



City of Portland Design Commission

Design Advice Request

SUMMARY MEMO

Date: May 19, 2022
To: Wade Johns | Alamo Manhattan
From: Staci Monroe, Design & Historic Review Team
503-865-6516 | staci.monroe@portlandoregon.gov
Re: EA 22-117306 DAR | Alamo Block 45 Changes
Design Advice Request Commission Summary Memo – April 21, 2022

Thank you for taking advantage of the opportunity to hold a Design Advice Request regarding your project. I hope you find it informative and valuable as you continue with your project development. Following, is a summary of the comments provided by the Design Commission at the April 21, 2022 Design Advice Request. This summary was generated from notes taken at the public meeting and a subsequent review of the public meeting recordings. To review those recordings, please visit efiles.portlandoregon.gov/Record/15046956.

These Design Commission comments are intended to guide you in further design exploration of your project. These comments may also inform City staff when giving guidance over the course of future related land use reviews. It should be understood that these comments address the project as presented on April 21, 2022. As the project design evolves, the comments, too, may evolve or may no longer be pertinent.

Design Advice Requests are not intended to substitute for other Code-required land use or legislative procedures. Please keep in mind that the formal Type 2 land use review process [which includes a land use review application, public notification and a Final Decision] must be followed once the Design Advice Request meetings are complete, if formal approval for specific elements of your project is desired.

Please continue to coordinate with me as you prepare your Type 2 Land Use Review Application.

Encl:
Summary Memo

Cc: Design Commission
Respondents

Executive Summary. Changes need to ensure the strong coherency of the original approval is maintained (River Pkwy, Paseo, entries, canopies). Ground floor needs to remain active, interesting, and vibrant along the public realm.

Commissioners Present. Sam Rodriquez, Don Vallaster, Chandra Robinson, Zari Santner
Julie Livingston (absent), Brian McCarter (provided written comments; relevant comments incorporated into summary below).

Summary of Comments. Following is a general summary of Commission comments:

- While the increase of the first-floor height from 17' to 21' improves the scale of the building's base, some of the proportions are lost. Specifically, need to adjust the proportions of the heavy brick header between the first and second floor. Look at bringing the upper story datum line down or increasing the window header height to align with those in the white brick masses.
- Too many different canopy types throughout the building. Should consist of just two types. Metal at typical storefront bays and glass at the primary entrances work best with the building's composition and materials.
- With the changes to the taller ground floor and continuous metal canopy, need to ensure the canopy is at the appropriate height on the different elevations. Seems a bit high on some.
- River Elevation – The mid-block portion of ground floor with the vehicular focus is not resolved. The current design increases the scale of these elements. Suggestions include, decorative metal doors, continuing the brick bays, not using faux wood (Resysta), using a single darker color to blend in the larger elements. Options need to be studied to ensure the most integrated approach can be achieved.
- Paseo Elevation - The new vocabulary of materials being introduced in the center of the elevation is incoherent and complicates the design. Some simplification of the elevation is needed and could focus on just the staircase for mesh or just make the stairs more exceptional.
- Abernethy Elevation – The change to the continuous residential floors on the north elevation, versus the break in the elevation for the courtyard in the previous design, limits sunlight from penetrating into the north plaza. The design of the plaza needs to address the new conditions and ensure it is a pleasant space with successful landscaping. Look at integrating seating opportunities and plant species that will thrive in the northern exposure.
- The walls to contain art needs to be very vibrant and very special. Public art via RACC is highly encouraged.
- The art on the angled wall on River is a nice feature, but will need lighting since a portion of it is beneath the 2nd floor.
- More focus is needed on the main building entrances that reflects the coherency of the original design.
- Concerns with the success of the greenwalls:
 - Vines/plants are more likely to freeze when they are planted at top of the screen wall versus growing vines from the ground up.
 - Plants grown under a building overhang will likely die in winter when irrigation is turned off.

Exhibit List

- A. Applicant's Submittals
 - 1. Original drawings dated 3-24-22
 - 2. Revised drawings date 4-8-22
 - 3. Delivery Truck Study
- B. Zoning Map
- C. Drawings
 - 1.
- D. Notification
 - 1. Mailing list
 - 2. Mailed notice
 - 3. Posting instructions sent to applicant
 - 4. Posting notice as sent to applicant
 - 5. Applicant's statement certifying posting
- E. Service Bureau Comments - none
- F. Public Testimony
 - 1. Jason Chen, email dated 4/1/22, in support of the grocer at this site
 - 2. Testifier & Attendance Sheet from 4/21/22 Design Commission meeting
- G. Other
 - 1. Application form
 - 2. Staff memo to Design Commission dated 4/14/22
 - 3. Staff presentation to Design Commission

CITY BLOCKS 42 & 45 BY:



LANDSCAPE ARCHITECTURE BY:



ALAMO MANHATTAN BLOCKS CITY BLOCKS

OWNER/DEVELOPER

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

ARCHITECT - BLOCKS 42,45

HENSLEY LAMKIN RACHEL, INC.
JEANCARLO SAENZ
14881 QUORUM DRIVE ST. 550
DALLAS, TEXAS 75254
PH: 972.726.9400
EMAIL: JEANCARLO@HLRINC.NET

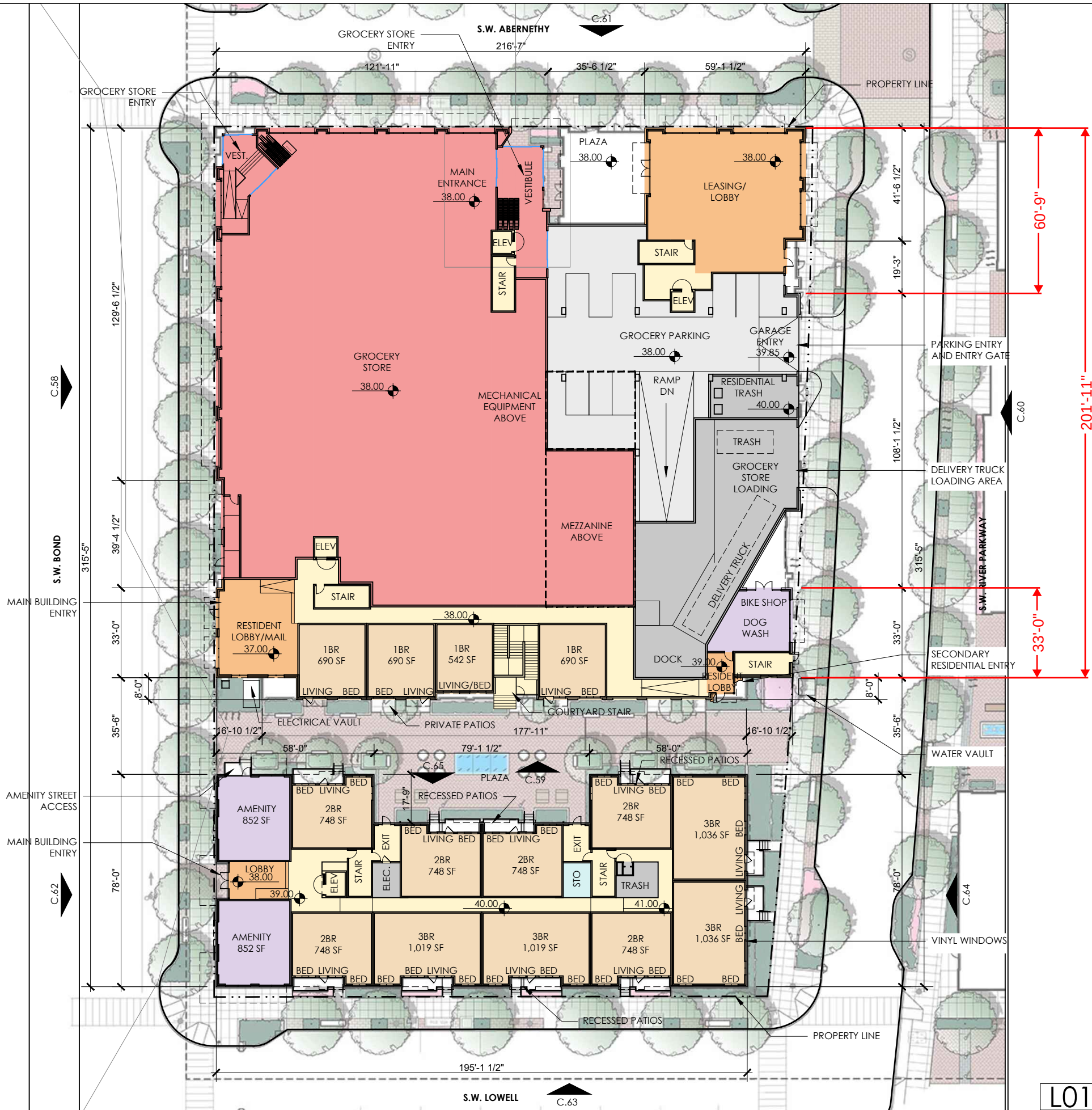
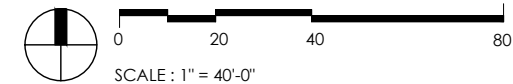
CIVIL ENGINEER

OTAK, INC
MIKE PEEBLES
808 SW 3RD AVE, SUITE 300
PORTLAND, OR 97204
PH: 503.415.2416
EMAIL: MIKE.PEEBLES@OTAK.COM

LANDSCAPE ARCHITECT

LINDA TYCHER & ASSOCIATES
LINDA TYCHER
11411 N. CENTRAL EXPRESSWAY, SUITE V
DALLAS, TX 75243
PH: 214.750.1210
EMAIL: LINDA@LINDATYCHERDESIGN.COM

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LEVEL SUMMARY

TOTAL UNITS ON FLOOR	14
PARKING STALLS	07
COMMERCIAL SF	22,124 SF
LOBBY + LEASING SF	3,300 SF
AMENITY	661 SF

BUILDING SUMMARY

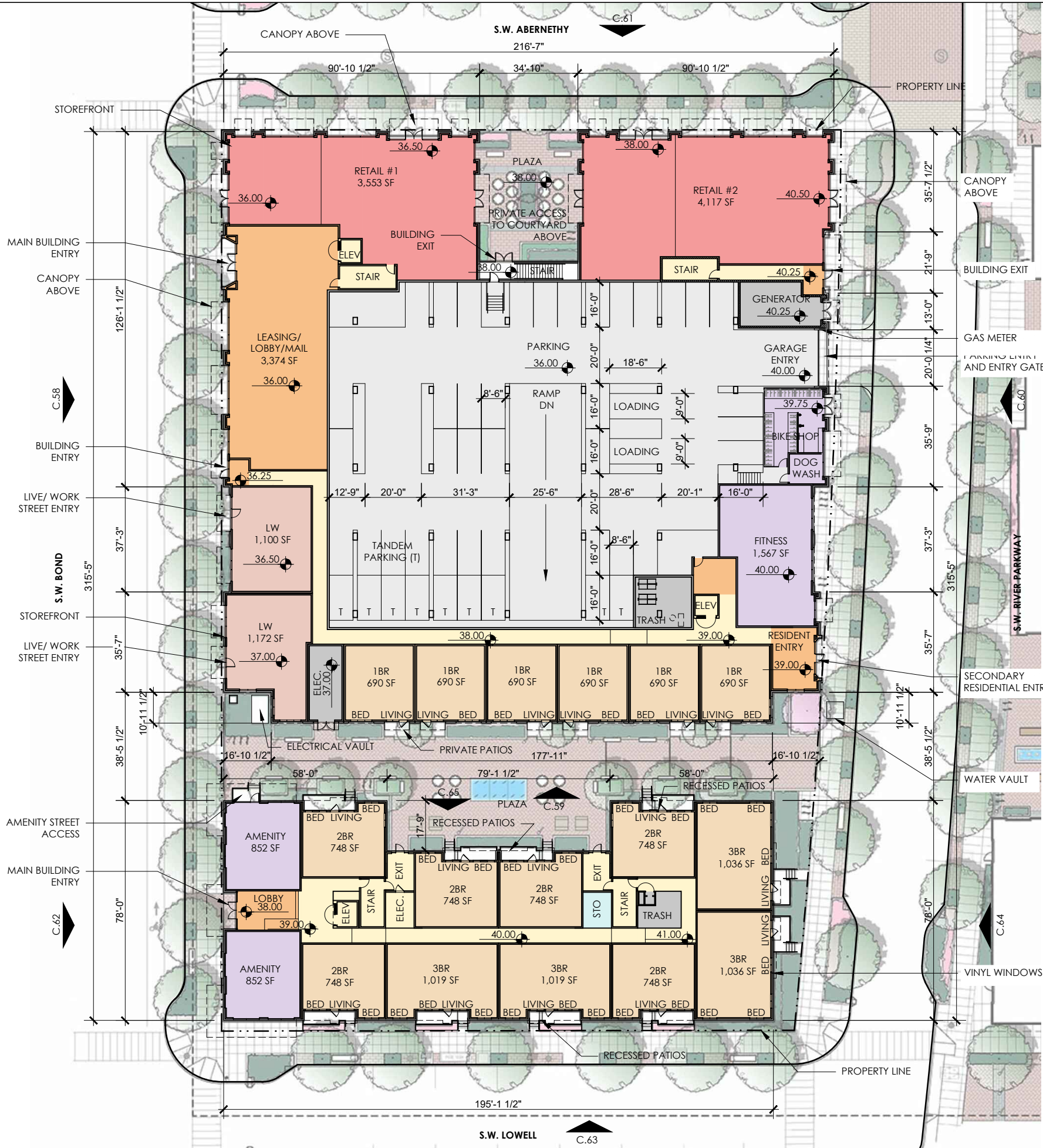
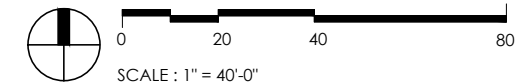
TOTAL UNITS	266
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GROUND FLOOR ACTIVE USES (33.510.225)
THIS STANDARD MUST BE MET
ALONG AT LEAST 50%
OF THE GROUND FLOOR OF
WALLS THAT FRONT ONTO
A SIDEWALK, PLAZA, OR
OTHER PUBLIC OPEN SPACE.
1. DISTANCE FROM FINISHED
FLOOR TO BOTTOM OF
STRUCTURE MUST BE AT
LEAST 12 FEET.
2. THE AREA MUST BE AT
LEAST 25 FT. DEEP.
3. ACTIVE USES INCLUDE BUT
ARE NOT LIMITED TO: LOBBIES
COMMERCIAL, RESIDENTIAL,
AND OFFICE.

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

L01 FLOOR PLAN - BLOCK 45

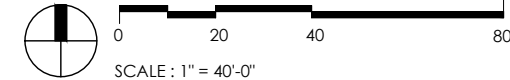
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LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	18
PARKING STALLS	44
COMMERCIAL SF	7,670 SF
LOBBY + LEASING SF	3,374 SF
AMENITY	3,271 SF
BUILDING SUMMARY	
TOTAL UNITS	266

BLOCK 45 - GARAGE PARKING	
REQUIRED PARKING	
MINIMUM REQUIRED: (NO MIN. PARKING REQUIREMENT)	0 SPACES
MAXIMUM REQUIRED: (1.7 SPACES PER UNIT X 265 UNITS)	451 SPACES
PROVIDED PARKING	
TOTAL PROVIDED	246 SPACES

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LEVEL SUMMARY

TOTAL UNITS ON FLOOR 17

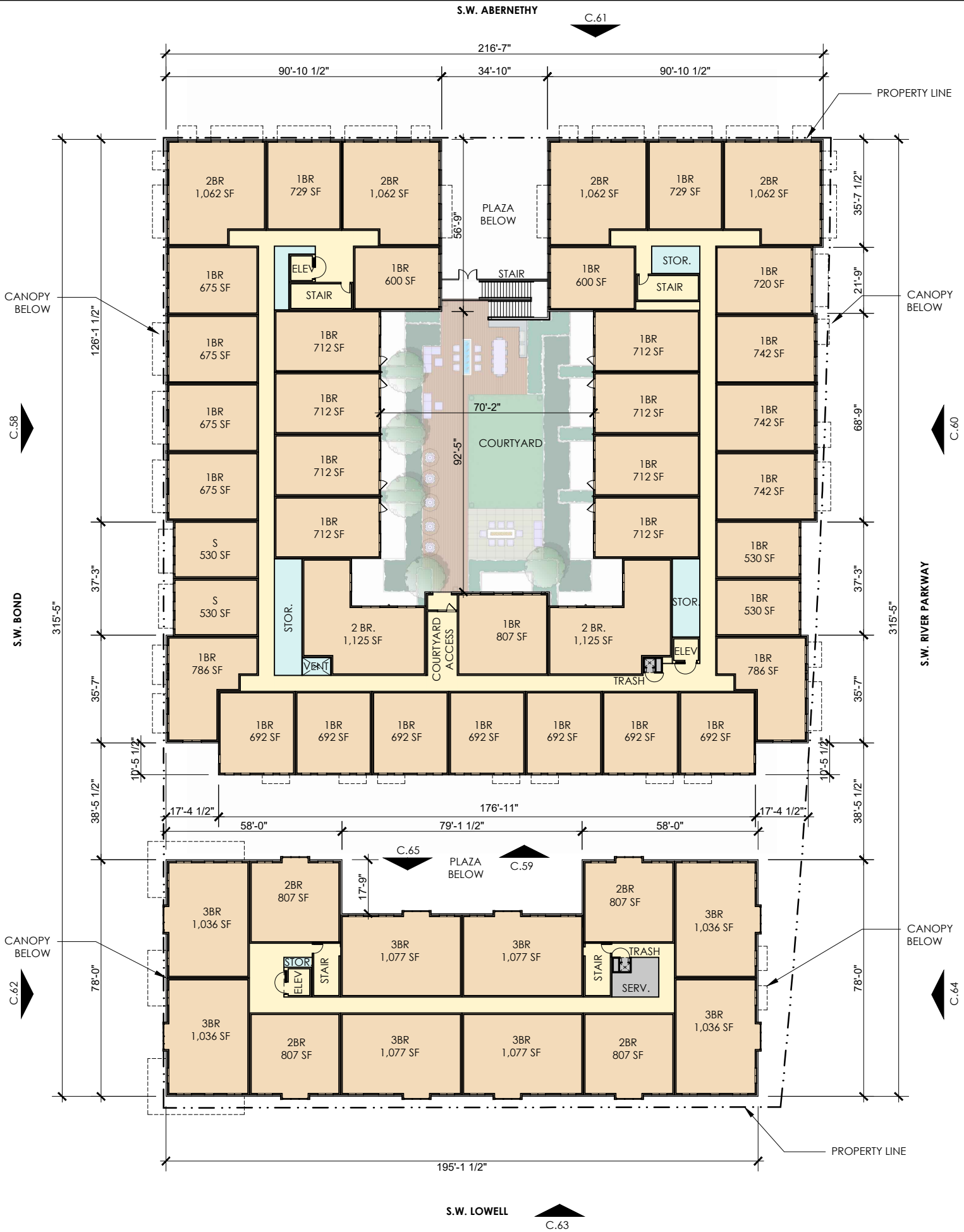
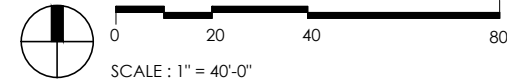
BUILDING SUMMARY

TOTAL UNITS 283

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

L02 FLOOR PLAN - BLOCK 45

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LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	52
BUILDING SUMMARY	
TOTAL UNITS	266

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

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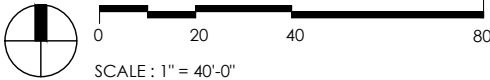
LEVEL SUMMARY

TOTAL UNITS ON FLOOR 52

BUILDING SUMMARY

TOTAL UNITS 283

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



L03 FLOOR PLAN - BLOCK 45

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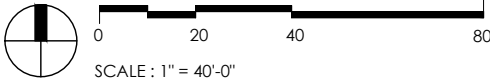
LEVEL SUMMARY

TOTAL UNITS ON FLOOR 57

BUILDING SUMMARY

TOTAL UNITS 283

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



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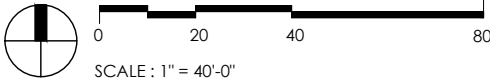
LEVEL SUMMARY

TOTAL UNITS ON FLOOR 57

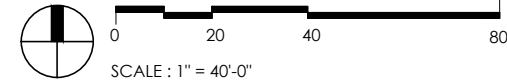
BUILDING SUMMARY

TOTAL UNITS 283

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



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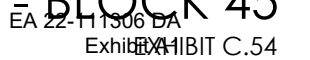


LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	52
BUILDING SUMMARY	
TOTAL UNITS	266

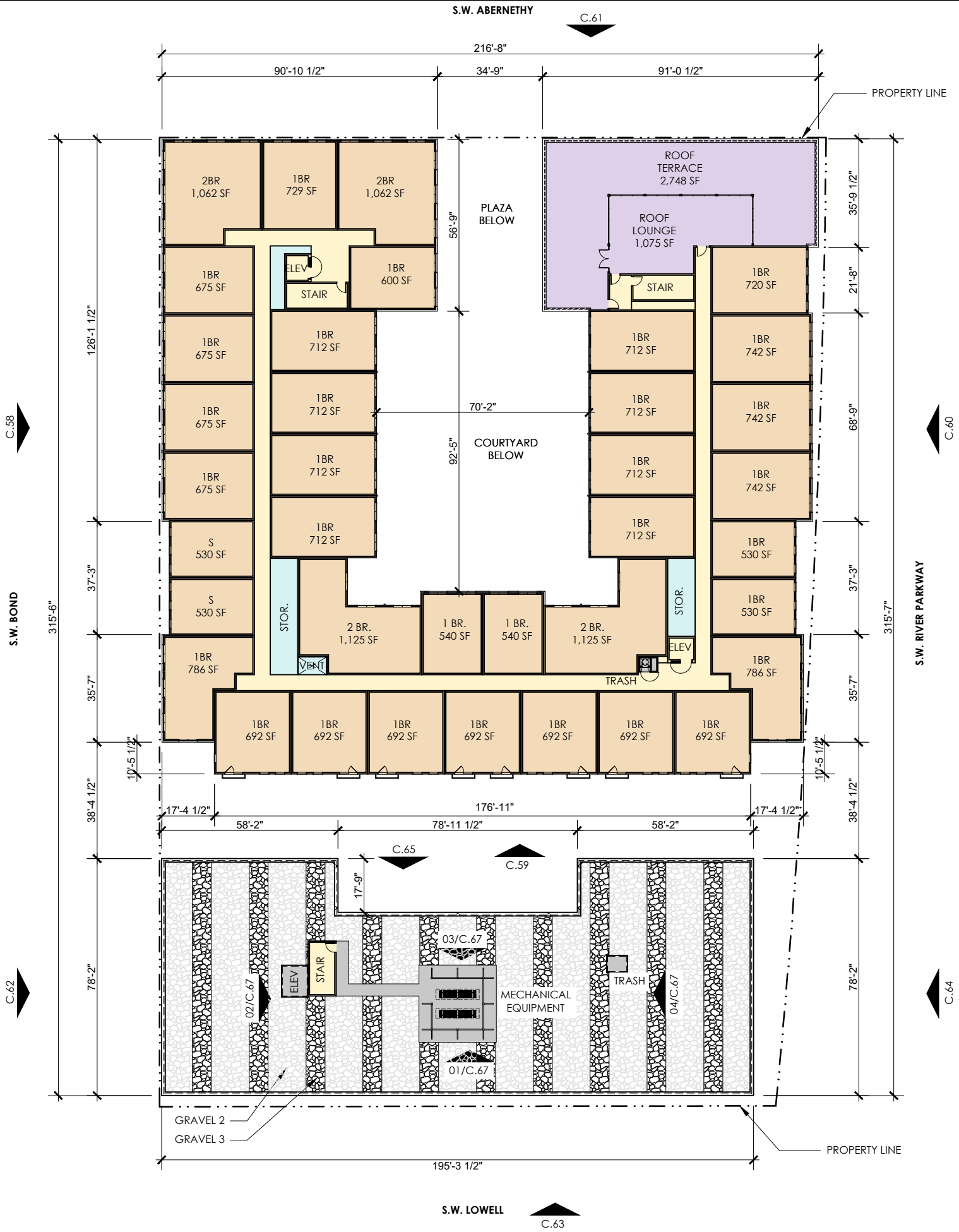
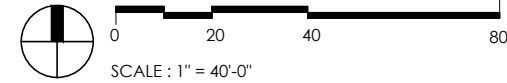
RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



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GRAVEL 1



GRAVEL 2



GRAVEL 3

LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	37
AMENITY	3,823 SF

BUILDING SUMMARY	
TOTAL UNITS	266

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

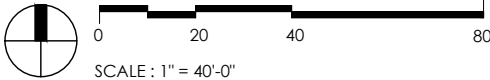
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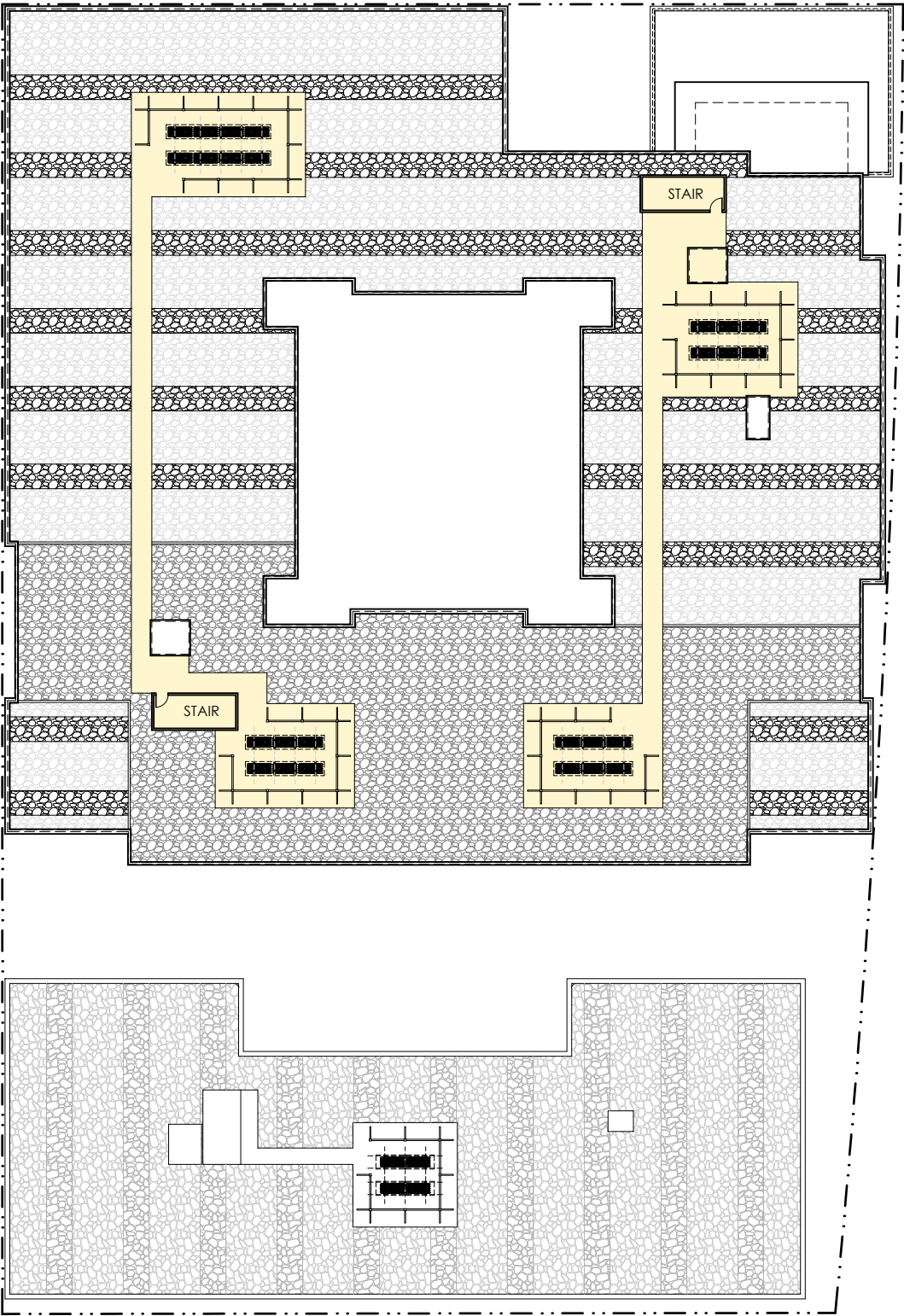
LEVEL SUMMARY	
TOTAL UNITS ON FLOOR	41
AMENITY	3,823 SF

BUILDING SUMMARY	
TOTAL UNITS	283

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



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GRAVEL 1



GRAVEL 2

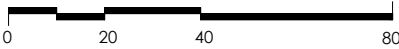


GRAVEL 3

LEVEL SUMMARY

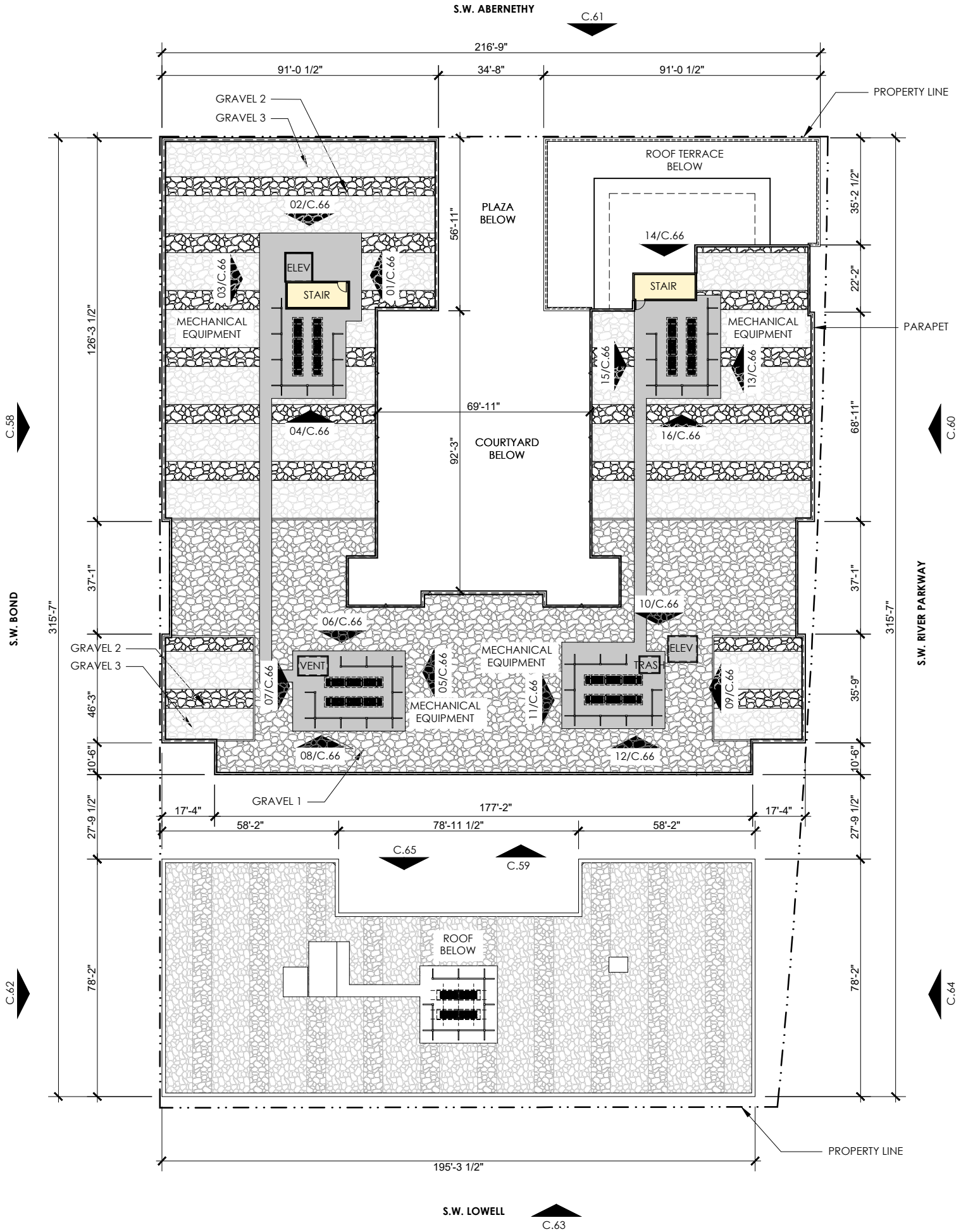
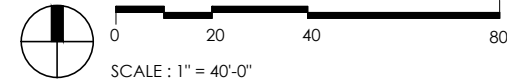
ROOF LEVEL	24,800 SF
NORTH	

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



SCALE: 1" = 40'-0"

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GRAVEL 1



GRAVEL 2



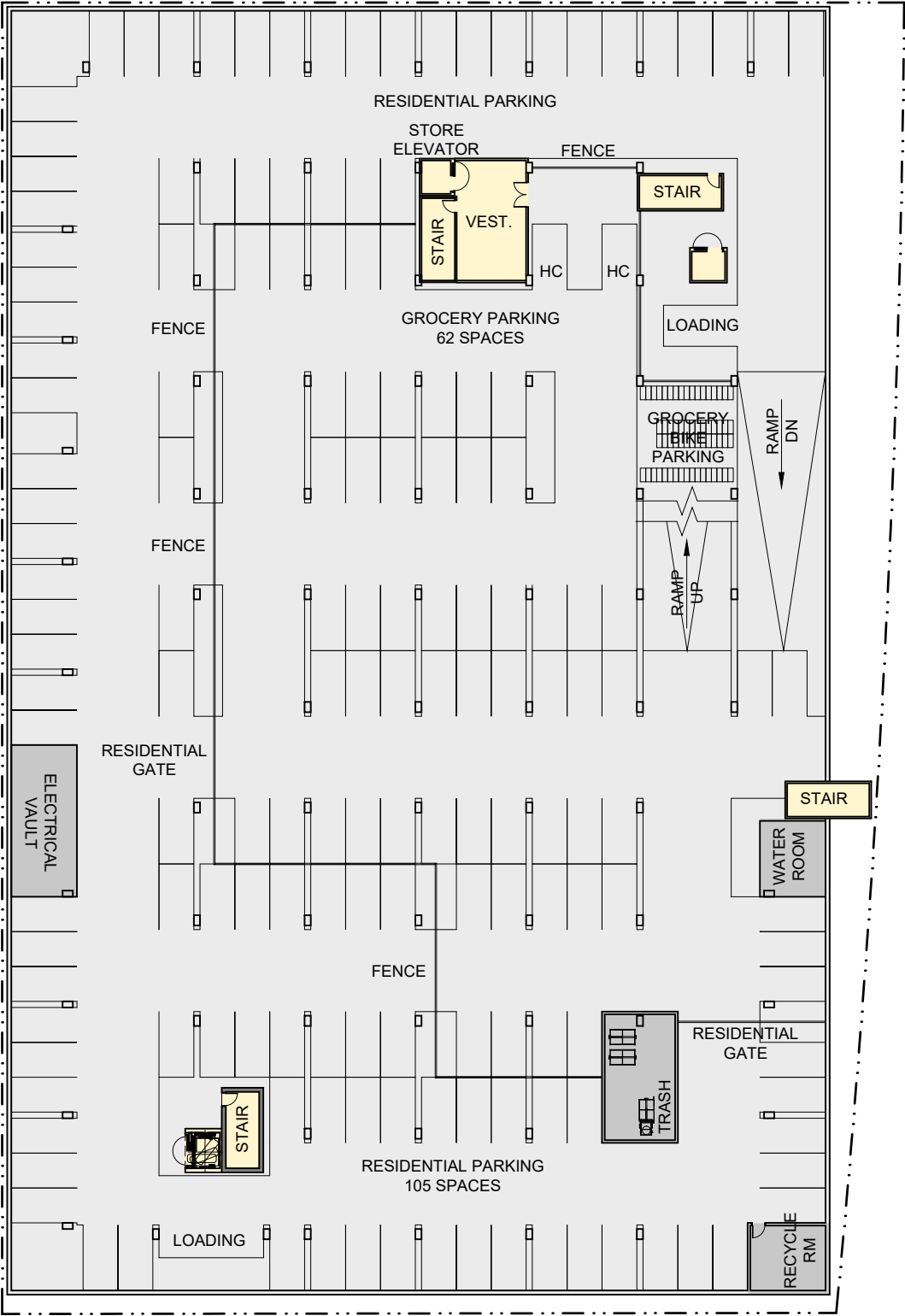
GRAVEL 3

LEVEL SUMMARY

ROOF LEVEL NORTH	24,800 SF
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RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

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LEVEL SUMMARY

TOTAL UNITS ON FLOOR	0
PARKING STALLS	164
COMMERCIAL SF	0 SF
LOBBY + LEASING SF	0 SF
AMENITY	0 SF

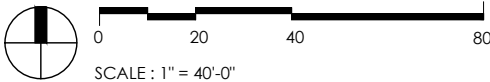
BUILDING SUMMARY

TOTAL UNITS	283
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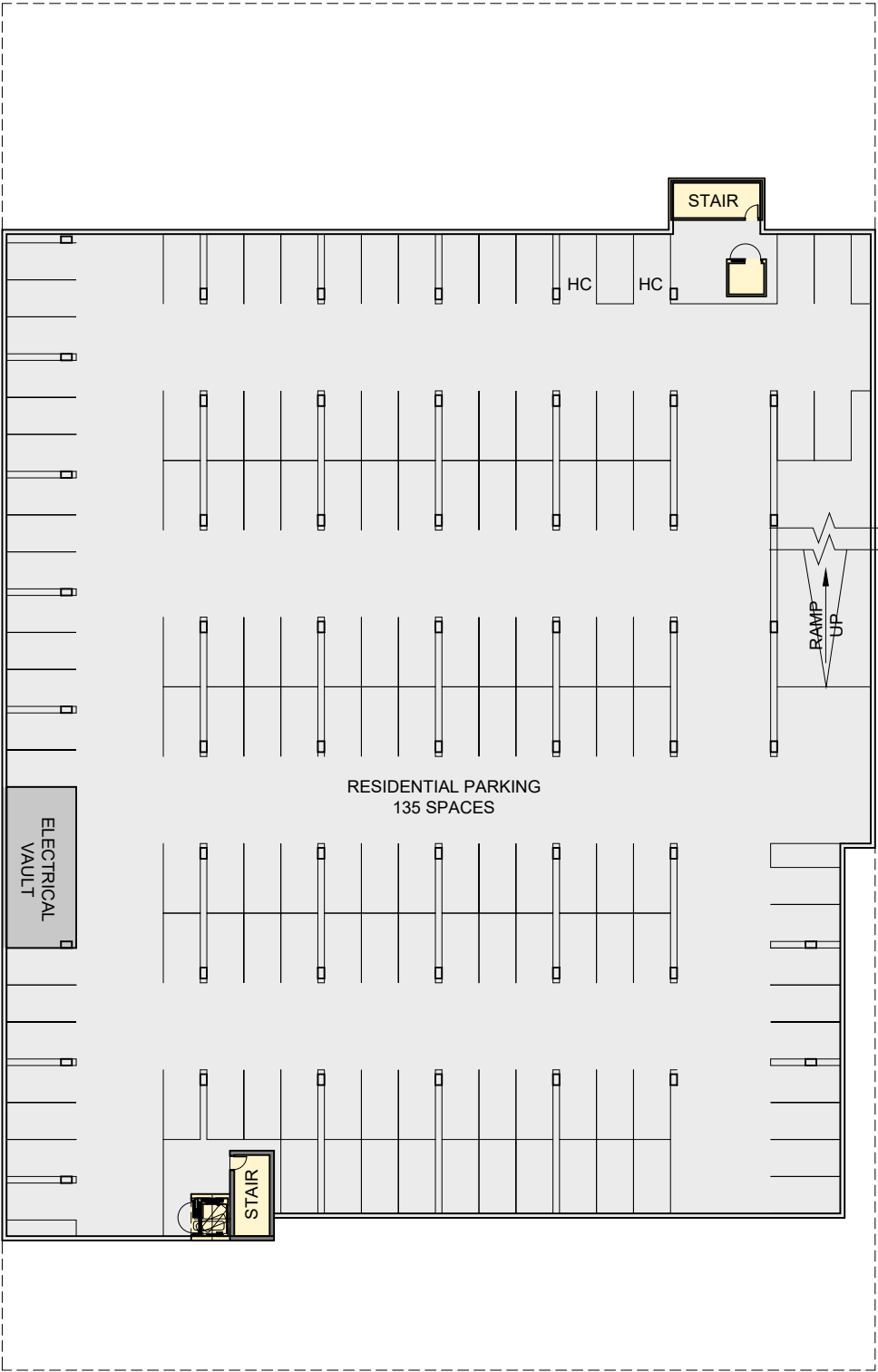
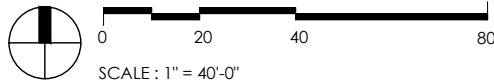
BLOCK 45 - GARAGE PARKING

REQUIRED PARKING	
MINIMUM REQUIRED: (NO MIN. PARKING REQUIREMENT)	0 SPACES
MAXIMUM REQUIRED: (1.7 SPACES PER UNIT X 283 UNITS)	481 SPACES
PROVIDED PARKING	
TOTAL PROVIDED	319 SPACES

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE



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LEVEL SUMMARY

TOTAL UNITS ON FLOOR	0
PARKING STALLS	147
COMMERCIAL SF	0 SF
LOBBY + LEASING SF	0 SF
AMENITY	0 SF

BUILDING SUMMARY

TOTAL UNITS	283
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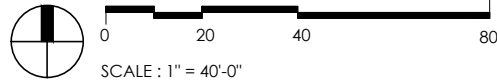
BLOCK 45 - GARAGE PARKING

REQUIRED PARKING	
MINIMUM REQUIRED: (NO MIN. PARKING REQUIREMENT)	0 SPACES
MAXIMUM REQUIRED: (1.7 SPACES PER UNIT X 283 UNITS)	481 SPACES
PROVIDED PARKING	
TOTAL PROVIDED	319 SPACES

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

L00B FLOOR PLAN - BLOCK 45

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LEVEL SUMMARY

TOTAL UNITS ON FLOOR	0
PARKING STALLS	200
COMMERCIAL SF	0 SF
LOBBY + LEASING SF	0 SF
AMENITY	774 SF

BUILDING SUMMARY

TOTAL UNITS	266
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BLOCK 45 - GARAGE PARKING

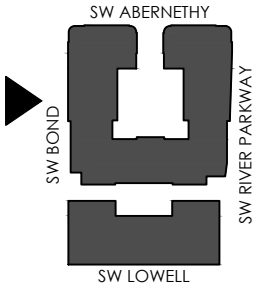
REQUIRED PARKING

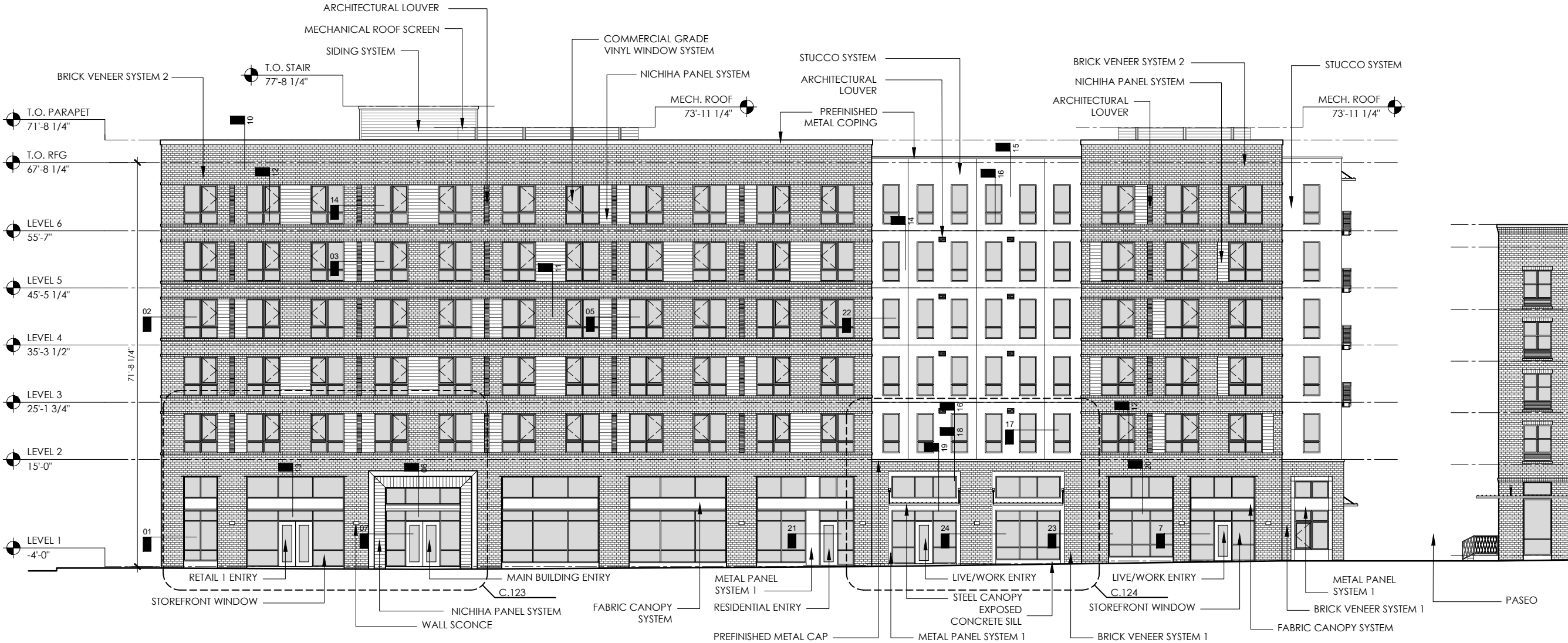
MINIMUM REQUIRED: (0.33 SPACES PER UNIT X 263 UNITS)	87 SPACES
MAXIMUM REQUIRED: (1.35 SPACES PER UNIT X 263 UNITS)	356 SPACES

PROVIDED PARKING

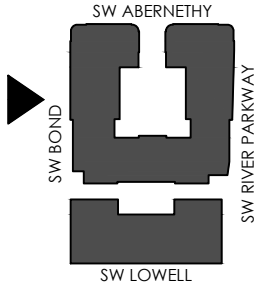
TOTAL PROVIDED	246 SPACES
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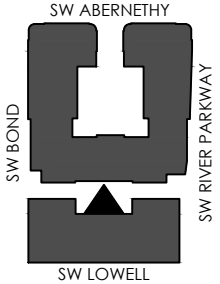
RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE





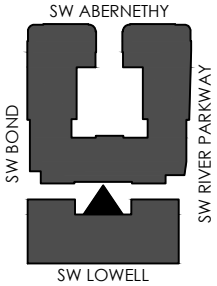
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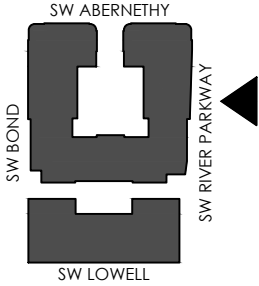


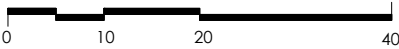
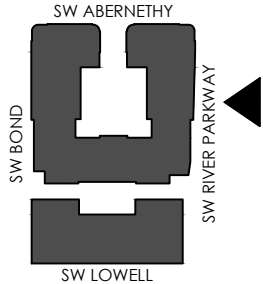




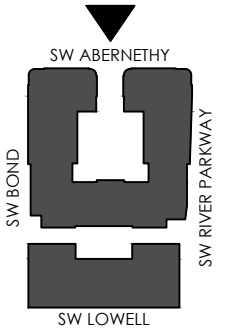
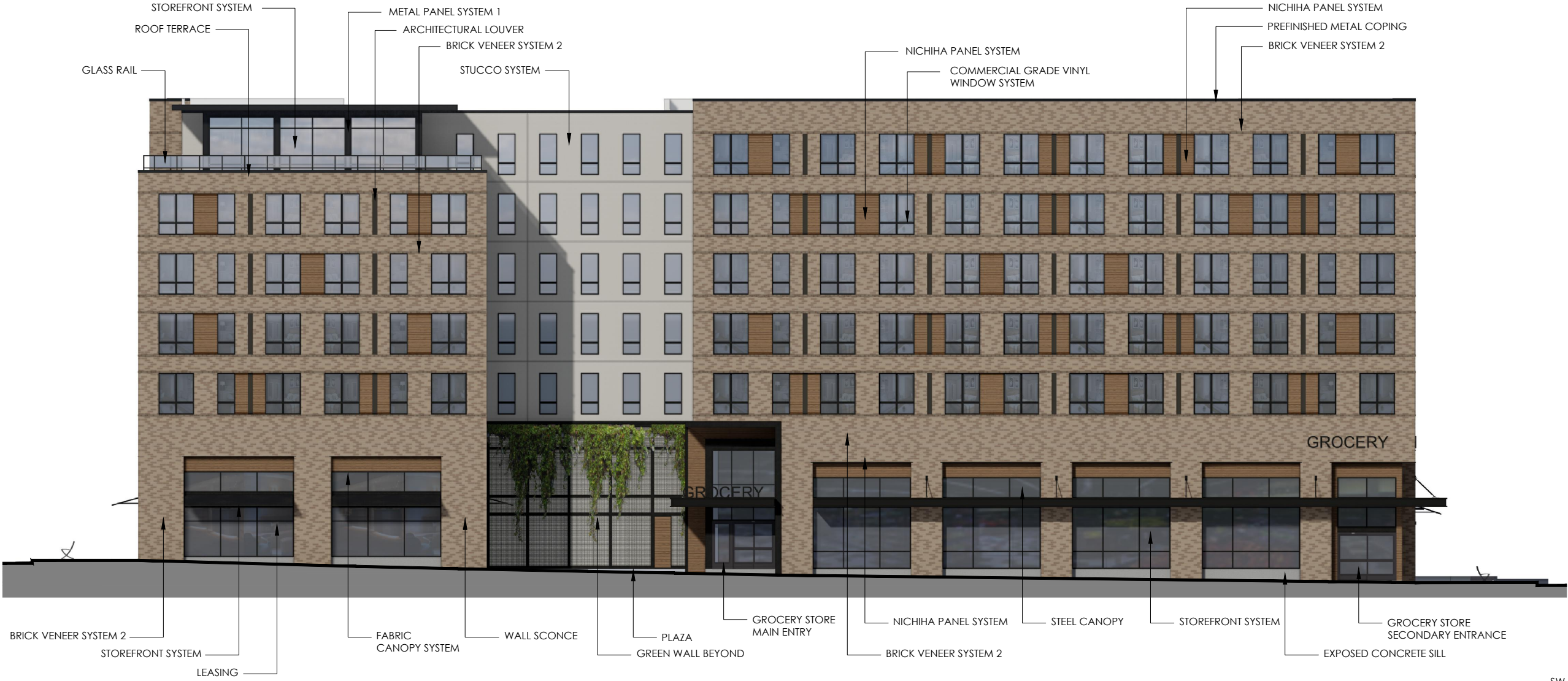
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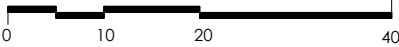
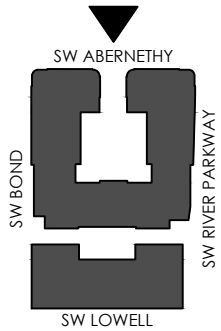
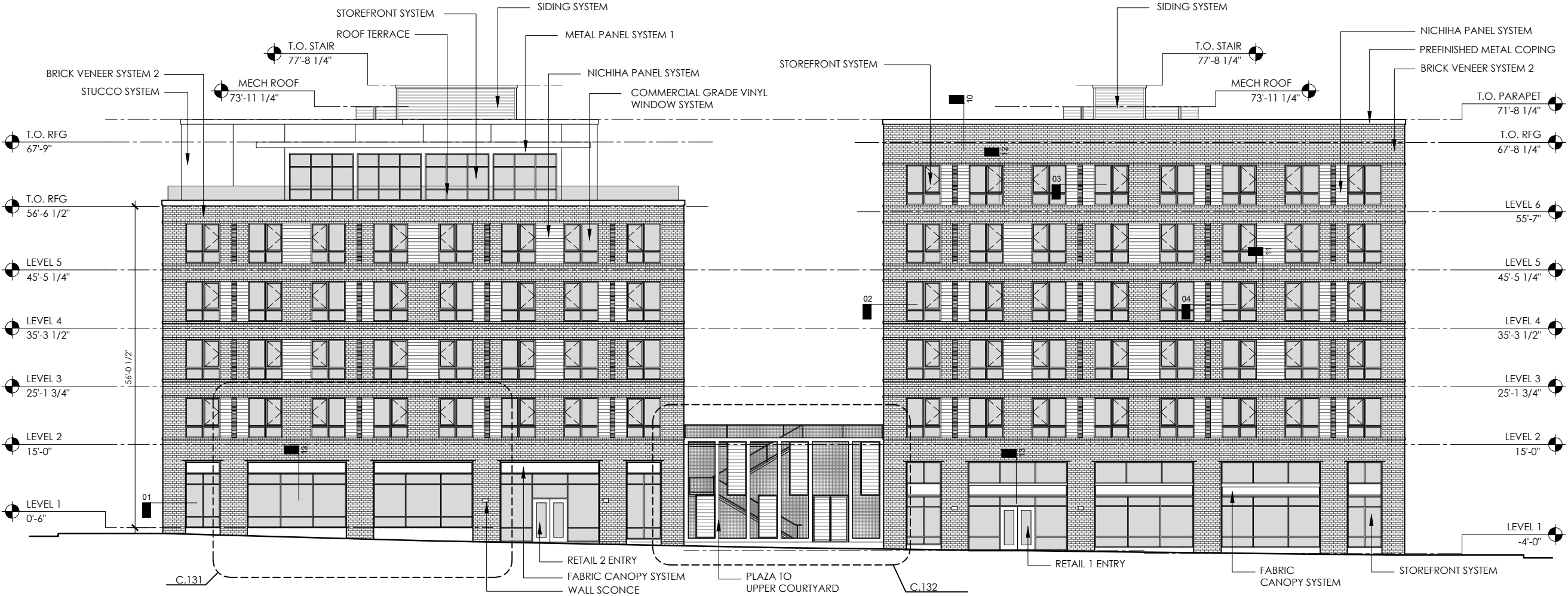






SCALE : 1"=20'-0"





SCALE : 1"=20'-0"

ALONG SW ABERNETHY STREET

BLOCK 45A - NORTH ELEVATION

LAND USE REVIEW # LU 20-102914 DZM GW

EA 22-111306 DA
Exhibit C.61

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BOND AND ABERNETHY PERSPECTIVE RENDERING - B45 NORTH

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BOND AND ABERNETHY PERSPECTIVE RENDERING - B45 NORTH

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BOND MID BLOCK PERSPECTIVE RENDERING - B45 NORTH

EA 22-111306 DA EXHIBIT APP.20
LAND USE REVIEW # LU 20-102914 DZM GW

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BOND MID BLOCK PERSPECTIVE RENDERING - B45 NORTH

EA 22-111306 DA EXHIBIT APP.20
LAND USE REVIEW # LU 20-102914 DZM GW

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BOND AND LOWELL PERSPECTIVE RENDERING - B45 NORTH

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BOND AND LOWELL PERSPECTIVE RENDERING - B45 NORTH

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RIVER PARKWAY AND ABERNETHY PERSPECTIVE RENDERING - B45 NORTH

© 2020 HLR ARCHITECTS (INNER BLOCKS 42 & 45)



RIVER PARKWAY AND ABERNETHY PERSPECTIVE RENDERING - B45 NORTH

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NORTH ENTRY AT SW BOND RENDERING - B45 NORTH

EA 22-111306 DA EXHIBIT APP.23
LAND USE REVIEW # LU 20-102914 DZM GW

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NORTH ENTRY AT SW BOND RENDERING - B45 NORTH

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SW BOND STREET VIEW RENDERING - B45 NORTH

LAND USE REVIEW # LU 20-102914 DZM GW

EA 22-111306 DA
EXHIBIT APP.24

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SW BOND STREET VIEW RENDERING - B45 NORTH
LAND USE REVIEW # LU 20-102914 DZM GW
EA 22-111306 DA
EXHIBIT APP.24

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NORTH ENTRY AT SW RIVER PARKWAY RENDERING - B45 NORTH

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NORTH ENTRY AT SW RIVER PARKWAY RENDERING - B45 NORTH

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GARAGE ENTRY AT SW RIVER PARKWAY RENDERING - B45 NORTH

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GARAGE ENTRY AT SW RIVER PARKWAY RENDERING - B45 NORTH

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PLAZA AT ABERNETHY RENDERING - B45 NORTH
LAND USE REVIEW # LU 20-102914 DZM GW
EA 22-111306 DA
EXHIBIT APP.27

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PLAZA AT ABERNETHY RENDERING - B45 NORTH
LAND USE REVIEW # LU 20-102914 DZM GW
EA 22-111306 DA
EXHIBIT APP.27

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PLAZA AT ABERNETHY RENDERING - B45 NORTH
LAND USE REVIEW # LU 20-102914 DZM GW
EXHIBIT APP.29

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PASEO ENTRY AT SW BOND RENDERING - B45

LAND USE REVIEW # LU 20-102914 DZM GW

EA 22-111306 DA
EXHIBIT APP.30



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PASEO ENTRY AT SW BOND RENDERING - B45

LAND USE REVIEW # LU 20-102914 DZM GW

EA 22-111306 DA
EXHIBIT APP.30

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PASEO ENTRY AT SW RIVER PARKWAY RENDERING - B45

LAND USE REVIEW # LU 20-102914 DZM GW

EA 22-111300 DA
EXHIBIT APP.33



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PASEO ENTRY AT SW RIVER PARKWAY RENDERING - B45

LAND USE REVIEW # LU 20-102914 DZM GW

EA 22-111300 DA
EXHIBIT APP.33

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BOND MID BLOCK PERSPECTIVE RENDERING - B45 SOUTH

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BOND MID BLOCK PERSPECTIVE RENDERING - B45 SOUTH

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RIVER PARKWAY MID BLOCK PERSPECTIVE RENDERING - B45 SOUTH

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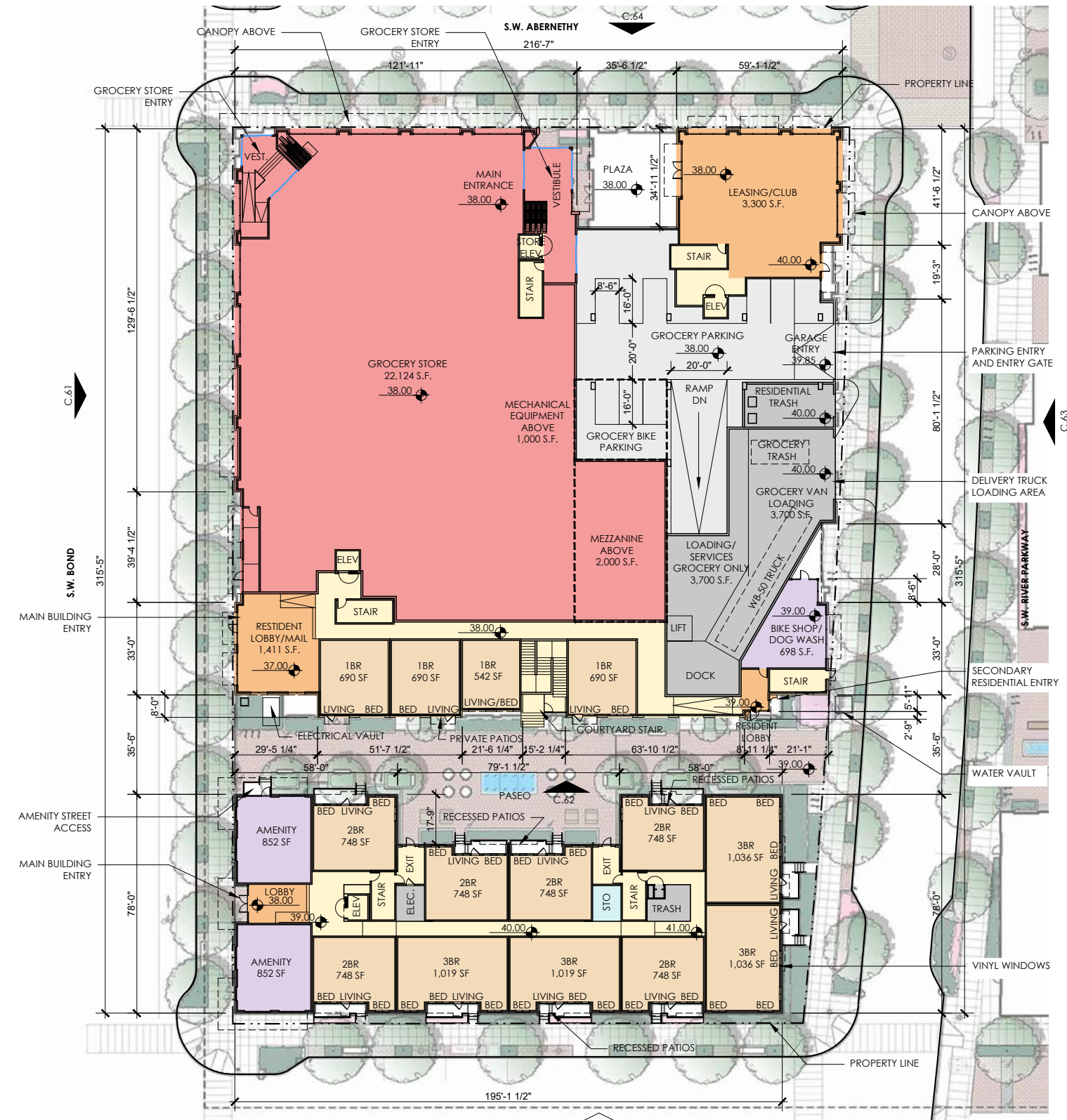


RIVER PARKWAY MID BLOCK PERSPECTIVE RENDERING - B45 SOUTH

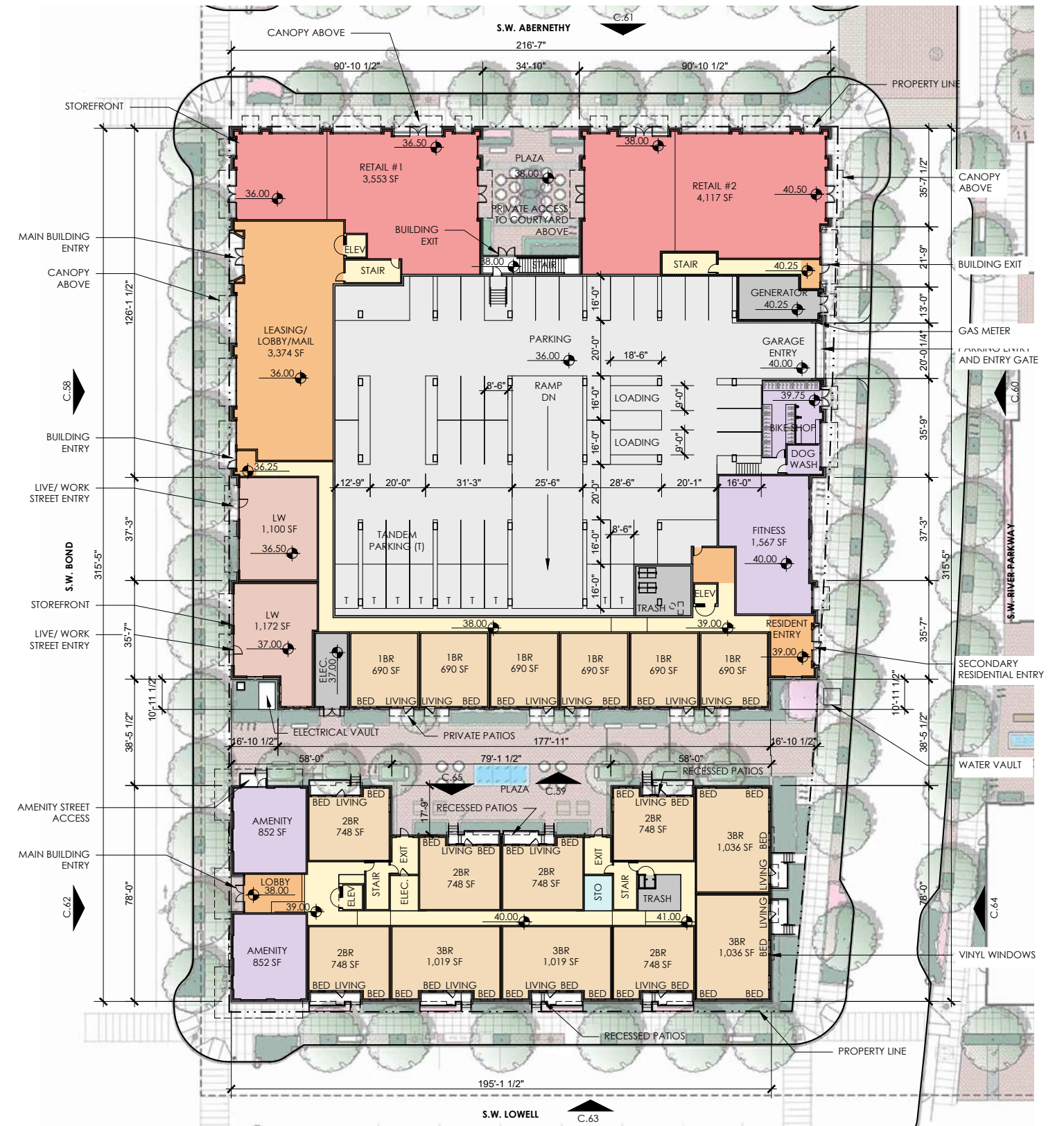


BLOCK 45

GROCERY STORE ADDITION DAR SUBMITTAL



PROPOSED LAYOUT FOR GROCERY



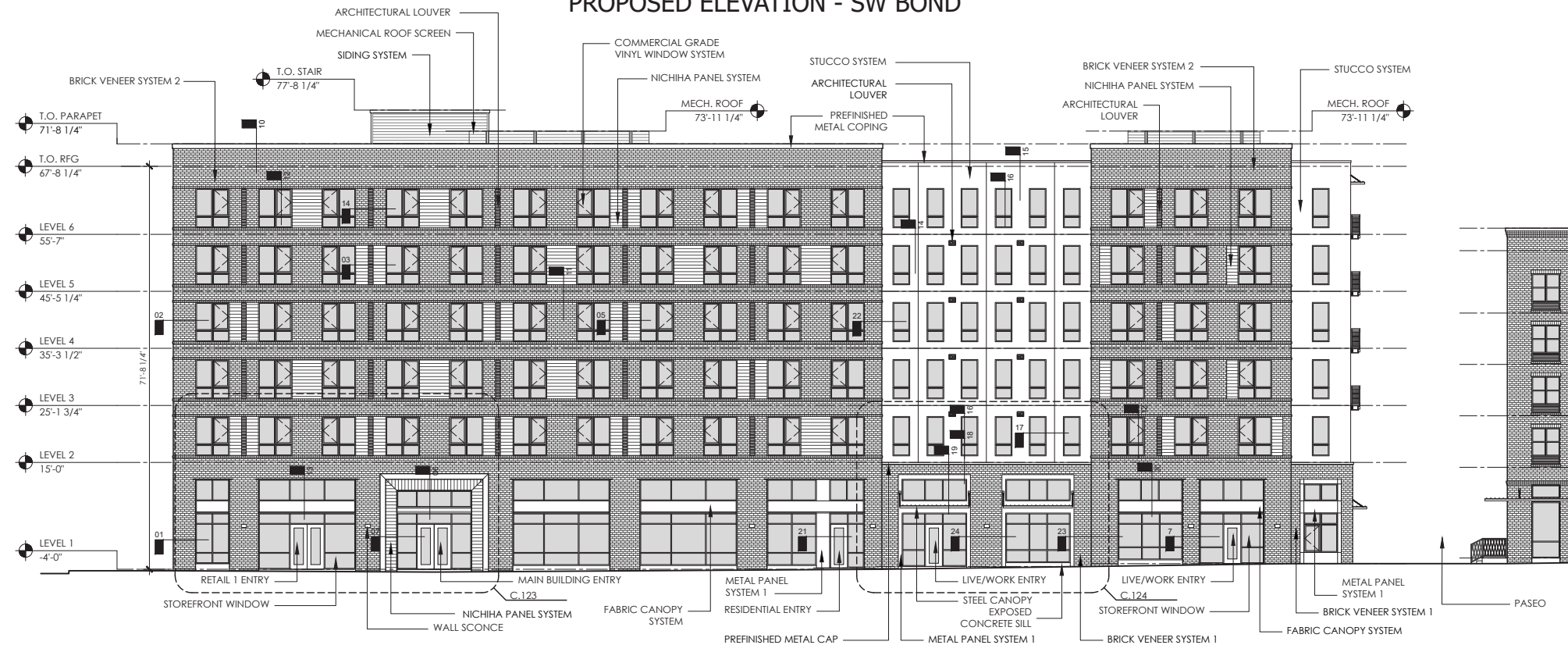
APPROVED DESIGN

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PROPOSED ELEVATION - SW BOND

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APPROVED ELEVATION - SW BOND



ALAMO MANHATTAN

BLOCK 45 - DAR SUBMITTAL
SOUTH WATERFRONT PORTLAND, OREGON

ELEVATION COMPARISON



PROPOSED ELEVATION - PASEO



APPROVED ELEVATION - PASEO



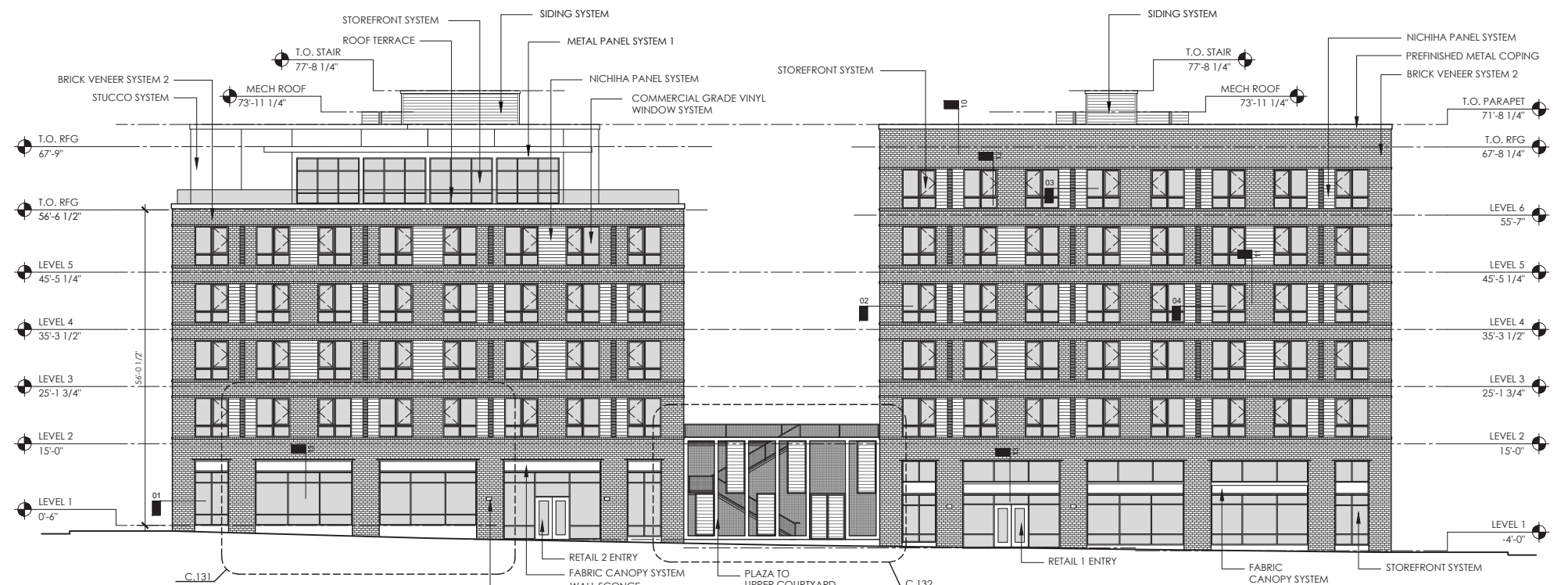
PROPOSED ELEVATION - SW RIVER PARKWAY



APPROVED ELEVATION - SW RIVER PARKWAY



PROPOSED ELEVATION - SW ABERNETHY



APPROVED ELEVATION - SW ABERNETHY



GROUND FLOOR WINDOWS (33.510.230)

THE WINDOWS MUST BE AT LEAST 50 PERCENT OF THE LENGTH AND 25 PERCENT OF THE GROUND LEVEL WALL AREA. GROUND LEVEL WALL AREAS INCLUDE ALL EXTERIOR WALL AREAS UP TO 9 FEET ABOVE THE FINISHED GRADE. THE REQUIREMENT DOES NOT APPLY TO THE WALLS OF RESIDENTIAL UNITS.

NORTH ELEVATION ALONG SW ABERNETHY ST			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	180'-4"	PROVIDED TOTAL WALL AREA	1,658 SF
TOTAL WINDOW LENGTH	128'-4"	TOTAL WINDOW AREA	995 SF
OF WINDOW LENGTH	71%	% OF WINDOW AREA	60%

WEST ELEVATION ALONG SW BOND AVENUE			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	202'-0"	PROVIDED TOTAL WALL AREA	1,827 SF
TOTAL WINDOW LENGTH	105'-3"	TOTAL WINDOW AREA	783 SF
OF WINDOW LENGTH	52%	% OF WINDOW AREA	43%

SOUTH ELEVATION ALONG SW LOWELL ST			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	55'-6"	PROVIDED TOTAL WALL AREA	521 SF
TOTAL WINDOW LENGTH	27'-9"	TOTAL WINDOW AREA	178 SF
OF WINDOW LENGTH	50%	% OF WINDOW AREA	34%

EAST ELEVATION ALONG SW RIVER PARKWAY			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	209'-5"	PROVIDED TOTAL WALL AREA	1,887 SF
TOTAL WINDOW LENGTH	75'-0"	TOTAL WINDOW AREA	640 SF
OF WINDOW LENGTH	36%	% OF WINDOW AREA	33%

-14%



BLOCK 45

REFERENCE RENDERINGS

























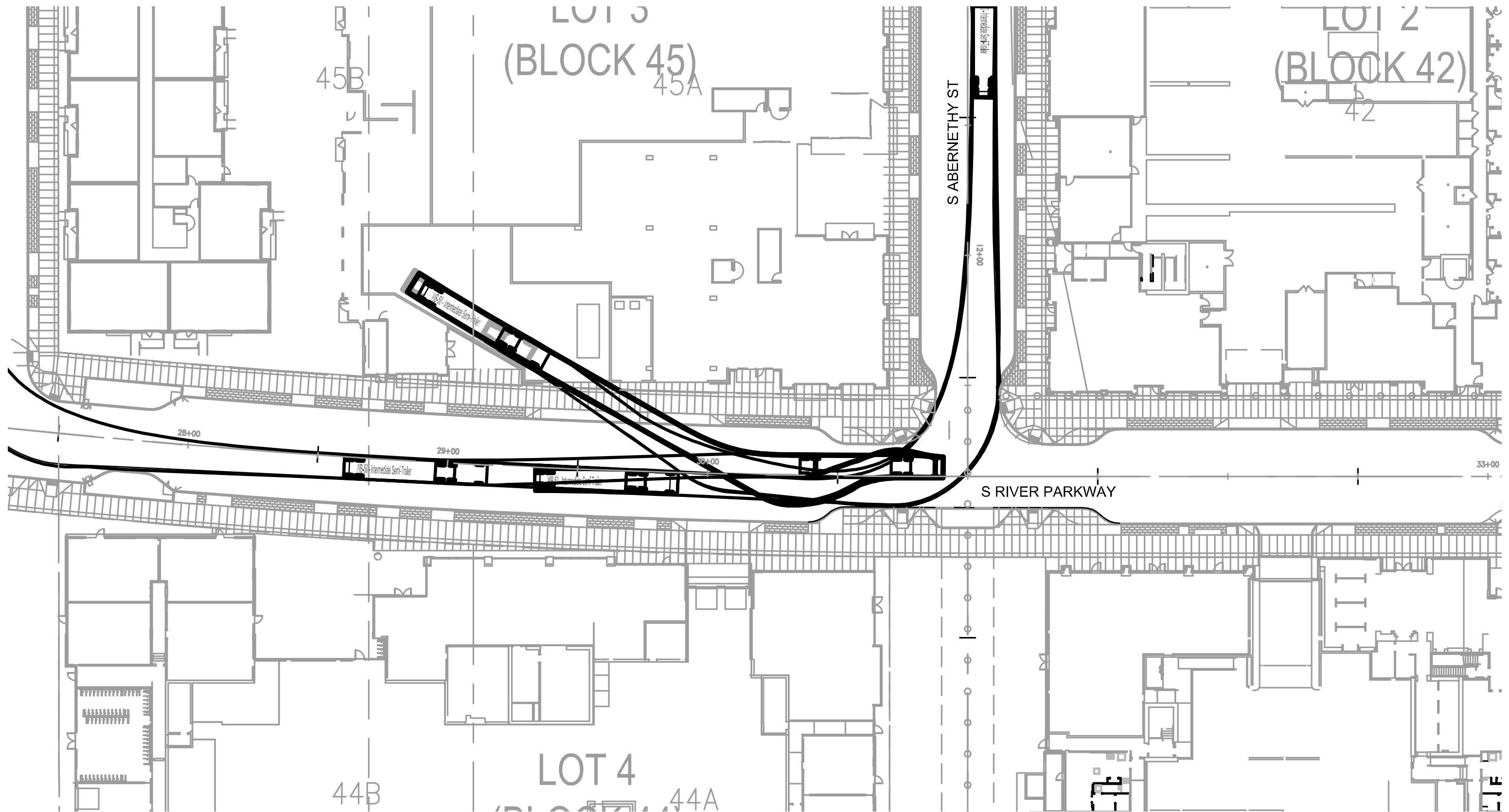








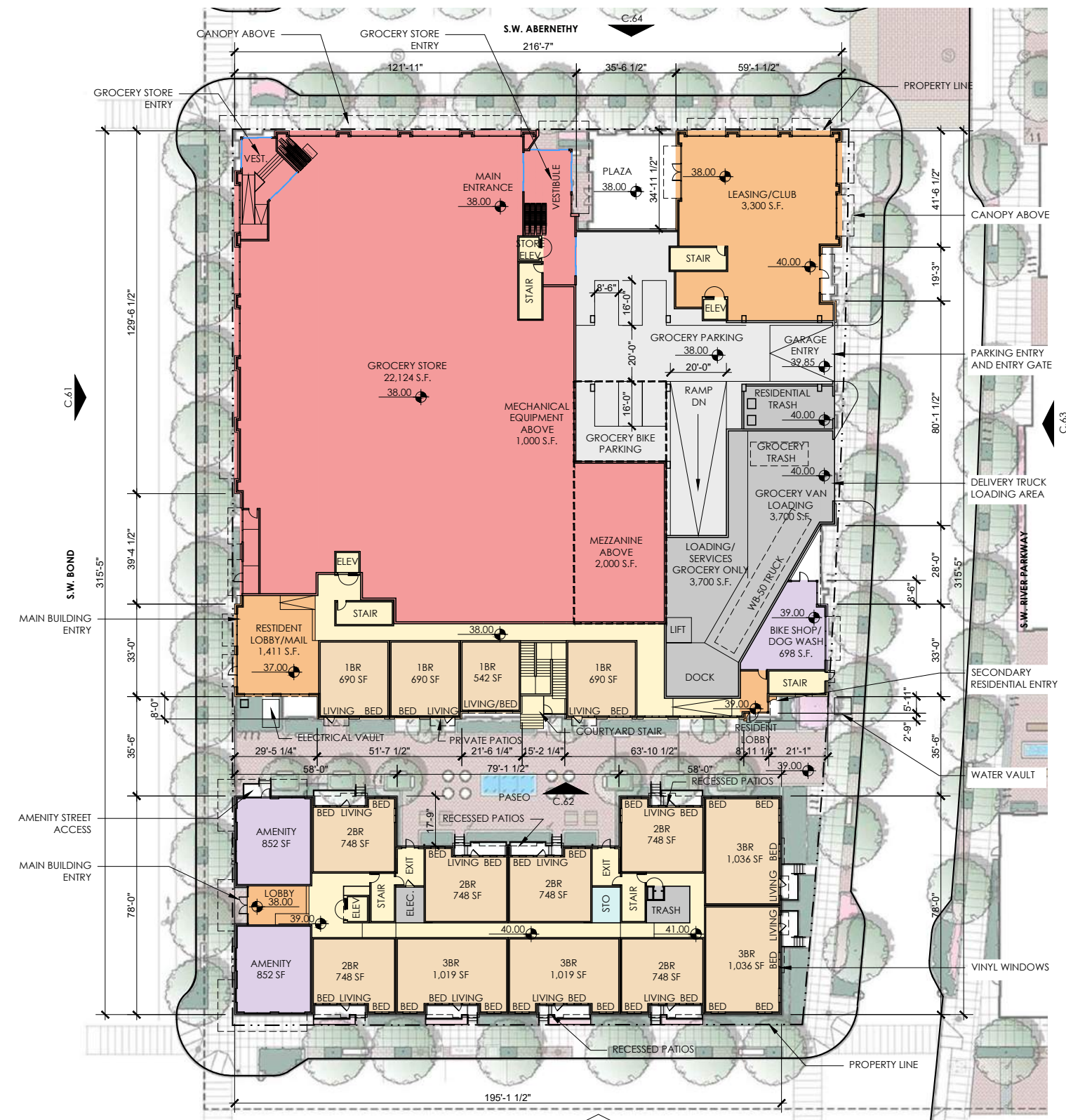




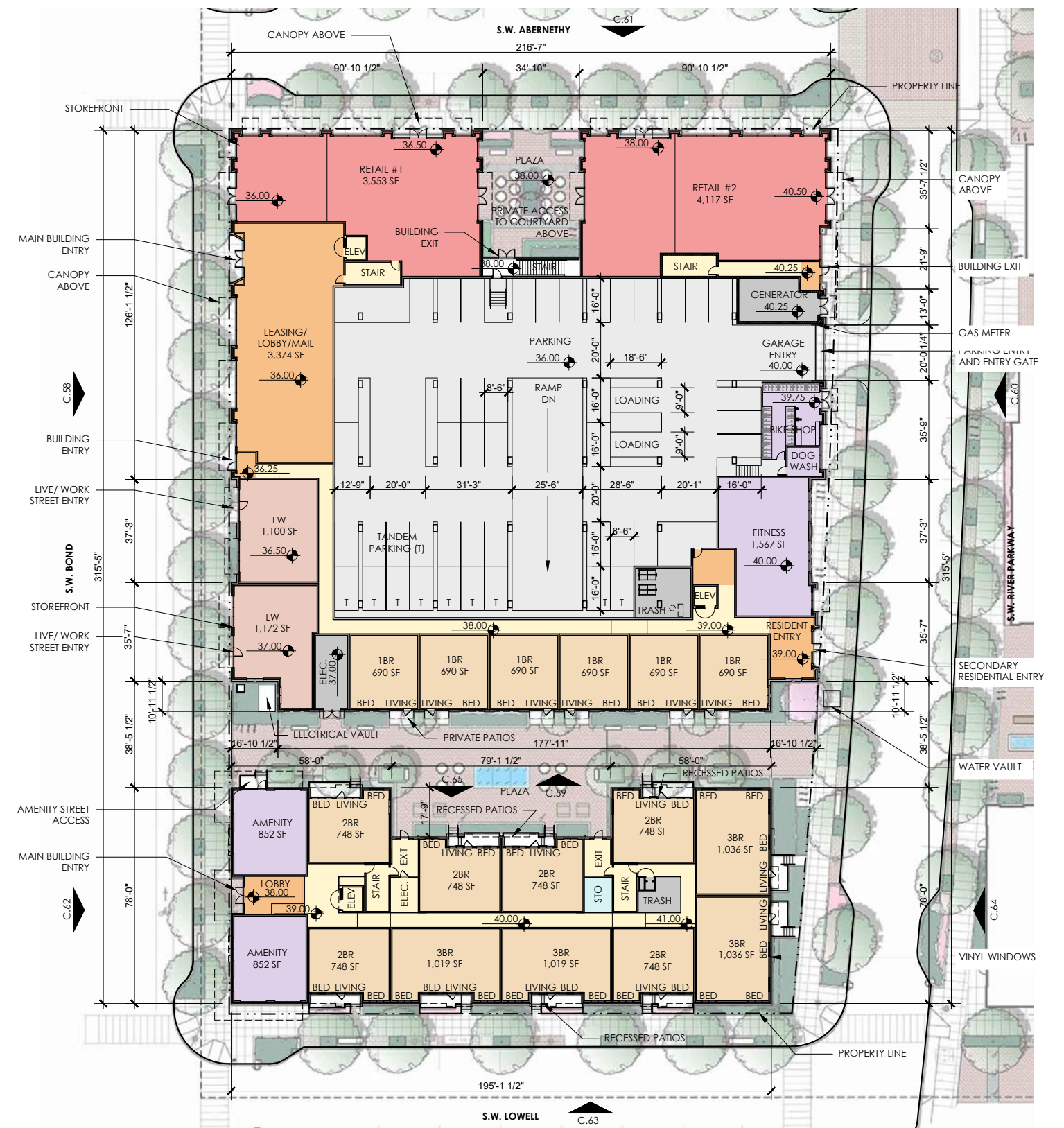


BLOCK 45

**GROCERY STORE ADDITION
DAR SUBMITTAL**



PROPOSED LAYOUT FOR GROCERY



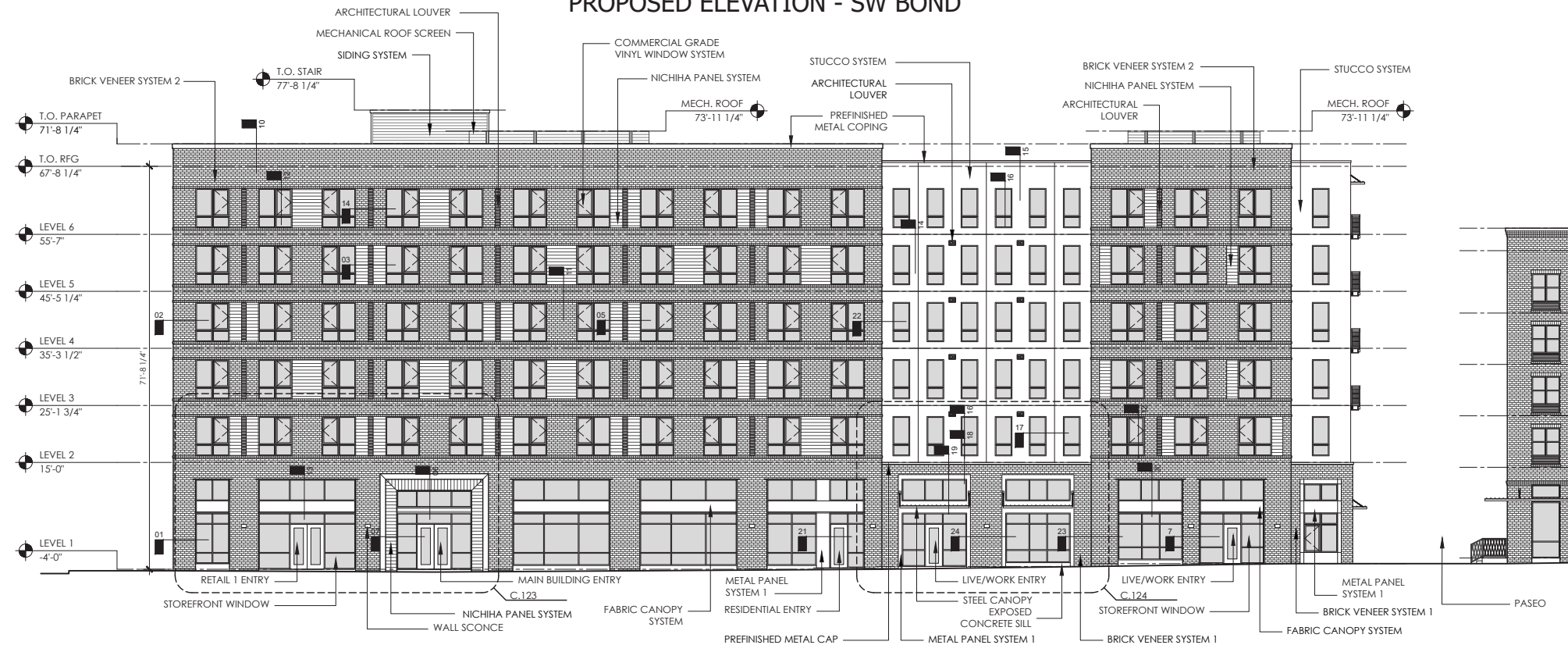
APPROVED DESIGN

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PROPOSED ELEVATION - SW BOND

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APPROVED ELEVATION - SW BOND



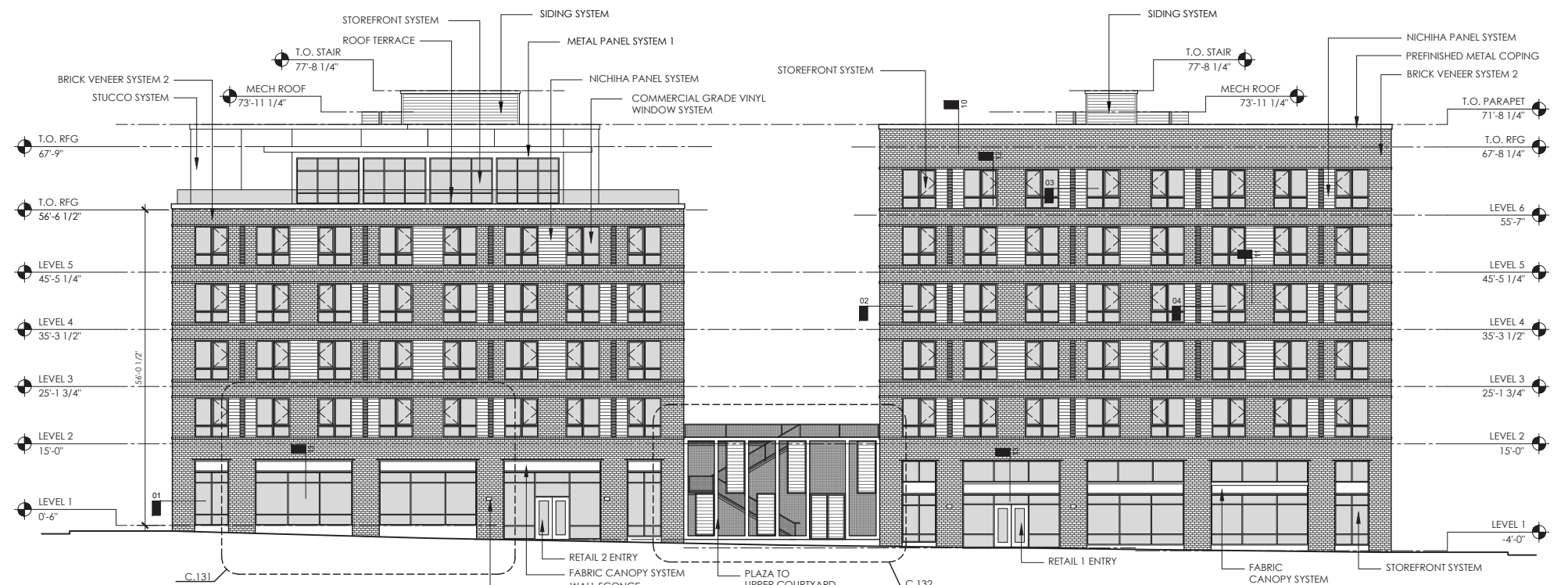
ALAMO MANHATTAN **BLOCK 45 - DAR SUBMITTAL**

SOUTH WATERFRONT PORTLAND, OREGON

ELEVATION COMPARISON



PROPOSED ELEVATION - SW ABERNETHY



APPROVED ELEVATION - SW ABERNETHY



PROPOSED ELEVATION - SW RIVER PARKWAY



APPROVED ELEVATION - SW RIVER PARKWAY



PROPOSED ELEVATION - PASEO



APPROVED ELEVATION - PASEO



GROUND FLOOR WINDOWS (33.510.230)

THE WINDOWS MUST BE AT LEAST 50 PERCENT OF THE LENGTH AND 25 PERCENT OF THE GROUND LEVEL WALL AREA. GROUND LEVEL WALL AREAS INCLUDE ALL EXTERIOR WALL AREAS UP TO 9 FEET ABOVE THE FINISHED GRADE. THE REQUIREMENT DOES NOT APPLY TO THE WALLS OF RESIDENTIAL UNITS.

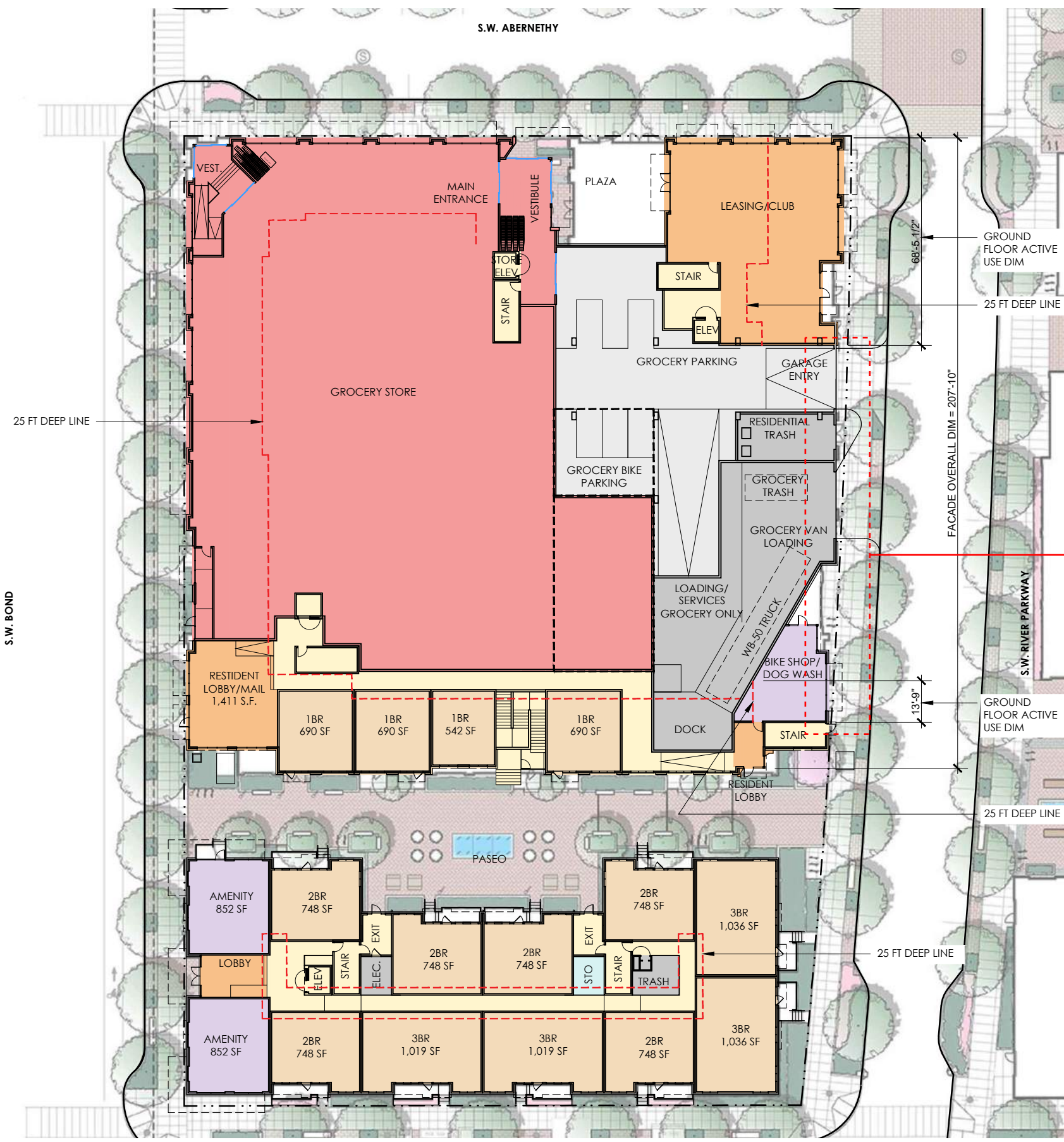
NORTH ELEVATION ALONG SW ABERNETHY ST			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	180'-4"	PROVIDED TOTAL WALL AREA	1,658 SF
TOTAL WINDOW LENGTH	128'-4"	TOTAL WINDOW AREA	995 SF
OF WINDOW LENGTH	71%	% OF WINDOW AREA	60%

WEST ELEVATION ALONG SW BOND AVENUE			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	202'-0"	PROVIDED TOTAL WALL AREA	1,827 SF
TOTAL WINDOW LENGTH	105'-3"	TOTAL WINDOW AREA	783 SF
OF WINDOW LENGTH	52%	% OF WINDOW AREA	43%

SOUTH ELEVATION ALONG SW LOWELL ST			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	97'-3"	PROVIDED TOTAL WALL AREA	875 SF
TOTAL WINDOW LENGTH	48'-6"	TOTAL WINDOW AREA	344 SF
OF WINDOW LENGTH	50%	% OF WINDOW AREA	39%

EAST ELEVATION ALONG SW RIVER PARKWAY			
REQUIRED WINDOW LENGTH	50%	REQUIRED WINDOW AREA	25%
PROVIDED TOTAL WALL LENGTH	209'-5"	PROVIDED TOTAL WALL AREA	1,887 SF
TOTAL WINDOW LENGTH	71'-8"	TOTAL WINDOW AREA	615 SF
OF WINDOW LENGTH	34%	% OF WINDOW AREA	32%

-16%



GROUND FLOOR ACTIVE USES (33.510.225)

THIS STANDARD MUST BE MET ALONG AT LEAST 50% OF THE GROUND FLOOR OF WALLS THAT FRONT ONTO A SIDEWALK, PLAZA, OR OTHER PUBLIC OPEN SPACE.

1. DISTANCE FROM FINISHED FLOOR TO BOTTOM OF STRUCTURE MUST BE AT LEAST 12 FEET.
2. THE AREA MUST BE AT LEAST 25 FT. DEEP.
3. ACTIVE USES INCLUDE BUT ARE NOT LIMITED TO: LOBBIES COMMERCIAL, RESIDENTIAL, AND OFFICE.

GROUND FLOOR WALL REQUIRED = 103'-11" (50%)
GROUND FLOOR PROVIDED = 82'-2 1/2"

% OF GROUND FLOOR WALL = 40%

-10%

THIS SIDE DOES NOT COMPLY WITH GROUND FLOOR ACTIVE USES - THE LOADING AND SERVICES FOR THE GROCERY TAKE TO MUCH PROGRAMING SPACE IN THE BUILDING.

RESIDENTIAL
LIVE-WORK
COMMERCIAL
PARKING
LOBBY
AMENITY
CIRCULATION
SERVICE
STORAGE

An architectural rendering of a multi-story residential building complex. The main building is constructed with light-colored brick and features numerous windows, some with dark frames and others with light-colored shutters. A central section of the building is clad in white panels. The ground floor includes large glass windows and entrances, some with dark awnings. The building is situated on a city street with a sidewalk, trees, and parked cars. In the background, other buildings and a hillside are visible under a blue sky with light clouds.

BLOCK 45

REFERENCE RENDERINGS

























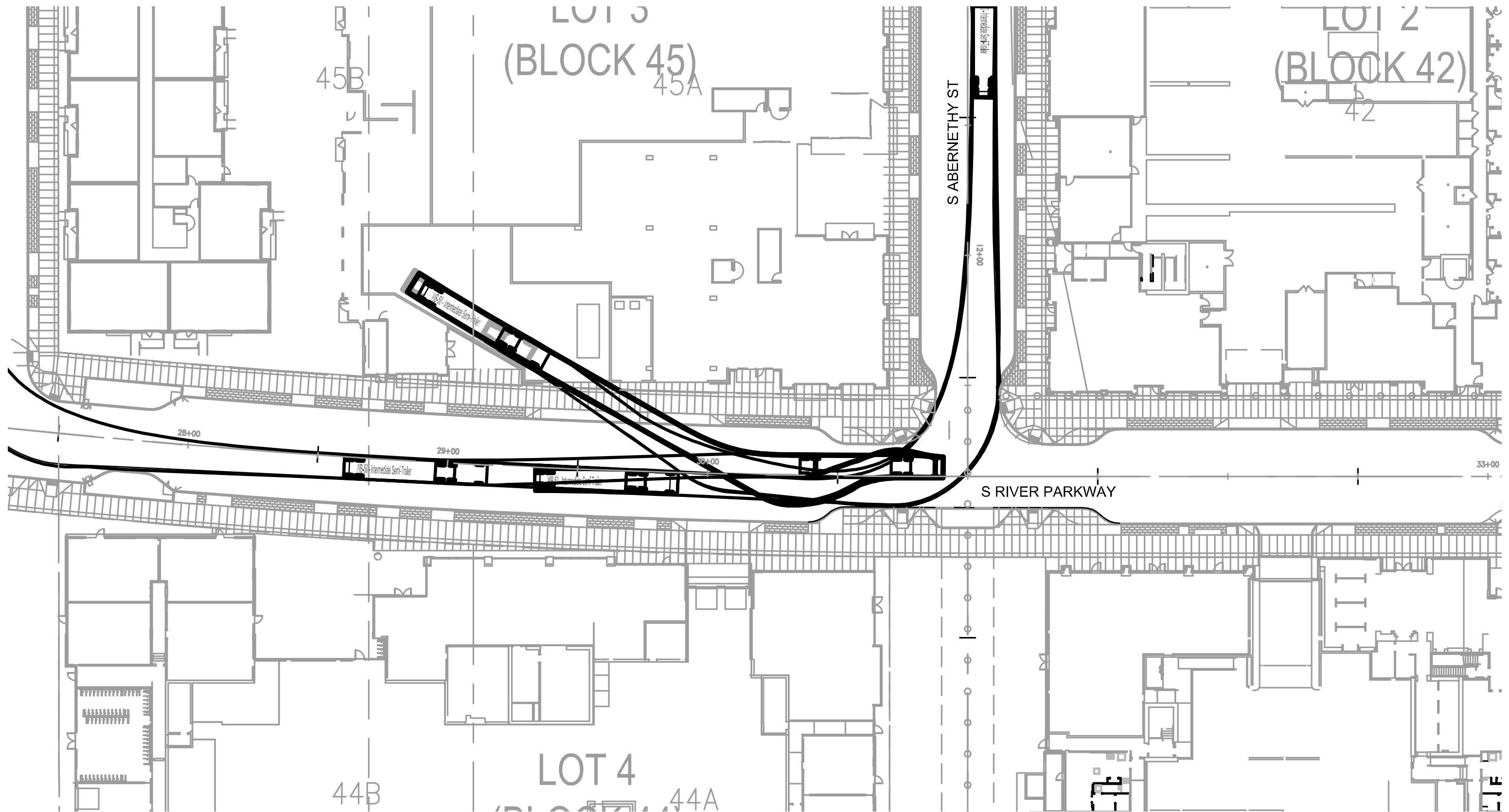












	A	B	C	D	E	F
1	ENDORSEMENT	INFO1	INFO2	NAME	ADDRESS/IO ADDRESS	CITY/STATE/ZIP/ADDRESSEE
2	RETURN SERVICE REQUESTED	1S1E10CA 12000	PORTLAND CITY OF	OHSU MS PF22E ATTN LILY RAVENCRAFT	3181 SW SAM JACKSON PARK RD	PORTLAND OR 97239
3	RETURN SERVICE REQUESTED	1S1E10CA 12200	PORTLAND CITY OF MATRIX	INTEGRATED INC ATTN WILLIAMS JUSTIN	4000 S MACADAM AVE	PORTLAND OR 97239-4408
4	RETURN SERVICE REQUESTED		1S1E10CA 400	ALAMO MANHATTAN BLOCK 40 OWNER LLC	3012 FAIRMOUNT ST #100	DALLAS TX 75201-1210
5	RETURN SERVICE REQUESTED		1S1E10CA 400	LA GRAND INDUSTRIAL SUPPLY CO INC	2829 SW PLUM CT	PORTLAND OR 97219-6239
6	RETURN SERVICE REQUESTED	1S1E10CA 500	OREGON STATE BOARD OF HIGHER EDU	MAIL STOP PF22E	3181 SW SAM JACKSON PARK RD	PORTLAND OR 97239-3011
7	RETURN SERVICE REQUESTED		1S1E10CA 500	OREGON HEALTH SCIENCE UNIVERSITY	3930 S MACADAM AVE	PORTLAND OR 97239
8	RETURN SERVICE REQUESTED		1S1E10CA 600	MATRIX INTEGRATED INC	7501 SW FINDLAY RD	DURHAM OR 97224
9	RETURN SERVICE REQUESTED		1S1E10CA 600	PASCUZZI INVESTMENT LLC	10250 SW NORTH DAKOTA ST	TIGARD OR 97223-4237
10	RETURN SERVICE REQUESTED		1S1E10CD 200	YANCEY MACHINE TOOL CO INC	4110 S MACADAM AVE	PORTLAND OR 97239
11	RETURN SERVICE REQUESTED		1S1E10DB 207	MCREFF OSPREY LLC ATTN WILL BEAM	1 N WACKER DR #1905	CHICAGO IL 60606-2180
12	RETURN SERVICE REQUESTED		1S1E10DB 301	AM/DRI BLOCK 41 OWNER LLC	3012 FAIRMOUNT ST #100	DALLAS TX 75201-1210
13	RETURN SERVICE REQUESTED		1S1E10DB 304	AM/DRI BLOCK 42 OWNER LLC	3012 FAIRMOUNT ST #100	DALLAS TX 75201-1210
14	RETURN SERVICE REQUESTED		1S1E10DB 600	USCMF THE MATISSE LLC	7601 E TECHNOLOGY WAY #600	DENVER CO 80237
15	RETURN SERVICE REQUESTED		1S1E10DB 700	FMVXV LLC	3875 S BOND AVE	PORTLAND OR 97239
16	RETURN SERVICE REQUESTED	1S1E10DB 700	KIW PORTLAND ELLA VENTURE LLC	THE WOLFF CO	6710 E CAMELBACK RD #100	SCOTTSDALE AZ 85251-2031
17	RETURN SERVICE REQUESTED	1S1E10DB 70000	ARDEA CONDO OWNERS ASSOCIATION	ATTN 3720 SW BOND OWNER LLC	701 5TH AVE STE 5700	SEATTLE WA 98104-7014
18	RETURN SERVICE REQUESTED		1S1E10DB 900	650 GAINES LLC	6400 S FIDDLERS GREEN CIR #1200	GREENWOOD VILLAGE CO 80111-4913
19	RETURN SERVICE REQUESTED		1S1E10DB 900	RIP CITY GRILL LLC	14200 S LIVESAY RD	OREGON CITY OR 97045
20	RETURN SERVICE REQUESTED		1S1E10DB 900	BLUE STAR DOUGHNUTS LLC	70 SW CENTURY DR #100 PMB 328	BEND OR 97702-3558
21	RETURN SERVICE REQUESTED		1S1E10DB 900	SALT OF THE WORTH LLC	2824 NE 27TH AVE	PORTLAND OR 97212
22	RETURN SERVICE REQUESTED		1S1E10DB 900	HAIR METHOD STUDIO LLC	8780 SW SCHMIDT LOOP	TIGARD OR 97224
23	RETURN SERVICE REQUESTED		1S1E10DB 900	TEE & B LLC	3739 S BOND AVE	PORTLAND OR 97239
24	RETURN SERVICE REQUESTED		1S1E10DC 103	OSF INTERNATIONAL INC	715 S BANCROFT ST	PORTLAND OR 97239-8517
25	RETURN SERVICE REQUESTED		1S1E10DC 103	DUSSIN FAMILY HOLDINGS LLC	715 S BANCROFT ST	PORTLAND OR 97239-8517
26	RETURN SERVICE REQUESTED		1S1E10DC 300	KATZ COMMUNICATIONS INC	20880 STONE OAK PKWY	SAN ANTONIO TX 78258
27	RETURN SERVICE REQUESTED	1S1E10DC 300	THE COTTONWOOD SCHOOL OF CIVICS	& SCIENCE	PO BOX 19816	PORTLAND OR 97280
28	RETURN SERVICE REQUESTED	1S1E10DC 301	PORTLAND CITY OF	WFC BANCROFT LLC ATTN JD WATUMULL	307 LEWERS ST 6TH FLOOR	HONOLULU HI 96815
29	RETURN SERVICE REQUESTED		1S1E10DC 400	OHSU	3181 SW SAM JACKSON PARK RD PF22E	PORTLAND OR 97239
30	RETURN SERVICE REQUESTED		1S1E10DC 400	AUDACY OREGON LLC	2400 MARKET ST FL 4TH	PHILADELPHIA PA 19103
31	RETURN SERVICE REQUESTED		1S1E10DC 400	OREGON BALLET THEATRE	720 S BANCROFT ST	PORTLAND OR 97239-8516
32	RETURN SERVICE REQUESTED		1S1E10DC 400	T & E INVESTMENTS LLC	11234 SW SOUTHRIDGE DR	PORTLAND OR 97219-7870
33	RETURN SERVICE REQUESTED		1S1E10DC 90000	BLOCK 49 CONDOMINIUM ASSOCIATION	1135 SE SALMON ST	PORTLAND OR 97214-3628
34	RETURN SERVICE REQUESTED		1S1E10DC 90002	REACH B49 PARTNERS LP	4150 S MOODY AVE	PORTLAND OR 97239-4417
35	RETURN SERVICE REQUESTED		1S1E10DC 90003	REACH OFFICE LLC	4150 S MOODY AVE	PORTLAND OR 97239-4417
36				CURRENT RESIDENT	3706 S RIVER PKWY	PORTLAND OR 97239
37				CURRENT RESIDENT	3720 S BOND AVE #1004	PORTLAND OR 97239
38				CURRENT RESIDENT	3720 S BOND AVE #1014	PORTLAND OR 97239
39				CURRENT RESIDENT	3720 S BOND AVE #102	PORTLAND OR 97239
40				CURRENT RESIDENT	3720 S BOND AVE #108	PORTLAND OR 97239
41				CURRENT RESIDENT	3720 S BOND AVE #1104	PORTLAND OR 97239
42				CURRENT RESIDENT	3720 S BOND AVE #1110	PORTLAND OR 97239
43				CURRENT RESIDENT	3720 S BOND AVE #1112	PORTLAND OR 97239
44				CURRENT RESIDENT	3720 S BOND AVE #1116	PORTLAND OR 97239
45				CURRENT RESIDENT	3720 S BOND AVE #1210	PORTLAND OR 97239
46				CURRENT RESIDENT	3720 S BOND AVE #1300	PORTLAND OR 97239
47				CURRENT RESIDENT	3720 S BOND AVE #1316	PORTLAND OR 97239
48				CURRENT RESIDENT	3720 S BOND AVE #1400	PORTLAND OR 97239
49				CURRENT RESIDENT	3720 S BOND AVE #1402	PORTLAND OR 97239
50				CURRENT RESIDENT	3720 S BOND AVE #1406	PORTLAND OR 97239
51				CURRENT RESIDENT	3720 S BOND AVE #1414	PORTLAND OR 97239
52				CURRENT RESIDENT	3720 S BOND AVE #150	PORTLAND OR 97239
53				CURRENT RESIDENT	3720 S BOND AVE #1510	PORTLAND OR 97239
54				CURRENT RESIDENT	3720 S BOND AVE #1600	PORTLAND OR 97239
55				CURRENT RESIDENT	3720 S BOND AVE #1606	PORTLAND OR 97239
56				CURRENT RESIDENT	3720 S BOND AVE #1608	PORTLAND OR 97239
57				CURRENT RESIDENT	3720 S BOND AVE #1618	PORTLAND OR 97239
58				CURRENT RESIDENT	3720 S BOND AVE #1700	PORTLAND OR 97239
59				CURRENT RESIDENT	3720 S BOND AVE #1702	PORTLAND OR 97239
60				CURRENT RESIDENT	3720 S BOND AVE #1716	PORTLAND OR 97239
61				CURRENT RESIDENT	3720 S BOND AVE #1804	PORTLAND OR 97239
62				CURRENT RESIDENT	3720 S BOND AVE #1818	PORTLAND OR 97239
63				CURRENT RESIDENT	3720 S BOND AVE #1900	PORTLAND OR 97239
64				CURRENT RESIDENT	3720 S BOND AVE #1906	PORTLAND OR 97239
65				CURRENT RESIDENT	3720 S BOND AVE #1912	PORTLAND OR 97239
66				CURRENT RESIDENT	3720 S BOND AVE #2008	PORTLAND OR 97239
67				CURRENT RESIDENT	3720 S BOND AVE #2010	PORTLAND OR 97239
68				CURRENT RESIDENT	3720 S BOND AVE #2012	PORTLAND OR 97239
69				CURRENT RESIDENT	3720 S BOND AVE #2016	PORTLAND OR 97239
70				CURRENT RESIDENT	3720 S BOND AVE #2202	PORTLAND OR 97239
71				CURRENT RESIDENT	3720 S BOND AVE #2212	PORTLAND OR 97239
72				CURRENT RESIDENT	3720 S BOND AVE #2216	PORTLAND OR 97239
73				CURRENT RESIDENT	3720 S BOND AVE #2304	PORTLAND OR 97239

	A	B	C	D	E	F
74				CURRENT RESIDENT	3720 S BOND AVE #2316	PORTLAND OR 97239
75				CURRENT RESIDENT	3720 S BOND AVE #2318	PORTLAND OR 97239
76				CURRENT RESIDENT	3720 S BOND AVE #2400	PORTLAND OR 97239
77				CURRENT RESIDENT	3720 S BOND AVE #2402	PORTLAND OR 97239
78				CURRENT RESIDENT	3720 S BOND AVE #2406	PORTLAND OR 97239
79				CURRENT RESIDENT	3720 S BOND AVE #2510	PORTLAND OR 97239
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81				CURRENT RESIDENT	3720 S BOND AVE #2602	PORTLAND OR 97239
82				CURRENT RESIDENT	3720 S BOND AVE #2606	PORTLAND OR 97239
83				CURRENT RESIDENT	3720 S BOND AVE #2700	PORTLAND OR 97239
84				CURRENT RESIDENT	3720 S BOND AVE #2706	PORTLAND OR 97239
85				CURRENT RESIDENT	3720 S BOND AVE #2718	PORTLAND OR 97239
86				CURRENT RESIDENT	3720 S BOND AVE #2804	PORTLAND OR 97239
87				CURRENT RESIDENT	3720 S BOND AVE #2810	PORTLAND OR 97239
88				CURRENT RESIDENT	3720 S BOND AVE #2904	PORTLAND OR 97239
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90				CURRENT RESIDENT	3720 S BOND AVE #3002	PORTLAND OR 97239
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92				CURRENT RESIDENT	3720 S BOND AVE #306	PORTLAND OR 97239
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97				CURRENT RESIDENT	3720 S BOND AVE #416	PORTLAND OR 97239
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104				CURRENT RESIDENT	3720 S BOND AVE #712	PORTLAND OR 97239
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107				CURRENT RESIDENT	3720 S BOND AVE #812	PORTLAND OR 97239
108				CURRENT RESIDENT	3720 S BOND AVE #904	PORTLAND OR 97239
109				CURRENT RESIDENT	3720 S BOND AVE #910	PORTLAND OR 97239
110				CURRENT RESIDENT	3720 S BOND AVE #912	PORTLAND OR 97239
111				CURRENT RESIDENT	3720 S MOODY AVE	PORTLAND OR 97239
112				CURRENT RESIDENT	3730 S BOND AVE	PORTLAND OR 97239
113				CURRENT RESIDENT	3750 S RIVER PKWY #138	PORTLAND OR 97239
114				CURRENT RESIDENT	3750 S RIVER PKWY #206	PORTLAND OR 97239
115				CURRENT RESIDENT	3750 S RIVER PKWY #218	PORTLAND OR 97239
116				CURRENT RESIDENT	3750 S RIVER PKWY #243	PORTLAND OR 97239
117				CURRENT RESIDENT	3750 S RIVER PKWY #317	PORTLAND OR 97239
118				CURRENT RESIDENT	3750 S RIVER PKWY #349	PORTLAND OR 97239
119				CURRENT RESIDENT	3750 S RIVER PKWY #353	PORTLAND OR 97239
120				CURRENT RESIDENT	3750 S RIVER PKWY #359	PORTLAND OR 97239
121				CURRENT RESIDENT	3750 S RIVER PKWY #411	PORTLAND OR 97239
122				CURRENT RESIDENT	3750 S RIVER PKWY #426	PORTLAND OR 97239
123				CURRENT RESIDENT	3750 S RIVER PKWY #431	PORTLAND OR 97239
124				CURRENT RESIDENT	3750 S RIVER PKWY #462	PORTLAND OR 97239
125				CURRENT RESIDENT	3750 S RIVER PKWY #509	PORTLAND OR 97239
126				CURRENT RESIDENT	3750 S RIVER PKWY #518	PORTLAND OR 97239
127				CURRENT RESIDENT	3750 S RIVER PKWY #526	PORTLAND OR 97239
128				CURRENT RESIDENT	3750 S RIVER PKWY #544	PORTLAND OR 97239
129				CURRENT RESIDENT	3750 S RIVER PKWY #564	PORTLAND OR 97239
130				CURRENT RESIDENT	3750 S RIVER PKWY #618	PORTLAND OR 97239
131				CURRENT RESIDENT	3750 S RIVER PKWY #626	PORTLAND OR 97239
132				CURRENT RESIDENT	3833 S BOND AVE #109	PORTLAND OR 97239
133				CURRENT RESIDENT	3833 S BOND AVE #206	PORTLAND OR 97239
134				CURRENT RESIDENT	3833 S BOND AVE #210	PORTLAND OR 97239
135				CURRENT RESIDENT	3833 S BOND AVE #218	PORTLAND OR 97239
136				CURRENT RESIDENT	3833 S BOND AVE #232	PORTLAND OR 97239
137				CURRENT RESIDENT	3833 S BOND AVE #240	PORTLAND OR 97239
138				CURRENT RESIDENT	3833 S BOND AVE #302	PORTLAND OR 97239
139				CURRENT RESIDENT	3833 S BOND AVE #312	PORTLAND OR 97239
140				CURRENT RESIDENT	3833 S BOND AVE #326	PORTLAND OR 97239
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143				CURRENT RESIDENT	3833 S BOND AVE #410	PORTLAND OR 97239
144				CURRENT RESIDENT	3833 S BOND AVE #418	PORTLAND OR 97239
145				CURRENT RESIDENT	3833 S BOND AVE #423	PORTLAND OR 97239
146				CURRENT RESIDENT	3833 S BOND AVE #433	PORTLAND OR 97239

	A	B	C	D	E	F
147				CURRENT RESIDENT	3833 S BOND AVE #440	PORTLAND OR 97239
148				CURRENT RESIDENT	3833 S BOND AVE #519	PORTLAND OR 97239
149				CURRENT RESIDENT	3833 S BOND AVE #520	PORTLAND OR 97239
150				CURRENT RESIDENT	3833 S BOND AVE #531	PORTLAND OR 97239
151				CURRENT RESIDENT	3833 S BOND AVE #535	PORTLAND OR 97239
152				CURRENT RESIDENT	3833 S BOND AVE #536	PORTLAND OR 97239
153				CURRENT RESIDENT	3833 S BOND AVE #537	PORTLAND OR 97239
154				CURRENT RESIDENT	3833 S BOND AVE #620	PORTLAND OR 97239
155				CURRENT RESIDENT	3833 S BOND AVE #623	PORTLAND OR 97239
156				CURRENT RESIDENT	3833 S BOND AVE #630	PORTLAND OR 97239
157				CURRENT RESIDENT	3833 S BOND AVE #631	PORTLAND OR 97239
158				CURRENT RESIDENT	3833 S BOND AVE #633	PORTLAND OR 97239
159				CURRENT RESIDENT	3833 S BOND AVE #635	PORTLAND OR 97239
160				CURRENT RESIDENT	3833 S BOND AVE #636	PORTLAND OR 97239
161				CURRENT RESIDENT	3833 S BOND AVE #639	PORTLAND OR 97239
162				CURRENT RESIDENT	3855 S BOND AVE	PORTLAND OR 97239
163				CURRENT RESIDENT	3898 S BOND AVE	PORTLAND OR 97239
164				CURRENT RESIDENT	3939 S BOND AVE #103	PORTLAND OR 97239
165				CURRENT RESIDENT	3939 S BOND AVE #108	PORTLAND OR 97239
166				CURRENT RESIDENT	3939 S BOND AVE #113	PORTLAND OR 97239
167				CURRENT RESIDENT	3939 S BOND AVE #118	PORTLAND OR 97239
168				CURRENT RESIDENT	3939 S BOND AVE #203	PORTLAND OR 97239
169				CURRENT RESIDENT	3939 S BOND AVE #204	PORTLAND OR 97239
170				CURRENT RESIDENT	3939 S BOND AVE #207	PORTLAND OR 97239
171				CURRENT RESIDENT	3939 S BOND AVE #210	PORTLAND OR 97239
172				CURRENT RESIDENT	3939 S BOND AVE #213	PORTLAND OR 97239
173				CURRENT RESIDENT	3939 S BOND AVE #214	PORTLAND OR 97239
174				CURRENT RESIDENT	3939 S BOND AVE #217	PORTLAND OR 97239
175				CURRENT RESIDENT	3939 S BOND AVE #222	PORTLAND OR 97239
176				CURRENT RESIDENT	3939 S BOND AVE #224	PORTLAND OR 97239
177				CURRENT RESIDENT	3939 S BOND AVE #228	PORTLAND OR 97239
178				CURRENT RESIDENT	3939 S BOND AVE #301	PORTLAND OR 97239
179				CURRENT RESIDENT	3939 S BOND AVE #302	PORTLAND OR 97239
180				CURRENT RESIDENT	3939 S BOND AVE #306	PORTLAND OR 97239
181				CURRENT RESIDENT	3939 S BOND AVE #311	PORTLAND OR 97239
182				CURRENT RESIDENT	3939 S BOND AVE #312	PORTLAND OR 97239
183				CURRENT RESIDENT	3939 S BOND AVE #316	PORTLAND OR 97239
184				CURRENT RESIDENT	3939 S BOND AVE #323	PORTLAND OR 97239
185				CURRENT RESIDENT	3939 S BOND AVE #330	PORTLAND OR 97239
186				CURRENT RESIDENT	3939 S BOND AVE #331	PORTLAND OR 97239
187				CURRENT RESIDENT	3939 S BOND AVE #336	PORTLAND OR 97239
188				CURRENT RESIDENT	3939 S BOND AVE #410	PORTLAND OR 97239
189				CURRENT RESIDENT	3939 S BOND AVE #416	PORTLAND OR 97239
190				CURRENT RESIDENT	3939 S BOND AVE #424	PORTLAND OR 97239
191				CURRENT RESIDENT	3939 S BOND AVE #425	PORTLAND OR 97239
192				CURRENT RESIDENT	3939 S BOND AVE #426	PORTLAND OR 97239
193				CURRENT RESIDENT	3939 S BOND AVE #502	PORTLAND OR 97239
194				CURRENT RESIDENT	3939 S BOND AVE #504	PORTLAND OR 97239
195				CURRENT RESIDENT	3939 S BOND AVE #506	PORTLAND OR 97239
196				CURRENT RESIDENT	3939 S BOND AVE #507	PORTLAND OR 97239
197				CURRENT RESIDENT	3939 S BOND AVE #509	PORTLAND OR 97239
198				CURRENT RESIDENT	3939 S BOND AVE #512	PORTLAND OR 97239
199				CURRENT RESIDENT	3939 S BOND AVE #514	PORTLAND OR 97239
200				CURRENT RESIDENT	3939 S BOND AVE #517	PORTLAND OR 97239
201				CURRENT RESIDENT	3939 S BOND AVE #518	PORTLAND OR 97239
202				CURRENT RESIDENT	3939 S BOND AVE #520	PORTLAND OR 97239
203				CURRENT RESIDENT	3939 S BOND AVE #522	PORTLAND OR 97239
204				CURRENT RESIDENT	3939 S BOND AVE #523	PORTLAND OR 97239
205				CURRENT RESIDENT	3939 S BOND AVE #528	PORTLAND OR 97239
206				CURRENT RESIDENT	3939 S BOND AVE #534	PORTLAND OR 97239
207				CURRENT RESIDENT	3939 S BOND AVE #536	PORTLAND OR 97239
208				CURRENT RESIDENT	3939 S BOND AVE #605	PORTLAND OR 97239
209				CURRENT RESIDENT	3939 S BOND AVE #611	PORTLAND OR 97239
210				CURRENT RESIDENT	3939 S BOND AVE #614	PORTLAND OR 97239
211				CURRENT RESIDENT	3939 S BOND AVE #615	PORTLAND OR 97239
212				CURRENT RESIDENT	3939 S BOND AVE #621	PORTLAND OR 97239
213				CURRENT RESIDENT	3939 S BOND AVE #624	PORTLAND OR 97239
214				CURRENT RESIDENT	3939 S BOND AVE #628	PORTLAND OR 97239
215				CURRENT RESIDENT	3939 S BOND AVE #635	PORTLAND OR 97239
216				CURRENT RESIDENT	3954 S MOODY AVE	PORTLAND OR 97239
217				CURRENT RESIDENT	3976 S MOODY AVE	PORTLAND OR 97239
218				CURRENT RESIDENT	4125 S BOND AVE	PORTLAND OR 97239
219				CURRENT RESIDENT	622 S ABERNETHY ST	PORTLAND OR 97239

	A	B	C	D	E	F
220				CURRENT RESIDENT	640 S BANCROFT ST	PORTLAND OR 97239
221				CURRENT RESIDENT	677 S LOWELL ST #262	PORTLAND OR 97239
222				CURRENT RESIDENT	677 S LOWELL ST #360	PORTLAND OR 97239
223				CURRENT RESIDENT	677 S LOWELL ST #361	PORTLAND OR 97239
224				CURRENT RESIDENT	677 S LOWELL ST #365	PORTLAND OR 97239
225				CURRENT RESIDENT	677 S LOWELL ST #451	PORTLAND OR 97239
226				CURRENT RESIDENT	677 S LOWELL ST #452	PORTLAND OR 97239
227				CURRENT RESIDENT	677 S LOWELL ST #457	PORTLAND OR 97239
228				CURRENT RESIDENT	677 S LOWELL ST #460	PORTLAND OR 97239
229				CURRENT RESIDENT	677 S LOWELL ST #463	PORTLAND OR 97239
230				CURRENT RESIDENT	677 S LOWELL ST #464	PORTLAND OR 97239
231				CURRENT RESIDENT	677 S LOWELL ST #465	PORTLAND OR 97239
232				CURRENT RESIDENT	677 S LOWELL ST #555	PORTLAND OR 97239
233				CURRENT RESIDENT	677 S LOWELL ST #556	PORTLAND OR 97239
234				CURRENT RESIDENT	677 S LOWELL ST #557	PORTLAND OR 97239
235				CURRENT RESIDENT	677 S LOWELL ST #561	PORTLAND OR 97239
236				CURRENT RESIDENT	677 S LOWELL ST #562	PORTLAND OR 97239
237				CURRENT RESIDENT	677 S LOWELL ST #651	PORTLAND OR 97239
238				CURRENT RESIDENT	677 S LOWELL ST #653	PORTLAND OR 97239
239				CURRENT RESIDENT	680 S BANCROFT ST	PORTLAND OR 97239
240				CURRENT RESIDENT	690 S BANCROFT ST	PORTLAND OR 97239
241				CURRENT RESIDENT	720 S GAINES ST #205	PORTLAND OR 97239
242				CURRENT RESIDENT	720 S GAINES ST #211	PORTLAND OR 97239
243				CURRENT RESIDENT	720 S GAINES ST #213	PORTLAND OR 97239
244				CURRENT RESIDENT	720 S GAINES ST #217	PORTLAND OR 97239
245				CURRENT RESIDENT	720 S GAINES ST #219	PORTLAND OR 97239
246				CURRENT RESIDENT	720 S GAINES ST #221	PORTLAND OR 97239
247				CURRENT RESIDENT	720 S GAINES ST #223	PORTLAND OR 97239
248				CURRENT RESIDENT	720 S GAINES ST #311	PORTLAND OR 97239
249				CURRENT RESIDENT	720 S GAINES ST #401	PORTLAND OR 97239
250				CURRENT RESIDENT	720 S GAINES ST #413	PORTLAND OR 97239
251				CURRENT RESIDENT	3720 S BOND AVE #1000	PORTLAND OR 97239
252				CURRENT RESIDENT	3720 S BOND AVE #1002	PORTLAND OR 97239
253				CURRENT RESIDENT	3720 S BOND AVE #1018	PORTLAND OR 97239
254				CURRENT RESIDENT	3720 S BOND AVE #1114	PORTLAND OR 97239
255				CURRENT RESIDENT	3720 S BOND AVE #1208	PORTLAND OR 97239
256				CURRENT RESIDENT	3720 S BOND AVE #1214	PORTLAND OR 97239
257				CURRENT RESIDENT	3720 S BOND AVE #1218	PORTLAND OR 97239
258				CURRENT RESIDENT	3720 S BOND AVE #1306	PORTLAND OR 97239
259				CURRENT RESIDENT	3720 S BOND AVE #1310	PORTLAND OR 97239
260				CURRENT RESIDENT	3720 S BOND AVE #1312	PORTLAND OR 97239
261				CURRENT RESIDENT	3720 S BOND AVE #1502	PORTLAND OR 97239
262				CURRENT RESIDENT	3720 S BOND AVE #1512	PORTLAND OR 97239
263				CURRENT RESIDENT	3720 S BOND AVE #1610	PORTLAND OR 97239
264				CURRENT RESIDENT	3720 S BOND AVE #1612	PORTLAND OR 97239
265				CURRENT RESIDENT	3720 S BOND AVE #1616	PORTLAND OR 97239
266				CURRENT RESIDENT	3720 S BOND AVE #1708	PORTLAND OR 97239
267				CURRENT RESIDENT	3720 S BOND AVE #1714	PORTLAND OR 97239
268				CURRENT RESIDENT	3720 S BOND AVE #1808	PORTLAND OR 97239
269				CURRENT RESIDENT	3720 S BOND AVE #1814	PORTLAND OR 97239
270				CURRENT RESIDENT	3720 S BOND AVE #1914	PORTLAND OR 97239
271				CURRENT RESIDENT	3720 S BOND AVE #1918	PORTLAND OR 97239
272				CURRENT RESIDENT	3720 S BOND AVE #2104	PORTLAND OR 97239
273				CURRENT RESIDENT	3720 S BOND AVE #2118	PORTLAND OR 97239
274				CURRENT RESIDENT	3720 S BOND AVE #2206	PORTLAND OR 97239
275				CURRENT RESIDENT	3720 S BOND AVE #2210	PORTLAND OR 97239
276				CURRENT RESIDENT	3720 S BOND AVE #2214	PORTLAND OR 97239
277				CURRENT RESIDENT	3720 S BOND AVE #2408	PORTLAND OR 97239
278				CURRENT RESIDENT	3720 S BOND AVE #2412	PORTLAND OR 97239
279				CURRENT RESIDENT	3720 S BOND AVE #2418	PORTLAND OR 97239
280				CURRENT RESIDENT	3720 S BOND AVE #2502	PORTLAND OR 97239
281				CURRENT RESIDENT	3720 S BOND AVE #2600	PORTLAND OR 97239
282				CURRENT RESIDENT	3720 S BOND AVE #2614	PORTLAND OR 97239
283				CURRENT RESIDENT	3720 S BOND AVE #2704	PORTLAND OR 97239
284				CURRENT RESIDENT	3720 S BOND AVE #2714	PORTLAND OR 97239
285				CURRENT RESIDENT	3720 S BOND AVE #2800	PORTLAND OR 97239
286				CURRENT RESIDENT	3720 S BOND AVE #2802	PORTLAND OR 97239
287				CURRENT RESIDENT	3720 S BOND AVE #2814	PORTLAND OR 97239
288				CURRENT RESIDENT	3720 S BOND AVE #302	PORTLAND OR 97239
289				CURRENT RESIDENT	3720 S BOND AVE #304	PORTLAND OR 97239
290				CURRENT RESIDENT	3720 S BOND AVE #312	PORTLAND OR 97239
291				CURRENT RESIDENT	3720 S BOND AVE #314	PORTLAND OR 97239
292				CURRENT RESIDENT	3720 S BOND AVE #402	PORTLAND OR 97239

	A	B	C	D	E	F
293				CURRENT RESIDENT	3720 S BOND AVE #412	PORTLAND OR 97239
294				CURRENT RESIDENT	3720 S BOND AVE #518	PORTLAND OR 97239
295				CURRENT RESIDENT	3720 S BOND AVE #600	PORTLAND OR 97239
296				CURRENT RESIDENT	3720 S BOND AVE #618	PORTLAND OR 97239
297				CURRENT RESIDENT	3720 S BOND AVE #708	PORTLAND OR 97239
298				CURRENT RESIDENT	3720 S BOND AVE #710	PORTLAND OR 97239
299				CURRENT RESIDENT	3720 S BOND AVE #800	PORTLAND OR 97239
300				CURRENT RESIDENT	3720 S BOND AVE #806	PORTLAND OR 97239
301				CURRENT RESIDENT	3720 S BOND AVE #816	PORTLAND OR 97239
302				CURRENT RESIDENT	3720 S BOND AVE #908	PORTLAND OR 97239
303				CURRENT RESIDENT	3726 S RIVER PKWY	PORTLAND OR 97239
304				CURRENT RESIDENT	3750 S RIVER PKWY #139	PORTLAND OR 97239
305				CURRENT RESIDENT	3750 S RIVER PKWY #214	PORTLAND OR 97239
306				CURRENT RESIDENT	3750 S RIVER PKWY #233	PORTLAND OR 97239
307				CURRENT RESIDENT	3750 S RIVER PKWY #314	PORTLAND OR 97239
308				CURRENT RESIDENT	3750 S RIVER PKWY #340	PORTLAND OR 97239
309				CURRENT RESIDENT	3750 S RIVER PKWY #364	PORTLAND OR 97239
310				CURRENT RESIDENT	3750 S RIVER PKWY #408	PORTLAND OR 97239
311				CURRENT RESIDENT	3750 S RIVER PKWY #414	PORTLAND OR 97239
312				CURRENT RESIDENT	3750 S RIVER PKWY #421	PORTLAND OR 97239
313				CURRENT RESIDENT	3750 S RIVER PKWY #441	PORTLAND OR 97239
314				CURRENT RESIDENT	3750 S RIVER PKWY #444	PORTLAND OR 97239
315				CURRENT RESIDENT	3750 S RIVER PKWY #507	PORTLAND OR 97239
316				CURRENT RESIDENT	3750 S RIVER PKWY #632	PORTLAND OR 97239
317				CURRENT RESIDENT	3750 S RIVER PKWY #651	PORTLAND OR 97239
318				CURRENT RESIDENT	3750 S RIVER PKWY #658	PORTLAND OR 97239
319				CURRENT RESIDENT	3833 S BOND AVE #110	PORTLAND OR 97239
320				CURRENT RESIDENT	3833 S BOND AVE #111	PORTLAND OR 97239
321				CURRENT RESIDENT	3833 S BOND AVE #202	PORTLAND OR 97239
322				CURRENT RESIDENT	3833 S BOND AVE #212	PORTLAND OR 97239
323				CURRENT RESIDENT	3833 S BOND AVE #226	PORTLAND OR 97239
324				CURRENT RESIDENT	3833 S BOND AVE #234	PORTLAND OR 97239
325				CURRENT RESIDENT	3833 S BOND AVE #236	PORTLAND OR 97239
326				CURRENT RESIDENT	3833 S BOND AVE #309	PORTLAND OR 97239
327				CURRENT RESIDENT	3833 S BOND AVE #311	PORTLAND OR 97239
328				CURRENT RESIDENT	3833 S BOND AVE #314	PORTLAND OR 97239
329				CURRENT RESIDENT	3833 S BOND AVE #319	PORTLAND OR 97239
330				CURRENT RESIDENT	3833 S BOND AVE #332	PORTLAND OR 97239
331				CURRENT RESIDENT	3833 S BOND AVE #402	PORTLAND OR 97239
332				CURRENT RESIDENT	3833 S BOND AVE #403	PORTLAND OR 97239
333				CURRENT RESIDENT	3833 S BOND AVE #412	PORTLAND OR 97239
334				CURRENT RESIDENT	3833 S BOND AVE #420	PORTLAND OR 97239
335				CURRENT RESIDENT	3833 S BOND AVE #428	PORTLAND OR 97239
336				CURRENT RESIDENT	3833 S BOND AVE #431	PORTLAND OR 97239
337				CURRENT RESIDENT	3833 S BOND AVE #501	PORTLAND OR 97239
338				CURRENT RESIDENT	3833 S BOND AVE #506	PORTLAND OR 97239
339				CURRENT RESIDENT	3833 S BOND AVE #516	PORTLAND OR 97239
340				CURRENT RESIDENT	3833 S BOND AVE #539	PORTLAND OR 97239
341				CURRENT RESIDENT	3833 S BOND AVE #601	PORTLAND OR 97239
342				CURRENT RESIDENT	3833 S BOND AVE #602	PORTLAND OR 97239
343				CURRENT RESIDENT	3833 S BOND AVE #610	PORTLAND OR 97239
344				CURRENT RESIDENT	3833 S BOND AVE #611	PORTLAND OR 97239
345				CURRENT RESIDENT	3850 S MOODY AVE	PORTLAND OR 97239
346				CURRENT RESIDENT	3939 S BOND AVE #102	PORTLAND OR 97239
347				CURRENT RESIDENT	3939 S BOND AVE #105	PORTLAND OR 97239
348				CURRENT RESIDENT	3939 S BOND AVE #107	PORTLAND OR 97239
349				CURRENT RESIDENT	3939 S BOND AVE #112	PORTLAND OR 97239
350				CURRENT RESIDENT	3939 S BOND AVE #115	PORTLAND OR 97239
351				CURRENT RESIDENT	3939 S BOND AVE #132	PORTLAND OR 97239
352				CURRENT RESIDENT	3939 S BOND AVE #135	PORTLAND OR 97239
353				CURRENT RESIDENT	3939 S BOND AVE #201	PORTLAND OR 97239
354				CURRENT RESIDENT	3939 S BOND AVE #205	PORTLAND OR 97239
355				CURRENT RESIDENT	3939 S BOND AVE #209	PORTLAND OR 97239
356				CURRENT RESIDENT	3939 S BOND AVE #211	PORTLAND OR 97239
357				CURRENT RESIDENT	3939 S BOND AVE #215	PORTLAND OR 97239
358				CURRENT RESIDENT	3939 S BOND AVE #219	PORTLAND OR 97239
359				CURRENT RESIDENT	3939 S BOND AVE #220	PORTLAND OR 97239
360				CURRENT RESIDENT	3939 S BOND AVE #223	PORTLAND OR 97239
361				CURRENT RESIDENT	3939 S BOND AVE #227	PORTLAND OR 97239
362				CURRENT RESIDENT	3939 S BOND AVE #231	PORTLAND OR 97239
363				CURRENT RESIDENT	3939 S BOND AVE #235	PORTLAND OR 97239
364				CURRENT RESIDENT	3939 S BOND AVE #304	PORTLAND OR 97239
365				CURRENT RESIDENT	3939 S BOND AVE #305	PORTLAND OR 97239

	A	B	C	D	E	F
366				CURRENT RESIDENT	3939 S BOND AVE #309	PORTLAND OR 97239
367				CURRENT RESIDENT	3939 S BOND AVE #310	PORTLAND OR 97239
368				CURRENT RESIDENT	3939 S BOND AVE #315	PORTLAND OR 97239
369				CURRENT RESIDENT	3939 S BOND AVE #320	PORTLAND OR 97239
370				CURRENT RESIDENT	3939 S BOND AVE #321	PORTLAND OR 97239
371				CURRENT RESIDENT	3939 S BOND AVE #322	PORTLAND OR 97239
372				CURRENT RESIDENT	3939 S BOND AVE #326	PORTLAND OR 97239
373				CURRENT RESIDENT	3939 S BOND AVE #334	PORTLAND OR 97239
374				CURRENT RESIDENT	3939 S BOND AVE #335	PORTLAND OR 97239
375				CURRENT RESIDENT	3939 S BOND AVE #401	PORTLAND OR 97239
376				CURRENT RESIDENT	3939 S BOND AVE #407	PORTLAND OR 97239
377				CURRENT RESIDENT	3939 S BOND AVE #408	PORTLAND OR 97239
378				CURRENT RESIDENT	3939 S BOND AVE #409	PORTLAND OR 97239
379				CURRENT RESIDENT	3939 S BOND AVE #417	PORTLAND OR 97239
380				CURRENT RESIDENT	3939 S BOND AVE #419	PORTLAND OR 97239
381				CURRENT RESIDENT	3939 S BOND AVE #420	PORTLAND OR 97239
382				CURRENT RESIDENT	3939 S BOND AVE #431	PORTLAND OR 97239
383				CURRENT RESIDENT	3939 S BOND AVE #432	PORTLAND OR 97239
384				CURRENT RESIDENT	3939 S BOND AVE #505	PORTLAND OR 97239
385				CURRENT RESIDENT	3939 S BOND AVE #515	PORTLAND OR 97239
386				CURRENT RESIDENT	3939 S BOND AVE #516	PORTLAND OR 97239
387				CURRENT RESIDENT	3939 S BOND AVE #519	PORTLAND OR 97239
388				CURRENT RESIDENT	3939 S BOND AVE #524	PORTLAND OR 97239
389				CURRENT RESIDENT	3939 S BOND AVE #526	PORTLAND OR 97239
390				CURRENT RESIDENT	3939 S BOND AVE #527	PORTLAND OR 97239
391				CURRENT RESIDENT	3939 S BOND AVE #529	PORTLAND OR 97239
392				CURRENT RESIDENT	3939 S BOND AVE #535	PORTLAND OR 97239
393				CURRENT RESIDENT	3939 S BOND AVE #602	PORTLAND OR 97239
394				CURRENT RESIDENT	3939 S BOND AVE #603	PORTLAND OR 97239
395				CURRENT RESIDENT	3939 S BOND AVE #609	PORTLAND OR 97239
396				CURRENT RESIDENT	3939 S BOND AVE #610	PORTLAND OR 97239
397				CURRENT RESIDENT	3939 S BOND AVE #613	PORTLAND OR 97239
398				CURRENT RESIDENT	3939 S BOND AVE #625	PORTLAND OR 97239
399				CURRENT RESIDENT	3939 S BOND AVE #630	PORTLAND OR 97239
400				CURRENT RESIDENT	3939 S BOND AVE #632	PORTLAND OR 97239
401				CURRENT RESIDENT	3939 S BOND AVE #633	PORTLAND OR 97239
402				CURRENT RESIDENT	3939 S BOND AVE #636	PORTLAND OR 97239
403				CURRENT RESIDENT	4034 S MOODY AVE	PORTLAND OR 97239
404				CURRENT RESIDENT	4120 S MOODY AVE	PORTLAND OR 97239
405				CURRENT RESIDENT	620 S GAINES ST	PORTLAND OR 97239
406				CURRENT RESIDENT	651 S BANCROFT ST	PORTLAND OR 97239
407				CURRENT RESIDENT	677 S LOWELL ST #251	PORTLAND OR 97239
408				CURRENT RESIDENT	677 S LOWELL ST #252	PORTLAND OR 97239
409				CURRENT RESIDENT	677 S LOWELL ST #256	PORTLAND OR 97239
410				CURRENT RESIDENT	677 S LOWELL ST #263	PORTLAND OR 97239
411				CURRENT RESIDENT	677 S LOWELL ST #353	PORTLAND OR 97239
412				CURRENT RESIDENT	677 S LOWELL ST #354	PORTLAND OR 97239
413				CURRENT RESIDENT	677 S LOWELL ST #356	PORTLAND OR 97239
414				CURRENT RESIDENT	677 S LOWELL ST #362	PORTLAND OR 97239
415				CURRENT RESIDENT	677 S LOWELL ST #458	PORTLAND OR 97239
416				CURRENT RESIDENT	677 S LOWELL ST #459	PORTLAND OR 97239
417				CURRENT RESIDENT	677 S LOWELL ST #558	PORTLAND OR 97239
418				CURRENT RESIDENT	677 S LOWELL ST #559	PORTLAND OR 97239
419				CURRENT RESIDENT	677 S LOWELL ST #563	PORTLAND OR 97239
420				CURRENT RESIDENT	677 S LOWELL ST #652	PORTLAND OR 97239
421				CURRENT RESIDENT	677 S LOWELL ST #654	PORTLAND OR 97239
422				CURRENT RESIDENT	677 S LOWELL ST #655	PORTLAND OR 97239
423				CURRENT RESIDENT	720 S GAINES ST #201	PORTLAND OR 97239
424				CURRENT RESIDENT	720 S GAINES ST #203	PORTLAND OR 97239
425				CURRENT RESIDENT	720 S GAINES ST #207	PORTLAND OR 97239
426				CURRENT RESIDENT	720 S GAINES ST #209	PORTLAND OR 97239
427				CURRENT RESIDENT	720 S GAINES ST #301	PORTLAND OR 97239
428				CURRENT RESIDENT	720 S GAINES ST #309	PORTLAND OR 97239
429				CURRENT RESIDENT	720 S GAINES ST #315	PORTLAND OR 97239
430				CURRENT RESIDENT	720 S GAINES ST #403	PORTLAND OR 97239
431				CURRENT RESIDENT	720 S GAINES ST #405	PORTLAND OR 97239
432				CURRENT RESIDENT	720 S GAINES ST #407	PORTLAND OR 97239
433				CURRENT RESIDENT	720 S GAINES ST #409	PORTLAND OR 97239
434				CURRENT RESIDENT	720 S GAINES ST #415	PORTLAND OR 97239
435				CURRENT RESIDENT	720 S GAINES ST #501	PORTLAND OR 97239
436				CURRENT RESIDENT	3700 SW RIVER PKWY	PORTLAND OR 97239
437				CURRENT RESIDENT	3720 S BOND AVE #1100	PORTLAND OR 97239
438				CURRENT RESIDENT	3720 S BOND AVE #1100	PORTLAND OR 97239

	A	B	C	D	E	F
439				CURRENT RESIDENT	3720 S BOND AVE #1102	PORTLAND OR 97239
440				CURRENT RESIDENT	3720 S BOND AVE #1106	PORTLAND OR 97239
441				CURRENT RESIDENT	3720 S BOND AVE #1108	PORTLAND OR 97239
442				CURRENT RESIDENT	3720 S BOND AVE #1200	PORTLAND OR 97239
443				CURRENT RESIDENT	3720 S BOND AVE #1204	PORTLAND OR 97239
444				CURRENT RESIDENT	3720 S BOND AVE #1308	PORTLAND OR 97239
445				CURRENT RESIDENT	3720 S BOND AVE #1314	PORTLAND OR 97239
446				CURRENT RESIDENT	3720 S BOND AVE #1404	PORTLAND OR 97239
447				CURRENT RESIDENT	3720 S BOND AVE #1410	PORTLAND OR 97239
448				CURRENT RESIDENT	3720 S BOND AVE #1412	PORTLAND OR 97239
449				CURRENT RESIDENT	3720 S BOND AVE #1416	PORTLAND OR 97239
450				CURRENT RESIDENT	3720 S BOND AVE #1504	PORTLAND OR 97239
451				CURRENT RESIDENT	3720 S BOND AVE #1508	PORTLAND OR 97239
452				CURRENT RESIDENT	3720 S BOND AVE #1604	PORTLAND OR 97239
453				CURRENT RESIDENT	3720 S BOND AVE #1614	PORTLAND OR 97239
454				CURRENT RESIDENT	3720 S BOND AVE #1704	PORTLAND OR 97239
455				CURRENT RESIDENT	3720 S BOND AVE #1718	PORTLAND OR 97239
456				CURRENT RESIDENT	3720 S BOND AVE #1806	PORTLAND OR 97239
457				CURRENT RESIDENT	3720 S BOND AVE #1810	PORTLAND OR 97239
458				CURRENT RESIDENT	3720 S BOND AVE #1812	PORTLAND OR 97239
459				CURRENT RESIDENT	3720 S BOND AVE #1904	PORTLAND OR 97239
460				CURRENT RESIDENT	3720 S BOND AVE #1908	PORTLAND OR 97239
461				CURRENT RESIDENT	3720 S BOND AVE #200	PORTLAND OR 97239
462				CURRENT RESIDENT	3720 S BOND AVE #2000	PORTLAND OR 97239
463				CURRENT RESIDENT	3720 S BOND AVE #2002	PORTLAND OR 97239
464				CURRENT RESIDENT	3720 S BOND AVE #2006	PORTLAND OR 97239
465				CURRENT RESIDENT	3720 S BOND AVE #2018	PORTLAND OR 97239
466				CURRENT RESIDENT	3720 S BOND AVE #204	PORTLAND OR 97239
467				CURRENT RESIDENT	3720 S BOND AVE #2110	PORTLAND OR 97239
468				CURRENT RESIDENT	3720 S BOND AVE #2112	PORTLAND OR 97239
469				CURRENT RESIDENT	3720 S BOND AVE #2116	PORTLAND OR 97239
470				CURRENT RESIDENT	3720 S BOND AVE #2208	PORTLAND OR 97239
471				CURRENT RESIDENT	3720 S BOND AVE #2218	PORTLAND OR 97239
472				CURRENT RESIDENT	3720 S BOND AVE #2306	PORTLAND OR 97239
473				CURRENT RESIDENT	3720 S BOND AVE #2308	PORTLAND OR 97239
474				CURRENT RESIDENT	3720 S BOND AVE #2314	PORTLAND OR 97239
475				CURRENT RESIDENT	3720 S BOND AVE #2404	PORTLAND OR 97239
476				CURRENT RESIDENT	3720 S BOND AVE #2410	PORTLAND OR 97239
477				CURRENT RESIDENT	3720 S BOND AVE #2416	PORTLAND OR 97239
478				CURRENT RESIDENT	3720 S BOND AVE #2508	PORTLAND OR 97239
479				CURRENT RESIDENT	3720 S BOND AVE #2618	PORTLAND OR 97239
480				CURRENT RESIDENT	3720 S BOND AVE #2716	PORTLAND OR 97239
481				CURRENT RESIDENT	3720 S BOND AVE #2806	PORTLAND OR 97239
482				CURRENT RESIDENT	3720 S BOND AVE #2818	PORTLAND OR 97239
483				CURRENT RESIDENT	3720 S BOND AVE #2900	PORTLAND OR 97239
484				CURRENT RESIDENT	3720 S BOND AVE #2906	PORTLAND OR 97239
485				CURRENT RESIDENT	3720 S BOND AVE #2912	PORTLAND OR 97239
486				CURRENT RESIDENT	3720 S BOND AVE #3004	PORTLAND OR 97239
487				CURRENT RESIDENT	3720 S BOND AVE #3010	PORTLAND OR 97239
488				CURRENT RESIDENT	3720 S BOND AVE #308	PORTLAND OR 97239
489				CURRENT RESIDENT	3720 S BOND AVE #316	PORTLAND OR 97239
490				CURRENT RESIDENT	3720 S BOND AVE #322	PORTLAND OR 97239
491				CURRENT RESIDENT	3720 S BOND AVE #324	PORTLAND OR 97239
492				CURRENT RESIDENT	3720 S BOND AVE #410	PORTLAND OR 97239
493				CURRENT RESIDENT	3720 S BOND AVE #422	PORTLAND OR 97239
494				CURRENT RESIDENT	3720 S BOND AVE #508	PORTLAND OR 97239
495				CURRENT RESIDENT	3720 S BOND AVE #514	PORTLAND OR 97239
496				CURRENT RESIDENT	3720 S BOND AVE #608	PORTLAND OR 97239
497				CURRENT RESIDENT	3720 S BOND AVE #610	PORTLAND OR 97239
498				CURRENT RESIDENT	3720 S BOND AVE #616	PORTLAND OR 97239
499				CURRENT RESIDENT	3720 S BOND AVE #700	PORTLAND OR 97239
500				CURRENT RESIDENT	3720 S BOND AVE #702	PORTLAND OR 97239
501				CURRENT RESIDENT	3720 S BOND AVE #714	PORTLAND OR 97239
502				CURRENT RESIDENT	3720 S BOND AVE #718	PORTLAND OR 97239
503				CURRENT RESIDENT	3720 S BOND AVE #810	PORTLAND OR 97239
504				CURRENT RESIDENT	3720 S BOND AVE #814	PORTLAND OR 97239
505				CURRENT RESIDENT	3720 S BOND AVE #818	PORTLAND OR 97239
506				CURRENT RESIDENT	3720 S BOND AVE #902	PORTLAND OR 97239
507				CURRENT RESIDENT	3720 S BOND AVE #918	PORTLAND OR 97239
508				CURRENT RESIDENT	3734 S MOODY AVE	PORTLAND OR 97239
509				CURRENT RESIDENT	3736 S RIVER PKWY	PORTLAND OR 97239
510				CURRENT RESIDENT	3750 S RIVER PKWY #126	PORTLAND OR 97239
511				CURRENT RESIDENT	3750 S RIVER PKWY #134	PORTLAND OR 97239

	A	B	C	D	E	F
512				CURRENT RESIDENT	3750 S RIVER PKWY #142	PORTLAND OR 97239
513				CURRENT RESIDENT	3750 S RIVER PKWY #212	PORTLAND OR 97239
514				CURRENT RESIDENT	3750 S RIVER PKWY #249	PORTLAND OR 97239
515				CURRENT RESIDENT	3750 S RIVER PKWY #251	PORTLAND OR 97239
516				CURRENT RESIDENT	3750 S RIVER PKWY #259	PORTLAND OR 97239
517				CURRENT RESIDENT	3750 S RIVER PKWY #306	PORTLAND OR 97239
518				CURRENT RESIDENT	3750 S RIVER PKWY #332	PORTLAND OR 97239
519				CURRENT RESIDENT	3750 S RIVER PKWY #351	PORTLAND OR 97239
520				CURRENT RESIDENT	3750 S RIVER PKWY #418	PORTLAND OR 97239
521				CURRENT RESIDENT	3750 S RIVER PKWY #423	PORTLAND OR 97239
522				CURRENT RESIDENT	3750 S RIVER PKWY #432	PORTLAND OR 97239
523				CURRENT RESIDENT	3750 S RIVER PKWY #435	PORTLAND OR 97239
524				CURRENT RESIDENT	3750 S RIVER PKWY #440	PORTLAND OR 97239
525				CURRENT RESIDENT	3750 S RIVER PKWY #450	PORTLAND OR 97239
526				CURRENT RESIDENT	3750 S RIVER PKWY #511	PORTLAND OR 97239
527				CURRENT RESIDENT	3750 S RIVER PKWY #517	PORTLAND OR 97239
528				CURRENT RESIDENT	3750 S RIVER PKWY #520	PORTLAND OR 97239
529				CURRENT RESIDENT	3750 S RIVER PKWY #529	PORTLAND OR 97239
530				CURRENT RESIDENT	3750 S RIVER PKWY #533	PORTLAND OR 97239
531				CURRENT RESIDENT	3750 S RIVER PKWY #630	PORTLAND OR 97239
532				CURRENT RESIDENT	3750 S RIVER PKWY #646	PORTLAND OR 97239
533				CURRENT RESIDENT	3776 S RIVER PKWY	PORTLAND OR 97239
534				CURRENT RESIDENT	3833 S BOND AVE #114	PORTLAND OR 97239
535				CURRENT RESIDENT	3833 S BOND AVE #126	PORTLAND OR 97239
536				CURRENT RESIDENT	3833 S BOND AVE #201	PORTLAND OR 97239
537				CURRENT RESIDENT	3833 S BOND AVE #223	PORTLAND OR 97239
538				CURRENT RESIDENT	3833 S BOND AVE #233	PORTLAND OR 97239
539				CURRENT RESIDENT	3833 S BOND AVE #313	PORTLAND OR 97239
540				CURRENT RESIDENT	3833 S BOND AVE #318	PORTLAND OR 97239
541				CURRENT RESIDENT	3833 S BOND AVE #320	PORTLAND OR 97239
542				CURRENT RESIDENT	3833 S BOND AVE #413	PORTLAND OR 97239
543				CURRENT RESIDENT	3833 S BOND AVE #414	PORTLAND OR 97239
544				CURRENT RESIDENT	3833 S BOND AVE #436	PORTLAND OR 97239
545				CURRENT RESIDENT	3833 S BOND AVE #443	PORTLAND OR 97239
546				CURRENT RESIDENT	3833 S BOND AVE #502	PORTLAND OR 97239
547				CURRENT RESIDENT	3833 S BOND AVE #503	PORTLAND OR 97239
548				CURRENT RESIDENT	3833 S BOND AVE #510	PORTLAND OR 97239
549				CURRENT RESIDENT	3833 S BOND AVE #512	PORTLAND OR 97239
550				CURRENT RESIDENT	3833 S BOND AVE #514	PORTLAND OR 97239
551				CURRENT RESIDENT	3833 S BOND AVE #542	PORTLAND OR 97239
552				CURRENT RESIDENT	3833 S BOND AVE #607	PORTLAND OR 97239
553				CURRENT RESIDENT	3833 S BOND AVE #612	PORTLAND OR 97239
554				CURRENT RESIDENT	3833 S BOND AVE #614	PORTLAND OR 97239
555				CURRENT RESIDENT	3833 S BOND AVE #643	PORTLAND OR 97239
556				CURRENT RESIDENT	3932 S MOODY AVE	PORTLAND OR 97239
557				CURRENT RESIDENT	3939 S BOND AVE #101	PORTLAND OR 97239
558				CURRENT RESIDENT	3939 S BOND AVE #104	PORTLAND OR 97239
559				CURRENT RESIDENT	3939 S BOND AVE #110	PORTLAND OR 97239
560				CURRENT RESIDENT	3939 S BOND AVE #111	PORTLAND OR 97239
561				CURRENT RESIDENT	3939 S BOND AVE #117	PORTLAND OR 97239
562				CURRENT RESIDENT	3939 S BOND AVE #130	PORTLAND OR 97239
563				CURRENT RESIDENT	3939 S BOND AVE #136	PORTLAND OR 97239
564				CURRENT RESIDENT	3939 S BOND AVE #206	PORTLAND OR 97239
565				CURRENT RESIDENT	3939 S BOND AVE #221	PORTLAND OR 97239
566				CURRENT RESIDENT	3939 S BOND AVE #225	PORTLAND OR 97239
567				CURRENT RESIDENT	3939 S BOND AVE #229	PORTLAND OR 97239
568				CURRENT RESIDENT	3939 S BOND AVE #236	PORTLAND OR 97239
569				CURRENT RESIDENT	3939 S BOND AVE #307	PORTLAND OR 97239
570				CURRENT RESIDENT	3939 S BOND AVE #308	PORTLAND OR 97239
571				CURRENT RESIDENT	3939 S BOND AVE #314	PORTLAND OR 97239
572				CURRENT RESIDENT	3939 S BOND AVE #318	PORTLAND OR 97239
573				CURRENT RESIDENT	3939 S BOND AVE #319	PORTLAND OR 97239
574				CURRENT RESIDENT	3939 S BOND AVE #324	PORTLAND OR 97239
575				CURRENT RESIDENT	3939 S BOND AVE #325	PORTLAND OR 97239
576				CURRENT RESIDENT	3939 S BOND AVE #329	PORTLAND OR 97239
577				CURRENT RESIDENT	3939 S BOND AVE #333	PORTLAND OR 97239
578				CURRENT RESIDENT	3939 S BOND AVE #402	PORTLAND OR 97239
579				CURRENT RESIDENT	3939 S BOND AVE #411	PORTLAND OR 97239
580				CURRENT RESIDENT	3939 S BOND AVE #412	PORTLAND OR 97239
581				CURRENT RESIDENT	3939 S BOND AVE #418	PORTLAND OR 97239
582				CURRENT RESIDENT	3939 S BOND AVE #421	PORTLAND OR 97239
583				CURRENT RESIDENT	3939 S BOND AVE #422	PORTLAND OR 97239
584				CURRENT RESIDENT	3939 S BOND AVE #427	PORTLAND OR 97239

	A	B	C	D	E	F
585				CURRENT RESIDENT	3939 S BOND AVE #428	PORTLAND OR 97239
586				CURRENT RESIDENT	3939 S BOND AVE #429	PORTLAND OR 97239
587				CURRENT RESIDENT	3939 S BOND AVE #433	PORTLAND OR 97239
588				CURRENT RESIDENT	3939 S BOND AVE #501	PORTLAND OR 97239
589				CURRENT RESIDENT	3939 S BOND AVE #525	PORTLAND OR 97239
590				CURRENT RESIDENT	3939 S BOND AVE #531	PORTLAND OR 97239
591				CURRENT RESIDENT	3939 S BOND AVE #606	PORTLAND OR 97239
592				CURRENT RESIDENT	3939 S BOND AVE #607	PORTLAND OR 97239
593				CURRENT RESIDENT	3939 S BOND AVE #612	PORTLAND OR 97239
594				CURRENT RESIDENT	3939 S BOND AVE #616	PORTLAND OR 97239
595				CURRENT RESIDENT	3939 S BOND AVE #619	PORTLAND OR 97239
596				CURRENT RESIDENT	3939 S BOND AVE #620	PORTLAND OR 97239
597				CURRENT RESIDENT	3939 S BOND AVE #622	PORTLAND OR 97239
598				CURRENT RESIDENT	3939 S BOND AVE #623	PORTLAND OR 97239
599				CURRENT RESIDENT	3939 S BOND AVE #626	PORTLAND OR 97239
600				CURRENT RESIDENT	3939 S BOND AVE #629	PORTLAND OR 97239
601				CURRENT RESIDENT	4118 S MACADAM AVE	PORTLAND OR 97239
602				CURRENT RESIDENT	630 S LOWELL ST	PORTLAND OR 97239
603				CURRENT RESIDENT	677 S LOWELL ST #257	PORTLAND OR 97239
604				CURRENT RESIDENT	677 S LOWELL ST #258	PORTLAND OR 97239
605				CURRENT RESIDENT	677 S LOWELL ST #259	PORTLAND OR 97239
606				CURRENT RESIDENT	677 S LOWELL ST #260	PORTLAND OR 97239
607				CURRENT RESIDENT	677 S LOWELL ST #351	PORTLAND OR 97239
608				CURRENT RESIDENT	677 S LOWELL ST #355	PORTLAND OR 97239
609				CURRENT RESIDENT	677 S LOWELL ST #357	PORTLAND OR 97239
610				CURRENT RESIDENT	677 S LOWELL ST #358	PORTLAND OR 97239
611				CURRENT RESIDENT	677 S LOWELL ST #359	PORTLAND OR 97239
612				CURRENT RESIDENT	677 S LOWELL ST #453	PORTLAND OR 97239
613				CURRENT RESIDENT	677 S LOWELL ST #454	PORTLAND OR 97239
614				CURRENT RESIDENT	677 S LOWELL ST #455	PORTLAND OR 97239
615				CURRENT RESIDENT	677 S LOWELL ST #456	PORTLAND OR 97239
616				CURRENT RESIDENT	677 S LOWELL ST #461	PORTLAND OR 97239
617				CURRENT RESIDENT	677 S LOWELL ST #462	PORTLAND OR 97239
618				CURRENT RESIDENT	677 S LOWELL ST #551	PORTLAND OR 97239
619				CURRENT RESIDENT	677 S LOWELL ST #552	PORTLAND OR 97239
620				CURRENT RESIDENT	677 S LOWELL ST #560	PORTLAND OR 97239
621				CURRENT RESIDENT	677 S LOWELL ST #564	PORTLAND OR 97239
622				CURRENT RESIDENT	677 S LOWELL ST #565	PORTLAND OR 97239
623				CURRENT RESIDENT	677 S LOWELL ST #656	PORTLAND OR 97239
624				CURRENT RESIDENT	677 S LOWELL ST #660	PORTLAND OR 97239
625				CURRENT RESIDENT	677 S LOWELL ST #661	PORTLAND OR 97239
626				CURRENT RESIDENT	677 S LOWELL ST #663	PORTLAND OR 97239
627				CURRENT RESIDENT	720 S GAINES ST #305	PORTLAND OR 97239
628				CURRENT RESIDENT	720 S GAINES ST #307	PORTLAND OR 97239
629				CURRENT RESIDENT	720 S GAINES ST #313	PORTLAND OR 97239
630				CURRENT RESIDENT	720 S GAINES ST #503	PORTLAND OR 97239
631				CURRENT RESIDENT	3704 S BOND AVE	PORTLAND OR 97239
632				CURRENT RESIDENT	3720 S BOND AVE #1008	PORTLAND OR 97239
633				CURRENT RESIDENT	3720 S BOND AVE #1010	PORTLAND OR 97239
634				CURRENT RESIDENT	3720 S BOND AVE #1016	PORTLAND OR 97239
635				CURRENT RESIDENT	3720 S BOND AVE #104	PORTLAND OR 97239
636				CURRENT RESIDENT	3720 S BOND AVE #1118	PORTLAND OR 97239
637				CURRENT RESIDENT	3720 S BOND AVE #1202	PORTLAND OR 97239
638				CURRENT RESIDENT	3720 S BOND AVE #1206	PORTLAND OR 97239
639				CURRENT RESIDENT	3720 S BOND AVE #1212	PORTLAND OR 97239
640				CURRENT RESIDENT	3720 S BOND AVE #1216	PORTLAND OR 97239
641				CURRENT RESIDENT	3720 S BOND AVE #1304	PORTLAND OR 97239
642				CURRENT RESIDENT	3720 S BOND AVE #1318	PORTLAND OR 97239
643				CURRENT RESIDENT	3720 S BOND AVE #1408	PORTLAND OR 97239
644				CURRENT RESIDENT	3720 S BOND AVE #1418	PORTLAND OR 97239
645				CURRENT RESIDENT	3720 S BOND AVE #1506	PORTLAND OR 97239
646				CURRENT RESIDENT	3720 S BOND AVE #1514	PORTLAND OR 97239
647				CURRENT RESIDENT	3720 S BOND AVE #1516	PORTLAND OR 97239
648				CURRENT RESIDENT	3720 S BOND AVE #1518	PORTLAND OR 97239
649				CURRENT RESIDENT	3720 S BOND AVE #1602	PORTLAND OR 97239
650				CURRENT RESIDENT	3720 S BOND AVE #1706	PORTLAND OR 97239
651				CURRENT RESIDENT	3720 S BOND AVE #1710	PORTLAND OR 97239
652				CURRENT RESIDENT	3720 S BOND AVE #1712	PORTLAND OR 97239
653				CURRENT RESIDENT	3720 S BOND AVE #1800	PORTLAND OR 97239
654				CURRENT RESIDENT	3720 S BOND AVE #1802	PORTLAND OR 97239
655				CURRENT RESIDENT	3720 S BOND AVE #1816	PORTLAND OR 97239
656				CURRENT RESIDENT	3720 S BOND AVE #1902	PORTLAND OR 97239
657				CURRENT RESIDENT	3720 S BOND AVE #1910	PORTLAND OR 97239

	A	B	C	D	E	F
658				CURRENT RESIDENT	3720 S BOND AVE #1916	PORTLAND OR 97239
659				CURRENT RESIDENT	3720 S BOND AVE #2004	PORTLAND OR 97239
660				CURRENT RESIDENT	3720 S BOND AVE #2014	PORTLAND OR 97239
661				CURRENT RESIDENT	3720 S BOND AVE #206	PORTLAND OR 97239
662				CURRENT RESIDENT	3720 S BOND AVE #2100	PORTLAND OR 97239
663				CURRENT RESIDENT	3720 S BOND AVE #2102	PORTLAND OR 97239
664				CURRENT RESIDENT	3720 S BOND AVE #2106	PORTLAND OR 97239
665				CURRENT RESIDENT	3720 S BOND AVE #2108	PORTLAND OR 97239
666				CURRENT RESIDENT	3720 S BOND AVE #2114	PORTLAND OR 97239
667				CURRENT RESIDENT	3720 S BOND AVE #2200	PORTLAND OR 97239
668				CURRENT RESIDENT	3720 S BOND AVE #2204	PORTLAND OR 97239
669				CURRENT RESIDENT	3720 S BOND AVE #2300	PORTLAND OR 97239
670				CURRENT RESIDENT	3720 S BOND AVE #2310	PORTLAND OR 97239
671				CURRENT RESIDENT	3720 S BOND AVE #2312	PORTLAND OR 97239
672				CURRENT RESIDENT	3720 S BOND AVE #2414	PORTLAND OR 97239
673				CURRENT RESIDENT	3720 S BOND AVE #2504	PORTLAND OR 97239
674				CURRENT RESIDENT	3720 S BOND AVE #2506	PORTLAND OR 97239
675				CURRENT RESIDENT	3720 S BOND AVE #2514	PORTLAND OR 97239
676				CURRENT RESIDENT	3720 S BOND AVE #2516	PORTLAND OR 97239
677				CURRENT RESIDENT	3720 S BOND AVE #2518	PORTLAND OR 97239
678				CURRENT RESIDENT	3720 S BOND AVE #2604	PORTLAND OR 97239
679				CURRENT RESIDENT	3720 S BOND AVE #2610	PORTLAND OR 97239
680				CURRENT RESIDENT	3720 S BOND AVE #2612	PORTLAND OR 97239
681				CURRENT RESIDENT	3720 S BOND AVE #2616	PORTLAND OR 97239
682				CURRENT RESIDENT	3720 S BOND AVE #2702	PORTLAND OR 97239
683				CURRENT RESIDENT	3720 S BOND AVE #2708	PORTLAND OR 97239
684				CURRENT RESIDENT	3720 S BOND AVE #2710	PORTLAND OR 97239
685				CURRENT RESIDENT	3720 S BOND AVE #2712	PORTLAND OR 97239
686				CURRENT RESIDENT	3720 S BOND AVE #2808	PORTLAND OR 97239
687				CURRENT RESIDENT	3720 S BOND AVE #2812	PORTLAND OR 97239
688				CURRENT RESIDENT	3720 S BOND AVE #2816	PORTLAND OR 97239
689				CURRENT RESIDENT	3720 S BOND AVE #2902	PORTLAND OR 97239
690				CURRENT RESIDENT	3720 S BOND AVE #2908	PORTLAND OR 97239
691				CURRENT RESIDENT	3720 S BOND AVE #2910	PORTLAND OR 97239
692				CURRENT RESIDENT	3720 S BOND AVE #300	PORTLAND OR 97239
693				CURRENT RESIDENT	3720 S BOND AVE #310	PORTLAND OR 97239
694				CURRENT RESIDENT	3720 S BOND AVE #326	PORTLAND OR 97239
695				CURRENT RESIDENT	3720 S BOND AVE #406	PORTLAND OR 97239
696				CURRENT RESIDENT	3720 S BOND AVE #414	PORTLAND OR 97239
697				CURRENT RESIDENT	3720 S BOND AVE #418	PORTLAND OR 97239
698				CURRENT RESIDENT	3720 S BOND AVE #420	PORTLAND OR 97239
699				CURRENT RESIDENT	3720 S BOND AVE #500	PORTLAND OR 97239
700				CURRENT RESIDENT	3720 S BOND AVE #506	PORTLAND OR 97239
701				CURRENT RESIDENT	3720 S BOND AVE #510	PORTLAND OR 97239
702				CURRENT RESIDENT	3720 S BOND AVE #512	PORTLAND OR 97239
703				CURRENT RESIDENT	3720 S BOND AVE #516	PORTLAND OR 97239
704				CURRENT RESIDENT	3720 S BOND AVE #602	PORTLAND OR 97239
705				CURRENT RESIDENT	3720 S BOND AVE #604	PORTLAND OR 97239
706				CURRENT RESIDENT	3720 S BOND AVE #706	PORTLAND OR 97239
707				CURRENT RESIDENT	3720 S BOND AVE #716	PORTLAND OR 97239
708				CURRENT RESIDENT	3720 S BOND AVE #802	PORTLAND OR 97239
709				CURRENT RESIDENT	3720 S BOND AVE #900	PORTLAND OR 97239
710				CURRENT RESIDENT	3720 S BOND AVE #906	PORTLAND OR 97239
711				CURRENT RESIDENT	3720 S BOND AVE #914	PORTLAND OR 97239
712				CURRENT RESIDENT	3720 S BOND AVE #916	PORTLAND OR 97239
713				CURRENT RESIDENT	3735 S RIVER PKWY	PORTLAND OR 97239
714				CURRENT RESIDENT	3740 S BOND AVE	PORTLAND OR 97239
715				CURRENT RESIDENT	3750 S RIVER PKWY #122	PORTLAND OR 97239
716				CURRENT RESIDENT	3750 S RIVER PKWY #143	PORTLAND OR 97239
717				CURRENT RESIDENT	3750 S RIVER PKWY #208	PORTLAND OR 97239
718				CURRENT RESIDENT	3750 S RIVER PKWY #211	PORTLAND OR 97239
719				CURRENT RESIDENT	3750 S RIVER PKWY #217	PORTLAND OR 97239
720				CURRENT RESIDENT	3750 S RIVER PKWY #220	PORTLAND OR 97239
721				CURRENT RESIDENT	3750 S RIVER PKWY #242	PORTLAND OR 97239
722				CURRENT RESIDENT	3750 S RIVER PKWY #252	PORTLAND OR 97239
723				CURRENT RESIDENT	3750 S RIVER PKWY #260	PORTLAND OR 97239
724				CURRENT RESIDENT	3750 S RIVER PKWY #325	PORTLAND OR 97239
725				CURRENT RESIDENT	3750 S RIVER PKWY #326	PORTLAND OR 97239
726				CURRENT RESIDENT	3750 S RIVER PKWY #425	PORTLAND OR 97239
727				CURRENT RESIDENT	3750 S RIVER PKWY #442	PORTLAND OR 97239
728				CURRENT RESIDENT	3750 S RIVER PKWY #452	PORTLAND OR 97239
729				CURRENT RESIDENT	3750 S RIVER PKWY #513	PORTLAND OR 97239
730				CURRENT RESIDENT	3750 S RIVER PKWY #532	PORTLAND OR 97239

	A	B	C	D	E	F
731				CURRENT RESIDENT	3750 S RIVER PKWY #615	PORTLAND OR 97239
732				CURRENT RESIDENT	3750 S RIVER PKWY #645	PORTLAND OR 97239
733				CURRENT RESIDENT	3750 S RIVER PKWY #649	PORTLAND OR 97239
734				CURRENT RESIDENT	3833 S BOND AVE #128	PORTLAND OR 97239
735				CURRENT RESIDENT	3833 S BOND AVE #208	PORTLAND OR 97239
736				CURRENT RESIDENT	3833 S BOND AVE #209	PORTLAND OR 97239
737				CURRENT RESIDENT	3833 S BOND AVE #221	PORTLAND OR 97239
738				CURRENT RESIDENT	3833 S BOND AVE #235	PORTLAND OR 97239
739				CURRENT RESIDENT	3833 S BOND AVE #337	PORTLAND OR 97239
740				CURRENT RESIDENT	3833 S BOND AVE #407	PORTLAND OR 97239
741				CURRENT RESIDENT	3833 S BOND AVE #435	PORTLAND OR 97239
742				CURRENT RESIDENT	3833 S BOND AVE #522	PORTLAND OR 97239
743				CURRENT RESIDENT	3833 S BOND AVE #524	PORTLAND OR 97239
744				CURRENT RESIDENT	3833 S BOND AVE #540	PORTLAND OR 97239
745				CURRENT RESIDENT	3833 S BOND AVE #624	PORTLAND OR 97239
746				CURRENT RESIDENT	3833 S BOND AVE #634	PORTLAND OR 97239
747				CURRENT RESIDENT	3833 S BOND AVE #637	PORTLAND OR 97239
748				CURRENT RESIDENT	3910 S MOODY AVE	PORTLAND OR 97239
749				CURRENT RESIDENT	3939 S BOND AVE #106	PORTLAND OR 97239
750				CURRENT RESIDENT	3939 S BOND AVE #109	PORTLAND OR 97239
751				CURRENT RESIDENT	3939 S BOND AVE #114	PORTLAND OR 97239
752				CURRENT RESIDENT	3939 S BOND AVE #116	PORTLAND OR 97239
753				CURRENT RESIDENT	3939 S BOND AVE #119	PORTLAND OR 97239
754				CURRENT RESIDENT	3939 S BOND AVE #120	PORTLAND OR 97239
755				CURRENT RESIDENT	3939 S BOND AVE #121	PORTLAND OR 97239
756				CURRENT RESIDENT	3939 S BOND AVE #202	PORTLAND OR 97239
757				CURRENT RESIDENT	3939 S BOND AVE #208	PORTLAND OR 97239
758				CURRENT RESIDENT	3939 S BOND AVE #212	PORTLAND OR 97239
759				CURRENT RESIDENT	3939 S BOND AVE #216	PORTLAND OR 97239
760				CURRENT RESIDENT	3939 S BOND AVE #218	PORTLAND OR 97239
761				CURRENT RESIDENT	3939 S BOND AVE #226	PORTLAND OR 97239
762				CURRENT RESIDENT	3939 S BOND AVE #230	PORTLAND OR 97239
763				CURRENT RESIDENT	3939 S BOND AVE #232	PORTLAND OR 97239
764				CURRENT RESIDENT	3939 S BOND AVE #233	PORTLAND OR 97239
765				CURRENT RESIDENT	3939 S BOND AVE #234	PORTLAND OR 97239
766				CURRENT RESIDENT	3939 S BOND AVE #303	PORTLAND OR 97239
767				CURRENT RESIDENT	3939 S BOND AVE #313	PORTLAND OR 97239
768				CURRENT RESIDENT	3939 S BOND AVE #317	PORTLAND OR 97239
769				CURRENT RESIDENT	3939 S BOND AVE #327	PORTLAND OR 97239
770				CURRENT RESIDENT	3939 S BOND AVE #328	PORTLAND OR 97239
771				CURRENT RESIDENT	3939 S BOND AVE #332	PORTLAND OR 97239
772				CURRENT RESIDENT	3939 S BOND AVE #403	PORTLAND OR 97239
773				CURRENT RESIDENT	3939 S BOND AVE #404	PORTLAND OR 97239
774				CURRENT RESIDENT	3939 S BOND AVE #405	PORTLAND OR 97239
775				CURRENT RESIDENT	3939 S BOND AVE #406	PORTLAND OR 97239
776				CURRENT RESIDENT	3939 S BOND AVE #413	PORTLAND OR 97239
777				CURRENT RESIDENT	3939 S BOND AVE #414	PORTLAND OR 97239
778				CURRENT RESIDENT	3939 S BOND AVE #415	PORTLAND OR 97239
779				CURRENT RESIDENT	3939 S BOND AVE #423	PORTLAND OR 97239
780				CURRENT RESIDENT	3939 S BOND AVE #430	PORTLAND OR 97239
781				CURRENT RESIDENT	3939 S BOND AVE #434	PORTLAND OR 97239
782				CURRENT RESIDENT	3939 S BOND AVE #435	PORTLAND OR 97239
783				CURRENT RESIDENT	3939 S BOND AVE #436	PORTLAND OR 97239
784				CURRENT RESIDENT	3939 S BOND AVE #503	PORTLAND OR 97239
785				CURRENT RESIDENT	3939 S BOND AVE #508	PORTLAND OR 97239
786				CURRENT RESIDENT	3939 S BOND AVE #510	PORTLAND OR 97239
787				CURRENT RESIDENT	3939 S BOND AVE #511	PORTLAND OR 97239
788				CURRENT RESIDENT	3939 S BOND AVE #513	PORTLAND OR 97239
789				CURRENT RESIDENT	3939 S BOND AVE #521	PORTLAND OR 97239
790				CURRENT RESIDENT	3939 S BOND AVE #530	PORTLAND OR 97239
791				CURRENT RESIDENT	3939 S BOND AVE #532	PORTLAND OR 97239
792				CURRENT RESIDENT	3939 S BOND AVE #533	PORTLAND OR 97239
793				CURRENT RESIDENT	3939 S BOND AVE #601	PORTLAND OR 97239
794				CURRENT RESIDENT	3939 S BOND AVE #604	PORTLAND OR 97239
795				CURRENT RESIDENT	3939 S BOND AVE #608	PORTLAND OR 97239
796				CURRENT RESIDENT	3939 S BOND AVE #617	PORTLAND OR 97239
797				CURRENT RESIDENT	3939 S BOND AVE #618	PORTLAND OR 97239
798				CURRENT RESIDENT	3939 S BOND AVE #627	PORTLAND OR 97239
799				CURRENT RESIDENT	3939 S BOND AVE #631	PORTLAND OR 97239
800				CURRENT RESIDENT	3939 S BOND AVE #634	PORTLAND OR 97239
801				CURRENT RESIDENT	610 S LOWELL ST	PORTLAND OR 97239
802				CURRENT RESIDENT	633 S LOWELL ST	PORTLAND OR 97239
803				CURRENT RESIDENT	677 S LOWELL ST #253	PORTLAND OR 97239

	A	B	C	D	E	F
804				CURRENT RESIDENT	677 S LOWELL ST #254	PORTLAND OR 97239
805				CURRENT RESIDENT	677 S LOWELL ST #255	PORTLAND OR 97239
806				CURRENT RESIDENT	677 S LOWELL ST #261	PORTLAND OR 97239
807				CURRENT RESIDENT	677 S LOWELL ST #352	PORTLAND OR 97239
808				CURRENT RESIDENT	677 S LOWELL ST #363	PORTLAND OR 97239
809				CURRENT RESIDENT	677 S LOWELL ST #364	PORTLAND OR 97239
810				CURRENT RESIDENT	677 S LOWELL ST #553	PORTLAND OR 97239
811				CURRENT RESIDENT	677 S LOWELL ST #554	PORTLAND OR 97239
812				CURRENT RESIDENT	677 S LOWELL ST #657	PORTLAND OR 97239
813				CURRENT RESIDENT	677 S LOWELL ST #658	PORTLAND OR 97239
814				CURRENT RESIDENT	677 S LOWELL ST #659	PORTLAND OR 97239
815				CURRENT RESIDENT	677 S LOWELL ST #662	PORTLAND OR 97239
816				CURRENT RESIDENT	677 S LOWELL ST #664	PORTLAND OR 97239
817				CURRENT RESIDENT	677 S LOWELL ST #665	PORTLAND OR 97239
818				CURRENT RESIDENT	683 S LOWELL ST	PORTLAND OR 97239
819				CURRENT RESIDENT	720 S GAINES ST #303	PORTLAND OR 97239
820				CURRENT RESIDENT	720 S GAINES ST #411	PORTLAND OR 97239
821				CURRENT RESIDENT	720 S GAINES ST #505	PORTLAND OR 97239
822				CURRENT RESIDENT	740 S GAINES ST	PORTLAND OR 97239
823	RETURN SERVICE REQUESTED	OWNER	1S1E10DB 302	AM/DRI WILLAMETTE LLC	3012 FAIRMOUNT ST #100	DALLAS TX 75201-1210
824	RETURN SERVICE REQUESTED	OWNERS AGENT/APPLICANT	ALAMO MANHATTAN	JOHNS WADE & SAMOSON DAVID	3012 FAIRMOUNT ST #100	DALLAS TX 75201
825	RETURN SERVICE REQUESTED	ARCHITECT	HENSLEY LAMKIN RACHEL ARCHITECTS	SAENZ JEANCARLO	14881 QUORUM DRIVE #550	DALLAS TX 75254
826	RETURN SERVICE REQUESTED		LAND USE CONTACT	SOUTH PORTLAND BUSINESS ASSOCIATION	PO BOX 69072	PORTLAND OR 97239
827	RETURN SERVICE REQUESTED		LAND USE CONTACT	SOUTH PORTLAND NA C/O SWNI	7688 SW CAPITOL HWY	PORTLAND OR 97219
828	RETURN SERVICE REQUESTED		OFFICE OF COMMUNITY & CIVIC LIFE	FISHER LEAH	1120 SW 5TH AVE #114	PORTLAND OR 97204
829	RETURN SERVICE REQUESTED		LAND USE CONTACT	OREGON WILDLIFE FED	PO BOX 5878	PORTLAND OR 97228-5878
830	RETURN SERVICE REQUESTED		LAND USE CONTACT	CENTRAL CITY CONCERN	232 NW 6TH AVE	PORTLAND OR 97209
831	RETURN SERVICE REQUESTED		LAND USE CONTACT	PLAN AMENDMENT SPECIALIST	635 CAPITAL ST NE #150	SALEM OR 97301
832	RETURN SERVICE REQUESTED		LAND USE CONTACT	TRANSIT DEVELOPMENT	1800 SW FIRST AVE #300	PORTLAND OR 97201
833				PORTLAND PARK TRAIL	TATE WHITE	B106/R1302
834				LAND USE CONTACT	PROSPER PORTLAND	129/FROSPER
835					DAWN KRANTZ	B299/R5000
836	RETURN SERVICE REQUESTED		22-117306 DAR 04-01-2022	CASE FILE MONROE	1900 SW 4TH AVE #5000	PORTLAND OR 97201

Design Advice Request

Block 45 Changes – Alamo Manhattan

CASE FILE	EA 22-117306 DA		
WHEN	Thursday April 21, 2022 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at staci.monroe@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
PROPOSAL	Design Advice Request for potential alterations to a previously approved building (northern building on Block 45) in order to incorporate a grocer on the ground floor. Modifications to allow loading access off SW River Parkway and reduce required ground floor window and active use requirements along SW River Parkway would be requested.		
REVIEW APPROVAL CRITERIA	Central City Fundamental Design Guidelines South Waterfront Design Guidelines Modifications Through Design Review – Section 33.825.070		
SITE ADDRESS	Property bounded by SW Bond, SW Abernethy, SW River Pkwy and SW Lowell		
ZONING/ DESIGNATION	CXd – Central Commercial zone with a Design overlay zone Central City Plan District – South Waterfront subdistrict		
APPLICANT(S)	Wade Johns Alamo Manhattan Wade.johns@alamomanhattan.com	OWNER(S)	AM/DRI Willamette LLC
QUESTIONS? BDS CONTACT	Staci Monroe, City Planner (503) 865-6516 / staci.monroe@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

Traducción e interpretación | Chuyển Ngữ hoặc Phiên Dịch | 翻译或传译 | Turjumida ama Fasiraadda | 翻訳または通訳 | ການແປພາສາ ຫຼື ການອະທິບາຍ
 Письменный или устный перевод | Traducere sau Interpretare | 번역및통역 | الترجمة التحريرية أو الشفوية | Письмовий або усний переклад



503-823-7300



BDS@PortlandOregon.gov



www.PortlandOregon.gov/bds/translated

TTY: 503-823-6868
 Relay Service: 711



City of Portland, Oregon
Bureau of Development Services
Land Use Services
FROM CONCEPT TO CONSTRUCTION

Dan Ryan, Commissioner
Rebecca Esau, Director
Phone: (503) 823-7300
Fax: (503) 823-5630
TTY: (503) 823-6868
www.portland.gov/bds

DESIGN ADVICE REQUEST PROCESS OVERVIEW

Purpose

Design Advice Requests (DARs) are a form of early assistance intended to provide a public forum for the preliminary discussion and exchange of information between the applicant, BDS staff, the public, and the representative Commission. The feedback that results from a DAR is advisory and preliminary in nature. The DAR is not a land use review and decisions are not made in the DAR process.

An applicant may request advice from the Design Commission or Historic Landmarks Commission prior to submitting a land use review. In some cases, a DAR may be required by a provision of the Zoning Code. These requests do not substitute for required prescribed regulatory or legislative processes.

Public Participation

The public meeting with the Commission will provide an opportunity for parties to submit oral and written comment. The Commission relies on Portlanders to bring their perspective on their community. Portland has a strong design legacy that continues through this process. The public's early input on significant projects helps to make sure we get this right. Continued participation through the land use review is necessary for public comments to be part of the land use review record.

Meeting Order

The order of appearance for those attending the meeting is as follows:

- BDS Staff Introduction
- Applicant Presentation
- City Staff Discussion Topics
- Public Comments
- Commission and Applicant Discussion

Guiding Criteria

Design Guidelines are used to guide the conversation during the DAR because they are the approval criteria used in the subsequent land use review. All feedback should relate to the concept's response to the Guidelines. Copies of the Design Guidelines are available online at portlandoregon.gov/designguidelines.

Outside DAR Scope

The Commissions only have the authority to influence elements of a project that relate to the approval criteria. For example, guidelines do not address private views. Here other resources for questions on issues that the Commissions cannot address:

Bureau of Planning and Sustainability (BPS)
503-823-7700 | portlandoregon.gov/bps

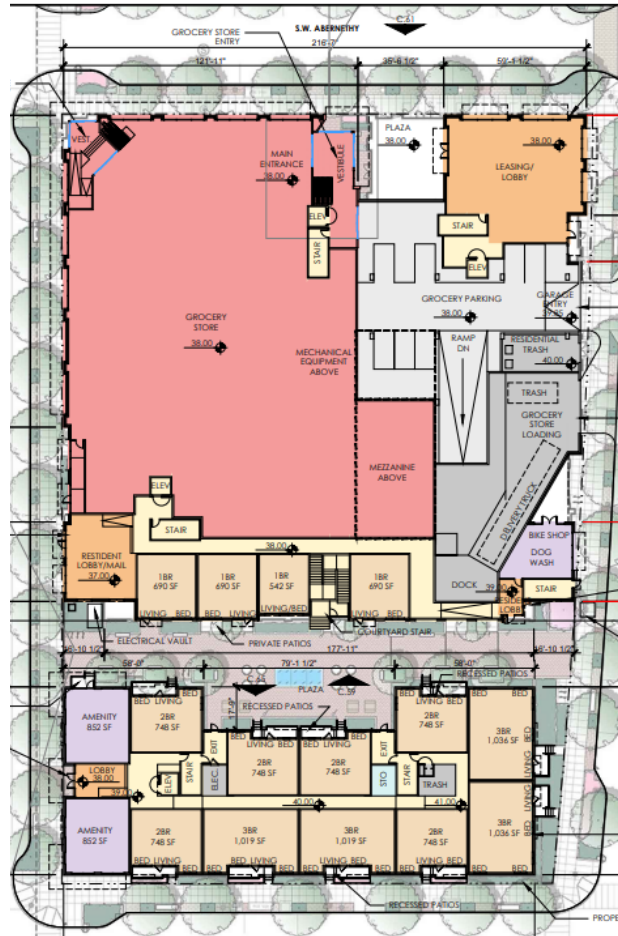
Bureau of Transportation (PBOT) | 503-823-5185 | portlandoregon.gov/transportation

Office of Community & Civic Life
503-823-4519 | portlandoregon.gov/civic

- Zoning Allowances
- On-Street Parking
- Construction Impacts on Streets & Sidewalks
- Neighborhood Association Information
- Crime Prevention
- Noise Control Program
- Neighborhood Mediation

- Off-Street Parking Requirements
- Upcoming Legislative Projects on Zoning

Block 45 – Alamo Manhattan



East Elevation

Date: 3/29/22

To: Wade Johns

From: Staci Monroe, Land Use Services, staci.monroe@portlandoregon.gov

RE: Design Advice Request posting for EA 22-117306 DA - Block 45 Changes

Dear Wade:

I have received your application for a Design Advice Request (DA) bounded by SW Bond, SW Abernethy, SW River Pkwy and SW Lowell. Your case number is given above. The first meeting with the Design Commission is scheduled for **4/21/22**. I am the planner handling your case, and can answer any questions you might have during the process.

You are required to post notice on the site of your proposal 20 days before the hearing. The information below will help you do this. I am also enclosing instructions for making the required posting boards and the notice that should be placed on the signs.

- A. You must post one of these signs adjacent to each street frontage on the site.
- B. These signs must be placed within 10 feet of the street frontage line, and must be visible to pedestrians and motorists. You may not post in the public right-of-way.
- C. Because the meeting with the Design Commission for your case is scheduled for 4/21/22 **you must post the notice by 4/1/22**, 20 days before the hearing.
- D. A certification statement is enclosed, which you must sign and return. The statement affirms that you posted the site. It also confirms your understanding that if you do not post the notice by the date above, your hearing will be automatically postponed. You must return this statement to us by 4/7/22, 14 days before the hearing.
- E. You should not remove the notice before the meeting, but it must be taken down within two weeks after the meeting. You may want to save the posting boards to use for the required site posting during the Type III land use review.

Encls: Posting Notice
Statement Certifying Posting
Additional Instructions for Posting Notice Signs

cc: Application Case File

Design Advice Request

Block 45 Changes – Alamo Manhattan

CASE FILE	EA 22-117306 DA		
WHEN	Thursday April 21, 2022 @ 1:30 PM <i>(This is the hearing start time –see Commission agenda for estimated project start time.)</i>		
WHERE	ONLINE: Meeting link will be listed on the agenda available at www.portland.gov/bds/design-commission		
HOW	TO COMMENT: Follow instructions on the Design Commission agenda <u>or</u> email the planner at staci.monroe@portlandoregon.gov		
REVIEW BY	Design Commission		
PROCESS	A Design Advice Request is a voluntary review process that allows the Commission to provide early feedback on a development proposal, prior to the required land use review		
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SITE ADDRESS	Property bounded by SW Bond, SW Abernethy, SW River Pkwy and SW Lowell		
ZONING/ DESIGNATION	CXd – Central Commercial zone with a Design overlay zone Central City Plan District – South Waterfront subdistrict		
APPLICANT(S)	Wade Johns Alamo Manhattan	OWNER(S)	AM/DRI Willamette LLC
QUESTIONS? BDS CONTACT	Staci Monroe, City Planner (503) 865-6516 / staci.monroe@PortlandOregon.gov Bureau of Development Services, 1900 SW 4 th Ave, Suite 5000, Portland, OR 97201		

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 503-823-7300
 BDS@PortlandOregon.gov
 www.PortlandOregon.gov/bds/translated
TTY: 503-823-6868
Relay Service: 711

DATE: 4/1/2022

TO: Staci Monroe | staci.monroe@portlandoregon.gov
Bureau of Development Services
1900 SW Fourth Ave., Suite 5000
Portland, Oregon 97201

**APPLICANT'S STATEMENT CERTIFYING DESIGN ADVICE REQUEST
POSTING**

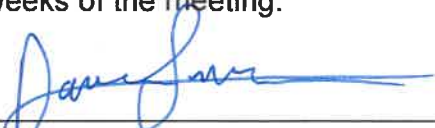
Case File EA 22-117306 DA

This certifies that I have posted notice on my site. I understand that the meeting with the Design Commission is scheduled for 4/21/22 at 1:30PM, and that I was required to post the property at least 20 days before the hearing.

The required number of poster boards, with the notices attached, were set up on 3/31/2022 (date). These were placed adjacent to each street frontage so that they were visible to pedestrians and motorists.

I understand that this form must be returned to the Bureau of Development Services no later than 4/7/22, 14 days before the scheduled meeting. I also understand that if I do not post the notices by 4/1/22, or return this form by 4/7/22, my meeting will automatically be postponed.

In addition, I understand that I may not remove the notices before the meeting, but am required to remove them within two weeks of the meeting.



Signature

David Samson

Print Name

3012 Fairmount St, Suite 100

Address

City/State/Zip Code

Dallas TX 75209

City/State/Zip Code







From: [Jason](#)
To: [Monroe, Staci](#)
Subject: Block 45 Changes - Alamo Manhattan
Date: Friday, April 1, 2022 9:15:50 AM

To whom it may concern,

My name is Jason Chen, and I am a resident of the Lair Hill-Corbett neighborhood of Portland. I am writing in support of plans to incorporate a grocer into the ground floor of the above mentioned building project. The South Waterfront has long been without a source of fresh food and produce. Although I know this is not within your control, I hope that the grocer will be able to provide accessible prices to a broad range of individuals.

Thank you for all that you do!

Sincerely yours,

Jason Chen

4/21/22 - DESIGN COMMISSION HEARING

BRIEFING - Plan for Power – Private transformers and the ROW

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
John	Czarnecki, AIA	JRCA@AOL.COM	1020 SW TAYLOR #234	PORTLAND OR	97205	YES	NO			
Doug	Bean	dougbean@dougbean.com	PO Box 2519	Portland	97208	YES	N/A			
Jacob	Loeb	info@montavilla.net	19 SE 78th Ave	Portland	97215	YES	NO			

EA 22-119814 DA – NE 7th Ave Apartments

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
Daniel	Bradbury	dbradbury.arch@gmail.com	8687 N Edison St	Portland	97203	YES	NO	N/A		
John	Czarnecki, AIA	JRCA@AOL.COM	1020 SW TAYLOR #234	PORTLAND OR	97205	YES	NO	N/A		
Doug	Bean	dougbean@dougbean.com	PO Box 2519	Portland	97208	YES	NO	N/A		
Tim	Weiskind	tim@masterequity.net	520 Conger Street	Eugene	97402	YES	NO	FOR		
Steve	Master	Steve@masterequity.net	520 Conger Street	Eugene	97402	YES	NO	FOR		
Rachel	Hedlof	rhedlof@mcknze.com	500 union	seattle	98119	YES	NO	N/A		
Jenny	Sutton	jenny@masterequity.net	520 Conger Street	Eugene	97402	YES	NO	FOR		
Julie	Bradshaw	jbradshaw@mcknze.com	1515 Se Water Ave	Portland	97214	YES	NO	FOR		
Jacob	Loeb	info@montavilla.net	19 SE 78th Ave	Portland	97215	YES	NO	N/A		

EA 22-117306 DA – Alamo Block 45 Changes

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
Lajune	Thorson	lajune.thorson@gmail.com	255 SW Harrison #26D	Portland	97201	YES	NO	N/A		
Jacob	La Liberte	jla-liberte@secpropros.com	3750 S Bond Ave	Portland	97239	YES	NO	FOR		
Jeanette	Baker	jlbaker@alaska.edu	3720 S Bond Ave, Unit 1404	Portland	97239	YES	NO	N/A		
Daniel	Bradbury	dbradbury.arch@gmail.com	8687 N Edison St	Portland	97203	YES	NO	N/A		
Diana	Stuart	stuart2409@comcast.net	19207S River Dr E302	Portland	97201-8048	YES	NO	N/A		
John	Czarnecki, AIA	JRCA@AOL.COM	1020 SW TAYLOR #234	PORTLAND OR	97205	YES	NO	N/A		
Doug	Bean	dougbean@dougbean.com	PO Box 2519	Portland	97208	YES	NO	N/A		
Jacob	Loeb	info@montavilla.net	19 SE 78th Ave	Portland	97215	YES	NO	N/A		
Debra	Wood	dwood@saddleback.edu	1930 S River Dr Unit 804	Portland	97201	YES	NO	N/A		

EA 22-119953 DA – RiverPlace Phase 1 THESE ARE FROM 4/7 WHICH RESCHEDULED FROM 4/7

ATTENDEES - TESTIFIERS IN RED (subject to change)

FIRST NAME	LAST NAME	EMAIL	ADDRESS	CITY	ZIP	ARE YOU ATTENDING FOR:	WOULD YOU LIKE TO TESTIFY	FOR OR AGAINST	TESTIFIED	DID NOT TESTIFY
1	Rudy	Barton	rbartonrbarton@gmail.com	1920 S River Dr Unit E101	Portland	97201	YES	YES	AGAINST	
2	Thomas	Ray	thomas-ray@comcast.net	2211 SW 1st Ave., Unit 802	Portland	97201	YES	YES	N/A	
3	Lajune/Joel	Thorson	thorson@easystreet.net	255 SW HARRISON ST APT 26D	PORTLAND	97201	YES	YES		
4	Dean	Barnett	drs.barnett89@gmail.com	2211 SW 1st Ave., Unit 1402	Portland	97201	YES	YES	N/A	
5	JOHN	CZARNECKI	JRCA@AOL.COM	1020 SW TAYLOR ST #234	PORTLAND	97205	YES	YES	N/A	
6	Ronald	Doctor	rddpdx@gmail.com	13224 Barkley Street	Overland Park	66209	YES	YES	AGAINST	
7	Marian	Debardelaben	mldebar@comcast.net	2221 SW 1st Ave	Portland	97201	YES	YES	AGAINST	
8	Diana	Stuart	stuart2409@comcast.net	1920 S River Dr , E302	Portland	97201-8048	YES	YES	AGAINST	
9	Lory	Utz	loryutz@aol.com	1920 S. River Drive	Portland	97201	YES	YES	AGAINST	
	Adam	Green	adamg@gbdachitects.com	3728 NE 114th Ave.	Portland	97220	YES	NO	FOR	
	Alison	Iwashita	alisoni@gbdachitects.com	726 NW 11th Ave. #306	Portland	97209	YES	NO	FOR	
	Amy	Caplan	amyvegan@gmail.com	255 SW Harrison St. #23G	Portland	97201	YES	NO	AGAINST	
	Anne	Draper	aedraper@comcast.net	2127 SE Elliott Avenue	Portland	97214	YES	NO	N/A	
	Daniel	Bradbury	dbradbury.arch@gmail.com	8687 N Edison St	Portland	97203	YES	NO	FOR	
	Debra	Wood	dwood@saddleback.edu	1930 S River Dr Unit 804	Portland	97201	YES	NO	AGAINST	
	Diane	Perry	operryland@gmail.com	255 SW Harrison St. #8D	Portland	97201	YES	N/A	AGAINST	
	Doug	Bean	dougbean@dougbean.com	PO Box 2519	Portland	97208	YES	NO	N/A	
	Harold	West	harold@bluemoonastrology.net	1730 S Harbor Way #308	Portland	97201	YES	NO	N/A	
	Jacob	Loeb	info@montavilla.net	19 SE 78th Ave	Portland	97215	YES	NO	N/A	
	Jan	Campbell	janc988@aol.com	320 SW Montgomery ST,	Portland	97201	YES	NO	N/A	
	Joel	Thorson	thorson@easystreet.net	255 SW Harrison St Apt 26D	Portland	97201	YES	NO	AGAINST	
	Judith G.	Trenberth	dustytrenberth@gmail.com	1930 S. River Dr., Unit W301	Portland	97201	YES	NO	AGAINST	
	Kevin	Cornelius	Kevin.C.Cornelius@Outlook.com	1910 SW River Drive	Portland	97201	YES	NO	N/A	
	krystin	baker	krystin.baker@eastbankdev.com	12826 SW Killpack ln	Beaverton	97005	YES	NO	N/A	
	Kyle	Andersen	Kyle@gbdachitects.com	1120 NW COUCH ST	Portland	97209	YES	N/A	N/A	
	Maren	Elnes	marene@gbdachitects.com	9306 NW Hardy ave	Portland	97231	YES	NO	FOR	
	Robert	Wood	robertwood338@gmail.com	1930 S River Drive	Portland	97201	YES	NO	AGAINST	
	Susan	West	susan@bluemoonastrology.com	1730 S Harbor Way #308	Portland	97201	YES	NO	N/A	
	Vicki	Mayberry	Vshopmayberry@gmail.com	1930 S River Drive #601	Portland	97201	YES	NO	AGAINST	
	xiaoyue	wang	xwang@walkermacy.com	140 SW Columbia Street	Portland	97201	YES	N/A	FOR	



City of Portland, Oregon - Bureau of Development Services

1900 SW Fourth Avenue • Portland, Oregon 97201 | 503-823-7300 | www.portland.gov/bds



Early Assistance Application

File Number: EA 22-117306 DA

Appt Date/Time:

FOR INTAKE, STAFF USE ONLY

Date Rec 2/28/22 by EW

LU Reviews Expected DZ

☐ Required ☒ Optional

☐ Y ☒ N Unincorporated MC

☐ Y ☐ N Flood Hazard Area (LD & PD only)

☐ Y ☐ N Potential Landslide Hazard Area (LD & PD only)

☐ Y ☒ N 100-year Flood Plain

☐ Y ☒ N DOGAMI

Qtr Sec Map(s) 3430 Zoning CXd

Plan District Central City - South Waterfront

Historic and/or Design District Central City - South Waterfront

Neighborhood South Portland

District Coalition Civic Life

Business Assoc South Portland

Neighborhood within 400/1000 ft Brooklyn

**APPLICANT: Complete all sections below that apply to the proposal. Please print legibly.
Email this application and supporting documents to: LandUseIntake@portlandoregon.gov**

Development Site

Address Block 45 - South Waterfront Cross Street SW Bond & SW Abernathy Site Size/Area 1.57 acres

Tax account number(s) R 712506 R _____ R _____ R _____

Short Project Description:

include proposed stormwater disposal methods. Attach additional sheets for a more detailed description, if needed.

Mixed-use multifamily development with anchor grocer tenant.

Design & Historic Review (New development: give project valuation. Renovation: give exterior alteration value) \$ 62,137,600

APPLICANT: Select an Early Assistance Type and check boxes for desired meeting/written notes options:

Early Assistance Type	City Reviewers	On-line MS Teams meeting & written notes provided ¹	No meeting, written notes provided
☐ Pre-application Conference² required for Type III and IV land use reviews	BDS Land Use Services, Transportation, Environmental Services, Water, Parks, others as needed	☐	
☒ Design Advice Request² Public Zoom meeting or written notes only with Design Commission or Historic Landmarks Commission	BDS Land Use Services and Design Commission or Historic Landmarks Commission		
☐ Early Assistance - Zoning and Infrastructure Bureaus (including initial bureau responses for street vacations)	BDS Land Use Services, Transportation, Environmental Services, Water, Parks	☐	☐
☐ Early Assistance - Zoning Only	BDS Land Use Services	☐	☐
☐ Pre-Permit Zoning Plan Check ☐ 1-2 housing units ☐ All other development	BDS Land Use Services		☐
☐ Public Works Inquiry for 1-2 housing units No land use review or property line adjustment expected	Transportation, Environmental Services, Water		☐

¹Where a meeting is optional, an additional fee applies for the meeting in addition to written notes. Please see the Land Use Services fee schedule for detailed fee information: www.portland.gov/bds/documents/land-use-services-fees-schedule.

²Public notice (email and internet posting) provided for Pre-application conferences and Design Advice Requests.

Applicant Information For Early Assistance options that include a meeting, indicate who should be invited by BDS staff. A legible email address must be provided. Include separate sheet for additional names if needed.

PRIMARY CONTACT, check all that apply ☒ Applicant ☒ Owner ☒ Other Owner's Agent
Invite to MS Teams Meeting?: ☒ Yes ☐ No
Name David Samson Company Alamo Manhattan
Mailing Address 3012 Fairmount St, Suite 100
City Dallas State TX Zip Code 75201
Day Phone 469.941.4517 email david.samson@alamomanhattan.com

Check all that apply ☐ Applicant ☒ Owner ☒ Other Owner's Agent
Invite to MS Teams Meeting?: ☒ Yes ☐ No
Name Wade Johns Company Alamo Manhattan
Mailing Address 3012 Fairmount St, Suite 100
City Dallas State TX Zip Code 75201
Day Phone 469.941.4515 email wade.johns@alamomahattan.com

Check all that apply ☐ Applicant ☐ Owner ☒ Other Architect
Invite to MS Teams Meeting?: ☒ Yes ☐ No
Name Jeancarlo Saenz Company HLR
Mailing Address 14881 Quorum Dr # 550
City Dallas State TX Zip Code 75254
Day Phone 974.726.9400 email jeancarlo@hlrinc.net

Please submit this application via email with the following materials to
LandUseIntake@portlandoregon.gov:

- ☐ Written project description
- ☒ Site plans drawn to a measurable scale, with scale and scale bar identified
- ☐ Building elevations drawn to a measurable scale (if appropriate), with scale and scale bar identified

Once the application is received, staff will contact you regarding payment and scheduling a date and time for your meeting.

Questions to be discussed:

Please include on a separate sheet of paper all questions you wish to be addressed.

Note:

1. Only material submitted with the original application will be addressed by City staff; we are unable to address any additional material that is submitted after the application is received.
2. For some proposals, such as those using the Community Design Standards, you will receive more detailed information if you provide full-sized plans.
3. Estimates for System Development Charges (SDCs) are not be provided at Early Assistance Meetings. Refer to SDC information on the BDS website.
4. Plans examiners do not participate in Early Assistance meetings and they do not provide written comments. For life/safety and building code questions, consult with a plans examiner in the Permit Center or schedule a Life Safety Preliminary Meeting (www.portland.gov/bds/documents/life-safety-preliminary-meeting-request-packet).

Following a pre-application conference, the summary report with web links to forms and handouts will be e-mailed to you. If you prefer to receive paper copies, please check this box. ☐

Design Advice Request

DISCUSSION MEMO

Date: April 14, 2022
To: Portland Design Commission
From: Staci Monroe, Design & Historic Review Team
503.865.6516 | staci.monroe@portlandoregon.gov
Re: EA 22-117306 DA – Alamo Block 45 Changes
Design Advice Request Memo – April 21, 2022

This memo is regarding the upcoming DAR on April 21, 2022 for changes to Alamo Block 45. The following supporting documents are available as follows:

- Drawings – accessed [here](#). Note, Commissioners who requested hard copies will receive the drawing set by courier.
- Guideline matrix (attached)

I. PROGRAM OVERVIEW

Alterations to a previously approved mixed-use building in South Waterfront in order to incorporate a grocer on the ground floor:

- Added 22,124 SF grocery store in the NW corner of building and rework fenestrations to work with grocery store function.
- Shifted the plaza on SW Abernethy to the east and removed access to elevated courtyard
- Relocated leasing office to NE corner of building.
- Removed live/work units on SW Bond and replaced with residential entry lobby / mail room.
- Added a grand staircase connection from the elevated courtyard to the paseo.
- Added additional grocery store services next to garage entrance on SW River Parkway.
- Added more height to the building to fit the grocery store program but kept the building under the max 75'.

II. DEVELOPMENT TEAM BIO

Architect	Jeancarlo Saenz HLR
Owner's Representative	Wade Johns Alamo Manhattan
Project Valuation	\$ 62 million

III. FUTURE DESIGN REVIEW APPROVAL CRITERIA: Central City Fundamental Design Guidelines & South Waterfront Design Guidelines (see attached matrix)

IV. POTENTIAL MODIFICATIONS

Subject to the following approval criteria:

- A. The resulting development will better meet the applicable design guidelines; and

- B. On balance, the proposal will be consistent with the purpose of the standard for which a modification is requested; and

Two Modifications to 2017 Zoning Code:

1. Ground Floor Windows – Along River Pkwy provide 34% rather than the required 50% of the ground level wall length in windows (33.510.220)
2. Ground Floor Active Use – Along River Pkwy provide 40% of rather than the required 50% of frontage to meet the standards (33.510.225).

V. POTENTIAL ADJUSTMENTS

Subject to the approval criteria of Section 33.805.040, specifically relevant to the proposal:

- Granting the adjustment will equally or better meet the purpose of the regulation
- Proposal will be consistent with the classifications of the adjacent streets and the desired character of the area.
- Any impacts resulting from the adjustment are mitigated to the extent practical.

An Adjustment to 2017 Zoning Code:

1. Parking Restricted Access – To allow parking and loading access off of River Parkway, an Access Restricted Street (33.510.267.F.6)

VI. STAFF ANALYSIS & RECOMMENDED DAR DISCUSSION TOPICS

Staff advise you consider the following among your discussion items on 4/21/22:

CONTEXT & PUBLIC REALM

Guidelines A8: Contribute to a Vibrant Streetscape, B2: Protect the Pedestrian C4-1. Develop Complementary Structured Parking B5. Make Plazas, Parks and Open Space Successful, C7: Design Corners that Build Active Intersections

SW River – The addition of a grocer changes the loading requirement from two small spaces previously located within the garage to one large loading space at the street frontage. PBOT has concluded that loading access on the site is limited to River Pkwy, given the Streetcar on Bond and the priority of the east west streets as greenway connectors for pedestrians and bicycles. Preliminary turning templates provided by the applicant show maneuvering into the loading space could work. However, all elements associated with the loading space still need to be reviewed by PBOT through Design Exception and Driveway Design Exceptions processes. That said, PBOT is supportive of the location and concept. In addition, the 2017 Zoning Code requires an Adjustment for vehicle access to the site from River Pkwy. BDS and PBOT Staff will need to carefully consider the analysis provided by the applicant, which will be submitted with the Type 2 Design Review. While River Pkwy has been identified as the street for such a large loading space, the analysis may identify issues that require mitigation that will need to be incorporated into the design.

While the loading, trash and garage entry have been consolidated they still account for a very large amount of inactive frontage without glazing, which result in two Modifications (Ground Floor Active Use and Ground Floor Windows). To gain support for these Modifications the applicant needs to consider ways to increase the active space (perhaps at the southeast corner) and provide a ground level façade that contributes to the public realm. For example, the garage, loading, and trash doors could be canvases for art or be decorative. Additionally, there are numerous decorative metal gates and overhead doors throughout Central City that could provide inspiration. Staff does not feel that glazed doors with frosted panels is sufficient mitigation given the amount of inactive frontage.

SW Bond – While the ground floor window requirements are met on this frontage, bricking in the two storefront bays to accommodate the grocer back-of-house needs is not supported by the guidelines (especially since this proposal also results in more inactive and blank areas at the east and south ground floors). This is a brand new building, and therefore the applicant needs to consider an interior solution that does not permanently block views into the space, or consider RACC public art within the storefront bays; both options would be a welcome addition along the Streetcar line and in the district.

Paseo – Reorienting access to the 2nd floor courtyard from Abernethy to the paseo provides another layer of activation along this frontage, which was supported by the Commission during the previous review. However, the removal of several walk-up residential units to accommodate the loading bay is unfortunate. This change at the eastern end of the paseo will likely not be as active with just an interior corridor, small secondary lobby and egress stair. The applicant needs to study ways to improve the activation at the southern corner particularly given the large amount of inactive program along River Pkwy.

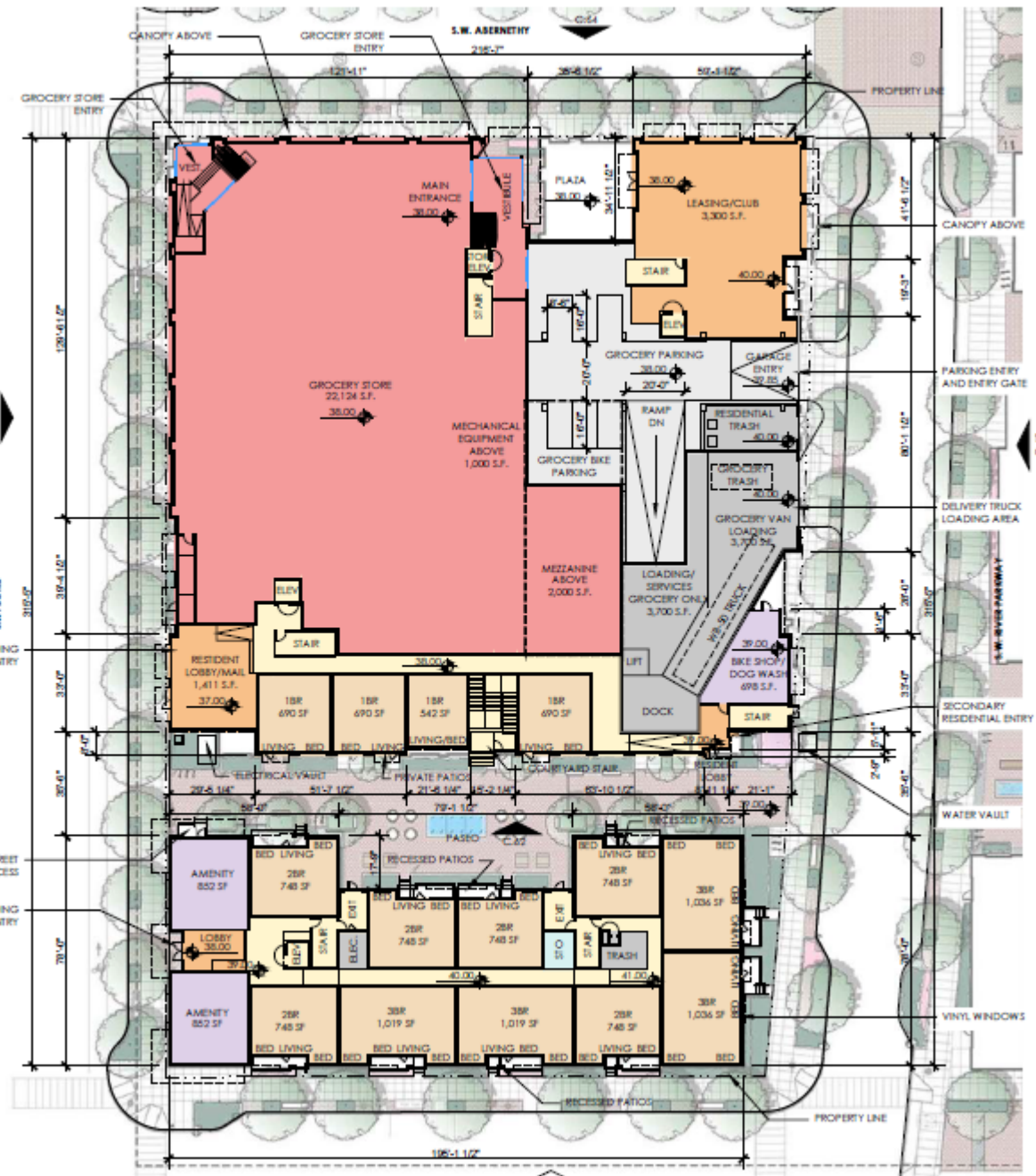
QUALITY & PERMANENCE

Guidelines C5: Design for Coherency & C2: Promote Permanence & Quality in Design

Composition – The overall composition of the building remains rather strong with the increase in ground floor height to accommodate the larger loading space, program shifts and minor massing shifts. However, a few exceptions include:

- East façade ground floor which now includes large scale bays and a loss of bay rhythm and symmetry. The applicant needs to study ways to incorporate the loading and garage access within brick bays to reduce the scale of the combined bay, as well as study the bay symmetry and proportions at the southern end.
- Canopies in the previous approval individual canopies were consistently placed within the storefront bays. The new proposal alters the canopy along the new anchor tenant's frontage with a large continuous canopy attached to the brick columns. The applicant should study a more coherent canopy application that has more of a human scale, similar to what was already approved.

Quality – The success and quality of the large-scale green wall treatments on the east façade between the bike room and loading, north façade at the plaza and the south façade in the paseo cannot be determined without additional information. The one on the east façade would appear to be the least successful given its eastern exposure and covered condition. The applicant will need to provide more details on these features before meaningful advice can be provided and, maybe more importantly, consider alternatives.



PROPOSED LAYOUT FOR GROCERY



City of Portland

Design Commission

Design Advice Request

EA 22-117306 DA

Alamo Block 45 Changes

April 21, 2022

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Location:

Central City Plan District
South Waterfront Subdistrict

Base Zone:

CXd, Central Commercial,
Design Overlay

Approval Criteria:

- Central City Fundamental Design Guidelines
- South Waterfront Design Guidelines

Height:

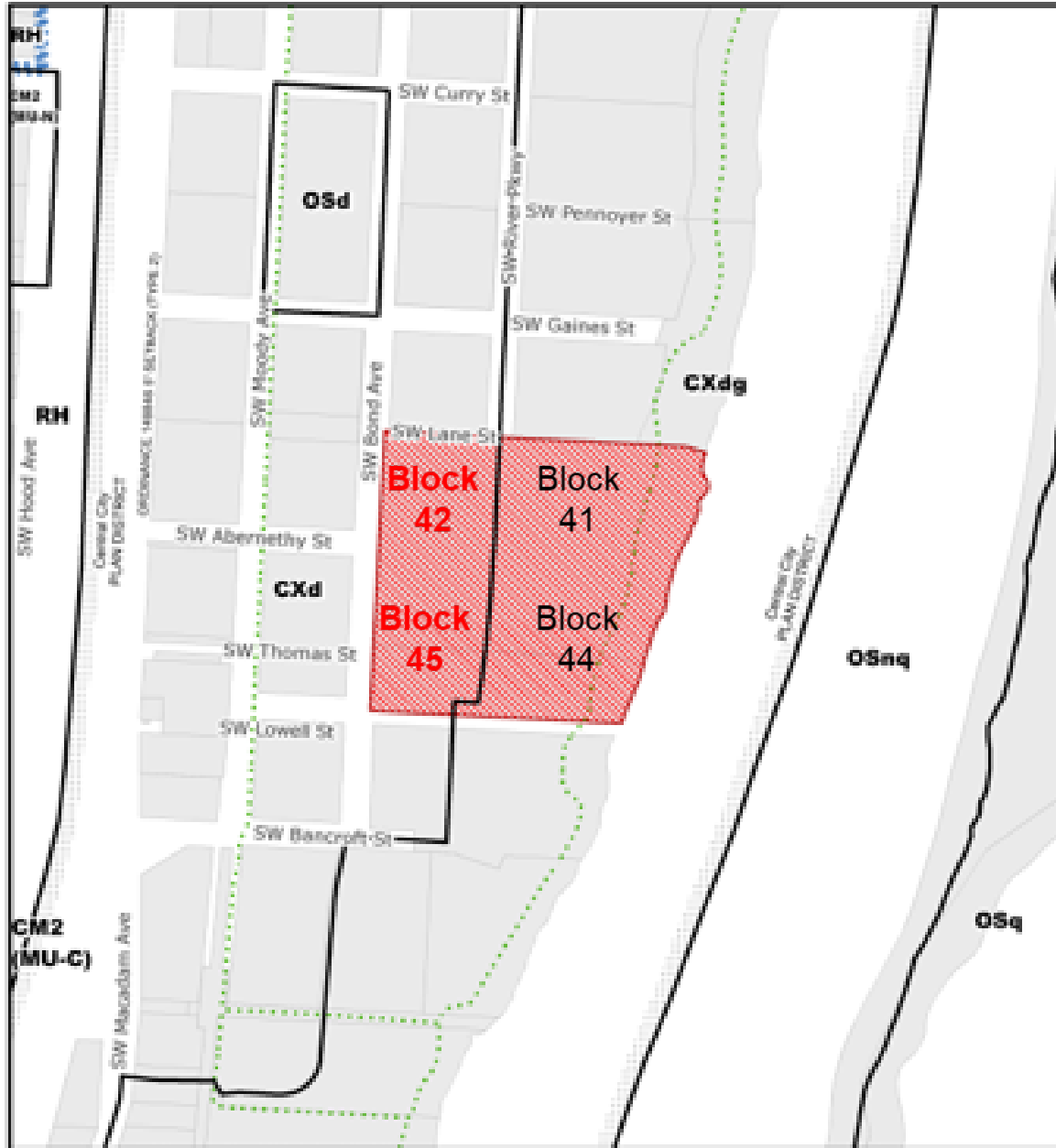
125' max base
250' max bonus
75' proposed

Floor Area Ratio:

6:1 base, 3:1 bonus with
inclusionary housing

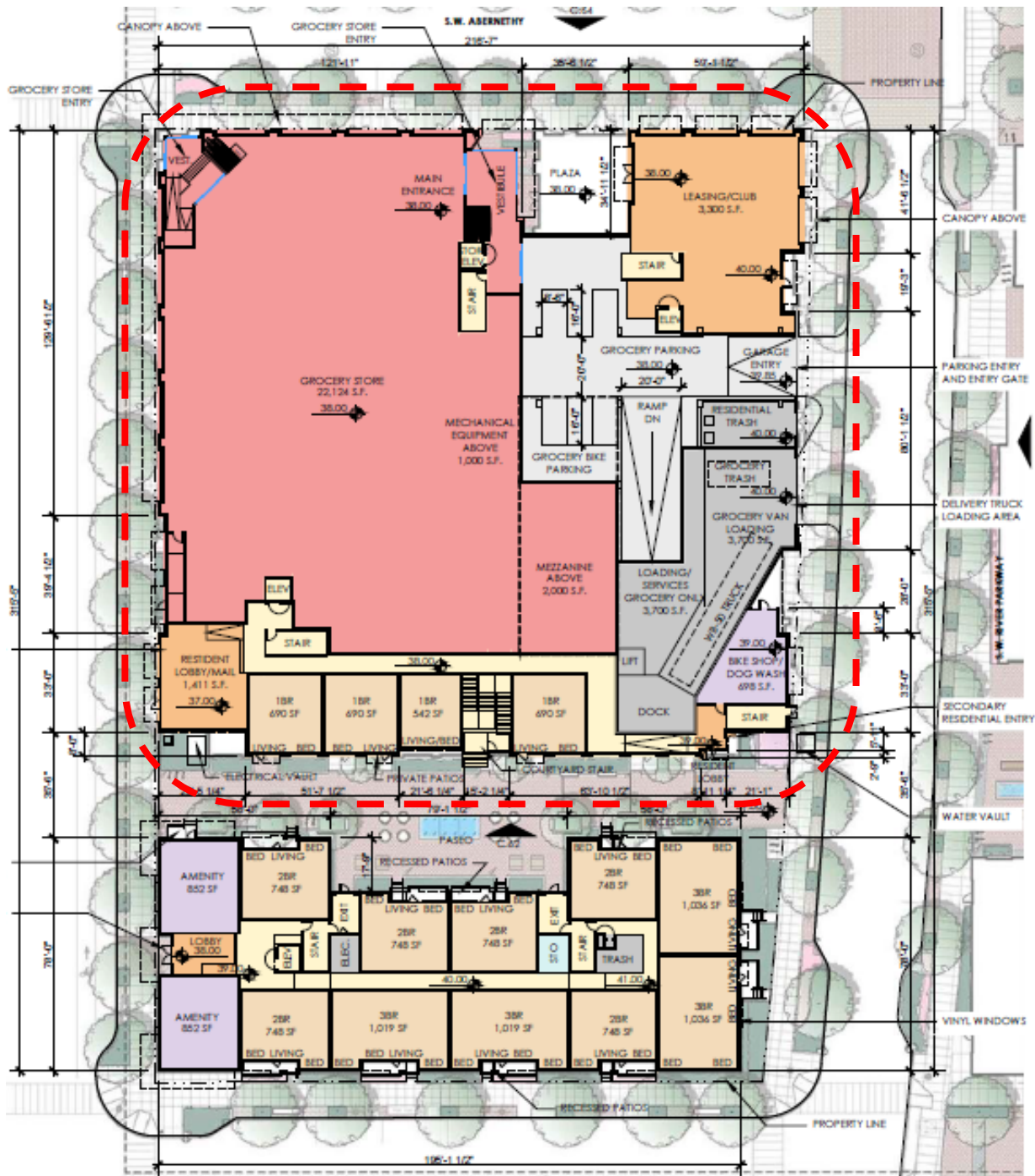
Site Conditions:

- Undeveloped
- Streetcar Bond
- Paseo on south side



LU 20-102914 DZM AD GW

- 5 building development on 4 blocks
- Included Greenway trail
- Approved by Council on Appeal in Nov 2020



Alterations to incorporate a grocer

- Added 22,124 SF grocery store in NW corner of & rework fenestrations to work with grocery store function.
- Shifted plaza on SW Abernethy east and removed access to elevated courtyard
- Relocated leasing office to NE corner of building.
- Replaced live/work units on SW Bond with residential entry lobby / mail room.
- Staircase connection from elevated courtyard to relocated to paseo.
- Loading & trash services next to garage entrance on SW River
- More height to fit grocery store program but under still 75'.

Modifications: Ground floor windows and Ground floor active use standards along River Pkwy

Adjustment – Allow access to loading and parking off River Pkwy

Design Review – Type 2

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Context & Public Realm

- River – more active space & interest along sidewalk
- Bond – infilled bay
- Paseo activation at southern corner

Quality & Permanence:

- East façade ground floor coherency
- Coherent canopies
- Success of large-scale green wall treatments

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