enclosed and not exposed. The preferred configuration is to have a perforated garage door at the building face, 1'-6" behind the property line, as shown below. This Option 1 will require a Driveway Design Exception (DDE) to be granted by PBOT. There are other existing garage doors in the vicinity that resemble this configuration. If the Commission agrees with this option, we believe this would help support the DDE application.

The Option 2 floor plan and model image show what would result if the Driveway Design Exception is not granted by PBOT. In this case, the garage door would need to be located 20' from the property line. While meeting the PBOT requirements, this would require vehicles parked to the south of the doors to be exposed to the street, which is not our preference. One of the next steps after the DAR is to seek a DDE from PBOT, in order to proceed with the preferred design in Option 1.



SITE / GROUND FLOOR PLAN -- GARAGE DOOR OPTION 1



SITE / GROUND FLOOR PLAN -- GARAGE DOOR OPTION 2

